



30 CONCOURSE GATE  
UNIT 47  
OTTAWA, ONTARIO  
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**MIROCA DESIGN INCORPORATED**  
EST. SINCE 1986

### Committee of Adjustment

City of Ottawa  
101 Centrepointe Drive  
Ottawa, Ontario K2G 5K7

Committee of Adjustment

Received | Reçu le

2023-03-22

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**ATTENTION:** Mr. Michel Bellemare  
Secretary Treasurer  
And Committee Members

**Re:** Application for consent  
19 & 21 St. Francis Street  
Registered Plan Lot 25, Reg Plan 195  
Ward 15. Kitchissippi  
Zoning R4UB . Zoning By-law 2008-250

Mrs. Jeahan Kraya has retained Miroca Design Consulting Services Inc. to act as agent on their behalf for the preparation of Consent Applications for their lands known municipally as 19 & 21 St. Francis Street, Ottawa, Ontario.

#### Purpose of the Application

The owner would like to demolish the existing building and subdivide the property into two separate parcels of land in order to establish separate ownership for a proposed two-storey semi-detached dwelling, presently under construction. No minor variances will be required.

#### Consent is required for the following:

In order to proceed, the owner requires Consent of the Committee for Conveyances. The property is shown as Parts 1 & 2 on a Draft 4R Plan filed with the application.

The separate parcels will be as followed:

| Part No. | Frontage | Depth   | Area     | Municipal Address     |
|----------|----------|---------|----------|-----------------------|
| 1        | 7.62 m   | 30.17 m | 229.9 m2 | 19 St. Francis Street |
| 2        | 7.62 m   | 30.17 m | 229.9 m2 | 21 St. Francis Street |

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Ce document est présenté dans la langue dans laquelle il a été fourni.

Regards,  
Michael Segreto

Date: October 17 2022