

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

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

File Nos.: D08-02-17/A-00079 & D08-02-17/A-00080
Owner(s): Moira MacRae
Location: 540 Cole Avenue, (433) Princeton Avenue
Ward: 15 - Kitchissippi
Legal Description: Part Lot 26, Reg. Plan 235
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-17/B-00072 & D08-01-17/B-00073) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and construct a two-storey semi-detached dwelling, as shown on plans filed with the Committee. The proposed parcels of land and dwellings will not be in conformity with the requirements of the Zoning By-law.

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-00080: 433 Princeton Avenue, Part 2 on Draft 4R Plan – proposed semi-detached dwelling

- a) To permit an increased building height to 8.45 metres, whereas the By-law permits a maximum building height of 8.0 metres.
- b) To permit a reduced front yard setback of 2.99 metres (facing Princeton Avenue), whereas the By-law requires the front yard setback for a corner lot to be equal to the front yard setback of the abutting property facing the same street which, in this case, is 4.54 metres.
- c) To permit a reduced westerly interior side yard setback of 0.05 metres for the columns (for the proposed carport), whereas the By-law requires a minimum 0.6 metre setback for columns as a permitted projection and a minimum 1.2 metre side yard setback.
- d) To permit a reduced corner side yard setback of 3.71 metres (facing Cole Avenue), whereas the By-law requires a minimum corner side yard setback of 4.5 metres.

A-00079: 540 Cole Avenue, Part 1 on Draft 4R Plan – proposed semi-detached dwelling

- e) To permit a reduced lot area of 128.9 square metres, whereas the By-law requires a minimum lot area of 180 square metres, for a semi-detached dwelling.
- f) To permit an increased building height to 8.45 metres, whereas the By-law permits a maximum building height of 8.0 metres.
- g) To permit a reduced corner side yard setback of 3.80 metres (facing Cole Avenue), whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- h) To permit a reduced northerly interior side yard setback of 0.05 metres for the columns (for the proposed carport), whereas the By-law requires a minimum 0.6 metre setback for columns as a permitted projection and a minimum 1.2 metre side yard setback.
- i) To permit a reduced interior rear yard setback of 1.2 metres (for the second storey), whereas the By-law requires an interior rear yard setback of 4.0 metres where none is provided.

It should be noted that the yard setbacks for semi-detached dwellings located on a corner are determined on the original un-severed lot.

THE APPLICATIONS indicate that the Property is the subject of the above noted Consent applications under the *Planning Act*.