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Committee of Adjustment

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City of Ottawa | Ville d'Ottawa

Comité de dérogation

Application for minor variance – 311 Devonian Way, Ottawa, ON, K1S 2A5

To whom it may concern,

We, Yong Sun & Jing Lin Liu (referred to herein as “the owners”) are requesting permission for two minor variances for the property municipally known as 311 Devonian Way, in the city of Ottawa (referred to herein as “the site”). The property was built in 2015 and is located in the Ottawa neighborhood of Kanata Lakes / Arcadia, near the intersection of Devonian Way and Escarpment Cres. The site consists of a 2 story, single-detached dwelling with a lot area of 521.11 m² and a lot frontage of 50'-9" (15.47 m).

Below, you will find the information to address the following four points:

- The variance is minor;
- The variance is desirable for the appropriate development or use of the property;
- The general intent and purpose of the Zoning By-law is maintained;
- The general intent and purpose of the Official Plan is maintained.

The purpose of the proposed addition is to construct a one storey addition at the rear of the house in order to accommodate a four season sunroom.

We, the owners, purchased the house in 2016. My wife is an avid gardener who loves plants and tries to keep them on the rear deck for as long as she can in the warmer months. During the cold winter months, we bring the plants indoors. The only space we have big enough is our living room that is directly open to our kitchen and dining room. Unfortunately, fruit flies and some plant odors tend to take over the living room and main floor. The new sunroom would be a space where we can enjoy sunshine during the warmer months and where we will house our plants during the colder months. This space would help prevent fruit flies or odors from the pots in our living space. We really love Ottawa, but the winter here is a bit long. With the four-season sunroom, we can enjoy family time with sunshine and green plants in the long winter!

In order to achieve this, we are requesting the following variances:

1. We are requesting that the rear yard setback be reduced to 6.24m [By-Law 2008-250, section 155, By-Law 2009-164, table 156A & 156B] from the rear property line. The required rear yard setback is 25% of the lot depth, however it need not exceed 7.5m.
2. We are requesting that the rear yard area be reduced to 20.46% (1147.61 FT² / 106.62 m²) of the lot area [By-Law 2008-250, section 155, By-Law 2009-164, table 156A & 156B]. The required rear yard area must comprise at least 25% of the lot area (5609.14 FT² / 521.11 m²), which would be 1402.29 FT² / 130.28 m².

First off, the variance requested is minor (**Test 1**). The depth of the new addition is as small as the sunroom system allowed with a side door to allow access to the yard on the side with the public park. The height is also lower than our existing living room window wall.

The proposed addition is compatible with the established built form and character of the neighbourhood and serves to improve the affected streetscapes. Multiple residences in the area have rear yard setbacks similar to what we are requesting (viewed from geo ottawa) (**Test 2**).

The extent of the impact of the proposed addition on neighbouring properties and the neighbourhood as a whole are minor or nonexistent. The size and height of the proposed development will not create any significant issues for abutting property owners related to loss of sunlight, privacy or views as it will not be any higher than the existing rear house wall. The proposed rear yard addition would not create any negative impacts related to access, trees, parking, drainage, traffic or noise (**Test 3**).

Our application seeks to vary the zoning by-law provisions to allow for a space that meets our family's needs, while respecting the tenants of the Ottawa Official Plan, including providing options for larger households, within built-up urban area (**Test 4**).

Sincerely,

Salim Rashid