

**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: Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting. A Zoning By-law application has been received for 26 Bridge Street to allow multiple dwellings and the existing buildings are proposed to be moved to that location. That application will be set up and circulated shortly and an update will be provided at the next quarterly report in December.	
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 STREET, 40-44-48 BECKER STREET

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. Technical studies responding to comments at the Neighbourhood Meeting are under review.

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 1 - New Applications

67-71 NELSON AVE	
Proposal: The Site is proposed to be developed with a private road with 23 single detached dwelling condominium units with a maximum building height of 11.0 metres. 23 private, at-grade parking spaces are proposed within garages. Nineteen (19) of the condominium units will front onto the proposed private condominium road while four (4) of the units will front onto Nelson Avenue. To facilitate the proposed development, the applicant is proposing to purchase a portion of the right-of-way lands that extend from Tagge Street from the City.	
File Number: ZBA22/011/N/AP	Description: Proposing to rezone the property from Residential 3 (R-3) to Residential 4 (RES-4) to permit a private road with 23 single detached dwelling condominium units with a maximum building height of 11.0 metres. 23 private, at-grade parking spaces are proposed within garages. To facilitate the proposed development, the applicant is proposing to purchase a portion of the right-of-way lands that extend from Tagge Street from the City.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: September 20, 2022
Owner: 2415274 Ontario Inc.	Applicant: MHBC Planning Inc.
Update Since Last Quarterly Report: The initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held on September 20, 2022.	

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.	

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 the RES-6 Zone with a Site-Specific regulations 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: May 25, 2022
Owner: 2467491 ONTARIO INC	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: A Neighbourhood Meeting was held on May 25, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

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 m2 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: March 31, 2022
Owner: SPORTSWORLD SHOPPING CENTRE LTD	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

4220 KING ST E & 25 SPORTSWORLD CROSSING ROAD	
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 for 'MIX-3' zones; 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: June 7, 2022
Owner: The Tricar Group	Applicant: GSP GROUP INC.
Update Since Last Quarterly Report: A Neighbourhood Meeting was held on June 7, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

82-84 WILSON AVENUE & 210 FOURTH AVENUE

Proposal: The Region of Waterloo is proposing to demolish the existing 2 storey apartment building on the portion of the site to facilitate construction of a 6-storey apartment building that will provide 48 affordable housing units for seniors. The redevelopment would result in intensification of the site and provide an additional 32 affordable housing units for a campus total of 155 units. The first floor of the proposed development will contain 203 square metres of office space, an amenity area for residents, a commercial kitchen server, and lobby.

File Number: ZBA22/007/W/ES

Description: The applicant is requesting a Zoning By-law Amendment to implement site specific exemptions from the RES-6 zone to reduce the residential parking rate and allow parking to be located in the front façade of the building.

Application Type: ZBA

Status: Planning staff will be presenting their recommendation at the Planning and Strategic Initiatives Committee (PSIC) meeting scheduled for September 12, 2022.

Staff Contact: Eric Schneider

Neighbourhood Meeting Date: TBD

Owner: Region of Waterloo

Applicant: GSP GROUP INC.

Update Since Last Quarterly Report: This application is scheduled for a statutory public meeting at the PSIC meeting scheduled for September 12, 2022.

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 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.	

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.	

WARD 5 New Applications

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 initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held in late fall this year.	

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: TBD

Owner: 2517293 Ontario Inc. Applicant: MHBC Planning Ltd.

Update Since Last Quarterly Report: The initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held in late fall this year.

WARD 6 - New Applications

1257 OTTAWAT STREET SOUTH	
Proposal: The Site is proposed to be developed with a 3-storey, 20 unit multiple dwelling building.	
File Number: ZBA22/009/O/ES	Description: The application proposes to rezone the subject lands from R-3 in Zoning By-law 85-1 and RES-2 in Zoning By-law 2019-051 to RES-5 in Zoning By-law 2019-051 with site specific provisions for increase in Floor Space Ratio. This would facilitate the redevelopment of the site that is proposing to remove the 2 existing single detached homes and replace it with a 3-storey, 20 unit multiple dwelling building.
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: Yuliya Dotsenko, Ihor Dotsenko	Applicant: Patterson Planning Consultants
Update Since Last Quarterly Report: The initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held in late fall this year.	

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

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-eight 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. August 24, 2022.
Owner: 321 COURTLAND AVE DEVELOPMENTS INC	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: A second Neighborhood Meeting was held on August 24, 2022 to update the community on changes to the application. Updated information has been posted to the City's website.	

1001 KING STREET E & 530-564 CHARLES STREET 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 for the subject lands on Map 10 of the King Street East Secondary Plan 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: March 23, 2022
Owner: King-Charles Properties	Applicant: MHBC PLANNING
Update Since Last Quarterly Report: A Neighbourhood Meeting was held with the community on March 23, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

368-382 OTTAWA STREET SOUTH & 99-115 PATTANDON AVENUE	
Proposal: A 152 unit, 8 storey multiple dwelling unit building.	
File Number: OPA22/005/O/CD	Description: To re-designate lands from Low Rise Residential to Medium Rise Residential with a site specific policy area to permit an 8 storey building.
Application Type: OPA	Status: Planning staff will be presenting their recommendation at the Planning and Strategic Initiatives Committee (PSIC) meeting scheduled for September 12, 2022.
File Number: ZBA22/008/O/CD	Description: To allow for an 8 storey building with 152 residential units and an increased floor space ratio of 2.5 rather than 2.0, reduced front and exterior side yard setbacks of 4.4 metres rather than 6.0 metres, a reduced on-site parking rate of 0.9 spaces per unit for multiple dwellings, and a reduced visitor parking rate of 0.1 spaces per unit.
Application Type: ZBA	Status: Planning staff will be presenting their recommendation at the Planning and Strategic Initiatives Committee (PSIC) meeting scheduled for September 12, 2022.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: June 16, 2022
Owner: St Mary Coptic Orthodox Church	Applicant: Patterson Planning Consultants Inc.
Update Since Last Quarterly Report: This application is scheduled for a statutory public meeting at the PSIC meeting scheduled for September 12, 2022.	

130-142 VICTORIA ST S

Proposal: A 25 storey mixed use building which includes 249 dwelling units and 4 retail units on the ground floor.

File Number: OPA22/004//V/KA

Description: The applicant is requesting a new Site Specific Policy be added to the current Mixed Use designation to permit a maximum FSR of 12.73.

Application Type: OPA

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

File Number: ZBA22/006//V/KA

Description: The applicant is proposing to add Special Regulations to the existing MU-1 proposes an FSR of 12.73, a height of about 86 metres, as well as reductions to setbacks and reduced parking.

Application Type: ZBA

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

Staff Contact: Katie Anderl

Neighbourhood Meeting Date: July 18, 2022

Owner: 1936026 ONTARIO INC

Applicant: IBI Group

Update Since Last Quarterly Report: A Neighbourhood Meeting was held with the community on July 18, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting

WARD 9 - New Applications

251-1253 King Street East and 16 Sheldon Avenue South	
Proposal: A 24 storey mixed use residential building and an 8 storey residential building with a shared amenity area and shared structured parking facility with a proposed floor space ratio of 7.94.	
File Number: OPA21/008/K/CD	Description: The Official Plan Amendment requests an increased Floor Space Ratio of 7.94 rather than 4.0.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/012/K/CD	Description: The Zoning By-law Amendment is requested a site specific regulation to permit a maximum Floor Space Ratio of 7.94, whereas a maximum of 4.0 is permitted, to permit a parking rate of 0.5 per unit (142 spaces for tenants and 36 spaces for visitors/commercial uses), and to permit residential uses and commercial uses both on the ground floor.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: August 25, 2022
Owner: King Sheldon Kitchener Holdings Inc.	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: A Neighbourhood Meeting was held with the community on August 25, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting	

459-509 Mill Street	
Proposal: The proposed development is comprised of 6 towers (ranging from 11 to 32 storeys in height) including up to 1500 residential units and 2013 square metres of commercial space. The Site fronts on to Mill Street and is located adjacent to the Mill ION station. Parking is provided through an underground parking structure and a podium parking structure. The Site will also include over 1200 bicycle parking spaces.	
File Number: OPA22/008/M/CD	Description: The proposed Official Plan Amendment redesignates the Site from General Industrial Employment to Mixed Use with a Special Policy Area to permit an increase to the permitted Floor Space Ratio. The proposed amendment proposes a maximum FSR of 7.0 whereas the existing maximum FSR is 5.0.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/015/M/CD	Description: The application proposes to remove the site from Zoning By-law 85-1 and add it to Zoning By-law 2019-051 and zone as "Mixed Use Three (MIX-3) Zone". The proposed site specific Zoning By-law regulations include a reduction to minimum rear yard from 7.5 metres to 5.5 metres for the building podium; a reduction to minimum rear yard from 7.5 metres to 2.5 metres for the building tower; and a reduction to minimum interior side yard from 4.0 metres to 0 metres for the building podium.
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: Polocorp Inc.	Applicant: Polocorp Inc.
Update Since Last Quarterly Report: The initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held in late fall this year.	

45-53 COURTLAND AVE E

Proposal: The proposed development is a purpose built rental development with a height of 6 storeys. At the base of the building, there are 5 townhouse style units facing Courtland Avenue. A mix of 1, 2 and 3 bedroom units are proposed, for a total of 64 residential units. One level of structured parking below grade is proposed with a total of 52 parking spaces. In addition, 4 barrier-free and 3 visitor parking spaces are located at the rear of the building on a surface parking area. The gross floor area of the building is approximately 5,607.5 m² with a Floor Space Ratio of 2.4.

File Number: OPA22/010/C/BB

Description: The requested amendment proposes to add a special policy area for the subject lands to permit an increase in Floor Space Ratio (FSR) and building height. The current FSR is 1.0 for 43 and 49 Courtland and 1.5 for 53 Courtland Avenue. The OPA is requesting that the subject lands be permitted a maximum Floor Space Ratio of 2.4 for the entirety of the subject lands and a building height of 6 storeys.

Application Type: OPA

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

File Number: ZBA22/015/M/CD

Description: The subject lands are zoned Commercial Residential One Zone (CR-1) with Special Regulation Provision 130. The application proposes a number of new site specific provisions to implement the proposed development including a Floor Space Ratio (FSR) of 2.4, whereas an FSR of 1.0 is permitted, to permit a side yard setback from eastern property line of 2.0 m whereas 3.0 m is required, to permit a maximum building height of 21 m whereas 18 m is permitted, to permit a maximum density of 251 units per hectare for the entire site, to permit a front yard setback of 1.5 metres whereas 3.0 m is required, to permit parking at a rate of 0.81 per unit for Multiple Dwelling Units, greater than 51.0 sq.m. in size whereas 1.25 spaces per dwelling unit is required for a total of 52 spaces, and to permit Visitor Parking at a rate of 13% of required parking whereas a 20% is required.

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: Cantrio Courtland General Partner Ltd.

Applicant: MHBC PLANNING LTD

Update Since Last Quarterly Report: The initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held in late fall this year.

WARD 10

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: Planning staff will be presenting their recommendation at the Planning and Strategic Initiatives Committee (PSIC) meeting scheduled for September 12, 2022.
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: Planning staff will be presenting their recommendation at the Planning and Strategic Initiatives Committee (PSIC) meeting scheduled for September 12, 2022.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: June 17, 2021
Owner: 2806399 ONTARIO INC	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: This application is scheduled for a statutory public meeting at the PSIC meeting scheduled for September 12, 2022.	

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: A fifth Case Management Conference is scheduled for September 30, 2022 at 10:00 am and the hearing is scheduled to begin on March 13, 2023.
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: A fifth Case Management Conference is scheduled for September 30, 2022 at 10:00 am and the hearing is scheduled to begin on March 13, 2023.
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. A fifth Case Management Conference is scheduled for September 30, 2022 at 10:00am and the hearing is scheduled to begin on March 13, 2023.	

WARD 10 - New Applications

27 Roy Street	
Proposal: The subject site currently contains a single detached dwelling. The existing building is proposed to remain, and the interior is to be renovated to accommodate three dwelling units, as well as an additional unit for an artisan's establishment and restaurant.	
File Number: OPA22/006/R/TS	Description: The owner of the property at 27 Roy Street is proposing to add Special Policy Area 11 to the Official Plan (Civic Centre Secondary Plan) to add an artisan's establishment and restaurant as permitted uses in the same building as residential uses.
Application Type: OPA	Status: Planning staff will be presenting their recommendation at the Planning and Strategic Initiatives Committee (PSIC) meeting scheduled for September 12, 2022.
File Number: ZBA22/010/R/TS	Description: The owner of the property at 27 Roy Street is proposing to amend Zoning By-law 85-1 to add a special regulation provision to add an artisan's establishment and restaurant as permitted uses in the same building as residential uses.
Application Type: ZBA	Status: Planning staff will be presenting their recommendation at the Planning and Strategic Initiatives Committee (PSIC) meeting scheduled for September 12, 2022.
Staff Contact: Tim Seyler	Neighbourhood Meeting Date: N/A
Owner: RFB Developments	Applicant: GSP GROUP INC
Update Since Last Quarterly Report: This application is scheduled for a statutory public meeting at the PSIC meeting scheduled for September 12, 2022.	

206-210 DUKE ST E & 46-50 MADISON AVE N

Proposal: The development proposes 100 affordable dwelling units in the form an 8 storey multiple dwelling building. The 100 dwelling units include a mix of studio, one bedroom and two bedroom units ranging in size from 41.4 sq.m. to 75.3 sq.m. in size, with 33 of the 100 units being fully accessible.

File Number: OPA22/006/R/TS Description: The application requests to permit the proposed development in the Medium Density Multiple Residential designation, but to add special regulation provisions for the increase in the maximum number of dwelling units to be 455 units per hectare and a total Floor Space Ratio of 3.6.

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

File Number: ZBA22/010/R/TS Description: The application proposed to retain the Residential Seven Zone (R-7) with a number of the existing special regulations of 755R, but amend the existing zoning of the site to permit the following site specific regulations; to permit a balcony to project into a front lot line at 1.16m whereas 3.0m is required, to permit a canopy to be located at a minimum setback of 1.16m whereas the by-law regulates a canopy to extend 1.8m into required setback at 1.2m, to permit a minimum rear yard setback of 4.5m whereas 7.5m is required, to permit a maximum FSR of 3.6 whereas 2.0 is permitted, to permit an off street parking ratio of 0.55 per unit, whereas 1 per unit is required, and to permit an Multiple Dwelling Visitor parking ratio of 0 per unit, whereas 0.1 per unit is required for a site with 81+ units.

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

Staff Contact: Craig Dumart Neighbourhood Meeting Date: September 22, 2022

Owner: The Knossos Housing Corporation Applicant: MHBC Planning LTD

Update Since Last Quarterly Report: The initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held on September 22, 2022.