

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

**To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-17/A-00321 & D08-02-17/A-00322  
**Owner(s):** Shiro Rahimkhani and Morvarid Afshar  
**Location:** 3 Chestnut Street, (132) Lees Avenue  
**Ward:** 17 - Capital  
**Legal Description:** Lot 77, Reg. Plan 97162  
**Zoning:** R3P  
**Zoning By-law:** 2008-250 and 2017-245

**PURPOSE OF THE APPLICATIONS:**

The Owners have filed a Consent Application (D08-01-17/B-00392) which, if approved, will have the effect of creating two separate parcels of land. The existing detached dwelling is to be demolished and it is proposed to construct a three-storey semi-detached dwelling, as shown on plans filed with the Committee. Neither the proposed parcels nor the proposed development will 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-00321: 3 Chestnut St., Part 1 on Draft 4R Plan – proposed semi-detached dwelling

Under By-law 2008-250

- a) To permit a reduced lot width of 8.53 metres (Chestnut Street), whereas the By-law requires a minimum lot width of 10 metres.
- b) To permit a reduced lot area of 160 square metres, whereas the By-law requires a minimum lot area of 165 square metres.

Under By-law 2017-245

- c) To permit an increased dwelling unit floor area of 217.5 square metres, whereas the By-law permits a maximum dwelling unit floor area of 120 square metres.

It should be noted that, for By-law purposes, the frontage on Chestnut Street is deemed to be the front lot line for this property.

A-00322: 132 Lees Ave., Part 2 on Draft 4R Plan – proposed semi-detached dwelling

Under By-law 2008-250

- d) To permit a reduced lot area of 142.8 square metres, whereas the By-law requires a minimum lot area of 165 square metres.

Under By-law 2017-245

- e) To permit an increased dwelling unit floor area of 210.7 square metres, whereas the By-law permits a maximum dwelling unit floor area of 120 square metres.

**THE APPLICATIONS** indicate that the Property is the subject of the above mentioned Consent Applications under the *Planning Act*.