

**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-00076  
**Owner(s):** Ali Rostami and Stephanie Roller  
**Location:** 61 Spadina Avenue  
**Ward:** 15 -Kitchissippi  
**Legal Description:** Lot 13, Reg. Plan 73  
**Zoning:** R4H  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to construct a one-storey coach house in the rear yard of the property containing their existing three-storey detached dwelling, as shown on plans filed with the Committee. The rear of the property abuts a travelled lane. The existing detached garage is to be demolished.

**RELIEF REQUIRED:**

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance from the Zoning By-law to permit an increased setback of 5.5 metres from the rear lot line, whereas the By-law states that where the rear lot line abuts a travelled lane or where no entrance or window faces the rear lot line, the maximum permitted setback is 1.0 metre.

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