

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

**To be held on Wednesday, June 19, 2019 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File No.:** D08-02-19/A-00138  
**Owner(s):** DCR Phoenix Development Corporation Ltd.  
**Location:** 250 Range Road, (156) Mann Avenue  
**Ward:** 12 - Rideau-Vanier  
**Legal Description:** Lot 28, Reg. Plan 183999  
**Zoning:** R1TT  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing dwelling and shed and to construct a three-storey detached dwelling, with a roof-top patio, 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) To permit a reduced corner side yard setback of 2.0 metres (along Mann Avenue), whereas the By-law requires a minimum corner side yard setback of 3.0 metres.
- b) To permit an increase in building height to 11.65 metres, whereas the By-law permits a maximum building height of 8.5 metres.
- c) To permit a reduced setback of 0 metres for the roof-top patio (on the southern and eastern sides of the dwelling), whereas the By-law states that roof-top landscaped areas, gardens and terraces must be located a minimum of 1.5 metres in from any exterior wall of the building.
- d) To permit an increase in the gross floor area to 11 square metres for the roof-top access structure, whereas the By-law permits a maximum gross floor area of 10.5 square metres for a roof-top access structure.
- e) To permit a projection (stoop and landing) to be located 0.3 metres from the corner side yard lot line (Mann Avenue), whereas the By-law states that stoops and landings may be no closer than 0.6 metres to a lot line, in the case of the front yard or corner side yard.

It should be noted that, for By-law purposes, the frontage on Range Road is deemed to be the front lot line for the property.

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