

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

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

File No.: D08-02-19/A-00296
Owner(s): Lower William Properties Ltd. and Upper William Properties Ltd.
Location: 41, 41 ½ William Street
Ward: 12 - Rideau-Vanier
Legal Description: Part of Lot 11 (South York Street, Reg. Plan No. 43482)
Zoning: MD2 S73
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to reconstruct the building that was destroyed by fire on April 12, 2019, to an incrementally greater scale, massing, volume and floor area as existed prior to its destruction, as shown on plans filed with the Committee. The application indicates that the front façade will be restored and developed to replicate the façade that existed prior to the fire, and that the gross floor area will increase from 371.17 square metres to 405 square metres, representing an increase of approximately 9.3%. The reconstruction will include a 2nd storey partial mezzanine setback 4.82 metres from the front of the building.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance from the Heritage Overlay provisions of the Zoning By-law to permit a building to be constructed with a greater scale, massing, volume and floor area that existed prior to its removal or destruction, whereas a building in an area to which a heritage overlay applies is removed or destroyed, it must be rebuilt with the same character, to the same scale, massing, volume, floor area and in the same location.

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