



508 Sutherland Ave

Variance Application for Carriage House Construction

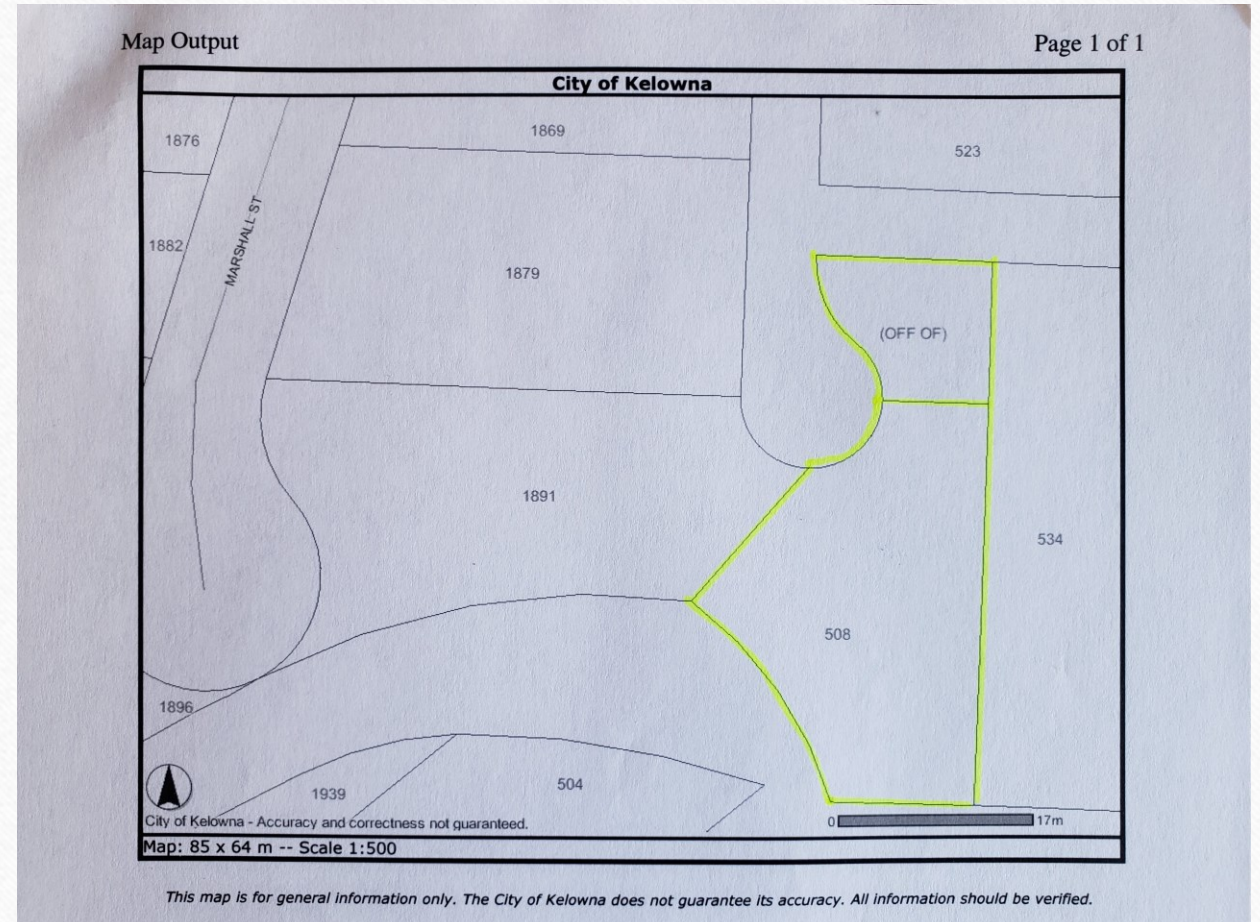
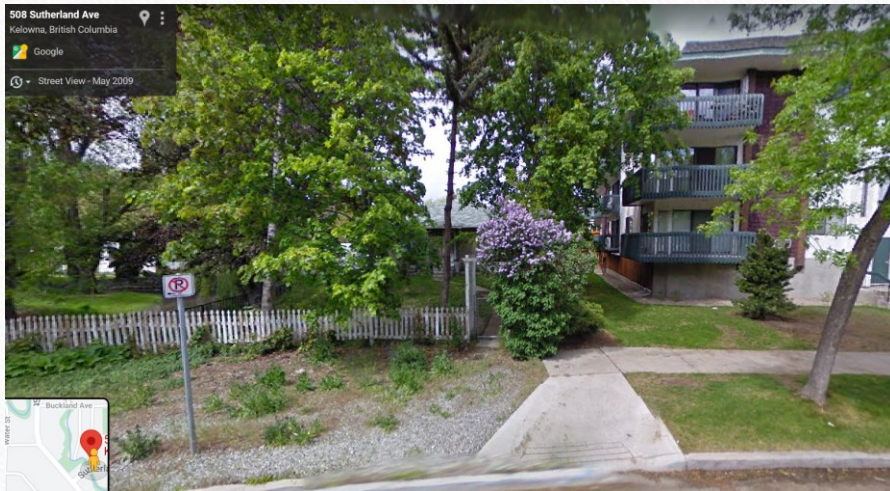
Application: DVP21-0198

Development Process Timeline

- 2003 - Purchased House
- 2007 - Initiated Downzoning
- 2008 - Property Rezoned
- 2014 - Land Purchase Initiated
- 2017 - Land Purchase and Lot Consolidation Completed
- 2019 - Multi-Use Pathway Construction
- 2021 - Application for Carriage House Submitted to City

Property Purchase

- Property consisted of two titled lots
- Zoning was RM5



Rezoning

2007 - Downgraded zoning from RM5 to RU6

October 18, 2007

Planning and Development Services
City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

Attention: David Shipclark
Acting Director of Planning & Development Services

Dear Mr. Shipclark,

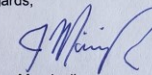
RE: 1859 Marshall Street
1879 Marshall Street
1891 Marshall Street and
508 Sutherland Avenue, Kelowna
(referred to collectively as the "Properties")

I am writing this letter on behalf of the owners of the above mentioned Properties. Please accept the attached letter dated March 19, 2007, and signed by each property owner, as a letter of authorization. This letter was first submitted to the City of Kelowna Planning Department in March of 2007. Based on discussions with Planning Technician Ryan Smith, the City of Kelowna Planning Department indicated firstly, that it would support rezoning the Properties from their current RM5 to RU6 and secondly, that it would facilitate the rezoning at the City's initiative and expense provided the Property owners were willing to pursue the rezoning collectively and concurrently. According to Mr. Smith, the proposed RU6 zoning is consistent with the City's objectives for this area.

After waiting for the application to be processed and receiving no response, an inquiry was made to the Planning Department on October 11th as to the status of the rezoning application. We were informed by Ms. Rose Hughes that although Ms. Shelley Gambacort was aware of the application, no documentation could be found. In addition, we were asked to complete the "Zoning Bylaw Amendments & Official Community Plan Amendments Application Form" and return it to the Planning Department. This application form has been completed and submitted along with this letter. We are requesting that, in light of the past delay, this rezoning application be processed in as timely a manner as possible.

We trust that the information provided is sufficient to satisfy your requirements at this time. If you have any questions or require additional information, please contact either Jason Marzinzik at 869-4787 or David Bach at 868-2972. We look forward to hearing from you at your earliest convenience.

Regards,



Jason Marzinzik

cc. Shelley Gambacort
Current Planning Supervisor

Rezoning

2007 - Downgraded zoning from RM5 to RU6

2008 - Rezoning application approved



Corporate Services

February 20, 2008

City Clerks Office
1435 Water Street
Kelowna, BC V1Y 1J4
Tel: (250) 469-8645
Fax: (250) 862-3315

Mr. Jason Marzinzik
508 Sutherland Avenue
Kelowna, BC
V1Y 5X1

Dear Mr. Marzinzik:

Re: Bylaw No. 9923 - Rezoning Application No. Z07-0098 – Dale Riddell, David Bach, Nicole and Jason Marzinzik, Thieu Vu (Jason Marzinzik) – 1859, 1879 and 1891 Marshall Street and 508 Sutherland Avenue and off of Rowcliffe Avenue

Rezoning Authorization Bylaw No. 9923 received second and third readings by Kelowna City Council at a Regular Meeting held on Tuesday, February 19th, 2008.

I note that a previous resolution of Council states in part:

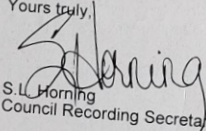
THAT Rezoning Application No. Z07-0098 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7, District Lot 14, ODYD, Plan 3286, located at 1859 Marshall Street, Lot 9, District Lot 14, ODYD, Plan 3286, located at 1879 Marshall Street, Lot 2, District Lot 139, ODYD, Plan 3957, located at 508 Sutherland Avenue, Lot 1, District Lot 139, ODYD, Plan 3957, located at 1891 Marshall Street, Kelowna, B.C. from the RM5 – Medium Density Multiple Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

Accordingly, this application will be kept in-stream pending confirmation that all conditions are met. If you have any questions about this procedure, please contact Mr. Alec Warrender of the Planning Department (469-8776).

Please remove the Development Notice sign from the property, if you have not already done so.

Yours truly,

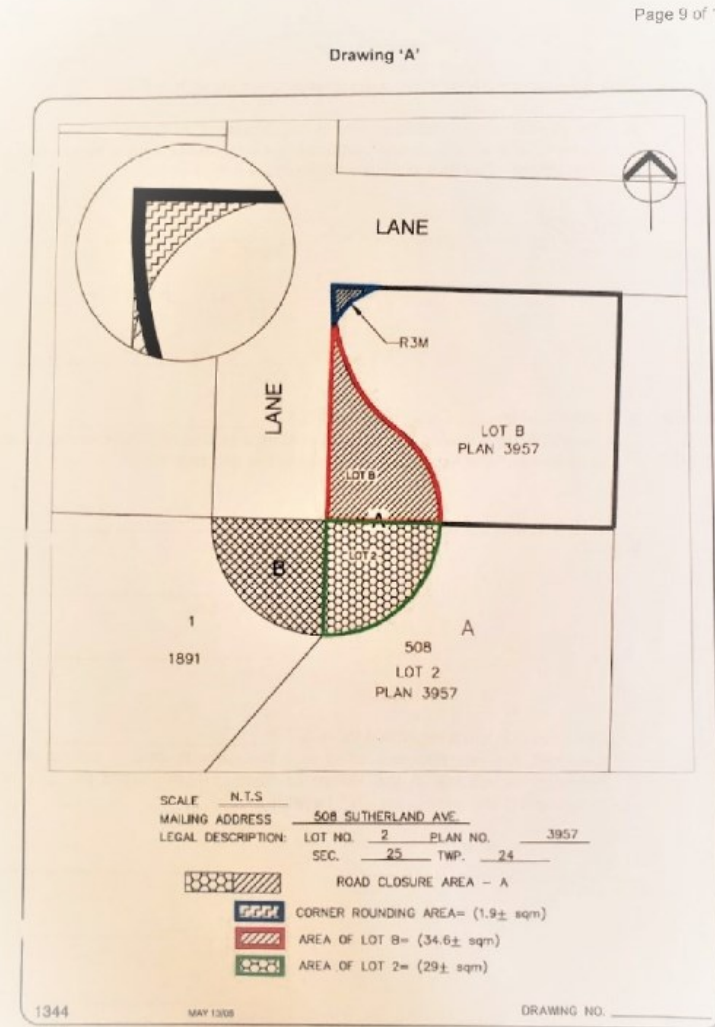

S.L. Horning
Council Recording Secretary

SLH/dld

cc: Development Planner (A. Warrender)
Development Engineering Manager (S. Muenz)

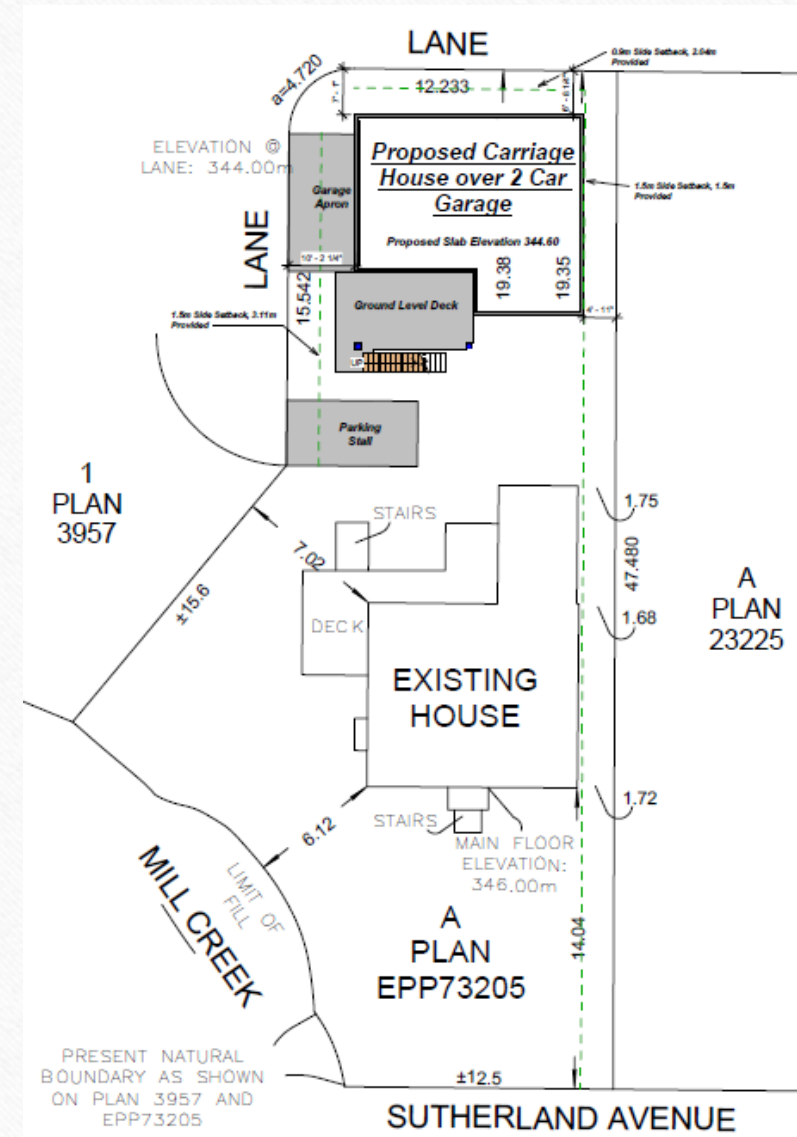
D. Scott Riddell, 1859 Marshall Street, Kelowna, BC V1Y 2B8
David Bach, 1879 Marshall Street, Kelowna, BC V1Y 2B8
Thieu Vu, 1891 Marshall Street, Kelowna, BC V1Y 2B8

From 2014 to 2017 I completed a purchase of a portion of the back lane in order to facilitate construction of a carriage house with appropriate setbacks.



Proposed Development

I am proposing to build a carriage house at the back of my property with a two bedroom suite atop a two car garage.



Variances Required

Variance 1: S.9.5b.1(g) The maximum height is the lesser of 4.8m or the height of the principal dwelling, as measured to the midpoint of the roof.

I will require a height variance from 4.8m to 6.65m.



Variances Required

Variance 2: S.9.5b.1(f) The maximum upper storey floor area is 75% of the carriage house footprint area.

Due to the flat roof design, the upper storey will be equal to the carriage house footprint.



Site Context

- Surrounded by 4-story apartment complexes on three sides.
- Commercial businesses are located to the south-west.
- Several residential houses to the west.








Proposed location
of carriage house

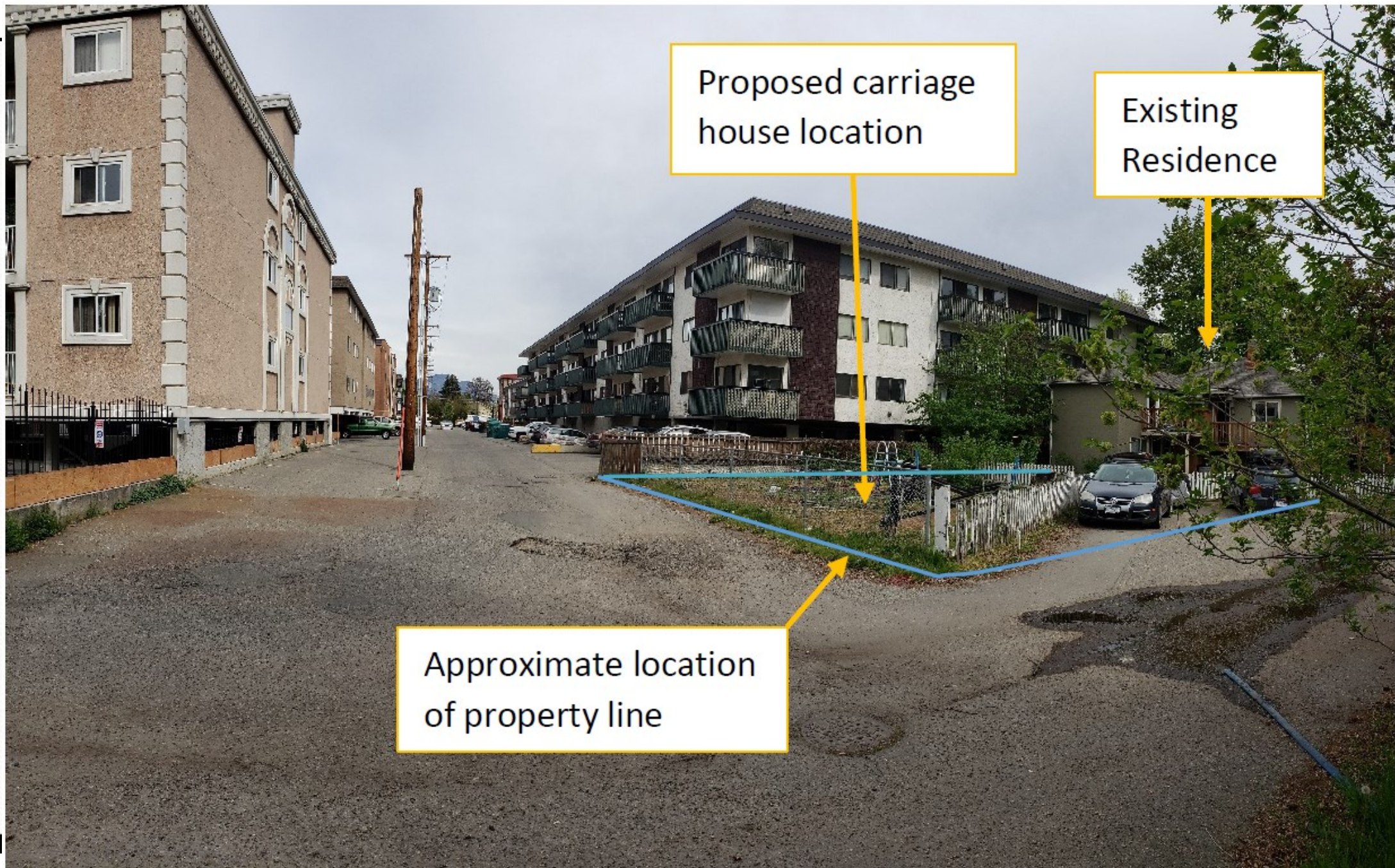




Proposed location
of carriage house

Existing
Residence

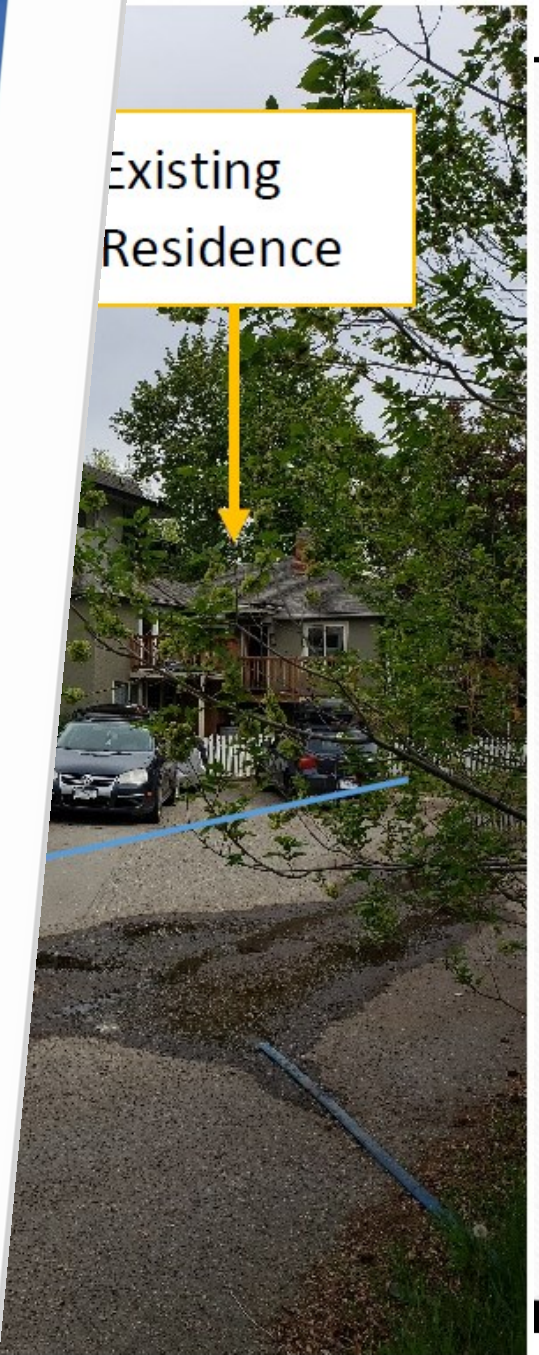
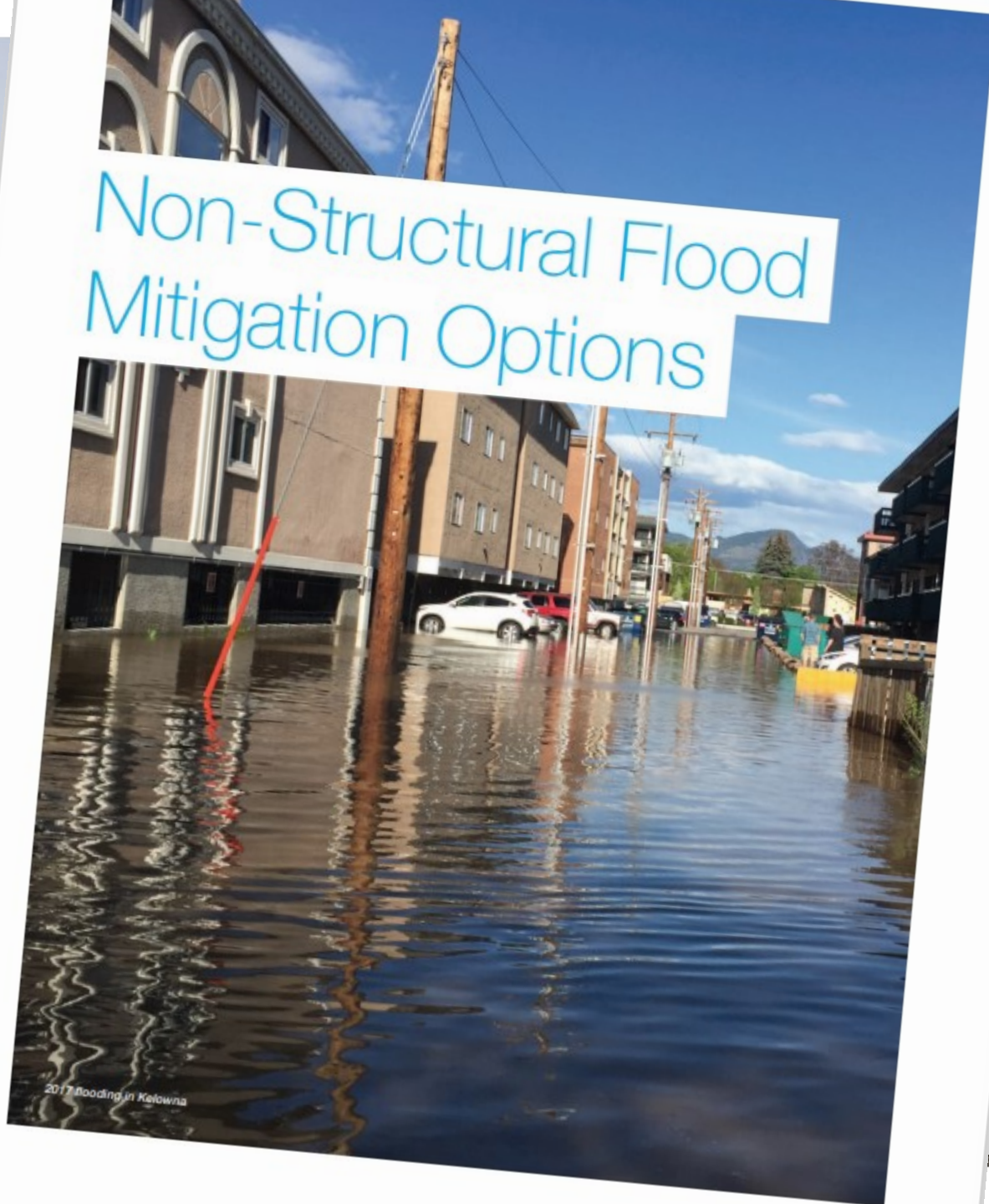
Rowcliffe Avenue



Proposed carriage
house location

Existing
Residence

Approximate location
of property line





NON-STRUCTURAL FLOOD MITIGATION Resource Guide



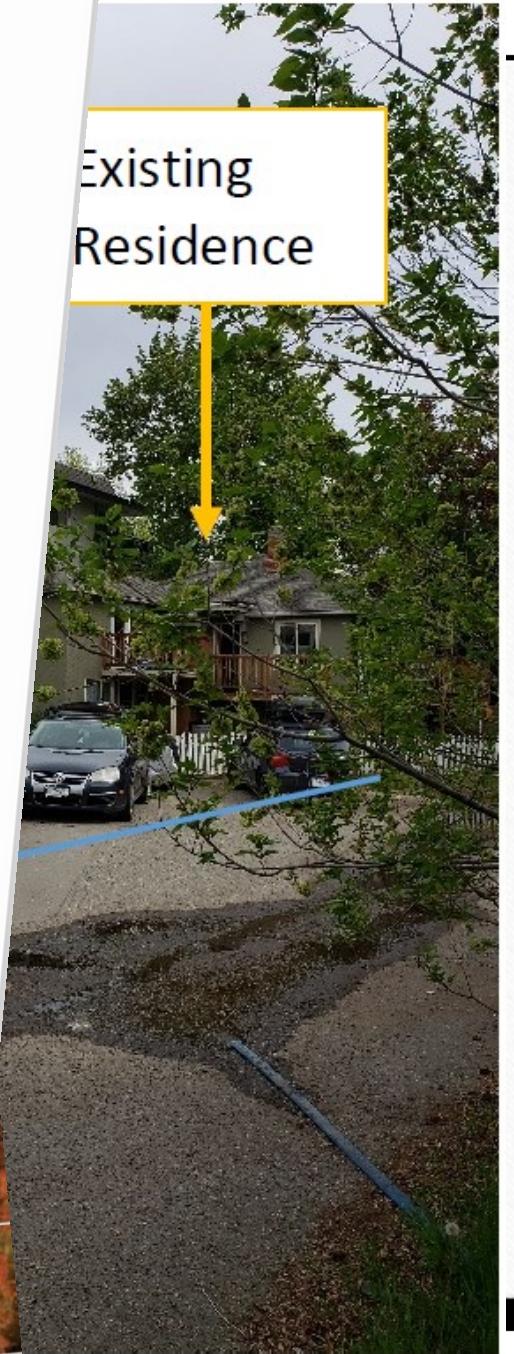
Final

FALL 2021



Central Okanagan
**FLOOD
MITIGATION
PLANNING**

Existing
Residence





Introduction

Flood is a natural and regular process that has shaped the physical geography of the Okanagan Valley since time immemorial. With more people and development in the region, these floodwaters now cause more damage and devastation, most recently in 2017 when high lake levels caused widespread flooding along the shorelines in the region, and in 2018 when the lake and creeks spilled their banks onto adjacent floodplains.

For the last century, flood risk has been primarily managed using large structural engineering works such as the Okanagan Lake Dam, and dikes along creeks and rivers. With climate change and increasing development pressures, these hazard reduction measures are being tested to their limits.

With recognition that existing structural mitigation has limits and that alternative measures will be needed to mitigate flood damages in the future, the Regional District of Central Okanagan (RDCO) has worked with partners and stakeholders to better understand the potential to implement non-structural flood mitigation options in the region. This resource guide outlines a 'toolbox' of options that could be applied within the Central Okanagan and is intended to support discussions of benefits, challenges, and potential tradeoffs associated with them.

NON-STRUCTURAL FLOOD MITIGATION

Flood mitigation can be achieved through a wide variety of actions. The broad toolbox of actions that are NOT large, engineered structures (e.g., dikes and dams) are collectively called non-structural flood mitigation options.





Apartment Complex

Commercial Complex

Canadian Mental
Health Association

Multi-Use Path
Bridge





Existing
House

Mill Creek

Sutherland
Avenue

Multi-Use Pathway

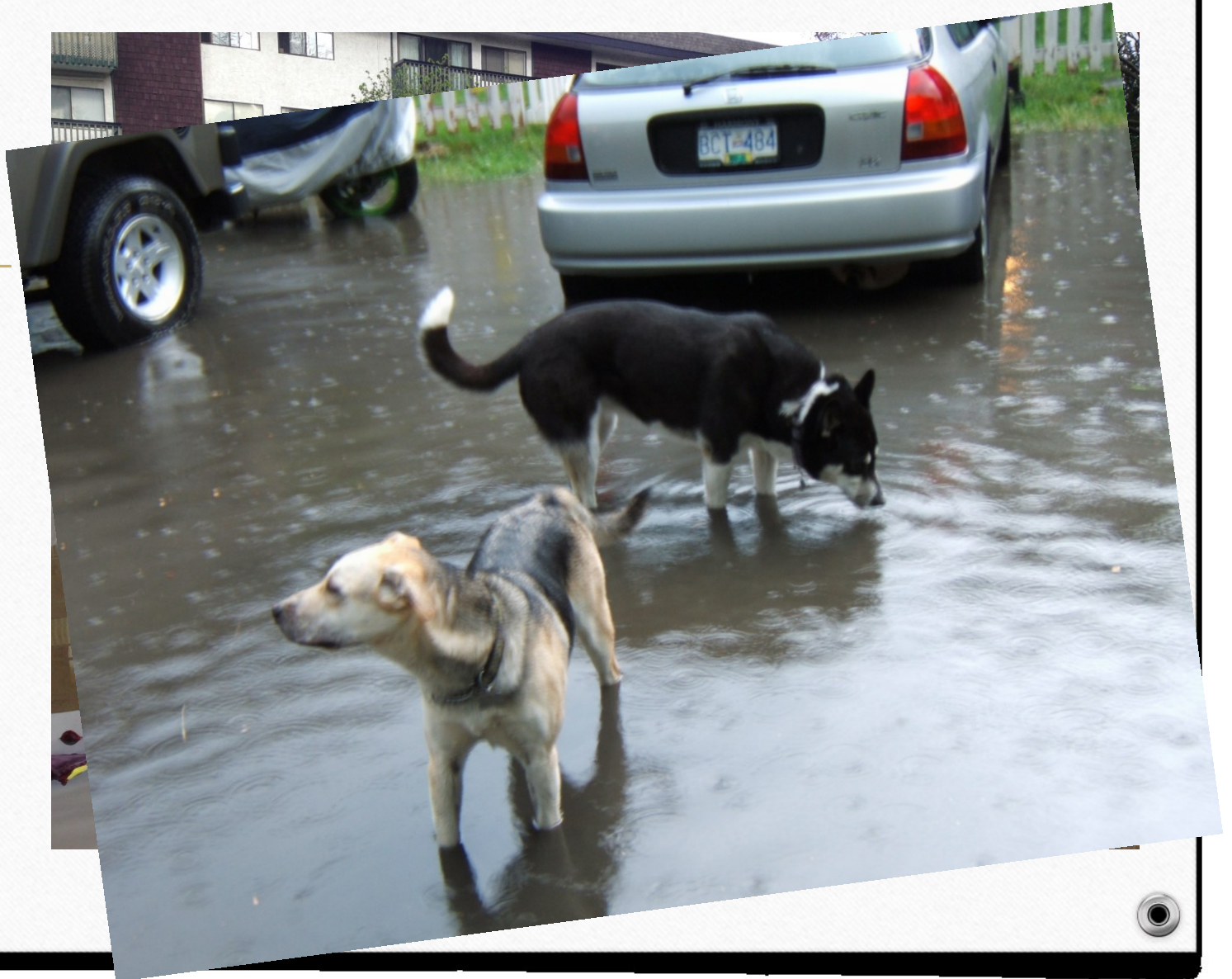
Flood History

My property is located in the Mill Creek Floodplain.



Flood History

My property is located in the Mill Creek Floodplain.



Flood History

My property is located in the Mill Creek Floodplain.



Flood History

My property is located in the Mill Creek Floodplain.



Building Management
BUILDING CONTROLS FOR NEW BUILDS

With flood hazard areas increasing in size, and increasing development pressures, it is not always possible to sterilize land use within flood hazard areas. Changing the built form so that damages to structures are limited, or more easily recoverable is an effective means of reducing risk. This can be relatively easily achieved for new construction.

BUILDING MANAGEMENT — Building Controls for New Builds
18. Elevate Structures (New Builds)
The elevation of an individual building above the expected flood level using fill, stilts, or other structural means.

EFFECTIVENESS OF OPTION FOR RISK REDUCTION AND RESILIENCE DURING A FLOOD EVENT		
PEOPLE	Reduce risks to health and safety of people	Ineffective
STRUCTURES	Reduce damage to structures	Highly effective
DISRUPTION	Minimize disruption of services and mobility (e.g., electricity, gas, communications)	Highly effective
ECONOMY	Minimize damage to local economy including agriculture and tourism	Highly effective
EMERGENCY RESPONSE	Increase the effectiveness of response	Highly effective
CLIMATE	Increase adaptability of option to multiple climate futures	Ineffective

EFFECT OF OPTION ITSELF ON ITS SURROUNDINGS		
COMMUNITY	Housing	Negative
ENVIRONMENT	Social connectedness and supports	Neutral
CULTURE	Habitat health (aquatic, wetland, and riparian) and water quality	Neutral
OBSTACLES	Recreation and outdoor lifestyle	Neutral
COST	Regulatory	Relatively easy
	Political and public will	Relatively easy
	Implementation cost	\$
	Maintenance cost	\$

OPPORTUNITIES

- Standard approach currently applied in BC. Well understood and relatively easy to implement.

CHALLENGES

- Creates challenges for accessibility and servicing.
- Potential for reduced aesthetics when neighbouring sites are at different elevations.

FLOOD TYPE

- Riverine
- Pluvial
- Coastal/storm

FLOOD DEPTH

- Noiseless
- Moderate
- Severe

LAND USE

- Urban
- Suburban
- Rural
- Agricultural
- Recreational

56

Carriage house
location

Approximate location
of property line



Carriage house
location

Approximate location
of property line

Address	Spoke with Owner & Occupant	Left Package with Owner & Occupant	Date
1859 Marshal Street	Stacey		
1869 Marshal Street	Murphy		
1879 Marshal Street	Dave Bach		
1891 Marshal Street	Gard Kattenhauser		
1896 Marshal Street			Oct 20 2021
1939 Pandosy Street			Oct 20, 2021
1953 Pandosy Street			Oct 19, 2021
523 Rowcliffe Avenue	Pandosy Food Basket	Owned by City of Kelowna	Oct 20 2021
543 Rowcliffe Avenue	Contestada Mayor	Owned by City of Kelowna	
503 Sutherland Avenue	Sheridan		Oct 19 2021
504 Sutherland Avenue	Dellhouse		Oct 19 2021
505 Sutherland Avenue (Units 204 & 310)			Oct 19 2021
511 Sutherland Avenue	Purnana Style Lounge		Oct 19 2021
515 Sutherland Avenue	Private residence	Spoke with Manager	Oct 20 2021
534 Sutherland Avenue	Shangharry		Oct 19 2021
539 Sutherland Avenue (Unit 101)			Oct 19 2021
539 Sutherland Avenue (Unit 102)			Oct 19 2021
539 Sutherland Avenue (Unit 103)			Oct 19 2021
539 Sutherland Avenue (Unit 104)			Oct 19 2021
539 Sutherland Avenue (Unit 105)			Oct 19 2021
539 Sutherland Avenue (Unit 106)			Oct 19 2021
539 Sutherland Avenue (Unit 107)			Oct 19 2021
539 Sutherland Avenue (Unit 108)			Oct 19 2021
539 Sutherland Avenue (Unit 109)			Oct 19 2021
539 Sutherland Avenue (Unit 201)			Oct 19 2021
539 Sutherland Avenue (Unit 202)			Oct 19 2021
539 Sutherland Avenue (Unit 203)			Oct 19 2021
539 Sutherland Avenue (Unit 204)			Oct 19 2021
539 Sutherland Avenue (Unit 205)			Oct 19 2021
539 Sutherland Avenue (Unit 206)			Oct 19 2021
539 Sutherland Avenue (Unit 207)			Oct 19 2021
539 Sutherland Avenue (Unit 208)			Oct 19 2021
539 Sutherland Avenue (Unit 209)			Oct 19 2021
539 Sutherland Avenue (Unit 301)			Oct 19 2021
539 Sutherland Avenue (Unit 302)			Oct 19 2021
539 Sutherland Avenue (Unit 303)			Oct 19 2021
539 Sutherland Avenue (Unit 304)			Oct 19 2021
539 Sutherland Avenue (Unit 305)			Oct 19 2021
539 Sutherland Avenue (Unit 306)			Oct 19 2021
539 Sutherland Avenue (Unit 307)			Oct 19 2021
539 Sutherland Avenue (Unit 308)			Oct 19 2021
539 Sutherland Avenue (Unit 309)			Oct 19 2021

Spoke with and e-mailed
the Strata President's letter.
The strata President (Stu Jennings)
distributed my letter to
each of the 27 units
via e-mail distribution list.
The letter was sent to
Stu Oct 20, 2021 and he
told me that it would be
distributed by e-mail on
Oct 21, 2021.