

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

To be held on Wednesday, February 7, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00366 & D08-02-17/A-00367
Owner(s): MJ Groupe Perfectus
Location: (372), 374 Berkley Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot14, Reg Plan 270
Zoning: R3S
Zoning By-law: 2008-250, as amended

PURPOSE OF THE APPLICATIONS:

The Owner has filed a Consent Application (D08-01-17/B-00451) which, if approved will have the effect of creating two separate parcels of land. The proposed development on each parcel will not be in conformity with the requirements of the Zoning By-law. It is proposed to construct a new two-storey semi-detached dwelling with rooftop terraces, as shown on plans filed with the Committee. The existing dwelling and detached garage are to be demolished.

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-00366: 372 Berkley Avenue, Part 1 on a Draft 4R-Plan filed with the application, one-half of a proposed semi-detached dwelling.

- a) To permit a reduced front yard setback of 4.2 metres whereas the By-law states that on an interior lot, the By-law requires a minimum front yard setback of the average of the existing setbacks of the abutting lots on which the dwellings face the same street as the affected lot. In this case, (6.10 metres on the north side and 4.21 metres on the south side) a minimum front yard setback of 5.15 metres is required.
- b) To permit an increase in the maximum building height to 8.5 metres whereas the By-law permits a maximum building height of 8 metres.

A-00367: 374 Berkley Avenue, Part 2 on the plan filed, one-half of a proposed semi-detached dwelling.

- c) To permit a reduced front yard setback of 4.2 metres whereas the By-law states that on an interior lot, the By-law requires a minimum front yard setback of the

average of the existing setbacks of the abutting lots on which the dwellings face the same street as the affected lot. In this case, (6.10 metres on the north side and 4.21 metres on the south side) a minimum front yard setback of 5.15 metres is required.

- d) To permit an increase in the maximum building height to 8.5 metres whereas the By-law permits a maximum building height of 8 metres.

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