

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

**To be held on Wednesday, February 20, 2019, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File Nos.:** D08-01-19/B-00021 & D08-01-19/B-00022  
**Owner(s):** Falsetto Homes Inc.  
**Location:** 514, (512) Roosevelt Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 21, Reg. Plan 235  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

At its Hearing on August 1, 2018, the Committee granted Consent Applications (D08-01-18/B-00229 and D08-01-18/B-00230) to subdivide the property into two separate parcels of land. Minor variances for reduced lot widths and lot areas to facilitate the development of two detached dwellings were also granted (D08-02-18/A-00230 and D08-02-18/A-00231).

The Owner now proposes to develop the property with two, two-storey long semi-detached dwellings. Parking will be provided in the rear yard and accessed via a shared driveway.

In addition to the previously granted Consents, the purpose of the current Consent Applications (D08-01-19/B-00021 and D08-01-19/B-00022) is to create Easements/Rights-of-Ways over portions of the approved parcels to facilitate the proposed rear yard parking arrangement.

Amended minor variances for lot area are required. These applications will be heard concurrently with Minor Variance applications (D08-02-18/A-00316 & D08-02-18/A-00317).

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

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

B-00021: 512 Roosevelt Avenue, Easement/Right-of-Way over Part 2 on the Draft 4R-Plan.

The Easement/Right-of-Way is shown as Part 2 on the Draft 4R-Plan, and will have a frontage of 1.5 metres on Roosevelt Avenue, a depth of 34.41 metres and will contain an area of 61.3 square metres. The Easement/Right-of-Way will be in favour of Parts 3 & 4 for shared vehicular access to the rear yard parking spaces.

The subject property, shown as Parts 1 & 2 on said plan, will have a frontage of 10.06 metres on Roosevelt Avenue, a depth of 35.02 metres and will contain an area of 352.1 square metres. The parcel, which will contain a proposed long semi-detached dwelling, will be known municipally as 512 Roosevelt Avenue.

B-00022: 514 Roosevelt Avenue, Easement/Right-of-Way over Part 3 on the Draft 4R-Plan.

The Easement/Right-of-Way is shown as Part 3 on the Draft 4R-Plan, and will have a frontage of 1.5 metres on Roosevelt Avenue, a depth of 34.41 metres and will contain an area of 61.3 square metres. The Easement/Right-of-Way will be in favour of Parts 1 & 2 for shared vehicular access to the rear yard parking spaces.

The subject property, shown as Parts 3 & 4 on said plan, will have a frontage of 10.06 metres on Roosevelt Avenue, a depth of 35.02 metres and will contain an area of 352.1 square metres. The parcel, which will contain a proposed long semi-detached dwelling, will be known municipally as 514 Roosevelt Avenue.

As noted above, both parcels of land will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications D08-02-18/A-00316 and D08-02-18/A-00317 will be heard concurrently with these applications.