

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

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

File No.: D08-02-18/A-00224
Owner(s): 1019410 B.C. Ltd.
Location: 476 Wilbrod Street
Ward: 12 - Rideau-Vanier
Legal Description: Part Lots 7 & 8, Reg. Plan 208649
Zoning: R5B H(18)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner of this three-storey building wants to legally change the use of the existing building to a “rooming house” and to carry out internal renovations to add one additional bedroom on the ground floor, as shown on plans filed with the Committee. The total number of bedrooms would be 17 and no changes are proposed to the second or third floors. The Owner is also proposing to add additional outdoor amenity space and to remove one of the parking spaces, resulting in two parking spaces.

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 width of 16.23 metres, whereas the By-law requires a minimum lot width of 18 metres.
- b) To permit a reduced westerly interior side yard setback of 1.3 metres (up to 21 metres in depth) and 2.7 metres after the first 21 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres (up to 21 metres in depth) and 6 metres after the first 21 metres.
- c) To permit a communal amenity area to be located not adjacent to the rear lot line, whereas the By-law requires that the communal amenity area be located adjacent to the rear lot line.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control application (File No. D07-12-18-0098) under the *Planning Act*.