



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4671st
Date: Monday, November 22, 2021
Time: 3:00 P.M.
Location: Electronic Meeting

Council Present in Council Chambers: Deputy Mayor Ritsma - Vice Chair Presiding

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

Regrets: Mayor Mathieson - Chair

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, Taylor Crinklaw - Director of Infrastructure and Development Services, Karmen Krueger - Acting Director of Corporate Services, Anne Kircos - Acting Director of Human Resources, Jodi Akins - Council Clerk Secretary, Alyssa Bridge – Manager of Planning, Nancy Roulston – Manager of Engineering, Joani Gerber – CEO, investStratford

Also Present: Franklin Famme – SEED Co. Board President, members of the public and media

1. Call to Order:

Deputy Mayor Ritsma, Chair presiding, called the Council meeting to order.

Mayor Mathieson 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

Councillor Gaffney declared a pecuniary interest on Item 9.2.1 "Modification to Draft Plan of Subdivision 31T18-002, 4110 Perth Line 36 (PLA21-027)", of the Regular Council agenda as he has an ownership interest in an abutting property.

3. Adoption of the Minutes:

R2021-520

Motion by Councillor Ingram

Seconded by Councillor Vassilakos

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated November 8, 2021 be adopted as printed.

Carried

4. Adoption of the Addendum to the Agenda:

There was no addendum to be added to the November 22, 2021, Regular Council agenda.

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

5.1 At the October 12, 2021, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

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

R2021-521

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT The Corporation of the City of Stratford enter into the Purchase of Service Agreement with the Stratford Economic Enterprise Development Corporation for a term to December 31, 2025 with an option for an additional five year period;

AND THAT the Mayor and Clerk be authorized to sign the Agreement on behalf of the municipal corporation.

Carried

5.2 At the November 22, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Expropriation and Related Litigation 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 Proposed Disposition of Land in the Crane West Business Park - 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);

5.2 Agreement Amending Option to Purchase Agreement / Agreement of Purchase and Sale for lands in the Wright Business Park - Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years);

At the In-camera Session direction was provided on items 4.1, 5.1, and 5.2.

The Clerk advised Items 6.1 to 7.7 would be considered following the Regular Council meeting at a reconvene In-camera Session.

6.1 Proposed Renewable Natural Gas Project November 2021 Update – Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)), And A trade secret or scientific, technical, commercial, financial or labour relations information,

supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization (section 239.(2)(i)), And A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k));

6.2 Review of Lease Agreements with Festival Theatre - A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k)), And 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);

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

7.2 Appointments to the Active Transportation Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.3 Appointments to the Communities in Bloom Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

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

7.5 Appointments to the Heritage Stratford Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.6 Appointments to the Stratfords of the World (Ontario) Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.7 Appointments to the Town and Gown 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 Correspondence - Resignation from the Downtown Stratford BIA Board of Directors

R2021-522

Motion by Councillor Ingram

Seconded by Councillor Burbach

THAT the resignation from Elsa Fahreus from the Downtown Stratford BIA Board of Directors be accepted.

A member noted the Downtown Stratford BIA Board's regrets on the resignation.

Deputy Mayor Ritsma called the question on the motion.

Carried

7.2 Proclamation - International Day of Persons with Disabilities

R2021-523

Motion by Councillor Henderson

Seconded by Councillor Bunting

THAT Stratford City Council hereby proclaims December 3, 2021 as "International Day of Persons with Disabilities" in the City of Stratford to recognize the importance of ensuring that all citizens, regardless of barriers they may face, have full access to their community.

A Member provided information on the City's Accessible Parking Permit program. Information included that a person displaying an accessible parking permit can park anywhere for free downtown. The program is not limited to designated accessible spots, and members of the public can still pay if they choose to.

Deputy Mayor Ritsma called the question on the motion.

Carried

7.3 Correspondence - OLT Case Number PL10232

For the information of Council.

7.4 Resolution - Request for Improvements to the Kelly Municipal Drain (COU21-115)

R2021-524

Motion by Councillor Gaffney

Seconded by Councillor Vassilakos

THAT K. Smart Associates Limited be appointed, in accordance with Section 78 of the Drainage Act, to prepare a report for Council's consideration outlining the required improvements needed for the Kelly Municipal drain.

Councillor Sebben departed the meeting at 3:06 p.m.

It was questioned where exactly the City limits end in this area and if is displayed.

Councillor Sebben returned to the meeting at 3:07 p.m.

The Director of Infrastructure advised he would have to review this and refer back.

Deputy Mayor Ritsma called the question on the motion.

Carried

7.5 Noise Exemption for Queen Street Major Storm Trunk Sewer (T2021-27) (COU21-117)

R2021-525

Motion by Councillor Beatty

Seconded by Councillor Vassilakos

THAT an exemption from Noise Control By-law 113-79 be granted to Birnam Excavation Limited and their subcontractor Ward & Burke Microtunneling to operate tunneling equipment to facilitate construction for the Queen Street Major Storm Trunk Sewer Project, under the operation of construction equipment provision (Schedule 2 clause 5) from 7:00 p.m. to 11:59 p.m. and 12:00 a.m. to 7:00 a.m. on date(s) to be determined subject to the approval of the Director of Infrastructure and Development Services;

AND THAT an exemption from Noise Control By-law 113-79 be granted to Birnam Excavation Limited to operate diesel-powered heaters to facilitate construction for the Queen Street Major

Storm Trunk Sewer Project, under the operation of construction equipment provision (Schedule 2 clause 5) from 7:00 p.m. to 11:59 p.m. and 12:00 a.m. to 7:00 a.m. on date(s) to be determined subject to the approval of the Director of Infrastructure and Development Services.

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

- noise complaints being received about the generators on this project;
- construction being approximately 150m from the nearest residence;
- a generator being required to ensure that concrete properly cures in cold temperatures and typically requiring 5 days to cure;
- residents being encouraged to contact staff if further concerns are identified;
- following up with the contractor regarding sound barriers and other potential mitigation measures; and,
- approximately two to three 5-day periods of generator work being required for the project.

Deputy Mayor Ritsma called the question on the motion.

Carried

7.6 Correspondence - Official Plan Amendment Application OPA01-20 and Zoning By-law Amendment Z06-20, 370-396 Ontario Street

R2021-526

Motion by Councillor Henderson

Seconded by Councillor Gaffney

THAT the correspondence from Connie Eaton, Robert Ritz and Jane Marie Mitchell regarding Official Plan Amendment Application OPA01-20 and Zoning By-law Amendment Application Z06-20 for 370-396 Ontario Street be received for information.

It was questioned whether staff had responses to the correspondence received. The Manager of Planning advised that staff had reviewed and if there were any specific areas requested to address then staff could

respond. It was further advised that the correspondence received did not impact the staff recommendation before Council for approval.

Deputy Mayor Ritsma called the question on the motion.

Carried

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:

9.1 Report of the Infrastructure, Transportation and Safety Committee:

R2021-527

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the Report of the Infrastructure, Transportation and Safety Committee dated November 22, 2021 be adopted as printed.

It was requested that item 9.1.2 be taken separately.

Deputy Mayor Ritsma called the question on Items 9.1.1 and 9.1.3.

Carried

Deputy Mayor Ritsma called the question on Item 9.1.2.

Carried

9.1.1 Request for Exemption from Noise Control By-law 113-79 for 2021 Lights on Stratford (ITS21-037)

THAT approval be given to Festival of Lights organizers for an exemption to the Noise Control By-law 113-79 for their event held at Market Square at 1 Wellington Street from 5:00 p.m. to 10:00 p.m. daily between Monday, December 13, 2021 and Friday, January 28, 2022 from the following provisions:

- Unreasonable noise [Schedule 1 clause 8]
- The operation of loudspeakers and amplification of sound [Schedule 2 Clause 2]
- Loading, unloading or otherwise handling or any containers, products, materials [Schedule 2 Clause 4] and,

- subject to applicable Provincial Orders and Public Health Guidelines in place at that time.

AND THAT approval be given to extend the operating hours of the outdoor washroom by 1 hour over the requested period of December 17, 2021 to January 28, 2022 and that where possible, staff make reasonable efforts to reduce the financial impact.

9.1.2 Huron Street Reconstruction Phase 1 Public Engagement and Recommendation (ITS21-038)

THAT the description of the proposed design outlined in Report ITS21-038 for the Huron Street Reconstruction Project Phase 1, be received for information;

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

AND THAT the design be accepted and staff authorized to proceed with construction tendering.

9.1.3 Delegation by Ron Dodson - Cycle Stratford Audit Report

THAT staff look into the condition of the Erie Street multi-use trail and advise what is required to bring it up to current standards.

9.2 Report of the Planning and Heritage Committee:

It was requested that item 9.2.1 be taken separately.

Councillor Gaffney, having declared a pecuniary interest on this matter, departed the meeting at 3:19 p.m. R2021-528

Motion by Councillor Ingram

Seconded by Councillor Bunting

THAT Item 9.2.1 of the Report of the Planning and Heritage Committee dated November 22, 2021 be adopted as printed.

Carried

Councillor Gaffney, having declared a pecuniary interest on this matter, did not vote or participate in the discussion.

Councillor Gaffney returned to the meeting at 3:20 p.m.

R2021-529

Motion by Councillor Ingram

Seconded by Councillor Burbach
THAT Item 9.2.2 of the Report of the Planning and Heritage Committee dated November 22, 2021 be adopted as printed.

Carried

9.2.1 Modification to Draft Plan of Subdivision 31T18-002, 4110 Perth Line 36 (PLA21-027)

THAT the conditions of draft approval of plan of subdivision 31T18-002 be modified as follows:

Revise Condition 1 to read:

1. This draft approval applies to Plan of Subdivision 31T-18002 submitted by Sifton Properties Limited, certified by Trevor McNeil O.L.S., dated September 28, 2021, as redline amended, File No. 31T-18002, drawing no. 42815-200-D11(L), which shows a total of 161 single detached residential lots, 2 multi development blocks, 1 road widening block, 1 park block, 1 future infill block, 1 future single detached dwelling block, 2 walkway blocks, 1 stormwater management block, 8 0.3m reserve blocks, 2 open space blocks, all served by 6 new local roads.

Revise Condition 4 to read:

4. The street(s) shall be named to the satisfaction of the Manager of Planning.

Revise Condition 5 to read:

5. Prior to final approval, the municipal address shall be assigned to the satisfaction of the Manager of Planning.

Revise Condition 12 to read:

12. Phasing of this subdivision (if any) shall be to the satisfaction of the Manager of Planning and the Director of Infrastructure and Development Services.

Revise Condition 13 to read:

13. Prior to submitting a request to the City to prepare the subdivision agreement, an updated draft plan showing the redline

amendments (if applicable) is to be provided to the City to the satisfaction of the Manager of Planning.

Revise Condition 17 to read:

17. Prior to submitting a request to the City to prepare the subdivision agreement a phasing plan showing all of the 0.3m reserves required to accommodate phasing (if applicable) is to be submitted to the City as applicable to the satisfaction of the Manager of Planning and the Director of Infrastructure and Development Services.

Revise Condition 18 to read:

18. The subdivision agreement shall contain a provision allowing the property owner to access their lands over the 0.3m reserve for Block 166, Block 167, Block 169 for maintenance purposes to the satisfaction of the Manager of Planning.

Revise Condition 25 to read:

25. The Owner shall dedicate Block 168 to the City of Stratford for Park purposes and pay the City cash-in-lieu for 0.157 ha of parkland pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 168 and cash-in-lieu for 0.157 ha shall satisfy the parkland dedication requirements for all lands within the boundary of this draft plan. All costs associated shall be borne by the Owner.

Revise Condition 26 to read:

26. The subdivision agreement shall contain a provision outlining that parkland dedication and cash-in-lieu must be conveyed to the City in the initial registration to the satisfaction of the Manager of Planning.

Revise Condition 27 to read:

27. In conjunction with the submission of engineering drawings, the Owner shall submit a conceptual park design and grading and servicing plans for Block 168 which shall accommodate a 3m wide walkway on Block 171 for review and approval by the Director of Infrastructure and Development Services and the Director of

Community Services. The entirety of Block 168 shall be registered in one phase.

Revise Condition 28 to read:

28. Concurrent with registration, the Owner shall convey Block 170 (4 m wide walkway) and Block 171 (3m wide pathway) to the City of Stratford. 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 Director of Infrastructure and Development Services.

Revise Condition 29 to read:

29. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 169 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

Revise Condition 30 to read:

30. Within one year of the registration of the phase, the Owner shall fence along the rear lot lines of Lots 7-11, 22-37, 68- 81, 91, 92, along the north lot line of Lot 22, along the north and east lot line of Block 168, along the south lot line of Lot 79 and the west lot line of Lot 93, Block 164 and Block 169 abutting the west limit of the draft plan with a 1.5 metre chain link fence with no gates to prevent trespassing. Any other fencing arrangements shall be to the satisfaction of the Manager of Planning.

Revise Condition 31 to read:

31. Within one year of the registration of the phase, the Owner shall provide a 1.5m temporary fence with no gates along the north and east lot lines of Block 162 to the satisfaction of the Manager of Planning. The Subdivision Agreement shall contain a provision requiring the Owner to construct a fence along the north and east lot lines of Block 162 through the site plan approval process when Block 162 is developed to the satisfaction of the Manager of Planning. The temporary fence shall be required until the fence is installed through the site plan process to the Manager of Planning.

The installation and removal of the temporary fencing shall be the responsibility of the Owner.

Revise Condition 32 to read:

32. Prior to final approval where Elborn Boulevard, Beatty Avenue and Dempsey Drive is terminated at the limits of the draft plan, the Owner shall install a 1.5m fence with no gates and install dead end signage until the extension of the street is constructed or as directed by the Director of Infrastructure and Development Services that it is no longer required. Any costs associated with the installation, maintenance and of the fence and signage shall be the sole responsibility of the Owner.

Revise Condition 34 to read:

34. Concurrent with the registration of any phase that includes Block 166 or Block 169, the Owner shall provide an easement over Block 166 and Block 169 for pedestrian trail. All costs associated with the registration of the easement shall be borne by the Owner.

Revise Condition 38 to read:

38. The subdivision agreement shall contain a clause outlining that the following warning clause shall be registered on title and included in any agreements such as offers of purchase and sale, lease/ rental agreements, condominium declaration and site plan agreements to the satisfaction of the Manager of Planning:

“Purchasers/tenants are advised that due to the proximity of the adjacent industrial/ commercial establishment(s) noise from these facilities may, at times, be audible”.

Revise Condition 40 to read:

40. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Blocks 162 and 163 to the satisfaction of the Manager of Planning. 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 42 to read:

42. The subdivision agreement shall include a clause requiring the Owner to design Elborn Boulevard, between Mornington Street and the west boundary of Dempsey Drive to accommodate emergency vehicles. The design is to be submitted in conjunction with the submission of engineering drawings to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 48 to read:

48. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 165, at the cost of the owner to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 49 to read:

49. Minor revisions to the size of Block 165 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Director of Infrastructure and Development Services. Any cost associated will be the responsibility of the Owner.

Revise Condition 50 to read:

50. In conjunction with the engineering drawings submission, the Owner shall have their consulting engineer submit a driveway access design that provides access to the inlet and outlet structures on Block 165 and a pedestrian sidewalk to connect the trail on Block 169 to Dempsey Drive and Mornington Street to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the construction of the access driveway and pedestrian sidewalk will be at the cost of the owner.

Revise Condition 71 to read:

71. In conjunction with the engineering drawings submission the Owner shall have its engineer prepare ultimate centreline profiles along Elborn Boulevard, Beatty Avenue, Hardwick Avenue, Burnett Way, Dempsey Drive and Johnston Street throughout this Plan and beyond as necessary, for use in this subdivision design. The City shall review and approve centerline profile. Further, the Owner shall complete the requirements of this condition at no cost to the

City all to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 72 to read:

72. Prior to final approval, where Elborn Boulevard, Beatty Avenue and Dempsey Drive' terminate at the limits of this draft plan, the Owner shall:

a. have its engineer submit to the City detailed plans showing proposed turnaround facilities that must include provisions for maintenance and emergency vehicles (as required) for the review and acceptance of the Director of Infrastructure and Development Services; and

b. ensure the subdivision agreement contain the necessary provisions to require installation of a temporary turnaround facility at the west terminus of Dempsey Drive, north and south terminus of Beatty Avenue, and provide an easement over Block 164 and any other lots required concurrent with the registration of the phase to the City of Stratford. Any easements shall be granted to the City of Stratford until the temporary turnaround facility is no longer required to the satisfaction of the Director of Infrastructure and Development Services. Once the Director of Infrastructure and Development Services has confirmed that the easement is no longer required, the City shall authorize the release of the easement. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of the temporary turnaround facilities.

Revise Condition 75 to read:

75. In conjunction with the engineering drawings, the Owner shall submit a design for a left hand turning lane at the Mornington Street/Elborn Boulevard intersection to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the design and implementation of the left hand turn lane shall be the cost of the Owner.

Revise Condition 77 to read:

77. At the time of final approval, the Owner shall dedicate a 10m x 10m "daylight triangle" at the intersection of Elborn Boulevard and

Mornington Street abutting Block 165 and 3m x 3m "daylight triangle" at the intersection of Elborn Boulevard and Mornington Street abutting Block 167 to the satisfaction of the City. Such "daylighting triangles" shall be shown and dedicated as public highways on the final plan.

Revise Condition 78 to read:

78.The Owner shall construct a 1.5 metres (5') sidewalk on the outside of the following streets within a time-frame as directed by the Director of Infrastructure and Development Services:

- a. North side of Elborn Boulevard and the south side of Elborn Boulevard between the east portion of Dempsey Drive and Mornington Street
- b. North side of Dempsey Drive and the east side of Dempsey Drive
- c. East side of Beatty Avenue
- d. East side of Hardwick Avenue
- e. North side of Burnett Way
- f. North side of Johnston Street

Revise Condition 80 to read:

80.In conjunction with the engineering drawings submission, the Owner shall provide lighting plan for the approval of the Director of Infrastructure and Development Services, including light for the proposed Elborn Boulevard /Mornington Street intersection.

Revise Condition 91 to read:

91.For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the Manager of Planning and the Director of Infrastructure and Development Services. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

9.2.2 Planning Report, Zoning By-law Amendment Application Z06-21, 215 Douro Street (PLA21-028)

THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

AND THAT Application Z06-21 to amend the zoning on 215 Douro Street located on the southeast corner of Douro Street and Well Street by amending the existing Residential Second Density R2(1)-7 Zone to add a take-out restaurant that prohibits a drive-through with a maximum floor area of 74m², to recognize the existing lot, building location and existing site features, to eliminate the requirement for an accessible parking space, to apply a parking rate of 1 space per 37m² of net floor area for the take-out restaurant, and to reduce the minimum parking space width to 2.4m for 2 spaces and to increase the minimum width to 3.4m for 1 space associated with the take-out restaurant, BE APPROVED for the following reasons:

- I. Public interest and public input was considered;
- II. The request is consistent with the Provincial Policy Statement and conforms with the Official Plan; and
- III. The request will facilitate adaptive reuse that is appropriate for the lands, is compatible with the surrounding lands and is considered to be sound land use planning.

9.3 Report of the Finance and Labour Relations Committee:

R2021-530

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT the Report of the Finance and Labour Relations Committee dated November 22, 2021 be adopted as printed.

Carried

9.3.1 Request for Funding from Stratford General Hospital Foundation and St. Marys Healthcare Foundation (FIN21-025)

THAT the request from the Stratford General Hospital Foundation for support of its Catalyst for Campaign Launch in the amount of \$5

million over 10 years be supported in principle, with payments to commence following completion of the City's commitment to the Stratford Rotary Hospice.

9.3.2 Ontario Regulation 284/09 for 2021 Budget (FIN21-026)

THAT the report from the Acting Director of Corporate Services regarding legislative requirements of Ontario Regulation 284/09, and the impact of excluded expenses from the City's 2021 budget, be adopted by Council resolution.

10. Notice of Intent:

Stratford City Council will hold public meetings on Wednesday, December 8, 2021 at 5:30 p.m. to hear from interested persons with respect to the following matters:

- Zone Change Application Z07-21 and Draft Plan of Subdivision 31T21-002 for 525 O'Loane Avenue
- Proposed Amendment to Building By-law #112-2005 Including Fee Schedule "A"

11. Reading of the By-laws:

11.1 Reading of By-laws 151-2021 and 152-2021

The following By-laws required Third and Final Readings:

R2021-531

Motion by Councillor Ingram

Seconded by Councillor Vassilakos

THAT By-laws 151-2021 and 152-2021 be read a Third Time and Finally Passed.

It was requested that a recorded vote be taken.

Discussion ensued with respect to:

- the need to develop the lands and the Official Plan and Zoning By-law allowing for proper density to be achieved without amendment;
- the request from the Energy and Environment Advisory Committee to review this development through a climate lens and deferring a decision on this matter until Planning staff can complete this; and,

- the Planning Act not containing environment or climate action provisions when evaluating development proposals and staff not being able to go beyond requirements of the regulations.

A recorded vote was undertaken.

In Support (6): Councillor Bunting, Councillor Vassilakos, Councillor Ingram, Councillor Burbach, Councillor Henderson, Councillor Beatty

Opposed (4): Councillor Sebben, Deputy Mayor Ritsma, Councillor Clifford, Councillor Gaffney

Carried

11.1.1 Amend Zoning By-law 201-2000 to Rezone Lands Known Municipally as 380, 388, 390 and 396 Ontario Street - By-law 151-2021

To amend By-law 201-2000 as amended, with respect to zone change application Z06-20 to amend the Mixed-Use Residential (MUR) and Neighbourhood Commercial (C1) Zones on 380, 388, 390 and 396 Ontario Street located on the north side of Ontario Street between Queen Street and Trow Avenue to a Residential Fourth Density R4(2) zone with site specific regulations.

11.1.2 Adopt Official Plan Amendment No. 30 - By-law 152-2021

To adopt Official Plan Amendment No. 30 to redesignate the subject lands from 'Residential Area - Special Policy Area 2' to 'High Density Residential – Special Policy Area 22'.

11.2 Reading of By-laws 11.2.1 to 11.2.4

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

R2021-532

Motion by Councillor Burbach

Seconded by Councillor Bunting

THAT By-laws 154-2021 to 157-2021 be taken collectively.

Carried unanimously

R2021-533

Motion by Councillor Ingram

Seconded by Councillor Beatty

THAT By-laws 154-2021 to 157-2021 be read a First and Second Time.

Carried two-thirds support

R2021-534

Motion by Councillor Gaffney

Seconded by Councillor Henderson

THAT By-laws 154-2021 to 157-2021 be read a Third Time and Finally Passed.

Carried

11.2.1 Amend Zoning By-law 201-2000 to Rezone the Lands Known Municipally as 215 Douro Street - By-law 154-2021

To amend By-law 201-2000 as amended, with respect to zone change application Z06-21, to update the site specific (R2(1)-7) Zone on the lands known municipally as 215 Douro Street located on the southeast corner of Douro Street and Well Street in the City of Stratford.

11.2.2 Authorize Execution of Agreement of Purchase and Sale for 51 McNab Street - By-law 155-2021

To authorize the execution of an Agreement of Purchase and Sale with Lois Elaine Bossence for 51 McNab Street.

11.2.3 Authorize Transfer of 51 McNab Street - By-law 156-2021

To authorize the transfer (conveyance) to Lois Elaine Bossence of 51 McNab Street.

11.2.4 Authorize the Entering into and Execution of a Purchase of Service Agreement with investStratford - By-law 157-2021

To authorize the entering into and execution of a Purchase of Service Agreement with Stratford Economic Enterprise Development Corporation o/a investStratford to deliver economic development programs and services for the City of Stratford.

12. Consent Agenda: CA-2021-135 to CA-2021-137

Council advised of an item later in the meeting to be considered. See Item 13.5.

13. New Business:

13.1 Yard Waste Pickup

It was questioned whether yard waste pickup would be extended with leaves still falling this year. The Director of Infrastructure and Development Services advised that staff were not planning to extend the fall leaf collection program as this would cost approximately \$10,000. It was further advised that the City's landfill is open five days a week and on Saturday's for drop off of yard waste and another pickup will occur around Christmas.

13.2 High Density Housing

Discussion ensued with respect to the need for high density housing within the City, specifically along McCarthy Road, behind Canadian Tire, and on the two parcels designated for development in the City.

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT a review of municipally owned lands in the City of Stratford which can be designated as high density residential be referred to staff

A friendly amendment was requested to have the review of designated high density lands completed as part of the five year review of the City's Official Plan.

R2021-535

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT a review of municipally owned lands in the City of Stratford which can be designated as high density residential be referred to staff as part of the five year review of the City's Official Plan.

Carried

13.3 Update on Mornington Street Closure

It was questioned if there were any updates on the closure of Mornington Street and if work was on schedule. The Director of Infrastructure and

Development Services advised that work is on schedule and a couple of weeks remain before work will be completed.

13.4 International Day for Elimination of Violence Against Women

A member advised that November 25, 2021, is International Day for the Elimination of Violence against Women and Council is marking the date by wearing purple.

13.5 Consent Agenda Item CA-2021-136

Motion by Councillor Henderson

Seconded by Councillor Sebben

THAT CA-2021-136, being correspondence from CUPE Ontario regarding Ontario Municipal Employees Retirement System (OMERS) investment performance, be endorsed.

The Acting Director of Human Resources advised that as the Corporation does not administer the pension plan, an understanding of the concerns from CUPE cannot be identified unless OMERS pursues it.

The Acting Director of Corporate Services advised that CUPE is taking this up directly with OMERS and not the Corporation. It was further advised that the OMERS pension plan is managed under provincial guidelines.

Councillor Bunting declared a pecuniary interest on Consent Agenda Item CA-2021-136, "Correspondence from CUPE Ontario regarding Ontario Municipal Employees Retirement System (OMERS) investment performance", of the Regular Council agenda as he currently collects an OMERS pension.

It was questioned whether Council should get involved in this matter. The Acting Director of Human Resources advised that OMERS governs based on legislated responsibilities and CUPE is trying to see if there are any issues in how the plan is administered. It was further advised that because the Corporation has no authority over its administration, the City can only watch and see if anything comes up of concern.

A member noted that they currently pay into OMERS but are not a CUPE member so will not be declaring a pecuniary interest.

Deputy Mayor Ritsma called the question on the motion.

Defeated

14. Adjournment to Standing Committees:

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

R2021-536

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

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

- **Social Services Committee [3:05 p.m. or thereafter following the Regular Council meeting]; and**
- **Community Services 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.

Carried

*Councillor Sebben departed the meeting at 3:40 p.m., and did not return.

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 November 22, 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

Councillor Bunting declared a pecuniary interest on Consent Agenda Item CA-2021-136, "Correspondence from CUPE Ontario regarding Ontario Municipal Employees Retirement System (OMERS) investment performance", of the Regular Council agenda as he currently collects an OMERS pension.

15.2 Reading of the By-laws (reconvene):

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

By-law 158-2021 - Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on November 22, 2021.

R2021-537

Motion by Councillor Vassilakos

Seconded by Councillor Bunting

THAT By-law 158-2021 be read a First and Second Time.

Carried two-thirds support

R2021-538

Motion by Councillor Beatty

Seconded by Councillor Gaffney

THAT By-law 158-2021 be read a Third Time and Finally Passed.

Carried

15.3 Adjournment of Council Meeting

R2021-539

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the November 22, 2021 Regular Council meeting adjourn and reconvene to a Committee of the Whole In-camera Session.

Carried

The Regular Council meeting adjourned and reconvened to the previously scheduled In-camera Session to consider the remaining matters noted under Section 5.2 at 4:10 p.m.

Meeting Start Time: 3:00 P.M.

Meeting End Time: 3:40 P.M.

Reconvene Meeting Start Time: 3:58 P.M.
Reconvene Meeting End Time: 4:00 P.M.

Deputy Mayor – Martin Ritsma

Clerk - Tatiana Dafoe