

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

To be held on Wednesday, March 21, 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00035
Owner(s): NRML Group Inc.
Location: 386 Richmond Road
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 9 (South Richmond Road), Reg. Plan 204
Zoning: TM H(24)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing building and construct 1207.7 square metre, six-storey mixed-use commercial/residential building on the property. The development will include a commercial unit on the first two floors with four levels of residential uses above. The residential portion of the building will contain a mix of 16 studio and one-bedroom units.

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 reduction in the minimum required parking spaces to 0 for the residential use whereas the By-law requires a minimum of 0.5 spaces per dwelling unit after 12 units, or in this case, 2 spaces.
- b) To permit 100% of the bicycle parking spaces (10 spaces) to be located vertically whereas the By-law permits a maximum of 50% of bicycle parking spaces (5 spaces) to be located vertically and the rest must be horizontal.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control Application (D07-12-17-0134) under the *Planning Act*.