

REGULAR MONTHLY COUNCIL MEETING

August 12, 2020

Approved Minutes

DATE: August 12, 2020
TIME: 4:30 p.m. – 7:03 p.m.
PLACE: Stratford Town Centre, 234 Shakespeare Drive

ATTENDANCE: Deputy Mayor Gary Clow; Councillors Derek Smith; Darren MacDougall; Jill Burridge; Steve Gallant; Gail MacDonald; Robert Hughes, CAO; Blaine Yatabe, Town Planner, Jeremy Pierce, Director of Recreation, Culture, and Events; Daniel Zhang, Finance Technician; Jeannie Gallant, Project Manager; Wendy Watts, Community and Business Engagement Manager; and Mary McAskill, Recording Clerk

REGRETS: Nil

CHAIR: Mayor Steve Ogden

Mayor Ogden took a moment to acknowledge the land upon which we gather is the unceded territory of the Mi'Kmaq people, and we pay our respects to the indigenous Mi'Kmaq people of this territory past, present, and future.

1. CALL TO ORDER

Mayor Steve Ogden called the Regular Monthly Council Meeting to order at 4:30 p.m. and welcomed those in attendance.

2. DECLARATIONS OF CONFLICT OF INTEREST

No declarations were made.

3. APPROVAL OF THE AGENDA

It was moved by Councillor Derek Smith and seconded by Councillor Darren MacDougall that the agenda be approved with the following changes: item #12 Planning, Development, and Heritage be moved to become item #8, and Safety Services be moved down accordingly.

It was moved by Councillor Jill Burridge and seconded by Darren MacDougall that it be approved that Greenway will be discussed first and Reddin Meadows will be discussed second under the planning item #12.

4. APPROVAL OF THE MINUTES

It was moved by Councillor Gail MacDonald and seconded by Councillor Steve Gallant that the minutes of July 8, 2020 be approved as circulated. Mayor Ogden noted that all the approved minutes are posted on our website for residents to view.

Regular Council Minutes August 12, 2020

5. PRESENTATIONS FROM THE FLOOR

Nil

6. MAYOR'S REPORT

Following is a list of meetings and events attended by the Mayor since the last Council meeting:

- Attended public meeting to hear public views on two proposed housing developments
- Chaired Committee of the Whole (COW) and two special COW meetings to discuss the community campus land acquisition and the fire company lease, and planning issues
- Attended two meetings with developers interested in pursuing projects in Stratford
- Met with Minister Fox, Mayor Brown, and the president of the Shellfishers Association
- Chaired the Accountability and Engagement Committee meeting
- Met with immigrants interested in starting a business in Stratford
- Attended the planning board meeting
- Recorded a video greeting for the virtual tour of the new Stratford Emergency Services Centre
- Visited three new businesses to present thank you gifts for locating their enterprises in Stratford
- Helped raise the Pride Flag in honour of Pride Week
- Delivered a certificate of congratulations to Betty and Louis Ostridge on the occasion of their 50th Wedding Anniversary
- Spoke with several resident about various issues including speeding on the Rosebank Road and the need for permanent speed bumps
- Attended to the day-to-day affairs of the Town

Councillor MacDonald asked Mayor Ogden to elaborate on his meeting with Minister Fox, Mayor Brown and the president of the Shellfishers Association. Mayor Ogden replied that that the occurrences that took place over the past few months were reviewed with regard to the shellfishery closures. There were discussions about what lessons were learned and to discuss the future going forward, as well as what actions were taken by both municipalities to protect the shellfishery.

Councillor MacDonald asked about the three new businesses that Mayor Ogden visited, and Mayor Ogden replied that they are Powerhouse Realty, LaLa Land (a children's play area), and Down East Docks, and they are all located in the business park.

Councillor MacDonald asked if there was a decision made about permanent speed humps to stop the speeding on the Rosebank Road and Mayor Ogden replied that he spoke to several

Regular Council Minutes August 12, 2020

residents regarding the speeding and other issues. He noted that the permanent speed hump issue will be discussed by the Safety Services Committee.

Mayor Ogden noted that several newcomers were having some immigration related issues and he spoke with them and connected them with the Federal Department of Immigration and their Member of Parliament.

7. CHIEF ADMINISTRATIVE OFFICER (CAO)

The report was included in the package. Robert highlighted a few items noting that there were two RFP's out in July – one was for HR Services and the best proposal received was from Resolve HR which is a local firm. The second one was for Employee and Family Services and the best proposal received was from Serene View Ranch which is located in Alexandra.

Councillor MacDonald asked when the resident survey report would be ready for Council to review, and Robert replied that it was presented to the Accountability and Engagement Committee and it will also be circulated to Council. He noted that we are also planning to release the results to the public once we decide what format we want to use.

Councillor MacDonald asked about the changes to the Municipal Government Act to better enable the Property Accessed Clean Energy (PACE) Bylaw. Robert noted that he has heard back from the province and they provided him with the draft changes they plan to make. He noted that a letter was also received from the Minister who indicated that staff is working on the MGA amendments to accommodate the PACE program.

Councillor Burrridge asked Robert if there was anything to update on the community campus negotiations and where it currently stands. Robert replied that there were a number of meetings held with some of the land owners, and we are in the process of making another offer for the land.

8. PLANNING, DEVELOPMENT, AND HERITAGE

a) Report

The report was included in the package. Councillor Burrridge noted that our last planning meeting was held on August 3, 2020, and it was centered around two development applications (resolutions for the two applications are coming up later in the agenda).

The first discussion was regarding Reddin Meadows and points of discussion were exploring the rough math of the new R1 in the bylaw, and applying the 20 to 40 percent semi-detached allowances within Bylaw #45, and trying to compare it to the Planned Unit Residential Development (PURD) zoning. At the end of the discussion, it was noted that with R1, you could have about 60 to 65 units, and the development that is before us is 78.

Regular Council Minutes August 12, 2020

How we weight responses - there are 13 criteria that we refer to as the decision makers. There are resident concerns, the Official Plan, as well as other issues that you must weigh. A question was asked about the traffic data collection and Councillor Burrridge believed the date to be October 2, 2019. Future of Stratford – planning for the future. Precedent on future applications and how today's outcome may change for future developers and the way they tackle things. After discussion at the planning board meeting the vote was 5 to 1 in favour to approve it. This also supported planning staff's recommendation to approve it.

Greenway Realty - traffic study - there was a lot of traffic talk on the development and there was a traffic statement. Diversity and housing type, and buffering was discussed. Also, having single dwellings back on to single dwellings. The wrap up was the staff recommended to deny the application and planning board supported the recommendation with a vote of 4 to 1 to deny.

Civic Core Plan was also discussed. Councillor Burrridge noted that this is the Gray Group's Civic Core Plan and things are currently sitting with the Cross Roads Fire Company to see what heights they can accommodate. The fire company is seeking outside professional advice on the matter. Councillor Burrridge noted that the Town and the Department of Transportation, Infrastructure, and Energy (TIE) are meeting regarding a traffic impact study and how this development would affect things.

Heritage Sub-Committee - Councillor Burrridge noted that the Town has recently received funding approval from Veterans Affairs Canada Commemorative Partnership Program that will allow the Town to proceed with the Stratford honour roll project. The project will recognize and honour 10 soldiers who lost their lives in war. It will make the existing Cenotaph completely accessible year round and a place people can gather for remembrance and reflection.

b) Permit Summary

The permit summary was included in the agenda package. Councillor Burrridge briefly reviewed the summary. Councillor Smith asked Councillor Burrridge if she felt there was anything out of the ordinary and Councillor Burrridge replied that she didn't feel there was.

c) Resolution PH015-2020 – RZ001-20 – Greenway Realty Inc. – R1 to PURD – Aintree Drive

Moved by Councillor Jill Burrridge

Seconded by Councillor Derek Smith

Regular Council Minutes August 12, 2020

WHEREAS an application has been received from Greenway Realty Inc. to rezone parcel numbers 399725, approx. 6.46 acres in total, from the Low Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD); and

WHEREAS this re-zoning request will require the following amendment to be considered:

- Zoning and Development Bylaw - an amendment to the official Zoning Map to change parcel number 399725 from Low Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD)

AND WHEREAS the concept plan has been reviewed and concerns were raised about parkland, street connectivity and uniformity of housing types; and

WHEREAS the developer made minor changes to the concept plan, but the Town Planner has still identified a number of conflicts the latest concept plan has in relation to the Town's Official Plan; and

WHEREAS One hundred and three (103) notification letters were sent out to property owners whose parcels were with 500 feet of the subject property (s) to solicit input on the proposed Official Plan and zoning amendment and notifying them of the public meeting to be held on July 15, 2020, and twenty-two (22) written responses and two petitions had been received; and

WHEREAS a public meeting was held on July 15, 2020 at 7:00 p.m. at the Stratford Emergency Services Centre. Due to the current COVID-19 gathering restrictions this public meeting was limited to 50 people, but was also live streamed for people to watch and residents were given until July 22, 2020 to submit their comments; and there was much concern about the connection of Aintree Drive and Campbell Drive.

BE IT RESOLVED that Bylaw # 45-E, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

Discussion: This resolution **does not** bear the recommendation of the Planning, Development, and Heritage Committee.

Question: Mayor Ogden noted that we are voting on a first reading of a zoning change and not on any development or concept plan. We are only voting on the rezoning of this property from R1 to Planned Unit Residential Development (PURD). He also asked each Councillor to state their position behind their vote so we can understand their reasoning behind it.

Note: The following statements made by Council are in the present tense.

Regular Council Minutes August 12, 2020

Councillor Burridge noted that there has been an update to this application and Robert will speak to it. Robert noted that since the application was reviewed by planning board and a recommendation made - there was a meeting with Greenway Realty and they have submitted a revised concept plan which was designed to address some of the concerns that were raised by staff, planning board, and residents. What we are proposing is that Council approve the first reading, but not say you are in favour of the subdivision. When you are approving a change to the zoning bylaw, it requires first reading at one Council meeting, and second reading and adoption at the next meeting. If you are against the rezoning regardless of the concept plan by all means vote against the resolution, but if you are open to the rezoning with or without changes to the concept plan you can vote in favour of the resolution – not to say you are in favour of it, but to say that you are in favour of letting planning board review the revised concept and give Council a new recommendation. It may be the same as before or it may be different. However, because there is a different concept plan submitted, and the developer has said he wants to work to address the concerns, we would recommend you vote for first reading in order to allow it to move forward to the September meeting. We have also checked with legal counsel to find out if the developer made changes to the concept plan – do we have to go back to the public, but because the changes were made in response to comments received, and actually reduced the density, we were advised that another public meeting would not be required. The developer has also indicated that they are under a time crunch, as the land is under an agreement subject to the rezoning.

Robert noted that in principal Blaine has reviewed the revised concept but added that we aren't voting on the revised concept today. It still needs to go to the planning board for review and recommendation before it comes to Council. Robert noted that Blaine does have an opinion on it but that is not the current point of discussion. The current point of discussion is does Council want to do the first reading and let the process unfold in order to allow planning staff and planning board to review the revisions. Robert added that it is unfair to ask Council to approve the concept plan without the advice of the planning board and planning staff.

Councillor Smith asked if these plans were online for the public to see them and Mayor Ogden replied that the planning board has not yet reviewed them, and the normal procedure would see them go to the professional planning staff to review and give their opinion. They then go to the planning board for further review, and then on to Council.

Blaine stated that the planning department received another concept plan which he reviewed today. He noted that it was the same process as before.

Regular Council Minutes August 12, 2020

He looked at the Official Plan and all the policies and he found some changes were in favour and they were done in response to comments made. After looking at the new submission, he felt it was more in favour with the Official Plan.

Mayor Ogden stated that he would like each Councillor to comment and then he will call for the vote.

Deputy Mayor Clow stated that we are being asked to rezone from R1 to PURD. Mayor Ogden noted that if this new concept plan is not acceptable to planning board or to Council, it would not proceed any further. Deputy Mayor Clow felt that if the resolution does pass to rezone R1 to PURD after the third reading there is some risk involved. The developer could back out and say it is just not feasible right now and the land could be sold. Once the land is PURD, it is PURD. Mayor Ogden stated that it is his understanding that the concept plan at that point would be tied to the rezoning.

Councillor Burrridge stated that tonight we would do a first reading and at the next Council meeting we would do the second reading and adoption and right after that we would approve the development scheme with it. Subsequent to the development scheme being approved there is an agreement between the Town and the developer. Deputy Mayor Clow asked what the risk would be, and Robert replied that there are two things to consider – one is to rezone the property to PURD with the intent that the developer will develop the property in accordance with the development scheme. If you approve the rezoning, then you will consider the development scheme, and if you approve that you will enter into a development agreement and they will presumably go ahead with it. However, if they decide they are not going to go ahead with the development scheme that is proposed and approved, the zone would still be PURD and they could sell the land to someone else. The person they sell to could develop it in accordance with the development scheme or in accordance with what the bylaw states. So, there is a risk - there is always a risk when you rezone property in that the developer might walk away from it.

Councillor MacDonald asked if we do change it to PURD and the developer did walk away – would Council have the ability to turn it back to an R1 zone and Robert replied that you could, but you would have to initiate your own rezoning proposal and go through the same process and hold a public meeting. Council does have the right to do it, but it is a little cumbersome.

Deputy Mayor Clow stated that he didn't get a chance to go through the new proposal in depth, but from what he did see he liked. They have met all the requirements that the planner asked for and they have spoken with the

Regular Council Minutes August 12, 2020

residents to address the issues and they are working with the residents to put in buffer zones and trees. Deputy Mayor Clow believes that the residents must be happy with some of the changes. He believes it is a good proposal for the Town and it meets the needs of seniors. We need to try and keep our seniors in the Town, especially the ones who want to downsize. Deputy Mayor Clow noted that he spoke with a lot of the residents and they like the Kinlock Road model and we would just be extending that to an area close by. He likes what he sees, and it is one storey all the way through. There are two entrances with one on Stratford Road and one on Aintree. They have met all the traffic needs that are required, so he is leaning in favour of it. Deputy Mayor Clow noted that he would like to spend some time on the new proposal that just came in.

Councillor Gallant noted that we received some last minute information regarding the development scheme. He added that he is a person who corresponds with the residents and listens to the residents. As vice-chair of planning, we first turned down the request because some of the conditions were not met, but now with the additional information, we are saying these conditions will be met. Mayor Ogden noted that the first reading does not immediately make the rezoning change. Councillor Gallant asked if the developer would be able to work with the Town because he knows there are a couple of issues to be worked out. In regards to the traffic there should be no trouble with two entrances. Councillor Gallant stated that going through first reading tonight, he would probably be in favour of it.

Councillor MacDonald stated that she will be voting in favour of the resolution and added that the developer does everything he can to work with the residents and he is willing to address concerns brought up by the residents. She added that half the development is already zoned PURD.

Councillor Smith stated that we as Councillors are asked to make decisions during our mandate to approve programs for the betterment of the people of Stratford. We are faced with two such decisions. In order for us to do this there are specific steps that we must take.

After all the facts are gathered, we are entrusted to make an informed choice that is based on the facts. These steps are found in the Stratford Zoning and Development Bylaw #45. Under section 3.2.2 there are 13 guidelines listed as (a) through (m) that we use to reach our decision. This section can be found on pages 28 and 29 of the said Bylaw. I also feel that for my decision Section 7.15.2 can be used. The above named Section 7 can be found on page 60 of the said bylaw.

Regular Council Minutes August 12, 2020

In reaching my decision tonight, I focused on four groups. They are: 1) the citizens living in the area of the project 2) the developer of the plans 3) all the people of Stratford, and 4) the people who will be moving to our Town.

I know that there will be some people who will be disappointed with my decision here tonight. However, I would like to point out again, I feel that the choices I have made are within Section 3.2.2 of the bylaw.

In regards to Greenway, I would like to point out again that most people living in this area are not against the land in question being developed. In this case I once again used Section 3.2.2 (a) through (m) of the bylaw for my decision.

I noted that the planning department based their report on Section (b) of the bylaw. However, I did note that the Act also states that Council under Section 11.5.5 (b) Council MAY approve innovative housing forms. Due to this, I reviewed the above sections and found that this development fits within the bylaw. I should note that the main concern of the road system is not of the developer, but is that of the Department of Transportation, Infrastructure, and Energy (TIE). As such the developer should not be held accountable under section (i). Therefore, my decision will be based on Section (m) which states that *other matters as considered relevant by Council*.

It has been a top mandate by the federal and provincial governments, as well as the Town of Stratford that affordable living be a top priority for the citizens of Canada. I feel that not only does this development fill this need, but also ensures the safety of the seniors who will be living in this area. It should be noted that the seniors refer to both couples and singles who wish to live among other seniors. I also feel that turning this development down might send a message that Stratford is not senior friendly and maybe this plan and the seniors will have to move elsewhere. In view of the above, I will be voting against the planning board's decision and voting in favour of this senior community moving ahead.

Councillor MacDougall stated that the town planner and the planning board had issues with the original plan, and he did as well. However, the developer showed a willingness to work with the Town and work with the residents. Councillor MacDougall stated that he hasn't had the opportunity to review the revised plan that was just submitted today, but his understanding after listening to the town planner is that the developer has made some necessary adjustments to the plan that will satisfy the planning department (or so it would appear – again he hasn't had the opportunity to review the new information). Councillor MacDougall stated that making these changes suggests that the developer is displaying a willingness to address the issues, and from his perspective he felt that once he reviewed the amendments,

Regular Council Minutes August 12, 2020

Council would all be in agreement. He added that he is in favour of approving the first reading of the resolution, and continue to review the amended plan.

Councillor Burrridge noted that she has been through the process with planning board and planning staff and she was originally against the development as it stood, but the developer has made some tweaks that bring it more in line with the official plan. She felt that resident's concerns are being addressed with the new changes. The developer has also shown a willingness to work with the watershed on the wetland. They are showing an absolute willingness to try and accommodate our bylaw. As Councillor MacDonald suggested half of this development is already PURD and that is key. Councillor Burrridge noted that Councillor Smith's comments about this model that our seniors are really enjoying and creating a space for them is positive. With this in mind, she is in favour of the first reading of the PURD which will also allow time for everyone to look at the changes before the second reading.

Councillor Smith noted that the developer is under a time crunch to buy this piece of land and a September meeting will put him way out of line. He asked Council to consider holding a special meeting so the developer can move forward. Mayor Ogden stated that is a separate issue. We have a resolution on the floor, and we will vote on it and consider the other request at another time.

Question: **CARRIED**

d) Resolution PH014-2020 – RZ001-19 – Reddin Meadows Rezoning Request – R1 to PURD – Stratford Road

Moved by Councillor Jill Burrridge

Seconded by Councillor Darren MacDougall

WHEREAS an application has been received from Reddin Meadows to rezone parcel numbers 1061175, 1061167 and 329011, (approx. 14.01 acres in total) from the Low Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD); and

WHEREAS this re-zoning request will require the following amendment to be considered:

- Zoning and Development Bylaw – an amendment to the official Zoning map to change parcel numbers 1061175, 1061167 and 329011 from the Low Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD)

WHEREAS one hundred and forty three (143) notification letters were sent to property owners whose parcels of land are within 500 feet of the subject property to solicit input

Regular Council Minutes August 12, 2020

on the proposed zoning amendment and notifying them of the public meeting to be held on November 27, 2019 and seventeen (17) written responses were received;

WHEREAS a public meeting was held on November 27, 2019 in which several residents provided feedback and had concerns with the proposed 36-unit apartment building; and

WHEREAS after getting some feedback from Council the developer has revised the development scheme removing the 36-unit apartment building and replacing it with 4-5 unit townhouses and it was recommended to hold another public meeting to discuss the new proposal; and

WHEREAS notification letters were once again sent to property owners whose parcels of land are within 500 feet of the subject property to solicit input on the proposed zoning amendment notifying them of the second public meeting to be held on July 15, 2020 and nineteen (19) written responses and one petition were received; and

WHEREAS a second public meeting was held on July 15, 2020 and due to COVID-19 gathering restrictions for this public meeting were limited to 50 people but it was also live streamed for people to watch and residents were given until July 22, 2020 to submit their comments, and several residents expressed concern about density, traffic and buffering, and

BE IT RESOLVED that Bylaw #45-D, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

Discussion: This resolution bears the recommendation of the Planning, Development and Heritage Committee.

Mayor Ogden stated that he would like every Councillor to weigh in on this request.

Councillor Smith wanted to point out that most of the people of the area have no issue with this piece of land being developed.

In regard to this application, I considered all the sections (a) through (m). I had concerns with the following sections: (a) (d) and (f). I would like to point out that these named sections were just concerns for my decision.

My decision is based on Section (i) of the bylaw and this deals with the safety issue of the development. I should note that the developer has submitted a detailed traffic plan with his application. I do have some

Regular Council Minutes August 12, 2020

reservations with parts of this plan. I want to state for the record that my decision is not based on what is in the traffic plan but what *is not* in the plan. I feel during the construction period of this project there will be many service vehicles using the roads in the affected area – vehicles such as dump trucks, cement vehicles plus many other large types of machinery. On average, these vehicles need 10 feet of space to operate. If two such vehicles were to meet each other there would be 20 plus feet needed. It should be noted that the streets in the area are 20 feet wide at this time. There are a number of persons living in this area that range from children to seniors. Beyond the pavement there are no sidewalks – just grass shoulders and ditches. I do not feel that the safety of the citizens has been met in this section and I will be voting no on this plan. I have said in the past that I am pro development and I hope that the developer and the Town working on behalf of the citizens of Stratford can find another way of making use of this land.

Mayor Ogden took a moment to clarify that we are not voting on the development; we are voting on the rezoning. It is a first reading for a rezoning.

Councillor MacDonald stated that she will be voting against this resolution. She felt that the surrounding areas of the development, including Reddin Heights, John Hamilton Drive, and Campbell Drive are all R1 zoned homes and she didn't feel the location was appropriate as a PURD zone.

Councillor MacDougall took a moment to thank all the residents, the developer, and Council noting that it was a back and forth debate. He also thanked the planning department for all the work that they have put into it and for all their input. Councillor MacDougall noted that he read the petition and all the emails from residents, as well as the input from the developer and he highlighted a few points. The petition highlights that maintaining the investment in property of the residents who currently reside there is an issue for them. Councillor MacDougall stated that he would suggest that there is no evidence to support the concern that their properties will depreciate in value due to this development, he would argue that is likely not the case. In fact, the properties in the new development are likely going to be at a higher value, so rationally speaking the properties that are being built at a higher value should not have a negative impact on the adjacent properties. The other major issue that he saw from residents in the public meetings and emails was the safety on

Regular Council Minutes August 12, 2020

our streets, and that is always a concern. There is absolutely no disputing the fact that there will be more vehicles on street. That being said, again rational thinking is if there are more vehicles there is more risk of accidents. My argument with that argument is that a traffic engineer did a study and the needs from a traffic perspective have been met. That traffic study is done by an independent and objective fact based analysis. The reality is we should rely on independent objective fact based analysis and not someone's subjective view. We, as Councillors, should be the ones who would look to an objective independent professional fact based analysis versus a subjective view. Councillor MacDougall felt that from that perspective, the developer has met that requirement in that they did have an independent fact based analysis done.

Councillor MacDougall noted that when he read through the different emails, drainage issues were addressed and that is part of the application process. Engineers will ensure that the drainage is done properly. Trucks and noise also came up as concerns. In the context of development it is not a reasonable argument. If you are in favour of R1 then you are in favour of the concept of trucks and machinery being at that location. The integrity of the neighbourhood was another point that I saw highlighted by a lot of the residents. Councillor MacDougall noted that he sees a new design versus an old design and the new design fits with our vision of the Town.

Councillor MacDougall noted that Stratford is a progressive community and in reviewing all the issues residents had, he is going to jump into some of the points that he saw favour the proposal. This development is consistent with our Official Plan. We present our Official Plan, so that developers know what the Town wants and are going out and providing it. The planning department is in favour of this development. We hire the employees of the planning department for that exact purpose. The planning board is also in favour of this development. None of these people live in the area and they are all viewing it objectively. We should promote and embrace these types of developments and these types of developers. These are people who are willing to go the extra mile to engage the public and to look for ideas. Councillor MacDougall noted that we went back to the drawing board a few times. He added that he doesn't know John Horrelt personally, but he knows his reputation and it is a good one. He also lives in our community. Mr. Horrelt wants the development to be a signature development, and there is a demand for these types of

Regular Council Minutes August 12, 2020

development in our community. Thirty percent green space for this development is going above and beyond. Again, it is what the market wants, and it is what our vision is for the Town. These types of developments appeal to a demographic that we want here and need here. When I think about the whole development, I also think about the alternative. If we don't vote in favour of the request they could go to the Island Regulatory and Appeals Commission (IRAC) and let them make the decision. Or someone else buys the land who doesn't care as much as this developer, and that can happen, and what will they do with the land. There are a lot of things to consider and I think my final point is it is a quality development, and it aligns with the vision for growth in our Town and I am in favour of it. Councillor MacDougall added that he also appreciates the opinions of other Councillors.

Councillor MacDonald wanted to note that we are just talking about rezoning at this point and not the development. She added that she has three pages of discussion regarding the development, but she didn't discuss it because we are just dealing with the rezoning.

Councillor Gallant stated that when he joined Council a few years ago, he took an oath from Judge Mitchell to represent the residents of Stratford and the ward 3 residents. He noted that these people have lived in this location for 20 years and they knew what was going to be behind them was R1. But we are here tonight to change the zone. To change their dreams. Their dreams were to come to Stratford, pay their taxes, and build families. The residents do not want PURD behind them – they want R1, but here we are talking about development. He agreed that it is a great development, but he felt this was not the right area for it. It's density and it is small. A few years ago, we agreed with this developer to 65 units in R1 with two exits. There is only one way in and one way out with this plan and that is a safety issue. There are a lot of properties on one piece of land with a lot of cul-du-sacs and paramedics would have a hard time finding the way out. Residents don't want the zoning changed to PURD because it will change the whole neighbourhood, so I am not voting for it. Councillor Gallant added that he is open for new business, but the zone in this area shouldn't be changed so he will be voting against it.

Deputy Mayor Clow noted that what we have before us is a developer asking Council to support an application to rezone 14.1 acres from low density R1 to PURD. This property is surrounded by low density. Council

Regular Council Minutes August 12, 2020

has attended two public meetings, as well as several meetings with planning, Council, and developers. Council has also received petitions from the residents denying the proposed subdivision. We also received letters from the residents stating their concerns with the proposed subdivision. We have residents in this area who have invested in buying or building their homes in an R1 zone and they were told at the time that this proposed lot was zoned R1. Now after 30 or 40 years they are being told that it could change. If this rezoning goes forward after tonight it will change the whole harmony of this neighbourhood. In 2013, this site was planned to be a sustainable subdivision, but it never did go forward. Deputy Mayor Clow's stated that his understanding is that the residents accepted this sustainable subdivision proposal which would have had 65 units in the area. The developer is asking Council for a reduction to the minimum lot requirement within the PURD zone. Single family reduction from 72 feet of frontage to 50 feet of frontage, and sideyard setback from 8 feet to 6 feet. Townhouse dwellings reduction size from 17 feet to 6 feet. The developer is proposing 1.17 acres (30 %) greenspace, but how much of that is greenspace and how much is wetland. He noted that one of his big concerns is if this property is rezoned tonight for higher density, we have opened the doors to other developers to come in asking for the same thing. I would like to say I am not against new construction, but I am against high density in an existing low density area – it just doesn't fit. As Councillor Gallant commented, it is a great development scheme, but it just doesn't fit in this area. Deputy Mayor Clow added that if it does pass tonight, we will have to have a serious look at another entrance in. I will be voting against this subdivision tonight.

Councillor Burrridge noted that Deputy Mayor Clow made it a point to say that he was opposed to high density next to low density, but the one we just approved prior to this one was higher density than Reddin Meadows. The density is 7.3 units per acre and the Landfest is 5.1 units per acre. Deputy Mayor Clow replied that we are talking about two different things. We are talking about multi-use and we are talking about three unit townhouses. He added that in this area we are talking about one level and it is geared for seniors. Councillor Burrridge replied that is another point she noted. She is having a bit of an issue with everyone coming in with prepared statements. She felt that there should be some back and forth discussion among the Councillors as opposed to everyone having a prepared statement. Deputy Mayor Clow replied that we were asked to prepare a statement and he thinks we are getting mixed messages tonight

Regular Council Minutes August 12, 2020

on what we were supposed to vote for. He thinks we may have thought we were voting on the rezoning and then the application, but that is not what is happening. Councillor Burrridge felt that Councillors should have a good discussion on this resolution because we should be speaking about the rezoning - although it is tied to the development. One point that she had was single storey. The height restrictions on a townhouse and a house are the same. So as far as height in a single family residential development and a townhouse – you can have a two storey house the same as a townhouse. Councillor Burrridge noted that Deputy Mayor Clow was carving out a safe place for seniors, and she is going to argue that Reddin Meadows carves out a space for young families – to give them a chance to enter Stratford. This this development would give space for young families similar to what is being carved out for the seniors. The density and traffic and these kinds of things are certainly concerns that I can appreciate because I am a mom with young kids. If you look at this development it has sidewalks, it has 30% greenspace, and it has a park. Councillor Burrridge noted that one thing about the wetland is they put in stormwater water ponds. Along the active transportation trail there is a large swale that has been over engineered to take stormwater out of the area, so the stormwater ponds that are in the design are actually over engineered and a lot of it will probably turn to green space because they have the swale, but we can get an expert opinion on it. If tonight you could give this development the same consideration and vote in favour of the PURD for the first reading and give the developer time to come back with a few changes. Councillor Burrridge noted that in going through this process the developer started out with 101 units and since then he has removed the apartment building, he has removed the single family dwellings along Reddin Heights, and he has shifted a house so he is able to maintain a separation the same as single family housing in an R1 subdivision. He also took out a four unit townhouse and replaced it with a single family, so it was all single family on single family. The developer has made a number of changes and he is down to 76 units. Councillor Burrridge noted that when she balances the resident's concerns, she believes the developer has tried to address them by making those changes. The rezoning to PURD, and the reason we have PURD in the Official Plan, is to give an applicant flexibility and to provide a space for innovative housing in our community. Councillor Burrridge noted that there is currently 80% R1 big lot subdivisions and that's Stratford's brand and she understands that – it has been the traditional way Stratford has built, but if you were to pick a site in this Town (and Councillor Burrridge noted that she did a measurement

Regular Council Minutes August 12, 2020

on Google Earth) of the property of the proposed rezoning and it is 600 meters to Sobey's, and there is an active transportation trail there to take you through. The Official Plan asks us to identify opportunities for zoning residential to allow for smaller lots sizes and high density without compromising the character of the existing neighbourhood, and that is a point that we get 'hung up' on. Councillor Burrridge noted that she thinks it is important that we don't get 'hung up' on it because we need to balance the growth that we are experiencing and try to house everyone, and ensure that our long term residents are happy and that is what makes this such a hard decision. Our Official Plan asks us to encourage high quality higher density residential development in the core areas adjacent to arterial and collector roads. Councillor Burrridge realizes that this one doesn't have a direct exit to a collector or arterial road, but if we can give the developer the benefit of a bit more time it might be beneficial. The Official Plan asks us to designate specific zones with smaller lots and higher density to meet the demand for multiple housing types for predicted population growth. Finally, the Official Plan asks us to encourage infill development and this is an infill property. Councillor Burrridge asked the town planner if an accepted R1 density is three units per acre and Blaine replied that it is about average. Councillor Burrridge noted that with our new bylaw we can do 20% semi-detached and special permitted 40% and if you factor this in, we are not too far off at a 5.1 density. She feels it is important to balance the long term resident's concerns with what we need to do to plan for our future. Councillor Burrridge feels like the developer has accommodated a lot of the concerns at this point. She thanked Council for allowing her the time to express her thoughts.

Mayor Ogden appreciated everything Councillor Burrridge has said and it was very articulate and a well argued position. He has also looked at this long and hard and really tried to see the long term vision for Stratford, and the long term need for housing, balanced against this being a democracy and the right of every citizen to have a say in decisions that are made that affect them. Personally, Mayor Ogden would like to see the rezoning go ahead although it had a few flaws. If, in fact, people could approve the rezoning to give the developer a chance to address a couple of issues - one being the single family along the Stratford Road. Also, to look and see if there is an option for putting a second entrance on Stratford Road, as well as address any other concerns. He feels that the two items noted above would resolve a lot of the resident's concerns. With proper buffers you can have single family against single family. With proper buffers you can

Regular Council Minutes August 12, 2020

have developments proceed. In terms of numbers he thinks they are quite comparable between a straight 10% parkland in an R1 subdivision and this innovative housing style which would meet a housing need. There are about 11 more units in this style of development as opposed to a developer who is going to cut down all the trees and put in an R1 subdivision. He understands we are not supposed to be talking about the development itself scheme - just the rezoning, but he thinks the two are very much a part of the decision making or part of the positions of Councillors. Mayor Ogden would like to see the developer given some time to come up with a second exit onto the Stratford Road and look at the single family along the Stratford Road, as well as time to address any other concerns. If the vote was tied my position would be to vote in favour of proceeding to let the first reading take place.

Mayor Ogden asked if there were any other comments before he called for the vote.

Councillor Burrridge stated that when you are talking about R1 to PURD and with this particular area, as a Town are we going to continue to grow out and increasing structures and capital costs, maintenance costs, or do we look at the limited options that we have and build smarter and save green space for our residents. If we are truly going to walk the talk of sustainability this is the way to go. We go through budget every year and we are scraping to get by. So are we going to continue to trend on that way, or are we going to pivot a little bit and do what we can with these types of opportunities – that is my question to Councillors.

Deputy Mayor Clow asked if under *Robert's Rules of Order* can the Mayor state which way he would vote before a vote has been taken and Mayor Ogden replied that he has never seen any precedent on it. Deputy Mayor Clow noted that it is nothing negative, he just wanted to be sure we were going by the rules and Mayor Ogden replied that he will check into it.

Councillor Gallant does agree that density is something we have to look at for the whole Town. However, with this particular subdivision he does not see the residents agreeing to it. Everyone knows that it will create more traffic. He noted that we would have 75 foot frontages going to 25 foot frontages. Councillor Burrridge stated that is exactly what this PURD zoning is and to be fair the reason the PURD is in the Official Plan – some of it has already been designated, but there is a process to create spaces for these

Regular Council Minutes August 12, 2020

innovative housing types and we need to think long term. Councillor Burridge added that the planning staff and the planning board have recommended this development. This particular development is not far off with what an R1 special permitted use could do. Councillor Gallant stated that the developer develops the subdivision and in 10 or 15 years walks away and he doesn't have to worry about the traffic because there is going to be excessive traffic one way in and one way out. If you had an R1 it would be better in and out because there would be two entrances – one on Stratford Road and one on John Hamilton.

Councillor MacDougall stated that his argument to Councillor Gallant regarding the traffic would be that a traffic study was done by a professional engineer and that is not what he presented to us. Your argument is anecdotal evidence, or talking to people in the community who believe something. The answer is yes there will be more traffic, but not to the extent that the engineer doesn't feel, based on his report, that it is something that is not sustainable. Councillor Gallant asked who manages the engineers – who is the middle person for the Town and who overlooks the engineers. Councillor MacDougall noted that he made a point earlier that there can be conflicting reports by a professional, but we don't have a conflicting report by a professional. We have a professional that was hired, and we have the province that stamped it, so all of the professionals have suggested that this is fine. The argument to the contrary should be based on something other than anecdotal or personal opinion or subjective views. My point is if you are going to argue the point you should have a traffic engineer's report that conflicts with the one that we have now. Councillor MacDougall noted that a Councillor had also stated earlier that the roads were not wide enough for trucks. However, R1 versus PURD – there are not different trucks for different developments, it is all the same so that argument doesn't work. Councillor MacDougall stated that he does appreciate all sides of the argument; however, think through it from the context of development. It is zoned R1, so it is still zoned for development.

Councillor Smith stated that the life of an individual in this subdivision negates all other arguments.

Mayor Ogden stated that one thing that he wants to be sure that Councillors understand from the vote is that this decision will be in place for at least a year unless the developer has a substantially different

Regular Council Minutes August 12, 2020

development scheme. Another thing to keep in mind is the decisions that we make are appealable by the residents or by the developers, so we need solid reasons for our decisions.

Question: **DENIED** (2 in favour of the resolution - Councillor Darren MacDougall and Councillor Jill Burridge)

e) Resolution PH016-2020 – Zoning and Development Bylaw #45-C Minor Text Amendments

Moved by Councillor Jill Burridge

Seconded by Councillor Derek Smith

WHEREAS minor text amendments are required to the Zoning and Development Bylaw #45 to correct an error within section 11.5.5(b) of the PURD Zone, minor amendments to the R2 and C2 sections, an insertion of a new section on fence heights in Section 8, and minor text amendments in the swimming pool section 8.14.1(a); and

WHEREAS a public meeting was held on July 15, 2020 and due to COVID-19 gathering restrictions for this public meeting were limited to 50 people, but it was also live streamed for people to watch and residents were given until July 22, 2020 to submit their comments and no comments were received on the proposed text amendments that were outlined by the town planner.

BE IT RESOLVED that Bylaw # 45-C, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

Discussion: This resolution bears the recommendation of the Planning, Development, and Heritage Committee.

Question: **CARRIED**

9. RECREATION, CULTURE AND EVENTS

a) **Report**

Included in the agenda package. Councillor Gallant noted that there are various capital projects underway.

Fullerton's Natural Playground – Construction of the natural playground is set for mid-September. The playground and the accompanying multi-use building, Red-winged Black Bird public art piece, and the edible orchard will all be welcomed additions to the 140 acres Conservation Park.

Regular Council Minutes August 12, 2020

Fullerton's Multi-Use Building – WM&M Ltd. continues to build a new multi-use building at Fullerton's Conservation Park. The small facility will have two public washrooms and some storage space for future park programming.

Pondside Multi-Use Courts - The Town of Stratford is set to open the Pondside Multi-Use Courts. The project was completed with the support of the Investing in Canada Program (ICIP) made possible by the Province of PEI and the Government of Canada. Special thanks to Island Coastal for leading the construction of the multi-use courts. The court features five basketball nets, built-in street hockey nets and two – four square courts.

Stratford Youth Centre and Council – The Youth Council was not able to get enough members together for a meeting in July or August due to summer work schedules. They decided to wait until September for their next meeting. A total of 10 youth Council members will be returning for another year in September.

Stratford Programs – The Stratford summer camp program has three weeks remaining – ending August 28. Each week there have been 12 to 20 kids registered. Thank you goes out to our camp staff Brandon Hughes, Sarah Power, Maria Mullally, Zack Reynolds, and Lucas Proud for offering a great program while following Covid-19 restrictions.

Intro to Sports Program – The Intro to Sports program is full with 20 people registered. Although there was considerable uncertainty about how to properly offer a program in light of the Covid restrictions, participants are thoroughly enjoying the program. Parents have had to become active participants to safely offer the program which has allowed various sports to be enjoyed by young kids and parents alike. The program takes place at the Town Centre and is going very well. The Saturday morning U4 soccer program has 30 registrants and is also going very well.

Councillor Gallant wished Vancouver Canucks player Zack MacEwen from Stratford good luck as he goes into the second round of playoffs against the St. Louis Blues.

Councillor Smith noted that he liked both the new Pondside Court and the Fullerton's Marsh playground projects, and he likes the path we are taking and congratulated both Councillor Gallant and the recreation department staff.

Deputy Mayor Clow noted that he was looking at the 3D renderings and also was impressed with the natural playground at Fullerton's and the multi-use courts at Pondside.

Regular Council Minutes August 12, 2020

A question was asked about the fields and recreation director Jeremy Pierce noted that we are somewhat limited in our ball field capacity. Daytime Monday to Friday we do have ample fields available, but coaches are not usually available during the weekdays. The evenings and weekends we feel the stress on our fields. It is something we will have to look at and it is in our planning for the future of the community campus.

b) Resolution REC004-2020 CHANCE Program Room Donation

Moved by Councillor Steve Gallant

Seconded by Councillor Derek Smith

WHEREAS the CHANGE (Canadian Health Advanced by Nutrition and Graded Exercise) Program is a free 12 month lifestyle program UPEI is offering to the residents of Stratford who are at risk for, or have Metabolic Syndrome; and

WHEREAS the CHANGE Program was created by leading health professionals at Metabolic Syndrome Canada to provide family medicine clinics with the tools they need to offer effective, lasting lifestyle intervention to patients with metabolic syndrome. Based on evidence from diet and exercise research, the CHANGE Program focuses on long-term changes and overall well-being. It simultaneously targets the conditions that often progress to high blood pressure, heart disease, stroke, and diabetes, while reducing the need for medication; and

WHEREAS a national study has examined participant outcomes in the CHANGE program. Prior to enrolling, approximately 60% of participants had underlying conditions to metabolic syndrome that were not adequately managed with medication. While taking part in the study, 19% of patients experienced a reversal of one or more metabolic syndrome conditions, and a further 42% demonstrated improvement in their diet and exercise scores. Participating in the CHANGE program was associated with a reduction in the 10-year risk of having a heart attack; and

WHEREAS CHANGE is a group facilitation based program. Each session consists of nutrition education with a registered dietitian, followed by physical activity with a kinesiologist; and

WHEREAS the CHANGE program was created by [Metabolic Syndrome Canada](#), a not-for-profit organization founded in 2011 to improve the long-term health of Canadians through effective direct and exercise lifestyle intervention. The program at UPEI is funded by donors to the UPEI Community Outreach Fund; and

WHEREAS in accordance with Section 5.7 of the Grants and Donation Bylaw, Council may by resolution provide a fee rebate for a purpose that aligns with the town's objectives.

Regular Council Minutes August 12, 2020

BE IT RESOLVED that the Town donate room rental space to the CHANGE program for a one-year period at a value of \$2430.

Discussion: Councillor Gail MacDonald asked about the invoice and how many Stratford residents would be participating in the study and Jeremy Pierce replied that the amount in the resolution \$2430 (donation) is correct and it does take two rooms, but over time the amount of room space reduces so we calculated the amount for the whole year. Also, the participation level of Stratford residents is 70%. Councillor MacDonald asked Jeremy if he was aware if any Stratford resident was denied access to the program and Jeremy did not currently have that information. Councillor MacDonald stated that she is curious about the invoice as it doesn't seem to make sense. Jeremy noted that the original invoice was calculated on the first request, but the young students are using the stage for the summer camp program and we have since had to accommodate them in another space. Due to Covid restrictions, we have had to move some people around. Some days they will be using two rooms and some days they will only be using one and the amount is the true representation of the amount the group will be using.

Councillor Smith stated that it appears this study is taking place in PEI in four different locations. The object of this study is to determine how many people in PEI fit into this category and whether or not the program brings changes about in their lives. After the study is done, if there is a need, this group can lobby the provincial government to have a full time clinic within PEI. We are giving back to the people of PEI; the room cost free in order for everyone in PEI to have a better lifestyle in the future. Councillor Smith added that he will be supporting this resolution.

Councillor MacDonald noted that she is also in favour of the program and she thinks it is fantastic. With the Stratford residents paying for it she hoped for 100% availability for Stratford residents.

Question: **CARRIED**

10. FINANCE AND TECHNOLOGY

a) Report was included in the agenda package. Councillor MacDonald noted that the staff is working on the following items:

- The online payment platform is setup and customers will be able to pay their utility bill online. There are now 672 customers registered for e-billing. Over the past month 300 people have signed up for e-billing
- Working on year end for the Town, Stratford Business Park, and Utility

Regular Council Minutes August 12, 2020

- There are a lot of phone calls regarding bills and customers looking for help in signing up for e-billing – July quarterly bills are due on August 17
- Letters were sent out to customers who previously had their credit card numbers on file, to let them know the new process for credit card payments
- Waiting to hear from the Provincial Infrastructure Secretariat on the roll out of the next phase of the *Investing in Canada Program*
- Waiting to hear from the province on roll out of funding for municipalities to cover losses due to Covid.
- Staff is working on year end working paper files for the auditors.
- Staff is also busy working on infrastructure and new deal gas tax claims.

Councillor MacDonald noted that the committee has still not met, but a zoom meeting is planned for September.

b) Financial Statements

Councillor MacDonald briefly reviewed the financial statements included in the package. It was noted that there is always a year end adjustment for property tax.

Robert took a moment to acknowledge the presence of town planner Blaine Yatabe who filled in for the planning director; finance technician Daniel Zhang who filled in for the finance director, and project manager Jeannie Gallant who filled in for the infrastructure director. Mayor Ogden took a moment to also welcome them to the meeting.

Councillor Burrige noted that at one point in our budget we were wondering about the billing of the water and we were worried that due to Covid it wouldn't be on budget. Councillor MacDonald noted that according to the report we are just down -3% and expenses are down -7%. Mayor Ogden noted that our un-metered water sales are down almost 20%. It was predicted to be 48,000 units at this point, and it is actually 38,000 units. He added that metered water is down only 3.9%.

Councillor Smith thanked Councillor MacDonald and her staff for doing such a great job with the financial planning especially over the past six months.

11. SAFETY SERVICES

a) No report

b) Street Light Report

No Report

c) RCMP Report

Regular Council Minutes August 12, 2020

Report is included in the agenda package. Councillor Smith noted that have two new radar signs in our jurisdiction. One is a mobile speed sign and one is a flashing speed sign on Bunbury Road. All data has been analyzed in both the 'on' and 'off' mode and 85% of the people being monitored are within the speed limit. The times have been noted on the remaining 15% for speeding and enforcement will begin.

Councillor Smith stated that vulnerable record checks are now being done in Stratford; however, if you have a name or birthdate that is similar to someone who has a record, you must go to Maypoint to clear up the matter.

We have a report of some traffic signs being covered by tree branches and growth and the RCMP is saying it is hard to enforce rules when people can't see the signs. We are asking the public if they see any traffic signs that are partially covered to notify the Town and we will try to have it looked after as soon as possible. Robert noted that it would likely be the province who would have to look after this, as the Town does not have legislative authority; however, they might give the Town permission. Mayor Ogden asked that Robert follow-up on this issue.

It was noted that Chief Superintendent Richards has been transferred and we wish him all the best on his new posting. We also look forward to meeting the new Chief Superintendent when he/she arrives on PEI.

Corporal Dudley reported that morale remains high among the Stratford members.

Councillor Smith reviewed the SOTS report noting that there was a total of 16 tickets issued for the past month. Councillor Smith noted that there was nothing outstanding in the incidence report.

Councillor Smith noted that the next item is the traffic stats and the report included the location of the traffic stops. Deputy Mayor Clow noted that he likes the report that shows where the RCMP are conducting their traffic stops, as it allows Council to know what is happening in the Town.

Councillor MacDonald noted that last month she had asked if the report could go back to the month over month comparison and that hasn't been changed yet. She asked that the request be brought to the RCMP's attention. Councillor MacDonald noted that the figures don't appear to be correct and noted a few examples. She also asked what percentage of the fines come back to the Town, and Robert replied that the Town receives the full amount with the exception of the victim's surcharge.

Regular Council Minutes August 12, 2020

d) **Humane Society Report**

The report for the month of July was included in the agenda package.

e) **Transit Report**

The report for the month of July was included in the agenda package. Councillor Smith noted that as we grow accustomed to the way we need to act due to Covid, the ridership numbers are starting to pick up again. He expects that in August and September with the university and high school students going back to school the ridership will continue to increase.

f) **Cross Roads Fire Department**

The report for the month of July was included in the agenda package. Councillor Smith noted that included in the report is the location of the three fires that took place over the past month.

Councillor Smith stated that the lease between the fire company and the Town has been completed and a resolution will be read later in the meeting.

12. **INFRASTRUCTURE**

a) Report included in the package.

Wastewater Treatment Plant Update – the system is operating well with staff closely monitoring and making any necessary adjustments as required.

Wastewater Collection System to the Charlottetown Pollution Control Plan – work continues at the pump station building, with approximately 90% of the building complete. Structural steel work under the bridge is near complete and pipe installation under the bridge is anticipated to begin in September. Connections of the buried pipe are being completed at the Charlottetown Pollution Control Plan and in the Transportation, Infrastructure, and Energy depot properties. Commissioning of the new system is expected to begin in October.

Inflow and Infiltration Reduction Strategy – a request for quotes is being prepared for the installation of approximately 15 floating frames and covers for manholes which are situated in asphalt, as well as for repairs and adjustments to approximately 40 manholes. This work will help minimize the inflow of surface water in the sanitary sewer system.

Investing in Canada Infrastructure Program Updates

- **Sewer Lift Station Upgrades** - Coles continue to review the option of pumping the Corish sewer station into the trunk main. They are assessing the capacity of the trunk main to convey flow from Corish, both in the short term and long term by including

Regular Council Minutes August 12, 2020

future growth of the Town in their assessment. The Utility has provided information to Coles to assist in the process; however, the report has not yet been submitted by Coles.

- Water Station Upgrades – CBCL has proposed a reduced scope of work that meets the budget; however, the Utility requested slight changes to their proposed plan. CBCL is currently finalizing the design package of what will be phase 1 of the project to submit for the Utility's review.

Provincial Active Transportation Fund – approval of funding has been received for the Georgetown Road sidewalk and bicycle lanes extension project. The design work was awarded to Coles Associates, and the design package has been submitted to the Town for review. Construction is anticipated to begin in September.

Coles Associates continue with the design for the Keppoch Road multi-purpose trail project. There has been no formal indication from the province yet on whether or not funding will be approved for this project to go to construction.

Fullerton's Washroom Facility – WM&M continues with the construction, with an anticipated completion for the end of August.

Fullerton's Natural Playground – Cobequid Trail Consulting and Glenn group Ltd. Are finalizing a 3D model of the playground and completing construction drawings. Components for the playground are being fabricated, and construction on site is anticipated to begin in September.

During the month of July there were no major issues with our water distribution or wastewater collection system.

Councillor Burridge asked if we know what the split is in regards to the Provincial Active Transportation Fund, and Jeannie replied that the funding is a 50/50 split; however, the funding only covers 25% of any costs related to the stormwater that may be involved in the project. Jeannie added that with the multi-purpose trail project there will be ditch infilling and storm sewer systems installed, so our total project costs will not a 50/50 split. Councillor Burridge noted that the Town's portion could potentially be higher than 50% and Jeannie agreed.

13. COMMITTEE OF THE WHOLE

- a) Resolution CW005-2020 – Approval of Lease for the Fire Company in the Stratford Emergency Services Centre

Moved by Councillor Derek Smith

Seconded by Councillor Steve Gallant

Regular Council Minutes August 12, 2020

WHEREAS the new Stratford Emergency Services Centre was constructed to house the Crossroads Rural Community Fire Company, RCMP, and Island EMS; and

WHEREAS a lease agreement was negotiated between the Town and Fire Company to set the terms and conditions of the lease, which include:

- A 50 year lease period
- A cost sharing approach wherein the Fire Company pays their allocated share of the costs of financing and operating the building, based on the square footage that they occupy and share (70.0%), no more and no less.

BE IT RESOLVED that the attached lease between the Town of Stratford and the Crossroads Rural Community Fire Company, effective January 1, 2020, be hereby approved and the Mayor and Chief Administrative Officer be authorized to affix their signatures thereto.

Discussion: This resolution bears the recommendation of the Committee of the Whole. Councillor Smith thanked Robert Hughes, CAO for all his time and dedication on the negotiations, as well as the finance department for their part in the negotiations.

Mayor Ogden noted that this building is something we can all be proud of and the staff did a great job in bringing this the negotiations to completion. Chief Administrative Officer Hughes did a great job working with the fire company to develop the lease, along with the chair of Safety Services Councillor Smith and the fire company executive board.

Question: **CARRIED**

b) Resolution CW006-2020 – Waterfront Parkland and Waterfront Core Area Planning Review

Moved by Councillor Jill Burridge

Seconded by Darren MacDougall

WHEREAS proposals were requested from qualified consultants to develop conceptual designs for the waterfront park and gateway and conduct a planning review of the waterfront core area zones; and

WHEREAS proposals were received from the Glen Group, Fathom Studio, Stantec and Upland Planning and Design with fees and expenses as follows:

	Glenn Group	Fathom Studios	Stantec	Upland
Cost	\$76,460	\$61,970	\$91,401	\$70,930

Regular Council Minutes August 12, 2020

Expenses	\$3,250	\$1,500	\$2,400	\$3,940
Total	\$79,710	\$63,470	\$93,801	\$74,870

AND WHEREAS the proposals were rated by a Proposal Review Committee consisting the Chair of Recreation, Culture and Events; the Chair of Planning, Development and Heritage; the Chief Administrative Officer, the Director Recreation, Culture and Events and the Project Manager, prior to opening the cost proposals, with the final ratings as follows:

		Glen Group	Fathom Studios	Stantec	Upland
Description	Maximum Points	Assigned Points	Assigned Points	Assigned Points	Assigned Points
Company and project team member relevant knowledge and experience	25.0	22.8	22.8	21.5	22.5
Proposal clarity, project approach and methodology	15.0	13.3	12.3	11.5	14.8
Proposed public engagement approach	15.0	12.8	11.0	11.5	15.0
Proposed method of incorporating the Town's sustainability vision	10.0	13.0	6.8	13.0	14.0
Schedule and allocation of resources	10.0	9.5	9.4	4.0	6.8
References, local knowledge and other factors	10.0	9.3	7.0	4.8	8.1
Cost	10.0	8.0	10.0	6.8	8.5
Total Score	100.0	88.5	79.1	73.0	89.6

AND WHEREAS the proposal submitted by Upland Planning and Design was rated the highest and the references came back excellent.

BE IT RESOLVED that the proposal submitted by Upland Planning and Design, in the amount of \$74,870 plus HST, to develop conceptual designs for the waterfront park and gateway and to conduct a planning review of the waterfront core area zones be hereby accepted.

Discussion: This resolution bears the recommendation of the proposal review committee.

Question: **CARRIED**

14. SUSTAINABILITY

- a) Report included in the agenda package. Councillor MacDougall noted that the Sustainability Committee met via zoom and the new environmental sustainability coordinator Maddy Crowell was introduced to the committee.

Regular Council Minutes August 12, 2020

Councillor MacDougall noted that regrettably, Rosemary Curley has stepped down from the committee. Rosemary has been a real asset to the community, and she will be missed.

The committee touched on the PACE program again and discussed some of the finer details of the program.

Councillor MacDougall noted that the province released a new guide for entrepreneur immigrants that reduces the gap of the community endorsement program points from 35 for rural, and 10 for the capital area, to 15 points for rural and 10 for the capital area and we were pleased with the change.

Councillor MacDougall noted that Wendy spoke on the Town's support local program and the committee did some brainstorming on promotion.

Maddy has coordinated the Town's tree preservation program, and she provided a study in the past which she spoke on.

Councillor MacDougall noted that committee held a discussion on the core area development.

It was noted that the committee will meet each month via zoom for the foreseeable future.

Councillor Smith noted that he is in favour of the PACE Program and asked if home generators that are hard wired into homes would qualify under PACE and Councillor MacDougall replied that he didn't think hard wired generators would qualify.

15. ACCOUNTABILITY AND ENGAGEMENT

- a) Mayor Ogden noted that the committee met on August 6, 2020 and the main item for discussion was to complete the key performance indicators (kpi's) that will provide us with information about how well we are performing against the Town's strategic plan and goals. Robert noted that we do have some work to do to gather the data for the new kpi's. He added that for some of them we need to put better parameters around the data, and that will take another month or two. Mayor Ogden felt it would be very valuable for the residents to get a simplified one page document showing what we have achieved, what we plan to achieve, as well as our priorities and seek their input.

16. HUMAN RESOURCES

No Report

Regular Council Minutes August 12, 2020

17. INQUIRIES BY MEMBERS OF COUNCIL

Councillor MacDonald noted that today is the 40th Tim Horton's Camp Day and it goes to an excellent cause. She noted that because of Covid they are holding e-camps instead of their regular camps.

Councillor MacDonald also wanted to join Mayor Ogden who welcomed three new businesses to the Town – LaLa Land, Powerhouse Realty, and Down East Docks.

Deputy Mayor Clow was pleased to note that there will soon be a Home Hardware store in Stratford.

18. OTHER COMMITTEES

a) Stratford Community Seniors

Report is included in the package. Councillor MacDonald gave a brief overview of the report noting that work has been completed to replace five kitchen sinks, and a tender has been awarded to Ostridge Bros. for the replacement of three patio doors, four bedroom windows, and a fence by the garbage bins. Also, a new waste bin was installed that has a lighter cover for easier opening. Councillor MacDonald noted that the complex is fully rented, and all is well.

b) Community Campus Report

No Report

19. APPOINTMENTS TO THE COMMITTEE

Nil

20. PROCLAMATIONS

Nil

21. OTHER BUSINESS

Nil

22. ADJOURNMENT

There being no further business, the meeting adjourned at 7:03 p.m.

Mayor Steve Ogden

Robert Hughes CAO