

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

To be held on Wednesday, January 22, 2020 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00347
Owner(s): Smart Living Properties
Location: 330 McLeod Street
Ward: 14 - Somerset
Legal Description: Part Lot 13, Registered Plan 30
Zoning: R4T[479]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to convert an existing 4 ½ storey retirement home to a rooming house, with the number of units to remain at 48. The proposed construction will include of the renewal of existing finishes, fixtures and equipment as well as enhancements to amenities, some of which will include indoor bicycle parking and closet space.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance for 0 square metres of amenity area for a rooming house whereas the By-law requires a minimum Communal amenity area of 180 square metres which is to be located in the rear yard, at grade and must contain a minimum of 80% soft landscaping.

The application indicates that despite their being 0 square metres of rear yard amenity space, at grade, with 80% soft landscaping, the owner is providing a total of 254 square metres of amenity space elsewhere on the property as follows:

- Multimedia Lounge and Dining Room on the ground floor totalling 80 square metres (interior);
- Sitting Room Lounges on the 2nd, 3rd and 4th floors totalling 50 square metres (interior);
- Front yard balconies on the 2nd, 3rd and 4th floors totalling 54 square metres (exterior);
- Garden Sitting Area at grade in the front yard totalling 20 square metres (exterior).

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