



DVP22-0010

2065-2075 Pier Mac Way

Development Variance Permit Application



Proposal

- ▶ To consider a Development Variance Permit to vary the maximum height of a retaining wall from 1.2 m required to 2.3 m proposed and to vary the maximum height of a combined fence and retaining wall from 2.0 m required to 3.5 m proposed.

Development Process



Jan. 19, 2022

Development Application Submitted



Staff Review & Circulation



Jan. 19, 2022

Public Notification Received



Mar. 22, 2022

Development Variance Permit



Council Approval



Over height Retaining Wall Permit

Context Map



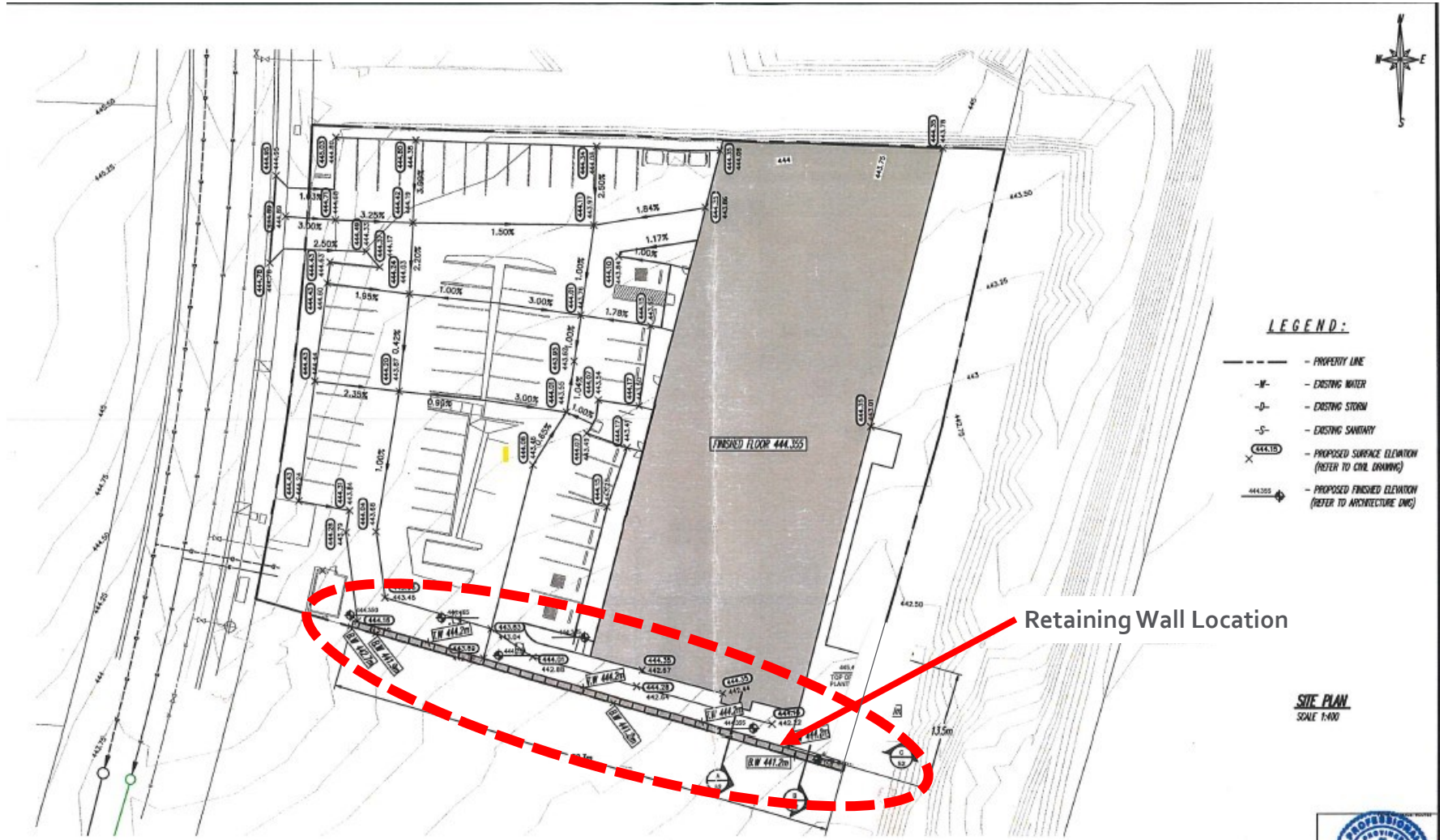
Site Map



Project/technical details

- ▶ The lock block wall is located on the south side yard property line and will be a maximum 2.3m high with a 1.2m high chain link fence on top of it for safety. The wall is required to enable a flat building platform.
- ▶ The wall gradually increases in height from 0.7m at the front of the property to a maximum height of 2.3m at the rear.
- ▶ The wall is setback 10m from the front yard property line – so it should not visually dominate the front of the property.
- ▶ The wall and most of the development will be hidden from the Highway 97 corridor due to the topography of the site.

Conceptual Site Plan



LEGEND:

- - - - - PROPERTY LINE
- M- EXISTING WATER
- D- EXISTING STORM
- S- EXISTING SANITARY
- X 444.15 PROPOSED SURFACE ELEVATION (REFER TO CIVIL DRAWING)
- 444.355 PROPOSED FINISHED ELEVATION (REFER TO ARCHITECTURE DWG)

Retaining Wall Location

SITE PLAN
SCALE 1:100

REFERENCE:
ACE/HARMONY HOMES
PROJECT NO. DIA 2019-36
DATE: 2021 APRIL 31
COMPANY: DESTEFANO JORD ARCHITECTURE

GEOPACIFIC
VANCOUVER KALISPOPA SALISBURY

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DATE:	SEPTEMBER 8, 2021		
DRAWN BY:	APPROVED BY:	REVIEWED BY:	
HL	R.A.	A.Z.	
SCALE:	AS SHOWN		

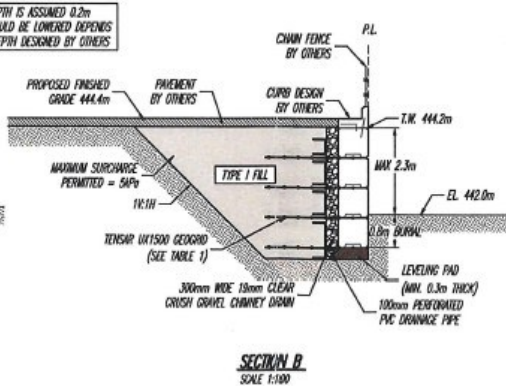
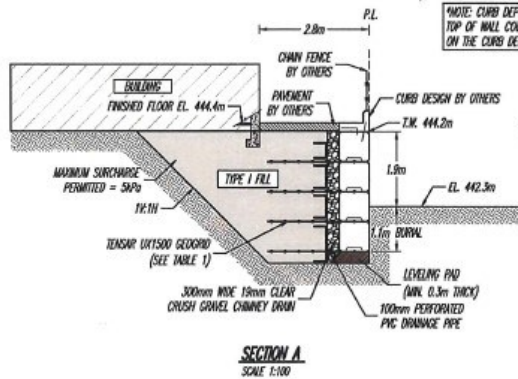
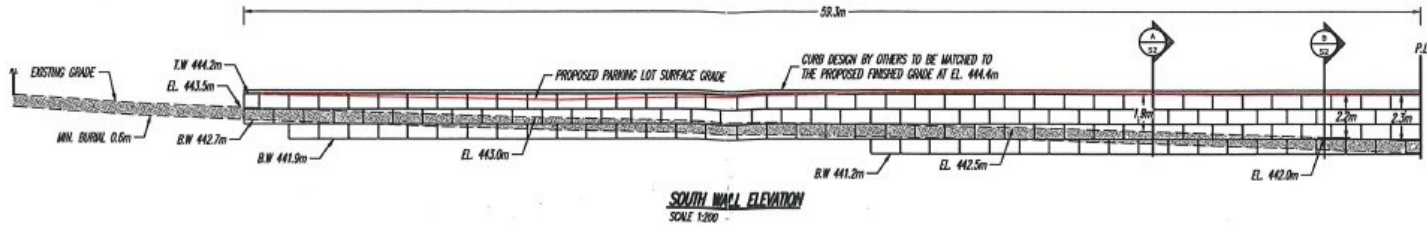
ACE PLUMBING/HARMONY HOMES BUILDING
2065 PIER MAR WAY, KELOWNA, BC
SITE PLAN

FILE NO.:	19212
DWG. NO.:	G-RW1

REVISIONS:	D.
A.	E.
B.	F.
C.	G.



Retaining Wall Sections



NOTE: CURB DEPTH IS ASSUMED 0.2m
TOP OF WALL COULD BE LOWERED DEPENDS
ON THE CURB DEPTH DESIGNED BY OTHERS

REFERENCE:
ACE/HARMONY HOMES
PROJECT NO. BA 2019-36
DATE: 2021 APRIL 31
COMPANY: Distriae and Architecture



1779 W. 203rd Street
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DATE: SEPTEMBER 9, 2021
DRAWN BY: JLL
APPROVED BY: R.A.
REVIEWED BY: A.T.
SCALE: AS SHOWN

ACE PLUMBING/HARMONY HOMES BUILDING
2065 PIER MAC WAY, KELLOWNA, BC
ELEVATION & SECTIONS

FILE NO: 19212
DWG NO: G-RW2

REVISIONS	D.
A.	E.
B.	F.
C.	G.



Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
 - ▶ The wall would be hidden from the Highway 97 corridor.
 - ▶ The wall would be setback 10m from the front yard property line, so it should not be visually prominent in the front yard.
 - ▶ The conservative size and location of the proposed wall within this industrial area context is not a visual impact concern for staff.
 - ▶ The wall will be engineered and will require an Over height Retaining Wall Permit from the Development Planning Department.
 - ▶ A Form and Character Development Permit has been issued for the project.



Conclusion of Staff Remarks