

**REPORT TO:** Community and Infrastructure Services Committee

**DATE OF MEETING:** December 6, 2021

**SUBMITTED BY:** Bustamante, Rosa - Director of Planning 519-741-2200 ext. 7319

**PREPARED BY:** Stevenson, Garrett - Manager of Development Review 519-741-2200 ext. 7070

**WARD(S) INVOLVED:** All Wards

**DATE OF REPORT:** November 24, 2021

**REPORT NO.:** DSD-2021-228

**SUBJECT:** Significant Planning Applications Update - Quarterly Report

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## **RECOMMENDATION:**

That Report DSD-2021-228, titled **Significant Planning Applications Update - Quarterly Report**, be received.

## **REPORT HIGHLIGHTS:**

- The purpose of this report is to provide a quarterly update on the status of significant Planning applications that are currently under review.
- This report supports the delivery of core services.

## **BACKGROUND:**

Kitchener's development services review looked at how the City's development functions interact and made improvements resulting in clearer accountability, stronger collaboration, and ultimately a better customer experience. Improvements included a new planning landing page as well as an interactive mapping tool for posting information on current development applications, replacing the previous application list on the former website page.

There has been a steady increase in the number of significant development applications and there are multiple applications in process, at different stages, throughout the City at any given time. To help provide a snapshot of the status of the current significant development applications, Planning staff are proposing to provide a quarterly update report every March, June, September, and December of each year.

It is important to be providing greater transparency on significant development applications with the community and Council. This report is intended to serve as an additional method to provide information in a clear and concise method, as well as a resource for Council.

**REPORT:**

Attached to this report, the Significant Planning Applications Quarterly Report (Q4 2021) provides a summary of the current Planning applications under review at the time of the preparation of this report.

The current significant development applications section includes Subdivision, Official Plan Amendment, and Zoning By-law Amendments that have not received final approval. These are the bulk of the applications that Planning Staff consult with the community on an application specific basis. Significant development applications include property specific proposals as well as new greenfield communities (subdivisions). Additional details on the development applications can be found using the online mapping tool available at [www.kitchener.ca/planningapplications](http://www.kitchener.ca/planningapplications).

It is anticipated that future versions of this report will provide quarterly tracking of applications (annual reporting is shown for 2021 only in this initial version). Future versions of this report will be received by the Planning and Strategic Initiatives Committee as a “for information” report. Additional development application reporting may be incorporated into future reports.

**STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

**FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the council / committee meeting.

CONSULT – Significant development application specific engagements are undertaken for Official Plan Amendment, Zoning By-law, and Subdivision applications. Engagement includes mailing postcards to property owners and occupants of all buildings within 240 metres of the subject lands, publishing a newspaper notice when the application is first circulated and when the statutory public meeting is scheduled, as well as informal community meetings including Neighbourhood Meetings and/or site walks. A large plain language sign is also posted on the property. Written notices and property signs are also provided for minor variance, severance, and demolition applications. Engagement is undertaken for other development applications as well, including written notices of application, courtesy letters, and newspaper notices.

**PREVIOUS REPORTS/AUTHORITIES:**

There are no previous reports/authorities related to this matter.

**APPROVED BY:** Justin Readman – General Manager, Development Services

**ATTACHMENTS:**

Attachment A – Significant Planning Applications Quarterly Report (Q4 2021)

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

**WARD 1**

<b>528 LANCASTER ST W</b>	
<b>Proposal:</b> 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: TBD
Owner: 528 LANCASTER STREET WEST INC, 550 LANCASTER INC	Applicant: MHBC PLANNING

<b>104 WOOLWICH ST</b>	
<b>Proposal:</b> 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

<b>507 Frederick Street, 40-44-48 Becker Street</b>	
<b>Proposal:</b> 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.

## **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.
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Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
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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
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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: Brian Bateman	Neighbourhood Meeting Date: November 9, 2021
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Owner: M K G HOLDING CORPORATION	Applicant: GSP GROUP INC.
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### **42 Windom Road**

**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
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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: WINDOM KW INC	Applicant: IBI Group
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### **WARD 3**

<b>4396 KING ST E</b>	
<b>Proposal:</b> 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:	Description: The applicant is requesting a Zoning By-law Amendment to re-zone 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.

<b>BLOCK LINE &amp; COURTLAND</b>	
<b>Proposal:</b> A comprehensively planned mixed-use development which features four residential towers with approximately 1300 dwelling units, up to 20,000 square metres of transit-oriented non-residential uses at the ground and lower levels, 3 levels of below grade parking with approximately 1500 parking spaces, private roads, below grade loading areas and public transit facilities, and a large publicly accessible ground level pedestrian plaza.	
File Number: OP17/001/C/GS	Description: Official Plan Amendment Number 9 changed the land use designation to Mixed Use.
Application Type: OPA	Status: This application has been appealed to the LPAT (Local Planning Appeal Tribunal) and a decision was issued approving the application on December 3, 2020. A motion for leave of the LPAT decision has been filed by Canadian National Railway (Party to the Appeal) so the application remains under appeal.
File Number: ZC17/005/C/GS	Description: The Zoning By-law Amendment application changed the zoning of the lands to High Intensity Mixed Use Corridor (MU-3) with site specific regulations.
Application Type: ZBA	Status: This application has been appealed to the LPAT (Local Planning Appeal Tribunal) and a decision was issued approving the application on December 3, 2020. A motion for leave of the LPAT decision has been filed by Canadian National Railway (Party to the Appeal) so the application remains under appeal.
Staff Contact: Garrett Stevenson	Neighbourhood Meeting Date: August 30, 2017
Owner: 2289238 ONTARIO INC	Applicant: IBI Group

## **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).
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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: November 25, 2021.
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Owner: HAYRE PROPERTIES INC	Applicant: GSP Group Inc.
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### **86 PINNACLE DR**

**Proposal:** A two storey, 16-unit senior's-oriented apartment building.

File Number: ZBA19/003/P/KA	Description: To change the zoning to Residential Six (R-6) to permit a multiple residential dwelling.
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Application Type: ZBA	Status: On hold at the request of the Owner
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Staff Contact: Craig Dumart	Neighbourhood Meeting Date: Sept. 10, 2019
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Owner: A & F GREENFIELD HOMES LTD	Applicant: IBI Group
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## **WARD 5**

<b>1673 HURON RD</b>	
<b>Proposal:</b> Three five storey multiple dwelling buildings containing 261 units.	
File Number: ZBA21/011/H/ES	Description: To permit a maximum building height of 5-storeys (17.0 metres), to increase the maximum front yard setback of 8.4 metres and remove holding provision 70H.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: November 4, 2021
Owner: HURON ROAD APARTMENTS KITCHENER 2021 LTD	Applicant: GSP GROUP INC.

<b>161 GEHL PL</b>	
<b>Proposal:</b> 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

<b>1940 FISCHER HALLMAN RD</b>	
<b>Proposal:</b> Two storey street fronting townhouses.	
File Number: ZBA21/016/F/CD	Description: Proposing to permit an increase in building height under R-6 zoning for townhouse blocks due to irregular grading for walk up and walk out 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: TBD
Owner: SCHLEGEL URBAN DEVELOPMENTS CORP	Applicant: GSP GROUP INC



<b>1801 BLEAMS RD</b>	
<b>Proposal:</b> 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

<b>ROCKCLIFFE DR (FREURE SOUTH)</b>	
<b>Proposal:</b> 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

## **WARD 7**

<b>1593 HIGHLAND RD W</b>	
<b>Proposal:</b> 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 hearing is scheduled to begin on January 24, 2022.
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 hearing is scheduled to begin on January 24, 2022.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: N/A
Owner: M DEVELOPMENTS (KITCHENER) INC	Applicant: IBI GROUP

## **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.
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Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
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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).
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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: Garrett Stevenson	Neighbourhood Meeting Date: Feb. 25, 2021
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Owner: 660 BELMONT LP INC	Applicant: GSP Group Inc.
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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).
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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: NASIR BROMAND, ZAKIA BROMAND	Applicant: IBI GROUP
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## **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.
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Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
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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.
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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: 1936026 ONTARIO INC	Applicant: GSP GROUP INC.
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### **30 FRANCIS ST S**

**Proposal:** A 44-storey mixed-use building, containing 169m<sup>2</sup> ground-level commercial (3 units) and 532 residential units ranging generally from 35.4m<sup>2</sup> to 68m<sup>2</sup> 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.
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Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments. A second neighbourhood meeting has been scheduled for December 14, 2021.
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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.
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Application Type: ZBA	Status: Status: This application has been circulated and Planning staff are accepting and reviewing comments. A second neighbourhood meeting has been scheduled for December 14, 2021.
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Staff Contact:	Neighbourhood Meeting Date: June 2, 2021
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Owner: 30 FRANCIS KITCHENER INCORPORATED	Applicant: GSP Group Inc.
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### **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
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	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.

## **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.

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

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

Staff Contact: Brian Bateman

Neighbourhood Meeting Date: October 6, 2021

Owner: CANTIRO KING GENERAL PARTNER LTD

Applicant: MHBC PLANNING LTD

### **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

## 22 WEBER ST W

**Proposal:** A 15-storey multiple residential building with 126 units, including 19 barrier free units. A total of 24 parking spaces are proposed at grade.

File Number: OPA20/005/W/JVW	Description: The Official Plan amendment proposes to retain the existing designation but with an increased FSR permission of 6.2.
Application Type: OPA	Status: This application has been appealed to the Ontario Land Tribunal (formerly LPAT) and as part of the appeal, the applicant is now requesting the approval of a 19-storey building rather than a 15-storey building. There was no additional supporting information provided for the revised request. A Case Management Conference was held on June 23, 2021. A second digital case management conference was held on October 5, 2021 at 10:00am. A third digital case management conference is scheduled for December 3, 2021. An electronic Neighbourhood Information Meeting was held on Wednesday, September 8, 2021.
File Number: ZBA20/013/W/JVW	Description: The subject lands are zoned Commercial Residential Three Zone (CR-3) in Zoning By-law 85-1. The Zoning By-law Amendment application is proposing to add site specific zoning regulations to permit; a minimum front yard setback of 0.8 metres from Weber Street (minimum of 3.0 metres is required), a minimum rear yard setback of 15.0 metres (minimum required is half of the building height, in this case 23.3 metres), a maximum Floor Space Ratio of 6.2 (maximum FSR of 4.0 is permitted), a minimum landscape area of 8% of the lot area (minimum 10% required), a minimum ground floor height of 4.5 metres (no minimum required), a parking rate of 0.165 spaces per dwelling unit for all units, (a maximum of 40% of units are permitted to have a parking rate of 0.165 unit, and 60% of units have a parking rate of 1.25 spaces per dwelling unit), and a visitor parking rate of 10% of the total required parking (minimum 20% is required).
Application Type: ZBA	Status: This application has been appealed to the Ontario Land Tribunal (formerly LPAT) and as part of the appeal, the applicant is now requesting the approval of a 19-storey building rather than a 15-storey building. There was no additional supporting information provided for the revised request. A Case Management Conference was held on June 23, 2021. A second digital case management conference was held on October 5, 2021 at 10:00am. A third digital case management conference is scheduled for December 3, 2021. An electronic Neighbourhood Information Meeting was held on Wednesday, September 8, 2021.
Staff Contact: Garrett Stevenson	Neighbourhood Meeting Date: September 8, 2021
Owner: 30 DUKE STREET LIMITED	Applicant: MHBC PLANNING LTD

## 152 SHANLEY ST

**Proposal:** An eight storey multiple dwelling containing a total of 166 dwelling units.

File Number: OPA21/002/S/JVW	Description: The application is requesting to re-designate the subject property from Low Rise Residential to Medium Rise Residential and a Special Policy to permit a maximum Floor Space Ratio (FSR) of 3.0 whereas 2 is permitted, and a maximum building height of 27.8 m,
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	whereas the Medium Rise Residential designation permits a maximum height of up to 25 metres.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/004/S/JVW	Description: To rezone the site from Residential Five R-5 and from Residential Six R-6 to Residential Eight R-8. The request also includes site specific regulations to permit the height to be increased to 27.8 m permitting an 8-storey building with higher ceiling heights per floor, with 172 units, as well as a parking reduction from 1.25 spaces per unit to 0.74 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: 2701098 ONTARIO INC	Applicant: IBI Group Inc.