

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

To be held on Wednesday, January 16, 2019, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00399 to D08-02-18/A-00401
Owner(s): 1918473 Ontario Inc.
Location: 236, (236A, 236B, 238A, 238B, 238C) Lebreton Street North
Ward: 15 - Kitchissippi
Legal Description: Lot 1, Registered Plan 32
Zoning: R4T H(85) ASL
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications D08-01-18/B-00401 to D08-01-18/B-00403, which, if approved, will have the effect of creating three-separate parcels of land. All the 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 demolish the existing dwelling and construct a new three-storey, three-unit townhouse dwelling with secondary dwelling units in two of the units, 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-00399: 238C Lebreton Street North, Parts 1 & 2 on the Draft 4R-Plan filed with the applications, one unit

- a) To permit a reduced southerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- b) To permit a reduced habitable floor space of 14.6 square metres on the first floor of the dwelling, whereas the By-law requires a minimum of 40 square metres of habitable floor space on the ground floor.
- c) To permit a single driveway in the front yard that provides access to a rear yard surface parking lot, whereas the By-law would require a small or no landscaped front yard.
- d) To permit a single driveway providing access to a rear yard surface parking lot, whereas the by-law does not permit driveways along lot lines abutting a street.

A-00400: 238A, 238B Lebreton Street North, Part 3 on the plan filed with the applications, one unit with a secondary dwelling unit.

- e) To permit a reduced lot area of 65.3 square metres, whereas the by-law requires a minimum lot area of 110 square metres.
- f) To permit a stair projection of 0 metres from the front lot line whereas the By-law requires that a stair projection be no closer than 0.6 metres from the front lot line
- g) To permit a second floor balcony to project 0 metres from the front lot line, whereas the By-law requires that a balcony projection be no closer than 1 metre to the lot line.

A-00401: 236A, 236B Lebreton Street North, Parts 4 to 8 on the plan filed, one unit with a secondary dwelling.

- h) To permit a reduced lot width of 2.74 metres, whereas the By-law requires a minimum lot width of 4.5 meters.
- i) To permit a non-accessory use for a proposed parking space to be located on Part 6, in favour of Parts 1 and 2, whereas the By-law requires that an accessory use is permitted in any zone only when it is on the same lot as the principle use to which it is accessory; and it exists to aid and contribute to the principle use.
- j) To permit a non-accessory use for a proposed parking space to be located on Part 7, in favour of Part 3, whereas the By-law requires that an accessory use is permitted in any zone only when it is on the same lot as the principle use to which it is accessory; and it exists to aid and contribute to the principle use.
- k) To permit a second floor balcony to project 0.6 metres into a required rear yard, whereas the By-law requires that a balcony may not project into a rear yard on lots with a depth of less than 30 metres.

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