

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

To be held on Wednesday, January 16, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-18/A-00395
Owner(s): 10701572 Canada Inc.
Location: 180 Metcalfe Street
Ward: 14 - Somerset
Legal Description: Lots 47, 48 & 49, Reg. Plan 2996
Zoning: R5B [2264] S345
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a 27 storey, mixed-use building with retail at grade and 303 residential dwelling units above, as shown on plans filed with the Committee. The application indicates that a six-level underground parking garage will also be constructed and that the existing Medical Arts building façade along Metcalfe and Nepean Streets will be incorporated into the new design.

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 an increased building height of 84.5 metres, whereas Area A of Schedule 345 of the By-law permits a maximum building height of 83 metres.
- b) To permit a reduced drive aisle width of 6.0 metres (on all levels of the parking garage), whereas the By-law requires a minimum of 6.2 metres for a drive aisle width in a parking garage.
- c) To permit a reduced landscaped area of 11.8% of the lot area (216 square metres), whereas Exception No. 2264 of the By-law states that a minimum of 16% of the lot area must be provided as landscaped area which, in this case, is 292.3 square metres.

THE APPLICATION indicates that the Property is the subject of a current Site Plan application (File No. D07-12-18-0125) under the *Planning Act*.