

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

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

File No.: D08-02-17/A-00270
Owner(s): Tim Frizzle and Susanna Saville
Location: 44 Ontario Street
Ward: 13 – Rideau- Rockcliffe
Legal Description: Lot 6, Part of Lot 7; Reg. Plan 399
Zoning: R4N
Zoning By-law: 2008-250 & 2017-245

PURPOSE OF THE APPLICATION:

At its Hearing on July 5, 2017, the Committee of Adjustment approved a Minor Variance Application (D08-02-17/A-00140) for the renovation of their existing three-storey, three-unit dwelling, which would include two new dwelling units in the basement, resulting in a five-unit, low-rise apartment dwelling.

Following the Committee's approval of the Minor Variance application, City Council adopted an Interim Control By-Law (By-Law 2017-245). The Interim Control By-Law applies to the area including the subject property and restricts the floor area permitted for multi-unit dwellings. The proposed five-unit, low-rise apartment dwelling does not comply with the provisions of the Interim Control By-Law and additional relief is now required.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law and Interim Control By-law as follows:

Under By-law 2008-250

- a) To permit a reduced rear yard setback of 25.4% of the lot depth (7.77 metres) whereas the By-law requires a minimum rear yard setback equal to 30% of the lot depth (9.165 metres) for an apartment dwelling.
- b) To permit a reduced westerly interior side yard setback of 2.11 metres and easterly interior side yard setback of 3.46 metres for part of the building located beyond 21 metres of the front lot line, for a length of 1.794 metres from the front lot line whereas the By-law requires minimum interior side yard setbacks of 1.5 metres for the first 21 metres, after which a 6 metre setback is required.

Under By-law 2017-245

- c) To permit an increased floor area of 198.8 square metres for the ground floor unit, whereas the By-law permits a maximum floor area of 120 square metres per unit.
- d) To permit an increased floor area of 198.8 square metres for the second floor unit, whereas the By-law permits a maximum floor area of 120 square metres per unit.
- e) To permit an increased floor area of 198.8 square metres for the third floor unit, whereas the By-law permits a maximum floor area of 120 square metres per unit.
- f) To permit an increased total floor area of 893.84 square metres for a five-unit, low-rise apartment building, whereas the By-law requires that no multi-unit dwelling with six dwelling units or fewer may exceed a total floor area of 500 square metres measured from the inside of the exterior walls, including any basement, motor vehicle storage area or any other building area.

THE APPLICATION indicates that the Property is subject to a Site Plan Control application (D07-12-17-0060) under the *Planning Act*.