

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

To be held on Wednesday, February 6, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00464
Owner(s): TC United
Location: 440-444 Bronson Avenue
Ward: 14 - Somerset
Legal Description: Part of Lots 137 and 138, Registered Plan 3459
Zoning: TM
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing two-storey semi-detached dwelling and service and repair shop for the construction of a six-storey, mixed-use building that will contain commercial retail units at grade and 51 residential units in the floors above, 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 an additional setback of 1.5 metre from the setback provided from the fifth storey or 16 metres in height, whereas the By-law requires an additional setback of 2 metre from the setback provided from the front lot line at and above the fourth storey or 15 metres in height, whichever is less.
- b) To permit an increased projection for elements of the building above the 45 degree angular plane by 1.7 metres at the 6th storey and 1.4 metres at the 5th store), whereas the By-law states that no part of a building may project above the 45-degree angular plane measured from 15 metres above the minimum rear yard setback.
- c) To permit a reduced number of visitor parking spaces of 2 two, whereas the By-law requires 0 spaces for the first 12 units and 0.1 spaces for the remaining 39 units, in this case 4 visitor parking spaces.
- d) To permit a reduced drive aisle width of 6 metres, whereas the By-law requires a minimum drive aisle width of 6.7 metres.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control Application (D07-12-17-0172) under the *Planning Act*.