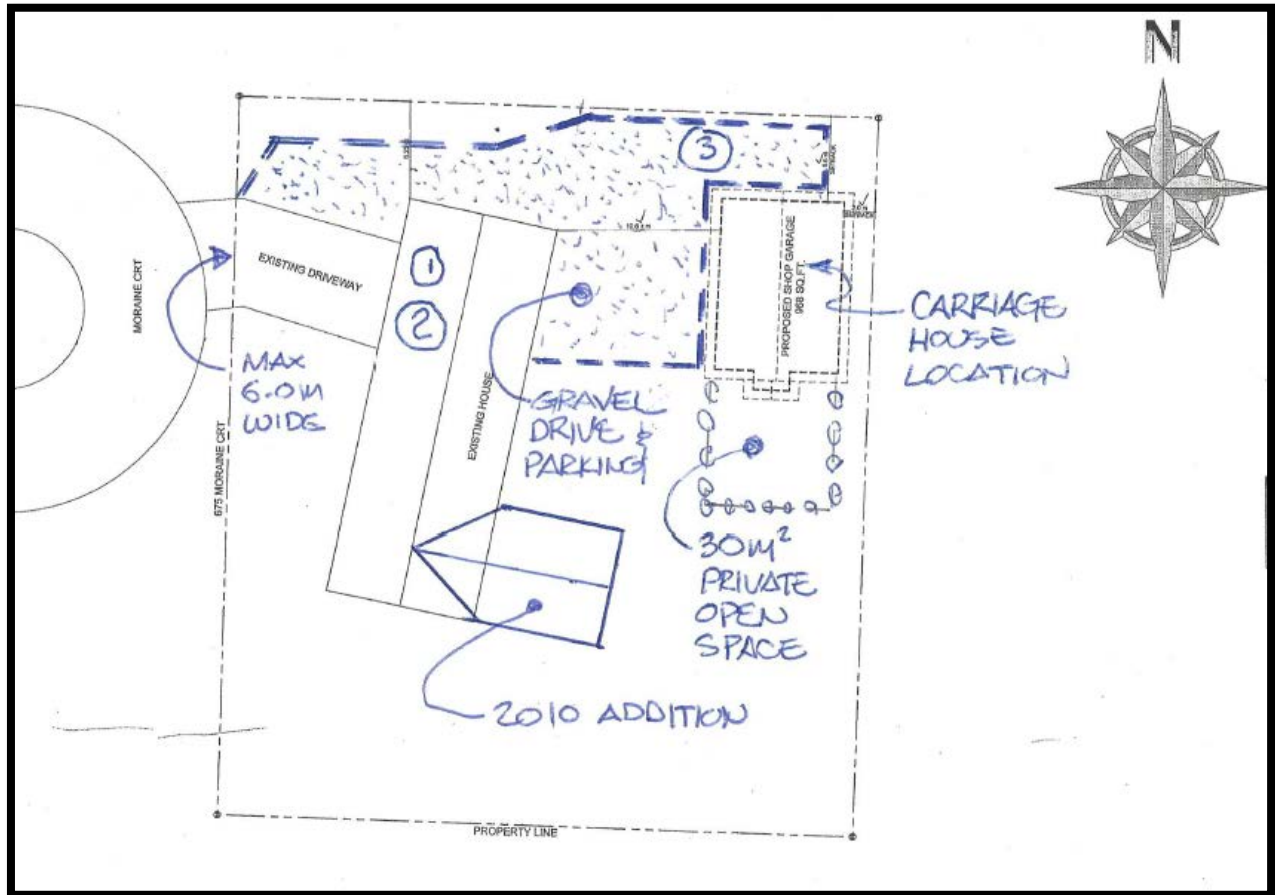


SCHEDULE A – Site Plan

Subject: 675 Moraine Court (Application Z18-0085)



SCHEDULE B – Application Letter and Site Photos



Subject: 675 Moraine Court (Application Z18-0085)



July 16, 2018

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

RE: Rezoning proposal at 675 Moraine Ct. Zone: RU1 – Large Lot Housing Zone

Dear Planning Staff:

We would like to rezone the property at 675 Moraine Ct. to the RU1c – Large Lot Housing with carriage house zone with the intention of converting the existing free-standing garage into a carriage house. The garage is currently being used as an indoor hockey area for the owner's children and a workshop. The parcel's configuration and access are ideal to allow building space for a carriage house. The property is large enough to provide for adequate, usable private open space for each dwelling unit, as well as ease of vehicle access.

The property is located within the Permanent Growth Boundary and exceeds the minimum lot dimensions for the RU1 zone. The area is characterized by older housing stock within an established neighbourhood, consisting of single dwellings located on large lots. There is also an established park and playground near the subject property.

The request for the RU1c zone is consistent with the policies objectives in the Official Community Plan and is anticipated to be good infill development that is easily integrated on this large property. Given that the structure is already in place and meets the Zoning Bylaw siting requirements it is expected to blend into the existing form of the neighbourhood and add much needed quality housing stock to the area.

Regards,

A handwritten signature in black ink, appearing to read "Birte Decloux".

Birte Decloux



675 Moraine Court

Street front showing the principal dwelling and access points





Proposed garage to convert pictures

Front of garage. Fence will be moved to allow easy access to carriage house door. Private open space to be located in front of the carriage house.

View of garage to be converted to a carriage house



Views to the south showing the principal dwelling and their private open space



SCHEDULE C – Development Engineering Memo



Subject: 675 Moraine Court (Application Z18-0085)

CITY OF KELOWNA MEMORANDUM

Date: July 30, 2018
File No.: Z18-0085
To: Suburban and Rural Planning (AK)
From: Development Engineering Manager (JK)
Subject: 675 Moraine Ct. RU1 to RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c to facilitate the development of a carriage house. The servicing requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements.

2. Sanitary Sewer

a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service with an inspection chamber which is adequate for this application. A brooks box will be required to be placed on the inspection chamber.

b) This property is located within Sewer Specified Area #23. The proposed carriage house triggers a spec area fee of 0.5 Single Family Equivalent (SFE). The total sewer Specified Area fee is 0.5 SFE X \$5,093.72 = **\$2,546.86**

3. Development Permit and Site Related Issues

a) Direct the roof drains onto splash pads.

b) Maximum driveway width permitted is 6m.

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