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**CITY OF KELOWNA  
MEMORANDUM**

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**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

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### 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 85.5m<sup>2</sup>. The total floor area for the proposed single family dwelling is 287 m<sup>2</sup>.

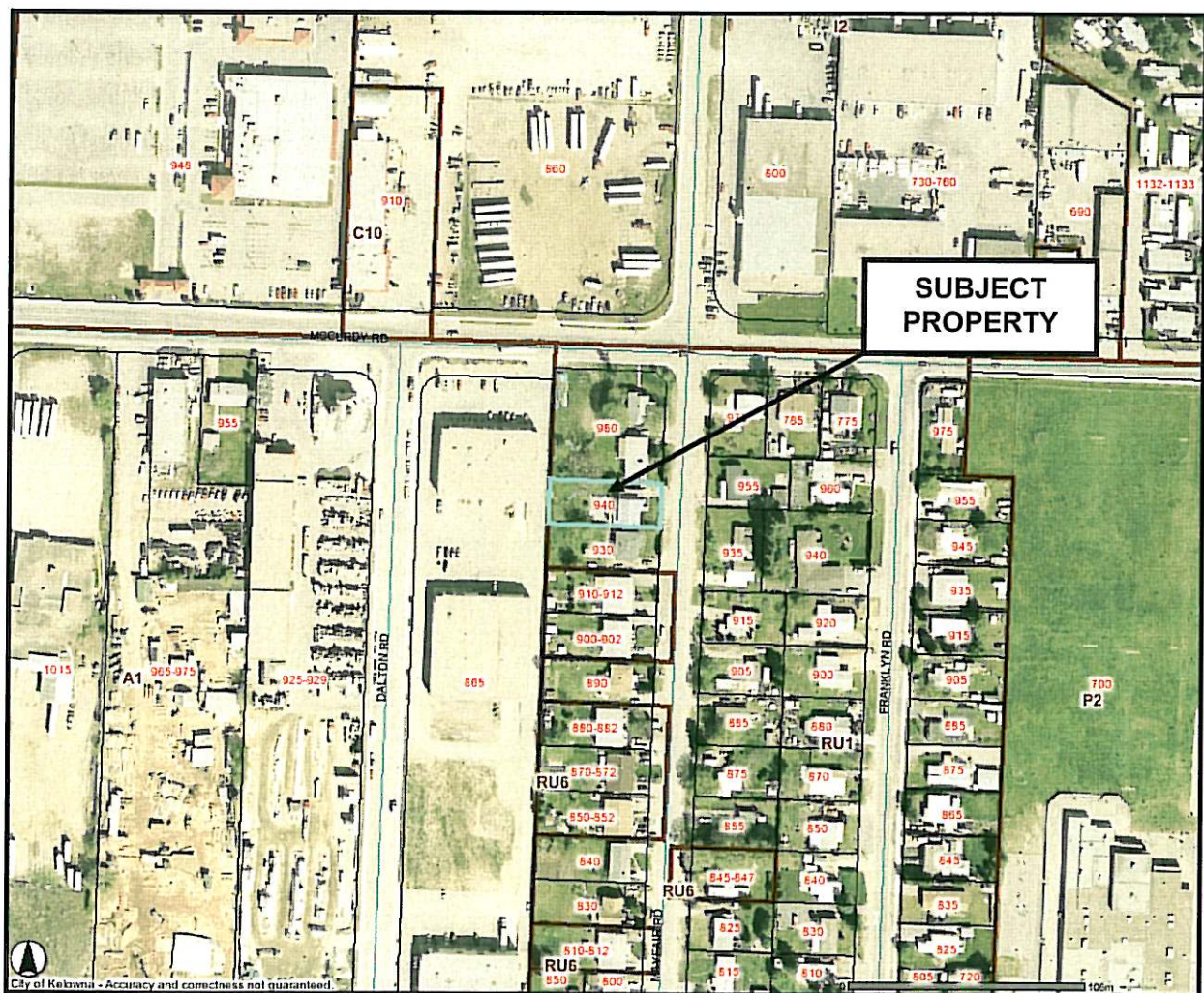
### 3.1 Site Context

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.



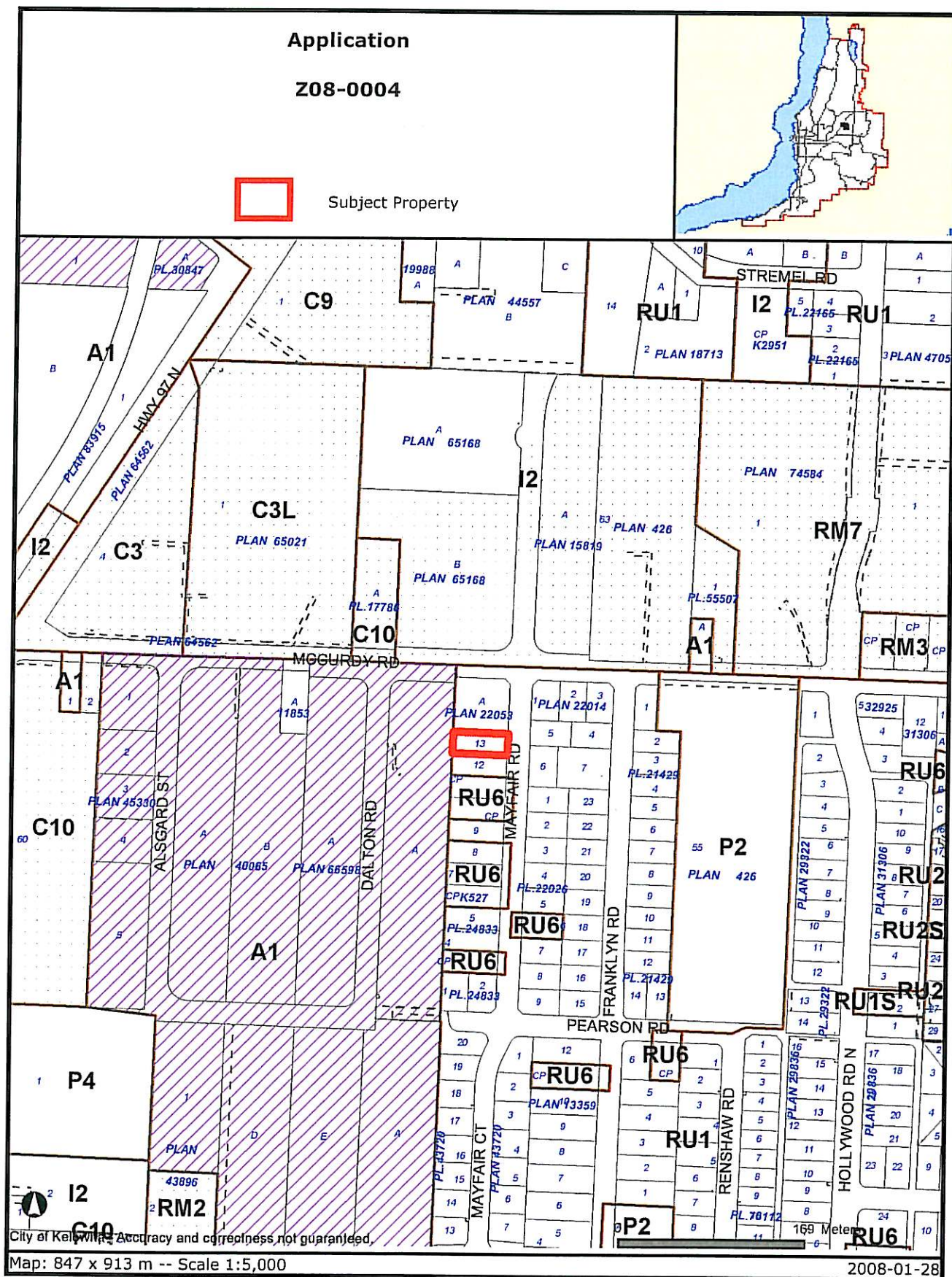
Shelley Gambacort  
Current Planning Supervisor  
SG/aw

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**ATTACHMENTS**

Location of subject property  
Site Plan  
Elevation  
Works & Utilities – See Attached





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.

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CITY OF KELOWNA

MEMORANDUM

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**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

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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**

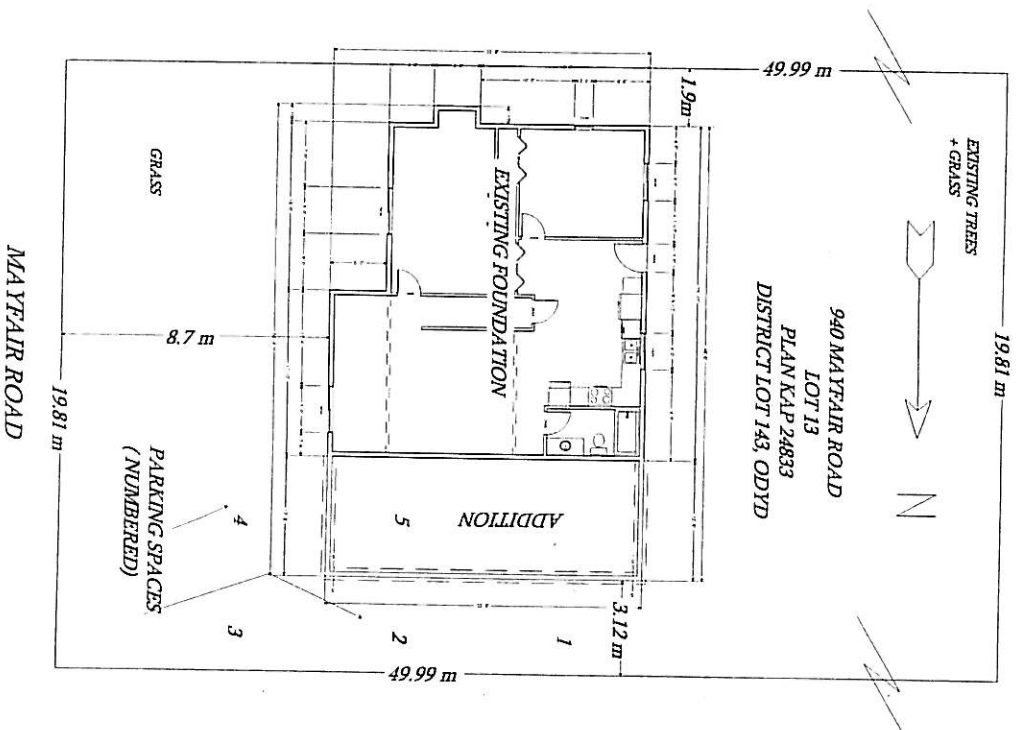
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Steve Muenz, P.Eng.  
Development Engineering Manager  
DC





# 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'

Page:

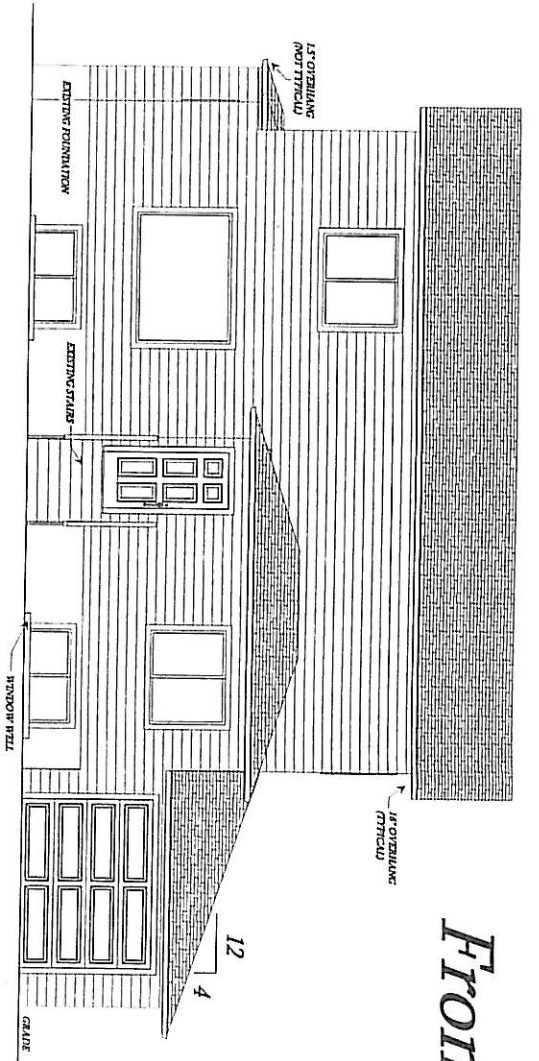
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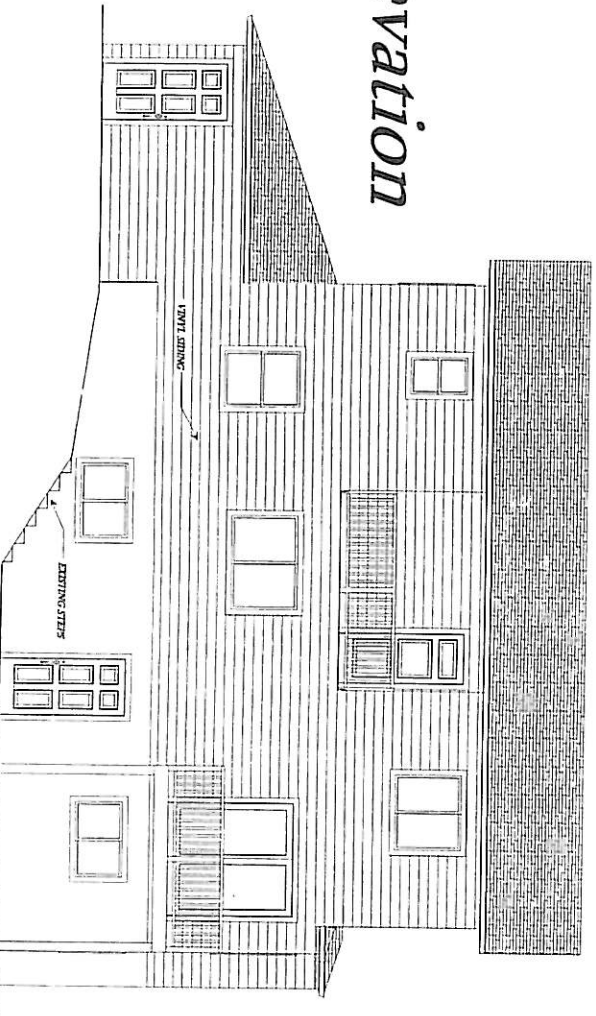
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# Front Elevation



# 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

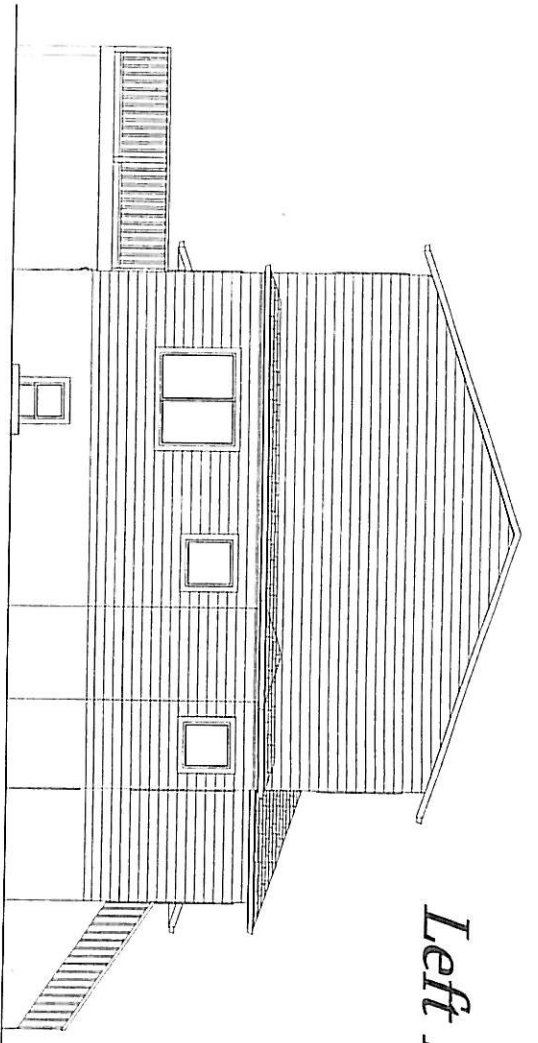
**Drawn By:**  
VOLK CONSTRUCTION  
DESIGN & BUILD

**Scale:** 1/4" = 1'

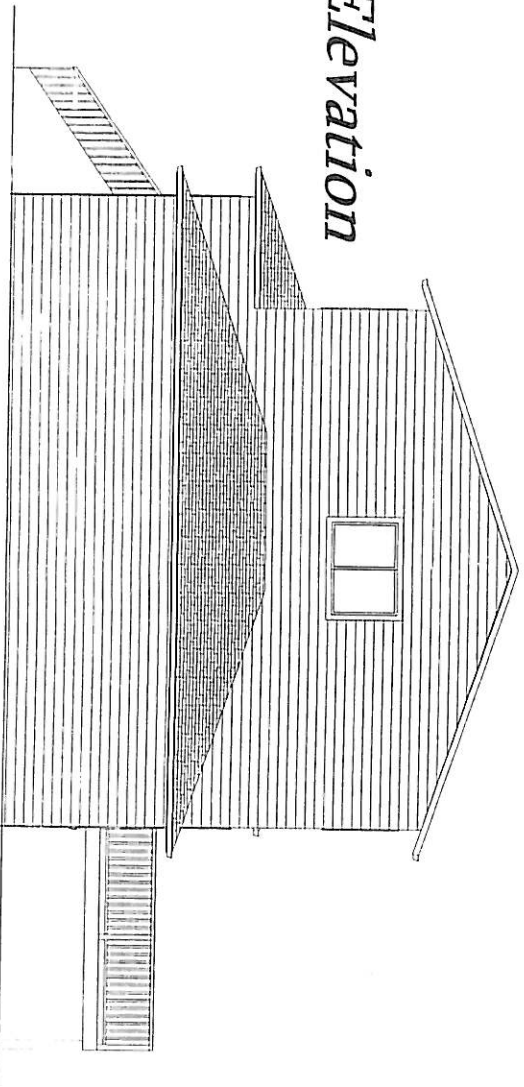
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**of**  
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## Left Elevation



## Right Elevation



Drawing Title:

### Elevations 2

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'

Page:

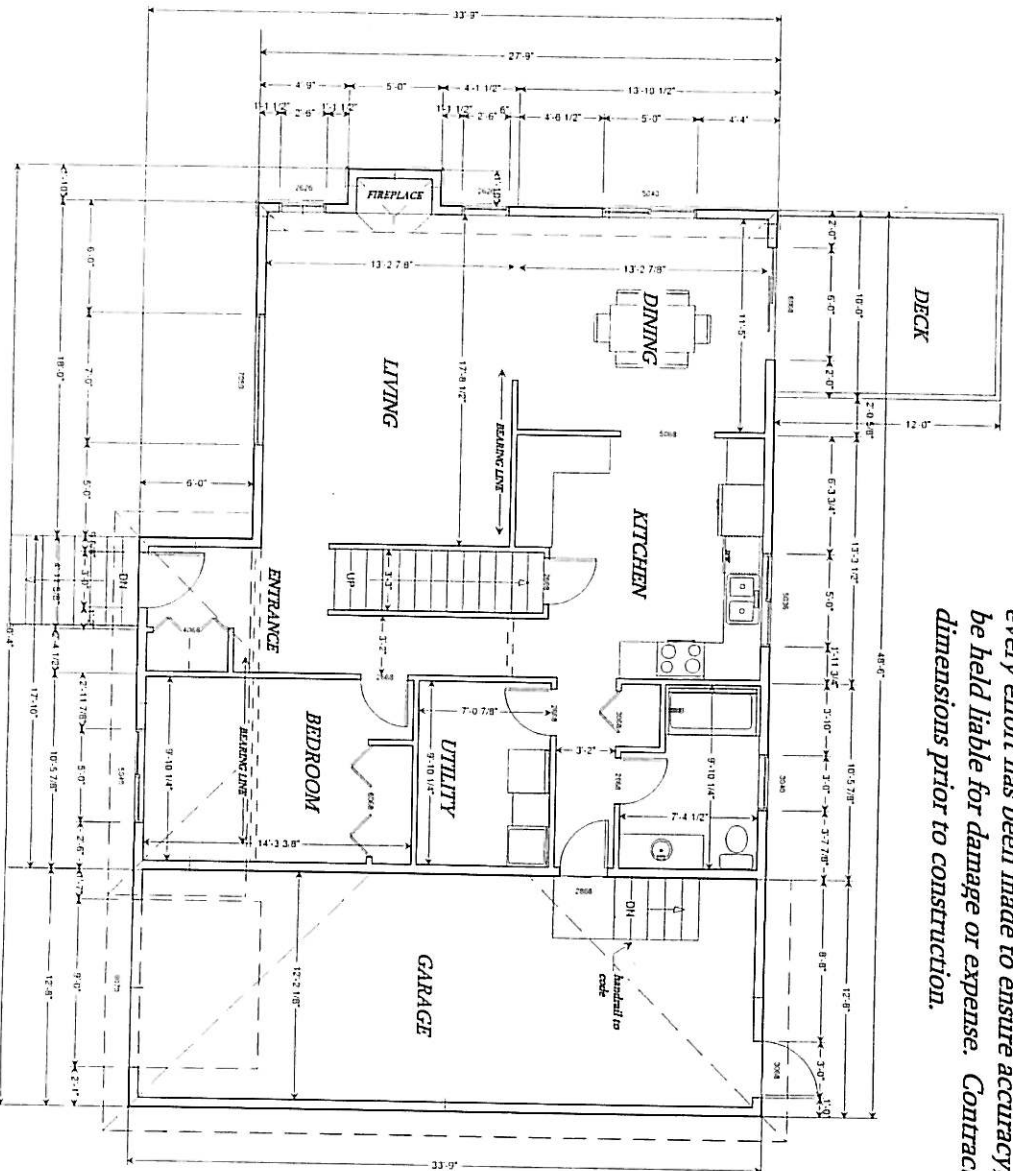
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# Main Floor Plan

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

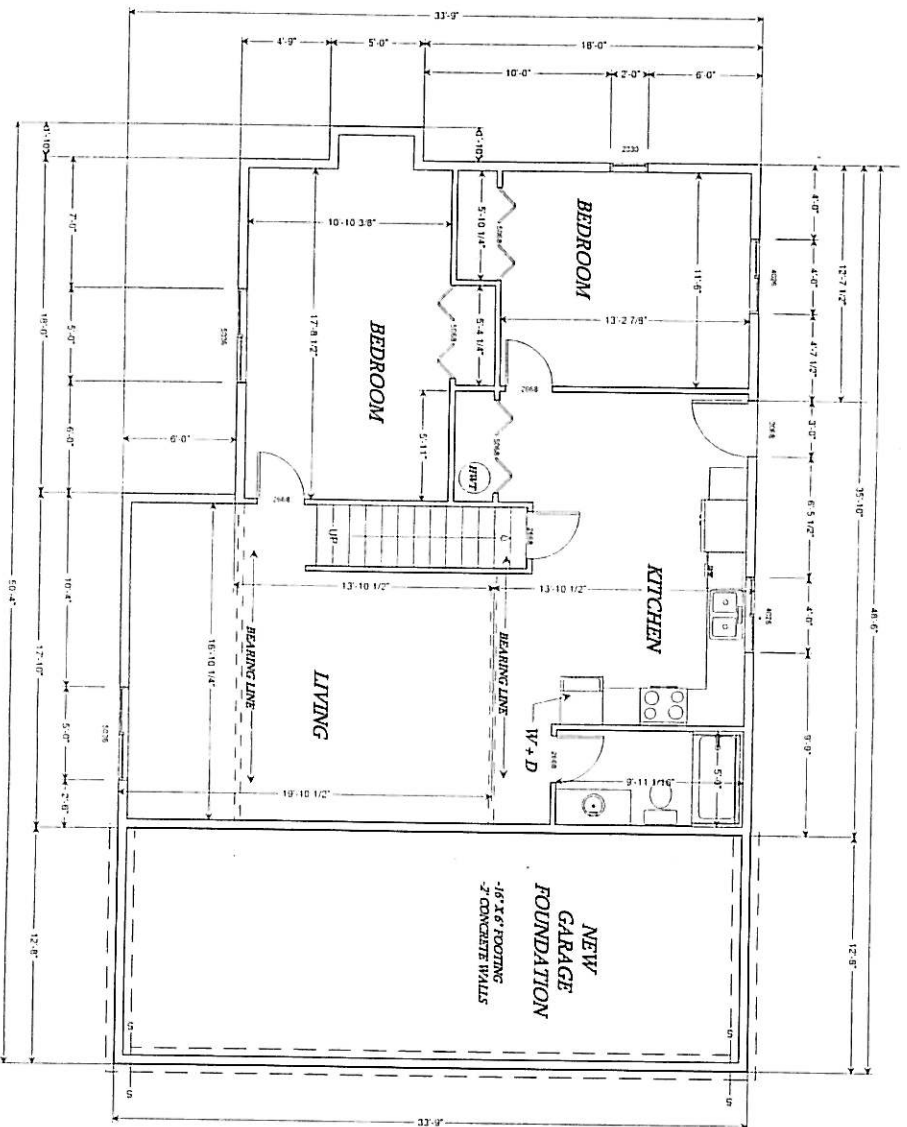
Scale: 1/4" = 1'

Living Area:  
1098 sq. ft.

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**3**  
of  
**7**



# Foundation Plan



## Drawing Title:

## Foundation 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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[illegible]

### Upper Floor Plan

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

940 Mayfair Rd

July 23rd, 2007

## VOLK CONSTRUCTION

## DESIGN & BUILD

Scale:  $1/4" = 1'$

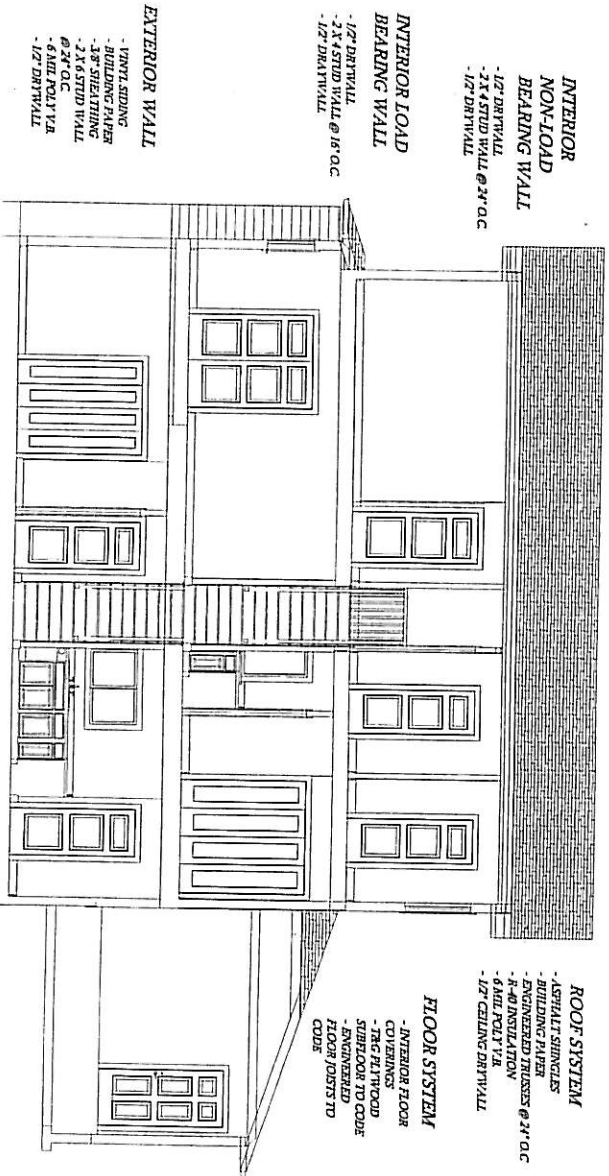
*Living Area:*

694 sq. ft

5 of 7



# Cross Section



Drawing Title:

Cross Section

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'

Page:

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