

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

To be held on Wednesday, February 6, 2019 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00463
Owner(s): 10731854 Canada Inc.
Location: 788 March Road
Ward: 4 - Kanata North
Legal Description: Part of Lot 10, Concession 4
Zoning: GM
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to develop this vacant property by constructing a 196-unit, six-storey mid-rise apartment building. The application indicates that the development will occur in two phases. Phase I will contain 95 residential units with two levels of underground parking. Phase II will contain 101 residential units and an underground extension of the two-level below-grade parking garage. A total of 270 parking spaces will be provided: 26 spaces in the surface parking lot at the rear of the development and 244 spaces will be provided in the two-storey underground parking garage.

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 3.0 metres, whereas the By-law requires a minimum rear yard setback of 7.5 metres.
- b) To permit an increase in building height to 21.5 metres, whereas the By-law permits a maximum building height of 18 metres.
- c) To permit a reduction in the number of required visitor parking spaces to 35 spaces, whereas the By-law requires a minimum of 0.2 parking spaces per dwelling unit for 196 units, in this case 39 visitor parking spaces.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control Application (D07-12-18-0128) under the *Planning Act*.

For By-law purposes, Klondike Road is deemed the front lot line for this property.