

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

**To be held on Wednesday, June 6, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00169 & D08-02-18/A-00170  
**Owner(s):** Redwood Residences Ltd.  
**Location:** 2710 Draper Avenue  
**Ward:** 8 - College  
**Legal Description:** Morrison Court & Part of Draper Court (Closed by Judge's Order CR483411) Part of Block G, Reg Plan 447761 and Ottawa-Carleton Standard Condominium Corporation Plan No. 994  
**Zoning:** R5A[1700] S247 S248  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner wants to demolish the four existing townhouse dwellings and wants to proceed with Phase 2 of an ongoing phased development of the property. Phase 2 will be developed as a planned unit development (PUD) that will consist of multiple blocks of three-storey back to back townhouse dwellings. One block (Block 7) will contain 10 back-to-back townhouse dwellings and the other block (Block 6) will contain 12 back-to-back townhouse dwellings, 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-00169: 2710 Draper Avenue (Block 7), proposed 10-unit back-to back townhouse dwelling

- a) To permit an increase in the number of attached dwelling units to 10, whereas the By-law permits no more than 8 attached dwelling units in a townhouse dwelling.

A-00170: 2710 Draper Avenue (Block 6), proposed 12-unit back-to-back townhouse dwelling

- b) To permit an increase in the number of attached dwelling units to 12, whereas the By-law permits no more than 8 attached dwelling units in a townhouse dwelling.

**THE APPLICATIONS** indicate that the Property is the subject of related Consent Applications (D08-01-17/B-00364 and D08-01-17/B-00365) for lot line adjustments which have not been completed and an ongoing Site Plan Control Application (D07-12-17-0076) under the *Planning Act*.