

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

ADJOURNED FROM NOVEMBER 7, 2018

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-00293 & D08-01-18/B-00361
Owner(s): Ted Lewandowski
Location: 84, 86, 88, 90 Doane Street
Ward: 7 - Bay
Legal Description: Part of Lots 10 & 11, Reg. Plan 458
Zoning: R3A
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

At its Hearing on November 7, 2018 the Committee adjourned Consent Applications D08-01-18/B-00293 and D08-01-18/B-00361 in order to allow the Owner time to address parking, access and maintenance issues resulting from the proposed severances. The Owner now wants to subdivide his property into four separate parcels of land in order to establish separate ownerships for each unit of the existing four-unit townhouse dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners requires the Consent of the Committee for Conveyances Grants of Easement/Rights-of-Way and a Joint-Use/Maintenance Agreement.

In order to do this, the Owner requires the Consent of the Committee for Conveyances. 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	Part No.	Municipal Address
B-00293	6.01 m	30.47 m	183.12 m ²	2 & 5	86 Doane St., one unit

The lands to be retained, shown as Parts 1, 3, 4 **and 6** on a Draft 4R-Plan filed with the applications, will have a frontage of 33.77 metres on Ahearn Avenue and combined frontages of 23.16 metres on Doane Street, an irregular depth and will contain a combined area of 895.65 square metres. These three parcels each contain one unit of the existing four-unit townhouse dwelling known municipally as 84, 88 and 90 Doane Street.

It is proposed to grant an easement/right-of-way over Parts 5 and 6 in favour of Parts 1, 3 & 6 for access to the rear yards.

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00361	6.00 m	30.47 m	182.82 m ²	3	88 Doane St., one unit

The lands to be retained, shown as Parts 1, 2, 4 **and 5** on a Draft 4R-Plan filed with the applications, will have a combined frontage of 25.1 metres on Doane Street, a depth of 30.47 metres and will contain a combined area of 895.95 square metres. These three parcels each contain one unit of the existing four-unit townhouse dwelling known municipally as 84, 86 and 90 Doane Street.

Approval of these applications will have the effect of creating four separate parcels of land. Two of the parcels will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Applications D08-02-18/A-00436 & D08-02-18/A-00437 have been filed and will be heard concurrently with these applications.