

The Regional Municipality of Waterloo

Planning and Works Committee

Summary of Recommendations to Council

The Planning and Works Committee recommends as follows:

1. That the Regional Municipality of Waterloo take the following actions regarding the Tax Increment Grant for the properties municipally known as 99, 103, and 107 Roger St in the City of Waterloo, that was previously approved in Report PDL-CPL-19-43/COR-TRY-19-124 dated November 5, 2019, and as described in Report PDL-CPL-24-003 dated April 9, 2024:
 - a. Approve phasing payments of the previously approved joint Tax Increment Grant (TIG) of a maximum of \$4,285,430, net of future brownfield assistance, (or \$2,278,913 after Brownfield RDC deduction) subject to reasonable conditions; and
 - b. Authorize the Region's Commissioner of Planning, Development and Legislative Services and Commissioner, Corporate Services / Chief Financial Officer to execute any associated agreements with the developer of 99, 103, and 107 Roger Street and City of Waterloo, with the form and content of such agreement(s) to be satisfactory to both the Regional and City of Waterloo Solicitors.
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 improvements at the intersection of Roseville Road (Regional Road 46) and Edworthy Side Road (Regional Road 71), in the Township of North Dumfries, in the Regional Municipality of Waterloo, as detailed in report PDL-LEG-24-009, dated April 9, 2024.
 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 improvements at the intersection of Roseville Road (Regional Road 46) and Edworthy Side Road (Regional Road 71), and described as follows:

Fee Simple Partial Taking:

- I. Part of Lot 19, Concession 11, being Part 6 on 58R-21981, (Part of PIN 03849-0049), Township of North Dumfries, (1636 Edworthy Side Road, Township of North Dumfries)
- II. Part of Lot 18, Concession 11, being Part 8 on 58R-21981, (Part of PIN 03797-0225), Township of North Dumfries, (1435 Roseville Road, Township of North Dumfries)

Temporary Easement – Grading:

The right and easement, being a temporary easement in gross, for the free and unobstructed, right, interest and easement terminating, for the subject property set out below, on the 31st day of December, 2025, for itself, its successors and assigns, and anyone authorized by it, on, over, under and through the following property for the purposes of excavation, construction, installation, replacement, alteration, grading, and landscaping as required in connection with the improvements at the intersection of Roseville Road and Edworthy Side Road, and all related improvements, and works ancillary thereto and for such purposes, the free, unimpeded and unobstructed access to the lands at all times by employees, agents, contractors, workers and anyone authorized by it, and vehicles, supplies and equipment at all times and for all purposes and things necessary for or incidental to the exercise and enjoyment of the right and easement:

- I. Part of Lot 23, Concession 12, being Part 1 on 58R-21981, (Part of PIN 03849-0036), Township of North Dumfries, (1556 Roseville Road North, Township of North Dumfries)
- II. Part of Lot 23, Concession 12, being Part 2 on 58R-21981, (Part of PIN 03849-0194), Township of North Dumfries, (1540 Roseville Road North, Township of North Dumfries)
- III. Part of Lot 23, Concession 12, being Part 3 on 58R-21981, (Part of PIN 03849-0038), Township of North Dumfries, (1536 Roseville Road North, Township of North Dumfries)
- IV. Part of Lot 22, Concession 12, being Part 4 on 58R-21981, (Part of PIN 03849-0038), Township of North Dumfries, (1536 Roseville Road North, Township of North Dumfries)
- V. Part of Lot 22, Concession 12, being Part 5 on 58R-21981, (Part of PIN 03849-0039), Township of North Dumfries, (1534 Roseville Road North, Township of North Dumfries)

VI. Part of Lot 19, Concession 11, being Part 7 on 58R-21981, (Part of PIN 03849-0049), Township of North Dumfries, (1636 Edworthy Side Road, Township of North Dumfries)

2. Serve notices of the above applications(s) required by the Expropriations Act (the "Act");
 3. Forward to the Chief Inquiry Officer any requests for a hearing that may be received within the time prescribed by the Act;
 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 otherwise deemed appropriate in the opinion of the Commissioner of Engineering and Environmental Services and the Regional Solicitor; and
 6. Do all things necessary and proper to be done and report thereon to Regional Council in due course.
3. That the Regional Municipality of Waterloo extend the 50km/h posted speed limit on Swan Street (Regional Road 58) from its current terminus at 500 metres north of Brant-Waterloo Road to Brant-Waterloo Road in the Township of North Dumfries by amending the Traffic and Parking Bylaw 16023 as follows:
- a. Remove from Schedule 17 (Rates of Speed), Maximum Speed of 80 km/h on Regional Road 58 (Swan Street) from 500 metres north of Brant-Waterloo Road to Brant-Waterloo Road.
- as outlined in Report TSD-TRP-24-002, dated April 9, 2024.
4. That the Regional Municipality of Waterloo adopt the revised and updated Regional Storm Sewer Cost Sharing Policy dated; February 29th, 2024, as outlined in report TSD-TRP-24-003, dated April 9, 2024.

April 9, 2024