

Introduction

The home at 87 Concord Street N, located in the Golden Triangle, is a single family detached dwelling. The building is set unusually deep on the lot compared to the neighbouring houses. The house is built on a narrow lot that borders 2 streets, Concord Street N & Havelock. The house was built in 1872 with the look and feel of the well preserved century home.

Proposed Development

The proposal is to extend the 2nd floor of the home to the West inline with the existing North wall of the home. The front wall (west) of the proposed addition will project past the existing front wall, roughly 3.6 m. This projection is not projecting into the front yard setback marked by the existing main floor covered porch. The addition expands the second floor main bedroom of the home and updates the home for current needs for a growing family. The front addition creates a better flow on the second floor, additional space on the main floor entrance and more storage in the basement.

Application Summary

Minor Variance

In order to construct the side addition and storage area, the following relief is needed from the zoning by-law;

- a) To permit a corner side yard relief to a non-conforming lot. The By-law requires a total side yard setback of 2.5m. By-law 2008-250 s.156

Rationale/The Four Tests

Overall this project serves to enhance the functionality of the home for its growing family. The addition of a larger main bedroom and entrance space will mean the preservation of an existing home by modernizing it's amenities while respecting its character.

All applications for a minor variance must be weighed against the 'four tests'.

First, the proposal is minor, as it neither proposes a large change to the performance standards, nor does it deviate from established characteristics observed on the street. The proposal does not create a new building typology nor a pattern of development that would elevate its importance.

Second, the proposal meets the intent of the Official Plan. The addition will maintain and improve an existing dwelling unit, within the general urban area, making use of existing developed infrastructure. The character is protected and enhanced. The orientation of the addition towards the front of the lot, where space is available, means a much lower impact on the neighbouring greenspace and the existing orientation.

Third, the elimination of the additional side door will be more aligned with the intent of the zoning and the Mature Neighbourhood Overlay. A single family home within an R4UD zoning will be maintained. Additionally, requirements such as front yard landscaping, which can have a broader impact on appearance of a home relative to the street, are in compliance with the underlying zoning.

Finally, the proposed development is both appropriate and desirable use of the subject land. The existing home will be enhanced and added to, meaning it can continue its current use without need for an out of character addition or replacement.

This proposal meets each of the prescribed tests, and will retain an excellent example of a century architecture and grow as an updated family home.