



Steve and Colleen Hall
3439 Moberly Road
Kelowna, BC
V1W 3H9

September 10, 2017

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC



RE: Rezoning proposal at 3439 Moberly Road Zone: RU2 – Medium Lot Housing Zone

Dear Planning Staff:

We would like to rezone the property at 3439 Moberly Road to the RU2c– Medium Lot Housing with carriage house zone with the intention of converting the existing 2 vehicle garage to a carriage house. The garage is located on the left side of the site behind the principal dwelling and is 1 ½ storeys in height. The situation is ideal for a carriage house as there is ample parking and a large private open space area behind the garage.

The principal dwelling has a single car garage that is used for storage and converting the garage to livable space makes sense. The proposed suite will have a bedroom and full bath on the upper ½ storey and half the lower portion planned for the living area. One of the garage doors will become a large window. The entrance is planned for the west side of the building allowing easy access to the outdoor space.

The large yard space, which is fenced and well landscaped for the owner's enjoyment, will be retained by the principal dwelling. Since no new construction is proposed, there will be no negative impact on all mature landscaping, specifically the large trees and shrubs along the rear lot line.

The property is located within in the lower Mission sector of the City, close to amenities such as schools, shopping and beaches. The request for the RU2c zone is consistent given there are RU1c and RU6 zoned properties within the immediate neighbourhood. It meets the policies objectives in the Official Community Plan and is anticipated to be good infill development that is easily integrated on this large property and into the existing form of the neighbourhood, adding much needed quality housing stock to the area.

Regards,

A handwritten signature in black ink, appearing to read 'Birte Decloux', written in a cursive style.

Birte Decloux, on behalf of S & C Hall

ATTACHMENT

B

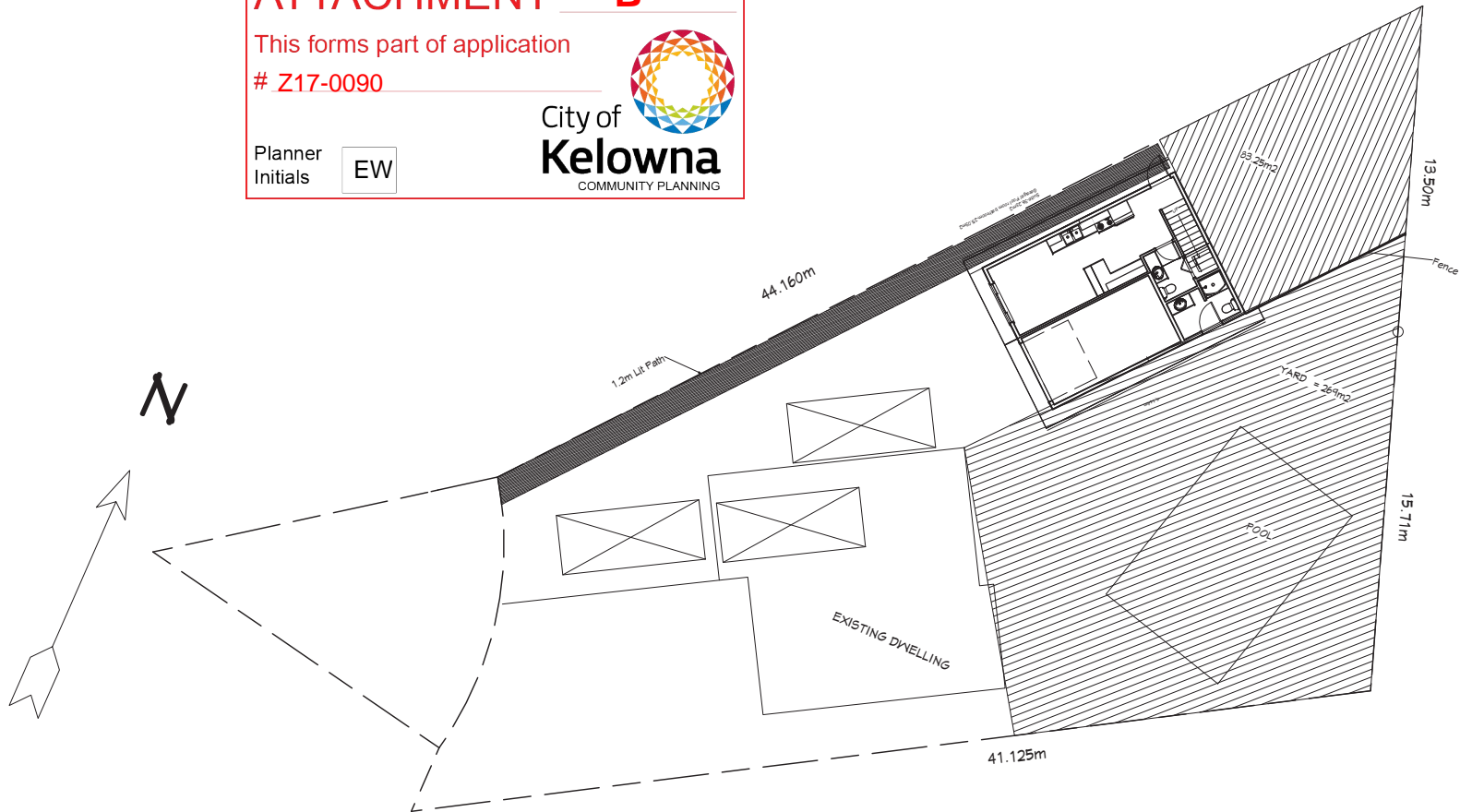
This forms part of application

Z17-0090

Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING



3439 Moberly

Site plan with parking and private open space

CITY OF KELOWNA

MEMORANDUM

Date: October 12, 2017
File No.: Z17-0090

To: Urban Planning (EW)

From: Development Engineering Manager (JK)

Subject: 3439 Moberly Rd

RU2 to RU2c

Development Engineering Department have the following comments and requirements associated with this 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 Jason Angus.

1. Domestic Water and Fire Protection

- a) Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

2. Sanitary Sewer

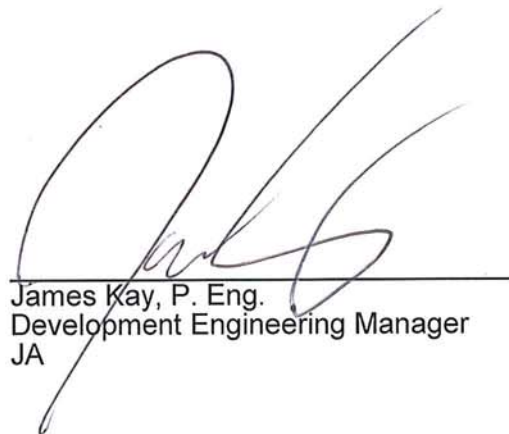
- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

- a) Direct the roof drains onto splash pads
- b) Maximum one (1) driveway access per fronting road as per bylaw.

4. Electric Power and Telecommunication Services

- a) 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
JA

ATTACHMENT

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