

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

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

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: The property municipally addressed as 507 Frederick Street is designated as Commercial and the four Becker Street properties (triangle shaped property and 40, 44, and 48 Becker Street) are designated as Low Rise Residential in the City's Official Plan. A portion of lands form part of a Community Node in the City's Urban Structure. The application proposes to amend the land use designation of 40, 44, and 48 Becker Street, as well as the triangle-shaped portion of land), from Low Rise Residential to Commercial. Further, the application proposes to add Specific Policy Area 58 in the Official Plan to permit a crematorium/cremator use on all lands.

Application Type: OPA Status: The Statutory Public Meeting for this application was held by the Planning and Strategic Initiatives Committee meeting on January 9, 2023. This application has now been referred to Kitchener City Council on March 20, 2023 at 7:00pm.

File Number: ZC17/010/F/GS Description: The property addressed as 507 Frederick Street is zoned as COM-2 (General Commercial), and a small portion previously addressed as 36 Becker Street is zoned as MIX-1, in Zoning By-law 2019-051. 40, 44, and 48 Becker Street are zoned as Residential Five (R-5) in Zoning By-law 85-1 and RES-4 in Zoning By-law 2019-051. The triangle-shape piece of land is zoned as Residential Six (R-6) with Special Use Provision 362U, which permits a funeral home, in Zoning By-law 85-1. These lands are zoned as Low Rise Residential Five (RES-5) with Site Specific Provision 205 in Zoning By-law 2019-051. The application proposed to amend both zoning by-laws so that all lands are zoned as COM-2 – the same zoning as the existing funeral home property. Additionally, Site Specific Provision 367 in the Zoning By-law will;

- permit a crematorium/cremator use on the lands 56 metres from a residential property
- legalize the retention of existing residential dwellings,
- permit a building with no setback to Becker Street,
- allow a building within the required Driveway Visibility Triangles along Becker Street,
- permit a reduced on-site vehicle parking rate of 1 space per 25 square metres of floor area,
- allow for tandem parking for employees
- define Frederick Street as the front lot line, and
- prohibit certain sensitive land uses until a Record of Site Condition is completed and a Ministry Acknowledgement Letter is provided.

Application Type: ZBA Status: The Statutory Public Meeting for this application was held by the Planning and Strategic Initiatives Committee meeting on January 9, 2023. This application has now been referred to Kitchener City Council on March 20, 2023 at 7:00pm.

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: The Statutory Public Meeting for this application was held by the Planning and Strategic Initiatives Committee meeting on January 9, 2023. This application has now been referred to Kitchener City Council on March 20, 2023 at 7:00pm.

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.
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Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
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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.
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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: May 31, 2022.
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Owner: Newo Holdings Limited	Applicant: GSP Group Inc.
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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.

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.
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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: September 20, 2022
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Owner: 2415274 Ontario Inc.	Applicant: MHBC Planning Inc.
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Update Since Last Quarterly Report: A Neighbourhood Meeting was held on September 20, 2022 and Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.

26 BRIDGE STREET

Proposal: To relocated two dwellings with heritage status from 544 and 546 Lancaster St W to the subject property and used as a single-detached and a duplex.

File Number: ZBA22/011/N/AP	Description: To add site-specific zoning to allow 2 dwellings on the one lot; allow for a reduced side yard setback of 0.7 metres, rather than the required 1.2 metres; and allow for a reduced rear yard of 7.0 metres, rather than the required 7.5 metres. This would allow the relocation of two dwellings with heritage status to be relocated from 544 and 546 Lancaster St W to the subject property and used as a single-detached and a duplex.
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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: 550 Lancaster Inc.	Applicant: MHBC Planning Inc.
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Update Since Last Quarterly Report: The applications are under review in conjunction with Applications OPA21/010/L/AP and ZBA21/015/L/AP.

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.	

7 MORRISON RD	
Proposal: A stacked townhouse development with 32 units and 45 parking spaces.	
File Number: OPA22/013/M/BB	Description: To redesignate the property with a Special Policy Area to permit an increased maximum floor space ratio from 0.6 to 0.9.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/024/M/BB	Description: To increase the floor space ratio, reduce parking, increased building height and reduced rear yard setback in order to develop the property with 32 unit stacked townhouses.
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 29, 2022
Owner: Klondike Homes Ltd	Applicant: MHBC Planning
Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

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 3.5 storey 16-unit multiple 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: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: January 10, 2023
Owner: A & F GREENFIELD HOMES LTD	Applicant: IBI Group
Update Since Last Quarterly Report: A revised development concept was received and shared with the community through a second Neighbourhood Meeting and on-site meeting. Planning Staff and the Applicant are considering input provided on the revised concept.	

1000 NEW DUNDEE RD	
Proposal: A 127 unit Common Elements Condominium townhouse development which also includes private amenity space and a private SWM pond.	
File Number: 30T-22202	Description: The draft Plan of Subdivision (30T-22202) would create two blocks. Block 1 is planned to be developed with the subject townhouses. Block 2 contains Blair Creek, associated wetlands and a buffer and is proposed to be zoned Natural Heritage Conservation and dedicated to the City of Kitchener.
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/021/N/KA	Description: To change the zoning to Residential Six (R-6) to permit a multiple residential dwelling.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: December 1, 2022
Owner: Cachet Developments (New Dundee) Inc	Applicant: Glen Schnarr & Associates Inc
Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided at the second Neighbourhood Meeting.	

WARD 4 – New Applications

404-430 NEW DUNDEE RD	
Proposal: The proposed development intends to establish ten (10) stacked townhouse buildings containing a total of 160 residential dwelling units on the subject lands. Each building would contain sixteen (16) dwelling units. Access to the property is proposed through one full-movement access driveway from New Dundee Road that would connect to the internal private road system. Parking is provided at a rate of 1.15 spaces per dwelling unit, for a total of 186 parking spaces. All parking spaces are surface level, and secure indoor bicycle storage spaces are to be provided throughout the site. The proposed residential development also includes a central common amenity area.	
File Number: OPA22/014/N/BB	Description: To add a special policy area to the Low Rise Residential designation such that the subject lands be permitted a maximum Floor Space Ratio (FSR) of 0.9 and a density exceeding 30 units per hectare
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/025/N/BB	Description: The Zoning by-law amendment is proposing re-zoning the subject lands from R-1 in By-law 85-1 to RES-5 in By-law 2019-051 with a site-specific provision for FSR, building height, parking, and visitor parking.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: January 19, 2022
Owner: Klondike Homes Ltd.	Applicant: MHBC Planning
Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

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: Katie Anderl	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.	

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.
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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: 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.
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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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File Number: 30T-22201	Description: The plan of subdivision includes single detached, street townhouses & multiple dwellings along with parkland open space & stormwater management facilities.
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Application Type: SA	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: Kitchener Trussler Holdings Inc.	Applicant: Polocorp Inc.
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Update Since Last Quarterly Report: The initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held 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'.
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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: 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.
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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: Craig Dumart	Neighbourhood Meeting Date: TBD
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Owner: 2517293 Ontario Inc.	Applicant: MHBC Planning Ltd.
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Update Since Last Quarterly Report: The initial circulation of the notice of application is completed and a Neighbourhood Meeting will be held this year.

WARD 5 – New Applications

265 COTTON GRASS STREET	
Proposal: A 28 unit stacked townhouses building.	
File Number: OPA22/015/C/KA	Description: Proposing to add a site-specific policy to permit a multiple dwelling whereas the applicable Commercial land use designation only permits dwelling units if they are located above ground floor commercial uses
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: BA22/026/C/KA	Description: The applicant is proposing to change the designation and zoning to permit the lands to be developed with a 28 unit stacked townhouse.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: January 31, 2023
Owner: Schlegel Urban Developments	Applicant: GSP Group
Update Since Last Quarterly Report: Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

1385 BLEAMS RD	
Proposal: 8 townhouses dwellings and one dwelling is retained.	
File Number: ZBA23/001/B/BB	Description: The applicant is proposing to change the A-1 zoning to Res-6 to allow for a medium rise residential development.
Application Type: ZBA	Status: The application has been circulated and a virtual Neighbourhood Meeting scheduled for March 9, 2023.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: January 31, 2023
Owner: Ioan Solomes	Applicant: Polocorp Inc.
Update Since Last Quarterly Report: The application has been circulated and a virtual Neighbourhood Meeting scheduled for March 9, 2023.	

WARD 6

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 is under appeal.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: November 8, 2022
Owner: Yuliya Dotsenko, Ihor Dotsenko	Applicant: Patterson Planning Consultants
Update Since Last Quarterly Report: This application was approved by Council and has been appealed.	

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: Craig Dumart	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.	

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: January 24, 2023.
Owner: Polocorp Inc.	Applicant: Polocorp Inc.
Update Since Last Quarterly Report: A Neighbourhood Meeting was held with the community on January 24, 2023. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

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	

146-162 Victoria Street s, 92-110 Park Street	
Proposal: A 3 tower (38, 36, & 25 storeys), mixed-use development containing 1,124 residential dwelling units, 1,750 square metres of ground-floor commercial space, 3 green roof/outdoor amenity areas on top of a 4-6 storey shared podium, 699 vehicle parking spaces and 675 secure bicycle parking spaces.	
File Number: OPA21/011//V/ES	Description: Proposing a Special Policy Area to increase maximum floor space ratio and allow mixed use development with commercial on the ground floor and residential above.
Application Type: OPA	Status: Under Appeal
File Number: ZBA21/017/V/ES	Description: Proposes to remove the Subject Site from Zoning By-law 85-1 and add it to Zoning By-law 2019-051 as a "Mixed Use Three (MIX-3) Zone" with Special Regulations and Special Use Provisions.
Application Type: ZBA	Status: Under Appeal
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: February 8, 2022
Owner: Innovations Developments Kitchener Ltd	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: The applications were refused by Kitchener City Council and appealed by the Owner. A second Case Management Conference has been scheduled on March 1, 2023.	

WARD 9 – New Applications

130-140 HIGHLAND ROAD WEST & 270 SPADINA AVE.	
Proposal: A seventeen (17) storey purpose built rental apartment building (with a 5-storey podium and a 12-storey tower) with 211 additional units comprised of 1- and 2-bedroom units, as well as 1 and 2 bedrooms with optional dens.	
File Number: OPA22/016/H/BB	Description: Re-designate the subject lands from “Low Density Commercial Residential” and “Medium Density Residential” to “High Density Commercial Residential”
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/028/H/BB	Description: A Zoning By-law Amendment is requested to rezone the lands from the ‘Commercial Residential One Zone (CR-1) Zone’, “Residential Eight Zone” and “Special Regulation Provision 738R” to “Commercial Residential Three Zone (CR-3) Zone” with a site specific regulation to permit a Floor Space Ratio (FSR) of 3.17 and 118 parking spaces are proposed within Phase III bringing the overall total of 281 parking spaces and 404 units for the entire site.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: February 9, 2023
Owner: 270 Development Inc. (Vive Development Corporation)	Applicant: MHBC Planning
Update Since Last Quarterly Report: A Neighbourhood Meeting was held with the community on February 9, 2023. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting	

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: Council refused the related Heritage Permit Application on August 22, 2022. This appeal was adjourned. This application has been appealed to the Ontario Land Tribunal (formerly LPAT) which has suspended this matter for a period of 6 months. A request for an adjournment was approved by the OLT. The Applicant is directed to provide a written status update to the OLT and parties by no later than July 6, 2023.	