



# PLANNING COMMITTEE

Request for Exemption from *Planning Act* Section 45(1.3) for  
By-law No. 17-193 respecting 100 Hamilton St N

July 9, 2019



# BACKGROUND

- By-law No. 17-193 approved September 13, 2017.
- Site Plan conditionally approved on July 24, 2018 for an apartment building with 69 units.
- Current owners proposing Retirement Home use with 143 units.

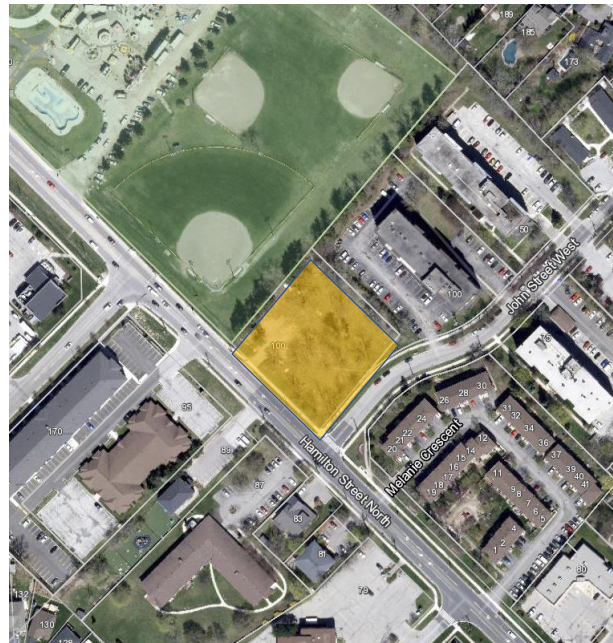


Figure 1. Subject Lands



Figure 2. Proposed Development



# REQUIRED VARIANCES

Minor Variance to the site specific by-law is required as follows:

1. To permit kitchenettes in the dwelling units.
2. To reduce the number of loading spaces required.

## Typical Floor Plan

Scale: 1:1000

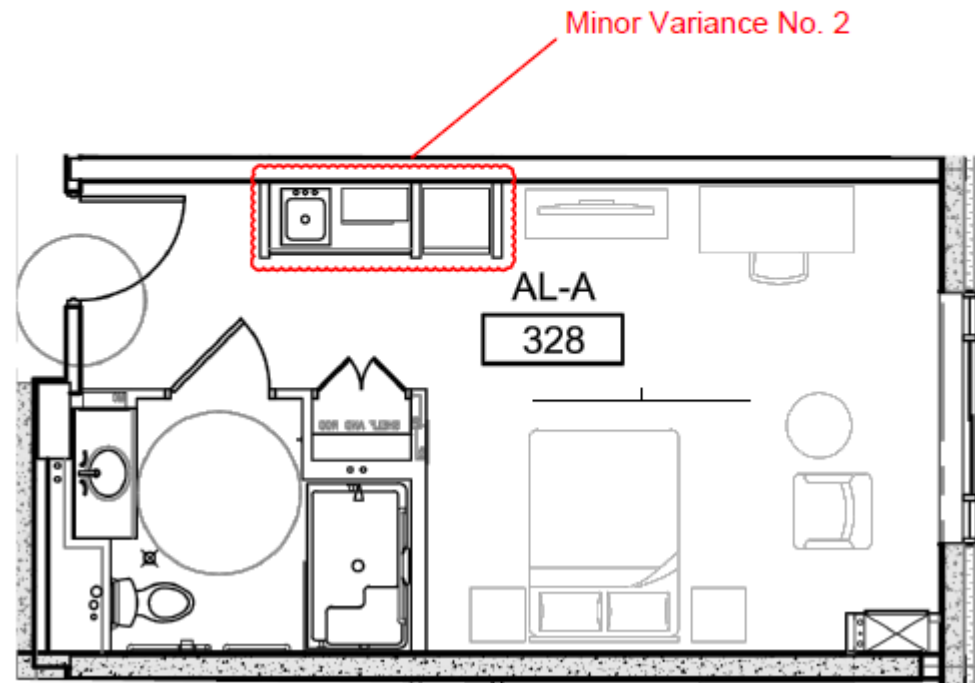
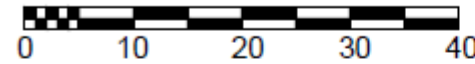


Figure 3. Minor Variance No. 2



# REQUEST TO COMMITTEE

- Section 45(1.3) of the *Planning Act* prevents the amendment of a site-specific Zoning By-law for two years.
- We respectfully request that Committee and Council permit the application for a Minor Variance, in keeping with Section 45(1.4) of the *Act*.

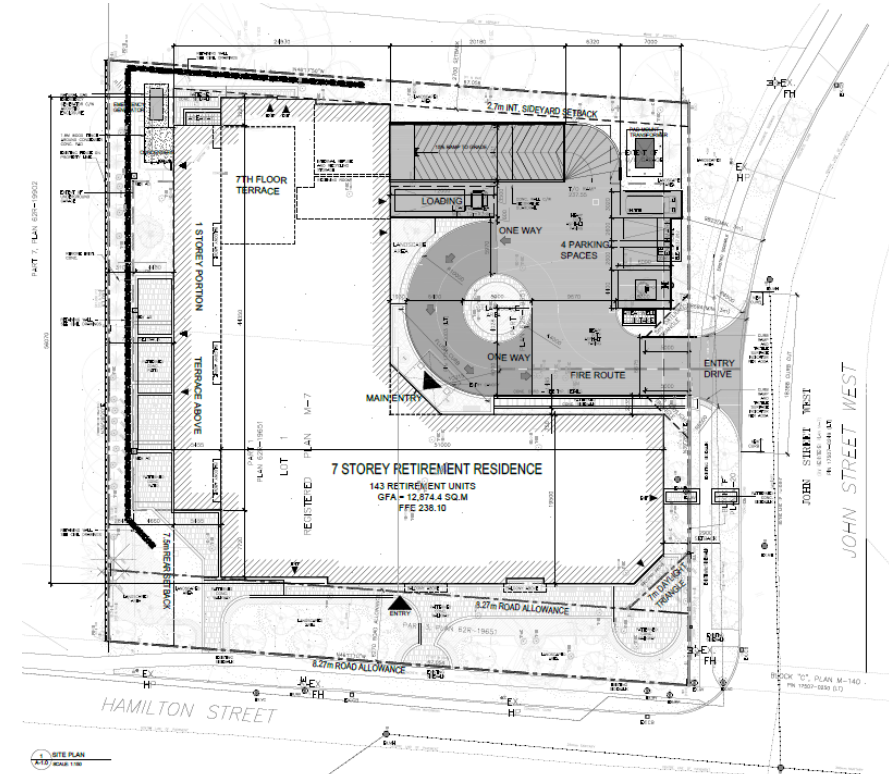


Figure 4. Revised Site Plan for DA-17-230