

REPORT TO COUNCIL



Date: September 15, 2015

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LB)

Application: DVP15-0166 **Owner:** Randall Gossen & Cecilia Gossen

Address: 15-2368 Abbott Street **Applicant:** Randy & Cecilia Gossen

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0166 for Strata Lot 15, District Lot 14, ODYD, Strata Plan K721, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, located at 15-2368 Abbott Street, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.1.6(d): RU1 - Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.0 m permitted to 1.5 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

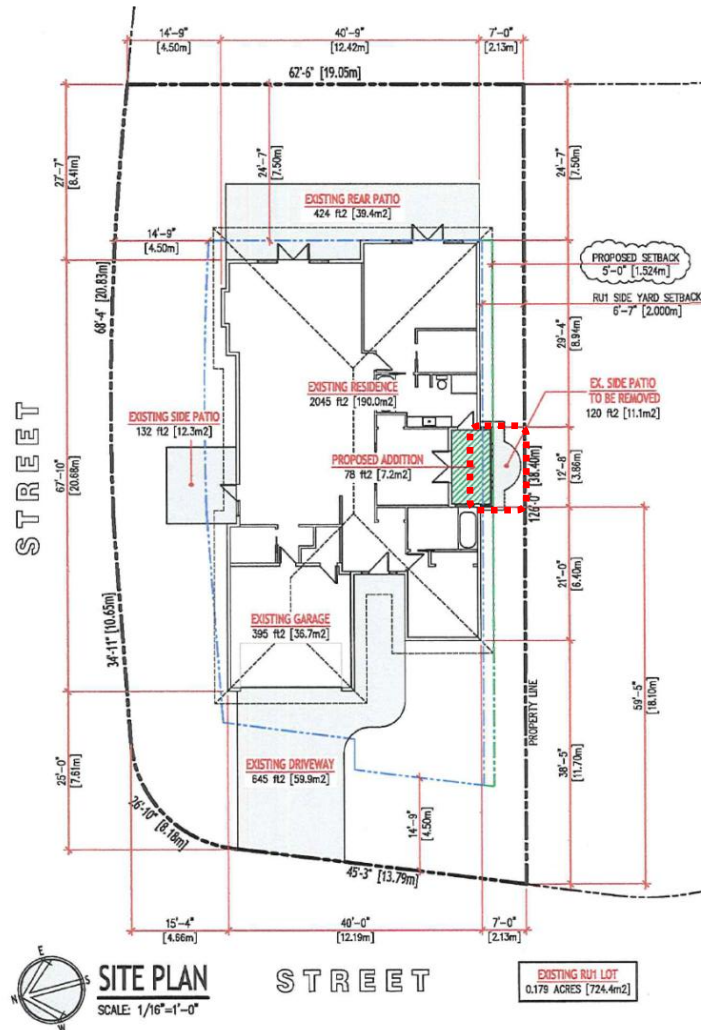
To vary the minimum side yard on the subject property to facilitate an addition.

3.0 Community Planning

Community Planning Staff supports the requested variance to reduce the minimum side yard on the south side of the subject property from 2.0 m permitted to 1.5 m proposed. The subject property is within a strata development of single detached houses, known as Le Chateau.

The applicant intends to replace the existing patio on the south side of the house with living space to expand the existing den within the single detached house. The addition will create 7.2 m² (78 ft²) of new living space and the exterior wall will be flush with the existing roof overhang in that location. The addition where the variance applies extends 3.9 m along the south side of the house and is screened from view from the strata road by landscaping.

In fulfillment of Council Policy No. 367, the applicant undertook neighbour consultation by contacting property owners within 50 m of the subject property. This area includes the entire strata with the exception of two lots, as well as one property on Abbott Street. The Strata Council provided written confirmation supporting the requested variance. Furthermore, the property owner of 14-2368 Abbott Street directly south of the subject property, and most affected by the requested variance, also provided written confirmation supporting the application. At the time of writing, Staff has not been contacted with any questions or concerns.



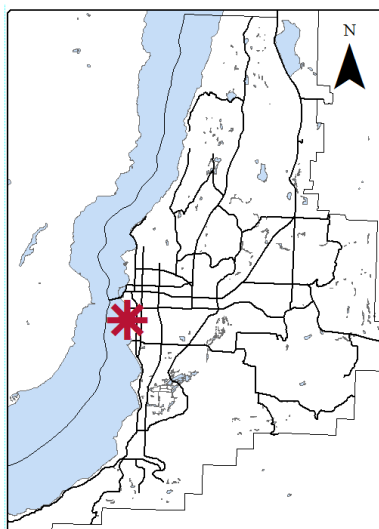
4.0 Proposal

4.1 Site Context

The subject property is located southwest of the intersection of Abbott Street and Christleton Avenue in the South Pandosy - KLO Sector. It is centrally located within the Le Chateau strata development of single detached houses. The property is designated S2RES - Single / Two Unit Residential in the Official Community Plan.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single dwelling housing
East	RU1 - Large Lot Housing	Single dwelling housing
South	RU1 - Large Lot Housing	Single dwelling housing
West	RU1 - Large Lot Housing	Single dwelling housing

Subject Property Map: 15-2368 Abbott Street

CONTEXT



SUBJECT PROPERTY

4.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot		
Minimum Lot Area	550 m ²	724.4 m ²
Minimum Lot Width	16.5 m	19.1 m
Minimum Lot Depth	30.0 m	38.4 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	32.3%
Maximum Site Coverage (buildings, driveways and parking)	50%	40.6%
Maximum Height	9.5 m	5.1 m
Minimum Front Yard	6.0 m to garage	7.6 m
Minimum Side Yard (south)	2.0 m	1.5 m ❶
Minimum Side Yard (north)	2.0 m	4.5 m
Minimum Rear Yard	7.5 m	7.5 m
❶ Indicates a requested variance to reduce the minimum side yard from 2.0 m permitted to 1.5 m proposed.		

5.0 Technical Comments**5.1 Development Engineering Department**

- See attached memorandum, dated July 20, 2015.

6.0 Application Chronology

Date of Application Received: July 16, 2015
 Date Public Consultation Completed: July 13, 2015

Report prepared by:

Laura Bentley, Planner

Reviewed by:

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Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map

Development Engineering Memorandum

Site Photos and Elevation Drawings

Draft Development Variance Permit No. DVP15-0166

Schedule A: Site Plan