



URBANKEIOS

Committee of Adjustment
City of Ottawa
101 Centrepoint Drive, 4th Floor
Ottawa, ON K2G 5K7

RE: 82 Third Avenue, Ottawa

Committee of Adjustment
Received | Reçu le

2023-10-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Committee Members:

Please find attached drawings for an existing 1.5 storey structure located in the rear yard of 82 Third Avenue where the owner would like this to be used as a Coach House. The Building was granted a permit just prior to the change to the zoning bylaw that does not allow second storeys. The previous owner started the process just prior to the September 15, 2015 zoning amendment but did not have it completed before the September 15, 2015 timeline. The building has been in existence since late 2015 and converting it to a legal storey and a half Coach House will create no changes to the existing structure of the building. The new owner would like to have the storey and a half Coach House approved for legal use.

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 building will be better utilized as living space.
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.