

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-00354
Owner(s): Claridge Homes (Sparks St.) Inc.
Location: 193 Metcalfe Street
Ward: 14 - Somerset
Legal Description: Plan 2996, Part Lots 50 to 53, S. Nepean St., Part Lots 50 to 53, N. Lisgar St., Plan 4R-28151
Zoning: R5B [1600] S242
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner of this mixed-use development (commercial space and residential condominiums) is seeking permission to construct an open outdoor café canopy within the plaza area fronting on Metcalfe Street, as shown on plans filed with the Committee. The application indicates that a new grocery store interior fit up for “Farm Boy” is currently under construction in the tenant space previously occupied by “Sobeys”, and this new canopy will be used in connection with the “Farm Boy” store.

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 setback of 0.43 metres from the existing building (on both sides) for the proposed accessory structure (canopy), whereas the By-law requires accessory structures to be setback a minimum of 1.2 metres from any building.
- b) To permit an increase in height for the accessory structure to 5.2 metres, whereas the By-law permits a maximum height of 3.6 metres for accessory structures.

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