

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

WARD 1

528 LANCASTER ST W	
Proposal: A development with 5 multiple residential buildings of varying heights (i.e., 26, 20, 20, 16, and 10 storeys), and commercial uses on the ground floor of the 16-storey building.	
File Number: OPA21/010/L/AP	Description: The main purpose of the Official Plan Amendment is to re-designate the whole of the lands to Mixed Use and modify the Specific Policy Area to allow a maximum floor space ratio (FSR) of 5.8 and a maximum building height of 83m (26 storeys).
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/015/L/AP	Description: The main purpose of the Zoning By-law Amendment is to re-zone the whole of the lands to MIX-2, and to modify the site-specific provisions to allow an FSR of 5.8, a building height of 83m (26 storeys), a parking rate of 0.72 spaces per unit, among other requests for relief.
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 20, 2022
Owner: 528 LANCASTER STREET WEST INC, 550 LANCASTER INC	Applicant: MHBC PLANNING
Update Since Last Quarterly Report: A Neighbourhood Meeting was held with the community on January 20, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

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: No update at this time.	

507 FREDERICK ST, 40-44-48 BECKER ST

Proposal: An addition to the existing funeral home is proposed with a crematorium, as well as an expanded parking lot along Becker Street.

File Number: OP17/003/F/GS Description: To change the land use designation of the three Becker Street properties from Low Rise Residential to Commercial, and to add a special policy in the Official Plan to permit a Crematorium/Cremator as a permitted use.

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

File Number: ZC17/010/F/GS Description: To change the zoning of the three Becker Street properties from Residential Six (R-6) with Special Use Regulation 362U to COM-2 (General Commercial), and to add special regulation provisions to all properties to define the front yard (due to multiple street frontages), permit a reduced Floor Space Ratio (FSR) of 0.17 (a minimum of 0.6 is required), to permit a 0 metre setback from Becker Street, and to permit 11 off-site parking to be included in the development, and to add a new Special Use Regulation in the Zoning By-law to permit a crematorium/cremator on site.

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

Staff Contact: Garrett Stevenson Neighbourhood Meeting Date: November 23, 2021

Owner: Henry Walser Funeral Home LTD Applicant: GSP GROUP INC.

Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting. The Applicant is updating technical studies to response to comments at the Neighbourhood Meeting.

New Applications**26 STANLEY AVE & 31 SCHWEITZER ST**

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, semi-detached, 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 change the zoning from Residential Four (R-4) and Residential Five (R-5) to the Low Rise Residential Five (RES-5) Zone with the 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: TBD

Owner: Newo Holdings Limited Applicant: GSP Group Inc.

Update Since Last Quarterly Report: This is a new application and is in circulation.

WARD 2

1157 WEBER ST E	
Proposal: A mixed-use development consisting of a building with a 15 and 18 storey tower with a total of 378 residential dwelling units and ground floor commercial units.	
File Number: OPA21/007/W/BB	Description: To change the land use designation from Commercial Corridor to Mixed Use with a Special Policy Area.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/010/W/BB	Description: To change the zoning of the lands from Commercial Two to High Intensity Mixed Use Corridor with Site Specific regulations
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: November 9, 2021
Owner: M K G HOLDING CORPORATION	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

42 WINDOM RD	
Proposal: A stacked three storey town/multiple dwelling building containing 22 residential units.	
File Number: ZBA20/017/W/ES	Description: To remove special regulation provision 744R (maximum 5units) to permit 22 units, FSR increase to 0.75, and a parking reduction from 1.75 per unit to 0.95 per unit
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: TBD
Owner: WINDOM KW INC	Applicant: IBI Group
Update Since Last Quarterly Report: No update at this time.	

New Applications

142 FERGUS AVE	
Proposal: A 7 storey building consisting of 78 residential units with associated surface and underground parking.	
File Number: OPA22/002/F/BB	Description: To redesignate the property from Low Rise Residential in the City of Kitchener Official Plan to Medium Rise Residential with Special Policy Area to permit a maximum FSR of 2.3.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/017/V/ES	Description: The purpose of the proposed Zoning Bylaw Amendment is to rezone the Site to RES-6 Zone with a site specific regulation to permit a maximum FSR of 2.3, reduced side yard and rear yard setbacks, and a reduced vehicular parking rate.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: TBD
Owner: 2467491 ONTARIO INC	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: This is a new application and is in circulation.	

WARD 3

4396 KING ST E	
Proposal: An 8-storey residential building located on the property at 25 Sportsworld Drive and a high-density, mixed-use building featuring 18 and 30 storey towers with ground-floor commercial uses on the property at 4396 King Street East, with a total of 616 dwelling units and 1,378 m ² of commercial space.	
File Number: OPA21/009/K/AP	Description: The Official Plan Amendment requests to redesignate the property from Commercial Campus to Mixed Use with a Specific Policy Area.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/014/K/AP	Description: The applicant proposed to rezone the property from Commercial Campus (COM-4) to Mixed Use (MIX-3) and establish a site specific provision to allow a maximum building height of 99 metres (30 storeys), maximum Floor Space Ratio of 6.2, reduced parking rate of 0.85 spaces per dwelling unit (580 spaces), non-residential gross floor area reduction, among other matters.
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: SPORTSWORLD SHOPPING CENTRE LTD	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: No update at this time.	

New Applications

4220 KING ST E & 25 SPORTSWORLD CROSSING RD	
Proposal: Three buildings are proposed including a 14-storey, 158-unit residential tower oriented towards Sportsworld Crossing Road, an 18-storey, 156-unit residential tower located towards King Street East, and a 14-storey, 212-unit residential tower designed in an 'L' shape with stepbacks to frame the intersection of King Street East and Deer Ridge Drive.	
File Number: OPA22/003/K/CD	Description: To redesignate the Site from Commercial Campus to Mixed Use to permit the proposed high-density residential mixed-use building with a maximum Floor Space Ratio (FSR) of 4.0.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/005/K/CD	Description: To change the zoning to MIX-3 with special regulations to permit a FSR of 4.0, whereas the Zoning By-law currently limits the FSR to 2.0 in the MIX-3 zone; to permit a maximum building height of 18-storeys (68.6 metres) for the site, whereas the Zoning By-law permits a maximum of 10-storeys (32 metres); to permit a podium with a minimum height of 2-storeys, whereas the Zoning By-law requires a minimum height of 3-storeys; and, to permit a minimum ground floor building height of 3.5 metres, whereas the Zoning By-law requires a minimum ground floor building height of 4.5 metres.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: TBD
Owner: The Tricar Group	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: This is a new application and is in circulation.	

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.	

86 PINNACLE DR	
Proposal: A two storey 16-unit senior-oriented 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: On hold at the request of the Owner
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: Sept. 10, 2019
Owner: A & F GREENFIELD HOMES LTD	Applicant: IBI Group
Update Since Last Quarterly Report: No update at this time.	

WARD 5

161 GEHL PL	
Proposal: A new community with up to 235 residential dwelling units and open space blocks.	
File Number: OP18/006/G/GS	Description: Proposing amendment to the Rosenberg Secondary Plan to revise land use designations for various lands to implement the proposed plan of subdivision.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA18/007/G/GS	Description: The proposed amendment to the Zoning By-law is to apply new zoning to the lands to implement the Rosenberg Secondary Plan (also proposed to be amended) to implement the proposed plan of subdivision.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: 30T-18202	Description: A proposed Plan of Subdivision with up to 235 residential units and open space blocks.
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Garrett Stevenson	Neighbourhood Meeting Date: N/A
Owner: 2079546 ONTARIO LIMITED	Applicant: SGL PLANNING & DESIGN INC
Update Since Last Quarterly Report: No update at this time.	

1801 BLEAMS RD	
Proposal: A new community with 2607 residential units, a school, green space, and parkland.	
File Number: OP18/005/B/GS	Description: Proposing amendment to the Rosenberg Secondary Plan to revise land use designations for various lands to implement the proposed plan of subdivision.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA18/006/B/GS	Description: The proposed amendment to the Zoning By-law is to apply new zoning to the lands to implement the Rosenberg Secondary Plan (also proposed to be amended) to implement the proposed plan of subdivision.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: 30T-18201	Description: A proposed Plan of Subdivision with up to 2607 residential units, a school, green space, parkland, as well as multiple residential and mixed-use blocks.
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Garrett Stevenson	Neighbourhood Meeting Date: N/A
Owner: 2079546 ONTARIO LIMITED	Applicant: SGL PLANNING & DESIGN INC
Update Since Last Quarterly Report: No update at this time.	

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: Garrett Stevenson	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.	

New Applications

1525 BLEAMS RD	
Proposal: To demolish the existing pumping station building and create 6 residential lots, which are proposed to be added to the Mattamy South Estates (30T-08206) subdivision through a subdivision modification.	
File Number: ZBA22/005/K/CD	Description: To rezone the property to Residential Six (R-6) with site specific regulations 671R, 672R, 673R and 674R.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Tim Seyler	Neighbourhood Meeting Date: TBD
Owner: Mattamy (South Estates) Limited, City of Kitchener	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: This is a new application and is in circulation.	

WARD 7

1593 HIGHLAND RD W	
Proposal: A mixed-use development consisting of a 13 storey building and 16 storey building, with a total of 403 dwelling units, 1,052 square metres of ground floor commercial space, and 2 levels of underground parking.	
File Number: OPA20/001/H/AP	Description: The Official Plan currently state that only commercial-type uses are permitted on the above properties; residential uses are not permitted. The owner is requesting to change the OP to permit up to 403 residential dwelling units within buildings containing commercial uses.
Application Type: OPA	Status: This application was appealed to the Ontario Land Tribunal in August 2020. The OLT appeal was held from January 24 – February 3, 2022. No decision has been received.
File Number: ZBA20/004/H/AP	Description: The Owner is requesting to permit up to 403 residential dwelling units within buildings containing commercial uses. Additional commercial uses are requested. The owner is also requesting to reduce front, side yard, and rear yard setbacks, increase lot coverage, and reduce parking requirements.
Application Type: ZBA	Status: This application was appealed to the Ontario Land Tribunal in August 2020. The OLT appeal was held from January 24 – February 3, 2022. No decision has been received.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: N/A
Owner: M DEVELOPMENTS (KITCHENER) INC	Applicant: IBI GROUP
Update Since Last Quarterly Report: This application was appealed to the Ontario Land Tribunal in August 2020. The OLT appeal was held from January 24 – February 3, 2022. No decision has been received.	

WARD 8

660 BELMONT AVE W

Proposal: An eleven storey (39.1 metre) mixed-use building with 910.7 square metres of ground floor commercial space and 132 residential units (including 92 one bedroom and 40 two-bedroom units). The Owner is also requesting to purchase a portion of the City-owned Belmont Lane between Belmont Avenue West and Claremont Avenue.

File Number: OPA20/004/B/JVW Description: The City of Kitchener has received a revised development proposal and has been advised that an Official Plan Amendment application is no longer required. The original Official Plan Amendment application requested to increase the maximum height to 13 storeys and 49 metres in height.

Application Type: OPA Status: This application will be considered by Kitchener City Council on February 28, 2022.

File Number: ZBA20/012/B/JVW Description: The Zoning By-law Amendment application is now requesting site specific zoning regulations for an increased building height of 11 storey and 39.1 metres (whereas 8 storeys and 25 metres is permitted), a reduced tower setback from the podium of 2.7 metres (whereas 3.0 metres is required), and a reduced podium height of two storeys (whereas a minimum of three storeys is required).

Application Type: ZBA Status: This application will be considered by Kitchener City Council on February 28, 2022.

Staff Contact: Garrett Stevenson Neighbourhood Meeting Date: Dec. 17, 2020 & Feb. 25, 2021

Owner: 660 BELMONT LP INC, City of Kitchener (Belmont Lane E.) Applicant: GSP Group Inc.

Update Since Last Quarterly Report: These applications were referred from PSIC held on February 7th and 9th to Kitchener City Council on February 28, 2022.

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

146 VICTORIA ST S	
Proposal: A multi-tower, mixed use development consisting of a shared mid-rise podium of 4-6 storeys in height with 3 residential towers atop the podium, with heights of 25, 36, & 38 storeys and containing a total of 1150 residential units and 1770 square metres of commercial space.	
File Number: OPA21/011/V/ES	Description: Proposing a Special Policy Area to increase maximum floor space ratio to 11.6 to permit a mixed-use development with commercial on the ground floor and residential above.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/017/V/ES	Description: To increase maximum floor space ratio to 11.6 and a maximum building height of 38 storeys and 122 metres to permit a mixed-use development with commercial on the ground floor and residential above.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: February 8, 2022
Owner: 1936026 ONTARIO INC	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: A Neighbourhood Meeting was held with the community on February 8, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

30 FRANCIS ST S	
Proposal: A 44 storey mixed-use building, containing 169m ² ground-level commercial (3 units) and 532 residential units ranging generally from 35.4m ² to 68m ² in floor space.	
File Number: OPA21/001/F/DE	Description: The Official Plan Amendment requests to permit an increase in density (allowable floor space ratio) in the Innovation Downtown District, to permit the proposed 44 storey tower with a FSR of 18.3.
Application Type: OPA	Status: These applications have been scheduled for consideration at the Planning and Strategic Initiatives Committee for March 7, 2022.
File Number: ZBA21/002/F/DE	Description: The Zoning By-law Amendment is requested to permit the addition of site-specific regulations to the existing D-6 Downtown zone to permit the development of a 44-storey building with a FSR of 18.3.
Application Type: ZBA	Status: These applications have been scheduled for consideration at the Planning and Strategic Initiatives Committee for March 7, 2022.
Staff Contact:	Neighbourhood Meeting Date: June 2, 2021 & December 14, 2021
Owner: 30 FRANCIS KITCHENER INCORPORATED	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: A second Neighbourhood Meeting was held on December 14, 2021. These applications have been scheduled for consideration at the Planning and Strategic Initiatives Committee for March 7, 2022.	

321 COURTLAND AVE E

Proposal: A new mixed-use community with residential, commercial, and employment uses. Three existing buildings are proposed to remain, including the six storey office building, the large distribution warehouse building, and the former maintenance garage. The remainder of the buildings are currently being demolished. The existing buildings will be repurposed for a mix of employment uses. New buildings are proposed to range from three storeys along Stirling Avenue South, to five-to-seven storeys along Courtland Avenue East, and between twenty-three and thirty-five storeys along the rail line. In total, approximately 2818 residential units are proposed in various forms throughout the site.

File Number: OP19/002/C/GS Description: An Official Plan Amendment is requested to implement new land use permissions for the proposed development. The existing land use designation for the subject lands is General Industrial with a site-specific policy in the Mill Courtland Woodside Park Secondary Plan. An amendment is requested to change the land use designations to Mixed Use, High Density Multiple Residential, and Neighbourhood Park.

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

File Number: ZBA19/005/C/GS Description: The proposed subdivision application contains two medium density residential blocks, a high-density residential block, a medium density mixed use block, a mixed-use employment block, a park block, a street townhouse block, and two future development blocks. Road widening blocks are proposed along Courtland Avenue East. The blocks are arranged along a new proposed road to be named Olde Fashioned Way, running parallel to Courtland Avenue East from Palmer Avenue to Borden Avenue South. Palmer Avenue and Kent Avenue are proposed to be extended through the site to intersect with the proposed road.

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

File Number: 30T-19201 Description: The Zoning By-law Amendment proposes to implement the proposed land use designations with corresponding zoning. The proposed zoning is Medium Intensity Mixed Use Corridor Zone MU-2 (a medium intensity mixed use zone that permits residential and commercial uses), Residential Nine R-9 (a high-rise residential zone), and Public Park Zone P-1 (a zone that is applied to public park spaces).

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

Staff Contact: Garrett Stevenson Neighbourhood Meeting Date: Jul 15, 2019. Planning Staff will be holding a second digital information meeting to provide an update on this application as issues are resolved.

Owner: 321 COURTLAND AVE DEVELOPMENTS INC Applicant: GSP Group Inc.

Update Since Last Quarterly Report: No update at this time.

New Applications

1001 KING ST E & 530-564 CHARLES ST E	
Proposal: A 30 storey building that is 92.0 metres in height with 461 square metres of commercial space and 486 residential units.	
File Number: OPA22/001/K/KA	Description: The requested Official Plan Amendment proposes a special policy area to permit a maximum Floor Space Ratio of 8.27.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22-001/K/KA	Description: The main purpose of the Zoning By-law Amendment is to add Special Provisions to the existing High Intensity Mixed Use Corridor Zone (MU-3) to permit a maximum floor space ratio of 8.27 instead of 4.0; a dwelling unit to be located at grade (along Charles Street for live work units) in a mixed use building; and a parking rate of 0.54 spaces per unit, visitor parking at 4% of required parking, and to permit parking for a Plaza complex to be 0.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: TBD
Owner: King-Charles Properties	Applicant: MHBC PLANNING
Update Since Last Quarterly Report: This is a new application and is in circulation.	

95-101 CEDAR ST S	
Proposal: A 24 unit stacked townhouse complex.	
File Number: OPA21/013/C/KA	Description: To re-designate lands from Low Rise Conservation to Low Density Multiple Residential.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/022/C/KA	Description: To change the zoning from Residential Drive (R-5) to Residential Seven (R-7) with special regulation provisions.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: TBD
Owner: St George Inc. & St Pola Group Inc.	Applicant: MHBC Planning Inc.
Update Since Last Quarterly Report: This is a new application and is in circulation.	

WARD 10

276 KING ST E	
Proposal: A 7-storey mixed-use building. Ground floor commercial uses are proposed along with six storeys of residential above.	
File Number: OPA20/006/K/AP	Description: To increase the Floor Space Ratio to 4.8 from 3.0.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA20/015/K/AP	Description: The property is currently split zoned D-2 (King St) and D-3 (former house facing Eby St). Numerous changes are required, but the main changes are to change the zoning of the whole property to D-2, to allow FSR of 4.8 (currently, the max permitted is 2.0 / 0.75), to allow maximum building height of 28.5 metres (currently, the max is 17.4m in D-2 and 9.0m in D-3), and to allow zero parking for the building (currently zero parking is required for commercial, and 29 spaces for residential).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: April 28, 2021
Owner: 276 KING EAST INC	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: No update at this time.	

890 KING ST W	
Proposal: A 25 storey mixed use building with 231 units, 728 m2 of retail/commercial and 108 parking spaces in a parking structure.	
File Number: OPA21/005/K/BB	Description: This application is seeking an amendment to the K-W Hospital Neighbourhood Secondary Plan for a site-specific provision to permit a maximum Floor Space Ratio of 10.1 in a Mixed-Use Corridor Designation as opposed to the maximum of 4.0.
Application Type: OPA	Status: These applications have been scheduled for consideration at the Planning and Strategic Initiatives Committee for March 7, 2022.
File Number: ZBA21/008/K/BB	Description: The application is requesting a special zoning provision for relief from setbacks, parking, and density requirements.
Application Type: ZBA	Status: These applications have been scheduled for consideration at the Planning and Strategic Initiatives Committee for March 7, 2022.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: October 6, 2021
Owner: CANTIRO KING GENERAL PARTNER LTD	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: These applications have been scheduled for consideration at the Planning and Strategic Initiatives Committee for March 7, 2022.	

1668 KING ST E	
Proposal: Two 23 storey buildings, consisting of 616 residential units,	
File Number: OPA21/008/K/CD	Description: The Official Plan Amendment requests an increased Floor Space Ratio of 7.2 rather than 4.0.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/013/K/CD	Description: The Zoning By-law Amendment is requested to allow a mixed-use development for two 23 storey buildings, consisting of 616 residential units, 204 square metres of commercial space with an increased Floor Space Ratio of 7.2 rather than 4.0, reduced rear yard setback of 12.0 metres rather than 14.0 metres, and reduced on-site parking to permit parking at a rate of 0.7 spaces per unit for Multiple

	Dwelling Units greater than 51.0 square metres in size, rather than 1.0 spaces per unit.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: June 17, 2021
Owner: 2806399 ONTARIO INC	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: No update at this time.	

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: This application has been appealed to the Ontario Land Tribunal (formerly LPAT). A fourth digital case management conference is scheduled for April 4, 2022 at 10:00am online and can be accessed as https://global.gotomeeting.com/join/613665325 .
-----------------------	--

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: This application has been appealed to the Ontario Land Tribunal (formerly LPAT). A fourth digital case management conference is scheduled for April 4, 2022 at 10:00am online and can be accessed as https://global.gotomeeting.com/join/613665325 .
-----------------------	--

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: A fourth Case Management Conference is scheduled for April 4, 2022. The HIA will be presented to the Heritage Kitchener Committee on March 1, 2022. A second Neighbourhood Meeting is scheduled for March 3, 2022.	
--	--

New Applications

20 OTTAWA ST NORTH

Proposal: To redevelop the subject property as a mixed-use commercial and residential development comprised of three buildings, ranging in height from six to 26 storeys. The proposed development will provide a total of 464 units with 306 parking spaces and vehicular access to Ottawa Street via a private driveway.

File Number: OPA21/012/O/CD	Description: The subject property is designated Neighbourhood Mixed Use Centres in the King Street East Secondary Plan, which forms part of the City of Kitchener Official Plan. The land use policies of the Neighbourhood Mixed Use Centres designation permits multiple unit residential use with a floor space ratio of 1.0. The proposed development is proposed to have a floor space ratio of 3.0.
-----------------------------	---

Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
-----------------------	---

File Number: ZBA21/018/O/CD	Description: The proposed amendment is to change the current Neighbourhood Shopping Centre (C-2) to the Commercial
-----------------------------	--

	Residential Four Zone (CR-4) to permit dwelling units as well as a variety of commercial 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: February 24, 2022
Owner: 20 Ottawa GP INC.	Applicant: MHBC Planning Ltd.
Update Since Last Quarterly Report: This is a new application and is in circulation.	