

**Minor Variance Application
Section 45 of the *Planning Act***

**Wednesday, February 17, 2021
6:30 p.m.**

File No.: D08-02-20/A-00340
Owner(s): 10163074 Canada Inc.
Location: 2487 Innes Road
Ward: 2-Innes
Legal Description: Part of Lot 15, Concession 2 (Ottawa Front)
Zoning: AM11(708)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing residential building to construct a 4-storey, 33-unit low rise apartment building with 45 vehicle parking spaces and 17 bicycle parking spaces, as shown on the 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 first-storey height of 4.04 metres, whereas the By-law states that the minimum height for the first storey of any building greater than 11 metres in height is 4.5 metres.
- b) To permit a reduced percentage of transparent glazing on the ground floor façade facing Innes Road of 35%, whereas the By-law states that a minimum of 50% of the ground floor façade, up to a height of 4.5 metres, facing a public street, must be comprised of transparent glazing and customer or resident entrance access doors.
- c) To permit an increased building height of 12.86 metres, whereas the By-law permits a maximum building height in any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone of 11 metres.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control Application (D07-12-20-0085) under the *Planning Act*.