

DEVELOPMENT VARIANCE APPLICATION

1085 and 1093 Gosper Crescent

Owned by Neil Ramcharitar

Presented by Java Designs

Information Sheet

- ▶ Owner / Applicant - Neil Ramcharitar
- ▶ Representative - Natalie Saunders c/o Java Designs
- ▶ Civic Addresses - 1085 and 1093 Gosper Crescent
- ▶ Legal Description - 005-146-194 PLAN VIP11214 LOT 1 BLOCK 1 and 005-916-445 PLAN VIP5726 LOT 40
- ▶ Lot areas - Lot 1; 785 sq m and Lot 40; 815 sq m
- ▶ Existing zoning - RS-1
- ▶ Variances Requested For Lot 1 1085 Gosper Crescent - Minimum required lot area, rear yard setback and existing non-conforming side yard setback

Official Community Plan

- ▶ 5.2 Low Density Residential Redevelopment
- ▶ Applied Objective: Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.
- ▶ Applied Policy - Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.
- ▶ Applied Policy - Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.

Official Community Plan Cont'd

- ▶ 1085 and 1093 Gosper Crescent are both located within the “Low Density Residential” area of Schedule A - Present Land Use Designations of the OCP
- ▶ 1085 and 1093 Gosper Crescent are both located within DPA No. 3 - Enhanced Design Control Residential Development Permit Area of Schedule H.

Development Proposal

- Proposed Use: A subdivision of the existing lots at 1085 and 1093 Gosper Crescent in order to create a third parcel for a proposed single family dwelling with a secondary suite. Details of the size and dimensions for the proposed lots (after subdivision) are listed within the table below.

	Lot Area	Lot Width	Lot Depth
1093 Gosper Cres (Lot C)	597.52 sq m	18.29m approx.	28.69m approx.
1085 Gosper Cres (Lot B)	472.89 sq m	18.27m approx.	22.55m approx.
1085(a) Gosper Cres (Lot A)	530.45 sq m	17.03m approx.	36.17m approx.

Development Proposal Cont'd

- ▶ The existing dwellings will remain on the parent lots of 1085 and 1093 Gosper Crescent. The only structure to be removed is the existing carport at 1085 Gosper Crescent. A new driveway has been planned for 1085 Gosper as the existing driveway will be retained and utilized for the proposed single family dwelling which will include a double car garage.
- ▶ Full working drawings have been supplied for the design of the proposed single family dwelling with secondary suite. The policies within the OCP were applied on the design, orientation and overall finishing of the proposed dwelling. A BCLS Site Plan for the proposed subdivision has also been provided for reference.

Development Proposal Cont'd

- ▶ Considered features include the subdivisions proximity to local schools, transit, shopping, parks, recreation, and trails;
- ▶ Both parent lots at 1085 and 1093 Gosper Cres. are oversized based on minimum requirements for RS-1 zoning with 1085 Gosper Cres. positioned on a corner with two road frontages;
- ▶ The portions of 1085 and 1093 Gosper Cres. creating the third parcel allows for minimal disruption as only a carport will be removed to construct the proposed single family dwelling with secondary suite;
- ▶ The Green Building Checklist has been completed and attached to this application.

Design Consideration

- ▶ A modern contemporary design was established in order to compliment the existing mid century modern bungalows throughout the neighbourhood. Simple clean lines and low roof pitches limits the overall massing of this two storey dwelling;
- ▶ High quality finishing and materials has been specified for the exterior cladding as per the recommendations with the OCP policy.
- ▶ A secondary suite was incorporated into the design to align with the development policy in the OCP;
- ▶ Parking was considered and a double car garage was planned to utilize the existing driveway on the rear of 1085 Gosper Cres. Suite parking has been included within the existing driveway in front of the garage while the primary spaces will park in tandem;

Site Information

- ▶ The proposed dwelling main floor elevation has been planned appropriately in relation to the average natural grade. This will reduce overall height and massing of the structure and minimize impacts to neighbouring properties;
- ▶ The proposed servicing for the new lot will be utilized from the nearest existing main on Gosper for sanitary sewer, storm drain and water. Existing connections for 1085 and 1093 Gosper Cres will remain;
- ▶ Both parent properties at 1085 and 1093 Gosper Cres have a few trees mostly along the rear and side property lines all of which have been indicated on the BCLS Site Survey. Two trees within the proposed building envelope will be affected by the proposed dwelling however, the dwelling placement and design has taken all existing trees into consideration.