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**Mr. Michel Bellemare**  
Secretary-Treasurer  
Committee of Adjustment  
101 CentrepoinTE Drive, Fourth Floor  
Ottawa, ON K2G 5K7

**Committee of Adjustment**  
Received | Reçu le  
**Revised | Modifié le : 2025-07-31**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Dear Mr. Bellemare,

**RE: Application for Consent and Minor Variance**  
**1217 Anoka Street, Ottawa**

As owner of 1217 Anoka Street, I wish to submit the enclosed concurrent Consent and Minor Variance applications to the Committee of Adjustment.

**Subject Property:**  
PIN 04149-0021

1217 Anoka Street, Lot 424  
North Side of Anoka Street  
Registered Plan 4M-23

The subject site is currently developed with a single-storey residential dwelling and accessory structure. Consent from the Committee of Adjustment is requested to sever the subject site into two (2) parcels, each requiring minor variances as to Lot Width, surface Area, rear and front setbacks.

In addition to this Cover Letter, the following materials have been included as part of this submission:

- Completed application forms for Consent and Minor Variance (1 copy);
- Draft Reference Plan (1 full-size copy);
- Concept Site Plan provided - elevations to be determined during the development plan and permit phase (1 full-size copy, 1 reduced copy);
- Parcel Abstract Page (PIN) (1 copy);
- Tree Information Report Memo (1 copy); and
- Cheque in the amount of \$9399.00 for combined Consent, Minor Variance and Secondary Minor Variance application fee.

Please contact me at alex@excelbuilding.ca with any questions or requests for additional material.

Sincerely,

Alex Forget (Owner)

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## 1.0 Background and Context

The intent of this concurrent consent and minor variance application is to obtain minor variances for Lot Width and Lot Area specific to a Consent Application to divide the Subject Property into 2 Parcels. The purpose of these applications are to facilitate the construction of a Semi-Detached Dwelling as per the Site Plan below, in essence replacing the existing structure (vacant house) with 2 new housing units.

## 2.0 Site Context and Surrounding Area

This lot is R2F zoning, which requires a lot width of 9m and a lot area of 270sq.m. There are no existing or proposed easements/rights-of-way on the existing lot and the proposed development.

The proposed development will be a Semi Detached based on proposed lot dimensions which are consistent with the adjacent property recently built at 1221 and 1223 Anoka Street,

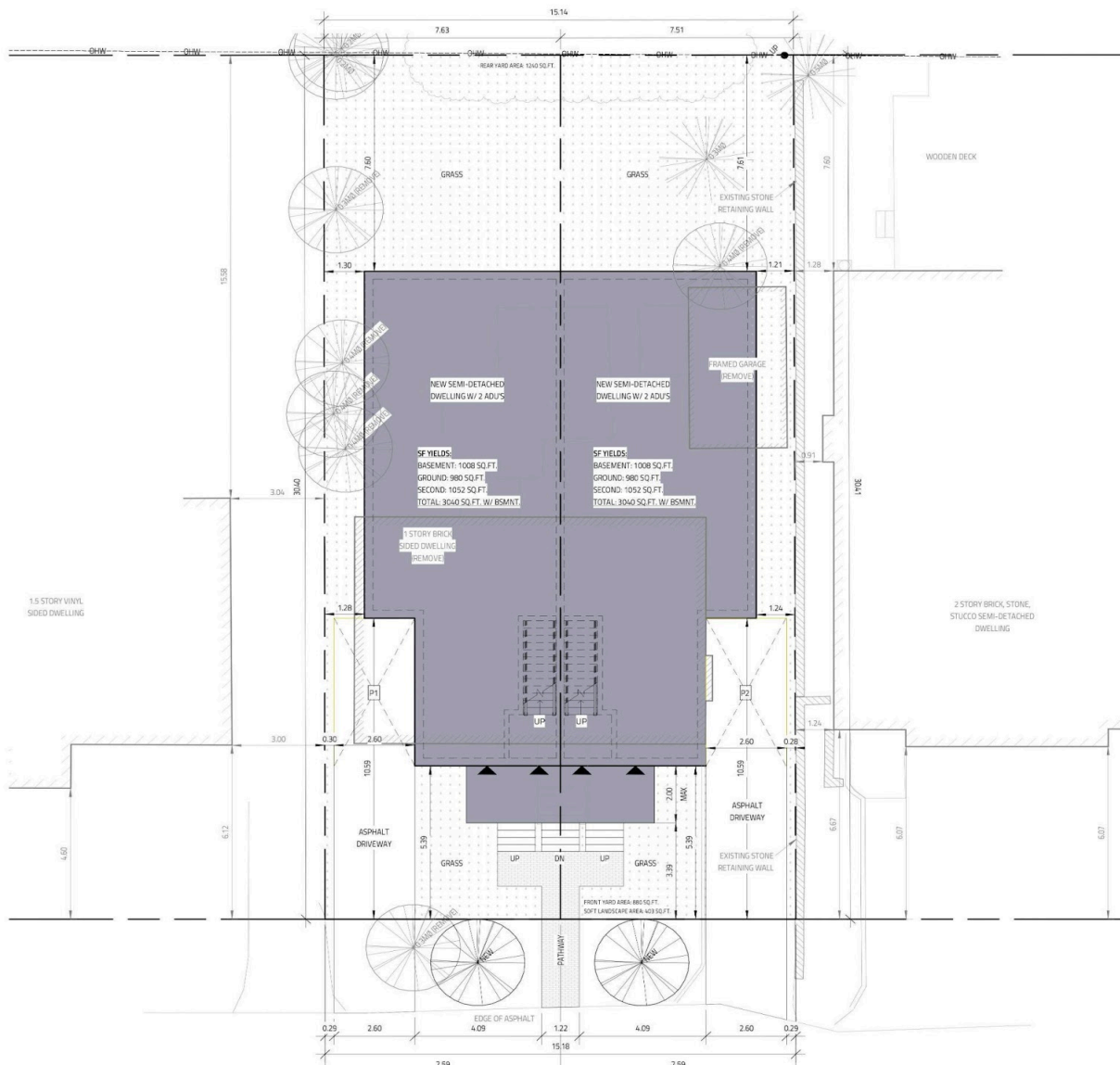
This type of development is common to the neighborhood and as such will blend with the existing architecture in a harmonious manner. The following table illustrates that this request is in line with previous approvals.

### Proposed Lot Dimensions and Measurements

Address	Existing Width M	Existing Length M	Existing Surface SQM	Proposed Width M	Zoning Width	Proposed Area SQM	Zoning Surface Area
1217 Anoka	15.2	30.42	462.72	7.59	9.0	231.4	270.0
1219 Anoka Newly formed				7.59	9.0	229.6	270.0
Comparative Properties Same Block							
1221 Anoka Existing		30.40		6.83	9.0	207.07	270.0
1223 Anoka Existing		30.41		6.8	9.0	206.83	270.0
1248 Anoka Existing		30.46		7.58	9.0	230.89	270.0
1250 Anoka Existing		30.47		7.62	9.0	232.21	270.0

We are providing the proposed design of the new constructed residences for illustration purposes only. The final design, surveyed elevations, tree plans, and any corresponding variances will be addressed in that process. However our preliminary design provides one single lane driveway on each Semi-Detached Dwelling. This will serve off-street parking for the proposed development and a minimum rear yard (8.52m to 7.6m) to match neighbors' depth and minimum side yard (1.5m to 1.28 m / 1.21 m).

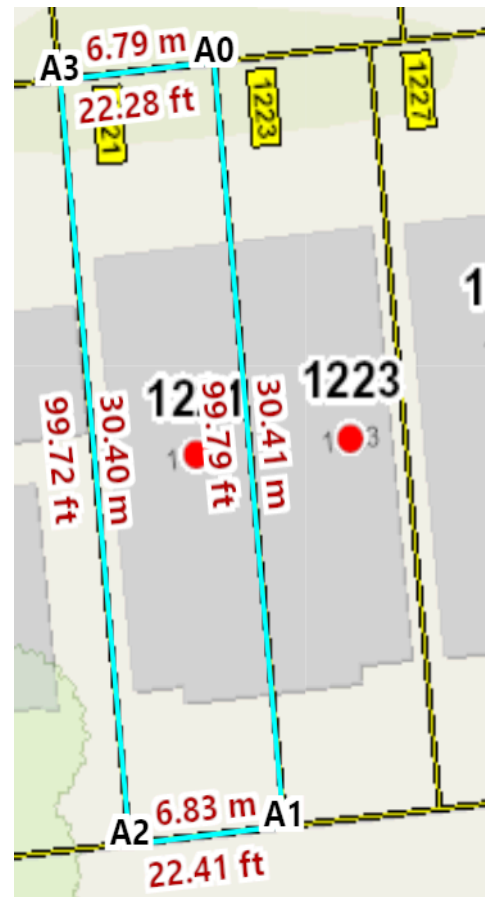
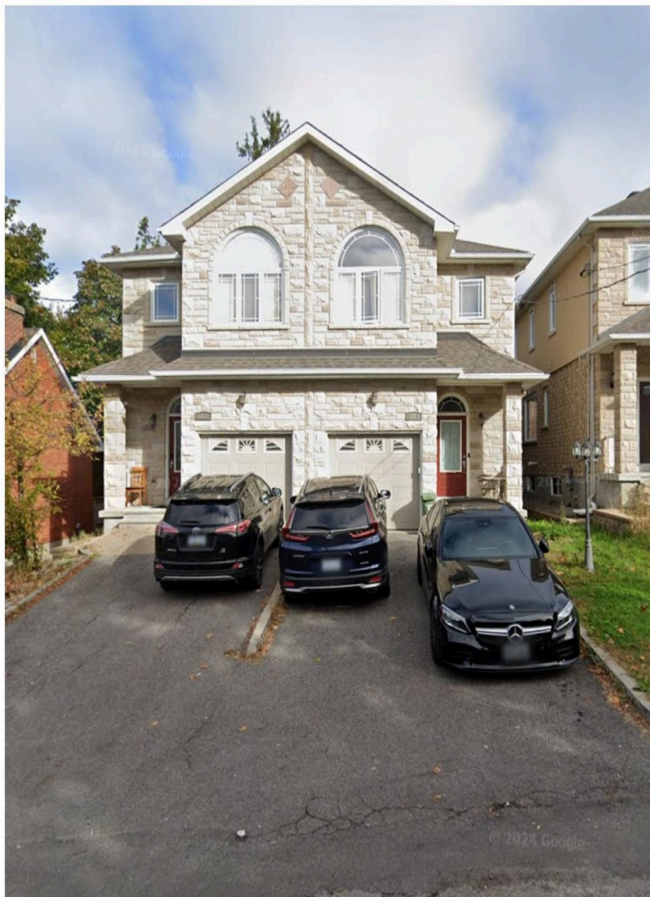
**Figure 1 - Plans**



The current building structures on Anoka Street are quite diverse, ranging in types under zoning R2F. There is a wide variety of unique original home types, and new developments as: detached, semi-detached, and multi-family dwellings.

Each of the following developments fall under the same R2F zoning with similar lot size and required similar minor variances. There are recently completed multi-unit developments in the same neighborhood; however, only photos of similar semi-detached dwellings on similar lots have been illustrated.

**Figure 2**  
***Semi-detached dwelling 1221/1223 Anoka Street (R2F Zoning)***



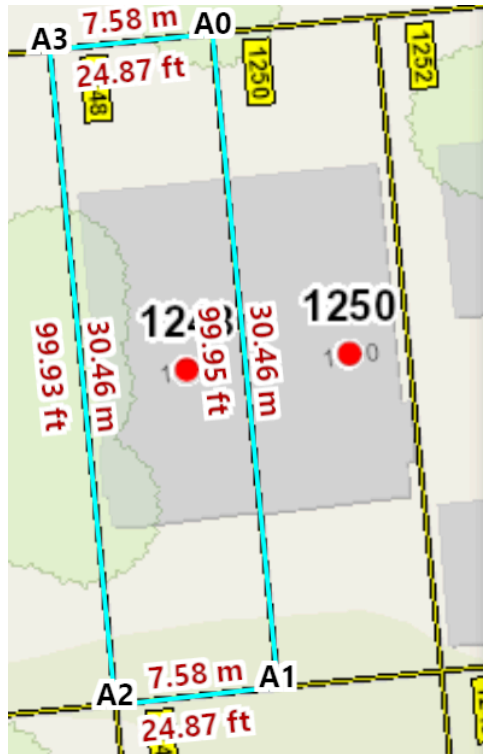


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***Figure 3.1***  
***- Semi-detached dwelling 1248/1250 Anoka Street (R2F zoning)***



**Figure 3.2**  
***Semi-detached dwelling 1248/1250 Anoka Street (R2F zoning)***



Select a property parcel on the map. The vertices will be labeled, and the dimensions and area of the parcel will be listed below. Zoom in on the map if the property parcels are not visible

Note: Distances and Areas shown on the map and below are not based on a field survey and are not provided to be used for legal survey purposes.

**A0-A1:** 30.46 m (99.95 ft)

**A1-A2:** 7.58 m (24.87 ft)

**A2-A3:** 30.46 m (99.93 ft)

**A3-A0:** 7.58 m (24.87 ft)

**Total Perimeter:** 76.08 m (249.62 ft)

**Total Area:** 230.89 m<sup>2</sup> (2485.26 ft<sup>2</sup>) (0.02 ha)



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***Figure 4***  
***Similar build being constructed at 1240 Anoka Street***



***Figure 5***  
***Proposed property location, detached dwelling 1217 Anoka Street (R2F zoning)***





**Figure 6**  
***Similar constructed projects***



Builds at 1221/1223 and 1240/1242 Anoka sStreet would have the same approvals which include minor variances for rear yard, side yard, lot width and lot area .

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### 3.0 Minor Variance Applications: The Four Tests

We feel that the requested variances meet the four Statutory Tests which are required by Subsection 45(1) of the Planning Act:

1. Does the proposal maintain the general intent and purpose of the Official Plan?

The variances requested maintain the general intent and purpose of the General Urban Area of the Official Plan. The proposal makes efficient use of serviced land in an established area. We believe this application should be approved as it fulfills the goal of the Official Plan and the City to add urban intensification while the location supports the use of many City public transit initiatives.

2. Does the proposal maintain the general intent and purpose of the Zoning By-law?

The acceptance of these variances allows the general intent and purpose of the Zoning By-Law to be maintained and is compatible with the existing land use pattern of the neighborhood. Pictures of similar semi-detached dwellings have been attached to this letter for reference.

3. Is the proposal desirable for the appropriate development or use of the land?

The introduction of this proposed development is desirable for this property. This property is ready for development as the current building is in disrepair. A renovation would not serve the neighborhood's needs for more housing. We believe that this project will fulfill the potential of its location.

4. Is the proposal minor?

This minor variance proposal is minor, only requiring a minor variance for Lot Width (7.59m) and Lot Area (east 229.6 sq.m. / west 231.4 sq.m) where the zoning requires a lot width of 9m and a lot area of 270sq.m. The rear and front setbacks shown on the proposed plan match exactly the neighbors right next door at 1221 and 1223, and have been proven to be sufficient for the proposed development.

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## 4.0 Conclusion

The application of minor variance is requested to support the development of this land. We believe the requested variance of lot width and lot area are in fact minor as evidenced by the previously approved variances on the same block. All other requirements of this application are met. The proposed buildings fit within the streetscape of this neighborhood and serve to help better the neighborhood towards the city's goals by way of the Official Plan.

Thanks for your consideration; if you wish to have additional information, please contact me at your earliest convenience.

Best Regards,

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Alex Forget (Owner)