
CITY OF KELOWNA
MEMORANDUM

Date: February 9, 2009

To: City Manager

From: Community Sustainability Division

APPLICATION NO. DVP09-0003

OWNER: Keith and Sherri Williams

AT: 1410 Tanemura Crescent

APPLICANT: Keith and Sherri Williams

PURPOSE: TO VARY THE HEIGHT OF A RETAINING WALL FROM 1.2 M
PERMITTED 2.1 M PROPOSED.

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

REPORT PREPARED BY: Birte Decloux

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP09-0003 for Lot 11, Section 13, Township 26, Osoyoos Division Yale District Plan KAP82094, located at Tanemura Crescent, 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

To vary the permitted height of the retaining wall from 1.2 m permitted to 2.1 m proposed.

2.0 SUMMARY

The applicant is seeking to vary the permitted height of a section of the retaining wall on the north east-side of the subject property from 1.2 m permitted to 2.1 m proposed.

3.0 BACKGROUND

A retaining wall is required on the north east side of the property to contain the slope between the subject property and the neighbouring site. The retaining wall will allow the driveway to connect to the garage which is located at the rear of the property. Although the retaining wall runs the entire length (37 m) of the east property line, only 15.27 m of the length is over the permitted height.

3.1 Site Context

The subject property is located on the north side of Tanemura Crescent in the Black Mountain area, in a recently created subdivision. The property is in a depression with a

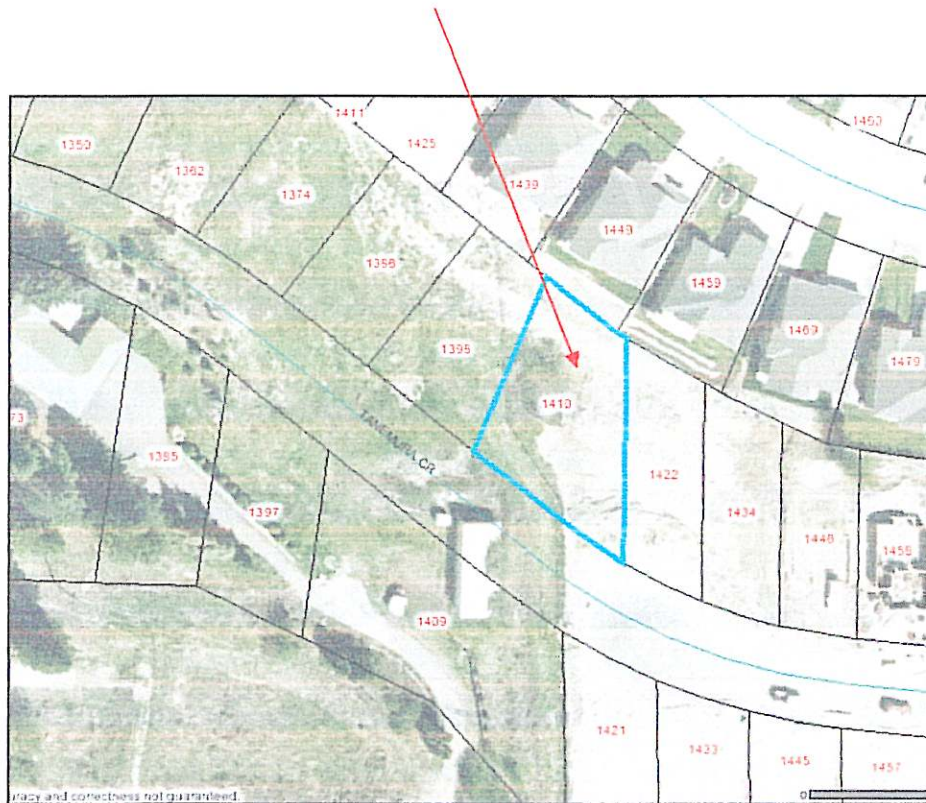
slope to the rear and east neighbours. The front of the subject property slopes down to the road.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing
- East - RU2 – Medium Lot Housing
- South - RU2 – Medium Lot Housing
- West - RU1 – Large Lot Housing

Site Location Map

Subject Property: 1410 Tanemura Crescent



4.0 TECHNICAL COMMENTS

4.1 Development Engineering Branch

The increased height of a retaining wall between two private properties does not compromise the City of Kelowna servicing requirements and does not trigger any offsite upgrades.

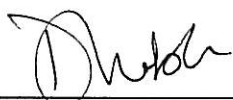
4.2 Building and Permits

Structural engineer's design and schedules required to be submitted with building permit application.

5.0 LAND USE MANAGEMENT DEPARTMENT

The visibility of the proposed retaining wall and fence is anticipated to be minimal, considering the location at the rear of the subject property. There is a need for a retaining wall along the whole northeast side of the site to allow the driveway to be constructed. 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 2006, Staff recognize that the proposed over height retaining wall is necessary in order to develop the lot to its maximum development 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

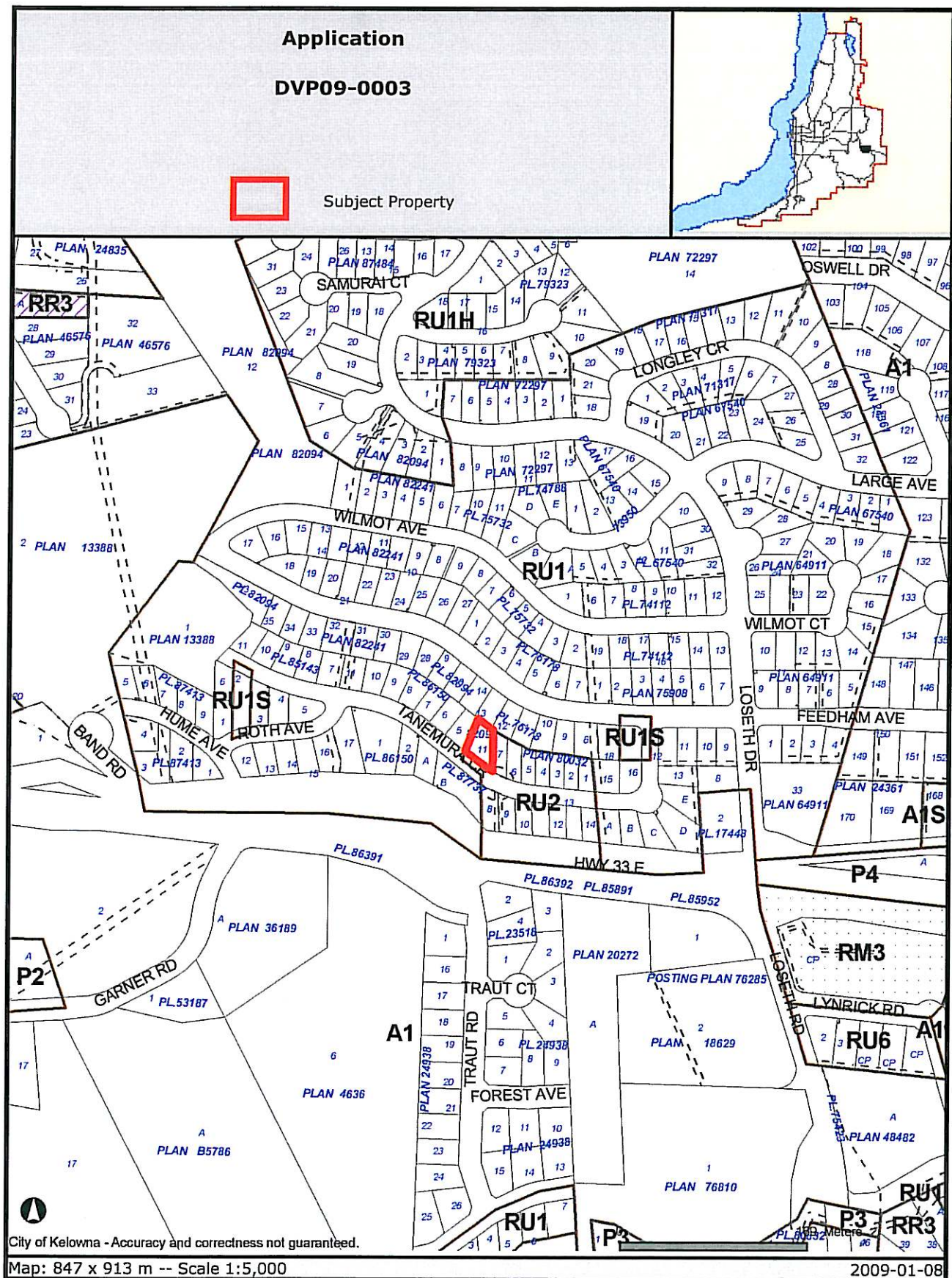


Shelley Gambacort
Director of Land Use Management

DN/bcd

Attachments:

Location of Subject property
Site Map
Photo of elevation / retaining walls



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.

[illegible]

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Keith and Sherri

From: kswilliams@shaw.ca
Sent: Sunday, November 30, 2008 12:58 PM
To: kswilliams@shaw.ca
Subject: house pictures

Get Kodak prints of this picture, and all your other favorites, at www.kodakgallery.com!

