

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

**To be held on Wednesday, November 21, 2018, starting 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File Nos.:** D08-02-18/A-00164 to D08-02-18/A-00166  
**Owner(s):** Yousef Jafarloo  
**Location:** 103 Deschamps Avenue & (187, 189, 191) Kipp Street  
**Ward:** 12 - Rideau-Vanier  
**Legal Description:** Lot 22 and Part of Lot 23, Registered Plan No. 113  
**Zoning:** R4E  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

At its Hearing on June 6, 2018, the Committee adjourned Minor Variance Applications D08-02-18/A-00164 to D08-02-18/A-001666 *sine die*. The Owner has filed Consent Applications D08-01-18/B-00166 to D08-01-18/B-00168 which, if approved, will have the effect of creating three separate parcels of land. The Owner now wants to demolish the existing dwelling and shed and construct a new three-storey, three-unit 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-00164: (187 Kipp Street, Parts 1 & 2 on the Draft 4R-Plan filed with the applications, one unit.

- a) To permit a reduced front yard setback of 3.05 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres.
- b) To permit an increase in building height to 10.47 metres, whereas the By-law permits a maximum building height of 9.5 metres.

A-00165: 189 Kipp Street, Part 3 on the plan filed, one unit.

- c) To permit a reduced front yard setback of 3.05 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres.
- d) To permit a reduced lot area of 139.5 square metres, whereas the By-law requires a minimum lot area of 165 square metres.
- e) To permit an increase in the building height to 10.47 metres, whereas the By-law permits a maximum building height of 9.5 metres.

A-00166: 191 Kipp Street, Part 4 on the plan filed, one unit.

- f) To permit a reduced front yard setback of 3.05 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres.
- g) To permit an increase in the building height to 10.47 metres, whereas the By-law permits a maximum building height of 9.5 metres.

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