
CITY OF KELOWNA

MEMORANDUM

DATE: January 2, 2008

TO: CITY MANAGER

FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. DVP07-0304

OWNERS: Mark & Anita Starkey

AT: 445 Trumpeter Rd.

APPLICANT: Mark Starkey

PURPOSE: TO VARY THE HEIGHT OF A RETAINING WALL FROM 1.2 M
REQUIRED TO 2.74 M PROPOSED TO ACCOMMODATE THE
EXISTING SINGLE FAMILY DWELLING

EXISTING ZONE: RR3 – RURAL RESIDENTIAL 3

REPORT PREPARED BY: DAMIEN BURGGRÆVE

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP07-0304 for Lot 7, Sec 24, township 28 SDYD, plan 31830, located at 445 Trumpeter Road, Kelowna, B.C.;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 7.5.9 Fencing and Retaining Walls – Retaining Wall Height
Vary the retaining wall height from 1.2m to 2.74m proposed

2.0 SUMMARY

There is an existing single family dwelling situated on the subject property. The applicant is proposing to construct an over height retaining wall on the east side of the property to accommodate for an RV parking space and prevent the yard at 443 Trumpeter Road from falling into his yard. The subject property's grade is approximately 2.74 m higher than 443 Trumpeter Road. Due to the construction activities and site grading, the bank at 443 Trumpeter has collapsed onto the subject property (See photo). A retaining wall seems to be the only reasonable option to stabilize the bank and prevent further bank failure. There is no room to step the retaining wall down and therefore a variance is needed prior issuance of a building permit.

3.0 THE PROPOSAL

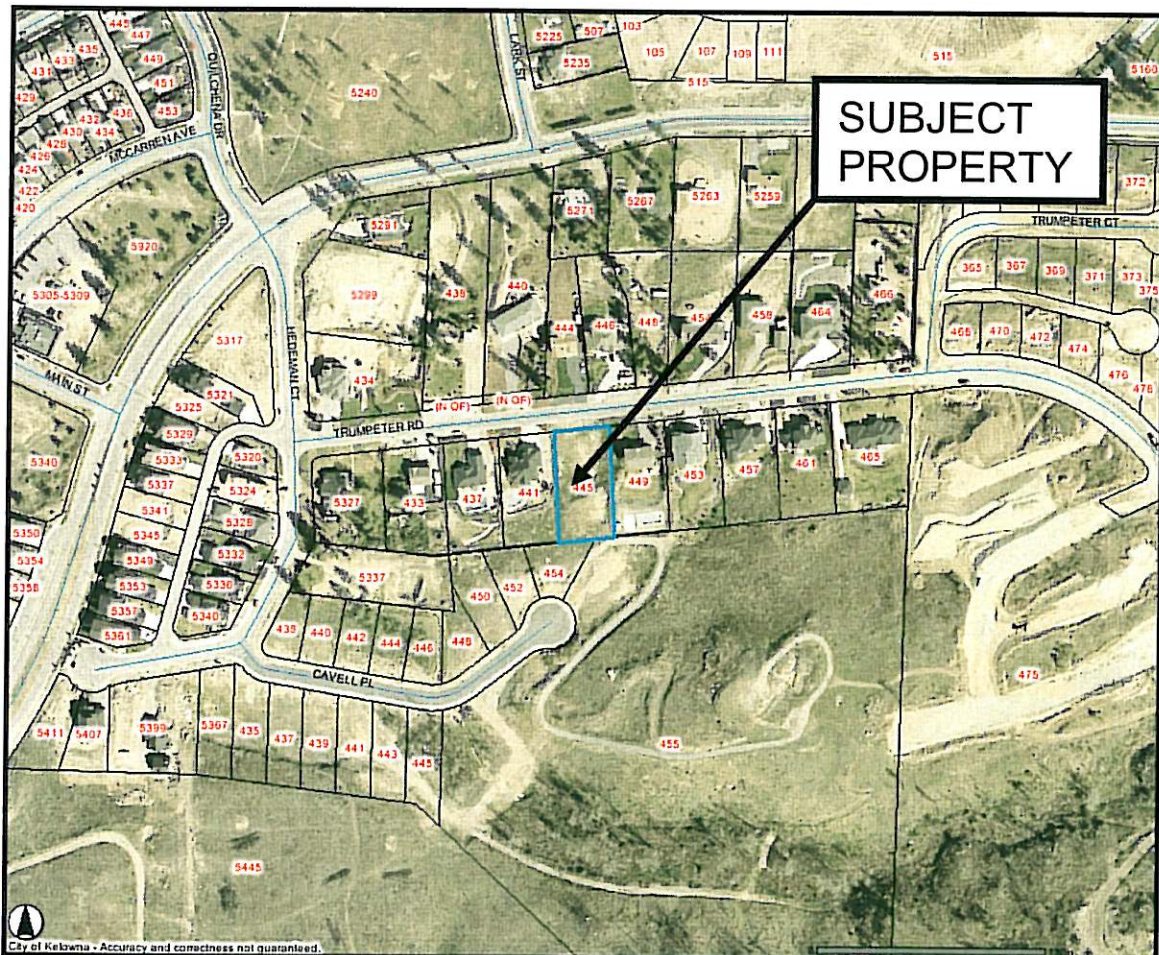
3.1 Site Context

The subject property is situated on Trumpeter Road. Construction of a retaining wall will help prevent bank failure at 443 Trumpeter Road.

Adjacent zones and uses are:

- North - RR1 – Rural Residential 1
- East - RR1 – Rural Residential 1
- South - A1 – Agriculture 1 – Open Space
- West - RR1 – Rural Residential 1

3.2 Location Map: Subject Property: 445 Trumpeter Road



4.0 TECHNICAL COMMENTS

See attachments

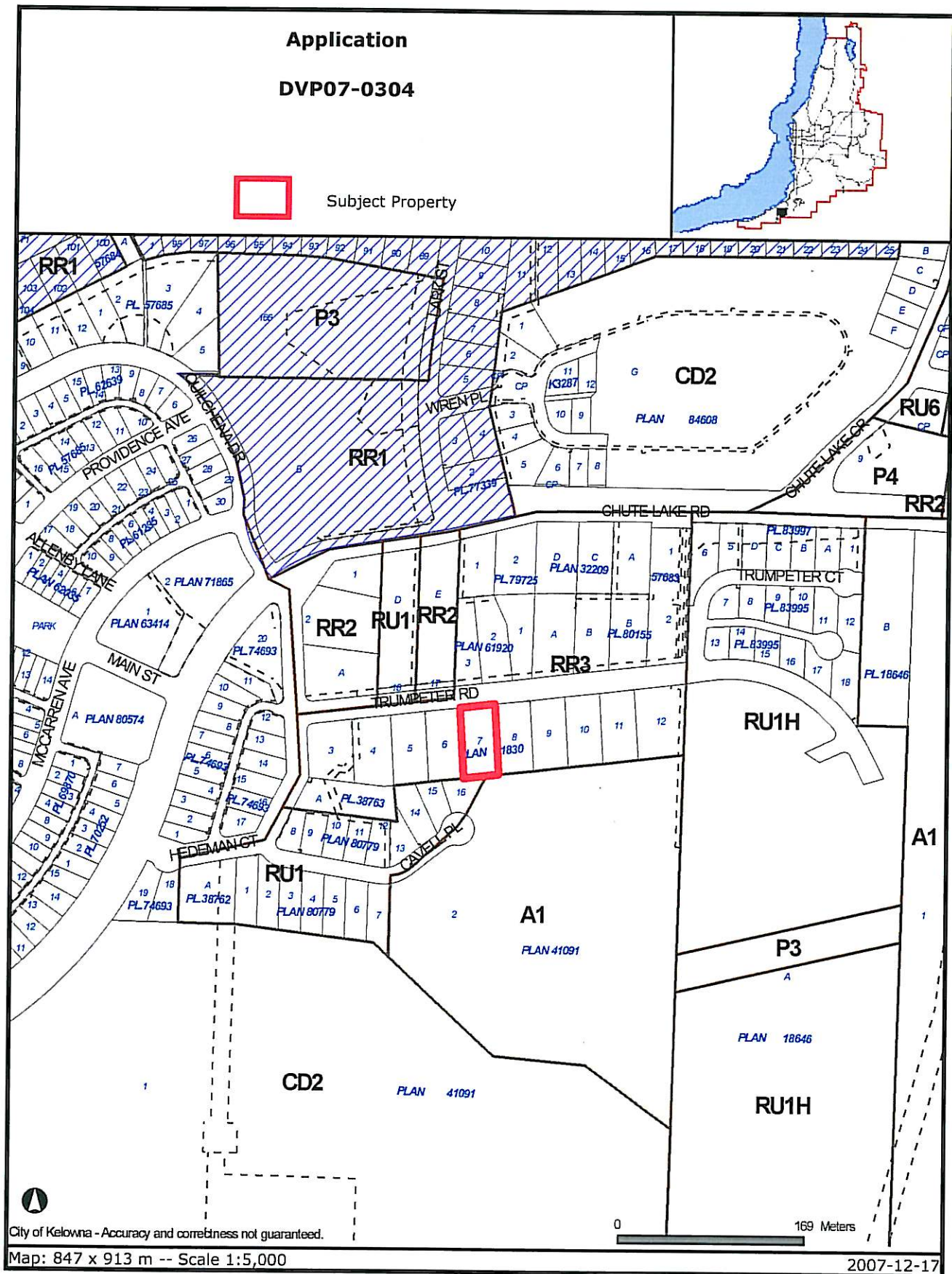
The proposed retaining wall will be slightly visible for the neighbours across the road. However, the neighbours have provided their consent in writing and have no problem with the proposed variance. The Planning and Development staff have no concerns with this variance as it will not have a large visual impact. The proposed retaining wall seems to be the only reasonable solution to stabilize the land without reshaping the neighbour's property.


Shelley Gambacort
Current Planning Supervisor

SG/db

ATTACHMENTS:

- Location Map
- Site Plan
- Engineered drawings
- Photographs
- Land Title



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

TRUMPETER ROAD

32.000

6.15

TOP OF FOUNDATION,
ELEVATION = 507.89m

3.64

PROPOSED
RETAINING WALL
6.0' F

6.66

6.73

FOUNDATION
ONLY

64.000

8

LOT 7

PLAN 31830

39.91

32.000

16

REM. 2

6

64.000

I HEREBY CERTIFY THAT THE ABOVE
SKETCH SHOWS THE REGISTERED
DIMENSIONS OF THE ABOVE DESCRIBED
PROPERTY AND RELATIVE LOCATION OF
THE BUILDINGS THEREON.

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY
AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: STARKEY

DATE: NOVEMBER 14, 2006

SCALE: 1:400 METRES

FILE: 17181

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T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS
216-1626 RICHTER STREET, KELOWNA, B.C.
TELEPHONE: (250) 763-3115
FAX: (250) 763-0321

T.E. Ferguson

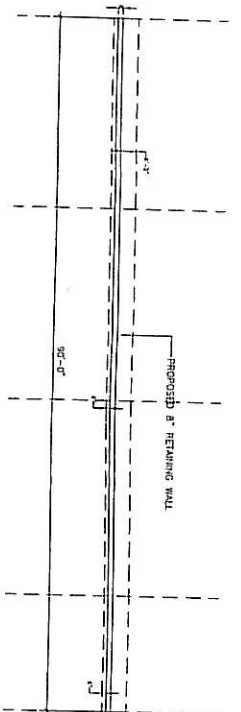
B.C.L.S., C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY
SIGNED AND SEALED

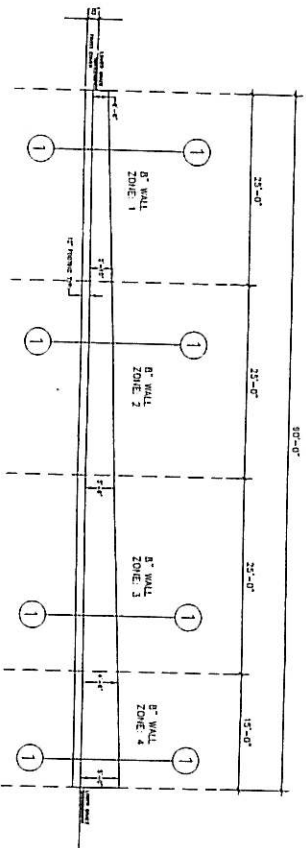




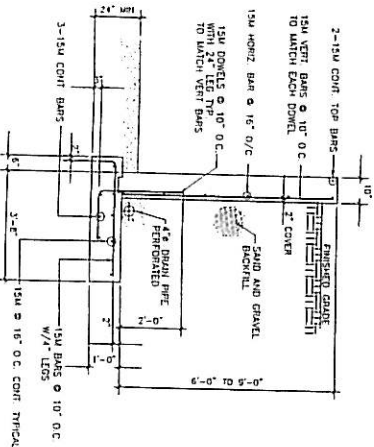
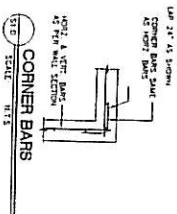




RETAINING WALL #2 FOUNDATION PLAN VIEW



RETAINING WALL #2 ELEVATION VIEW



2 RETAINING WALL SECTION '21
31.0 SCALE 1/2" = 1'-0"

Ad	AD number
KOD Ad	07-039
Caf	bett no
AS KODD	S1
"KOT IN 1st"	Cr 1