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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** July 10, 2007

**TO:** City Manager

**FROM:** Planning & Development Services Department

**APPLICATION NO.** Z07-0048  
**AT:** 845 Mayfair Road.

**APPLICANT:** Alf Wiens Construction  
**OWNERS:** Tracey Thomas Hayes

**PURPOSE:** TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU6 – TWO DWELLING HOUSING IN ORDER TO CONSTRUCT SEMI-DETACHED HOUSING.

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**PROPOSED ZONE:** RU6 – TWO DWELLING HOUSING

**REPORT PREPARED BY:** Alec Warrender

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**1.0 RECOMMENDATION**

THAT Rezoning Application No. Z07-0048 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 143, ODYD, Plan 22026, located at 845 Mayfair Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

**2.0 SUMMARY**

This rezoning application seeks to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to allow for the construction of semi-detached housing.

**3.0 ADVISORY PLANNING COMMISSION**

The Advisory Planning Commission (APC) passed the following recommendation at their meeting of June 19, 2007:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0048, for Lot 6, Plan 22026, Sec. 27, Twp. 26, ODYD, by Alf Wiens Construction (A. Wiens), to rezone the subject property from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone to allow for the construction of semi-detached housing.

#### 4.0 THE PROPOSAL

The applicant is proposing to rezone the property in order to construct semi-detached housing. Vehicle access will be from Mayfair Road as there is no rear lane. Plans provided by the applicant show that the proposed development is to have a total floor area of 880 m<sup>2</sup> (2,890 ft<sup>2</sup>).

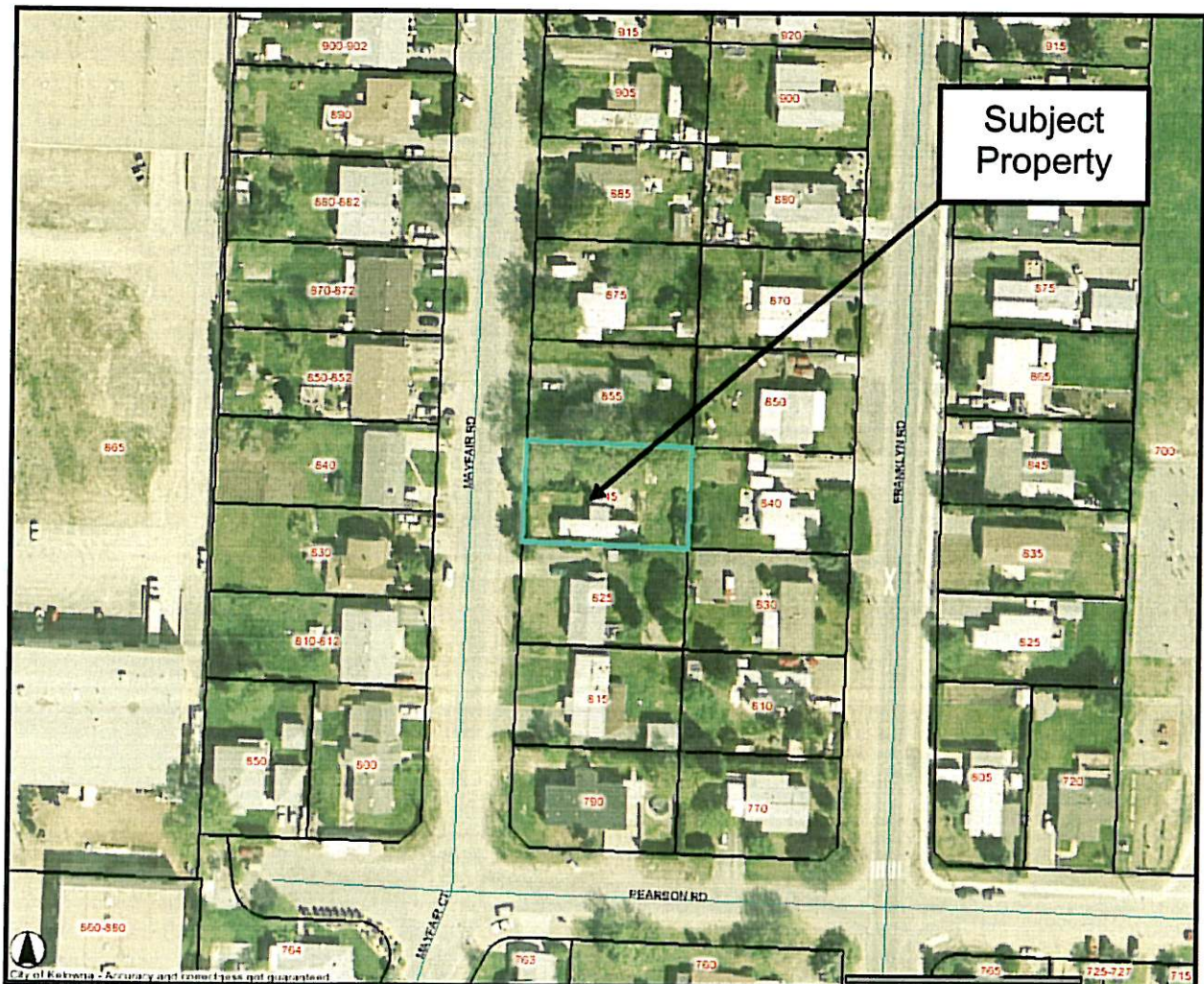
#### 4.1 Site Context

The surrounding area has been developed primarily as a single/two-family neighbourhood, there are a number of RU6 zoned lots in the area. The adjacent zoning and land uses are as follows:

North	RU1 – Large Lot Housing – Single family residence
East	RU1 – Large Lot Housing – Single family residence
South	RU1 – Large Lot Housing – Single family residence
West	RU1 – Large Lot Housing – Single family residence

#### 4.2 Site Location Map:

Subject Property: 845 Mayfair Road





4.3 Current Development Policy

This proposal is supported by the policies of the City of Kelowna's Strategic plan and Kelowna 2020 - Official Community Plan.

5.0 TECHNICAL COMMENTS

5.1 Irrigation District – BMID

See Attached

5.2 Inspections Department

Proposed building to be constructed to BCBC 2006, no other concerns.

5.3 Works and Utilities

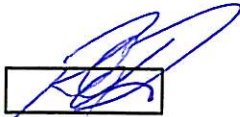
See Attached.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The proposal conforms to the City's Zoning Bylaw No. 8000 and the lot is well suited for the RU6 zone. The applicant was cooperative and worked with Staff to improve the design of the proposed development. The design was modified so that the principle entrances fronted Mayfair Road, and in turn created a more welcoming façade.

  
Shelley Gambacort  
Current Planning Supervisor  
RD/SG/aw

Approved for Inclusion



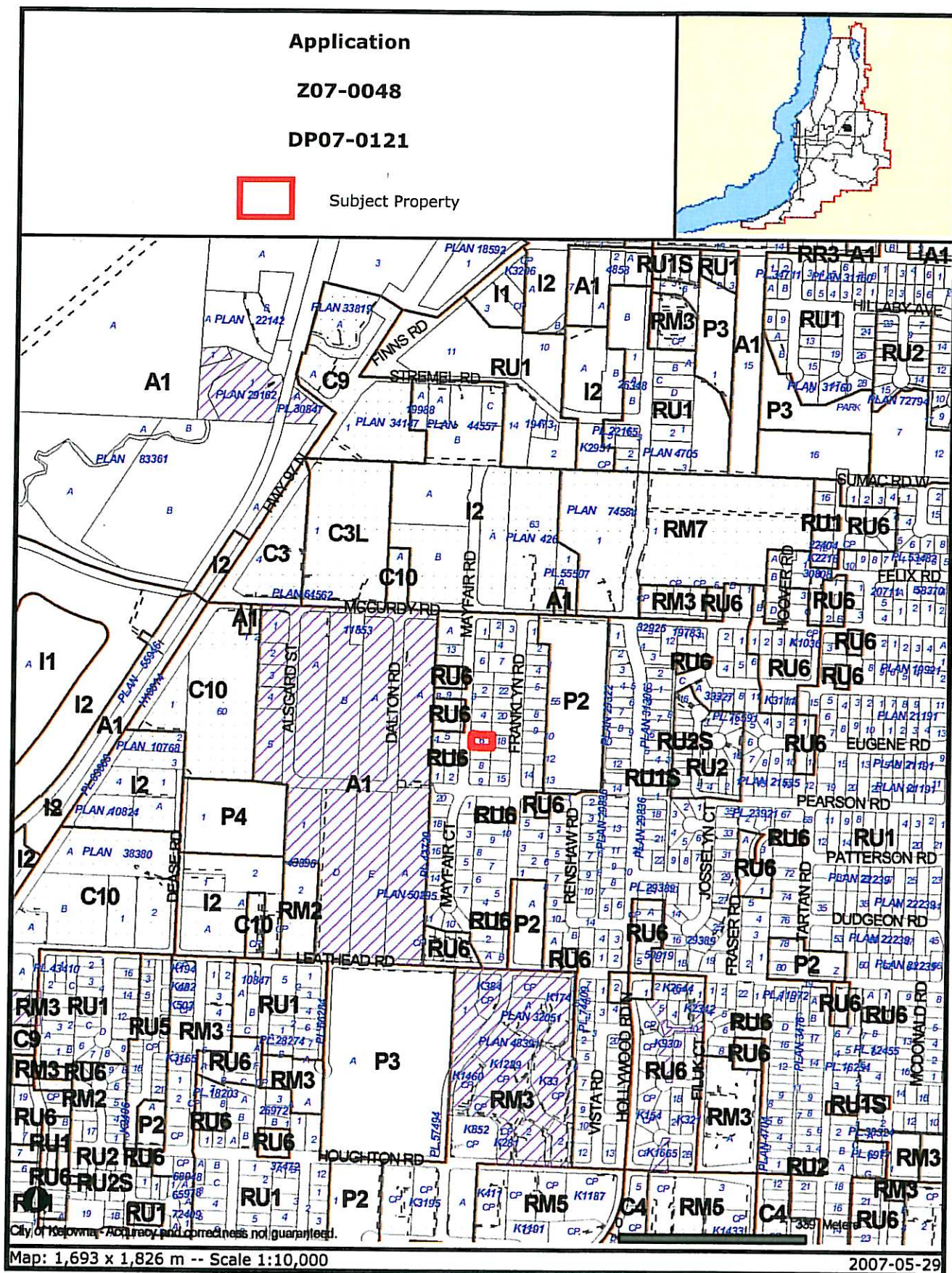
Ron Dickinson  
Inspection Services Manager

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**ATTACHMENTS**

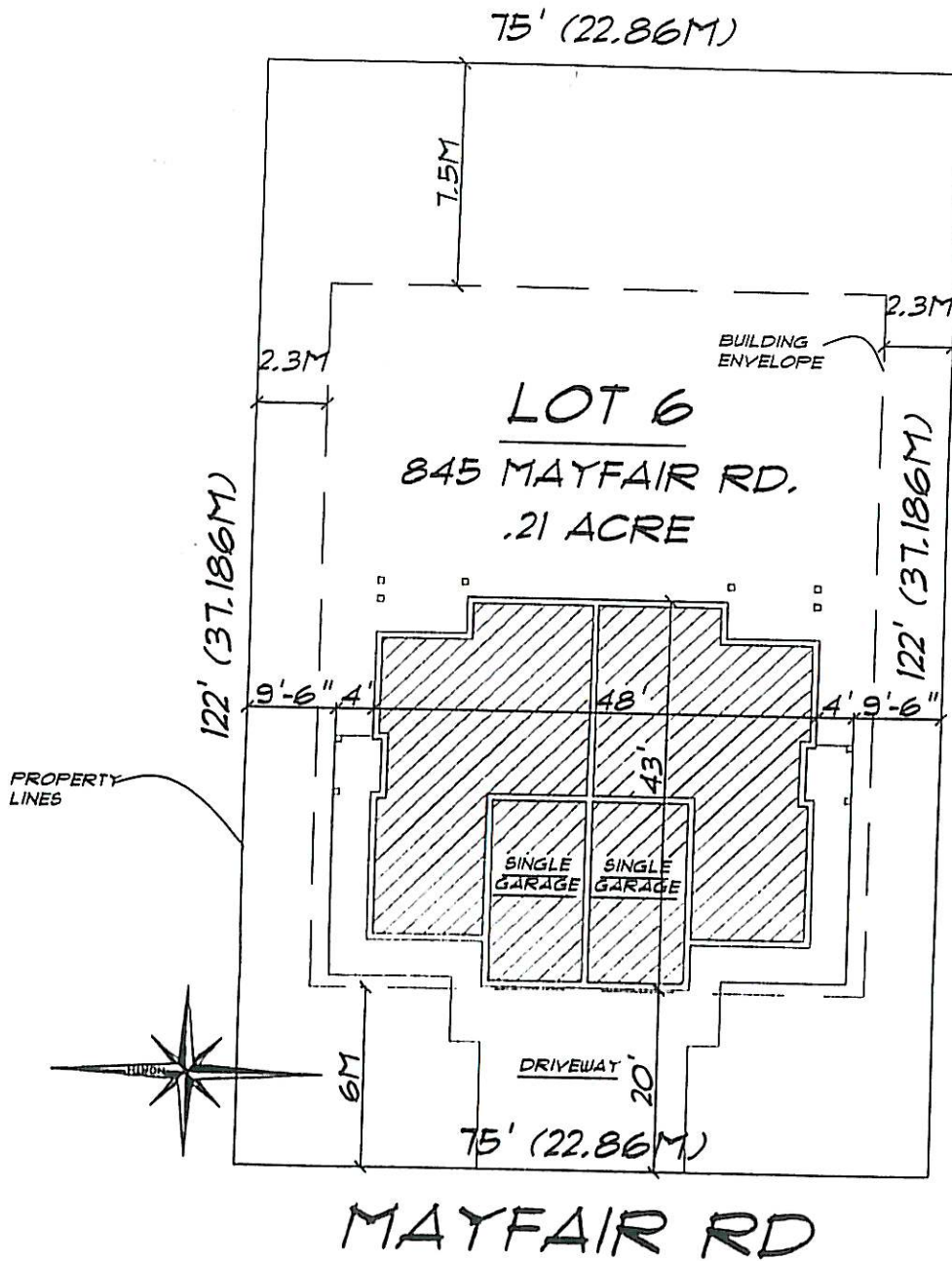
Location of subject property  
Site Plan (2)  
Floor Plans (3)  
Elevations (2)  
Amended Front Entrance  
Works and Utilities - Comments  
Black Mountain Irrigation District - Comments





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.





This drawing is provided for general lot information only. The lot purchaser is responsible for verifying all information shown, including but not limited to dimensions, elevations, geotechnical requirements and service locations.

**ROBINSON**  
DESIGN INC.

architectural design  
201 - 1561 Sutherland Ave. Kelowna, B.C. V1Y 5Y7 861-6612

DRAWN BY:

DS

LOT

6

SCALE:

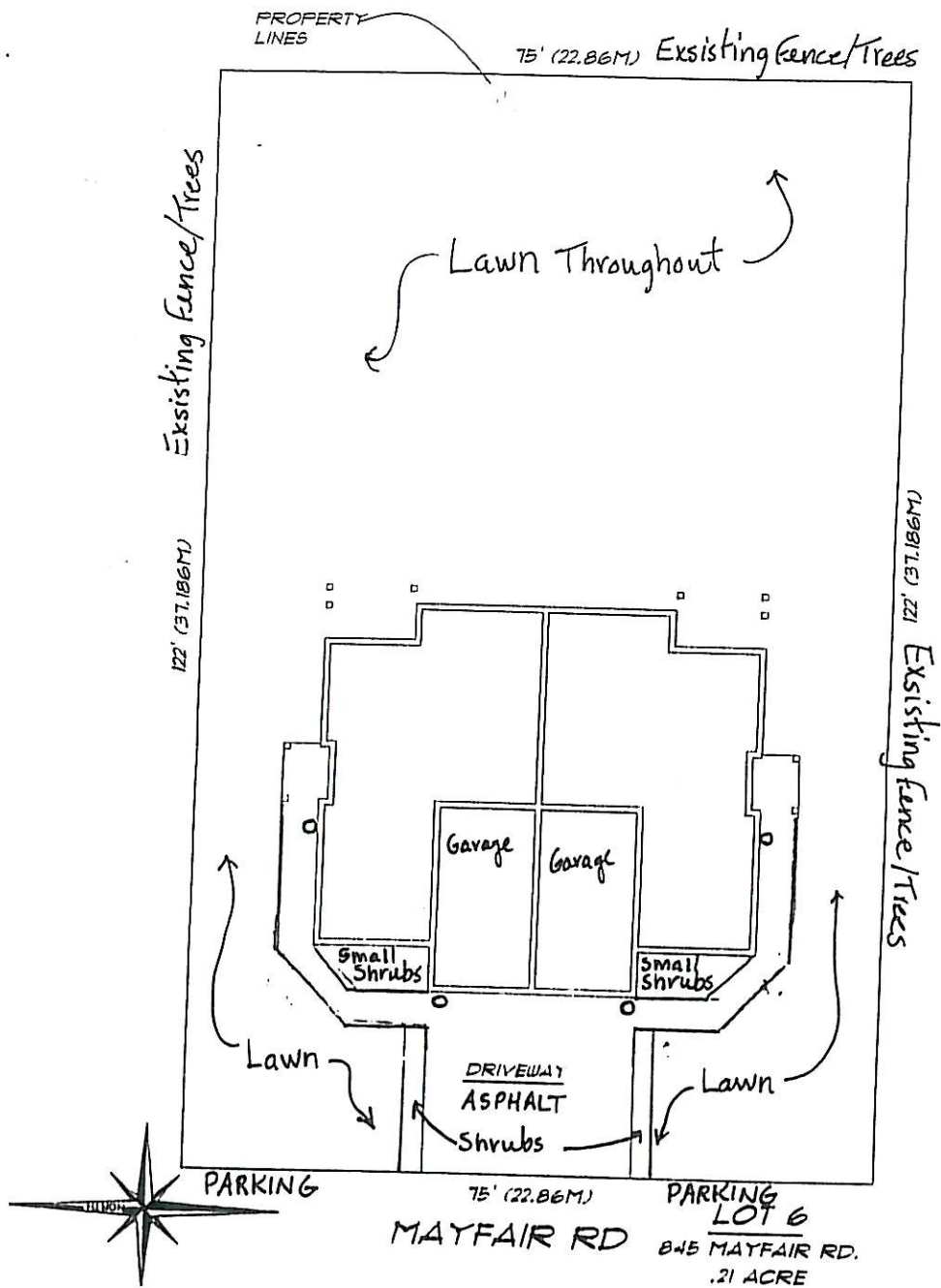
1/16" = 1'-0"

DATE:

MAY 10/07

SITE PLAN

1/1



This drawing is provided for general lot information only. The lot purchaser is responsible for verifying all information shown including but not limited to dimensions, elevations, geotechnical requirements and service locations.

**ROBINSON**  
DESIGN INC.

architectural design  
201 - 1561 Sutherland Ave. Kelowna, B.C. V1Y 5Y7 861-6612

DRAWN BY:

DS

LOT

6

SCALE:

1/16"=1'-0"

DATE:

MAY 10/07

landscape

**NOT FOR CONSTRUCTION**

# SITE PLAN



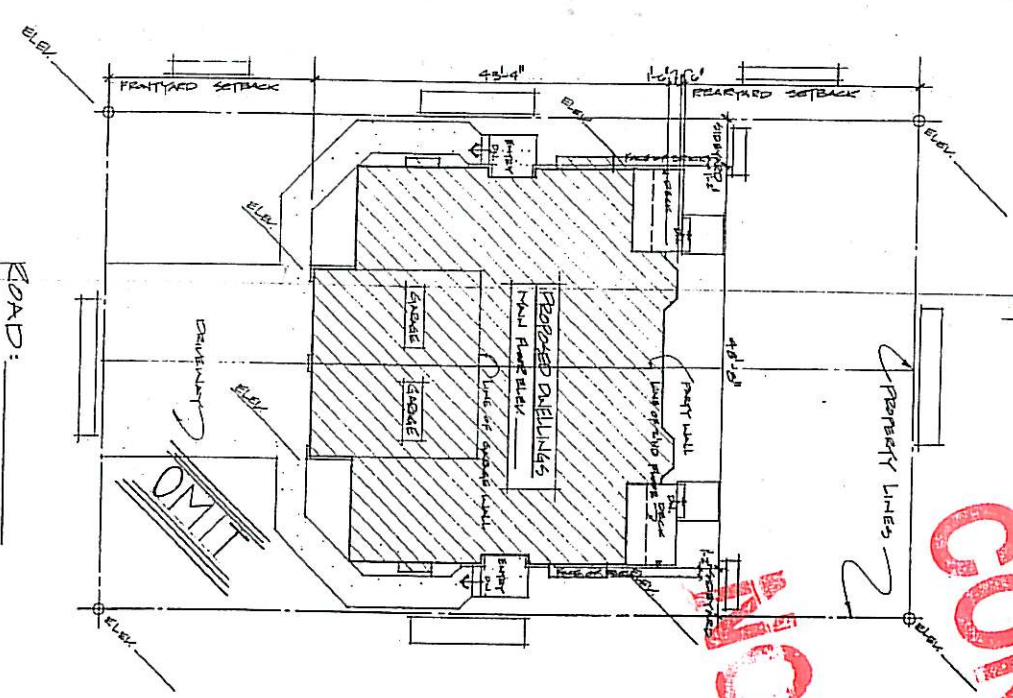
SCALE: 1/8" = 1'-0"

LEGEND DESCRIPTION:

NOTES:

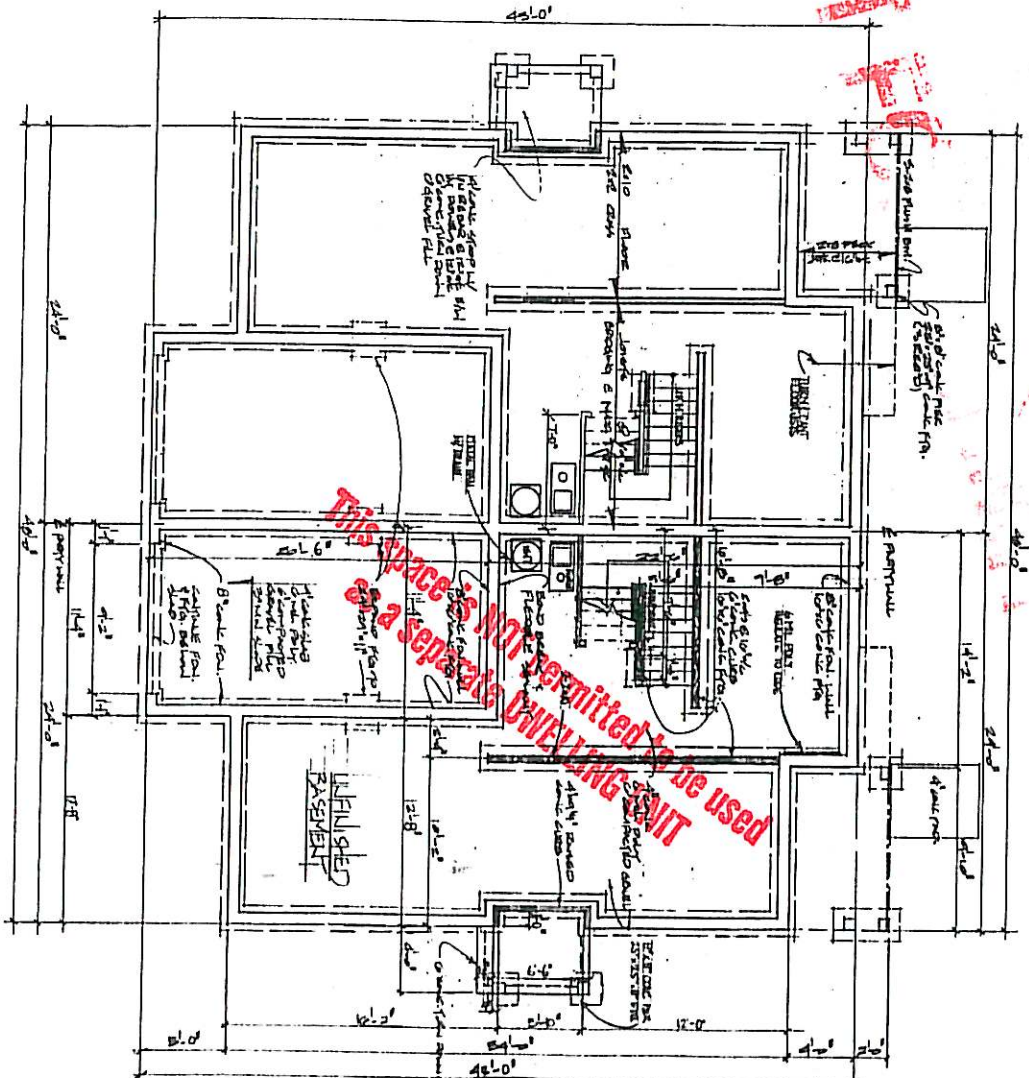
FOR ADDITIONAL SITE PLAN INFORMATION SEE  
GENERAL NOTES SHEET 5 OF 5

ROAD:



# BASEMENT / FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



**ROBINSON**  
DESIGN INC.  
1111 11th Street, NW, Suite 100  
Washington, DC 20004  
202-637-6312



**JENISH HOUSE DESIGN LIMITED**

HEAD OFFICE  
1111 11th Street, NW, Suite 100  
Washington, DC 20004  
202-637-6312  
FAX 202-637-6313  
SALES OFFICE  
1111 11th Street, NW, Suite 100  
Washington, DC 20004  
202-637-6312  
FAX 202-637-6313

REVISION	DATE	DESCRIPTION
1	01/05	Initial Design
2	01/05	Final Design
3	01/05	Final Design
4	01/05	Final Design
5	01/05	Final Design
6	01/05	Final Design
7	01/05	Final Design
8	01/05	Final Design
9	01/05	Final Design
10	01/05	Final Design



A hand-drawn floor plan of a house, oriented with the front entrance at the top. The plan includes the following rooms and features:

- Front Entrance:** Located at the top center, with a small porch area.
- Living Room:** A large central room with a fireplace on the left wall, a large window on the right, and a central area for furniture.
- Dining Room:** Located to the right of the living room, featuring a table and chairs.
- Kitchen:** Situated at the top right, containing a sink, stove, and refrigerator area.
- Bathroom:** Located to the left of the living room, with a toilet and bathtub.
- Bedroom:** A room at the bottom left, labeled "BED ROOM".
- Living Room:** A room at the bottom right, labeled "LIVING ROOM".
- Staircase:** A central staircase connecting the upper and lower levels.
- Dimensions:** Various measurements are noted throughout the plan, such as "11'-0\"

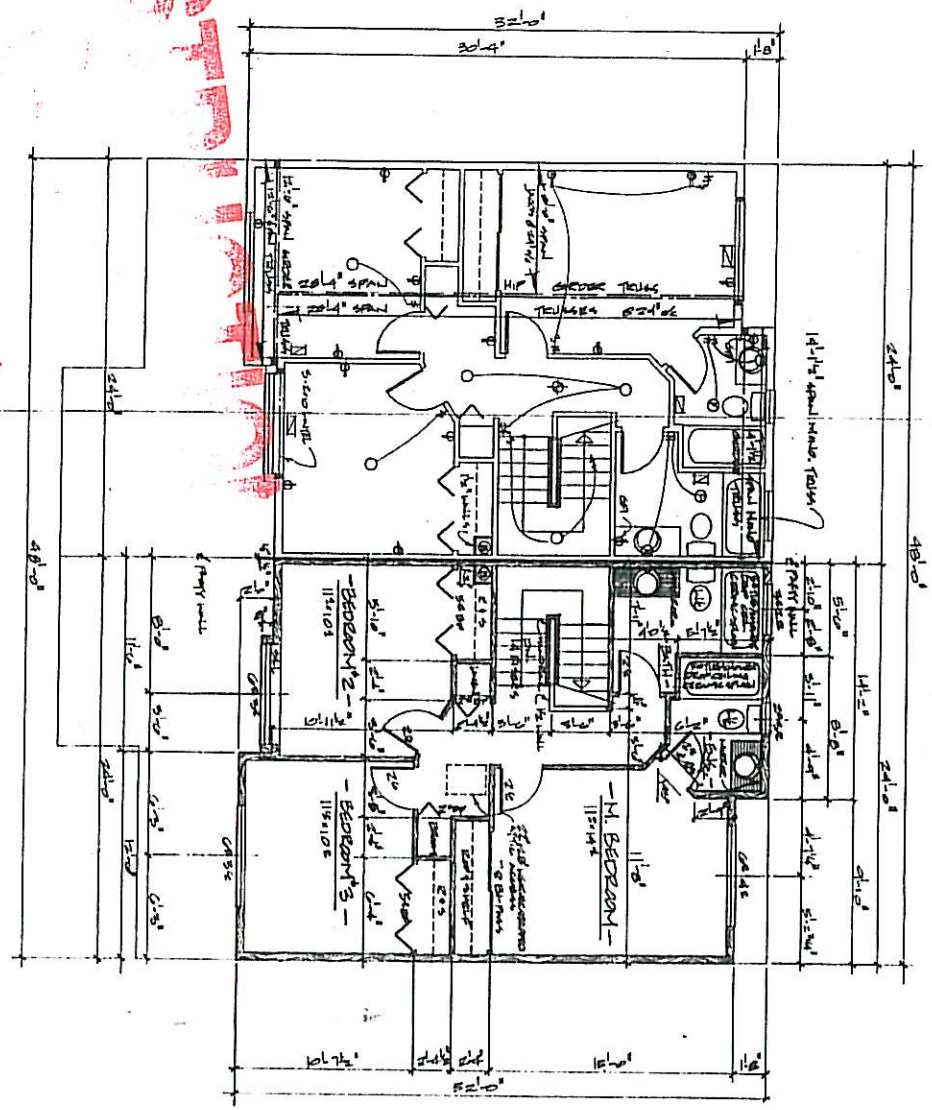
total AREA = 2890 sq ft.  
Total AREA - 1445 sq ft. Each side

[illegible]



2020

→ SECOND FLOOR PLAN →



**ROBINSON**  
DESIGN INC.  
221 • 12th Street and Ave. E, Suite 100, DC 17187  
250-661-6612

1. Name of the Firm  
**JENISH HOUSE DESIGN LIMITED**  
 2. Address of the Firm  
 3. City  
 4. State  
 5. Zip  
 6. Phone  
 7. Fax  
 8. E-mail  
 9. Website

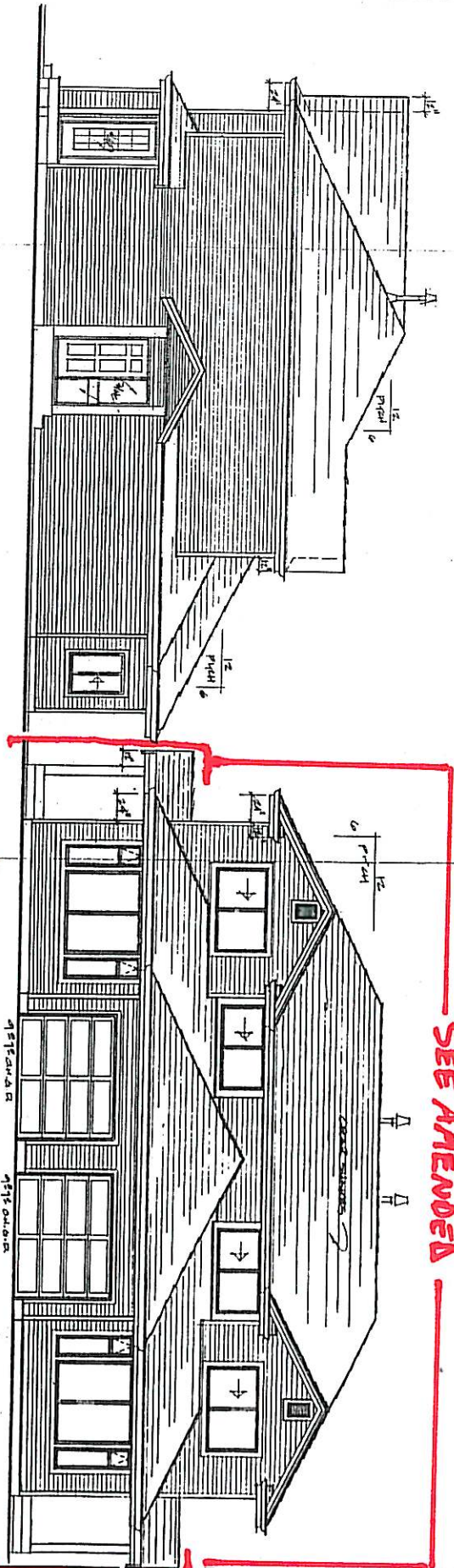
# JENISH HOUSE DESIGN LIMITED

10. Head Office  
 11. Branch Office  
 12. Regional Office  
 13. District Office  
 14. Sub Office  
 15. Other Office  
 16. Other Office  
 17. Other Office  
 18. Other Office  
 19. Other Office  
 20. Other Office



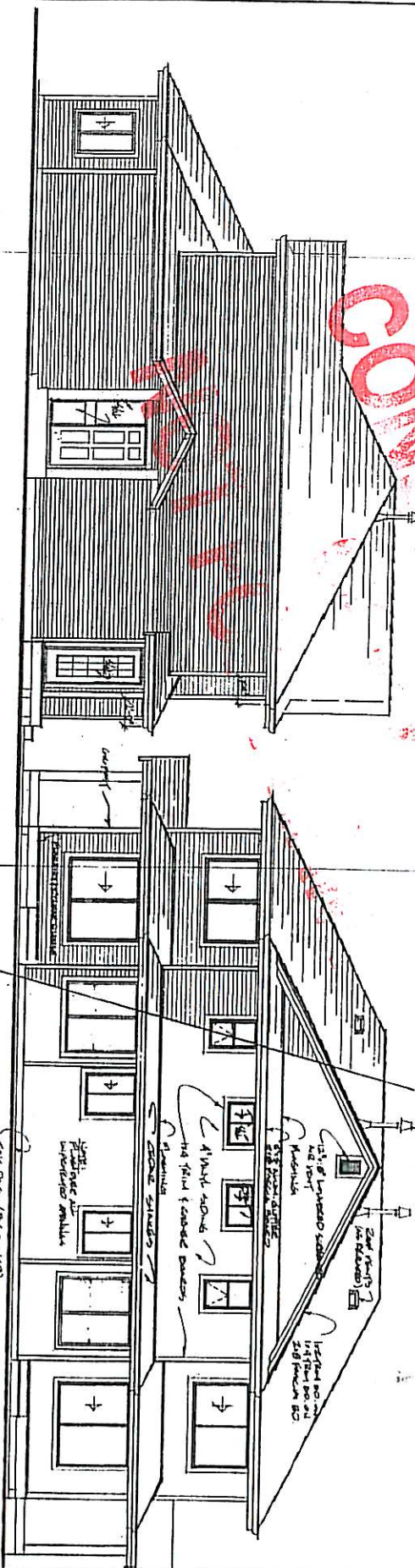


SEE AMENDED



LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

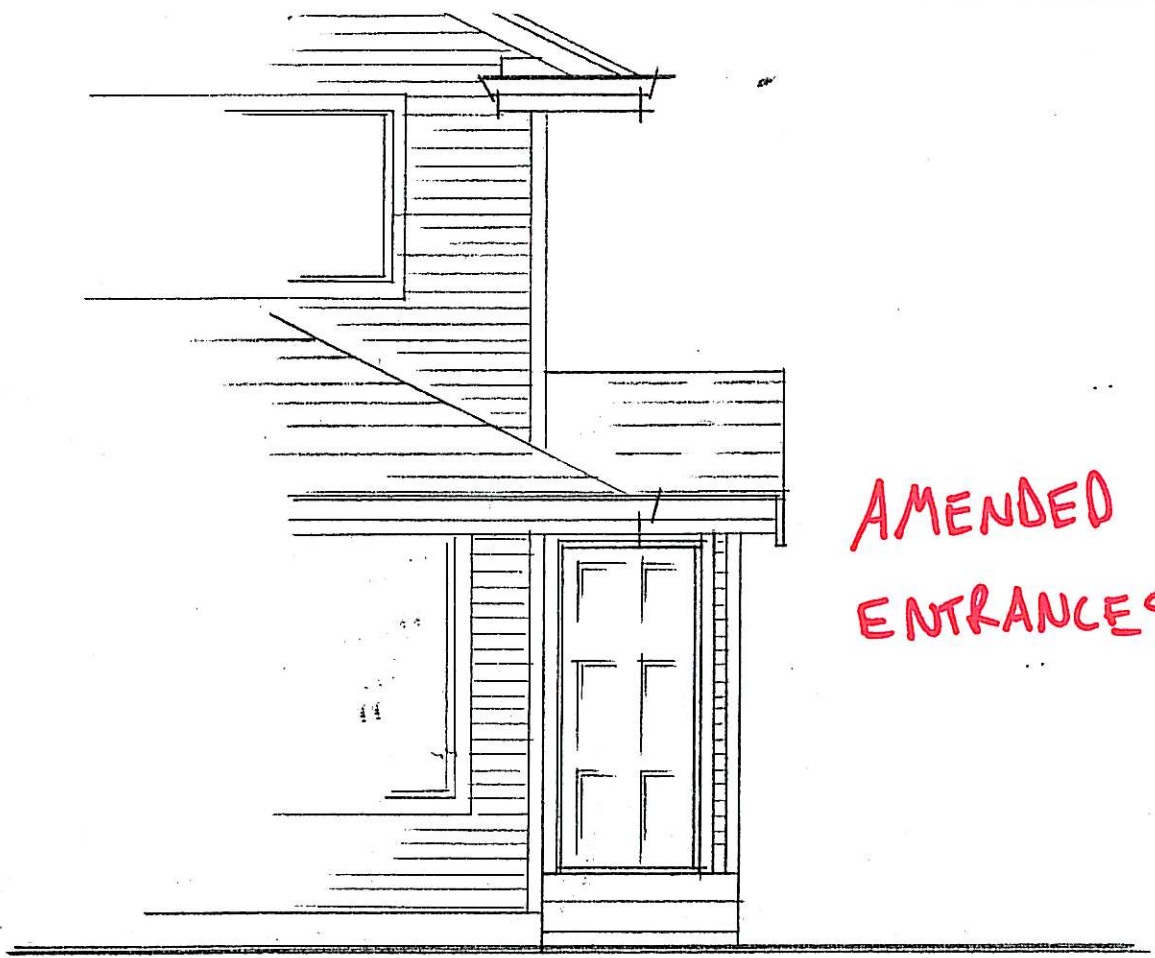
REAR ELEVATION

JENISH HOUSE DESIGN LIMITED



ROBINSON  
DESIGN  
200-861-4012

REVISIONS	DATE	BY	DESCRIPTION
01	01/20/17	AK	Initial Design
02	02/01/17	AK	Revised Design
03	02/01/17	AK	Final Design
04	02/01/17	AK	Final Design
05	02/01/17	AK	Final Design
06	02/01/17	AK	Final Design
07	02/01/17	AK	Final Design
08	02/01/17	AK	Final Design
09	02/01/17	AK	Final Design
10	02/01/17	AK	Final Design

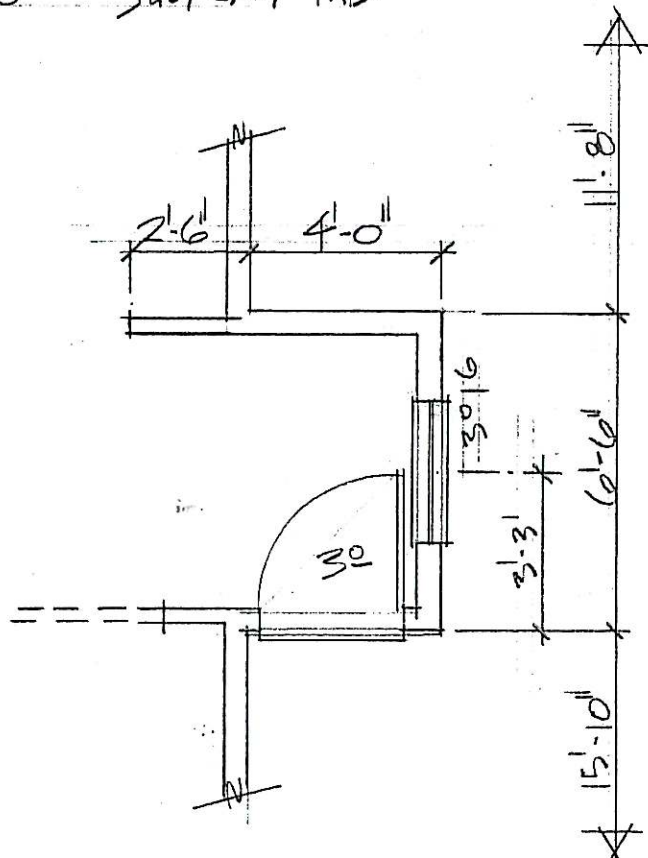


ADDENDUM

KB-005

1/4" = 1'-0"

JULY 6/07 TUB





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CITY OF KELOWNA

MEMORANDUM

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**Date:** July 4, 2007  
**File No.:** Z07-0048  
**To:** Planning & Development Services Department (AW)  
**From:** Development Engineer Manager (SM)  
**Subject:** 845 Mayfair Road – Lot 6, Plan 22026, Sec. 27, Twp. 26, ODYD

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The Works & utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-6 are as follows:

1. Subdivision

Provide easements as required

2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the proposed building site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays and the recommendation for construction over the decommissioned sewage disposal field.

3. Domestic water and fire protection.

This development is within the service area of the Black mountain Irrigation District (BMID). A second service is required in order to meet current policies. The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs are to be paid directly to the BMID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.

4. Sanitary Sewer.

The subject property is located within the specified area # 20 and has cash commuted the charge of one SFE for the existing dwelling. The charge for an attached duplex is 0.7 SFE per unit for a total of 1.4 SFE. The charge for this development is **\$2,495.88** (1.4 SFE less the pre-paid 1 SFE = 0.4 x \$6,239.70 prior to March 31, 2008)

5. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

6. Road improvements.

Mayfair Road must be upgraded to a full urban standard including a sidewalk curb and gutter, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The cost of this frontage upgrade is estimated at **\$17,700.00** and is inclusive of a bonding escalation.

7. Engineering.

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer.

9. Design and Construction.

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide



adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

8. Bonding and Levies Summary.

a) Performance Bonding

Mayfair road frontage upgrade	<u><b>\$17,300.00</b></u>
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Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule

b) Levies

Specified Are #20 charges	<u><b>\$ 2,495.88</b></u>
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Steve Muenz, P.Eng.  
Development Engineering Manager

BB



Office: (250) 765-5169  
Fax: (250) 765-0277  
www.bmid.ca

BMID File No. 2007-01

June 28, 2007

City of Kelowna  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

POSTED

Attention: Alec Warrender

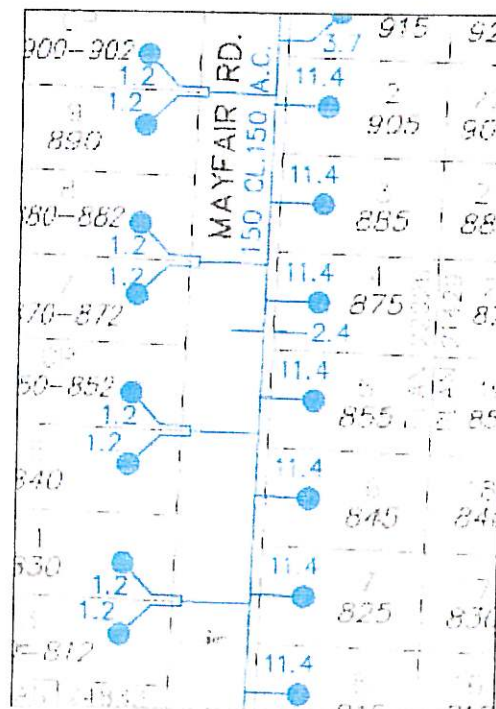
**RE: Rezoning Application – Lot 6 Plan 22026 – City File No. Z07-0048, DP07-0121  
Water Service Requirements  
Amendment to Letter Dated June 14, 2007**

This letter sets out our requirements for water supply related to the rezoning of Lot 6 Plan 22026 from RU1 to RU6 such that a duplex can be constructed on the property.

### 1.0 PROPOSED REZONING

We understand that a rezoning application has been made for the property located at 845 Mayfair Road. The lot has one 19mm un-metered domestic service to the site off the 150mm water main on Mayfair Road as shown in Figure 1.

**Figure 1 - Present Water Services**





## 2.0 SERVICE REQUIREMENTS

For a duplex to be constructed, each unit must have a separate water service. In this case, a new service connection is required from the 150mm water main to the curb stop at the property line, and a new private pipe from the curb stop to the premises. The owner is responsible to install the water service line from the property to the building. BMID staff will install the water service from the watermain to the property line. Work is to be completed via a BMID issued work order, and the cost of materials and labour are billable to the property owner. The estimated cost for this work to the owner is **\$1 500.00**.

At the time of building construction, prior to water service hook-up, the applicant must come into the BMID office to apply for a second domestic connection and pay for the connection fee. The connection fee is **\$300.00** for a standard 19mm single family residential unit as prescribed in Bylaw No. 667.

A meter assembly is also required for each unit of the duplex and is to be installed by Corix Utilities. The cost for both meters based on a new installation at a duplex is **2 @ \$312.20**, totalling **\$624.40**.

## 3.0 CAPITAL CHARGES

As per Bylaw No. 639, the capital expenditure charge for the proposed duplex is **\$400.00**. This money is to fund water source development and larger supply transmission mains as defined in the BMID Capital Plan. It must be paid prior to water being turned on for the property.

At the time of building construction, the authorized signatory (owner) must come in to our office to complete a *BMID Application for Building* form for the new duplex, in addition to a *Work Order* for the installation of the new service. Once we have this on file, a *Water Certificate* can be issued for submission to the City of Kelowna.

Please review this information and call us if you have questions. Additional information on the development process can be found at our website at [www.bmid.ca](http://www.bmid.ca).

Yours truly,

Black Mountain Irrigation District



Robert Hrasko, P.Eng.  
Administrator

cc: AIF Wiens Construction Ltd.