

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

File Nos.: D08-02-19/A-00028 & D08-02-19/A-00029
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 has filed Consent Applications D08-01-19/B-00048 & D08-01-19/B-00049, which, if approved, 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. The Owner wants to demolish the existing dwelling and detached garage and proposes to construct a new three-storey, three-unit dwelling on each of the newly created parcels.

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-00028: 694 Roosevelt Avenue, Parts 1 and 2 on the Draft 4R-Plan filed with the applications, proposed three-unit dwelling.

- a) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 352.9 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

A-00029: 696 Roosevelt Avenue, Parts 3 & 4 on the plan filed, proposed three-unit dwelling.

- c) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12 metres.
- d) To permit a reduced lot area of 352.9 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 related current Consent Applications as noted above under the *Planning Act*.