

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

To be held on Wednesday, December 6, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00317
Owner(s): BCI Financials
Location: 83 Hinton Avenue North
Ward: 15 - Kitchissippi
Legal Description: Lot 1339, Reg. Plan 157
Zoning: MC16 [1966] H20
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing building and construct a seven-storey, 30-unit mixed use, commercial/residential building, as shown on plans filed with the Committee. The application indicates that the amenity space will be located on the sixth storey terrace and in the rear yard.

RELIEF REQUIRED:

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

- a) To permit an increased building height of 21.5 metres for an architectural projection and 20.3 metres for the remainder of the roof, whereas the By-law permits a maximum building height of 20 metres.
- b) To permit a reduced building step back of 0.6 metres at the front of the building above the third storey, whereas the By-law requires a minimum building step back of 2.0 metres above the third storey, where the building height is over four storeys.
- c) To permit a reduced rear yard setback of 5.0 metres for storeys four to seven, whereas the By-law requires a minimum rear yard setback of 7.5 metres for storeys four to eight of a building.
- d) To permit a reduced interior side yard setback of 0.9 metres for a portion of the northerly side yard, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- e) To permit zero visitor parking spaces, whereas the By-law requires a minimum of two visitor parking spaces.
- f) To permit 100 square metres of amenity area, whereas the By-law requires a total of 180 square metres of amenity area.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.