

Re: Consent for Severance Application for 5 South Drive (B 2022-035)

To the Committee of Adjustment and Other Interested Parties,

The intent of this Consent for Severance Application (B 2022-035) is to obtain approval to sever the lot of 5 South Drive into two parcels of land. Subsequently, we will be applying for the immediate redevelopment of a detached duplex on each lot. Our intention is to retain these properties as long term rental units.

While we will be submitting a building permit application with the details of the new developments that will undergo the necessary reviews and approvals, for your reference, we have attached 1) Proposed site plan, including parking (Appendix A); and 2) Proposed Elevations and Floor Plans (Appendix B). The facade and floor plans of the proposed developments on the retained and severed lots will be identical.

The fabric of the surrounding neighbourhood is quite diverse and includes a variety of different types of properties. Appendix C documents examples of properties in the immediate area. As evident, properties range from two and three storey duplexes to larger multi-family residential properties. The proposed elevations would naturally fit into the neighbourhood, while further promoting the city's densification objectives.

We appreciate the support of planning staff in recognizing that this application is compatible with the surrounding community and in alignment with official plans. We recognize the current housing crisis and shortage of rental units, and we hope that we can count on your support to help combat this regional crisis and support the public interest in our developing city.

Thank you,  
Steve Basic  
SSB Developments Ltd.