

**WATERLOO ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (WEDAC)
MEETING**

Tuesday, October 21, 2025

8:15-10:15 am

Via Teams

MINUTES

Blaine Gray	X	Cathy Snyder	R	David Werezak	X
Glenn R. Sutton	X	Jacob Lumgair	X	Jeyas Balaskanthan	X
Marilla McCargar (UW)	R	Mark Baboolal	X	Matthew Grills (WLU)	R
Michelle Chretien (CC)	X	Mike Puopolo	X	Olivia Reed	X
Ricky Zhao	X				
Gabriel Lockstone, student Resource	R	Jerry Liu, Student Resource	X	Keshav Verma, Student Resource	R
Mayor Dorothy McCabe	X	Councillor Sandra Hanmer	X		
Tim Anderson	X	Justin McFadden	X	Erin Miles (Minute Taker)	X

Quorum reached: Mark Baboolal in Chair

Guests: Tanya Curic & Tristin Deveau, Michael Pugliese & Brad Witzel

1. Land Acknowledgement

- Read

2. Disclosure of Conflict of Interest

- a) None

3. Approval of Agenda –

- D. Werezak - moved, J. Lumgair - seconded, Approved

4. Approval of Minutes September 16, 2025

- a) G. Sutton – moved, R. Zhao - seconded, Approved

5. Economic Development Update – Justin McFadden, Tim Anderson, Mayor McCabe

- Justin McFadden
 - Kicked off Support Local campaign, good response so far
 - Council approved The Accelerator Centre Health-tech funding report – waiting to hear from the province on the grant
 - EcDev Strat plan development has begun with staff team & the consultant.
 - November 13 will be Community Conversations hosted by the Mayor and we will be focusing on questions related to the strat plan during that time

- WEDAC will be invited and will be consulted later in the process as well
- Lumen – 40K attendants, sponsorship down
- Summer events were record breaking across the board for the ACI team, likely because many of these are free
- Tim Anderson:
 - Thurs WEDC & the province hosting event called “Charging Ahead” at UW focusing on how to position Ontario as a leader in the automotive industry
 - President of Auto parts manufacturing (Flavio Volpe) will be speaking
 - Valley Blades is moving from Phillip St to Weber St N (100K sq ft) breaking ground this week. Approx \$50m investment
 - Perimeter owns property on Northfield (by Timeless Materials) and they are developing a spec building (240K sq ft) for both warehousing, lab work, light manufacturing. They have started earth grading.
- Mayor McCabe:
 - Attending part of the Charging Ahead conference
 - G&D a large German company we (with WREDC) were courting decided to settle in Montreal, but still expecting to do some business in Waterloo
 - Kid chocolatier started his own business in Waterloo and this is the entrepreneurial spirit we want to continue to encourage & develop opportunities for them to showcase their products (not just teens)
 - GoTrain has purchased last 40km of land from CN so they can start building & they have said more transit announcements to come
 - Central transit hub planned by the region (Victoria & Weber)
 - Federal Minister of Housing in the community last week – sat in roundtable and shared concerns and hoping for alignment between various levels of government & municipalities

6. Presentation:

- a) Tanya Curic & Tristin Deveau CPPS Phase 2
 - Advancing housing initiatives projects to share overview of this initiative Community Planning Permit System(CPPS) that applies to strategic growth areas (Uptown primary node & Erb St Corridor)
 - The CPPS is a land use planning tool available to Ontario municipalities that:
 - Replaces the zoning bylaw for designated areas.
 - Combines three approval processes into one:
 - Zoning bylaw amendment
 - Minor variance
 - Site plan approval
 - Eliminates third-party appeals once the bylaw is in effect.
 - Enables additional tools such as:
 - Securing community benefits (via “facilities, services, and matters”)
 - Applying controls not currently available to the city
 - Project Objectives

- Housing Diversity: Promote a mix of housing types and densities, especially medium and medium-high forms.
- Affordable Housing: Support the creation of much-needed affordable units.
- Urban Design: Encourage compact, complete neighborhoods with strong design guidelines.
- Process Efficiency: Simplify and accelerate development approvals.
- Sustainability: Enhance tree canopy and integrate sustainable design principles.
- Three classes of applications
 - Class 1: meets all rules, no changes needed – City Staff handles
 - Class 2: Small changes, 10-20% to rules – City Staff handles
 - Class 3: Bigger changes – are approved by City Council
- The process includes
 - Pre-consultation – develop meets with city staff
 - Submission – application is submitted
 - Review – City reviews it within 45 days
 - Decision – approval or denial
- What is new in Draft 2?
 - Updates to reflect recent zoning changes (e.g., allowing 4 units and 4 stories).
 - Adjustments for new provincial laws (e.g., no minimum parking near transit).
 - Clarifications for special policy areas like Laurel-Claire, which need extra provincial approval.
 - Existing site-specific zoning permissions are carried over.
 - Height limits in some areas increased from 25 to 30 stories, pending provincial approval.
- Community Benefits
 - Developers who ask for extra density may need to provide
 - affordable housing units
 - or cash contributions to support community improvements
- This system is designed to be more flexible, faster, and better aligned with the city's goals – especially around housing diversity, affordability, and urban design.
- Discussion followed

b) Michael Pugliese & Brad Witzel CoW Engagement

- Development charges (DC's) are fees collected from new developments (homes, apartments, commercial buildings)
- They help pay for initial capital costs of city services like roads, parks, water & fire protection
- The current bylaw took effect in 2020 and is being updated to reflect
 - New growth forecasts
 - Infrastructure needs
 - Legislative changes (like Bill 23 & 17)
- DC's are calculated either as residential (charged per unit) or non-residential (charged per square meter of building area)
- DC's fund services like

- Roads & sidewalks
- Parks & recreation
- Water, wastewater & stormwater systems
- Fire services
- Libraries (residential only)
- Study process overview
 - Growth forecast: predicts development over 10-25 yrs
 - Capital needs: identifies what infrastructure is needed to support growth
 - Historical service levels: ensures DCs maintain – not exceed – past service levels
 - Legislative reductions: removes costs that benefit existing residents or exceed the forecast period
 - Final DC Rates: based on eligible costs, divided by unit or square meter
- Legislative updates
 - Bill 23: extend bylaw lifespan from 5-10 yrs, with updates every 4-5 years due to high growth
 - Bill 17: key changes include:
 - exemptions for long-term care homes
 - streamlined amendments for certain bylaws
 - proposed deferral of residential DCs until occupancy (not yet in effect)
 - rate freeze rule clarified – DC's won't exceed current rates
- What's next?
 - The city is finalizing its background study
 - A public meeting is required before passing the new bylaw
 - Once passed, there's a 40-day appeal window via the Ontario Land Tribunal
 - Council approval of new bylaw
 - New DC rates take effect
- Industry input
 - Broad consultation with stakeholders including: WEDAC, Home Builders Association, Engineers, planners, legal experts
 - Feedback is helping refine draft rates & flag high-cost projects for review
- Discussion followed

7. Other Business:

- a) Committee night presentation – Monday November 1. Please have a look at this and make changes / suggestions before tomorrow morning as it needs to be submitted to clerks.

8. Round Table

- M. Baboolal
 - attended Techtoberfest last weekend & featured David Chilton (from Dragon's Den)
 - talked about the types of start-ups he looks for
 - a number of start up companies involved in a pitch competition
 - event at Accelerator Centre as well – so saw them in action, scoped out the rooms to see about having a meeting there
- Jacob



- Thank you to everyone who responded to my email about the housing article in the record
- Sandra Hanmer
 - Community conversations have been great for engagement both from adults & kids who have participated. Ward 1 had 300 at the boardwalk splashpad!
 - A lot is happening in the health tech world with the new WREN merger at the university campus location
- Mike P.
 - As an industry it is harder to get people into high rise spaces both buying or renting
 - Mark & I attended DC by-law committee meetings: currently looking at money for critical infrastructure
 - In draft rates for this currently, proposed budget almost doubled and we brought it down which ends up at 35-45% increase in DC rates
 - The industry will be sending a letter to CoW about becoming less competitive in the housing market if DC rates are this elevated
- Michelle
 - There is still major upheaval in the Ontario college sector
 - We are launching our sustainability action plan next week. This is collecting all the various sustainability activities we already do into one plan.
 - We have an interesting research program in affordable housing and housing financing in partnership with CMHC & CUAC

Motion to Adjourn

Mayor McCabe– moved, D. Werezak – seconded, approved

Next Meetings:

Tuesday, November 18
8:15 am – 10:15 am
In person

Tuesday, December 16 – no meeting
Christmas Lunch at noon
Sole Restaurant & Wine Bar, Blue Room
**please confirm attendance by noon on Monday December 15