

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-00310 & D08-02-18/A-00311
Owner(s): Kenwood Homes Inc.
Location: 508, (508 A, 508 B, 510 A & 510 B) Roosevelt Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 20 (West Roosevelt Avenue), Reg. Plan 235
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

At its Hearing on December 5, 2018, the Committee of Adjustment adjourned these Minor Variance applications and the accompanying Consent applications (D08-01-18/B-00321 & D08-01-18/B-00322) in order to allow the Owner time to revise its plans.

The Owner has filed new plans and now proposes to construct two, two-storey long semi-detached dwellings, on each of the newly created parcels, with a shared driveway and four parking spaces in the rear.

The Owner has filed Consent Applications which, if approved, will have the effect of creating two separate parcels of land. The Owner wants to demolish the existing dwelling in order to construct the two long semi-detached dwellings, as shown on plans filed with the Committee. Both of the proposed parcels of land will not be in conformity with the requirements of the Zoning By-law.

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-00310: 508 A & 508 B Roosevelt Avenue, Parts 1 - 9 on the Draft 4R-Plan, proposed long semi-detached dwelling

- a) To permit a reduced lot area of 352.5 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

A-00311: 510 A & 510 B Roosevelt Avenue, Parts 10 - 18 on the Draft 4R-Plan, proposed 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 under the *Planning Act*.