

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

To be held on Wednesday, May 16, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00112
Owner(s): 1504171 Ontario Inc.
Location: 103 Beechwood Avenue
Ward: 13 - Rideau-Rockcliffe
Legal Description: Part Lot 13, Reg. Plan 74
Zoning: TM8 H(15)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing building and construct a two-storey commercial retail building on the northeast corner of Beechwood Avenue and Champlain Street, 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 westerly corner side yard setback of 0 metres, whereas the By-law requires a minimum corner side yard setback of 1 metre for the first three storeys.
- b) To permit a minimum building height of 6.7 metres for a distance of 6.47 metres from the front lot line, whereas the By-law requires a minimum building height of 6.7 metres for a distance of 20 metres from the front lot line.
- c) To permit an outdoor commercial patio to be located 15.4 metres from a lot line in a residential zone, whereas the By-law requires an outdoor commercial patio be located at least 30 metres from a lot line in a residential zone.
- d) To permit an outdoor commercial patio to be located at an elevation of 3.94 metres above ground level, whereas the By-law states that no portion of an outdoor commercial patio may be located at an elevation greater than 2 metres above ground level.

It should be noted that, for By-law purposes, the frontage on Beechwood Avenue is deemed to be the front lot line for this property.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control application (File No. D07-12-17-0182) under the *Planning Act*.