

MINOR VARIANCE APPLICATION
Under Section 45 of the *Planning Act*

To be held on Wednesday, March 15, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00026
Owner(s): Mustang Equities Inc. and TC Core LP
Location: 2816 Sandalwood Drive
Ward: 18 - Alta Vista
Legal Description: Block E, Reg. Plan 796
Zoning: R5B H(18)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to develop the property as a planned unit development (PUD), which will include the construction of three new, six-storey apartment buildings containing 348 units with a shared level of underground parking as well as a convenience store on the ground floor of the building fronting on both Sandalwood Drive and Heron Road.

RELIEF REQUIRED:

In order to proceed, The Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced parking space rate of 0.8 spaces per unit for the residential use or 279 spaces whereas the By-law requires a minimum parking space rate of 1.2 spaces per unit or, in this case 349 spaces.
- b) To permit a convenience store to be located on the ground floor of an apartment building at the corner of Sandalwood Drive and Heron Road whereas the By-law permits a convenience store to be located in the interior of the lot in such a way that there is no indication, visible from a public street, that there is an ancillary use on the lot.
- c) To permit an increase in the gross floor area of the proposed convenience store to 152 square metres whereas the By-law permits a maximum gross floor area of 75 square metres.
- d) To permit an increase in the building height to 19.85 metres for the three proposed apartment buildings whereas the By-law permits a maximum building height of 18 metres.

THE APPLICATION indicates that the Property is the subject of a related current Site Plan Control Application (D07-12-16-0104) under the *Planning Act*.