

**RE: 1494 Kilborn Ave Minor variance application.**

Dear Sir or Madam,

We have owned this property for 15 years, and have been slowly planning our dream home here, as we grew up in this neighborhood, and have always loved it.

Due to our oddly shaped lot we oriented the garage along the angle, with the garage door facing in-ward to avoid a front facing garage. With Kilborn being a busy street this design allows for driving out face forward. We have aligned the East front wall with the neighboring house, while keeping the garage side similarly aligned with the neighbor's garage. We are also working around & preserving the mature apple tree on the front lawn. We have also designed to keep the narrow existing curb cut, to retain more greenspace rather than a sprawling double width driveway, which would be allowed as of right. We have spoken with all the neighbors and none had any negative comments, but rather seemed pleased with the design, as the current home is a bit unattractive. The angled garage approach makes it necessary to have the side yard setback reduced. We tried designing without the setback, but that made for some unusable rooms inside

Lastly, regarding the reduced greenspace variance, We have more than the required greenspace, but because of a difference in the way the planner measures vs the designer, part of our green space is not counted as the front wall of the house. The front wall the planner is using is the very tip of the garage vs the front wall of the house adjacent to the greenspace.

Accordingly, here is the planning rationale:

This property is currently zoned R1K, which allows for single family homes.

1- the variances sought are indeed minor both in numeric value, as well as impact on neighbors

2 - The zoning in this area is intended for single family dwellings, but due to our odd lot shape and desire to preserve mature trees, and avoid a predominant garage door. We believe this is an appropriate change

3 - The variances sought meet the intent of the zoning, bylaw, as we have worked to preserve greenspace and retain mature trees, as well as providing a front yard area to plant trees that will grow and provide for an attractive streetscape instead of driveway.

4 - The variances sought maintain the intent of the city's official plan, this neighborhood is largely single family homes, and these variances will all allow for a home that enhances the streetscape, as the current home does not address the street with the front door hidden away and a front facing garage.

**Current Home:**



**Proposed Home:**

