
**CITY OF KELOWNA
MEMORANDUM**

DATE: March 5, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0004

APPLICANT: Joshua Babet

AT: 940 Mayfair Road

OWNERS: Joshua Babet

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE TO CONSTRUCT A SECONDARY SUITE LOCATED WITHIN THE SINGLE FAMILY DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13, D.L. 143, ODYD, Plan 24833, located at 940 Mayfair Road, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite.

3.0 THE PROPOSAL

The single family dwelling had a legal non-conforming suite that was destroyed in a fire. In order to bring the suite into conformance, the applicant is proposing to rezone the subject property. Plans provided by the applicant indicate that the proposed secondary suite is to have a floor area of 85.5m². The total floor area for the proposed single family dwelling is 287 m².

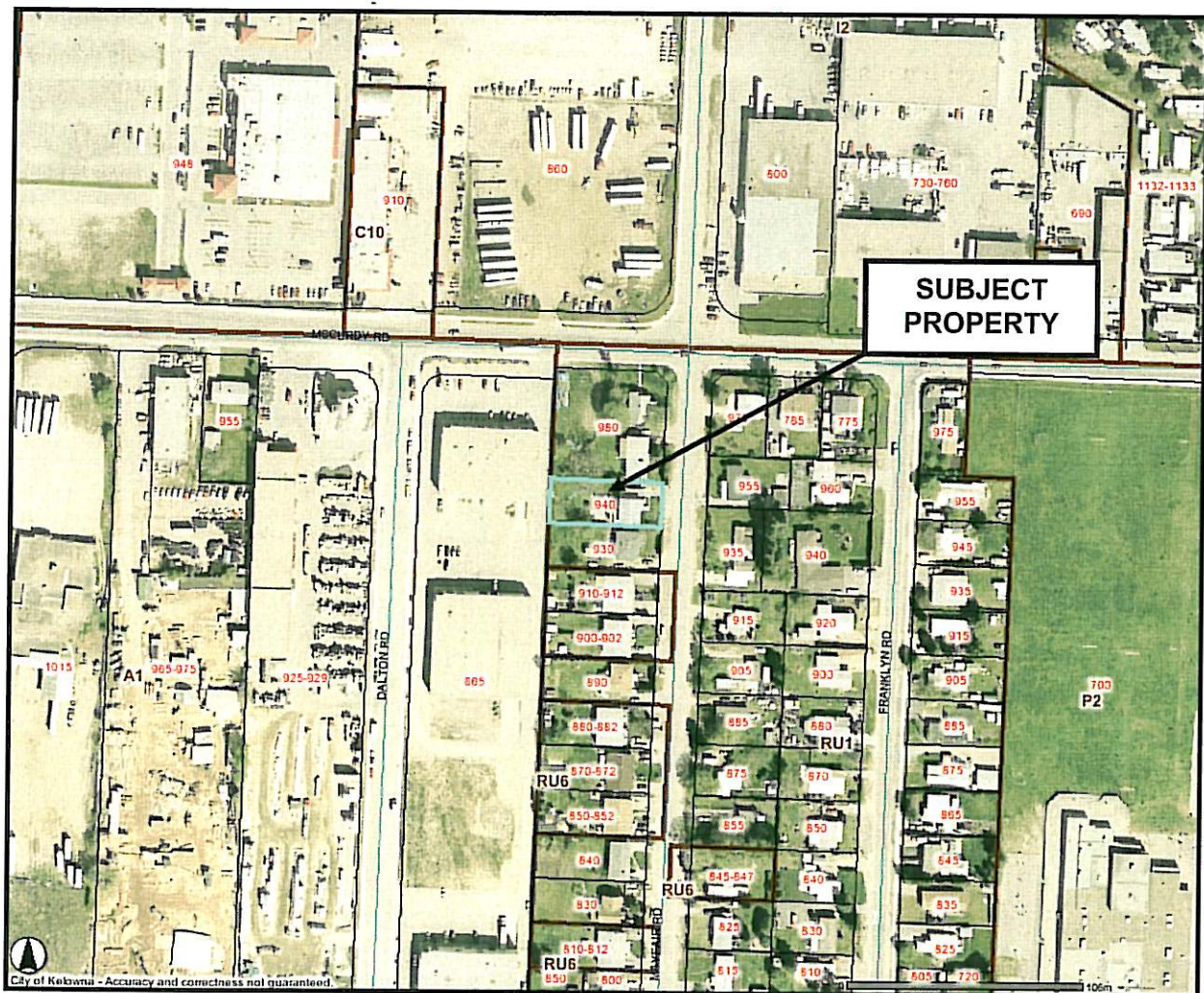
3.1 Site Context

The surrounding area has been developed primarily as a single family neighbourhood. More specifically, the adjacent 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	A1 – Agriculture 1 – Industry

3.2 Site Location Map:

940 Mayfair Road



3.4 Current Development Policy

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

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

See Attached

4.2 Inspections Department

No concerns

4.3 Black Mountain Irrigation District

This house is being rebuilt due to a fire in 2005. Therefore, a service connection already exists to the property and water services provided were for a single family dwelling with suite. A meter is required to be installed on the new home as per discussion with the BMID building permit applicant. BMID currently has a Water Certificate on file for the construction of a single family dwelling with a suite, it is noted all conditions have been met.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department has no concerns with the proposed rezoning of the property from RU1 - Large Lot Housing to RU1s - Large Lot Housing with Secondary Suite. The Official Community Plan supports the creation of secondary suites and the proposed development is in line with Zoning Bylaw No. 8000.



Shelley Gambacort
Current Planning Supervisor
SG/aw

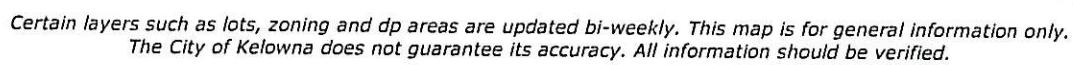
ATTACHMENTS

Location of subject property

Site Plan

Elevation

Works & Utilities – See Attached



CITY OF KELOWNA

MEMORANDUM

Date: February 28, 2008
File No.: Z08-0004
To: Planning & Development Services Department (AW)
From: Development Engineer Manager (SM)
Subject: 940 Mayfair Road – Lot 13, Plan 24833, Sec. 27, Twp. 26, ODYD

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

1. Subdivision

Provide easements as required

2. Domestic water and fire protection.

This development is within the service area of the Black mountain Irrigation District (BMID).

3. Sanitary Sewer.

The subject property is located within the specified area # 20 and has not cash commuted the charge of one SFE for the existing dwelling. The additional charge for a suite is 0.5 SFE per unit for a total of 1.5 SFE. The charge for this development is **\$9,359.55** (1.0 SFE plus the 0.5 SFE = 1.5 x \$6,239.70 prior to March 31, 2008)

5. Bonding and Levies Summary.

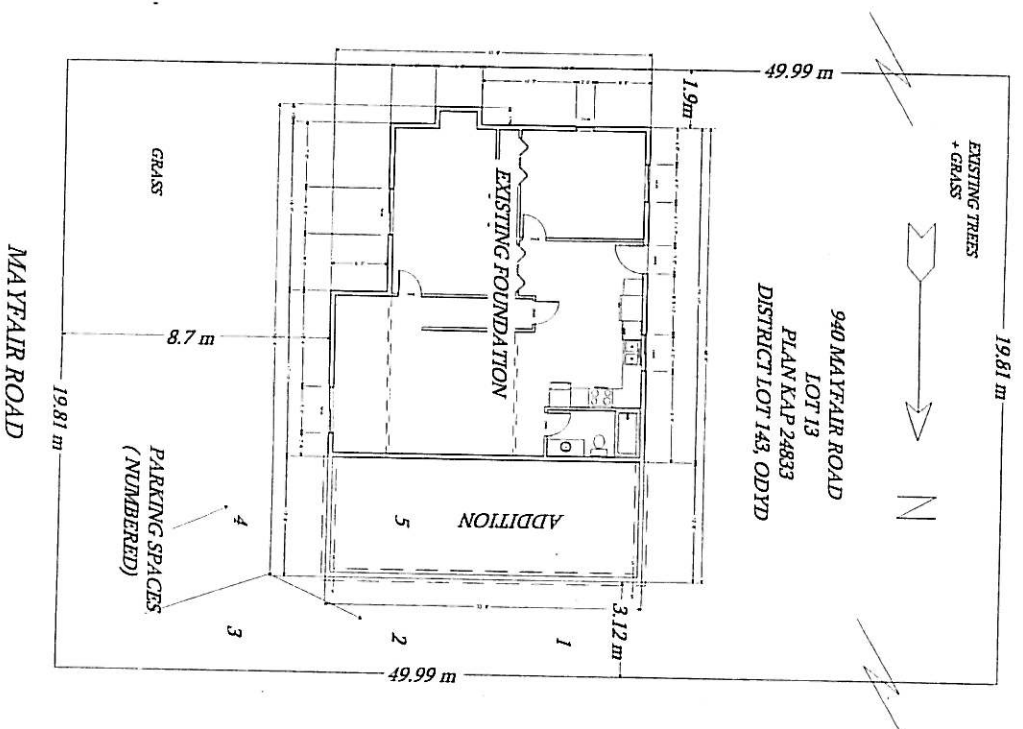
Levies

Specified Are #20 charges **\$ 9,359.55**

Steve Muenz, P.Eng.
Development Engineering Manager
DC



Plot Plan



Drawing Title:

Plot Plan

Notes:

All work to be completed in accordance with the current BC Building Code. Contractor shall verify all dimensions prior to construction.

Project:

940 Mayfair Rd

Date:

July 23rd, 2007

Drawn By:

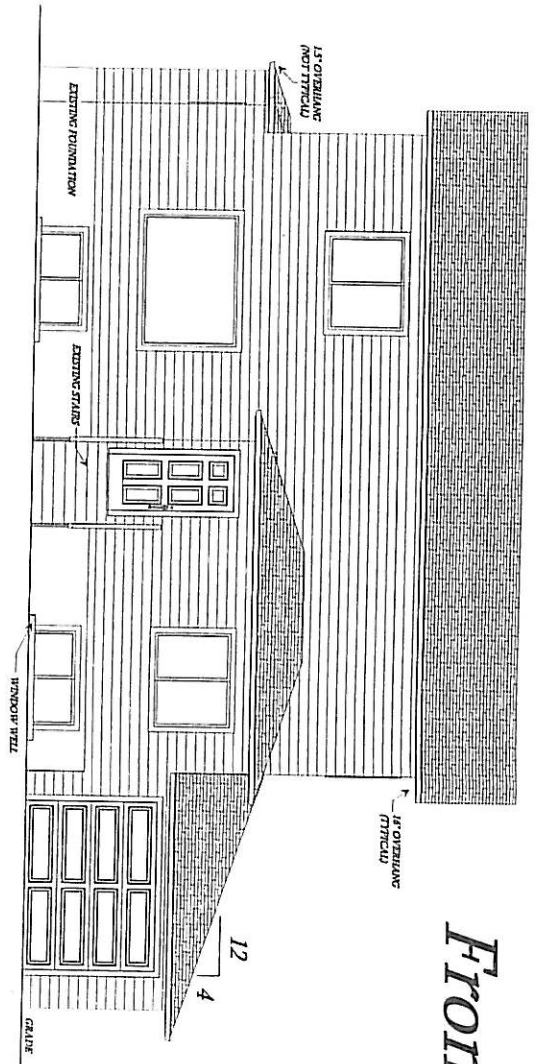
VOLK CONSTRUCTION
DESIGN & BUILD

Scale: 1/8" = 1'

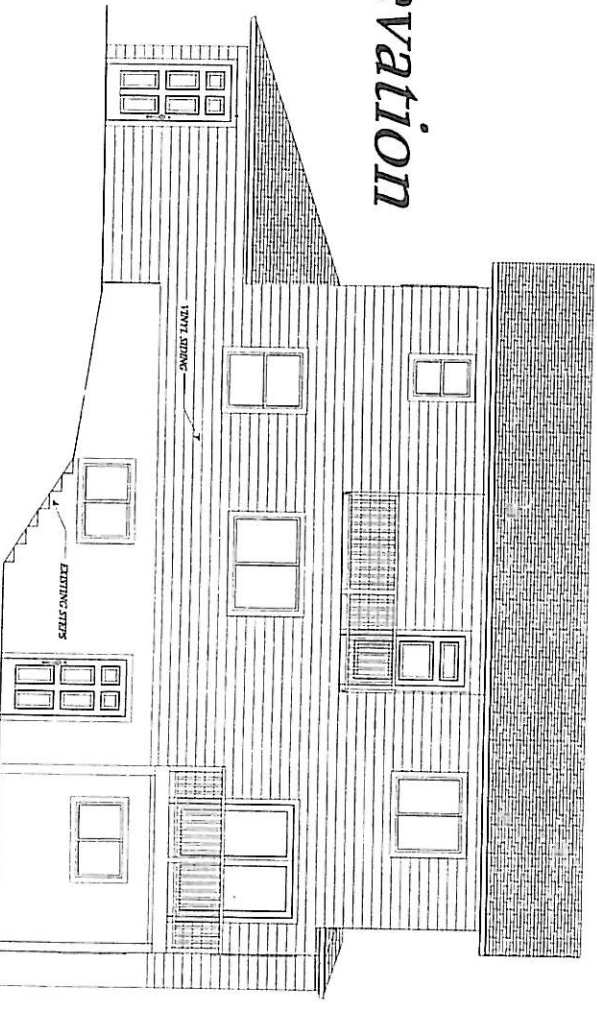
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Front Elevation



Rear Elevation



Drawing Title: Elevations

Notes:
All work to be completed in accordance with the current BC Building Code. Contractor shall verify all dimensions prior to construction.

Project:
940 Mayfair Rd

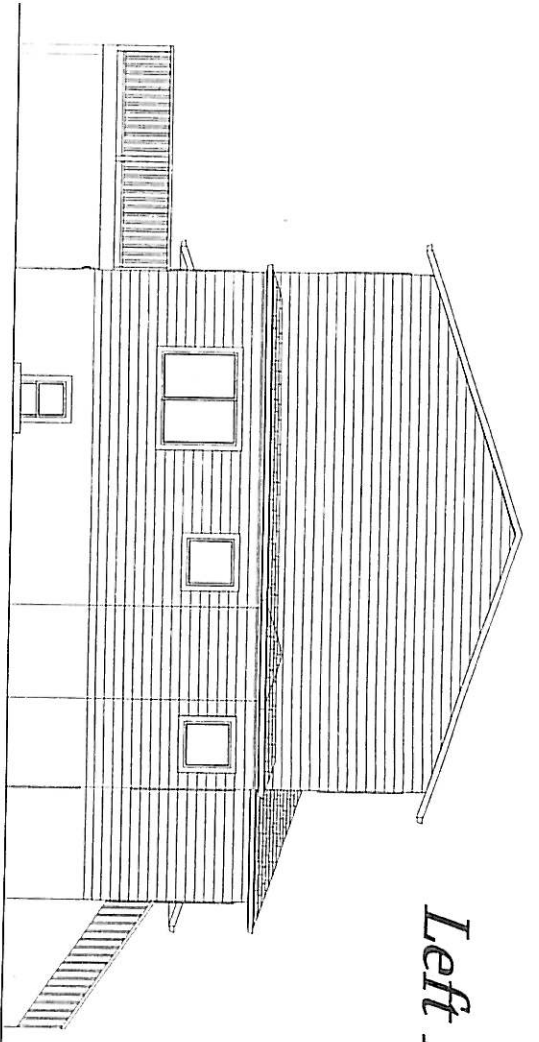
Date:
July 23rd, 2007

Drawn By:
VOLK CONSTRUCTION
DESIGN & BUILD

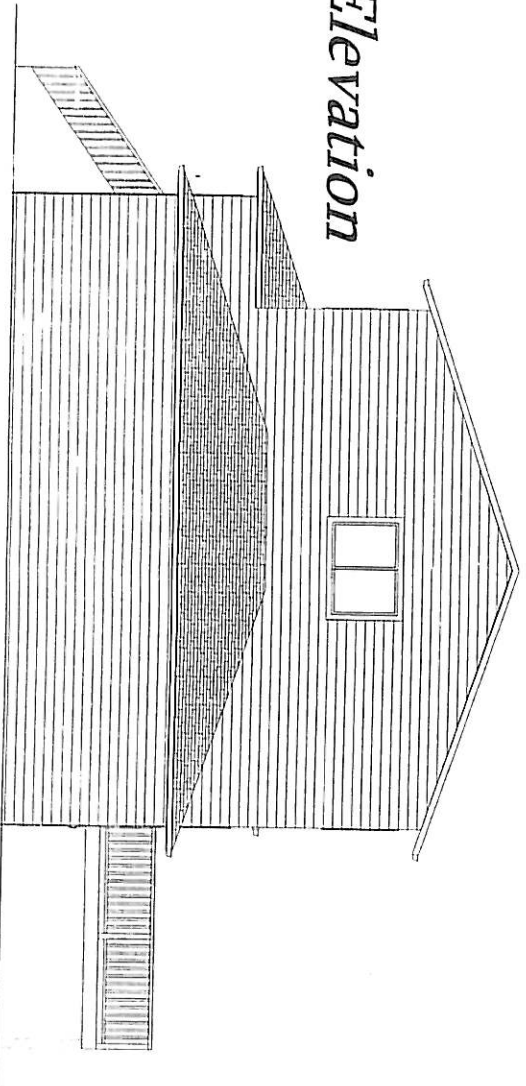
Scale: 1/4" = 1'

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Left Elevation



Right Elevation



Drawing Title:

Elevations 2

Note:

All work to be completed in accordance with the current BC Building Code. Contractor shall verify all dimensions prior to construction.

Project:

940 Mayfair Rd

Date:

July 23rd, 2007

Drawn By:

VOLK CONSTRUCTION
DESIGN & BUILD

Scale:

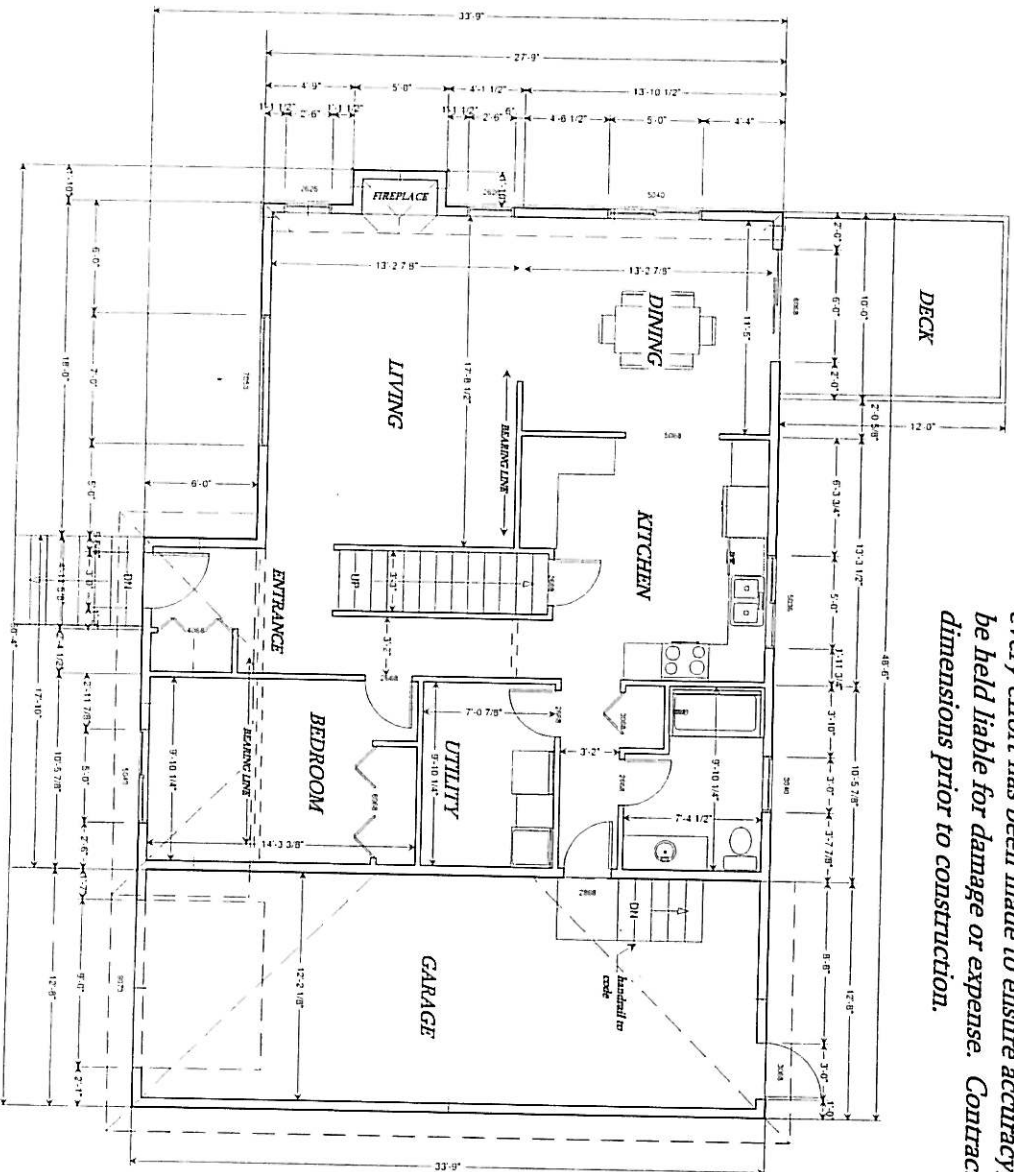
1/4" = 1'

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Main Floor Plan

All work to be completed in accordance with the current BC Building Code, local by-laws, and using good workmanship quality. Although every effort has been made to ensure accuracy, the designer shall not be held liable for damage or expense. Contractor shall verify all dimensions prior to construction.



Drawing Title:
Main Floor Plan

Notes:
All work to be completed in accordance with the current BC Building Code. Contractor shall verify all dimensions prior to construction.

Project:

940 Mayfair Rd

Date:

July 23rd, 2007

Drawn By:

VOLK CONSTRUCTION
DESIGN & BUILD

Scale: 1/4" = 1'

Living Area:

1098 sq. ft.

Page:

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of
7

NEW GARAGE FOUNDATION
-16' X 6' FOOTING
-2' CONCRETE WALLS

LIVING
13'-10 1/2" x 13'-10 1/2"
BEARING LINE
W + D

BEDROOM
10'-10 3/8" x 11'-6"
17'-0 1/2" x 11'-6"
5'-11"

BEDROOM
10'-10 3/8" x 11'-6"
5'-11"

KITCHEN
13'-10 1/2" x 9'-9"
5'-9" x 5'-9"

BATH
5'-9" x 5'-9"

CL
5'-9" x 5'-9"

Dimensions:
Overall width: 48'-0"
Overall depth: 35'-10"
Room dimensions and setbacks are detailed throughout the plan.

Foundation Plan

940 Mayfair Rd

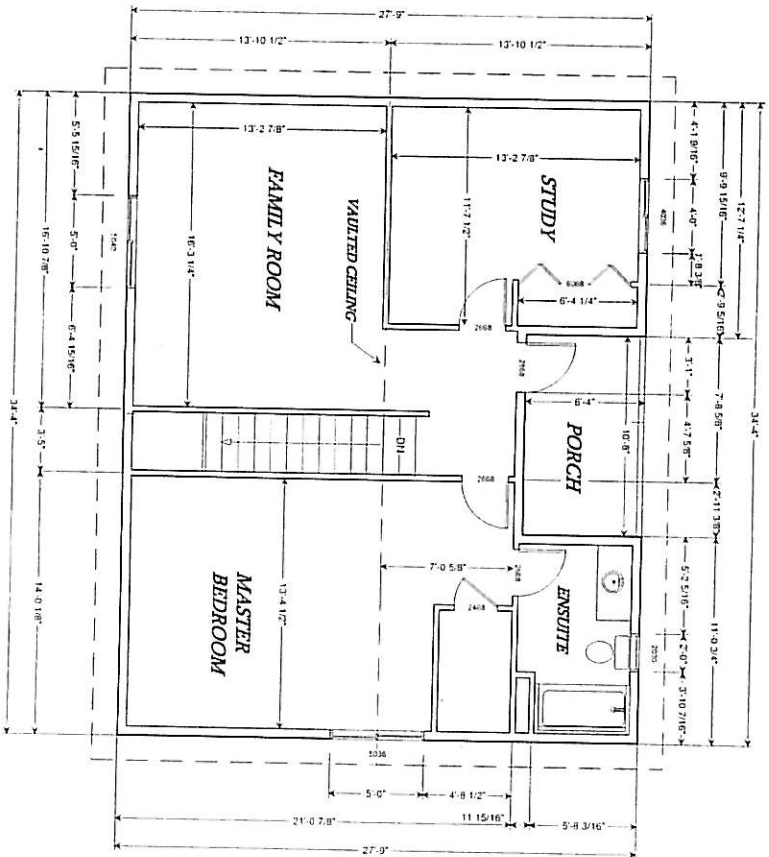
Design by:
VOLK CONSTRUCTION

DESIGN & BUILD

Living Area:

Page:

Upper Floor Plan



Drawing Title:
Upper Floor Plan

Notes:
All work to be completed in accordance with the current BC Building Code. Contractor shall verify all dimensions prior to construction.

Project:
940 Mayfair Rd

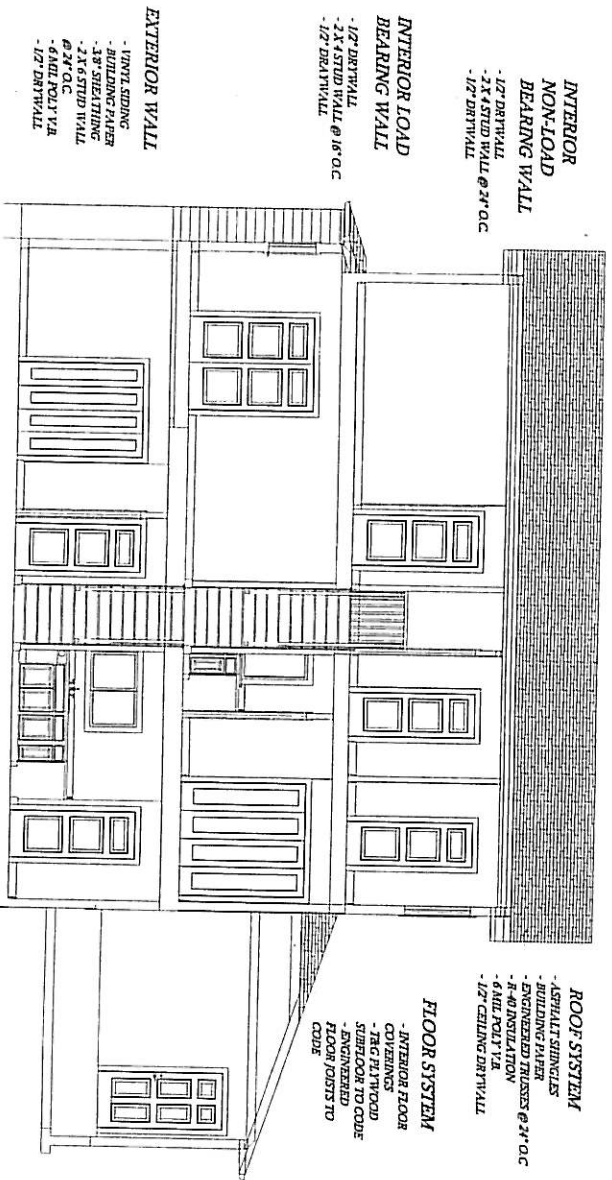
Date:
July 23rd, 2007

Drawn By:
VOLK CONSTRUCTION
DESIGN & BUILD

Scale: 1/4" = 1'

Living Area:
694 sq. ft.

Cross Section



Drawing Title:

Cross Section

Note:
All work to be completed in accordance with the current BC Building Code. Contractor shall verify all dimensions prior to construction.

Project:

940 Mayfair Rd

Date:

July 23rd, 2007

Drawn By:

VOLK CONSTRUCTION

DESIGN & BUILD

Scale: 1/4" = 1'

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