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## **COUNCIL MEETING AGENDA – **REVISED****

Monday, September 8, 2025

Closed Meeting: 2:00 PM

Public Meeting: 3:00 PM

Councillor Bodaly 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) personal matters about an identifiable individual, including municipal or local board employees (Potential Disposition of Lands)
- b) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Claims Update, Potential Disposition of Lands);
- c) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Claims Update, Potential Disposition of Lands); and
- d) a proposed or pending acquisition or disposition of land by the municipality or local board (Potential Disposition of Lands).

## **COUNCIL MEETING WILL RECESS AND RECONVENE AT 3:00 PM**

Please note that all items noted in this agenda are listed in full in the corresponding packet on the City of Waterloo's website.

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) June 9, 2025 – Council Meeting**

**Recommendation:**

That the minutes of the Council meeting held on June 9, 2025 be approved as printed.

**b) June 16, 2025 – Council Meeting**

**Recommendation:**

That the minutes of the Council meeting held on June 16, 2025 be approved as printed.

**c) June 23, 2025 – Council Meeting**

**Recommendation:**

That the minutes of the Council meeting held on June 23, 2025 be approved as printed.

**d) July 14, 2025 – Council Meeting**

**Recommendation:**

That the minutes of the Council meeting held on July 14, 2025 be approved as printed.

**7. DELEGATIONS**

**a) Sustainable Waterloo Region**

Tova Davidson, Executive Director, Sustainable Waterloo Region

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## 8. CONSENT MOTION

That consent motion item (a) be approved.

- a)     **Title:**               **Fireworks By-law Amendment**  
Report No.:   COM2025-021  
Prepared By:  Grant Curlew

**Recommendation:**

1.     That Council approve report COM2025-021.
2.     That Council approve amendments to the Fireworks By-law #2025-030.

## 9. ITEMS REMOVED FROM THE CONSENT MOTION

## 10. STAFF REPORTS

- a)     **Title:**               **HAF Sugarbush South Corridor  
Expansion Initiative – Draft Official Plan  
Amendment, Zoning By-law Amendment  
and Urban Design Guidelines**  
Report No.:   IPPW2025-036  
Prepared By:  Brenna MacKinnon

**Presentation:** Richard Kelly-Ruetz, Senior Planner, GSP Group

**Recommendation:**

1.     That report IPPW2025-036 be received for information.
2.     That Council direct staff to consult with the public and interested parties on the draft Official Plan Amendment, Zoning By-law Amendment and complementary Urban Design Guidelines for Sugarbush South.

- b)     **Title:**               **Lexington Road Complete Streets Study**  
Report No.:   IPPW2025-033  
Prepared By:  Chris Hodgson

**Presentation:** Christopher Hodgson

**Delegation:**

1.     Vincent Russo and Jovana Russo, Residents of Waterloo

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**Recommendation:**

1. That Report IPPW2025-033 be approved.
2. That the Preferred Plan contained in Report IPPW2025-033 for Lexington Road be approved.
3. That Staff be authorized to progress the plan to detailed design phase to meet the timelines of the Federal Active Transportation Fund program.

**c) Title: Multi-Unit Residential Acquisition Pilot Program (MURA)**

Report No.: IPPW2025-048

Prepared By: Adam Zufferli and Douglas Stewart

**Presentation:** Adam Zufferli and Douglas Stewart

**Recommendation:**

1. That Council approve IPPW2025-048.
2. That Council approve the Multi-Unit Residential Acquisition Pilot Program, attached as Appendix 'A' to IPPW2025-048.
3. That Council direct staff to develop and publish the implementation materials for the Multi-Unit Residential Acquisition Pilot Program.

**11. PUBLIC MEETINGS**

**Formal Public Meeting**

**a) Title: Zoning By-law Amendment  
Z-25-07, 380 Hagey Boulevard**

Report No.: IPPW2025-053

Prepared By: Kaitlyn Bisch

Ward No.: 6 – Central Columbia

**Presentation:** Kaitlyn Bisch

**Delegations:**

1. Adam Layton, Associate Principal, Goldberg Group

**Recommendation:**

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1. That council approve report IPPW2025-053
2. That Council approve Zoning By-law Amendment Z-25-07, 380 Hagey Boulevard, in accordance with Section 7 of staff report IPPW2025-053

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

12. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
13. **PUBLIC MEETINGS continued**

### **Formal Public Meeting**

- b)     **Title:**                   **Official Plan Amendment 52,  
Zoning By-law Amendment Z-24-03,  
177-179 Albert Street, 14688210 Canada Inc.**
- Report No.:    IPPW2025-025  
Prepared By:   Max Kerrigan  
Ward No.:       7-Uptown Ward

**Presentation:**       Max Kerrigan

### **Delegations:**

1.     Pierre Chauvin, Partner, MHBC Planning  
       Kate Wills, Associate, MHBC Planning

2.     Sharon Woodley, Resident of Waterloo

### **Recommendation:**

1.     That Council approve report IPPW2025-025.
2.     That Council approve Official Plan Amendment 52 (OPA 52), 177-179 Albert Street, in accordance with Section 7 of report IPPW2025-025.
3.     That Council approve Zoning By-law Amendment Z-24-03, 177-179 Albert Street, in accordance with Section 7 of report IPPW2025-025.

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**c) Title: Zoning By-law Amendment Z-24-17  
for 137 & 141 Woolwich Street**

Report No.: IPPW2025-051

Prepared By: Aminu Bello

Ward No.: Southeast, Ward 5

**Presentation:** Aminu Bello

**Delegations:**

1. Michael Witmer, Senior Planner, GSP Group
2. Naz Rahimi-Mirzaagha, Resident of Waterloo
3. Saba Mirzaagha, Resident of Waterloo
4. Abhijit Shukla and Falguni Shukla, Residents of Waterloo
5. Kerry Church, Resident of Waterloo
6. Kim Cyr, Resident of Waterloo

**Recommendation:**

1. That Council approve report IPPW2025-051.
2. That Council approve Zoning By-law Amendment Z-24-17, 1000686403 Ontario Ltd. (Opulence Homes), for lands municipally known as 137 and 141 Woolwich Street, in accordance with Section 7 of Staff Report IPPW2025-051.

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

None

**15. NOTICE OF MOTION**

None

**16. COMMUNICATIONS AND CORRESPONDENCE**

None

**17. UNFINISHED BUSINESS**

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None

## 18. QUESTIONS

## 19. NEW BUSINESS

### a) September 22, 2025 Closed Meeting Location

On September 22, 2025 Council will attend a closed meeting to receive education and training at Waterloo Park 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 4:00 p.m. in the Waterloo City Centre, Council Chambers.

#### **Recommendation:**

That Council approve the location for the 1:00 p.m. portion of the Meeting of Council to be held on Monday, September 22, 2025 at Waterloo Park, 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.

## 20. 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 2025-054 and that the Mayor and Clerk be authorized to sign them accordingly.

- a) By-law to Amend City of Waterloo By-law #2025-030 (COM2025-021, Council September 8, 2025)
- b) By-Law to Amend By-law No. 2018-050, being a Zoning By-law Controlling Land Use Development within the City of Waterloo for 137 and 141 Woolwich Street (IPPW2025-051, Council September 8, 2025)
- c) By-Law to Amend Statutory Officer Appointment By-Law(s)

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- d) By-law to confirm all actions and proceedings of Council,  
September 8, 2025

## **21. ADJOURNMENT**

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