



December 23, 2025

Dear Waterloo Residents:

**RE: Follow up to November 27, 2025 Neighbourhood Meeting regarding Proposed Development at 167-171 King Street South, Waterloo
OUR FILE 15202B**

Thank you to everyone who took the time to attend the informal neighbourhood meeting held on November 27, 2025. We appreciate residents making time in their busy schedules and braving the winter weather to participate, share questions, and provide thoughtful feedback on the proposed development of 167-171 King Street South.

As a follow-up, we would like to confirm that the project team is still awaiting the City's formal comments on the development application. Once received, these comments will be carefully reviewed alongside all feedback provided by the community. This includes comments shared during the neighbourhood meeting, feedback submitted following the meeting, and correspondence sent directly by residents to the City. Please note that letters and submissions provided directly to MHBC and VanMar, either during the meeting or following the meeting, have also been forwarded to the City as part of the application record.

We acknowledge that several residents have expressed concerns regarding the proposed development. We also note that there have been submissions in support of the proposal. Many of the comments received reflect similar themes and common areas of interest or concern. To help summarize and respond to this feedback, we have attached a table that groups the comments received into key themes, along with responses from the project team, including the developer.

We want to emphasize that we are actively reviewing all feedback received and are assessing potential modifications to the development proposal in response to the comments raised. The next steps in the process will be for the City to finalize and circulate their formal comments on the application. Following this, the project team will work toward addressing those comments, including any required resubmission. At this time, a future City Council meeting date for a decision on the application has not yet been scheduled.

Thank you again for your engagement and participation in this process.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "Andrea Sinclair", followed by a long horizontal flourish.

Andrea Sinclair, MUDS, BES, MCIP, RPP

cc. *VanMar Project Team*
City of Waterloo Planning Team