

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-00319
Owner(s): James Helmer
Location: 601 Somerset Street West
Ward: 14 - Somerset
Legal Description: Part Lot 6, Reg. Plan 12281
Zoning: TM14 H(15)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a three-storey, mixed-use building with ground floor commercial space and a total of eight residential units, located on the upper levels, as shown on plans filed with the Committee.

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 a reduced westerly corner side yard setback of 0 metres (Percy Street), whereas the By-law requires a minimum corner side yard setback of 3 metres.
- b) To permit a reduced percentage of 43.6%, or 81.1 square metres for the windows and entrance on the wall facing Somerset Street West, whereas the By-law states, in part, that the wall at grade facing the main street must have 50% of its façade comprised of windows and entrances, or in this case, 92.95 square metres.
- c) To permit all uses in the listed permitted non-residential uses in the TM zone to have a gross floor area of 271 square metres, whereas the By-law states, in part, that any use, other than an office, must be limited to a maximum gross floor area of 225 square metres.

It should be noted that, for By-law purposes, the frontage on Somerset Street West is deemed to be the front lot line for this property.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control Application (D07-12-17-0105) under the *Planning Act*.