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Committee of Adjustment  
Received | Reçu le  
**2024-08-21**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

05 August 2024

To: The Committee of Adjustments, City of Ottawa

Good Day,

Reference : 20 Robin Crescent, Rothwell Heights, Ward 11 - Beacon Hill-Cyrville

Request for Minor Variance for Lot Area

The accompanying application is for a single Minor Variance for Lot Area.

I have simplified the application from the previous 2021 application for multiple Minor Variances to a single Minor Variance for Lot Area (2008-250 Section 155-156).

Moving forward apparently requires action by both the Planning Department and Legal Services that was hoped to be performed through some cooperation between these two entities, as to the order of the removal of the 30cm Reserve and the Approval of Minor Variances. This was a stumbling block of the original application process.

Nevertheless, the order of actions has now been clarified to me by Planning; that the application for Minor Variance is to happen first. I am submitting this application as that first step towards completion.

My further understanding is that this application process would have been much simpler if I was requesting a conveyance of severance from an adjacent property; however, it is not.

This is a remaindered portion of a registered building lot (known as Lot 21 of Plan 668 ) that was reduced in size to allow an access road to the landlocked properties behind. So, no severance is required for approval. See the attached Plan 4M-689 and a portion of Plan 668.

20 Robin Crescent remains the registered civic address for Lot 21 for which taxes are paid annually to the City of Ottawa.

Further, while this application only requests the single minor variance for lot area, I have included, on the Site Plan, a suggestion of a building and amenities area/developable footprint within the minimum setbacks as was suggested to me to add.

**Fulfillment of the 4 Statutory Tests:** - as further to the Planning Act, Sub-section 45(1):

**Test #1: Is the Variance Minor?:** >>> Yes

- as further explained below: - a corner property such as this can currently be created by ByLaw 2008-250 regulations, [S144.(4).(b)], from a larger corner property (see Figs. 4,5 &6)
- the existing parcel is 44% larger than the minimum area that the ByLaw permits
- this location was to have been the location of a single family residence
- the lots developable footprint area will easily accommodate a new residence

**Test #2: Would the granting of the variance result in a development that would be desirable for the appropriate development or use of the applicant's land or building?:** >>> Yes

- this location was to have been the location of a single family residence
- the lot's developable footprint area will easily accommodate a new residence
- even as reduced in area, being nominally 30m x 30m, the parcel is larger than a substantial percentage of Ottawa residential development property
- the property is essentially 'flat', with worthy soils, and has full services

**Test #3: Does the variance requested maintain the general intent and purpose of the zoning bylaw?:** >>> Yes

- the current Zoning ByLaw permits corner lots of much smaller than this to be created within this R1AA Zone
- as a future single-family residence, in consideration of the neighbourhood and property values, would suggest that a future structure would be a worthy addition and not force-fitted into the neighbourhood's 'matrix'
- 'the intent and purpose' of this property's use is one and the same as when Lot 21 was created in 1956, as is now, and as foreseen into the future
- adding one new residence here suffices what this property was to have been long since used for ---- no added traffic concerns --- 'very' low traffic flow in this area

**Test #4: Does the variance requested maintain the general intent and purpose of the Official Plan (OP)?:** >>> Yes

- as the OP currently and through the years has intended, this neighbourhood is the same now, as was originally intended, when the Subdivision was created ... Single Family Residential --- as currently, and generally defined now as "Outer Urban"

**In Summary:**

This Property is a remnant parcel as was made such, when the then legally established and owned vacant building Lot 21, Plan 668 ... Municipally known as 20 Robin Crescent ... in 1989, became subject to ceding land for a road ROW, prior to having been built upon.

Given this property at 20 Robin Crescent was created in 1956 for the same purpose as still intended --- single family residential --- city services and Parks are abutting, etc. ... it stands to reason that the Planning Act's 4 Tests are sufficed.

The resurrecting of this property to be used for the original purpose, as the site for a worthy single family residence, has been a long time in coming and is worthy of consideration.

Please note that all application fees were paid in 2021 and since the application was bounced before it got to the committee, C of A staff have indicated no fees are currently required.

Please do not hesitate to contact myself if any details are missing from this application.

Anticipating your quick action, I remain,

Respectfully,

David

A handwritten signature in blue ink that reads "David R. Park". The signature is fluid and cursive, with a large initial "D" and "P".

David Park, President  
724600 Ontario Inc.