

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

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

File Nos.: D08-02-18/A-00129, D08-02-18/A-00133 & D08-02-18/A-00134
Owner(s): Hussein Ali Mattar
Location: 985, (987, 989) Hollington Street
Ward: 16 - River
Legal Description: Lot 82, Reg. Plan 314
Zoning: R3A
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00136 to D08-01-18/B-00138) which, if approved, will have the effect of creating three separate parcels of land. All the parcels as well as the proposed development on the property will not be in conformity with the requirements of the Zoning By-law. The existing dwelling is to be demolished and it proposed to construct a new two-storey, three-door townhouse 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 Variances from the Zoning By-law as follows:

A-00129: 985 Hollington Street, Part 1 on the Draft 4R-Plan filed with the applications, one unit

- a) To permit a reduced lot area of 147.8 square metres whereas the By-law requires a minimum lot area of 180 square metres.
- b) To permit a reduced front yard setback of 2.0 metres whereas the By-law requires a minimum front yard setback of 6.0 metres.
- c) To permit a reduced rear yard setback of 3.3 metres or 21.6% of the lot depth, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth, in this case 3.82 metres.
- d) To permit a reduced rear yard area of 23.09 square metres or 21.7% of the lot area whereas the By-law requires a minimum rear yard area 25% of the lot area, in this case 36.97 square metres.

A-00133: 987 Hollington Street, Part 2 on the plan filed, one unit

- e) To permit a reduced Lot area of 127.72 square metres whereas the By-law requires a minimum lot area of 180 square metres.
- f) To permit a reduced front yard setback of 2.0 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres.
- g) To permit a reduced rear yard setback of 3.3 metres or 21.6% of the lot depth, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth, in this case 3.82 metres.
- h) To permit a reduced rear yard area of 27.65 square metres or 21.6 % of the lot area, whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 31.93 square metres.

A-00134: 989 Hollington Street, Parts 3 & 4 on the plan filed, one unit

- i) To permit a reduced front yard setback of 2.0 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres.
- j) To permit a reduced rear yard setback of 3.3 metres or 21.6% of the lot depth, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth, in this case 3.82 metres.
- k) To permit a reduced rear yard area of 40.84 square metres or 21.8% of the lot area, whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 46.71 square metres.
- l) To permit a reduced southerly interior side yard setback of 3.91 metres, whereas the By-law requires a minimum interior side yard setback of 4.5 metres.

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