

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

To be held on Wednesday, February 21, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00009 to D08-02-18/A-00012
Owner(s): Prestwick Building Corp.
Location: 304, (298, 300 & 302) Riverdale Avenue
Ward: 17 - Capital
Legal Description: Part Lots 20 & 21, Reg. Plan 105374
Zoning: R3P [487]
Zoning By-law: 2017-245

PURPOSE OF THE APPLICATIONS:

In 2017, the Owner filed Consent Applications (D08-01-17/B-00173, D08-01-17/B-00181 to D08-01-17/B-00183) which will have the effect of creating four separate parcels of land. It is proposed to construct two, three-storey semi-detached dwellings, with one dwelling on each of the proposed new parcels, resulting in a total of four dwelling units, as shown on plans filed with the Committee. The proposed development will not be in conformity with the provisions of the Interim Control By-law.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Interim Control By-law as follows:

A-00009 – 298 Riverdale Ave., Parts 4 & 6 on Draft 4R-Plan, Proposed semi-detached dwelling

- a) To permit an increased floor area of 156.7 square metres for this unit, whereas the By-law permits a maximum floor area of 120 square metres per unit.

A-00010 – 300 Riverdale Ave., Parts 3, 8 & 10 on Draft 4R-Plan, Proposed semi-detached dwelling

- b) To permit an increased floor area of 139.4 square metres for this unit, whereas the By-law permits a maximum floor area of 120 square metres per unit.

A-00011 – 302 Riverdale Ave., Parts 2, 7 & 9 on Draft 4R-Plan, Proposed semi-detached dwelling

- c) To permit an increased floor area of 139.4 square metres for this unit, whereas the By-law permits a maximum floor area of 120 square metres per unit.

A-00012 – 304 Riverdale Ave., Parts 1 & 4 on Draft 4R-Plan, Proposed semi-detached dwelling

- d) To permit an increased floor area of 129.3 square metres for this unit, whereas the By-law permits a maximum floor area of 120 square metres per unit.

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