

**Current Significant Development Applications
Subdivision (SA), Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA)**

WARD 1

104 WOOLWICH ST	
Proposal: Two 3.5-storey multiple dwellings (stacked townhouses) with 24 dwelling units each (total of 48 dwelling units).	
File Number: OP18/007/W/AP	Description: The owner is requesting a Site-Specific Policy to allow an FSR of up to 0.9.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA18/009/W/AP	Description: The owner is requesting to change the zoning from Agricultural (A-1) to Residential Six Zone (R-6) along with a Site Specific Provisions to: a) reduce the minimum front yard from 4.5 metres to 1.0 metres, b) eliminate the requirement for Private Patio Areas for at-grade dwelling units, c) increase the maximum Floor Space Ratio from 0.6 to 0.9, and d) reduce the required parking from 1.75 spaces per unit to 1.2 spaces per unit.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: TBD
Owner: 1238455 ONTARIO LIMITED	Applicant: GSP GROUP INC
Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided through the initial circulation.	

26 STANLEY AVENUE & 31 SCHWEITZER STREET	
Proposal: The Site is proposed to be developed with a residential subdivision consisting of 42 single detached dwelling lots, 12 semi-detached dwelling lots (total of 24 dwellings) and a 5-unit street-townhouse block totaling 71 residential units. The Proposed Development will be accessed by a future municipal road connecting to Stanley Avenue.	
File Number: 30T-21201	Description: A residential plan of subdivision consisting of single detached dwellings, semi-detached dwellings, and townhouse dwellings, totaling 72 units.
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/19/S/BB	Description: To rezone the Site from Residential Four (R-4) and Residential Five (R-5) to the Low Rise Residential Five (RES-5) Zone with a Site-Specific Provision to permit a maximum building height of 12.5 metres.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: May 31, 2022.
Owner: Newo Holdings Limited	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: A Neighbourhood Meeting was held on May 31, 2022 and Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

WARD 2

2934 King Street East	
Proposal: An 11-storey mixed use building containing 77 dwelling units and approximately 800M ² of ground floor commercial space. A Floor Space Ratio (FSR) of 2.52 is proposed. 157 parking spaces are proposed within 2 underground parking levels.	
File Number: OPA23/005/K/ES	Description: The applicant is proposing a site-specific policy area to permit a maximum Floor Space Ratio (FSR) of 2.52.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/009/K/ES	Description: The applicant is proposing to add a site-specific provision to the existing 'General Commercial Zone (COM-2)' zoning on site for increase in Floor Space Ratio to 2.52, yard setbacks, building height, parking location and maximum, and visibility triangles.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: August 24, 2023
Owner: 2748244 Ontario Inc.	Applicant: Evans Planning
Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.	

50 Thaler Ave	
Proposal: The WCDSB received funding from the Ministry of Education to construct a new 527 space Catholic elementary school and 88 space childcare centre on the WCDSB Property. As part of the redevelopment plans for the future elementary and childcare centre, the WCDSB and City of Kitchener have explored options to reconfigure Kinzie Park and the school lands to improve the layout, function and access for both properties.	
File Number: OPA23/009/T/CD	Description: To redesignate this portion of the site from Institutional to Open Space, and vice versa.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/014/T/CD	Description: To rezone a portion of the WCDSB Property from Neighbourhood Institutional (INS-1) to Open Space: Greenways (OSR-2), and vice versa.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: July 27, 2023
Owner: City of Kitchener and Waterloo Catholic School Board	Applicant: GSP Planning
Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.	

WARD 2 – New Applications

20 Woolner Trail	
Proposal: The proposed development of the Site includes the future construction of a new Catholic High School for Grade 7 to Grade 12 students. The new high school will include a three storey building, associated parking facilities for faculty, visitors and students, future portable areas, an outdoor playground area for elementary students (Grade 7 and 8), a practice field, track and football field.	
File Number: OPA23/011/W/TS	Description: To redesignate the property from Low Rise Residential and Mixed Use to Institutional. To permit a new Grade 7-12 Catholic School.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/009/K/ES	Description: To redesignate the property from Low Rise Residential and Mixed Use to Institutional zoning.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Tim Seyler	Neighbourhood Meeting Date: August 15, 2023
Owner: Waterloo Catholic District School Board	Applicant: GSP Group
Update Since Last Quarterly Report: New Application. This application has been circulated and Planning staff are accepting and reviewing comments.	

WARD 3

1018 Hidden Valley Rd	
Proposal: A 26 unit (lot) single detached vacant land condominium development.	
File Number: OPA23/006/H/BB	Description: A site-specific policy to permit the proposed net residential density of 8 units per net hectare, whereas a maximum of 4 units per hectare is currently permitted.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/010/H/BB	Description: To change the zoning of the subject lands from Residential One (R-1) to Residential Two (R-2) under Zoning By-law 85-1.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: June 21, 2023
Owner: Evaya Development Inc.	Applicant: MHBC Planning
Update Since Last Quarterly Report: New Application. This application has been circulated and Planning staff are accepting and reviewing comments.	

WARD 4

448 NEW DUNDEE RD	
Proposal: A condominium development with 24 single detached houses with frontage onto a private condominium road.	
File Number: ZBA20/003/N/AP	Description: the application requests to change the zoning from R-1 Zone (allows single detached dwellings on lots with a min. lot area of 4,000 m2 and min. lot width of 30 m2) to R-6 (allows single detached dwellings on lots with a min. lot area of 235 m2 and min. lot width of 9 m2).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: November 25, 2021.
Owner: HAYRE PROPERTIES INC	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting. Additional technical study is underway.	

86 PINNACLE DR	
Proposal: A 3.5 storey 16-unit multiple residential building.	
File Number: ZBA19/003/P/KA	Description: To change the zoning to Residential Six (R-6) to permit a multiple residential dwelling.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: January 10, 2023
Owner: A & F GREENFIELD HOMES LTD	Applicant: IBI Group
Update Since Last Quarterly Report: A revised development concept was received and shared with the community through a second Neighbourhood Meeting and on-site meeting. Planning Staff and the Applicant are considering input provided on the revised concept.	

404-430 NEW DUNDEE RD	
Proposal: The proposed development intends to establish ten (10) stacked townhouse buildings containing a total of 160 residential dwelling units on the subject lands. Each building would contain sixteen (16) dwelling units. Access to the property is proposed through one full-movement access driveway from New Dundee Road that would connect to the internal private road system. Parking is provided at a rate of 1.15 spaces per dwelling unit, for a total of 186 parking spaces. All parking spaces are surface level, and secure indoor bicycle storage spaces are to be provided throughout the site. The proposed residential development also includes a central common amenity area.	
File Number: OPA22/014/N/BB	Description: To add a special policy area to the Low Rise Residential designation such that the subject lands be permitted a maximum Floor Space Ratio (FSR) of 0.9 and a density exceeding 30 units per hectare
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/025/N/BB	Description: The Zoning by-law amendment is proposing re-zoning the subject lands from R-1 in By-law 85-1 to RES-5 in By-law 2019-051 with a site-specific provision for FSR, building height, parking, and visitor parking.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: January 19, 2022
Owner: Klondike Homes Ltd.	Applicant: MHBC Planning
Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

WARD 5

ROCKCLIFFE DR (FREURE SOUTH)	
Proposal: A new community with 471 new residential units including single detached, street townhouses & multiple dwellings. Parkland open space & stormwater management facilities are also proposed.	
File Number: OP16/001/R/KA	Description: To change the designation of the easterly portion of land to high rise residential, designate a future park area as open space, and to adjust the limits of wooded areas designated as open space.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZC16/009/R/KA	Description: To change the zoning from Restricted Business Park (B-2) to residential and natural heritage conservation zones.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: 30T-16201	Description: The plan of subdivision includes single detached, street townhouses & multiple dwellings along with parkland open space & stormwater management facilities.
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: TBD
Owner: FREURE DEVELOPMENTS LIMITED	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: No update at this time. Archeological assessment work continues.	

2219 OTTAWA ST S & 808 TRUSSLER RD	
Proposal: A new community with 240-409 new residential units including single detached, street townhouses & multiple dwellings. Institutional uses, a multi-use trail, a stormwater management system, parkland and open space blocks for the conservation of natural features on the property are also proposed. The existing buildings on the property will be demolished for the proposed development with the exception of the Shantz House, which will ultimately be designated a heritage property.	
File Number: OPA22/009/O/AP	Description: The lands are currently designated Low Rise Residential, Natural Heritage Conservation and Mixed Use. The amendment proposes to align the proposed land uses with the proposed Plan of Subdivision. A Mixed Use land use designation is proposed on Blocks 11 and 12 to accommodate higher density multiple-residential developments. The Natural Heritage Conservation designation is proposed to apply to lands on which environmental features are located. Blocks 15, 16 and 18 are proposed to be designated as Open Space. Blocks 15 and 16 are proposed to be public parks, totaling 0.478 hectares of parkland. Block 18 is proposed to accommodate the stormwater management pond.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/016/O/AP	Description: The Subject Lands are currently zoned Agricultural (A-1) in Zoning By-law 85-1. The amendment proposes to bring the lands into Zoning By-law 2019-051 and apply the following zoning categories; RES-5 Low Rise Residential Five Zone with Site Specific Provisions, INS-1 Neighbourhood Institutional Zone with Site Specific Provisions, OSR-1 Recreation Zone, OSR-3 Open Space: Stormwater Management Zone, and NHC-1 Natural Heritage Conservation Zone.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.

File Number: 30T-22201	Description: The plan of subdivision includes single detached, street townhouses & multiple dwellings along with parkland open space & stormwater management facilities.
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: TBD
Owner: Kitchener Trussler Holdings Inc.	Applicant: Polocorp Inc.
Update Since Last Quarterly Report: The Applicant has filed an appeal to the Ontario Land Tribunal.	

490 HURON RD

Proposal: The development proposal includes three multiple residential apartment buildings and commercial development along Huron Road and a combination of structured and surface parking. Full build out of the subject lands is anticipated to occur in phases. Vehicular access to the proposed development is proposed from both Huron and Strasburg Roads with two accesses from Huron Road and one access from Strasburg Road.

File Number: OPA22/012/H/CD	Description: The purpose of the OPA is to amend the existing special policy area for the subject lands to allow for a maximum height of 17 storeys within the portion of the site that is designated 'Mixed Use'.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.

File Number: ZBA22/019/H/CD	Description: To amend the site specific zoning regulations for the portion of the lands zoned MIX-3 to permit the ground floor of any building located within 25 metres of the Strasburg Road street line to have a minimum height of 4.5 metres, that no minimum or maximum percent of non-residential gross floor area be required, to permit a maximum building height of 17 storeys and 53 metres, to permit a maximum FSR of 3, and that no minimum Ground Floor Street Line Façade Width as a Percentage of the Width of the Abutting Street Line shall apply.
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Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
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Staff Contact: Craig Dumart	Neighbourhood Meeting Date: TBD
Owner: 2517293 Ontario Inc.	Applicant: MHBC Planning Ltd.

Update Since Last Quarterly Report: The initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held this year.

WARD 5 – New Applications

2150 BLEAMS ROAD	
Proposal: To develop 6-8 townhouse units on Gravel Ridge Trail. The existing Romanian Church is intended to remain.	
File Number: OPA23/018/B/BB	Description: To have a portion of their property that fronts onto Gravel Ridge Trail re-designated from Institutional to Low Rise Residential to facilitate the future development of approximately 6-8 townhouse units on Gravel Ridge Trail.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/030/B/BB	Description: To change the zoning from Institutional (INS-1) to Low Rise Residential Five (RES-5).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: September 26, 2023
Owner: Romanian Orthodox Parish	Applicant: GSP Group
Update Since Last Quarterly Report: New Application. This application has been circulated and Planning staff are accepting and reviewing comments.	

WARD 6 – New Applications

1198 FISCHER HALLMAN ROAD	
Proposal: The development is proposed to contain 2 residential towers (14 & 22 storeys in height) consisting of 373 residential units and commercial units on the ground floor.	
File Number: OPA23/014/T/FH	Description: The purpose of the application is to amend the limit of the Mixed Use Two designation area and to add a special policy area to permit a building height of 22 storeys and a FSR of 6.34.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/024/F/TS	Description: To rezone the lands to MIX-2. In Zoning By-law 2019-051.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Tim Seyler	Neighbourhood Meeting Date: September 7, 2023
Owner: Activa Holdings Limited	Applicant: MHBC Planning
Update Since Last Quarterly Report: New Application. This application has been circulated and Planning staff are accepting and reviewing comments.	

WARD 8

400 WESTWOOD DR	
Proposal: To demolish the existing house and create four new lots for single detached dwellings.	
File Number: ZBA21/012/W/ES	Description: To rezone the developable portion of the lands to site specific Residential Four (R-4).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: January 13, 2022
Owner: NASIR BROMAND, ZAKIA BROMAND	Applicant: IBI GROUP
Update Since Last Quarterly Report: A Neighbourhood Meeting was held with the community on January 13, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

WARD 9

50 BORDEN AVE S	
Proposal: a mixed-use development consisting of two towers (57 storeys and 51 storeys in height) having 1,224 dwelling units and 7,240 m2 of commercial and institutional space.	
File Number: OPA23/004/B/KA	Description: Site-specific regulations propose a Floor Space Ratio (FSR) of 16.1, a reduced rear yard setback, and a parking reduction to permit 618 parking spaces
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/008/B/KA	Description: Site-specific regulations propose a Floor Space Ratio (FSR) of 16.1, a reduced rear yard setback, and a parking reduction to permit 618 parking spaces
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: June 6, 2023
Owner: Woodhouse Investments Inc	Applicant: IBI Group
Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.	

417 KING ST W	
Proposal: A 55 storey mixed use building with 622 residential units with ground floor commercial units. A total of 184 vehicle parking spaces and 311 bicycle parking spaces are proposed for the development.	
File Number: OPA23/007/K/CD	Description: To add a Specific Policy to allow for a Floor Space Ratio (FSR) of 21.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/011/K/CD	Description: To change the zoning of the subject lands to Warehouse District Zone (D-6) with a Special Regulation Provision to permit a floor space ratio of 21; to allow for residential uses; to allow for a reduction in parking to 0.29 parking spaces per dwelling unit and 0 space for non residential uses; to permit a rear yard and east side yard setback of 0 metres; and to permit a 1.1 metre west side yard setback.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: July 11, 2023
Owner: Vanmar Constructors	Applicant: MHBC Planning
Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.	

93-99 Benton St/39-43 St George St	
Proposal: A 12-storey mixed-use building, with ground floor commercial uses and 99 residential units. An FSR of 5.0 is proposed	
File Number: OPA23/008/B/ES	Description: To add a Special Policy Area to permit a maximum FSR of 5.0 (whereas 2.0 is permitted).
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/011/K/CD	Description: To add a site-specific Special Regulation Provision to the existing CR-2 zone which would add the following provisions; a reduction in the minimum side yard abutting the street from 3.0 m to 0.0 metres; a reduction in the minimum front yard from 3.0 m to 1.5m; a reduction in the minimum rear yard from 19.6m to 7.5m; a maximum Building Height of 39.3m; a reduction in parking from 1.25

	spaces per unit to 0.5 spaces per unit including visitor spaces; zero Parking spaces for non-residential uses; and, an increase in Floor Space Ratio from 2.0 to 5.0.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schnider	Neighbourhood Meeting Date: August 29, 2023
Owner: 1000249553 Ontario Inc.	Applicant: MHBC Planning
Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.	

WARD 9 - New Applications

332 CHARLES ST E	
Proposal: A purpose built attainable rental project with 163 units including 1 and two bedroom with den options for both sizes.	
File Number: OPA23/010/C/CD	Description: The requested Official Plan Amendment proposes a special policy area for the subject lands on Map 10 of the King Street East Secondary Plan to permit a maximum Floor Space Ratio of 8.8 (post road widening) along Charles Street East.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/016/C/CD	Description: Seeking permission to amend regulation 55.2.1 to permit a maximum floor space ratio of 8.8, whereas a maximum of 4.0 is permitted; to amend regulation 6.1.2 a) to permit parking at a rate of 0.4 per unit for all Multiple Dwelling Units including barrier free spaces; to amend regulation 6.1.2 b) vi to permit visitor parking at a rate of 8% of the required parking; and to amend section 6.1.2 a) to permit 0 parking requirement for non-residential uses.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: July 20, 2023
Owner: 332 Charles GP Inc., Vive Development	Applicant: MHBC Planning
Update Since Last Quarterly Report: New Application. This application has been circulated and Planning staff are accepting and reviewing comments.	

229 WELLINGTON ST N	
Proposal: A 13 unit multiple dwelling in the form of stacked townhouses behind the existing duplex.	
File Number: ZBA23/019/W/TS	Description: To rezone the subject lands from RES-4 to RES-5 with site specific provisions to permit a 13 unit multiple dwelling in the form of stacked townhouses.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Tim Seyler	Neighbourhood Meeting Date: July 18, 2023
Owner: Mr. Peter Markin	Applicant: Arcadis
Update Since Last Quarterly Report: New Application. This application has been circulated and Planning staff are accepting and reviewing comments.	

WARD 10

22 WEBER ST W	
Proposal: A 19-storey multiple residential building with 162 units, including 25 barrier free units. A total of 24 parking spaces are proposed at grade.	
File Number: OPA20/005/W/JVW	Description: The applicant is now proposing to amend the designation to High Density Commercial Residential with a Special Policy Area in order to permit a floor space ratio (FSR) of 7.8.
Application Type: OPA	Status: Under appeal
File Number: ZBA20/013/W/JVW	Description: The subject lands are currently zoned Commercial Residential Three (CR-3) in Zoning By-law 85-1. The applicant is proposing the same base zone with site specific special regulations to permit; an increase in height to 19 storeys, an increase in Floor Space Ratio to 7.8, To require a minimum ground floor façade height of 4.5m, to reduce the required minimum landscaped area required from 10% to 8%, to reduce front and rear yard setbacks, and to reduce the required on-site parking to 24 spaces, including 8 visitor parking spaces.
Application Type: ZBA	Status: Under appeal
Staff Contact: Garrett Stevenson	Neighbourhood Meeting Date: Sept. 8, 2021 & March 3, 2022.
Owner: 30 DUKE STREET LIMITED	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: Council refused the related Heritage Permit Application on August 22, 2022. This appeal was adjourned. This application has been appealed to the Ontario Land Tribunal (formerly LPAT) which has suspended this matter until further notice.	

WARD 10 – New Applications

83 WEBER ST E	
Proposal: A 25 storey mixed-use building with an 8 storey podium, and commercial units at-grade. One level of structured parking is proposed on the ground level of the proposed building.	
File Number: OPA23/012/W/CD	Description: The purpose of the Official Plan Amendment is to establish site specific permission for an increase to the maximum permitted FSR from 4.5 to 13.7.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/022/W/CD	Description: The purpose of the Zoning By-law Amendment is to establish site specific provisions to permit the proposed development under the existing Commercial Residential (D-5) zoning. Site specific provisions include: reduced front and rear yard setbacks, reduced parking requirement, reduced width of parking aisle, and increased Floor Space Ratio.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: August 3, 2023
Owner: 83 & 87 Weber St E, Brigade Holdings Corporation	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: New Application. This application has been circulated and Planning staff are accepting and reviewing comments.	