



**URBANKEIOS**

February 7, 2023

Committee of Adjustment  
City of Ottawa  
101 Centrepont Drive, 4<sup>th</sup> Floor  
Ottawa, ON K2G 5K7

Dear Committee Members:

We are currently working on a design for a renovation to an existing home at 660 O'Connor and are planning on adding a secondary dwelling in the basement as an in-law suite. The owner currently rents the house and is planning on renovating the house and making it their permanent residence. They are also planning to have their parents move into the new lower level of their renovated home. The owners are retaining the existing red brick structure as much as possible to preserve its character on the street. In order to accommodate the two families the decision was to push into the rear yard as little as possible in order to make the basement unit to function for an elderly couple.

The existing basement is low and quite small. The plan is to underpin a section of the existing basement and add an addition out into the rear yard, with a private entrance. We are requesting rear yard reduction from the current zoning requirement of 8.05 m to 5.86m. This represents a rear yard reduction of 27% from the current bylaw requirement. The existing driveway on the north side of the dwelling is currently 2.35m wide whereas the current driveway width requirement is 2.6m. We are requesting a reduction of 10% from the current bylaw requirement.

We feel these variances are minor in nature and stand the 4 tests of the zoning bylaw;

1. The variances are minor in nature - especially with little no effect to the street or character of the building
2. The variances are desirable for they preserve the character of the street and the house will be better utilized for family living
3. The bylaw fits within the intent of the zoning bylaws to retain the character of the neighbourhood
4. The variances are in keeping with the intent of the official plan

Thank you,

Nickolas Semanyk  
Principal, Urban Keios Design Inc.

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**Committee of Adjustment  
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**2023-04-05**

**City of Ottawa | Ville d'Ottawa  
Comité de dérogation**