

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

To be held on Wednesday, May 3, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00075
Owner(s): Alliance Francaise De La region De La Capital National Du Canada
Location: 352 MacLaren Street
Ward: 14 - Somerset
Legal Description: Part of Lots 39 and 40, Registered Plan 15558
Zoning: GM
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a three storey addition on the south portion of the existing building, 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 rear yard setback of 3.0 m, whereas the By-law requires a minimum rear yard setback of 7.5 m
- b) To permit a reduced interior side yard setback of 2.41 m, whereas the By-law requires a minimum setback of 0.6m greater than that of the existing side wall for additions to buildings in the Heritage Overlay, or in this case a setback of 3.01 m
- c) To permit the height of the addition to exceed the height of the existing building by 2.9 m, whereas the Heritage Overlay requires that the height of the walls of an addition not exceed those of the existing building
- d) To permit a reduction in parking spaces to 2, whereas the By-law requires 1.25 spaces for every 100 square meters of gross floor area. In this case, a total of 2.5 parking spaces would be required.
- e) To permit one parking spot in the easterly side yard to be 2.4 m wide, whereas the By-law requires a minimum parking space width of 2.6 m.

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