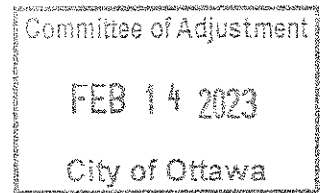


# PLANNING RATIONALE

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5 January 2023

Margot Linker  
Planner I  
Development Review, Planning, Real Estate and Economic Department  
110 Laurier Ave. West  
Ottawa, On, k1P 1J1



## **RE: 182 KEYWORTH AVENUE MINOR VARIANCE APPLICATION**

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Dear Mrs. Margot Linker

Top Grade Enterprises has been retained by Julie Taggart (the owner) to prepare and file a minor variance application for the land municipally know as 182 Keyworth Avenue in the neighborhood of island park drive just a few blocks west of Tunney's Pasture in Ottawa. The minor variance is to permit the construction of a proposed rear deck complete with a covered roof portion. to this end. please find the following materials enclosed in support of the application.

- Four (4) copies of this cover letter explaining the minor variance application
- Four (4) Copies of the property Survey
- Three (3) copies of the completed application form
- Four copies full size of the Architectural/Structural Plans
- A Cheque in the amount of 2,671.00 payable to the city of Ottawa

### **Subject Property and surrounding Area**

The site is legally described as South Half of Lot 13 Registered Plan No. 219 city of Ottawa and is municipally know as 182 Keyworth Avenue. The site has approximately 30.48 meter in depth and 15.24 m frontage along keyworth avenue for a total site area of 464.47 meter square metres as show in figure 1. the site is currently occupied by a single family dwelling with an existing multi level rear deck to be demolished see figure 2

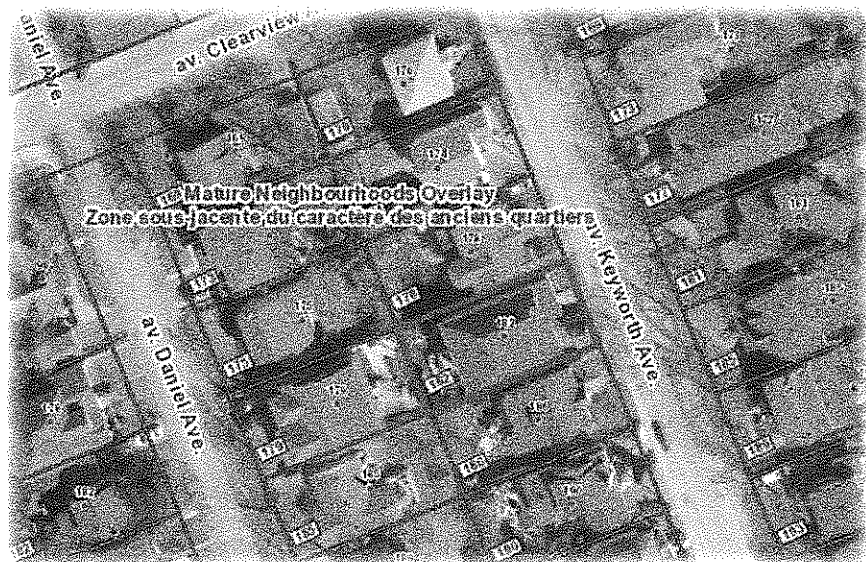


Figure 1

## PLANNING RATIONALE

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### Surrounding Area

The site is located on the south/east side of Keyworth Avenue. Just South of Island park drive and west of Tunney's Pasture. The Area surrounding the site is all zoned R1, single family dwellings, see figure 3 for a general overview of the site and the neighboring properties



Figure 2



Figure 3: Areal Picture of the subject property and neighbors

## PLANNING RATIONALE

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**North:**

Directly north of the subject property is 178 Keyworth avenue which is a two storey single family dwelling unit . Further north you will reach Sir John A. Macdonald Parkway

**South : :**

Directly South of the subject property is 186 Keyworth avenue which is a two storey single family dwelling unit . Further south you will reach Scott Street and the Ottawa Transit way

**East: :**

Directly East of the subject property is Keyworth avenue and across the avenue is all single family dwelling units. Further East is Tunney's Pasture.

**West: :**

Directly West of the subject property is the rear facing neighbors abutting the property is 173,175 and 183 Daniel avenue which are two storey single family dwellings . Further west is Island Park Drive

# PLANNING RATIONALE

## Proposed Construction requiring a minor variance

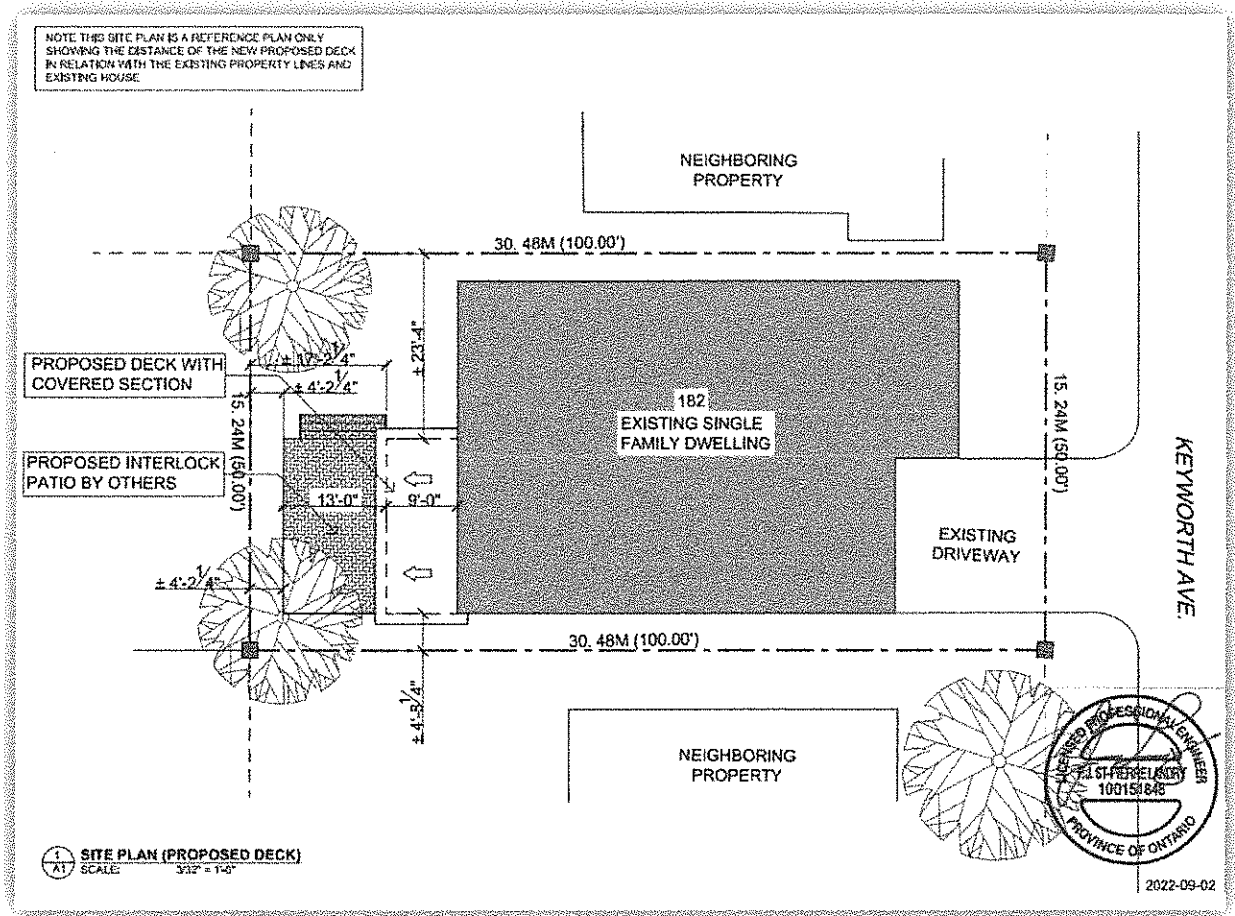


Figure 4: Proposed site Plan to show new deck complete with a roof covered section.

## PLANNING RATIONALE

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### REQUESTED VARIANCES

The following variances are being sought to permit the proposed construction of a new rear deck complete with a roof covered portion.

- A. To modify the rear yard setback of 8.53m with permitted covered deck projection of 2m into a required yard (6.53m from the rear yard line) to a new proposed rear yard setback of 7.98m with a rear yard projection of 2m into the new proposed rear yard representing an increase of 1.33m beyond what is currently permitted from the required rear yard setback (3.3m projection) and 0.74m beyond what would be permitted from the requested rear yard setback (2.74m projection)

Based on the above stated minor variance requirements we believe that the variance is minor and will not impact or affect the privacy of the neighboring properties abutting the interior side yards and rear lot lines as the properties as the current house is a two storey single family dwelling an the proposed covered deck area will only be a single slope roof with the overhangs 8ft above the deck therefore will not block the sunlight to the neighboring properties and there is currently one big mature tree at the corner of three adjoining neighbouring properties at on the subject property line see figure 5 for clarity.



Figure 5

## PLANNING RATIONALE

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The Variance is desirable for the owners use of their property in order to have a covered portion of their deck to sit under and to bbq while it's raining outside, this will maximize the use of their property in a mature neighborhood and enhance the curb appeal of their backyard also keeping in mind that the general intent and purpose of the zoning by-law will still be maintained apart from the rear yard setback required change in order to construct, also be aware that the total size of the new deck and interlocking patio will still remain within the boundaries of the existing wooden deck .

The current minor variance application will not in any way contravene or affect the general intent and purpose of the official plan as the minor variance is to modified the rear yard setback of 182 keyworth avenue for the construction of a rear yard deck for which we believe the official plan is maintained.