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## **COUNCIL MEETING AGENDA – REVISED**

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); **and,**
- c) **a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (potential acquisition/disposition of lands).**

## **COUNCIL MEETING WILL RECESS AND RECONVENE AT 4:00 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) 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.

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. 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.

## **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.

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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.
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. PRESENTATIONS/DELEGATIONS**

- a) **Noise Violations and Weed Cutting**  
Robert Buchanan, Resident of Waterloo

### **12. 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.

**DEFERRED ITEM:** The item advertised as the Urban Design Manual 2.0 Project Launch is deferred until a later date to be determined. For more information regarding the item please contact the planner Max Kerrigan at max.kerrigan@waterloo.ca or 519-747-8522.

- ~~b) **Title: Urban Design Manual 2.0 Project Launch**  
Report No.: IPPW2025-070  
Prepared By: Max Kerrigan~~

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

**REPORT TO FOLLOW**

**13. 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)

**Presentation:**       Madison Headrick

**Delegation:**

1.     David Galbraith, UP Consulting

2.     Jim Whetstone, Resident of Waterloo

**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

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3. That Council approve and pass the attached Uptown CIP Designation By-law and Uptown CIP Adoption By-law.

**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**

**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.

**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 2025-083 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)

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- 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

## **21. ADJOURNMENT**

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