



## **Stratford City Council Regular Council Open Session MINUTES**

Meeting #:	4712th
Date:	Monday, January 23, 2023
Time:	7:00 P.M.
Location:	Electronic Meeting
Council Present in Council Chambers:	Mayor Ritsma - Chair Presiding
Council Present Electronically:	Councillor Beatty, Councillor Biehn, Councillor Briscoe, Councillor Burbach, Councillor Henderson, Councillor Hunter, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa
Staff Present in Council Chambers:	Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Chris Bantock - Deputy Clerk, Karmen Krueger - Director of Corporate Services
Staff Present Electronically:	Kim McElroy - Director of Social Services, John Paradis - Fire Chief, Taylor Crinklaw - Director of Infrastructure and Development Services, Anne Kircos - Director of Human Resources, Tim Wolfe - Director of Community Services, Andrea Hächler – Manager of Planning, Jonathan DeWeerd – Chief Building Official, Brad Hernden – Manager of Recreation and Marketing, Zac Gribble – CEO of Destination Stratford, Joani Gerber – CEO of investStratford, Mike Pullen – Managing Director of investStratford
Also Present:	Members of the Public and Media

**1. Call to Order:**

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

Moment of Silent Reflection

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

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

Name, Item and General Nature of Pecuniary Interest

No declarations of pecuniary interest were made at the January 23, 2023, Regular Council meeting.

**3. Adoption of the Minutes:**

R2023-36

**Motion by** Councillor Beatty

**Seconded by** Councillor Wordofa

**THAT the Minutes of the Regular Meeting dated January 9, 2023 and the Special Meeting dated January 16, 2023 of Council of The Corporation of the City of Stratford be adopted as printed.**

**Carried**

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

There was no addendum to the January 23, 2023, Regular Council agenda.

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

**5.1 January 23, 2023, Committee of the Whole In-camera Session**

The January 23, 2023, Committee of the Whole In-camera Session was cancelled.

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

Delegations were listed under the relevant report in Section 7.

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

### **7.1 Resolution - Stratford Attainable Market Housing Project Update (COU23-020)**

Caroline Baker, consultant, and Joani Gerber, CEO of investStratford, provided a presentation regarding the Stratford Attainable Market Housing Project. Highlights of the presentation included:

- the project being a continuum of the Stratford Housing Project, adopted by Council in June 2021;
- the implementation project being managed by investStratford with the Baker Planning Group and Stantec being retained as consultants;
- the project to date having completed a background review and study, development of draft policies and programs, and stakeholder consultation;
- next steps of the project to include development of a framework and refinement of the Community Incentives Toolkit;
- deliverables of the Community Incentives Toolkit and analyzing the impacts of Bill 23;
- a media campaign including stories from residents who have struggled to find attainable housing; and,
- the Pilot Housing Project reviewing available resources to support sustainable housing.

Discussion ensued with respect to:

- opportunities to consider more sustainable homes;
- the need to quantify sustainable housing from a financial perspective in addition to the initial definition adopted by Council;
- the municipal leadership program inspiring greater uptake of the incentives toolkit; and,
- further exploration of co-operative housing incentives with respect to attainable rentals.

R2023-37

**Motion by** Councillor McCabe

**Seconded by** Councillor Burbach

**THAT the delegations of Nicole Andre and Jason Davis regarding the attainable housing project be heard.**

**Carried**

Nicole Andre introduced herself as a single, low-income renter, with over 70% of her income spent on rent. She stated she considers herself precariously housed and if evicted, she does not know if she could find another place to live. She stated she cannot afford to have children and has a chemical sensitivity so she cannot share air with other tenants. She advised she would live in a tiny home in the downtown if she could own it.

Ms. Andre stated that as a primary stakeholder in this project she should be invited to help generate ideas. She feels like she has not been given a voice with decision making power. Ms. Andre asked for the project deadline to be extended so that primary stakeholders and experts can be invited to future discussions. She further stated that for every comment made online there are many more who share concerns and that consideration needs to be given to a wide range of incomes when looking at those living in attainable housing. Social Services and developers need to be at the table with decision making power. Ms. Andre identified further reasons why the deadline should be extended and questions yet to be answered. She requested collaboration for best practices for community engagement to be applied to this project and future City projects. Ms. Andre noted that for a small community we have great resources and should be able to take care of all our citizens and be a model for other communities looking to do the same.

Jason Davis was not available to be heard at this time.

R2023-38

**Motion by** Councillor Hunter

**Seconded by** Councillor Biehn

**THAT the report titled, "Stratford Attainable Market Housing Project Update" (COU23-020) be received for information.**

Discussion ensued with respect to:

- two previous stakeholder sessions being held that were approximately an hour in length and virtual, in addition to an online survey and three-hour open house;
- the City only being able to control rules and charges under their purview and jurisdiction with respect to the incentives toolkit and the maintenance of current affordable housing units;
- the incentives toolkit potentially offering a range of incentives with a greater emphasis on affordable housing versus attainable housing;
- the project requiring a clear focus to meet requirements of the grant and deliverables of the project being due by the end of March, 2023; and,
- a date not yet being set for a future public meeting related to this project.

Jason Davis, now present at the meeting, provided several statistics regarding Ontario's population compared to the availability of housing. Mr. Davis emphasized that the increase in population has been lower than the increase in housing availability. He stated that housing is not getting smaller and median age of homeowners has not changed. He stated that all outliers suggest there is not a shortage of housing, but cost has increased significantly which results in affordability concerns. Many people own multiple properties and corporations have found a way to make more money by charging maximum amounts while maintaining vacancies. Airbnb is also contributing to the problem as many homes are becoming short term rentals. This results in higher rents around the community because of more Airbnb rentals.

Mr. Davis stated that the challenge is not just building more homes but the need to have attainable or affordable rates, or non-market housing. He further stated that the market is the problem right now. Mr. Davis asked that the City not sell any municipally owned lands for development to developers so that the City maintains control. He further requested that for this project, a cap be set at \$1,200 for a two bedroom space, \$1,000 for a one bedroom space, or \$600 per room with shared living spaces.

Discussion ensued with respect to:

- receiving more information via email from the presenter; and,
- whether the City can leverage contractor's first right of refusal should there be a need to increase housing supply.

Mayor Ritsma called the question on the motion.

**Carried**

## **7.2 Resolution - Stratford Sport Tourism Strategy (COU23-023)**

Joani Gerber, CEO of investStratford, introduced the project and those in attendance from Destinate Group. Representatives from Destinate Group provided a presentation and highlights included:

- the purpose being to create resiliency in the tourism sector;
- the engagement strategy including engagement with over 287 individuals;
- the impact of the sports tourism industry in Canada and in Stratford;
- the opportunities in Stratford to host more events and increase shoulder and off-season visitation and spending; and,
- establishing a set of strategic priorities for sport tourism which enhance staffing, funding, communications, facilities, and hosting policies.

Discussion ensued with respect to:

- a reasonable timeframe to reach positive revenue being a few years for larger events;
- projections out for economic activity not having been completed but having the potential to generate up to \$5 million;
- understanding the needs of current user groups and utilizing recreational spaces not being used;
- the Tourism Advisory Committee of Destination Stratford including four groups comprised of 10 volunteers each;
- the strategy giving consideration to events for non-traditional sports;

- the importance of having accommodators involved in the task force and providing input;
- new facilities or facility enhancements not necessarily being required to host new events; and,
- enhanced communication throughout the tourism industry of future events taking place.

R2023-39

**Motion by** Councillor Beatty

**Seconded by** Councillor Briscoe

**THAT the existing Sport Tourism Steering Committee (Community Services Department, Destination Stratford, investStratford) remain active and that the Tourism Advisory Committees of Destination Stratford be leveraged to inform and support the creation of the Stratford Sport Tourism Office;**

**AND THAT the Steering Committee explore funding opportunities and partnerships to create an organizational structure and funding model for inclusion in the City of Stratford 2024 budget.**

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

- the motion supporting but not committing to the creation of a Sport Tourism Office; and,
- creation of the Sport Tourism Office being considered during 2024 budget deliberations.

Mayor Ritsma called the question on the motion.

**Carried**

### **7.3 Resolution - Annual Ministry of Transportation Fire Response Rate Increase (COU23-021)**

R2023-40

**Motion by** Councillor Sebben

**Seconded by** Councillor Nijjar

**THAT Schedule "F" of the Fees and Charges By-law 128-2022, be amended to increase the MTO rate from \$509.89 to the new MTO rate of \$543.03 for the following fees:**

- **Nuisance/Malicious Responses (i.e. Open Burning By-law Violation);**
- **Fire Department Assistance beyond Normal Requirements or Circumstances (i.e. Fire Staff and Vehicle required for fire watch);**
- **Response to False Automatic Fire Alarm;**
- **Failure to notify of system maintenance; and**
- **Nuisance/malicious false alarms.**

**Carried**

**7.4 Resolution - William Allman Memorial Arena Sound System – RFP-2022-47 Award (COU23-022)**

The City Clerk clarified that the amount of funding required in the recommendation had been corrected to reflect an amount of \$66,500.00.

R2023-41

**Motion by** Councillor Burbach

**Seconded by** Councillor Henderson

**THAT the Request for Proposal (RFP-2022-47) for the supply and installation of a new sound system for the William Allman Memorial Arena be awarded to CP-Stoneman Inc. at a total proposal price of \$75,145.00, including HST;**

**AND THAT the Recreation Capital Reserve Fund R-R11-RECR be used to provide the funding required in the amount of \$66,500.00, after the HST rebate.**

**Carried**

**7.5 Resolution - Removal of Holding Provision for lands located at 4117 Perth Line 36 (COU23-024)**

R2023-42

**Motion by** Councillor Hunter

**Seconded by** Councillor McCabe

**THAT Zoning By-law 10-2022, as amended, be further amended by removing the Holding Provision (H22) from the property municipally known as 4117 Perth Line 36, for the following reasons:**

- **The conditions outlined in the Holding Provision when the “H” can be removed have been satisfied;**
- **Removal of the Holding Provision will allow for development in conformity with the City of Stratford Official Plan; and**
- **Removal of the Holding Provision is consistent with the Provincial Policy Statement.**

**Carried**

## **7.6 Resolution - Consideration of a Return to In-person Meetings (COU23-025)**

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

- the elevator still awaiting TSSA certification before being operational;
- the increased participation seen with electronic meetings;
- advisory committee meetings being recommended to meet in person at the Rotary Complex, subject to sufficient space being available for members and the public to attend;
- 82 Erie Street being used by the Accessibility Advisory Committee subject to rooms being available;
- technology constraints not allowing for hybrid meetings but a livestream being available for viewing of in-person meetings;
- staff still investigating secondary meeting locations, including hybrid contingency plans, and reporting back to a future meeting of Council;
- continuing with electronic meetings for an additional month before seeing if any updates on elevator repair timeline;
- the review of secondary meeting locations being focused on City facilities due to ease of booking and fewer conflicts with external programs and services; and,
- staff being hopeful that clearer timelines for repair will be available in one month.

Councillor McCabe departed the meeting at 8:56 p.m.

R2023-43

**Motion by** Councillor Burbach

**Seconded by** Councillor Briscoe

**THAT electronic meetings continue for Council, Committee, and Sub-committee meetings until the elevator at Stratford City Hall is repaired and meetings can resume in Council Chambers;**

**AND THAT Advisory Committee meetings return to in-person in March, 2023.**

Councillor McCabe returned to the meeting at 8:57 p.m.

**Carried**

## **7.7 Resolution - Animal Control By-law Review (COU23-026)**

Councillor Wordofa departed the meeting at 8:59 p.m.

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

- members being able to add additional direction for the consultant if directed to proceed at this time;
- staff reviewing competing priorities closer to 2024 to determine if a consultant is still required even if referred to 2024 budget deliberations; and,
- direction to proceed with a consultant in 2023 involving a potential impact to the tax levy.

Councilor Wordofa returned to the meeting at 9:00 p.m.

R2023-44

**Motion by** Councillor Burbach

**Seconded by** Councillor Hunter

**THAT the review of the Animal Control By-law 195-2002 be referred to the 2024 budget deliberations.**

Discussion continued with respect to:

- everything being adopted as recommended by the working group; and,

- Council being able to provide direction on additional items to review prior to 2024 budget deliberations.

Mayor Ritsma called the question on the motion.

**Carried**

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

**8.1 Notice of Motion from Councillor Sebben**

At the January 9, 2023, Regular Council meeting, notice was given that Councillor Sebben intended to put forward the following motion for consideration:

THAT as part of the Procedural by-law review, staff include options for the publishing of agendas seven days prior to meetings;

THAT a review of and possible alternatives to the current three-step decision making process be included;

AND THAT options be included for alternative and more efficient ways for recorded votes to be made, as well as permitting recorded votes at In-Camera meetings.

R2023-45

**Motion by** Councillor Sebben

**Seconded by** Councillor Burbach

**THAT as part of the Procedural by-law review, staff include options for the publishing of agendas seven days prior to meetings;**

**THAT a review of and possible alternatives to the current three-step decision making process be included;**

**AND THAT options be included for alternative and more efficient ways for recorded votes to be made, as well as permitting recorded votes at In-Camera meetings.**

A question and answer period ensued with respect to:

- the motion adding additional options for consideration during the already planned review of the Procedural By-law;
- whether there is a need for the motion if a review is already planned;

- the current delegation request process allowing for requests to come in after the deadline and options for adjustments being outlined in a future report; and,
- staff preparing an initial report for a future Sub-committee meeting and getting direction from Council on overarching goals.

Mayor Ritsma called the question on the motion.

**Carried**

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

There were no Standing Committee reports to be considered at the January 23, 2023 Council meeting.

**10. Notice of Intent:**

None scheduled.

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

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

R2023-46

**Motion by** Councillor Henderson

**Seconded by** Councillor McCabe

**THAT By-laws 9-2023 to 11-2023 be taken collectively.**

**Carried** unanimously

R2023-47

**Motion by** Councillor Burbach

**Seconded by** Councillor Briscoe

**THAT By-laws 9-2023 to 11-2023 be read a First and Second Time.**

**Carried** two-thirds support

R2023-48

**Motion by** Councillor Beatty

**Seconded by** Councillor Wordofa

**THAT By-laws 9-2023 to 11-2023 be read a Third Time and Finally Passed.**

**Carried**

**11.1 Acceptance of Proposal for a Sound System for the William Allman Memorial Arena - By-law 9-2023**

To authorize the acceptance of a proposal with CP-Stoneman Inc., for the supply and installation of a new sound system for the William Allman Memorial Arena (RFP-2022-47).

**11.2 Amend Zoning By-law 10-2022 to Remove Holding Provision H22 from 4117 Perth Line 36 - By-law 10-2023**

To amend By-law 10-2022 as amended, with respect to the removal of holding provision application H04-22 by Baker Planning Group to rezone the lands municipally known as 4117 Perth Line 36 to allow the full range of uses in the R4(2)-28(H22)(H23) zone with a maximum of 392 dwelling units.

**11.3 Amend Fees and Charges By-law to Amend Ministry of Transportation Fire Response Rates - By-law 11-2023**

To amend Schedule "F" of the Fees and Charges By-law 128-2022, to amend the Ministry of Transportation Fire Response Rate for nuisance or malicious responses.

**12. Consent Agenda: CA-2022-006 to CA-2022-008**

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

**13. New Business:**

There were no new business items discussed at the meeting.

**14. Adjournment to Standing Committees:**

Council recessed at 9:12 p.m. before adjourning to Standing Committees at 9:20 p.m.

The next Regular Council meeting is February 13, 2023.

R2022-49

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

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

- **Infrastructure, Transportation and Safety Committee [7:05 p.m. or thereafter following the Regular Council meeting];**

- **Social Services Committee [7:10 p.m. or thereafter following the Regular Council meeting]; and**
- **Community Services Committee [7:15 p.m. or thereafter following the Regular Council meeting]**

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

**Carried**

**15. Council Reconvene:**

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

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

Declarations of Pecuniary Interest made at Standing Committee meetings held on January 23, 2023 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 January 23, 2023, reconvene Council meeting.

**15.2 Committee Reports**

**15.2.1 Infrastructure, Transportation and Safety Committee**

R2022-50

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

**THAT Item 4.1 of the Infrastructure, Transportation and Safety Committee meeting dated January 23, 2023 be adopted as follows:**

**4.1 Proposed Amendment to Building By-law #112-2005 including fee Schedule 'A' (ITS23-001)**

**THAT Schedules A, B, C, and D of the Building By-law 112-2005, as amended, be further amended as outlined in the Attachment to Report ITS23-001;**

**AND THAT the proposed amendments to the building permit fees come into effect on February 1, 2023.**

**Carried**

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

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

#### **Revise Building Permit Fees - By-law 12-2023**

To amend By-law 112-2005 as amended, to revise building permit fees effective February 1, 2023.

#### **Confirmatory By-law - By-law 13-2023**

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on January 23, 2023.

R2023-51

**Motion by** Councillor Burbach

**Seconded by** Councillor Biehn

**THAT By-laws 12-2023 and 13-2023 be taken collectively.**

**Carried** unanimously

R2023-52

**Motion by** Councillor Henderson

**Seconded by** Councillor Briscoe

**THAT By-laws 12-2023 and 13-2023 be read a First and Second Time.**

**Carried** two-thirds support

R2023-53

**Motion by** Councillor McCabe

**Seconded by** Councillor Biehn

**THAT By-laws 12-2023 and 13-2023 be read a Third Time and Finally Passed.**

**Carried**

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

R2022-54

**Motion by** Councillor Nijjar

**Seconded by** Councillor Wordofa

**THAT the January 23, 2023 Regular Council meeting adjourn.**

**Carried**

Meeting Start Time: 7:00 P.M.

Meeting End Time: 9:12 P.M.

Meeting Reconvene Start Time: 9:31 P.M.

Meeting Reconvene End Time: 9:33 P.M.

---

Mayor - Martin Ritsma

---

Clerk - Tatiana Dafoe