

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

To be held on Wednesday, June 20, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00190 & D08-02-18/A-00191
Owner(s): Rosetta Giammaria
Location: 118, (120 A & 120 B) Lees Avenue
Ward: 17 - Capital
Legal Description: Part Lots 63, 64 & 65 and part of lane, Reg. Plan 97162
Zoning: R3P
Zoning By-law: 2008-250 and 2017-245

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00195 and D08-01-18/B-00196) which, if approved, will have the effect of creating two parcels of land. It is proposed to construct a three-storey duplex dwelling on the newly created parcel and the existing townhouse dwelling will remain, as shown on plans filed with the Committee. Both of the parcels and the existing dwelling and proposed duplex dwelling will not be in conformity with the requirements of the Zoning By-law.

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-00190 – 118 Lees Ave., Parts 1,4,5 on Draft 4R-Plan – existing townhouse dwelling

Under By-law 2008-250

- a) To permit a reduced lot area of 154.9 square metres, whereas the By-law requires a minimum lot area of 165 square metres.
- b) To permit a reduced easterly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

A-00191 – 120 A & 120 B Lees Ave., Parts 2,3,6 on Draft 4R-Plan – proposed duplex dwelling

Under By-law 2008-250

- c) To permit a reduced lot width of 7.89 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- d) To permit a reduced lot area of 202.9 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

Under Interim Control By-law 2017-245

- e) To permit an increased dwelling unit floor area of 141 square metres for Unit 2 (120 B Lees Avenue), whereas the By-law permits a maximum dwelling unit floor area of 120 square metres.

THE APPLICATIONS indicate that the Property is the subject of the above-noted Consent Applications under the *Planning Act*.