

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

To be held on Wednesday, February 6, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-18/A-00365
Owner(s): Christian Chenier
Location: 285 Wilbrod Street
Ward: 12 - Rideau-Vanier
Legal Description: Part of Lot 20 (North Wilbrod Street), Registered Plan 6
Zoning: R4T[480]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to convert his existing three-unit dwelling into a six-unit low-rise apartment building, 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) To permit a reduced interior side yard setback of 3.06 metres beyond the first 21 metres from the street lot line, whereas the By-law requires a minimum interior side yard setback of 6.0 metres beyond the first 21 metres from the street lot line.
- b) To permit an increase in the gross floor area of one of the dwelling units to 174 square metres, whereas the By-law states that no dwelling unit within a building, other than a detached dwelling, may exceed 120 square metres of gross floor area.
- c) To permit an increase in the total gross floor area for the six-unit low-rise apartment building to 625 square metres, whereas the By-law states that no multi-unit dwelling with six units or fewer may exceed a total gross floor area of 500 square metres.
- d) To permit the garbage storage area to be located in the rear yard, whereas the By-law requires that a garbage storage area be located within the principle building.
- e) To permit a reduced amenity area of 77.4 square metres, whereas the By-law requires a minimum amenity area of 15 square metres per dwelling unit, in this case 90 square metres.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control Application (d07-12-18-0110) under the *Planning Act*.