

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

To be held on Wednesday, July 19, 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 Française de la Région de la capitale nationale 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:

On June 7, the Committee of Adjustment adjourned this application to allow the Owner time to file an application for Consent, as well as revise this minor variance application and include a request for Permission to enlarge or extend a legal non-conforming use.

Both the Owners of 352 and 356 MacLaren Street have filed concurrent Consent applications for the creation of a shared easement/right-of-way to formalize access to the proposed parking spaces in the rear yard.

It is proposed to construct a three storey addition at the rear of the existing school building, as shown on plans filed with the Committee. The proposed addition to the existing building 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) To permit a reduced easterly interior side yard setback of 2.41 metres, whereas the Heritage Overlay Provisions of the By-law requires a minimum setback of 0.6 metres greater than that of the existing side wall for additions to buildings in the Heritage Overlay, which in this case is a setback of 3.01 metres.
- b) To permit the height of the addition to exceed the height of the existing building by 2.9 metres, whereas the Heritage Overlay Provisions of the Zoning By-law require that the height of the walls of an addition not exceed those of the existing building.

- c) To permit a reduced width of 2.4 metres for one parking space in the easterly side yard, whereas the By-law requires a minimum parking space width of 2.6 metres.
- d) To permit a reduced driveway width of 2.4 metres on the east side of the building, whereas the By-law requires a minimum driveway width of 2.6 metres for a driveway providing access to a parking space.

PERMISSION REQUIRED:

In order to proceed, the Owner requires the Permission of the Committee. The existing school would appear to be a legal non-conforming use in this General Mixed Use zone and therefore, Permission is requested to enlarge or extend the legal non-conforming use.

THE APPLICATION indicates that the Property is the subject of a Consent Application (File No. D08-01-17/B-00185) under the *Planning Act*.