
CITY OF KELOWNA

MEMORANDUM

Date: February 23, 2005
To: City Manager
From: Planning & Corporate Services Department
Subject:

**DEVELOPMENT PERMIT
APPLICATION NO. DVP06-0034**

OWNER: Verve Holdings Ltd.

AT: 555 Yates Road

APPLICANT: Verve Properties Ltd.

PURPOSE: TO VARY THE MAXIMUM FENCE HEIGHT FROM 2.0
PERMITTED TO 2.44M PROPOSED

EXISTING ZONE: RM5 – MEDIUM DENSITY MULTIPLE FAMILY

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0034; Lot A, Section 32, Township 26, ODYD, Plan KAP 76784, Except Strata Plan KAS2955, located on Yates Road, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 7 – Landscaping and Screening: 7.5.3:

Vary the maximum fence height from 2.0 m permitted to 2.44 m proposed for fencing along the southern and eastern property boundaries.

AND THAT the fence respect a 1.2 m setback from the Yates Road property line in order to maintain safe sight distances;

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The application is seeking Council support for a development variance permit to all overheight fencing along the southern and eastern property boundaries. The maximum permitted fence height separating residential zones is 2.0m. The applicants have

proposed an 2.44m fence. The fence will be white in colour and will be opaque for a height of 2.0m with the top 0.44m displaying a lattice pattern. The fence will be constructed of vinyl.

3.0 BACKGROUND

The applicant committed to the provision of a 2.4m fence at the time of development permit approval at the request of the abutting strata development (Sand Point). The president of the Sandpoint Strata has also submitted a letter supporting this application.

The proposal as compared to the RM5 – Medium Density Multiple Family zone requirements is as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Fence Height	2.44m	2.0m

4.2 Site Context

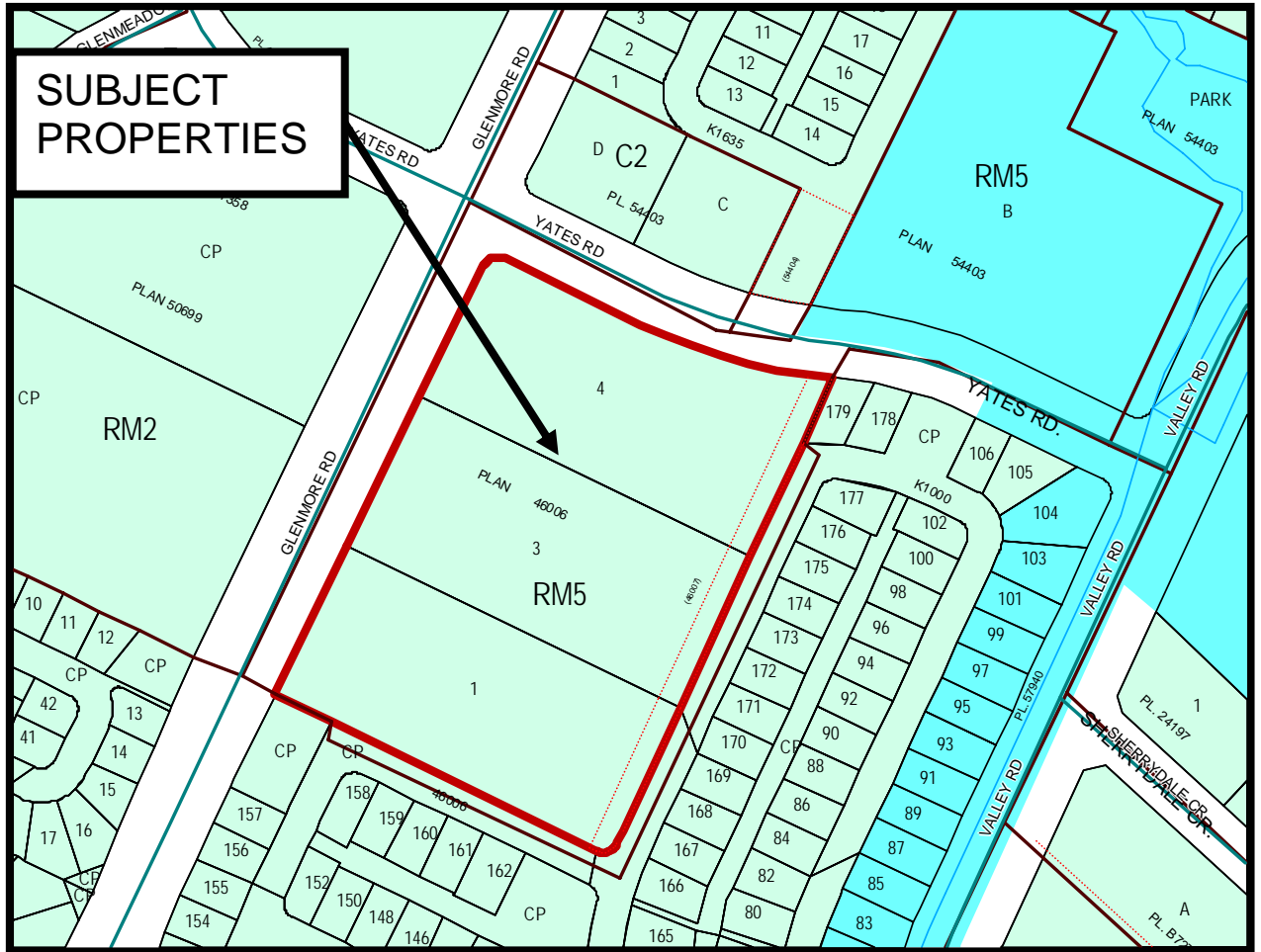
The subject properties are located on the southwest corner of Glenmore Road at its intersection with Yates Road.

Adjacent zones and uses are:

- North - C2 – Neighbourhood Commercial - Vacant
- East - RU5 – Bareland Strata Housing - Sandpoint
- South - RU5 – Bareland Strata Housing - Sandpoint
- West - RM2 – Low Density Row Housing

4.3 Subject Property Map

Subject Properties: 555 Yates Road



5.0 TECHNICAL COMMENTS

This application was circulated to various internal departments and technical agencies and the following feedback was received:

5.1 Works and Utilities

No concerns provided that the fence does not block the easterly sightline of drivers leaving the site. The fence should be setback 1.2m from the Yates Road property line.

5.2 Inspection Services

No concerns.

4.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Staff have no concerns with the proposed over-height fence. The developer had committed to the provision of such a fence a development permit stage and the abutting strata is in support of the proposal.

Andrew Bruce
Manager of Development Services

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

RM/AB/rs
Attach.

Attachments

- Subject Property Map
 - Schedule A,B