
CITY OF KELOWNA
MEMORANDUM

Date: May 22, 2020
File No.: Z20-0036
To: Community Planning Services (AT)
From: Development Engineering Manager (JK)
Subject: 694 Mayfair Ct RU1 to RU1C

The Development Engineering Branch has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

- a) The subject lot is within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.

2. Sanitary Sewer

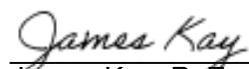
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The service will be adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.


James Kay, P. Eng.
Development Engineering Manager

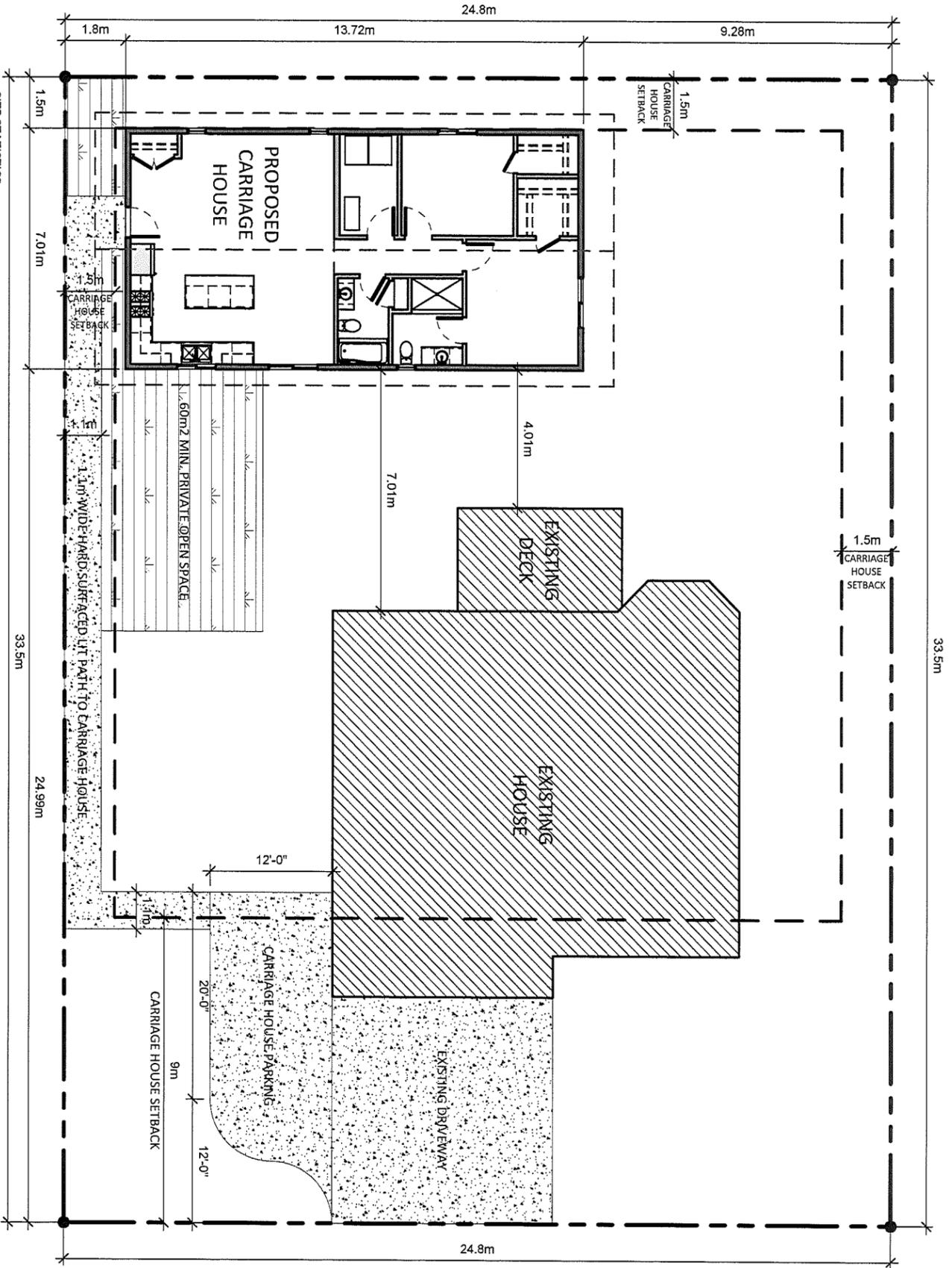
JKH

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| SCHEDULE | A |
| This forms part of application # Z20-0036 | |
| Planner Initials | AT |
|  City of Kelowna COMMUNITY PLANNING | |

LEGAL DESCRIPTION:
 694 MAYFAIR CRT.
 KELOWNA, BC
 LOT 16, PLAN 43720 ODYD

SITE PLAN

SCALE: 1:150



SITE STATISTICS

CURRENT ZONING: RU1 - LARGE LOT HOUSING
 PROPOSED ZONING: RU1C - LARGE LOT HOUSING WITH CARRIAGE HOUSE

- TOTAL LOT AREA = 831m²
- 40% MAX. SITE COVERAGE = 332.4m²
- SITE COVERAGE AS PROPOSED = 229.3m²
- 50% MAX. SITE COVERAGE WITH DRIVEWAYS = 415.5m²
- SITE COVERAGE WITH DRIVEWAYS PROPOSED = 302.6m²
- MAX. NET FLOOR AREA OF CARRIAGE HOUSE = 100m²
- PROPOSED CARRIAGE HOUSE NET FLOOR AREA = 90m²
- MAX. LOT COVERAGE FOR ACCESSORY BUILDINGS 20% = 168m²
- PROPOSED LOT COVERAGE FOR ACCESSORY BUILDINGS = 96m²
- PRINCIPAL DWELLING HABITABLE FLOOR AREA: 208m²
- 75% ALLOWABLE CARRIAGE HOUSE FLOOR AREA = 156m²
- PROPOSED CARRIAGE HOUSE FLOOR AREA = 43% OF PRINCIPAL DWELLING

REQUIRED:

- MAX. HEIGHT: 4.8m
- FRONT YARD SETBACK: 9.0m
- SIDE YARD SETBACK: 1.5m
- REAR YARD SETBACK: 1.5m
- DISTANCE FROM PRINCIPAL BUILDING: 3.0m

PROPOSED:

- 4.31m
- 24.99m
- 1.80m/9.28m
- 1.50m
- 7.01m

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE STANDARDS OF THE N.B.C. OF CANADA 2010, THE B.C. BUILDING CODE 2012 AND ALL LOCAL CODES, BYLAWS AND AMENDMENTS
- ALL WORK SHALL BE OF GOOD BUILDING PRACTICE
- ALL BUILDING MATERIALS TO BE OF GOOD QUALITY
- DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
- RK STUDIO IS NOT RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY ALTER THE OVERALL CONSTRUCTION
- PLEASE REPORT ANY DISCREPANCIES IN THESE DRAWINGS TO RK STUDIO
- ALL TRADES SHALL CONFIRM ALL DIMENSIONS ON SITE PRIOR TO STARTING WORK
- EXTERIOR DIMENSIONS TAKEN FROM OUTSIDE FACE OF STUD AND EXTERIOR FACE OF CONCRETE (U.N.O.)
- INTERIOR DIMENSIONS TAKEN FROM CENTER LINE OF STUD (U.N.O.)
- FOUNDATION WALLS AND FOOTINGS TO BE CONFIRMED BY P.ENG.



ATTACHMENT B

This forms part of application # **Z20-0036**

Planner Initials **AT**

City of Kelowna
 COMMUNITY PLANNING



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| SHEET TITLE: SITE PLAN | | PROJECT NAME: 694 MAYFAIR CRT CARRIAGE HOUSE | |
| SCALE: 1:150 | DATE: YYYY-MM-DD 2019-03-27 | ISSUED FOR: WORKING DRAWINGS | DRAWN BY: RK |
| LEGAL DESCRIPTION: LOT 16, PLAN 43720 ODYD | | NOTES: | |

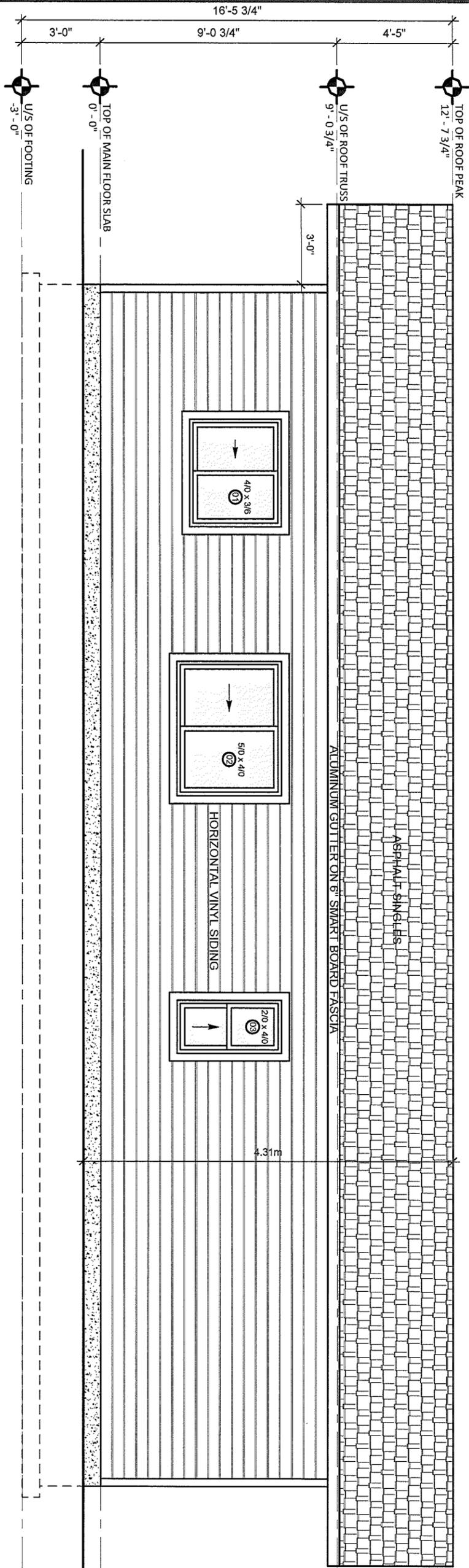
RK | STUDIO

RESIDENTIAL DESIGN AND DRAFTING

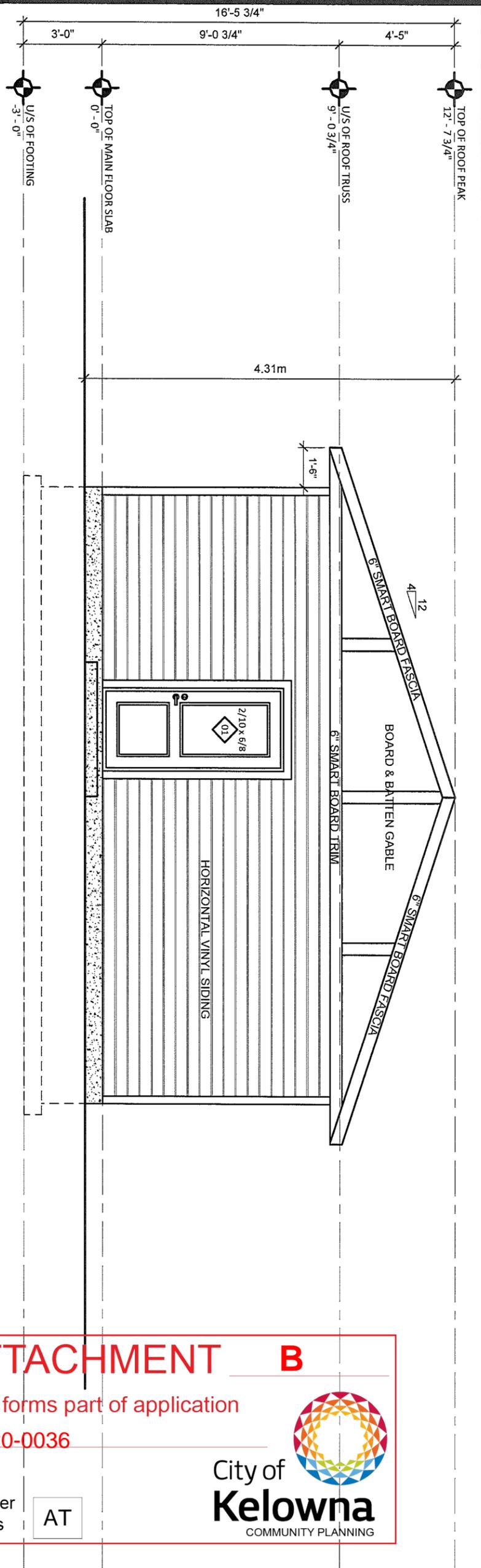
1760 KLOPPENBURG RD. KELOWNA, BC V1P 1G2
 (250)-317-6875 ryan.rkstudio@gmail.com

NOTE: PLEASE DETERMINE MAIN FLOOR ELEVATION ON SITE

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



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



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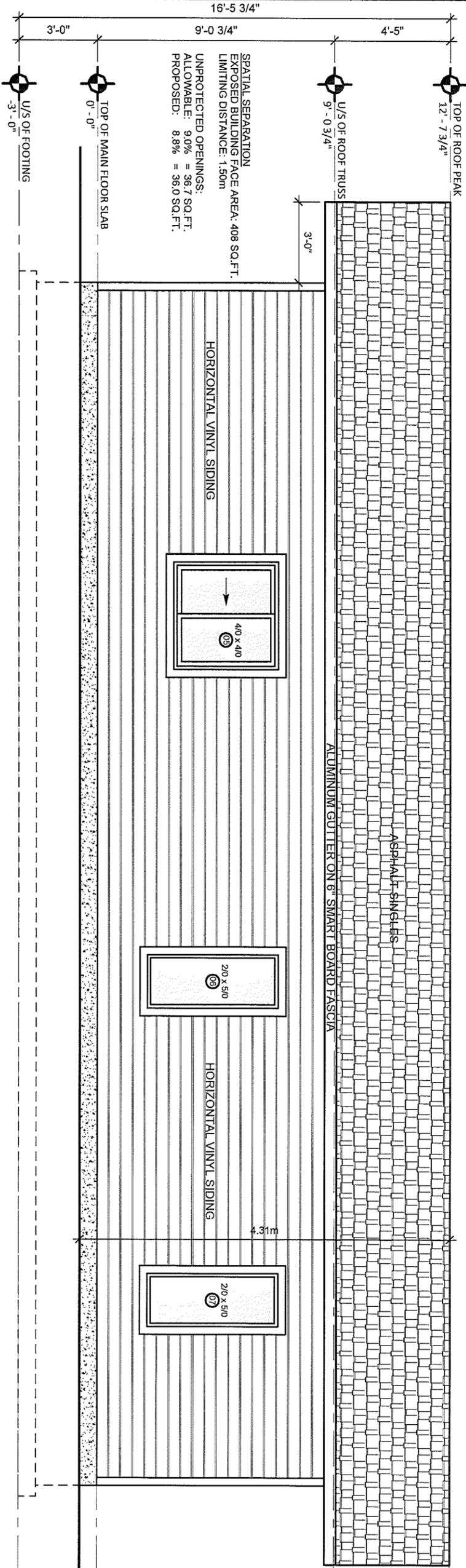
Planner Initials



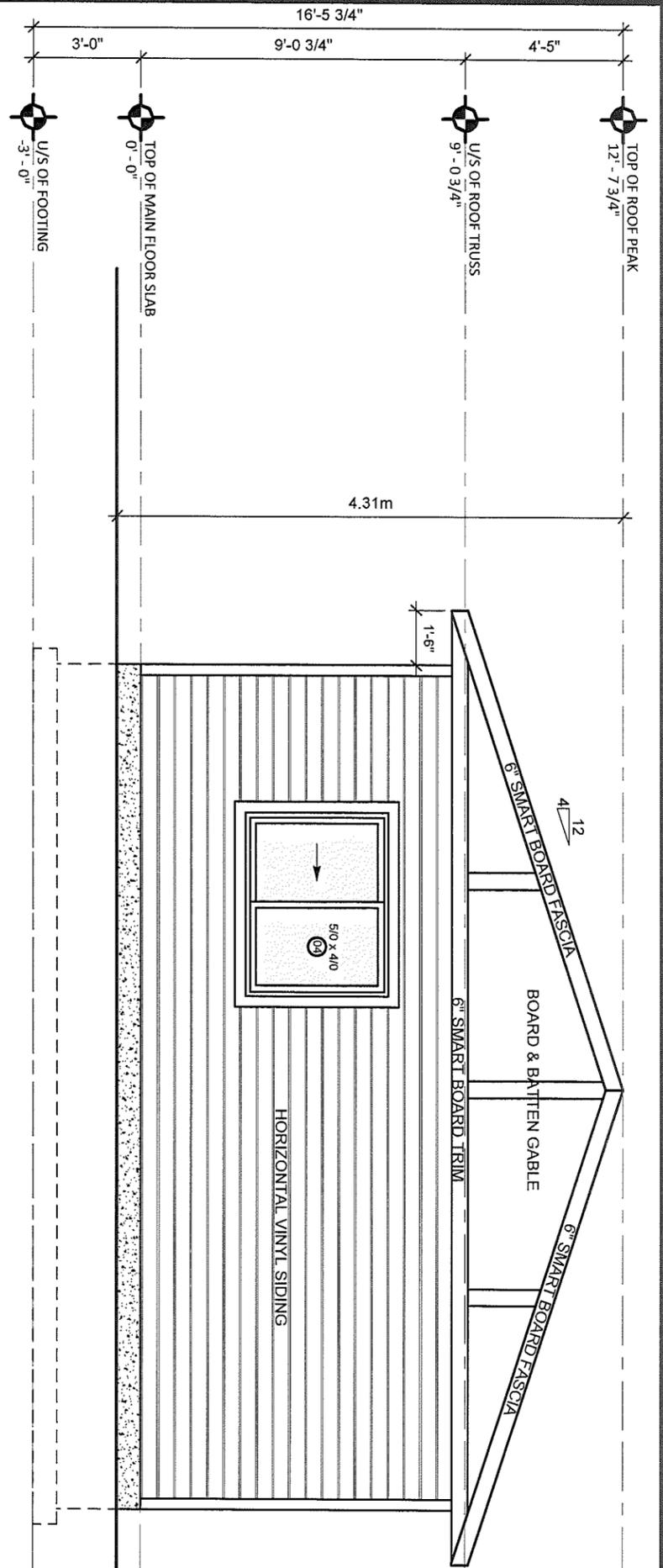
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| 5 | SHEET TITLE: ELEVATIONS | | | PROJECT NAME: 694 MAYFAIR CRT CARRIAGE HOUSE |
| | SCALE: 1/4" = 1'-0" | DATE: YYYY-MM-DD 2019-03-27 | ISSUED FOR: WORKING DRAWINGS | DRAWN BY: RK |
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| | RK STUDIO RESIDENTIAL DESIGN AND DRAFTING 1760 KLOPPENBURG RD. KELOWNA, BC V1P 1G2 (250)-317-6875 ryan.rkstudio@gmail.com | | | |

NOTE: PLEASE DETERMINE MAIN FLOOR ELEVATION ON SITE



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



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

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