



# DVP 21-0003

# 377 Uplands Court

Development Variance Permit Application



# Proposal

- ▶ To vary the height of a retaining wall from 1.2m to the proposed 4.8m on the subject property.

# Development Process

Jan 13, 2021

Development Application Submitted



Staff Review & Circulation



March 9, 2021

Public Notification Received



June 22, 2021

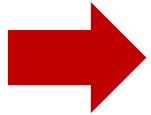
Development Variance Permit



Building / Soil Permit

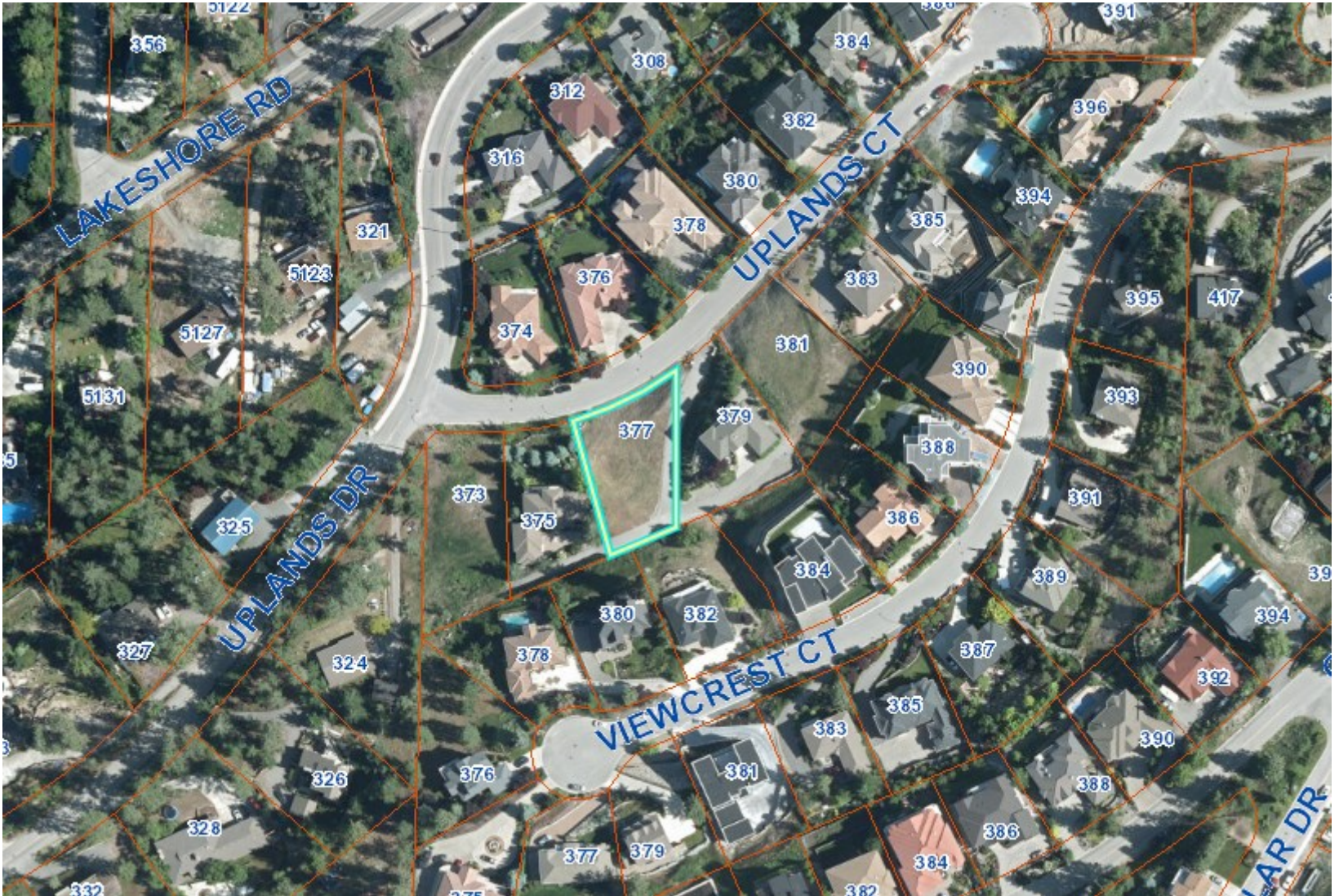


Inspections



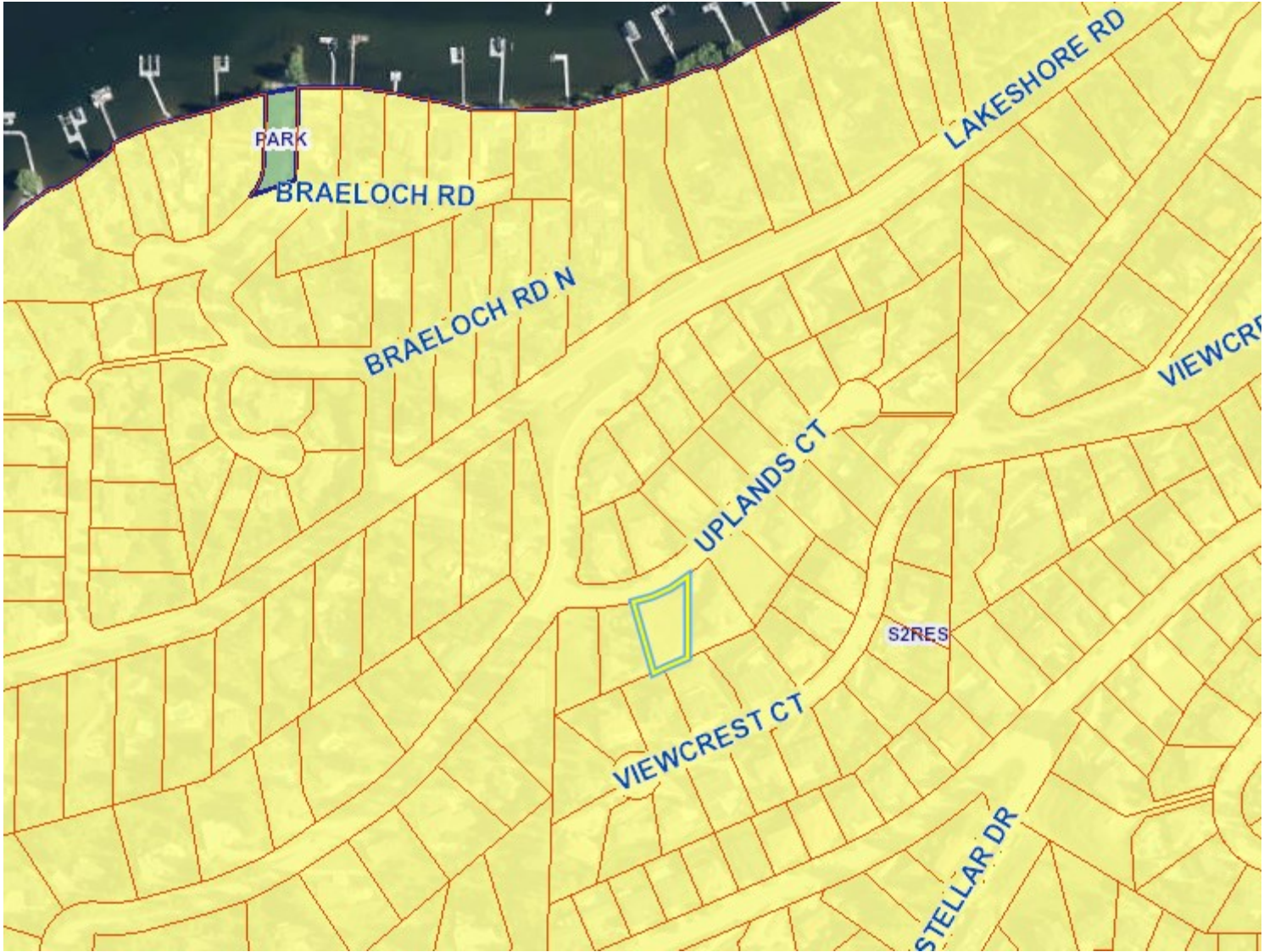
Council  
Approval

# Context Map



City of Kelowna

# OCP Future Land Use / Zoning



# Subject Property Map



City of Kelowna

# Project/technical details

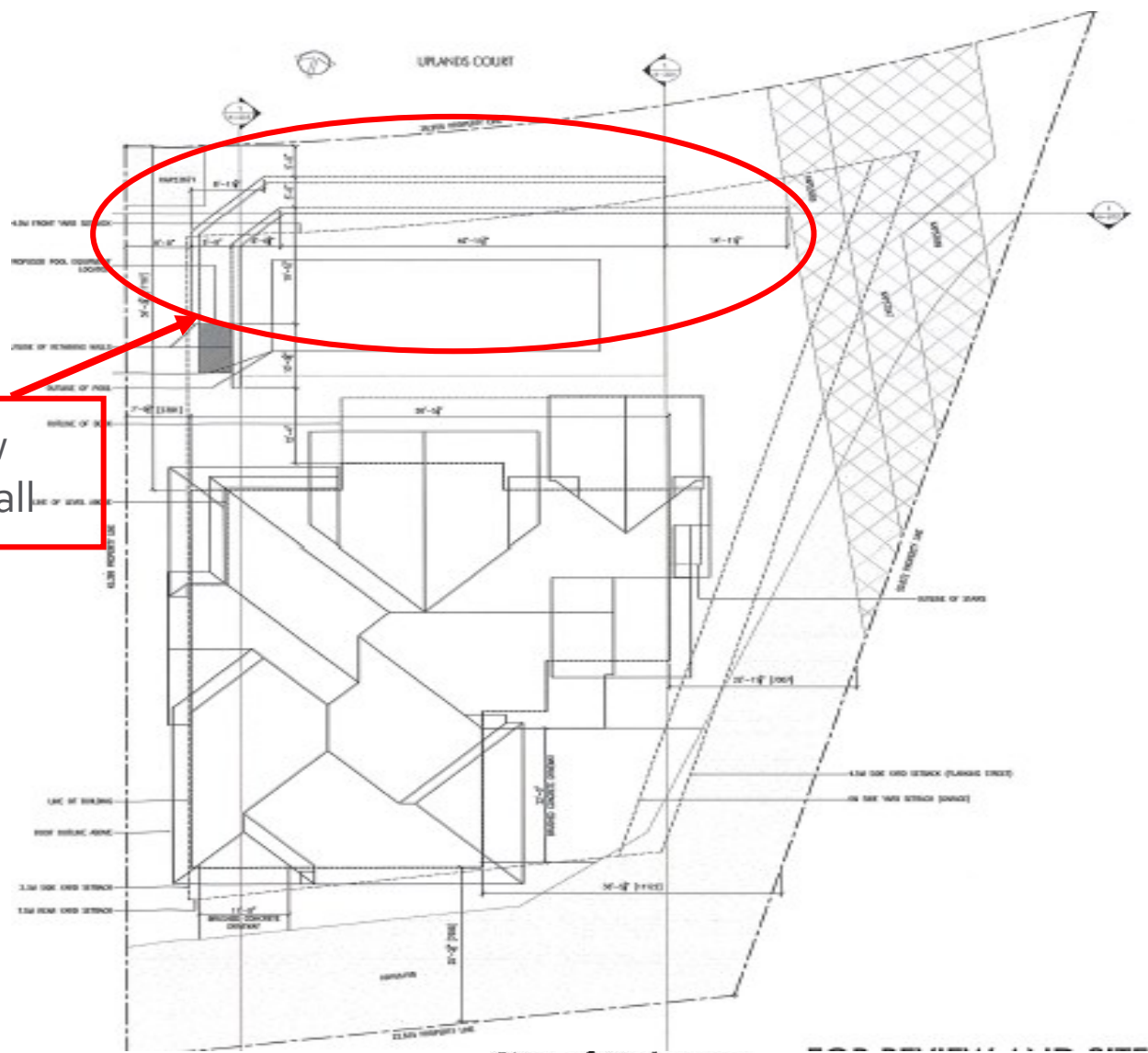
- ▶ New retaining wall for construction of swimming pool
- ▶ Siting of pool & retaining wall within building envelope
- ▶ 1.2m Bylaw maximum height
- ▶ 4.8m Proposed height( 2 – 2.4m tiers)
- ▶ Proposed retaining wall screened by a native landscape treatment

# Project/technical details

- ▶ Engineer's and Landscape Architect designs have been submitted
- ▶ Building /Soil permits will be required



# Site Plan



# Public Notification Policy #367

- ▶ The applicant has stated they completed neighbourhood consultation by dropping off informational packages to properties within 50 m
  - ▶ March 9, 2021

# Staff Recommendation

- ▶ The applicant is seeking the variance permit for a property with steep slopes followed by a Soil Permit for the over height wall and Building Permit for the swimming pool.
- ▶ The Soil Permit process for the retaining wall will require sealed engineering design and Engineer's assurance letter to achieve permit approvals and result in a safe structure to retain soil.
- ▶ Retaining wall be signed off by a qualified professional.



## *Conclusion of Staff Remarks*