

**CONSENT APPLICATIONS**  
**Under Section 53 of the *Planning Act***

**To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-01-17/B-00405 to D08-01-17/B-00407  
**Owner(s):** Magenta Mortgage Investment LP  
**Location:** 744 (A & B) Gladstone Avenue and 286 Cambridge Street North  
**Ward:** 14 - Somerset  
**Legal Description:** Part of Lot 1, Reg. Plan 33  
**Zoning:** TM [79]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The overall development on this property includes a seven-unit residential multiple attached dwelling, with a commercial space on the ground floor cornering Gladstone Avenue and Cambridge Street North. In 2012, the Committee approved Applications for Consent (D08-01-12/B-00045 to D08-01-12/B-00049) to subdivide this property into 6 separate parcels of land/components creating separate ownerships for five of the townhouse dwellings and a single ownership for the sixth townhouse unit, ground-floor commercial unit and second-storey dwelling unit.

The Owner has now filed Consent applications to subdivide the remaining two dwelling units (municipally known as 744 B Gladstone Avenue and 286 Cambridge Street North) and the commercial unit (municipally known as 744 A Gladstone Avenue) into three separate parcels of land in order to establish separate ownerships for each of the newly created parcels.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

In order to do this, the Owner requires the Consent of the Committee for Conveyances, Grants of Easements/Rights-of-Ways as well as a Joint-Use and Maintenance Agreement. The property is shown as Parts 1 to 6 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File no.	Frontage	Depth	Area	Parts	Municipal Address
B-00405	18.43 m	12.47 m	59.3 sq. m.	1 & 3	744 A Gladstone Avenue
B-00406	6.95 m	18.75 m	93.5 sq. m.	2, 4 & 6	286 Cambridge Street North
B-00407	2.12 m	14.59 m	68.3 sq. m.	5	744 B Gladstone Avenue

The Applications indicate that there are existing easements for vehicular and maintenance access over Parts 2 and 3 on Registered Plan 4R-27144, also known as Parts 2, 3, 5 and 6 on Registered Plan 4R-26106. These easements will be released and re-established, on the Draft 4R-Plan, as follows:

- Vehicular access over Parts 2 & 6 in favor of the Owners of Parts 7 to 21 (municipally known as 288, 290, 292, 294 and 296 Cambridge Street North) on Registered Plan 4R-26106;
- Maintenance Access over Part 3 in favor of the Owners of Parts 5 (municipally known as 744 B Gladstone Avenue) and Parts 4 to 6 (municipally known as 286 Cambridge Street North) on the Draft 4R-Plan as well as the Owners of Parts 7 to 21 (municipally known as 288, 290, 292, 294 and 296 Cambridge Street North) on Registered Plan 4R-26106.

**THE APPLICATIONS** indicate that the Property is not the subject of any other current applications under the *Planning Act*.