

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

To be held on Wednesday, July 19, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00159, D08-02-17/A-00165 to D08-02-17/A-00167
Owner(s): Prestwick Building Corporation
Location: 304, (300, 302 & 306) Riverdale Avenue
Ward: 17 - Capital
Legal Description: Part Lots 20 & 21, Reg. Plan 105374
Zoning: R3P [487]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-17/B-00173, D08-01-17/B-00181 to D08-01-17/B-00183) which, if approved, will have the effect of creating four separate parcels of land. It is proposed to construct two, three-storey semi-detached dwellings, with one dwelling on each of the proposed new parcels, resulting in a total of four dwelling units as shown on plans filed with the Committee. The proposed parcels and proposed 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-00159: 306 Riverdale Ave., Parts 1 & 5 on Draft 4R Plan, proposed three-storey semi-detached dwelling

- a) To permit a reduced front yard setback 2.0 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- b) To permit a reduced southerly side yard setback 0.6 metres for the second and third floors, whereas the By-law requires a minimum side yard setback of 1.2 metres.
- c) To permit a reduced lot area of 134.8 square metres, whereas the By-law requires a minimum lot area of 165 square metres.

A-00165: 304 Riverdale Ave., Parts 2, 7 & 9 on Draft 4R Plan, proposed three-storey semi-detached dwelling

- d) To permit a reduced front yard setback 2.0 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- e) To permit a reduced northerly side yard setback 0.6 metres for the second and third floors, whereas the By-law requires a minimum side yard setback of 1.2 metres.

- f) To permit a reduced lot area of 123.9 square metres, whereas the By-law requires a minimum lot area of 165 square metres.

A-00166: 302 Riverdale Ave., Parts 3, 8 & 10 on Draft 4R Plan, proposed three-storey semi-detached dwelling

- g) To permit a reduced front yard setback 2.0 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- h) To permit a reduced southerly side yard setback 0.6 metres for the second and third floors, whereas the By-law requires a minimum side yard setback of 1.2 metres.
- i) To permit a reduced lot area of 120.5 square metres, whereas the By-law requires a minimum lot area of 165 square metres.

A-00167: 300 Riverdale Ave., Parts 4 & 6 on Draft 4R Plan, proposed three-storey semi-detached dwelling

- j) To permit a reduced lot width of 5.4 metres, whereas the By-law requires a minimum lot width of 5.6 metres.
- k) To permit a reduced front yard setback 2.0 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- l) To permit a reduced northerly side yard setback 0.6 metres for the second and third floors, whereas the By-law requires a minimum side yard setback of 1.2 metres.
- m) To permit a reduced lot area of 140.1 square metres, whereas the By-law requires a minimum lot area of 165 square metres.

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