

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-00444
Owner(s): Michael and Arlene McGinn
Location: 105-109 Henderson Avenue
Ward: 12 - Rideau-Vanier
Legal Description: Lot 13 and Part of Lot 14 (East side of Henderson Avenue),
Reg. Plan 37221
Zoning: R4S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to construct a four-storey, 20-unit low rise apartment building. The existing dwellings and porches (105 and 109 Henderson Avenue) will be incorporated into the design of the proposed apartment building to provide a desirable “heritage” streetscape character with individual street facing entrances. The application indicates that the main four-storey massing of the apartment building will be located at the rear of these existing dwellings and will be accessed via a footpath that passes between them, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit an increased projection of 2.56 metres into the front yard setback for the two existing porches (0.968 metres from the front lot line), whereas the By-law permits a maximum projection of 2 metres into a required yard, but no closer than 1 metre from any lot line.
- b) To permit a reduced rear yard setback of 7.15 metres, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth but need not exceed 7.5 metres.
- c) To permit a reduced interior side yard setback of 1.5 metres on the north side and 2.13 metres on the south side of the building from the street lot line for the entire depth of the property, whereas the By-law requires a minimum side yard setback of 1.5 metres for the first 21 metres in from the street lot line and 6.0 metres beyond the first 21 metres in from the street lot line.
- d) To permit an increased pathway width of 1.92 metres, whereas the By-law permits a maximum pathway width of 1.25 metres.

- e) To permit a decrease in the number of resident parking spaces to 0, whereas the By-law requires a minimum of 0 spaces for the first 12 units and 0.5 space for the remaining 8 units, in this case 4 spaces.
- f) To permit a reduced amenity area of 157.4 square metres, whereas the By-law requires a minimum of 15 square metres per dwelling unit up to 8 units (120 square metres) and 6 square metres for the remaining 12 units (72 square metres), in this case 192 square metres.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control Application (D07-12-18-0072) under the *Planning Act*.