

**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-00092  
**Owner(s):** Adib Saad  
**Location:** 625 Borthwick Avenue  
**Ward:** 13 - Rideau-Rockcliffe  
**Legal Description:** Part of Lot 38 & 44, Lot 39 to 43; Reg. Plan 343  
**Zoning:** R4N  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

As part of the overall renovations of the existing two-and-a-half storey apartment building, which currently contains 23 units, the Owner wants to construct a 11.3 metre x 9.1 metre addition, to be located on the northern side of the building. The application indicates that the proposed expansion and reconfiguration of existing units will result in a total of 32 rental units, 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 a reduced parking space rate of 0.35 spaces per dwelling unit (7 spaces), whereas the By-law requires a minimum parking space rate of 0.5 spaces per unit (10 spaces). It should be noted that the By-law provides for an exemption for the first 12 units.
- b) To permit a reduced rear yard setback of 26.2% of the lot depth, or 7.05 metres, whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, or 7.51 metres in this case.
- c) To permit a projection (balconies) to project 1.9 metres into the required rear yard, whereas the By-law states that balconies may not project into a required yard on lots 30 metres or less in depth. In this case, the lot depth is 26.82 metres.
- d) To permit a reduced landscaped buffer to 0 metres on the westerly lot line of the parking lot, whereas the By-law requires a minimum landscaped buffer width of 3 metres for a parking lot abutting a street.

**THE APPLICATION** indicates that the Property is the subject of a current Site Plan Control application (D07-12-17-0114) under the *Planning Act*.