



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



COUNCIL MEETING AGENDA

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

8. CONSENT MOTION

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

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

REPORT TO FOLLOW

- 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

Recommendation:

1. That Report IPPW2025-033 be approved.
2. That the Preferred Plan contained in Report IPPW2025-033 for Lexington Road be approved.

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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:

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

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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

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.

- 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

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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

None

18. QUESTIONS**19. NEW BUSINESS**

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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 confirm all actions and proceedings of Council, September 8, 2025

21. ADJOURNMENT

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