



A meeting of the Council of The Corporation of the City of Waterloo was held on September 8, 2025 at 3:00 p.m. in the Council Chambers, 100 Regina Street South, Waterloo, Ontario and streamed live via YouTube.



## COUNCIL MEETING MINUTES

Monday, September 8, 2025

Closed Meeting: 2:00 PM

Public Meeting: 3:00 PM

**PRESENT:** Mayor Dorothy McCabe, Councillor Sandra Hanmer, Councillor Royce Bodaly, Councillor Hans Roach, Councillor Diane Freeman, Councillor Jen Vasic, Councillor Mary Lou Roe

**ABSENT:** Councillor Julie Wright

Councillor Bodaly in the Chair

### 1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

No disclosure of pecuniary interest was declared by any member of Council at this point in the meeting.

### 2. CLOSED MEETING

Moved by Councillor Roe, Seconded by Councillor Roach:

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).

**Carried Unanimously**

Council meeting recessed: (Time: 2:01 p.m.)

Council meeting reconvened: (Time: 3:00 p.m.)

**PRESENT:** Mayor Dorothy McCabe, Councillor Sandra Hanmer, Councillor Royce Bodaly, Councillor Hans Roach, Councillor Diane Freeman (Time: 3:02 p.m.), Councillor Jen Vasic (Time: 3:04 p.m.), Councillor Mary Lou Roe, Councillor Julie Wright

### **3. TERRITORIAL ACKNOWLEDGEMENT**

Councillor Bodaly opened the meeting with the following Territorial Acknowledgement:

We would like to begin by acknowledging that the land on which we gather (land on which we are broadcasting from) today is the land traditionally cared for by the Haudenosaunee, Anishinaabe and Chonnontan People. We also acknowledge the enduring presence and deep traditional knowledge and philosophies of the Indigenous People with whom we share this land today.

Councillor Freeman joined the meeting. (Time: 3:02 p.m.)

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

Councillor Bodaly provided Council with a moment of reflection.

At the beginning of this Council meeting, we pause to think about the needs of our community. May we show wisdom and compassion in all our decisions.

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

Councillor Freeman declared a conflict with respect to item 13b) Official Plan Amendment 52, Zoning By-law Amendment Z-24-03, 177-179 Albert Street, 14688210 Canada Inc. due to a conflict of interest as it relates to place of employment.

Councillor Vasic joined the meeting. (Time: 3:04 p.m.)

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

That the previous meeting minutes be approved.

**a) June 9, 2025 – Council Meeting**

Moved by Councillor Wright Seconded by Councillor Freeman:

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

**Carried Unanimously**

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

Moved by Councillor Wright Seconded by Councillor Freeman:

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

**Carried Unanimously**

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

Moved by Councillor Wright Seconded by Councillor Freeman:

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

**Carried Unanimously**

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

Moved by Councillor Wright Seconded by Councillor Freeman:

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

**Carried Unanimously**

**7. DELEGATIONS****a) Sustainable Waterloo Region**

Tova Davidson, Executive Director, Sustainable Waterloo Region gave a presentation outlining the past 15 years of their operations, the past year, and what's coming in the next year. She specifically highlighted the impact network and some of the campaigns they are running right now. She then responded to questions of Council.

Mayor McCabe left the meeting.

(Time: 3:22 p.m.)

**8. CONSENT MOTION**

That consent motion item (a) be approved.

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

Moved by Councillor Wright, Seconded by Councillor Freeman:

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

**Carried Unanimously**

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

None.

**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

Brenna MacKinnon offered introductory remarks.

Mayor McCabe joined the meeting.

(Time: 3:24 p.m.)

Richard Kelly-Ruetz, Senior Planner, GSP Group gave a presentation detailing the Sugarbush neighbourhood, the objectives of the draft land use plan, and how the plan would be implemented. Richard Kelly-Ruetz then responded to questions of Council. Brenna MacKinnon also responded to questions of Council.

Moved by Councillor Roe, Seconded by Councillor Freeman:

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.

**Carried Unanimously**

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

Christopher Hodgson offered introductory remarks to the report and the consultant.

James Schofield, WSP gave a presentation outlining the project and the study, including the traffic data, constraints and challenges, and different cycling options considered. James Schofield detailed the preferred design with the new multi-use path. Christopher Hodgson outlined the next steps. Christopher Hodgson then responded to questions of Council.

Terry Fisher, Resident of Waterloo gave a presentation with some of their observations living in the neighbourhood, and some of the concerns with the preferred design provided by the consultants.

Christopher Hodgson responded to questions of Council. Ron Ormson and Bob Henderson also responded to questions to questions.

Moved by Councillor Freeman, Seconded by Councillor Wright:

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

**Carried**  
6 Voting in Favour  
2 Voting in Opposition  
**(COUNCILLOR VASIC)**  
**(COUNCILLOR ROE)**

- c)     **Title:**             **Multi-Unit Residential Acquisition Pilot Program (MURA)**  
          Report No.:     IPPW2025-048  
          Prepared By:   Adam Zufferli and Douglas Stewart

Adam Zufferli gave a presentation outlining the MURA program, and briefly detailed the structure for it and the implementation timeline. Douglas Stewart and Adam Lauder responded to questions of Council.

Moved by Mayor McCabe, Seconded by Councillor Hanmer:

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.

**Carried Unanimously**

Chair Bodaly indicated that due to the time that the meeting would recess and resume at 6:30 p.m. starting with the Informal Public Meeting for Zoning By-Law amendment Z-25-07.

Mayor McCabe requested Council consider extending the meeting.

Moved by Mayor McCabe, Seconded by Councillor Roe:

That Council extend the proceedings of Council until 5:30 p.m.

**Motion Defeated**  
4 Voting in Favour  
4 Voting in Opposition  
**(COUNCILLOR BODALY)**  
**(COUNCILLOR ROACH)**  
**(COUNCILLOR FREEMAN)**  
**(COUNCILLOR VASIC)**

Council meeting recessed:  
Council meeting reconvened:

(Time: 4:59 p.m.)  
(Time: 6:30 p.m.)

**PRESENT:** Mayor Dorothy McCabe, Councillor Sandra Hanmer, Councillor Royce Bodaly, Councillor Hans Roach, Councillor Diane Freeman, Councillor Jen Vasic, Councillor Mary Lou Roe

**ABSENT:** Councillor Julie Wright

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

Councillor Freeman declared a conflict with respect to item 13b) Official Plan Amendment 52, Zoning By-law Amendment Z-24-03, 177-179 Albert Street, 14688210 Canada Inc. due to a conflict of interest as it relates to place of employment.

**12. 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

Kaitlyn Bisch gave a presentation outlining the proposed development, including the current Official Plan and Zoning of the site, as well as the site-specific amendments to the Zoning By-law being requested. She then responded to questions of Council.

Adam Layton, Associate Principal, Goldberg Group gave a presentation further detailing the proposed development, specifically discussing the design elements and the parking. Adam Layton then responded to questions of Council.

As no one else was present to speak to the application, the Chair concluded the Formal Public Meeting and advised the application is now open to Council for a motion and debate.

Moved by Mayor McCabe, Seconded by Councillor Roe:

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

**Carried Unanimously**

Having previously declared a conflict of interest, Councillor Freeman left the meeting.

(Time: 6:49 p.m.)

- 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

Max Kerrigan gave a presentation outlining the proposed development, including the context of the site, the current planning framework, and the Official Plan and Zoning By-law Amendments being requested. He then responded to questions of Council.

Kate Wills, Associate, MHBC Planning gave a presentation further detailing the proposed development, including the unit breakdown, the podium design, and the results of consultation with neighbours and Wilfrid Laurier University. Kate Wills then responded to questions of Council and requested Council consider an alternate motion that would provide for 4% of the residential density on the property instead of 4% of units.

Sharon Woodley, Resident of Waterloo spoke about the petition they are presenting to Council, describing the residents' concerns with the proposed development, including the heightened density, the proposed height of 30 storeys, the smaller setbacks which don't allow for large trees, the traffic in the area, and the small amount of affordable housing. Max Kerrigan then responded to questions of Council.

As no one else was present to speak to the application, the Chair concluded the Formal Public Meeting and advised the application is now open to Council for a motion and debate.

Max Kerrigan responded to questions of Council.

At the request of the developer, the motion was amended and incorporated by Council into the final recommendation which will then be incorporated into the final by-law for Council consideration.

Moved by Councillor Vasic, Seconded by Councillor Hanmer:

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 with an amendment to Section 7(2)(b)(iv) to substitute a minimum of 4% of the units on the lands with a minimum of 4% of the residential density on the lands.

**Carried Unanimously**

Councillor Freeman having previously declared a pecuniary interest was absent for the taking of the vote.

**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

Councillor Freeman joined the meeting.

(Time: 7:34 p.m.)

Aminu Bello gave a presentation outlining the proposed development, including the site context, the conceptual site and landscape plans, the current planning framework, and the amendments being requested. He then responded to questions of Council.

Michael Witmer, Senior Planner, GSP Group gave a presentation further detailing the proposed development, specifically highlighting the revisions to the proposal since the Informal Public Meeting.

Naz Rahimi-Mirzaagha, Resident of Waterloo gave a presentation outlining the site context, the lack of privacy of the neighbours, the strain on the resources, and the character of the developer. Naz Rahimi-Mirzaagha responded to questions of Council.

Saba Mirzaagha, Resident of Waterloo spoke about the different units being proposed and built in the area, the issues with the studies provided by these developments, and what the Provincial Policy Statement states on infrastructure. Saba Mirzaagha responded to questions of Council.

Kerry Church, Resident of Waterloo spoke about snow removal and the petition that they circulated regarding the rezoning. Kerry Church responded to questions of Council. Aminu Bello also responded to questions of Council.

Kim Cyr, Resident of Waterloo gave a presentation outlining their issues with the proposed development, including the limited parking in the neighbourhood, and safety concerns surrounding traffic, speed, and children crossing for the school bus. There is also a lack of sidewalks in the area, and no room for snow buildup after major snowfalls. Kim Cyr also responded to questions of Council.

Councillor Bodaly left the Chair. (Time: 8:31 p.m.)

Mayor McCabe in the Chair. (Time: 8:31 p.m.)

Councillor Bodaly left the meeting. (Time: 8:31 p.m.)

Iraj Mirzaagha, Resident of Kitchener spoke against the rezoning, stating that it does not suit the character of the neighbourhood and does not meet the long-term goals of the City.

Councillor Bodaly joined the meeting. (Time: 8:33 p.m.)

Mayor McCabe left the Chair. (Time: 8:33 p.m.)

Councillor Bodaly in the Chair. (Time: 8:33 p.m.)

Councillor Freeman left the meeting. (Time: 8:37 p.m.)

Brianna Fudge, Resident of Waterloo read a statement from another resident, Irene Davidova, regarding the filing of the corporation's Initial Return.

Councillor Freeman joined the meeting. (Time: 8:40 p.m.)

Jalud Abdulmenan, Resident of Waterloo spoke about the safety of children crossing the street for the school bus, and the unequal representation between the developers and the residents.

Craig Sloss, Resident of Waterloo spoke about how tenants have more at stake in these situations, and that Council has the right to know if they're approving a "demoviction".

As no one else was present to speak to the application, the Chair concluded the Formal Public Meeting and advised the application is now open to Council for a motion and debate.

Aminu Bello responded to questions of Council. Ron Ormson and Natalie Hardacre also responded to questions of Council.

Moved by Councillor Vasic, Seconded by Councillor Roe:

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.

**Carried**  
5 Voting in Favour  
2 Voting in Opposition  
**(COUNCILLOR ROACH)**  
**(COUNCILLOR FREEMAN)**

### 13. 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.

Moved by Councillor Hanmer, Seconded by Councillor Freeman:

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.

**Carried Unanimously**

Councillor Freeman mentioned that on Sunday, September 21 the Foxhunt Neighbourhood Group is hosting an event in Kingscourt Park from 11:30 a.m.-3:00 p.m. She might be singing and playing guitar at this event.

Mayor McCabe offered a reminder that Lumen is coming up in a couple of weeks on Saturday, September 20, and it's really an event on its own special scale. She mentioned that people attending should try to find a way to get into Uptown without driving, due to the large crowds.

Mayor McCabe also pointed out the very large cheque on display in Council Chambers. The City was recognized by Premier Ford and Minister Flack for achieving the 2024 housing targets by 129%. The Planning Team, Council, and many other teams at the City are working very hard to meet the targets set by the Province. The \$6.4 million will continue the work to build communities. She wanted to recognize everyone's work and thank the Province again.

**14. ENACTMENT OF BY-LAWS**

Moved by Mayor McCabe, Seconded by Councillor Freeman:

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 2025-054 By-law to Amend City of Waterloo By-law #2025-030 (COM2025-021, Council September 8, 2025)
- b) By-law 2025-055 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 2025-056 By-Law to Amend Statutory Officer Appointment By-Law(s)
- d) By-law 2025-057 By-law to confirm all actions and proceedings of Council, September 8, 2025

**Carried Unanimously**

**15. ADJOURNMENT**

Moved by Mayor McCabe, Seconded by Councillor Roe:

That the meeting adjourn.

(Time: 9:41 p.m.)

**Carried Unanimously**

**READ AND APPROVED, October 6, 2025**

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Mayor

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City Clerk