

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-00178 to D08-02-18/A-00180
Owner(s): Claridge Residential Inc.
Location: 101, (101 A, 101 B & 101 C) Wurtemberg Street
Ward: 12 - Rideau-Vanier
Legal Description: Part Lot 6, Reg. Plan 43586
Zoning: R5C [926] F(2.5)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00177 to D08-01-18/B-00179) which, if approved, will have the effect of creating three parcels of land. It is proposed to construct a three unit, two-storey townhouse dwelling, with one dwelling on each new parcel of land, as shown on plans filed with the Committee. One of the parcels and all of the proposed townhouse dwellings will not be in conformity with the requirements of the Zoning By-law. The applications indicate that each townhouse dwelling will have a rooftop patio.

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-00178 – 101 A Wurtemberg St., Part 1 on Draft 4R-Plan – proposed townhouse dwelling

- a) To permit a reduced setback of 5.4 metres from the top of slope, whereas the By-law requires a minimum setback of 15 metres from the top of slope.
- b) To permit a reduced setback of 21.1 metres from the normal high water mark, whereas the By-law requires a minimum setback of 30 metres from the normal high water mark.
- c) To permit a reduced front yard setback of 2.0 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.

A-00179 – 101 B Wurtemberg St., Part 2 on Draft 4R-Plan – proposed townhouse dwelling

- d) To permit a reduced setback of 5.0 metres from the top of slope, whereas the By-law requires a minimum setback of 15 metres from the top of slope.
- e) To permit a reduced setback of 20.5 metres from the normal high water mark, whereas the By-law requires a minimum setback of 30 metres from the normal high water mark.
- f) To permit a reduced front yard setback of 2.6 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- g) To permit a reduced lot width of 4.66 metres, whereas the By-law requires a minimum lot width of 6.0 metres.

A-00180 – 101 C Wurtemberg St., Parts 3 - 5 on Draft 4R-Plan – proposed townhouse dwelling

- h) To permit a reduced setback of 5.7 metres from the top of slope, whereas the By-law requires a minimum setback of 15 metres from the top of slope.
- i) To permit a reduced setback of 21.1 metres from the normal high water mark, whereas the By-law requires a minimum setback of 30 metres from the normal high water mark.

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