



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



COUNCIL MEETING AGENDA – REVISED

Monday, December 8, 2025
Public Meeting: 2:00 PM

Councillor Freeman in the Chair

1. **TERRITORIAL ACKNOWLEDGEMENT**
2. **MOMENT OF REFLECTION**
3. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
4. **CONSENT MOTION**

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

- a) **Title:** **2026 Annual Debt and Financial Obligation Limit Calculation**
Report No.: CORP2025-041
Prepared By: Julie Koppeser

Recommendation:

1. That Council receives report CORP2025-041 for information.

- b) **Title:** **Cemetery Services 2026 Fees and Charges**
Report No.: COM2025-030
Prepared By: Derek Brick and Susan Boldt

Recommendation:

1. That Council approve report COM2025-030.

2. That Council approve the Cemetery Services Fees and Charges By-law updates, attached as Appendix A to COM2025-030, effective as of the dates noted, and that the Fees and Charges By-law is updated accordingly.

**c) Title: Rental Housing and Business Licensing
2026 Fees and Charges Update**

Report No.: COM2025-034

Prepared By: Grant Curlew and Hanan Shafique

Recommendation:

1. That Council approve report COM2025-034.
2. That Council approve a 4.5% Rental Housing rate increase for 2026 as set out in Table #2 of report COM2025-034, effective January 1, 2026.
3. That Council approve the Rental Housing Program Fees and Charges By-Law updates, attached as Appendix A to COM2025-034, effective as of the dates noted, and that Fees and Charges By-Law is updated accordingly.
4. That Council approve a 5% Business Licensing Program Fees and Charges rate increase for 2026 as set out in Table #4 of report COM2025-034, effective January 1st, 2026.
5. That Council approve the Business Licensing Program Fees and Charges By-Law updates, attached as Appendix C to COM2025-034, effective as of the dates noted, and that the Fees and Charges By-Law is updated accordingly.

d) Title: 2026 Building Standards Fees and Charges

Report No.: IPPW2025-066

Prepared By: Beth Maxwell and Angela Schneider

Recommendation:

1. That IPPW2025-066 be approved.
2. That Council approve a 12% increase to all Building Standards fees and charges effective January 1, 2026.

3. That Council approve the Building Standards Fees and Charges by-law updates, attached as Appendix A to IPPW2025-066, effective of the dates noted, and that the Fees and Charges by-law is updated accordingly.

5. ITEMS REMOVED FROM THE CONSENT MOTION

6. STAFF REPORTS

a) Title: Beaver Creek Road and Conservation Drive Reconstruction Pumping Station Funding Release Page 11
Report No.: IPPW2025-042
Prepared By: Francis Reyes and Brad Witzel

Recommendation:

1. That Council approve IPPW2025-042.
2. That Council approve the non-routine partial capital funding release for the Laurel Creek Sanitary Pumping Station funded \$6,800,000 from the Housing-Enabling Water Systems Fund (HEWSF) Intake II, \$2,900,000 from the Building Faster Fund (BFF) and \$1,300,000 from Development Charges - Debenture as per the 2024-2026 Approved Capital Budget (Ref. #590), for a total of \$11,000,000.
3. That Council direct staff to proceed with tendering the Laurel Creek Sanitary Pumping Station subject to securing requisite agreements and conveyance of lands from developers.
4. That Council direct staff to investigate the applicability of future grant opportunities in support of the Conservation Drive Sanitary Pumping Station and submit an application if appropriate.
5. That on January 1, 2028, Council approve in principle the release of \$11,400,000 in Development Charges – Debenture funding as included in the draft 2025 Development Charge background study and direct staff to proceed with issuing the Conservation Drive Sanitary Pumping Station tender at that time subject to the development clauses in the Escrow Agreement being satisfied.

6. That Council authorize the Commissioner of Integrated Planning & Public Works to execute an Escrow Agreement to secure land and easement conveyances from owner(s) as required for the pump stations and any other related agreements or documents, subject to such agreement(s) being to the satisfaction of the City's Director of Engineering Services, Director of Financial Planning and Asset Management and the City Solicitor.

b) **Title: Parkview Crematorium Lease Agreement**
Report No.: COM2025-033
Prepared By: Robin Milne, Derek Brick, Brad Witzel

Introductory Remarks: Robin Milne

Recommendation:

1. That Council approve report COM2025-033.
2. That Council direct staff to discontinue the municipal operation of the Parkview Crematorium effective January 1st, 2026 and effective immediately stop accepting prepaid cremation services.
3. That Council approve A-045 Surplus Property Policy for Crematorium Operations Equipment attached to staff report COM2025-033.
4. That Council direct staff to enter into a 10-year building lease agreement and retort equipment sale agreement with Southwest Crematoriums Ltd. for the exclusive use of the Parkview Crematorium.
5. That the Mayor and City Clerk be authorized to sign the lease agreement and related retort equipment sale agreement with Southwest Crematoriums Ltd., along with any related documents and associated extensions, in a form to be approved by the City Solicitor.

c) **Title: 2025 Asset Management Report Cards and Update**
Report No.: CORP2025-030
Prepared By: Cassandra Pacey

Recommendation:

1. That Council approve CORP2025-030.

d) Title: 2023-2026 Strategic Plan – 2025 Progress Report

Report No.: CAO2025-028

Prepared By: Michelle Lee

Presentation: Michelle Lee

Recommendation:

1. That Council receives CAO2025-028 for information.

e) Title: Reserves and Reserve Funds Annual Update

Report No.: CORP2025-026

Prepared By: Julie Koppeser

Recommendation:

1. That Council approve report CORP2025-026.
2. That Council approve the new Provincial Government Grants Reserve Fund policy attached as Appendix B.
3. That Council approve the new Reconciliation Action Partnership Reserve Fund policy attached as Appendix C.
4. That Council approve the revised FC-018 Capital Overhead policy attached as Appendix D.
5. That Council approve the revised Climate Action Reserve Fund Policy attached as Appendix E.
6. That Council direct staff to include, if needed, a recommended funding solution to address the projected declining balance of the Planning Litigation Reserve Fund, ensuring the Council Approved Funding Level is maintained, as a part of the 2025 Year End Surplus/Deficit Allocation report and/or through the 2027 and 2028-2030 budget processes.
7. That Council approve that FC-006 Reserves and Reserve Funds Policy, attached as Appendix F, be updated for the changes required through recommendations 1 through 6, inclusive.

f) Title: City Utilities – 2026 Rates

Report No.: IPPW2025-063

Prepared By: Dean Vieira and Leigh McDermott

Presentation: Dean Vieira and Leigh McDermott

Recommendation:

1. That IPPW2025-063 be approved.
2. That Council approve the 2026 water rate at \$2.69/m³, comprised of the City portion of the rate at \$1.3514/m³ and the Regional portion of the rate at \$1.3386/m³ as set out in Table 1 of report IPPW2025-063, and that the Fees and Charges By-Law be updated to reflect the water rate effective January 1, 2026.
3. That Council approve the 2026 sanitary rate at \$3.11/m³, comprised of the City portion of the rate at \$1.4528/m³ and the Regional portion of the rate at \$1.6572/m³ as set out in Table 1 of report IPPW2025-063, and that the Fees and Charges By-Law be updated to reflect the sanitary rate effective January 1, 2026.
4. That Council approve the 2026 stormwater rates as set out in Table 1 of report IPPW2025-063 and outlined below and that the Fees and Charges By-Law be updated to reflect the stormwater rates effective January 1, 2026:
 - Residential; small \$13.68/month, medium \$20.49/month, and large \$27.98/month
 - Multi-Residential; small \$39.27/month, medium \$166.16/month, and large \$885.36/month
 - Institutional; small \$63.65/month, medium \$172.02/month, and large \$352.22/month
 - Commercial/Industrial; small \$52.66/month, medium \$245.94/month, large \$792.57/month, and largest \$2,007.51/month
5. That Council approve the 2027-2035 water, sanitary, and stormwater rate forecast in principle as set out in Table 1 of report IPPW2025-063.
6. That Council approve that the Fees and Charges By-Law be updated for the rates and effective dates as shown in Appendix B of report IPPW2025-063.
7. That Council approve an ongoing operating budget increase to the Leaf Collection Program budget of \$125,000.

8. That Council approve the creation of a project funded \$650,000 from the Water Capital Reserve (WATCAP) and \$650,000 from Sanitary Capital Reserve (SEWCAP) for a total of \$1,300,000 to purchase water meters in bulk.
9. That Council approve a total of up to \$2,801,000 of Stormwater debenture financing for 2026, for a term not to exceed 10 years, for Transportation Services Division project 666: City Wide City Road Share of Regional Major Reconstruction Projects.
10. That Council approve a total of up to \$799,000 of Stormwater debenture financing for 2026, for a term not to exceed 10 years, for City Utilities Division project 546-RS-051: Bridge and Culvert Replacement.

g) Title: 2026 Budget Confirmation
 Report No.: CORP2025-042
 Prepared By: Brad Witzel and Michael Pugliese

Presentation: Brad Witzel and Michael Pugliese

Recommendation:

1. That Council approve report CORP2025-042.
2. That Council approve the 2026 operating budget Net Zero amendments as listed in Table 4 of report CORP2025-042, specifically:
 - a. That Council approve adding the \$2,501,000 expense increase for existing operating obligations and organizational review committed FTEs to the 2026 operating budget.
 - b. That Council approve adding the \$350,000 revenue increase for investment / interest Income to the 2026 operating budget.
 - c. That Council approve adding the \$500,000 revenue increase for penalties and interest revenue to the 2026 operating budget.
 - d. That Council approve adding the \$175,000 revenue increase for planning and legal user fee revenue to the 2026 operating budget, partially offsetting the organizational review committed FTE additions.
 - e. That Council approve adding the \$450,000 revenue increase for Recreation Services revenue to the 2026 operating budget.
 - f. That Council approve adding the \$300,000 revenue increase for traffic violations to the 2026 operating budget.

- g. That Council acknowledge the M19 FTE Reduction Target of \$120,000 as part of the 2026 operating budget Net Zero amendments.
 - h. That Council approve the removal of one Planning position in the amount of \$148,500 from the 2026 operating budget as per budget target M19 and direct staff to re-consider the position as part of the 2027 and or 2028-2030 budget cycles.
 - i. That Council acknowledge the M35 Efficiency Target of \$100,000 as part of the 2026 operating budget Net Zero amendments.
 - j. That Council approve a \$148,000 expense reduction reducing the annual contribution to the Capital Reserve Fund, a \$170,000 expense reduction reducing the annual contribution to the Capital Infrastructure Reinvestment Reserve Fund and a \$225,000 expense reduction reducing the annual contribution to the Climate Action Reserve Fund in the 2026 operating budget.
 - k. That Council approve a \$35,500 expense reduction reducing the annual contribution to the Council's Community Priority and Contingency Reserve.
 - l. That Council approve a \$110,000 expense reduction reducing the annual contribution to the General Contingency Reserve.
 - m. That Council approve a \$109,000 expense reduction to G2 - Waterloo Public Library Funding Agreement to adjust for the annual inflationary factor.
- 3. That Council approve the addition of a 1.0 FTE in the Planning division for a Manager of Development Planning to support the transition of Regional planning responsibilities and increase service demand as recommended as part of the 2025 organizational review as detailed in section 1.6.1 of report CORP2025-042.
 - 4. That Council approve the addition of a 1.0 FTE in the Legal Services division for an Assistant City Solicitor to support the transition of Regional planning responsibilities and growing volume of development files and planning responsibilities as recommended as part of the 2025 organizational review as detailed in section 1.6.2 of report CORP2025-042.
 - 5. That Council acknowledge the 2025 Assessment Growth budget shortfall of \$823,000 due to the low development growth rate seen in 2025 as a result of various economic factors.
 - 6. That Council approve one-time funding in the amount of \$823,000 from the Tax Rate Stabilization Reserve to cover the Assessment Growth budget shortfall in accordance with policy FC-011.

7. That Council re-affirm the 2026 operating budget with a property tax increase of 3.5% for base budget and operating impacts of capital and a tax increase of 2.9% for service level changes and infrastructure investment, for a combined tax increase of 6.4%, resulting in an adjusted 2026 tax levy of \$114,461,396.
8. That Council re-affirm the 2026 capital budget previously approved by Council on February 12, 2024, and as adjusted by Table 8 in report CORP2025-042.
9. That Council direct staff to implement the Climate-Wise Budget Assessment pilot into the 2027 one-year and 2028-2030 three-year budget processes.

7. PUBLIC MEETINGS

Formal Public Meeting

a) Title: **Official Plan Amendment No. 63 and Zoning By-law Amendment Z-25-05, Uniweber Properties Inc., 200 Weber St N** **Page 18**

Report No.: IPPW2025-067

Prepared By: John Vos

Ward No.: Ward 5 (Southeast)

Presentation: John Vos

Delegations:

1. Kristen Barisdale, GSP Group

Recommendation:

1. That Council approve staff report IPPW2025-067.
2. That Council endorse Official Plan Amendment 63 (OPA 63), Uniweber Properties Inc., 200 Weber Street North, in accordance with Section 7 of staff report IPPW2025-067.
3. That Council direct staff to submit the Special Policy Area Submission package to the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources in accordance with Section 7 of staff report IPPW2025-067.

4. That Council endorse Zoning By-law Amendment Z-25-05, Uniweber Properties Inc., 200 Weber Street North in accordance with Section 7 of staff report IPPW2025-067.

8. CONSIDERATION OF NOTICE OF MOTION GIVEN AT PREVIOUS MEETING

None

9. NOTICE OF MOTION

None

10. COMMUNICATIONS AND CORRESPONDENCE

None

11. UNFINISHED BUSINESS

None

12. QUESTIONS

13. NEW BUSINESS

14. 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 2025-087 and that the Mayor and Clerk be authorized to sign them accordingly.

- a) By-law to Impose Fees and Charges on Persons (COM2025-023, Council September 22, 2025, COM2025-030, COM2025-034, IPPW2025-063, IPPW2025-066, Council December 8, 2025)
- b) By-law to confirm all actions and proceedings of Council, December 8, 2025

15. ADJOURNMENT



STAFF REPORT
Engineering Services

Title: Beaver Creek Meadows Sanitary Pumping Stations – Funding Release
Report Number: IPPW2025-042
Author: Francis Reyes, Director Engineering Services
Brad Witzel, Director of Financial Planning & Asset Management
Council Date: December 8, 2025
File: 140021
Attachments: N/A
Ward No.: Ward 2 - Northwest

Recommendations:

1. That Council approve IPPW2025-042.
2. That Council approve the non-routine partial capital funding release for the Laurel Creek Sanitary Pumping Station funded \$6,800,000 from the Housing-Enabling Water Systems Fund (HEWSF) Intake II, \$2,900,000 from the Building Faster Fund (BFF) and \$1,300,000 from Development Charges - Debenture as per the 2024-2026 Approved Capital Budget (Ref. #590), for a total of \$11,000,000.
3. That Council direct staff to proceed with tendering the Laurel Creek Sanitary Pumping Station subject to securing requisite agreements and conveyance of lands from developers.
4. That Council direct staff to investigate the applicability of future grant opportunities in support of the Conservation Drive Sanitary Pumping Station and submit an application if appropriate.
5. That on January 1, 2028, Council approve in principle the release of \$11,400,000 in Development Charges – Debenture funding as included in the draft 2025 Development Charge background study and direct staff to proceed with issuing the Conservation Drive Sanitary Pumping Station tender at that time subject to the development clauses in the Escrow Agreement being satisfied.
6. That Council authorize the Commissioner of Integrated Planning & Public Works to execute an Escrow Agreement to secure land and easement conveyances from

owner(s) as required for the pump stations and any other related agreements or documents, subject to such agreement(s) being to the satisfaction of the City's Director of Engineering Services, Director of Financial Planning and Asset Management and the City Solicitor.

A. Executive Summary

The Beaver Creek Road and Conservation Drive Reconstruction project (Ref. #590 in the Approved 2024-2026 Capital Budget) consists of the reconstruction and urbanization of Beaver Creek Road (from 400m north of Laurelwood Drive to Conservation Drive) and Conservation Drive (from Snowcrest Place to 200m east of Beaver Creek Road). It also includes the construction of two new sanitary pumping stations (SPS) to service the ultimate build out of the Beaver Creek Meadows district and the Erbsville North area to the west, which will enable up to an estimated 4,500 new housing units.

In accordance with the City's Purchasing By-Law 2019-026, tenders were solicited for the road reconstruction portion of the project via RFT25-04 Beaver Creek Road and Conservation Drive Reconstruction. The tender was awarded to the lowest bidder, Regional Sewer and Watermain Ltd., via report IPPW2025-031. Construction commenced in the summer of 2025 and is expected to be completed by 2028.

The City of Waterloo has been awarded up to \$14.8 million through various provincial funding grant streams in support of the Beaver Creek Road and Conservation Drive reconstruction project, which have significantly reduced the City's financial risk. The grants have been awarded under three provincial grant streams:

- \$6.8 million under the Housing-Enabling Water Systems Fund (HEWSF) Intake II towards the Laurel Creek SPS
- \$2.9 million (of the awarded \$6.4 million) under the Building Faster Fund (BFF) towards the Laurel Creek SPS, and
- \$5.1 million under the Housing-Enabling Core Servicing (HECS) Fund towards Award of Tender RFT25-04 - Beaver Creek Road and Conservation Drive Reconstruction

Previously via report IPPW2025-028, the City of Waterloo applied for up to approximately \$8.4 million in Canada Housing Infrastructure Fund (CHIF) grant funding for the Laurel Creek SPS and Conservation Drive SPS. The City is currently awaiting the results of the application. A successful CHIF grant would provide additional funding towards the Laurel Creek SPS and provide significant funding towards the Conservation Drive SPS.

With Council's approval of IPPW2025-042 and subject to securing the requisite Escrow Agreement(s) and the conveyance of lands and easements required from

owner(s) to facilitate the construction of both pumping stations, staff intend to tender the Laurel Creek SPS in early 2026, with construction commencing in spring 2026 and completed by 2028. The Conservation Drive SPS will be tentatively tendered in 2028 subject to timing change if grant funding is secured and subject to the development clauses in the Escrow Agreement being satisfied. Based on the estimated construction value, the award of tender for each pumping station will return to Council for approval before construction can commence.

B. Financial Implications

The Beaver Creek Road and Conservation Drive Reconstruction project (Ref. #590) has been included in the 2024-2026 Approved Capital Budget. The estimated construction cost of the Laurel Creek SPS is \$11 million, with the final cost subject to the competitive RFT process.

In 2025, the City was awarded up to \$9.7 million in grant funding in support of the Laurel Creek SPS through two Province of Ontario grants streams:

- \$6.8 million under the Housing-Enabling Water Systems Fund (HEWSF) Intake II
- \$2.9 million (of the awarded \$6.4 million) under the Building Faster Fund (BFF)

With these grants secure, staff believe the risk-mitigation financial plan as previously directed by Council has been fully resolved and staff support proceeding with the Laurel Creek SPS tender in early 2026 and, subject to the development clauses in the Escrow Agreement being satisfied, proceeding with the Conservation Drive SPS in 2028 as included in the draft 2025 Development Charge background study update.

In addition to the \$9.7 million in grant funding, the Laurel Creek SPS project will be funded through \$1.3 million in Development Charges – Debenture funding (Ref. #590) also being released through this report IPPW2025-042.

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)

The reconstruction of Beaver Creek Road and Conservation Drive will include the extension of watermain and sewers to the northwest corner of the City limits,

supporting several proposed major residential developments in the Beaver Creek Meadows area and beyond. It also includes the construction of two new sanitary pumping stations to service the ultimate build out of the Beaver Creek Meadows district and the Erbsville North area to the west, which will enable up to an estimated 4,500 new housing units. These proposed works link to the City's Strategic Plan in the following areas:

- Infrastructure and Transportation Systems – Expand and support infrastructure and transportation systems in an environmentally and fiscally sustainable manner that provides residents with resilient public infrastructure and sustainable transportation solutions.
- Complete Community – Achieve a high quality of life for all residents and overall community vibrancy through strategic density, diverse housing options and equitably available parks, public spaces and recreational and cultural amenities.
- Operational Excellence – Provide fiscally responsible, exceptional service that meets the needs of residents, partners and equity-deserving groups, employees and volunteers of the City.

E. Previous Reports on this Topic

- IPPW2024-013 Housing Enabling Water Systems Fund
- IPPW2024-033 Beaver Creek Road and Conservation Drive – Award of Sanitary Pumping Station Design and Contract Administration & Inspection Services
- IPPW2024-055 Housing Enabling Fund – Water Systems Intake II and Core Servicing Stream
- IPPW2025-017 Beaver Creek Road and Conservation Drive Reconstruction - Partial Funding Release
- IPPW2025-028 Canada Housing Infrastructure Fund – Beaver Creek Meadows Pumping Stations
- IPPW2025-031 Award of Tender RFT25-04 Beaver Creek Road and Conservation Drive Reconstruction



Beaver Creek Meadows Sanitary Pumping Stations – Funding Release IPPW2025-042

Background

The Beaver Creek Road and Conservation Drive Reconstruction project (Ref. #590 in the Approved 2024-2026 Capital Budget) consists of the reconstruction and urbanization of Beaver Creek Road (from 400m north of Laurelwood Drive to Conservation Drive) and Conservation Drive (from Snowcrest Place to 200m east of Beaver Creek Road). It also includes the construction of two new sanitary pumping stations (SPS) to service the ultimate build out of the Beaver Creek Meadows district and the Erbsville North area to the west, which will enable up to an estimated 4,500 new housing units.

This project will provide new infrastructure (road, water, wastewater, stormwater, active transportation facilities) required to support development in the Beaver Creek Drive and Erbsville Road areas in Waterloo. Upgrading these corridors from rural to urban standards will also provide significant safety and mobility enhancements for current and future users. In accordance with the City's Purchasing By-Law 2019-026, tenders for the road reconstruction portion of the project were solicited via RFT25-04 Beaver Creek Road and Conservation Drive Reconstruction. The tender was awarded to the lowest bidder, Regional Sewer and Watermain Ltd., via report IPPW2025-031. Construction commenced in the summer of 2025 and is expected to be completed by 2028.

With Council's approval of report IPPW2025-042, staff will proceed to issue the tender for the Laurel Creek SPS in early 2026 with construction set to commence in the spring of 2026, subject to securing requisite agreements and conveyance of lands from developers. The second pumping station, the Conservation Drive SPS, is currently forecasted in 2028 and will proceed once the development clauses in the Escrow Agreement are satisfied.

Provincial Grant Funding

The City of Waterloo has been awarded up to \$14.8 million through various provincial funding grant streams in support of the Beaver Creek Road and Conservation Drive reconstruction project, which have significantly reduced the City's financial risk. The grants have been awarded under three provincial grant streams:

- \$6.8 million under the Housing-Enabling Water Systems Fund (HEWSF) Intake II towards the Laurel Creek SPS
- \$2.9 million (of the awarded \$6.4 million) under the Building Faster Fund (BFF) towards the Laurel Creek SPS, and

- \$5.1 million under the Housing-Enabling Core Servicing (HECS) Fund towards Award of Tender RFT25-04 - Beaver Creek Road and Conservation Drive Reconstruction

Federal Grant (Canada Housing Infrastructure Fund) Funding

As approved by Council via IPPW2025-028, the City of Waterloo applied for up to approximately \$8.4 million in Canada Housing Infrastructure Fund (CHIF) grant funding for the Laurel Creek SPS and Conservation Drive SPS. The City is currently awaiting the results of the application. A successful CHIF grant would provide additional funding towards the Laurel Creek SPS and provide significant funding towards the Conservation Drive SPS.

Future Grant Opportunities

The Federal and Provincial governments have both announced future grant streams supporting housing enabling infrastructure. When those programs are announced, the City will review the programs and, as appropriate, submit applications seeking additional grant support for the Conservation Drive SPS. Similar to the HEWSF Intake II and BFF, grant funds that can be secured in support of the Beaver Creek Meadows project support the advancement of housing in this area and directly contribute to lower Development Charges across the entire City, which is also a benefit to all other housing developments.

Project Schedule

Beaver Creek Road and Conservation Drive Road Reconstruction

In accordance with the City's Purchasing By-Law 2019-026, tenders for the road reconstruction portion of the project were solicited via RFT25-04 Beaver Creek Road and Conservation Drive Reconstruction. The tender was awarded to the lowest bidder, Regional Sewer and Watermain Ltd., via report IPPW2025-031. Construction commenced in the summer of 2025 and is expected to be completed by 2028.

Laurel Creek SPS and Conservation Drive SPS

Subject to Council's approval of this report and the conveyance of lands and easements required to facilitate the construction of both pumping stations, the Laurel Creek SPS will be tendered in early 2026, with construction commencing in spring 2026 and substantial completion anticipated by 2028. The Conservation Drive SPS will be tentatively tendered in 2028, subject to timing change if grant funding is secured and subject to the development clauses in the Escrow Agreement being satisfied. Based on the estimated construction value, the award of tender for each pumping station will return to Council for approval before construction can commence.

Escrow Agreement

Staff are working to finalize an Escrow Agreement necessary to secure the conveyance of lands and easements required for the construction of the sanitary pumping stations. The Agreement will include the following:

- Conveyance of lands and easements, at no cost to the City (except for registration costs), required to facilitate construction of the Laurel Creek SPS (tender to be issued in early 2026).
- City to issue tender for and proceed with construction of Conservation Drive Pump Station once an owner's notice of readiness is received from Northgate, based on mutually agreed development milestones. Lands and easements required for construction of the Conservation Drive SPS to be conveyed, at no cost to the City (except for registration costs), as required once the owner's notice is issued. It is tentatively anticipated that this will occur in 2028.
- Owner option to construct the Conservation Drive SPS (to be reimbursed by the City) if the City fails to fulfil its obligation to do so under the Agreement.
- City option to construct the Conservation Drive Pump Station sooner (if grant funding is secured), at its discretion, and in that case the owner agrees to convey, at no cost to the City (except for registration costs), the lands and easements required to proceed.

Next Steps

Staff will issue the tender for the Laurel Creek SPS in early 2026 and tentatively the Conservation Drive SPS tender in 2028, subject to securing the required lands as anticipated through the Escrow Agreement, and report back to Council with the results of the tendering process for each sanitary pumping station (i.e. as previously mentioned, Council approval will be required to award each tender).



STAFF REPORT
Planning

Title: Official Plan Amendment No. 63 and Zoning By-law
Amendment Z-25-05, Uniweber Properties Inc., 200 Weber
St N

Report Number: IPPW2025-067

Author: John Vos

Council Date: December 8, 2025

File: OPA 63, Z-25-05

Attachments: Map 1 – Location Map
Map 2 – Proposed Official Plan Amendment
Map 3 – Proposed Zoning Change
Appendix A – Site Specific By-law
Appendix B – Summary of Agency and Staff Comments
Appendix C – Summary of Public Comments
Appendix D – Minutes from Informal Public Meeting Minutes
Appendix E – Conceptual Site Plan
Appendix F – Conceptual Building Elevations
Appendix G – Conceptual Floor Plans

Ward No.: Ward 5 (Southeast)

Recommendations:

1. That Council approve staff report IPPW2025-067.
2. That Council endorse Official Plan Amendment 63 (OPA 63), Uniweber Properties Inc., 200 Weber Street North, in accordance with Section 7 of staff report IPPW2025-067.
3. That Council direct staff to submit the Special Policy Area Submission package to the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources in accordance with Section 7 of staff report IPPW2025-067.
4. That Council endorse Zoning By-law Amendment Z-25-05, Uniweber Properties Inc., 200 Weber Street North in accordance with Section 7 of staff report IPPW2025-067.

A. Executive Summary

Uniweber Properties Inc. (the “Applicant”) is proposing to amend the City’s Official Plan (OPA 63) and Zoning By-law (Z-25-05) for the lands known municipally as 200 Weber Street North (the “Site”) to permit the development of a food store with offices on the second floor.

To facilitate the proposed development, the Official Plan needs to be amended to allow a food store, and a portion of the Site along the rear lot line is to be re-designated as ‘Parks and Other Green Space’ (“OPA 63”).

OPA 63 will add a new land use within the Laurel/Clair Special Policy Area (floodplain) which requires approval from the Ministry of Municipal Affairs and Housing (“MMAH”) and the Ministry of Natural Resources (“MNR”) pursuant to the Provincial Planning Statement 2024 (“PPS”). If Council endorses OPA 63, then staff will make a submission to MMAH and MNR for ministerial authorization to approve OPA 63. If ministerial authorization is granted, Staff will present implementing by-laws for OPA 63 and Z-25-05 to City Council for enactment.

Zoning By-law Amendment Z-25-05 seeks to implement OPA 63 and permit a food store on the Site. Z-25-05 also rezones a portion of the Site along the rear lot line to ‘Conservation’ (OS3). An amended parking rate is proposed, from 4 parking spaces per 100 square metres of building floor area (175 spaces) to 2.4 parking spaces per 100 square metres of building floor area (105 spaces).

OPA 63 and Z-25-05 are planning applications; any approval or acceptance of such applications does not give any assurance whatsoever that building permits when applied for will be issued. Based on available information, the proposed development does not appear to comply with the Ontario Building Code – a building permit is unlikely to be issued. Of particular concern is the continuity of required exits to an open public thoroughfare. General safe pedestrian and vehicular ingress and egress is also a concern during a flood event. It has not been demonstrated that a safe pedestrian path of travel can be achieved to an open public thoroughfare. Although the building will be floodproofed, safe egress may be constrained due to the depth and velocity of the flood water on the Site and within the road allowance of Weber Street North. This is further discussed in Section 2.1. The City is obligated to review and process OPA 63 and Z-25-05, regardless of the viability of a building permit being issued for the proposed development.

Based on the Planning Division’s review of the applications, staff support Official Plan Amendment 63 and Zoning By-law Amendment Z-25-05 as set out in Section 7 of IPPW2025-067, subject to MMAH and MNR authorization. Reasons including:

- The applications are consistent with the Provincial Planning Statement 2024, subject to MMAH and MNR authorization.

3 Integrated Planning & Public Works

- The applications conform to the policies of the Regional Official Plan.
- The application to amend the Official Plan will result in a policy framework that allows for appropriate development and the efficient use of land and infrastructure.
- The proposed zoning is appropriate and will implement the Official Plan as amended by OPA 63.
- The site-specific zoning regulations are tailored to the Site and the proposed development, while maintaining the general intent of Zoning By-law 2018-050.
- The applications direct intensification and growth to designated urban lands and corridors.
- The proposed commercial development can be designed to be floodproofed, and if approved would be subject to a flood emergency plan.

B. Financial Implications

Staff is not aware of any financial implications to the City with respect to these applications. Should the applications be appealed, potential costs related to an Ontario Land Tribunal (OLT) hearing may be incurred.

C. Technology Implications

None.

D. Link to Strategic Plan

(Strategic Objectives: 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)

The recommendations in this report support the 'Complete Community' Strategic Objective through the development of a new food store adjacent to residential areas.

E. Previous Reports on this Topic

None.



Official Plan Amendment No. 63 and Zoning By-law Amendment Z-25-05, Uniweber Properties Inc., 200 Weber St N IPPW2025-067

SECTION 1 – SUBJECT SITE

Location: 200 Weber St N

Ward: Ward 5 - Southeast

Size: 1.12 hectares

Owner/Applicant: Uniweber Properties Inc.

Existing Land Use: Vacant (previously commercial)

Proposed Land Use: Commercial (food store)



Public Input:

The primary mechanisms used for gathering input are as follows:

Mechanism	Date	Results
Agency and Staff Circulation	March 11, 2025	Agency and staff comments are attached as Appendix 'B'
Advertised the applications were received and open for public review.	March 27, 2025	Advertised in the Waterloo Region Record, and a letter was mailed to all property owners within 120 metres of the Site.
Informal Public Meeting	April 14, 2025	Minutes of the Informal Public Meeting are attached as Appendix 'D'.
Sign posted on the property	May 2025	The Applicant provided photos of the sign, verifying it was installed.
Advertised the Formal Public Meeting	November 27, 2025	Advertised in the Waterloo Region Record and a letter was mailed to all property owners within 120 metres of the Site.
Formal Public Meeting	December 8, 2025	Council consideration of the applications.

1.1 Site Description and Neighbourhood Context

The Site is located on the east side of Weber St N, between Marshall St and University Ave E as shown on Figure 1.

Waterloo Fire Station 1 is north of the Site, House of Friendship is south, and Village on the Green (townhouse condominium) is directly east. Laurel Creek flows through the Village on the Green, approximately 40 metres from the Site.



Figure 1: Site location and surrounding area

The Site is currently vacant but previously contained a retail store (White Rose Crafts and Nursey Ltd.) which was demolished in April 2024. Access to the Site is from a driveway along the south side of the lot which is shared with the House of Friendship.

SECTION 2 – PROPOSED DEVELOPMENT (see Appendices ‘E’, ‘F’, and ‘G’)

The proposed development is a two-storey retail commercial building with a food store on the first storey (~3,251 square metres in size) and offices on the second storey (~1,107 square metres in size). The total building floor area is ~4,358 square metres. A total of 111 parking spaces are proposed in the front and rear yards, with loading bays along the rear façade.

The proposed building will be designed with a finished floor elevation (foundation height) above the regulatory flood elevation (floodwater depth) to protect the building and occupants during most storm events, provided occupants are not required to exit

the building. Ramps and stairs will provide convenient and accessible access to the building as shown in Figure 2.

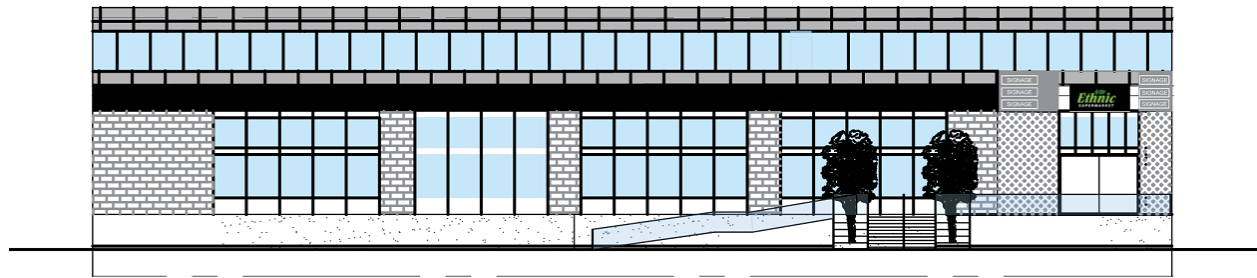


Figure 2: Front building façade

2.1 Ontario Building Code

Staff note that the proposed building does not comply with the Ontario Building Code and a building permit is unlikely to be issued for the proposed building. Of particular concern is whether safe pedestrian and vehicular ingress and egress can be provided to the Site during a flood event pursuant to the Code, particularly a safe pedestrian path of travel to an open public thoroughfare from all required exits. Although the building will be floodproofed, safe egress may be constrained due to the depth and velocity of the flood water on the Site and within the Weber St N right-of-way.

The 2024 Building Code states:

Division B, 3.1.1.6. Building in Flood Plains

(1) Buildings constructed on flood plains shall

- a. Be designed and constructed in accordance with good engineering practice to withstand anticipated vertical and horizontal hydrostatic pressures acting on the structure, and*
- b. Incorporate floodproofing measures that will preserve the integrity of exits and means of egress during time of flooding.*

Division A – Part 1, 1.4.1.2. Defined Terms

Means of Egress means a continuous path of travel provided for the escape of persons from any point in a building or contained open space to a separate building, an open public thoroughfare, or an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare. Means of egress includes exits and access to exits.

A technical guideline (prepared by the City of Waterloo) provides an opportunity for development to occur with the Special Policy Area where certain technical requirements can be met. It allows for development within low-level flooding areas where the depth of

water does not exceed 0.8 meters, a water flow rate (velocity) does not exceed 1.7 metres per second, and the product of the depth and velocity does not exceed 0.4 metres squared per second.

Based on an initial analysis, flood depths greater than 1.4 metres are expected, with some areas as deep as 1.8 metres, and an average velocity of 0.4 meters per second.

The primary purpose of OPA 63 and Z-25-05 is to add a new commercial use (i.e., food store) to lands designated and zoned for commercial purposes, however matters of public safety must be considered including the appropriateness of development within the floodplain. The concept plans and various reports submitted with the applications help to inform how the food store can be advanced within the Special Policy Area from a planning perspective, should the applications be approved, but do not guarantee that a building permit will be issued or that a structure can be constructed on the Site. Based on available information, the proposed development does not appear to comply with the Ontario Building Code – a building permit is unlikely to be issued.

While Official Plan policies for the Special Policy Area only require safe access for residential buildings, the Code makes no distinction based on land uses and requires safe access for both residential and non-residential buildings. With respect to this difference, the Code prevails.

SECTION 3 – PLANNING APPLICATION DETAILS

To facilitate the proposed development, the Applicant has applied for an Official Plan Amendment (OPA 63) to:

- Add food store to the list of contemplated land uses.
- Change the designation of portion of the Site along the rear lot line to “Parks and Other Green Space” to ensure the long-term protection of the lands for floodway purposes.

The Applicant has also applied for a Zoning By-law Amendment (Z-25-05) to:

- Permit food store through a site-specific provision.
- Reduce the parking rate from 4.0 parking spaces per 100 sq. m of building floor area (175 spaces) to 2.4 parking spaces per 100 sq. m of building floor area (105 spaces).
- Change the zoning for a portion of the Site along the rear lot line (within the floodway) to ‘Conservation’ (OS3) zone.

The proposed amendments are analyzed in ‘Section 5 – Planning Evaluation’ of this report.

The Site is located within the Laurel/Clair Special Policy Area Floodway (“SPA”). Pursuant to the Provincial Planning Statement, MMAH and MNR must approve policy

changes to the Official Plan for lands within the SPA, particularly if new uses are proposed, including commercial uses. If City Council endorses the applications, as recommended in IPPW2025-067, then staff will make a submission to MMAH and MNR for their authorization, and if authorized will return to City Council to enact the related by-laws.

SECTION 4 – POLICY ANALYSIS

4.1 Provincial Planning Statement

The Provincial Planning Statement 2024 (the “PPS”) establishes the vision and policy framework for matters of provincial interest related to land use planning and development in Ontario. Collectively, the policies aim to focus growth within existing settlement areas; promote efficient development and land use patterns to minimize land consumption and servicing costs; support densities that provide for a more compact urban form, and building strong and safe communities.

In staff’s opinion, the applications are consistent with relevant policies in the PPS, including:

- The applications will result in the efficient use of land and existing infrastructure consistent with Policy 2.3.1.2.
- The applications will be transit-supportive by accommodating a neighbourhood commercial use (food store) in a walkable area and a frequent transit corridor consistent with Policy 2.4.3.1.
- The applications will incorporate design measures for safety related to development in an area associated with flooding hazard, consistent with Policy 5.2.5.

Policy 5.2.5(a) allows development within the flooding hazard area where a Special Policy Area (such as the Lateral/Clair Special Policy Area) has been approved. Any change or modification to official plan policies, land use designations or boundaries applying to Special Policy Area lands must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to approval by the City of Waterloo.

If Council endorses OPA 63, then staff will make a submission to MMAH and MNR for final authorization of OPA 63, before Council enacts the related by-laws.

4.2 Region of Waterloo Official Plan

The Regional Official Plan (the “ROP”) provides a land use policy framework that implements the PPS in the regional context. The lands are located within the ‘Urban Area Boundary’ as shown on ROP Map 1: Regional Structure, and within the

‘Delineated Built-Up Area’ as shown on ROP Map 2: Urban System. In staff’s opinion, the applications conforms to the ROP for reasons including:

- Increases the viability of an underutilized commercial property within the Urban Area Boundary.
- Expands residents’ convenient access to food options within proximity to established neighbourhoods.
- Results in development of a non-sensitive land use within the Special Policy Area, while ensuring no development occurs within the floodway.
- Demonstrates the development can be floodproofed.
- Supports the use of existing transit, walking and cycling routes.

4.3 City of Waterloo Official Plan 2012

The City of Waterloo Official Plan designates the Site as follows:

- Schedule ‘A’ (Land Use Plan) – **Commercial**
- Schedule ‘A1’ (Commercial Land Uses) – **Corridor Commercial**
- Schedule ‘A5’ (Natural Hazards) – **Special Policy Area and Special Policy Area Floodway**
- Schedule ‘B’ (City Structure) – **Minor Corridor**
- Schedule ‘B1’ (Height and Density) – **Medium High Density, 40 metres**
- Schedule ‘B3’ (Designated Greenfield Areas) – **Built Up Area**
- Schedule ‘C’ (District Boundaries) – **Willowdale District**
- Schedule ‘E’ (Road Classification System) – **Regional Arterial (Weber St N)**
- Schedule ‘F’ (Active Transportation System) – **City-wide Cycling and Multi-Use Route**

The Corridor Commercial designation contemplates primarily automobile-oriented commercial uses including certain highway commercial retail uses, wholesale, office, medical, accommodation, restaurants, entertainment, commercial recreation, banquet halls and funeral homes, with a maximum building height of 40 meters. This designation does not contemplate food stores.

The Applicant is proposing to add ‘food store’ as a permitted use to the Site, asserting the unique characteristics and location of the Site is appropriate for a small scale food store use, including the Site’s proximity to residential neighbourhoods.

The Site is located within the Laurel/Clair Special Policy Area where development within the floodplain is permitted from a planning perspective if technical requirements are met such as floodproofing. Staff recommend that the rear portion of the Site within the floodway (i.e., the inner, most hazardous part of the floodplain) be redesignated “Parks

and Other Green Space” to ensure the long-term protection of the floodway as green space.

Based on staff’s review, we are of the opinion that it is reasonable to support the land use modifications proposed through OPA 63 as set out in Section 7 of IPPW2025-067, as discussed in Section 5.1.

4.4 City of Waterloo Zoning By-law 2018-050

The Site is zoned Corridor Commercial 27 (C5-27) which permits a variety of auto-oriented commercial uses and permits buildings up to 27 metres and 9 storeys in height.

The Site is located within the floodplain as indicated on Schedule A3 of the Zoning By-law which applies technical requirements to development, including floodproofing requirements for new or modified buildings.

Through Z-25-05, the Applicant is proposing to:

- Permit food store through a site-specific provision.
- Reduce the parking rate from 4.0 parking spaces per 100 sq. m of building floor area (175 spaces) to 2.4 parking spaces per 100 sq. m of building floor area (105 spaces).
- Change the zoning along the rear lot line of the Site (within the floodway) to ‘Conservation’ (OS3).

Based on staff’s review, we are of the opinion that it is reasonable to support the land use and parking modifications proposed through Z-25-05 as set out in Section 7 of IPPW2025-067, as evaluated in Section 5.2.

SECTION 5 – PLANNING EVALUATION

Staff have reviewed the applications (OPA 63 and Z-25-05) and provide the following comments:

5.1 Official Plan Amendment No. 63

The Official Plan provides criteria for considering applications to change land use designations, as summarized below:

5.1.1 Add Food Store

The subject lands are designated ‘Commercial’ on Schedule ‘A’ and ‘Corridor Commercial’ on Schedule ‘A1’ of the Official Plan. Lands designated Corridor Commercial are intended to accommodate highway commercial uses which primarily cater to persons travelling via automobile, such as wholesale or retail of bulky goods, home improvement / hardware store, and banquet halls. The Corridor Commercial

designation expressly excludes food stores, department stores, and drug stores as these land uses are directed to other commercial designations throughout the city.

The Applicant is requesting to add 'food store' as a permitted use on the Site. This will enable the proposed development as shown on Figure 2.

5.1.2 Official Plan Review (Phase 1)

In December 2024, Council adopted Official Plan Amendment 58 ("OPA 58") which implemented the first phase of the Official Plan Review. OPA 58 has been submitted to the MMAH for final approval, but a decision has not been issued yet.

The updated Official Plan added land uses to the 'Corridor Commercial' designation including food store, medical office, drug store, personal service shop, automobile gas station and vehicle charging station, similar to the use proposed through OPA 63. However, OPA 58 excluded all lands within the Laurel/Clair Special Policy Area including the Site, given the complexities of securing joint ministerial approval for a city-wide planning review such as OPA 58. OPA 63 is a simpler site specific proposal, that aligns with the general policy framework as proposed to be amended through OPA 58 for other lands designated Corridor Commercial outside of the SPA.

Staff are of the opinion that the requested land use amendment to the Official Plan at 200 Weber St N is reasonable. Staff recommend that Council endorse OPA 63 as set out in Section 7 of IPPW2025-067.

5.1.3 Area Specific Policy No. 92 – Flood Emergency Plan

The Official Plan allows development within the Laurel/Clair Special Policy Area where the development is floodproofed to the Regulatory Flood Elevation (above the expected flood depth). The Applicant provided a Flood Risk Assessment confirming that the proposed building can be adequately floodproofed.

To mitigate potential site-specific risks, it is recommended that the City require a building-specific Flood Emergency Plan for the development in conjunction with the Site Plan application, to be implemented by the building owner. This will be secured through an Area Specific Policy (ASP 92) in the Official Plan and through a holding symbol in Site Specific Provision C297 (see Appendix A).

The Flood Emergency Plan will need to:

- be prepared by a qualified professional
- be coordinated with flood warning processes and municipal flood emergency procedures
- address how flood event actions and protocols, including those related to building closure, evacuation, re-entry, and shelter-in-place, will be communicated and

carried out for the site to the satisfaction of the City, in consultation with the Region and Grand River Conservation Authority where appropriate

For clarity, the Flood Risk Assessment and the recommended Flood Emergency Plan do not alleviate the owner from the requirements of the Ontario Building Code, including in relation to continuity of exits. Based on available information, the proposed development does not appear to comply with the Ontario Building Code – a building permit is unlikely to be issued.

5.2 Zone Change Application Z-25-05

The Applicant is proposing the following site-specific provisions:

- Permit food store through a site-specific provision
- Reduce the parking rate from 4.0 parking spaces per 100 sq. m of building floor area (175 spaces) to 2.4 parking spaces per 100 sq. m of building floor area (105 spaces)

Staff also recommend that the portion of the Site along the rear lot line (within the floodway) be rezoned to 'Conservation' (OS3).

Each of the requested amendments is considered below:

5.2.1 Add Food Store

The Applicant is requesting to permit the use 'food store' to enable the proposed development and increase the commercial reuse of the site.

Staff support adding the proposed food store use. Staff note the Site is in proximity to residential neighbourhoods, post-secondary institutions, has access from multiple transit routes, and the proposed use aligns with the general policy framework advanced through OPA 58 for other lands designated Corridor Commercial throughout the city and outside the SPA.

5.2.2 Parking Rate

The Applicant is requesting a non-residential parking rate of 2.4 spaces per 100 sq. m of building floor area. The current parking rate of 4.0 spaces per 100 sq. m of building floor area would require 175 parking spaces, while the reduce parking rate will require 105 parking spaces.

The concept plan submitted with the application shows 111 parking spaces (including 5 accessible parking spaces), 3 loading spaces, and 12 bicycle parking spaces. For a small scale food store and office, the 111 spaces in this context should be sufficient with proper parking management operations by the owner/operator.

The subject lands are well served by transit with multiple GRT bus routes available along Weber St N, and along University Ave E which is within close proximity of the Site.

On November 17, 2025, City Council approved new parking rates for all zones throughout the city (Z-25-09, IPPW2025-064, By-law 2025-078). The non-residential parking rate for the C5 zone was reduced to 3.25 spaces per 100 sq. m of building floor area, however, this rate does not take effect until the appeal period ends on December 17, 2025.

Staff do not object to the parking rate of 2.4 spaces per 100 sq. m for non-residential building floor area for the Site.

5.2.3 Conservation Zone

Staff recommend the portion of the Site along the rear lot line (within the floodway) be rezoned to “Conservation” (OS3) to prevent any development from occurring within this hazard area. The floodway is the inner, most hazardous part of the floodplain, where development should be opposed.

5.2.4 Holding Symbol for Noise Study Update

An initial Noise Impact Study was submitted to ensure noise from the proposed development will not impact nearby residences (i.e., townhouses at Village on the Green) nor the House of Friendship.

RWDI reviewed the study entitled “Noise Impact Study, 200 Weber Street North Waterloo, Ontario”, prepared by GHD dated December 19, 2024. They identified specific questions which need to be addressed during detailed site design (e.g., specific mechanical equipment, and loading/parking of refrigerated trucks), but such matters are not expected to change the findings of the report or be significant enough to impede the development.

It is recommended that a holding symbol (“H”) be applied to the zoning of the Site that requires an updated noise study at detailed design to address the matters listed above and to ensure the sound level criteria for the proposed development meet Province’s Environmental Noise Guideline NPC-300.

5.2.5 Holding Symbol for Flood Emergency Plan

As discussed in section 5.1.3 above, a building-specific Flood Emergency Plan will be required for the development. The plan will be prepared in conjunction with the Site Plan application and implemented by the building owner. The Flood Emergency Plan will be secured through an Area Specific Policy (ASP 92) in the Official Plan and through a holding symbol in Site Specific Provision C297 (see Appendix A).

SECTION 6 – CONCLUSION

Based on the Planning Division’s review of the applications, staff support Official Plan Amendment 63 and Zoning By-law Amendment Z-25-05, in accordance with Section 7, for reasons including:

- The applications are consistent with the Provincial Planning Statement 2024, subject to MMAH and MNR authorization.
- The applications conform to the policies of the Regional Official Plan.
- The application to amend the Official Plan will result in a policy framework that allows for appropriate development and the efficient use of land and infrastructure.
- The proposed zoning is appropriate and will implement the Official Plan as amended by OPA 63.
- The site-specific zoning regulations are tailored to the Site and the proposed development, while maintaining the general intent of Zoning By-law 2018-050.
- The applications direct intensification and growth to designated urban lands and corridors.
- The proposed commercial development can be designed to be floodproofed, and if approved would be subject to a flood emergency plan.

For clarity, OPA 63 and Z-25-05 are planning applications which the City is obligated to process. Any approval or acceptance of such planning applications does not give any assurance whatsoever that building permits when applied for will be issued. Based on available information, the proposed development does not appear to comply with the Ontario Building Code – a building permit is unlikely to be issued.

SECTION 7 – RECOMMENDATIONS

1. That report IPPW2025-067 be approved.
2. That Council endorse Amendment No. 63 to the City of Waterloo Official Plan, Uniweber Properties Inc., for the lands known municipally as 200 Weber Street North, as follows:
 - a) That Schedule A (Land Use Plan) be amended by changing the designation applied to the lands identified as “Parks and Other Green Space” on Map 2 attached hereto from ‘Commercial’ to ‘Open Space’;
 - b) That Schedule A1 (Commercial Land Uses) be amended by removing the ‘Corridor Commercial’ designation applied to the lands identified as “Parks and Other Green Space” on Map 2 attached hereto;
 - c) That Schedule A3 (Open Space Land Use) be amended by applying the “Parks and Other Green Space” designation to the lands identified as “Parks and Other Green Space” on Map 2 attached hereto; and

- d) That Schedule A6 (Specific Provision Areas) be amended adding ASP 92 to the lands identified as “Area Specific Policy 92” on Map 2 attached hereto.
- 3. That Council direct staff to submit the Special Policy Area Submission package to the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources for approval, after:
 - a) The City’s Fire Chief executes an emergency services letter on behalf of the City for purposes of the final SPA Submission to MMAH and MNR, subject to the final form and content of the letter being satisfactory to the City’s Fire Chief and City Solicitor; and
 - b) Receipt of endorsement by the GRCA Board of Directors in relation to Official Plan Amendment 63.
- 4. That Council endorse Zoning By-law Amendment Z-25-05, Uniweber Properties Inc., for the lands known municipally as 200 Weber Street North, as follows:
 - a) That Zoning By-law No. 2018-050 is hereby amended by changing the zoning category as shown on the Zoning Map attached to Zoning By-law 2018-050 as Schedule ‘A’ for the lands identified as “Corridor Commercial” on Map 3 attached hereto, from “Corridor Commercial 27” (C5-27) to “Holding Corridor Commercial 27” ((H)C5-27);
 - b) That Zoning By-law No. 2018-050 is hereby amended by changing the zoning category as shown on the Zoning Map attached to Zoning By-law 2018-050 as Schedule ‘A’ for the lands identified as “Conservation” shown on Map 3 attached hereto, from “Corridor Commercial 27” (C5-27) to “Conservation” (OS3);
 - c) That Zoning By-law No. 2018-050 is hereby amended by adding Site Specific Provision ‘C297’ to Schedule ‘C’ of Zoning By-law 2018-050 as set forth in Appendix ‘A’ attached to IPPW2025-067; and,
 - d) That Zoning By-law No. 2018-050 is hereby amended by adding “C297” to the zoning map attached to said Zoning By-law 2018-050 as Schedule ‘C1’ for the lands identified as “Site Specific Provision C297” on Map 3 attached hereto.

Submitted by:

John Vos MCIP RPP

Senior Development Planner
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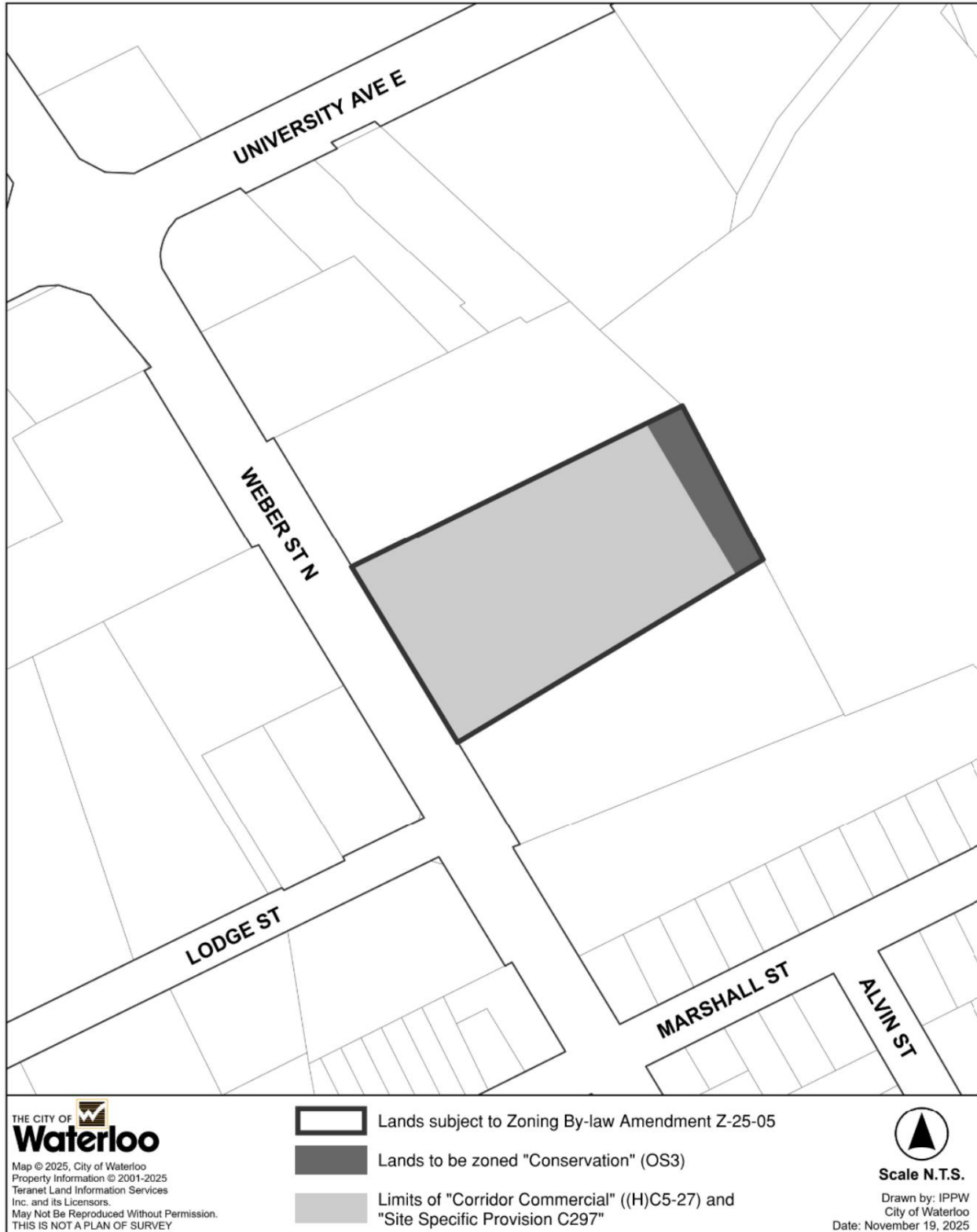
Map 1 – Location Map



Map 2 – Proposed Official Plan Amendment



Map 3 – Proposed Zone Change



Appendix A – Site Specific By-law

Exception	Address	Zoning	File Reference
C297	200 Weber Street North	(H) C5-27	Z-25-05 OPA 63

Location: 200 Weber Street North, mainly Part of Lot 9 on Registered Plan 493, as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following additional USE is hereby added to section 8.7.1.1 for the lands known municipally as 200 Weber Street North (the "Lands") only:
 - i. FOOD STORE
- b) Notwithstanding anything to the contrary, the following parking rate shall apply:
 - i. Non-residential PARKING SPACES (minimum): 2.4 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
- c) Notwithstanding anything to the contrary, where a holding symbol (H) is applied, only those uses which lawfully and actually existed on the date of passing of this BY-LAW shall be permitted to continue until such time as the holding symbol (H) is removed. The holding symbol (H) shall not be removed or modified until the following criteria are satisfied:
 - i. Submit a detailed Noise Study to the satisfaction of the CITY. The study shall evaluate stationary noise impacts emanating from the development, including potential impacts of noise (e.g., HVAC systems and refrigeration units) and from delivery trucks (and the like) on surrounding noise sensitive receptors. All buildings on the lands subject to C297, and mechanical equipment thereto, shall be acoustically designed to achieve all applicable noise level objectives off-site, including those of the Ministry of the Environment, Conservation and Parks (MECP), to the satisfaction of the CITY. The study shall be conducted when mechanical equipment details are confirmed, and detailed grading plans, elevations and floor plans are available. The Owner shall make secure arrangements to implement the recommendations of the accepted Noise Study, to the satisfaction of the CITY.
 - ii. Notwithstanding any other provision in the BY-LAW, the following USES shall be prohibited unless an ACCEPTED FLOOD EMERGENCY PLAN is provided for the BUILDING or STRUCTURE prior to the approval of a Site Plan pursuant to Section 41 of the PLANNING ACT:
 - i. USES identified in regulation 8.7.1 of the C5 zone
 - ii. any USE(S) permitted through site-specific zoning provision C297.

For the purpose of this provision, ACCEPTED shall be defined as follows:

ACCEPTED – means to the satisfaction of the CITY, in consultation with the REGION and Grand River Conservation Authority where appropriate.

For the purpose of this provision, FLOOD EMERGENCY PLAN shall be defined as follows:

FLOOD EMERGENCY PLAN – means a flood emergency plan, prepared and certified by a qualified professional or qualified professionals, that is coordinated with flood warning processes and municipal flood emergency procedures, to address at a minimum the matters set out below, including how flood event actions and protocols will be carried out for the site for the purposes of safeguarding persons, animals and property before, during and after a flood event. A FLOOD EMERGENCY PLAN shall include, but not be limited to:

- A) an overview of the BUILDING;
- B) a description of the local flood warning system;
- C) building-specific risk mitigation measures, as applicable, such as structural floodproofing, signage, voice communication systems, protocols for building closure, evacuation, re-entry, and sheltering in place, and a communication strategy detailing how individuals are made aware of the Flood Emergency Plan and are informed of the protocols for building closure, evacuation, re-entry, and sheltering in place;
- D) actions to be undertaken before, during, and after a flood event, as applicable, such as maintaining an emergency team, maintaining up-to-date contact lists, maintaining the protocols for building closure, evacuation, re-entry, and sheltering in place, implementing the communication strategy, carrying out regular training and drills, reviewing the Flood Emergency Plan regularly, activating the emergency team, carrying out the instructions of municipal emergency management officials, and undertaking a post-event review; and
- E) floor plans and safe access route maps.

Appendix B – Summary of Agency and Staff Comments

Staff and Agency Comments

No comments or concerns:

- City of Waterloo - Engineering Services
- City of Waterloo - Transportation Services
- Waterloo Advisory Committee on Active Transportation
- Enova Power Corp
- Waterloo Region District School Board

City of Waterloo Building Services

- Building Standards cannot support a development application that does not comply with the Ontario Building Code. Criteria for demonstrating building code compliance is as outlined in the document *“Technical Guideline – Development within Special Policy Areas and Ontario Building Code Compliance”*.
 - As proposed, this development does not appear to comply with the following requirements outlined within the Technical Guideline:
 - safe pedestrian and emergency vehicular ingress and egress,
 - safe pedestrian path of travel for all exiting systems to an open public thoroughfare. The water depth and flow rates do not appear to comply with the Technical Guideline.
 - Protect-in-place/shelter-in place methods of construction are not supported within the City of Waterloo.
- Unless compliance with the Ontario Building Code and associated Technical Guideline can be achieved, Building Standards cannot issue a building permit.
- The Special Policy Area does not exempt compliance with the Ontario Building Code. Building in Flood Plains Building Code criteria is applicable regardless of the occupancy of the building.

Building Code and Technical Guideline References below:

2024 Ontario Building Code,

Division B, 3.1.1.6. Building in Flood Plains:

(1) Buildings constructed on flood plains shall

- a. Be designed and constructed in accordance with good engineering practice to withstand anticipated vertical and horizontal hydrostatic pressures acting on the structure, and*

- b. Incorporate floodproofing measures that will preserve the integrity of exits and means of egress during time of flooding.*

Division A – Part 1, 1.4.1.2. Defined Terms:

Means of Egress means a continuous path of travel provided for the escape of persons from any point in a *building* or contained open space to a separate building, an open public thoroughfare, or an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare. *Means of egress* includes *exits* and *access to exits*.

Technical Guideline - Development within special policy areas and Ontario Building Code Compliance Specifically speaks to development design considerations for pedestrian, emergency vehicular and exiting systems.

- (2) The site design should provide for safe pedestrian and emergency vehicular ingress and egress. This includes locations, width, and configuration of safe access routes for both evacuation and emergency services. To align with current City of Waterloo SPA policies, water depths must not exceed 0.8m, the water velocity must not exceed 1.7m/s, and the product of depth and velocity must not exceed 0.4m²/s. Note the design criteria is currently under review and is subject to change, with the possibility of more restrictive criteria being adopted.*
- (3) Design of all building exiting systems must provide for both, occupants exiting the building and emergency services access to the building, along one or more safe access routes confirmed by the City of Waterloo and the Conservation Authority. Exits are permitted to open onto low level flooding areas where the depth of water does not exceed 0.8m, a water flow rate does not exceed 1.7m/s, the product of depth and velocity does not exceed 0.4m²/s, and the water pressure does not impede the operation of the door. Again, the design criteria is currently under review and is subject to change.*

City of Waterloo Landscape Architecture

- Any tree clearing shall be in accordance with the federal Migratory Birds Convention Act, 1994, and the provincial Endangered Species Act, 2007. Clearing activities shall be completed in accordance with all recommended bird nesting windows and the protection of Species at Risk habitat.
- Signed Letters of Consent will be required for all boundary/adjacent ownership tree removals.
- There appear to be City trees and/or mutually owned trees immediately adjacent to/along the site along the Weber Street frontage. Ownership of these trees is to be confirmed on a vegetation management plan through the site plan process. All impacts to/removal of City-owned trees or trees with shared ownership with the City shall be in accordance with the City's Tree By-law (No. 2014-078).

Grand River Conservation Authority

- GRCA staff are confident in the site's ability to adhere to SPA policies and have no concerns in principle. However, we require a number of technical revisions to the submitted plans prior to approval, including:
 - Confirm the limits of the floodway to confirm all development (including grading) is outside of the floodway
 - Confirm the finished floor elevation will be above the regulatory flood elevation (319.6, CGVD 28)
 - Add geodetic elevations to the cross sections
 - Note the horizontal and vertical reference systems on the site and civil plans.

Region of Waterloo

- Region staff have no objection to Official Plan Amendment No. 63 and Zone Change Application Z-25-05
- Regional Development Charges will be required for future development on the Site and will be collected prior to issuance of a building permit.
- A Regional Road Access permit will be required.

Waterloo Catholic District School Board

- Educational development charges will be collected prior to the issuance of a building permit.

Appendix C – Summary of Public Comments

Public Comments

Staff have received emails and online comments from various residents and organizations within the surrounding area. Staff have met/corresponded with several residents and businesses regarding their support and/or concern about the development, and the timing of when the development will proceed (if approved).

The following are direct quotes from the written correspondence submitted by residents:

Position:	Comments:
Support	"Sounds like a good use of a property that has been vacant for many years"
Support	"It's great to have a grocery store in that area. I would like to see apartments above - I don't think more office space is needed. Also, need housing for larger households (3 and 4 bedroom units) and affordably housing is desperately needed."
Opposed	"Don't think this is necessary. Not enough parking spots available. No mention of handicap parking. One spot isn't enough. Should have 5 or more. Spots must be big enough to accommodate wheelchairs and walkers. If we are transporting a wheelchair we also must have room to raise and lower the lift. Most wheelchair parking spots in this area aren't big enough."
Mixed	"I think it's good exposure and will allow grocery shopping for the students in the area ... I can't think of another grocery store close by other than smaller convenience stores and the Uptown Waterloo Valu Mart. My main concern, even with two driveways on Weber Street as access, that this is such a busy intersection already ... turning left from Weber onto JJ's is already a nightmare."
Support	<p>"I believe the corporation [Village on the Green] would have no problems with the nature of the development. A grocery store very close [would] be handy and the height of the building is not overpowering.</p> <p>"The existing fence along the shared property line has been neglected and needs to be fully replaced through this development. It should be opaque in nature and 8 feet in height.</p> <p>"Blowing garbage is a common problem in the neighbourhood, coming from a variety of fast food restaurants and poorly handled garbage on their properties. We expect that the new development will provide secure garbage facilities and constantly monitor their condition to prevent [garbage from] blowing around."</p>

Support	<p>“I would like to see a further reduction of the number of automobile parking spaces required and built at this location. Other grocery store in our broader neighbourhood (ex. Zehrs on Lincoln Rd, NoFrills on Forwell Creek Dr) often have their parking lots very empty all year, wasting resources on asphalt that does not get used. Many folks in our community cannot afford, or choose not to, own a car and thus building huge parking lots is not in the community's best interest. With the location being close to University Ave and Weber St, which are both well served by public transit (GRT) routes, I would imagine many community members would not be arriving by car.</p> <p>“I'd like to see a further increase in the number and quality of bicycle parking spaces required. Providing safe and accessible connections from the new grocery store to the existing sidewalks and bike lanes will provide a safe and convenient shopping experience for our community.”</p>
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Appendix D – Minutes from Informal Public Meeting Minutes

Date: April 14, 2025

Title: Official Plan Amendment No. 63 Zoning By-law Amendment Z-25-05 Uniweber Properties Inc. 200 Weber Street North

Prepared by: John Vos

Ward No.: Ward 5 (Northeast)

John Vos gave a presentation outlining the proposed development, providing an overview of the current Official Plan and Zoning By-law designations and the proposed amendments. He then responded to questions of Council.

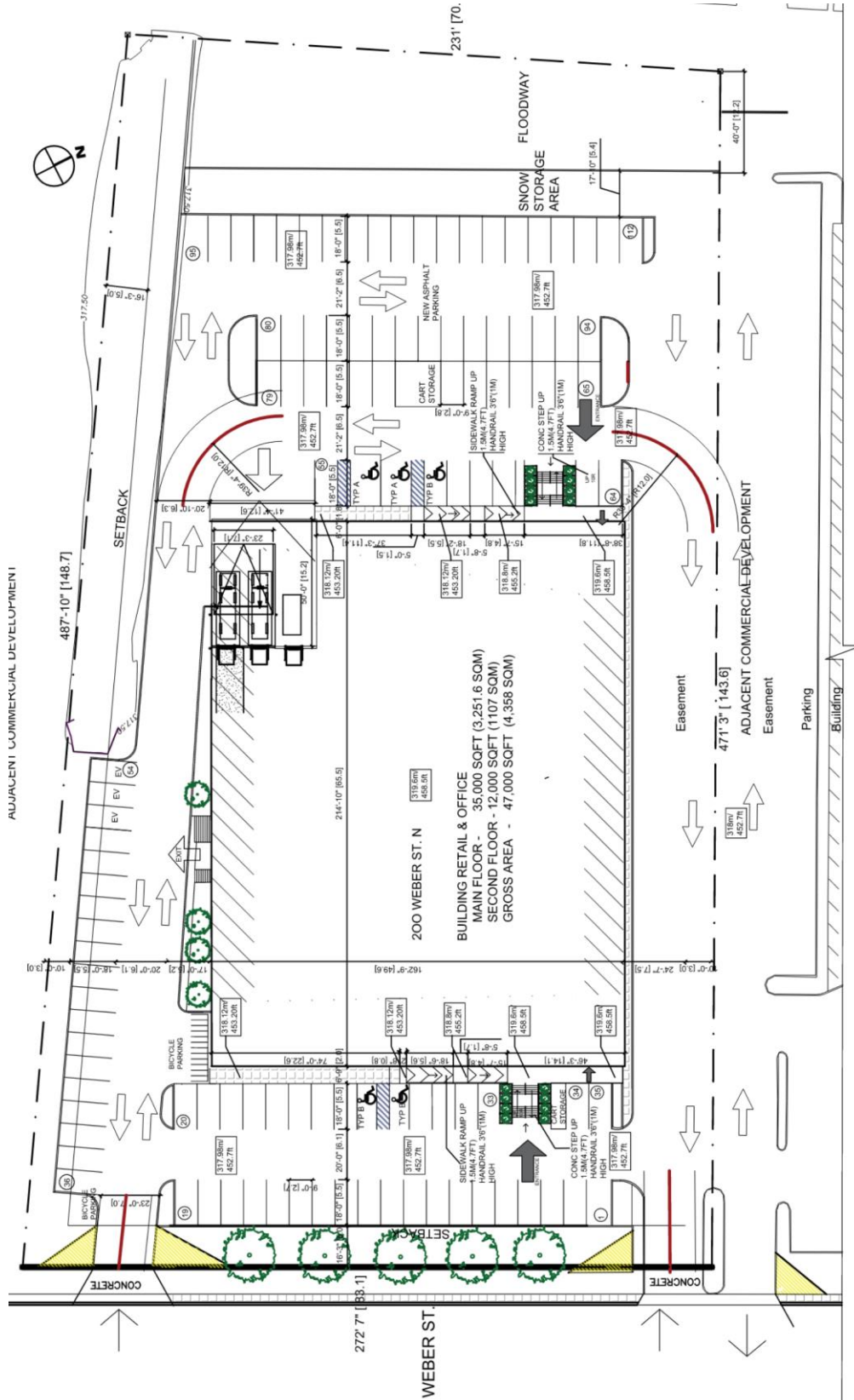
Councillor Bodaly left the meeting. (Time: 5:36 p.m.)

Councillor Bodaly joined the meeting. (Time: 5:38 p.m.)

Kristen Barisdale, GSP Group gave a presentation offering further details on the proposed development, including site context. She then responded to questions of Council.

As no one else was present to speak to the application, the Chair concluded the Informal Public Meeting and indicated that staff will review the issues and report back to Council at a later date.

Appendix E – Conceptual Site Plan



Appendix F – Conceptual Building Elevations

