



## Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4656th  
Date: Monday, June 14, 2021  
Time: 3:00 P.M.  
Location: Electronic Meeting

Council Present in Council Chambers: Mayor Mathieson - Chair Presiding

Council Electronically: Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos

Staff Present in Council Chambers: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Chris Bantock - Deputy Clerk

Staff Present Electronically: David St. Louis - Director of Community Services, Kim McElroy - Director of Social Services, John Paradis - Fire Chief, Anne Kircos - Acting Director of Human Resources, Taylor Crinklaw - Director of Infrastructure and Development Services, Jodi Akins - Council Clerk Secretary, Marilyn Pickering – Supervisor of Tax Revenue, Alyssa Bridge – Manager of Planning, Joani Gerber – CEO, InvestStratford, Mike Pullen – Managing Director of InvestStratford

### 1. Call to Order:

Mayor Mathieson, Chair presiding, called the Council meeting to order.

Moment of Silent Reflection

**2. Declarations of Pecuniary Interest and the General Nature Thereof:**

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and to otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

No declarations of pecuniary interest were made by a member at the June 14, 2021 Regular Council meeting.

**3. Adoption of the Minutes:**

R2021-252

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Henderson

**THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated May 25, 2021 be adopted as printed.**

**Carried**

**4. Adoption of the Addendum to the Agenda:**

There was no addendum to be adopted.

**5. Report of the Committee of the Whole In-Camera Session:**

**5.1 At the May 25, 2021 Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

Sale to 2809185 Ontario Inc.

- Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years).

R2021-253

**Motion by** Councillor Clifford

**Seconded by** Councillor Bunting

**THAT The Corporation of the City of Stratford hereby consents to the sale of Lot 6, Plan 44M-38, being all of PIN 53264-0099 (LT), in the Wright Business Park, City of Stratford, County of Perth to 2809185 Ontario Inc.**

**Carried**

**5.2 At the June 7, 2021 Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

- Labour relations or employee negotiations (section 239.(2)(d)), and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));
- Labour relations or employee negotiations (section 239.(2)(d));
- Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

At the In-camera Session direction was given on all items.

**5.3 At the June 14, 2021 Session, under the Municipal Act, 2001, as amended, a matter concerning the following item as considered:**

- Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years).

At the In-camera session, direction was given.

**6. Hearings of Deputations and Presentations:**

**6.1 Delegation Request from Mike Sullivan**

R2021-254

**Motion by** Councillor Ritsma

**Seconded by** Councillor Ingram

**THAT the delegation from Mike Sullivan regarding the Closed Meeting Investigation Report 2020-01 be heard.**

**Carried**

Mr. Sullivan thanked Council for allowing him to present and stated that the findings of the report show the municipality violated the Municipal Act and Procedure By-law. He stated that a closed meeting agenda item was improperly included and the item in question was the Mayor's advice to Council about Xinyi.

Mr. Sullivan advised that he was the one who filed the complaint, following a search through minutes and not being able to find reference to

Council's request for the Minister to bypass the public planning process for the Xinyi factory.

Mr. Sullivan stated the City has known since April when they first received the report and there are still no changes of what was found to be illegal. Mr. Sullivan advised he had a closed meeting agenda from the City of Orillia that does meet the requirements and stated this is the process Stratford should be following. Mr. Sullivan noted the investigator reported that minutes from an April 10 in-camera session would have been appropriate as an agenda.

Concern was expressed with the time to make the report public. Mr. Sullivan further stated that law requires the passing of a resolution to detail how the City will be dealing with the findings of report. Mr. Sullivan stated that he believes the resolution provided by staff to address the findings is deficient. He requested that the agendas and report outs for all in camera meetings since the summer of 2018 be amended to include details as to the subject matter being discussed. He further requested that any items discussed in-camera which should have been discussed in open meetings, such as discussions on the request for a Ministerial Zoning Order, be revealed fully to the public.

## **7. Orders of the Day:**

### **7.1 Resolution - Developing a Territorial Acknowledgement for the Corporation (COU21-063)**

R2021-255

**Motion by** Councillor Henderson

**Seconded by** Councillor Burbach

**THAT direction be given to develop a territorial acknowledgment(s) for the municipal corporation and to commence consultation with indigenous peoples and members of the public on the draft acknowledgment.**

A question and answer period ensued between members and staff with respect to:

- this direction being the first step towards reconciliation; and,
- next steps being to adopt a learning guide on the acknowledgement and implement measures to continuously review the territorial acknowledgement.

Mayor Mathieson called the question on the motion.

**Carried**

## **7.2 Proclamation - Operation Smile Canada**

R2021-256

**Motion by** Councillor Gaffney

**Seconded by** Councillor Beatty

**THAT City Council hereby proclaims June 20, 2021 as the "Longest Day of Smiles" in the City of Stratford to share smiles and raise funds and awareness for children born with cleft conditions.**

**Carried**

## **7.3 Resolution - Closed Meeting Investigation Report 2020-01 (COU21-064)**

R2021-257

**Motion by** Councillor Bunting

**Seconded by** Councillor Beatty

**THAT the Closed Meeting Investigation Report 2020-01 dated May 11, 2021, be received;**

**AND THAT, in response to the recommendations contained in the Closed Meeting Investigation Report, the City commit to undertaking a review of the following:**

- **Training on the closed meeting exceptions, the types of situations to which the exceptions apply, and the process to bring a matter before closed session.**
- **Inclusion of a brief closed meeting agenda item title, along with the section 239 exception, where necessary and if possible, in the resolution to adjourn into closed session and in the resolution used for reporting out following a closed session.**

A question and answer period ensued with respect to:

- the responsibility of the City related to the findings and recommendations within the report;
- providing direction to staff should Council wish to have past in-camera meetings reviewed for open subject matter; and,

- the improvements and recommendations identified being applied to meetings moving forward.

Mayor Mathieson called the question on the motion.

**Carried**

R2021-258

**Motion by** Councillor Ingram

**Seconded by** Councillor Vassilakos

**THAT a review of in-camera meetings since 2018 to determine the matters considered in-camera and the ability for the City to include a general description of the matters considered in the agendas and minutes be referred to the City Solicitor.**

Discussion was held on the intent of the referral, the process to be followed and the scope of the project subject to review by staff.

Mayor Mathieson called the question on the motion.

**Carried**

R2021-259

**Motion by** Councillor Burbach

**Seconded by** Councillor Ingram

**THAT the Minister of Municipal Affairs and Housing be requested to establish policies and procedures around the use of Ministerial Zoning Orders (MZO);**

**AND THAT as part of this process there be a requirement that any request for an MZO be considered in open session by municipal councils.**

**Carried**

#### **7.4 Resolution - Stratford Housing Project-A Road Map for Attainable Market Housing Development Final Project Report (COU21-065)**

Joani Gerber, CEO of investStratford, and Mike Pullen, Managing Director of investStratford, provided a presentation regarding a road map for attainable market housing development. Highlights of the presentation included:

- the project scope aligning with the City's strategic priorities;
- reviewing ways to continue supporting the development community;

- aligning with the 10 year Housing and Homelessness Plan;
- having reviewed findings in coordination with potential development incentives to improve the approval process for development applications;
- the Community Improvement Plan providing for incentives and policies that target specific types of growth;
- the community incentives toolbox being an incentive to promote an increase in attainable housing stock, both rental and home ownership;
- requesting an annual council review to determine if community needs are being met;
- pilot sites for development being on Vivian Line and McCarthy Road;
- an overview of the recommendations contained in the report;and,
- next steps being to source implementation funding, hire a project manager, leverage existing partnerships and resources, identify new resources, and develop a work plan and budget.

A question and answer period ensued with respect to:

- key target groups being young families or seniors looking for a smaller footprint;
- Indwell being a part of the stakeholder reviews;
- looking closely at the tax bracket that is required to live in these developments;
- creating mixed communities that seniors and young families can both reside in;
- addressing the goal to attract and retain young professionals;
- conditions being in place to require the title for units sold or rented only to those with an accommodation value less than 30%; and,
- advocating with the province for a targeted housing program in South Western Ontario.

R2021-260

**Motion by** Councillor Ritsma

**Seconded by** Councillor Henderson

**THAT the Stratford Housing Project - A Road Map for Attainable Market Housing Development Final Report be adopted;**

**THAT staff be directed to begin sourcing funding for the retention of project management resources necessary for the development of the recommended strategic implementation workplan and report back to Council with options and associated financial impacts;**

**AND THAT staff be directed to report back on a definition for “attainable housing” appropriate for the Consolidated Municipal Service Manager.**

Discussion continued with respect to:

- ensuring developments are accessible and affordable; and,
- a complete financial review being conducted as a component of implementation.

Mayor Mathieson called the question on the motion.

**Carried**

#### **7.5 Correspondence - Petition from Jeremy Moore**

Mr. Moore submitted a petition requesting a 4-way stop at the intersection of Milton Street and Nile Street.

R2021-261

**Motion by** Councillor Gaffney

**Seconded by** Councillor Burbach

**THAT the petition from Jeremy Moore requesting a 4-way stop at the intersection of Milton Street and Nile Street be received.**

A question and answer period ensued between members and staff with respect to:

- staff reporting back to Council once data collected has been analyzed; and,
- staff getting feedback from Stratford Police on collisions at this intersection.

Mayor Mathieson called the question on the motion.

**Carried**



**7.6 Resolution - Tower Site License Agreement Extension - Avon Maitland District School Board (AMDSB) (COU21-059)**

R2021-262

**Motion by** Councillor Bunting

**Seconded by** Councillor Ingram

**THAT the Tower Site Licence Agreement with the Avon Maitland District School Board, to permit their two antennas on the Forman Tower, be amended by extending the term for an additional five (5) year period to July 31, 2026;**

**AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the amending agreement.**

**Carried**

**7.7 Resolution - Award of Tender T-2021-19 Sidewalk Tractor and Attachments (COU21-060)**

R2021-263

**Motion by** Councillor Burbach

**Seconded by** Councillor Beatty

**THAT the Tender for the supply and delivery of one Sidewalk Tractor and Attachments (T-2021-19) be awarded to Holder Tractor at a cost of \$143,025.74 including HST.**

**Carried**

**7.8 Resolution - Asphalt Resurfacing 2021 - Tender Award for Contract T2021-22 (COU21-061)**

R2021-264

**Motion by** Councillor Burbach

**Seconded by** Councillor Ritsma

**THAT the Tender for the Asphalt Resurfacing 2021 contract (T2021-22) be awarded to Steed and Evans Limited at a total tender price of \$848,109.07 including HST;**

**AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement.**

Discussion was held on the cost to extend bike lanes North to Vivian Line.

Mayor Mathieson called the question on the motion.

**Carried**

**7.9 Resolution - Downtown Restaurant and Retail Meter Hood Rental Program Update (COU21-062)**

R2021-265

**Motion by** Councillor Ingram

**Seconded by** Councillor Sebben

**THAT the following approach to meter hood rental provisions during COVID-19 be approved:**

- **Lockdown/Stay-at-Home**
  - Each downtown core restaurant selling food for curbside pickup/takeout may request up to two (2) free meter hood rentals.
  - Each downtown core retail establishment may request up to one (1) free meter hood rental and may rent up to one (1) additional meter hood at the required daily rate.
- **Step 1**
  - Each downtown core restaurant selling food for curbside pickup/takeout may request up to two (2) free meter hood rentals.
  - Each downtown core retail establishment may request up to one (1) free meter hood rental and may rent up to one (1) additional meter hood at the required daily rate.
- **Step 2**
  - Each downtown core restaurant selling food for curbside pickup/takeout may request up to two (2) free meter hood rentals.
  - Each downtown core retail establishment may request up to one (1) free meter hood rental.
- **Step 3**
  - Restaurants selling food for curbside pickup/takeout and retail establishments in the downtown core may rent up to one (1) meter hood at the required daily rate.
- **Post Framework/No Restrictions**

- **Meter hoods are rented in accordance with the Meter Hood Rental Policy P.1.2. – same as currently approved program.**

**AND THAT restaurants with temporary patio extensions are not eligible for meter hoods under the approved rental program.**

It was confirmed staff would revisit the program should the province introduce further changes to any reopening plans or the framework.

Mayor Mathieson called the question on the motion.

**Carried**

**8. Business for Which Previous Notice Has Been Given:**

None scheduled.

**9. Reports of the Standing Committees:**

**9.1 Report of the Infrastructure, Transportation and Safety Committee:**

R2021-266

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Burbach

**THAT the Report of the Infrastructure, Transportation and Safety Committee dated June 14, 2021 be adopted as printed.**

**Carried**

**9.1.1 Formalized Design Options for T.J. Dolan Drive Multi-Use Trail (ITS21-019)**

THAT Staff proceed to finalize the design and go to tender with Formalized Option 2.

**9.2 Report of the Planning and Heritage Committee:**

R2021-267

**Motion by** Councillor Ritsma

**Seconded by** Councillor Ingram

**THAT the Report of the Planning and Heritage Committee dated June 14, 2021 be adopted as printed.**

**Carried**

**9.2.1 Planning Report Zone Change Application Z03-21, 14 Milton Street (PLA21-011)**

THAT the zoning of 14 Milton Street BE CHANGED from a Residential Second Density R2(2) zone to a Residential Third Density R3- special (R3-9) zone which allows an Inn as an additional permitted use, a front yard setback of 6.1 m, an eastern side yard setback of 4.2 m, a 0.5 m setback for a parking area and driveway along the western property line without a planting strip, a two way traffic driveway width of 5 m, a patio to be located within an interior side yard with a setback of 1.0 m from the eastern property line and a required planting strip from the rear lot line to the front of the existing dwelling along the east lot line BE APPROVED for the following reasons:

- I. the request is consistent with the Provincial Policy Statement;
- II. the request is in conformity with the goals, objectives and policies of the Official Plan;
- III. the zone change will provide for a development that is appropriate for the lands; and
- IV. the public was consulted during the zone change circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report.

**9.2.2 Planning Report, Zoning By-law Amendment Application Z04-21, 34 Brunswick Street (PLA21-012)**

THAT Application Z04-21 to amend the zoning on 34 Brunswick Street located on the north side of Brunswick Street from a Central Commercial Zone to a Central Commercial – Special Provision C3-12 Zone to permit in addition to the existing uses:

- Brew Pub with a maximum of 35% of the total floor area devoted to the production of beer

BE APPROVED for the following reasons:

1. Public interest was considered;
2. The request is consistent with the Provincial Policy Statement and conforms with the Official Plan; and

3. The request will facilitate development that is appropriate for the lands, is compatible with the surrounding lands and is considered to be sound land use planning.

**10. Notice of Intent:**

**10.1 Notice of Motion**

R2021-268

**Motion by** Councillor Burbach

**Seconded by** Councillor Ingram

**THAT the City of Stratford provides responses to all of the Calls to Action in the Truth and Reconciliation Commission Report Summary which specifically mention municipal government;**

**THAT a plan be created for Stratford to take action on these requests;**

**AND THAT this plan is implemented in a timely fashion.**

**Carried**

**11. Reading of the By-laws:**

The following By-laws required First and Second Readings and Third and Final Readings and were taken collectively upon unanimous vote of Council present:

R2021-269

**Motion by** Councillor Ingram

**Seconded by** Councillor Burbach

**THAT By-laws 77-2021 to 82-2021 be taken collectively.**

**Carried** unanimously

R2021-270

**Motion by** Councillor Clifford

**Seconded by** Councillor Bunting

**THAT By-laws 77-2021 to 82-2021 be read a First and Second Time.**

**Carried** two-thirds support

R2021-271

**Motion by** Councillor Gaffney

**Seconded by** Councillor Henderson

**THAT By-laws 77-2021 to 82-2021 be read a Third Time and Finally Passed.**

**Carried**

**11.1 Amending Tower Site License Agreement with Avon Maitland District School Board - By-law 77-2021**

To authorize the execution of an Amending Tower Site License Agreement with the Avon Maitland District School Board to permit two antennas on the Forman Avenue Water Tower for a further five-year term to July 31, 2026

**11.2 Amend Zoning By-law 201-2000 with respect to Zone Change Application Z03-21 for 14 Milton Street - By-law 78-2021**

To amend Zoning By-law 201-2000 as amended, with respect to zone change Z03-21 to rezone the lands known municipally as 14 Milton Street, located on the north side of Milton Street between Downie Street and Nile Street to allow for a site specific Residential Third Density R3 Zone.

**11.3 Amend Zoning By-law 201-2000 with respect to Zone Change Application Z04-21 for 34 Brunswick Street - By-law 79-2021**

To amend By-law 201-2000 as amended, with respect to zone change application Z04-21, to rezone the lands known municipally as 34 Brunswick Street located on the north side of Brunswick Street between Downie Street and Waterloo Street South in the City of Stratford to allow for a site-specific Central Commercial (C3) zone.

**11.4 Transfer to 2809185 Ontario Inc. of Lot 6, Plan 44m-38 - By-law 80-2021**

To authorize the transfer (conveyance) to 2809185 Ontario Inc. of Lot 6, Plan 44M-38, in the Wright Business Park.

**11.5 Acceptance of Tender for Supply and Delivery of One Sidewalk Tractor and Attachments - By-law 81-2021**

to authorize the acceptance of a tender by Holder Tractors Inc. for the supply and delivery of one sidewalk tractor and attachments [T-2021-19].

**11.6 Acceptance of Tender for the 2021 Asphalt Resurfacing Contract - By-law 82-2021**

To authorize the acceptance of a tender by Steed and Evans Limited for the Asphalt Resurfacing 2021 Contract [T-2021-22].

**12. Consent Agenda: CA-2021-076 to CA-2021-086**

R2021-272

**Motion by** Councillor Henderson

**Seconded by** Councillor Vassilakos

**THAT CA-2021-085, being correspondence from Emma Blowes requesting the City's participation in the Ontario Students Against Impaired Driving "Safe Roads – Safe Community" project, be referred to staff for review.**

**Carried**

R2021-273

**Motion by** Councillor Burbach

**Seconded by** Councillor Henderson

**THAT CA-2021-077 and CA-2021-078, being Resolutions from the Township of the Archipelago regarding Bill 228 – Keeping Polystyrene out of Ontario's Lakes and Rivers Act and Bill 279 – Environmental Protection Amendment Act (Microplastics Filters for Washing Machines), 2021, be endorsed.**

**Carried**

**13. New Business:**

**13.1 Pride Crosswalk Request**

A member advised Sirkel Foods is working on a proposal to install a pride crosswalk in the city. The Director of Infrastructure and Development Services advised staff have been in contact with the owner, as well as Infinite Pride, and will be meeting to discuss preparing and presenting a report to Council.

**13.2 Meeting Closed Captioning**

A member expressed appreciation for the newly implemented closed caption feature for Council meetings.

**13.3 Upper Queens Park Swing Repair**

A member thanked Community Services staff for their response to a concern in Upper Queens Park regarding a broken swing. Staff attended immediately and were able to fix the swing while the family was still there.

### **13.4 Redford Crescent Update**

An update was requested on the Redford Crescent project. The Director of Infrastructure and Development Services advised that the grass that was installed has not taken. The way the contract was implemented is through provincial standards with quality control measures if a product needs to be rectified. It was further advised this process takes time and several steps need to be taken to have the contractor address the issue.

The first step coming up will involve going out to quantify what is not in compliance with the contract and notify the contractor to rectify. This might take several iterations but staff will attempt to get the contractor to reseed, but it may need to be redone completely.

### **14. Adjournment to Standing Committees:**

The next Regular Council meeting is June 28, 2021 at 3:00 p.m.

R2021-274

**Motion by** Councillor Sebben

**Seconded by** Councillor Burbach

**THAT the Council meeting adjourn to convene into Standing Committees as follows:**

- **Planning and Heritage Committee [3:05 p.m. or thereafter following the Regular Council meeting];**
- **Infrastructure, Transportation and Safety Committee [3:10 p.m. or thereafter following the Regular Council meeting];**
- **Finance and Labour Relations Committee [3:15 p.m. or thereafter following the Regular Council meeting];**

**and to Committee of the Whole if necessary, and to reconvene into Council.**

**Carried**

### **15. Council Reconvene:**

#### **15.1 Declarations of Pecuniary Interest made at Standing Committees**

The Municipal Conflict of Interest Act requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first



open meeting attended by the member of Council and otherwise comply with the Act.

Declarations of Pecuniary Interest made at Standing Committee meetings held on June 14, 2021 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

No declarations of pecuniary interest were made by a member at the June 14, 2021 reconvene Council meeting.

## **15.2 Committee Reports**

### **15.2.1 Infrastructure, Transportation and Safety Committee**

R2021-275

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Ingram

**THAT Item 6.1 of the Infrastructure, Transportation and Safety Committee meeting dated June 14, 2021 be adopted as follows:**

**6.1 - Queen Street Major Storm Trunk Sewer Public Engagement and Recommendation (ITS21-018)**

**THAT the description of the proposed design for the Queen Street Major Storm Trunk Sewer Project be received for information;**

**THAT the comments from the online public engagement session be received for information;**

**AND THAT the design for the Queen Street Major Storm Trunk Sewer Project be accepted and staff be authorized to proceed with construction tendering.**

**Carried**

### **15.3 Reading of the By-laws (reconvene):**

The following By-law required First and Second Readings and Third and Final Readings:

#### **Confirmatory By-law - By-law 83-2021**

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on June 14, 2021.

R2021-276

**Motion by** Councillor Henderson

**Seconded by** Councillor Burbach

**THAT By-law 83-2021 be read a First and Second Time.**

**Carried** two-thirds support

R2021-277

**Motion by** Councillor Gaffney

**Seconded by** Councillor Bunting

**THAT By-law 83-2021 be read a Third Time and Finally Passed.**

**Carried**

#### **15.4 Adjournment of Council Meeting**

R2021-278

**Motion by** Councillor Clifford

**Seconded by** Councillor Vassilakos

**THAT the June 14, 2021 Regular Council meeting adjourn.**

**Carried**

Meeting Start Time: 3:00 P.M.

Meeting End Time: 4:39 P.M.

Reconvene Meeting Start Time: 5:55 P.M.

Reconvene Meeting End Time: 5:57 P.M.

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Mayor - Daniel B. Mathieson

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Clerk - Tatiana Dafoe