

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

To be held on Wednesday, July 18, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00215 & D08-02-18/A-00216
Owner(s): Shane Curry
Location: 860 (860A, 860B) Colonel By Drive
Ward: 17 Capital
Legal Description: Part of Lot 13 (West side Grosvenor Avenue), Reg. Plan 36 and Part of Lot 'K', Conc. 'C' (Rideau Front)
Zoning: R3Q [2051] H(9)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00215 and D08-01-18/B-00216) which, if approved, will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law. It is proposed to demolish the existing dwelling and to construct a new three-storey semi-detached dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor variance from the Zoning By-law as follows:

A-00215: 860A Colonel By Drive, Part 1 on the Draft 4R-Plan filed with the applications, on half of a proposed semi-detached dwelling.

- a) To permit a reduced rear yard setback of 22.3% of the lot depth or 10.14 metres whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, in this case 13.32 metres.
- b) To permit an increase in the building height to 11.2 metres, whereas the By-law permits a maximum building height of 9 metres.
- c) To permit the existing dwelling to be demolished and replaced by a new semi-detached dwelling with a larger mass, scale and character, whereas the By-law states, that in a Heritage Overlay, the new building replacing a demolished building must be of the same character, massing and scale of the existing building prior to its demolition.

- d) To permit a driveway access in the front yard, whereas the Front Pattern provisions of the By-law states that the front yard must be fully landscaped.
- e) To permit a driveway width of 3.38 metre width (as measured at the garage wall face) to provide access to the garage, whereas the Parking Provisions of the By-law states, in part, that no driveways are permitted in a front yard.
- f) To permit the principal entrance into the unit to be located in the in the side yard, whereas the By-law states that a main entrance must face the street.
- g) To permit a reduced rear yard area of 63.4 square metres or 23.9% of the lot area, whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 67.87 square metres.

A-00216: 860B Colonel By Drive, Part 2 on the plan filed, one half of a proposed semi-detached dwelling.

- h) To permit a reduced rear yard setback of 22.3% of the lot depth or 10.14 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, in this case 13.32 metres.
- i) To permit an increase in the building height to 11.2 metres, whereas the By-law permits a maximum building height of 9 metres.
- j) To permit the existing dwelling to be demolished and replaced by a new semi-detached dwelling with a larger mass, scale and character, whereas the By-law states, that in a Heritage Overlay, the new building that replaces a demolished building must be of the same character, massing and scale of the existing building prior to demolition.
- k) To permit a driveway access in the front yard, whereas the Front Pattern provisions of the By-law states that the front yard must be fully landscaped.
- l) To permit a driveway width of 4.21 metres for (measured at the garage wall face) to provide access to the garage, whereas the parking provisions of the By-law states, in part, that driveways are not permitted in a front yard.
- m) To permit the principal entrance into the unit to be located in a side yard, whereas the By-law states that a main entrance must face the street.
- n) To permit a reduced rear yard area of 61.3 square metres or 22.5% of the lot area, whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 66.27 square metres.

THE APPLICATIONS indicate that the Property is the subject of related current consent applications as noted above under the *Planning Act*.