

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

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

File Nos.: D08-02-19/A-00016 & D08-02-19/A-00017
Owner(s): 1995687 Ontario Ltd.
Location: (580A, 580B, 580C, 580D), 582 (582A, 582B, 582C, 582D)
Churchill Avenue North
Ward: 15 - Kitchissippi
Legal Description: Lot 30 (West Side of Churchill Avenue), Registered Plan 204
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications D08-01-19/B-00026 & D08-01-19/B-00027 which, if approved, will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law. The Owner wants to construct two long semi-detached dwellings (four units in total) with secondary dwelling units in each unit, 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-00016: 580A, 580B, 589C, 580D Churchill Avenue North, Parts 1 and 2 on a Draft 4R-Plan filed with the applications, proposed long semi-detached dwelling.

- a) To permit a reduced lot area of 306.8 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- b) To permit an increase in building height to 8.8 metres, whereas the By-law permits a maximum building height of 8.0 metres.

A-00017: 582A, 582B, 582C, 582D Churchill Avenue North, Parts 3 and 4 on the plan filed, proposed long semi-detached dwelling.

- c) To permit a reduced lot area of 306.8 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- d) To permit an increase in building height to 8.8 metres, whereas the By-law permits a maximum building height of 8.0 metres.

THE APPLICATIONS indicate that the Property is the subject of related current consent applications as noted above under the *Planning Act*.