

MINOR VARIANCE/PERMISSION 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-00459
Owner(s): L'Ora di Ottawa (1987) Ltd.
Location: 203 Louisa Street West
Ward: 14 - Somerset
Legal Description: Lot 7, Reg. Plan 113
Zoning: R4S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and to construct a four-storey low-rise apartment building with eight units and seven parking spaces in an underground parking garage, as shown on plans filed with the Committee. The building walls are proposed to be articulated with differing setbacks along the length of the proposed structure and at different points of elevation, resulting in uneven setbacks.

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 rear yard setback of 24.8% of the lot depth or 8.35 metres for the ground floor, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth which, in this case, is 10.09 metres.
- b) To permit a reduced rear yard setback of 20.3% of the lot depth or 6.83 metres for the upper three floors, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth which, in this case, is 10.09 metres.
- c) To permit reduced southeast and northwest interior side yard setbacks of 1.5 metres for protruding exit stair walls, whereas the By-law requires a minimum interior side yard setback of 2.5 metres where the building wall is greater than 11 metres in height, for any part of a building located within 21 metres of a front lot line.
- d) To permit reduced southeast and northwest interior side yard setbacks of 1.5 metres for building walls up to 11m high and 2.5 metres for building walls higher than 11 metres for the first 26.5 metres from the front lot line, whereas the By-law requires a minimum interior side yard setback of 1.5 metres for building walls up to 11m high, and 2.5 metres for building walls higher than 11 metres for the first 21 metres from a front lot line and then a 6.0 metre interior side yard setback thereafter.

- e) To permit a reduced southeast interior side yard setback of 0.3 metres for a single column located towards the front of the building, whereas the By-law requires a minimum interior side yard setback of 1.5 metres for the first 21 metres from a front lot line.
- f) To permit a reduced amenity space area of 98.35 square metres, whereas the By-law requires a minimum amenity space area of 15 square metres per unit, or in this case, 120 square metres.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.