

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

**To be held on Wednesday, August 1<sup>st</sup>, 2018, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00241 & D08-02-18/A-00242  
**Owner(s):** Antilia Homes Corp.  
**Location:** 304, (306) Elgrove Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lots 11 & 12, Reg. Plan 184  
**Zoning:** R4G  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications D08-01-18/B-00248 & D08-01-18/B-00249 which, if approved, will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on each of the parcels will not be in conformity with the requirements of the Zoning By-law. The Owner wants to construct a new three-storey, three-unit dwelling on each of the newly created parcels, as shown on plans filed with the Committee. The existing semi-detached dwelling and detached garage are to be demolished.

**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-00241: 306 Elmgrove Avenue, Parts 1 & 2 on a Draft 4R-Plan filed with the applications, proposed three-unit dwelling.

- a) To permit a reduced lot width of 9.08 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 274 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- c) To permit a reduced front yard setback of 3 metres, whereas the By-law requires a minimum front yard setback of 6 metres.
- d) To permit a reduced communal amenity area of 33 square metres, whereas the by-law requires a minimum total amenity area of 45 square metres.

A-00242: 304 Elmgrove Avenue, Parts 3 & 4 on the plan filed, proposed three-unit dwelling.

- e) To permit a reduced lot width of 9.08 metres, whereas the By-law requires a minimum lot width of 12 metres.
- f) To permit a reduced lot area of 274 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- g) To permit a reduced front yard setback of 3 metres, whereas the By-law requires a minimum front yard setback of 5 metres.
- h) To permit a reduced communal amenity area of 33 square metres, whereas the By-law requires a total amenity area of 45 square metres.

**THE APPLICATIONS** indicate that the Property is the subject of current related consent applications as noted above under the *Planning Act*. Similar applications (D08-02-18/A-00246 & D08-02-18/A-00247) have also been filed by the Owner of the abutting property at 300 Elmgrove Avenue.