

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, December 2, 2024  
Closed Meeting: 1:00 PM  
Public Meeting: 6:30 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) the security of the property of the municipality or local board (~~unsheltered housing update~~ Unsanctioned Event);
- b) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (~~unsheltered housing update~~ Unsanctioned Event);
- c) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (~~unsheltered housing update~~ Unsanctioned Event, Land Acquisition/Disposition);
- d) educating or training the members and discussion will not deal with any matter in a way that materially advances the business or decision-making of the council, local board or committee (Council orientation);
- e) a proposed or pending acquisition or disposition of land by the municipality or local board (Land Acquisition/Disposition); and,

f) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Land Acquisition/Disposition).

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

### **3. TERRITORIAL ACKNOWLEDGEMENT**

### **4. MOMENT OF REFLECTION**

### **5. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

### **6. APPROVAL OF MINUTES**

That the previous meeting minutes be approved.

#### **a) November 4, 2024 – Council Meeting**

##### **Recommendation:**

That the minutes of the Council meeting held on November 4, 2024 be approved as printed.

### **7. PRESENTATIONS/DELEGATIONS**

#### **a) Accelerator Centre**

Ruth Casselman, Chief Executive Officer, Accelerator Centre

#### **b) 20th Anniversary of 48 Engineer Squadron, Waterloo**

Lieutenant Colonel Scott Burke, CD – Commanding Officer, 31 Combat Engineer Regiment (The Elgins) – Canadian Armed Forces Reserves.

### **8. STAFF REPORTS**

<b>a)</b>	<b>Title:</b>	<b>2025 University Ave E – Declaration of Lands as Surplus</b>	<b>Page</b>
	<b>Report No.:</b>	<b>CAO2024-034</b>	
	<b>Prepared By:</b>	<b>Michelle Lee</b>	

##### **Recommendation:**

1. That CAO2024-034 be approved.
2. That Council declare as surplus the lands addressed as 2025 University Avenue East (also 435 Country Squire Road), shown on the Registered Plan in Attachment 2 and legally described as: Part Lot 66 German Company Tract City of Waterloo Part 1, 2 & 3, 5812821, Part 15, 58R12728 & Part 3, 58R12925; S/T B44214 Subject to an easement in gross over Part 1 58R-17968 AS IN WR808880 City of Waterloo.

**b) Title:** 2025 University Ave E – REOI Process and Recommendations **Page**  
**Report No.:** CAO2024-032  
**Prepared By:** Michelle Lee

**Presentation:** Michelle Lee

**Recommendation:**

1. That CAO2024-032 be approved
2. That Council:
  - a. Identifies Habitat for Humanity Waterloo Region / BUILD NOW: Waterloo Region (“Habitat/BUILD NOW”) as the preferred proponent for the development of 2025 University Avenue East.
  - b. Directs staff to negotiate an Agreement of Purchase and Sale for which the form is satisfactory to the City Solicitor, and subject to the approval of the requested Minister’s Zoning Order, for the purpose of transferring the lands to Habitat/BUILD NOW for a nominal value in exchange for the development of affordable and attainable housing in general accordance with the proposal summarized in Appendices A and B.
  - c. Authorizes the Mayor and Clerk to execute the Agreement of Purchase and Sale and any other documents required to complete the transfer, subject to the approval of the City Solicitor.

- d. Formally recognizes the Federal Government Housing Accelerator Fund Grant as a key enabling component for the estimated 1,000 affordable and attainable housing units to be created at 2025 University Avenue in Waterloo.

## 9. PUBLIC MEETINGS

### Formal Public Meeting

a) **Title:** **Official Plan Amendment 58: Official Plan Review (Phase 1)** **Page**

Report No.: IPPW2024-061  
Prepared By: Ric Martins  
Ward No.: City-Wide

**Presentation:** Ric Martins

**Correspondence:** Waterloo Economic Development Advisory Committee

Arcadis Professional Services (Canada) Inc.

MHBC Planning - 565 and 525 Conestogo Road West

MHBC Planning - Wilfrid Laurier University

### Delegations:

1. ~~Lauren Weinberg, Resident of Waterloo~~

2. Melissa Durrell, Spokesperson, Build Urban

3. Laura Jamieson, Intermediate Planner, Zelinka Priamo Ltd.

4. Ryan Mounsey, CEO, Urban Insights Inc.

5. Trevor Hawkins, Partner, MHBC Planning

### Recommendation:

1. That Council approve report IPPW2024-061.

2. That Council adopt Official Plan Amendment No 58 (OPA 58) – Official Plan Review (Phase 1), as set out in Appendix ‘A’ to IPPW2024-061 and Recommendation 5 herein.

3. That Council request that the Regional Municipality of Waterloo approve Official Plan Amendment No. 58 (OPA 58).
4. That Council direct staff to initiate a zoning by-law amendment application to implement Official Plan Amendment No 58.
5. That, for the following properties, Council defer its decision on OPA 58 and direct staff to further review applicable Official Plan policies and schedules that pertain to such properties with the respective landowners:
  - a. 167-171 King St South (VanMar Construction Inc.)
  - b. 52 Regina St North (HIP Bridgeport GP Inc.)
  - c. 34 Bridgeport Road East (HIP Developments)
  - d. Parts 3 and 6 of Part of Mill Square, Registered Plan 385 (Atrium Waterloo Limited Partnership)
  - e. 209 King Street South (BentallGreenOak – “BGO”)
  - f. 215 King Street South (BGO)
  - g. 217 King Street South (BGO)
  - h. 11 John Street West (BGO)
  - i. 176 Caroline Street (BGO)
  - j. 180 Caroline Street (BGO)
  - k. 182 Caroline Street (BGO)
  - l. 2 King Street North (Lexington Park Real Estate Capital – “LPMR”)
  - m. 28 King Street North (LPMR)
  - n. 3 Regina Street N and 12 Dupont (LPMR)
  - o. 35 King Street North (LPMR)
  - p. 23-25 King Street North (LPMR)
  - q. 15 King Street North (LPMR)
  - r. 24 King Street North (LPMR)
  - s. 124-134 King Street South (LPMR)
  - t. 50-54 King Street North (LPMR)
  - u. 85 King Street North (LPMR)
  - v. 89-91 King Street North (LPMR)
  - w. 460 Columbia Street West (LPMR)
  - x. 210-220 King Street North (LPMR)
  - y. 247 King Street North (LPMR)
  - z. 253 King Street North (LPMR)
  - aa. 255 King Street North (LPMR)
  - bb. 298 Spruce Street (LPMR)
  - cc. 258 King Street North (LPMR)
  - dd. 9 Hickory Street West (LPMR)
  - ee. 265 Regina Street North (LPMR)

- ff. 65 University Avenue East (2328693 Ontario Inc., 2702116 Ontario Inc., 2702117 Ontario Inc., 2762507 Ontario Inc.)
- gg. 25-33 University Avenue East (2328693 Ontario Inc., 2702116 Ontario Inc., 2702117 Ontario Inc., 2762507 Ontario Inc.)
- hh. 35 University Avenue East (2328693 Ontario Inc., 2702116 Ontario Inc., 2702117 Ontario Inc., 2762507 Ontario Inc.)
- ii. 230 Regina Street North (2328693 Ontario Inc., 2702116 Ontario Inc., 2702117 Ontario Inc., 2762507 Ontario Inc.)
- jj. 210 Regina Street North (2702115 Ontario Inc.)
- kk. 19 Regina Street North (2425955 Ontario Inc.)
- ll. 7 Union Street (2326300 Ontario Ltd)
- mm. 13 Union Street (2326300 Ontario Ltd)
- nn. 17 Union Street (Veronica Garduno and Carlos Diaz)
- oo. 251 Mary Street (Megan Elizabeth Shirley)

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

None

**11. NOTICE OF MOTION**

None

**12. COMMUNICATIONS AND CORRESPONDENCE**

None

**13. UNFINISHED BUSINESS**

None

**14. QUESTIONS**

**15. NEW BUSINESS**

**a) 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, December 6, 2024 at 2:00 p.m. at Centre in the Square, 101 Queen Street North, Kitchener, in accordance with Section 236 (2) of the Municipal Act, 2001 for the consideration of matters of common interest.

## 16. 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 2024-092 and that the Mayor and Clerk be authorized to sign them accordingly.

- a) By-law to Provide for the Appointment of Presiding Officers for Regularly Scheduled Meetings of Council between January 1<sup>st</sup> and December 31<sup>st</sup>, 2025
- b) By-law to Declare 2025 University Avenue East (435 Country Squire Drive) to be Surplus to the Needs of the City of Waterloo (CAO2024-034, Council December 2, 2024)
- c) By-law to confirm all actions and proceedings of Council, December 2, 2024

## 17. ADJOURNMENT