

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

**To be held on Wednesday, August 7, 2019 starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-19/A-00205  
**Owner(s):** Riocan Real Estate Investment Trust  
**Location:** 2525 Carling Avenue  
**Ward:** 7 - Bay  
**Legal Description:** Lots 45, 46, 50 to 57 Inclusive and Part of Lot 49, Registered Plan. 348 and Part of Lot 48, Registered Plan 311 and Part of Lots 22 & 23, Concession 1 (Ottawa Front)  
**Zoning:** AM10[2194].M, AM10[2193]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to redevelop its property, which will include the demolition of the existing two-level ‘Lincoln Fields Shopping Centre’ in multiple phases, in order to accommodate the relocation of existing tenants into two new buildings. It is proposed to construct a one-storey building with a mezzanine level on the east side of the property for a ‘Metro Grocery Store’ and a two-storey commercial building with a ‘Rexall Pharmacy’ at grade and office space on the second floor on the south-east corner of the property, all as shown on plans filed with the Committee. The application indicates that the existing ‘Pizza Pizza’ Restaurant located on the north-east corner of the property is to remain and the ‘Wendy’s Restaurant’, previously destroyed by fire, is to be rebuilt at the south-west corner of the property. It is also proposed to reconfigure the existing parking.

**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 0% or 0 metres of the building frontage (‘Rexall’ building) to be located within 5.4 metres of Carling Avenue, whereas the By-law requires a minimum of 50%, or 103 metres, of the building frontage, to be located within 3 metres of the front lot line prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of the property shown in that phase.
- b) To permit 0% or 0 metres of the building frontage (‘Metro’ building) to be within 3 metres of Richmond Road, whereas the By-law requires that 50%, or 113.4 metres, of the building be located within 3 metres of the front lot line prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of the property shown in that phase.

- c) To permit an active entrance to an occupancy to be located within an internal foyer accessed from the street, whereas the By-law requires a minimum of one active entrance for each individual occupancy to be located immediately adjacent to the front lot line in the case of non-residential uses.
- d) To permit an increase in the maximum parking space rate of 19.25 spaces per 100 square metres of gross leasable floor area, or 1,038 parking spaces, for a lot located within 600 metres of a rapid transit station, whereas the By-law permits a maximum parking space rate of 3.6 spaces per 100 square metres of gross leasable floor area or 194 spaces for a lot located within 600 metres of a rapid transit station.

**THE APPLICATION** indicates that the Property is not the subject of a current Site Plan Control Application (D07-12-18-0195) under the *Planning Act*.