

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

To be held on Wednesday, March 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: 2008-250 and 2017-245 (Interim Control By-law)

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. As well in 2017, the Owner filed Minor Variance Applications (D08-02-17/A-00159, D08-02-17/A-00165 to D08-02-17/A-00167). 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 certain provisions of the Interim Control By-law and the Zoning By-law.

At its Hearing on February 21, 2018, the Committee adjourned these applications in order to allow the Owner an opportunity to amend the requested Minor Variances.

RELIEF REQUIRED:

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

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

Under Interim Control By-law 2017-245

NEW

- 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.
- b) **To permit an increased total floor area of 519.3 square metres for both units of this semi-detached dwelling, whereas the By-law permits a maximum total floor area of 500 square metres for a multiunit dwelling with six dwelling units or fewer.**

Under Zoning By-law 2008-250

- NEW** c) **To permit a reduced habitable floor area of 35.8 square metres on the first floor, whereas the By-law requires a minimum of 40 square metres of habitable floor area on the first floor.**

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

Under Interim Control By-law 2017-245

- NEW** d) 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.
- NEW** e) **To permit an increased total floor area of 519.3 square metres for both units of this semi-detached dwelling, whereas the By-law permits a maximum total floor area of 500 square metres for a multiunit dwelling with six dwelling units or fewer.**

Under Zoning By-law 2008-250

- NEW** f) **To permit a reduced habitable floor area of 22.3 square metres on the first floor, whereas the By-law requires a minimum of 40 square metres of habitable floor area on the first floor.**

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

Under Interim Control By-law 2017-245

- NEW** g) 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.
- NEW** h) **To permit an increased total floor area of 519.3 square metres for both units of this semi-detached dwelling, whereas the By-law permits a maximum total floor area of 500 square metres for a multiunit dwelling with six dwelling units or fewer.**

Under Zoning By-law 2008-250

- NEW** i) **To permit a reduced habitable floor area of 22.3 square metres on the first floor, whereas the By-law requires a minimum of 40 square metres of habitable floor area on the first floor.**

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

Under Interim Control By-law 2017-245

- NEW**
- j) 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.
 - k) To permit an increased total floor area of 519.3 square metres for both units of this semi-detached dwelling, whereas the By-law permits a maximum total floor area of 500 square metres for a multiunit dwelling with six dwelling units or fewer.**

Under Zoning By-law 2008-250

- NEW**
- l) To permit a reduced habitable floor area of 38.6 square metres on the first floor, whereas the By-law requires a minimum of 40 square metres of habitable floor area on the first floor.**

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