



Stratford City Council
Regular Council Open Session
AGENDA

Meeting #: 4664th
Date: September 13, 2021
Time: 3:00 P.M.
Location: Electronic Meeting

Council Present: Mayor Mathieson - Chair Presiding, 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, Karmen Krueger - Acting Director of Corporate Services, Taylor Crinklaw - Director of Infrastructure and Development Services, Chris Bantock - Deputy Clerk, Jodi Akins - Council Clerk Secretary

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/86403533629?pwd=WU1JaG9pREk1MHVhbHJ3NVZTUERQdz09>

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.
Councillor Beatty has provided regrets for this meeting.

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 - 27

Motion by _____

THAT the Minutes of the Regular Meeting dated August 23, 2021 and the Special Meeting dated August 30, 2021 of Council of The Corporation of the City of Stratford 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 September 13, 2021 be added to the Agenda as printed.

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

5.1. At the August 30, 2021, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

4.1 Recruitment for Corporate Leadership Team Position - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

Motion by _____

THAT Karmen Krueger be appointed as the Acting Director of Corporate Services and Treasurer for The Corporation of the City of Stratford pursuant to section 286 (1) of the Municipal Act, S.O. 2001, c 25 as amended and its Ontario Regulations and any other Act or Regulation, effective September 13, 2021.

5.2. At the September 8, 2021, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

3.1 Good Governance Education and Training Session - A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.

2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee. 2006, c. 32, Sched. A, s. 103 (1). (section 239.(3.1)).

As the purpose of the In-camera Session was to provide education and training no direction was given.

5.3. At the September 13, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Purchase of Service Agreement - Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));

4.2 Festival Hydro Corporate Leadership Team Update - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

5.1 Appointment to the Stratford Town and Gown Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

5.2 Appointment to the Energy & Environment Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

6. Hearings of Deputations and Presentations:

None scheduled.

7. Orders of the Day:

7.1. Proclamation - Rail Safety Week

28 - 30

Motion by _____

THAT Stratford City Council hereby proclaims the week of September 20-26, 2021 as "Rail Safety Week" in the City of Stratford to raise awareness, save lives and prevent injuries.

7.2. Correspondence - Resignation from Accessibility Advisory Committee

Motion by _____

THAT the resignation of Susan Lavender as an agency representative of the Accessibility Advisory Committee, be accepted.

7.3. Resolution - Supply and Deliver One New Compact Wheel Loader

31 - 33

Motion by _____

Staff Recommendation: THAT City Council award Tender T-2021-41 for the supply and delivery of a Compact ALT950 GEHL Wheel Loader to Connect Equipment at a cost of \$150,930.26, including HST, to improve the Fleet equipment effectiveness and service levels both in the winter and summer operations.

- 7.4. Resolution - Romeo Street Underpass Retaining Wall Repair - Tender Award for Contract T-2021-47 (COU21-093)** 34 - 36

Motion by _____

Staff Recommendation: THAT Council award Tender T-2021-47 for the Romeo Street Underpass Retaining Wall Repair contract to Across Canada Construction at a total tender price of \$146,207.88 including HST;

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

- 7.5. Resolution - Request to Change the Name of the Stratford City Centre Business Improvement Area (COU21-095)** 37 - 40

Motion by _____

Staff Recommendation: THAT the request from the Stratford City Centre BIA Board of Management to change the name of the Board to "Board of Management of the Downtown Stratford Business Improvement Area (BIA)" be approved;

AND THAT By-law 66-83, as amended, and By-law 178-2018, as amended, be further amended to reflect the name change.

- 7.6. Resolution - Transfer Payment Agreement - Municipal Modernization Program, Intake 2, Review Stream (COU21-096)** 41 - 42

Motion by _____

Staff Recommendation: THAT Council authorize the Mayor, City Clerk and Chief Administrative Officer or their respective delegates to execute the Transfer Payment Agreement and other necessary documentation/reports with the Ontario Ministry of Municipal Affairs and Housing (MMAH) as required for the purpose of conducting a Business Process Review for City facilities with funding from the Municipal Modernization Program, Intake 2.

- 7.7. Resolution - Request to Allow for a Minor Variance Application for Countryside Developments Incorporated (COU21-097)** 43 - 49

Motion by _____

Staff Recommendation: THAT the Countryside Development Incorporated be permitted to submit a minor variance application to the Committee of Adjustment for the lands located within Draft Plan of Subdivision 31T18-003.

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 September 13, 2021 be adopted as printed.

9.1.1. Investing in Canada Infrastructure Program (ICIP) Transit Funding Update (COM21-008)

50 - 53

THAT the Management Report titled Investing in Canada Infrastructure Program (ICIP) Transit Funding Update (COM21-008) be received for information;

AND THAT staff provide updates on various project status when required for the remainder of the funding stream.

10. Notice of Intent:

10.1. Notice of Public Meetings under the Planning Act

54 - 61

Stratford City Council will hold a public meeting on Thursday, September 30, 2021 at 6:00 p.m. to hear all interested persons with respect to the following planning applications:

- Zone Change Application Z10-21 for 3202 Vivian Line 37
- Official Plan Amendment OPA03-21 and Zone Change Application Z11-21 for 30 Queensland Road

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 11.6 be taken collectively.

Motion by _____

THAT By-laws 11.1 to 11.6 be read a First and Second Time.

Motion by _____

THAT By-laws 11.1 to 11.6 be read a Third Time and Finally Passed.

- | | | |
|--------------|--|----------------|
| 11.1. | Acceptance of Tender for a Compact Wheel Loader | 62 |
| | To authorize the acceptance of a tender by Connect Equipment for the Compact ALT950 GEHL Wheel Loader [T-2021-41]. | |
| 11.2. | Appoint an Acting Director of Corporate Services and Treasurer | 63 |
| | To appoint an Acting Director of Corporate Services and Treasurer for The Corporation of the City of Stratford. | |
| 11.3. | Transfer Payment Agreement for Funding under the Municipal Modernization Program, Intake 2 | 64 - 65 |
| | To authorize the execution of the Transfer Payment Agreement and other related documents for funding under the Municipal Modernization Program, Intake 2, between Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Municipal Affairs and Housing and The Corporation of the City of Stratford. | |
| 11.4. | To Change Name of the Board of Management of Stratford City Centre Business Improvement Area | 66 - 67 |
| | To amend By-law 66-83 as amended, to change the name of the Board of Management of Stratford City Centre Business Improvement Area (BIA) to the Board of Management of the Downtown Stratford Business Improvement Area (BIA). | |
| 11.5. | To Amend Appointments By-law 178-2018 to Change Name of Stratford City Centre Business Improvement Areas | 68 |
| | To amend By-law 178-2018, as amended, to change the name of the Stratford City Centre Business Improvement Area (BIA) Board to the Board of Management of the Downtown Stratford Business Improvement Area (BIA). | |
| 11.6. | Authorize Acceptance of Romeo Street Underpass Retaining Wall Report Contract | 69 |
| | To authorize the acceptance of a tender by Across Canada Construction | |

for the Romeo Street Underpass Retaining Wall Repair contract [T-2021-47].

12. Consent Agenda: CA-2021-117 to CA-2021-119

70 - 71

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 September 27, 2021 at 3:00 P.M.

Motion by _____

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

- Finance and Labour Relations Committee [3:05 p.m. or thereafter following the Regular Council meeting];
- Planning and Heritage Committee [3:10 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 September 13, 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-laws (reconvene):

72

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

Final Readings:

By-law 11.7 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on September 13, 2021.

Motion by _____

THAT By-law 11.7 be read a First and Second Time.

Motion by _____

THAT By-law 11.7 be read a Third Time and Finally Passed.

15.3. Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by _____

THAT the September 13, 2021 Regular Council meeting adjourn.



Stratford City Council Regular Council Open Session MINUTES

Meeting #:	4663rd
Date:	Monday, August 23, 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 Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos
Regrets:	Councillor Clifford
Staff Present in Council Chambers:	Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Chris Bantock - Deputy Clerk
Staff Present Electronically:	David St. Louis - Director of Community Services, Kim McElroy - Director of Social Services, John Paradis - Fire Chief, Anne Kircos - Acting Director of Human Resources, Taylor Crinklaw - Director of Infrastructure and Development Services, Jodi Akins - Council Clerk Secretary, Mike Mousley – Manager of Transit, Spencer Steckley – Manager of Financial Services, Allison Jordan – Events Coordinator, Alyssa Bridge – Manager of Planning
Also Present:	Members of the public and media.

1. Call to Order:

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

Councillor Clifford provided regrets for this meeting.

Moment of Silent Reflection

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

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

Name, Item and General Nature of Pecuniary Interest

No declarations of pecuniary interest were made by a member at the August 23, 2021, Regular Council meeting.

3. Adoption of the Minutes:

R2021-378

Motion by Councillor Vassilakos

Seconded by Councillor Bunting

THAT the Minutes of Council of The Corporation of the City of Stratford of the Regular Meeting dated August 9, 2021 and the Special Meeting dated August 16, 2021 be adopted as printed.

Carried

4. Adoption of the Addenda to the Agenda:

R2021-379

Motion by Councillor Ingram

Seconded by Councillor Burbach

THAT the Addenda to the Regular Agenda of Council and Standing Committees dated August 23, 2021, to add Items 5.3, 11.5 and CA-2021-116 to the consent agenda, be added to the Agenda as printed.

Carried

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

R2021-380

Motion by Councillor Gaffney

Seconded by Councillor Burbach

THAT The Corporation of the City of Stratford hereby consents to the sale of Lot 20, Plan 44M-38, save and except Part 1, Plan 44R-5393, being all of PIN 53264-0151(LT) in the Wright Business Park, City of Stratford, County of Perth, to 1676638 Ontario Limited.

Carried

5.2 At the August 23, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Expropriation LPAT Hearing and Related Litigation Matters Update - Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (section 239.(2)(e)), and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));

5.1 Bronze Star Presentation Nominees - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

6.1 Appointment to the Accessibility Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

At the In-camera Session direction was given on items 5.1 and 6.1.

5.3 ADDED - Appointment to Accessibility Advisory Committee

R2021-381

Motion by Councillor Henderson

Seconded by Councillor Ritsma

THAT Roger Koert be appointed as a citizen representative to the Accessibility Advisory Committee for the remainder of a four year

term to November 14, 2022, or until a successor is appointed by Council.

Carried

6. Hearings of Deputations and Presentations:

None scheduled.

7. Orders of the Day:

7.1 Resolution - Landfill Gas Collection System Expansion (COU21-091)

R2021-382

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT Council of The Corporation of the City of Stratford award Tender T-2021-42 to QM LP for the Landfill gas collection system expansion project, at a total price of \$1,011,433.62, including HST.

Carried

The amount of food waste still going to the landfill was questioned. The Director of Infrastructure and Development Services advised that diversion information could be prepared and brought back to Council.

7.2 Resolution - T.J. Dolan Drive Multi-Use Trail - Tender Award for Contract T2021-44 (COU21-092)

R2021-383

Motion by Councillor Ingram

Seconded by Councillor Burbach

THAT Council award Tender T-2021-44 for the T.J. Dolan Drive Multi-Use Trail contract to Steve Smith Construction Corporation at a total tender price of \$208,344.88 including HST;

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

It was questioned and confirmed the project scope could not be expanded without submitting a new grant application.

Mayor Mathieson called the question on the motion.

Carried

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:

9.1 Report of the Infrastructure, Transportation and Safety Committee:

The City Clerk advised that the 2021 Kinsmen Family Day of Music and Fireworks event was cancelled. As a result, it was requested that Items 9.1.2 and 9.1.3 be filed.

R2021-384

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the Report of the Infrastructure, Transportation and Safety Committee dated August 23, 2021 be adopted.

Carried

9.1.1. Request for Exemption from Noise Control By-law 113-79 for wedding at private residence at 378 William Street (ITS21-026)

THAT approval be given to the homeowners of 378 William Street for an exemption to the Noise Control By-law 113-79 for a private event held at their property on Saturday, September 4, 2021 from 3:30 p.m. to 12:00 a.m. on Sunday, September 5, 2021 from the following provisions:

- Unreasonable noise [Schedule 1 clause 8]
- The operation of loudspeakers and amplification of sound [Schedule 2 Clause 2]
- Yelling, shouting, hooting, whistling or singing [Schedule 2 Clause 16], and,
- subject to applicable Provincial Orders and Public Health Guidelines in place at that time.

9.1.2. Request for Exemption from Noise Control By-law 113-79 and Fireworks By-law 73-2006 for the 2021 Kinsmen Family Day of Music and Fireworks (ITS21-028)

THAT the request from Stratford Kinsmen for an exemption to the Noise Control By-law 113-79 for the Stratford Kinsmen Family Day of Music on Sunday, September 5, 2021, be filed.

9.1.3. Request for Exemption from Noise Control By-law 113-79 and Fireworks By-law 73-2006 for the 2021 Kinsmen Family Day of Music and Fireworks (ITS21-028)

THAT the request from Stratford Kinsmen to set off display fireworks on municipal property located at SERC Site on Sunday, September 5, 2021, be filed.

9.1.4. Request for Exemption from Noise Control By-law 113-79 and Fireworks By-law 73-2006 for the 2021 Kinsmen Family Day of Music and Fireworks (ITS21-028)

THAT staff review and report back on fireworks alternatives being used in other municipalities.

9.1.5. COVID-19 Ontario Wastewater Surveillance Initiative (ITS21-027)

THAT Council receives Report ITS21-027 for information and is aware of the collaboration between the City of Stratford, Huron Perth Public Health and the Ministry of the Environment, Conservation and Parks in the COVID-19 Wastewater Surveillance Initiative.

9.2 Report of the Planning and Heritage Committee:

R2021-385

Motion by Councillor Ingram

Seconded by Councillor Ritsma

THAT the Report of the Planning and Heritage Committee dated August 23, 2021 be adopted as printed.

Carried

9.2.1. Minor Modification to Draft Plan of Subdivision 31T17-001, Northwest Stratford (PLA21-015)

THAT the conditions of draft approval of plan of subdivision 31T17-001 be modified as follows:

Revise Condition 1 to read:

This draft approval applies to Plan of Subdivision 31T-17001 submitted by GSP Group, prepared for Northwest Stratford Developments Inc., and Marcor Farms Ltd., certified by Terry Dietz O.L.S., dated July 15, 2021, File No. 31T-17001, drawing no. 8004.40, which shows a total of 123 single detached residential lots, 3 duplex residential lots and 8 multi residential blocks, 2 park blocks, 2 walkway blocks, 13 0.3m reserve blocks, 1 stormwater management block, 1 McNamara Drain block and 1 sanitary pumping station block all served by the extension of Butler Cove Drive, Robertson Drive, Davidson Drive and Bradshaw Drive, and 1 new local street.

Revise Condition 26 to read:

Prior to registration of any phase, the Owner shall provide the City with a 10m wide easement for a forcemain from the north limit of Block 134 to the southerly limit of Perth Line 36, at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 27 to read:

Prior to registration of any phase, the Owner shall provide the City with a temporary 20m wide easement over the future extension of Bradshaw Drive, north of McCarthy Road West for construction and access to Block 134 to the satisfaction of the Manager of Engineering. This easement shall be required until Bradshaw Drive, north of McCarthy Road West, is dedicated as public highway. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 28 to read:

Prior to the registration of any phase, the Owner shall provide the City with a temporary 10m wide easement, for construction and access to Block 134. The temporary easement is to be located approximately 10m east of the future extension of Bradshaw Drive, north of McCarthy Road West and shall be to the satisfaction of the Manager of Engineering at the cost of the Owner. The Manager of Engineering shall determine when the easement is no longer required. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 30 to read:

Prior to registration of any phase, the Owner shall provide the City with an easement over Block 134 for the construction of the pumping station to

the satisfaction of the Manager of Engineering. The easement shall be released concurrent with the transfer of the land to the City. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 31 to read:

Concurrent with registration of the plan, Block 134 is to be dedicated to the City. The size and configuration shall be to the satisfaction of the Manager of Engineering. All costs associated with the transfer of the lands shall be borne by the Owner. The Owner may submit a claim in accordance with the Development Charges By-law #45-2017.

Revise Condition 38 to read:

The Owner shall dedicate Block 131 and Block 132 to the City of Stratford for Park purposes pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 131 and Block 132 will satisfy the parkland dedication requirements for all lands within the boundary of this draft plan and approximately 5.8ha of land to the west also owned by the Owner.

Revise Condition 39 to read:

The subdivision agreement shall contain a provision outlining that parkland dedication may be conveyed to the City in phases until the third registration at which time all of the parkland dedication (Block 131 and Block 132) shall be conveyed to the City to the satisfaction of the Manager of Development Services. All costs associated with the conveyance of the lands shall be borne by the Owner.

Revise Condition 40 to read:

In conjunction with the submission of engineering drawings, the Owner shall submit park design and grading and servicing plans for Block 131 and Block 132 which shall accommodate a 4m wide pathway on Block 137 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services.

Revise Condition 41 to read:

The subdivision agreement shall contain a provision requiring the Owner to complete the grading and seeding of Block 131 and Block 132 all at once within one year of the first registration to the satisfaction of the

Director of Infrastructure and Development Services and the Director of Community Services. No access will be provided to Block 131 and Block 132 from McCarthy Road West.

Revise Condition 42 to read:

Concurrent with registration, the Owner shall convey Block 136 (3m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.

Revise Condition 43 to read:

Concurrent with the third registration, the Owner shall convey Block 137 (4m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.

Revise Condition 44 to read:

Concurrent with the registration of any phase that includes Block 135, the Owner shall provide an easement over Block 135 and extending west to the limit of the additional lands owned by the applicant in favour of the City. All costs associated with the registration of the easement shall be borne by the Owner.

Revise Condition 45 to read:

In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 135 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

Revise Condition 46 to read:

The Subdivision Agreement shall contain a provision requiring the façade of any multi-unit developments on Blocks 124, 125, 126, 127 and 128 to address abutting streets to the satisfaction of the Manager of Development Services.

Revise Condition 47 to read:

Prior to submission of engineering drawings, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on Lots 1-13, 891, 92 and 112 and Blocks 124, 125, 126, 127 and 128 abutting McCarthy Road West which considers alternative noise abatement measures that are to be applied in accordance with the requirements of the M.O.E. to the satisfaction of the Manager of Development Services. The final accepted recommendations shall be constructed or installed by the Owner and may be incorporated into the subdivision agreement.

Revise Condition 48 to read:

As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Lots 122-113, Blocks 125, 126 and 130 to the satisfaction of the Manager of Development Services. The accepted parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

Revise Condition 53 to read:

Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 133, to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 54 to read:

Minor revisions to the size of Block 133 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Manager of Engineering. Any cost associated will be the responsibility of the Owner.

Revise Condition 55 to read:

All costs associated with the construction of the access driveway to serve Block 133 will be at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 76 to read:

The regrading and channelization of Block 135 and land extending west to the limit of the additional lands owned by the applicant is to be completed all at once to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. No works shall be completed in contravention of the Drainage Act.

Revise Condition 77 to read:

All works on Block 135 and land extending west to the limit of the additional lands owned by the applicant and the McNamara Drain shall be completed generally in keeping with the Master Drainage Plan prepared by McCormick Rankin Corporation and approved report, 2007 to the satisfaction to Upper Thames River Conservation Authority and Director of Infrastructure and Development Services.

Revise Condition 78 to read:

The channelization and regrading of Block 135 and land extending west to the limit of the additional lands owned by the applicant shall be to the satisfaction of the Director of Infrastructure and Development Services and the Upper Thames River Conservation Authority. Channelization and regrading within Block 135 and the lands extending to the west is to occur prior to any excavation or regrading within the existing flood plain limits on Blocks 123, 127, 128 and 129 to ensure flood storage is maintained. Lastly, the Owner agrees to provide certification the channelization and regrading noted above has been completed in accordance with the approved plans.

9.3 Report of the Finance and Labour Relations Committee:

R2021-386

Motion by Councillor Gaffney

Seconded by Councillor Bunting

THAT the Report of the Finance and Labour Relations Committee dated August 23, 2021 be adopted as printed.

Carried

9.3.1 Q1 Operating Budget Variance Report as at March 31, 2021 (FIN21-019)

THAT the Q1 Operating Budget Variance Report as at March 31, 2021 be received for information.

10. Notice of Intent:

10.1 Notice of Public Meeting under the Planning Act

Stratford City Council will hold a public meeting on Thursday, September 30, 2021 at 6:00 p.m. to hear all interested persons with respect to the following planning application:

- Zone Change Application Z10-21 for 3202 Vivian Line 37

11. Reading of the By-laws:

The following By-laws required First and Second Readings and Third and Final Readings and could have been taken collectively upon unanimous vote of Council present.

A member requested that By-law 11.2 be taken separately.

R2021-387

Motion by Councillor Gaffney

Seconded by Councillor Henderson

THAT By-laws 112-2021, 114-2021, and 115-2021 be taken collectively.

Carried unanimously

R2021-388

Motion by Councillor Bunting

Seconded by Councillor Burbach

THAT By-laws 112-2021, 114-2021, and 115-2021 be read a First and Second Time.

Carried two-thirds support

R2021-389

Motion by Councillor Ingram

Seconded by Councillor Vassilakos

THAT By-laws 112-2021, 114-2021, and 115-2021 be read a Third Time and Finally Passed.

Carried

R2021-390

Motion by Councillor Vassilakos

Seconded by Councillor Ingram

THAT By-law 113-2021 be read a First and Second Time.

Carried two-thirds support

R2021-391

Motion by Councillor Ritsma

Seconded by Councillor Burbach

THAT By-law 113-2021 be read a Third Time and Finally Passed.

Carried

11.1 Transfer to 1676638 Ontario Limited of Lot 20, Plan 44M-38, save and except Part 1, Plan 44R-5393 - By-law 112-2021

To authorize the transfer (conveyance) to 1676638 Ontario Limited of Lot 20, Plan 44M-38, save and except Part 1, Plan 44R-5393, in the Wright Business Park.

11.2 Acceptance of Tender for the T.J. Dolan Drive Multi-Use Trail Contract - By-law 113-2021

To authorize the acceptance of a tender by Steve Smith Construction Corporation for the T.J. Dolan Drive Multi-Use Trail Contract [T-2021-44].

11.3 Acceptance of Tender for the 2021 Stratford Landfill Gas Collection System Expansion Contract - By-law 114-2021

To authorize the acceptance of a tender by QM LP for the 2021 Stratford Landfill Gas Collection System Expansion Contract [T-2021-42].

11.5 ADDED - Amend Appointments By-law 178-2018 - By-law 115-2021

To amend By-law 178-2018, as amended, to make an appointment to the Accessibility Advisory Committee.

12. Consent Agenda: CA-2021-109 to CA-2021-115

Council did not advise of any items to be considered on the Consent Agenda.

13. New Business

13.1 Douro Street Sidewalk

An update was requested on the timing for the addition of a new sidewalk on Douro Street. The Director of Infrastructure and Development Services advised there is no timeline at the moment but will provide the information to Council once available.

14. Adjournment to Standing Committees:

The next Regular Council meeting is September 13, 2021 at 3:00 p.m.

R2021-392

Motion by Councillor Beatty

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 August 23, 2021 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

No declarations of pecuniary interest were made by a member at the August 23, 2021, reconvene Council meeting.

15.2 Reading of the By-laws (reconvene):

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

11.4 Confirmatory By-law - By-law 116-2021

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on August 23, 2021.

R2021-393

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT By-law 116-2021 be read a First and Second Time.

Carried two-thirds support

R2021-394

Motion by Councillor Sebben

Seconded by Councillor Gaffney

THAT By-law 116-2021 be read a Third Time and Finally Passed.

Carried

15.3 Adjournment of Council Meeting

R2021-395

Motion by Councillor Ingram

Seconded by Councillor Beatty

THAT the August 23, 2021 Regular Council meeting adjourn.

Carried

Meeting Start Time: 3:00 P.M.

Meeting End Time: 3:14 P.M.

Reconvene Meeting Start Time: 3:16 P.M.

Reconvene Meeting End Time: 3:19 P.M.

Mayor - Daniel B. Mathieson

Clerk - Tatiana Dafoe



Stratford City Council Special Council Open Session MINUTES

Meeting #:	4664th
Date:	Monday, August 30, 2021
Time:	5:12 P.M.
Location:	Electronic Meeting
Council Present Electronically:	Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, *Councillor Ritsma, Councillor Vassilakos
Regrets:	Councillor Sebben
Staff Present Electronically:	Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Anne Kircos - Acting Director of Human Resources
Also Present:	Members of the public and media

1. Call to Order:

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

A moment of silent reflection was observed in recognition of our friend and colleague, Janice Beirness.

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 Thereof

No disclosures of pecuniary interest were made by a member at the August 30, 2021 Special Council meeting.

3. Adoption of the Addenda

R2021-396

Motion by Councillor Ingram

Seconded by Councillor Henderson

THAT the Addenda to the Special Agenda of Council dated August 30, 2021, to add Items 4.2 and 5.2, be added to the Agenda as printed.

Carried

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

4.1 At the August 30, 2021, Session, under the Municipal Act 2001, as amended, matters concerning the following items were considered:

3.1 ATU Local 741 Transit Division Contract Negotiations Update - Labour relations or employee negotiations (section 239.(2)(d));

4.1 Recruitment for Corporate Leadership Team Position - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

At the In-camera Session direction was given on both matters.

*Councillor Ritsma now present at the meeting at 5:13 p.m.

4.2 ADDED - From the August 30, 2021, Session, under the Municipal Act, 2001 as amended, a matter concerning the following item was considered:

3.1 ATU Local 741 Transit Division Contract Negotiations Update - Labour relations or employee negotiations (section 239.(2)(d)).

R2021-397

Motion by Councillor Burbach

Seconded by Councillor Vassilakos

THAT the Memorandum of Settlement with The Amalgamated Transit Union (ATU) Transit Division Local 741, effective May 1, 2021 to April 30, 2025 be ratified;

AND THAT the Mayor, Clerk, Chief Administrative Officer and Director of Human Resources, or their respective delegates, be authorized to sign the Memorandum of Settlement and the collective agreement, where applicable.

Carried

5. 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:

R2021-398

Motion by Councillor Ritsma

Seconded by Councillor Bunting

THAT By-laws 117-2021 and 118-2021 be taken collectively.

Carried unanimously

R2021-399

Motion by Councillor Ingram

Seconded by Councillor Clifford

THAT By-laws 117-2021 and 118-2021 be read a First and Second Time.

Carried two-thirds support

R2021-400

Motion by Councillor Burbach

Seconded by Councillor Gaffney

THAT By-laws 117-2021 and 118-2021 be read a Third Time and Finally Passed.

Carried

5.1 Confirmatory By-law 118-2021

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on August 30, 2021.

5.2 ADDED - Execution of Memorandum of Settlement and Collective Agreement with The Amalgamated Transit Union (ATU) Transit Division Local 741 - By-law 117-2021

To authorize the execution of a Memorandum of Settlement and the Collective Agreement with The Amalgamated Transit Union (ATU) Transit Division Local 741, effective May 1, 2021 to April 30, 2025.

6. Adjournment:

R2021-401

Motion by Councillor Vassilakos

Seconded by Councillor Ingram

THAT the August 30, 2021 Special Council Meeting adjourn.

Carried

Meeting Start Time: 5:12 P.M.

Meeting End Time: 5:17 P.M.

Mayor - Daniel B. Mathieson

Clerk - Tatiana Dafoe

From: Stephen Covey
Sent: June 15, 2021 3:33 PM
To: Dan Mathieson
Cc: Joan Thomson
Subject: Rail Safety Week 2021 | Proclamation request

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.



cn.ca

Dear Mayor Mathieson:

Every year, more than 2,100 North Americans are killed or seriously injured because of unsafe behaviour around tracks and trains. Most of these incidents and deaths are preventable. By looking out for each other and working together, we can help keep our communities safe and prevent fatalities and injuries on or near railway property.

As a responsible railroad that links communities to markets around the world, CN continues to play its essential role in the economy. We also continue to take all necessary steps to protect our employees, communities, customers, vendors and partners, in response to the continued and unprecedented challenges associated with the pandemic. As we safely serve our customers and keep the economy moving, we remain committed in our efforts to educate the public on rail safety.

Rail Safety Week will be held in Canada, the United States, and Mexico from September 20 - 26, 2021. Once again this year, our in-person activities may be restricted, yet efforts to get the rail safety message out will be stronger than ever. Rail safety never takes a break and, as proud neighbours, we continue to work with *Operation Lifesaver*, our communities and local authorities, CN Police Service officers and all CN employees to help prevent accidents and injuries at rail crossings, and ensure everyone's safety on and around railroad infrastructure year-round.

Rail Safety is a shared responsibility

No one wants such tragedies to occur in their community. Your council can be a powerful ally in this effort to prevent these incidents and save lives by adopting the attached draft proclamation. Please send a copy of your proclamation by mail or by e-mail to Marie-Pier.Triganne@cn.ca and let us know about your plans to promote rail safety in your community.

If you have any questions or concerns about rail safety in your community, please contact our Public Inquiry Line at 1-888-888-5909. For additional information about Rail Safety Week 2021, please consult cn.ca/railsafety or operationlifesaver.ca.

Sincerely,

Stephen Covey
Chief of Police and Chief Security Officer



(Draft Resolution)

RESOLUTION IN SUPPORT OF RAIL SAFETY WEEK

Whereas *Rail Safety Week* is to be held across Canada from September 20 to 26, 2021;

Whereas it is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens;

Whereas Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness;

Whereas CN has requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

It is proposed by Councillor _____

seconded by Councillor _____

It is hereby **RESOLVED** to support national ***Rail Safety Week*** to be held from September 20 to 26, 2021.



MANAGEMENT REPORT

Date: September 13, 2021
To: Mayor and Council
From: Brent Raycraft, Supervisor of Fleet
Report#: COU21-094
Attachments: T-2021-41 Bid Summary

Title: Supply and Deliver One New Compact Wheel Loader

Objective: To obtain Council approval for the award of Tender T-2021-41 for a new Compact Wheel Loader to Connect Equipment.

Background: The Fleet Division, along with the Public Works Division of the City of Stratford has an older 2007 Wheel Loader that needs to be replaced, as approved in the 2021 budget process. The tender was created, and five companies submitted tenders. Connect Equipment of Innerkip Ontario submitted the best price.

Analysis: As the City of Stratford continues to search for efficiencies and environmentally friendly initiatives, this compact unit will be a very versatile addition to the equipment fleet. The smaller 149HP loader will have a tighter turning radius making it more flexible in road construction and winter maintenance.

This unit has many additional features that will benefit operations, including:

- a telescopic boom and a fork attachment, allowing easier loading and unloading of freight deliveries;
- controlled loading of dump trucks and sidewalk machines, to better utilize load capacity with its in-cab scale system; and
- a HLASB snow plow attachment that is 10' wide with capabilities to open to 16' to increase our winter maintenance footprint effective and efficiently.

The Tier 4 technology engine has one of the best in class emissions control systems on the market, so along with the obvious environmental benefits, there will be savings in fuel economy, downtime, and maintenance costs as it is replacing an replacing older unit.

Financial Impact: This tender had a budget approval for \$250,000.00 and the Tender from Connect Equipment came in at \$150,930.26, all attachments and 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 City Council award Tender T-2021-41 for the supply and delivery of a Compact ALT950 GEHL Wheel Loader to Connect Equipment at a cost of \$150,930.26, including HST, to improve the Fleet equipment effectiveness and service levels both in the winter and summer operations.



Brent Raycraft, Supervisor of Fleet



Taylor Crinklaw, Director of Infrastructure and Development Services



Joan Thomson, Chief Administrative Officer

T-2021-41

Supply and Deliver One (1) New Compact Wheel Loader

Closing Date: Wednesday, July 21, 2021

Submission Summary

Vendor	City/Province	Submission Name	Unofficial Value or Notes
Connect Equipment	Rockwood, Ontario	Submission 1	\$132,702.00
BATTLEFIELD EQUIPMENT RENTALS	BRAMPTON, ONTARIO	Submission 1	\$167,093.10
Huron Tractor Ltd	Exeter, Ontario	Submission 1	\$205,193.31
Coleman Equipment	New Dundee, Ontario	Submission 1	\$235,887.50
Brandt Tractor Ltd.	Regina, Saskatchewan	Submission 1	\$251,990.00

Witness (Print Name) Signature Date

Witness (Print Name) Signature Date

Witness (Print Name) Signature Date



MANAGEMENT REPORT

Date: September 13, 2021
To: Mayor and Council
From: Nathan Bottema, Project Manager
Report#: COU21-093
Attachments: Bid Summary T2021-47

Title: Romeo Street Underpass Retaining Wall Repair - Tender Award for Contract T-2021-47

Objective: To obtain Council approval to accept the Across Canada Construction bid of \$146,207.88 including HST, for the Romeo Street underpass retaining wall repair contract T2021-47.

Background: Romeo Street South sidewalks at the CN Rail grade separation is supported by structural retaining walls constructed in 1968. In the 2019 bi-annual structures inspection report, the retaining walls were identified as requiring repairs and recommended to be repaired in the next 1 to 5 years.

The Romeo Street Underpass Retaining Wall Repair tender was posted on the City's website on August 11, 2021. The work includes the removal and replacement of the deteriorated concrete through concrete patching. The design and contract specifications were completed by the engineering firm B.M. Ross and Associates Limited.

Analysis: There were a total of 14 registered suppliers that picked up plans for the project, with 6 submitting official bids. The lowest qualified bid of \$146,207.88 including HST was provided by Across Canada Construction. The total after partial HST rebate is \$131,664.72. The submission was reviewed and found to be complete.

Financial Impact: The estimated total project costs are:

Construction contract (after HST rebate)	\$	131,664.72
Consultant fees (design, material testing)	\$	16,000.00
Total	\$	147,664.72

The 2021 capital budget contains a total of \$450,000 for bridge improvements. The project will be funded as follows:

Federal Gas Tax	\$	147,664.72	R-R11-RFED
Total	\$	147,664.72	

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 award Tender T-2021-47 for the Romeo Street Underpass Retaining Wall Repair contract to Across Canada Construction at a total tender price of \$146,207.88 including HST;

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



Nathan Bottema, Project Manager



Taylor Crinklaw, Director of Infrastructure and Development Services



Joan Thomson, Chief Administrative Officer

Romeo Street Underpass Retaining Wall Repair

Closing Date: Thursday, September 2, 2021

Submission Summary

Vendor	City/Province	Submission Name	Unofficial Value or Notes
Across Canada Construction	WOODBIDGE, Ontario	Submission 1	\$146,207.88
JARLIAN CONSTRUCTION INC.	BURLINGTON, ONTARIO	Submission 1	\$207,920.00
Neptune Security Services Inc	Mississauga, Ontario	Submission 1	\$221,056.25
Carlington Construction Inc.	Waterdown, Ontario	Submission 1	\$253,521.15
B.E. Construction Ltd	ETOBICOKE, Ontario	Submission 1	\$290,435.43
Vector Corrosion Technologies	Mississauga, Ontario	Submission 1	\$586,696.00

Witness (Print Name) Signature Date

Witness (Print Name) Signature Date

Witness (Print Name) Signature Date



MANAGEMENT REPORT

Date: September 13, 2021
To: Mayor and Council
From: Tatiana Dafoe, City Clerk
Report#: COU21-095
Attachments: Stratford City Centre Business Improvement Area Special Board of Management Meeting Minutes dated August 16, 2021

Title: Request to Change the Name of the Stratford City Centre Business Improvement Area

Objective: To consider the request from the Stratford City Centre Business Improvement Area (BIA) to change their name, along with the name of the Board of Management, to "Board of Management of the Downtown Stratford Business Improvement Area (BIA)".

Background: Stratford City Council adopted By-law 67-73 in 1973 to establish an improvement area and to establish a Board of Management under section 361 of the Municipal Act, R.S.O. 1970. The Board of Management was responsible for the improvement, beautification and maintenance of lands, buildings and structures in the improvement area owned by the City of Stratford. The Board was also entrusted with the promotion of the improvement area as a business and shopping area and a levy was collected from the businesses in the defined improvement area to promote the downtown core.

In 1983, City Council repealed By-law 67-73 as amended and adopted By-law 66-83 under section 217 of the Municipal Act R.S.O. 1980, to expand the improvement area and change the name of the Board of Management to City Centre Committee. The new By-law was upheld by the Ontario Municipal Board.

In 2014, City Council approved the Board's request to change their name from the City Centre Committee to "Stratford City Centre Business Improvement Area (BIA)". The Stratford City Centre Business Improvement Area has operated and been entrusted with the responsibility for the improvement, beautification and maintenance of municipally-owned lands, buildings and structures in the area, beyond such improvement, beautification and maintenance as is provided at the expense of the municipality at

large and is also entrusted with the promotion of the improvement area as a business and shopping area.

Stratford City Council is responsible for establishing a business improvement area and approving the annual budget. The special levy is then collected from the affected property owners by the City and turned over to the Board.

The Stratford City Centre BIA Board is composed of 8 business representatives and 1 Council member appointed for the term of Council. They have requested to change their name to the "Board of Management of the Downtown Stratford Business Improvement Area (BIA)".

Analysis: The proposed name of "Board of Management of the Downtown Stratford Business Improvement Area (BIA)" is being requested for the following reasons:

- It is in line with the industry standard, as the majority of other BIA's utilize "Downtown" in their names and branding.
- 'Downtown Stratford' has a modern and progressive appeal.
- They would like to accomplish a fresh, vibrant and modern take on their image and believe now is a good time to change their name as they are investing in the redesign.
- From a marketing perspective:
 - they own the downtownstratford.ca domain
 - They actively use the following hashtags in their social media:
 - #DTStratford
 - #DTlove
 - #DTStratfordgreen
- Stratford City Centre often gets confused with Stratford the Municipality and they believe a change to 'Downtown Stratford BIA' will eliminate some of this confusion.

Staff have not identified any concerns with the request to change the name. The following by-laws would need to be amended in order to reflect the requested change:

- By-law 66-83, as amended, and
- By-law 178-2018, as amended.

Financial Impact: There is no financial impact to be reported as a result of this report.

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.

Staff Recommendation: THAT the request from the Stratford City Centre BIA Board of Management to change the name of the Board to "Board of Management of the Downtown Stratford Business Improvement Area (BIA)" be approved;

AND THAT By-law 66-83, as amended, and By-law 178-2018, as amended, be further amended to reflect the name change.



Tatiana Dafoe, City Clerk



Spencer Steckley, Manager of Financial Services



Joan Thomson, Chief Administrative Officer

MINUTES

1. Call to order by Chair.
2. Reminder to explain recording and confirm all agree.
3. Adopt the Agenda for August 16, 2021
MOTION: That the July 27, 2021 agenda be adopted, moved by Councillor Ingram, seconded by James Hough. Carried.

4. DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:
The Municipal Conflict of Interest Act requires any member of a Committee of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of a Committee 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 a Committee of Council and otherwise comply with the Act.

Name	Item	Nature
None declared on July 27, 2021.		

5. Name Change for Stratford City Centre Business Improvement Area
Background: The Stratford City Centre Marketing Sub Committee is recommending that the 'Stratford City Centre BIA' change its name to 'Downtown Stratford BIA.' This recommendation is in line with the industry standard, as the majority of other BIA's utilize "Downtown" in their names and branding. The first phase in designing our new website is the rebranding of our logo. The BIA Marketing sub-committee recommends aligning this design work under the name 'Downtown Stratford BIA'. We would like to accomplish a fresh, vibrant and modern take on our image and believe now is a good time to change our name as we are investing in the redesign.
From a marketing perspective:

We own the downtownstratford.ca domain
We actively use the following hashtags in our social media.
#DTStratford
#DTlove
#DTStrafordgreen

Lastly, Stratford City Centre often gets confused with Stratford the Municipality and we suspect that a change to 'Downtown Stratford BIA' will eliminate some of this confusion.
In our opinion, "City Centre" sounds old fashioned, somewhat corporate, and we believe 'Downtown Stratford' has a modern and progressive appeal.

MOTION: That the name of the BIA be changed to Stratford Downtown BIA moved by Heather Martin, seconded by Anne Campion.

Costs would be minimal as the logo is not used in a lot of places (Downtown Dollars, envelopes).

Name change request would need to move to City Council next, through the City Clerk. This could be the August Council meeting but could also go into September or October. Councillor Ingram will look into this being on the earliest available Council meeting.
The legal name does not have to match the operating name.

MOTION called for vote: That the name of the BIA be changed to Stratford Downtown BIA moved by Heather Martin, seconded by Anne Campion. Carried

6. Adjourn
Motion to adjourn the Board meeting at 4:20 P.M. moved by Councillor Ingram.



MANAGEMENT REPORT

Date: September 13, 2021
To: Mayor and Council
From: Stephanie Potter, Policy and Research Associate
Report#: COU21-096
Attachments: None

Title: Transfer Payment Agreement - Municipal Modernization Program, Intake 2, Review Stream

Objective: To recommend execution of a Transfer Payment Agreement between the Ministry of Municipal Affairs and Housing and the City of Stratford for \$80,000 in funding from the Municipal Modernization Program.

Background: The City of Stratford recently undertook a corporate-wide [Service Delivery Review](#), which included a recommendation to review City facility costs, maintenance, and utilization. Staff provided a Service Delivery Review update and high-level implementation report to Council on 26 July 2021 (COU21-080), which stated that the facilities recommendations were on hold pending the results of our \$80,000 Municipal Modernization Program grant application that will enable staff to retain a third-party consultant to conduct a Business Process Review for City facilities. In late August, the Ministry of Municipal Affairs and Housing awarded us the \$80,000 grant.

At the 23 August Regular Council Meeting, staff provided the following notice of intent:

Notification from the Office of the CAO: that they intend to release a Request For Proposals for a third-party consultant to conduct a Business Process Review for City Facilities, as recommended in the 2021 Service Delivery Review, with funding provided by the Ministry of Municipal Affairs and Housing Municipal Modernization Program – Intake 2.

The RFP has been issued and will close on 29 September.

Analysis: In order to receive the \$80,000 grant, the City is required to enter into the Transfer Payment Agreement and forward the signed agreement and authorizing bylaw to MMAH by 20 September 2021.

Financial Impact: The Municipal Modernization Program – Intake 2, Review Stream grant will cover 100% of project costs to reimburse a third-party reviewer up to a maximum of \$80,000. The RFP specifies that proposals should not exceed the projects maximum budget of \$80,000, including HST.

Costs to implement the recommendations that may arise from the Business Process Review are unknown at this time.

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 authorize the Mayor, City Clerk and Chief Administrative Officer or their respective delegates to execute the Transfer Payment Agreement and other necessary documentation/reports with the Ontario Ministry of Municipal Affairs and Housing (MMAH) as required for the purpose of conducting a Business Process Review for City facilities with funding from the Municipal Modernization Program, Intake 2.



Stephanie Potter, Policy and Research Associate



Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

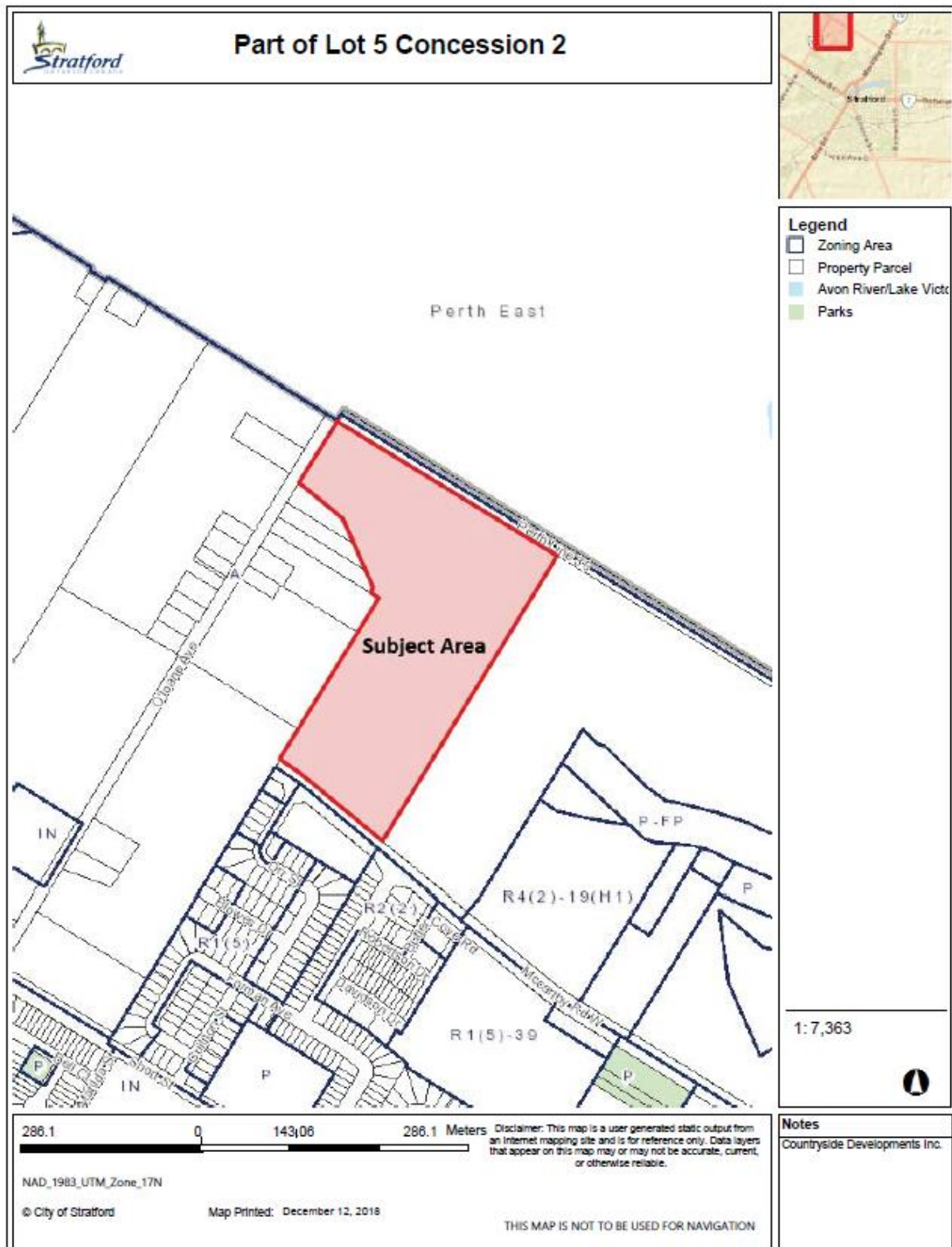
Date: September 13, 2021
To: Mayor and Council
From: Alyssa Bridge, Manager of Planning
Report#: COU21-097
Attachments: Correspondence from Dave Hannam dated August 31, 2021

Title: Request to Allow for a Minor Variance Application for Countryside Developments Incorporated

Objective: To obtain direction from Council to allow for the consideration of a minor variance application for Countryside Development Incorporated for the lands located within Draft Plan of Subdivision 31T18-003 located in Northwest Stratford.

Background: On February 10, 2020, City of Stratford Council granted draft approval to Plan of Subdivision 31T-18003 as well as approved Official Plan Amendment No. 29 and Zoning By-law Amendment 17-2020 for the lands owned by Countryside Developments Incorporated located on Part Lot 5, Concession 2 (Geographic Township of Ellice).

Location Map



Analysis: The developer is now seeking to apply for a minor variance to increase the maximum lot coverage for the single detached lots from 40% to 45% to provide greater flexibility for future home builders regarding building design. Consideration of a matter of this nature would normally fall within the jurisdiction of the Committee of Adjustment, however, Sections 45(1.3) and 45(1.4) of the *Planning Act* prohibits the submission of an application for a minor variance to the Committee of Adjustment within two years of the date from the zoning by-law amendment unless Council has resolved to allow an application to be made. The intent of the Planning Act restriction is to prevent changes to newly approved policy/ regulations.

As the *Planning Act* requires Council to permit an application to the Committee of Adjustment within two years of a zoning by-law amendment, it has been requested that Council allow an application to the Committee of Adjustment. Council is not taking a position on the minor variance and is only allowing for the application to be made to the Committee of Adjustment. The Committee of Adjustment will deliberate on the matter and make a decision following normal points of consideration which include:

- consistency with the Provincial Policy Statement;
- the variance maintains the general intent and purpose of the Official Plan;
- the variance maintains the general intent and purpose of the Zoning By-law;
- the variance is appropriate for the development of the land, building or structure; and
- the variance is considered minor in nature.

The lands are within an existing draft approved plan of subdivision and a lot grading and drainage plan has been submitted to the City that will be reviewed by Engineering through the Minor Variance application circulation.

Financial Impact: A minor variance application fee of \$1,230.00 is required with any submission.

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 Countryside Development Incorporated be permitted to submit a minor variance application to the Committee of Adjustment for the lands located within Draft Plan of Subdivision 31T18-003.



Alyssa Bridge, MCIP, RPP, Manager of Planning

A handwritten signature in dark ink, appearing to read "Taylor Crinklaw". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Taylor Crinklaw, Director of Infrastructure and Development Services

A handwritten signature in dark ink, appearing to read "Joan Thomson". The signature is cursive and compact.

Joan Thomson, Chief Administrative Officer



VIA EMAIL

August 31, 2021

Mayor Matheson & Members of Council
City of Stratford
1 Wellington St,
Stratford, ON
N5A 2L3

Attention: Ms. Tatiana Dafoe, City Clerk

Re: Request for Council Resolution, under section 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13
Application for Minor Variance
Countryside Developments Inc.
Part of Lot 5, Concession 2 (Geographic Township of Ellice)
Our File: HYD/STF/18-01

On behalf of Countryside Developments Inc., Zelinka Priamo Limited seeks to obtain approval from the City Council to submit a Minor Variance application to seek modest relief from the maximum lot coverage provision as it relates to the single-family dwelling lots within Phase 3 and Phase 4 of the approved subdivision development, at above-noted property.

BACKGROUND

Section 45(1.3) of the *Planning Act, R.S.O. 1990, c. P.13* states:

"Subject to subsection (1.4), no person shall apply for a minor variance from the provisions of the by-law in respect to the land, building or structure before the second anniversary of the day on which the by-law was amended"

Section 45(1.4) of the *Planning Act, R.S.O. 1990, c. P.13* states:

"Subsection (1.3) does not apply in respect of an application if the council has declared by resolution that such an application is permitted, which resolution may be made with respect of a specific application, a class of application or in respect of such applications generally."

On February 10, 2020, a decision was made by the City of Stratford Council to give Countryside Developments Inc. approval for a residential subdivision on the subject lands through Official Plan Amendment No. 29, Zoning By-law 17-2020, and Draft Plan of Subdivision 31T18-003.

The subject lands are designated “Medium Density Residential”, ‘Parks and Open Space’ and to ‘Residential Area’ under the City of Stratford Official Plan; and zoned Residential First Density R1(5) Zone, Residential Fourth density (R4(2), Park (P) and Park-Flood Plan(P-FP).

Following the approval of the applications, the subdivision agreement has been signed by the City of Stratford and the Developer and registered on title; the required securities have been paid; the draft plan approval conditions pertaining to Phase 3 has been satisfied; and, ownership of the corridor/open space blocks has been transferred to the City. Orr Street (Street A) has been constructed to municipal standard and ownership transferred to the City of Stratford.

The approved residential subdivision, as shown on the enclosed approved Draft Plan of Subdivision, generally comprises the following:

- A total of 98 lots for single detached dwellings (58 lots within the lands south of the central corridor, known as Phase 3; and 40 lots within the lands north of the central corridor, known as Phase 4);
- A 1.379 ha. medium density residential block in the north westerly quadrant (Block # 99, known as Phase 5);
- A 0.301 ha. park block (Block # 105);
- Two (2) stormwater management blocks (Blocks # 100 and # 101);
- Three (3) drainage corridors/open space blocks (Blocks # 102, 103, 104); and
- Four (4) new municipal streets (Streets A-D).

The surrounding land uses include: agricultural and rural related uses including a religious institution and rural residential dwellings to the north; agricultural lands to the east approved for future residential use; residential uses to the south (known as Countryside Phases 1 and 2); and single-family dwellings and agricultural lands to the west.

PROPOSED MINOR VARIANCE

The Minor Variance application will propose a 5% increase to the maximum 40% lot coverage provision that currently applies to the single family lots within the approved subdivision. However, it is anticipated that not all future single-family dwellings may be constructed to a lot coverage of 45%. At the time of this request, a total of 21 building permits for new single-family dwellings within Phase 3 had been issued out of the 58 single family lots approved for Phase 3.

The increase in lot coverage will provide greater flexibility for future home builders with regards to building design. The inclusion of decks and particularly integrated covered/roofed decks that can provide year-round protection, are building components that future occupiers find highly desirable.

Future Minor Variance Application

The future Minor Variance Application will be subject to the typical statutory notification and public consultation processes, as required under the Planning Act, as well as being subject to thorough review by municipal staff and stakeholders.

It is our opinion that the future Minor Variance Application will meet the 4 tests under of the Section 45(1) of the Planning Act.

As mentioned, increasing the lot coverage will provide greater flexibility for future home builders, and ensure that they can integrate important components such as covered/roofed decks into their future building designs.

Apart from the modest relief requested for the Maximum Lot Coverage, all other zoning regulations remain unchanged and will be complied with, including the minimum required lot area, minimum required yard setbacks and minimum required landscaped open space.

A Technical Memo has been prepared by MTE Consultants Inc. that confirms that the approved storm sewer and SWM design can accommodate the proposed increase in lot coverage to 45% for the all approved single family lots.

The proposal will not be detrimental to the streetscape or the character of the neighborhood and is compatible with the neighbouring land uses. It is considered that there will be no significant adverse impacts for neighbouring land uses as a result of this request or from the proposed modest increase to the maximum lot coverage provision.

It is noted that under the Draft City of Stratford Comprehensive Zoning By-law, an anticipated change to the definition of "Lot Coverage" would mean that the floor area of all covered/roofed decks would contribute towards the calculation of lot coverage.

As such, we respectfully request that Council resolve to approve our request to permit the submission of a Minor Variance application prior to the 2-year anniversary of Zoning By-law Amendment No. Z05-18 (By-law 17-2020) (i.e. February 10, 2022) so that the future single-family dwellings can be implemented in a timely manner.

If we can be of any assistance, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Dave Hannam, MCIP, RPP
Senior Associate

Cc: Alyssa Bridge, City of Stratford (Via Email)
The Client (Via Email)

Encl.



MANAGEMENT REPORT

Date: July 23, 2021
To: Community Services Sub-committee
From: Michael Mousley, Transit Manager
Report#: COM21-008
Attachments: ICIP Worksheet

Title: Investing in Canada Infrastructure Program (ICIP) Transit Funding Update

Objective: To provide Sub-committee information regarding the 10-year ICIP Transit Funding opportunities that commenced in late March 2019.

Background: In early 2019 the MTO announced capital funding opportunities for transit agencies over a potential 10-year timeframe. Stratford was allotted and approved for a total of \$14,167,535 through funded streams through the Federal (40%), Provincial (33.33%) and Municipal (26.67%) governments. The Municipality's contribution is funded through the annual Provincial Gas Tax which results in a "no impact" to the City's tax levy.

The first ICIP intake for the City of Stratford funded projects is almost complete. Thirteen total Transit projects were applied for and awarded from the Federal/Provincial governments that covered the first three years (2019-2021).

The following projects were funded:

- 1 - Conventional 40-foot expansion bus (completed)
- 1 - Conventional 40-foot replacement bus (completed)
- Sunday on demand project (completed)
- ITS-GPS-AVL-Real time bus tracking (completed)
- 1 - Conventional 40-foot replacement bus (completed)
- 1 - Conventional 40-foot replacement bus (completed)
- 1 - Mobility replacement bus (completed)
- 12 - Accessible Bus Shelters (completed)
- Fare system software/hardware upgrade/refurbishment (completed)
- 1 - Conventional 40-foot replacement bus (order placed, will be received in 2022)
- 1 - Conventional 40-foot replacement bus (order placed, will be received in 2022)

- 1 - Mobility replacement bus (order placed, will be received in 2022)
- 12 - Accessible Bus Shelters (installation in August 2021)

To date (2019-2021), approximately 4.5 million dollars has been funded for projects thus far which leaves \$9.6 million remaining in available funding.

Analysis: A second intake to apply for funding was just announced. Beginning June 3, 2021 transit agencies can once again apply for funded transit projects with this intake submission window remaining open until March 24, 2024. Remaining or new projects must also be substantially completed by October 31, 2027 and staff are beginning to research potential projects for a final intake/application to cover the remaining seven years that is left in the funding program.

Staff's approach for this funding stream will focus on infrastructure upgrades as the transit facility (garage, bus storage, office) is well beyond its useful purpose and in need of upgrades/replacement. Most of these buildings are approaching 40 years in age.

Some of the projects that are being considered are as follows:

- ITS-GPS-AVL continuation/expansion
- Automated bus wash replacement
- Electronic bus fare implementation
- Consultants (facility designs, research and feasibility reports, electric buses)
- Accessible bus shelters (12 each year)
- Bus storage expansion
- Garage facility upgrades (i.e. replacement of hoist and other amenities)
- Transit office replacement
- Battery electric conventional buses (3)
- Battery electric mobility buses (2)

Federal contribution up to 40% which is \$5,667,014 with Provincial contribution up to 33.33% which is \$4,722,039 and Municipal contribution up to 26.67% which is \$3,778,482 for a total of \$14,167,535 over a 10-year period.

The current Gas Tax Funding can be used as part of the Municipal contribution to Transit projects (allocation of funding is based on 2015 CUTA Fact book ridership information).

Financial Impact: No financial impact as the City of Stratford's share is funded through the annual Provincial Gas Tax Program and would therefore not affect the City's tax base. Currently we are receiving approximately \$462,000 through the Provincial Gas Tax Program.

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 the Management report titled Investing in Canada Infrastructure Program (ICIP) Transit Funding Update (COM21-008) be received for information;

AND THAT staff provide updates on various project status when required for the remainder of the funding stream.



Michael Mousley, Transit Manager



David St. Louis, Director of Community Services



Joan Thomson, Chief Administrative Officer

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10 Year ICIP Potential Transit Funding

Transit Project	Funding Year	Total Cost	%	Federal Contribution	%	Provincial Contribution	%	Stratford Contribution	
40 foot bus	2019	\$570,000	40	\$228,000	33.33	\$189,981	26.67	\$152,019	completed
40 foot bus	2019	\$570,000	40	\$228,000	33.33	\$189,981	26.67	\$152,019	completed
ITS-GPS-AVL-APP	2019	\$200,000	40	\$80,000	33.33	\$66,660	26.67	\$53,340	completed
On Demand	2019	\$50,000	40	\$20,000	33.33	\$16,665	26.67	\$13,335	completed
40 foot bus	2020	\$570,000	40	\$228,000	33.33	\$189,981	26.67	\$152,019	completed
40 foot bus	2020	\$570,000	40	\$228,000	33.33	\$189,981	26.67	\$152,019	completed
Mobility bus	2020	\$100,000	40	\$40,000	33.33	\$33,330	26.67	\$26,670	completed
Shelters	2020	\$150,000	40	\$60,000	33.33	\$49,995	26.67	\$40,005	completed
Fare System	2020	\$175,000	40	\$70,000	33.33	\$58,327	26.67	\$46,672	completed
40 foot bus	2021	\$580,000	40	\$228,000	33.33	\$189,981	26.67	\$152,019	In progress
40 foot bus	2021	\$580,000	40	\$228,000	33.33	\$189,981	26.67	\$152,019	In progress
Mobility bus	2021	\$100,000	40	\$40,000	33.33	\$33,330	26.67	\$26,670	In progress
Shelters	2021	\$150,000	40	\$60,000	33.33	\$49,995	26.67	\$40,005	In progress
SUBTOTAL YEAR 3		\$4,365,000		\$1,738,000		\$1,448,188		\$1,158,811	
ITS-GPS System-Continuation	2022	\$200,000	40	\$80,000	33.33	\$66,660	26.67	\$53,340	
Automatic Bus Wash Replacement	2022	\$350,000	40	\$140,000	33.33	\$116,655	26.67	\$93,345	
Electronic Fare System	2022	\$450,000	40	\$180,000	33.33	\$149,985	26.67	\$120,015	
Consultant (BEB, Facility designs, Research)	2022	\$150,000	40	\$60,000	33.33	\$49,995	26.67	\$40,005	
Shelters	2023	\$150,000	40	\$60,000	33.33	\$49,995	26.67	\$40,005	
Bus Storage Upgrade	2023	\$1,000,000	40	\$400,000	33.33	\$333,300	26.67	\$266,700	
ZEB 40' Conventional Bus	2024	\$1,400,000	40	\$560,000	33.33	\$466,620	26.67	\$373,380	
Garage Upgrades	2024	\$1,100,000	40	\$400,000	33.33	\$333,300	26.67	\$266,700	
Shelters	2024	\$150,000	40	\$60,000	33.33	\$49,995	26.67	\$40,005	
Office Upgrade	2025	\$1,000,000	40	\$400,000	33.33	\$333,300	26.67	\$266,700	
Mobility Bus-ZEB	2025	\$450,000	40	\$180,000	33.33	\$149,985	26.67	\$120,015	
ZEB 40' Conventional Bus	2026	\$1,400,000	40	\$560,000	33.33	\$466,620	26.67	\$373,380	
Shelters	2026	\$150,000	40	\$60,000	33.33	\$49,995	26.67	\$40,005	
Mobility Bus-ZEB	2027	\$400,000	40	\$160,000	33.33	\$133,320	26.67	\$106,680	
ZEB 40' Conventional Bus	2028	\$1,400,000	40	\$560,000	33.33	\$466,620	26.67	\$373,380	
TOTAL		\$14,115,000		\$5,598,000		\$4,664,533		\$3,732,466	Estimated Gas Tax Contribution from Municipality
								\$4,620,000	Estimated 10 year Gas Tax Contribution from Province

Note- If there is no change in the Gas tax contribution to the City (based on 2019's \$462,000.00) All or part of this allotment can be used as the Municipals 26.67% contribution in the ICIP 10 year program.



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*
Zone Change Application Z10-21
Vivian North Limited, Owner
3202 Vivian Line 37

City of Stratford Council will hold a public meeting **September 30, 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 Z10-21) 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 Thursday, September 30, 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 3202 Vivian Line 37, located on the north side of Vivian Line 37 between Mornington Street and Romeo Street, having an area of approximately 1.53ha (3.8ac). The subject lands are legally described as Part of Lot 45, Concession 3, Plan 44R-5851 in the City of Stratford.

The purpose of this zone change is to rezone the property from a Future Residential and Agricultural zone to a Residential Fourth Density (R4(2)) zone to permit 64, 2-story townhouse 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 at (519) 271-0250 ext. 5221, Fax: (519) 271-5966, or email abridge@stratford.ca - City of Stratford, Development Services Division by **September 3, 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: **Friday, September 3, 2021.***
If you choose to respond via fax, please use 519-271-5966.

If you wish to be notified of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law, you must make a written request to the City of Stratford.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission to the City of Stratford before the By-law 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.

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.

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 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, September 04, 2021. This Town Crier is also posted to the City of Stratford website: www.stratford.ca.

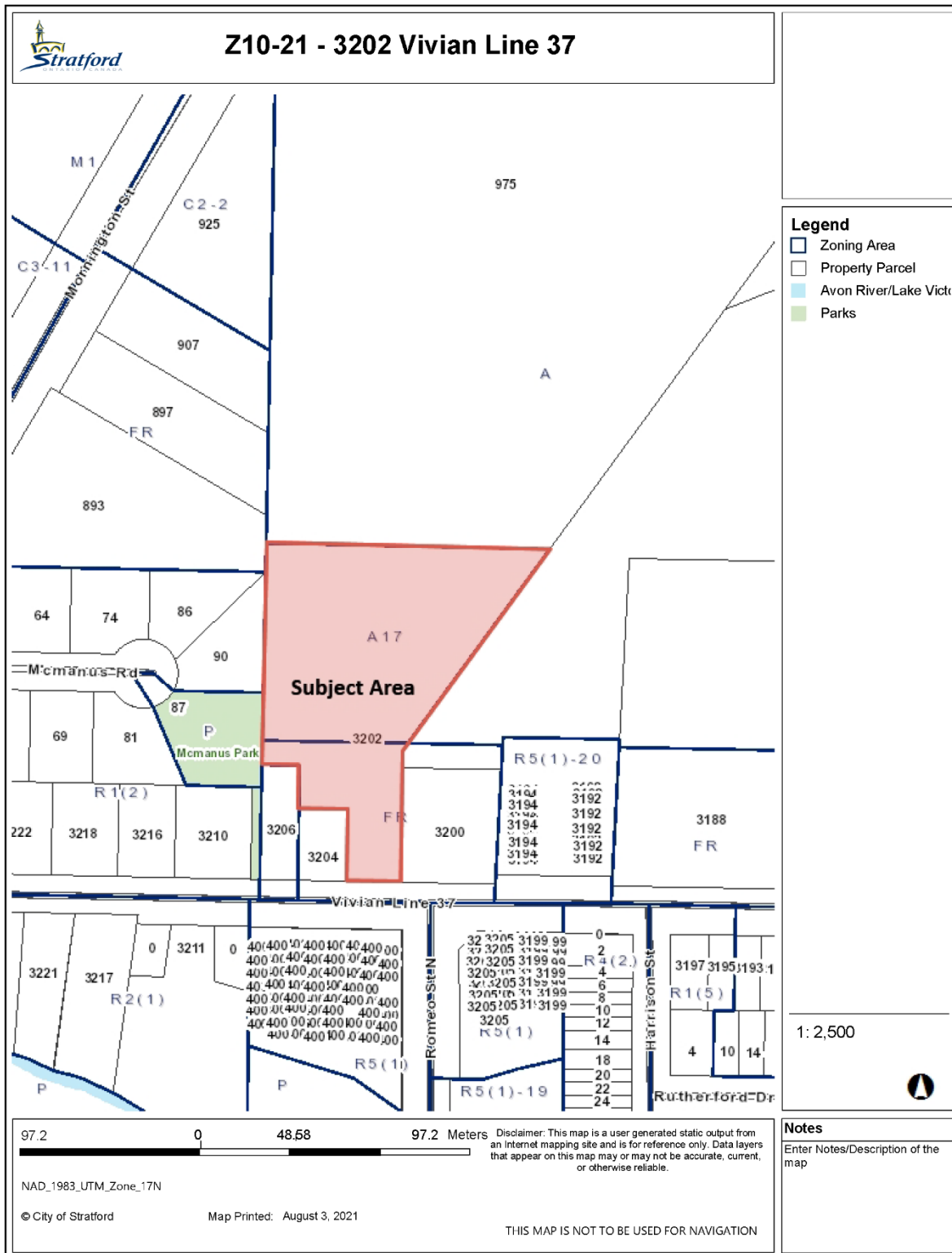
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated August 9, 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: Vivian North Limited, Owner
Dave Hannam - Zelinka Priamo Ltd, Agent
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*
Official Plan Amendment OPA03-21
Zone Change Application Z11-21
Owner: HIP Queensland Inc.
30 Queensland Road

City of Stratford Council will hold a public meeting on **Thursday, September 30, 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 Official Plan Amendment O03-21 and Zone Change Application Z11-21.

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 Thursday, September 30, 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 30 Queensland Road, located on the north west corner of the intersection of Lorne Avenue West and Queensland Road, having an area of approximately 1.58ha (3.9ac). The subject lands are legally described as Plan 513, Block 27 in the City of Stratford.

The proposed Official Plan amendment is to re-designate the subject lands from Residential Area to High Density Residential Area – special to allow for a maximum height of 7 storeys and a maximum density of 102 units per hectare.

The proposed Zone Change amendment is to rezone the lands from Neighbourhood Commercial C1-2 to Residential Fifth Density R5(2) – special to permit a density of 102 units per hectare and a building height of 25 metres.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Jeff Bannon - Tel: (519) 271-0250 ext. 5266, Fax: (519) 271-5966 – jbannon@stratford.ca - City of Stratford, Development Services Division by **September 25, 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: **Wednesday, September 8, 2021.**
 If you choose to respond via fax, please use 519-271-5966.*

If you wish to be notified of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law, you must make a written request to the City of Stratford.

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 official plan amendment is adopted, or before a 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 official plan amendment is adopted, or 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.

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.

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.

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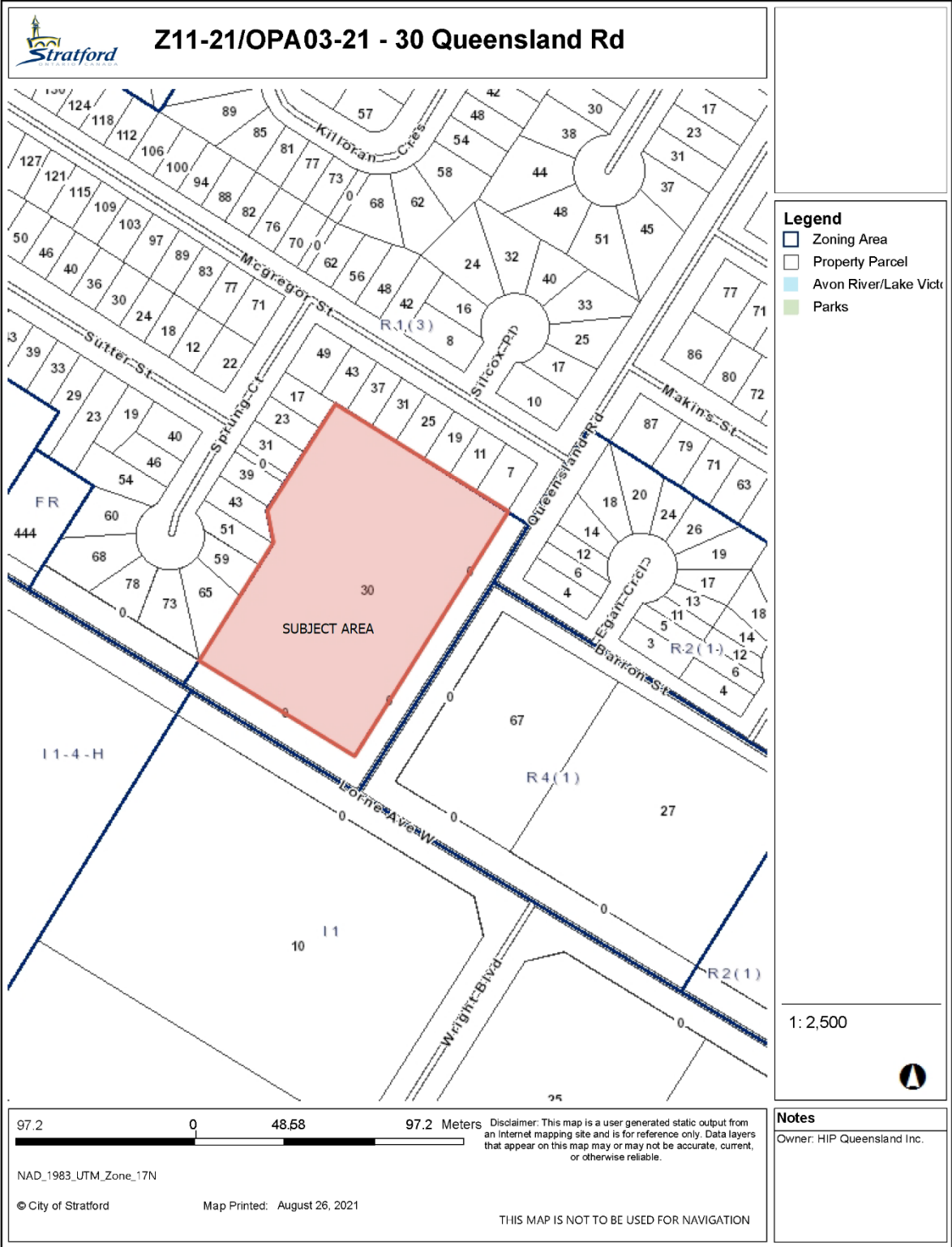
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated August 31, 2021

Jeff Bannon, Planner
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: Joel Doherty, HIP Queensland Inc.
Hugh Handy, GSP Group
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 authorize the acceptance of a tender by Connect Equipment for the Compact ALT950 GEHL Wheel Loader [T-2021-41].

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:

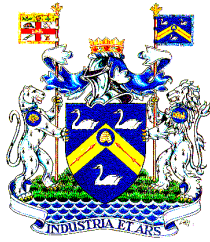
1. That the tender [T-2021-41] of Connect Equipment for the Compact ALT950 GEHL Wheel Loader Contract be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute any necessary documents and to affix the Corporate seal thereto.
2. That the accepted amount of the tender for the Compact ALT950 GEHL Wheel Loader Contract [T-2021-41] is \$150,930.26, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of September, 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 appoint an Acting Director of Corporate Services and Treasurer for The Corporation of the City of Stratford.

WHEREAS section 286.(1) of the *Municipal Act, S.O. 2001, c 25* as amended, requires a municipality to appoint a treasurer who is responsible for handling all of the financial affairs of the municipality on behalf of and in the manner directed by the council of the municipality;

AND WHEREAS section 286.(5) of the *Municipal Act* as amended, provides that the municipality may delegate to any person all or any of the powers and duties of the treasurer under this or any other Act with respect to the collection of taxes;

AND WHEREAS the Council of The Corporation of the City of Stratford is desirous of appointing an Acting Director of Corporate Services and Treasurer who shall have all the powers and duties as set out in the *Municipal Act* and any other related Acts and Regulations of the Province of Ontario;

AND WHEREAS the Council of The Corporation of the City of Stratford adopted By-law 135-2017 to delegate certain duties and responsibilities to the Director of Corporate Services and Treasurer;

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

1. That Karmen Krueger is hereby appointed as Acting Director of Corporate Services and Treasurer of The Corporation of the City of Stratford and its local boards and committees pursuant to section 286.(1) of the *Municipal Act, S.O. 2001, c 25* as amended and its Ontario Regulations and any other Acts or Regulations.
2. This By-law comes into force and takes effect on September 13, 2021.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of September, 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 execution of the Transfer Payment Agreement and other related documents for funding under the Municipal Modernization Program, Intake 2, between Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Municipal Affairs and Housing and The Corporation of the City of Stratford.

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 it is deemed expedient to authorize the execution of a Transfer Payment Agreement ("Agreement") with Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Municipal Affairs and Housing, for funding under the Municipal Modernization Program, Intake 2, for the purpose of conducting a Business Process Review for City facilities;

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

1. That the Mayor, Clerk, or their respective delegates, are hereby authorized to execute on behalf of The Corporation of the City of Stratford the Transfer Payment Agreement for funding under the Municipal Modernization Program, Intake 2, for the purpose of conducting a Business Process Review for City facilities between Her Majesty the Queen in right of the Province of Ontario, represented by the Minister of Municipal Affairs and Housing, and The Corporation of the City of Stratford in a form satisfactory to Legal Services.
2. That the Mayor and Clerk, or their respective delegates, as applicable, and the delegate specified in Schedule "B" of the Agreement are hereby authorized to execute on behalf of The Corporation of the City of Stratford any amendment to the Agreement or ancillary document necessary to fulfil the requirements in a form satisfactory to Legal Services.
3. That the Mayor, Clerk, or the Chief Administrative Officer, or their respective delegates, have the delegation of authority to execute any and all required documentation, on behalf of The Corporation of the City of Stratford as required under the Agreement.
4. That this By-law shall come into force and effect upon passage.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of September, 2021.

Mayor – Daniel B. Mathieson

City Clerk – Tatiana Dafoe



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

BEING a By-law to amend By-law 66-83 as amended, to change the name of the Board of Management of Stratford City Centre Business Improvement Area (BIA) to the Board of Management of the Downtown Stratford Business Improvement Area (BIA).

WHEREAS the Council of The Corporation of the City of Stratford adopted By-law 66-83 to designate an area of the City of Stratford as an improvement area to and establish a Board of Management;

AND WHEREAS the Board of Management is entrusted with the improvement, beautification and maintenance of municipally-owned lands, buildings and structures in the area, beyond such improvement, beautification and maintenance as is provided at the expense of the municipality at large, and is also entrusted with the promotion of the improvement area as a business and shopping area;

AND WHEREAS By-law 66-83 also established that the Board of Management established by by-law, shall be known and referred to as the City Centre Committee;

AND WHEREAS By-law 57-2014 further amended By-law 66-83 as amended, to change the name of Stratford City Centre Committee to Stratford City Centre Business Improvement Area (BIA);

AND WHEREAS the Stratford City Centre Business Improvement Area (BIA) requests that City Council change their name to the Board of Management of the Downtown Stratford Business Improvement Area (BIA) for a variety of reasons including, it is in line with the industry standard and 'Downtown Stratford' has a modern and progressive appeal;

AND WHEREAS the Council of The Corporation of the City of Stratford has agreed to the name change as requested by the Stratford City Centre Business Improvement Area (BIA);

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

1. That By-law 66-83 as amended, be further amended by repealing Section 12 of By-law 66-83 as amended, as follows:

“Section 12. The Board of Management as established by this By-law, shall be hereinafter known and referred to as the Board of Management of Stratford City Centre Business Improvement Area (BIA).”

2. That By-law 66-83 as amended, be further amended by adding a Section 12 as follows:

“Section 12 The Board of Management as established by this By-law, shall be hereinafter known and referred to as the “Board of Management of the Downtown Stratford Business Improvement Area (BIA).”

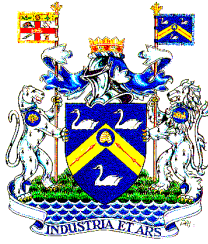
3. This by-law shall come into force and take effect upon the final passage thereof.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of September, 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 amend By-law 178-2018, as amended, to change the name of the Stratford City Centre Business Improvement Area (BIA) Board to the Board of Management of the Downtown Stratford Business Improvement Area (BIA).

WHEREAS Council of The Corporation of the City of Stratford adopted By-law 178-2018 to appoint Council Members to Sub-committees of Council and Standing Committees of Council and to Advisory Committees, Boards and Agencies and to appoint Citizens to Advisory Committees and Boards during the 2018 term of municipal office;

AND WHEREAS Council of The Corporation of the City of Stratford deems it necessary to further amend By-law 178-2018 to change the name of the Stratford City Centre Business Improvement Area (BIA) Board to the Board of Management of the Downtown Stratford Business Improvement Area (BIA);

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

1. That By-law 178-2018 as amended, is further amended by changing all references of "Stratford City Centre Business Improvement Area (BIA) Board" and "Stratford City Centre Business Improvement Area (BIA) Board of Directors" to the "Board of Management of the Downtown Stratford Business Improvement Area (BIA)."
2. All other provisions of By-law 178-2018 remain in force and effect.
3. This By-law shall come into force and take effect upon final passage thereof.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of September, 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 Across Canada Construction for the Romeo Street Underpass Retaining Wall Repair contract [T-2021-47].

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-2021-47] of Across Canada Construction for the Romeo Street Underpass Retaining Wall Repair 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 Romeo Street Underpass Retaining Wall Repair contract [T-2021-47] is \$146,207.88, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of September, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



STRATFORD CITY COUNCIL

CONSENT AGENDA

September 13, 2021

REFERENCE NO. CONSENT AGENDA ITEM

- CA-2021-117 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:
- Queen Street from Brunswick Street to 20m N Brunswick Street beginning on Monday, August 23, 2021, for approximately two weeks to facilitate the decommissioning of the Enbridge gas main that crosses Queen Street for the Queen Street Major Trunk Sewer project.
 - Cedar Street from Chestnut Street to Pine Street on Monday, August 23, 2021, for approximately two weeks to facilitate the removal of the existing Waldie Drain culvert including watermain installation and road restoration.
 - Blake Street from Dufferin Street to Crooks Street on Tuesday, September 2, 2021, for one day only for sewer repair.
 - Boyd Street from Griffith Road to Lorne Avenue on Thursday, August 26, 2021, for one day only for road maintenance.
 - McCarthy Road East from Mornington Street to Romeo Street on Friday, August 27, 2021 between 11:00 a.m. to 1:00 p.m. to facilitate paving the Mornington Street intersection approach at Romeo Street.
 - West Gore Street (westbound lane only), from St. Vincent Street to John Street, Stratford, will be temporarily closed on Thursday September 2nd, 2021, between 7:00 a.m. and 5:00 p.m. to facilitate the concrete placement for the new sidewalk on the north side.
 - Corcoran Street, from Erie Street to Linton Avenue, Stratford on Thursday, September 2 and Friday, September 3, 2021, between 8:00 a.m. and 5:00 p.m. for road maintenance.
 - Albert Street, from Queen Street to King Street, Stratford, will be temporarily closed Tuesday, September 7 and Wednesday 8, 2021,

between 7:30 a.m. and 5:00 p.m. to facilitate water, sewer and storm installations at 256 Albert Street.

- Front Street, from Rebecca Street to Grange Street, Stratford, on Saturday, September 4, 2021, for an emergency sewer service repair.

CA-2021-118 In accordance with By-law 102-2008 and By-law 135-2017, the Infrastructure and Development Services Department provides notification that the following streets were/will be temporarily closed for parades/street events:

- Lakeside Drive from Front Street to Lakeside Drive North and Queen Street from Lakeside Drive to the Festival Theatre Parking Lot on Sunday, September 5 from 6:30 a.m. to 4:00 p.m. for the Kinsmen Car Show.

CA-2021-119 Municipal Information Form for Liquor Licence Application for an indoor area at 1060 Ontario Street, Unit 1A (Fore! Everyone Golf and Multisport).

Section 2 - To be completed by the City Clerk.

Section 3 – Asking if Council has specific concerns regarding zoning, non-compliance with by-law or general objections to this application.

The Fire Department and Public Health expressed no concerns with the application.

The Building Division provided the following comments:

- Building permit for interior renovation is required to be finalized prior to Building Division Agency Letter Sign-off.
- A separate Agency Approval Letter is required to be provided by the Building Division. The fee for this letter is \$75.00.
- Applicant is required to submit floor plans showing the areas that are to be licensed. Since the drawings were completed by an Architect as part of the building permit process, those drawings can be submitted with their Agency Request letter.



**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 September 13, 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 September 13, 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 13th day of September, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe