

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

To be held on Wednesday, April 5, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00039
Owner(s): 1649362 Ontario Inc.
Location: 1161 Heron Road
Ward: 17 - Capital
Legal Description: Part of Lot 20, Conc. Junction Gore
Zoning: AM8
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to develop the property which will include the construction of two, sixteen-storey residential apartment buildings containing a total of 361 residential units on two separate six-storey terraced podiums. The complex will share three levels of underground parking containing 300 parking spaces as well as 9 surface parking spaces, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance to permit a 0 metre step back for the second, third and fourth levels of the proposed building fronting on Heron Road whereas the By-law states that where the building height is greater than 4 storeys the second, third and fourth storey must be stepped back a further 2.5 metres from the front wall of the storey below. It should be noted that the front wall of the first level of the proposed building is to be setback 3.0 metres from Heron Road. The application indicates that the building will be stepped back at the seventh storey.

THE APPLICATION indicates that the Property is the subject of a related current Site Plan Control Application (D07-12-16-0120) under the *Planning Act*.