

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

To be held on Wednesday, February 20, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00215
Owner(s): Shane Curry
Location: 860 Colonel By Drive
Ward: 17 - Capital
Legal Description: Part of Lot 13, Registered Plan 36 (West Side of Grosvenor Avenue) and Part of Lot "K" , Concession "C" (Rideau Front)
Zoning: R3Q[2051] H(9)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

In 2018, The Committee adjourned Consent Applications D08-01-18/B-00215 and D08-01-18/B-000216 and Minor Variance Applications D0802-18/A-00215 and D08-02-18/A-00216 pertaining to the development of this property *sine die*. The Owner has now revised his plans and wants proceed with the current application to demolish the existing dwelling and to construct a new three-storey detached dwelling with an attached garage, as shown on plans filed with the Committee. The remaining applications are not required.

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 the demolition of the existing three-storey detached dwelling and permit a new three-storey detached dwelling with a contemporary style, whereas in a Heritage Overlay area the By-law requires that a new building that replaces an existing building must be of the same character, massing/scale, of the existing house prior to its demolition.
- b) To permit a reduced front yard setback of 7.9 metres, whereas the By-law requires a minimum front yard setback of 12.6 metres.
- c) To permit a driveway in the front yard, whereas the front yard pattern provisions of the Mature Neighbourhoods zoning overlay require a fully landscaped front yard (Character Group A).
- d) To permit a 3 metre wide driveway providing access to a garage, whereas the parking and driveway provisions of the Mature Neighbourhoods zoning overlay require no streetscape impact from on-site parking (Character Group A).

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