

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

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

**To be held on Wednesday, October 17, 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

File No.: D08-02-18/A-00324
Owner(s): Shepherds of Good Hope
Location: 765 Montreal Road
Ward: Ward 13-Rideau Rockcliffe
Legal Description: Part of Lot 6 Reg Plan 486 City of Ottawa
Zoning: AM10[2201]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner would like to construct a 4-storey mixed-use building. The building will contain a community centre space as well as a 42 studio apartment units, as shown on the plans filed with the Committee. The proposed 4-storey mixed-use building will not be in conformity with the requirements of the Zoning By-law.

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 reduction in the number of residential parking spaces to 4, whereas the By-law requires a minimum of 0.5 space per dwelling after the 12th unit, in this case 15 parking spaces are required.
- b) To permit a reduction in the required ground floor height for a mixed-use building to 4 metres, whereas the By-law requires a minimum ground floor height of 4.5 metres.
- c) To permit a reduced landscape buffer width of 1.04 metres (west side), whereas the By-law requires a minimum landscape buffer width of 3 metres for a parking lot abutting a street.

THE APPLICATION indicates that the Property is the subject of a Site Plan Control Application (D07-12-18-0059) under the *Planning Act*.