

**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 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 scheduled for May 6, 2024.	

WARD 6 – NEW APPLICATIONS

15 LAURENTIAN DR	
Proposal: The Site is proposed to be redesignated and rezoned to permit future expansion options for the school located at 11 Laurentian Drive. The lands may be used for an expansion of the existing surface parking area or to accommodate additional outdoor play space for students.	
File Number: OPA24/003/L/AP	Description: An Official Plan Amendment is requested to redesignate the subject property, addressed as 15 Laurentian Drive, from “Low Rise Residential” to “Institutional”.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA24/003/L/AP	Description: To rezone the Site from Low Rise Residential Two Zone “RES-2” to Neighbourhood Institutional Zone “INS-1”. The property is proposed to be rezoned to permit future expansion options for the school located at 11 Laurentian Drive.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: January 30, 2024
Owner: K-W CHRISTIAN SCHOOL SOCIETY	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: A Neighbourhood Meeting was held on January 30, 2024 and Planning Staff are preparing the staff report.	

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.	

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

135-161 JACKSON AVE & 136 BRENTWOOD AVE.	
Proposal: The applicant proposes to redevelop the subject properties with 4 street facing townhouses along the Jackson Street frontage with 116 stacked townhouses in five clusters internal to the subject lands for a total of 120 units with 128 on-site parking spaces.	
File Number: OPA24/002/J/BB	Description: The applicant is requesting an Official Plan Amendment that would add a site specific policy to the existing Low Rise Residential designation to allow for increased Floor Space Ratio of 1.0 and building height of 12.5m.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA24/002/J/BB	Description: The owner is requesting a Zoning By-law Amendment that would add a site specific regulation to the existing RES-5 zone for height, Floor Space ratio, rear yard setback and parking for 135-161 Jackson Ave. while requesting to change the zoning from RES-4 to RES-5 with site specific provisions for 136 Brentwood Ave. The intent is to have one consistent zoning to implement the proposed development of a cluster townhouse townhouses.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: February 21, 2024
Owner: 1000190771 ONTARIO INC	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.	

236-264 VICTORIA STREET NORTH

Proposal: A mixed use development with 3 towers 18-40 storeys in height with a Floor Space Ratio of 10.5 with a total of 1076 residential units, ground floor commercial units, 916 vehicle parking spaces and 548 bicycle parking spaces.

File Number: OPA24/001/V/CD

Description: The Owner is proposing an Official Plan Amendment to add a Specific Policy Area to the Official Plan to allow for a Floor Space Ratio (FSR) of 10.5 with a maximum building height of 40 Storeys.

Application Type: OPA

Status: This application has been circulated and Planning staff are accepting and reviewing comments.

File Number: ZBA24/001/V/CD

Description: To repeal Site Specific Provision 126 and add a new Site Specific Provision to allow for; a maximum floor space ratio of 10.5; a maximum building height of 40 storeys/125 metres; and a reduction in parking to permit a parking ratio of 0.85 spaces per dwelling unit (including visitor parking).

Application Type: ZBA

Status: This application has been circulated and Planning staff are accepting and reviewing comments.

Staff Contact: Craig Dumart

Neighbourhood Meeting Date: February 13, 2024

Owner: Vicner Inc.

Applicant: MHBC PLANNING LTD

Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.