



167 Yoho Drive

November 28, 2023

City of Ottawa
101 Centerpointe Drive, 4th floor
Ottawa, ON
K2G 5K7
Planning & Development Services

Committee of Adjustment
Received | Reçu le

2023-12-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Sir/Madam,

Please be advised the following document outlines how each of the comments provided on Thursday, September 21, 2023, have been addressed.

1. Is the application minor?

The size of the sunroom remains as proposed and presented in the drawing.

Despite the reduced rear yard setback, the addition of the sunroom is not anticipated to negatively impact privacy on adjacent properties as it is a single-story addition.

A public road connects to the existing building's driveway. The driveway includes approximately 2 parking spaces.

Not adversely affecting, the privacy or natural lighting of surrounding properties.

2. Is the application desirable for the appropriate development of the lands in question?

The dwelling will continue to align with the character of the surrounding neighborhood and no major concerns are anticipated to arise as a result of the variance.

The sunroom does not negatively impact drainage on the adjacent properties.

3. Does the application conform to the general intent of the Zoning Bylaw?

Zoning/Dev Control - As per the R1T zone in which the property is located the minimum required rear yard setback for an addition is 7.5 metres.

4. Is the general intent and purpose of the Official Plan maintained?

The official Plan Designation for 167 Yoho Drive, is Suburban (West) Transect

Medium Density as designated on Schedule C1, the main permitted uses shall include townhouses, rowhouses, fourplex, low-rise apartments, and other forms of low-rise multiple dwellings. The net residential density for residential development shall generally be between 20 and 60 units per net residential hectare. Designation of additional Residential - Medium Density shall require an amendment to the Official Plan. Applications shall be reviewed based on general conformity with the following criteria:

- a) Location adjacent to a major roadway;
- b) Proximity to commercial facilities;

- c) Location where the development provides a physical transition between lower density and higher density residential uses or non-residential uses or major roadways;
- d) Reasonable accessibility to public transit, if applicable;
- e) Site area is adequate to provide all necessary parking and other required facilities on-site;
- f) Proximity to natural amenities, parks and open spaces, and other community facilities; and
- g) Effect on natural features of the property and adjacent properties.

Yours truly;



Jim Pitre, P.Eng.
Engineering Director
Lifestyle Sunroom Inc.

