



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4756th
Date: Tuesday, October 15, 2024
Time: 7:00 P.M.
Location: Council Chamber, City Hall

Council Present: Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Biehn, Councillor Burbach, Councillor Henderson, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa

Regrets: Councillor Briscoe, Councillor Hunter

Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Adam Betteridge - Director of Building and Planning Services, Neil Anderson - Director of Emergency Services/Fire Chief, Dave Bush - Director of Human Resources, Audrey Pascual - Deputy Clerk, Jeff Wilson - Manager of Housing, Marc Bancroft - Manager of Planning, Alex Burnett - Planner

Also Present: Joani Gerber - CEO, Stratford Economic Enterprise Development Corporation/investStratford, Kendra Fry - Housing Specialist, investStratford, Krista Robinson – CEO, Stratford Public Library, Zac Gribble – Executive Director, Destination Stratford, Members of the Public and Media

1. Call to Order:

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

Councillor Hunter and Councillor Briscoe provided regrets for the meeting.

Land Acknowledgment

Moment of Silent Reflection

Singing of O Canada

Reading of the Respectful Workplace Policy Statement

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

There were no disclosures of pecuniary interest made by a member at the October 15, 2024 Regular Council meeting.

3. Adoption of the Minutes:

R2024-394

Motion by Councillor McCabe

Seconded by Councillor Nijjar

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated September 23, 2024 be adopted as printed.

Carried

4. Adoption of the Addendum to the Agenda:

R2024-395

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT the Addendum to the Regular Agenda of Council and Standing Committees dated October 15, 2024, be added to the Agenda as printed.

Carried

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

5.1 At the October 15, 2024, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Confidential Report of the Chief Administrative Officer with respect to the Proposed Disposition of Land - 270 Water Street (CM-24-01) – proposed or pending acquisition or disposition of land s. 239(2)(c) 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))

4.2 Confidential Report of the Chief Administrative Officer with respect to a Shared Services Agreement (CM-24-02) – advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)) 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))

At the In-Camera Session a confidential report was received and direction was given to the Chief Administrative Officer regarding Item 4.1. Direction was given to the Chief Administrative Officer, the City Solicitor, and the Treasurer regarding Item 4.2.

6. Hearings of Deputations and Presentations:

6.1 Parkinson Society Southwestern Ontario Presentation

R2024-396

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT Stephen Owen be heard.

Carried

Stephen Owen, Community Engagement Coordinator for the Parkinson Society Southwestern Ontario, referring to a PowerPoint presentation, spoke to Council about Parkinson's Disease and provided an overview of the work being done by the organization in Stratford and the surrounding areas. Highlights of the presentation included:

- an overview of the areas currently being served by the Parkinson Society Southwestern Ontario which includes the Perth, Huron, Oxford, Norfolk, Middlesex, and Elgin regions;
- Parkinson's being the fastest growing neurological disorder in the world and related statistics about the reported cases of Parkinson's in Canada and Ontario;
- an overview of the diagnosis for Parkinson's and the limited number of neurologists in Southwestern Ontario leading to longer wait times for people following their diagnosis;
- an overview of the mission and vision of the organization;
- information regarding the Stratford Parkinson's Support Group;
- an overview of the programs and services being offered by the organization;
- the Stratford's Walk for Parkinson's having a goal of fundraising \$76,000 in support of the organization; and
- a call to share the organization's programs and services to members of the community who are impacted by the disease.

A member of Council thanked Mr. Owen for the informative presentation. The Mayor recognized Ms. Barb Myers for her work with the Stratford's Walk for Parkinson's. The Mayor also thanked Mr. Owen and the organization for the work that they do for those impacted by Parkinson's.

7. Orders of the Day:

7.1 Resolution - Zone Change Application Z01-24 for 93 Trinity Street in the City of Stratford (COU24-117)

The Planner, referring to a PowerPoint presentation, provided an overview of Zone Change Application Z01-24 for 93 Trinity Street. Highlights of the presentation included:

- the application proposing the rezoning of the subject lands to a Site Specific Residential Fifth Density R5(3)-2 zone;

- the application aiming to permit townhouse dwellings in addition to all other uses in the R5 zone and requesting site specific provisions as noted in the report;
- there being several modifications made to the application since the Public Meeting in June;
- an overview of the updated concept plan of the proposed site;
- the zoning, location, and use of the subject lands being noted;
- an overview of the factory district area policies of the Official Plan;
- the lands in the factory district area being steadily converted as the demand for residential spaces have outgrown the demand for industrial spaces;
- a history of the uses of the subject lands being noted;
- the property being sold in 2023 to a non-industry purchaser demonstrating the property being no longer in demand for industrial use;
- the proposed conversion to residential use not being expected to conflict with the remaining industrial uses;
- the conversion to residential use conforming to the industrial area and factory district area policies of the Official Plan;
- the property not being a designated heritage property;
- the preservation of the property maintaining the continuous heritage frontage along Douro Street and Trinity Street meeting the heritage goals of the Official Plan;
- the application having been circulated to agencies with comments being noted in the recommendation report;
- the concerns raised by the public being noted;
- the recommendation report addressing some of the concerns with others to be addressed at a future site plan application;

- an overview of the planning analysis as outlined in the recommendation report; and
- staff recommending approval of the zone change application subject to the conditions noted in the planning report and for reasons outlined in the planning report.

A member of Council enquired regarding the reduction of the loading spaces. The Planner noted that the current Zoning By-law requires a loading space per apartment with 30 units or more and for the proposed application, this would equate to about 6 loading spaces. The Planner added that the applicant has determined that they only require 4 loading spaces and staff are in support of less trucks on the property and of approving the requested reduction.

R2024-397

Motion by Councillor Biehn

Seconded by Councillor Wordofa

THAT Caroline Baker, Eva Bailey, Henroy Bailey, Garvia Bailey, Robert Ritz, and Mike Sullivan be heard.

Carried

Caroline Baker, the agent for the applicant, referring to a PowerPoint presentation, provided an overview of the application. Highlights of the presentation included:

- an outline of the modifications to the application and additional responses to the public comments received;
- the property having a high walkability score of 71;
- the removal of the 266 King Street site reducing the total number of dwelling units to 361 and the reduction reducing the number of townhouses on the site;
- an overview of the redesign which includes the existing buildings and the addition of new multi-unit residential buildings and townhouse blocks to the site;

- the site design being intentional to allow future developments to align with access and parking and do not preclude development on adjoining lands;
- an overview of the updated renderings for the project illustrating the buildings on the site;
- an overview of a table illustrating the changes to the site statistics based on the changes to the overall site design;
- the lot coverage having decreased as a result of the changes, but the landscaped open space has remained the same;
- there being 37% of landscaped open space exceeding the Zoning By-law as well as an additional rooftop amenity space which is not calculated as part of the landscaped open space for the site;
- there being a peer review completed for the submitted traffic study resulting in the revision of the parking rate proposed to clearly identify the number of visitor parking required for each unit;
- there being proposed amendments to the Zoning By-law to allow for the retention of the existing buildings;
- an overview of the site specific provisions requested to facilitate the proposed development;
- an outline of responses to questions that were raised during the public meeting relating to parking, affordable housing, accessibility, construction management, sustainability, and the public consultation process;
- the application being appropriate and represents good land use planning allowing for the adaptive re-use of existing buildings; and
- the application being consistent with the Provincial Planning Statement and conforms to the Official Plan.

Members of Council and Ms. Baker discussed the application. Highlights of the discussion included:

- a variety of colours and materials to be used for the design as well as details such as porches and windows to articulate the building height;
- district energy and other forms of non-natural gas being considered for the site and the balance between providing affordable and attainable housing and the net benefits in terms of the environment and long-term energy costs;
- a comparison of the density of the site and the downtown areas of Kitchener-Waterloo and London;
- the requested lot coverage area being 40% to allow for flexibility for the building design; and
- the 38 affordable housing units being a significant number.

Henroy Bailey presented to Council regarding concerns about the proposed application. Highlights of the presentation included:

- concerns regarding the sheer size of the building as the proposed ten storeys is far out of step with the neighbourhood and dwarfs everything in the area;
- the privacy issue being addressed through the setbacks;
- the issue of the aesthetics of the ten-storey building among a neighbourhood of three-storey houses;
- Mr. Bailey noting that they understand the need for increased density and housing;
- Mr. Bailey representing his mother and sister and their entire family who have lived in their home for forty years;
- a request for a development that increases density while respecting the aesthetics of the neighbourhood;
- a request to reconsider the height of the proposed building;

- concerns about the proposed road going through the development and how the initial road comes out directly in front of the Bailey family's house;
- concerns about the increased density and the streets in the neighbourhood being used as a thoroughfare;
- a request for the large maple tree in front of the Bailey family's house to be protected during the development;
- concerns about privacy in the rear of properties and a request for trees be planted to address this concern;
- a request to maintain the woodland in front of the subject property and behind the Bailey family's house; and
- a request for Council to reconsider the height of the building and how it would fit in small residential area.

Robert Ritz, referring to a PowerPoint presentation, spoke to Council to ask for the denial of buildings exceeding 5 storeys and parking requirements less than 1.25 spaces per unit. Highlights of the presentation included:

- a background about the history of the subject property;
- the repurposing of the building and the increase in housing being quite commendable;
- aspects of the application lacking respect for the neighbours and the community;
- the development as proposed setting a precedent for other developments happening in neighbourhoods within the City;
- concerns about the height of the building and its location adjacent to one-storey houses;
- concerns about the number of parking spaces for every dwelling unit;

- concerns about the 10 extra parking spots not being able to accommodate visitors and residents with secondary vehicles;
- there being a lack of on-street parking in the surrounding streets;
- the lack of parking having negative impacts to the residents in the surrounding areas and the residents in the building;
- the approval of reduced parking provisions setting a precedent; and
- a request for Council to support the application but with the condition that no building exceeds five storeys in height and that there are no fewer than 1.25 parking spaces per dwelling unit.

Mike Sullivan spoke to Council to ask for the rejection of the proposed official plan and zoning amendments. Highlights of the presentation included:

- there being a previous comment that no greenhouse gas emissions come from development and the issue being flagged by Council members;
- there being a previous comment that each and every parking space should have provision for charging facilities which has not been addressed and the current number will not be enough;
- there being a previous comment that a noise wall needs to be built to satisfy the Federation of Canadian Municipalities and CN's concerns that the development is too close to an active railyard;
- there being no Needs and Alternative Test completed which is required under the Provincial Policy Statement;
- there being questions from CN regarding the proximity of the development to an active railyard and the completion of an air quality and odour testing;
- CN having requirements about agreements being signed prior to the approval of the zoning amendment;

- concerns about the installation of fossil fuel heating in the development and its impacts to future residents;
- concerns about the findings of the noise study and the provisions for air conditioning; and
- concern that if one ten-storey building goes up, every other developer will ask for more increased density.

R2024-398

Motion by Councillor Beatty

Seconded by Councillor McCabe

THAT Application Z01-24 to amend the zoning of 93 Trinity Street from a Factory District I4 Zone to a Residential Fifth Density R5(3) Special R5(3)-2 Zone with site specific regulations BE APPROVED to allow:

- a. the uses of “Cluster Townhouse Dwellings”, “Stacked Townhouse Dwellings”, and “Street Townhouse Dwellings” to the permitted uses, in addition to all other uses permitted in the R5 Zone.**
- b. Notwithstanding Section 3, the lot lines shall be deemed as follows:**
 - i. Douro Street – Front Lot Line**
 - ii. Trinity Street – Exterior Side Lot Line**
 - iii. King Street – Exterior Side Lot Line**
- c. Notwithstanding Section 4.20.1, balconies, porches, and decks are permitted to encroach into the required front yard setback and exterior side yard setback and shall be no closer than 0 metres from the lot line of an existing building.**
- d. Notwithstanding Section 4.20.1, architectural adornments including but necessarily restricted to, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, and pilasters,**

shall be no closer than 0 metres from any lot line to an existing building.

- e. Notwithstanding Section 4.30.1, a walkway connecting to a dwelling unit shall have a maximum width of 2.0 metres.**
- f. Notwithstanding Section 5.0, off-street parking shall be provided as follows:**
 - i. Studio/1 Bedroom Dwelling Unit: 0.75 parking spaces/unit, plus 0.14 parking spaces/unit dedicated to visitor parking**
 - ii. 2 and 3-Bedroom Dwelling Unit: 1 parking spaces/unit, plus 0.14 parking spaces/unit dedicated to visitor parking**
 - iii. Any form of Townhouse Dwelling: 1.25 parking spaces/unit, plus 0.14 parking spaces/unit dedicated to visitor parking**
- g. Notwithstanding Table 5.4.4, one (1) loading space per 100 dwelling unit is required.**
- h. Notwithstanding Table 6.4.5:**
 - i. Maximum Density:**
 - 1.45 Floor Space Ratio**
 - ii. Maximum Lot Coverage: 40%**
 - iii. Maximum Height: 36 metres**
 - iv. Minimum Front Yard Setback:**
 - Existing Buildings: 0 metres**
 - New buildings: 3.0 metres**
 - v. Minimum Exterior Side Yard Setback (Trinity Street):**
 - Existing Buildings: 0 metres**

- **New buildings: 1.5 metres**

vi. Minimum exterior Side Yard Setback (King Street):

- **New Buildings: 3.0 metres**

vii. Minimum setback to a property line for any building or structure with a height greater than 22 metres: 17 metres

viii. Minimum Rear Yard Setback:

- **Any Townhouse Dwelling: 1.5 metres**
- **Apartment Building: 7.5 metres**

- i. **For the purposes of the R5(3)-2 Zone, Floor Space Ratio shall mean the figure obtained when the gross floor area on a lot is divided by the lot area. Only gross floor area that constitutes a storey shall contribute to the calculation of the Floor Space Ratio.**

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THAT only one building with a height greater than 22 metres be developed on the subject land and;**
- 2. THAT the overall density and landscaped open space of the development remain consistent with what is shown on the submitted preliminary Site Plan;**

THAT the approval be granted for the following reasons:

- 1. The request is consistent with the Provincial Policy Statement;**
- 2. The request is in conformity with the goals, objectives, and policies of the Official Plan;**
- 3. The zone change will facilitate the redevelopment of a vacant industrial property for residential purposes appropriate for the subject lands;**

4. Inclusion and comprehensive analysis of public feedback received during the application circulation and at the public meeting has been appropriately addressed within the Planning Report;

AND THAT no further notice be required under Section 34 (17) of the Planning Act.

Members of Council, staff, and the applicant's agent discussed the application noting:

- the implementation of noise and odour mitigation steps as identified in the study and in response to the concerns raised by CN;
- the nuisance concerns raised being addressed at the site plan approval process;
- the housing crisis being on the forefront of conversations across different platforms and the development being an opportunity for the community;
- the need for housing in the community, the rising costs for infrastructure and providing services to the residents, and the development being a win for the community;
- the need for moving away from centering around cars for travel;
- developments looking at accentuating other modes of transportation;
- the project being a great opportunity for growth and it will be taking an underperforming asset and making it a performing asset for the community;
- the need for public consultation prior to voting on the project;
- how the number of storeys is calculated;
- the requirements for noise and vibration mitigation; and

- how parking concerns can be addressed following the approval of the zoning by-law amendment.

A member requested a recorded vote.

Discussion continued regarding the following:

- the proposal being significantly higher than what is permitted in the Zoning By-law and the parking requirements not being met;
- how every application is considered on an individual basis;
- the care and consideration being given in reviewing the application; and
- the availability of underground parking and surface parking in the site.

The following amendment was put forward:

Motion by Councillor Biehn

Seconded by Councillor Sebben

THAT the motion be amended as follows:

f. Notwithstanding Section 5.0, off-street parking shall be provided as follows:

- i. Studio/1 Bedroom Dwelling Unit: 1 parking spaces/unit, plus 0.14 parking spaces/unit dedicated to visitor parking
- ii. 2 and 3-Bedroom Dwelling Unit: 1 parking spaces/unit, plus 0.14 parking spaces/unit dedicated to visitor parking
- iii. Any form of Townhouse Dwelling: 1.25 parking spaces/unit, plus 0.25 parking spaces/unit dedicated to visitor parking

Members of Council discussed the amendment as follows:

- there being a need to get away from cars, the reduction of parking minimums for the City, and the cost of having vehicular traffic to governments;

- Stratford being a rural community and not a metropolitan area and as such residents need cars to travel;
- other municipalities having even lower parking minimums and encouraging residents to not have two cars and to use public transit due to how constrained they are for space;
- there being a bus system in Stratford and how it will work for this development as there is an opportunity to easily use public transit; and
- Stratford not being a rural community but an urban community and how it should think as a small city and progress to being a bigger small city.

The Mayor called the question on the motion to amend the main motion.

Defeated

The Mayor called the question on the original motion.

In Support (8): Councillor Biehn, Councillor McCabe, Councillor Wordofa, Mayor Ritsma, Councillor Henderson, Councillor Beatty, Councillor Nijjar, and Councillor Burbach

Opposed (1): Councillor Sebben

Absent (2): Councillor Briscoe and Councillor Hunter

Carried

7.2 Resolution - Proposed Development of Surplus Municipal Properties for Affordable and Attainable Housing (COU24-123)

R2024-399

Motion by Councillor Henderson

Seconded by Councillor Nijjar

THAT Council directs City staff to develop a Request for Expression of Interest [REOI] process to gauge developer interest in the municipal lands at 38 Coriano Street and 161 East Gore Street;

THAT the REOI be developed to attract developers engaged in the creation of affordable and attainable units of housing on the lands in question;

THAT a report be prepared for Council's consideration following the evaluation process;

THAT the City issue an RFP to create two new affordable housing units at 246 Railway in the most efficient and economically sustainable way possible;

AND THAT the Matrix of evaluation criteria account for donated goods and in kind services.

Carried

Council recessed at 9:16 P.M.

Council reconvened at 9:22 P.M.

The CEO of investStratford, the Housing Specialist, and the Manager of Housing, referring to PowerPoint presentation, provided an overview of the Proposed Development of Surplus Municipal Properties for Affordable and Attainable Housing. Highlights of the presentation included:

- a review of the housing continuum in the City of Stratford being provided;
- an overview of the status of Stratford's Attainable Housing Project;
- various City departments being engaged in identifying City-owned lands where housing can be developed;
- an overview of the organizations and developers in the not-for-profit housing landscape;
- there being a difficulty in getting not-for-profit or market rate developers due to the HAF funding currently available to municipalities;
- there being a need to be attractive and competitive in providing incentives for building affordable housing;

- an overview of current opportunities including the redevelopment of 161 East Gore Street, 38 Coriano Street, and 246 Railway Avenue;
- staff proposing going to a Request for Expressions of Interest (REOI) process instead of a Request for Proposals (RFP) process to reduce impact on not-for-profit developers and bring as many developers to the table at the initial stage; and
- it being possible to do a full RFP following the REOI process.

Members of Council and staff held a discussion regarding the following:

- the City maintaining ownership of 246 Railway Avenue and going to an RFP process for the other properties which could be a joint venture or full donation of the land, but will ultimately depend on the proposals from the developers;
- the property at 246 Railway Avenue not being large enough to accommodate more units due to the number of parking spots, location of the well in the property, and its proximity to a pumping station;
- a member noted that Canada ranked 35 out of 36 jurisdictions in the OECD regarding permitting times and the additional costs to the developers in holding the land which further make housing not affordable; and
- a member commenting that they are leaning towards maintaining ownership of the properties.

7.3 Resolution - Winter Al Fresco Project Update (COU24-116)

Zac Gribble, Executive Director of Destination Stratford, provided an overview of the Destination Stratford By-law Amendment report. Highlights of the presentation included:

- it being the fifth year of running the Winter Al Fresco Project;
- the origin of the project coming from the pandemic when restaurants had no capacity or limited capacity;

- there being constraints to the current project;
- it being the time to remove some of the restrictions which are outlined in the report to allow the culinary sector to be creative and to support events happening in the Al Fresco locations;
- Stratford having one of the most progressive approaches towards supporting the culinary sector with liquor in public spaces;
- other municipalities consulting Stratford about the program and how it can be replicated in their jurisdictions; and
- there being a need to be creative about how public spaces are used for maintaining vibrancy.

A member commented that this innovation sets up Stratford as a vibrant community. The member further noted that they are glad that the program is being simplified to eliminate any confusion. The Mayor commented that it is a lovely continuation of a previous Council's decision, and the project continues to grow based on its success.

R2024-400

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT the Consumption of Liquor with Food in Designated Public Places By-law 37-2021, as amended, be further amended to:

- **Change the Permitted Spaces and Hours in section 3(b) to:**
 - **The hours that Liquor may be consumed in any Permitted Spaces are as follows:**
 - **Sunday to Thursday from 11:00 a.m. to 8:00 p.m.**
 - **Friday to Saturday from 11:00 a.m. to 9:00 p.m.**
- **Replace the Terms and Conditions for the Consumption in Permitted Spaces Section 5 to:**
 - **The consumption of Liquor in the Permitted Spaces shall only be permitted subject to the following terms and conditions:**

- **Only Liquor purchased from City restaurants registered in the Stratford Al Fresco program shall be allowed in the Permitted Spaces;**
- **The consumption of Liquor must be in a responsible manner and in compliance with all Applicable Laws including all City policies, by-laws, practices and procedures; and**
- **Liquor shall not be consumed in any area situated outside of the designated Permitted Spaces.**

Carried

7.4 Resolution - Destination Stratford Board and Councillor Representative Request (COU24-115)

Members of Council, staff, and the Executive Director of Destination Stratford, held a discussion regarding the following:

- the City Clerk noted the Board and the current Council representative are in support of the request;
- the current Council representative noted that there are no issues requiring the need for more Council representation and that the request was in part due to the increase in City finances being directed to Destination Stratford; and
- the Executive Director noted that more voices from Council make sense as the organization is involved with all kinds of partnerships and collaborations with the City, which are increasing. The Executive Director added that more Council input is welcome especially with the upcoming implementation of various municipal accommodation tax projects.

The City Clerk noted that with Option 1, if approved by Council, staff would solicit interest from members of Council and bring a report forward to a future meeting. The City Clerk added that if there is a member who would like to be appointed, Council can vote on the matter.

The Mayor noted that there may be more than one member interested in the position. Members who are interested can put their name forward, in accordance with Option 1, and then the appointment can be considered at a future meeting.

R2024-401

Motion by Councillor Burbach

Seconded by Councillor Henderson

THAT the request to nominate a second member of Stratford City Council to the Destination Stratford Board of Directors be received;

AND THAT direction be given to proceed with Option 1, the nomination of a second Council member to the Board with a report to be brought forward at a subsequent Council meeting to select the nominee.

Carried

- 7.5 Resolution - Part Lot Control Exemption for Lot 3, Registered Plan 44M-91, further identified as Parts 1-13, Reference Plan 44R-6259, municipally addressed as 53-55 Worsley Street (COU24-121)**

R2024-402

Motion by Councillor Biehn

Seconded by Councillor Nijjar

THAT Council approve the application for part lot control exemptions for a one (1) year term from the date of this Council approval for lands legally described as Lot 3 of Registered Plan 44M-91 and more specifically as Parts 1-13 of Reference Plan 44R-6259, municipally addressed as 53-55 Worsley Street.

Carried

- 7.6 Resolution - Agreement Extension Benefits Consultant 2024 (COU24-111)**

R2024-402

Motion by Councillor Nijjar

Seconded by Councillor Burbach

THAT Council authorize the extension agreement with Mosey & Mosey benefit consultants;

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

Carried

7.7 Resolution - Connecting Link Program 2025-2026 for Huron Street Phase 2 (COU24-118)

R2024-403

Motion by Councillor Burbach

Seconded by Councillor Beatty

THAT Council support the City's application to the Connecting Links Program 2025-2026 of \$3,000,000 for Phase 2 of the Huron Street Reconstruction project, with the remainder of the project funded from capital reserve funds committed to this project;

THAT Council authorizes proceeding with the Huron Street Reconstruction Phase 2 project, from Matilda Street to John Street, as outlined in the ten-year capital program at an estimated cost of \$6,300,000;

AND THAT the Director of Corporate Services be authorized to sign and submit the application on behalf of the City.

Carried

7.8 Resolution - Encroachment Application for 370 Ontario Street (COU24-119)

R2024-404

Motion by Councillor Sebben

Seconded by Councillor Henderson

THAT the encroachment application for 370 Ontario Street to permit the existing asphalt parking space, concrete walkway, concrete pad with stairs, covered porch, gravel walkway, garden/bushes and sign to encroach onto the Ontario Street road allowance for a total encroachment area of 55.69m², be approved;

THAT the annual fee of \$414.91 adjusted yearly by the CPI, be added to the property tax bill for 370 Ontario Street;

AND THAT the City Clerk be directed to prepare a by-law authorizing the encroachment at 370 Ontario Street.

Carried

7.9 Resolution - Road Widening for Consent Application B01-24, 370-396 Ontario Street (COU24-122)

R2024-405

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT Council authorize the conveyance of Parts 1, 2, 3, and 4 on Reference Plan 44R-6254 from Chancery Development Ltd. to The Corporation of the City of Stratford;

AND THAT upon conveyance of Parts 1, 2, 3, and 4 on Reference Plan 44R-6254 to the City of Stratford, these lands be dedicated as public highway forming part of Ontario Street.

Carried

7.10 Resolution - Encroachment Application for 639, 649 and 663 Ontario Street (COU24-120)

R2024-406

Motion by Councillor Beatty

Seconded by Councillor Nijjar

THAT the encroachment application for 639, 649 and 663 Ontario Street to permit the following:

- **wood porch and steps located at 639 Ontario Street (Lot 49);**
- **sidewalk (ramped) and sign located at 649 Ontario Street (Lot 50/51/52); and**
- **enclosed porch and steps located at 663 Ontario Street (Lot 53)**

to encroach onto the Ontario Street road allowance for a total encroachment area of 44.04m², be approved;

THAT the retaining wall garden where a mature tree was removed at 649 Ontario Street be removed at the sole cost of the owner;

THAT the concrete sidewalk and step off the City sidewalk at 649 Ontario Street be removed at the sole cost of the owner;

THAT the annual fee of \$133.56 adjusted yearly by the CPI, be added to the property tax bill for 639, 649, and 663 Ontario Street;

AND THAT the City Clerk be directed to prepare a by-law authorizing the encroachment at 639, 649, and 663 Ontario Street.

Members of Council and staff held a discussion regarding the following;

- a member commented that they will be opposing the motion as they are not in favour of adding to the property tax bills of residential properties while a review of the current policy is underway;
- due to competing priorities, there being no date yet for when the policy review report will be coming back to Council; and
- it being too early for staff to comment on whether previous encroachments will be covered by the new policy.

The Mayor called the question on the motion.

Carried

7.11 Proclamation - Ontario Public Library Week

R2024-407

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT Stratford City Council hereby proclaims October 20 to 26, 2024 as Ontario Public Library Week in the City of Stratford and encourages all residents of Stratford to show support for our local public library by visiting the library year round to utilize the wide variety of services offered.

The Mayor thanked the CEO of the Stratford Public Library and staff for their work. A member commented that the Stratford Public Library will be having an open house and other programs during the Ontario Public Library Week.

The Mayor called the question on the motion.

Carried

7.12 Proclamation - Probus Month

R2024-408

Motion by Councillor Henderson

Seconded by Councillor Nijjar

THAT Stratford City Council hereby proclaims the month of October as Probus Month in the City of Stratford to raise awareness of the Probus Club, serving as a social group for retired individuals.

Carried

7.13 Proclamation - National Disability Employment Awareness Month

R2024-409

Motion by Councillor Henderson

Seconded by Councillor Burbach

THAT Stratford City Council hereby proclaims the month of October as National Disability Employment Awareness Month in the City of Stratford to raise awareness to be a part of continuing conversation about disability inclusion in employment, in business and in our communities.

A member, on behalf of the Accessibility Advisory Committee, thanked business in town who are already employing people with disabilities and are helping them bring pride to the work that they do.

The Mayor called the question on the motion.

Carried

8. Business for Which Previous Notice Has Been Given:

None noted.

9. Reports of the Standing Committees:

9.1 Report of the Social Services Committee

R2024-410

Motion by Councillor Henderson

Seconded by Councillor Biehn

THAT the Report of the Social Services Committee dated October 15, 2024, be adopted as printed.

Carried

9.1.1 Annual Community Income Tax Clinic for Completion of 2023 Returns (SOC24-009)

THAT the City of Stratford issue a thank you to all businesses that provided their support and services during the Annual Community Income Tax Clinic.

9.1.2 Introduction to Quarterly Infographics (SOC24-010)

THAT the report titled, "Introduction to Quarterly Infographics" (SOC24-010), be received for information.

9.1.3 Supported Transitional Housing Pilot Project (SOC24-011)

THAT the report titled, "Supported Transitional Housing Pilot Project" (SOC24-011), be received for information.

9.1.4 Updated Fixed Site Supported Housing Agreements (SOC24-008)

THAT The Corporation of the City of Stratford enter into an agreement with the Canadian Mental Health Association Huron-Perth Addictions and Mental Health Services for the operation of the North Perth Fixed Site Supported Housing program;

THAT The Corporation of the City of Stratford enter into an agreement with Little Lake Residential for the operation of the St. Marys Fixed Site Supported Housing program;

AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the agreements with the Canadian Mental Health Association Huron-Perth Addictions and Mental Health Services and Little Lake Residential on behalf of The Corporation of the City of Stratford.

9.2 Report of the Finance and Labour Relations Committee:

R2024-411

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT the Report of the Finance and Labour Relations Committee dated October 15, 2024, be adopted as printed.

Carried

9.2.1 Update of Natural Gas and Electricity Procurement (FIN24-028)

THAT the report titled, "Update of Natural Gas and Electricity Procurement" (FIN24-028), dated September 17, 2024, be received for information.

9.2.2 Treasurer's Statement for Development Charges and Parkland Reserve Funds 2023 (FIN24-029)

THAT the 2023 Treasurer's Statement for City of Stratford Development Charges Reserve Funds be received for information;

AND THAT the 2023 Treasurer's Statement for City of Stratford Parkland Dedication Reserve Fund be received for information.

9.2.3 Second Quarter 2024 Operating Variance Report (FIN24-027)

THAT the report titled, "Second Quarter 2024 Operating Variance Report" (FIN24-027) dated September 17, 2024, be received for information.

9.2.4 Stratfords of the World Advisory Committee Funding Request for the 2025 New Zealand Reunion (FIN24-030)

THAT the request from the Stratfords of the World Advisory Committee to assist members with registration costs relating to the January 2025 New Zealand Reunion, be approved;

AND THAT Council direct the Director of Corporate Services to identify the funding source options at a future meeting.

10. Notice of Intent:

None noted.

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:

Requests were made to take Items 11.3 and 11.11 separately.

R2024-412

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT By-laws 113-2024 to 121-2024 be taken collectively.

Carried unanimously

R2024-413

Motion by Councillor Beatty

Seconded by Councillor Nijjar

THAT By-laws 113-2024 to 121-2024 be read a First and Second Time.

Carried two-thirds support

R2024-414

Motion by Councillor Biehn

Seconded by Councillor McCabe

THAT By-laws 113-2024 to 121-2024 be read a Third Time and Finally Passed.

Carried

R2024-415

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT By-law 122-2024 be read a First and Second Time.

Carried two-thirds support

R2024-416

Motion by Councillor Henderson

Seconded by Councillor Beatty

THAT By-law 122-2024 be read a Third Time and Finally Passed.

Carried

R2024-417

Motion by Councillor Beatty

Seconded by Councillor Nijjar

THAT By-law 123-2024 be read a First and Second Time.

Carried two-thirds support

R2024-418

Motion by Councillor Burbach

Seconded by Councillor McCabe

THAT By-law 123-2024 be read a Third Time and Finally Passed.

Carried

11.1 Benefits Agreement with Mosey and Mosey - By-law 113-2024

To authorize the execution of the Benefit Consulting Services Agreement with Mosey & Mosey for a three year term with an option to renew for two additional one year periods.

11.2 Amend By-law 79-2024 - Conveyance for the Widening of St. Patrick Street - By-law 114-2024

To amend By-law 79-2024 to reflect the owner of Part 2 on Reference Plan 44R-5971 is Legion Valet Parking.

11.3 Encroachment Agreement - 639, 649 and 663 Ontario Street - By-law 122-2024

To authorize the entering into and execution of an encroachment agreement with 6520910 Canada Corporation to permit the existing wood porch and steps located at 639 Ontario Street (Lot 49), sidewalk (ramped) and sign located at 649 Ontario Street (Lot 50/51/52) and the enclosed porch and steps located at 663 Ontario Street (Lot 53) to encroach onto the Ontario Street municipal road allowance at 639, 649 and 663 Ontario Street.

11.4 Encroachment Agreement - 370 Ontario Street - By-law 115-2024

To authorize the entering into and execution of an encroachment agreement with 6520910 Canada Corporation to permit the existing asphalt parking space, concrete walkway, concrete pad with stairs, covered porch, gravel walkway, garden/bushes and sign to encroach onto the Ontario Street municipal road allowance at 370 Ontario Street.

11.5 Part Lot Control By-law - 53-55 Worsley Street - By-law 116-2024

To exempt Lot 3, Registered Plan 44M-91 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying semi-detached dwelling units to individual owners.

11.6 Agreement - North Perth Fixed Site Supported Housing Program - By-law 117-2024

To authorize the execution of the Purchase of Service Agreement with CMHA Huron Perth Addiction and Mental Health Services for the North Perth Fixed Site Supported Housing Program.

11.7 Agreement - St. Marys Fixed Site Supported Housing Program - By-law 118-2024

To authorize the execution of the Purchase of Service Agreement with Little Lake Residential for the St. Marys Fixed Site Supported Housing Program.

11.8 Amend Consumption of Liquor with Food in Designated Public Places By-law 37-2021 - By-law 119-2024

To amend the Consumption of Liquor with Food in Designated Public Places By-law 37-2021, as amended, to change the permitted spaces and hours and the terms and conditions for the consumption in permitted spaces.

11.9 Conveyance for the Widening of Ontario Street - By-law 120-2024

To accept the transfer (conveyance) from Chancery Development Ltd. of Parts 1, 2, 3, and 4 on Reference Plan 44R-6254.

11.10 Dedication of Part of Ontario Street as Public Highway - By-law 121-2024

To dedicate Parts 1, 2, 3, and 4 on Reference Plan 44R-6254 as public highway forming part of Ontario Street in the City of Stratford.

**11.11 Zone Change Amendment Application Z01-24 - 93 Trinity Street -
By-law 123-2024**

To amend By-law 10-2022 as amended, with respect Zoning By-law Amendment application Z01-24, 93 Trinity Street, legally described as all of Lots 501-504, 531-534, 551-558, 575-582, 599, 600, 630-632, 649-651 and 656 of Part of College Street (Closed), Registered Plan No. 47, City of Stratford.

12. Consent Agenda: CA-2024-159 to CA-2024-172

12.1 CA-2024-172

R2024-419

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT CA-2024-172, being a resolution from the County of Brant regarding Southwest Community Transit Funding, be endorsed.

Carried

12.2 CA-2024-162

Motion by Councillor Henderson

Seconded by Councillor Nijjar

THAT CA-2024-162, being a resolution from the City of Kitchener regarding Renovictions and Safe and Adequate Housing, be endorsed.

Members of Council and staff held a discussion regarding the following:

- a member commented that they do not see it as a good policy as it could lead to potential problems such as causing landlords to get rid of the rental properties due to losing money; and
- the Director of Social Services advised that it is a very debatable topic and they could see both sides of the issue.

The motion was withdrawn.

12.3 CA-2024-171

R2024-420

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT CA-2024-171, being a resolution from the Regional Municipality of Waterloo regarding Solve the Crisis, be endorsed.
Carried

13. New Business:

None noted.

14. Adjournment to Standing Committees:

The next Regular Council meeting is October 28, 2024 in the Council Chamber, City Hall.

R2024-421

Motion by Councillor Biehn

Seconded by Councillor McCabe

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

- **Infrastructure, Transportation and Safety Committee [7:05 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 Reading of the By-laws (reconvene):

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

By-law 11.12 Confirmatory By-law - By-law 124-2024

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on October 15, 2024.

R2024-422

Motion by Councillor Henderson

Seconded by Councillor Burbach

THAT By-law 124-2024 be read a First and Second Time.

Carried two-thirds support

R2024-423

Motion by Councillor Beatty

Seconded by Councillor Sebben

THAT By-law 124-2024 be read a Third Time and Finally Passed.

Carried

15.2 Adjournment of Council Meeting

R2024-424

Motion by Councillor Biehn

Seconded by Councillor Nijjar

THAT the October 15, 2024, Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:00 P.M.

Meeting End Time: 10:05 P.M.

Reconvene Meeting Start Time: 10:08 P.M.

Reconvene Meeting End Time: 10:09 P.M.

Mayor - Martin Ritsma

Clerk - Tatiana Dafoe