

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

To be held on Wednesday, February 19, 2020 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-20/A-00007
Owner(s): Homestead Land Holdings Ltd.
Location: 52, 66 Muriel Street, 963 and 969 Bronson Avenue and 315 Holmwood Avenue
Ward: 17 -Capital
Legal Description: Lots 1-5 & Prt of Lot 6, (W side Muriel St.), Lots 1-3 & Prt of Lot 4, (E Side Bronson Ave.) Prt of Holmwood Ave (as closed by Inst. CR180422), RP 33446 & Prt of Bronson Ave. (as closed by Inst. CR180422) Road Allowance Between Concessions A&B (RF)
Zoning: GM[37]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to convert the existing commercial building and a portion of the parking garage located at 66 Muriel Street into residential units. The remainder of the existing parking area will be reconfigured to better accommodate parking. The proposed renovations will result in the creation of 12 new residential apartment units within the existing building. Two of the 12 new residential units will be located in the existing parking garage, along with a new entrance, lobby, a garbage room, fitness room and a community room.

In addition, the Owner intends to reconfigure the existing parking garage in order to accommodate 18 new parking spaces. The parking area will continue to be accessed through a driveway located between the existing building at 315 Holmwood Avenue and 66 Muriel Street, as shown on 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 northerly interior side yard of 0.6 metres for a building under 11 metres in height (52 Muriel Street), whereas the By-law requires a minimum interior side yard of 1.2 metres for a building under 11 metres in height.
- b) To permit a reduced northerly interior side yard of 0.9 metres for a building over 11 metres in height (963 Bronson Avenue), whereas the By-law requires a minimum interior side yard of 3 metres for a building over 11 metres in height.

- c) To permit a reduced rear yard setback of 0.2 metres (Muriel Street), whereas the By-law requires a minimum rear yard setback of 3.0 metres.
- d) To permit an increased building height of 33 metres (315 Holmwood Avenue, 963 and 969 Bronson Avenue), whereas the By-law the By-law permits a maximum building height of 18 metres.
- e) To permit an increased floor space index of 3.41 (66 Muriel Street), whereas the By-law permits a maximum floor space index of 2.0.
- f) To permit a reduced landscaped area of 0 metres abutting a street and residential/institution zone, whereas the By-law requires a minimum landscaped area of 3 metres abutting a street and residential/institution zone.
- g) To permit a reduced landscaped area of 0 meters around a parking lot abutting a street, whereas the By-law requires a minimum landscaped area of 3 metres around a parking lot abutting a street.
- h) To permit a reduced double lane driveway width providing access to a parking garage of 5.1 metres and a reduced parking garage double lane width of 5.1 metres, whereas the By-law requires a minimum double lane driveway width providing access to a parking garage of 6.7 metres and a minimum parking garage double lane width of 6.0 metres.

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