

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

To be held on Wednesday, September 4, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00236
Owner(s): Christ the Saviour Orthodox Church
Location: 721 Somerset Street West, 58 Arthur Street
Ward: 14 - Somerset
Legal Description: Lot 82 and Part of Lot 84, Registered Plan 3459
Zoning: TM[112], R5G H(16)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The subject property contains two buildings, a one-storey place of worship known municipally as 721 Somerset Street West and a two-storey place of assembly and office known municipally as 58 Arthur Street.

The Owner wants to renovate the existing place of worship (Christ the Saviour Orthodox Church) which will include the construction of a 3.48 m x 7.43 m transept addition on the west side, a 3.49 m x 6.4 m transept addition on the east side as well as a 6.33 m x 9.65 m auxiliary space that will form a direct link to the building at 58 Arthur Street, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Permission of the Committee. The existing place of worship would appear to be a legal non-conforming use in an R5 zone, in which it is partially located. Permission is therefore requested to expand a building that is used for a legal non-conforming use.

The Owner also requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced minimum building height of 5.05 metres at 16.09 metres from the front lot line, whereas the By-law requires a minimum building height of 6.7 metres for a distance of 20 metres from the front lot line.
- b) To permit a lot of 1449.6 square metres to be developed with no residential floor area, whereas the By-law requires that on lots of 605 square metres or more, a lot must be developed as a mixed-use project where, for every square metre of commercial floor area developed, an equal or greater amount of residential floor area must be developed.

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