

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

**To be held on Wednesday, July 18, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00217  
**Owner(s):** Jean Oscar Georges  
**Location:** 274 Levis Avenue  
**Ward:** 12 - Rideau-Vanier  
**Legal Description:** Part Lots 158 & 159, Reg. Plan 238  
**Zoning:** R4B  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to construct a third storey to the existing triplex and convert it to a four unit dwelling, as shown on plans filed with the Committee. As well, a three-storey addition containing stairs and bedrooms is proposed to be constructed on the south side of the dwelling. The application indicates that internal renovations to change the configuration of the units is also proposed.

**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 lot area of 396 square metres, whereas the By-law requires a minimum lot area of 540 square metres for a low rise apartment dwelling.
- b) To permit a reduced corner side yard setback of 3.0 metres on the western side of the three-storey addition (Lajoie Street), whereas the By-law requires a minimum corner side yard setback of 4.5 metres.

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

**THE APPLICATION** indicates that the Property is not the subject of any other current application under the *Planning Act*.