

**MINOR VARIANCE APPLICATIONS**  
**Under Section 45 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.:** D08-02-18/A-00316 & D08-02-18/A-00317  
**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 Minor Variance applications D08-02-18/A-00230 and D08-02-18/A-00231 for reduced lot widths and lot areas to facilitate the development of two, two-storey detached dwellings.

Subsequent to the Committee's approval of the Minor Variances and associated Consents (D08-01/B-00229 and D08-01-18/B-00230), the Owner amended its plans and sought approval of minor variances for the development of two, three-storey three-unit dwellings. At its Hearing on October 3, 2018, the Committee of Adjustment adjourned the revised Minor Variance applications.

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. The relief required in the Minor Variance applications has been revised as noted below. Accompanying Consent Applications (D08-01-19/B-00021 and D08-01-19/B-00022) to create Easements/Rights-of-Ways for the purpose of providing access to rear yard parking will be heard concurrently with these Minor Variance applications.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00316: 512 Roosevelt Avenue, Parts 1 & 2 on the Draft 4R-Plan, proposed two-storey long semi-detached dwelling.

- a) To permit a reduced lot area of 352.1 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

A-00317: 514 Roosevelt Avenue, Parts 3 & 4 on the Draft 4R-Plan, proposed two-storey long semi-detached dwelling.

- b) To permit a reduced lot area of 352.1 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

**THE APPLICATIONS** indicate that the Property is the subject of the above noted Consent applications (D08-01-19/B-00021 and D08-01-19/B-00022) under the *Planning Act*.