Regional Council Minutes

Wednesday, December 15, 2021

The following are the minutes of the Regular Council meeting held at 9:27 p.m. in the Regional Council Chamber, 150 Frederick Street, Kitchener, Ontario, with the following members present: Chair K. Redman, L. Armstrong, E. Clarke, J. Erb, S. Foxton, T. Galloway, M. Harris, D. Jaworsky, H. Jowett, K. Kiefer, K. McGarry, J. Nowak, S. Shantz, S. Strickland*, and B. Vrbanovic

Members absent: G. Lorentz

Carried

Land Acknowledgement

Chair Redman offered a land acknowledgement.

Roll Call

William Short, Regional Clerk conducted the roll call.

Motion to Go into Closed Session

Moved by S. Foxton

Seconded by D. Jaworsky

That a closed meeting of Council be held on Wednesday, December 15, 2021 at 8:35 electronically, in accordance with Section 239 of the “Municipal Act, 2001”, for the purposes of considering the following subject matters:

   a) labour relations;
   b) advice that is subject to solicitor-client privilege related to potential litigation;
   c) advice that is subject to solicitor-client privilege related to potential litigation;
   d) advice that is subject to solicitor-client privilege related security of the municipality;
   e) personal matters about an identifiable individual;
   f) advice that is subject to solicitor-client privilege related to a by-law
Carried

**Motion to Reconvene into Open Session**

Moved by K. McGarry

Seconded by K. Kiefer

That Council reconvene into Open Session.

**Declarations of Pecuniary Interest under the “Municipal Conflict of Interest Act”**

None declared.

**Presentations**

Dr. Hsiu-Li Wang, Medical Officer of Health, provided a Covid update, a copy of her presentation is appended to the minutes. She explained that the Omicron variant is infecting 4-8 times more people than the Delta variant and will overtake Delta shortly. She stressed the importance of vaccinations and stated that emerging evidence is demonstrating that a third booster dose maximizes protection against severe disease.

Responding to questions, Dr. Wang explained that other preventative measures are necessary to slow the spread, and that while medical masks and respirators have better filtration, if a higher level mask does not fit, or is not worn properly, it will not provide additional protection.

Vickie Murray, Integrated Director, Pharmacy, Grand River Hospital, informed Council that the booster dose rollout is being sped up and they have increased vaccination capacity up to almost 4000 per day. The hockey hub model at Bingemans and the vaccine bus will be operating again.

In response to a question from Council, Dr. Wang stated that they are working hard to increase the availability of rapid tests to the public.

*S. Strickland left the meeting at 9:55 p.m.

**Delegations**

1. Wendi Campbell, CEO, FoodBank of Waterloo Region

W. Campbell rescheduled her presentation to a meeting in January.

**CPL-PDL-21-49, Regional Official Plan Review Update**

Rod Regier, Commissioner, Planning, Development, and Legislative Services, provided an overview of the work that has been done on the proposed growth scenarios and the
consultation that has been done with the public and the area municipalities. He noted that the work followed provincial guidance and explained that the staff are proposing to take the three scenarios through the Lands Needs Assessment process based on the direction that was received from Council in November.

2. Dawn Parker, Kitchener

D. Parker appeared regarding CPL-PDL-21-49, Regional Official Plan Review Update, regarding land use needs projections and land budgeting. She provided a presentation; a copy is attached to the original minutes. She expressed her support for staff’s approach to identify a defensible feasible minimum intensification target. She encouraged the Region to be fully open and transparent with the process and to encourage more low rise high-density housing with green space.

3. Kevin Thomason, Wilmot

K. Thomason appeared regarding CPL-PDL-21-49, Regional Official Plan Review Update. He encouraged the Region to integrate climate action policies in the plan and noted that it is reassuring that staff will look to meet intensification of employment lands, and increased public consultation.

4. Robyn Brown, Director - Sr. Practice Lead – Planning, IBI Group, chose not to appear, and provided a written submission; a copy is attached to the original minutes.

Chair K. Redman noted that correspondence was received from Robert Howe and is attached to the minutes.

Brenna MacKinnon*, Manager, Development Planning responded to questions and explained that Council gave staff direction to return with a Lands Needs Assessment (LNA) and that staff are looking to run the process based on the three different scenarios. She stressed that they are in the midst of the LNA process which includes the evaluation of growth scenarios.

Jamie Cook, Watson and Associates, stated that other municipalities may not meet the provincial deadline and note that staff are proposing a similar approach to other municipalities.

Chair Redman advised as it was getting close to 11:00 p.m., a motion was required to extend the time of the meeting pursuant to the Procedural By-law.

Moved by K. McGarry
Seconded by S. Foxton

That Council agree to extend the Council meeting to 12:00 p.m.
Carried, 14 in favour, 2 opposed

Responding to questions, Bruce Lauckner, Chief Administrative Officer, stated that the direction from Council was to complete the LNA. Staff are proposing to do this based on three growth scenarios, while consulting with area municipalities and stakeholders and then returning with a preferred growth scenario. He further noted that the LNA has multiple components that are already along the way.

Moved by M. Harris

Seconded by H. Jowett

That Report CPL-PDL-21-49 dated December 15, 2021 be referred back to staff; and

That staff be directed to complete Council’s direction from November 17, 2021 and return to the Planning and Works Committee with that information; and

That an updated version of this report contain the learnings from the Lands Needs Assessment.

Carried

Minutes of Previous Meetings

Moved by B. Vrbanovic

Seconded by K. Kiefer

a) Closed Council – November 17, 2021
b) Board of Health – November 17, 2021
c) Council – November 17, 2021
d) Closed Committee of the Whole (2022 Plan and Budget Development) – November 24, 2021
e) Committee of the Whole (2022 Plan and Budget Development) – November 24, 2021
f) Special Council – November 24, 2021
g) 2022 Plan and Budget Development Public Input – November 24, 2021
h) Closed Committee of the Whole (2022 Plan and Budget Development) – November 29, 2021
i) Committee of the Whole (2022 Plan and Budget Development) – November 29, 2021
j) Audit Committee – November 30, 2021
k) Closed Committee of the Whole – December 7, 2021
l) Committee of the Whole – December 7, 2021
m) Special Council – December 7, 2021
n) Closed Special Council – December 7, 2021
o) Economic Development Committee – December 8, 2021
p) Library Committee – December 8, 2021
q) Committee of the Whole (2022 Plan and Budget Development) – December 8, 2021
r) 2022 Plan and Budget Development Public Input – December 8, 2021

Carried

Communications

a) Council Information Package – Friday, December 10, 2021 was received for information.

Motion to Go Into Committee of the Whole to Consider Reports

Moved by K. McGarry
Seconded by K. Kiefer

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

Carried

Finance Reports


Moved by H. Jowett
Seconded by L. Armstrong

That the Regional Municipality of Waterloo accept the tender of Aardvark Drilling Inc. for T2021-194 Monitoring Well Drilling, Testing, and Installation, Cambridge East Study

3900893
Area, Cambridge, Ontario in the amount of $392,472.60 plus all applicable taxes as set out in report COR-TRY-21-108 dated December 15, 2021.

Carried

b) **COR-TRY-21-109**, P2021-19 Supply of a Primary Digester Mixing System at the Waterloo Wastewater Treatment Plant

Moved by H. Jowett

Seconded by L. Armstrong

That the Regional Municipality of Waterloo accept the proposal of John Brooks Company Ltd. for P2021-19 Supply of Waterloo Wastewater Treatment Plant (WWTP) Primary Digester Mixing System equipment in the amount of $239,252.44 plus all applicable taxes as set out in report COR-TRY-21-109 dated December 15, 2021.

Carried

c) **COR-TRY-21-111**, Purchase of one (1) L150 Volvo Loader

Moved by H. Jowett

Seconded by L. Armstrong

That the Regional Municipality of Waterloo approve the replacement of one (1) Volvo L150 Loader from Strongco Corporation at an estimated cost of $566,700, subject to the applicable US/Canadian dollar exchange rate in effect at the time of order plus all applicable taxes as set out in report COR-TRY-21-111 dated December 15, 2021.

Carried

d) **COR-TRY-21-112**, T2020-174 Snowplowing - Region of Waterloo International Airport

Moved by H. Jowett

Seconded by L. Armstrong

That the Regional Municipality of Waterloo amend the contract with Dundee Nursery and Landscaping for T2020-174 Snowplowing - Region of Waterloo International Airport to provide for an increase in the amount of $114,057.50 for a total estimated amount of $202,807.50 plus all applicable taxes for a period of one (1) term commencing November 15, 2021 and ending April 15, 2022 with the option to renew for three (3) additional one (1) term periods as set out in report COR-TRY-21-112 dated December 15, 2021.
Carried

e) **COR-TRY-21-113**, Procurement of Thirteen (13) Type III Ambulance units from Demers Ambulance Inc.

Moved by H. Jowett

Seconded by L. Armstrong

That the Regional Municipality of Waterloo approve the procurement of thirteen (13) Type III Ambulance units from Demers Ambulance Inc., inclusive of six (6) replacement ambulances scheduled for replacement in 2023 and seven (7) Master Plan ambulance expansion units [two (2) in 2022 and five (5) in 2023] at an estimated cost of $2,760,355.00 subject to chassis and conversion costs at time of production plus all applicable taxes, as set out in report COR-TRY-21-113 dated December 15, 2021.

Carried

f) **COR-TRY-21-114**, Purchase of One (1) Plow Truck

Moved by H. Jowett

Seconded by L. Armstrong

That the Regional Municipality of Waterloo approve the procurement of one (1) plow truck unit from Viking-Cives Ltd. at a total purchase price of $244,610.00 plus all applicable taxes as set out in report COR-TRY-21-114 dated December 15, 2021.

Carried

g) **COR-TRY-21-115**, T2021-191 - Construction and Testing of Municipal Supply Well Strange Street Well Field Kitchener, Ontario

Moved by H. Jowett

Seconded by L. Armstrong

That the Regional Municipality of Waterloo accept the tender of Well Initiatives Limited for T2021-191 - Construction and Testing of Municipal Supply Well Strange Street Well Field Kitchener, Ontario in the amount of $541,038.75 plus all applicable taxes as set out in report COR-TRY-21-115 dated December 15, 2021.

Carried

h) **COR-TRY-21-116**, Purchase of two (2) Cash Receiving Systems for the new Northfield Bus Facility

3900893
That the Regional Municipality of Waterloo approve the purchase of two (2) Cash Receiving Systems for the new Northfield Drive GRT Bus Facility from Scheidt & Bachmann GmbH in the amount of $150,967.96 plus all applicable taxes as set out in report COR-TRY-21-116 dated December 15, 2021.

i)  **COR-TRY-21-117**, T2019-130 - University of Waterloo Bus Station and Transit Plaza – Contract Extension

Moved by H. Jowett

Seconded by L. Armstrong

That the Regional Municipality of Waterloo increase the contract with James Kemp Construction Limited for T2019-130 - University of Waterloo Bus Station and Transit Plaza in the amount of $1,059,775.53 for a total contract price of $8,820,075.53 plus all applicable taxes; and

Amend the 2021-2030 Transit Capital Program to increase the budget for project #66142 University of Waterloo Transit Shelter Canopy by $1,015,200, funded by Metrolinx ($253,800) and the Transit Capital Reserve ($761,400) as set out in report COR-TRY-21-117 dated December 15, 2021.

Carried

j)  **COR-TRY-21-110**, Emergency Purchase - Procurement of Laptops was received for information.

**Committee Reports**

a)  Committee of the Whole

The Summary of Recommendations of the Committee of the Whole was presented.

Moved by S. Foxton

Seconded by K. McGarry

That the Summary of Recommendations of the Committee of the Whole dated December 7, 2021, items 1 to 5, and one item from closed session, item 6, be adopted as follows:

1.  That the Regional Municipality of Waterloo direct Staff to proceed with subclass Option C: Request the province to establish a new “Creative Enterprise Facilities” subclass for the Region of Waterloo.
2. That the Regional Municipality of Waterloo affirms its commitment, as the Early Years and Child Care Service Manager, to ensure a system of high quality, inclusive, accessible, affordable and responsive early years and child care services for all families by:

   a) Expressing support for the Government of Canada budget announcement of April 19, 2021 to invest in building a Canada wide system of Early Learning and Child Care and Indigenous Early Learning and Child Care, that builds on the Region of Waterloo Early Years and Child Care Service Plan, policies, and includes adequate ongoing operating and capital funding; and

   b) Communicating to Provincial and Federal Governments the Region of Waterloo’ s interest in working collaboratively with all levels of government to support the achievement of an intergovernmental agreement as soon as possible as described in report CSD-CHS-21-05, dated December 7, 2021.

3. That the Regional Municipality of Waterloo take the following actions related to Grand River Transit MobilityPLUS Service Review as noted in report TES-TRS-21-08.1 dated December 7, 2021:

   a) implement the recommendations of the service review by aligning service eligibility to customer functional limitations and expanding conditional eligibility types;

   b) apply the same functional limitation assessments to all applicants for service, including dialysis customers who presently receive automatic eligibility and service;

   c) continue to engage in discussions with the local renal unit to improve joint scheduling practices to streamline operations and mitigate the impact of these changes to dialysis patients;

   d) implement the changes for above noted (a) and (b) effective May 1, 2022; which allows for broader awareness, continued engagement as outlined in (c) above and additional time for impacted customers to plan any necessary alternate travel assistance; and

   e) require staff report back to Committee on a semi-annual basis with information and updates on how the above noted changes impact travel for dialysis and other MobilityPLUS customers and report on unaccommodated travel requests.
4. That the Regional Municipality of Waterloo take the following actions related to the universal transit pass (U-Pass) programs as described in Report TES-TRS-21-13.1 dated December 7, 2021:

a) Amend and extend the existing agreements with the Wilfrid Laurier University Students Union (WLUSU) and the Wilfrid Laurier University Graduate Students Association (WLU GSA) to implement U-Pass programs, in a form satisfactory to the Regional Solicitor;

b) Amend the existing agreements with the Waterloo Undergraduate Students Association (WUSA), University of Waterloo Graduate Students Association (UW GSA), and the English Language Institute at Renison University College (Renison ELI) to implement U-Pass programs, in a form satisfactory to the Regional Solicitor;

c) Include a modified U-Pass Fee price increase to $107.61 per school term for all eligible students, effective September 1, 2022, as part of the user fees and charges to be introduced or changed in 2022; and

d) Defer the U-Pass Fee price increase to $113.30 until September 1, 2023 for all eligible students and defer each successive price increase by one year.

5. That the Regional Municipality of Waterloo approve the Recommended Design Concept with respect to the proposed Line 86 (Wallenstein) Upgrades from 300 m West of Herrgott Road to 100 m East of Listowel Road, Township of Wellesley, Township of Mapleton and County of Wellington as described in Report TES-DCS-21-28 dated December 7, 2021.

6. That the Regional Municipality of Waterloo approve the following, as described in Report PDL-LEG-21-60/CSD-HOU-21-25:

a) That Regional Council support the proposed use of the property, 34 Peel Street, New Hamburg (the “Property”), by Love Your Neighbourhood Inc. (LYNC), subject to any requirements of Township planning and building officials;

b) That staff be directed to defer the sale of 34 Peel Street for one year to enable LYNC to assemble financial support and complete its plan for the creation of approximately 30 - 40 affordable housing units and community space in New Hamburg; and

c) That staff be authorized to provide a letter of support to LYNC for the project and report back to Council at the end of the one-year period.
Carried

b) Economic Development Committee

The Summary of Recommendations of the Economic Development Committee was presented.

Moved by J. Erb

Seconded by B. Vrbanovic

That the Summary of Recommendations of the Economic Development Committee dated December 8, 2021, item 1, be adopted as follows:

1. That the Regional Municipality of Waterloo approve the following program as outlined in report PDL-ECD-21-10/PDL-CUL-21-07 dated December 8, 2021 and $50,000 be funded through the Strategic Investment in Business Supports to support program costs.

Carried

c) Library Committee

The Summary of Recommendations of the Library Committee was presented.

Moved by L. Armstrong

Seconded by S. Shantz

That the Summary of Recommendations of the Library Committee dated December 8, 2021, item 1, be adopted as follows:

1. That the Library Committee recommend that the Region of Waterloo repeal of point (3.) Fines for Overdue Library Books, of Policy P.D.Lib. 8/74, Library Fines and Rental Fees, to take effect January 1, 2022, as described in Report PDL-LIB-21-05 dated December 8, 2021. Cost recovery for lost, or badly damaged items, is not affected.

Carried

d) Committee of the Whole (2022 Plan and Budget)

The Summary of Recommendations of the Committee of the Whole (2022 Plan and Budget Development) was presented.

T. Galloway requested that item 1 a) on the summary be taken separately.

3900893
M. Harris requested a recorded vote.

Moved by H. Jowett

Seconded by S. Foxton

That the Summary of Recommendations of the Committee of the Whole (2022 Plan and Budget Development) dated December 15, 2021, items 1 to 7, be adopted as follows:

1 a) That the Regional Municipality of Waterloo approve the Waterloo Regional Police Service 2022 Operating Budget net levy of $195,760,656;


Nay: E. Clarke, J. Erb, S. Foxton, and T. Galloway

Carried

Moved by H. Jowett

Seconded by S. Foxton

1. b) That an Upstream Initiatives Fund be established in the amount of $2.1 million funded in 2022 from the property tax levy $1.6 million and a $500,000 Transition Fund funded from the Tax Stabilization Reserve and funded annually thereafter from the property tax levy;

c) That staff be directed to prepare reports in regards to the terms of reference of these funds and related activities for Council consideration by April 2022.

2. That the Regional Municipality of Waterloo:

a) Approve the Waterloo Regional Police Service 2022 Operating Budget with a net expenditure of $219,226,259 a property tax levy of $195,760,656; and

b) Approve the Waterloo Regional Police Service 2022 Tax Supported Capital Budget and 2023-2031 Tax Supported Capital Forecast, as summarized in Appendix B of Police Service Board report 2021-218 dated December 15, 2021, subject to final adjustments for 2021 carry-forwards.

3. That the Regional Municipality of Waterloo increase the preliminary 2022 Children’s Services operating budget by $4,787,444 with $0 net tax levy impact as set out in this report.
4. That an exception to the Surplus Allocation Policy be made and that any unspent Equity funds be carried over in an Equity, Diversity and Inclusion Reserve at year-end and used to fund future capital and one-time equity and reconciliation initiatives, as described in report COR-CFN-21-55 dated December 15, 2021.

5. Whereas Regional Council gave direction as to the timing of the River Road project during the 2021 budget, that the following actions take place with respect to Budget 2022, namely that;

   1. That the proposed funding profile for the River Road project be returned to the funding profile approved in the 2021 budget, except that the 2021 amount be adjusted to the estimate of actual dollars spent in 2021, and any remaining dollars be moved over to the 2022 fiscal year of the funding profile;

   2. That a meeting be called in early January with the region, city, hydro and the property owner to discuss issues potentially impacting the approved timeline for the project and possible ways of mitigating those issues to ensure the project is completed by 2027; and,

   3. That staff bring back a report no later than the February Planning & Public Works committee meeting with recommendations of how to see the project proceed for completion by 2027 and so that we don’t lose the opportunity for anticipated progress during the 2022 construction year.

6. Whereas regional council has a long standing history of supporting important health care initiatives in our community with one time capital grants;

   Whereas these grants to organizations such as Cambridge, St. Mary’s and Grand River Hospital have significantly improved the quality of health care for all the citizens of waterloo region;

   Whereas similar grants to organizations such as the McMaster/Waterloo medical school, Conestoga College Paramedic program, Hospice Waterloo Region have also improved the quality of health care in our community;

   Whereas the University of Waterloo School of Optometry has an ambitious capital plan to improve eye care service, including improved ophthalmology procedures and eye care access;

   Whereas many of our citizens have to travel to Toronto or London to have these types of eye care services provided; and,
Whereas our citizens deserve to receive and access these services in our community without the added burden of travelling great distances to other communities.

Therefore let it be resolved that the region of waterloo council reaffirm it’s tradition of supporting one time requests for capital grants to improve health care in our community; and,

Further that we allocate $1 million from the Tax Stabilization Reserve to fund the University of Waterloo School of Optometry capital campaign on a one-time basis.

7. That the Regional Municipality of Waterloo take the following action with respect to the 2022 Plan and Tax Supported Operating Budget for regional services:

a) Approve the 2022 Plan as set out Appendix A of report COR-CFN-21-52 dated December 15, 2021;

b) Approve the 2022 Tax Supported Operating Budget for regional services (excluding Police Services) as summarized in Appendix C of report COR-CFN-21-52 dated December 15, 2021, and as amended by Budget Committee on December 15, 2021, with a net expenditure of $894,915,919 and a property tax levy of $421,098,956 for regional services in 2022;

c) Approve the 2022 Tax Supported Capital Budget and 2023-2031 Tax Supported Capital Forecast for regional services (excluding Police Services) as summarized in Appendix C of report COR-CFN-21-52 dated December 15, 2021 and as amended by Budget Committee on December 15, 2021 and subject to final adjustments for 2021 carry-forwards;

d) Repeal By-law Number 21-02 (as amended), being a By-law to Establish Fees and Charges for the Regional Municipality of Waterloo and that a new Fees and Charges By-law be passed including the new and adjusted fees and charges listed in report COR-CFN-21-53 dated December 15, 2021; and


Carried

e) Closed Council

Moved by E. Clarke

3900893
Seconded by S. Shantz

That the Summary of Recommendations of Closed Council dated December 15, 2021, items 1 to 3, be adopted as follows:

1. That the Regional Municipality of Waterloo approve a tentative Memorandum of Settlement with CUPE on behalf of members of Local 5191 for the four-year period from April 1, 2020 to March 31, 2024.

2. That the Regional Chair and Clerk be authorized to execute a “Municipalities in Waterloo Region Subscribers’ Agreement for Assistance Programs” for the purpose of mitigating the financial risk of certain future uninsured claims, in a form and to the satisfaction of the Regional Solicitor and the Commissioner of Corporate Services/Chief Financial Officer.

3. That the Council of the Regional Municipality of Waterloo authorizes Councillor Geoff Lorentz, to be absent from meetings of Council until June 30, 2022, pursuant to Section 259 (1) (c) of the Municipal Act, 2001.

Carried

Chief Administrative Officer

a) CAO-21-10, Amendment to Regional Municipality of Waterloo Building Use Policy for the Permanent Waiving of Rental Fees for First Nations, Métis and Inuit communities

Connie MacDonald, Chief Communications & Strategy Office, provided an overview of the report and noted that Council had previously suspended rental fees for Indigenous organizations and that recommendation will allow that to continue permanently.

Moved by H. Jowett

Seconded by E. Clarke

That the Regional Municipality of Waterloo approve an amendment to the Building Use Policy, in accordance with Appendix A attached, for the permanent waiving of fees for First Nations, Métis and Inuit communities to lead cultural and ceremonial events, as set out in report CAO-21-10 dated December 15, 2021.

Carried

b) CAO-21-11, Update on Community Safety & Wellbeing Plan was received for information.

3900893
Other Matters Under Committee of the Whole

a) **PDL-LEG-21-62/COR-FFM-21-15**, Extension of the Agreement with the City of Waterloo Regarding Use of Waterloo Parking Structure

Jeff Schelling, Regional Solicitor, highlighted that the parkade on Willis Way is shared with the City of Waterloo. There is currently an option to purchase the City's interest in the parkade and this report will extend the existing agreement for six months to allow time to update the agreement.

Moved by B. Vrbanovic
Seconded by L. Armstrong

That the Regional Municipality of Waterloo enter into an amending agreement with the Corporation of the City of Waterloo to further extend an existing option to purchase a share of a parking structure owned by the City of Waterloo and used by the Region of Waterloo, as outlined in report PDL-LEG-21-62/COR-FFM-21-15 dated December 15, 2021.

Carried

b) **PDL-LEG-21-70**, Policy Review of Region Bylaw 13-050 – Use or Occupation of Region-owned Public Land

J. Schelling explained that a draft policy is attached to the report that was developed following the eviction process that was used recently at the encampment at Charles Street and Stirling Avenue. He noted that the new policy provides a greater emphasis on outreach and communication, with enforcement as a last option.

Ryan Pettipiere, Director, Housing Services, stated that Community Services staff had significant input on the development of the policy and stressed a service first approach.

Moved by D. Jaworsky
Seconded by J. Erb

That that the Regional Municipality of Waterloo approve a policy for responding to unauthorized use of Region-owned or occupied land attached as an Appendix to Report PDL-LEG-21-69 dated December 15th, 2021.

Carried

Moved by K. Kiefer
Seconded by K. McGarry

3900893
That Committee of the Whole rise and Council resume.

Carried

Moved by B. Vrbanovic
Seconded by S. Foxton

That Council adopt the proceedings of Committee of the Whole

Carried

Notice of Motion

K. McGarry provided notice that she will introduce the following motion at the Council meeting to be held on January 26, 2022.

Whereas Myers Road, in southeast Cambridge, is an area experiencing rapid growth and intensification and will soon be home to Cambridge’s new Recreation Complex, Idea Exchange, Catholic School, and Public school;

Whereas the speed limit on Myers Road in front of Holy Spirit Catholic School and Moffat Creek Public School is currently set at 50km/h;

Whereas there is ongoing discussion concerning the future layout and design of Myers Road,

Whereas driver behaviour within school zones continues to be an ongoing concern across the Region of Waterloo;

Be it resolved that the speed limit on the entirety of Myers Road be lowered to 40km/h, to facilitate slower vehicular traffic in front of Holy Spirit Catholic School and Moffat Creek Public School while the design, planning, construction, and implementation of Myers Road, occurs; and

Further that Region of Waterloo staff report back to Council in 2022 on all school zones within the Region of Waterloo that do not currently have speed limits of 40km/h.

Other Business

S. Foxton stated that at a recent public input meeting she made a response to a delegation that she is not proud of. She apologized to Selam Debs for her actions and
noted that she has signed up a course that is offered by S. Debs and she hopes to improve her behaviour.

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

Moved by J. Erb

Seconded by K. McGarry

a) That a By-law to Establish Fees and Charges for the Regional Municipality of Waterloo and Repeal By-law 21-002, As Amended be read a first, second and third time, finally passed and numbered 21-072 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 December 15, 2021 be read a first, second and third time, finally passed and numbered 21-073 signed by the Regional Chair and Regional Clerk and sealed with the Regional Seal.

Carried

**Adjourn**

Moved by L. Armstrong

Seconded by K. McGarry

That the meeting adjourn at 11:49 p.m.

Carried

**Regional Chair, K. Redman**

**Regional Clerk, W. Short**
COVID-19 Update

Council Meeting
December 15, 2021
Dr. Wang
Key Messages

• The Omicron situation is evolving rapidly in our region, throughout Ontario, and across the country.

• We expect Omicron will spread extensively in our community and be the predominant variant within a week.

• I am strongly advising members of the public to do two things to protect themselves & their loved ones:
  o Get your third dose of the vaccine as soon as you are eligible (84 days after your second dose)
  o Reduce your social contacts now
Current Omicron Trends
Vaccination will be a cornerstone of our response
Public Health guidance

• Omicron will be a provincial wave; will require a provincial approach.
  o Local Medical Officers working with the Office of the Chief Medical Officer of Health.

• For individuals
  o When you are eligible, get your third-dose booster right away
  o Reduce all non-essential social contact now
  o Wear a well-fitting, well-constructed mask
  o Maintain physical distance with others
  o Avoid crowded environments and make sure indoor spaces are well-ventilated

• For workplaces
  o Enable your employees to work from home as soon as possible, if feasible
Remarks to Council: Growth scenarios and Land Needs Assessment

Dr. Dawn Cassandra Parker, Professor, School of Planning
Core member, Waterloo Institute for Complexity and Innovation

Potential conflict of interest declaration:
• Region resident/homeowner 500-800 meters from LRT
• Not a professional planner/RPP
• Previous and in-review research collaboration with ROW and other municipalities
• Phd economist-no economic consulting activity
Recommendation - identify a defensible feasible minimum intensification target that will:

- Not require designation of excess lands
- Fully consider match between household sizes, unit mix, and livability
- Use all available data and models to understand housing market dynamics and their implications for in-migration, outmigration, and affordability
- Differentiate between low-rise, mid-rise, and high-rise medium and high density housing
- Fully utilize available spatial (GIS) data to construct feasibility scenarios
- Fully utilize all available housing market data and models
- Be fully open, transparent, and replicable
Comments from review of reports to date:

- Housing supply is used as a proxy for housing demand—incorrectly

- Region has access to data and models not yet fully utilized:
  - Transaction and assessment data
  - Home price index dashboard (MLS/ KWAR)
  - Previous statistical models from my group on associations of housing types and characteristics with sales values (through Q2 2018)
  - Models from my group that break down housing attribute prices by income, household size, and household age (2016-2018)
  - CMHC’s developing UrbanSim implementation

- Population, dwelling, and dwelling types from 2021 census set for release by April 2022
Comprehensive policies needed to create feasibility:

- “Tall and Sprawl” is failing the market in terms of unit size match, livability, and affordability.

- To address market demand and affordability, we need “missing middle” low rise high-density—with green space.

Strategies to overcome barriers for supply of appropriate and affordable housing:

- **Parking:** Make full use of regulated on-street parking, incentivize/subsidize multi-level parking as needed, no more new surface lots, repurpose surface parking for productive use.

- **Zoning:** Allow low-rise intensified development (max FSR with setback and greenspace) in all residential neighbourhoods; do not approve non-compliant upzoning applications. Implement inclusionary zoning uniformly throughout region. Set minimum FSR (ex. 2.5) for greenfield development.

- **Financing:** Government/non-profit financing may be needed to create affordable market supply.
Economic modelling best practices and transparency are needed to support the Region’s position

- **Precautionary Principle**—take a safety-first in the face of deep uncertainty

- **Option value**—when new information is available over time, the value of delaying action until more information is available

- **Understanding housing market diversity**—housing market models based on averages fail (see the US housing market crash)

- **Open science and policy analysis**—ensure that all model assumptions, data, and mechanisms are fully transparent so that others can replicate results

- **Ensemble modelling**—Apply a range of modelling methods, assumptions, and scenarios and look for congruence

- Use **state of the art methods and models** whenever possible
Examples of available data and models follow
Home price index data (KWAR)

**MLS® Home Price Index**
Click here to learn more

- **Property Type (Applies to all tabs)**
  - Multiple values
- **Area/Property Type Selection (Applies to all tabs)**
  - Multiple values

---

### Benchmark Price Performance over Time

Select Date Range:
- All values

![Graph showing benchmark price performance over time](image)

**Areas:**
- Kitchener East – Single Family
- Kitchener East – Townhouse
- Kitchener East – Apartment

**Note:** Areas with insufficient sales are not included in the HPI. Contact your local REALTOR® for exclusive and in-depth neighbourhood level price information.

**Source:** Kitchener-Waterloo Association of REALTORS®
CMHC report data

Sources: CMHC Rental Market Survey, MLS® System of the Kitchener-Waterloo Association of REALTORS®, CMHC calculations

Note: Carrying cost includes mortgage payment (conventional with 25-year amortization and discounted 5-year rate) with a 20% down payment, median condominium (strata) fees and median property taxes.
STAR+MLM Model (Parker, Huang, Feng 2020)

I. Neighbourhood/group effect

II. Spatial dependence at the neighbourhood level

III. Space-time dependence at the property level
   - Only past 3 months sales
   - Nearby properties, within a 2.5-km radius
Types of cycling infrastructure, distance measures

(1) on-road bike lanes (excluding sharrows)
(2) multi-use/multi-purpose trails
(3) separated or protected bike lanes within road right-of-way

Three distance buffers from each bike lane:
- 0-100 metres
- 100-200 metres
- 200-400 metres

This house is within 200-400 metres of the nearest bike lane.
## Results - Condo: 3 types of bike lanes

<table>
<thead>
<tr>
<th>Distance from house</th>
<th>Estimates</th>
<th>sig</th>
<th>p-value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>On-Road Bike Lane</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-100m (1/0)</td>
<td>7.0%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td>100-200m (1/0)</td>
<td>5.8%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td>200-400m (1/0)</td>
<td>7.7%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td><strong>Multi-Use Trails</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-100m (1/0)</td>
<td>5.5%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td>100-200m (1/0)</td>
<td>4.1%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td>200-400m (1/0)</td>
<td>3.6%</td>
<td>**</td>
<td>0.002</td>
</tr>
<tr>
<td><strong>Separated Bike Lane</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-100m (1/0)</td>
<td>-9.7%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td>100-200m (1/0)</td>
<td>-7.3%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td>200-400m (1/0)</td>
<td>-7.6%</td>
<td>***</td>
<td>0.000</td>
</tr>
</tbody>
</table>

- Both on-road bike lanes and multi-use trails: positively associated with condo property values
- Only a few separated bike lanes in Kitchener: effect might be confounded with other factors
## Results - Condo: trees, transit, core

<table>
<thead>
<tr>
<th></th>
<th>Estimates</th>
<th>sig</th>
<th>p-value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tree</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree canopy (per 10%)</td>
<td>1.2%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td>Number of trees within 100 meters (per 10 trees)</td>
<td>0.8%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td><strong>Bus transit accessibility</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Headway (min)</td>
<td>0.1%</td>
<td></td>
<td>0.117</td>
</tr>
<tr>
<td>Express bus (1/0)</td>
<td>7.1%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td>Number of bus routes</td>
<td>1.5%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td><strong>Downtown</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Core (1/0)</td>
<td>13.3%</td>
<td>**</td>
<td>0.027</td>
</tr>
<tr>
<td>In CTC</td>
<td>-10.2%</td>
<td>***</td>
<td>0.000</td>
</tr>
</tbody>
</table>

- Trees, bus transit services, urban core: positively associated with condo property values
## Results – Single-Family: 3 types of bike lanes

<table>
<thead>
<tr>
<th>Distance from house</th>
<th>Estimates</th>
<th>sig</th>
<th>p-value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>On-Road Bike Lane</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-100m (1/0)</td>
<td>0.3%</td>
<td></td>
<td>0.486</td>
</tr>
<tr>
<td>100-200m (1/0)</td>
<td>0.4%</td>
<td></td>
<td>0.328</td>
</tr>
<tr>
<td>200-400m (1/0)</td>
<td>1.3% ***</td>
<td></td>
<td>0.000</td>
</tr>
<tr>
<td><strong>Multi-Use Trails</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-100m (1/0)</td>
<td>0.3%</td>
<td></td>
<td>0.532</td>
</tr>
<tr>
<td>100-200m (1/0)</td>
<td>0.0%</td>
<td></td>
<td>0.984</td>
</tr>
<tr>
<td>200-400m (1/0)</td>
<td>0.7%</td>
<td></td>
<td>0.100</td>
</tr>
<tr>
<td><strong>Separated Bike Lane</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-100m (1/0)</td>
<td>-0.9%</td>
<td></td>
<td>0.317</td>
</tr>
<tr>
<td>100-200m (1/0)</td>
<td>-0.3%</td>
<td></td>
<td>0.601</td>
</tr>
<tr>
<td>200-400m (1/0)</td>
<td>-0.3%</td>
<td></td>
<td>0.527</td>
</tr>
</tbody>
</table>

- Most bike lanes were not significantly associated with single-family property values
- Only on-road bike lanes within 200-400 meters from houses were positively associated
## Results – Single-Family: trees, transit, core

<table>
<thead>
<tr>
<th></th>
<th>Estimates</th>
<th>sig</th>
<th>p-value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tree</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree canopy (per 10%)</td>
<td>1.4%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td>Number of trees within 100 meters (per 10 trees)</td>
<td>0.2%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td><strong>Bus transit accessibility</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Headway (min)</td>
<td>0.0%</td>
<td></td>
<td>0.228</td>
</tr>
<tr>
<td>Express bus (1/0)</td>
<td>-1.0%</td>
<td></td>
<td>0.235</td>
</tr>
<tr>
<td>Number of bus routes</td>
<td>1.0%</td>
<td>***</td>
<td>0.000</td>
</tr>
<tr>
<td><strong>Downtown</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Core (1/0)</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>In CTC (1/0)</td>
<td>2.79%</td>
<td>***</td>
<td>0.000</td>
</tr>
</tbody>
</table>

- Trees, bus transit services: positively associated with single-family property values
Discussion: Context of other research

- Did not find differences cycling infrastructure values between suburbs and core areas/CTC-contrast with Realtors and Developers

- Our other research shows market segmentation consistent with hedonic results:
  - Core-area buyers prioritize “urban lifestyle”
  - Suburban buyers prioritize bedrooms, garages and open-space access

- But, we have evidence of a “missing market” for families wanting a TOD lifestyle, including active transportation
References


Acknowledgements for “Bikelash” report

- Professor Brian Doucet and Emma McDougall and members of the Urban Growth and Change research group at the UW School of Planning.

- Input, feedback, data, and funding from the Cities of Kitchener, Waterloo, Cambridge, and the Regional of Waterloo, especially Darren Kropf and Julie Belanger.

- Municipal Property Assessment Corporation (MPAC) and the Teranet company for providing the housing transaction and characteristics data. Any opinions, findings, conclusions or recommendations expressed in this material are those solely of the author(s) and are not necessarily the views of the Municipal Property Assessment Corporation.

- SSHRC grants 890-2013-0034 and 435-2012-1697 to Dawn Parker.

- Kitchener-Waterloo Association of Realtors and anonymous local developers for their input on this project and previous research.

- The study location and the University of Waterloo are situated on the Haldimand Tract, land that was promised to the Haudenosaunee of the Six Nations of the Grand River, and are within the territory of the Neutral, Anishinaabe, and Haudenosaunee peoples.
December 15, 2021

Chair and Members of Region of Waterloo Council
c/o Regional Clerk
Regional Municipality of Waterloo
150 Frederick Street, Kitchener, ON N2G 4J3

Dear Chair and Members of Region of Waterloo Council:

REGION OF WATERLOO OFFICIAL PLAN REVIEW UPDATE
STAFF REPORT: PDL-CPL-21-49
REGIONAL COUNCIL MEETING ON DECEMBER 15, 2021- AGENDA ITEM 13.B)

IBI Group Professional Services Inc. ("IBI Group") was retained by Schlegel Urban Developments ("Schlegel") in 2020 to advise them with respect to the ongoing Regional Official Plan Review, which is being informed by the current Municipal Comprehensive Review (MCR) exercise, and its potential impacts on the opportunities for development of Schlegel’s lands within the City of Kitchener. As part of this retainer, IBI Group and the consultant team has contributed to several previous submissions to the Region regarding the background technical work supporting the MCR that has been released over the last two years.

These previous submissions outlined several issues and concerns that our team had with the background technical work, identified questions regarding assumptions and technical details related to the growth management work, and expressed concerns that the work completed to date has failed to align with the Provincial land needs assessment methodology. (Attached)

IBI Group has reviewed Staff Report PDL-CPL-21-49, the associated presentation and the Growth Scenario Technical Brief, from which the three modified scenarios were derived. It is our understanding that staff is now planning to complete Land Needs Assessments using the following three scenarios:

- **Scenario 1 (Moderate Community Area Expansion)** – a region-wide minimum intensification target of 60 percent and a minimum density target of 60 people and jobs per hectare in designated greenfield areas;
- **Scenario 2 (No Community Area Expansion)** – A region-wide minimum intensification and designated greenfield density target to be determined that would result in no urban boundary expansion for Community Area; and
- **Scenario 3 (Excess Lands Scenario)** - a region-wide minimum intensification target of 70 percent and a minimum density target of 70 people and jobs per hectare in designated greenfield areas;

IBI Group continues to have serious concerns and questions regarding the work which underpins the Region’s analysis, how this work aligns with growth management policies within the Growth Plan, and how this work aligns with the Provincial Land Needs Assessment Methodology. The following points summarize some of our key questions and concerns regarding this work:

1. The Provincial Land Needs Assessment Methodology requires that a market-based approach is employed to determine housing need and that a housing forecast by
dwelling type is completed to assess Community Area land needs. IBI Group does not believe that three scenarios staff are endorsing are based on a market-based approach, and will not align with the land needs assessment methodology.

2. Even in the Region’s Base Case of the Growth Scenario Evaluation Technical Report, the housing forecast used in this analysis begins with an assumption that the Region will need nearly 28,000 less housing units in the 2021-2051 forecast period than the August 2020 Hemson Technical work which underpins the Growth Plan’s Schedule 3 population forecasts for the Region of Waterloo. Thus, it is unclear how the Region developed the Base Case housing forecast, and why it assumed so many less housing units.

3. To our knowledge, neither the Region nor its consultants have created a housing forecast by dwelling type using age-specific propensities, which must be a key component to determining the housing forecast to be used in the Land Needs Assessment.

4. In the previous Growth Scenario Technical Work each scenario sees an increase in intensification rates and greenfield densities, resulting in a shift to higher density units. However, the total quantum of units in each scenario does not appear to change. As PPU’s (persons per unit) decrease in higher density units, it is unclear how the Region will accommodate the total forecasted population in the scenarios which see more high-density units.

It is IBI Group’s opinion that despite the background work provided by Regional staff to date, the Region has not completed the initial requirements of the Provincial Land Needs Assessment methodology, including the establishment of an appropriate housing demand assessment. If sufficient land is not made available to properly accommodate market demand and if an appropriate housing mix is not provided, IBI Group is concerned that this may negatively impact future housing choice and affordability in the Region.

We thank you for the opportunity to submit on this matter, and are available for any questions that may arise from this submission.

IBI Group Professional Services (Canada) Inc.

Name: Robyn Brown MA, MPL, PLE
Title: Director – Sr Practice Lead – Planning
Email: Robyn.brown@ibigroup.com
December 15, 2021

Our File No.: 090456

Via Email

Chair and Members of Region of Waterloo Council
Regional Municipality of Waterloo
150 Frederick Street, 3rd Floor
Kitchener ON N2G 4J3

Dear Chair and Members of Region of Waterloo Council:

Regional Official Plan Review Update

As Council is aware, we represent several landowners in the Region of Waterloo regarding the Region’s ongoing Municipal Comprehensive Review to update its Official Plan.

We are writing to comment on the above-report, in which staff are recommending that Council approve three scenarios to be carried forward for consideration through the Region’s land needs assessment:

- the scenario recommended in the Growth Scenario Evaluation Technical Brief, presented to Council in November, based on a 60% intensification rate in the Built-Up Area (“BUA”), and a 60% persons and jobs/hectare Designated Greenfield Area (“DGA”) density, which would result in a “moderate” community area expansion;

- a scenario that would result in no expansion; and

- a scenario that would result in excess community area lands being identified.

The Staff Recommendation is Contrary Regional Council’s Explicit Direction

Staff are essentially asking Council to screen out consideration of growth scenarios that are based on the minimum intensification targets and density targets required by the Growth Plan, or other alternative scenarios, without the substantive analysis to support that decision. This is precisely the approach Council rejected at its meeting of November 9, 2021, when it directed that:
... prior to any Growth Scenarios being brought before this Council for decision that: (i) the Region of Waterloo’s Land Needs Assessment be completed in accordance with provincial requirements;...

With respect, it is irresponsible to prematurely select growth scenarios without any assessment of what the impact will be on the related issues of: housing mix, the actual housing density that will have to be achieved in the remaining community area, the Region’s ability to meet market demand for housing, or housing affordability.

**The Proposed Land Needs Assessment Does Not Implement the Provincial Methodology**

The staff report points out that a significant amount of work has been completed in terms of technical briefs and community engagement. We acknowledge that several voluminous reports have been prepared, and consultation sessions held. Our concern relates to the content of those reports, which collectively do not implement the Provincial Land Needs Assessment Methodology (the “Provincial Methodology”).

In their report, staff describe the Provincial Methodology as a new “market-based” methodology. We agree – its purpose is ensure an adequate supply of housing to meet market-based demand. However, that is not the approach the Region’s staff and consultants are recommending. Their approach is based on selecting higher than required density and intensification targets, with no apparent substantive assessment of actual housing demand or supply – two fundamental requirements of the Provincial Methodology.

The presentation attached to the staff report (pg. 86) includes a flow chart of staff’s proposed Land Needs Methodology Approach, with check marks that we presume are intended to connote completion. We have seen no evidence that all of these steps have been completed in a manner that complies with the Provincial Methodology.

For example, one step is a requirement to assess “Housing Units to Accommodate Growth”. The Provincial Methodology actually requires a forecast of housing by unit type, something we have not seen from the Region’s staff or consultants. While the Region’s consultants have prepared an overall assessment of housing demand (total units), as we have previously noted it leads to very different results than the one prepare by the Province’s consultants. We have raised this several times with no response. Why does Regional staff not want to consider and respond to why the forecasts are so different?

Another required step is an assessment of Housing Supply Potential by Policy Area. To our knowledge this has also not been completed by the Region’s staff or consultants. What is required is a detailed assessment of the vacant land available for development, and the number
and type of housing units that can be accommodated on those land based on applicable planning approvals. As far as we can tell, Regional staff and its consultants are instead relying on density assumptions, to, in turn, make assumptions regarding the number of housing units that could be accommodated, without regard for the actual housing that may be available by unit type.

As we have indicated on several occasions, the fundamental risks of undertaking a land needs assessment without undertaking actual projections of housing demand by unit type and housing supply by unit type is that the Region will have an undersupply of ground-related housing to meet market requirements. This has obvious implications for housing affordability and the Region’s ability to meet its growth forecasts.

We also note that the Region’s designated greenfield area is not a blank slate, and has largely already been developed or is subject to development approvals, at average densities lower than the minimum density proposed by staff. The portion of the designated greenfield area without current planning approvals will have to be developed at higher densities to offset the lower densities in existing planned areas. The analysis released to date by Regional staff and its consultants does not demonstrate whether the higher densities that would be required are reasonable in terms of the form of housing that would result, or can realistically be achieved.

We urge Council to not prematurely limit the growth scenarios to be considered through its land needs assessment, but to direct staff to undertake lands needs assessment in accordance with the Provincial Methodology.

Yours truly,

Goodmans LLP

Robert Howe

cc: client

7228845