

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 16, 2019, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File Nos.: D08-01-18/B-00438 to D08-01-18/B-00440
Owner(s): 3223701 Canada Inc.
Location: 2940, (2942 & 2944) Baseline Road
Ward: 8 - College
Legal Description: Lot 35 Concession 3 and part of road allowance between Concession 2 (Ottawa Front) and Concession 3 (Rideau Front), Twp. of Nepean
Zoning: GM [2138] S325
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing vacant building and subdivide the property into three separate parcels of land in order to develop the property in three phases. It is proposed to construct a 13-storey building as Phase 1 (on the northern parcel fronting on Baseline Road), a 16-storey building as Phase 2 (on the middle parcel) and a 10-storey building as Phase 3 (on the southern parcel).

A related application has been filed by the property owner at 2946 Baseline Road as part of a joint right-of-way application.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances and Grants of Easements/Rights-of-Ways.

The property is shown as Parts 6 to 16 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00438	0 m	Irregular	3,902 sq. m	6, 7, 8, 9 & 10	2940 Baseline Road (Phase 3 - southern parcel)

It is proposed to grant a right-of-way over Parts 6 & 10 in favour of the owners of Parts 11 to 16 for vehicular and pedestrian access and an easement over Parts 7 & 8 in favour of the owner of Parts 1 to 5 & 17 on the Draft 4R-Plan (2946 Baseline Road) for surface parking.

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00439	0 m	Irregular	3,668 sq. m	11, 12, 13 & 14	2942 Baseline Road (Phase 2 - middle parcel)

It is proposed to grant a right-of-way over Parts 11 & 12 in favour of the owners of Parts 6, 7, 8, 9, 10, 15 & 16 for vehicular and pedestrian access and an easement over Part 13 in favour of the owner of Parts 1 to 5 & 17 on the Draft 4R-Plan (2946 Baseline Road) for surface parking (stratified).

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00440	67.2 m (Baseline Road)	Irregular	4,357 sq. m	15 & 16	2944 Baseline Road (Phase 1 - northern parcel)

It is proposed to grant a right-of-way over Part 16 in favour of the owners of Parts 6, 7, 8, 9, 10, 11, 12, 13 & 14 for vehicular and pedestrian access.

It appears that there is an existing easement over Parts 6 to 16 as in Inst. OC 1648442.

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