



# 99 MELVILLE ROAD REZONING PROPOSAL

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**Proposal:** Rezoning from R2 (Gentle Density Residential) to R3 (Low Density Residential)

## **Purpose of the Project**

The project is intended to provide a safe, high-quality, and affordable residential option for individuals in need of secure accommodation - particularly students, young professionals, and newcomers to the area. The R3 zoning would allow for a rooming house format, where private rooms are rented individually while residents share common spaces such as the kitchen and living area. The house has been fully renovated with modern finishes, reliable infrastructure, and a focus on long-term sustainability and livability.

## **How This Benefits the Neighborhood**

- **Increases Property Values:** The complete renovation has elevated the appearance, functionality, and market value of the home, helping uplift the surrounding neighborhood.
- **Preserves Neighborhood Character:** The home's footprint, height, and architectural form remain unchanged. It continues to blend seamlessly into the residential setting, maintaining the charm and integrity of the streetscape.
- **Improve Neighborhood Safety:** The property includes a fully installed surveillance and security system, helping deter crime and increase safety for residents and neighbors alike.
- **On-Demand Property Management:** A property manager will be available on-site 24/7 when required, ensuring responsive maintenance, supervision, and tenant support.
- **Ongoing Maintenance Commitment:** Formal agreements are in place for regular grass cutting during the summer and prompt snow removal in the winter, ensuring the property is clean, accessible, and well-kept year-round.
- **Expands Affordable Housing:** The residence offers thoughtfully designed and affordable accommodation, filling an essential gap in the local housing market while maintaining a high standard of quality.
- **Meets Zoning Standards:** The existing building meets all the requirements of R3 zoning as per "The City of Sault Ste. Marie Zoning By-law 2005-150 – May 2024"
- **Direct Accountability:** As the property owner, I remain directly available to respond to any questions or concerns from neighbors. I can be contacted at:

████████████████████

or

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## Improvements – Before & After

Previously: The building was a low-use church facility with outdated interiors and minimal occupancy, contributing little to the streetscape.



Now: A clean, bright, and secure residence. All rooms, bathrooms, and shared areas have been fully updated and professionally finished.

