

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

**To be held on Wednesday, August 21, 2019 starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-19/A-00218  
**Owner(s):** 11304534 Canada Inc.  
**Location:** 2728 Howe Street  
**Ward:** 7 - Bay  
**Legal Description:** Part Lots 7 and 8, Reg. Plan No. 229  
**Zoning:** LC [772]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The existing mixed-use building on this property contains a commercial space on the ground floor with a second-storey apartment above, and another apartment within a one-storey addition at the rear. As part of proposed renovations to the building, the owner wants to demolish the existing rear addition and construct a new, two-storey addition containing two apartments, with one on each floor. It is also proposed to divide the existing ground floor commercial space into two retail units, all as shown on the 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 a reduced landscape buffer width of 2.16 metres for a parking lot containing 10 or fewer spaces, not abutting a street, whereas the By-law requires a minimum landscape buffer width of 3 metres.
- b) To permit a reduced corner side yard setback of 0 metres, whereas the By-law requires a minimum corner side yard setback of 3 metres.

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