

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-00021 & D08-02-19/A-00022
Owner(s): Kenwood Homes Inc,
Location: (264, 266, 268) 270 Breezehill Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 8 (West Breezehill Avenue), Registered Plan 146
Zoning: R2R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications D08-01-19/B-00031 & D08-01-19/B-00032 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 demolish the existing dwelling, attached garage and shed in order to construct a two-storey long semi-detached dwelling on each of the newly created parcels.

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-00021: 264, 266 Breezehill Avenue, Parts 1 and 2 on a Draft 4R-Plan filed with the applications, proposed long semi-detached dwelling.

- a) To permit a reduced lot width of 9.1 metres, whereas the By-law requires a minimum lot width of 10 metres.
- b) To permit a reduced northerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

A-00022: 268, 270 Breezehill Avenue, Parts 3 & 4 on the plan filed with the applications, proposed long semi-detached dwelling.

- c) To permit a reduced lot width of 9.1 metres, whereas the By-law requires a minimum lot width of 10 metres.
- d) To permit a reduced southerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

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

The logo for the City of Ottawa, featuring a stylized sunburst or fan-like graphic to the left of the word "Ottawa" in a serif font.

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