

**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

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: This application has been deferred to the December 11, 2023 Council meeting.	

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: 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. A Case Management Conference is schedule for November 20, 2023.	

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.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: December 6, 2023
Owner: 2517293 Ontario Inc.	Applicant: MHBC Planning Ltd.
Update Since Last Quarterly Report: The initial circulation of the notice of application is completed. A Neighbourhood Meeting is scheduled on December 6, 2023.	

WARD 5 – New Applications

485 HURON RD	
Proposal: The development proposal a one storey self-storage and a design showroom are proposed on the eastern portion of the commercial lands. The western portion of the lands are approved to be developed with a 10 storey multiple residential building. The developable lands are outside the protected environmental features.	
File Number: OPA23/019/H/TS	Description: The applicant is proposing add a Site Specific Policy Area to the subject lands to permit a ware house use (self-storage facility) on the subject lands.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA23/034/H/TS	Description: The applicant is proposing add a Site Specific Policy Area to the subject lands to permit a warehouse use (self-storage facility) on the subject lands.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Tim Seyler	Neighbourhood Meeting Date: November 28, 2023
Owner: Aactiva Holdings Inc.	Applicant: MHBC Planning Ltd.
Update Since Last Quarterly Report: New Application.	

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 deferred to the December 11, 2023 Council meeting.	

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.	