

## Variance Request & Rationale ~ 458 Park Ave – Lot C



### Overview of the Project:

Presently on this site there is one old derelict house located on four PID lots. We intend to demolish the derelict house and build a total of four craftsman styled houses (one house per one PID lot). This project helps address the increasing demand for affordable housing located within walking distance of the historic downtown core. The craftsman inspired design and its affordability will appeal to both young families and first-time homeowners. Each home has 4 bedrooms, a study area, 3 full bathrooms and private outdoor spaces. Lot A & B will have access from Albion Street and Lot C & D will have lane access. Each home will have a one car garage complete with a roughed-in EV charging station.

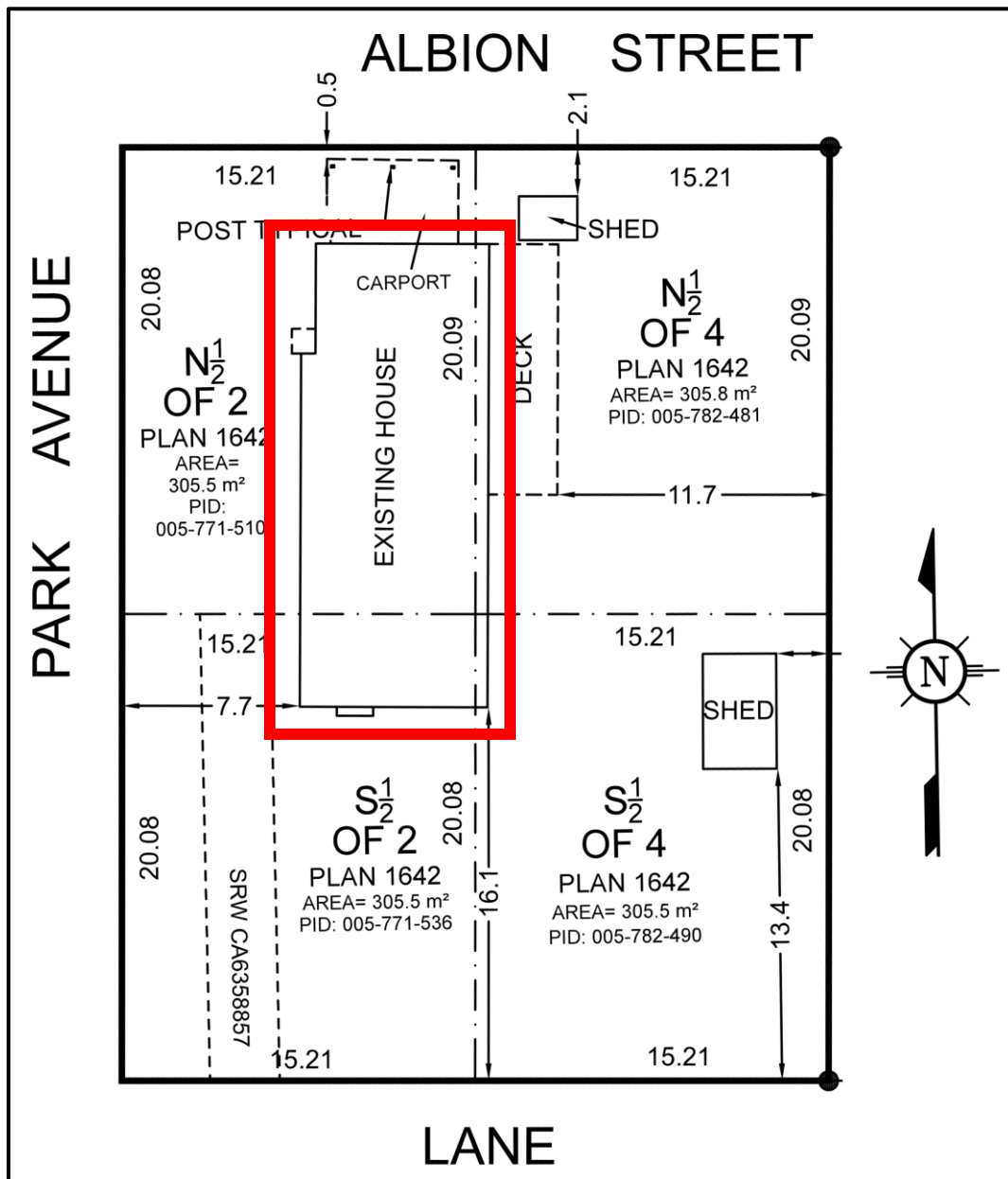


Figure 1 – Existing House Located on All Four Lots

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Current Planning

### Variance Request – Front Yard & Rear Yard Setbacks:

- To reduce the front yard setback from 4.5m to 4m; and
- To reduce the rear yard setback from 7.5m to 1.5m.

### Rationale for Variance Request:

We are requesting the Board of Variance to consider our variance request due to hardship.

The current setback requirements on Lot C result in a 3.21 meter (10.53') wide house. This makes the lot both unbuildable and oddly matched to the other houses located on Park Ave. See Figure 2.

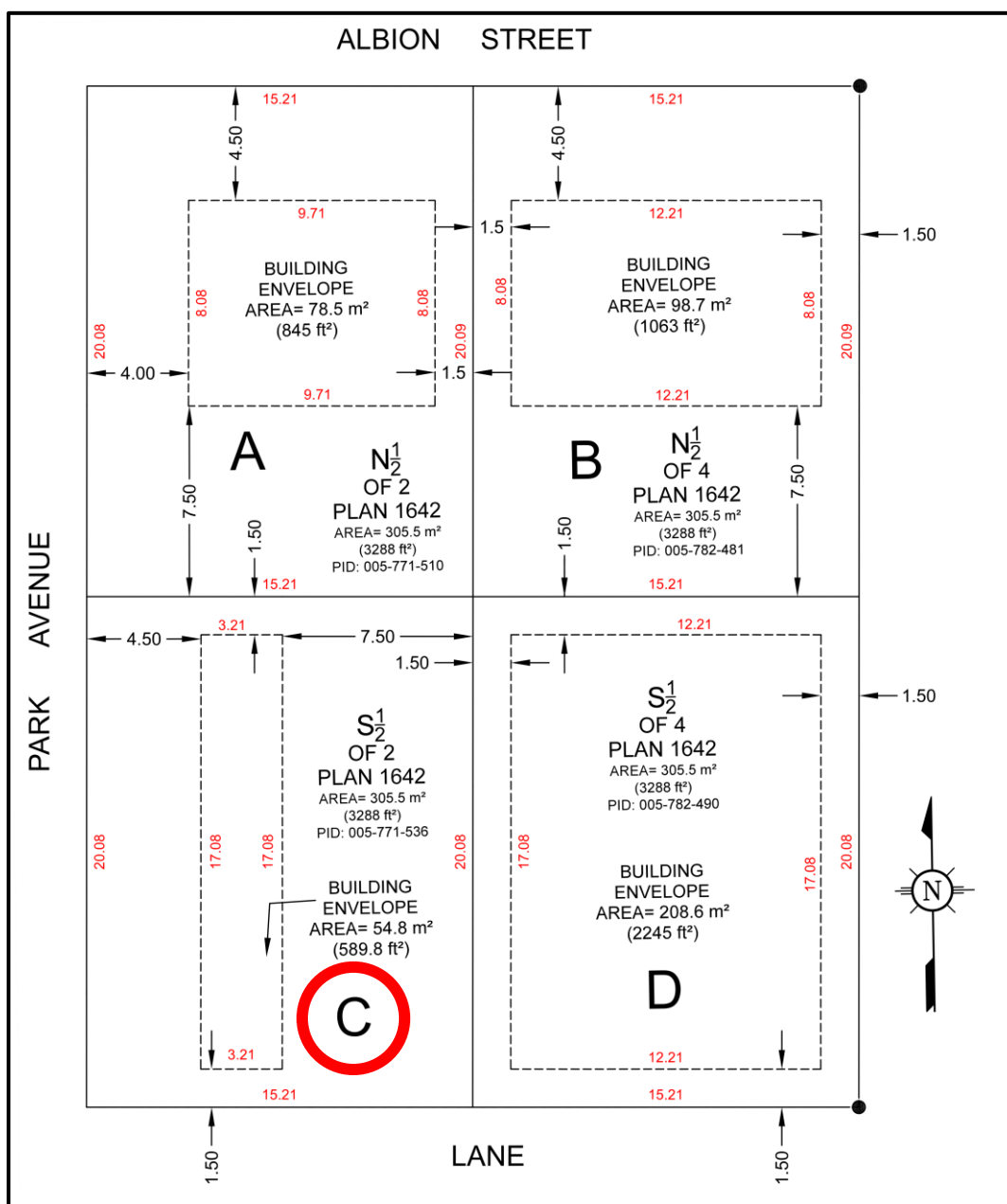


Figure 2 – Lot C – Current Required Setbacks

### Impact on Variance Request:

Changing the front yard setbacks on Lot C to 4m and the rear yard setback to 1.5m will impact the community positively by:

1. Lot C will now match Lot A in terms of street presence.
2. Lot C will now have a usable side yard.
3. Lot C's front door entrance will remain on Park Avenue, enhancing the architectural impact of the street.
4. Higher density is created by building one more affordable house that is located within walking distance of the historic downtown core.

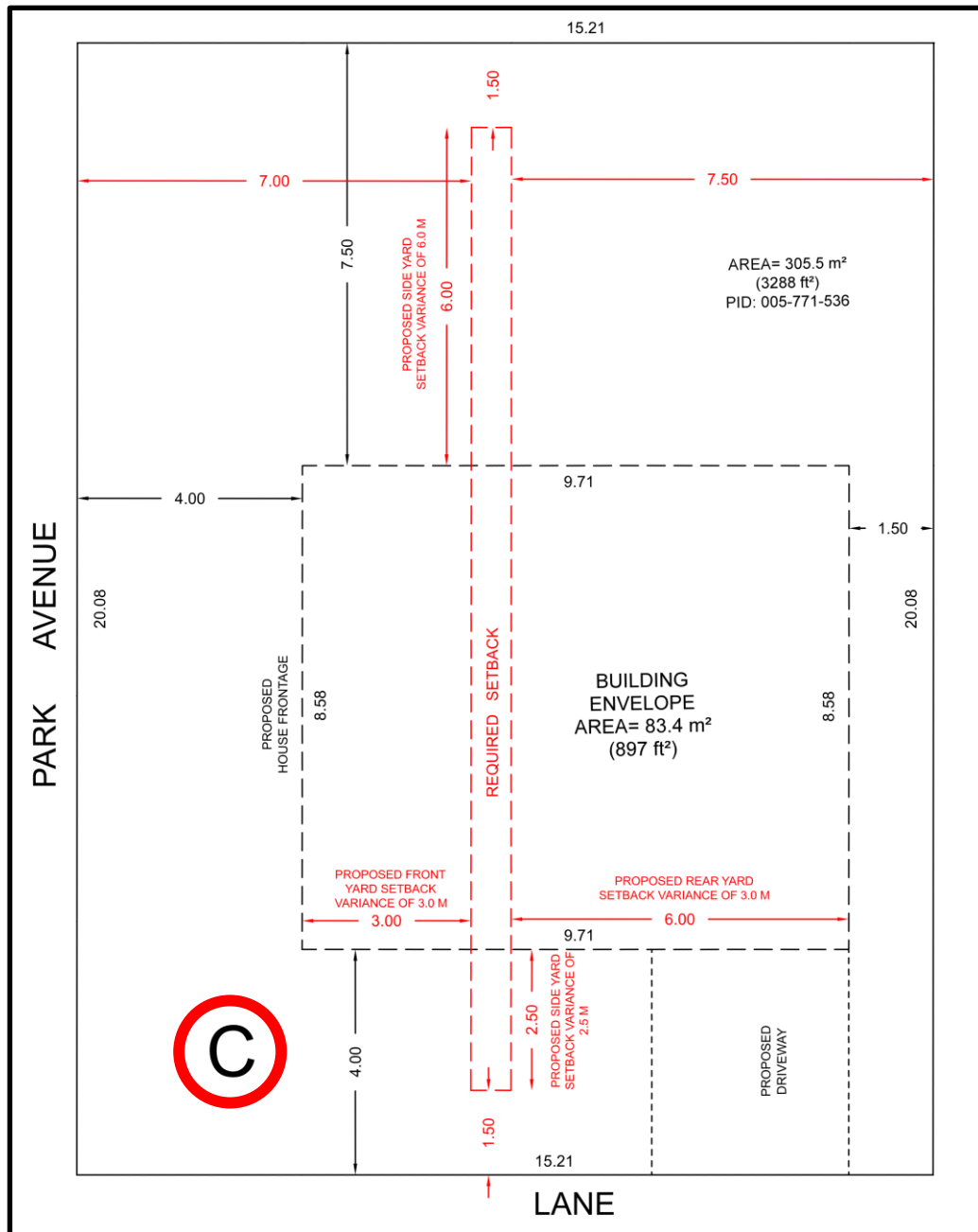


Figure 3 – Proposed Setbacks on Lot C