CITY OF KELOWNA
MEMORANDUM

DATE: April 3rd, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. DVP08-0006 **APPLICANT:** Alexander & Daphne Dabisza
AT: 678 Devonian Ave **OWNERS:** Alexander & Daphne Dabisza

PURPOSE: TO VARY THE MAXIMUM HEIGHT OF A RETAINING WALL FROM 1.2M TO 1.83 M PROPOSED

EXISTING ZONE: RU1 – LARGE LOT HOUSING

REPORT PREPARED BY: Damien Burggraeve

1.0 RECCOMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0006 for Lot 6, District Lot 357, SDYD, Plan KAP77233, located at 678 Devonian Ave, Kelowna, B.C, subject to:

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

Section 7.5.9 Development Regulations – Maximum retaining wall height
Vary the retaining wall height from 1.2m maximum to 1.83 m proposed.

2.0 SUMMARY

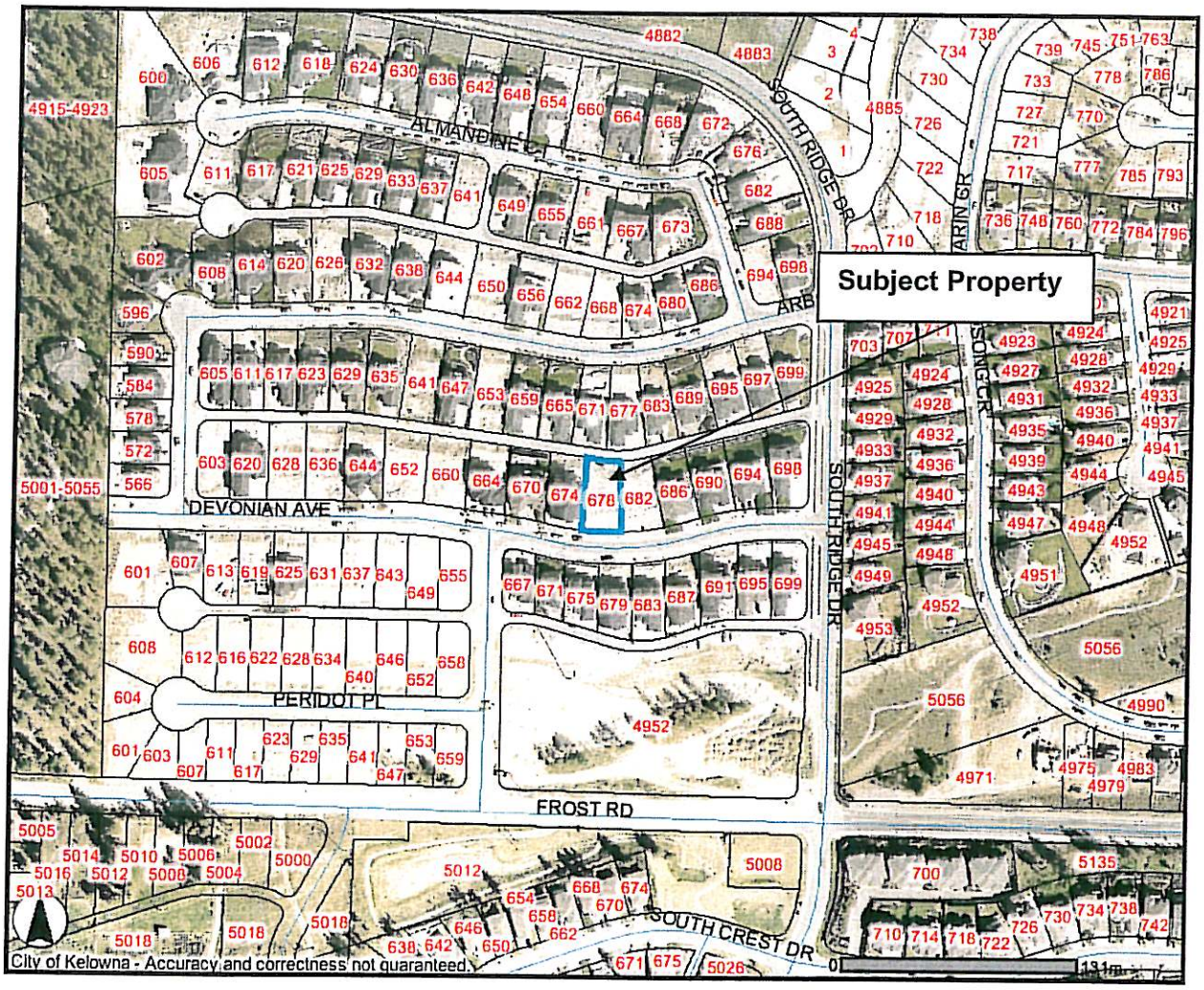
The applicant is proposing to vary the permitted maximum height of a retaining in order to accommodate the placement of a swimming pool. Originally, the applicant proposed a 3.6 m high engineered retaining wall to support the swimming pool. Planning staff reviewed the application and did not like the form and character of the wall in the current neighbourhood. Staff felt that the design is a significant departure from the existing form and character of retaining walls on adjacent properties (See photos) After discussion with planning staff, the applicant agreed to redesign the retaining structure to minimize the visual impact and limit the variance.

The applicant submitted new drawings showing the 3.6 m engineered wall pulled back 1.2 m and camouflaged by a smaller 1.2 m lanscaping wall. The final product shows an exposed retaining wall 1.83 m high. Planning staff were satisfied with this compromise and agreed that the new design will fit much better in the current neighbourhood (See photos).

3.1 Site Context

Adjacent properties all have retaining walls due to the geography of the area. Most properties have two 1.2 m walls that meet the bylaw (See Photos).

3.2 Propoerty Location 678 Devonian Avenue



4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

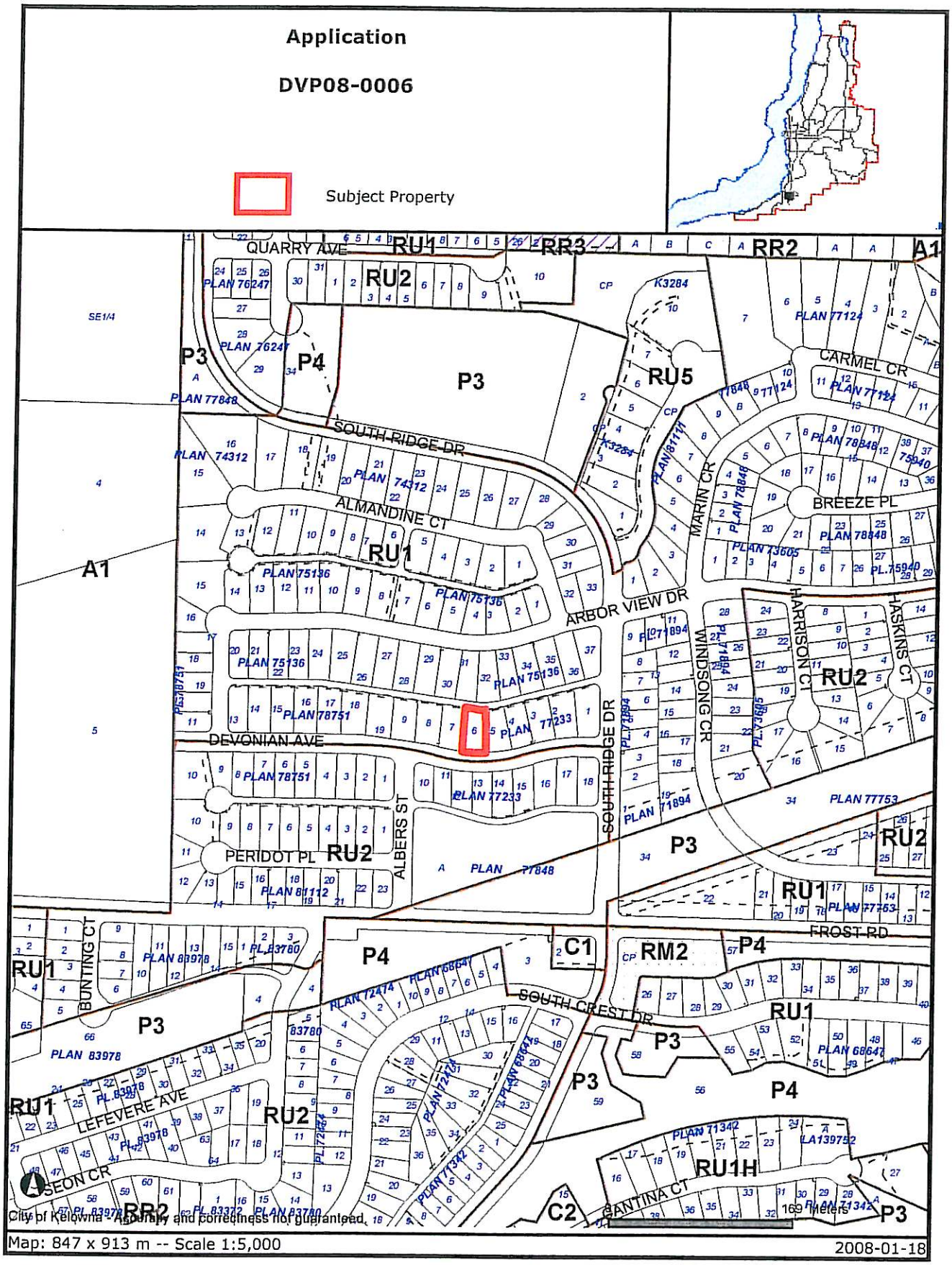
This application has not been circulated to the Advisory Planning Commission, as the applicant has received signed letters from the abutting property owners with no objections to the proposed variance. The Planning and Development Services Department supports this application for variances to the maximum retaining wall height and recommends this application be supported.

Shelley Gambacort
Current Planning Supervisor

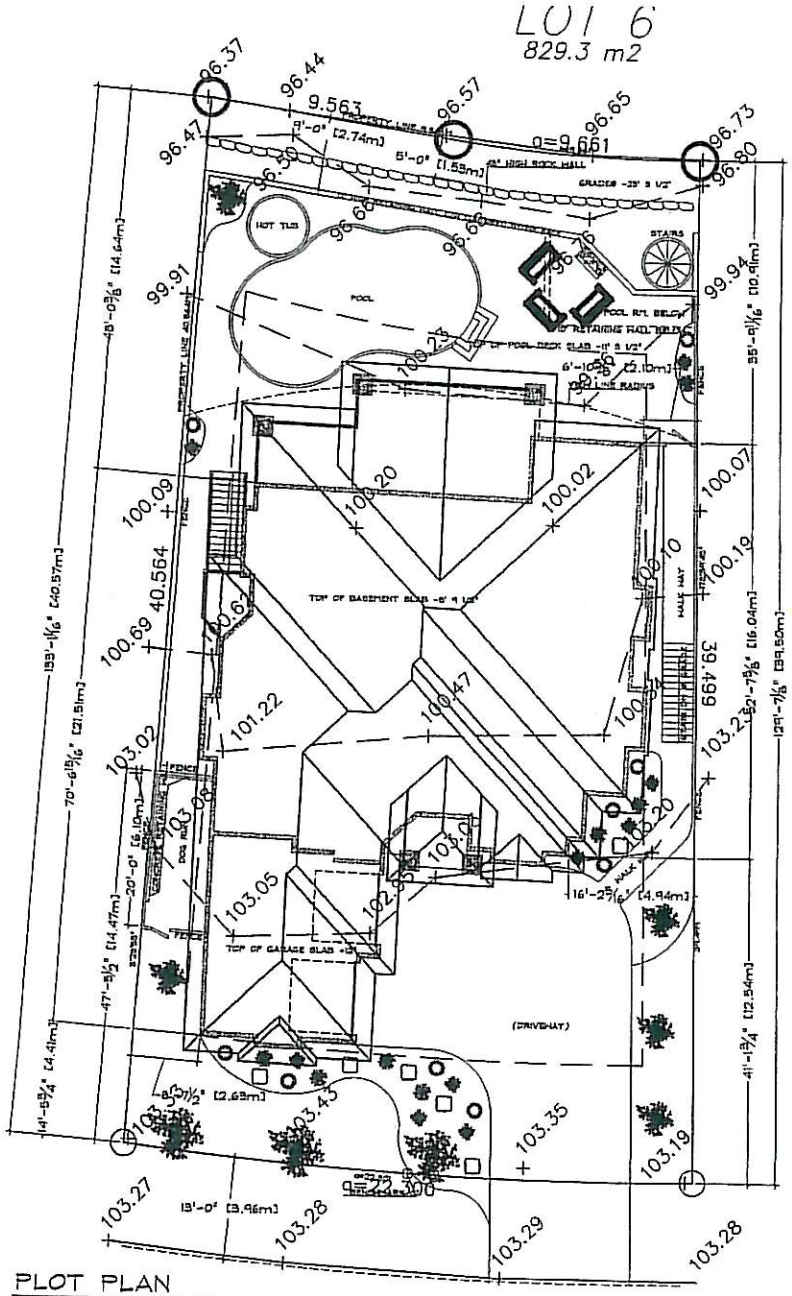
PM/SG/db

ATTACHMENTS:

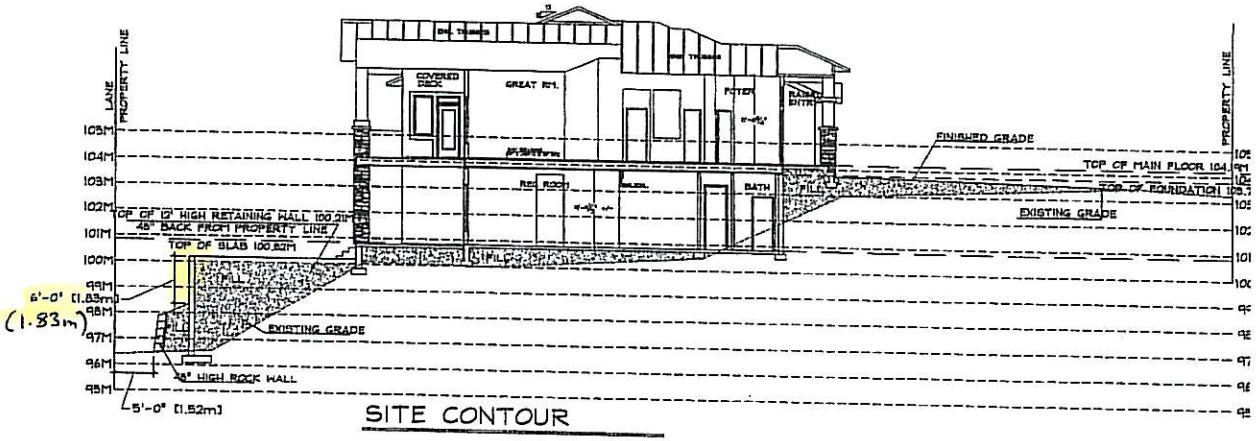
- Location Map
- Site plan
- Engineered drawings
- Site photos



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.



PLOT PLAN



SITE CONTOUR

MULLINS
DRAFTING & DESIG
1984 DAYTON STREET KELOWNA, B.C.
BUS: (250)-717-8416
CEL: (250)-258-7594
EMAIL: [illegible]

PROPOSED PROJECT FOR:
LOT#6 THE QUARRY PH.
DABISZA RESIDENCE

DATE: MARCH 27/2008

SCALE: 1/8"=1'

PAGES:

5 OF 5

CONTRACTOR IS RESPONSIBLE TO CHECK AND CONFIRM ALL DIMENSIONS AND ELEVATIONS ON DRAWINGS

STRUCTURAL NOTES:

GENERAL

DESIGN

FOUNDATIONS

3 REINFORCING

4 CONCRETE

5 INSPECTIONS

6 BACK FILL

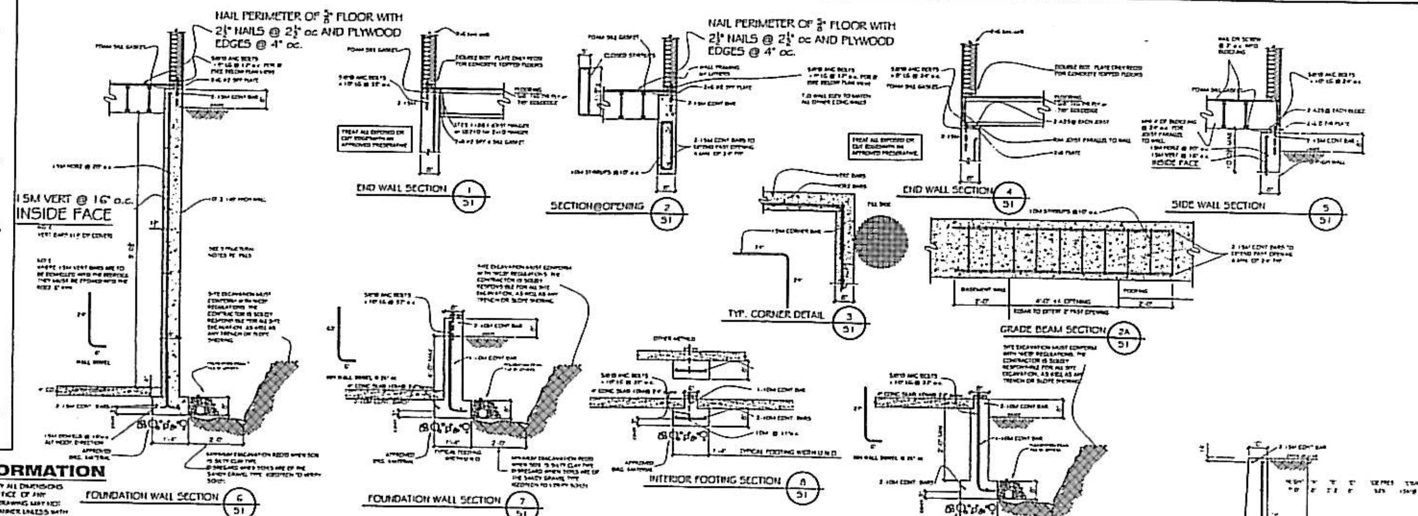
IMPORTANT SOILS INFORMATION

INFORMATION, VERIFICATION, AND CERTIFICATION OF SOIL ISSUES SUCH AS, BUT NOT LIMITED TO: SOIL BEARING CAPACITIES, COMPACTING, ETC ... ARE THE RESPONSIBILITY OF THE LOCAL BUILDING DEPARTMENT, OR A REGISTERED GEOTECHNICAL ENG.

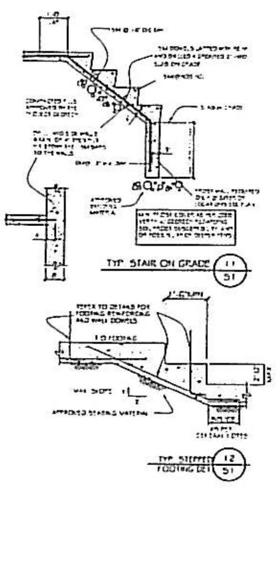
ROV CANNOT BE HELD ACCOUNTABLE FOR ANY SOILS RELATED ISSUES AT ANY TIME (PRESENT OR FUTURE)

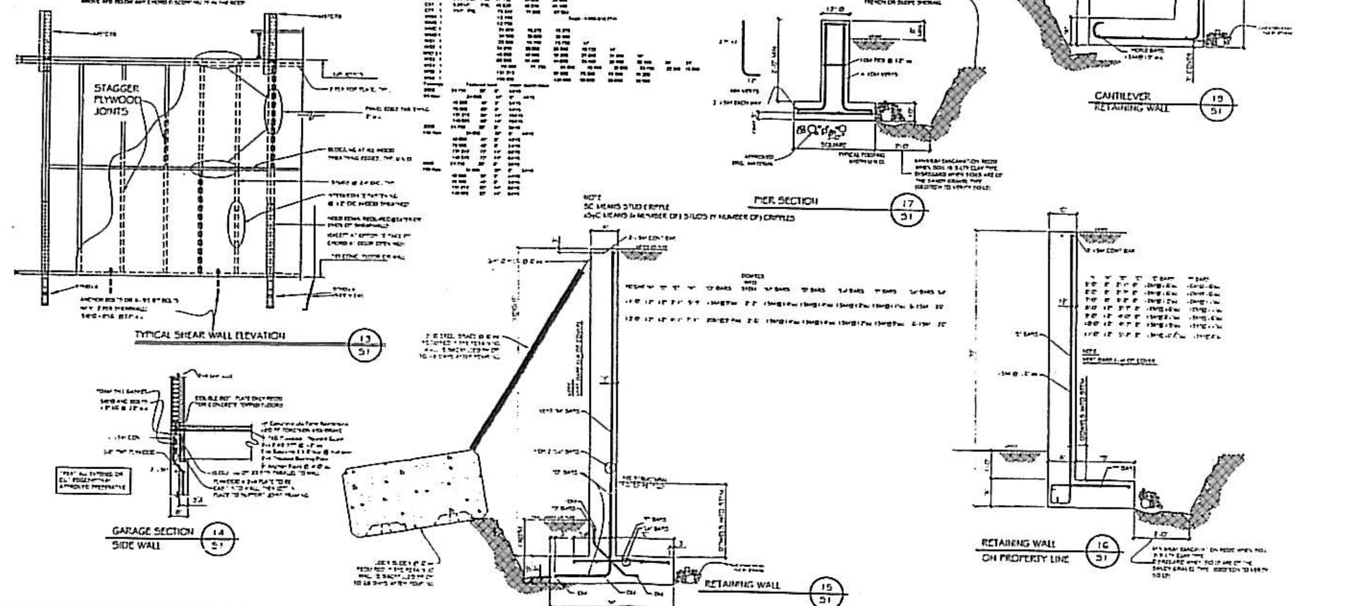
CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO NOTIFY THIS OFFICE OF ANY DISCREPANCIES. THIS DRAWING MAY NOT BE MODIFIED IN ANY MANNER UNLESS WITH THE CONSENT OF THE DESIGN ENGINEERS. DO NOT BACK FILL UNTIL THE FLOOR SYSTEM IS COMPLETELY IN PLACE, AND THEN ONLY WITH FREE DRAINING SOIL.

THIS DRAWING IS ONLY FOR THE ENGINEERED PORTIONS NOTED. ALL OTHER ASPECTS OF THE FOUNDATIONS, BOTH INTERIOR AND EXTERIOR ARE THE RESPONSIBILITY OF THE PROPER BUILDING AUTHORITIES AND NOT ROV CONSULTING.



NOTES:





1	ISSUED FOR PERMIT	NOV 6, '07
NO.	DESCRIPTION	DATE

CLIENT
Mullins Drafting & Design
1964 Dayton St
KELOWNA, BC, V1Y 7W6
250-717-3415

ROV CONSULTING INC.
RICHARD O. VERCHES, P.Eng.

PROJECT
DABISZA RES.
678 Devonian Ave
LOT 6 Plan 77233
KELOWNA

TITLE
BASEMENT & RETAINING WALLS

SCALE 1/2" = 1'-0"	DRAWN BY ROV
DATE NOV 4, '07	PROJECT NO. 783
CHECKED ROV	SHEET NO. S1