

development. However, each of the properties would be eligible for a carriage house. Given that there are RU6 lots in the immediate area, this land use has been already established for this neighbourhood and generally meets the spirit of providing for sensitive infill where urban services and infrastructure are already in place.

4.0 Proposal

4.1 Project Description

The subject properties are comparatively large in size due to the previous septic requirements. Sewer became available in the area in 2003, and subsequently the streetscape has experienced transition due to infill and upgrading of the housing stock.

The proposal is to retain the house at 885 Mayfair Road and create a vacant lot utilizing land from both 885 and 875 Mayfair. The dwelling at 875 Mayfair is a mobile home and is planned to be demolished. The parcels have some mature landscaping and the proposal indicates that select trees will be retained.

4.2 Site Context

The subject properties are located on the east of Mayfair Road in the Rutland area of Kelowna. The surrounding properties are zoned as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family dwelling
East	RU1- Large Lot Housing	Single Family Dwelling
South	RU1s - Large Lot Housing with secondary suite	New construction with secondary suite within the signal family dwelling
West	RU6 - Two Dwelling Housing	Residential- duplex's

4.3 Subject Property Map : 875 & 885 Mayfair Road



4.4 Zoning Analysis Table

The proposed application meets the requirements of RU6 - Two Dwelling Housing zone as follows:

Zoning Analysis Table				
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL		
Subdivision Regulations		Lot A	Lot B	Lot C
Lot Area	400 m ²	547.8 m ²	547.8 m ²	618.25 m ²
Lot Width	13.0 m	14.6 m	14.6m	16.5m
Lot Depth	30.0 m	37.47 m	37.47m	37.47m
Development Regulations				
Site Coverage (buildings)	40%	unknown	unknown	14.57%

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Policy 5.2.3 **Complete Suburbs**.¹ Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy 5.3.2 **Compact Urban Form**.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Spatial Calculation are required for the remaining house to the new property line.
- 2) Demolition Permits required for the structures to be removed.
- 3) A Geotechnical and Civil Engineers report is required to deal with site conditions and site grading.

6.2 Development Engineering Department

¹ Official community plan Objective 5.2 Community Sustainability

² Official community plan Objective 5.3 Focus development to designated growth areas.

See attached.

6.3 Fire Department

No concerns.

6.4 Fortis - Gas

Upon review of the property referral referencing the above noted matter, please be advised that FortisBC facilities will not be adversely affected. Existing home at 885 Mayfair Rd to remain; current gas service to this building enters the lot approximately 9.45m from the present South property line. 22.87m width of the lot will be reduced by 6.37m to 16.50m thus gas service will remain wholly contained 3.8m within proposed Lot FortisBC will have no objection to the applications once existing gas service is abandoned and/or altered at 875 Mayfair Rd prior to demolition of the existing home.

6.5 FortisBC - Electrical

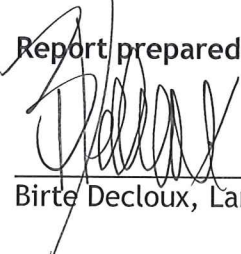
FortisBC (electric) reviewed the attached referral and note that Fortis will require SRW over the area highlighted yellow on the attached sketch as it will cross "proposed Lot B" to get service to "proposed Lot C". Depending on the arrangement / design for electrical service to "proposed Lots A & B", further SRW may be required to accommodate this.

Prior to final approval of this application, the applicants must contact FortisBC at 1-866-436-7847 and quote their file # S12-0031 to initiate all necessary arrangements for electrical service with this proposal. It is the developer's responsibility to ensure that all of FortisBC's requirements including construction fees and any SRWs that may be required have been addressed prior to receiving final approval.

7.0 Application Chronology

Date of Application Received: May 29, 2012
Date of Applicant's Letter: August 20, 2012

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Site Plan
Context/Site Photos



Address **891 Mayfair Road**

Address is approximate





Address **883 Mayfair Road**

Address is approximate



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CITY OF KELOWNA

MEMORANDUM

Date: June 28, 2012
File No.: Z12-0047
To: Planning & Development Services Department (BD)
From: Development Engineer Manager (SM)
Subject: 875 & 775 Mayfair Road – Lot 3 & Lot 4, Plan 22026, D.L 143, ODYD

Development Engineering comments and requirements regarding this application to rezone from RU1 to RU6 are as follows:

1. Subdivision

Provide easements as may be required

2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the three proposed building sites. 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 old decommissioned sewage disposal fields should they encroach on the proposed building envelopes.

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. A second service is required to meet current policy for Duplex properties.

4. Sanitary Sewer.

- a) The property is located within Specified Area # 20 and in accordance with the City of Kelowna current policy, the specified charges for the proposed RU6 development will have to be cash commuted. The current pay out charge for an RU6 lot single detached housing is \$3,782.00 per SFE (Single Family Equivalent). RU6 lots are assessed 1.4 SFE per property. The payout amount for this application is 4.2 SFE less the 2.0 SFE paid in 2005 for a total of **\$8,320.40** (3,782.00x 2.2) (valid until March 31, 2013).

- b) The two existing 100 mm. services are adequate for the existing lots and meets current regulations for the requested zone. A new service will be required at the time of the subdivision and creation of the proposed third lot.

5. Power and Telecommunication Services.

It is recommended that all the services to the subject property be installed underground. The services to the existing dwelling (if not relocated) may remain overhead as long as there is no trespass on any portion of the potentially subdivided lots. The service to the new dwellings must be installed underground. It is the developer's responsibility to make a servicing application with the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works within the public right of way.

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 **\$23,500.00** 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.

8. 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 Development Engineering Branch. 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.

9. 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.

10. Bonding and Levies Summary.


a) Performance Bonding

Mayfair Road frontage upgrade \$23,500.00

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, the cost would be reduced to \$20,400.00.

b) levies

Specified Area charges \$8,320.40 (valid until March 31, 2013)



Steve Muenz, P.Eng.
Development Engineering Manager

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