

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

To be held on Wednesday, August 2, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00153
Owner(s): Gilles Hebert
Location: 201 MacLaren Street
Ward: 14 - Somerset
Legal Description: Lots 3 & 4, Reg. Plan 15558
Zoning: R4T [479] HE
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner of this six-unit apartment building wants to demolish the existing rear addition and construct a three-storey addition in the same location, as shown on plans filed with the Committee. The application indicates that the proposed addition will have a roof top terrace and that the existing building will undergo interior renovations.

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 width of 9.4 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 316.9 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- c) To permit a reduced easterly interior side yard setback of 0.09 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres for the first 21 metres from the front lot line and then a minimum 6 metre side yard setback beyond 21 metres.
- d) To permit a reduced easterly interior side yard setback of 0.3 metres for the proposed rear addition, 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 0.69 metres.
- e) To permit an increased area of 13.0 square metres for a rooftop access, whereas the By-law permits a maximum area of 10.5 square metres for a rooftop access.
- f) To permit the rooftop access to project 2.3 metres higher than the roof of the existing building, whereas the Heritage Overlay Provisions of the Zoning By-law require that the height of the walls and the height and slope of the roof of an addition not exceed those of the existing building.

- g) To permit a reduced setback for the rooftop railing of 0.7 metres on the south and west sides and 0.3 metres on the north and east sides, whereas the By-law requires a minimum setback of 1.5 metres for rooftop railings.
- h) To permit the front porch to project 2.7 metres into the front yard, whereas the Heritage Overlay Provisions of the Zoning By-law state that projections are not permitted in the front yard in an area where a heritage overlay applies.

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