

## 86 Jubilation Drive – Reasons for Appeal

We are requesting a variance to allow site coverage of 42.5%, which represents a minimal deviation (2.5%) from the maximum allowable 40%. This variance supports a thoughtfully designed home that has been tailored to meet the unique and evolving needs of the homeowner, including the development of a fully finished basement suite.

Key reasons for this appeal include:

**Minimal Deviation with Meaningful Impact:** The 2.5% overage is minor, yet it enables a layout that improves livability, flexibility, and accessibility for the homeowner's specific needs.

**Functional and Intentional Design:** The homeowner has been very deliberate in customizing their home layout. This includes the development of a fully finished basement suite intended for family accommodation or future adaptability, which supports long-term housing needs and multi-generational living. The additional site coverage is essential to achieving these functional goals.

**No Negative Impact on Surroundings:** The variance will not adversely affect neighboring properties. The home will maintain all required setbacks and open space. Additionally, we commit to not building any detached accessory structures on this lot, ensuring the total site coverage remains fixed.

**Enhanced Curb Appeal and Neighbourhood Character:** At the developer's request, the house has been set farther back into the lot to enhance the front streetscape and maintain architectural continuity within the community. The home's design includes high-quality exterior finishes and a landscaping plan that aligns with the standards of the neighborhood.

**Supports City Planning Goals:** The variance promotes efficient land use without compromising neighborhood aesthetics or infrastructure capacity. It also aligns with broader housing goals such as increasing housing flexibility and diversity of use on single-family lots.

We respectfully request approval of this appeal to allow for the construction of a well-planned, attractive, and functional home that reflects both the homeowner's needs and the City's long-term planning goals.

Please see attached: reflective plot plan of existing house to the suggested variance, a street scape to ensure the community is maintained and the drawings.