
CITY OF KELOWNA
MEMORANDUM

Date: February 2, 2009

To: City Manager

From: Community Sustainability Division

APPLICATION NO. DVP08-0243

OWNER: Marilyn Coleman

AT: 2655 Dubbin Road

APPLICANT: Worman Resources Ltd.
Shane Worman

PURPOSE: TO VARY THE HEIGHT OF A RETAINING WALL FOR A DRIVEWAY
FROM 1.2 METERS PERMITTED TO 4.3 METERS PROPOSED.

EXISTING ZONE: RR3 – Rural Residential 3

REPORT PREPARED BY: Birte Decloux

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0243 for Lot 1, Section 20, Township 23, Osoyoos Division Yale District Plan KAP68143 located at Dubbin Road, Kelowna, B.C.

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

Section 7.5.9 Fencing and Retaining Walls Height

To vary the height of a residential retaining wall from 1.2 meters permitted to 4.3 meters proposed.

2.0 SUMMARY

The applicant is seeking a variance for the height of a retaining wall from 1.2 meters permitted to 4.3 meters proposed to secure a driveway leading to a newly constructed single family dwelling.

3.0 BACKGROUND

The subject property was subdivided in 2001 leaving an accessory structure on the newly created lot. In order to maximize the view and building platform for new construction, a new single family dwelling was located on the north east corner of the site. The topography of the site is very steep through the center of the lot necessitating retaining walls to create a driveway in order to reach the new dwelling.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR3(s) ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	2314 m ²	1600 m ²
Lot Width	58.96 m	18 m except
Lot Depth	27.47 – 46.05 m	30.0 m
Development Regulations		
Height (existing house)	2 storey	2 ½ storeys / 9.5 m
Front Yard	Approx 13.0 m	6.0 m
Side Yard (north)	2.3 m	2.3 m (2- 2 ½ storey)
Side Yard (south)	Approx. 28 m	2.3 m (2- 2 ½ storey)
Rear Yard	5.4 m	7.5 m unless the lot width exceeds the lot depth then the minimum rear yard is 4.5 m

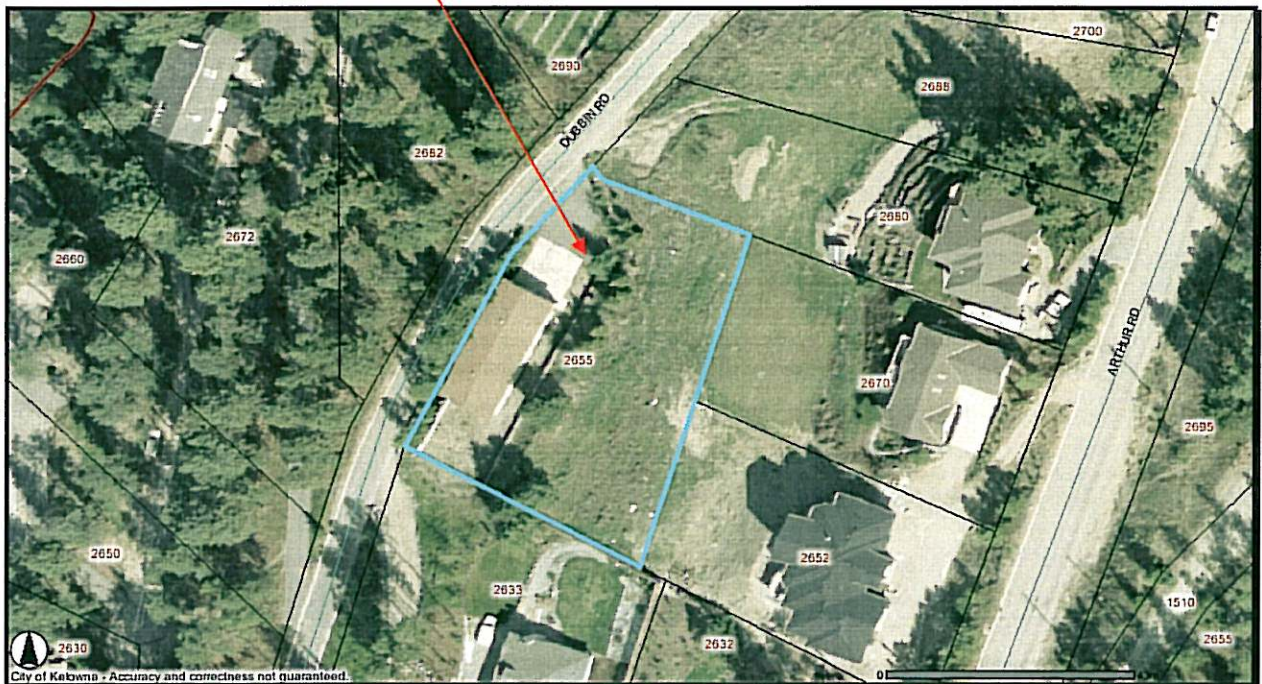
3.1 Site Context

The subject property is located on the east side of Dubbin Road. The site generally has a gentle slope with a steep narrow slope running through the center of the property.

Adjacent zones and uses are RR3 – Rural Residential 3 for all neighbouring properties.

Site Location Map

Subject Property: 2655 Dubbin Road.



4.0 TECHNICAL COMMENTS

4.1 Development Engineering Branch

This application to vary a retaining wall height from 1.2m to 4.3m does not compromise Development Engineering servicing requirements.

4.2 Building and Permits

Structural engineer's drawings and schedules required as condition for building permit application. *These were submitted with the variance application.*

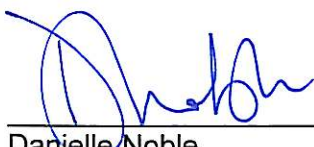
4.3 Fire Department

Initially the Fire Department did not support this variance, however after a site visit their concerns were resolved. The fire department has confirmed that the 85 meter long driveway has the required 12 meter turn radius and is less than a 15% grade allowing a fire truck to access the first level of the building.

5.0 LAND USE MANAGEMENT DEPARTMENT

The visibility of the proposed retaining wall is anticipated to be minimal considering the slope of the subject property and the surrounding properties. The adjacent properties are situated either above or below the subject property. The retaining wall is visible from the road, and in time landscaping and vegetative cover will conceal the stepped wall softening their visual impact. Currently, an existing shop at street level acts to camouflage the center portion of the proposed retaining wall. All affected neighbours have provided their consent in writing with regards to the proposed variance. Given the lot configuration which was approved as part of a previous subdivision application in 2001, staff recognize that the proposed over height retaining wall is necessary in order to develop the lot to its maximum potential.

The Building and Permits department have confirmed that the schedules provided by a professional engineer are sufficient to guarantee that the wall is designed and built to B.C Building Code standards.



Danielle Noble
Urban Land Use Manager

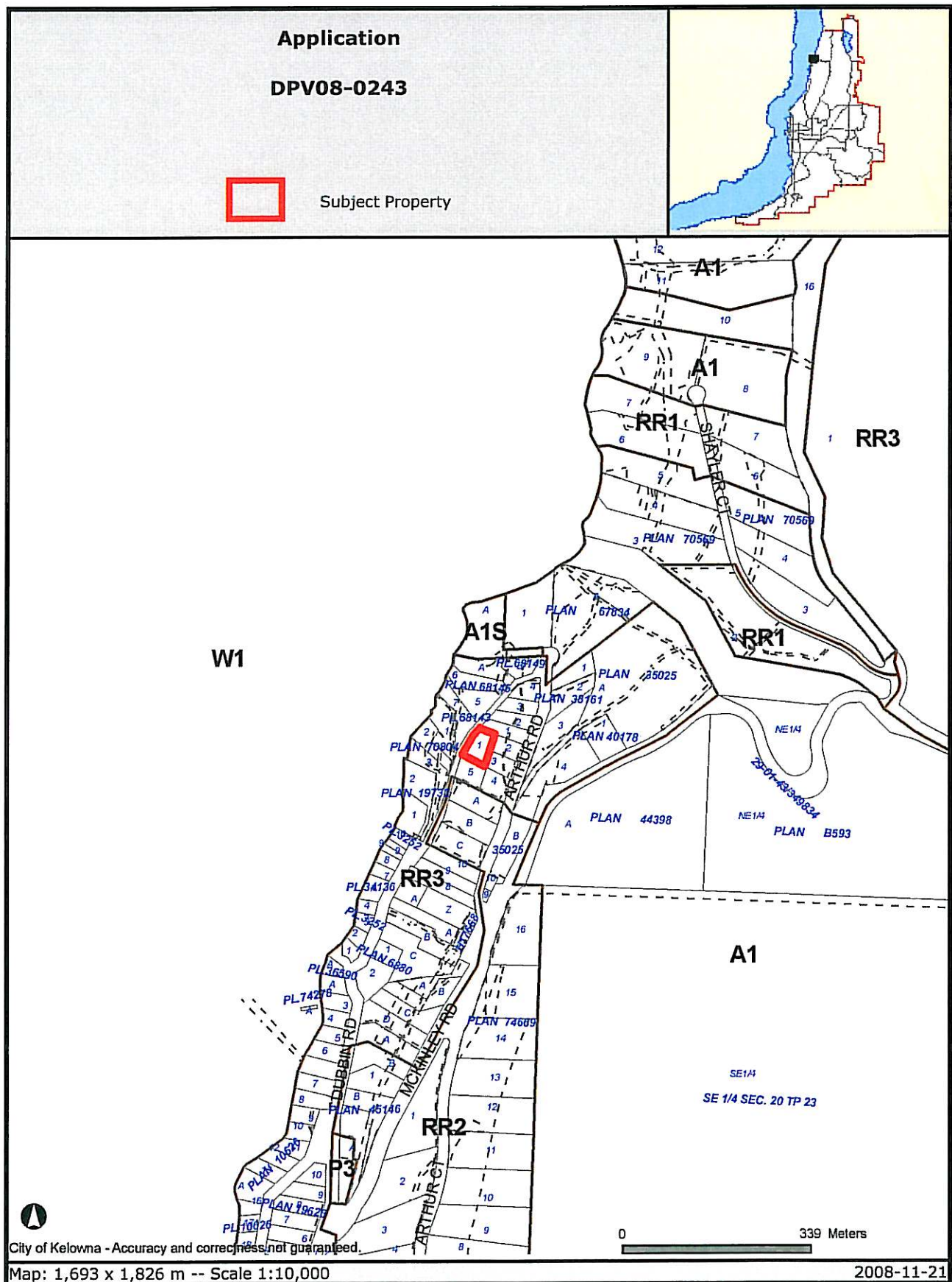
Approved for Inclusion



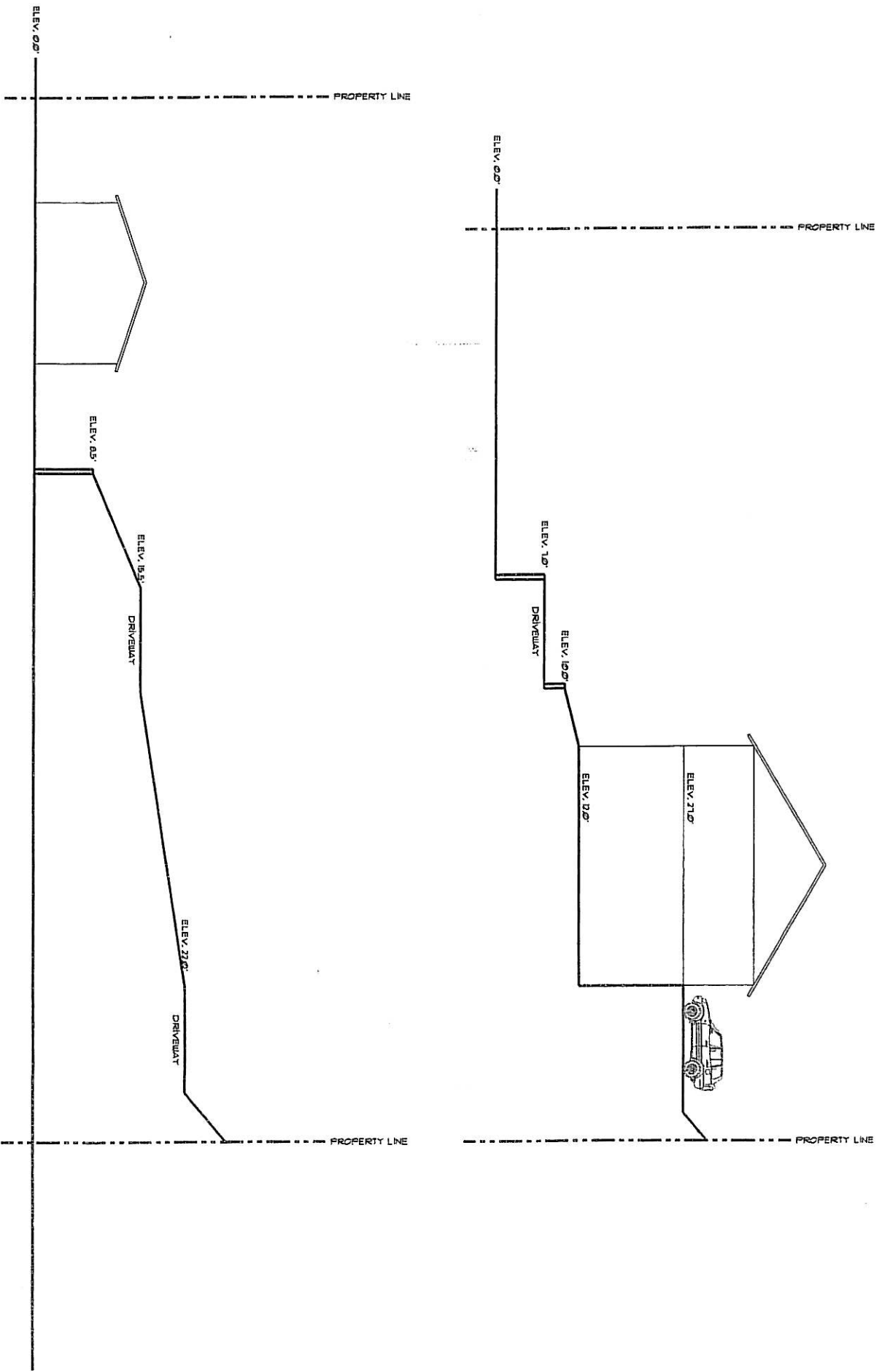
Shelley Gambacort
Director of Land Use Management

Attachments:

Location of Subject property
Site Map (grading)
Existing shop outline
Site Profile



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.



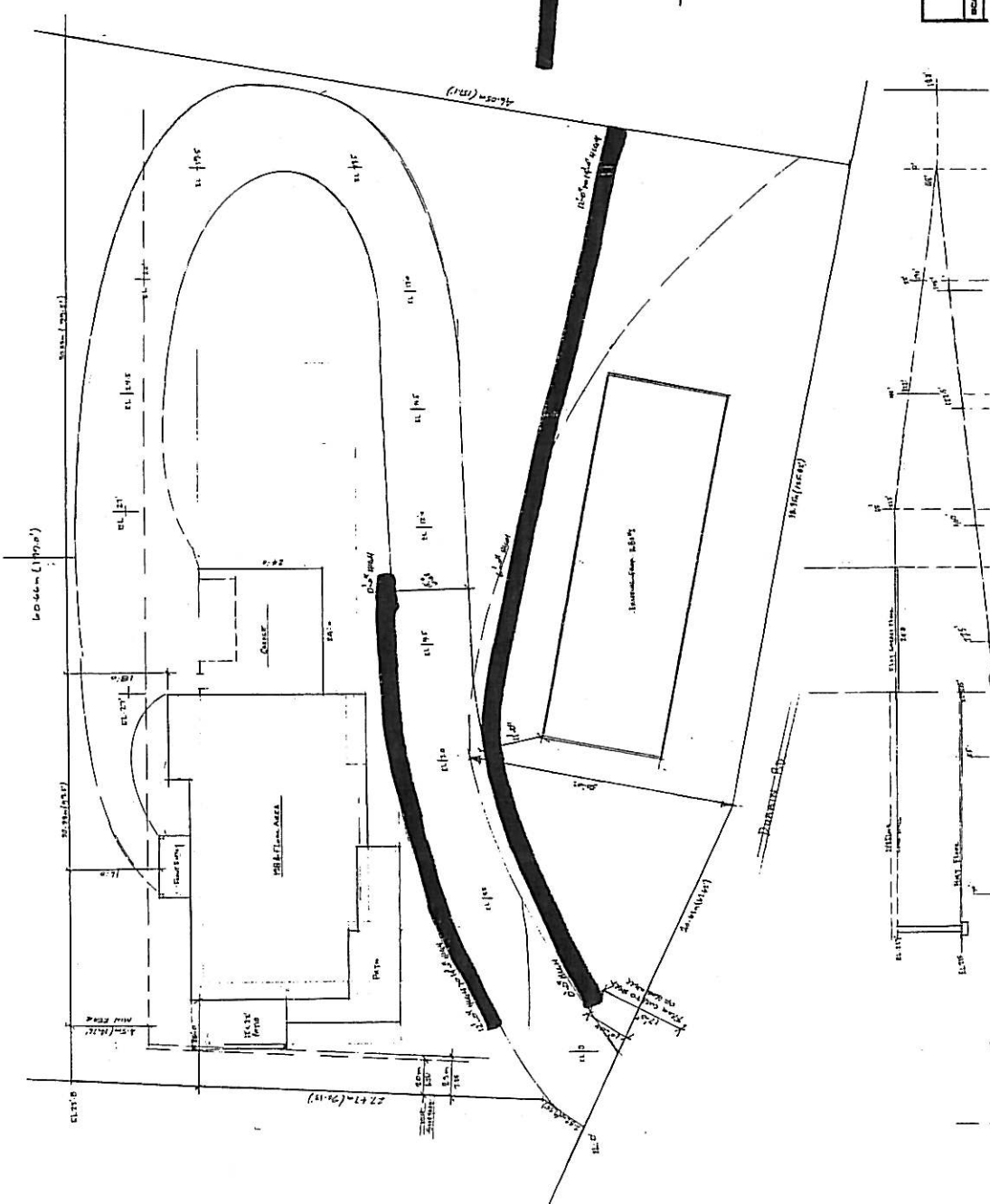
BOB + LYNN COLEMAN

2625 DUBBIN ROAD

SCALE: 1" = 10'-0"

DATE: DEC 21, 2000

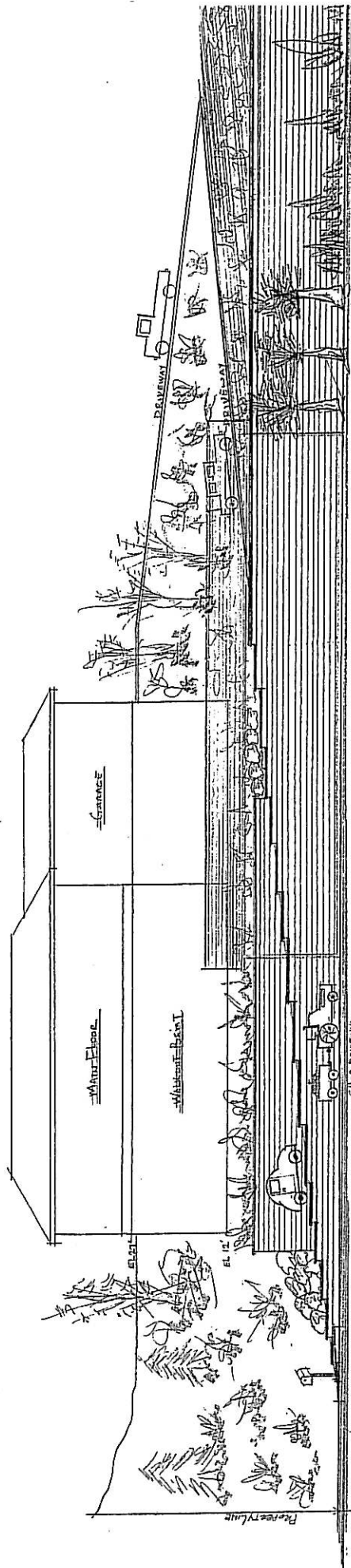
SITE PROFILE



NEW BLACK WALL

CURB ADDRESS: 625 DUBOIS ROAD
 LOT 1
 OWNER: TO THOMAS J. R. S.
 ZONED: RESIDENTIAL
 AREA: 25000 SQ. FT.
 EXISTING: 100' x 175' ZONED
 LAYOUT: 10' TO 16' x 115' TO 115' SLOPE
 LAYOUT: 16' TO 238' x 115' TO 115' SLOPE
 LAYOUT: 15' TO 27' x 55'

SCALE: 1" = 10' 0"	DATE: 11-11-60	BY: J. R. S.
SHEET: 1 OF 1		



EXISTING SIDE OUTLINE
IN FRONT OF CENTRE

BOB & LYNN COLEMAN		DATE: OCT 29/05	REV
2655 DUBBIN ROAD		DATE: OCT 29/05	REV
REPAIR FIRM		DATE: OCT 29/05	REV
WORMAN HOMES		DATE: OCT 29/05	