

**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-00096 to D08-02-18/A-00098
Owner(s): Kevin Tang, Meng Tang and Jin Lian Li
Location: 9, (7 & 11) Anderson Street
Ward: 14 - Somerset
Legal Description: Part Lots 24 & 26, Reg. Plan 55
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

At its Hearing on May 2, the Committee of Adjustment adjourned these Minor Variance applications and the accompanying Consent applications to allow the Owners time to file revised documents and plans.

The Owners have filed Consent Applications (D08-01-18/B-00090 to D08-01-18/B-00092) which, if approved will have the effect of creating three separate parcels of land. The Owners want to construct a three-storey, three unit townhouse dwelling with indoor parking for each unit, on the ground floor, as shown on plans filed with the Committee. All of the parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00096: 7 Anderson Street, Part 2 on a Draft 4R-Plan, one proposed dwelling unit

- a) To permit a reduced lot area of 105 square metres, whereas the By-law requires a minimum lot area of 170 square metres.
- b) To permit a reduced lot width of 3.44 metres, whereas the by-law requires a minimum lot width of 5.6 metres.
- c) To permit a reduced rear yard setback of 2.4 metres, whereas the By-law states the rear lot line that abuts the interior side lot line of an abutting lot, the minimum rear yard setback is equal to the minimum interior side yard setback of the abutting lot, in this case 3.0 metres.
- d) To permit a reduced ground floor habitable floor space of 30.7 square metres, whereas the By-law requires a minimum ground floor habitable floor space of 40 square metres.

A-00097: 9 Anderson Street, Part 1 on said plan, one proposed dwelling unit

- e) To permit a reduced lot area of 65 square metres, whereas the By-law requires a minimum lot area of 170 square metres.
- f) To permit a reduced ground floor habitable floor space of 11.6 square metres, whereas the By-law requires a minimum ground floor habitable floor space of 40 square metres.

A-00098: 11 Anderson Street, Parts 3 & 4 on said plan, one proposed dwelling unit

- g) To permit a reduced lot width of 4.7 metres, whereas the By-law requires a minimum lot width of 5.6 metres.
- h) To permit a reduced rear yard setback of 6.0 metres, whereas the By-law states that on lots greater than 25 metres in depth, a rear yard setback equal to 30% of the lot depth which must comprise at least 25% of the lot area is required which, in this case, is 8.2 metres.
- i) To permit a reduced ground floor habitable floor space of 25.7 square metres, whereas the By-law requires a minimum ground floor habitable floor space of 40 square metres.

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