

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

To be held on Wednesday, February 7, 2018 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00349
Owner(s): Cassone Construction Ltd.
Location: 1335 Bank Street
Ward: 18 - Alta Vista
Legal Description: North half of the west half of Lot 18, Junction Gore, Twp. of Gloucester
Zoning: AM8
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing building and construct a 16-storey mixed-use commercial/residential building, as shown on plans filed with the Committee. The application indicates that the proposed building will have 71 parking spaces over five levels (two levels below grade and three levels at or above grade), along with 74 internal bicycle parking spaces.

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 building step back of 0.5 metres after the fifth storey facing Bank Street, whereas the By-law requires a minimum building step back of 2.5 metres for the second, third and fourth storey where the building height is more than four storeys.
- b) To permit a building step back of 0 metres after the third storey facing Riverside Drive, whereas the By-law requires a minimum building step back of 2.5 metres for the second, third and fourth storey where the building height is more than four storeys.
- c) To permit an increase in building height to 54 metres for an indoor rooftop amenity area, limited to a maximum area of 200 square metres, whereas the By-law permits a maximum building height of 50 metres.
- d) To permit a reduced bicycle parking aisle width of 1.2 metres (on parking levels B2, B1, P1 and P2) for up to 50% of the required spaces, whereas the By-law requires a minimum aisle width of 1.5 metres.

THE APPLICATION indicates that the Property is the subject of a current Site Plan application (File No. D07-12-17-0101) under the *Planning Act*.