



# Charles Street Terminal Redevelopment Update

March 10, 2026



Region of Waterloo

# Project Snapshot

**Site:** 15 Charles Street West, Kitchener (former GRT Terminal)

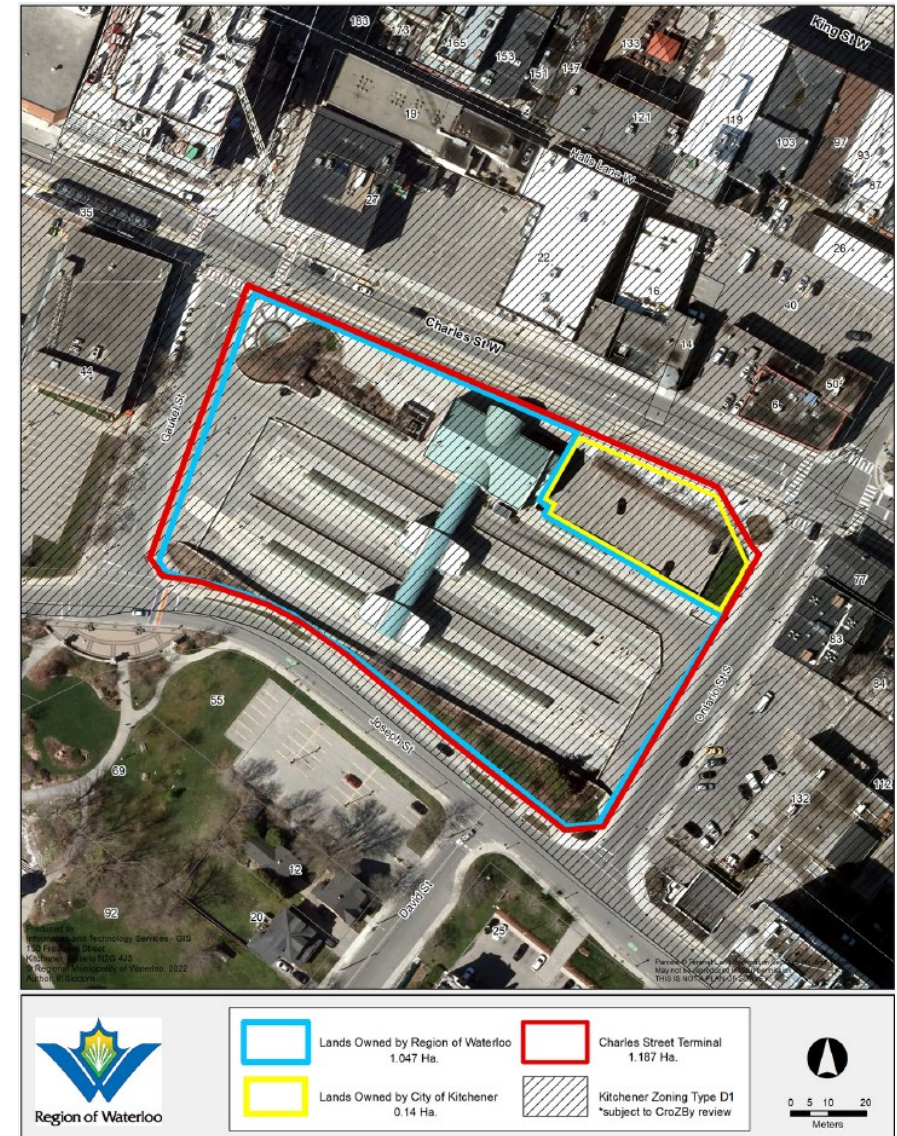
**Scale:** 2.93 acres total (Regional-owned lands = 2.59 acres and City-owned lands = 0.34 acres)

**Opportunity:** Transform a legacy transit terminal asset into a mixed-use, community-serving redevelopment

**Strategic context:** Downtown, adjacent to transit and key destinations (e.g., Victoria Park / ION station)

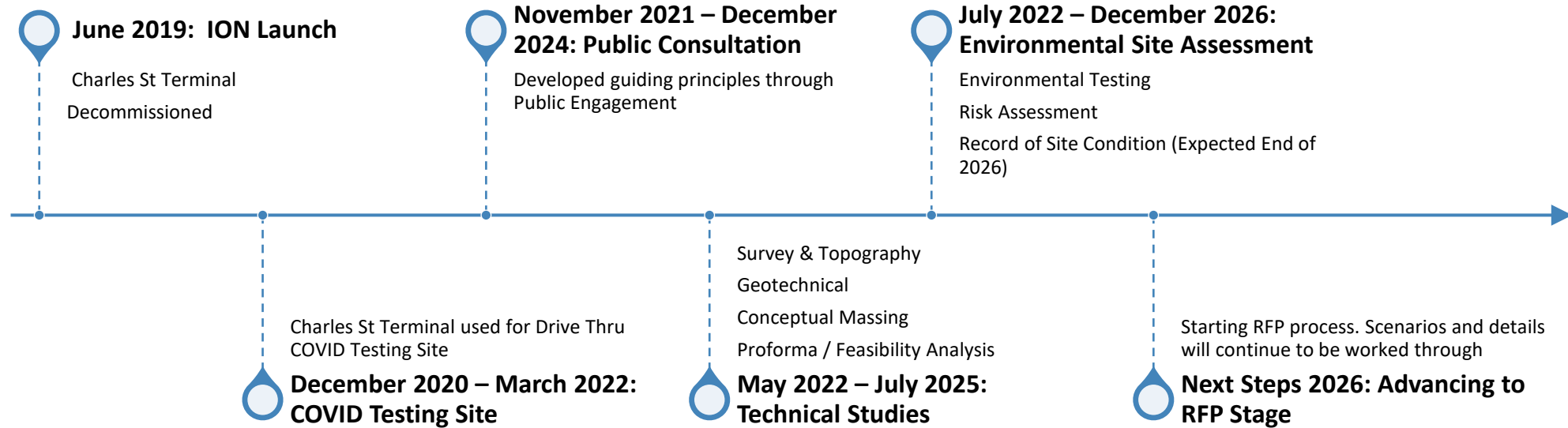
## Guiding Priorities

- **Affordable Housing**
- **Climate Action**
- **Equity, Diversity and Inclusion**
- **A Thriving Economy**



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# Where We Are: Timeline and Key Dependencies



## Critical Items

- Environmental studies have confirmed soil and groundwater contamination typical of urban infill sites
- A Risk Assessment is underway to establish site-specific standards and risk management measures
- Approval of the Risk Assessment is expected in 2026
- Record of Site Condition (RSC) Filing is targeted by the end of 2026 to support future redevelopment



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# Engagement: What We Did and What We Heard

## How We Engaged

- Phased approach with Phases 1 through 4 complete
- Indigenous-focused sessions
- Economic and business-focused sessions
- Broad Outreach: Workshops, pop-ups, online survey and stakeholder meetings

## What We Heard

- Affordable housing: Affordable housing options; wellbeing and connection
- Climate action: Sustainability and environmental resilience
- Equity, diversity & inclusion: Inclusive design; meaningful engagement and partnership
- Thriving economy: Vibrant, multi-functional spaces; strong programming and activation



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# Path Forward: Phased Delivery and Requested Direction

## **Why phasing?**

Current market conditions make large projects more challenging; a phased approach improves flexibility and risk management.

## **What phasing enables**

Start with a first phase that is deliverable sooner, while later phases remain adaptable  
Stage investment to align with environmental due diligence and market readiness  
Maintain optionality for partners, uses, and funding opportunities over time

## **Requested direction**

Confirm phased delivery approach; support completion of remaining engagement deliverables; enable environmental work (Risk Assessment/RSC) and phased procurement preparation, subject to Council approval



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# Thank You



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