



DVP20-0029

2455 Abbott Street

Development Variance Permit



Proposal

- ▶ To vary the minimum front yard from 6.5 m required to 4.0 m proposed; and the minimum side yard from 4.5 m required to 3.1 m proposed for a residential addition.

Development Process

Jan 21, 2020

Development Application Submitted



Staff Review & Circulation



Jan 31, 2020

Public Notification Received



May 12, 2020

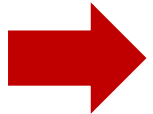
Council Consideration



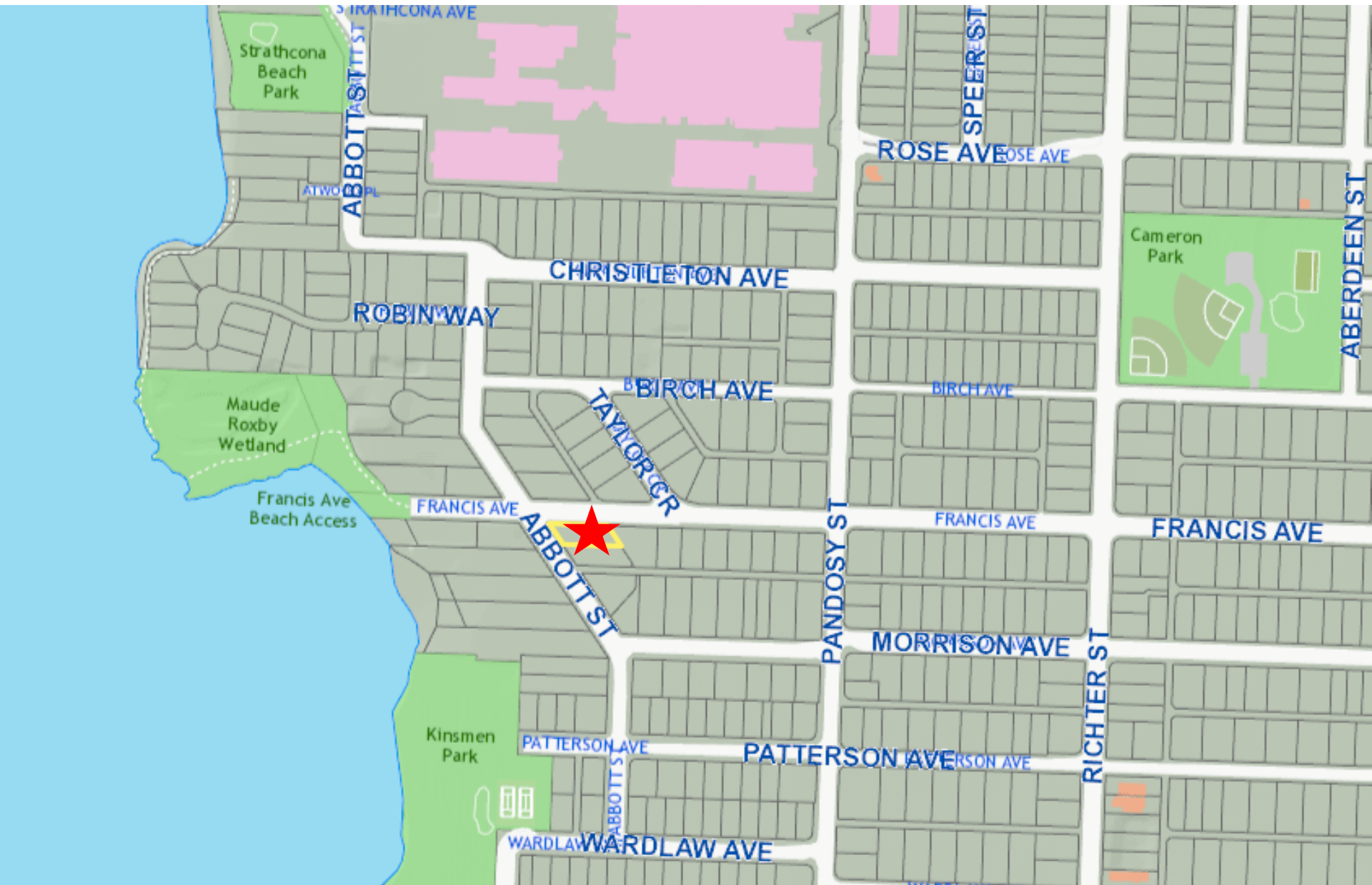
Council
Approval



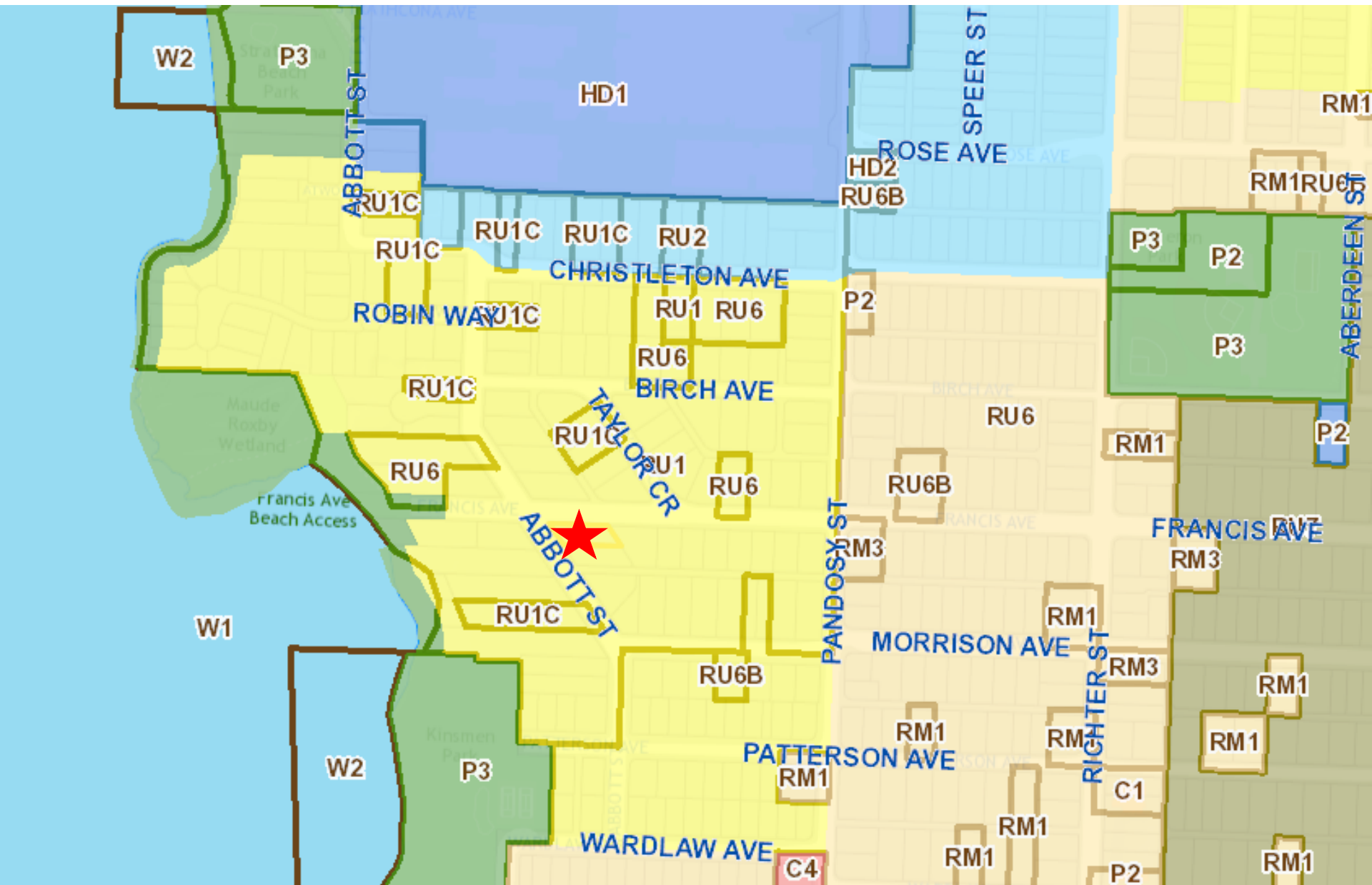
Building Permit



Context Map



OCP Future Land Use / Zoning



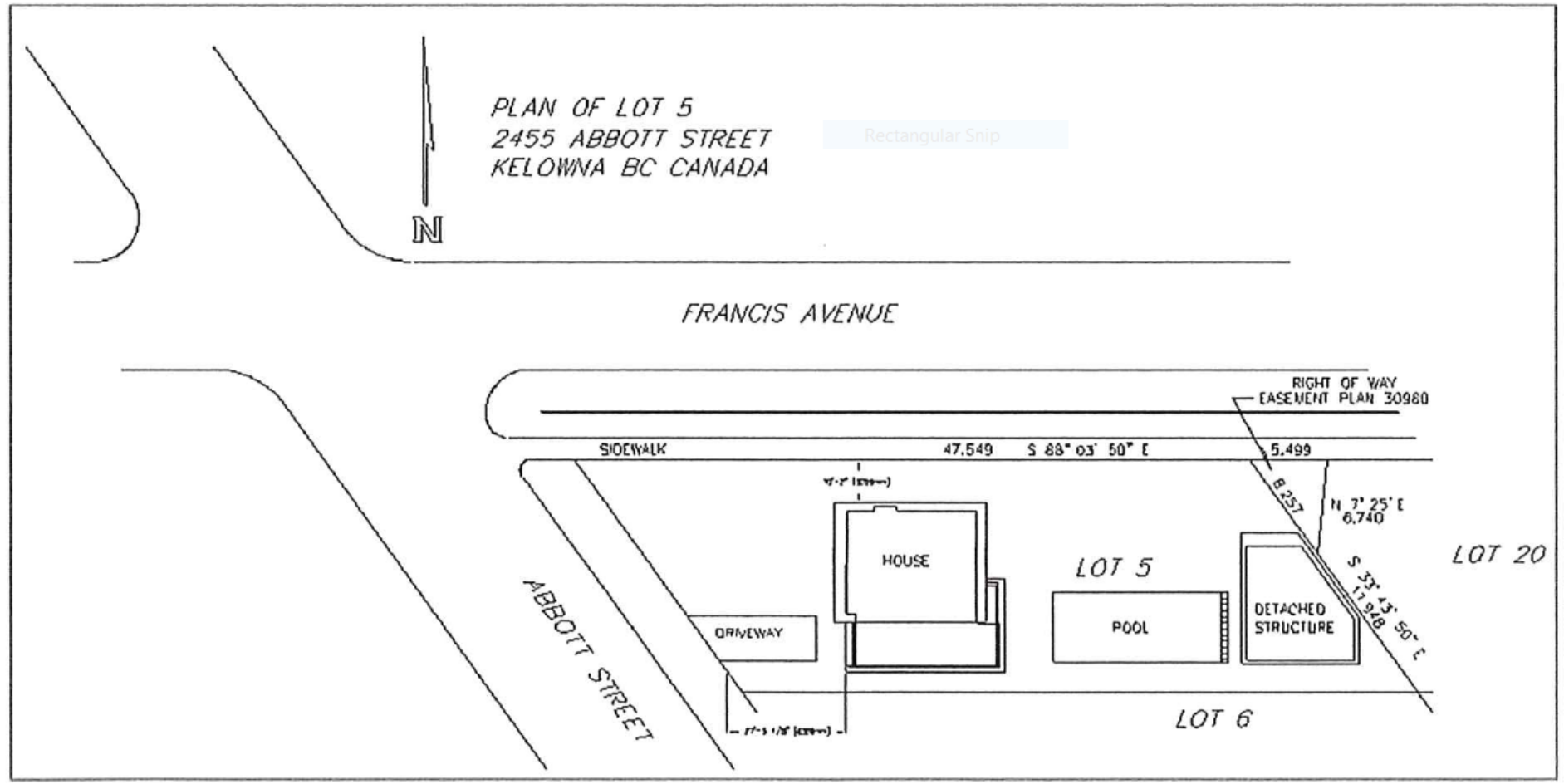
Subject Property Map



Background

- ▶ Property has a single detached dwelling, pool, and detached garage.
- ▶ Carport converted into interior living space without building permit
 - ▶ Conversion by a previous owner
- ▶ Detached Garage at rear of property accessed by easement through adjacent property

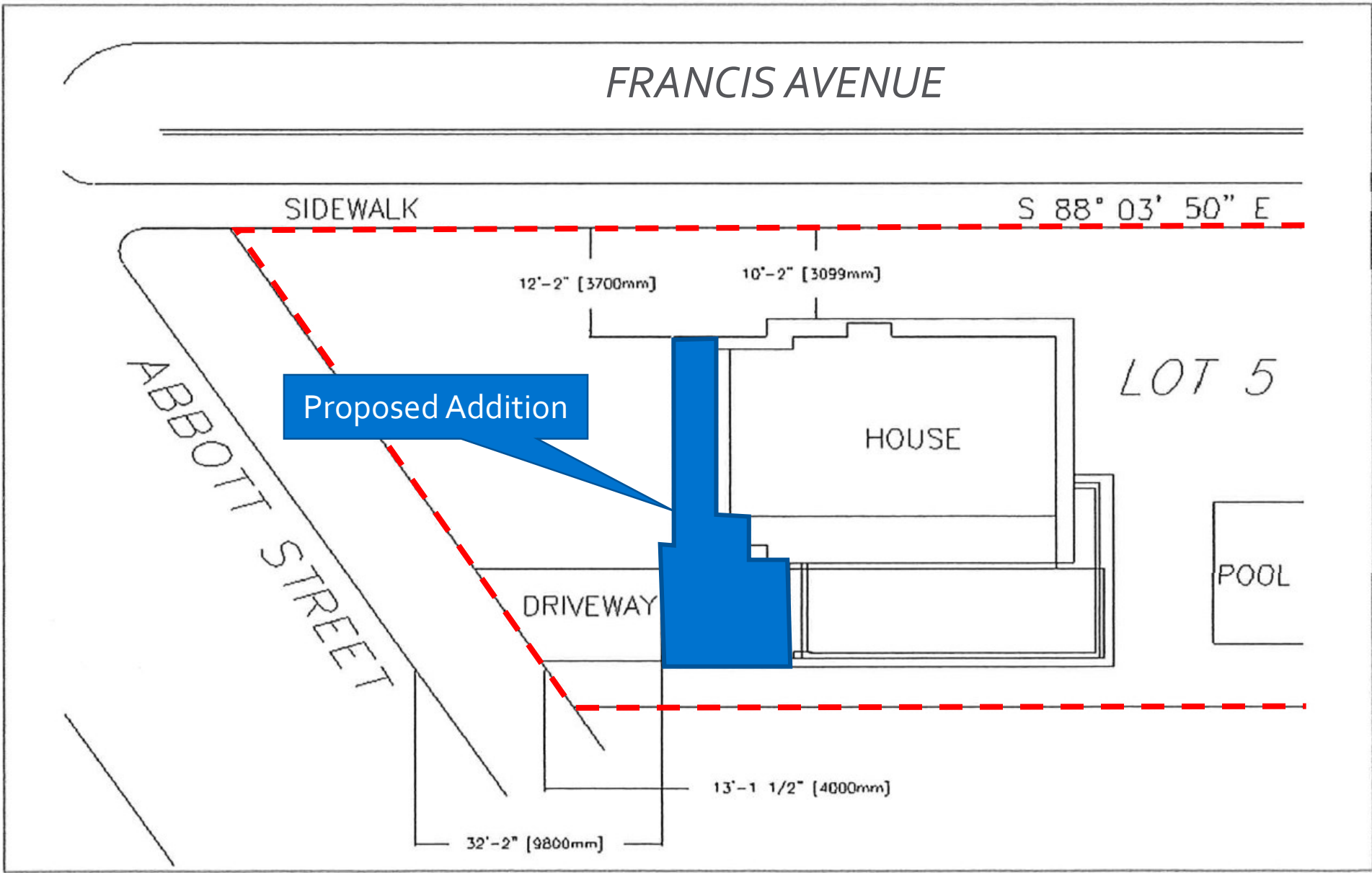
Site Plan



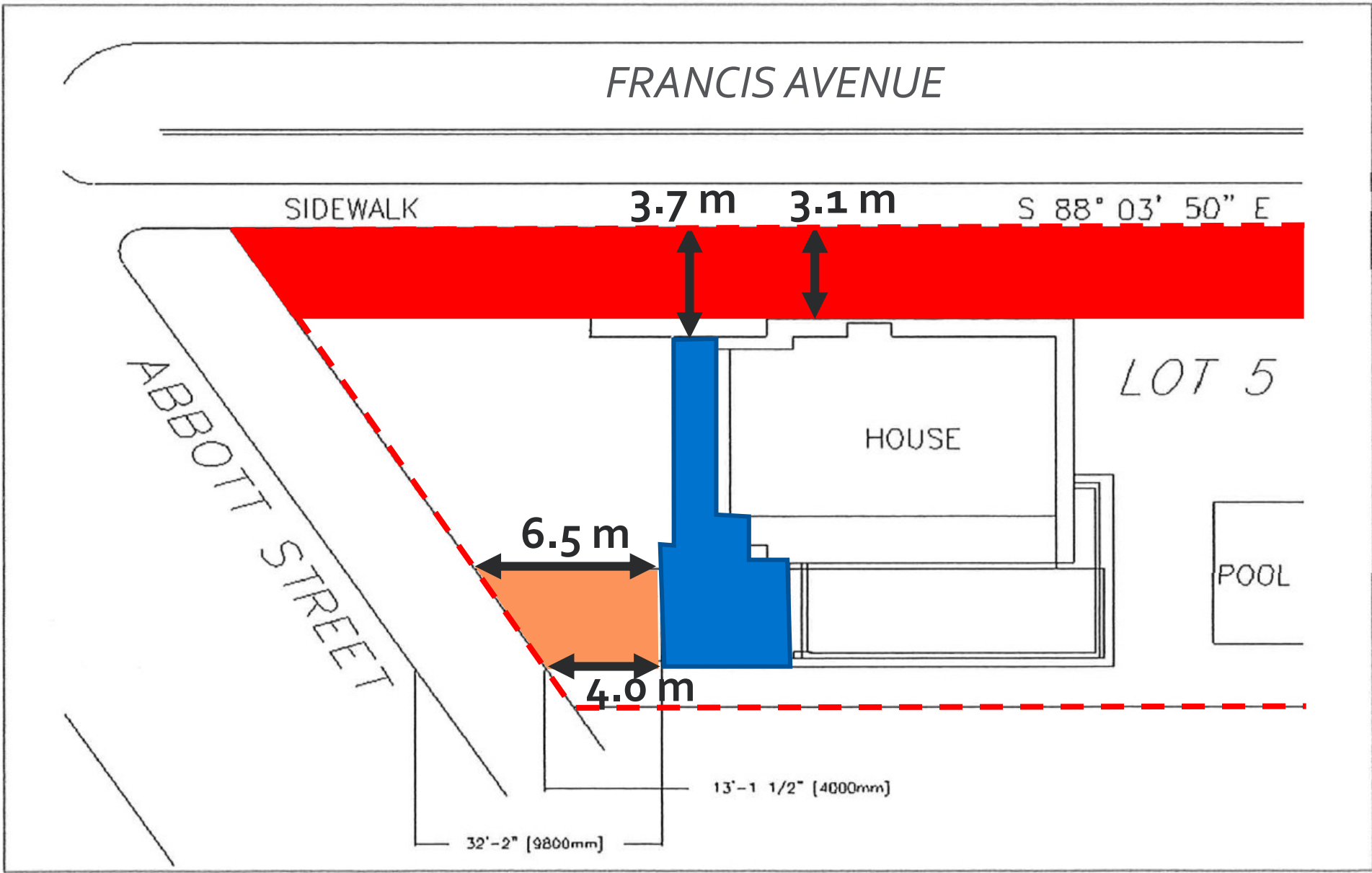
Project/technical details

- ▶ Propose to construct new single car attached garage
 - ▶ Variance to reduce front yard from 6.5 m to 4.0 m
- ▶ Proposed Residential Addition
 - ▶ Variance to reduce side yard from 4.5 m to 3.1 m

Site Plan



Site Plan



Public Notification Policy #367

- ▶ Applicant has provided a letter to all neighbouring properties within a 50m radius outlining their proposal and requested variances
 - ▶ Confirmation of Public Consultation was submitted on January 31st, 2020

Staff Recommendation

- ▶ Staff recommend support for the requested variances to reduce the required front and side yard setbacks
 - ▶ Proposed addition does not increase non-conformity
 - ▶ Unique parallelogram lot shape
 - ▶ Required parking can be provided on site



Conclusion of Staff Remarks

Site Plan

FRANCIS AVENUE

SIDEWALK

3.1 m

S 88° 03' 50" E

12'-2" [3700mm]

10'-2" [3099mm]

LOT 5

HOUSE

POOL

DRIVEWAY

4.0 m

13'-1 1/2" [4000mm]

32'-2" [9800mm]

ABBOTT STREET

