

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, September 7, 2016, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-16/B-00220 & D08-01-16/B-00221
Owner(s): Loretta Apartments Inc.
Location: 285 Loretta Avenue South, (90) Champagne Avenue South
Ward: 15 - Kitchissippi
Legal Description: Lots 38 to 43 & Lots 53 to 59 & Part of Lane, Reg. Plan 131037
Zoning: R5B H(42)
Zoning By-law: 2008-250 as amended

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate parcels of land. One parcel will contain the existing 15-storey apartment building, and it is proposed to construct an apartment building on the other parcel, fronting on Champagne Avenue South.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances, Partial Discharge of Mortgage/Charge and Grant of Easement/Right-of-Way. The property is shown as Parts 1, 2 & 3 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Parts	Municipal Address
B-00220	85.4 m (Loretta Ave. S.)	36.36 m (Irreg.)	3,104 sq. m	2	285 Loretta Ave. S. (existing apartment building)
B-00221	73.2 m (Champagne Ave. S.)	35.7 m	2,619 sq. m.	1 & 3	90 Champagne Ave. S. (proposed apartment building)

It is proposed to establish a Right of Way over Part 3 for the benefit of the Owner of Part 2 for access to the parking garage and grant an Easement over Part 3 for Hydro Ottawa for facilities to service the existing apartment building on Part 2.

The existing apartment building will not be in conformity with the requirements of the Zoning By-law and therefore, an Application for Minor Variances (D08-02-16/A-00223) has been filed and will be heard concurrently with these applications.