

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

To be held on Wednesday, June 1, 2016, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-16/A-00120
Owner(s): Sharon Enterprises LP
Location: 1400 Carling Avenue
Ward: 16 - River
Legal Description: Part of Lot 30, Reg. Plan 268, Part of Block 5, Reg. Plan 221 and Part of Lot 1, Conc. A (Rideau Front)
Zoning: AM1
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

In 2007, the Committee granted Minor Variance application (D08-02-07/A-00455) for the renovation of the existing five-storey building (Embassy West Hotel and Suites) into a retirement home and the addition of a tower at each end of the existing structure as well as a new entry lobby connecting the towers to the central structure. The Owner has now revised its plans and now wants construct a 10-storey west tower with an increase in height to 31.1 metres and a 12-storey east tower with an increase in height to 38.5 metres. It is also proposed to remove the balconies along the east side of the east tower, all 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 northerly side yard setback (west and east towers) of 0 metres (Carling Avenue) whereas the By-law requires a minimum corner side yard setback of 3 metres.
- b) To permit and an increase in the maximum permitted building height for the west tower to 31.1 metres whereas the By-law states that the maximum building height:
 - i) In an area up to and including 20 metres from a rear lot line abutting an R1, R2 or R3 zone: 11metres.
 - ii) In any area over 20 metres from a rear lot line abutting a 4R-zone: 15 metres.
- c) To permit an increase in the maximum permitted building height for the east tower to 38.5 metres whereas the By-law states that the maximum building height:,
 - (iv) In any area more than 30 metres from a property line abutting an R1, R2, R3, or R4 zone: 25 metres, or as shown on the zoning map (Subject to By-law 2015-45).

The application indicates this property is subject to Zoning By-law 2015-45 which is currently under appeal to rezone the subject property from an AM 1 subzone to an AM 10 subzone.

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

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control Application (D07-12-07-0189) under the *Planning Act*.