

THIS MEETING WILL BE WEBCAST ON THE [CITY'S PUBLIC YOUTUBE SITE](#) (CITYWATERLOO) AND MAY BE TELECAST ON PUBLIC TELEVISION



## COUNCIL MEETING AGENDA - **REVISED**

Monday, May 26, 2025  
Closed Meeting: 2:00 PM  
Public Meeting: 4:00 PM

Mayor McCabe in the Chair

1. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
2. **CLOSED MEETING**

### **Recommendation:**

That Council hold a closed meeting for the purposes of considering the following subject matter:

- a) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Legal advice re: agreement relating to acquisition/disposition of land); and,
- b) a proposed or pending acquisition or disposition of land by the municipality or local board (potential disposition of city-owned lands); and,
- c) labour relations or employee negotiations (employee survey); and,
- d) personal matters about an identifiable individual, including municipal or local board employees (employee survey).

**COUNCIL MEETING WILL RECESS AND  
RECONVENE AT 4:00 PM**

- 3. TERRITORIAL ACKNOWLEDGEMENT
- 4. MOMENT OF REFLECTION
- 5. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
- 6. PRESENTATIONS/DELEGATIONS

- a) **Six Nations Education and Training Workshop**  
Phil Monture, Land Rights Consultant  
Daylon Gee, Land Use Technician  
Lauren Jones, Wildlife and Stewardship Manager  
Dawn Russell, Consultation, Administrative Assistant

7. CONSENT MOTION

That consent motion items (a) through (b) be approved.

- a) **Title:** 2024 Wastewater and Stormwater Annual Reports **Page 13**  
**Report No.:** IPPW2025-024  
**Prepared By:** Janet Hoffer

**Recommendation:**

- 1. That Council receives the 2024 Wastewater Collection Annual Report and Stormwater Management Annual Report pursuant to the Environmental Protection Act, 1990.
- 2. That Council approves IPPW 2025-024.

- b) **Title:** Parkade Option & Governance Agreement Amendment  
**Report No.:** CAO2025-009  
**Prepared By:** Christine Tettman, Louise Finlay

**Recommendation:**

- 1. That report CAO2025-009 be approved.

2. That the Mayor and Clerk be authorized to execute an agreement to amend the Option & Governance Agreement between the City and the Region, dated June 29, 2023, relating to the Parkade, in a form substantially similar to that attached as Appendix “A” to CAO2025-009, and to the satisfaction of the City Solicitor and the Executive Director of Economic Development.

**8. ITEMS REMOVED FROM THE CONSENT MOTION**

## **COUNCIL MEETING WILL RECESS AND RECONVENE AT 6:30 PM**

**9. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**10. STAFF REPORTS**

- a) **Title:** City of Waterloo 10 Point US Tariff Response Plan  
**Report No.:** CORP2025-022  
**Prepared By:** Tracie Bell, Justin McFadden, Paul Hettinga, Francis Reyes
- Presentation:** Tracie Bell  
Justin McFadden  
Paul Hettinga  
Francis Reyes  
Jeyas Balaskanthan, Executive Director, Uptown Waterloo Business Improvement Area

**Delegations:**

1. Udayveer Sangha, Resident of Waterloo

**Recommendation:**

1. That Council approve the City of Waterloo 10 Point US Tariff Response Plan described in CORP2025-022; and
2. That Council considers for approval a By-Law that amends By-Law 2019-026 to Establish Policies for the Procurement of Goods and Services by the City to provide continued flexibility to support Canadian Businesses whenever possible; and

3. That Council approve the tax deferral program for industrial and commercial as detailed in CORP2025-022; and
4. That Council acknowledge and support the development of a Buy Waterloo campaign by City of Waterloo staff and the BIA; and
5. That Council request the Waterloo Economic Development Advisory Committee (WEDAC) to further develop and accelerate existing MedTech initiatives and make recommendations to Waterloo City Council on renewed implementation steps for a Waterloo MedTech Accelerator Centre Initiative for startups.

**b) Title: City of Waterloo Age-friendly Action Plan 2025-2026**

Report No.: COM2025-011

Prepared By: Pamela Albrecht, Amy McCullough

**Presentation:** Jenny Flagler-George, Chair, Age-friendly Waterloo Advisory Committee  
Amy McCullough  
Pamela Albrecht

**Recommendation:**

1. That Council approve report COM2025-011.
2. That Council endorse the City of Waterloo Age-friendly Action Plan, 2025-2026

**c) Title: Noise By-Law Update**

Report No.: COM2025-006

Prepared By: Christopher Mulhern

**Presentation:** Christopher Mulhern

**Delegations:**

1. Thom Bartleman, Resident of Waterloo

**Recommendation:**

1. That Council approve report COM2025-006.
2. That Council approve a revised Noise By-Law exemption process and Noise Exemption fees as outlined in the report.

3. That Council consider adopting By-Laws to approve the new Noise By-Law including General Administrative Penalties By-Law Amendments and amendments to the Fees and Charges By-Law.

d) **Title:** **2024 Museum Review of Operations**  
**Report No.:** COM2025-008  
**Prepared By:** Karen VandenBrink

**Presentation:** Karen VandenBrink

**Recommendation:**

1. That Council approve report COM2025-008.
2. That Council continue to support the City of Waterloo Museum in its efforts to strengthen and build meaningful relationships within the community through inclusive programming, strategic partnerships, and community engagement initiatives.

e) **Title:** **Service Centre Facility Expansion  
Project at 146 Dearborn Place – Project  
Update and Funding Transfer**  
**Report No.:** COM2025-012  
**Prepared By:** Michael Kuebler

**Introductory Remarks:** Michael Kuebler

**Recommendation:**

1. That Council approve report COM2025-012.
2. That Council approve the request for a non-routine funding release of the 2025 funding of \$232,000, funded \$12,000 from the Capital Reserve Fund (CRF) and \$220,000 from the Development Charges Reserve Fund (DC) from the West Side Satellite Operations Centre project budget (Ref# 236), and approve a reallocation of \$232,000 from the West Side Satellite Operations Centre project #220009 to the Dearborn Service Centre Facility Expansion project #230073.

3. That Council approve the request for a partial non-routine funding release of the 2026 funding of \$1.768 million, funded \$91,900 from the Capital Reserve Fund (CRF) and \$1,676,100 from the Development Charges Reserve Fund (DC) from the West Side Satellite Operations Centre project budget (Ref# 236), and that it be advanced to 2025 from 2026, and to approve a reallocation of \$1.768 million from the West Side Satellite Operations Centre project #220009 to the Dearborn Service Centre Facility Expansion project #230073.

**f) Title: Heritage Designation and Notice of Withdrawal: Follow-up to IPPW2025-006**  
Report No.: IPPW2025-032  
Prepared By: Dominik Simpson

**Recommendation:**

1. That staff report IPPW2025-032 be approved.
2. That Council designate by by-law the property at 75 Allen Street East and the former St. Louis School building thereon, to be of cultural heritage value under Part IV, Section 29 of the Ontario Heritage Act.
3. That Council designate by by-law the property at 39 Dupont Street East and building thereon, to be of cultural heritage value under Part IV, Section 29 of the Ontario Heritage Act.
4. That Council withdraw the Notice of Intention to Designate for the following properties:
  - a. 33 Allen Street East (Church of the Holy Saviour)
  - b. 35 Alexandra Avenue (residential condominium)
  - c. 12 Bridgeport Road East (residential condominium)

**g) Title: Arts Grant Report**  
Report No.: CAO2025-017  
Prepared By: Lakyn Barton

**Recommendation:**

1. That Council receive report as information only.

**h) Title: SAC Recommendation on City of Waterloo Response to Bill 5**  
Report No.: CTTEE2025-002  
Prepared By: Mat Thijssen

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**Recommendation:**

1. That Council accepts report CTTEE2025-002.
2. That City of Waterloo staff and elected officials take all reasonable measures to oppose provisions of Bill 5 which would erode or eliminate municipal planning authority to protect the natural environment, develop complete and thriving communities, and maintain local democratic control.
3. That City of Waterloo staff and elected officials should continue to support and advocate for actions that expand economic development and residential development opportunities within the context of sound, responsible, and democratically accountable planning principles across all levels of planning and governance.

**11. PUBLIC MEETINGS**

**Informal Public Meeting**

a) **Title: Official Plan Amendment No. 61 & Zoning By-law Amendment Z-25-06 Savic Homes, 359-369 Erb St. W**

Prepared by: Aminu Bello and Madison Headrick  
Ward No.: Ward 6 – Central-Columbia

**Presentation:** Aminu Bello and Madison Headrick

**Delegation:**

1. David Godin, Land Use Planner, The Planning Partnership  
Brandon Simon, Principal, Planner, The Planning Partnership
2. Randall Withell, Resident of Waterloo
3. Vince Carere, Resident of Waterloo
4. Michael Ruddy and Anila Yadavalli, Residents of Waterloo

**12. CONSIDERATION OF NOTICE OF MOTION GIVEN AT PREVIOUS MEETING**

None

**13. NOTICE OF MOTION**

## **Councillor Bodaly – Bill 17 Motion**

Motion to be tabled May 26, 2025 for Council consideration May 26, 2025.

**WHEREAS** the Province of Ontario’s Bill 17 – “Protect Ontario by Building Faster and Smarter” Act recently passed Second Reading and is now open for comment; and

**WHEREAS** the City of Waterloo broadly supports provincial efforts to standardize and streamline development approvals to boost housing and economic growth; and

**WHEREAS** the City of Waterloo was recently recognized as a top performing community under the Housing Accelerator Fund, having implemented numerous initiatives to increase the amount of affordable and attainable housing including; allowing four units and four storeys as of right city wide, increasing height in Major Transit Station Areas, expanding corridors, utilizing city owned land as part of a development at 2025 University Avenue among many other initiatives; and

**WHEREAS** Bill 17, in part, aims to standardize the application of the Ontario Building Code by removing municipalities’ ability to set higher green building standards; and

**WHEREAS** approximately 45% of all Waterloo Region community greenhouse gas emissions are from building emissions; and

**WHEREAS** the City of Waterloo has a goal of reducing our community greenhouse gas emissions 50% by 2030 and to be net-zero by 2050; and

**WHEREAS** WR Community Energy has been working on the creation and harmonization of High-Performance Development Standards since 2021, with the intention of implementation in 2026; and

**WHEREAS** the implementation of High-Performance Development Standards is critical to achieve our community greenhouse gas emissions reduction goals; and

**WHEREAS** High-Performance Development Standards are a planning tool for municipalities that respect the Ontario Building Code without sacrificing the important safety elements therein, do not require technical requirements over and above the Ontario Building Code, and are intended to complement the Ontario Building Code, not override it; and

**WHEREAS** High-Performance Development Standards help ensure the long-term affordability of living in new homes by accounting for the long-term operating costs of energy, incentivizing lower carbon and lower cost sources of energy; and

**WHEREAS** Waterloo Region is a leader in green building technologies in the construction industry and in related sectors; and

**WHEREAS** High-Performance Development Standards create demand for specialized skills in green building technologies, leading to the creation of skilled job opportunities, and contributing to local economic prosperity; and

**WHEREAS** High-Performance Development Standards are integral to ensure smart growth in Waterloo Region, affording predictability for local utilities, and ensuring long-term affordability by ensuring homes are built with higher efficiency of water usage, preserving our groundwater supply; and

**WHEREAS** fifteen municipalities in Ontario have already implemented equivalent High-Performance Development Standards; and

**WHEREAS** to meet local, provincial, and federal climate targets, all buildings that are built today in a GHG intensive manner are buildings that will need to be retrofitted in a costly manner in the near future to meet those goals; and

**WHEREAS** the current Ontario Building Code falls short of the National Building Code when it comes to energy efficiency, necessitating municipal leadership to achieve local community goals.

**NOW THEREFORE BE IT RESOLVED:**

**THAT** the City of Waterloo advocates for elimination of provisions within Bill 17 that seek restricting local planning authority, particularly as pertains to High-Performance Development Standards; and

**THAT** the City of Waterloo encourages the Province of Ontario to at minimum align the forthcoming Ontario Building Code with energy Tier 3 of the new National Building Code and/or adopt more stringent energy performance standards such as has been implemented in British Columbia and is contemplated in other Provinces such as Quebec; and

**THAT** Council directs staff to provide holistic commentary on Bill 17 to the Environmental Registry of Ontario and in particular, related to concerns of restricting local planning authority for High-Performance Development Standards; and

**THAT** Council directs staff to continue the work on community High-Performance Development Standards to guide future alternative pathways to strengthen and maintain High-Performance Development Standards in new home construction;

**AND THAT** a copy of this resolution be sent to the Premier of Ontario, the Minister of Municipal Affairs and Housing, to local and area MPPs, the Association of Municipalities of Ontario (AMO), the Ontario Big City Mayors (OBCM), the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO), and to the Region of Waterloo and local area municipalities.

**14. COMMUNICATIONS AND CORRESPONDENCE**

None

**15. UNFINISHED BUSINESS**

None

**16. QUESTIONS**

**17. NEW BUSINESS**

**a) June 9, 2025 Closed Meeting Location**

On June 9, 2025 Council will attend a closed meeting to receive education and training at the Kidsability Centre for Child Development in Waterloo. In accordance with the Procedure By-Law, Council must approve the holding of a meeting of council at an alternate location. The public portion of the meeting will begin with a motion to go into a closed session. Therefore, the majority of the session will be in a closed session, not open to the public. The public meeting will resume at 6:30 p.m. in the Waterloo City Centre, Council Chambers.

**Recommendation:**

That Council approve the location for the 2:00 p.m. portion of the Meeting of Council to be held on Monday, June 9, 2025 at KidsAbility Centre for Child Development Head Office, 500 Hallmark Drive, Waterloo, in accordance with Section 236 (1) of the Municipal Act, 2001 and section 2.05 of the City of Waterloo Procedure By-law, 2019-057. The purpose of the meeting will be to move the motion to go into a closed session for education and training purposes.

**b) Regional All-Council Meeting**

**Recommendation:**

That Council approve participation in a joint meeting with the Councils of the Regional Municipality of Waterloo and all Area Municipalities within the Region of Waterloo on Friday, June 13, 2025 at 2:30 p.m. at Region of Waterloo, 150 Frederick Street, Kitchener, in accordance with Section 236 (2) of the Municipal Act, 2001 for the consideration of matters of common interest.

**18. ENACTMENT OF BY-LAWS**

**Recommendation:**

That the By-laws listed below be read a first, second and third time and finally passed, numbered sequentially commencing with By-law Number 2025-025 and that the Mayor and Clerk be authorized to sign them accordingly.

- a) By-law to designate the property at 75 Allen Street East (St. Louis School) under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest. (IPPW2025-032, Council May 26, 2025)
- b) By-law to designate the property at 39 Dupont Street East under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest. (IPPW2025-032, Council May 26, 2025)
- c) By-law to impose Fees and Charges on Persons (COM2025-006, Council May 26, 2025)
- d) Being a By-law to Prohibit and Regulate Noise (COM2025-006, Council May 26, 2025)
- e) By-law to Amend By-law 2019-026 to Establish Policies for the Procurement of Goods and Services by the City (CORP2025-022, Council May 26, 2025)

- f) By-law to Regulate the Sale and Use of Fireworks (COM2025-007, Council May 5, 2025)
- g) By-law to Amend City of Waterloo By-law #2023 – 038 to Provide for the Update of Monetary Penalties and Administrative Fees Schedule (COM2025-007, Council May 5, 2025, COM2025-006, Council May 26, 2025)
- h) By-law to confirm all actions and proceedings of Council, May 26, 2025

## 19. ADJOURNMENT