

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, March 6, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-19/B-00046 & D08-01-19/B-00047
Owner(s): 2517632 Ontario Inc.
Location: 694, (696) Roosevelt Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 144, Registered Plan 257
Zoning: R3S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling and detached garage and subdivide the property into two separate parcels of land. Each of the newly created parcels will contain a proposed three-storey, three unit dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances and Grants of Easement/Rights-of-Way. The property is shown as Parts 1 to 4 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-00046	10.06 m	35.08 m	352.9 m ²	1 & 2	694 Roosevelt Ave., three-unit dwelling

It is proposed to establish an easement/right-of-way over Part 2 for the benefit of Parts 3 and 4 for driveway access to parking at the rear of the property.

B-00047	10.06 m	25.08 m	352.9 m ²	3 & 4	696 Roosevelt Ave., three-unit dwelling
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It is proposed to establish an easement/right-of-way over Part 3 for the benefit of Parts 1 and 2 for driveway access to parking at the rear of the property.

Approval of these applications will have the effect of creating two separate parcels of land. Both parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications D08-02-19/A-00028 & D08-02-19/A-00029 have been filed and will be heard concurrently with these applications.