

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

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

**File No.:** D08-02-18/A-00344  
**Owner(s):** 360 Booth Street Ltd. and 297 Bank Street Ltd.  
**Location:** 358-360 Booth Street  
**Ward:** 14 - Somerset  
**Legal Description:** Part of Lots 203 & 204, Reg. Plan 14  
**Zoning:** GM2[1663] F(1.5) H(13.5)  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to demolish the two existing dwellings and propose to construct a new four-storey mixed-use building with commercial space on the ground floor and 18 residential units above. The application indicates that 14 underground parking spaces will be provided.

**RELIEF REQUIRED:**

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

- a) To permit an increased Floor Space Index (FSI) of 1.95, or 1366.1 square metres whereas the By-law permits a maximum Floor Space Index of 1.5, in this case 699.3 square metres.
- b) To permit the proposed canopy to project 2.4 metres into the front yard, whereas the By-law permits a canopy to project to a distance equal to ½ of the depth of the front yard but no closer than 0.6 metres to a lot line. In a front yard, with a setback of 3 metres, the maximum permitted projection is 1.5 metres.

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