

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

To be held on Wednesday, November 15, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00274 & D08-02-17/A-00275
Owner(s): Fauze Omar and Luciana Girardi Omar
Location: 465 and (467) Golden Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 13, Reg. Plan 235
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed a Consent Application (D08-01-17/B-00333) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling as well as the existing detached garage, and to construct two two-storey detached dwellings, with one detached dwelling on each newly created parcel of land, as shown on plans filed with the Committee. The proposed parcels of land and the future development will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

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

A-00274: 465 Golden Avenue, Part 1 on Draft 4R Plan – proposed detached dwelling

- a) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12.0 metres.
- b) To permit a reduced lot area of 327.60 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- c) To permit an increase in building height to 8.40 metres, whereas the By-law permits a maximum building height of 8.0 metres.

A-00275: 467 Golden Avenue, Part 2 on Draft 4R Plan – proposed detached dwelling

- d) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12.0 metres.

- e) To permit a reduced lot area of 330.60 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- f) To permit an increase in building height to 8.40 metres, whereas the By-law permits a maximum building height of 8.0 metres.

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