

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

To be held on Wednesday, February 7, 2018, starting 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00345 to D08-02-17/A-00348
Owner(s): Joey Theberge
Location: (19), 21 (23, 25) Withrow Avenue (Under Agreement of Purchase and Sale)
Ward: 8 - College
Legal Description: Lots 407, 408, 409, 410, 411, 412, 413 and Part of Lot 414 and Part of Adjacent Lane (Closed by Judge's Order Inst. CR294685) and Part of St. Helen's Place (Closed by Judges Order Inst. CR294865), Reg. Plan 375
Zoning: R1FF [632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-17/B-00427 to D08-01-17/B-00430) which, if approved will have the effect of creating four separate parcels of land. All the parcels as well as the development on each parcel will not be in conformity with the requirements of the Zoning By-law. The Owner wants to construct a new detached dwelling on each of the newly created parcels, 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-00345: 19 Withrow Avenue, Parts 1 and 5 on the Draft 4R-Plan filed with the applications, proposed detached dwelling.

- a) To permit a reduced lot width of 15.9 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 461 square metres whereas the By-law requires a minimum lot area of 600 square metres.
- c) To permit an increase in building height to 8.9 metres from average grade whereas the By-law permits a maximum building height of 8.5 metres from average grade.

A-00346: 21 Withrow Avenue, Parts 2 and 6 on the plan filed, proposed detached dwelling.

- d) To permit a reduced lot width of 15.2 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- e) To permit a reduced lot area of 441.5 square metres whereas the By-law requires a minimum lot area of 600 square metres.
- f) To permit an increase in building height to 9.0 metres from average grade whereas the By-law permits a maximum building height of 8.5 metres from average grade.

A-00347: 23 Withrow Avenue, Part 3 and 7 on the plan filed, proposed detached dwelling.

- g) To permit a reduced lot width of 15.2 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- h) To permit a reduced lot area of 441.5 square metres whereas the By-law requires a minimum lot area of 600 square metres.
- i) To permit an increase in building height to 9.2 metres from average grade whereas the By-law permits a maximum building height of 8.5 metres from average grade.

A-00348: 25 Withrow Avenue, Parts 4 and 8 on the plan filed, proposed detached dwelling.

- j) To permit a reduced lot width of 15.2 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- k) To permit a reduced lot area of 441.5 square metres whereas the By-law requires a minimum lot area of 600 square metres.
- l) To permit an increase in building height to 9.2 metres from average grade whereas the By-law permits a maximum building height of 8.5 metres from average grade.

THE APPLICATIONS indicate that the Property is the subject of related current consent applications as noted above under the *Planning Act*.