

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, February 24, 2025
Closed Meeting: 2:00 PM
Public Meeting: 3:00 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 regarding acquisition/disposition city-owned lands, OLT Update); and,
- b) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (OLT Update); and,
- c) a proposed or pending acquisition or disposition of land by the municipality or local board (Legal advice regarding acquisition/disposition city-owned lands).

COUNCIL MEETING WILL RECESS AND RECONVENE AT 3:00 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) January 20, 2025 – Council Meeting

Recommendation:

That the minutes of the Council meeting held on January 20, 2025 be approved as printed.

b) January 27, 2025 – Council Meeting

Recommendation:

That the minutes of the Council meeting held on January 27, 2025 be approved as printed.

7. CONSENT MOTION

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

- a) Title: 2024 Drinking Water Annual and Summary Report**
Report No.: IPPW2025-007
Prepared By: Jaclyn Varga

Recommendation:

- 1. That Council receives the 2024 Annual and Summary Reports pursuant to Ontario Regulation 170/03 of the Safe Drinking Water Act (2002).
- 2. That Council approves IPPW2025-007.

- b) Title: Demolition Control Summary**
Report No.: IPPW2025-010
Prepared By: Brandon Thompson

Recommendation:

1. That Council receive report IPPW2025-010 for information.

c) Title: Speed Management on Residential Streets – 2025 Update

Report No.: IPPW2025-003

Prepared By: Ainsley Rego

Recommendation:

1. That Council receive report IPPW2025-003 for information;
2. That Council approve the speed reduction on Wideman Road between Erbsville Road and Wilmot Line to 50 km/h; and
3. That the Traffic and Parking By-Law 08-077 be updated with the amendments contained herein.

8. ITEMS REMOVED FROM THE CONSENT MOTION

9. STAFF REPORTS

a) Title: Parking Reductions for Affordable Housing

Report No.: IPPW2025-005

Prepared By: Adam Zufferli

Presentation: Adam Zufferli

Recommendation:

1. That Council approve Report IPPW2025-005.
2. That Council approve the 'Parking Reductions for Affordable Housing Guidelines', attached as Appendix 'A' to report IPPW2025-005.

b) Title: 155 Caroline Street – Amending Agreement for Iron Horse Trail

Report No.: IPPW2025-002

Prepared By: Chris Hodgson

Recommendation:

1. That Report IPPW2025-002 be approved.

2. That the Mayor and Clerk be authorized to sign the Amending Agreement and any other related documents, subject to the satisfaction of the City Solicitor.

c) **Title: Government of Canada Active
Transportation Fund – City of Waterloo
Grant Application**
Report No.: IPPW2025-018
Prepared By: Chris Hodgson

Recommendation:

1. That Council approve report IPPW2025-018.
2. That Council approve the City of Waterloo's submission to the Government of Canada's Active Transportation Fund for the capital (construction) project.
3. That Council approve the release of 2025 non-routine capital funding for the City portion of the Government of Canada's Active Transportation Fund application in the amount of \$800,000 funded from the Trails and Bikeway Master Plan Implementation project 120092, as approved in the 2024-2026 Capital Budget Ref #659.
4. That Council authorize the Mayor and Clerk to sign the grant transfer payment agreement if our application is successful and any other related documents.

d) **Title: Property Acquisition – 250 Lincoln Road** **Page 9**
Report No.: CAO2025-008
Prepared By: Justin McFadden

Recommendation:

1. That Council approve staff report CAO2025-008.
2. That Council approve capital funding in the amount of \$2,900,000 for the property acquisition, required capital improvements, legal and closing cost, and future demolition as part of 250 Lincoln Road project, funded \$500,000 from Council's Community Priority and Contingency Reserve – Affordable Housing Program, \$1,650,000 from Uptown Land Sale Proceeds and \$750,000 from the Tax Rate Stabilization Reserve.

3. That Council approve the temporary use of the facility as a City programming space for public art organizations and other City programs for up to 3 years.

e) **Title: Notice of Intention to Designate multiple properties under the Ontario Heritage Act (Part 1)**

Report No.: IPPW2025-006

Prepared By: Dominik Simpson

Presentation: Dominik Simpson
Hayden Bulbrook, TMHC Inc.

Recommendation:

1. That Council receive report IPPW2025-006.
2. That pursuant to Section 29, Part IV of the Ontario Heritage Act, the City Clerk be directed to issue Notices of Intention to Designate for the following properties as being of cultural heritage value or interest:
 - 1) 33 Allen Street East
 - 2) 75 Allen Street East
 - 3) 35 Alexandra Avenue
 - 4) 12 Bridgeport Road East
 - 5) 39 Dupont Street East
 - 6) 1-3 King Street North
 - 7) 15 King Street North
 - 8) 16-24 King Street North
 - 9) 23-25 King Street North
 - 10) 85 King Street North
 - 11) 36-40 King Street South
 - 12) 100-102 King Street South
 - 13) 187 King Street South
 - 14) 19 Regina Street Northas per Appendix 'C' (Location Maps) and Appendix 'E' (DRAFT Notices of Intention to Designate) of IPPW2025-006. Such Notice shall be served on the property owner and the Ontario Heritage Trust, and published on the City's Website (www.waterloo.ca/heritage-notices).
3. That Council direct staff to review financial incentive program options for designated heritage properties, as described in Section 5.2 of IPPW2025-006.

10. CONSIDERATION OF NOTICE OF MOTION GIVEN AT PREVIOUS MEETING

Mayor Dorothy McCabe – US Proposed Tariff Response

Delegations:

1. Craig Sloss, Resident of Waterloo

Motion:

WHEREAS contrary to terms of the existing United States Mexico Canada Agreement as well as to the long standing strong and productive economic and political relationship between Canada and the United States, the US President threatened to impose 25% tariffs on Canadian goods as of February 1st and although he has subsequently delayed the tariffs by thirty days they remain a real threat; and

WHEREAS tariffs could lead to a halt of the supply chain and create economic uncertainty in municipalities of all sizes; and

WHEREAS municipalities are the foundation on which the Canadian economy is built, and as such municipalities should offer our support towards a united and strong Team Canada response; and

WHEREAS municipalities have significant purchasing power through our capital and infrastructure programs, with the City of Waterloo's capital program for 2025 being \$200 million alone, while the Association of Municipalities of Ontario cite that infrastructure spending across Ontario in the next 10 years is expected to exceed \$250 billion; and

WHEREAS Federal and Provincial leaders are encouraging all Canadians to Buy Canadian; and

WHEREAS City of Waterloo and the broader region is proud and honoured to be home to numerous U.S. based international students, academic professionals, and institutional thought leaders, along with prominent USA companies whose presence has greatly contributed to our quality of life, economic development, innovation, and employment opportunities; and

WHEREAS longstanding partnerships highlight the strong, mutually beneficial economic ties between Canada and the United States, fostering collaboration in technology, manufacturing, and research sectors. Maintaining these free-trade practices will promote continued strong growth and shared prosperity on both sides of the border;

NOW THEREFORE BE IT RESOLVED THAT THE CITY OF WATERLOO:

Stands with Team Canada on the message that tariffs are not in the best interests of Canadian or American residents, organizations, businesses and employees;

AND calls on the Federal and Provincial governments to work with municipalities on measures to protect Canadians and businesses;

AND calls on the Waterloo Economic Development Corporation (WEDC), through the Business Economic Support Team Waterloo Region (BEST WR), to develop an action plan to support Waterloo Region businesses and our collective economic interests;

AND calls on the Federal and Provincial governments to better enable municipalities to explore procurement opportunities that exist within other trade agreements such as the Comprehensive Economic Trade Agreement;

AND calls on the Federal and Provincial government to work collaboratively and urgently to remove trade barriers between provinces and territories, understanding that language requirements should continue to be respected for Quebec;

AND calls on City of Waterloo staff to explore options for limiting the impact of the potential United States' sanctioned tariffs on City Services and review current procurement processes for opportunities to increase purchases from Canadian sources;

AND further that a copy of this motion be forwarded to the Right Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Doug Ford, Premier of Ontario, local and area MP's, MPP's and Heads of Council, The Association of Municipalities of Ontario and the Federation of Canadian Municipalities.

11. NOTICE OF MOTION

None

12. COMMUNICATIONS AND CORRESPONDENCE

None

13. UNFINISHED BUSINESS

None

14. QUESTIONS

15. NEW BUSINESS

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 2025-008 and that the Mayor and Clerk be authorized to sign them accordingly.

- a) By-law to Amend No.08-77. A By-law to Regulate Traffic and Parking on Highways under the Jurisdiction of the City of Waterloo (IPPW2023-001, Council February 27, 2023; IPPW2025-003, Council February 24, 2025)
- b) By-law to confirm all actions and proceedings of Council, February 24, 2025

17. ADJOURNMENT



STAFF REPORT
Economic Development

Title: Property Acquisition – 250 Lincoln Road
 Report Number: CAO2025-008
 Author: Justin McFadden
 Council Date: February 24, 2025
 File: 240062
 Attachments: N/A
 Ward No.: 5

Recommendations:

- 1) That Council approve staff report CAO2025-008.
- 2) That Council approve capital funding in the amount of \$2,900,000 for the property acquisition, required capital improvements, legal and closing cost, and future demolition as part of 250 Lincoln Road project, funded \$500,000 from Council's Community Priority and Contingency Reserve – Affordable Housing Program, \$1,650,000 from Uptown Land Sale Proceeds and \$750,000 from the Tax Rate Stabilization Reserve.
- 3) That Council approve the temporary use of the facility as a City programming space for public art organizations and other City programs for up to 3 years.

A. Executive Summary

In mid 2024 St. Columba Church initiated a process to sell their property at 250 Lincoln Road in Waterloo. The church sits on 1.04 acres of land on a corner lot in an existing residential area with excellent access to transit. Some preliminary work was performed by a planning consultant St. Columba hired to assist in their disposition process and showed the potential for 12+ residential units onsite leveraging current R1 zoning. With an appropriate zone change the consultant believed the site could deliver close to 30 units.

In the fall of 2024 City staff negotiated a conditional Agreement of Purchase and Sale (APS) to acquire the St. Columba Church property, subject to Council approval.

This proposed land acquisition would represent a fairly low risk investment for the City, with the potential to enable a moderate number of affordable housing units in a well established and well-located neighborhood. Identifying municipally owned lands and

potential land acquisitions for the development of affordable housing are actions in the Affordable Housing Strategy (Actions 4.2.A and 4.2.B). Purchase of the subject lands could help the City achieve its affordable housing target (30% of all new housing units be affordable) and would increase housing supply, affordability, and choice in close proximity to schools, transit, and commercial services. In the short to medium term (up to 3 years), the existing building could be used for supporting the space needs of local arts organizations and/or other community groups which is a known area of need.

Should Council support the plan to have affordable housing units constructed on the lands in the future, there is the possibility that both an Official Plan Amendment and Zoning By-law Amendment would be required, depending on the form of development. The property is currently designated “Low Density Residential” in the Official Plan, and zoned “Residential 1” in the Zoning By-law. This framework does not permit medium density residential uses or higher density uses. Consideration of possible community uses on the ground floor of the new development could also be considered through a Zoning By-law Amendment process at the same time.

Once the property is acquired and the respective Official Plan and Zoning amendments completed, the City could undertake a Request for Expressions of Interest (RFEI) process similar to the one undertaken for 2025 University Avenue to enable the affordable housing development.

Terms of the conditional APS require the City to firm up the agreement by February 28th, 2025 with a closing date of March 31st, 2025.

B. Financial Implications

The property acquisition, required capital improvements, legal and closing cost, and future demolition as part of 250 Lincoln Road project requires funding totaling \$2,900,000. Based on the intended future use to leverage the site for increased affordable housing, it is recommended that the \$2.9 million project budget be funded as follows:

- 1) Council's Community Priority and Contingency Reserve – Affordable Housing Program
 - \$500,000 allocated as part of CORP2023-043
- 2) Uptown Land Sale Proceeds
 - Affordable Housing Contribution as per Uptown Land Sale Agreement
- 3) Tax Rate Stabilization Reserve
 - \$750,000 2025 projected ending balance is \$3.45 million, which is also the forecasted low point

C. Technology Implications

D. Link to Strategic Plan

(Strategic Priorities: Reconciliation, Equity, Accessibility, Diversity and Inclusion; Environmental Sustainability and Climate Action; Complete Community; Infrastructure and Transportation Systems; Innovation and Future-Ready)

(Guiding Principles: Equity and Inclusion; Sustainability; Integrity; Workplace Wellbeing; Community-centred; Operational Excellence)

- Economic Growth & Development: foster a robust and diversified economy.
- Healthy Communities & Resilient Neighbourhoods- increase the amount of affordable housing in the City and create and maintain safe, accessible vibrant public spaces.
- Sustainability and the Environment – transform Waterloo to be an environmentally, economically, and socially sustainable community.
- Equity and Inclusion and a sense of belonging – focus on economic disparity in our community.

E. Previous Reports on this Topic