

Current Significant Development Applications**Subdivision (SA), Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA)****WARD 1**

26 STANLEY AVENUE & 31 SCHWEITZER STREET	
Proposal: A Draft Plan of Vacant Land Condominium to develop the vacant lands containing 62 semi-detached and 51 townhouse dwelling units. Each dwelling unit area will have a garage and driveway and there are 47 surface visitor parking spaces. Surface parking, amenity area, and private roadway comprise the common element areas.	
File Number: 30CDM-24215	Description: A vacant land plan of condominium consisting of semi-detached and townhouse dwellings.
Application Type: CD	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/19/S/BB	Description: To rezone the lands from R-4 and R-5 in By-law 85-1 to RES-5 in By-law 2019-051.
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. October 15, 2024
Owner: Newo Holdings Limited	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: The subdivision application was withdrawn and a vacant land plan of condominium is now proposed. A second Neighbourhood Meeting was held on October 15, 2024 outlining the revised proposal. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

WARD 1 New Application

LACKNER AND KEEWATIN	
Proposal: To amend a portion of a mixed use block to permit residential uses.	
File Number: OPA25/004/L/BB	Description: To change the land use designation from Mixed-Use to Low Rise Residential.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA25/009/L/BB	Description: To amend the zoning from Mix-1 to 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: May 14, 2025
Owner: WM. J. Gies Construction Limited	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.	

157 SCHWEITZER

Proposal: To facilitate the future creation of three new lots with frontage on Lark Street, each to be developed with a single detached dwelling. The existing dwelling near the intersection would be retained.

File Number: ZBA25/009/L/BB	Description: The ZBA would change the zoning from R-3 (By-law 85-1) to RES-4 (By-law 2019-051) with site specific provisions for relief from requirements related to setbacks, and driveway width, and building height.
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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: Andrew Pinnell	Neighbourhood Meeting Date: TBD
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Owner: 1000947521 Ontario Inc.	Applicant: MHBC PLANNING LTD
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Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.

1014 VICTORIA ST N

Proposal: The existing building (former Home Hardware) is proposed to be modified to accommodate a funeral home and crematorium use.

File Number: ZBA25/012/V/ES	Description: A zoning by-law amendment is proposed to add the crematorium as a permitted use.
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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: Eric Schneider	Neighbourhood Meeting Date: TBD
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Owner: Erb & Good Family Funeral Home Limited	Applicant: MHBC PLANNING LTD
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Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.

WARD 2 New Application

132 FAIRWAY RD N	
Proposal: A 26 unit, three story affordable housing development with 9 parking spaces.	
File Number: OPA25/005/AP	Description: The Official Plan Amendment is proposing to add a site-specific policy area to permit an increased Floor Space Ratio ("FSR") of 1.24 rather than the permitted 0.6.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA25/011/AP	Description: The purpose of the proposed application for Zoning By-law Amendment is to rezone the property from "Residential Four (RES-4)" to Residential Five (RES-5)" in order to permit the proposed 26-unit Multiple Dwelling. Site Specific Provisions will also be required for maximum FSR, minimum Exterior Side Yard, minimum Interior Side Yard, Private Patio requirements, and minimum parking requirements (visitor, parking spaces per unit and number of compact parking spaces).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: June 18, 2025
Owner: Eleven Housing Corporation	Applicant: GSP Group
Update Since Last Quarterly Report: This application has been circulated and Planning staff are receiving comments.	

WARD 3

808 & 836 COURTLAND AVE E	
Proposal: A mixed-use development containing 3 high-rise residential towers (22, 27 and 30 storeys), situated on a shared podium (977 dwelling units). The podium contains commercial uses (532.1m2). 509 parking spaces and 733 bicycle parking spaces are proposed.	
File Number: OPA24/011/C/AP	Description: The Official Plan Amendment is proposing the change the land use designation from Commercial and General Industrial Employment to High Density Residential with a Site Specific Policy to permit a Floor Space Ratio of 7.0.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA24/023/C/AP	Description: The Zoning By-law Amendment proposes to change the zoning from C-6, 1R, 73R, 76U & M-2, 29R (By-law 85-1) to RES-7 with a Site Specific Provision to permit restaurant and retail use, reduce certain setbacks, allow a Floor Space Ratio of 7.0, increase the maximum building height to 102.6 metres / 30 storeys, and add certain design-related regulations (By-law 2019-051).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: October 23, 2024
Owner: 808 Courtland GP Inc.	Applicant: Zehr Group
Update Since Last Quarterly Report: This application has been circulated and Planning staff are resolving comments with the Ministry of Transportation related to transportation.	

WARD 4 New Application

1338 NEW DUNDEE RD	
Proposal: The proposal is to increase the maximum permitted density of the subject lands through a site-specific Official Plan Amendment and Zoning Bylaw Amendment. The requests specifically apply to maximum height and floor space ratio permissions. The amendments apply to 12 parcels of land within the Stauffer Woods/Harvest Park subdivision (30T-08203).	
File Number: OPA25/002/N/ES	Description: To change the land use designated to Medium Rise Residential for Stage 4, Block 95; Stage 5, Block 12; Stage 6, Block 4; Stage 6, Block 5; Stage 9, Block 14; Stage 9, Block 15; and Stage 9, Block 17. To permit a maximum FSR of 2.5 and a maximum height of 10 storeys or 32 metres for Block 5, Stage 6. To permit a maximum floor space ratio of 4.0, a maximum building height of 68 metres for Stage 10, Block 1 and 2. To permit educational establishments to be permitted in accordance with Section 15.D.7 for Stage 8, Block 2.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA25/005/N/ES	Description: To amend Site-specific provisions established through the original zoning to be applicable to the RES-6 zone and the uses permitted within the RES-6 zone. To amend the zoning of Stage 6, Block 5 from RES-5 to RES-6 site-specific provisions to permit an FSR of 2.5 and a height of 10-storeys. To amend the zoning of Stage 9, Block 16 by adding new site-specific provisions to permit an FSR of 1.0. To amend the zoning of Stage 10, Blocks 1 and 2 only by adding site-specific provisions to permit a maximum FSR of 4.0, a maximum height of 68 metres or 22-storeys, and establish a minimum non-residential gross floor area proportionate to the number of dwelling units provided. This minimum rate would be calculated as 1 square metre of non-residential gross floor area per multiple dwelling unit where fewer than 1,000 multiple dwelling units are proposed, and 2 square metres of non-residential gross floor area per multiple dwelling unit where 1,000 or more multiple dwelling units are proposed. The existing maximum gross floor area of 3,250 square metres would remain. To amend the zoning of Stage 8, Block to add site-specific provision to permit Daycare Facilities, and Elementary Schools.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: April 16, 2025
Owner: Activa Holdings Inc.	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: This is a new application and is under review.	

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. Archeological assessment work continues.	

468 TRUSSLER RD	
Proposal: To remove Official Plan policies and Zoning By-law regulations which requires Minimum Distance Separation (MDS) standards from a nearby equestrian centre to permit the lands to be developed with low rise multiple residential development.	
File Number: OPA24/015/T/AP	Description: To delete Specific Policy Area 24 and associated Site Specific Policy 15.D.12.24, which says, "Any development within the identified area will comply with the Minimum Distance Separation Formulae for any equestrian facility located west of Trussler Road in Wilmot Township."
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA24/010/T/AP	Description: An application for a Zoning By-law Amendment has been received to remove Holding Provision 30H which require MDS compliance related to odours generated by the nearby equestrian centre.
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: Activa Holdings Inc.	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: This application has been circulated and Planning staff are accepting and reviewing comments.	

WARD 5 New Application

1340 FISCHER HALLMAN ROAD	
Proposal: The proposal is to develop the lands with a mixed-use development consisting of office, commercial and multiple residential uses.	
File Number: OPA25/003/F/TS	Description: To amend the Official Plan to permit an increase in maximum height to 22 storeys.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA25/006/F/TS	Description: Amendments to the Zoning By-law are proposed to change the zoning from 'Restricted Business Park Zone' (B-2) with Special Use Provision 221U, to 'Mixed Use Three' (MIX-3), 'Medium Rise Residential Six Zone' (RES-6), 'Recreation' (OSR-1) and 'Open Space: Stormwater Management' (OSR-3).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: 30T-25201	Description: The proposal is to develop the lands with a mixed-use development consisting of office, commercial and multiple residential uses. The following blocks are proposed within the Subdivision: Block 1 – Multiple Residential (3.244 ha) – 194-648 units Block 2 – Mixed Use (1.367 ha) – 136-546 Units Block 3 – Mixed Use (1.624 ha) – 162-649 Units Block 4 – Mixed Use (1.729 ha) – 172-691 Units Block 5 – Mixed Use (0.450 ha) – 45-180 Units Block 6 – Park (0.662 ha) Block 7 – Stormwater Management Facility (1.254 ha) Block 8 – Open Space (0.050 ha) Block 9 – 0.3m Reserve (0.002 ha)
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Tim Seyler	Neighbourhood Meeting Date: April 23, 2025
Owner: Activa Holdings Inc.	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: This is a new application and is under review.	

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: No update. 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: An Ontario land Tribunal hearing was held April 22 – May 2, 2025 and staff are awaiting a final decision.	

20 VICTORIA MARIE COURT (VICTORIA COMMON)	
Proposal: The final phase of the 'Victoria Common' development, consisting of 3 towers, with building heights of 21, 33, and 35 storeys (maximum 110m). The proposal would add approximately 1,151 dwelling units, ranging from studios to 3-bedroom units. A Floor Space Ratio of 5.21 is proposed for the subject lands, which would result in 2.0 FSR for the overall development. An outdoor, linear amenity space of approximately 1,737m ² is proposed, along with 1,747m ² of indoor amenity space across the subject lands. Predominantly underground parking is proposed.	
File Number: OPA25/001/V/AP	Description: To amend the existing Specific Policy Area that applies to the subject lands.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number:	Description: To amend the existing Site Specific Provision that applies to the subject lands
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: March 25, 2025
Owner: i2 Developments (Victoria Common) Inc.	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: A neighbourhood information meeting was held on March 25, 2025. This application has been circulated and Planning staff are accepting and reviewing comments.	