



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



COUNCIL MEETING AGENDA

Monday, October 6, 2025

Closed Meeting: 2:00 PM

Public Meeting: 3:30 PM

Councillor Roach 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) labour relations or employee negotiations (WPFFA labour matter); and,
- b) personal matters about an identifiable individual, including municipal or local board employees (WPFFA labour matter,); and,
- c) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (potential disposition of city-owned land, program legal advice); and,
- d) a proposed or pending acquisition or disposition of land by the municipality or local board (potential disposition of city-owned lands).

**COUNCIL MEETING WILL RECESS AND
RECONVENE AT 3:30 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) **September 8, 2025 – Council Meeting** **Page 5**

Recommendation:

That the minutes of the Council meeting held on September 8, 2025 be approved as printed.

7. **STAFF REPORTS**

- a) **Title:** **Waterloo Park Plan Update – Project Launch** **Page 17**
Report No.: COM2025-023
Prepared By: Anna lee Sangster

Presentation: Anna lee Sangster

Delegations:

1. Gordon Greavette, Chair, Waterloo Park Advisory Committee
2. Hannah Gardiner, Resident of Waterloo
3. Neal Moogk-Soulis, Resident of Waterloo

Recommendation:

1. That Council approve report COM2025-023.
2. That Council approve the release of the 2025 non-routine capital funding for Waterloo Park - Master Plan Update project 250013 (ref#306) in the amount of \$143,000 from the 2024-2026 Approved Capital Budget and 2027-2033 Capital Forecast.
3. That Council approve the transfer \$57,000 from capital project 150011 Waterloo Park Master Plan Implementation to capital project 250013 Waterloo Park Master Plan Update.

4. That Council approve the dissolution of the Waterloo Park Advisory Committee due to having met its mandate.

b) **Title:** [2026 Council Schedule](#) **Page 25**
Report No.: CORP2025-035
Prepared By: Rook Ward and Julie Finley-Swaren

Recommendation:

1. That CORP2025-035 be approved.
2. That Council approve the 2026 Council Meeting Schedule attached as Appendix A.

8. PUBLIC MEETINGS

Informal Public Meeting

a) **Title:** [Zoning By-Law Amendment Z-25-23](#) **Page 31**
[VanMar Developments](#)
[171 King GP Corp](#)
[167-171 King Street South](#)
Prepared by: Wendy Fisher and Kaitlyn Bisch
Ward No.: Ward 7 – Uptown Ward

Presentation: Kaitlyn Bisch

Delegation:

1. Andrea Sinclair, Partner, MHBC Planning

9. CONSIDERATION OF NOTICE OF MOTION GIVEN AT PREVIOUS MEETING

None

10. NOTICE OF MOTION

None

11. COMMUNICATIONS AND CORRESPONDENCE

None

12. UNFINISHED BUSINESS

None

13. QUESTIONS

14. NEW BUSINESS

15. 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 2025-062 and that the Mayor and Clerk be authorized to sign them accordingly.

- a) By-law to confirm all actions and proceedings of Council, October 6, 2025

16. ADJOURNMENT



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 –

DRAFT

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

Mayor

City Clerk



STAFF REPORT
Parks, Forestry and Cemetery Services

Title: Waterloo Park Plan Update – Project Launch
 Report Number: COM2025-023
 Author: Anna lee Sangster, Senior Landscape Architect
 Parkland, Capital Projects & Stewardship
 Council Date: October 6, 2025
 File: 250013
 Attachments: Waterloo Park Advisory Committee – CTTEE2023-003
 Ward No.: 7

Recommendations:

1. That Council approve report COM2025-023.
2. That Council approve the release of the 2025 non-routine capital funding for Waterloo Park - Master Plan Update project 250013 (ref#306) in the amount of \$143,000 from the 2024-2026 Approved Capital Budget and 2027-2033 Capital Forecast.
3. That Council approve the transfer \$57,000 from capital project 150011 Waterloo Park Master Plan Implementation to capital project 250013 Waterloo Park Master Plan Update.
4. That Council approve the dissolution of the Waterloo Park Advisory Committee due to having met its mandate.

A. Executive Summary

In 2009, the current Waterloo Park Plan was approved. The Waterloo Park Plan is a long-range planning document that includes broad recommendations and a conceptual plan to guide improvements to Waterloo Park. An update to this plan is necessary so that the park's infrastructure and programs evolve to meet the expectations of the community, looking towards the next 25 years.

B. Financial Implications

This report seeks the release of non-routine 2025 approved capital funding in the amount of \$143,000, funded \$129,000 from the Capital Reserve Fund (CRF) and \$14,000 from the Development Charges Reserve Fund (DC). The additional transfer of funds from the

Waterloo Master Plan Implementation project 150011 will provide a total of \$200,000 available for the Master Plan update and other committed expenses.

C. Technology Implications

There are no technology implications with this report.

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)

Continued implementation of the Waterloo Park Plan supports a Complete Community by enhancing quality of life for all residents and overall community vibrancy through equitably available parks, public spaces, and other recreational and cultural amenities.

E. Previous Reports on this Topic

- PWS2009-36 – Waterloo Park Master Plan – 2009 Final Report



**Waterloo Park Plan Update – Project Launch
COM2025-023**

Waterloo Park Plan

The current [plan](#) for Waterloo Park was approved by City of Waterloo Council in 2009. This plan recognizes significant growth and evolution of the city and seeks to serve the changing needs of the community. The purpose of the plan is to offer a vision for the long-term development of the park – a people oriented gathering space for the entire community with venues that offer a variety of unstructured recreational and cultural experiences. The park plan defines the programmatic requirements for the revitalization of the park by identifying potential uses and assigning locations for the uses to occur.

Projects outlined by the plan that have been advanced in phases since the 2009 plan approval include:

- The park frontage along Father David Bauer Drive, comprising of a children's playground, passive seating and picnic areas, splash pad, skate park, improved Bauer parking lot, basketball court, bike shelter, and a new trail with a bridge over Laurel Creek offering an alternative route between the east and west sides of the park
- Construction and operation of light rail transit (LRT) corridor, corridor crossings within the park, and the Laurier-Waterloo Park ION station
- The promenade trail, overall circulation adjustments in Waterloo Park East in coordination with LRT construction and improvements to the entrance from Central Street including improved parking lot and installation of a passive seating area nearby
- Laurel Creek realignment and Silver Lake shoreline improvements, comprising of park paths, boardwalks, bridge connection, passive seating areas, landscaping, and a water feature
- Eby Farm Playground installation

Waterloo Park Advisory Committee

The Waterloo Park Committee was established originally to advise Council on implementing recommendations under the 1989 Waterloo Park Master Plan. The 2009 plan for the park recommended that the committee continue its role in implementing the updated plan, allowing the committee to remain active since. This enabled regular communication between staff and committee members who were both knowledgeable and familiar with Waterloo Park context to supplement broad plan implementation public engagement. With the launch of the project to update the 2009 plan for Waterloo Park, the Waterloo Park Advisory Committee has achieved its mandate and is recommended to be dissolved. Staff acknowledge and appreciate the continued support that current and past committee members have offered to this mandate and recognize that their significant, cumulative contributions to the park over the years have shaped the beloved park that Waterloo Park is to the community today.

Community engagement is fundamental in determining park project outcomes; however, staff and the committee are not recommending the return of an advisory committee structure on completion of the park plan update due to concerns relating to accessibility, inclusivity, diversity, and resources required to support this specific method of engagement. The park plan update project will assess how to offer efficient accessible and inclusive engagement with communities through future implementation of the park plan to establish a standard protocol for future park project engagements.

Project Groundwork

Project preparations commenced in 2024, with assistance from two post-secondary co-op students and regular reviews during monthly WPAC meetings. In 2024 an internal scan was undertaken. In 2025, the www.engagewr.ca/waterloo-park project page launched as well as pre-engagement to raise project awareness and to learn from people how they would be willing to participate in public engagement. Throughout the summer, the project was promoted through staff attendance at various organized community events and in partnership with the City Museum's "Timbers in Time" exhibit in the Log Cabin in Waterloo Park. At time of authoring this report, over 800 in-person interactions have been recorded.

Next Steps

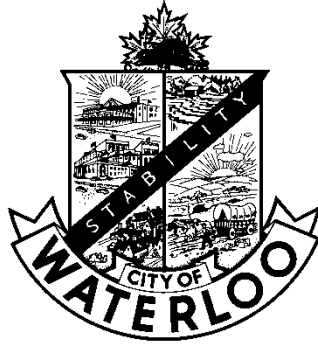
Staff will retain a consulting team and initiation of a comprehensive public engagement campaign will be deployed that includes both targeted and general opportunities to receive feedback on the park plan updates using various in-person and online methods. Staff will return to Council in the spring of 2026 to provide a project update about what we are learning from public engagement and to seek input from Council in a workshop format. The final report recommendations are anticipated in the spring of 2027.

Financial Implications

Total funding to be released for the Waterloo Master Plan update from ref#306, as approved in the 2024-2026 capital budget is \$143,000, funded \$129,000 from CRF and \$14,000 from DC plus the additional transfer of \$57,000 from the Waterloo Park Master Plan Implementation project. The total funding will be allocated as outlined in Table 1 following:

Table 1: Funding and estimated costs

Description	Report Number	Approval Date	\$ Amount*
FUNDING:			
2025 Funding Waterloo Park Master Plan Update project 250013 (Ref#306)	COM2025-023	06-Oct-25	\$143,000
Transfer funding Waterloo Park Master Plan Implementation project 150011	COM2025-023	06-Oct-25	\$57,000
Total Funding			\$200,000
PROJECTED EXPENDITURES:			
Other project costs including and not limited to: contingencies, city overhead, etc.			\$35,000
Consulting fees			\$165,000
BALANCE:			\$0



COMMITTEE OF COUNCIL REPORT

Waterloo Park Advisory Committee Final WPAC Report to Council Report #: CTTEE2025-003

Recommendations:

That Council accept this final report of the current Waterloo Park Advisory Committee (WPAC).

Executive Summary:

With the completion of the mandate of the current Waterloo Park Plan, the public consultation process will commence shortly to review and revise the Plan to update the objectives and guidance that it provides going forward with respect to the future approach and infrastructure requirements for Waterloo Park over the next decade and beyond. Therefore, as the City staff proceed with the public consultations and Waterloo Park Plan revision the functional mandate of the WPAC has now also expired.

Members of the Committee are proud of the accomplishments and want to extend their sincere appreciation to the current members of Council, and well as to the members of previous councils for their steadfast support of continuous enhancements to the Park, thereby ensuring that, as an outdoor sport and recreation facility, it is indeed “The Jewel of the City” today and in the future. In addition, the Committee members want to commend the city staff personnel over the years who have so diligently worked with and openly considered the advice and recommendations of WPAC, with respect to the numerous enhancement projects that have been implemented within the Park to make it a better location for the citizens of and visitors to Waterloo. Its use has grown greatly.

The current WPAC members would also like to express our gratitude to the many past volunteers of WPAC who committed so much of their time, energy and ideas over the life of the current plan towards assisting with the implementation of many of the stated current plan’s objectives. Some of the more prominent physical project

Prepared By: Gordon Greavette

Date: September 3, 2025

Committee Chair Signature:

accomplishments have included: the reconfiguration and revitalization of Laurel Creek and Silver Lake; the terracing of the north shore of Silver Lake; the Father David Bauer Drive Frontage; the construction and adaptation to the light rail transit through the Park, with its related creation of the LRT station stop in the park, the Central Promenade and the strategically located LRT pedestrian crossings; the recent completion of the important two-phase accessible play grounds, and the completion of phase 1 of the ongoing park circuit project on the west side of the Park. These completed enhancements along with many other smaller but equally vital projects have expanded the Park usage to accommodate a much broader and diverse segment of our City.

The WPAC members have greatly appreciated the consultation opportunity that they have been afforded by staff concerning the planning and procedures with respect to the upcoming public consultation process. As a result, they have been pleased to provide suggestions concerning possible methods of engagement to ensure that as many interested Waterloo citizens as possible are given the opportunity to voice their views about the Park's future and what they believe would further enhance the Park's attractiveness and utility to all Waterloo citizens and visitors.

While reflecting upon its past, the WPAC members have realized that there have been some drawbacks and challenges inherent in the current and previous Park advisory structure and processes. While they have attempted to provide the best, most comprehensive citizen advice possible, there have been obvious limitations resulting from their limited perspectives and voices, as well as the somewhat restrictive scope of the committee's mandate and responsibilities. Therefore, going forward, they suggest that consideration for future consultation and advice with respect to the implementation of the revised Park Plan should endeavour to be all-encompassing, with advice sought from a much broader segment of the Park users. Rather than continuing with just a single long-term standing advisory committee, a smaller or shorter timeframe for interactive committees that reflect a multi-layered approach, possibly based around a specific project or areas of specific interests, might be more productive. That way, many more citizens could become involved with providing more comprehensive viewpoints, suggestions and advice on issues concerning the Park. This approach to public consultation and multi-level engagement might ultimately prove to be more beneficial to park improvement outcomes than a single static structure.

Financial Implications:

None

Technological Implications:

None

Link to the Strategic Plan

Aligns with the Complete Community priority, to support high quality of life and overall community vibrancy for all residents through equitably available parks, public spaces, and other recreational and cultural amenities.



STAFF REPORT
Legislative Services, Information Security & Privacy

Title: 2026 Council Schedule
Report Number: CORP2025-035
Author: Rook Ward and Julie Finley-Swaren
Council Date: October 6, 2025
File: [File]
Attachments: Appendix A: 2026 Council Schedule
Ward No.: City-Wide

Recommendations:

1. That CORP2025-035 be approved.
2. That Council approve the 2026 Council Meeting Schedule attached as Appendix A.

A. Executive Summary

Each year Council approves the council meeting schedule for the following year. Appendix A includes a schedule which includes one dates if needed for planning items in July. The schedule provides 25 Council meetings a year where decisions can be made that meeting and confirmed at the same meeting. The schedule includes an additional meeting for the Council Inaugural meeting on November 16th and additional special council meetings will be coordinated for Council orientation.

B. Financial Implications

Expenses related to hosting council meetings in the current format have been accounted for under current budget allocations.

C. Technology Implications

None.

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)

In developing this schedule an interfaith calendar was reviewed to take into consideration diverse religious holidays, festivals and celebrations.

E. Previous Reports on this Topic



**2026 Council Schedule
CORP2025-035**

The 2026 Council meeting schedule is attached for council consideration as Appendix A.

In drafting the schedule, staff consulted an interfaith calendar in order to avoid overlap where possible with diverse religious holidays, festivals and celebrations.

Occasionally, it may be necessary to call special meetings of Council to deal with urgent issues. Per the Procedure By-Law, additional meetings may be scheduled if needed and Council may be invited to attend Joint Meetings with other Councils in the Region of Waterloo.

Council Meeting Structure

The City of Waterloo does not use a standing committee structure. Under a standing committee structure, municipalities typically have 2-3 standing committee meetings a month with membership of either the whole of Council or a subset of members. Those decisions are not final and ratified until the Council Meeting typically held once per month for approximately 11 decision finalizing meetings a year unless a special meeting is called.

In comparison, the City of Waterloo proposed schedule includes 25 scheduled regular meeting where decisions can be made and finalized with an additional meeting for the Inaugural Council meeting. This format was recommended to Council in 2019 as a means to expedite the finalization of Council decisions, particularly needed with shortened timeframes relating to planning applications. This format allows the city to move business forward more rapidly to meet the demands and expectations of the constituents and customers.

Each year Council is presented with a presiding officer by-law for consideration that establishes the chair rotation for the subsequent year. This rotation provides an opportunity for members to gain experience in chairing meetings similar to the format that existed with the previous standing committee structure. The rotation consists of the following:

- 1) First meeting of the month chaired by a member of Council other than the Mayor and Finance Liaison beginning with the ward numerically subsequent to the last ward councillor chair in the year prior. Each month the first meeting of the month will be chaired by the next ward Councillor.

- 2) Second meeting of the month is chaired by the Finance Liaison and efforts are made to bring largely finance-focused reports to this meeting. There is no restriction from other items being brought forward and it may not always be possible from an agenda management perspective, but this is the goal of this meeting.
- 3) Third meeting of the month or a month with only one meeting shall be chaired by the Mayor.
- 4) In Camera/Closed meetings and special meetings of Council would continue to be chaired by the Mayor.
- 5) In the absence of the assigned Chair, the Mayor may chair that meeting. In absence of both the assigned Chair and the Mayor, the meeting shall be chaired in accordance with the Acting Mayor by-law.

Please note, the Acting Mayor by-law does not apply to any powers assigned to the Head of Council under Sections 284.2 – 284.17 of the *Municipal Act*, 2001, R.S.O 2001 and associated Ontario Regulations.

Election Related Impacts

In an election year fewer meetings are held in October and November. October efforts are focused on hosting advance voting days and preparing for voting day to be held on October 26, 2026. The term of this Council will end with the new term beginning on November 15, 2026, the Inaugural meeting of the 2026-2030 term of Council will be held on November 16, 2026. In the last two weeks of November special council meetings will be called to provide orientation for the new Council term.

Council may enter a window where Council is restricted from certain decisions (acts) pursuant to section 257 of the *Municipal Act*, 2001. Many of the restricted Acts have been previously delegated to staff. The restricted acts period includes two windows.

Window 1: Close of Nomination Day (August 21st, 2:00 p.m.) – End of Term

Based on the nominations received, if only 5 of the positions could be filled by current members of Council, then Council is restricted from certain acts.

Window 2: Declaration of Official Election Results – End of Term

If the new term of Council will be comprised of less than 5 of the current members, then Council is restricted from certain act.

If Council falls into one of these 2 scenarios they are restricted as follows, please note where delegations have been previously provided, it is referenced in the *parenthesis ()*:

Section 257 (3) Restrictions

(a) the appointment or removal from office of any officer of the municipality; (*delegated to CAO except for CAO and Commissioner positions*)

(b) the hiring or dismissal of any employee of the municipality; (*delegated to CAO*)

(c) the disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and (*lease agreements delegated to CAO*)

(d) making any expenditures or incurring any other liability which exceeds \$50,000. 2001, c. 25, s. 275 (3); 2006, c. 32, Sched. A, s. 114 (1). (*applies only to new expenses or liabilities which arose since the last Council adopted budget, see Section 4 below.*)

Exception

(4) Clauses (3) (c) and (d) do not apply if the disposition or liability was included in the most recent budget adopted by the council before nomination day in the election. 2001, c. 25, s. 275 (4).

Emergencies

(4.1) Nothing in this section prevents a municipality taking any action in the event of an emergency. 2006, c. 32, Sched. A, s. 114 (2).

If Council meets the requirements for restricted Acts, they will be notified by the City Clerk upon certification of the Nominations or Official Election Results.

2026 Council Meeting Calendar

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1 (ON)	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21 (N)	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26 (V)	27	28	29	30	31

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Legend:

Council

Inaugural: November 16

ON: Nominations Open: May 1
FCM Conference (June 4 - June 7)

N: Nominations Close: August 21 (2pm)

V: Voting Day: October 26

AMO Conference (August 16 – 19)

Note: Potential Restricted Acts period begins August 21

NOTICE OF AN INFORMAL PUBLIC MEETING AND COMPLETE APPLICATION **ZONING BY-LAW AMENDMENT Z-25-23** **VANMAR DEVELOPMENTS** **171 KING GP CORP** **167 – 171 KING STREET SOUTH** **WARD 7 – UPTOWN WARD**

Monday, October 6th, 2025

At a time to be determined

Council Chambers, City Hall, Waterloo City Centre, 100 Regina St S

This application is being advanced to permit a multi-tower mixed-use building consisting of a 37-storey tower oriented towards Caroline St and a 33-storey tower oriented towards King St on a shared 5-storey podium. The proposed development will contain 834 dwelling units (1,075 bedrooms), including a mix of one- and two-bedroom units, 791 square metres of commercial space, 8,211 square metres of amenity space, 403 vehicle parking spaces, and 256 bicycle parking spaces.

The Applicant is proposing to amend the City's Zoning By-law to increase the maximum permitted density to 2,250 bedrooms per hectare, to increase the maximum permitted building height to 123 metres (37 storeys), to reduce the minimum street line setback to 0 metres from both King St and Caroline St, to reduce the minimum lot line setback abutting a lane to 1.5 metres, to reduce the minimum height of the first storey to 3.0 metres along Caroline St, to remove the requirement to provide an at-grade outdoor area, to permit structured parking above grade within 0 metres of King St, and to reduce the minimum required bicycle parking spaces to 256 spaces (indoor).

HOW TO GET INVOLVED

The purpose of the public meeting is to share information and to hear and consider public and stakeholder comments regarding the planning application as part of City Council's decision making process. The public is invited to participate by submitting written comments in advance of the public meeting and/or arranging to speak to the application in person. All information related to the development application is posted on the Engage page here: engagewr.ca/167-171-king-st-s



NOTE

- If a person or public body would otherwise have an ability to appeal the decision to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Waterloo before the by-law is passed, the person or public body is not entitled to appeal the decision.
- If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Waterloo before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

TO SUBMIT WRITTEN COMMENTS

Written comments received **before 9 a.m. on Wednesday, September 24, 2025**, will be included in the City Council Agenda. Written comments received after 9 a.m. on Wednesday, September 24, 2025, will be provided to City Council for consideration prior to the Informal Public Meeting, but will not be included in the Council Agenda. Written comments can be provided in the following ways:

- Via the Engage Page link: engagewr.ca/167-171-king-st-s
- Via email to Wendy Fisher (wendy.fisher@waterloo.ca)
- By dropping off a hardcopy at Waterloo City Hall, addressed to **Wendy Fisher, Planning Division, 2nd floor, 100 Regina St S, Waterloo, ON**
- By placing a hardcopy in the Waterloo City Hall after hours mail slot to the left of the side door entrance on William Street

All written submissions should clearly state **“Informal Public Meeting, Zoning By-law Amendment Z-25-23”** at the top of the letter/correspondence.

TO SPEAK TO THE APPLICATION

If you wish to speak to the application, please contact the Legislative Services Division **no later than 10 a.m. on Monday, October 6, 2025**, by any of the following ways:

- By phone at **519-747-8549**
- By email to clerkinfo@waterloo.ca

When we receive your registration, we will provide you with a confirmation message and instructions for participating in the public meeting.

We encourage the public to provide input into these important Zoning By-law Amendment applications. The public is informed and notified that names, addresses and comments may be made public.

Julie Finley-Swaren, City Clerk, City of Waterloo

For further information regarding the above matter, please contact the **City of Waterloo Integrated Planning and Public Works, 2nd Floor, Waterloo City Centre, Waterloo, Ontario**, by calling **Wendy Fisher** at **519-747-8544** or email: wendy.fisher@waterloo.ca

Council Meeting **October 6, 2025**