

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

WARD 1

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| 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. Planning Staff and the Applicant are considering input provided through the initial circulation. | |

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| 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: No Update. A Neighbourhood Meeting was held on May 31, 2022 and Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting. | |

WARD 3 – NEW APPLICATION

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| 1082-1094 WILSON AVENUE | |
| Proposal: The Site is proposed to be further developed to permit the expansion of a manufacturing facility and add additional parking. | |
| File Number: OPA24/006/W/TS | Description: The owner is requesting an Official Plan Amendment to redesignate a portion of the properties from Low Rise Residential to Business Park Employment. |
| Application Type: OPA | Status: This application has been circulated and Planning staff are accepting and reviewing comments. |
| File Number: ZBA24/011/W/TS | Description: The owner is requesting a Zoning By-law amendment to change the zoning from RES-1 to EMP-2 to permit the expansion of a manufacturing facility and associated parking. |
| 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 10, 2024 |
| Owner: Colt Canada Corporation | Applicant: GSP Group Inc. |
| Update Since Last Quarterly Report: No update. New application. | |

WARD 5

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| 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. Archeological assessment work continues. | |

WARD 8

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| 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: No update. 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

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| 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: No update. This application has been circulated and Planning staff are accepting and reviewing comments. | |

WARD 10

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| 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 was suspended. The Owner has requested the OLT now schedule another Case Management Conference to resume this appeal. | |