

CITY OF KELOWNA

MEMORANDUM

Date: August 31, 2017
File No.: Z17-0076

To: Community Planning (LK)

From: Development Engineering Manager(JK)

Subject: 935 Mayfair Rd. Road RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Andy Marshall.

1) Domestic Water and Fire Protection

This property is currently serviced by BMID. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service will be required. Contact BMID for costs and installation.

2) Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed.

3) Road Improvements

- i. Mayfair Road must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$23,800.00** not including utility service cost.
- ii. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Mayfair Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Sidewalk	\$6,500.00
Street Lighting	\$2,100.00
Road Fillet	\$7,300.00
Storm Drainage	\$13,900.00
Blvd Landscaping	\$2,800.00
Total	\$23,800.00

4) Development Permit and Site Related Issues

- i) Direct the roof drains into on-site rock pits or splash pads.
- ii) By registered plan, Grant Statutory Rights-of-Way if required for utility services

5) Survey, Monument and Iron Pins

- i) If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

6) Electric Power and Telecommunication Services

- i) The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7) Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- i) Area ground water characteristics.
- ii) Site suitability for development, unstable soils, etc.
- iii) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- iv) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- v) Additional geotechnical survey may be necessary for building foundations, etc.

8) Bonding and Levy Summary

Levies

Mayfair Road Frontage Improvements

\$23,800.00


James Kay, P. Eng.
Development Engineering Manager

AM

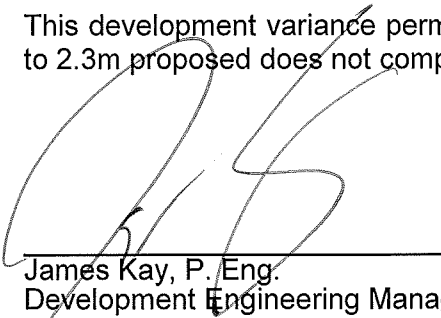
CITY OF KELOWNA

MEMORANDUM

Date: Aug 31, 2017
File No.: DVP17-0178
To: Community Planning (LB)
From: Development Engineer Manager (JK)
Subject: 935 Mayfair - Side yard setback variance

The Development Engineering comments and requirements regarding this DVP application are as follows:

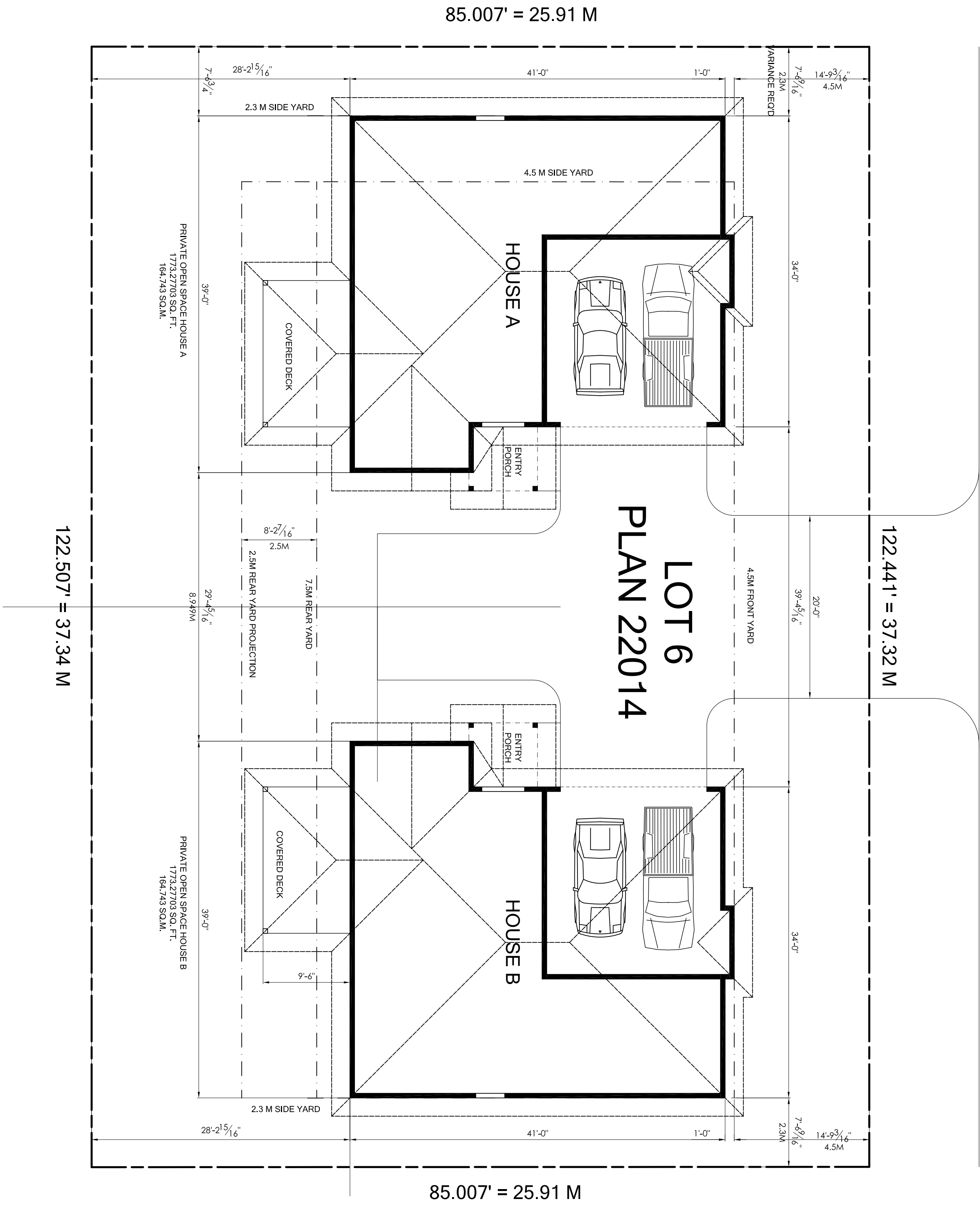
This development variance permit application to vary the side yard setback from 4.5m required to 2.3m proposed does not compromise any municipal services.



James Kay, P. Eng.
Development Engineering Manager

AM

935 MAYFAIR ROAD



SITE DATA

MUNICIPAL ADDRESS:

LEGAL:

ZONING:

935 MAYFAIR ROAD, KELOWNA BC
LOT 6 PLAN 22014
EXISTING RU1
PROPOSED REZONING RU6 - TWO DWELLING HOUSING

LOT AREA:

10,413.979 SQ.FT. (967.490 SQ.M.)

BUILDING FOOTPRINT AREA:

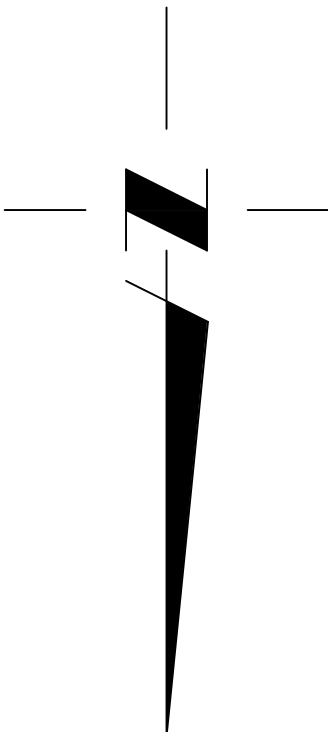
1671.5000 SQ.F.T X 2 HOUSES = 3343.000 SQ.FT.

LOT COVERAGE-BUILDINGS:

MAX 40% PROPOSED 32.10%

LOT COVERAGE BUILD & PARKING:

MAX 50% PROPOSED 44.90%



ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
DATE: _____

DATE:

ISSUED FOR BUILDING PERMIT
DATE: _____

DATE:

JMS
ENGINEERING LTD.
STRUCTURAL CONSULTANT

JOSEPH M. SARKOR, P.ENG.

PROJECT:

SINGLA BROS. HOLDINGS LTD.
RUE LOT DEVELOPMENT
935 MAYFAIR RD, KELOWNA BC

SHEET III

SITE PLAN

1

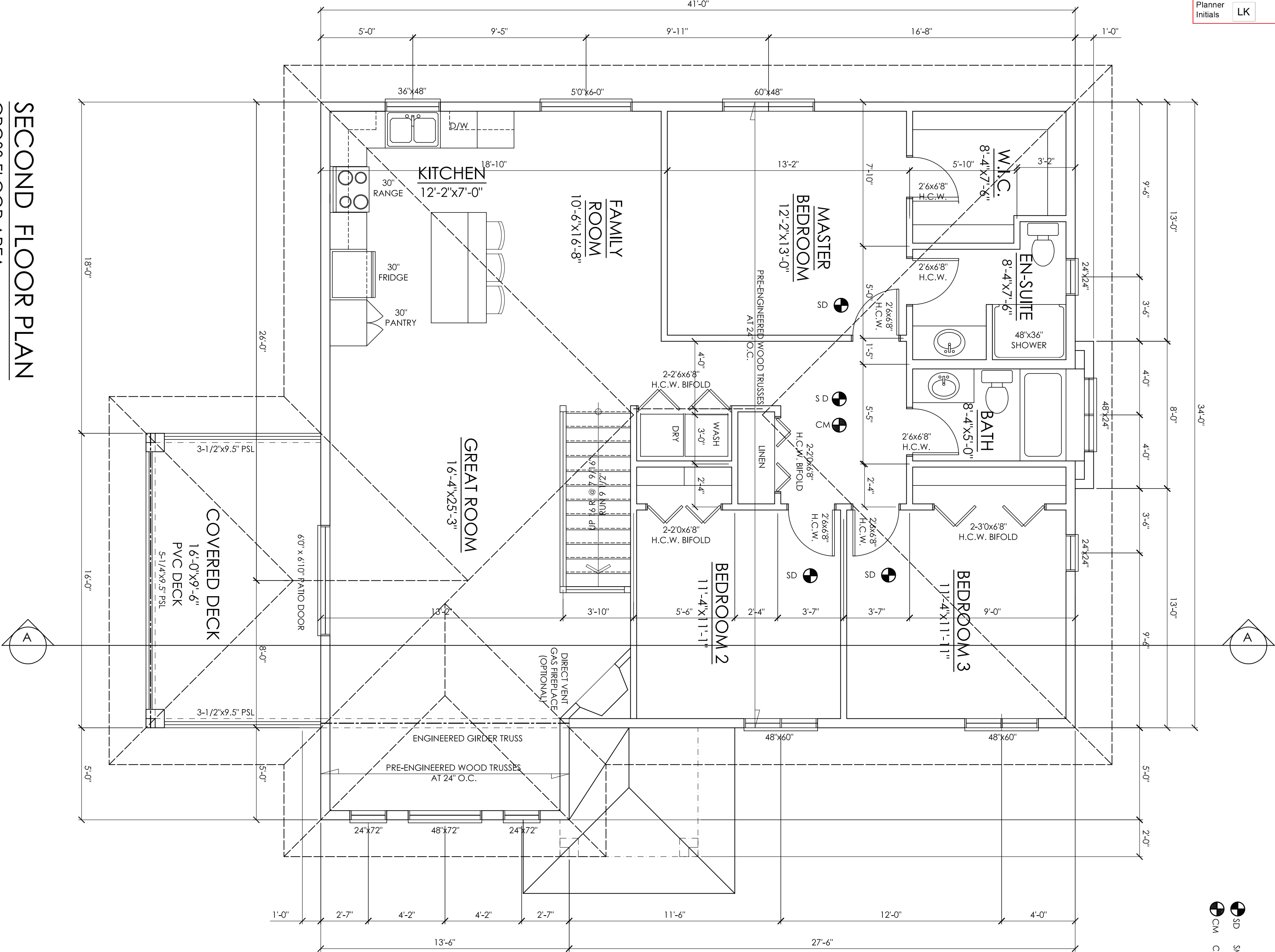
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PROJECT DESCRIPTION AND LOCATION:
PROPOSED RUG LOT DEVELOPMENT—LOT 6 PLAN 22014
935 MAYFAIR ROAD, KELOWNA BC

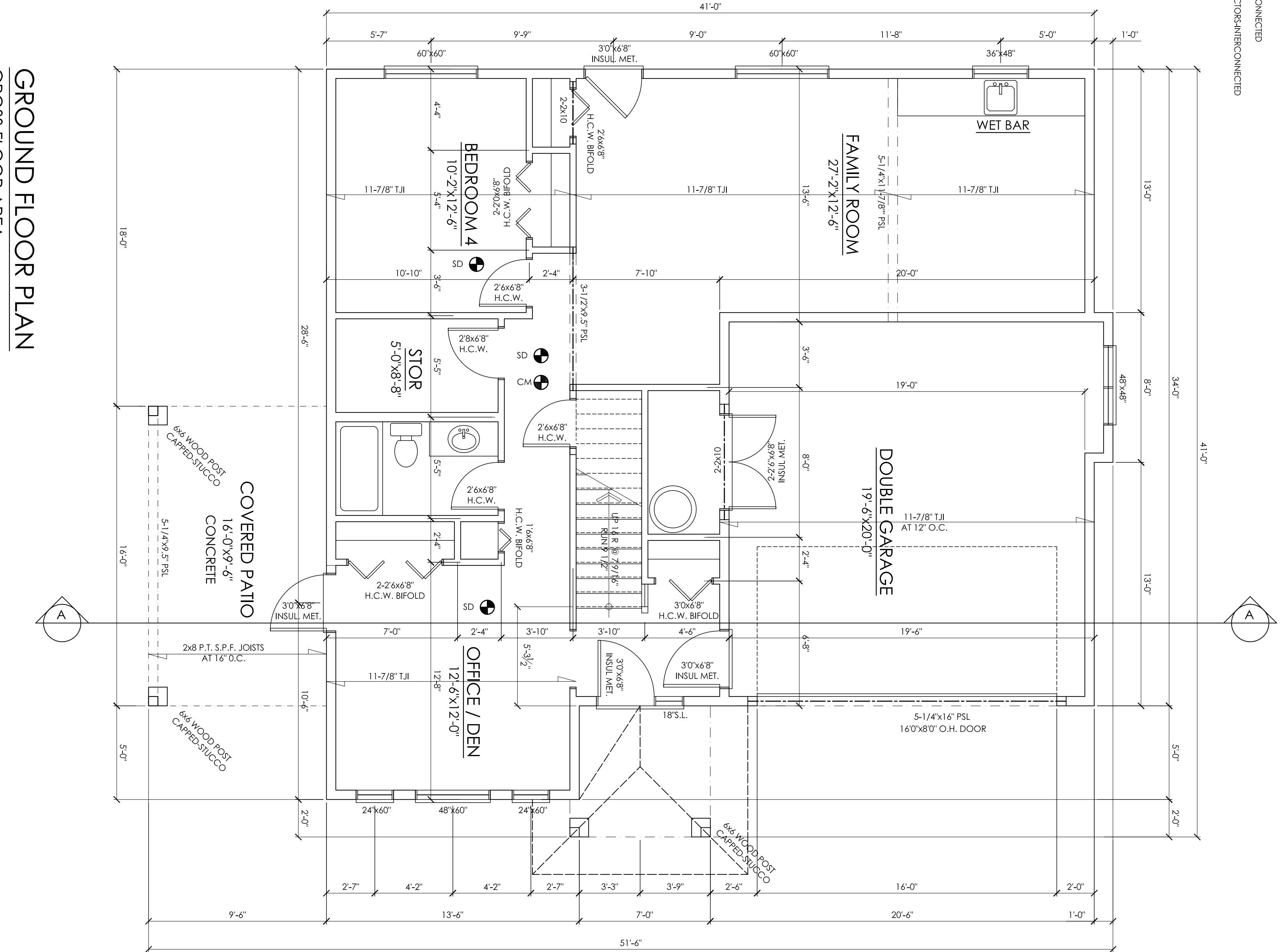
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DRAWN RL	JOB NUMBER -
CHECKED JMS	SHEET NO. 1
SCALE 1/8"=1'-0"	
DATE JULY 7, 2007	OF 1



SECOND FLOOR PLAN

GROSS FLOOR AREA
HOUSE AREA 1469.50 SQ.FT.
COVERED DECK 152.00 SQ.FT.
TOTAL AREA 1621.50 SQ.FT.



GROUND FLOOR PLAN

GROSS FLOOR AREA
HOUSE AREA 1469.50 SQ.FT.
COVERED PATIO 152.00 SQ.FT.
COVERED ENTRY 50.00 SQ.FT.
TOTAL AREA 1671.50 SQ.FT.

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-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
DATE	NO.	BY	REVISION	

PROJECT DESCRIPTION AND LOCATION:
PROPOSED RESUBMIT RECONSTRUCTION OF 6 PLAN 22014
555 BAYVIEW ROAD, KELOWNA BC

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
DATE: _____
ISSUED FOR BUILDING PERMIT
DATE: _____

JMS ENGINEERING LTD.

710 JAMNICK DRIVE, KELOWNA BC V1Y 5A5
P: 250.866.8888
E: JAMES@JMSENGINEERING.COM

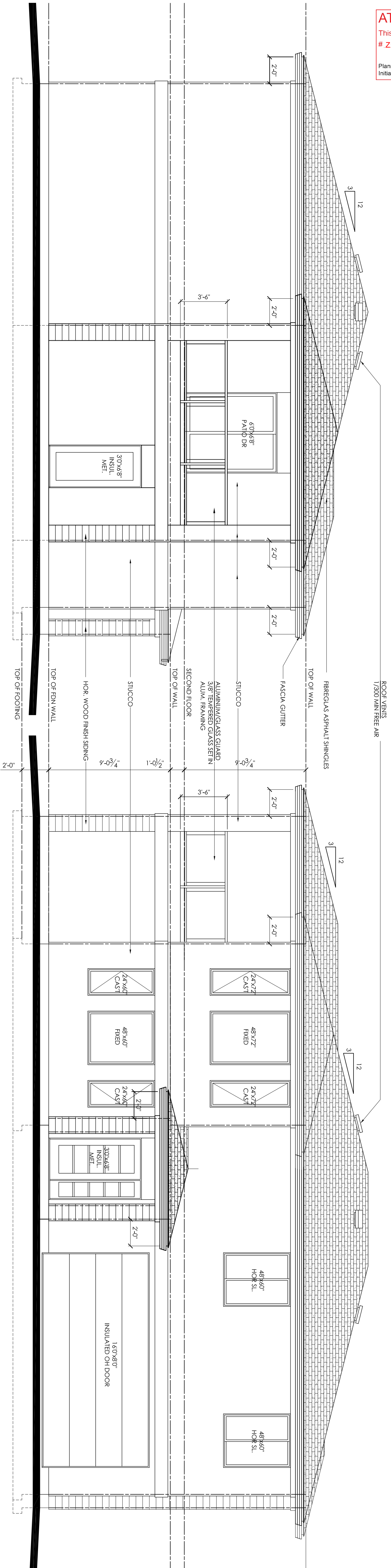
JOSEPH M. SARKOR, P. ENG.

PROJECT:
SINGLA BROS. HOLDINGS LTD.
RUG LOT DEVELOPMENT
935 MAYFAIR RD, KELOWNA BC

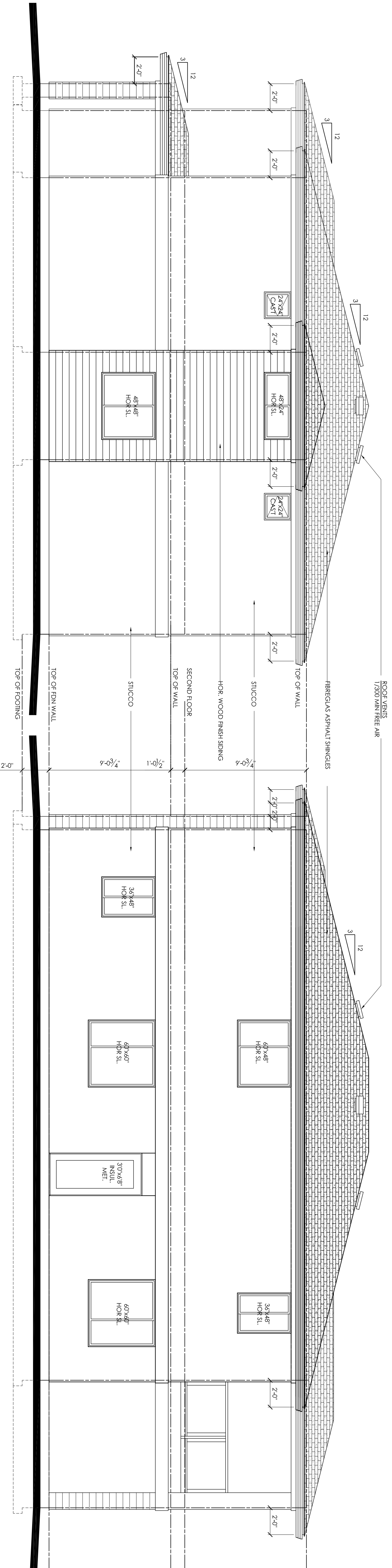
SHEET TITLE
GROUND FLOOR PLAN
SECOND FLOOR PLAN

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DRAWN	RL	CAD NUMBER	-
CHECKED	JMS	SHEET NO.	3
SCALE	1/4"=1'-0"		OF 5
DATE	JULY 7, 2027		



EAST ELEVATION



WEST ELEVATION

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PROJECT DESCRIPTION AND LOCATION:
PROPOSED RUB LOT DEVELOPMENT—LOT 6 PLAN 22014
935 MAYFAIR ROAD, KELOWNA BC

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SINGLA BROS. HOLDINGS LTD.
RUE LOT DEVELOPMENT
935 MAYFAIR RD, KELOWNA BC

PROJECT: JOSEPH M. SARKOF, P.ENG.

JMS
ENGINEERING LTD.
STRUCTURAL CONSULTANT

ISSUED FOR CONSTRUCTION
DATE: _____
ISSUED FOR BUILDING PERMIT
DATE: _____

ENGINEER'S SEAL:

ISSUED FOR CONSTRUCTION
DATE: _____ :

DATE:

ISSUED FOR BUILDING PERMIT
DATE: _____

DATE:

JOSEPH M. SARKOR, P.ENG.

SHEET TITLE

EXTERIOR ELEVATIONS

1

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DRAWN

NUMBER

SCALE

△

DATE
JULY 17, 2011

OF 5

