



Council Meeting Agenda

Monday, November 10, 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 October 20, 2025, and special meetings held October 27, 2025) - Councillor B. Ioannidis.

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 - World Prematurity Day - November 17, 2025
- 4.1.b Illumination - International Day for the Elimination of Violence Against Women - November 25, 2025
- 4.1.c Flag - Albanian National Independence Day - November 28 - November 30, 2025
- 4.1.d Flag - National Day of Romania - December 1, 2025
- 4.1.e Flag - Greek Independence Day - March 20 - 28, 2026

5. PRESENTATIONS

5.1 Award Presentations - Transportation Services

- 5.1.a Parking Staff Member of the Year, Canadian Parking Association - Karl Gallagher
- 5.1.b Active Transportation Achievement Award, Transportation Association of Canada - Downtown Cycling Grid

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 November 10, 2025, in order to participate electronically.

6.1 Draft Plan of Subdivision Application, 30T-23201, 1700 Strasburg Road & McBrine Drive, 2140221 Ontario Inc., DSD-2025-400, listed as item 7.2.e

9

- 6.1.a Brandon Flewwelling and Nicole Charlton, GSP Group
- 6.1.b Karly Rath
- 6.1.c Chantal Stieler
- 6.1.d Mo Markham
- 6.1.e Dr. Shane Mulligan
- 6.1.f Charlotte Goguen
- 6.1.g Ray Angold
- 6.1.h Greg Michalenko
- 6.1.i Leon Boreal
- 6.1.j Yvonne Fernandes

7. REPORTS OF COMMITTEES

7.1 HERITAGE KITCHENER - NOVEMBER 4, 2025

7.1.a Heritage Permit Application HPA-2025-V-020 - Victoria Park Picnic Shelter, DSD-2025-436

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2025-V-020 to permit the demolition of the picnic shelter at the property municipally addressed as 92 David Street/135 Water Street South (35 Dill Street) be approved in accordance with the supplementary information submitted with this application and subject to the following conditions, as outlined in Development Services Department report, DSD-2025-436:

1. That final building permit drawings be reviewed and heritage clearance provided by Heritage Planning staff prior to the issuance of a demolition permit.

7.2 PLANNING AND STRATEGIC INITIATIVES COMMITTEE - OCTOBER 27, 2025

7.2.a Demolition Control Applications, DC25/025/R/AS and DC25/026/R/AS, 15 and 16 Reinhardt Street, DSD-2025-402

That Demolition Control Application DC25/025/R/AS requesting permission to remove an existing Single Detached Dwelling at 15 Reinhardt Street and Demolition Control Application DC25/026/R/AS requesting permission to remove an existing Duplex Dwelling at 16 Reinhardt Street, BE APPROVED, as outlined in Development Services Department report, DSD-2025-402."

7.2.b Demolition Control Application, DC25/024/W/AA - 42 and 32 Windom Road, DSD-2025-439

That Demolition Control Application DC25/024/W/AA requesting permission to remove an existing single detached dwelling located at 32 Windom Road and a single detached dwelling with an additional dwelling unit (attached) located at 42 Windom Road, BE APPROVED, as outlined in Development Services Department report, DSD-2025-439.

7.2.c Community Engagement Review, COR-2025-435

That staff be directed to update the Community Engagement Policy (GOV-COU-2010), as outlined in Corporate Services Department report, COR-2025-435, to be brought forward through a future Corporate Policy review update report.

7.2.d Zoning By-law Amendment Application, ZBA25/016/W/BB, 137 Woodhaven Road, 2394608 Ontario Inc., DSD-2025-370

That the following recommendation be referred to the November 10, 2025, Council Meeting to allow the Ward Councillor, consultant and staff the opportunity to further discuss concerns related to the potential displacement of existing residents and explore support options for affected residents:

That Zoning By-law Amendment Application ZBA25/016/W/BB, for the property municipally addressed as 137 Woodhaven Road, requesting to amend Zoning By-law 2019-051 for 2394608 Ontario Inc. be approved in the form shown in the 'Proposed By-law' and 'Map No. 1', attached to Report DSD-2025-370 as Attachments 'A1' and 'A2', BE APPROVED, as outlined in Development Services Department report, DSD-2025-370.

7.2.e Draft Plan of Subdivision Application, 30T-23201, 1700 Strasburg Road & McBrine Drive, 2140221 Ontario Inc., DSD-2025-400

That the City of Kitchener, pursuant to Section 51 (31) of the Planning Act R.S.O. 1990, Chapter P 13 as amended, grant draft approval to Plan of Subdivision Application 30T-23201 in the City of Kitchener, for the property municipally addressed as 1700 Strasburg Road and McBrine Drive, for 2140221 Ontario Inc., subject to the draft plan and draft plan conditions attached to Development Services Department report, DSD-2025-400 as Attachment 'A'; and,

That the Mayor and Clerk be authorized to approve and execute an industrial Subdivision Agreement securing the Draft Plan of Subdivision conditions set out in Report DSD-2025-400, to the satisfaction of the City Solicitor, and that the City Solicitor be directed to register said agreement on title to the Subject Lands identified in Attachment 'A' to report DSD-2025-400; and further,

That the Updated Urban Design Brief Strasburg Technology Business Park, prepared by GSP Group, dated May 2025, amended September 2025, attached as Attachment 'B' to report DSD-2025-400, be endorsed, and that staff be directed to implement this Brief through subdivision conditions and through future Site Plan Applications for individual lots at the discretion of the City's Director of Development and Housing Approvals with significant changes to this Brief to the satisfaction of Council.

7.2.f Enabling 4 Units - 1 Year Check in, DSD-2025-411

That Council endorse the next steps for the Enabling 4 Units - 1 Year Check in, as outlined in Development Services Department report, DSD-2025-411.

8. UNFINISHED BUSINESS

8.1 2026 Council and Committee Calendar, COR-2025-393

35

That the following motion be deferred to the November 10, 2025 Council meeting:

"That the 2026 Council and Committee Calendar, as attached as Appendix 'A' to Corporate Services Department report COR-2024-459, be approved; and,

That the Mayor in consultation with the Chief Administrative Officer and the Clerk will be delegated the authority to schedule additional Planning and Strategic Initiatives Committee (PSIC) meetings on Council meeting dates, where required, to address legislated Planning Act timelines; and further,

That Council be permitted by resolution to reschedule meetings identified on the 2026 calendar where necessary."

9. NEW BUSINESS

9.1 - MAYORAL BUSINESS AND UPDATES - MAYOR B. VRBANOVIC

9.2 Notice of Motion - B. Ioannidis - Overuse of Salt - Winter Maintenance

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

"WHEREAS road salt is a known toxic substance designated under the Canadian Environmental Protection Act because of tangible threats of serious or irreversible environmental and health damage from road salt; and,

WHEREAS the Region of Waterloo, in collaboration with local municipalities, is actively attempting to mitigate salt pollution using existing policies, programs and site design measures that would be significantly more effective with supporting Provincial legislation; and,

WHEREAS salt levels in Ontario's groundwater aquifers, creeks, rivers, and lakes have increasingly worsened since the 1970s, seriously affecting municipal drinking water sources and aquatic life; and,

WHEREAS numerous situation analyses have recommended salt solutions involving liability protection, contractor certification, government approved Best Management Practices (BMPs) and salt management plans; and,

WHEREAS increased numbers of slips and falls claims, and other injury/collision claims related to snow and ice, are resulting in salt applicators overusing salt beyond levels considered best practices; and,

WHEREAS unlimited contractor liability is making it difficult or expensive for snow and ice management contractors to obtain insurance coverage, resulting in contractors leaving the business, thereby making it difficult for municipalities and private owners to find contractors; and,

WHEREAS the Snow and Ice Management Sector (SMS) of Landscape Ontario is working with the Ontario government to institute a limited liability regime for snow and ice management, including enforceable contractor training/certification and government-approved BMPs for salt application; and,

WHEREAS many Ontario municipalities have Salt Management Plans, but these often require updating considering improved science and better salt management practices now available; and,

WHEREAS the City of Kitchener continues to promote the Region of Waterloo Smart About Salt training wherever the opportunity presents itself; and,

WHEREAS the City of Kitchener provides winter maintenance services in accordance with Ontario Regulation 239 (O. Reg. 239) of the Municipal Act (Minimum Maintenance Standards for Municipal Highways);

THEREFORE BE IT RESOLVED THAT City Council urge the Province of Ontario, and the Attorney General of Ontario, to adopt limited occupier liability legislation that protects property owners, and managers and their contractors, including municipalities, from slip and fall lawsuits, provided that they have taken all reasonable steps to follow Provincial best-management practices for salt use in controlling snow and ice;

THEREFORE BE IT FINALLY RESOLVED THAT the City of Kitchener urge the Province of Ontario, and the Attorney General of Ontario, to work urgently with key stakeholders including the Association of Municipalities of Ontario to develop legislation,

including enforceable contractor training and a single set of Provincially-endorsed standard best management practices for snow and ice management.”

10. QUESTIONS AND ANSWERS

11. STAFF REPORTS

11.1 ADMINISTRATIVE REPORTS

11.1.a Gas Infrastructure Research Project, INS-2025-433

39

12. BY-LAWS

12.1 THREE READINGS

12.1.a Being a by-law to close part of the public highway known as Nyberg Street, in the City of Kitchener.

(By-law 2025-126)

12.1.b Being a by-law to amend Chapter 110 of The City of Kitchener Municipal Code regarding By-law Enforcement.

(By-law 2025-127)

12.1.c To further amend By-law No. 2010-190, being a by-law to prohibit unauthorized parking of motor vehicles on private property.

(By-law 2025-128)

12.1.d 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 2025-129)

12.1.e 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 2025-130)

12.1.f To confirm all actions and proceedings of the Council for November 10, 2025.

(By-law 2025-132)

**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 amend By-law 2019-051, as amended, known as the Zoning By-law for the City of Kitchener – 137 Woodhaven Road - 2394608 Ontario Inc.

(By-law 2025-131)

13. ADJOURNMENT