



PLANNING, DEVELOPMENT
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D17/2/24008
C14/2/24014
July 4, 2025

Pooneh Derakhshan
Municipal Services Office - Western Ontario
Ministry of Municipal Affairs and Housing
659 Exeter Road, 2nd Floor
London, ON N6E 1L3

Dear Mr. Derakhshan,

**Re: Official Plan Amendment No. 58
Application files OPA 24/08 and ZBA 24/014
ERO No. 025-0254
2980 King Street East
Charcoal Properties Ltd. c/o MHBC Planning
City of Kitchener**

The Region of Waterloo has reviewed the posting for ERO No. 25-0254, for City Kitchener Official Plan Amendment No. 58 (OPA No. 58). OPA No. 58 as adopted relates to a proposed residential development consisting of a 27-storey mixed-use building and a 6-storey podium. The development is proposed to contain approximately 436 dwelling units and 692 square metres of commercial space. The subject lands are designated Urban Area and Delineated Built Up Area in the Regional Official Plan, and Mixed Use in the City of Kitchener Official Plan. The site is zoned Mixed Use 2 (MIX-2).

Further to Regional correspondence to Ministry of Municipal Affairs and Housing staff dated December 23, 2024, Regional Council (in its former role as the delegated approval authority for Area Municipal Official Plan amendments) did not make a decision on this OPA prior to January 1, 2025 because of concerns relating to the potential impact on airport operations posed by the proposed height of the building and related construction cranes.

Additional discussions have been held with Ministry staff and Nav Canada throughout 2025, and Regional staff confirm that proposed height remains an issue for operations at the Region of Waterloo International Airport. Regional staff wish to reiterate and update these comments through this submission on ERO No. 025-0254. The Region's previous correspondence to the Ministry on this matter is appended hereto.

Regional staff are available to continue discussions with Ministry staff with respect to the above, including additional technical analysis that could be submitted by the applicant to Nav Canada that may assist in addressing the matter. Please advise if you require any additional information.

Yours truly,

A handwritten signature in black ink, appearing to read "Amanda Kutler". The signature is fluid and cursive, with the first name "Amanda" being more prominent than the last name "Kutler".

Amanda Kutler, MCIP, RPP
Associate Director, Regional Development and Growth Services

Encl: Correspondence from Region of Waterloo to Ministry of Municipal Affairs, dated December 23, 2024