

September 14th, 2023

Committee of Adjustment

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Committee of Adjustment

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City of Ottawa | Ville d'Ottawa

Comité de dérogation

Application no: A23-002544

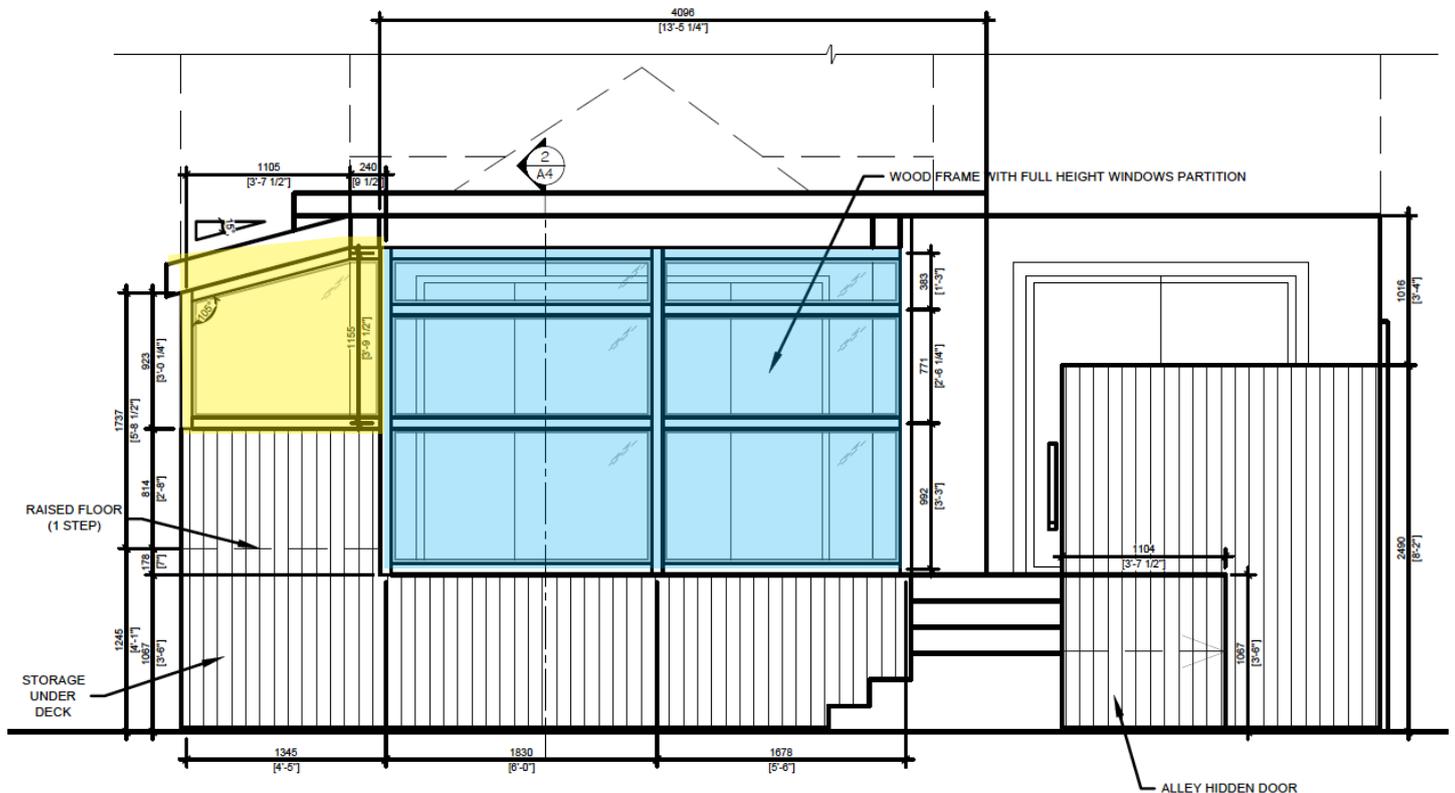
Object: Application for a minor variance for the project proposed at 103A Crichton St.

Irja Elliott Donaghue hereby wishes to file the application requesting a minor zoning variance in order to renovate their patio. Located at 103A Crichton St, the project is in the backyard of the house on River Lane. The renovation project proposes a slight enlargement of the covered portion of the patio. In a second phase, the renovation proposes an extension of the uncovered portion of the patio towards the alley. The aim of the overall renovation is to increase living space while maintaining a pleasant level of privacy for occupants. The construction will also increase storage space and improve circulation on the site, which is currently very constrained.



1. Existing property

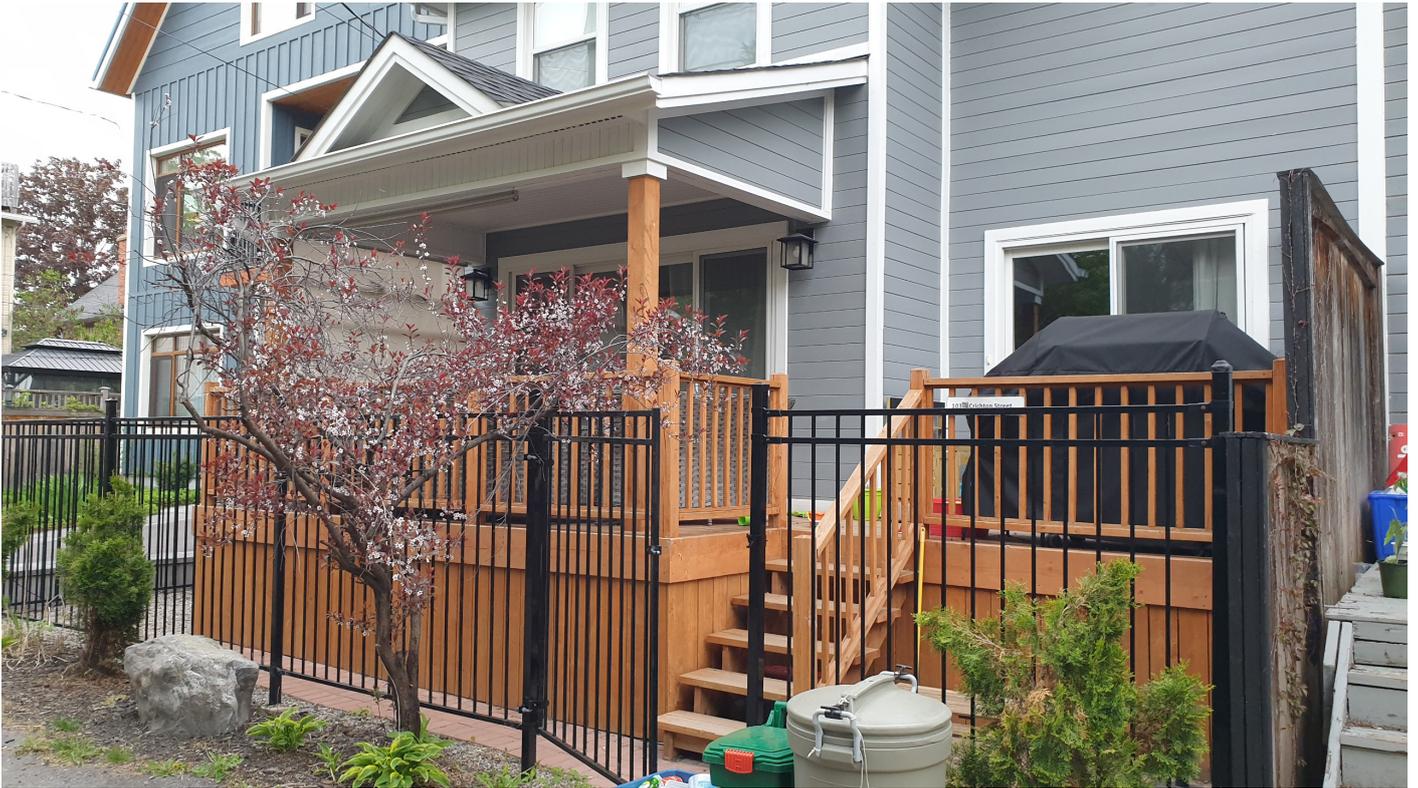
In this report, only the enclosed portion of the proposal will be studied, since this is the area of deficiency. The owners of the residence wish to improve the level of privacy of the covered portion of their patio. Similarly to the immediate neighbour (image 4) the owners wish to add glazing to the existing covered deck facing River Lane (image 2, zone in blue). The other openings will be screened off (image 2, zone in yellow). This arrangement cuts out much of the weather while allowing air to circulate freely in the patio and natural light. As a result, owners will be able to go about their business for longer periods of the year.



2. Front elevation proposed

The proposed extension will enable the owner to use a portion of the patio as a personal art studio. The construction will also allow for the secure storage of garbage, compost, and recycling bins, and sporting equipment such as bicycles, which is currently impossible on the site. The proposed extension is perfectly aligned with the house's chimney extrusion.

Neighbour and vegetation



3. Existing condition: all vegetation will be preserved, no mature trees are located on site.

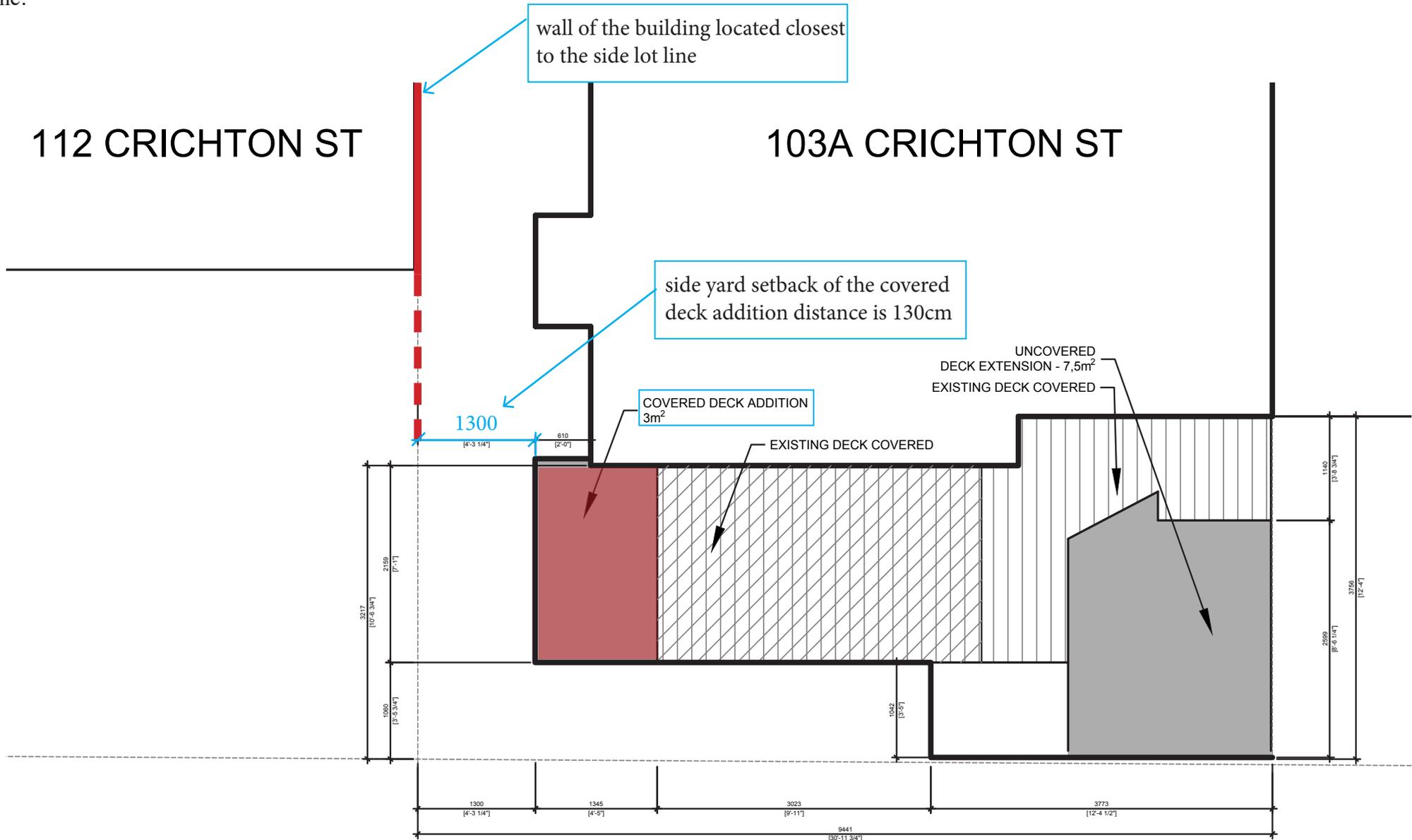


4. Immediate neighbor, showing a similar deck extension. In this precedent, the enclosed deck extends all the way to the lot line (see site plan).

Answers to the zoning deficiency letter

1) Zoning: Heritage Overlay Provision s. 60(3)(b)(i)

The side yard setback of the addition is at least 60 cm. greater than that of the wall of the building located closest to the side lot line.



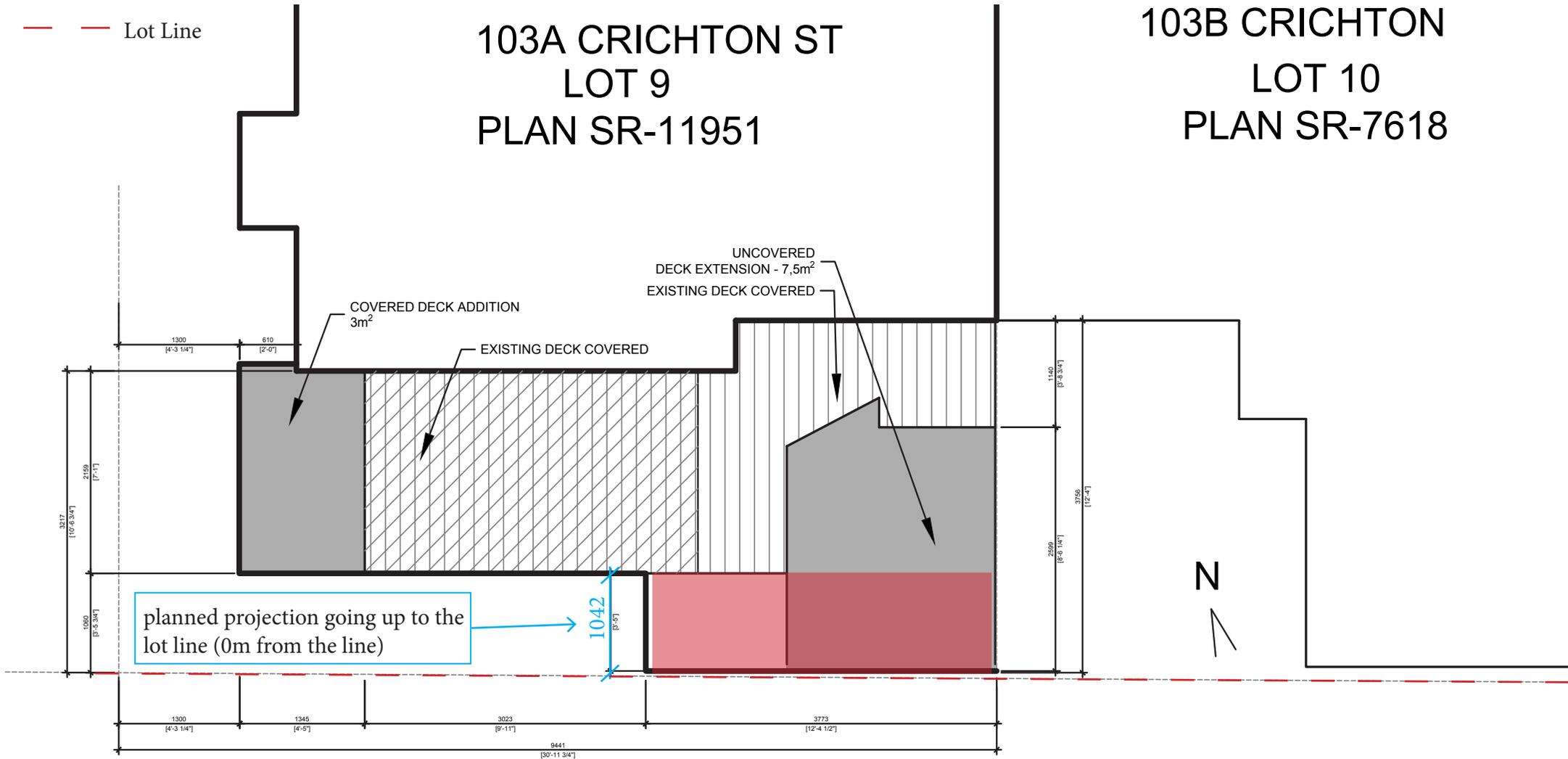
1) Conclusion:

The side yard setback of the covered addition is 130cm from the wall of the building located closest to the side lot line. This distance is greater than 60cm. This requirement is met.

Answers to the zoning deficiency letter

2) Zoning: s. 65 Table 65 (6)(b)(iv)

For a covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, the maximum projection is 2 m, but no closer than 1 m from any lot line.



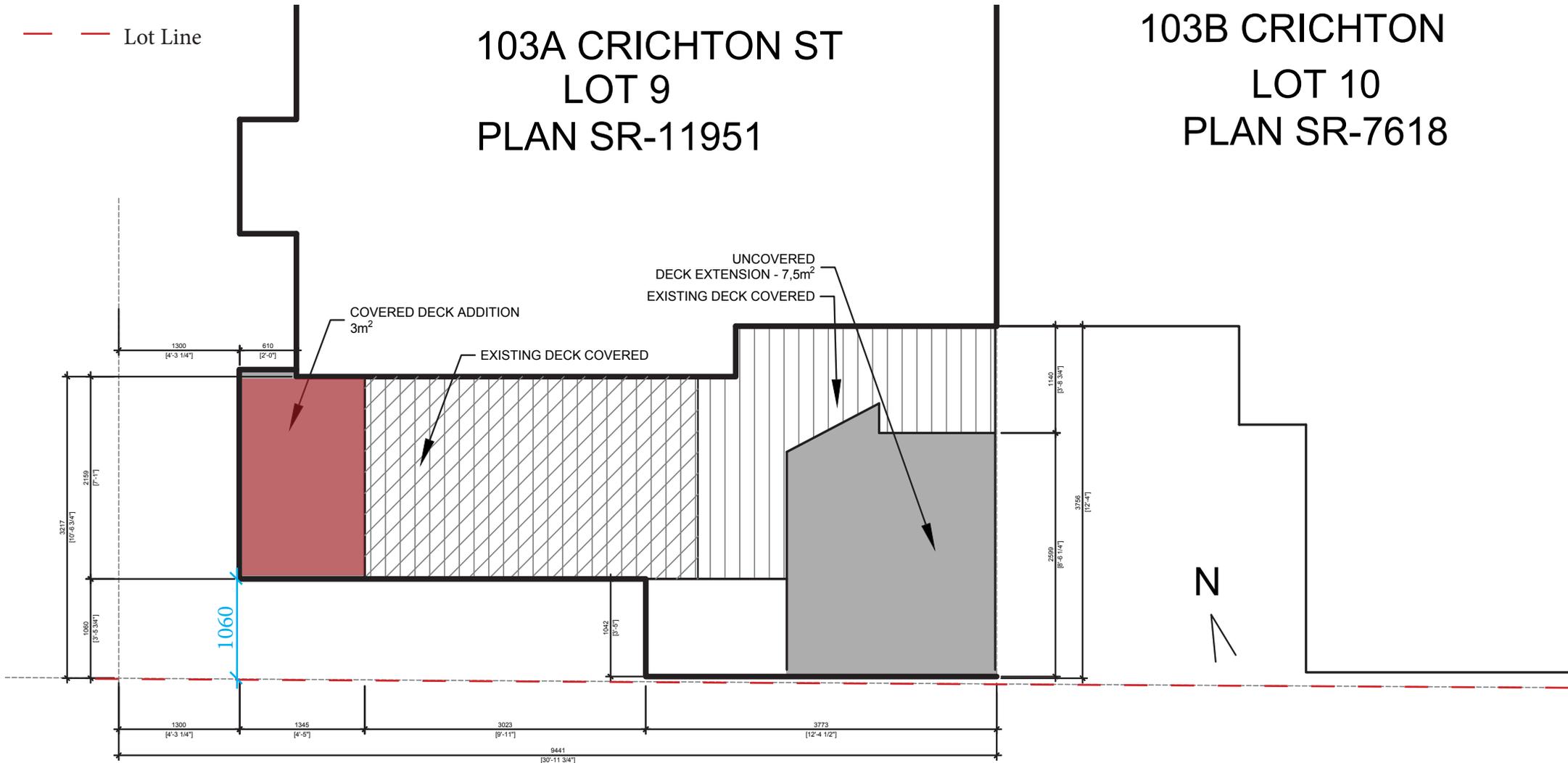
2) Conclusion:

The uncovered portion of the deck will also serve as a fence, its wooden plank construction will have a similar appearance to existing fences on River Lane. Its integration into the lane will therefore be subtle and delicate within the existing landscape. Moreover, given the site's narrow access, this is the only way to integrate the stairs with the deck. Finally, the immediate neighbour features a covered porch that extends right up to the lot line. Given the proximity (semi-detached) of this neighbour, our extension aligns with their installation and creates consistency in the neighbourhood. Considering the above points, we request a minor zoning variance for this aspect of our project.

Answers to the zoning deficiency letter

3) Zoning:

The minimum rear yard setback for the subject lot is 4.5m. The proposed addition (enclosed portion of deck) is required to be set back a minimum distance of 4.5m from the rear lot line, whereas it is only set back a distance of 1.06 m.



1) Conclusion :

The rear yard setback for the enclosed (uninsulated) addition is 1.06 m. This is the same distance as the current covered deck, and therefore does not alter the appearance or impact. It will not disturb the circulation on the site, its design is respectful of the environment and well integrated with the existing deck. Considering those points we request a minor zoning variance for this aspect of our project.

Conclusion

The minor zoning variances requested above are necessary aspects of the project. This deck enclosure and extension is a small project that is well designed and well integrated into its environment. The project does not substantially modify the current footprint of the covered and uncovered deck and the space available in the rear yard and side yard. The modification will enable greater use of the space and improve storage to minimize the open storage of garbage, compost, and recycling bins, and sporting equipment. The vegetation and natural light enjoyed by the adjoining properties will not be affected. Neighbours and passers-by will not be inconvenienced by this construction or its use. We believe that by accepting these variances, the City is contributing to the well-being of our family and our daily living while ensuring a sense of security and comfort for our children.

In addition, the general intent and purpose of the Zoning By-Laws and the Official Plan is maintained.

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