



March 18, 2025

**RE: 310 Simcoe Street - Minor Variance**

To whom it may concern,

In regards to the minor variance application for 310 Simcoe Street, we believe the proposed project complements the existing neighbourhood, in terms of scale, character, height, design and mass.

The proposed project is on a corner lot with the main facade facing Gage street and the secondary facade facing Simcoe Street. Typical of many homes in the area, a covered porch on Gage Street is used to identify the main entry and will be used as a space to sit and connect with the community. The two-storey portion of the home is placed on the adjacent to the west neighbour, which is a two-storey home. The secondary facade on Simcoe Street is also important. It has a one-storey appearance and directly complements the scale of the neighbouring houses. Interest is added with the addition of a bump out anchored with a chimney feature.

The materials to be used for the proposed facade are very prominent in NOTL with wide plank horizontal siding and stone.

The house is massed in three quadrants that are low lying complementary and L-shaped. The L-shape gives us two wide street facades to create interest at the street corner. The stone mass on the Simcoe Street side has the appearance of an addition, different from the main house portion which features siding.

A one-storey plan is preferred for living as the owners age and to keep the scale of the majority of the house lower in height. The exception would be the two-storey section bedroom for guests above the garage. As a result the one-storey plan requires a larger footprint and lot coverage.

The current zoning requirement of the front setback is 7.5m. The proposed 6.1m setback provides enough space for 2 cars to park. Also the east neighbour is very close to their lot line and we did not want the new proposed house too far back. The proposed

location of the new front porch is essentially in line with the existing home, which is also non-conforming to the current front setbacks.

There are 7 trees identified on the site plan, some are within the lot and others adjacent to the lot on city property. On the plan we have identified 1 tree that is in the lot on the Simcoe street side that will be removed.

In summary, we feel the variances are minor in nature and that the design complements the neighbouring houses. The new owners of 310 Simcoe Street would also like to mention that they plan to stay at proposed home with long term commitments and would like to be an integral part of Niagara-on-the-lake community.

Sincerely

A handwritten signature in black ink, reading "Santy Yeh". The signature is fluid and cursive, with the first letter 'S' being large and prominent.

Santy Yeh  
President - Designs By Santy Inc.