

137 Carleton Avenue Redevelopment Proposal



Miroca Design has been engaged to prepare plans and an application to the Committee of Adjustment, for a new semi-detached home, to be constructed on a 50 X 100 foot lot at 137 Carleton Avenue. We are pleased to provide information to Champlain Park residents prior to submitting our application and welcome your comments.

Our client plans to construct a two-storey semi-detached home with small 3rd floor study tucked under the roof. The study will open onto a small patio, which faces the park. This proposal meets all of the new Infill 1 and 2 By-law requirements. Its height is in keeping with most of the two-storey semi-detached homes, constructed during the past few years on 50 X 100 foot lots, on Carleton Avenue. We are applying for the same minor variances on lot width and area that were allowed for these other semis. No other minor variances are needed.

The owner also will take the steps necessary to protect and preserve the front yard tree and trees growing near the rear property line.

We have informed the Champlain Park Community Association's Planning and Zoning Committee Members of this proposal. They would appreciate being c.c.ed on any communications.

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If you have questions, please do not hesitate to contact Michael Segreto at 613-274-2653 or by e-mail at: mike@mirocadesign.com

Sincerely,

Michael Segreto
Miroca Design Inc.