

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

To be held on Wednesday, December 5, 2018 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-18/A-00385
Owner(s): Colonnade Hotel Investment LP
Location: 300-320 Moodie Drive
Ward: 8 - College
Legal Description: Lot 10, Concession 2
Zoning: IP
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner is proposing to demolish the existing commercial buildings and construct a six-storey hotel on the south side of the property and a one-storey commercial retail unit on the north side of the property, 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 the commercial retail unit, which will contain a use listed in section 205(2) of the By-law, to have an increased gross floor area of 525 m², whereas the By-law permits a maximum gross floor area for a use listed in section 205(2) of 300 m².
- b) To permit a reduced parking space rate for the commercial retail unit of 3.8 parking spaces per 100 m² of gross floor area, or in this case 20 parking spaces, whereas the Bylaw requires a rate of 10 parking spaces per 100 m² of gross floor area, which in this case would be 53 parking spaces.
- c) To permit a reduced setback for the outdoor loading spaces on the west side and north side of the property, of 6 metres from the lot line abutting a public street, whereas the By-law requires a minimum setback of 9 metres for an outdoor loading zone from a lot line abutting a public street.
- d) To permit a reduced setback for an outdoor refuse collection area of 1.9 metres from the northerly lot line, whereas the By-law requires a minimum setback of 3 metres for an outdoor refuse collection area from a lot line.

- e) To permit the outdoor loading spaces and refuse collection areas on the northerly and westerly side of the property to not be screened from view by an opaque screen, whereas the By-law requires all outdoor loading spaces and refuse collection areas to be screened from view by an opaque screen with a minimum height of 2 metres.

THE APPLICATION indicates that the Property is the subject of a Site Plan Control Application (D07-12-18-0057) under the *Planning Act*.