

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

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

File No.: D08-02-17/A-00289
Owner(s): Caruso Investments
Location: 415, (415 A, 415 B & 415 C) Ravenhill Avenue
Ward: 15 - Kitchissippi
Legal Description: Lots 15 & 16, Reg. Plan 204; Parts 5 & 6, Reg. Plan 4R-29521
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

In 2015, the Committee of Adjustment granted applications for Minor Variances for the development of a three-storey, three-unit dwelling on this property. The previously approved Minor Variances dealt with reduced lot width, lot area, front yard setback and total communal amenity area. Due to changes to the Zoning By-law (Mature Neighbourhoods Overlay – Infill II) additional Minor Variances are now required, as shown on plans filed with the Committee.

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 rear yard setback of 25.6% of lot depth or 7.8 metres, whereas the By-law requires a minimum rear yard setback of 30% of lot depth which, in this case, is 9.1 metres.
- b) To permit an increase in building height to 10.9 metres, whereas the Bylaw permits a maximum building height of 10.7 metres.
- c) To permit a deck to project 2.9 metres into the required front yard, whereas the By-law permits a deck to project a maximum of 2 metres into the required front yard, but no closer than 1 metre to a property line.
- d) To permit a balcony to project 2.9 metres into the required front yard, whereas the By-law permits a balcony to project a maximum of 2 metres into the required front yard, but no closer than 1 metre to a property line.
- e) To permit steps to project to 0.5 metres from a front lot line, whereas the By-law permits steps to project no closer than 0.6 metres to a front lot line.

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