

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

**To be held on Wednesday, April 5, 2017, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00055  
**Owner(s):** 2563103 Ontario Inc.  
**Location:** 53 Marier Avenue  
**Ward:** 12 - Rideau-Vanier  
**Legal Description:** Part of Lots 273 and 274, Reg. Plan M-32  
**Zoning:** R4E-c  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing dwelling and construct a two-storey mixed-use building containing 3 residential units and one non-residential unit (medical facility) as shown on the ground floor, as shown on plans filed with the Committee. Vehicle and bicycle parking will be available at the rear of the property accessed by a driveway of Genest Street.

**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 lot area of 406.5 square metres whereas the By-law requires a minimum lot area of 450 square metres.
- b) To permit an increased building height to 9.9 metres whereas the By-law permits a maximum building height of 9.5 metres.
- c) To permit a balcony to project 1.29 metres into the required rear yard whereas the By-law does not permit a balcony to project into a required yard on lots of 30 metres or less in depth.
- d) To permit an increase in the gross floor area to 127 square metres for the non-residential use whereas the By-law permits a maximum gross floor area of 100 square metres for non residential uses.

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