



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



COUNCIL MEETING AGENDA

Monday, December 1, 2025

Closed Meeting: 2:00 PM

Public Meeting: 4:00 PM

Councillor Roe 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) proposed or pending acquisition or disposition of land by the municipality or local board (potential acquisition/disposition of city-owned lands); and,
- b) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (potential acquisition/disposition of city-owned lands).

COUNCIL MEETING WILL RECESS AND RECONVENE AT 4:00 PM

3. **TERRITORIAL ACKNOWLEDGEMENT**
4. **MOMENT OF REFLECTION**

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

5. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

6. APPROVAL OF MINUTES

That the previous meeting minutes be approved.

a) November 3, 2025 – Council Meeting

Recommendation:

That the minutes of the Council meeting held on November 3, 2025 be approved as printed.

7. CONSENT MOTION

That consent motion items (a) through (b) be approved.

**a) Title: Annual Health and Safety Policies and
2024 Annual Health and Safety Report
Summary**

Report No.: CORP2025-037

Prepared By: Kathy Weidhaas

Recommendation:

1. That Council receive the 2024 Annual Health and Safety Report Summary for information.

**b) Title: 404 K-W Wing (Royal Canadian Air Force
Association) Lease Agreement**

Report No.: COM2025-032

Prepared By: Liz Badley

Recommendation:

1. That Council approve report COM2025-032.
2. That Council approve the lease agreement for 404 K-W Wing (Royal Canadian Air Force Association) for a portion of the building at 510 Dutton Dr, Waterloo, according to the Terms and Conditions as outlined in this report.
3. That the Mayor and Clerk be authorized to sign the Lease Agreement and any other necessary documents, subject to the satisfaction of the City Solicitor.

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8. ITEMS REMOVED FROM THE CONSENT MOTION

9. STAFF REPORTS

a) Title: Amended Purchasing By-Law

Report No.: CORP2025-033

Prepared By: Jason Wilhelm

Presentation: Jason Wilhelm

Recommendation:

1. That report CORP2025-033 be approved by Council;
2. That By-Law No. 2019-026 (Amended by By-Law No. 2025-09, May 26, 2025) be repealed; and
3. That Council approves the By-law to establish policies for the procurement of Goods and Services by the City, attached as Appendix A.

**b) Title: Federation of Canadian Municipalities
Community Buildings Retrofit Capital
Project Grant**

Report No.: COM2025-031

Prepared By: Scott Prevost, Gracjan Oleksinki

Introductory Remarks: Scott Prevost

Recommendation:

1. That Council approve report COM2025-031.
2. That Council approve the City of Waterloo's application to the Federation of Canadian Municipalities Community Buildings Retrofit Capital Project grant program for the infrastructure project RIM Park Energy and Accessibility Retrofit with a project value of \$10,000,000.
3. That if the City of Waterloo's RIM Park Energy and Accessibility grant application is approved, Council approves the release of 2026 non-routine capital funding for the City portion in the amount of \$2,000,000 funded from ref #225 and a \$6,000,000 loan portion funded from ref #225 to be repaid over a 10-year term.

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4. That Council authorize the Mayor and Clerk to sign the grant transfer agreement and any other related documents, subject to the satisfaction of the City Solicitor.

COUNCIL MEETING WILL RECESS AND RECONVENE AT 6:30 PM

10. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

11. STAFF REPORTS continued

- a) **Title:** **Get READI Benchmarking and Implementation Plan**

Report No.: CAO2025-022

Prepared By: Divya Handa and Adam Nerger

Presentation: Divya Handa

Recommendation:

1. That Council accepts report CAO2025-022 for informational purposes.

- b) **Title:** **Urban Design Manual 2.0 Project Launch**

Report No.: IPPW2025-070

Prepared By: Max Kerrigan

Presentation: Max Kerrigan and
Catherine Jay (SGL Planning & Design Inc.)

REPORT TO FOLLOW

12. PUBLIC MEETINGS

Informal Public Meeting

- a) **Title:** **Zoning By-law Amendment Z-25-25
Anndale Holdings Inc.
445 Anndale Road**

Prepared by: Madison Headrick and John Vos

Ward No.: Ward 4 (Northeast)

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Presentation: Madison Headrick

Delegation:

1. David Galbraith, UP Consulting

Formal Public Meeting

b) Title: Uptown Community Improvement Plan – CIP Update

Report No.: CAO2025-026

Prepared By: Dominique Charbonneau

Ward No.: Ward 7

Presentation: Dominique Charbonneau

Delegations:

1. Paula Saunders, Built Environment Subcommittee Chair, Grand River Accessibility Advisory Committee

Recommendation:

1. That Council approve report CAO2025-026.
2. That Council approve the Uptown Community Improvement Plan Manual included as attachment 1 to report CAO2025-026
3. That Council approve and pass the attached Uptown CIP Designation By-law and Uptown CIP Adoption By-law.

13. CONSIDERATION OF NOTICE OF MOTION GIVEN AT PREVIOUS MEETING

None

14. NOTICE OF MOTION

None

15. COMMUNICATIONS AND CORRESPONDENCE

None

16. UNFINISHED BUSINESS

None

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17. QUESTIONS

18. NEW BUSINESS

a) Regional All-Council Meeting

Recommendation:

That Council approve participation in a joint meeting with the Councils of the Regional Municipality of Waterloo and all Area Municipalities within the Region of Waterloo on Friday, December 19, 2025 at 2:00 p.m. at the Township of Woolwich Council Chambers, 24 Church Street West, Elmira, in accordance with Section 236 (2) of the Municipal Act, 2001 for the consideration of matters of common interest.

19. 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 2025-083 and that the Mayor and Clerk be authorized to sign them accordingly.

- a) By-law to Establish Policies for the Procurement of Goods and Services by the City (CORP2025-033, Council December 1, 2025)
- b) By-law to Designate a Community Improvement Project Area for the City of Waterloo (CAO2025-026, Council December 1, 2025)
- c) By-law to Adopt an Updated Community Improvement Plan for the City of Waterloo (CAO2025-026, Council December 1, 2025)
- d) By-law to confirm all actions and proceedings of Council, December 1, 2025

20. ADJOURNMENT

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