



Stratford City Council Regular Council Open Session

MINUTES

Meeting #: 4772nd
Date: Monday, June 9, 2025
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 Nijjar, Councillor Sebben, Councillor Wordofa

Staff Present: Adam Betteridge - Interim Chief Administrative Officer, Audrey Pascual - Deputy Clerk, Kim McElroy - Director of Social Services and Acting Director of Human Resources, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Neil Anderson - Director of Emergency Services/Fire Chief, Miranda Franken - Council Clerk Secretary, Brent Raycraft - Supervisor of Fleet, Joanie Gerber - CEO, investStratford, Kendra Fry - Housing Special, investStratford.

Also Present: Members of the Public and Media

1. Call to Order:

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

Councillor Hunter, Councillor McCabe and Councillor Briscoe provided regrets for this meeting.

Land Acknowledgment

Moment of Silent Reflection

Singing of O Canada

Respectful Conduct 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 declarations of pecuniary interest made by a member at the June 9, 2025 Regular Council meeting.

3. Adoption of the Minutes:

R2025-243

Motion by Councillor Beatty

Seconded by Councillor Nijjar

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated May 27, 2025 be adopted as printed.

Carried

4. Adoption of the Addendum to the Agenda:

There was no addendum to the June 9, 2025 Regular Council agenda.

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

5.1 Committee of the Whole In-camera Session - June 9, 2025

It was noted that the June 9, 2025, Committee of the Whole In-camera Session was cancelled.

6. Hearings of Deputations and Presentations:

None scheduled.

7. Orders of the Day:

7.1 Resolution - Proposed Disposition and Sale of City-Owned Land at 161 East Gore Street (COU25-069)

R2025-244

Motion by Councillor Beatty

Seconded by Councillor Biehn

THAT City Council hereby declare Plan 121, Lots 1, 2, 3 PT Lane Closed PT Whitney St Closed As RP 44R-2154 Parts 1, 2, being PIN 53103-0045, municipally described as 161 East Gore Street, City of Stratford, County of Perth, Province of Ontario, to be surplus to the needs of The Corporation of the City of Stratford;

THAT the method of disposal of the surplus land be by direct negotiation and sale to Pol Quality Homes;

AND THAT Staff be directed to prepare a further report regarding the sale for Council's consideration.

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

- there being concerns about not having an affordable housing commitment for the Coriano Street project;
- there being no guidance from the Province at this time on the definition of "affordable" and staff leaning on other descriptions for affordable housing;
- the current proposal not requiring any zoning changes;
- the cost of a unit as per the developer's proposal;
- a multi-faceted approach being needed to create more affordable housing;
- a member noting that the developer has shown that they are committed to listening to the needs of the City with the design and pricing of their projects;
- the construction time frame for the project; and
- the funding for the project as per the developer's proposal.

The Mayor called the question on the motion.

Carried

7.2 Resolution - Proposed Disposition and Sale of City-Owned Land at 38 Coriano Street (COU25-070)

R2025-245

Motion by Councillor Biehn

Seconded by Councillor Henderson

THAT City Council hereby declare Plan 140 BLK BB PT BLK T, as in R159519, City of Stratford, Perth County, Province of Ontario, PIN 53157-0143 (LT), being city-owned land known municipally as 38 Coriano Street, to be surplus to the needs of The Corporation of the City of Stratford;

AND THAT the method of disposal of the surplus land be by direct negotiation and sale to Pol Quality Homes.

Members of Council held a discussion regarding the following:

- a member noting they are not in support of the project and the property being disposed should have been put out to the market to give other developers an opportunity;
- a member noting that the two properties being disposed together allows for the creation of affordable housing units; and
- the cost of building the project and how the land exchange is allowing for the building of affordable housing units.

The Mayor called the question on the motion.

Carried

7.3 Resolution - T-2025-38 Asphalt Resurfacing Tender Award (COU25-068)

R2025-246

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT the Tender (T-2025-38) and additional scope of work for the Asphalt Resurfacing 2025 Contract be awarded to GIP Paving Inc. at a total tender price of \$2,679,765.06, including HST;

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

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

- the integration of bike painting in some of the roads being resurfaced;
- the Transportation Master Plan outlining the cycling infrastructure for the respective roads;
- there being a need to repave the roads due to their current condition;
- there being a need for clear pavement markings to let drivers know to share the road with cyclists; and
- staff to look at options for improving cycling infrastructure through various methods.

The Mayor called the question on the motion.

Carried

7.4 Resolution - T2025-33 Bridge and Culvert Repairs Contract Tender Award (COU25-071)

R2025-247

Motion by Councillor Henderson

Seconded by Councillor Biehn

THAT the tender (T-2025-33) for the Bridge and Culvert Repairs Contract be awarded to A2Z Civil 2608558 Ontario Limited, at a total tender price of \$174,539.80, including HST;

AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement for construction contract T-2025-33.

Carried

7.5 Resolution - To Supply and Deliver Wheel Loader with a Plow and Snow Blower Attachments (COU25-072)

R2025-248

Motion by Councillor Burbach

Seconded by Councillor Wordofa

THAT the supply and delivery of a new Wheel Loader with attachments, including plow and snow blower, be awarded to Willie North America Inc. of Stittsville Ontario at a total cost of \$551,851.27, including the HST.

Carried

7.6 Resolution - Resignation from the Stratfords of the World Advisory Committee

R2025-249

Motion by Councillor Biehn

Seconded by Councillor Beatty

THAT the resignation of Barbara Finkelstein from the Stratfords of the World Advisory Committee be accepted.

Carried

7.7 Resolution - Resignation from the Accessibility Advisory Committee

R2025-250

Motion by Councillor Henderson

Seconded by Councillor Burbach

THAT the resignation of Brittany McCabe from the Accessibility Advisory Committee be accepted.

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

R2025-251

Motion by Councillor Biehn

Seconded by Councillor Nijjar

THAT the Report of the Social Services Committee dated June 9, 2025 be adopted as printed.

Carried

**9.1.1 Canada-Wide Early Learning and Child Care
Implementation Update and Directed Growth Priorities
(SOC25-007)**

THAT the report titled, "Canada-Wide Early Learning and Child Care Implementation Update and Directed Growth Priorities" (SOC25-007), be received for information.

9.1.2 Homelessness and Housing Stability Update (SOC25-006)

THAT the report titled, "Homelessness and Housing Stability Update" (SOC25-006), be received for information.

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 were collectively upon unanimous vote of Council present:

R2025-252

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT By-laws 68-2025 to 71-2025 be taken collectively.

Carried unanimously

R2025-253

Motion by Councillor Henderson

Seconded by Councillor Nijjar

THAT By-laws 68-2025 to 71-2025 be read a First and Second Time.

Carried two-thirds support

R2025-254

Motion by Councillor Biehn

Seconded by Councillor Beatty

THAT By-laws 68-2025 to 71-2025 be read a Third Time and Finally Passed.

Carried

11.1 Award Tender for the Asphalt Resurfacing 2025 Contract - By-law 68-2025

To authorize the acceptance of a tender, execution of the contract and the undertaking of work by GIP Paving Inc. for the Asphalt Resurfacing 2025 Contract (T-2025-38).

11.2 Appoint Acting Deputy Chief Building Official - By-law 69-2025

To appoint an Acting Deputy Chief Building Official.

11.3 Award Bridge and Culvert Repairs Contract - By-law 70-2025

To authorize the acceptance of a tender, execution of the contract and the undertaking of work by A2Z Civil 2608558 Ontario Limited for the Bridge and Culvert Repairs Contract (T-2025-33).

11.4 Supply and Delivery of a New Wheel Loader - By-law 71-2025

To authorize the acceptance of a proposal by Willie North America Inc. for the supply and delivery of a new Wheel Loader with attachments, including plow and snow blower.

12. Consent Agenda: CA-2025-070 to CA-2025-077

12.1 CA-2025-075

R2025-255

Motion by Councillor Burbach

Seconded by Councillor Henderson

THAT CA-2025-075, being a draft letter from the Chief's of Ontario regarding Opposition to Bill 5, be endorsed.

Carried

13. New Business:

13.1 Passing of Rheo Thompson

Councillor Wordofa noted the passing of Rheo Thompson and recognized his contributions to the community.

13.2 Erie Street Parking Lot Reconstruction

Mayor Ritsma thanked staff and the contractor for their work on the Erie Street Parking Lot reconstruction project.

14. Adjournment to Standing Committees:

The next Regular Council meeting is June 23, 2025 in the Council Chamber, City Hall.

R2025-256

Motion by Councillor Beatty

Seconded by Councillor Burbach

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

- **Finance and Labour Relations Committee [7:05 or thereafter following the Regular Council meeting]; and**
- **Infrastructure, Transportation and Safety Committee [7:10 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 June 9, 2025 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

There were no declarations of pecuniary interest made by a member at the June 9, 2025 Council Reconvene meeting.

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

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

By-law 11.5 Confirmatory By-law - Bylaw 72-2025

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on June 9, 2025.

R2025-257

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT By-law 72-2025 be read a First and Second Time.

Carried two-thirds support

R2025-258

Motion by Councillor Sebben

Seconded by Councillor Wordofa

THAT By-law 72-2025 be read a Third Time and Finally Passed.

Carried

15.3 Adjournment of Council Meeting

R2025-259

Motion by Councillor Biehn

Seconded by Councillor Henderson

THAT the June 9, 2025, Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:00 P.M.

Meeting End Time: 7:30 P.M.

Reconvene Meeting Start Time: 7:47 P.M.

Reconvene Meeting End Time: 7:47 P.M.

Mayor - Martin Ritsma

Deputy Clerk - Audrey Pascual