

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

To be held on Wednesday, September 18, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00259
Owner(s): Capital Hotel GP Inc.
Location: 1 Rideau Street
Ward: 12 - Rideau-Vanier
Legal Description: Part Lot B, Concession C (Rideau Front), Reg. Plan 5R-11600
Parts 1, 6, 15, Part of 26
Zoning: MD F(4.5)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a seven-storey, 147 room addition at the rear of their existing nine-storey Fairmont Château Laurier hotel building, as shown on plans filed with the Committee. The application indicates that the addition will be constructed above a proposed five level underground parking garage.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Heritage Overlay Provisions of the Zoning By-law as follows:

- a) To permit a reduced rear yard setback of 0 metres for a retaining wall ranging in height from 0.2 metres to 1.25 metres along the rear property line (north side abutting Major's Hill Park), whereas the By-law requires that the rear yard setback complies with the underlying zone, but in no case may be less than 3.0 metres. (The retaining wall is directly connected to the proposed underground parking garage and is therefore deemed to be a building wall where it extends above grade).
- b) To permit a reduced rear yard setback of 0.39 metres, for the second through seventh floors and the supporting piers, for the most westerly 16.5 metres of the north façade of the addition, in order to accommodate an articulation in the building façade, whereas the By-law requires that the rear yard setback complies with the underlying zone, but in no case may be less than 3.0 metres.

The application indicates that the underlying zone requires a rear yard setback of 0 metres. However, the Heritage Overlay Provisions require a minimum rear yard setback of 3.0 metres.

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

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