



DVP20-0129

2700 Abbott Street

Development Variance Application



Proposal

- ▶ To consider a Development Variance Permit to vary the Okanagan Lake Sight Line regulation from 60 degrees required to 43.5 degrees proposed along the north side.

Development Process

June 2, 2020

Development Application Submitted



Staff Review & Circulation



June 3, 2020

Public Notification Received



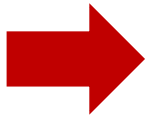
July 14, 2020

Development Variance Permit



Building Permit

} Council
Approval



Context Map

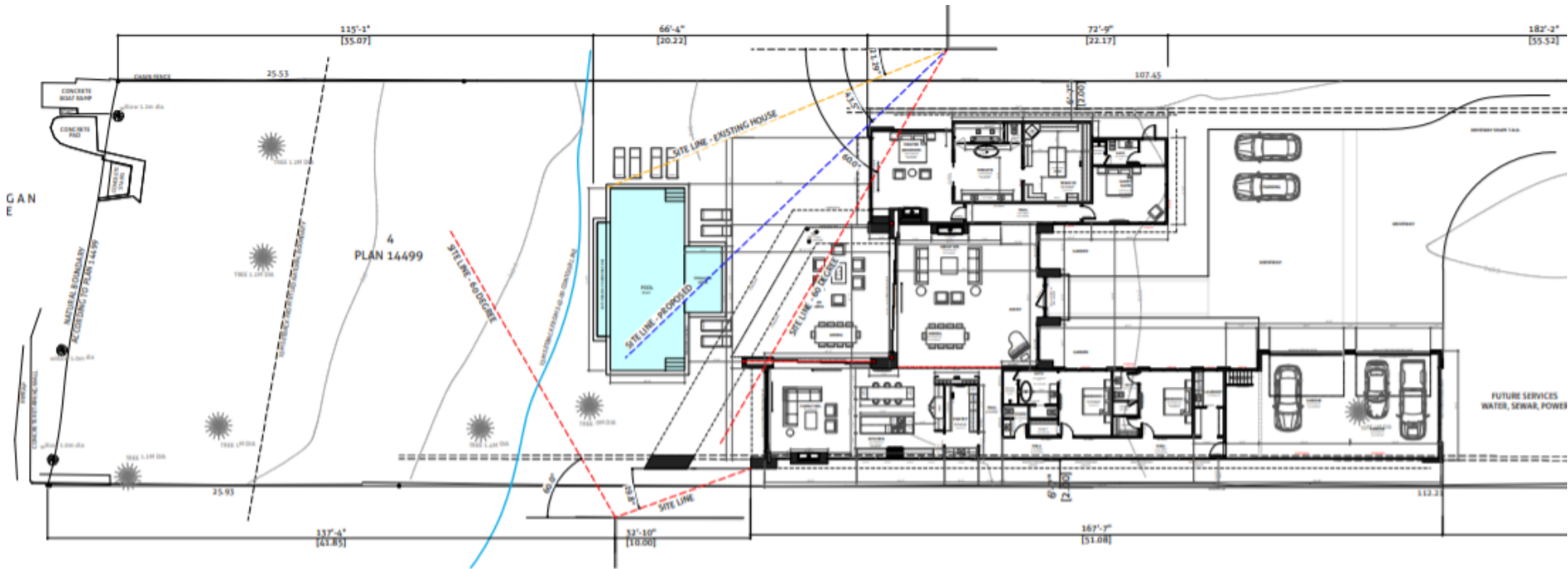


Subject Property Map



City of Kelowna

Conceptual Site Plan



Proposed House



City of Kelowna

Project/technical details

- ▶ The proposal is to vary the Okanagan Lake Sight Line from 60 degrees required to 43.5 degrees proposed along the north side to accommodate the construction of a new one storey (6.2 meter) high house.
- ▶ The new dwelling will move further away from the lake than the location of the previous home to improve the northern neighbour's sightline to 43.5 degrees from a previous sight line of 21.9 degrees.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application to vary the required Okanagan Lake Sight Line.
 - ▶ The subject property is a transition point with respect to housing orientation on the block. The applicant has made the effort to balance an improved sight line for the northern neighbour while preserving a sight line for themselves.
 - ▶ The new dwelling will be moving further away from the lake than the previous house, improving the northern neighbour's sightline from 21.29 degrees to 43.5 degrees.



Conclusion of Staff Remarks

Sight Plan with Former House Overlaid onto Proposed House Footprint

