



Stratford City Council
Regular Council Open Session
AGENDA

Meeting #: 4661st
Date: August 9, 2021
Time: 3:00 P.M.
Location: Electronic Meeting

Council Present: Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos

Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, 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, Chris Bantock - Deputy Clerk, Jodi Akins - Council Clerk Secretary, Spencer Steckley - Manager of Financial Services

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/85402260078?pwd=THdZQ2pEZTg4U3djTVo3M3hZektyUT09>

A video recording of the meeting will also be available through a link on the City's website at <https://www.stratford.ca/en/index.aspx> following the meeting.

Pages

1. Call to Order:

Mayor Mathieson, Chair presiding, to call 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

3. Adoption of the Minutes:

9 - 32

Motion by _____

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated July 26, 2021 be adopted as printed.

4. Adoption of the Addendum/Addenda to the Agenda:

Motion by _____

THAT the Addendum/Addenda to the Regular Agenda of Council and Standing Committees dated August 9, 2021 be added to the Agenda as printed.

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

5.1. At the August 9, 2021 Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

4.1 Disposition of Wright Business Park (WBP) Industrial Land -
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)

6. Hearings of Deputations and Presentations:

6.1. Presentation by Integrity Commissioner of the 2020 Annual Report

33 - 35

Motion by _____

THAT the presentation by Robert Swayze be heard.

Motion by _____

THAT the 2020 Annual Report of the Integrity Commissioner be received.

7. Orders of the Day:

7.1. Resolution - Accessibility Renovation – Stratford Public Library (COU21-083)

36 - 38

Motion by _____

Staff Recommendation: THAT Council authorizes the Mayor and Clerk or designates to sign the appropriate articles of agreement for funding of \$100,000 for the accessibility renovation to the Stratford Public Library;

THAT Council approves to fund up to \$30,000 for accessible renovations consulting services using the Capital Facilities reserve (R-R11-FACI);

THAT Council authorizes staff to engage consultants to prepare tender and permit drawings for the accessibility renovations to the Stratford Public Library;

AND THAT funding of \$150,000 for the accessibility renovation to the Stratford Public Library using Capital Facilities Reserve be referred to the 2022 budget deliberations.

7.2. Resolution - Coventry Phase 4 Subdivision Easements (COU21-082)

39 - 42

Motion by _____

Staff Recommendation: THAT The Corporation of the City of Stratford accept an easement over Parts 1, 2, and 3 Plan 44R-5809 from Earth Park Homes (Stratford) Incorporated for a sanitary sewer;

THAT The Corporation of the City of Stratford accept an easement over Part 4 Plan 44R-5809 from Earth Park Homes (Stratford) Incorporated for a storm sewer;

AND THAT The Corporation of the City of Stratford accept an easement over Parts 1, 2, 3, 4, 5 and 6 Plan 44R-5800 from Earth Park Homes (Stratford) Incorporated for a drainage swale.

7.3. Resolution - Award of Tender T-2021-29 Supply and Deliver Three Full Size Hybrid Pickup Trucks (COU21-084)

43 - 46

Motion by _____

Staff Recommendation: THAT Council approve the award for Three Hybrid Pickup Trucks, Tender 2021-29, to Mohawk Ford Sales at a total tender cost of \$176,112.94, taxes included;

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

7.4. Proclamation - Child Care Worker and Early Childhood Educator Appreciation Day

47 - 49

Motion by _____

THAT Stratford City Council hereby proclaims October 21, 2021 as "Child Care Worker and Early Childhood Educator Appreciation Day" in the City

of Stratford in recognition of the education, dedication and commitment of child care workers to children, their families and quality of life in the community.

- 7.5. Resolution - Rapid Housing Initiative (RHI) Update - Round 2 Funding (COU21-085) 50 - 56

Motion by _____

Staff Recommendations: THAT Council authorize the Mayor, City Clerk and Director of Social Services to sign and submit a Declaration of Integrity and relevant documents for Canada Mortgage and Housing Corporation (CMHC) for Rapid Housing Initiative funding opportunities;

AND THAT subject to funding approval from CMHC, Council approve amending the 2021 Housing budget to include \$177,000 from the Homelessness Reserve to contribute to the construction of the unfunded commercial space at 398 Erie Street.

- 7.6. Resolution - Tender Award for Contract T2021-27 Queen Street Major Storm Trunk Sewer (COU21-086) 57 - 62

Motion by _____

Staff Recommendation: THAT Council approve amending the capital budget for the Queen Street Storm Trunk Sewer by adding \$3,690,000.00 from Long Term Financing;

THAT Council authorize staff to apply for DMAF funding for the Queen Street Major Storm Trunk project;

THAT Council approve the award of the Queen Street Major Storm Trunk Sewer contract to Birnam Excavating Limited at a total tender price of \$19,303,998.24 including HST;

AND THAT the Mayor and Clerk be authorized to sign the necessary Contract Agreement.

OR

THAT Council authorize staff to apply for DMAF funding for the Queen Street Major Storm Trunk project;

THAT Council authorize the carry over of the approved 2021 amount of \$14,470,000 in the capital budget;

AND THAT the Queen Street Major Storm Trunk Sewer project be deferred to 2022 budget deliberations for additional funding consideration.

7.7. Resolution - Britannia Phase 2 Development Plans (COU21-087)

63 - 67

Motion by _____

Staff Recommendations: THAT Council authorize staff to proceed with a Passive Home/Net-Zero 'like' without certification build for Phase 2 of the Britannia Street Affordable Housing Project;

THAT staff report back to Council regarding public consultation for Phase 2;

AND THAT Council approve an amendment to the 2021 Social Services Capital Budget to include an additional \$3,727,500, for a total budget of \$9,727,500, for Phase 2 of the Britannia Street Affordable Housing Project.

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:**9.1. Report of the Community Services Committee**

Motion by _____

THAT the Report of the Community Services Committee dated August 9, 2021 be adopted as printed.

9.1.1. Community Outdoor Basketball Court at the Stratford Education Recreation Complex (S.E.R.C.) (COM21-007)

68 - 78

THAT Council support the development of a community outdoor basketball court on the grounds at the Stratford Education Recreation Complex.

10. Notice of Intent:**10.1. Notice of Public Meeting under the Planning Act**

79 - 91

Stratford City Council will hold a public meeting on Monday, August 16, 2021 at 6:00 p.m. to hear all interested persons with respect to the following planning application:

- Zone Change Application Z06-21 for 215 Douro Street
- Zone Change Application Z08-21 for 100 Gordon Street
- Zone Change Application Z09-21 for 379 Ontario Street

Further details can be found on the attached Notices.

11. Reading of the By-laws:

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

Motion by _____

THAT By-laws 11.1 to 11.4 be taken collectively.

Motion by _____

THAT By-laws 11.1 to 11.4 be read a First and Second Time.

Motion by _____

THAT By-laws 11.1 to 11.4 be read a Third Time and Finally Passed.

11.1. Durkin Street Name Change 92

To change the name of Durkin Street to Wright Boulevard.

11.2. Acceptance of Easements from Earth Park Homes 93 - 94

To authorize the acceptance of easements in gross from Earth Park Homes (Stratford) Incorporated, over Parts 1, 2 and 3, Plan 44R-5809 for a sanitary sewer, over Part 4, 44R-5809 for a storm sewer and over Parts 1, 2, 3, 4, 5 and 6, Plan 44R-5800 for a drainage swale.

11.3. Acceptance of Tender for Supply and Delivery of Three Hybrid Pick-up Trucks 95

To authorize the acceptance of a tender by Mohawk Ford Sales (1996) Limited for the supply and delivery of three Hybrid Pickup Trucks [T-2021-29].

11.4. Acceptance of Tender for Queen Street Major Storm Trunk Sewer Contract 96

To authorize the acceptance of a tender by Birnam Excavating Limited for the Queen Street Major Storm Trunk Sewer Contract [T-2021-27].

12. Consent Agenda: CA-2021-106 to CA-2021-108 97 - 99

Council to advise if they wish to consider any items listed on the Consent Agenda.

13. New Business:

14. Adjournment to Standing Committees:

The next Regular Council meeting is August 23, 2021 at 3:00 p.m.

Motion by _____

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

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

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 August 9, 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

15.2. Reading of the By-law (reconvene):

100

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

By-law 11.5 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on August 9, 2021.

Motion by _____

THAT By-law 11.5 be read a First and Second Time.

Motion by _____

THAT By-law 11.5 be read a Third Time and Finally Passed.

15.3. Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by _____

THAT the August 9, 2021 Regular Council meeting adjourn.



Stratford City Council Regular Council Open Session MINUTES

Meeting #:	4660th
Date:	Monday, July 26, 2021
Time:	3:00 P.M.
Location:	Electronic Meeting
Council Present in Council Chambers:	Mayor Mathieson - Chair Presiding
Council Present Electronically:	Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Vassilakos
Regrets:	Councillor Sebben
Staff Present in Council Chambers:	Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk
Staff Present Electronically:	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, Michael Mousley - Manager of Transit, Brad Hernden - Manager of Recreation and Marketing, Stephanie Potter - Policy and Research Associate, Jodi Akins - Council Clerk Secretary
Also Present:	Andrea Page, Andrew Williams, Paul Roulston, Eric Charbonneau, Jennifer Vivian, Jim Archibald, Members of the Public

1. Call to Order:

Mayor Mathieson 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 disclosures of pecuniary interest were made by a member at the July 26, 2021 Regular Council meeting.

3. Adoption of the Minutes:

R2021-322

Motion by Councillor Vassilakos

Seconded by Councillor Bunting

THAT the Minutes of the Regular Meeting dated July 12, 2021 and the Minutes of the Special Meeting dated July 19, 2021 of Council of The Corporation of the City of Stratford be adopted as printed.

Carried

4. Adoption of the Addenda to the Agenda:

R2021-323

Motion by Councillor Ingram

Seconded by Councillor Burbach

THAT the Addenda to the Regular Agenda of Council and Standing Committees dated July 26, 2021, to add items 5.2, 5.3, 7.11, 11.9 and 11.10, be added as printed.

Carried

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

5.1 At the July 26, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 IBEW Local 636 Water Division Contract Negotiations Update - Labour relations or employee negotiations (section 239.(2)(d));

5.1 Appointment to the Partners for Climate Protection Program - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

5.2 ADDED - IBEW Local 636 Water Division Contract Negotiations Update - Labour relations or employee negotiations(section 239.(2)(d))

R2021-324

Motion by Councillor Gaffney

Seconded by Councillor Henderson

THAT Council ratify the Memorandum of Settlement with the International Brotherhood of Electrical Workers (IBEW) Water Division, Local 636 effective May 1, 2021 to April 30, 2025 and that the Mayor, Clerk and senior staff officials be authorized to execute the collective agreement on behalf of The Corporation of the City of Stratford.

Carried

5.3 ADDED - Appointment to the Partners for Climate Protection Program - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section239.(2)(b))

R2021-325

Motion by Councillor Bunting

Seconded by Councillor Burbach

THAT Councillor Vassilakos be appointed as the elected official representative for the City of Stratford in the Partners for Climate Protection Program.

Carried

6. Hearings of Deputations and Presentations:

6.1 Presentation by Stratford General Hospital Foundation

Representatives from the Stratford General Hospital Foundation requested to address Council to provide an overview of their activities and to request support of their Catalyst for Campaign Launch in the amount of \$5 million over 10 years.

R2021-326

Motion by Councillor Beatty

Seconded by Councillor Ingram

THAT the presentation by Andrea Page - Executive Director of the Stratford General Hospital Foundation, Andrew Williams - President and CEO of the Huron-Perth Healthcare Alliance and Paul Roulston - Stratford General Hospital Foundation Board Chair, be heard.

Carried

Andrea Page, Executive Director of the Stratford General Hospital Foundation, referred to a Powerpoint presentation and provided information on their Catalyst for Campaign Launch as follows:

- COVID-19 revealed that staff are their greatest strength, but that outdated equipment and facilities are not built for a pandemic;
- Examples of community support during COVID were given, with \$350,000 was raised during COVID-19 to be used for equipment and training;
- The 2005 Heart and Soul campaign was reviewed, noting that the City pledged \$5 million at the beginning of that campaign;
- The Region of Niagara recently pledged \$44 million to their hospital campaign; and,
- The impact of the City's donation to the hospital's North Wing was stated, with first-hand examples provided from patients.

It was stated that the City's commitment is a catalyst for the campaign launch and for securing further municipal donations. \$14.3 million of the \$30 million target has already been raised in the community and \$1.5 million was spent on equipment during the 2020/2021 fiscal year.

Andrew Williams, President & CEO of the Huron Perth Healthcare Alliance, thanked Council and the community for their leadership during the pandemic and highlighted the importance of staying connected. The pandemic showed the need to identify and proactively invest in the tools to support the community and the hospital staff.

Several slides were shown highlighting statistics and information as follows:

- in-patient activity, emergency room visits, births, and oncology patients. Emergency room visits dropped significantly at the beginning of the pandemic. It was noted that there was a massive drop in respiratory pediatric patients as a result of public health measures;
- the orthopedic program at the Stratford hospital was chosen as one of the world's best in 2021 based on a Newsweek analysis;
- Oncology numbers continue to climb and this area is one of the services the campaign plans to augment; and,
- Success with recruitment of physicians and specialists was highlighted. The biggest challenge is recruiting and retaining health care professionals as it is competitive. The importance of attracting exceptional health care professionals was stressed, with affordable housing and business investment in the community noted.

Paul Roulston, Stratford General Hospital Foundation Board Chair, reviewed the improvements that will be completed by this campaign. He respectfully requested a \$5 million commitment over 10 years towards the campaign.

Council asked a number of questions including how many years are left on the commitment to the Stratford Rotary Hospice and whether there was a timeline for commitment.

A suggestion was made to refer this request to the Community Grants process. It was suggested to first refer to the Finance and Labour Relations Sub-committee to gather all of the relevant information.

R2021-327

Motion by Councillor Gaffney

Seconded by Councillor Ritsma

THAT the request from the Stratford General Hospital Foundation for funding in the amount of \$5 Million over 10 years for their Catalyst for Campaign Launch be referred to the Finance and Labour Relations Sub-committee.

Ms. Page stated that the pledge is the most important and the timing of the first payment less so. They know the City has other commitments but

that municipal support makes a difference when going to other partners for a commitment.

It was suggested that the City make a pledge, but with the condition that it be matched by other municipalities.

Clarification was requested whether the \$30 million was just for the Stratford hospital and it was confirmed it was.

The Chair called the question on the motion on the floor.

Carried

R2021-328

Motion by Councillor Vassilakos

Seconded by Councillor Clifford

THAT the development of a matching grant program with surrounding municipalities be referred to staff for review and preparation of a report for Council's consideration.

Carried

6.2 Presentation by Infinite Pride

Infinite Pride, in collaboration with Kelly Ballantyne, have requested to address Council with respect to their request to paint the Pride Progress Flag on the city crosswalk located at the intersection of Wellington Street and Downie Street.

R2021-329

Motion by Councillor Henderson

Seconded by Councillor Burbach

THAT the presentation by Jennifer Vivian and Eric Charbonneau on behalf of Infinite Pride be heard.

Carried

Eric Charbonneau, Board Member of Infinite Pride, reviewed the proposal put forward by Infinite Pride and Kelly Ballantyne.

History on the Pride Progress flag was provided. The traditional rainbow Pride flag is joined by the transgender colours of white, blue and pink, as well as brown and black representing people of colour. The arrow shape is meant to convey the progress still needed for the 2SLGBTQIA+ community.

Background on the project was provided and details on the completion of the crosswalk were stated, as described in the proposal attached to the agenda.

A fundraising campaign will be launched should this proposal be approved by City Council. They are prepared to fully fund this project; however, they will be submitting a grant application as well.

7. Orders of the Day:

7.1 Resolution - Downtown Pride Crosswalk (COU21-073)

R2021-330

Motion by Councillor Henderson

Seconded by Councillor Ingram

THAT Council approve the installation of the Pride Progress Flag crosswalk on Wellington Street at Downie Street;

AND THAT Council permit staff to coordinate the temporary road closure and the installation of the proposed crosswalk.

In response to questions from Council regarding whether the proposed material is suitable and how long the paint will last, the Director of Infrastructure and Development Services has advised that the material is what is typically used for crosswalks and will last 3-5 years before it begins to fade. It can be requested to renew this design at that time.

Mayor Mathieson called the question on the motion on the floor.

Carried

7.2 Resolution - Lakeside Drive Road Closure Recommendation (COU21-072)

R2021-331

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT Council approve the temporary road closure of Lakeside Drive from Front Street to Morenz Drive on weekends from Friday afternoons until Monday mornings, starting July 30 and terminating September 7, 2021;

THAT Council approve the temporary road closure of eastbound traffic on Lakeside Drive east of Waterloo Street to Morenz Drive

on weekends from Friday afternoons until Monday mornings, starting July 30 and terminating September 7, 2021;

AND THAT Council approve staff to make adjustments to the temporary road closures on Lakeside Drive between Queen Street and Waterloo Street.

Carried

7.3 Resolution - Romeo and O'Loane Road Widenings (COU21-079)

R2021-332

Motion by Councillor Ingram

Seconded by Councillor Burbach

THAT The Corporation of the City of Stratford accept Parts 1 and 2 Plan 44R-5890 as public highway and dedicate it as forming part of Romeo Street North;

AND THAT The Corporation of the City of Stratford accept Parts 2 and 3 Plan 44R-5877 as public highway and dedicate it as forming part of O'Loane Avenue.

Carried

7.4 Resolution - 2018-2022 Strategic Priorities – Key Performance Indicators Update and Implementation (COU21-075)

R2021-333

Motion by Councillor Bunting

Seconded by Councillor Burbach

THAT the Key Performance Indicator Update and Implementation Report First and Second Quarter, 2021 be received as information.

A suggestion was made to add kilometers of trail and accessibility options added to transit ridership as a KPI for active transportation.

Staff stated that they would like to add trail and bike usage as a KPI, however, the infrastructure is not in place at this time. They are looking at options for including trail counters to bring that data forward.

Mayor Mathieson called the question on the motion on the floor.

Carried

It was clarified that trails created and what the City was doing to create, promote and ensure design excellence in those trails was the intention, in addition to usership of those trails.

It was suggested that creation of the report card that the Active Transportation Advisory Committee is creating will assist. It was suggested that higher levels of use could also be a KPI.

7.5 Resolution - Service Delivery Review – Update and Implementation Plan (COU21-080)

R2021-334

Motion by Councillor Ingram

Seconded by Councillor Vassilakos

THAT the Service Delivery Review Update for July 2021 be received as information.

Carried

7.6 Resolution - Concrete Sidewalk Installation - Tender Award for Contract T2021-18 (COU21-074)

R2021-335

Motion by Councillor Beatty

Seconded by Councillor Ritsma

THAT the Concrete Sidewalk Installation contract be awarded to Nicholson Concrete at a total price of \$135,792.10 including HST;

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

Carried

7.7 Resolution - Cooper Block – Process to Restart Community Hub Project (COU21-078)

The CAO introduced Jim Archibald, who assisted with preparing the report, along with various staff members.

Referring to a Powerpoint presentation, the CAO stated that this project was paused during COVID-19 but is now ready to be restarted.

A review of the Grand Trunk Master Plan was given, noting it was a key milestone for this project and was adopted by Council in 2018.

The 11 key elements of the plan were referred to and an update provided on the bus terminal, which is now operational as both a terminal for Stratford Public Transit and a transfer spot for two transportation pilot project launched in 2020 between area municipalities.

Staff are recommending the first phase of the implementation strategy be undertaken as follows:

- complete removal of the leaking roof over the historic steel trusses, including the removal and storage of the skylights and old growth roof planks and removal and disposal of all asbestos containing felt/tar roofing;
- cleaning, repair and priming of steel trusses in the Community Hub area; and,
- bracing and stabilization of all salvageable trusses.

Completion of these actions will:

- eliminate environmental liability of asbestos roofing over trusses;
- eliminate safety concerns from leaking roof;
- preserve skylights and wood planks for future assessment;
- repair and restore steel trusses in Community Hub area; and,
- brace and stabilize other salvageable trusses.

It was clarified that the roof work needs to be done regardless of timelines on reuse of this project due to safety concerns.

Next steps in 2022 subject to Council direction include:

- architectural design of Community Hub;
- confirmation of site servicing needs;
- development of on-site road network;
- removal of damaged or unsuitable buildings; and,
- assessment of skylights and roof planks.

Should Council be in support, staff will work with the engineers on an RFP this fall.

In response to a question from Council regarding removal of lead paint, the CAO stated that in the particular area of the Community Hub, the steel trusses will be cleaned to remove rust and paint, then primed. The primed trusses can then be exposed to the elements for 3-5 years without significant deterioration of the steel. Removal of the roof will not significantly affect the condition of the remaining trusses, as the rust prevents further degradation. The skylights and boards will be stored in the Cooper Annex building on site.

Discussion took place regarding inclusion of community partners such as the University of Waterloo and the YMCA. The CAO confirmed discussions are currently ongoing.

R2021-336

Motion by Councillor Ritsma

Seconded by Councillor Henderson

THAT the City of Stratford confirm the revitalization strategy for the Cooper Block presented in the 2018 Grand Trunk Community Hub Master Plan;

AND THAT staff be directed to proceed with necessary pre-construction activities for the new Community Hub facility within the historic steam locomotive maintenance building including:

- **Preserving the structural elements of the historic buildings and removing asbestos and other designated substances as necessary prior to redevelopment;**
- **Confirming short and long-term servicing needs for the entire Site including electrical, potable water, fire suppression, natural gas, storm and sanitary sewers;**
- **Continuing to finalize the environmental remediation plan in cooperation with the Ministry of Environment, Conservation and Parks;**
- **Authorizing staff to retain professional services to an upset limit of \$55,000 plus HST to provide contract and design specifications for structural design, and removal of asbestos and non-structural roof components;**
- **Reporting to Council with an Implementation Plan Update and Multi-Year Cost Projection in December 2021; and**

- **That staff be directed to report to Council with an update on anticipated project costs in Autumn 2021.**

In response to whether legal matters for this site have been completed, the CAO advised a five-week LPAT hearing regarding compensation was recently concluded and staff are hopeful for a decision by the end of the year.

Mayor Mathieson called the question on the motion on the floor.

Carried

7.8 Resolution - Community Hub Fundraising (COU21-076)

R2021-337

Motion by Councillor Henderson

Seconded by Councillor Burbach

THAT the City of Stratford prepare and issue a Request for Proposals to retain a Fundraising Campaign Manager for the Grand Trunk Community Hub;

AND THAT the acceptance of the successful proposal be subject to Council approval as part of the 2022 budget deliberations.

Discussion took place regarding:

- the scope of the feasibility study;
- whether its premature to talk about fundraising when provincial/federal support is unknown;
- the \$5 million the City has set aside for this project;
- more public consultation once architectural designs are completed;
- importance of starting fundraising to show provincial and federal government evidence of community support;
- how far ahead of construction fundraising for Rotary Complex began;
- removing the roof to be shovel ready;
- dovetailing this project with the marketing strategy approved in Community Services; and,
- importance of approaching fundraising in a strategic manner.

Mayor Mathieson called the question on the motion on the floor.

Carried

7.9 Resolution - Service System Manager Request for Qualification – Employment Services Ontario Transformation (COU21-081)

R2021-338

Motion by Councillor Bunting

Seconded by Councillor Vassilakos

THAT the report titled “Service System Manager Request for Qualification – Employment Services Ontario Transformation” (COU21-081) be received for information.

Carried

7.10 Correspondence - Ontario Energy Board Notice

Enbridge Gas Inc. has applied to the Ontario Energy Board to raise its natural gas rates effective January 1, 2022, based on a rate-setting framework and other adjustments previously approved by the Ontario Energy Board for the period 2019-2023.

The full application is available in the Clerk's Office for viewing by appointment.

For the information of Council.

7.11 ADDED - Award of Proposal RFP-2021-21 Aerial Submission Summary and Amendment to 2021 Budget (COU21-077)

R2021-339

Motion by Councillor Vassilakos

Seconded by Councillor Henderson

THAT Council approve an amendment to the 2021 Fire Capital budget to include \$1,864,100.74 for the purchase of the Aerial Platform Tower Fire Apparatus;

THAT Council approve the purchase through long term debt financing at the appropriate time as determined by the Director of Corporate Services in consultation with the Chief Administrative Officer;

AND THAT the proposal for the supply and delivery of a 2020 or newer 100 Foot Tandem Axle Mid-Mount Aerial Platform Tower Fire Apparatus (RFP-2021-21) be awarded to Commercial

**Emergency Equipment Co. at a total cost of \$2,070,001.80
(including H.S.T.).**

In response to whether there were funds in reserve and what the rationale for sole sourcing was, the Fire Chief provided some background information on the matter as follows:

- very specific design needs to suit the community for the next 30 years;
- staff searched out best practices across the province;
- a requirement of the contract was the ability to search the equipment within 200 km. Otherwise, they would be without a key piece of equipment for long periods of time should it need to be repaired or serviced;
- the specifications eliminated all but four proposals;
- the need for a mid-mount apparatus was key due to certain areas and features within the City;
- within the RFP, it was permitted for proponents to suggest alternatives to specifications;
- staff spoke with users of vehicles to identify what they would do differently; and,
- one manufacturer had a stock vehicle in Texas that they were able to make minor modifications to meet the specifications.

In response to whether the equipment would fit in the firehall, the Fire Chief confirmed it would.

The Fire Chief thanked the Fleet Manager and team members for their hard work and expertise sourcing this equipment.

Mayor Mathieson called the question on the motion on the floor.

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:

R2021-340

Motion by Councillor Vassilakos**Seconded by** Councillor Burbach**THAT the Report of the Infrastructure, Transportation and Safety Committee dated July 26, 2021 be adopted as printed.****Carried****9.1.1 Guelph Street – No Parking Review (ITS21-023)**

THAT Traffic and Parking By-law 159-2008 be amended as follows:

Schedule 2 (No Parking) be amended by adding:

Street	Side	Between	Period
Guelph Street	North	From Downie Street to Taylor Street	Anytime

Schedule 2 (No Parking) be amended by removing:

Street	Side	Between	Period
Guelph Street	North	From Downie Street easterly to a point 55 m east of the easterly curb line of Downie Street	Anytime
Street	Side	Between	Period
Guelph Street	Both	From Downie Street to Taylor Street	Anytime

9.1.2 Stratford Landfill Public Input Invited June 2021 (ITS21-025)

THAT Council consider any comments received;

AND THAT the report on the Stratford Landfill Public Input June 2021 (ITS21-025) be received for information.

9.1.3 Durkin Street Renaming Request (ITS21-024)

THAT staff be authorized to give Notice of Intent to Consider a By-law to change the street name of Durkin Street to Wright Boulevard.

9.1.4 Adoption of the City of Stratford's Facility Accessibility Design Manual 2021 (ITS21-022)

THAT the City of Stratford Facility Accessibility Design Manual 2021 be adopted.

9.2 Report of the Finance and Labour Relations Committee:

R2021-341

Motion by Councillor Gaffney

Seconded by Councillor Bunting

THAT the Report of the Finance and Labour Relations Committee dated July 26, 2021 be adopted as printed.

Carried

9.2.1 Tax Relief under Section 357(1)(d.1) – Sickness or Extreme Poverty (FIN21-017)

THAT the tax interest relief request as presented by the owner of 405 Huron Street, Stratford, be filed.

9.2.2 Purchasing Policy Exemption Request for the Queen Street Trunk Storm Sewer Project (FIN21-018)

THAT Council approve an exemption from section 42 of the Purchasing Policy in order to sole source contract administration and inspection services for the Queen Street Trunk Storm Sewer construction project;

THAT Wood Canada Limited be retained for contract administration and inspection services for the Queen Street Trunk Storm Sewer construction project at an estimated cost of up to \$494,500 including HST;

THAT the Mayor and Clerk or their respective delegates be authorized to execute the contract for services with Wood Canada Limited;

AND THAT the Director of Infrastructure and Development Services be authorized to engage Wood Canada Limited to begin the work upon award of the tender for the Queen Street Trunk Storm Sewer by City Council.

9.2.3 2020 Treasurer's Statements for Development Charge and Cash In Lieu of Parkland Reserve Funds (FIN21-014)

THAT the 2020 Treasurer's Statement for City of Stratford Development Charge Reserve Funds be received for information;

AND THAT the 2020 Treasurer's Statement for City of Stratford Cash In Lieu of Parkland Reserve Fund be received for information.

9.2.4 2020 Treasurer's Statements for Development Charge and Cash in Lieu of Parkland Reserve Funds (FIN21-014)

THAT staff be directed to develop a policy on the use of the Cash In Lieu of Parkland Reserve.

9.2.5 Proposed 2022 Budget Schedule and Process (FIN21-015)

THAT the report of the Manager of Financial Services dated June 22, 2021 regarding the Proposed 2022 Budget Schedule and Process (FIN21-015) be received for information;

THAT the following Finance and Labour Relations Committee meeting dates be confirmed and scheduled as 2022 Budget Meetings:

- November 17, 2021, at 9:00am
- November 24, 2021, in the evening, if possible
- November 30, 2021, in the evening, if possible
- December 9, 2021, in the evening, if possible;

THAT a 2022 Pre-Budget meeting date be scheduled;

THAT the Proposed 2022 Budget Schedule be endorsed;

THAT staff be directed to prepare a budget with a maximum 2-3% tax increase;

AND THAT Council provide staff with any specific capital projects, changes in service levels or activities to advance the approved strategic priority goals they wish to be considered for the 2022 fiscal year.

10. Notice of Intent:

10.1 Notice of Intent to Adopt a By-law to Change the name of Durkin Street to Wright Boulevard

Notice is hereby given that Council of The Corporation of the City of Stratford is considering a By-law to change the name of "Durkin Street" in the City of Stratford. The authority for changing the names of streets is

found in By-law 47-2008 and the Municipal Act, 2001. The proposed By-law would have the following affect:

- The entire length of "Durkin Street" from Wright Boulevard to Line 29 is to be renamed "Wright Boulevard".

A map showing the affected street is available from the Clerk's Office, located at City Hall.

City Council will consider the By-law at the August 9, 2021, Regular Council meeting to be held at 3:00 p.m. electronically via Zoom.

Comments about the proposed street name change must be made in writing and submitted by Tuesday, August 3, 2021, to:

City Clerk,
Stratford City Hall,
P.O. Box 818,
Stratford ON N5A 6W1
Tel: 519-271-0250 Extension 5237
Email: clerks@stratford.ca

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:

R2021-342

Motion by Councillor Henderson

Seconded by Councillor Beatty

THAT By-laws 96-2021 to 103-2021 be taken collectively.

Carried unanimously

R2021-343

Motion by Councillor Vassilakos

Seconded by Councillor Bunting

THAT By-laws 96-2021 to 103-2021 be read a First and Second Time.

Carried two thirds support

R2021-344

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT By-laws 96-2021 to 103-2021 be read a Third Time and Finally Passed.

Carried

11.1 Amend Traffic and Parking By-law 159-2008 - By-law 96-2021

To amend Traffic and Parking By-law 159-2008 as amended, to amend Schedule 2, No Parking.

11.2 Acceptance of Tender for Concrete Sidewalk Installation - By-law 97-2021

To authorize the acceptance of a tender by Nicholson Concrete for the Concrete Sidewalk Installation contract [T-2021-18].

11.3 Accept Conveyance of Parts 1 and 2, 44R-5890 - By-law 98-2021

To accept the transfer (conveyance) from 529478 Ontario Inc. of Parts 1 and 2, Reference Plan 44R-5890 as a condition of Site Plan Application SPA03-21 for 379 Romeo Street North.

11.4 Dedication of Parts 1 and 2, 44R-5890 as Public Highway - By-law 99-2021

To dedicate Parts 1 and 2 on Reference Plan 44R-5890, as a public highway forming part of Romeo Street North in the City of Stratford.

11.5 Accept Conveyance of Parts 2 and 3, 44R-5877 - By-law 100-2021

To accept the transfer (conveyance) from Robert and Ruth Ann Robinet of Parts 2 and 3, Reference Plan 44R-5877 as a condition of consent application B09-20 for 1114 O'Loane Avenue.

11.6 Dedication of Parts 2 and 3, 44R-5877 as Public Highway - By-law 101-2021

To dedicate Parts 2 and 3 on Reference Plan 44R-5877, as a public highway forming part of O'Loane Avenue in the City of Stratford.

11.7 ADDED - Acceptance of Proposal for Supply and Delivery of Aerial Platform Tower Fire Apparatus - By-law 102-2021

To authorize the acceptance of a proposal by Commercial Emergency Equipment Co. for the supply and delivery of a 2020 or newer 100 Foot Tandem Axle Mid-Mount Aerial Platform Tower Fire Apparatus [RFP-2021-21].

11.8 ADDED - Execution of a Collective Agreement with Local Union 636 of the International Brotherhood of Electrical Workers (IBEW Water Division) - By-law 103-2021

To authorize entering into and execution of a collective agreement with Local Union 636 of the International Brotherhood of Electrical Workers, A.F. of L., C.I.O, C.L.C. (IBEW Water Division), effective May 1, 2021.

12. Consent Agenda: CA-2021-101 to CA-2021-105

12.1 CA-2021-103

R2021-345

Motion by Councillor Burbach

Seconded by Councillor Vassilakos

THAT CA-2021-103, being a resolution from the City of Mississauga calling on the Government of Canada to terminate its appeal of the 2019 Human Rights Tribunal Ruling with respect to compensation to First Nations children and their families, be endorsed.

Carried

12.2 CA-2021-104

R2021-346

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT CA-2021-104, being a resolution from the Township of Georgian Bay requesting the implementation of the uncompleted Calls to Action from the Truth and Reconciliation Commission of Canada: Calls to Action report, be endorsed.

Carried

13. New Business:

13.1 Petition to eliminate the automation and download of ODSP

Reference was made to a resolution by MPP Lisa Gretzky calling on the Province to reconsider the downloading and automation of ODSP to municipalities and whether the City should endorse the resolution.

The Director of Social Services stated that she does not know enough about the model and what is being downloaded to municipalities to provide comments.

It was requested that the letter be forwarded to staff for review.

13.2 Use of Pronouns in Zoom

It was suggested that Council members add their pronouns to their Zoom names as a method of encouraging inclusion.

The CAO stated that the City has an internal policy encouraging staff to add their pronouns to their email signatures and she could discuss adding Zoom with the Acting Director of Human Resources.

13.3 Funding of Hospitals and Equipment

Concern was stated at the requirement for municipalities to fundraise for hospital equipment and capital campaigns when healthcare is a provincial responsibility and creates disparity across municipalities.

It was suggested that municipalities that can fundraise, should, but should also advocate for the municipal system as a whole.

R2021-347

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT a letter expressing concerns with municipalities providing capital funding to hospitals for equipment purchases when health care is a provincial responsibility and due to the disparity it creates among municipalities be drafted;

AND THAT the letter be sent to the Minister of Health, the Member of Provincial Parliament for Perth-Wellington, Critics and the Association of Municipalities Ontario.

Carried

14. Adjournment to Standing Committees:

The next Regular Council meeting is Monday, August 9, 2021 at 3:00 p.m.

R2021-348

Motion by Councillor Henderson

Seconded by Councillor Burbach

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

- **Community Services Committee [3:05 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 July 26, 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 disclosures of pecuniary interest were made by a member at the reconvene portion of the July 26, 2021 Regular Council meeting.

15.2 Committee Reports:

15.2.1 Community Services Committee

R2021-349

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT Item 5.1 of the Community Services Committee meeting dated July 26, 2021 be adopted as follows:

5.1 Delegation of Authority to Sign Bus Stop and Shelter Agreements (COM21-006)

THAT the Manager of Transit or the Supervisor of Transit or the Director of Community Services be authorized to execute agreements for the purpose of locating bus stops and shelters on private property between The Corporation of the City of Stratford and private landowners;

THAT Schedule A to Delegation of Authority By-law 135-2017, as amended, be further amended to delegate

authority to the Manager of Transit or the Supervisor of Transit or the Director of Community Services to execute agreements and all other documents with respect to locating City Transit bus stops and shelters on private property;

THAT the bus stop and shelter agreement are to be in a form previously approved by legal counsel and the Chief Administrative Officer;

AND THAT a signed copy of each bus stop and shelter agreement to be forwarded by the Department to the City Clerk for retention.

Carried

15.3 Reading of the By-laws (reconvene):

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

By-law 11.7 - Delegation of Authority to Sign Certain Bus Stop Agreements - By-law 104-2021

To amend By-law 135-2017, as amended, to delegate Council's authority to the Manager of Transit, or the Supervisor of Transit, or the Director of Community Services to sign agreements for the purpose of locating bus stops and shelters on private property between The Corporation of the City of Stratford and private landowners.

By-law 11.8 Confirmatory By-law - By-law 105-2021

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on July 26, 2021.

R2021-350

Motion by Councillor Henderson

Seconded by Councillor Burbach

THAT By-laws 104-2021 and 105-2021 be taken collectively.

Carried unanimously

R2021-351

Motion by Councillor Bunting

Seconded by Councillor Vassilakos

THAT By-laws 104-2021 and 105-2021 be read a First and Second Time.

Carried two thirds support

R2021-352

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT By-laws 104-2021 and 105-2021 be read a Third Time and Finally Passed.

Carried

15.4 Adjournment of Council Meeting:

R2021-353

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT the July 26, 2021 Regular Council meeting adjourn.

Carried

Meeting Start Time: 3:00 P.M.

Meeting End Time: 5:02 P.M.

Reconvene Meeting Start Time: 5:12 P.M.

Reconvene Meeting End Time: 5:13 P.M.

Mayor - Daniel B. Mathieson

Clerk - Tatiana Dafoe

2020 ANNUAL REPORT OF THE INTEGRITY COMMISSIONER

THE CORPORATION OF THE CITY OF STRATFORD

Robert J. Swayze
Integrity Commissioner
20736 Mississauga Road
Caledon, ON
L7K 1M7

Introduction

I was appointed as the Integrity Commissioner for the City of Stratford by agreement pursuant to subsection 223.3(1) of the *Municipal Act, 2001* on December 18, 2018. The service agreement provided for a term of 2 years expiring on December 9, 2020. The term was extended for a further 2 years.

This is the second annual report that I have presented and it covers the calendar year 2020.

Complaints Received and Advice Provided

Last year I received five (5) complaints against members of Council for contravening the *Code of Conduct for Members of Council* and the *Municipal Conflict of Interest Act*. I dismissed all of them.

I received 10 requests for advice during the year, 5 from members of Council, 1 from a member of a local board and 4 from members of the public. I am required by the service agreement with the City to provide specific written advice to members of Council and local boards and the public on the accountability and transparency regime. The Act requires that all requests for advice be made in writing. It is my policy to accept telephone calls but require an E-mail to be sent to me before expressing my opinion in writing.

The complaints and the advice I provided during the year are required to remain confidential except that a common theme in both related to the locating in Stratford of a Glass Plant financed from China, which I believe should be shared with all of Council.

Certain members of Council and the public were of the opinion that using a Minister's Zoning Order ("MZO") instead of the usual process under the *Planning Act* required the approval of Council. There was a suggestion that Council was not informed before a decision was made to proceed with the MZO which avoids notice to the public. I dismissed the complaints on the basis that the MZO is completely within the jurisdiction of the Minister and does not require an application approved by Council. It is common practice in attracting foreign investment in Ontario and that is the focus of the Minister.

Breakdown of Integrity Commissioner Costs

During 2020, I spent a total of 75.2 hours providing the following service:

- Advice to members of Council 24.0 hours
- Advice to members of the public 3.8 hours
- Advice to local board members 1.8 hours
- Compiling 2019 annual report 10.6 hours
- Adjudicating complaints and other admin. 35.0 hours

The agreement provides for a fee of \$235 per hour making a total of \$17,672.00 plus HST.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to be 'RS', with a long horizontal flourish extending to the right.

Robert Swayze
Integrity Commissioner



MANAGEMENT REPORT

Date: August 9, 2021
To: Mayor and Council
From: Jonathan DeWeerd, Chief Building Official
Report#: COU21-083
Attachments: None

Title: Accessibility Renovation – Stratford Public Library

Objective: To obtain Council's approval to proceed with accessibility renovations to the Stratford Public Library; to execute documents required to receive funding for the Enabling Accessibility grant from Employment and Social Development Canada; and to obtain Council approval to amend the 2021 Buildings Capital budget to include consulting services for accessible renovations.

Background: In July of 2020 staff applied to the Enabling Accessibility fund under the small project category for upgrades to the existing washroom facilities at the Stratford Public Library. The proposal included upgrades to the current main floor accessible washroom and renovations to the lower-level washrooms. This work would create a Universal washroom on the main level as well as provide three additional inclusive gender-neutral washrooms. This application also included power operator upgrades to the lower-level doors located adjacent to the accessible parking space.

In December of 2020 staff were informed that our application was denied due to lack of funding within the grant. Staff continued to follow up with the fund as we were told funding might become available for future projects. In June of 2021 staff received notice that our project was approved for the maximum grant amount of \$100,000. Upon Council approval, staff would have until July of 2023 to complete the work.

Initial conceptual designs were created for the grant application and have been circulated to the Accessibility Advisory Committee (AAC) Permits Review Sub-committee. The Committee supports the renovation project and creation of a new accessible Universal washroom on the lower level of the Public Library. Staff would continue to work with the AAC Permit Review Sub-committee as designs progress and the design would incorporate the City of Stratford's Facility Accessibility Design Standards.

Analysis: The proposed work would further improve inclusiveness and accessibility at Stratford Public Library. The preliminary budget provided by our Architect for this project is \$250,000. The Enabling Accessibility grant provides \$100,000. The City would be required to fund the remaining \$150,000.

Staff are requesting that Council approve this capital project and to authorize staff to engage the design Consultant in 2021 to prepare the necessary documents for tendering and permitting. It is anticipated that construction would be undertaken in early 2022 and would take approximately 6-8 months for completion.

Financial Impact: The first step to proceed with this project is to engage consulting services at an anticipated cost of \$30,000. These services are proposed to be funded using the Capital Facilities Reserve (R-R11-FACI).

The accessibility renovation is estimated to be \$250,000. The Enabling Accessibility grant would cover \$100,000. The remaining \$150,000 is anticipated to be funded using the Capital Facilities reserve, but would be confirmed at the time of 2022 budget deliberations.

Alignment with Strategic Priorities:

Mobility, Accessibility and Design Excellence

Improving ways to get around, to and from Stratford by public transit, active transportation, and private vehicle.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Staff Recommendation: THAT Council authorizes the Mayor and Clerk or designates to sign the appropriate articles of agreement for funding of \$100,000 for the accessibility renovation to the Stratford Public Library;

THAT Council approves to fund up to \$30,000 for accessible renovations consulting services using the Capital Facilities reserve (R-R11-FACI);

THAT Council authorizes staff to engage consultants to prepare tender and permit drawings for the accessibility renovations to the Stratford Public Library;

AND THAT funding of \$150,000 for the accessibility renovation to the Stratford Public Library using Capital Facilities Reserve be referred to the 2022 budget deliberations.

A handwritten signature in black ink, appearing to read 'Jonathan DeWeerd', with a long horizontal stroke extending to the right.

Jonathan DeWeerd, Chief Building Official

A handwritten signature in dark red ink, appearing to read 'Taylor Crinklaw', with a long horizontal stroke extending to the right.

Taylor Crinklaw, Director of Infrastructure and Development Services

A handwritten signature in black ink, appearing to read 'Joan Thomson', with a long horizontal stroke extending to the right.

Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: August 9, 2021
To: Mayor and Council
From: Nancy Roulston, Manager of Engineering
Report#: COU21-082
Attachments: 44R-5800, 44R-5809

Title: Coventry Phase 4 Subdivision Easements

Objective: To accept various easements for the development of the Coventry Phase 4 subdivision.

Background: The development of Coventry Phase 4 subdivision requires various easements for drainage, storm and sanitary sewers. These works are part of an overall plan for the servicing and development of the lands south of McCarthy Road West, which is currently under construction.

Analysis: Plans 44R-5800 and 44R-5809 have been completed to the City's satisfaction and deposited at the registry office. The subdivision agreement requires the dedication of these easements.

Financial Impact: All associated legal fees are to be paid for by the developer.

Alignment with Strategic Priorities:

Widening our Economic Opportunities

Strengthening Stratford's economy by developing, attracting and retaining a diversity of businesses and talent.

Staff Recommendation: THAT The Corporation of the City of Stratford accept an easement over Parts 1, 2, and 3 Plan 44R-5809 from Earth Park Homes (Stratford) Incorporated for a sanitary sewer;

THAT The Corporation of the City of Stratford accept an easement over Part 4 Plan 44R-5809 from Earth Park Homes (Stratford) Incorporated for a storm sewer;

AND THAT The Corporation of the City of Stratford accept an easement over Parts 1, 2, 3, 4, 5 and 6 Plan 44R-5800 from Earth Park Homes (Stratford) Incorporated for a drainage swale.



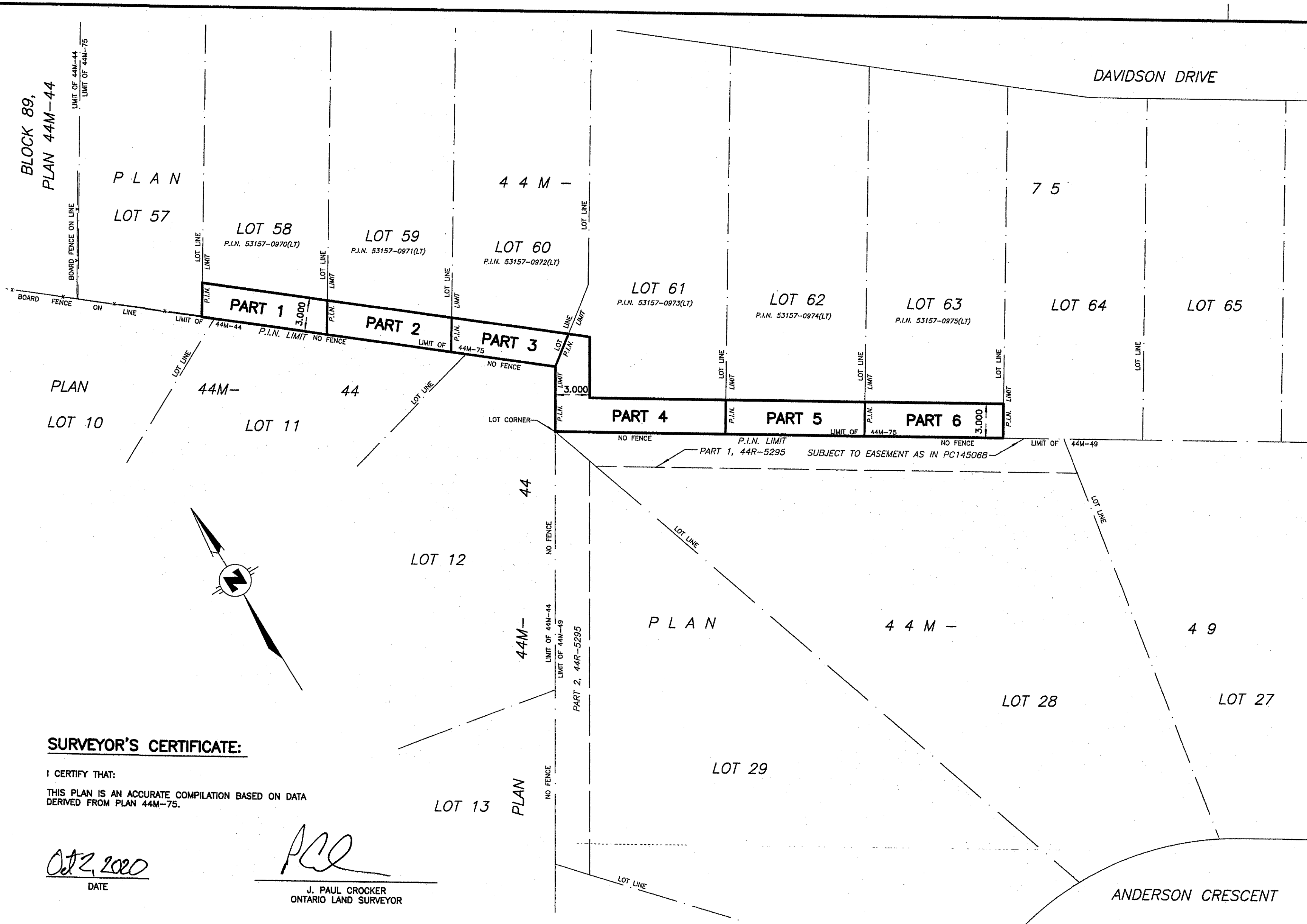
Nancy Roulston, Manager of Engineering



Taylor Crinklaw, Director of Infrastructure and Development Services



Joan Thomson, Chief Administrative Officer



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE Oct 2, 2020

[Signature]
J. PAUL CROCKER, O.L.S.

PLAN 44R-5800

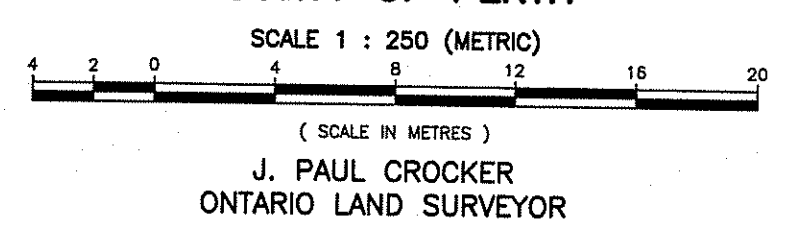
RECEIVED AND DEPOSITED

DATE 2020-10-05

Christy Townsend
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PERTH (No. 44)

SCHEDULE				
PART	P.I.N.	PERPENDICULAR WIDTH	LOT	PLAN
1	PART OF 53157-0970(LT)	3.00	PART OF 58	44M-75
2	PART OF 53157-0971(LT)	3.00	PART OF 59	44M-75
3	PART OF 53157-0972(LT)	3.00	PART OF 60	44M-75
4	PART OF 53157-0973(LT)	3.00	PART OF 61	44M-75
5	PART OF 53157-0974(LT)	3.00	PART OF 62	44M-75
6	PART OF 53157-0975(LT)	3.00	PART OF 63	44M-75

COMPILED PLAN OF EASEMENT
OF PART OF
LOTS 58, 59, 60, 61,
62 & 63
PLAN 44M-75
IN THE
CITY OF STRATFORD
COUNTY OF PERTH



SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
THIS PLAN IS AN ACCURATE COMPILATION BASED ON DATA
DERIVED FROM PLAN 44M-75.

Oct 2, 2020
DATE

[Signature]
J. PAUL CROCKER
ONTARIO LAND SURVEYOR

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Callon + Dietz INCORPORATED

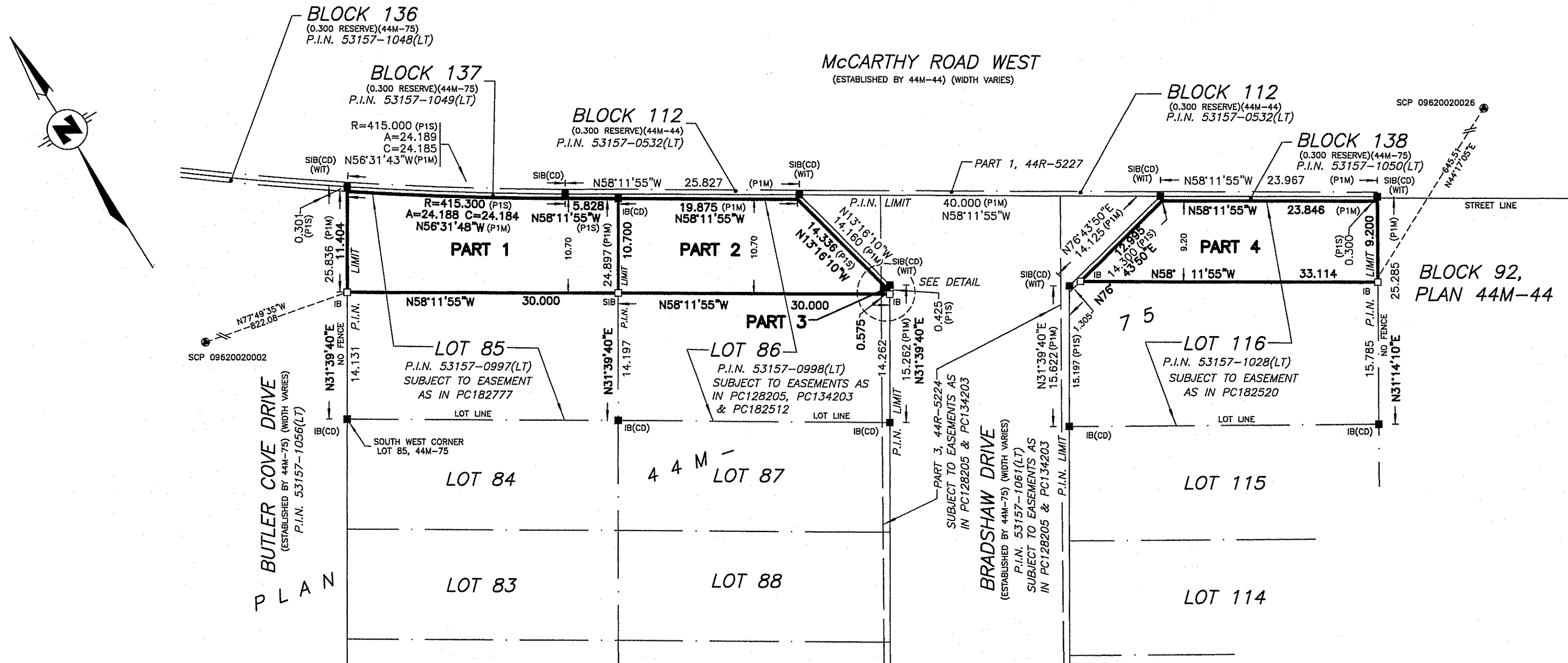
ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BAY

info@callondietz.com callondietz.com

SURVEY BY: - DRAWN BY: H.D. FILE No: 09-16980 Z PLAN No: DDD-3577

ISO 9001



NOTES

UNLESS OTHERWISE NOTED ALL DIMENSIONS SHOWN ARE MEASURED
BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS
09620020002 AND 09620020026, UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99954664.

INTEGRATION DATA

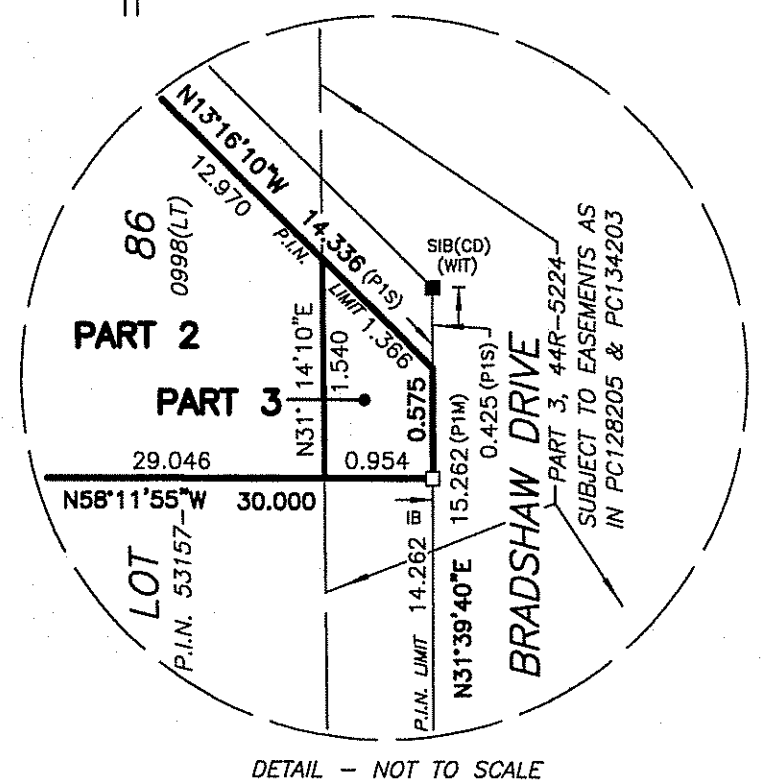
SPECIFIED CONTROL POINTS (SCP's): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
SCP 09620020002	4904888.880	500720.198
SCP 09620020026	4904125.454	500266.812

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

METRIC

LEGEND

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES 16mm DIAMETER ROUND IRON BAR
- CC DENOTES CUT CROSS
- OU DENOTES ORIGIN UNKNOWN
- SCP DENOTES SPECIFIED CONTROL POINT
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- CD DENOTES CALLON DIETZ, O.L.S.'s
- P1 DENOTES PLAN 44M-75



I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT

DATE October 15, 2020

PC

J. PAUL CROCKER, O.L.S.

PLAN 44R-5809

RECEIVED AND DEPOSITED

DATE 2020-10-16

M.L. GREEN

REPRESENTATIVE FOR LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF PERTH (No. 44)

PART	LOT/BLOCK	PLAN	P.I.N.
1	PART OF LOT 85	44M-75	PART OF 53157-0997(LT)
2	PART OF LOT 86	44M-75	PART OF 53157-0998(LT)
3	PART OF LOT 86	44M-75	PART OF 53157-0998(LT)
4	PART OF LOT 116	44M-75	PART OF 53157-1028(LT)

PARTS 2 & 3 COMPRISE PART OF P.I.N. 53157-0998(LT)
PART 3 IS SUBJECT TO EASEMENTS AS IN PC128205 & PC134203
PART 1 IS SUBJECT TO EASEMENT AS IN PC182777
PARTS 2 & 3 ARE SUBJECT TO EASEMENT AS IN PC182512
PART 4 IS SUBJECT TO EASEMENT AS IN PC182520

PLAN OF SURVEY
OF PART OF
LOTS 85, 86 & 116
PLAN 44M-75
IN THE
CITY OF STRATFORD
COUNTY OF PERTH
SCALE 1 : 400 (METRIC)
(SCALE IN METRES)
J. PAUL CROCKER
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS
MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 10th DAY OF SEPTEMBER, 2020.

DATE October 15, 2020

PC

J. PAUL CROCKER
ONTARIO LAND SURVEYOR

C:_Cdraw\DWG\2000a\2009\09-16980\RegionButlerEasements(000-3514).dwg October 15, 2020

Callon Dietz INCORPORATED

ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BAY

info@callondietz.com callondietz.com

SURVEY BY: G.H. DRAWN BY: H.D. FILE No: 09-16980 X PLAN No: DDD-3514

1509001



MANAGEMENT REPORT

Date: August 9, 2021
To: Mayor and Council
From: Brent Raycraft
Report#: COU21-084
Attachments: T-2021-29 Bid Summary; Ford F150 Hybrid Energy Brochure

Title: Award of Tender T-2021-29 Supply and Deliver Three Full Size Hybrid Pickup Trucks

Objective: To award the contract for Tender T-2021-29, three full size hybrid pick up trucks.

Background: The Fleet Division has aging vehicles that need replacing, as approved in the 2021 budget. The tender was created, and three Ford dealerships submitted tenders, with Mohawk Ford Sales of Hamilton Ontario having the best price.

Analysis: The City of Stratford continues to search for efficiencies and environmentally friendly initiatives. The addition of these three hybrid trucks aligns with these initiatives, making them the first hybrid pick-up trucks in the fleet. These units utilize regenerative braking energy and captures it for support of its 2.4KW energy source. The pick-ups will be utilized in the Supervisor group of vehicles to get its full potential of green energy savings. Along with the obvious environmental benefits, there will be savings in fuel economy, downtime, and maintenance costs as they are replacing older units.

Financial Impact: This Tender had a budget approval of \$178,000.00 and the tender for three Hybrid trucks from Mohawk Ford Sales of Hamilton came in at \$176,112.94, taxes included.

Alignment with Strategic Priorities:

Mobility, Accessibility and Design Excellence

Improving ways to get around, to and from Stratford by public transit, active transportation, and private vehicle.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Staff Recommendation: THAT Council approve the award for Three Hybrid Pickup Trucks, Tender 2021-29, to Mohawk Ford Sales at a total tender cost of \$176,112.94, taxes included;

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



Brent Raycraft, Supervisor of Fleet



Taylor Crinklaw, Director of Infrastructure and Development Services



Joan Thomson, Chief Administrative Officer

Supply and Deliver Three Full Size Hybrid Pickup Trucks, 4x4 Crew Cab

Closing Date: Wednesday, July 7, 2021

Submission Summary

Vendor	City/Province	Submission Name	Unofficial Value or Notes
Mohawk Ford Sales (1996) Limited	Hamilton, Ontario	Submission 1	\$176,112.94
East Court Ford Lincoln	AGINCOURT, Ontario	Submission 1	\$186,093.47
PARKWAY FORD SALES LTD	WATERLOO, Ontario	Submission 1	\$191,982.48
Whiteoak Ford Lincoln Sales Limited	Mississauga, Ontario	Submission 1	\$196,111.50

Witness (Print Name) Signature Date

Witness (Print Name) Signature Date

Witness (Print Name) Signature Date

INSIDE THE ALL-NEW FORD F-150 WITH POWERBOOST

The class-exclusive,* available PowerBoost™ hybrid powertrain brings new levels of productivity and power to the all-new F-150. This solution seamlessly combines a proven EcoBoost® engine, 47-horsepower (35-kilowatt) electric motor, regenerative braking, lithium-ion battery and Pro Power Onboard™, offering up power in park and drive to provide mobile generator capability to meet the power demands of work and recreation.

PowerBoost is designed for the demanding needs of truck customers, supporting heavy payload and towing requirements as well as sustained driving with high loads. It will have at least 12,000** pounds of maximum available towing capacity.

With targeted best-in-class torque and horsepower, PowerBoost will have a targeted EPA-estimated range of approximately 700 miles*** on a single tank of gas.

Power in box

120V and/or 240V outlets capable of supplying 2.4kW or 7.2kW available Pro Power Onboard.

1.5 kW-hr lithium-ion battery

is liquid cooled and engineered to minimize weight while delivering optimum performance. It is mounted between the frame rails below the load floor with a unique vibration isolation system, leaving passenger space and cargo area uncompromised.

Pro Power Onboard

2.4kW or 7.2kW inverter converts direct current from the high voltage battery to standard alternating current, useful for tools and devices.

Electrically boosted brakes

and high voltage air conditioning compressor accommodate engine-off situations.

12V battery powers engine

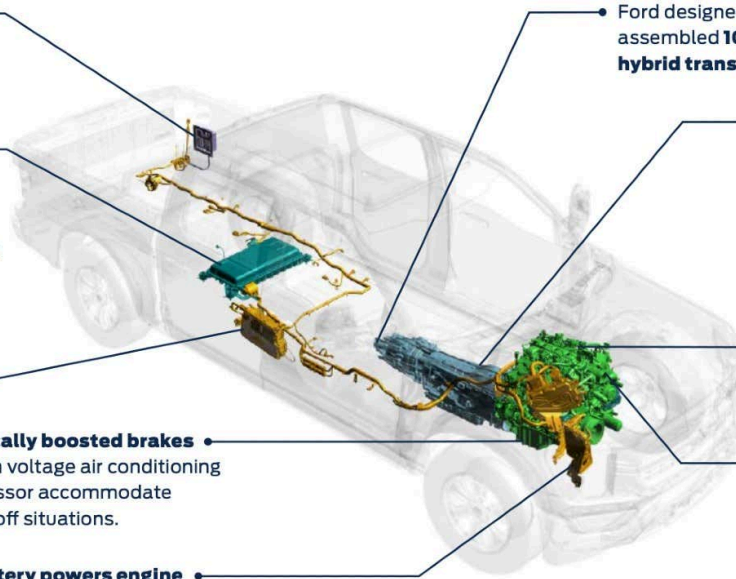
starters while a high to low voltage converter powers low voltage loads.

Ford designed, engineered and assembled **10-speed modular hybrid transmission**.

The 35kW electric motor works in tandem with the engine for power and torque, utilizes **regenerative braking energy** capture, and supports 2.4kW or 7.2kW of available Pro Power Onboard while in generator mode.

Available **3.5-liter EcoBoost V6** adapted for hybrid driving and mobile generator requirements.

Belt driven starter is used for water pump and belt starter motor.



*Class is Full-Size Pickups under 8,500 lbs. GVWR. **Maximum tow on F-150 XL, PowerBoost, 4x2, Maximum Trailer Tow Package.

***Targeted EPA-estimated range applies to an available trim. Actual range will vary. Final EPA-estimated ratings available later in the 2020 calendar year.

COALITION ONTARIENNE POUR
de meilleurs services
éducatifs à l'enfance



ONTARIO COALITION FOR
Better Child Care



July 13, 2021

Re: 21st Annual Child Care Worker and Early Childhood Educator Appreciation Day, October 21, 2021

To Ontario mayors and councils,

We are writing to ask that you and your council proclaim and participate in Child Care Worker & Early Childhood Educator Appreciation Day on Thursday, October 21, 2021. This day recognizes the commitment, hard work and dedication of Early Childhood Educators (ECEs) and staff who work with young children. Each year, the day is proclaimed by The Ontario Coalition for Better Child Care (OCBCC), the Canadian Union of Public Employees (CUPE), municipalities and school boards across Ontario, and is marked by hundreds of child care centres, unions, and allies.

This year's Child Care Worker and Early Childhood Educator Appreciation Day is especially important as we look forward to a system of not-for-profit, accessible, affordable, high-quality care in Canada. After decades of advocacy, the good work and important contributions of workers in child care are finally being recognized. While new federal commitments are promising, our work must continue to ensure that provinces protect and respect early learning and care through robust investment in public services, not private care. We are on the cusp of a child care revolution in Ontario—and it starts with better working conditions and supports for child care workers.

If your council does not issue official proclamations, there are many ways for your municipality to participate in celebrating this important day:

- Your council sponsors a public announcement;
- Display our posters and distribute our buttons; and
- Organize events and contests for the day or have councilors or the mayor participate in events hosted by child care centres.

A sample proclamation and document outlining additional ways to recognize this important day is attached.

We would love to acknowledge municipalities who choose to celebrate child care workers and ECEs across Ontario on October 21, 2021. Please let us know how your municipality is participating in the appreciation day and we will add you to our list of proclamations and celebrations.

Please direct any correspondence on proclamations and/or celebration activities to the attention of Carolyn Ferns, by mail: Ontario Coalition for Better Child Care, PO Box 73034 Wood Street PO Toronto, ON M4Y 2W5, or by email at: carolyn@childcareontario.org.

Thank you for your consideration.

Sheila Olan-MacLean
President, OCBCC

Fred Hahn
President, CUPE Ontario Division



21ST ANNIVERSARY | OCTOBER 21, 2021
**CHILD CARE WORKER AND EARLY
CHILDHOOD EDUCATOR
APPRECIATION DAY**



This day recognizes the commitment, hard work and dedication of Early Childhood Educators (ECEs) and staff who work with young children. Each year, the day is proclaimed by The Ontario Coalition for Better Child Care (OCBCC), the Canadian Union of Public Employees (CUPE), municipalities and school boards across Ontario, and is marked by hundreds of child care centres, unions, and allies.

Tips to Recognize and Celebrate the Day!

Everyone	Municipalities	School Boards	Child Care Centres
<p>Show child care workers your appreciation on social media:</p> <ul style="list-style-type: none"> • Share photos of how you're celebrating the day • Share an event prior to the date to raise awareness • Write a kind message about a child care provider you know • Use the hashtag #ECEappreciation and tag us @ChildCareON 	<ul style="list-style-type: none"> • Place an ad in the local newspaper promoting the day • Nominate staff from local child care centres to be recognized by the Mayor • Encourage local councillors to tour child care centres to find out more about this important work • Organize a community-wide celebration to recognize individual staff, centres, and programs 	<ul style="list-style-type: none"> • Insert the day on the October calendar • Arrange to have the day announced on the PA • Encourage classes of students to visit the child care centre • Set up a Wall of Fame where parents have the opportunity to say thank you to staff • Place our poster on school bulletin boards 	<ul style="list-style-type: none"> • Host a pizza lunch for staff • Give staff members a certificate of appreciation. • Have every staff in the centre vote on one child care champion of the year • Set up a board near the entrance of the centre where parents may write thank-you notes • Place our poster on the main doors

* Contact the OCBCC to order posters and buttons by Friday, October 1, 2021 to ensure timely delivery.

21st Annual Child Care Worker and Early Childhood Educator Appreciation Day

October 21, 2021

Proclamation

Whereas years of research confirms the benefits of high-quality child care for young children's intellectual, emotional, social and physical development and later life outcomes; and

Whereas child care promotes the well-being of children and responds to the needs of parents and the broader community by supporting quality of life so that citizens can fully participate in and contribute to the economic and social life of their community; and

Whereas trained and knowledgeable Early Childhood Educators and child care staff are the key to quality in early learning and child care programs and champions for children;

Therefore, Be It Resolved that October 21, 2021 be designated the 21st annual "Child Care Worker & Early Childhood Educator Appreciation Day" in recognition of the education, dedication and commitment of child care workers to children, their families and quality of life of the community.



MANAGEMENT REPORT

Date:	August 9, 2021
To:	Mayor and Council
From:	Jeneane Fast, Housing Stability Policy and Program Coordinator Jeff Wilson, Manager of Housing Taylor Crinklaw, Director of Infrastructure and Development Services Kim McElroy, Director of Social Services
Report#:	COU21-085
Attachments:	Appendix A – Rapid Housing Initiative - Preliminary drawings

Title: Rapid Housing Initiative (RHI) Update - Round 2 Funding

Objectives: To update Council on the status of the City's Rapid Housing Initiative (RHI) application to Canada Mortgage and Housing Corporation (CMHC) for the development of an Alternative Housing Pilot project;

And to obtain Council endorsement to submit an updated proposal for RHI Round 2 funding by August 31, 2021.

Background: At the end of December 2020, the City of Stratford submitted a Rapid Housing Initiative (RHI) application to Canada Mortgage and Housing Corporation (CMHC) for the development of permanent supportive housing (PSH) at 398 Erie Street. The details of this application are described in management reports **SOC20-012** and **COU21-010**. In March of this year, staff were informed that due to the high volume of applications, its submission had been put on hold until more funding could be secured from the federal government. On June 30, CMHC announced an additional investment of \$1.5 billion for Round 2 of the RHI, adding a minimum of 4,500 new affordable units to Canada's housing supply.

CMHC has invited all applicants whose submissions were put on hold in Round 1 to update their proposals. The deadline for this is August 31. For Round 2 funding, CMHC has removed the 'modular' requirement, meaning that conventional construction methods are eligible so long as the project can be completed within the 12-month timeframe. As with the first round of funding, CMHC will provide up to 100% in capital contributions but will not cover operational costs or costs related to non-residential space.

Analysis: The Round 1 application included a concept plan for eight (8) modular 1-bedroom units and a common area for a tenant lounge and staff office. For Round 2 funding, it is recommended that the construction method be switched from modular to conventional to reduce the overall cost and increase the number of units. The Round 2 concept plan calls for twelve (12) bachelor units, one of which will be used for the staff office and common area.

To meet current zoning requirements, a self-contained commercial office space was also included in the concept plan. This space offers additional revenue, as well as an opportunity to strengthen partnerships with local community agencies by providing a central, easily accessible location to provide services. In the Round 1 application, the cost of this space was covered by Social Services Relief Funding (SSRF). That funding is no longer available, leaving a potential funding gap that needs to be addressed to move this project forward.

Marklevitz Architects Inc. has been engaged to provide preliminary drawings and a Class D Cost Estimate (+/- 25%). The drawings are attached as Appendix A. They have provided potential cost estimates:

1. Building designed to Ontario Building Code requirements
2. Construction to Passive House standards

The cost for the building designed to Ontario Building Code requirements are anticipated to be \$3,000,000 and the cost for a building constructed to Passive House standards are anticipated to be \$3,500,000.

Staff are recommending that this project would be designed to meet or exceed the certification standards or either Passive House or Net-Zero. An energy efficient build is recommended for several reasons: it increases the likelihood of the project being funded by the CMHC; it is the responsible action when considering climate change; and the build/building could serve as a local leader and an educational opportunity for local builders.

There is no change to the ongoing operations of the pilot project. The units will be dedicated to single adults on the By Name List, who are experiencing chronic homelessness, and who are also dealing with complex mental health and addictions issues. On-site staff support will be delivered 24 hours a day in partnership with local social services and health agencies. Staff are working on completing a detailed operational budget; however, it is anticipated that the funding for ongoing operations (support staff and rent subsidies) will be provided through 100% provincial funds which could include leveraging monies from different areas such as the Community Homelessness Prevention Initiative (CHPI) and Home for Good (HFG). Work has also begun with the Ontario Health Team to determine the feasibility of a potential funding and operational partnership on this initiative.

Financial Impact: The Alternative Housing Pilot project will only proceed should the CMHC funding proposal for 100% RHI support of capital development costs be successful. The City of Stratford would own and operate the pilot project, with funding for ongoing operations (i.e. maintenance expenses, rent subsidies and support services) to come from rental revenues and 100% provincial funding. The application to the CMHC will be for \$3,500,000. The cost of the commercial space not covered by the Rapid Housing Initiative is estimated to be approximately \$177,000. Staff recommend that funding from the Homelessness Reserve be used to for this amount.

Alignment with Strategic Priorities:

Strengthening our Plans, Strategies and Partnerships

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Other

The RHI proposal for a 24/7 supportive housing project is fully aligned with all four of the strategic priorities identified in the **Housing and Homelessness Plan for Stratford, Perth County and St. Marys:**

- Ending Homelessness
- Creating Attainable Housing Options
- Sustaining Community Housing
- Addressing a Diversity of Needs

It also helps support the **Community Well-being and Safety Plan**, by increasing the availability of low-barrier affordable housing for individuals with complex mental health and addiction needs.

Staff Recommendations: THAT Council authorize the Mayor, City Clerk and Director of Social Services to sign and submit a Declaration of Integrity and relevant documents for Canada Mortgage and Housing Corporation (CMHC) for Rapid Housing Initiative funding opportunities;

AND THAT subject to funding approval from CMHC, Council approve amending the 2021 Housing budget to include \$177,000 from the Homelessness Reserve to contribute to the construction of the unfunded commercial space at 398 Erie Street.



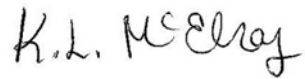
Jeneane Fast, Housing Stability Policy and
Program Coordinator



Jeff Wilson, Manager of Housing



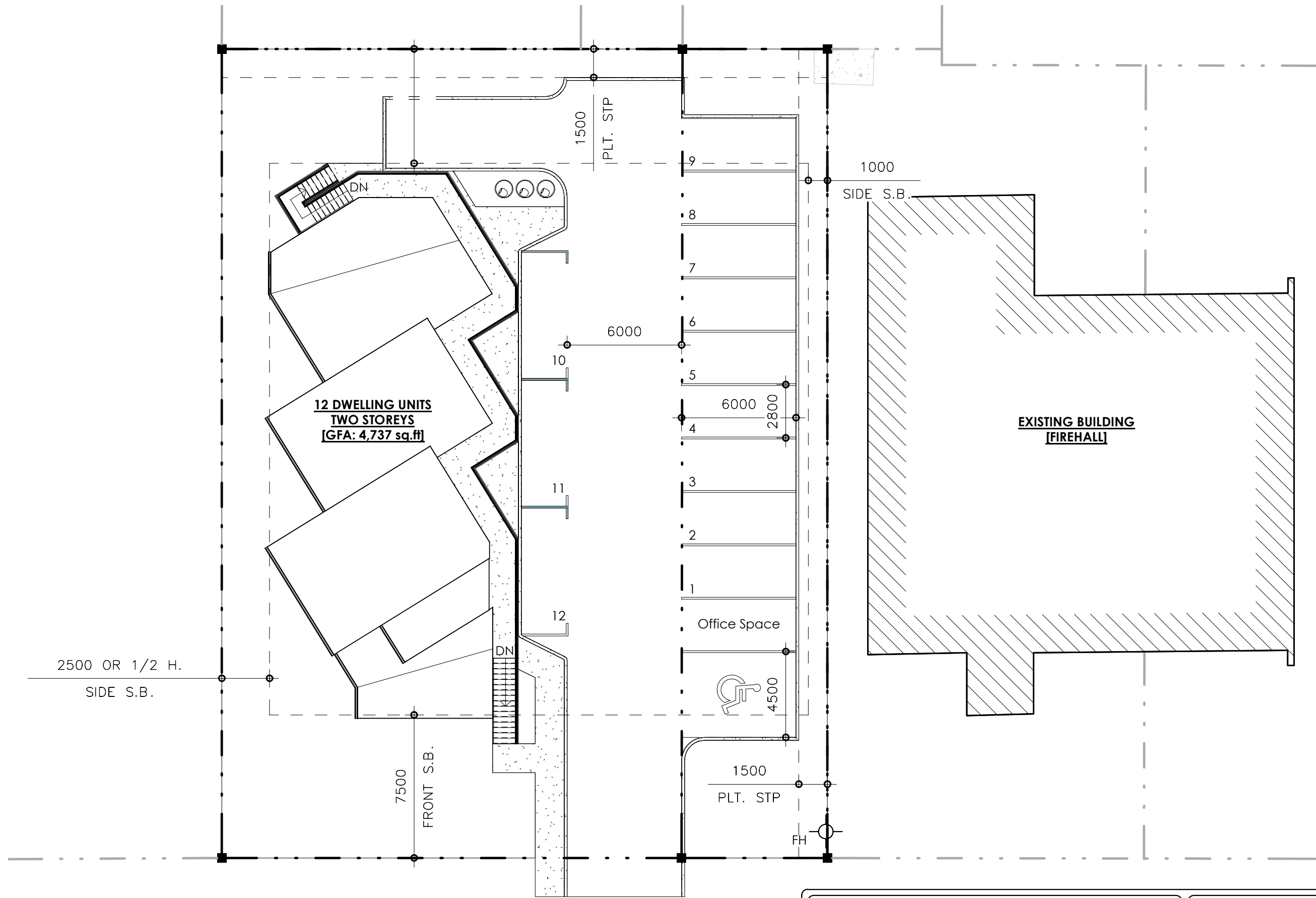
Taylor Crinklaw, Director of Infrastructure
& Development Services



Kim McElroy, Director of Social Services



Joan Thomson, Chief Administrative Officer



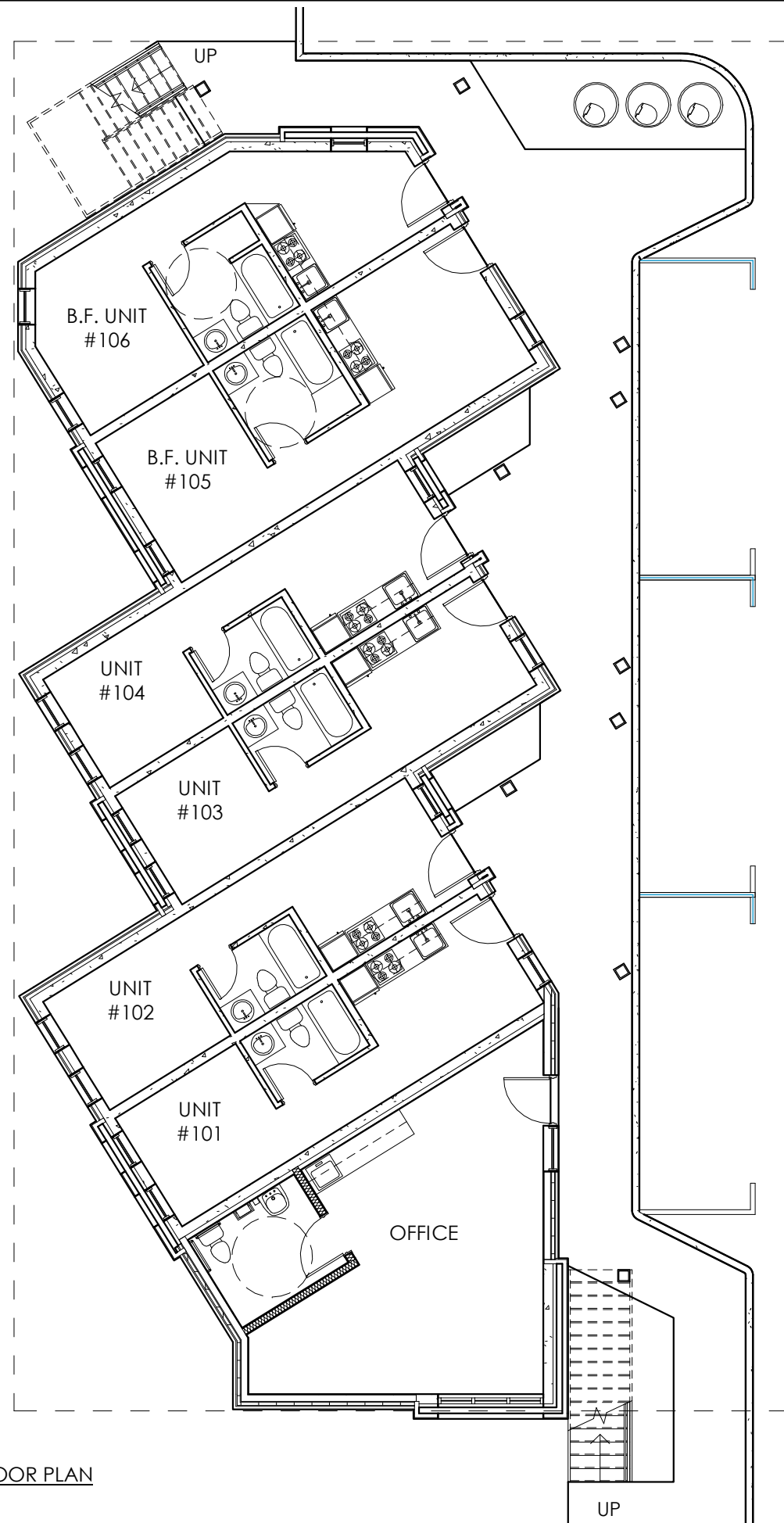
SITE PLAN
SCALE: 1 : 200

ERIE STREET



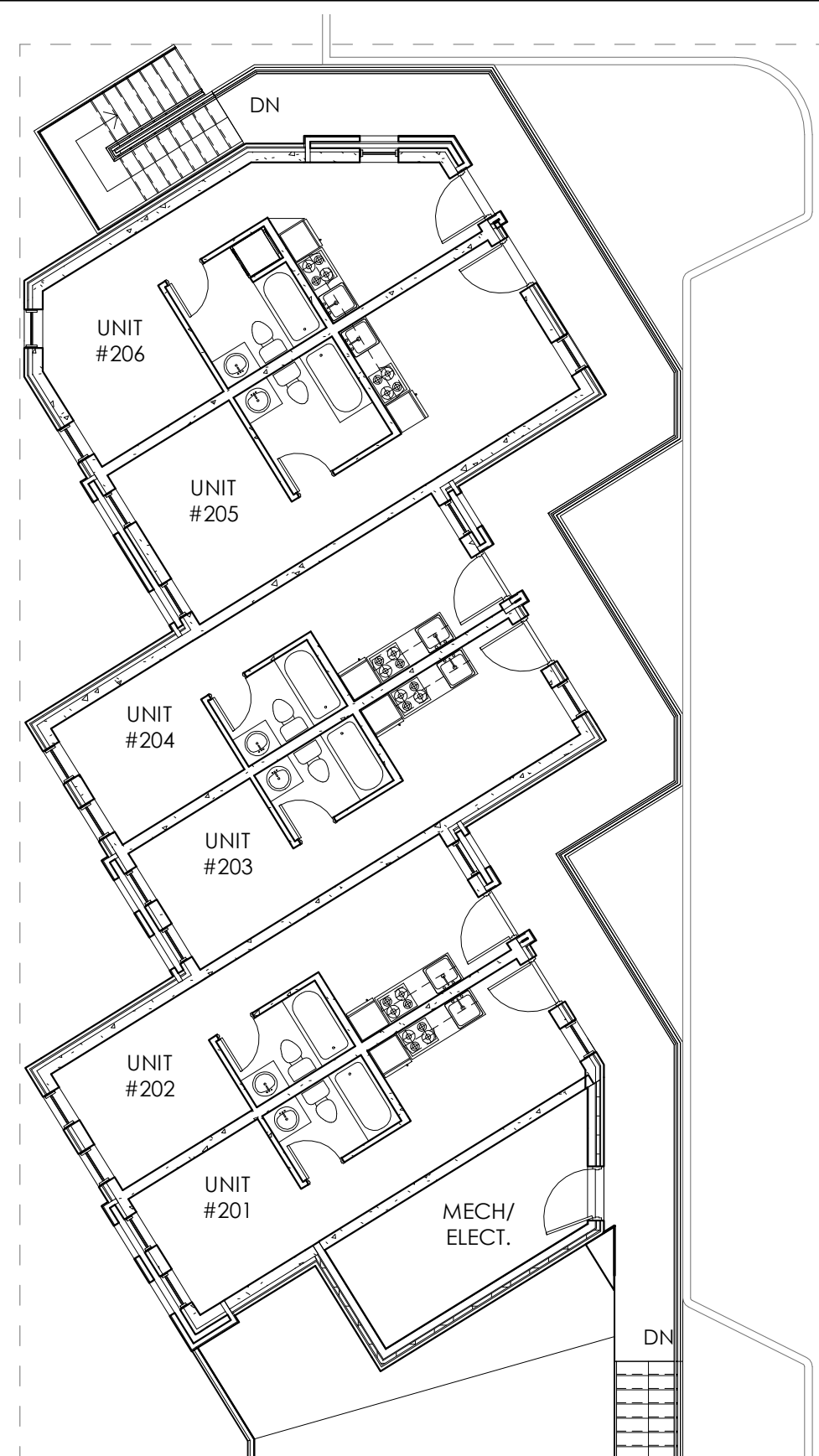
marklevitzv
architects inc.

DRAWING	SITE PLAN	DATE	2021.08.03
PROJECT	398 ERIE STREET – AFFORDABLE HOUSING	PROJECT No.	21-16-0038
FOR	CITY OF STRATFORD	DRAWING No.	A1



GROUND & SECOND FLOOR PLAN

SCALE: 1 : 125



marklevitz
architects inc.

DRAWING	GROUND & SECOND FLOOR PLAN	DATE	2021.08.03
PROJECT	398 ERIE STREET – AFFORDABLE HOUSING	PROJECT No.	21-16-0038
FOR	CITY OF STRATFORD	DRAWING No.	A2



PERSPECTIVE VIEW

SCALE:



marklevitzv
architects inc.

DRAWING	PERSPECTIVE VIEW	DATE
PROJECT	398 ERIE STREET – AFFORDABLE HOUSING	PROJECT No. 21-16-0038
FOR	CITY OF STRATFORD	DRAWING No. A6



MANAGEMENT REPORT

Date: August 9, 2021
To: Mayor and Council
From: Nathan Bottema, Project Manager
Report#: COU21-086
Attachments: T2021-27 Bid Summary

Title: Tender Award for Contract T2021-27 Queen Street Major Storm Trunk Sewer

Objective: To seek Council direction regarding acceptance of the Birnam Excavating Limited bid of \$19,303,998.24 including HST, for the Queen Street Major Storm Trunk Sewer Contract T2021-27.

Background: The Queen Street Major Storm Truck Sewer tender was posted on the City's website on June 21, 2021. The work includes:

- A new 2250 mm diameter storm sewer by microtunneling on Queen Street from 45 m south of Lakeside Drive to Brunswick Street (approximately 615 m).
- A new 2000 mm diameter storm sewer by microtunneling on Brunswick Street from Trinity Avenue to Queen Street (approximately 90 m).
- A new 4000x1500 mm box culvert by open cut from Lake Victoria to 45 m south of Lakeside Drive (approximately 65 m).
- A storm sewer outlet headwall structure on the Lake Victoria shoreline.
- Temporary microtunnel launching or receiving shafts at:
 - Queen St (45m from Lakeside Dr),
 - Queen St / Brunswick St intersection,
 - Brunswick St / Trinity St intersection, and
 - Queen St / Water St intersection (provisional).
- Decommissioning the Queen Street / Guthrie Avenue watermain river crossing.

This project will significantly reduce downstream sewer surcharging and roadway flooding, which contributes to excessive infiltration into the sanitary system and subsequent sewer backups. The proposed sewer will have a measure of excess capacity, which allows the system to cope with the increasing frequency and severity of storm events as a climate change adaptation measure.

An online public engagement period was arranged to allow local residents and interested members of the public an opportunity to review and comment on the planned improvements. The feedback received was summarized and presented to Council in Report ITS21-18 on June 14, 2021.

The design, contract specifications, detailed estimate and supporting engineering reports were completed by Wood Canada Limited (Wood), formally AMEC Foster Wheeler. The detailed cost estimate used for budgeting was developed based on similar projects, and input from industry experts.

Construction of the project is planned from September 2021 to April 2022.

Analysis:

BID SUBMISSION

There were a total of 30 contractors that picked up plans for the project, with four submitting official bids. The lowest qualified bid of \$19,920,422.99 including HST was provided by Birnam Excavating Limited. The submission was reviewed, and their experience and references were checked with positive results. The Contractor indicated that the microtunneling machine is available for this project this year.

Birnam Excavating Limited core services include heavy civil municipal construction, general contracting and environmental services. Birnam Excavating Limited have listed Ward and Burke Construction Limited as their tunneling subcontractor. Ward and Burke Construction Limited have completed over 40,000 metres of tunnels worldwide focusing primarily on microtunneling.

PROJECT COMMENCEMENT

The lowest bid exceeds the 2021 capital budget of \$14,470,000.00 by approximately \$2,915,000.00. Contributing factors include the cost of steel doubling, increase in fuel costs, escalating construction material costs, additional costs to adhere to onsite COVID-19 protocols, increase in microtunneling demand, and the increase in shipping costs for specialized tunneling equipment parts from Europe.

Additional funding would be required to fund the bid exceedance above the capital budget, as well as the consultant design fees, contract administration fees, inspection services fees, utility relocations, and geotechnical services required during construction.

The Birnam Excavating Limited bid of \$19,920,422.99 includes \$1,243,000.00 of contingency. The provisional intermediate shaft at the Water Street and Queen Street intersection would not be constructed to provide a savings of \$616,424.75. This reduces the original bid amount to \$19,303,998.24, which is \$17,383,848.33 after the partial HST rebate.

Through post-tender interviews with the bid-submitting contractors, various value saving alternatives have been identified that could provide further savings if realized. These include reducing the shaft sizes to minimize utility relocations and implement full closures of Queen Street and Lakeside Street during tunneling that would improve construction logistics.

Staff will be applying for funding through the Federal Disaster Mitigation and Adaptation Fund (DMAF) for this project. This program was established to reduce the impacts of climate change and strengthen resilience to natural hazards and extreme weather events. If successful, the DMAF could provide up to 40% funding of the eligible construction costs. If the application were successful, it is anticipated that only the remaining work at the time of award would be funded (estimated at 50%). The City has applied unsuccessfully for this funding stream in the past.

PROJECT POSTPONEMENT

Postponing the project to future years may not yield lower bids. As we move out of pandemic conditions the construction industry is anticipated to grow. The number of qualified microtunneling contractors in Canada is limited and demand for these services will remain high.

This project has been planned to be completed over the winter months to minimize disruptions to the Festival Theatre's program. Due to the specialized nature of microtunnelling, future alignment of key equipment and staff may not coincide as well with Festival Theatre performances. The 2021 reduced performance schedule provides an additional 25 working days that can be added to the start of the contract.

Postponement would require additional resources to be allocated to the project. This includes dealing with the new Ontario On-Excess Soil Regulations (O.Reg 406/19) that come into effect in January 2022. This regulation is expected to increase project costs for additional reporting, soil sampling, soil tracking and disposal. If postpone beyond August 2023 the City would have to re-engage a consultant to recomplete the Schedule 'B' Municipal Class Environmental Assessment process. Pushing construction back further delays infrastructural renewal and enhanced flood resiliency for the subject area.

Financial Impact: The estimated total project costs are:

Construction Contract (after HST rebate)	\$	17,383,850.00
Consultant fees (incl. contract admin, Geotech)	\$	535,000.00
Utility relocations	\$	241,000.00
Total	\$	18,160,000.00

The 2021 capital budget contains a total of \$14,470,000 for this project to be funded as follows:

Long Term Financing	\$	11,655,000.00	
Water Reserve	\$	75,000.00	R-R11-WATR
Sanitary Reserve		220,000.00	R-R11-WWTR
Road Reserve	\$	220,000.00	R-R11-WORK
Storm Reserve	\$	2,300,000.00	R-R11-STRM
Total	\$	14,470,000.00	

It is recommended that the shortfall of \$3,690,000.00 of additional funding be allocated to this project through long term financing for a total of \$15,345,000.

Alignment with Strategic Priorities:

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Staff Recommendation: THAT Council approve amending the capital budget for the Queen Street Storm Trunk Sewer by adding \$3,690,000.00 from Long Term Financing;

THAT Council authorize staff to apply for DMAF funding for the Queen Street Major Storm Trunk project;

THAT Council approve the award of the Queen Street Major Storm Trunk Sewer contract to Birnam Excavating Limited at a total tender price of \$19,303,998.24 including HST;

AND THAT the Mayor and Clerk be authorized to sign the necessary Contract Agreement.

OR

THAT Council authorize staff to apply for DMAF funding for the Queen Street Major Storm Trunk project;

THAT Council authorize the carry over of the approved 2021 amount of \$14,470,000 in the capital budget;

AND THAT the Queen Street Major Storm Trunk Sewer project be deferred to 2022 budget deliberations for additional funding consideration.



Nathan Bottema, Project Manager



Taylor Crinklaw, Director of Infrastructure and Development Services



Joan Thomson, Chief Administrative Officer

T-2021-27

Queen Street Major Storm Trunk Sewer

Closing Date: Thursday, July 29, 2021

Submission Summary

Vendor	City/Province	Submission Name	Unofficial Value or Notes
Birnam Excavating Ltd.	Arkona, Ontario	Submission 1	\$19,920,422.99
Network Sewer and Watermain Ltd	Cambridge , Ontario	Submission 1	\$21,001,981.98
Ward & Burke Microtunnelling	Mississauga, Ontario	Submission 1	\$22,417,380.71
Sierra Infrastructure Inc	Woodstock, Ontario	Submission 1	\$24,100,782.38

Witness (Print Name) Signature Date

Witness (Print Name) Signature Date

Witness (Print Name) Signature Date



MANAGEMENT REPORT

Date:	August 9, 2021
To:	Mayor and Council
From:	Jeneane Fast, Housing Stability Policy and Program Coordinator Jeff Wilson, Manager of Housing Kim McElroy, Director of Social Services Taylor Crinklaw, Director of Infrastructure & Development Services
Report#:	COU21-087
Attachments:	None

Title: Britannia Phase 2 Development Plans and Amendment to 2021 Budget

Objective: To provide an update to Council related to the development of Phase 2 of the Britannia Street Affordable Housing Project and to seek Council direction to amend the budget and the preferred type of build.

Background: On April 24, 2017, City Council approved a Business Plan to build 55 new affordable rental housing units on a hectare of City-owned land adjacent to Britannia Street, at the former Fairgrounds property (**ITS17-017**). The Business Plan called for the development to be undertaken in two phases – 35 units in Phase 1, and 20 units in Phase 2. On September 11, 2017, City Council awarded the architecture RFP for Phase 1 to SRM Architects Inc., an architecture firm with experience in multi-residential development in the affordable housing sector (**COU17-051**).

On November 23, 2020, Council approved (**COU20-184**) the development of Phase 2 Britannia St. Affordable Housing project at the cost of approximately \$6 million. Around 5 – 7% of the budget will be required for architects, engineers, and design consultants. Council also approved:

- Entering into a Contribution Agreement for Ontario Priorities Housing Initiative (OPHI) funding
- Contracting a Project Manager in accordance with the City's Procurement of Goods and Services Policy
- The need for one additional staff resource for property/resident management services in the 2022 operating budget of the Housing Division.

Analysis: In support of all four priorities of the City's Strategic Plan (April 2019), Phase 2 of the Britannia Street Affordable Housing project will create 27 new rental units for low

wage workers, thereby furthering local economic opportunities. The rental rate for all the units will be set at 80% of the Ministry-approved Average Market Rent for the Service Manager area.

Building Design

Following community and council feedback, the original concept plan for a universally designed 2-storey building containing 20 units of varying sizes (e.g. studio, 1-bedroom, and 2-bedroom) has been adjusted to a 3-storey building containing 27 units of varying sizes. After reviewing community feedback from Britannia Phase 1, the following amenities will be included in Phase 2:

- Laundry facilities
- A community lounge
- A parcel room
- A storage room with lockers (for use by residents of both buildings)
- A public washroom for use by City staff, contractors, and visitors

The design plans include accessibility features such as a garage for mobility devices (e.g. scooters) for use by residents of both buildings, so that the scooter rooms in Phase 1 can be repurposed for a community lounge and maintenance area. The landscape plans will also include a community garden for use by residents of both buildings.

To ensure that the design, look, and feel of the second building is consistent with original concept plans, and to meet tight timelines for federal-provincial funding under the Ontario Priorities Housing Initiative (OPHI), SRM Architects were re-engaged to provide the necessary design services for Phase 2. SRM Architects are responsible for all design services including building design, working drawings and site planning, and will also coordinate the structural, mechanical, electrical, and civil engineers and landscape architecture. In addition, SRM Architects will be responsible for submitting the site plan application and amendments, supporting staff during the construction tendering process, and providing design oversight during the construction phase.

Additionally, in collaboration with cost consultants Marshall and Murray, SRM Architects have provided potential construction options and associated cost estimates with respect to the energy efficiency of the building:

1. Building designed to OBC requirements;
2. Building designed utilizing energy efficient principles (Passive/Net Zero) without certification.

Due to potentially significant additional costs and timeline challenges, staff are recommending a building designed using energy efficient principles but without certification. This should allow construction to begin to meet the deadline of the Ministry of Municipal Affairs and Housing, while also incorporating energy efficient features which will benefit Phase 2 Britannia residents, for instance through lower heating and cooling

costs. It will also ensure that City assets are able to mitigate and adapt to a changing climate.

Funding Sources

Capital funding for the Phase 2 development will primarily come from two sources: Federal and Provincial OPHI program and long-term debt financing. To commit funding under OPHI, City Council is required to approve the Phase 2 project and sign a Contribution Agreement no later than December 31st of each program year.

If the Contribution Agreement is not signed by December 31st, \$1,063,920 of OPHI funding will be returned to the Province of Ontario. Following the submission of the signed Contribution Agreement, construction is required to commence within 120 days. Significant changes to the current plan, including major energy efficiency upgrades and bringing a specialist consultant onboard to design and potentially certify the build, could jeopardize the ability to meet the prescribed timelines.

The funding for ongoing operations will come from rental revenues. Property management services will be provided by the staff of the Housing Division, as well as contracted services (e.g. cleaning, snow removal, etc.).

Public Engagement

City staff will be collaborating with SRM Architects to engage community stakeholders. Community meetings are intended to be held the week of August 23. This will include a meeting with Britannia 1 residents and another meeting with the broader public. To meet required timelines, the Accessibility Advisory Committee has been circulated the architectural plans for review and to provide feedback. A response has been requested for the week of August 16.

Timelines

Upon acceptance of this report, prequalification for the construction tender will occur the week of August 16 through to August 27 and the tender is expected to be open the week of September 13 through to October 1. Construction is anticipated to begin in November 2021.

Financial Impact: The preliminary cost for the development of Phase 2 designed to OBC requirements is estimated at approximately \$8.75million. Passive/Net-Zero 'like' without certification is anticipated to cost an additional \$977,500 for a total project cost of \$9,727,500. A cost estimate for a certified Passive/Net-Zero build could not be obtained, but staff estimate it would be a minimum of \$750,000 beyond the cost of a Passive/Net-Zero 'like' without certification (i.e. approximately \$10,477,500 total project cost).

Cost estimates were provided by Quantity Surveyor's Marshall and Murray. They provided an additional caveat regarding their cost estimates:

"We are unable at this time to determine the projected construction cost implications due to the Coronavirus COVID-19 and have excluded any allowances for this impact if any. We are currently experiencing a very active construction market which could result in bids varying greatly from our indicated amount due to lack of bidders, escalating material costs and lack of suppliers holding prices or delivery dates."

10% of the budget will be required for architects, engineers, design consultants, and project management services. Capital funding for the Phase 2 development will primarily come from two sources: \$1,063,920 from OPHI and the remainder from long term debt financing.

The original long term debt financing budgeted and approved by City Council was \$4,936,080. An increase of \$3,727,500 in long term debt financing related to a Passive/Net-Zero 'like' without certification build will result in additional interest payments of approximately \$664,000 over its duration. It is anticipated the financing will be a serial debenture over 15 years.

Alignment with Strategic Priorities:

Mobility, Accessibility and Design Excellence

Improving ways to get around, to and from Stratford by public transit, active transportation, and private vehicle.

Strengthening our Plans, Strategies and Partnerships

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Widening our Economic Opportunities

Strengthening Stratford's economy by developing, attracting, and retaining a diversity of businesses and talent.

Staff Recommendations: THAT Council authorize staff to proceed with a Passive Home/Net-Zero 'like' without certification build for Phase 2 of the Britannia Street Affordable Housing Project;

THAT staff report back to Council regarding public consultation for Phase 2;

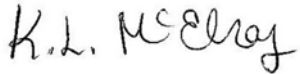
AND THAT Council approve an amendment to the 2021 Social Services Capital Budget to include an additional \$3,727,500, for a total budget of \$9,727,500, for Phase 2 of the Britannia Street Affordable Housing Project.



Jeneane Fast, Housing Stability Policy and Program Coordinator



Jeff Wilson, Manager of Housing



Kim McElroy, Director of Social Services



Taylor Crinklaw, Director of Infrastructure
& Development Services



Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: June 25, 2021
To: Community Services Sub-committee
From: Brad Hernden, Manager of Recreation & Marketing
Report#: COM21-007
Attachments: SBA Outdoor Basketball Court Proposal.pdf

Title: Community Outdoor Basketball Court at the Stratford Education Recreation Complex (S.E.R.C.)

Objective: For Council to consider supporting the development of a community outdoor basketball court on the grounds at the Stratford Education Recreation Complex.

Background: The Stratford Basketball Association ("SBA") provides recreation and competitive basketball programs for youth. Currently, there is one outdoor basketball court on city lands, available to the community for recreational play. It is located adjacent to the Stratford Transit Terminal and was funded through community donations.

The SBA would like to provide more outdoor recreation basketball opportunities to Stratford youth and alike, to help support the city in its pursuit of healthy active lifestyles.

The objective and mission of the SBA is to build a multi-net outdoor basketball court in Stratford to meet the growing needs of youth participation and interest in the sport of basketball. Please see attached proposal.

The scope of the project would be to develop:

- NBA-sized outdoor basketball court, 94 feet by 50 feet (approximately 5,000 square feet including off court perimeters), and having an all-weather sport court surface
- Six basketball hoops/nets contained within
- Eco-friendly lighting of the court surface to support safe play from dawn to dusk, simultaneously respecting corresponding by-law requirements

- A barrier (fence) around the court to keep activity within the sport area, and to provide general security. The court would only be locked during non-operational season, similar to the city's outdoor tennis courts

Analysis: The SBA has outlined proposed capital costs for the project and have secured partners willing to provide product and services through donation, gift and/or in-kind. The SBA intends to fully fund the project through donations. Some donors may request the city to issue an income tax receipt. If so, the donated item would have to meet the city's tax receipt eligibility and requirements.

To ensure the long-term viability of the proposed basketball court at SERC, the SBA is requesting the following support from the City of Stratford:

- A one-time donation of the required land footprint on the grounds at the Stratford Education Recreation Complex, adjacent to the tennis courts and parking lot. It is expected the land required would be approximately 5,000 square feet in total, and that the city would own every aspect of the facility once declared operational.
- Payment of utility operating costs to support the power needs of the site. It is expected that the total cost of hydro, based on 900 hours of use annually, would be approximately \$400 per year.
- The cost of future improvements, repairs, and maintenance of the court amenities.
- The city's assumption of insurance and indemnification costs, consistent to what is provided by the city to all other outdoor recreation facilities within the community services department portfolio. In speaking with our insurer this would be minimal. Our insurer also indicated that there are no risk management issues with this facility at this time.

It is expected that the proposed basketball courts would be available on a first come, first serve basis however should an organization wish to host a youth basketball camp, tournament, special event, training or otherwise, staff would administer the reservation of courts similar to the city's current permitting practices for outdoor soccer, baseball and beach volleyball.

Financial Impact: Utility costs in the amount of \$400 per year, and minimal annual maintenance expenses during the first 5 years of operations.

Recommend increasing the Recreation Facilities Reserve once this is built to begin providing for the funds required for long term maintenance of this new facility. There are no user fees to be collected by the City, associated with this new facility.

Alignment with Strategic Priorities:

Strengthening our Plans, Strategies and Partnerships

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Staff Recommendation: THAT Council support the development of a community outdoor basketball court on the grounds at the Stratford Education Recreation Complex.



Manager of Recreation & Marketing



Director of Community Services



Joan Thomson, Chief Administrative Officer

**PROPOSAL TO BUILD A NEW
OUTDOOR BASKETBALL COURT IN STRATFORD**
SUBMITTED BY:
STRATFORD BASKETBALL ASSOCIATION

MAY 2021





#1

FASTEST GROWING SPORT
IN CANADA

#1

MOST PARTICIPATED
SPORT AMONG AGES 12-
17

#1

MOST POPULAR SPORT TO
PLAY AGES 12-64

Basketball Participation in Canada

1.3 Million Canadians participate in registered basketball programs across the country

Basketball is experiencing the largest year-over-year participation growth of any of the five major North American sports

8 years old is the average age to begin playing basketball in Canada

34% of youth report playing basketball recreationally at least once per week

Basketball Diversity in Canada

Basketball participants and fans are more likely to be diverse, socially minded & active in their community

Basketball is Canada's most gender-balanced sport, with girls accounting for more than 40% of registered participants

More than 60% of basketball fans self-identify as having an international background





Basketball in Stratford

The Stratford Basketball Association provides top-quality house league and elite level programming for close to 500 youth members.

Recreational Play in Stratford

There is currently only **ONE** outdoor basketball court available for recreational play in our community.

The building of more outdoor courts will help the City achieve its objective to help create active healthy lifestyles in Stratford.

Outdoor sports are also more pandemic friendly, allowing for safer play according to back to sport protocols.

A Comparison of Outdoor Public Sport Access in Stratford

- Soccer/Football/Rugby Fields: 14
- Baseball Fields: 11
- Pickleball Courts: 10
- Tennis Courts: 5
- Volleyball Courts: 4





1

NBA SIZED OUTDOOR
COURT

4

HALF COURT HOOPS

6

NETS AVAILABLE FOR
SAFELY DISTANCED PLAY

Project Summary

Target Completion Date: June 2022

Objective

To build an outdoor multi-net basketball court in Stratford to meet the growing needs of youth participation and interest in the sport of basketball.

Mission

To provide a quality, safe outdoor playing court for basketball enthusiasts in our community to be used for recreational play and organized events.

Scope

- An NBA-sized outdoor basketball court with six nets
- An all-weather sport court surface
- Ample eco-friendly lighting to encourage safe evening play
- A six-foot high chain link fence around the court

Key Stakeholders

- Stratford Basketball Association
- City of Stratford
- Avon Maitland District School Board
- Huron-Perth Catholic District School Board



\$156,000

TOTAL PROJECT COST

\$39,000

PRODUCT & SERVICES &
CASH DONATED TO DATE

\$117,000

FUNDING GAP

Projected Capital Costs

Site Preparation: \$70,000

Excavation

Drainage

Concrete Pad

Fencing

Site Completion: \$57,000

Sport Court

Backboards, Nets & Poles

Lighting & Electrical

Benches & Shaded Seating

\$24,000

\$5,000

\$156,000

Potential Funding Sources

Grants & Donations:

Avon Maitland District School Board

Canadian Tire JumpStart

Huron-Perth Catholic District School Board

Ontario Trillium Foundation

Private Donations (\$10,000 secured to date)

Stratford Minor Sports

Stratford Basketball Association

Stratford Rotary

Product & Service Contributions:

Cullitons (Electrical Labour)

Feltz Design Build (Project Management)

Ideal Supply (Lighting)

NBA Canada (Backboards, Nets & Poles)



STRATFORD
BASKETBALL
ASSOCIATION

**The City of Stratford
has an opportunity
to be the leading
partner in this
relevant, youth-
focused project.**



Seeking the Following Support

To ensure the long-term viability of the new outdoor court in Stratford, the following support is required from the City of Stratford.

Land: One-time donation of the required space at the Stratford Education Recreation Complex

Power: on-going utility costs to support the power needs of the site.

Maintenance: on-going infrastructure maintenance & future capital improvement costs.

Insurance: on-going site insurance & indemnification costs, as part of the Parks & Recreation portfolio.

APPENDIX



**STRATFORD
BASKETBALL**
ASSOCIATION



STRATFORD
**HOOPS
FOR FUN**



STRATFORD
REVOLUTION



Proposed Court Location





NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*
Zone Change Application Z06-21
Derek & Elissa Vann/Grey & Staci Leis
215 Douro Street, Stratford

City of Stratford Council will hold a public meeting on **Monday, August 16, 2021 at 6:00 p.m.** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z06-21) under Section 34 of the Planning Act, R.S.O. 1990.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than **10:00 am on August 16, 2021. Following confirmation of the request to speak, details for participating in the meeting will be provided.** During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

The application affects the property with the municipal address of 215 Douro Street, located on the south side of Douro Street between Well Street and Queen Street, having an area of approximately 0.048ha (0.119ac). The subject lands are legally described as PLAN 47 W PT LOT 497 in the City of Stratford.

The purpose of this zone change is to rezone the property from a R2(1)-7 zone that permits a triplex to a site-specific R2(1) zone to permit a bake shop as an additional permitted use.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Victoria Nikoltcheva - Tel: (519) 271-0250 ext. 5320, Fax: (519) 271-5966 – vnikoltcheva@stratford.ca - City of Stratford, Development Services Division by **July 29, 2021** in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.

*Agencies: Please respond by: **Thursday, July 29, 2021.**
 If you choose to respond via fax, please use 519-271-5966.*

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a

decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: tdafoe@stratford.ca or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the proposed zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Stratford before the proposed zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the zoning by-law amendment you must make a written request to the Manager of Planning, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting the Development Services Division offices located at 82 Erie Street, Stratford or by calling 519-271-0250 ext. 5345 during business hours.

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If you require this document in an alternate format contact City Hall at 519-271-0250 ext. 5237 or email: clerks@stratford.ca

This Notice of Public Meeting was included in the 'Town Crier' published in the Beacon Herald newspaper on Saturday, July 24, 2021. This Town Crier is also posted to the City of Stratford website: www.stratford.ca.

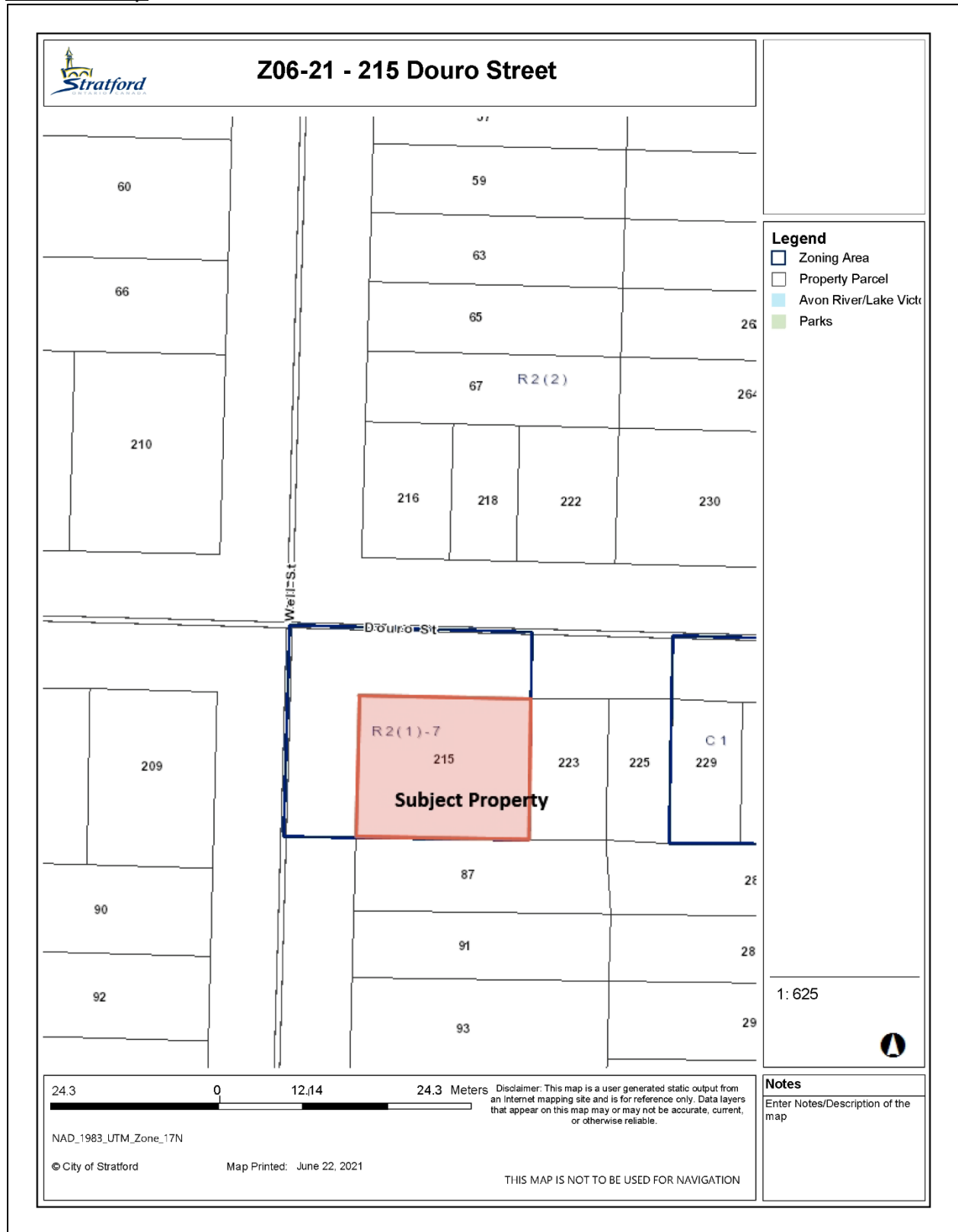
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

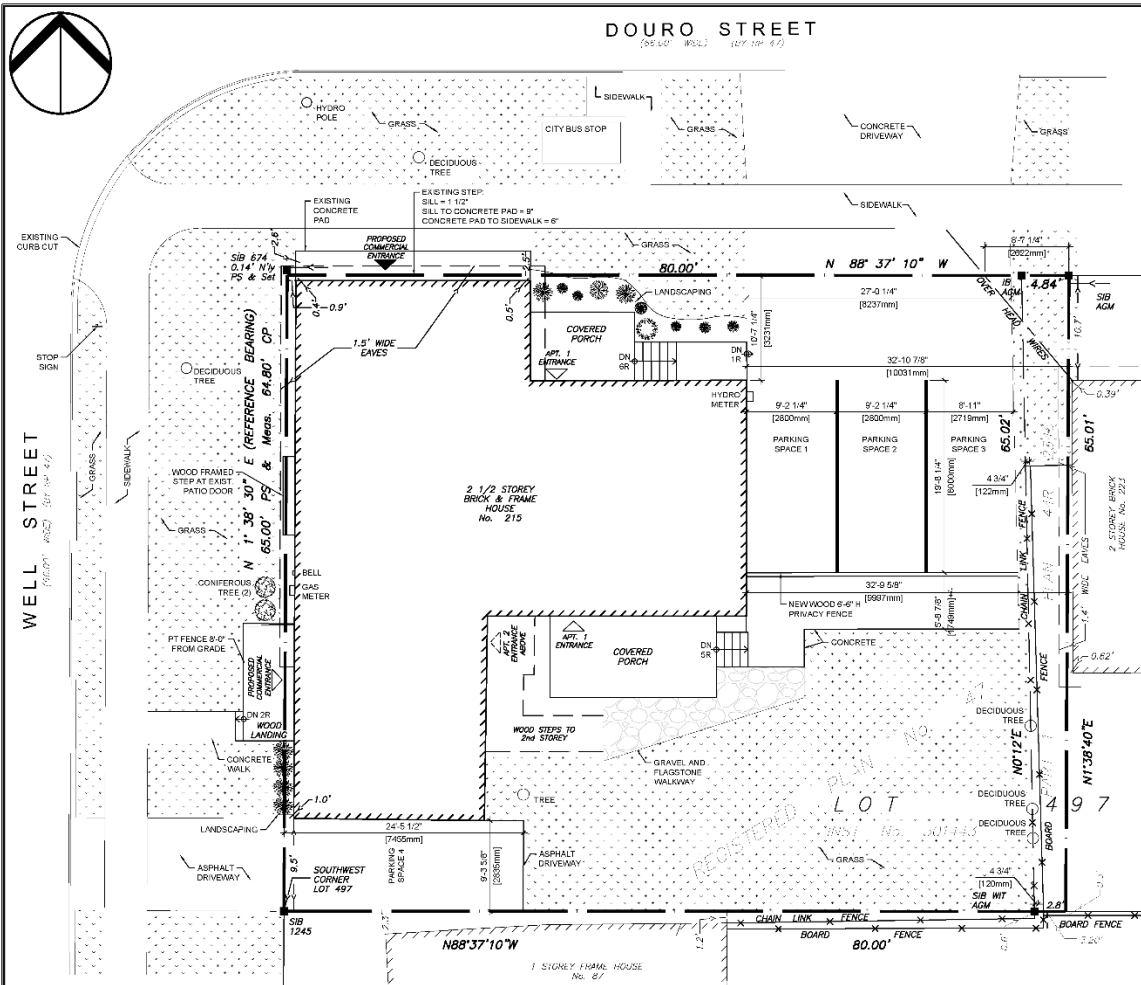
Dated July 19, 2021

Alyssa Bridge, Manager of Planning
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4
Tel: (519) 271-0250 ext. 5266 Fax: (519) 271-5966

Cc: Owner: Derek & Elissa Vann; Grey & Staci Leis
Agent: Caroline Baker, Baker Planning Group
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map





SITE STATISTICS: R-2(1)-7

DETAIL	REQ'D BY ZBL	PROPOSED
LOT AREA : [CORNER LOT DUPLEX DWELLING]	600 M ²	463 M ²
LOT FRONTAGE (WELL) : [CORNER LOT DUPLEX DWELLING]	20.0 M	19.71 M
MINIMUM LOT DEPTH :	30.0 M	24.38 M
MINIMUM FRONT YARD DEPTH / EXTERIOR SIDE YARD WIDTH :	7.5 M	0.27 M
MINIMUM SETBACK FROM DOURO STREET (SCHEDULE B) :	6.0 M	0.12 M
MIN. SETBACK FROM WELL STREET :	7.5 M	0.27 M
MINIMUM SIDE YARD WIDTH :	1.5 M DUPLEX 2 STOREY 2.5 OR HALF OF THE HEIGHT OF THE BUILDING WHICHEVER IS GREATER	2.89
MINIMUM AGGREGATE SIDE YARD WIDTH :	N/A	N/A
MINIMUM REAR YARD DEPTH :	7.5 M	10.0 M
MAXIMUM LOT COVERAGE :	35 %	34 %
MAXIMUM HEIGHT :	10 M	10 M
MINIMUM LANDSCAPE OPEN SPACE :	30 %	35%
MINIMUM OFF-STREET PARKING SPACE(S) :	DWELLING 1.5 SPACES / UNIT RETAIL 1 SPACE / 30 SQ.M.	4 (NOTE 1)
MINIMUM BARRIER FREE PARKING SPACE(S) :	1	0 (NOTE 2)
OFF-STREET PARKING DIMENSIONS :	2.8 M X 6.0M	(NOTE 3)
MINIMUM DRIVEWAY WIDTH :	6 M	8.2 M

NOTE 1: 2 (LEGAL NON COMPLYING) 1 SPACE / 37 SQ.M. PROPOSED
 NOTE 2: RETAIL SPACE IS NOT ACCESSIBLE EXISTING STEPS INTO BUILDING
 NOTE 3: (3 - 2.8 X 6.0m, 1-2.7 X 6.0m)

SURVEY BASED ON DRAWING PREPARED BY:
 DONALD W. J. McNEIL LIMITED, ONTARIO LAND
 SURVEYOR
 DATED: NOVEMBER 21, 1995

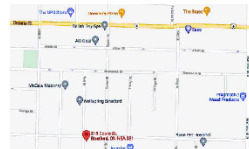
SURVEYOR'S REAL PROPERTY REPORT
 PART
 PLAN OF SURVEY
 ON PART OF LOT 497
 REGISTERED PLAN No. 47
 IN THE CITY OF STRATFORD
 COUNTY OF PERTH

PART 2
 THIS PLAN MUST BE READ IN
 CONJUNCTION WITH SURVEY REPORT
 DATED NOVEMBER 21, 1995.

NOTES

1. Bearings are referred to the easterly limit of Well Street having an astronomic bearing of N138°30'E as shown on previous survey by D. McNeil O.L.S. (File No. 30-4070).

KEY MAP:



GENERAL NOTES:

- Seal & Signature are by the person that has reviewed and taken responsibility for design activities.
- Do not scale the drawings.
- Check and verify all dimensions and report any discrepancies, contradictions, or ambiguities to the architect prior to issuance to contract.
- All work to be carried out according to the Ontario Building Code, other applicable codes and standards, and any other authority having jurisdiction.

DRAFT

NO. REVISIONS DATE

R. RITZ
ARCHITECT
 322 ONTARIO STREET
 STRATFORD, ONTARIO
 N5A 3B8 (519) 271-6603

PROJECT

VANN'S BAKERY
 215 DOURO STREET
 STRATFORD, ONTARIO

TITLE

PROPOSED SITE
 PLAN & STATISTICS

DRAWN BY
L. AYLISWORTH

DATE
 MAY 7/21
 SCALE
 3/32"=1'-0"

FILE NO.
21P-15-STRPLAN.dwg

SP-1

PROJECT NO.
21-P110



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*
Zone Change Application - Z08-21
Owner: MP Booker Assets Inc.
100 Gordon Street, Stratford

City of Stratford Council will hold a public meeting on **Monday, August 16, 2021 at 6:00pm** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z08-21) under Section 34 of the Planning Act, R.S.O. 1990.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than **10:00 am on August 16, 2021. Following confirmation of the request to speak, details for participating in the meeting will be provided.** During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

The application affects the property with the municipal address of 100 Gordon Street, located on the west side of Gordon Street between Ontario Street and Willow Street, having an area of approximately 0.13ha (0.32ac). The subject lands are legally described as Lots 93 to 96, Registered Plan 125, Part 2 44R-2743 in the City of Stratford.

The purpose of this zone change is to rezone the property from a C2-9 zone that permits a business office and a professional office to a R5(1) zone to permit the existing building to be converted into 7 residential dwelling units.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Alyssa Bridge - Tel: (519) 271-0250 ext. 5320, Fax: (519) 271-5966 – abridge@stratford.ca - City of Stratford, Development Services Division by **July 29, 2021** in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.

Agencies: Please respond by: Thursday, July 29, 2021.
If you choose to respond via fax, please use 519-271-5966.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the proposed zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Stratford before the proposed zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the zoning by-law amendment you must make a written request to the Manager of Planning, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting the Development Services Division offices located at 82 Erie Street, Stratford or by calling 519-271-0250 ext. 5345 during business hours.

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This Notice of Public Meeting was included in the 'Town Crier' published in the Beacon Herald newspaper on Saturday, July 24, 2021. This Town Crier is also posted to the City of Stratford website: www.stratford.ca.

If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated July 19, 2021

Alyssa Bridge, Manager of Planning
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4
Tel: (519) 271-0250 ext. 5266 Fax: (519) 271-5966

Cc: Owner: MP Booker Assets Inc. c/o Mark Book
Agent: Caroline Baker, Baker Planning Group
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map





**NOTICE OF APPLICATION AND NOTICE
OF PUBLIC MEETING**
under the *Planning Act*
Zone Change Application Z09-21
Michael Costello & Michele Little
379 Ontario Street, Stratford

City of Stratford Council will hold a public meeting on **Monday, August 16, 2021 at 6:00pm** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z09-21) under Section 34 of the Planning Act, R.S.O. 1990.

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The application affects the property with the municipal address of 379 Ontario Street, located on the south side of Ontario Street between Front Street and Queen Street, having an area of approximately 0.045ha (0.112ac). The subject lands are legally described as PLAN 47 E PT LOT 10 W PT LOT 11 SUBJ TO ROW in the City of Stratford.

The purpose of this zone change is to rezone the property from a MUR zone that permits a duplex to a site-specific MUR zone to permit a hobby shop as an additional permitted use.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Victoria Nikoltcheva - Tel: (519) 271-0250 ext. 5320, Fax: (519) 271-5966 – vnikoltcheva@stratford.ca - City of Stratford, Development Services Division by **July 29, 2021** in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.

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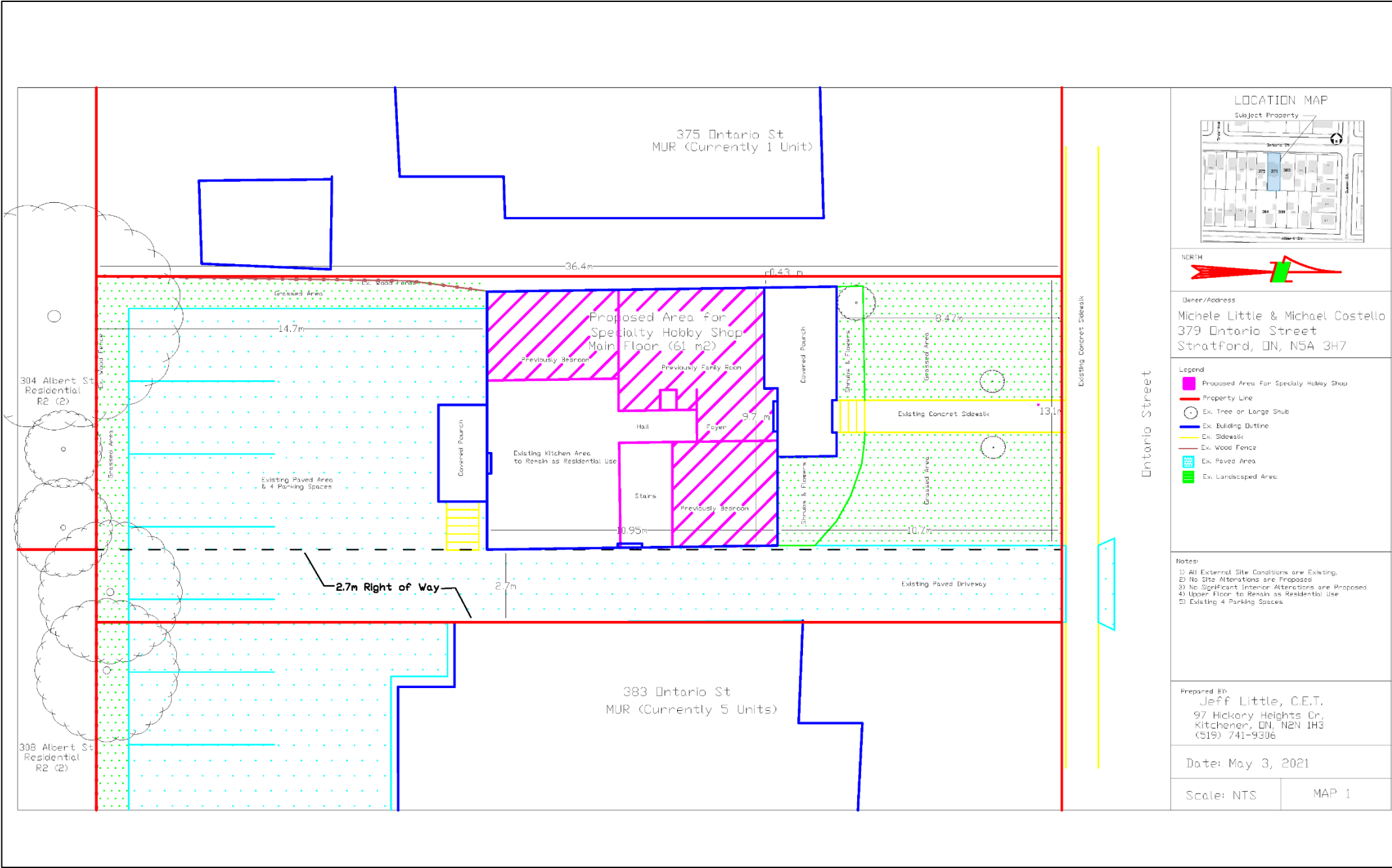
Dated July 19, 2021

Alyssa Bridge, Manager of Planning
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4
Tel: (519) 271-0250 ext. 5266 Fax: (519) 271-5966

Cc: Owner: Michael Costello & Michele Little
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map







**BY-LAW NUMBER XX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to change the name of Durkin Street to Wright Boulevard.

WHEREAS Section 27.(1) of the Municipal Act, 2001, S.O. 2001 chapter 25, as amended, provides that a municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway;

AND WHEREAS The Corporation of the City of Stratford has jurisdiction over Durkin Street within the corporate limits of The Corporation of the City of Stratford;

AND WHEREAS Council of The Corporation of the City of Stratford deems it in the public interest to change the name of Durkin Street in the City of Stratford;

AND WHEREAS notice of the proposed by-law to change the name was given in accordance with Notice Policy C.3.10;

AND WHEREAS a by-law changing the name of a highway has no effect until a copy of it, certified under the hand of the Clerk and the seal of the corporation, has been registered in the proper land registry office;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That the street name of "Durkin Street", Plan 44M-38 as in PIN 53264-0153 (LT) is hereby changed to "Wright Boulevard".
2. This By-law shall come into force and take effect on the day of registration in the appropriate Land Titles Office.
3. The City Solicitor is authorized to proceed with the registration to this By-law in the appropriate Land Titles Office.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of August, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the acceptance of easements in gross from Earth Park Homes (Stratford) Incorporated, over Parts 1, 2 and 3, Plan 44R-5809 for a sanitary sewer, over Part 4, 44R-5809 for a storm sewer and over Parts 1, 2, 3, 4, 5 and 6, Plan 44R-5800 for a drainage swale.

WHEREAS Section 9 of the *Municipal Act, 2001*, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 10(1) of the *Municipal Act, 2001* provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS The Corporation of the City of Stratford and Earth Park Homes (Stratford) Incorporated entered into a subdivision servicing agreement for the development of the Coventry Phase 4 subdivision;

AND WHEREAS as part of the subdivision servicing agreement Earth Park Homes (Stratford) Incorporated agreed to convey easements in gross as described herein to The Corporation of the City of Stratford for drainage, storm and sanitary sewers;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That The Corporation of the City of Stratford hereby accepts easements in gross from Earth Park Homes (Stratford) Incorporated over the lands described in Paragraph 2 herein.
2. The lands to which the easements in gross referred to in Paragraph 1 herein, are described as follows:
 - a) Part of Lots 85 and 86, Plan 44M-75, now designated as Parts 1, 2 and 3 on Plan 44R-5809 being part of PINs 53157-0997 (LT) and 53157-0998 (LT) for a sanitary sewer;
 - b) Part of Lot 116, Plan 44M-75, now designated as Part 4 on Plan 44R-5809 being part of PIN 53157-1028 (LT) for a storm sewer;
 - c) Part of Lots 58, 59, 60, 61, 62 and 63, Plan 44M-75, now designated as Parts 1, 2, 3, 4, 5 and 6 on Plan 44R-5800 being part of PINs 53157-0970 (LT), 53157-0971 (LT), 53157-0972 (LT), 53157-0973 (LT), 53157-0974 (LT) and 53157-0975 (LT) for a drainage swale.

3. The Mayor and Clerk, or their respective delegates, of The Corporation of the City of Stratford are hereby authorized to execute all documents related to this grant of easement.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of August, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the acceptance of a tender by Mohawk Ford Sales (1996) Limited for the supply and delivery of three Hybrid Pickup Trucks [T-2021-29].

WHEREAS Section 8.(1) of the *Municipal Act, 2001, S.O. 2001, c.25 as amended*, provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 9 of the *Municipal Act, 2001*, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 10.(1) of the *Municipal Act, 2001*, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That the tender [T-2021-29] of Mohawk Ford Sales (1996) Limited for the supply and delivery of three Hybrid Pickup Trucks be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute any necessary documents and to affix the Corporate seal thereto.
2. That the accepted amount of the tender for the supply and delivery of three Hybrid Pickup Trucks [T-2021-29] is \$176,112.94 including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of August, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the acceptance of a tender by Birnam Excavating Limited for the Queen Street Major Storm Trunk Sewer Contract [T-2021-27].

WHEREAS Section 8.(1) of the *Municipal Act, 2001, S.O. 2001, c.25 as amended*, provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 9 of the *Municipal Act, 2001*, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 10.(1) of the *Municipal Act, 2001*, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That the tender [T-2021-27] of Birnam Excavating Limited for the Queen Street Major Storm Trunk Sewer Contract be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute any necessary documents and to affix the Corporate seal thereto.
2. That the accepted amount of the tender for the Queen Street Major Storm Trunk Sewer Contract [T-2021-27] is \$19,303,998.24 including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of August, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



STRATFORD CITY COUNCIL

CONSENT AGENDA

August 9, 2021

REFERENCE NO. CONSENT AGENDA ITEM

- | | |
|-------------|--|
| CA-2021-106 | <p>In accordance with By-law 135-2017, the Infrastructure and Development Services Department provides notification that the following streets were temporarily closed to through traffic, local traffic only:</p> <ul style="list-style-type: none"> • Norman St, from John St. N to Avondale Ave., Stratford on Wednesday July 14, 2021 for an emergency water main repair. • Nelson St, from Cambria St. to West Gore St., Stratford on Friday July 15, 2021 for an emergency water main repair. • Kent St, from Inverness St. to Kent Lane on July 20, 2021 for Road Maintenance. • On Monday, July 26, 2021, for one day only, one lane of O'Loane Avenue between Lorne Avenue W to Bannerd Drive will be closed at Dunn's Bridge to conduct a bridge deck condition survey. One-way traffic will be maintained at all times. |
| CA-2021-107 | <p>In accordance with By-law 102-2008 and By-law 135-2017, the City Clerk provides notification that the following streets were/will be temporarily closed for parades/street events:</p> <ul style="list-style-type: none"> • Lakeside Drive North from Lakeside Drive to William Street on Wednesday, August 4 from 8:00 am. to 10:30 a.m. and Monday, August 30 from 8:00 a.m. to 10:30 a.m. for the Stratford Summer Music Barge installation and removal. <p>Emergency Services were notified.</p> |
| CA-2021-108 | <p>Correspondence from the Perth County Federation of Agriculture (PCFA) regarding the use of Ministerial Zoning Orders and protecting farmland.</p> <p>Attachment – Letter from PCFA dated July 30, 2021</p> <p>For the information of Council.</p> |



Sent via email to Clerks/CAOs; L. Wolfe, K. Snell, R. Clothier, T. Campbell, J. Brick, B. Kittmer, J. Thomson and T. Dafoe for distribution.

July 30, 2021

To the Warden and Councillors of Perth County, all Mayors & Councillors of North Perth, Perth South, Perth East, West Perth, the town of St. Marys and the city of Stratford:

Dear Warden, Mayors and Councillors.

The Perth County Federation of Agriculture (PCFA) represents the unique farming interests of Perth County farmers. After 75 years, we are proud to represent over 1,800 farming families in Perth County.

PCFA believes the protection of prime agricultural land for agricultural use is of paramount importance. As of 2016, Census data indicates that the county of Perth contains 518,023 Acres of farmland, over 4% of the farmland in Ontario.

With boundaries adjacent to the Greater Golden Horseshoe, Perth County agriculture is being exposed to development 'leapfrogging' over the Green Belt. This is also true of boundaries inside Perth County.

PCFA must express its strong opposition to the use of Municipal Zoning Orders (MZOs) by municipalities with robust planning systems, Official Plans and Zoning By-laws. With an Official Plan the County of Perth has been in the process of updating, we have a structure that should be used. The use of MZO's undermines Ontario's long-established system of land use planning under the Planning Act, the Provincial Policy Statement (PPS) and municipal Official Plans and Zoning By-laws.

Ontario has a well-established system for amending municipal Official Plans and Zoning By-laws to accommodate population and employment growth, *including a system for appeals*. The issuance of MZOs, short circuits these long-established planning principles and policies. It deprives citizens impacted by these MZOs the ability to be consulted on proposed amendments to municipal Official Plans and Zoning By-laws.

As an example, PCFA has calculated that 1540 acres of farmland have been lost to just the city of Stratford in the last 20 years.



Agricultural Impact Assessments (AIAs) are referenced in A Place to Grow: Growth Plan for the Greater Golden Horseshoe (GGH), the Greenbelt Plan and the Provincial Policy Statement, as studies *“that evaluate the potential impacts of non-agricultural development on agricultural operations and the Agricultural System and recommends ways to avoid, or if avoidance is not possible, minimize and mitigate adverse effects”*.

We remind our municipalities that without fulsome and aggressive planning designed to preserve farmland above all; we will fail in this important task for the future. This County will have to do much better to save our Class 1 farmland from further assault.

The Official Plan, crafted by the combined citizen input of Perth County, must be taken seriously. We are concerned if our Municipalities discount the issues expressed to them by PCFA and the application of their own Official Plan. Without these partners at the table where does this leave the preservation of farmland in Perth County? Perth County, its lower tier members, and the cities of Stratford and St. Marys must prioritize the saving of agricultural land during planning.

The use of MZO's to change land from agriculture to non-agriculture is against the policy of PCFA. The protection of agricultural lands is important to all the citizens of Perth County.

Sincerely,

Sara Wood, President
Perth County Federation of Agriculture

cc: Peggy Brekveld, President, Ontario Federation of Agriculture
Randy Pettapiece - MPP Perth Wellington



**BY-LAW NUMBER XX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on August 9, 2021.

WHEREAS subsection 5(1) of the *Municipal Act, 2001, S.O. 2001 c.25* as amended, provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS subsection 5(3) of the *Act* provides that the powers of council are to be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the City of Stratford at this meeting be confirmed and adopted by By-law;

NOW THEREFORE BE IT ENACTED by the Council of The Corporation of the City of Stratford as follows:

1. That the action of the Council at its meeting held on August 9, 2021, in respect of each report, motion, resolution, recommendation or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each report, motion, resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. The Mayor of the Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required, and, except where otherwise provided, to execute all documents necessary in that behalf in accordance with the by-laws of the Council relating thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of August, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe