

Tena Michiels

From: John Waylett <john.waylett@propertytaxpayer.ca>
Sent: Monday, January 26, 2026 4:34 PM
To: E_Clerks; Danielle Manton
Cc: Helen Shwery
Subject: Add Emails To Council Package for Feb 3rd Evening Session
Attachments: Fwd: Request for Information.eml; Fwd: Request for Information.eml

This Message Is From an External Sender

This message came from outside your organization.

Hello Clerk's Office,

Would you please add copies of the attached emails to the council package for the Feb 3rd session to vote on Councillor Shwery's Motion to recover \$60 million (as of end 2023 and more as of 2026) in property taxpayer money from the Regional government.

These emails were exchanged at the end of 2023. I would like to delegate but have a prior hard personal commitment.

Thank you,
John Waylett

Tena Michiels

From: John B. Waylett [REDACTED]
Sent: Monday, January 26, 2026 4:31 PM
To: John B. Waylett
Subject: Fwd: Request for Information

To be included in Council Package for February 3, 2026 session

----- Forwarded message -----

From: John B. Waylett <[REDACTED]>
Date: Wed, 1 Nov 2023 at 22:28
Subject: Fwd: Request for Information
To: Jan Liggett <liggettj@cambridge.ca>

Hello Mayor Liggett,

[REDACTED] Please see below email exchange I had with the Region's Cheryl Braan, Director Corporate Finance. It pertains to the property taxes paid by Cambridge residents to the Region for the LRT and LRT-related improvements.

Perhaps I am missing something in translation but the following questions come to mind.

1. Why are Cambridge property owners continuing to pay the Region more than \$7.5 million per year for an LRT that by all indications won't be coming - at least not for a long long time?
2. From 2012 to 2023 Cambridge taxpayers will have paid a net ~\$59.6 million dollars to the Region based on the information provided by Cheryl Braan and discussions I had with the Region's Matthew O'Neil, LRT project coordinator. When will this difference be returned to Cambridge property tax payers and how?
4. The Cambridge Finance department should maintain proper financial accounting and reporting on these LRT payments to the Region. Why aren't they? Why did I need to go to the Region to find out? This is Cambridge property tax payer money that is supposed to be going to the Region for services rendered. What services did we get for the net \$59.6 million? What services are we getting for the \$7.5 million per year (plus inflation adjustment) 2023 through 2030?
5. Cambridge did not receive any benefit from the ~\$600 million dollar LRT Fed and Prov grant money. This alone should have covered the ~\$20 million the Region spent on the bus facelift and small infrastructure upgrades.
6. Why not put the LRT to a popular vote in Cambridge .. maybe we don't even want it. What net value does it really bring to Cambridge? Lets be sure that "Cambridgites" can clearly articulate the benefit! Please lets not have the Region tell us what the benefit is.

This is what I had wanted to talk with you about last night at the end of the Regional Council meeting.

Please let me know what your thoughts are on the above.

Thank you,

John Waylett
Property Taxpayers Alliance
[REDACTED]

----- Forwarded message -----

From: John B. Waylett [REDACTED]
Date: Tue, 31 Oct 2023 at 10:47
Subject: Re: Request for Information
To: Cheryl Braan <CBraan@regionofwaterloo.ca>
Cc: Matthew O'Neil <MONEil@regionofwaterloo.ca>, Mathieu Goetzke <MGoetzke@regionofwaterloo.ca>, Craig Dyer <CDyer@regionofwaterloo.ca>

Hello Cheryl,

Thank you for the clarification. So based on my approximate calculations, Cambridge will have paid the Region about \$79 million in property taxes from 2012 through 2023 for LRT related expenditures and \$125 million from 2012 through 2030. I used a 2.5% compounded inflation adjustment for future years and a -6% discount rate on all years before 2023 and a 6% discount rate on years after 2023.

For the period 2012 through 2023 Cambridge will have received about \$20.4 million from the Region and about \$21.5 million for the period 2012 through 2030 (based on latest information about any future Regional Cambridge spend).

Based on the above analysis, Cambridge will have paid the Region a net \$59.6 million through 2023 and a net \$103.5 million from 2012 through 2030.

Thank you for your assistance.

Regards,

John Waylett

On Tue, 31 Oct 2023 at 08:38, Cheryl Braan <CBraan@regionofwaterloo.ca> wrote:

>
> Good Day Mr. Waylett,
>
>
>
> In response to your question about future taxes, the 2023 level of taxes from Cambridge residents is approximately \$7.5M and will be subject to inflationary increases for future years.
>
>
>
> Cheryl

>
>
>
>
>
>
> From: John B. Waylett [REDACTED]
> Sent: October-30-23 12:17 PM
> To: Cheryl Braan <CBraan@regionofwaterloo.ca>
> Cc: Matthew O'Neil <MONEil@regionofwaterloo.ca>; Mathieu Goetzke
> <MGoetzke@regionofwaterloo.ca>; Craig Dyer <CDyer@regionofwaterloo.ca>
> Subject: Re: Request for Information

>
>
>
> ****EXTERNAL ALERT**** This email originated from outside the Region of Waterloo.

>
> Hello Ms. Braan,

>
> Thank you very much for the requested information. I understand that it's preparation required time and effort on the part of Regional staff. For this I am grateful.

>
> The \$62.1 million seems relatively in line with what I had suspected.

>
>
>
> My calculations, following discussions and information exchange with
> Matthew O'Neil, LRT Project Coordinator, suggest the Region will have
> invested about

>
> \$22 million back into Cambridge via various capital and spending programs (based on a 6% time value of money discount rate) to date.

>
>
>
> I will assume that the average of \$4.8 million per year will continue to apply for the years 2024 through 2030 (not adjusted per property tax increases).

>
> Would you kindly advise if this assumption is not reasonable correct.

>
>
>
> Should you wish to discuss/review my analysis please feel free to contact me.

>
>
>
> Sincerely,

>
>
>
> John Waylett

>
> Chair & CEO

>
> Property Taxpayers Alliance
>
> [REDACTED]
>
>
>
>
>
>
>
> On Mon, 30 Oct 2023 at 08:45, Cheryl Braan <CBraan@regionofwaterloo.ca> wrote:
>
> Good Day Mr. Waylett,
>
>
>
> Thank you for your patience as we worked through a calculation to split out the Cambridge portion of costs related to the implementation of LRT since 2011.
>
>
>
> The Regional Transportation Master Plan (RTMP) funding strategy was developed to fund ION and Grand River Transit (GRT) network improvements needed to support the public transit system redesign as well as fund ongoing operating costs of ION once the Light Rail Transit (LRT) and adapted Bus Rapid Transit (aBRT) service went live. Costs funded from the RTMP funding strategy included LRT Stage 1 design, construction, operations and maintenance; incremental GRT network improvements over a period of 4-5 years; aBRT service from the Fairway Road station to Cambridge; the Cambridge Transit Supportive Strategy project (\$10m); and the initial business case work for Stage 2 LRT. Since the inception of the RTMP funding strategy in 2011, Cambridge residents' portion of these public transit system expansions and upgrades is approximately \$62.1M (average of \$4.8m/year).
>
>
>
> Thank you for your inquiry,
>
>
>
> Cheryl
>
>
>
>
>
> Cheryl Braan, CPA, CMA
>
> Director, Corporate Finance
>
> Regional Municipality of Waterloo
>
> [REDACTED]
>
>

Tena Michiels

From: John B. Waylett [REDACTED]
Sent: Monday, January 26, 2026 4:31 PM
To: John B. Waylett
Subject: Fwd: Request for Information

To be included in Council Package for February 3, 2026 session

----- Forwarded message -----

From: John B. Waylett [REDACTED]
Date: Tue, 31 Oct 2023 at 10:47
Subject: Re: Request for Information
To: Cheryl Braan <CBraan@regionofwaterloo.ca>
Cc: Matthew O'Neil <MONEil@regionofwaterloo.ca>, Mathieu Goetzke <MGoetzke@regionofwaterloo.ca>, Craig Dyer <CDyer@regionofwaterloo.ca>

Hello Cheryl,

Thank you for the clarification. So based on my approximate calculations, Cambridge will have paid the Region about \$79 million in property taxes from 2012 through 2023 for LRT related expenditures and \$125 million from 2012 through 2030. I used a 2.5% compounded inflation adjustment for future years and a -6% discount rate on all years before 2023 and a 6% discount rate on years after 2023.

For the period 2012 through 2023 Cambridge will have received about \$20.4 million from the Region and about \$21.5 million for the period 2012 through 2030 (based on latest information about any future Regional Cambridge spend).

Based on the above analysis, Cambridge will have paid the Region a net \$59.6 million through 2023 and a net \$103.5 million from 2012 through 2030.

Thank you for your assistance.

Regards,

John Waylett

so the 4.8 7.5

On Tue, 31 Oct 2023 at 08:38, Cheryl Braan <CBraan@regionofwaterloo.ca> wrote:

>
> Good Day Mr. Waylett,
>
>
>
> In response to your question about future taxes, the 2023 level of taxes from Cambridge residents is approximately \$7.5M and will be subject to inflationary increases for future years.

>
>
>
> Cheryl

>
>
>
>
>
>
> From: John B. Waylett [REDACTED]
> Sent: October-30-23 12:17 PM
> To: Cheryl Braan <CBraan@regionofwaterloo.ca>
> Cc: Matthew O'Neil <MONEil@regionofwaterloo.ca>; Mathieu Goetzke
> <MGoetzke@regionofwaterloo.ca>; Craig Dyer <CDyer@regionofwaterloo.ca>
> Subject: Re: Request for Information

>
>
>
> ****EXTERNAL ALERT**** This email originated from outside the Region of Waterloo.

>
> Hello Ms. Braan,
>
> Thank you very much for the requested information. I understand that it's preparation required time and effort on the part of Regional staff. For this I am grateful.

>
> The \$62.1 million seems relatively in line with what I had suspected.

>
>
>
> My calculations, following discussions and information exchange with
> Matthew O'Neil, LRT Project Coordinator, suggest the Region will have
> invested about

>
> \$22 million back into Cambridge via various capital and spending programs (based on a 6% time value of money discount rate) to date.

>
>
>
> I will assume that the average of \$4.8 million per year will continue to apply for the years 2024 through 2030 (not adjusted per property tax increases).

>
> Would you kindly advise if this assumption is not reasonable correct.

>
>
>
>

> Should you wish to discuss/review my analysis please feel free to contact me.

>
>

> Sincerely,

>
>
>

> John Waylett

>

> Chair & CEO

>

> Property Taxpayers Alliance

>

> [REDACTED]

>

>

>

>

>

> On Mon, 30 Oct 2023 at 08:45, Cheryl Braan <CBraan@regionofwaterloo.ca> wrote:

>

> Good Day Mr. Waylett,

>

>

>

> Thank you for your patience as we worked through a calculation to split out the Cambridge portion of costs related to the implementation of LRT since 2011.

>

>

>

> The Regional Transportation Master Plan (RTMP) funding strategy was developed to fund ION and Grand River Transit (GRT) network improvements needed to support the public transit system redesign as well as fund ongoing operating costs of ION once the Light Rail Transit (LRT) and adapted Bus Rapid Transit (aBRT) service went live. Costs funded from the RTMP funding strategy included LRT Stage 1 design, construction, operations and maintenance; incremental GRT network improvements over a period of 4-5 years; aBRT service from the Fairway Road station to Cambridge; the Cambridge Transit Supportive Strategy project (\$10m); and the initial business case work for Stage 2 LRT. Since the inception of the RTMP funding strategy in 2011, Cambridge residents' portion of these public transit system expansions and upgrades is approximately \$62.1M (average of \$4.8m/year).

>

>

>

> Thank you for your inquiry,

>

>

>

> Cheryl

>

>

>

>

>

- > Cheryl Braan, CPA, CMA
- >
- > Director, Corporate Finance
- >
- > Regional Municipality of Waterloo
- >
- > [REDACTED]
- >
- >
- >