



Regional Council Minutes

Wednesday, November 30, 2016

The following are the minutes of the Regular Council meeting held at 7:00 p.m. in the Regional Council Chamber, 150 Frederick Street, Kitchener, Ontario, with the following members present: Chair K. Seiling, L. Armstrong, E. Clarke, S. Foxtton, T. Galloway, D. Jaworsky, H. Jowett, K. Kiefer, G. Lorentz, J. Mitchell, J. Nowak, K. Redman, S. Shantz, S. Strickland, B. Vrbanovic.

Members Absent: D. Craig

Closed Session

Moved by K. Redman

Seconded by D. Jaworsky

That a closed meeting of Council be held on Wednesday, November 30, 2016 at 6:30 p.m. in the Waterloo County Room in accordance with Section 239 of the Municipal Act, 2001, for the purposes of considering the following subject matters:

- a) receiving of advice that is subject to solicitor client privilege related to a contract
- b) proposed or pending litigation and solicitor-client privilege related to an agreement
- c) receiving of advice subject to solicitor-client privilege related to interpretation of legislation

Carried

Moved by S. Foxtton

Seconded by L. Armstrong

That Council reconvene in Open Session.

Carried

Declarations of Pecuniary Interest Under The “Municipal Conflict Of Interest Act”

None declared.

Presentations

- a) 'ION': Award recipient as Canada's 'Best Large Project' by the Canadian Brownfields Network

T. Galloway accepted the "Brownie" award on behalf of the Region at the Canadian Brownfields Network ceremony in Toronto on November 29, 2016 and provided background on the award. He stated it represents the infill, intensification and remediation of brownfield sites that is being completed in the Region. He presented the award to Chair Seiling.

- b) Chair Seiling commented on a trip he took to Ottawa, along with Mayors Jaworsky, Shantz and Vrbanovic and Councillor Mann from Cambridge and highlighted the meetings that were held.

Delegations

- a) Dan Currie, Planner, MHBC Planning on behalf of Schembri Group of Companies appeared regarding the Regional Transit and Waste Management Development Charges Review, Administration & Finance Committee Summary FS-161122, item 2 and proposed by-law item 21a). He requested a two month extension to the application of the 2017 development charges specifically to his client's property at 275 Larch Street, Waterloo. It is unlikely the building permits will be issued prior to the end of 2016. A copy of his [presentation](#) is appended to the original minutes.

Chair Seiling suggested this be referred to staff for further review and bring back to the next Council meeting.

- b) Karen Scherl, Legal Representative on behalf of Anneliese Scherl, 1198 Fischer Hallman Road appeared regarding the Planning and Works Committee Summary PS-161122, item 1. She stated Anneliese Scherl objects to Parts 8 and 9 being expropriated as fee simple. She also raised concern with the giving of notice and requested that giving proper and reasonable written advance notice be added to the recommendation.

Debra Arnold, Regional Solicitor advised there have been ongoing discussions and negotiations and they continue with the property owner. In relation to the notices, the Region complies with the legal requirements. This is the first notice and the Region's practice is beyond the Expropriation Act requirements. There were some technical difficulties in this particular instance but she assured that proper effort will be taken in the future.

Minutes of Previous Meetings

There were amendments to the Administration and Finance Committee minutes related to development charges. This is noted under item # 2 of the Summary of Recommendations.

There were also amendments to the Planning and Works Committee minutes regarding the expropriation for Fischer-Hallman Road. This is noted under item #1 of the Summary of Recommendations.

Moved by G. Lorentz

Seconded by S. Foxton

That the following Minutes be approved, as amended:

- a) Closed Council – November 9, 2016
- b) Council – November 9, 2016
- c) Council – November 15, 2016
- d) Closed Budget – November 16, 2016
- e) Budget – November 16, 2016
- f) Budget Public Input – November 16, 2016
- g) Closed Committee – November 22, 2016
- h) Community Services – November 22, 2016
- i) Administration & Finance – November 22, 2016
- j) Planning & Works – November 22, 2016

Carried

Communications

- a) Council Information Package – Friday, November 25, 2016

Received for information.

- b) George Bikas, Drewlo Holdings Inc. regarding Waterloo Region Transit and Waste Management Development Charges Review, dated November 23, 2016

Received for information.

- c) Robert Howe, Goodmans LLP, Correspondence regarding Waterloo Region Transit and Waste Management Development Charges Review, dated November 28, 2016

Received for information.

Moved by K. Redman

Seconded by S. Shantz

That Council go into Committee of the Whole to consider reports.

Carried

Finance Reports

- a) **COR-TRY-16-108**, T2016-217 Mannheim Water Treatment Plant Fire Alarm Upgrades

Moved by S. Foxton

Seconded by B. Vrbanovic

That the Regional Municipality of Waterloo accept the tender of Beckett Electrical Inc., for T2016-217 Mannheim Water Treatment Plant Fire Alarm Upgrades in the amount of \$272,000.00 plus all applicable taxes as set out in report COR-TRY-16-108 dated November 30, 2016.

Carried

- b) **COR-TRY-16-109**, Ambulance Body Purchase

A question was raised if these are replacement of existing ambulances and not additional ones. It was confirmed that they are replacements.

Moved by S. Foxton

Seconded by B. Vrbanovic

That the Regional Municipality of Waterloo approve the purchase of two (2) Type III Ambulance Bodies from Demers Ambulance Inc. in the amount of \$203,930.00 plus all applicable taxes as outlined in report COR-TRY-16-109 dated November 30, 2016;

And that the Regional Municipality of Waterloo grant pre-budget approval for this expenditure prior to approval of the 2017 budget as set out in report COR-TRY-16-109 dated November 30, 2016.

Carried

- c) **COR-TRY-16-110**, Sole Source Procurement for Region of Waterloo Telephone System Upgrade

Moved by S. Foxton

Seconded by B. Vrbanovic

That the Regional Municipality of Waterloo approve the sole source procurement of an Avaya telephone system upgrade from Unity Connected Solutions (Unity) at a cost of \$233,690.95 plus applicable taxes as set out in report COR-TRY-16-110 dated November 30, 2016; and

That the 2017 preliminary Information Technology Services operating budget be adjusted to reflect \$50,000 in operational savings to be realized in 2017 from the phone system upgrade.

Carried

- d) **COR-TRY-16-111**, T2016-129 Elmira Wastewater Treatment Plant NFPA 820 and SCADA Upgrades

Moved by S. Foxton

Seconded by B. Vrbanovic

That the Regional Municipality of Waterloo accept the tender of Selectra Inc. for T2016-129 Elmira Wastewater Treatment Plant NFPA 820 and SCADA Upgrades, in the amount of \$2,730,052.11 plus all applicable taxes as set out in report COR-TRY-16-111 dated November 30, 2016.

Carried

- e) **COR-TRY-16-112**, P2012-22 Grand River Transit Bus Purchases - 2017

There was a question about the net and actual cost and federal subsidy. Craig Dyer, Commissioner Corporate Services/Chief Financial Officer advised the figure is the cost of the buses, noting all buses are eligible for 50% funding. A further inquiry was made about the possibility of not proceeding with the full purchase. C. Dyer replied he can look into the provisions in the contract for reduction or cancellation of the number of buses.

Moved by S. Foxton

Seconded by B. Vrbanovic

That the Regional Municipality of Waterloo accept the proposal from New Flyer Bus Industries Canada ULC for the 2017 delivery of fifty seven (57) diesel transit buses at a cost of \$27,006,477.93 plus applicable taxes;

And that the Regional Municipality of Waterloo grant pre-budget approval for this expenditure prior to approval of the 2017 budget as set out in report COR-TRY-16-112 dated November 30, 2016.

Carried

- f) **COR-TRY-16-113**, T2016-203 Waterloo Region LED Conversion – Supply and Installation of LED Luminaires, Smart City Controls and the Disposal of Existing Cobra Head HID Luminaires

Moved by S. Foxton

Seconded by B. Vrbanovic

That the Regional Municipality of Waterloo accept the tender of Fairway Electrical Services Inc. for T2016-203 Waterloo Region LED Conversion – Supply and Installation of LED Luminaires, Smart City Controls and the Disposal of Existing Cobra Head HID Luminaires in the amount of \$12,755,349.65 plus all applicable taxes as set out in Report COR-TRY-16-113 dated November 30, 2016;

And that the Regional Municipality of Waterloo approve an increase in project cost of \$6,090,261.51 gross and \$0 net to facilitate work undertaken on behalf of the City of Kitchener;

And that the Regional Municipality of Waterloo approve an increase in project cost of \$1,988,772.85 gross and \$0 net to facilitate work undertaken on behalf of the City of Waterloo;

And that the Regional Municipality of Waterloo approve an increase in project cost of \$1,295,124.36 gross and \$0 net to facilitate work undertaken on behalf of the City of Cambridge;

And that the Regional Municipality of Waterloo approve an increase in project cost of \$508,557.18 gross and \$0 net to facilitate work undertaken on behalf of the Township of Woolwich;

And that the Regional Municipality of Waterloo approve an increase in project cost of \$352,967.24 gross and \$0 net to facilitate work undertaken of behalf of the Township of

2284768

Wilmot;

And that the Regional Municipality of Waterloo approve an increase in project cost of \$136,722.18 gross and \$0 net to facilitate work undertaken on behalf of the Township of Wellesley;

And that the Regional Municipality of Waterloo approve an increase in project cost of \$96,983.96 gross and \$0 net to facilitate work undertaken on behalf of the Township of North Dumfries.

Carried

Committee Reports

Community Services

The Summary of Recommendations of the Community Services Committee was presented by Geoff Lorentz, Chair of the Committee.

Moved by G. Lorentz

Seconded by K. Kiefer

That the Summary of Recommendations of the Community Services Committee dated November 22, 2016, Items 1 to 3, be adopted as follows:

1. That the Regional Municipality of Waterloo endorse the Charter for Inclusive Communities as attached to Report CPC-16-01;

And that it be circulated to the Federation of Canadian Municipalities (FCM) and the Association of Municipalities of Ontario (AMO).

2. That the Regional Municipality of Waterloo advocate with the Federal Government for adequate funding of the Immigration Partnership and local settlement and language training services to enable the successful settling, working and belonging of immigrants and refugees in Waterloo Region.
3. That the Regional Municipality of Waterloo, in its capacity as Service Manager under the *Housing Services Act* (HSA);
 - (a) Consent to the amalgamation of the community housing corporations of Kitchener Alliance Community Homes Inc. (KACHI) with Victoria Park Community Homes Inc. (VPCH); and
 - (b) Seek any required consents from the Ministry of Housing and other Service Managers where VPCH also owns property as described in Report CSD-HOU-16-17 dated November 22, 2016; and
 - (c) Authorize the Director, Housing Services to authorize or amend any

documentation or agreements that may be required as a result of the amalgamation in a form satisfactory to the Regional Solicitor.

Carried

Administration and Finance

The Summary of Recommendation of the Administration and Finance Committee was presented by Sean Strickland, Chair of the Committee. He noted a correction to Item #2 ii) c) and d) to replace "City-wide" with "Cities Only". He requested that the paragraphs in item 2 be taken separately. A recorded vote was requested for parts of item 2.

Moved by S. Strickland

Seconded by E. Clarke

That the Summary of Recommendations of the Administration and Finance Committee dated November 22, 2016, Items 1 and 3, be adopted as follows:

1. That the Region of Waterloo recognize Canada's 150th Anniversary by increasing the allocation to the Region of Waterloo Arts Fund by \$150,000 to be funded in 2017 from the anticipated 2016 operating surplus and subsequently provided for in the 2018 base budget and that the 2017 base budget be amended accordingly, as outlined in report RC-16-02, dated November 22, 2016.
3. That the minutes of the Audit Committee meeting held November 16, 2016 be approved.

Carried

Moved by S. Strickland

Seconded by E. Clarke

That the Summary of Recommendations of the Administration and Finance Committee dated November 22, 2016, parts of Item 2, be adopted as follows:

- 2 (i) That the Regional Municipality of Waterloo approve the Development Charge Background Study dated August 15, 2016 as amended, including the capital program contained in the study, for the purpose of complying with Section 10 of the Development Charges Act, 1997, as amended;

(ii) That the Regional Municipality of Waterloo, having considered the input provided by the public and stakeholders regarding the development charge rates as calculated in the Background Study, and regarding various policy and implementation matters, take the following action with respect to Regional Development Charges and incorporate such action in the amended Regional Development Charges By-law as applicable as set out in Report COR-FSD-16-32, dated November 22, 2016:

- a. Approve the residential development charge rates for Waste Management in the amended Development Charge by-law at the rates set out in Table A1 in Appendix A on a Region-wide basis;
- b. Approve the non-residential development charge rates for Waste Management in the amended Development Charge by-law at the rates set out in Table A2 in Appendix A on a Region-wide basis;
- f. Approve the proposed amending By-law, as amended, with an effective date of January 1, 2017.

(iv) That Regional Council determine that no further public meeting is necessary in order to consider the changes made to the proposed amendments to the Development Charge by-law, pursuant to Section 12 of the Development Charges Act, 1997;

(v) That staff be directed to prepare amendments to the preliminary 2017-2026 Waste Management and Transit capital programs and the preliminary 2017 Tax Supported Operating Budget as required in accordance with the above noted recommendations, and submit such proposed amendments to the Budget Committee for consideration as part of the Region of Waterloo's 2017 Budget deliberations.

Carried

A recorded vote was requested for the following motion.

Moved by S. Strickland

Seconded by E. Clarke

That the Summary of Recommendations of the Administration and Finance Committee dated November 22, 2016, Item 2 (ii) c. and d., be adopted as follows:

- c. Approve the residential development charge rates for Transit in the amended Development Charge by-law, at the rates set out in Table A1 in Appendix A on a Cities Only basis;
- d. Approve the non-residential development charge rates for Transit in the amended Development Charge by-law at the rates set out in Table A2 in Appendix A on a Cities Only basis;

Carried

Yeas: L. Armstrong, S. Foxtan, H. Jowett, D. Jaworsky, K. Kiefer, J. Mitchell, J. Nowak, K. Redman, K. Seiling, S. Shantz, B. Vrbanovic

Nays: E. Clarke, T. Galloway, G. Lorentz, S. Strickland

A recorded vote was requested for the following motion.

Moved by S. Strickland

Seconded by E. Clarke

That the Summary of Recommendations of the Administration and Finance Committee dated November 22, 2016, Item 2 (ii) e., be adopted as follows:

- e. Apply the existing downtown core exemption to Transit and Waste Management development charges provided that the lower-tier municipality provides for the same exemption until February 28, 2019, at which point such charges shall become payable;

Carried

Yeas: L. Armstrong, S. Foxtan, H. Jowett, D. Jaworsky, K. Kiefer, J. Mitchell, J. Nowak, K. Redman, S. Shantz, B. Vrbanovic

Nays: E. Clarke, T. Galloway, G. Lorentz, K. Seiling, S. Strickland

A recorded vote was requested for the following motion.

Moved by S. Strickland

Seconded by E. Clarke

That the Summary of Recommendations of the Administration and Finance Committee dated November 22, 2016, Item 2 (iii), be adopted as follows:

(iii) Notwithstanding recommendations 2(e) and 2(f), exempt development occurring in the City of Waterloo Downtown Exemption Area as set out in Schedule D (Page 5) to By-law 14-046, from the payment of increased residential and non-residential Regional development charges arising from the implementation of the Region's amending development charges by-law for Transit and Waste Management Services, for the period of January 1, 2017 to February 28, 2019 inclusive;

Carried, Unanimously

Yeas: L. Armstrong, E. Clarke, S. Foxtan, T. Galloway, H. Jowett, D. Jaworsky, K. Kiefer, G. Lorentz, J. Mitchell, J. Nowak, K. Redman, K. Seiling, S. Shantz, S. Strickland, B. Vrbanovic

Planning and Works

The Summary of Recommendations of the Planning and Works Committee was presented by Tom Galloway, Chair of the Committee. He noted an amendment to item #1 to remove the reference to "1198 Fischer-Hallman Road" in the first #5 and second #4.

Moved by T. Galloway

Seconded by K. Kiefer

That the Summary of Recommendations of the Planning and Works Committee, dated November 22, 2016, Items 1 to 7, be adopted as follows:

1. That The Regional Municipality of Waterloo direct and authorize the Regional Solicitor to take the following actions with respect to the expropriation of lands for the construction of a new roundabout at the intersection of Fischer-Hallman Road (Regional Road 58) and Bleams Road (Regional Road 56), in the City of Kitchener, in the Region of Waterloo as detailed in report PDL-LEG-16-75 dated November 22, 2016:
 1. Complete application(s) to the Council of the Regional Municipality of Waterloo, as may be required from time to time, for approval to expropriate land, which is required for the construction of a new roundabout at the intersection of Fischer-Hallman Road (Regional Road 58) and Bleams Road (Regional Road 56) and described as follows:

Fee Simple Partial Taking:

1. Part of Lot 2, Registrar's Compiled Plan 1469, being Part 1 on Plan 58R-19075, Part of PIN 22728-0963 (LT) (1255 Fischer-Hallman Road, Kitchener);
2. Part of Lot 4, Registrar's Compiled Plan 1469, being Part 3 on Plan 58R-19075, Part of PIN 22728-0037 (LT) (1375 Bleams Road, Kitchener);
3. Part of Lot 2, Registrar's Compiled Plan 1483, being Part 7 and 14 on Plan 58R-19075, Part of PIN 22724-0006 (LT) (1198 Fischer-Hallman Road, Kitchener);
4. Part of Lot 2, Registrar's Compiled Plan 1483, being Parts 8 and 9 on Plan 58R-19075, Part of PIN 22724-0006 (LT) (1198 Fischer-Hallman Road, Kitchener);
5. Part of Lot 1, Registrar's Compiled Plan 1483, being Part 11 on Plan 58R-19075, Part of PIN 22724-0007(LT) (Corner of Bleams Road and Fischer-Hallman Road, Kitchener);
6. Part of Lot 3, Registrar's Compiled Plan 1483, being Part 15 on Plan 58R-19075, Part of PIN 22724-0008(LT) (Part of vacant land, Bleam's Road, Kitchener);
7. Part of Lot 1, Registrar's Compiled Plan 1471, being Part 17 on Plan 58R-19075, Part of PIN 22607-0011(LT) (1250 Fischer-Hallman Road, Kitchener);
8. Part of Lot 2, Registrar's Compiled Plan 1471, being Part 27 on Plan 58R-19075, Part of PIN 22607-0012(LT) (1270 Fischer-Hallman Road, Kitchener)

Temporary Easement:

1. Part of Lot 2, Registrar's Compiled Plan 1469, being Part 2 on Plan 58R-19075, Part of PIN 22728-0963 (LT) (1255 Fischer-Hallman Road, Kitchener)
2. Part of Lot 4, Registrar's Compiled Plan 1469, being Part 4 on Plan 58R-19075, Part of PIN 22728-0037 (LT) (1375 Bleams Road, Kitchener);

3. Part of Lot 2, Registrar's Compiled Plan 1483, being Parts 10 and 13 on Plan 58R-19075, Part of PIN 22724-0006 (LT) (1198 Fischer-Hallman Road, Kitchener);
4. Part of Lot 1, Registrar's Compiled Plan 1483, being Part 12 on Plan 58R-19075, Part of PIN 22724-0007(LT) (Corner of Bleams Road and Fischer-Hallman Road, Kitchener);
5. Part of Lot 3, Registrar's Compiled Plan 1483, being Part 16 on Plan 58R-19075, Part of PIN 22724-0008(LT) (Part of vacant land, Bleam's Road, Kitchener)
6. Part of Lot 1, Registrar's Compiled Plan 1471, being Parts 18, 19, 20, 21, 22, 23, 24 and 25 on Plan 58R-19075, Part of PIN 22607-0011(LT) (1250 Fischer-Hallman Road, Kitchener);
7. Part of Lot 2, Registrar's Compiled Plan 1471, being Part 26 on Plan 58R-19075, Part of PIN 22607-0012(LT) (1270 Fischer-Hallman Road, Kitchener)

Permanent Easement:

1. Part of Block 45, Registered Plan 58M-408, being Parts 5 and 6 on Plan 58R-19075, Part of PIN 22727-4894(LT) (1201 Fischer-Hallman Road, Kitchener);
 2. Part of Lot 1, Registrar's Compiled Plan 1471, being Parts 19, 20, 22, 23 and 25 on Plan 58R-19075, Part of PIN 22607-0011(LT) (1250 Fischer-Hallman Road, Kitchener)
2. Serve notices of the above application(s) required by the Expropriations Act;
 3. Forward to the Chief Inquiry Officer any requests for a hearing that may be received;
 4. Attend, with appropriate Regional staff, at any hearing that may be scheduled;
 5. Discontinue expropriation proceedings or any part thereof, in respect of the above described lands, or any part thereof, upon the registration on title of the required documentation to complete a transaction whereby the required interests in the lands are conveyed; and
 6. Do all things necessary and proper to be done, and report thereon to Regional Council in due course.

2. That The Regional Municipality of Waterloo direct and authorize the Regional Solicitor to take the following actions with respect to the expropriation of lands for the improvements on King Street (Regional Road 15) from Weber Street to Highway 85, and on Weber Street (Regional Road 8) from Forwell Creek Road to Blythwood Road, in the City of Waterloo, in the Region of Waterloo as detailed in report PDL-LEG-16-78 dated November 22, 2016:
 1. Complete application(s) to the Council of the Regional Municipality of Waterloo, as may be required from time to time, for approval to expropriate land, which is required for the improvements to King Street (Regional Road 15) from Weber Street to Highway 85, and on Weber Street (Regional Road 8) from Forwell Creek Road to Blythwood Road and described as follows:

Fee Simple Partial Taking:

- a) Part Lot 7, German Company Tract, being Parts 1, 3 and 4, on Reference Plan 58R-18949, part of PIN 22280-0048 (LT)(417 King Street North, City of Waterloo);
 - b) Part Lot 7, German Company Tract, being Part 6, on Reference Plan 58R-18949, part of PIN 22280-0286 (LT)(421-425 King Street North, City of Waterloo);
 - c) Part Lot 7, German Company Tract, being Part 11, on Reference Plan 58R-18949, part of PIN 22280-0302 (LT)(435 King Street North, City of Waterloo);
2. Serve notices of the above application(s) required by the Expropriations Act;
 3. Forward to the Chief Inquiry Officer any requests for a hearing that may be received;
 4. Attend, with appropriate Regional staff, at any hearing that may be scheduled;
 5. Discontinue expropriation proceedings or any part thereof, in respect of the above described lands, or any part thereof, upon the registration on title of the required documentation to complete a transaction whereby the required interests in the lands are conveyed or if determined by the Commissioner of Transportation and Environmental Services that such lands, or any part or interest thereof, are not required for the subject

project; and

6. Do all things necessary and proper to be done, and report thereon to Regional Council in due course.
3. That the Region of Waterloo accept PDL-CPL-16-49, Monthly Report of Development Activity for October 2016.
4. That the Regional Municipality of Waterloo approve the Recommended Design Concept for proposed improvements on Weber Street (Regional Road 8) from Queen Street (Regional Road 53) to Borden Avenue as outlined in TES-DCS-16-20.
5. That the Regional Municipality of Waterloo (the Region) approve entering into an Agreement with Ontario Infrastructure and Lands Corporation (IO) to amend the existing Amended Memorandum of Understanding (MOU). This is required to reflect additional services that are being provided for the remainder of construction and the implementation phase of the ION project. This MOU increases the upset fee limit by \$1,190,826 to a new upset limit of \$4,199,362 plus applicable taxes as described in Report No. TES-RTS-16-06 dated November 22, 2016
6. That Regional Council initiate a Regional Official Plan Amendment and authorize staff to schedule a public meeting in 2017 under the Planning Act to obtain input from the community on a proposed amendment to the Regional Official Plan which would consider expansion of the Urban Areas of the City of Cambridge and the Township of Woolwich. [PDL-CPL-16-51]
7. That the Regional Municipality of Waterloo take the following actions with respect to the Province's proposed Bill 39 - Aggregate Resources and Mining Modernization Act, 2016:
 - a) forward Report PDL-CPL-16-52, dated November 22, 2016 to the Ministry of Natural Resources and Forestry as its response to Bill 39 regarding the Province's proposed amendments the Aggregate Resources Act; and
 - b) request the Province to continue to seek input from municipalities and other stakeholders on any future proposed amendments to the Regulations or Provincial Standards under the Aggregate Resources Act to implement the legislative changes proposed in Bill 39.

Carried

Other Matters Under Committee Of The Whole

Moved by K. Redman

Seconded by S. Shantz

That Committee of the Whole rise and Council resume.

Carried

Moved by J. Mitchell

Seconded by S. Foxton

That Council adopt the proceeding of the Committee of the Whole.

Carried

Enactment of By-Laws – (First, Second & Third Readings)

Moved by L. Armstrong

Seconded by G. Lorentz

- a) That a By-law to Amend By-law 14-046 Regarding Development Charges – Transit Services and Waste Management Services be read a first, second and third time, finally passed and numbered 16-053 signed by the Regional Chair and Regional Clerk and sealed with the Regional Seal.
- b) That a By-law to Confirm the Actions of Council of November 30, 2016 be read a first, second and third time, finally passed and numbered 16-054 signed by the Regional Chair and Regional Clerk and sealed with the Regional Seal.

Carried

Adjourn

Moved by H. Jowett

Seconded by K. Kiefer

That the meeting adjourn at 7:30 p.m.

Carried

Regional Chair, K. Seiling

Regional Clerk, K. Fletcher



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

November 30, 2016

Dear Chair Seiling and Members of Council:

RE: Regional Development Charges and Schembri Group of Companies property at 275 Larch Street, Waterloo

I am writing on behalf of Mr. Gordon Schembri of Schembri Group of Companies regarding his development at 275 Larch Street in Waterloo. The purpose of this letter is to request a two month extension to the application of the 2017 Development Charges for the property at 275 Larch Street.

The proposed development at 275 Larch Street is a mid-rise multiple residential development consisting of eight 4-6 storey apartment buildings with a total of 488 units. The units are primarily one bedroom units with the target market being both post-secondary students and professionals employed in the nearby tech industries.

The planning and approvals process for this development has been underway for some time. Zoning and site plan approval were granted by the City of Waterloo in mid 2014 and three of the 8 buildings have been constructed. At that time development charges were paid for the units in the three buildings as well as parkland dedication for the entire site and servicing infrastructure including the upsizing of a sewer trunk.

The approvals for development of the remaining five buildings are nearly complete. A zoning bylaw amendment was approved in the summer of 2016 and an amendment to the previously-approved site plan has also received approval. Approvals for building permits are underway. However, it is unlikely that the building permits will be granted before December 31. If they are not, Mr. Schembri will be required to pay the new 2017 Regional development charge. The increased development charge will result in an additional \$1.1 million in charges for the remaining apartment units.

Mr. Schembri is requesting that Council allow a two month extension on the application of the new 2017 development charges for his property at 275 Larch Street. Whereby, if granted, the new development charges would take effect on March 1, 2017 instead of January 1, 2017. This would allow Mr. Schembri to complete his development and pay the 2016 development charge rates that were applicable at the time of the zoning and site plan approvals received in 2016.

Yours truly,
MHBC

A handwritten signature in black ink that reads "Dan Currie". The signature is written in a cursive style with a large, stylized initial "D".

Dan Currie, M.C.I.P, R.P.P

C: Gordon Schembri