

- Name
Mark Burke
- Enter the date of the meeting you wish to present to council
City Council Meeting - January 16 2025
- Which is your preference for attending the meeting.
In Person
- Will there be anyone other than yourself addressing Council?
No
- Use the space below to clearly outline your purpose for presenting to council.
Provide a brief outline of your subject matter including your suggested outcome.
306 Queen Street consent application support.
- Will you be providing any additional written information in addition to your summary above? If YES please note it must be provided to the Clerks department no later than 12:00pm on the Tuesday prior to the meeting
No
- Will you be providing any additional electronic information in addition to documents you will be attaching? If YES please note it must be provided to the Clerks department no later than 12:00pm on the Tuesday prior to the meeting
Yes
- Presentation Attachments
 1. [306 Queen Street - Consent Application - City Council Presentation - Jan 8 2025.pdf \[721.9 KB\]](#)
- Have you appeared before council to discuss the same topic in the past?
No

306 Queen St. Woodstock

In support of the
consent and minor
variance application

Background - before

- Local electrician Zach Jankovic purchased the home in January 2021
 - Older 2-storey home in disrepair



Background - after

- Working with the building department he converted the home into 2 modern, energy efficient rental homes ([306A Queen St.](#) & [306B Queen St.](#))
- Homes were rented to local grandmother and Ukranian refugee family
- Good news story of efficient development



Excess lands opportunity

- The orientation of the home & garage give both families their own exterior spaces on the east and west sides of the home leaving a large area in the rear yard unused
- Very natural area for another home that matches the southern neighbour's lot
- Working with planning and building Zach is willing to pare back the very large garage to make the new lot work



Neighbour Communication


- During the original renovation through 2021 into 2022, Zach, his father and brother were fixtures in the neighbourhood and got to know many of the neighbours so communication of the new lot was an easy discussion
- He proactively sent a letter to the neighbours with a summary of his plan and his contact information; and had several one on one conversations
- We understand that change can be uncomfortable but are confident that in the end it will be an improvement in the neighbourhood while providing another much needed home

Dear Neighbour,

First, I would like to wish you the best this upcoming holiday season. I just wanted to let you know that you will see another variance sign posted on my property. I would like to extend the offer for you to contact me with any questions or concerns you may have. My intentions are not to cause any stress or animosity, but to keep the lines of communication open.

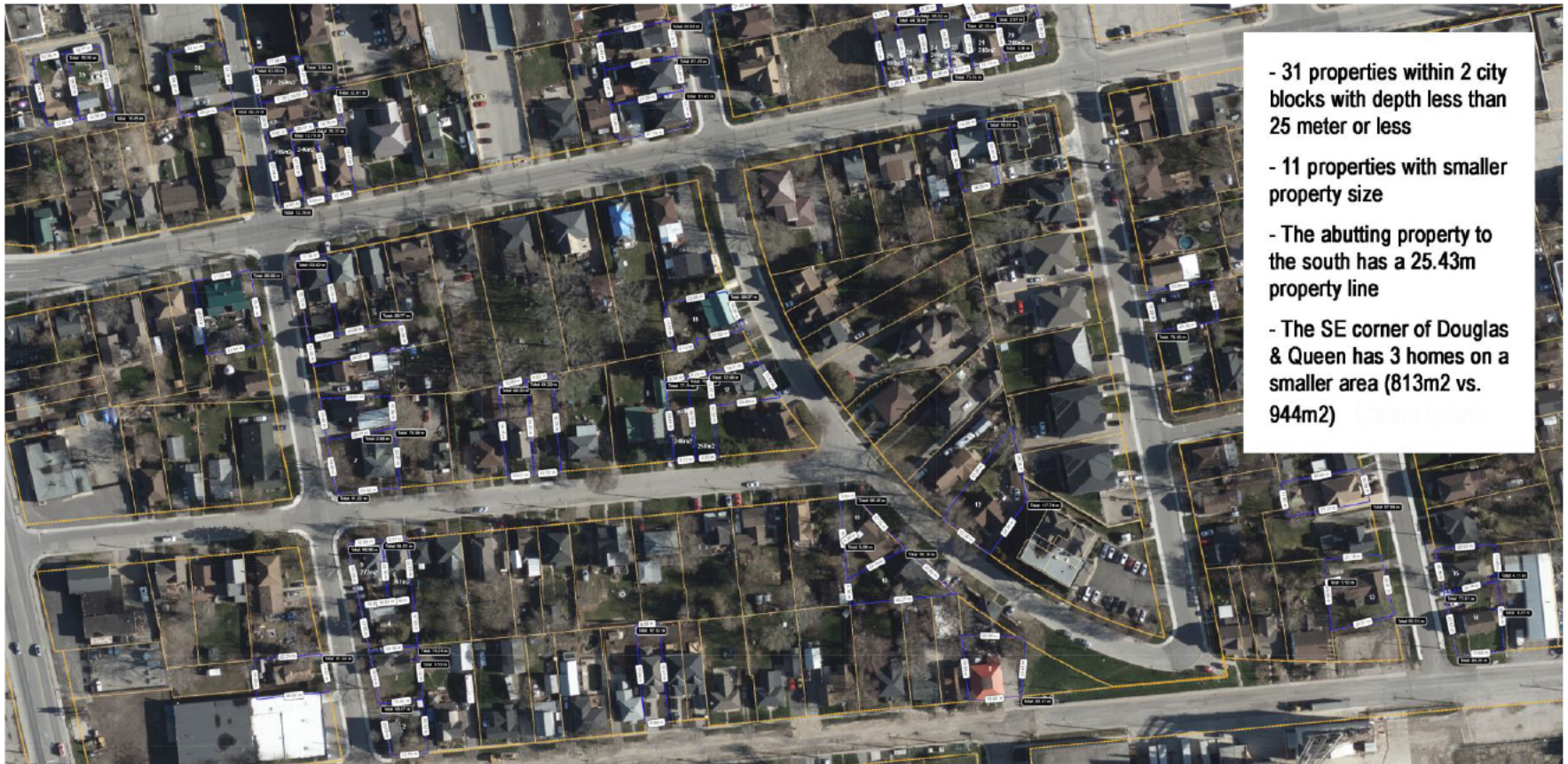
Merry Christmas to you and your family.

Regards,
Zach Jankovic



A Good Fit!

The variances requested are truly minor...similar to many properties in the neighbourhood:



- 31 properties within 2 city blocks with depth less than 25 meter or less
- 11 properties with smaller property size
- The abutting property to the south has a 25.43m property line
- The SE corner of Douglas & Queen has 3 homes on a smaller area (813m² vs. 944m²)

Summary

- It makes good sense to support this application:
 - Conscientious local owner that has improved the property and will continue to improve the neighbourhood
 - Open communication with neighbours
 - Natural lot area that will unlock unused land
 - Similar qualities as other neighbourhood properties
 - Providing a much needed energy efficient, entry level home for a family in our community