

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 17, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00389
Owner(s): Claridge Homes (Stirling Park) Inc.
Location: 1687 Merivale Road & (310, 320) Titan Private
Ward: 9 - Knoxdale-Merivale
Legal Description: Part of Lots 31 & 32, Conc A, (Rideau Front)
Zoning: AM10[1911] S278
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

As part of the three phase development of the property, it is proposed to sever the land containing the existing Senior's Residence at 310 Titan Private (Phase II) from the lands containing the apartment building, currently under construction, at 320 Titan Private (Phase III). It should be noted that Phase I of the development was completed and transferred to Ottawa-Carleton Standard Condominium Corporation 993, known municipally as 330 Titan Private.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance, Partial Discharge of Mortgage/Charge, Mortgage/Charge, Grants of Easements/Rights-of-Way and a Joint-Use/Maintenance Agreement.

The lands to be severed, shown as Parts 1 to 5 and 16 on Strata Reference Plan 4R-28934 filed with the application, will have a frontage of 67.9 metres on Merivale Road, an irregular depth of 92.2 metres and will contain an area of 735 square metres above grade and Parts 1 to 5 with a different configuration below grade. Part 16 (Titan Private) is designated as a private roadway. This parcel contains the existing senior's residence known municipally as 310 Titan Private (Phase II).

The lands to be retained, shown as Parts 6 and 7 on the strata plan filed, will have frontage of 59.3 metres on Titan Private, a depth of 63.7 metres and will contain an area of 3250 square metres above grade and Part 6 and 7 with a different configuration below grade. This parcels contains the existing apartment building currently under construction and known municipally as 320 Titan Private (Phase III).

The application indicates that the property is the subject of existing easements/rights-of-way as follows:

Instrument No.	Encumbrance	In Favour Of
OC1244317	Easement/Right-of-Way	Toys 'R' Us to the north for access to the private lane (Titan Private)
OC1426791, OC1620089, OC1719806 and OC1732485	Easements	Rogers Cable, Enbridge Consumer Gas, Bell Canada and Hydro Ottawa respectively
OC1786366	Easement/Right-of-Way	OCSCC 993 and subject lands for structural support, access to utilities and building services, pedestrian and vehicular access, visitor parking and access for bicycle storage and the generator building.

The application further indicates that it is proposed to establish easements/rights-of-way over the retained and severed lands as follows:

Part No.	Encumbrance	In Favour Of
6 (4R-28934)	Easement/Right-of-Way	For structural support for all structural members, footings and foundations of any existing or future buildings located on the retirement home lands and for access to the retirement home lands and to reconstruct, maintain, repair and replace any existing or future buildings on retirement home lands

Part No.	Encumbrance	In Favour Of
7 (4R-28934)	Right-of-Way	Vehicular and pedestrian access in favour of the retirement home lands
1 (4R-28934)	Easement	In favour of Retirement Home lands for the shared access to the emergency generator and for placement, use, operation, maintenance and replacement of the emergency generator in common with the retirement home lands. Together with an easement to locate, maintain, repair and replace all servicing systems
3, 4 & 16 (4R-28934)	Right-of-way	For pedestrian and vehicular access in favour of the owners of the retirement home lands
2 and 5 (4R-28934)	Right-of-way	For visitor parking in favour of the owners of the retirement home lands

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