

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

To be held on Wednesday, April 18 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00073
Owner(s): Mark and Susan Vaughan
Location: 152 Dalhousie Street
Ward: 12 - Rideau-Vanier
Legal Description: Part of Lot 16 (South Cathcart Street) and Part of Lot 16 (North Bruyere Street) Reg. Plan 42482
Zoning: TM H (15)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to renovate their existing dwelling as shown on plans filed with the Committee. The renovations will include:

- Introducing an office use on the ground floor.
- Adding a new front porch
- Extending the side entrance to the third floor.

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) To permit 16% or 4 square metres of the façade of the wall at grade facing Dalhousie Street to be comprised of windows and entrances, whereas the By-law requires a minimum of 50% or 13 square metres of the façade at grade to be comprised of windows and entrances.
- b) To permit the proposed office use to occupy the entire ground floor whereas the By-law states that office uses must not be located within a depth of 6 metres of the front wall of the main building abutting the street.
- c) To permit the proposed porch to project 1.5 metres into the required front yard and the new stairs to project 2.5 metres into the northerly side yard whereas the By-law does not permit projections into the front, corner side yard or side yard in areas to which a Heritage Overlay applies.

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