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**CHRISTINE ERDOS DESIGN**

654 Otty Lake Side Road  
Perth, Ontario K7H 0C6

To: City of Ottawa - Committee of Adjustments  
101 Centrepointe Drive, 4<sup>th</sup> Floor

Revised Variance Cover  
25 June 2025.

**Committee of Adjustment**  
Received | Reçu le

**Revised | Modifié le : 2025-06-26**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**Re: Application for Minor Variance To Allow a Screened Porch Addition to the existing dwelling at 148 Glenora Street, Ottawa**

Part Lot 4, Block E Registered Plan # 102

Marie-Eve Jacques, owner of the subject property, proposes building a 2 storey addition extending the existing home by 3.486m, 9within the legal setback according to zoning bylaws, and a one storey 3 Season Screened Porch extending 3.631m into the rear yard. The addition to the house will allow for more comfortable living space once the house is made habitable following a structural roof failure. The walls have been structurally compromised through excessive water damage from the ruptured roof, and it is the intent of this addition to rebuild the existing walls and add a low sloped roof in keeping with the neighbouring dwellings. A portion of the existing open deck (uncovered) will remain at the rear of her existing residential home.

The existing narrow structure defines the interior spatial arrangement, and this has proven to be unduly restrictive for extended family and neighbourhood gatherings. The intent is to enhance the convivial nature of the owners, and as the house cannot be made wider, it must then extend into the rear yard. The existing deck is the limit of the three season space.

The existing building is a single family dwelling. There are no ADU's planned.

There are two variances requested: firstly, to reduce the Rear setback to 5.424m (18.0%), from 9.054m (30%) to as required by the Zoning Bylaws (Consolidation 2008 – 250), Schedule 342, Part V, Section 144, Table 144A (iii) 30% rear yard setback for lots deeper than 25m. Secondly, to request a reduction in Rear Yard Area to 18.02% from 25% of the Lot Area as required by the Zoning Bylaws (Consolidation 2008 – 250), Schedule 342, Part V, Section 144 (3) 25% of the lot area (302.79 m<sup>2</sup>) is 75.69m<sup>2</sup>. The rear yard proposed is 54.56m<sup>2</sup> or 18.02 %

1.45m separates the new screened porch and the posts of the existing gazebo, and does not require a variance, as discussed previously with Dylan Geldhart, planner with the city of Ottawa.

The city requires a minimum of 15% of the rear yard - measured from the sunroom addition to the rear property line – to be **softly** landscaped, mulched and planted. In actuality. the rear lot area is 54.56m<sup>2</sup>, and soft landscaping (mulch, and 5 cedar trees) will comprise 16.36m<sup>2</sup> or 29.99% of the

rear yard area. Hard landscaping features are excluded from the calculation. (Landscaped area means that part of a lot located outdoors that is permeable, such as mulch, or planted w/ non-invasive species of perennials.)

**This variance is minor in nature**, and will affect no adjacent properties. 7 feet high fences currently enclose all neighbouring lots.

The screened porch will allow for 3 season use of the rear yard space, accessible from the interior, in keeping with the detached dwelling permitted in the R3P zoning in the Zoning By-law. Currently there is no area of the rear yard that is protected from insects, and the rear yard is unusable in its current configuration.

**The application is in keeping with the General Intent and purpose of the Official Plan**, re: Schedule B1 Urban Transects, with the Designation of 'Neighbourhood' in Old Ottawa East.

**There is no change to the street side facade, the garage remains recessed from the front entry of the dwelling unit, in keeping with the designation of 'Neighbourhood Low-Rise' in the Old Ottawa East Secondary Plan, 3.4 Policy Area 4 - Old Ottawa East Residential Neighbourhoods** – including Archville, Spenceville and Rideau Gardens. This property is not on Main Street, on which the Old Ottawa East Secondary Plan concentrates. The neighbourhood vibe will be maintained with this repetition of roof profiles on the street front, and the emphasis on the urban family dwelling unit.

Christine Erdos O'Malley, BID ARIDO

LIST OF ATTACHMENTS:

- 1 Copy of Variance Application
- 1 Copy of this Letter.
- 2 Copies of the Site Plan, Plans and Elevations, (in Metric) of Proposed Addition + Screened Porch  
(1 at full size (18X24) and 1 set 11x17)
- 2 Copies of the Site Survey (1 full size + 1 - 11x17)