



Council Meeting Agenda

Monday, December 15, 2025, 7:00 p.m.

Council Chambers - Hybrid

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

People interested in participating in this meeting can register online using the delegation registration form at www.kitchener.ca/delegation or via email at delegation@kitchener.ca. Please refer to the delegation section on the agenda below for registration in-person and electronic participation deadlines. Written comments received will be circulated prior to the meeting and will form part of the public record.

The meeting live-stream and archived videos are available at www.kitchener.ca/watchnow

Accessible formats and communication supports are available upon request. If you require assistance to take part in a city meeting or event, please call 519-741-2345 or TTY 1-866-969-9994.

Pages

1. COMMENCEMENT

The meeting will begin with a Land Acknowledgement given by the Mayor and the singing of “O Canada.”

2. MINUTES FOR APPROVAL

Minutes to be accepted as circulated to the Mayor and Councillors (regular meeting held November 10, 2025, and special meetings held November 10, December 1, December 11, 2025) - Councillor M. Johnston.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Members of Council and members of the City’s local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared, please visit www.kitchener.ca/conflict to submit your written form.

4. COMMUNICATIONS REFERRED TO FILE

4.1 Flag / Illumination Request under Policy MUN-FAC-442

- 4.1.a Illumination - International Childhood Cancer Awareness Day - February 15, 2026
- 4.1.b Illumination - Long Covid Awareness Day - March 15, 2026
- 4.1.c Flag & Illumination - Independence of the State of Israel - April 22, 2026

5. PRESENTATION - NIL

6. DELEGATIONS

Pursuant to Council's Procedural By-law, delegations are permitted to address the Committee for a maximum of five (5) minutes. All Delegations where possible are encouraged to register prior to the start of the meeting. For Delegates who are attending in-person, registration is permitted up to the start of the meeting. Delegates who are interested in attending virtually must register by 5:00 p.m. on December 15, 2025, in order to participate electronically.

6.1 Centre in the Square (CITS) Appointments and Board of Director Amendments, COR-2025-498, listed as item 11.1.b

- 6.1.a Eric Lariviere, Executive Director, Centre in the Square

6.2 Heritage Permit Application HPA-2025-IV-024 - 1385 Bleams Road, DSD-2025-462, listed as item 7.1.a

- 6.2.a Alina and Ioan Solomes

6.3 Notice of Motion - Inclusionary Zoning Set-aside Rates - Councillor B. Ioannidis, listed as item 9.2.

- 6.3.a Sam Nabi
- 6.3.b Helene Chow
- 6.3.c Larry Maseo, Waterloo Region Home Builders' Association (WRHBA)

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7. REPORTS OF COMMITTEES

7.1 HERITAGE KITCHENER - DECEMBER 2, 2025

- 7.1.a Heritage Permit Application HPA-2025-IV-024 - 1385 Bleams Road, DSD-2025-462

That pursuant to Section 34 of the Ontario Heritage Act, Heritage Permit Application HPA-2025-IV-024 be approved to permit the demolition of a shed, two additions, and belfry at the property municipally addressed as 1385 Bleams Road, in accordance with the supplementary information submitted with this application, and subject

to the following conditions as outlined in Development Services Department Report, DSD-2025-462:

1. That the Heritage Impact Assessment Addendum be approved by the Director of Development and Housing Approvals prior to the issuance of this permit;
2. That the Owners enter into a heritage easement agreement with the City in accordance with Section 37 of the Ontario Heritage Act for the restoration/reconstruction of the belfry prior to the issuance of this permit;
3. That the building permit be reviewed, and heritage clearance be provided by Heritage Planning staff prior to the issuance of a building permit to facilitate the restoration/reconstruction of the belfry;
4. The heritage clearance be provided by heritage planning staff prior to the issuance of a demolition permit for the demolition of the shed and c.1920s and 1987 addition.

7.1.b Heritage Permit Application HPA-2025-V-025 - 50-56 Weber Street West and 107 Young Street, DSD-2025-464

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2025-V-025 be approved to permit the demolition of the rear porch at 107 Young Street, and the construction of an 8-storey building at the properties municipally addressed as 50-56 Weber Street West and 107 Young Street, in accordance with the supplementary information submitted with the application, and subject to the following conditions as outlined in Development Services Department report DSD-2025-464:

That the final Phase II Heritage Impact Assessment be approved by the Director of Development and Housing Approvals prior to final site plan approval;

That the final building elevations be reviewed and approved by the City's Heritage Planner prior to the issuance of this heritage permit; and

That the final building permit be reviewed, and heritage clearance be provided by Heritage Planning staff prior to the issuance of the building permit for the building.

7.1.c Update to Delegated Approval Authority By-law, DSD-2025-465

That the draft by-law attached as Appendix 'A' to Development Services Department report, DSD-2025-465 be enacted, as amended

by Heritage Kitchener, to repeal and replace Chapter 642 of the City of Kitchener Municipal Code regarding the delegation of power to consent to alterations to properties designated under Part IV and Part V of the Ontario Heritage Act.

**7.2 PLANNING AND STRATEGIC INITIATIVES COMMITTEE -
DECEMBER 1, 2025**

7.2.a Elimination of Return Envelopes, FIN-2025-407

That the City of Kitchener discontinue the practice of including return envelopes with mailed paper bills effective February 1, 2026, as outlined by Financial Services Department report, FIN-2025-407.

7.2.b 2025 Victus Hockey Academy LP Agreement at Sportsworld Arena, CSD-2025-472

That the General Manager, Community Services and Deputy Chief Administrative Officer be authorized to execute a license agreement and any amendments or renewals with Victus Academy LP for space at Sportsworld Arena, municipally known as 35 Sportsworld Crossing Road, said agreement to be satisfactory to the City Solicitor, as outlined in Community Services Department report, CSD-2025-472.

7.2.c Modernizing Human Resource (HR) Policies, COR-2025-449

That the modernized Human Resources policies, attached as Appendix A to Corporate Services report COR-2025-449 be approved; and further,

That the redundant Human Resources policies, attached as Appendix B to Corporate Services report COR-2024-449 be repealed.

7.2.d Municipal Act Section 357(g) Applications - Repairs and Renovations, FIN-2025-453

That Council approve the draft policy attached as Appendix A to Financial Services Department report, FIN-2025-453.

7.2.e Municipal Act Section 357(1)(d.1) Application for Sickness or Extreme Poverty, FIN-2025-451

That the draft by-law attached to Financial Services Department report, FIN-2025-451 as Appendix "A" to delegate authority to the Assessment Review Board for determining the eligibility for property tax relief for applications received under Section 357(1)(d.1) of the Municipal Act, 2001 be approved; and further,

That staff forward a certified copy of the by-law to the Registrar of the Assessment Review Board and the Municipal Property Assessment

Corporation, as required under Section 357(12) of the Municipal Act, 2001 and thereafter forward a copy of every application received to which this by-law applies.

7.2.f Project Funding Increase for Dundee Secondary Plan and Environmental Assessment, DSD-2025-469

That Purchase Order 213285 – Dundee Secondary Plan and Environmental Assessment, be increased in the amount \$200,000, plus HST of \$26,000, for a total of \$226,000, as outlined in Development Services Department report, DSD-2025-469.

7.2.g Q24-016 - Professional Services – Ann Street, Becker Street, & Fife Street Reconstruction – Purchase Order Extension, DSD-2025-437

That the Purchase Order for providing contract administration and inspection for the reconstruction of Ann Street, Becker Street and Fife Street, issued to GHD Limited (GHD) be increased by \$496,400.34 funded by the Ministry of Transportation (MTO) and an existing surplus in the project account, as outlined in Development Services Department report, DSD-2025-437.

7.2.h 2025 Community Engagement Policy, COR-2025-454

That the Community Engagement Policy (GOV-COU-2010), be amended, to make the changes indicated in Attachment 'A' and outlined in Corporate Services report, COR-2025-454.

7.3 PLANNING AND STRATEGIC INITIATIVES COMMITTEE - DECEMBER 15, 2025

7.3.a Missing Middle and Affordable Housing Community Improvement Plan Update, DSD-2025-494

Note: Council is requested to consider the following recommendation arising from the Planning and Strategic Initiatives Committee meeting earlier this date.

8. UNFINISHED BUSINESS - NIL

9. NEW BUSINESS

9.1 - MAYORAL BUSINESS AND UPDATES - MAYOR B. VRBANOVIC

9.2 Notice of Motion - B. Ioannidis - Inclusionary Zoning Set-aside Rates

Councillor B. Ioannidis has given notice to introduce the following motion for consideration this date:

“WHEREAS Staff retained N. Barry Lyons Consulting (NBLC) land economists to conduct an updated 2025 Residential Market Assessment (“report”) which analyzed the recent local market

activity and conditions;
 WHEREAS the updated 2025 Residential Market Assessment (“report”) reinforced multiple key indicators, the market and economic context for investing in new high density residential development in Protected Major Transit Station Areas (PMTSA) is markedly more challenging than it was in 2024 when Inclusionary Zoning was approved by Council; and,
 WHEREAS the City’s residential market continues to experience limited activity, to date, there have been no 50+ unit housing developments started this year within the City’s PMTSAs (50+ unit developments trigger IZ); and,
 WHEREAS population growth, development feasibility; condominium market trends and the rental market outlooks are all factors that are adding challenges to high density developments in the PMTSA; and,
 WHEREAS the development community has expressed concerns that Inclusionary Zoning now is ill-timed due to the current stagnation of the housing market, noting suggestions that the requirements only begin once the number of housing starts are above historic averages; and,
 WHEREAS set-aside rates were established for 2026, but may have a negative impact on the construction of new units;
 THEREFORE BE IT RESOLVED that staff be directed to prepare a City initiated Official Plan Amendment and Zoning By-law Amendment to change the Inclusionary Zoning set aside rate from 2% to 0.5% and from 1% to 0.25% in their respective PMTSA;
 THEREFORE BE IT FURTHER RESOLVED that these set aside rates be maintained for 2026 and 2027;
 THEREFORE BE IT FURTHER RESOLVED that the effective date of the Zoning By-law amendment shall be the effective date for the purpose of section 8(1)(d) of O.Reg 232/18; and
 THEREFORE BE IT FINALLY RESOLVED that staff be directed to report back on local market conditions occur in 2027, 2029, and 2031."

10. QUESTIONS AND ANSWERS

11. STAFF REPORTS

11.1 ADMINISTRATIVE REPORTS

11.1.a	Request for Additional Funding - Q25-079 Professional Services - Huron Road Improvements, FIN-2025-499, FIN-2025-499	11
11.1.b	Centre in the Square (CITS) Appointments and Board of Director Amendments, COR-2025-498	14

11.2 FOR INFORMATION

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|--------|---|----|
| 11.2.a | 2025 September Variance Report, FIN-2025-495 | 24 |
| 11.2.b | K-W Joint Service Initiatives Committee - 2025 Update, CAO-2025-466 | 44 |

12. BY-LAWS

12.1 THREE READINGS

- 12.1.a Being a by-law to close the public highway known as Part Lane, Plan 82, abutting Lots 25 to 33 inclusive, in the City of Kitchener.

(By-law 2025-139)

- 12.1.b Being a by-law to provide for the widening of Woolwich Street as a public highway in the City of Kitchener.

(By-law 2025-140)

- 12.1.c Being a by-law to provide for the establishing and laying out of part of River Road as a public highway in the City of Kitchener.

(By-law 2025-141)

- 12.1.d To further amend By-law No. 88-169, being a by-law to regulate, supervise and govern the parking of vehicles on municipal off-street parking facilities (Schedule A).

(By-law 2025-142)

- 12.1.e To further amend By-law No. 88-169, being a by-law to regulate, supervise and govern the parking of vehicles on municipal off-street parking facilities (Schedule B).

(By-law 2025-143)

- 12.1.f Being a by-law to amend Chapter 375 of The City of Kitchener Municipal Code with respect to Tariff of Fees - Committee of Adjustment.

(By-law 2025-144)

- 12.1.g Being a by-law to designate the property municipally addressed as 35 Roos Street, in the City of Kitchener as being of historic and cultural heritage value or interest.

(By-law 2025-145)

- 12.1.h Being a by-law to designate the property municipally addressed as 2219 Ottawa Street South in the City of Kitchener as being of historic and cultural heritage value or interest.

(By-law 2025-146)

- 12.1.i Being a by-law to exempt certain lots from Part Lot Control – Blocks 4 and 6 and Part Block 5, Registered Plan 58M-424 – Hesh Crescent.
(By-law 2025-147)
- 12.1.j To further amend By-law No. 2010-190, being a by-law to prohibit unauthorized parking of motor vehicles on private property.
(By-law 2025-148)
- 12.1.k To further amend By-law No. 88-171, being a by-law to designate private roadways as fire routes and to prohibit parking thereon.
(By-law 2025-149)
- 12.1.l To further amend By-law No. 2008-117, being a by-law to authorize certain on-street and off-street parking of vehicles for use by persons with a disability, and the issuing of permits in respect thereof.
(By-law 2025-150)
- 12.1.m Being a by-law to amend Chapter 110 of The City of Kitchener Municipal Code regarding By-law Enforcement.
(By-law 2025-151)
- 12.1.n Being a by-law to provide for a 2026 Interim Tax Levy and for the payment of 2026 Interim Taxes.
(By-law 2025-152)
- 12.1.o To confirm all actions and proceedings of the Council for December 15, 2025.
(By-law 2025-158)
- 12.2 LATE STARTER BY-LAWS TO BE ADDED TO THE AGENDA,
PENDING APPROVAL OF THE REPORTS OF THE COMMITTEES**
- 12.2.a Being a by-law to authorize the Assessment Review Board to exercise certain powers and functions of Council under Section 357 (1) paragraph (d.1) and (5) of the Municipal Act, 2001, as amended.
(By-law 2025-153)
- 12.2.b Being a by-law to designate a Community Improvement Project Area in the City of Kitchener for the Missing Middle and Affordable Housing Community Improvement Plan.
(By-law 2025-154)
- 12.2.c Being a by-law to adopt a Community Improvement Project Plan in the City of Kitchener known as the Missing Middle and Affordable Housing Community Improvement Plan.

(By-law 2025-155)

- 12.2.d Being a by-law to repeal By-law 2009-089 and to replace it with a by-law to delegate certain authority of Council to consent to permits for the alteration of property designated under Parts IV and V of the Ontario Heritage Act.

(By-law 2025-156)

- 12.2.e Being a by-law respecting the composition of The Centre In The Square Inc.

(By-law 2025-157)

13. ADJOURNMENT