

**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-00074  
**Owner(s):** 559 Riverdale Avenue Inc.  
**Location:** 559 Riverdale Avenue  
**Ward:** 17-Capital  
**Legal Description:** Part 1, Part of Lot M, Concession C (Rideau Front)  
**Zoning:** R4  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing dwelling to construct a 3-storey (with a mezzanine level) 11-unit residential apartment building 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) To permit reduced northerly interior side yard setback of 1.5 metres for a distance of 23 metres from the front lot line whereas the By-law requires a minimum interior side yard setback of 2.5 metres for any part of a building located within 21 metres of a front lot line and 6 metres beyond that point.
- b) To permit reduced southerly interior side yard setback of 2 metres for a distance of 23 metres from the front lot line whereas the By-law requires a minimum interior side yard setback of 2.5 metres for any part of the building located within 21 meters of a front lot line and 6 metres beyond that point.
- c) To permit a reduced rear yard setback of 6.9 metres whereas the By-law requires a minimum rear yard setback of 7.5 metres.
- d) To permit a reduced parking space length of 4.6 metres for four parking spaces whereas the By-law requires a minimum parking space length of 5.2 metres.
- e) To permit the reduction of at grade rear yard amenity area to 113.5 square metres whereas the required at grade rear yard amenity area is 120 square metres.
- f) To permit a portion of front yard between the driveway and walkway with a width of 3.06 metres to be landscaped with hard landscaping whereas the By-law requires all portion of the front yard not occupied by parking spaces, driveways,

aisles, permitted projections, accessory buildings or structures or walkways to be landscaped with soft landscaping.

**THE APPLICATION** indicates that the Property is the subject of a Site Plan Application (D07-12-16-0048) under the *Planning Act*.