

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.

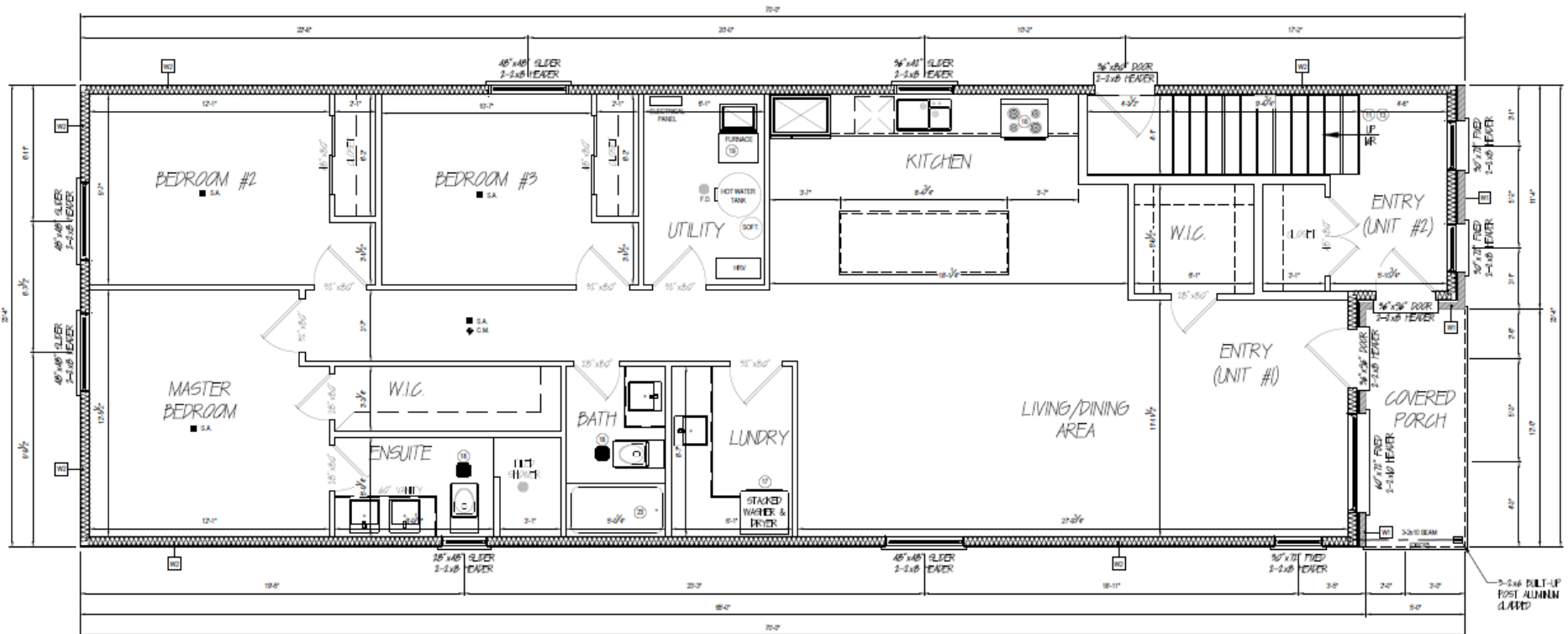
While we will be submitting a building permit application with the details of the new developments that will undergo the necessary reviews and approvals, for your reference, we have attached the preliminary elevation and footprint drawings (Appendix A). The facade and floor plans of the proposed developments on the retained and severed lots will be a mirror image of each other.

The fabric of the surrounding neighbourhood is quite diverse and includes a variety of different types of properties. Appendix B 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. Should our future permit application reveal any minor variances from the approved zoning bylaws, we will follow the appropriate process to return to the Committee for decision on those variances.

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 Bacic
SSB Developments Ltd.

APPENDIX A: Elevation & Footprint



MAIN FLOOR PLAN (UNIT #1 - 1435 SQ. FT., UNIT #2 - 138 SQ. FT.)



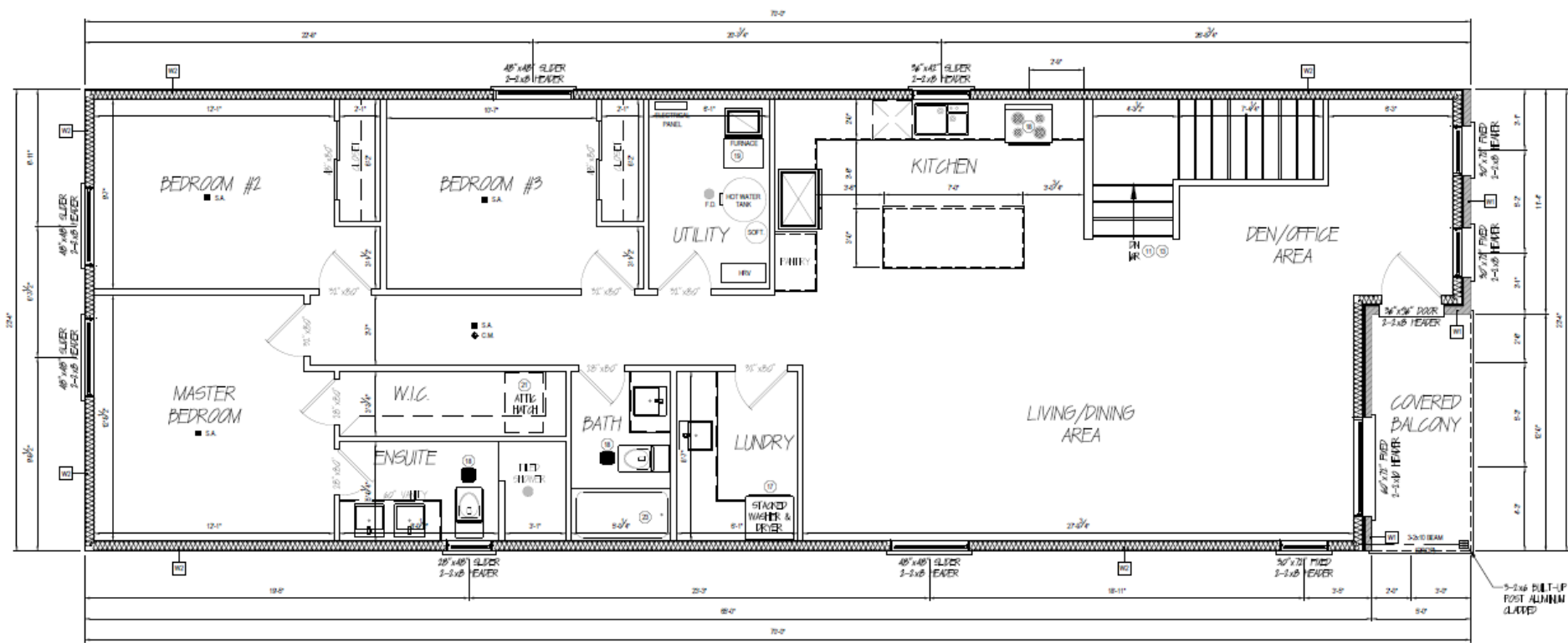
Declaration Statement:
I, BOSAN JOKANOVIC, REVIEW AND TAKE RESPONSIBILITY FOR DESIGN WORK, ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/ CATEGORIES:
☐ HOUSE
INDIVIDUAL BCIN: 40997 FIRM BCIN: 113444 Signature:

Drawing Name:
PROPOSED MAIN FLOOR LAYOUT

Project Address:
**5 SOUTH DR.
KITCHENER, ONTARIO**

Date: JUN. 14, 2022
Scale: $\frac{3}{16}'' = 1'-0''$
Revision: ISSUED FOR PERMIT

Sheet No.:
A2.0



SECOND FLOOR PLAN (UNIT #2 - 1,485 SQ FT)



CUSTOM HOME DESIGN AND
CONSTRUCTION MANAGEMENT SERVICES
Phone: 519-573-9796 Email: bobocan@bobocan.on.ca

Declaration Statement:

I, BOBAN JOKANOVIC, REVIEW AND TAKE RESPONSIBILITY FOR DESIGN WORK, ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/ CATEGORIES:

☐ HOUSE

INDIVIDUAL BCIN: 40997

FIRM BCIN: 113444

Signature:

Drawing Name:

**PROPOSED SECOND FLOOR
LAYOUT**

Project Address:

**5 SOUTH DR.
KITCHENER, ONTARIO**

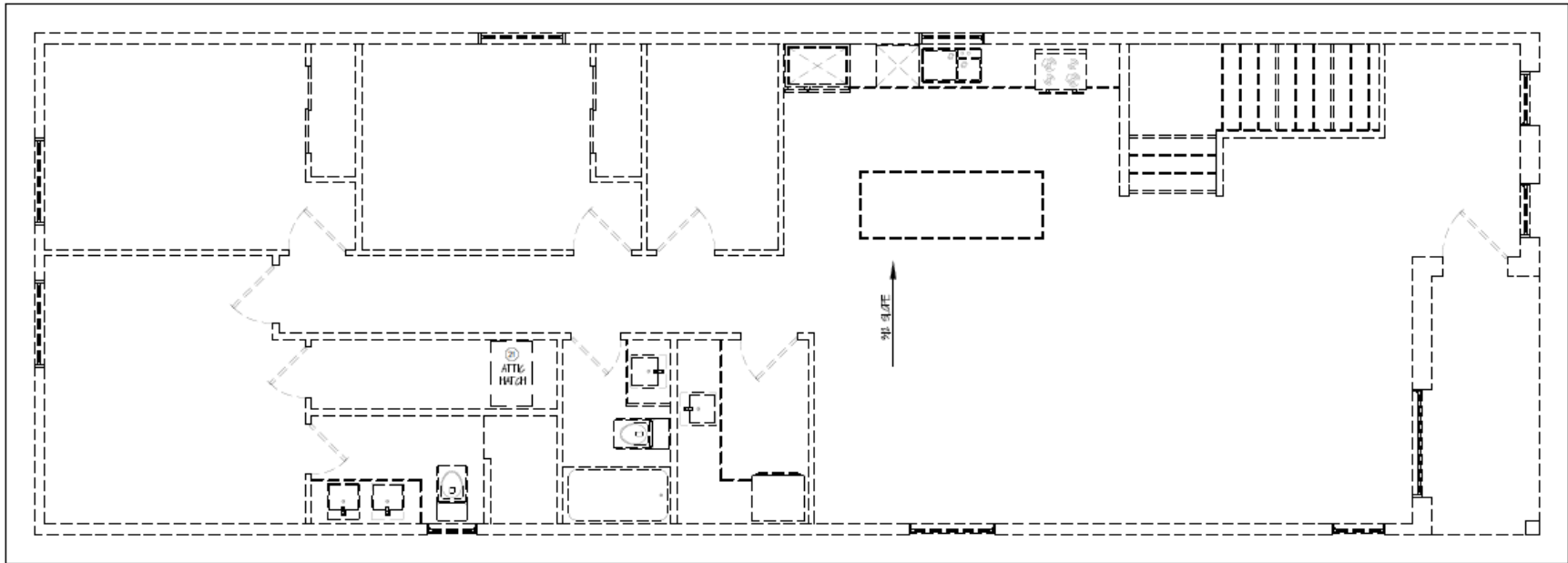
Date: JUN. 14, 2022

Scale: $\frac{3}{16}" = 1'-0"$

Revision: ISSUED FOR PERMIT

Sheet No.:

A3.0



- ② PROPOSED MAIN ROOF CONSTRUCTION:
- LIMITED LIFETIME ASPHALT SHINGLES
 - 2" OSB SHEATHING
 - PRE-CUT TRUSSES @ 24" O.C.
 - R40 BLOW-IN INSULATION
 - 6 MIL POLY AIR & VAPOUR BARRIER
 - 2" RESILIENT CHANNELS @ 16" O.C.
 - 2" DRYWALL

16" TYP ROOF OVERHANG
 ROOF AREA TO BE VENTED IS 1575 SQ. FT. (PER UNIT)
 PROVIDE MINIMUM 6 ROOF VENTS (1 VENT PER MAX 250 SQ. FT. OF ATTIC)



CUSTOM HOME DESIGN AND
 CONSTRUCTION MANAGEMENT SERVICES
 Phone: 519-573-8756 Email: bobac@bobac.com

Declaration Statement:

I, BOBAN JOKANOVIC, REVIEW AND TAKE RESPONSIBILITY FOR DESIGN WORK, ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/ CATEGORIES:

☐ HOUSE

INDIVIDUAL BCIN: 40997

FIRM BCIN: 113444

Signature:

Drawing Name:

PROPOSED ROOF PLAN

Project Address:

**5 SOUTH DR.
 KITCHENER, ONTARIO**

Date:

JUN. 14, 2022

Scale:

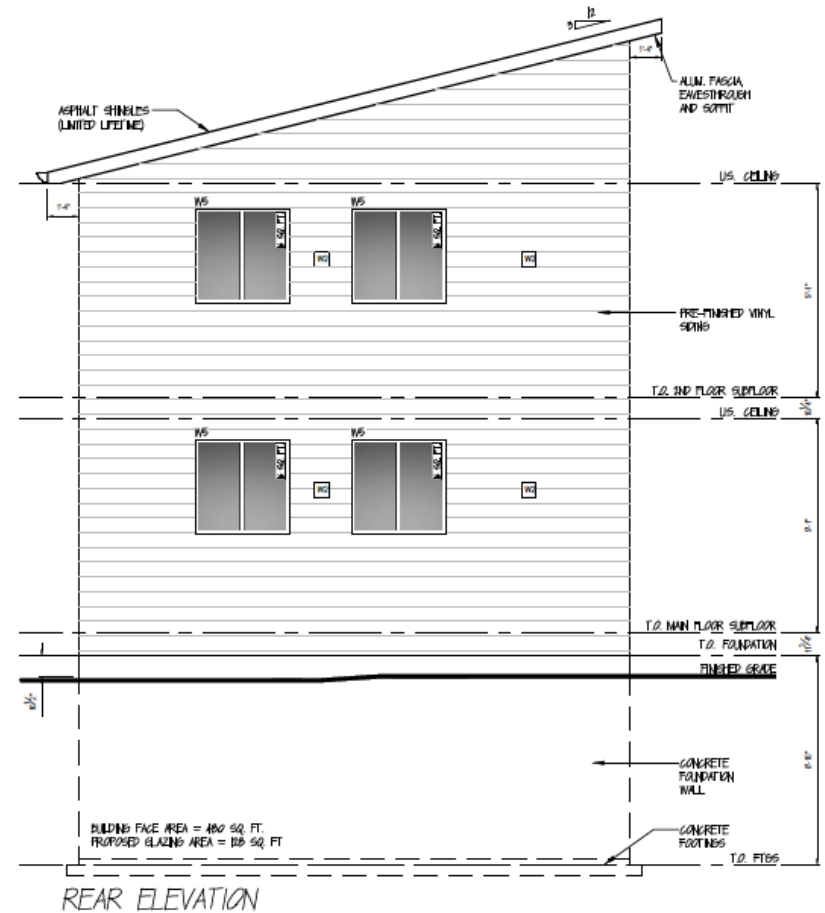
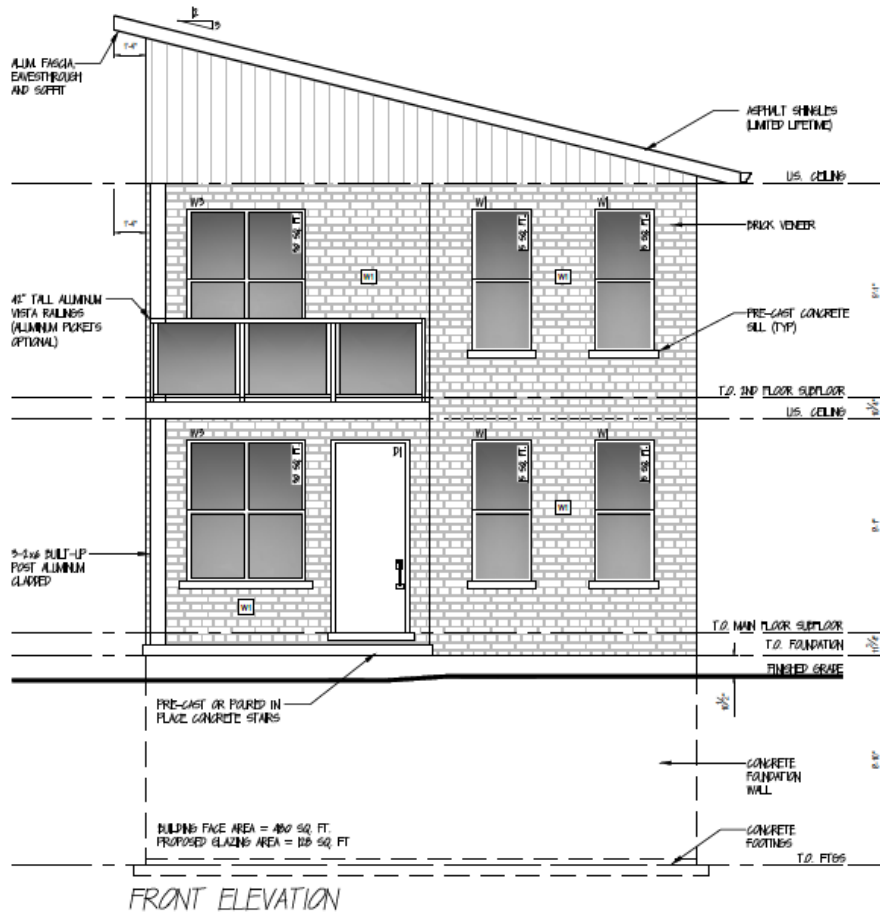
$\frac{3}{16}'' = 1'-0''$

Revision:

ISSUED FOR PERMIT

Sheet No.:

A4.0



Declaration Statement:
 I, BOBAN JOKANOVIC, REVIEW AND TAKE RESPONSIBILITY FOR DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/ CATEGORIES:
☐ HOUSE
 INDIVIDUAL BCIN: 40997 FIRM BCIN: 113444 Signature:

Drawing Name:
PROPOSED FRONT AND REAR ELEVATIONS

Project Address:
**5 SOUTH DR.
 KITCHENER, ONTARIO**

Date: JUN. 14, 2022
 Scale: $\frac{3}{16}'' = 1'-0''$
 Revision: ISSUED FOR PERMIT

Sheet No.:
A5.0



CUSTOM HOME DESIGN AND
CONSTRUCTION MANAGEMENT SERVICES
Phone: 519-573-9796 E-mail: bobcom@bobcom.ca

Declaration Statement:

I, BOBAN JOKANOVIC, REVIEW AND TAKE RESPONSIBILITY FOR DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/ CATEGORIES:

☐ HOUSE

INDIVIDUAL BCIN: 48997

FIRM BCIN: 113444

Signature:

Drawing Name:

**PROPOSED LEFT
ELEVATION**

Project Address:

**5 SOUTH DR.
KITCHENER, ONTARIO**

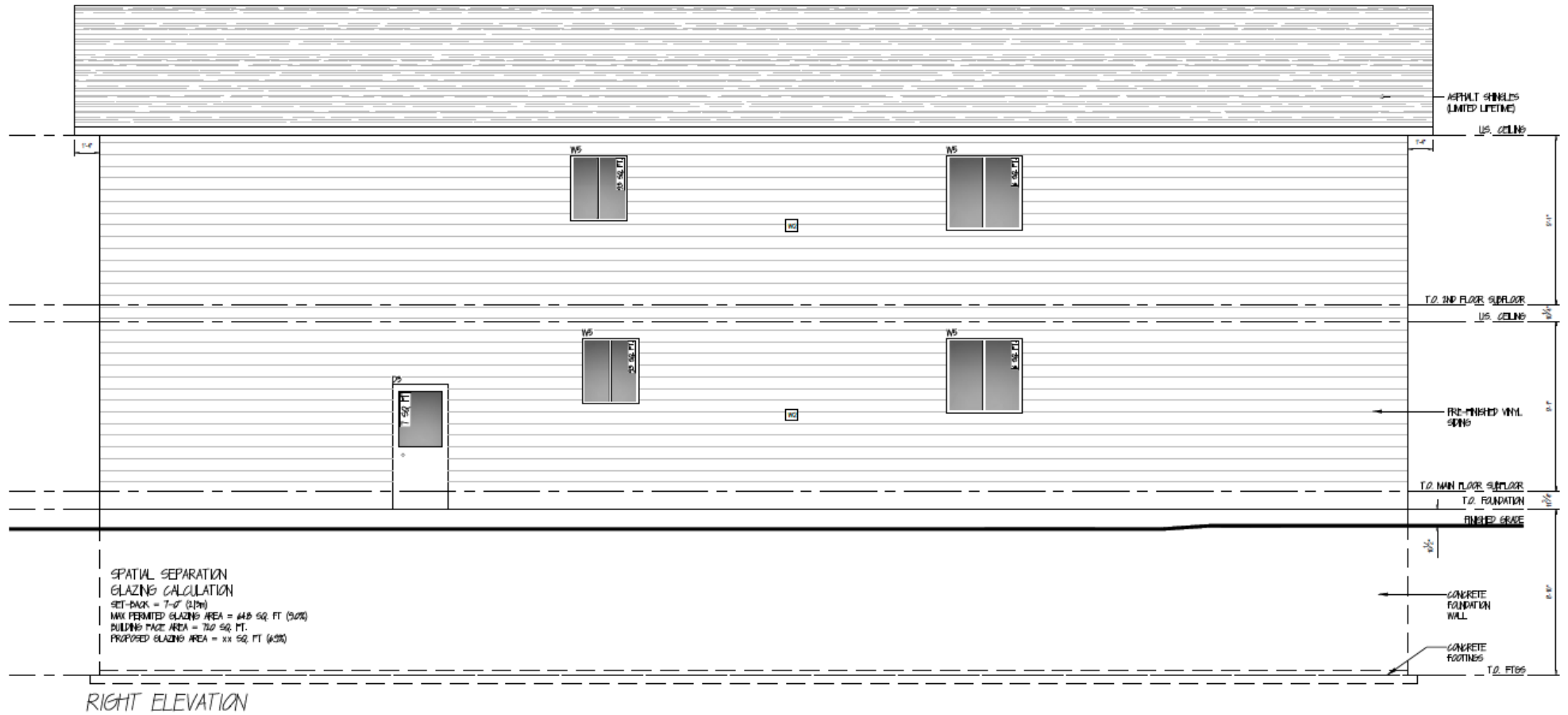
Date: JUN. 14, 2022

Scale: $\frac{3}{16}'' = 1'-0''$

Revision: ISSUED FOR PERMIT

Sheet No.:

A6.0



Declaration Statement:

I, BOBAN JOKANOVIC, REVIEW AND TAKE RESPONSIBILITY FOR DESIGN WORK, ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/ CATEGORIES:

☐ HOUSE

INDIVIDUAL BCIN: 40997 FIRM BCIN: 113444 Signature:

Drawing Name:

**PROPOSED RIGHT
ELEVATION**

Project Address:

**5 SOUTH DR.
KITCHENER, ONTARIO**

Date: JUN. 14, 2022

Scale: $\frac{3}{16}'' = 1'-0''$

Revision: ISSUED FOR PERMIT

Sheet No.:

A7.0

APPENDIX B

Examples of neighbouring properties that show the diverse property types/uses in the immediate vicinity of 5 South Drive. We believe that our proposed development will fit into the fabric of the surrounding neighbourhood.



52 South Dr. Kitchener



75 South Dr. Kitchener



115 South Dr. Kitchener



111 South Dr.
Kitchener



59 Perth Rd. Kitchener

