



## **DEVELOPMENT and PLANNING SERVICES COMMITTEE**

**February 20, 2017**

City of Salmon Arm

**Council Chamber**

City Hall, 500 - 2 Avenue NE

**8:00 a.m.**

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Page #	Section	Item#
	<b>1.</b>	<b><u>CALL TO ORDER</u></b>
	<b>2.</b>	<b><u>REVIEW OF THE AGENDA</u></b>
	<b>3.</b>	<b><u>DECLARATION OF INTEREST</u></b>
	<b>4.</b>	<b><u>PRESENTATION</u></b> n/a
	<b>5.</b>	<b><u>REPORTS</u></b>
1 - 26		5.1 VP-446, McLaws, M. / Lawson Engineering and Development Services, 2130 – 6 Avenue NE – Servicing Variance
	<b>6.</b>	<b><u>CORRESPONDENCE</u></b> n/a
	<b>7.</b>	<b><u>IN CAMERA</u></b> n/a
	<b>8.</b>	<b><u>LATE ITEM</u></b> n/a
	<b>9.</b>	<b><u>ADJOURNMENT</u></b>

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<http://www.salmonarm.ca/agendacenter>

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*City of Salmon Arm*

*Development Services Department Memorandum*

TO: Her Worship Mayor Cooper and Members of Council

DATE: February 8, 2017

SUBJECT: Variance Permit Application No. VP-446 (Servicing)  
 Legal: Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789  
 Civic Address: 2130 – 6 Avenue NE  
 Owner: Miranda McLaws  
 Applicant: Blake Lawson, Lawson Engineering and Development Services Ltd.

**MOTION FOR CONSIDERATION**

**THAT:** Development Variance Permit No. VP-446 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 which will vary Section 4.2 of the Subdivision and Development Servicing Bylaw No. 3596 as follows:

1. Waive the requirement to upgrade 5 Avenue NE frontage from the Urban Local Road Standard (RD-2) to a driveway access standard;
2. Waive the requirement to extend storm sewer main along the 5 Avenue NE and 6 Avenue NE frontages;
3. Reduce the requirement to upgrade 6 Avenue NE frontage from the Urban Local Road Standard (RD-2) to an Interim Local Road Standard;
4. Waive the requirement to provide underground Electrical and Telecommunication Services.

**STAFF RECOMMENDATION**

**THAT:** The motion for consideration be defeated.

**AND THAT:** Development Variance Permit No. VP-446 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 which will vary Section 4.2 of the Subdivision and Development Servicing Bylaw No. 3596 as follows:

1. Waive the requirement to upgrade 5 Avenue NE frontage from the Urban Local Road Standard (RD-2) to a driveway standard in accordance with City of Salmon Arm Policy 3.11 and 50% cash in lieu contribution for frontage improvements;
2. Waive the requirement to extend storm sewer main along 5 Avenue NE;
3. Reduce the requirement to extend storm sewer main along 6 Avenue NE from the entire frontage to the required length to tie into existing catch basins;

4. Reduce the requirement to upgrade 6 Avenue NE frontage to the Urban Local Road Standard (RD-2) to only require concrete sidewalk and curb & gutter with road drainage;
5. Waive the requirement to provide underground Electrical and Telecommunication Services.

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### PROPOSAL

The subject property is located at 2130 – 6 Avenue NE (APPENDICES 1 and 2). The applicant is requesting four variances to accommodate a proposed subdivision which would create two new lots shown in APPENDIX 3. The requested variances are for frontage upgrades and servicing requirements along the two frontages of 5 Avenue NE and 6 Avenue NE.

The applicant has provided a rationale letter and Class C - Opinion of Probable Cost attached as APPENDIX 4. Site photos are attached as APPENDIX 5.

### BACKGROUND

The subject property is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R-1 (Single Family Residential). The parcel has dual frontage, however to the south, 5 Avenue NE is dedicated but unconstructed road right of way. The existing house is accessed from 6 Avenue NE and is proposed to be accessed from 5 Avenue NE with the subdivision plan. Adjacent land uses include the following:

North: 6 Avenue NE / R-4 (Medium Density Residential)  
South: 5 Avenue NE (unconstructed) / R-1 (Single Family Residential)  
East: R-1 (Single Family Residential)  
West: R-1 (Single Family Residential)

### COMMENTS

#### Fire Department

No concerns.

#### Building Department

No concerns.

#### Engineering Department

Engineering comments attached as APPENDIX 7.

#### Planning Department

The applicant is requesting four variances to the Subdivision and Development Servicing Bylaw No. 3596 to accommodate subdivision to create two new parcels. The property is dual fronting on 6 Avenue NE and 5 Avenue NE and requires frontage upgrades including paving, curb & gutter and sidewalk in addition to service extensions.

*6 Avenue NE – Frontage Improvements & Servicing*

The subject property is accessed from 6 Avenue NE which is currently in an interim paved standard. The applicant is requesting to reduce the requirements along 6 Avenue NE to a cash in lieu contribution for curb and gutter. No sidewalk exists on the street currently and was not required when the townhouse development to the north was constructed in 1995. 6 Avenue NE is considered an active transportation route as designated in the OCP and Greenways Strategy. The Turner Creek Trail (Heritage Trail) connects through 6 Avenue NE and should be upgraded accordingly.

Staff supports a reduction in road frontage improvements and servicing to not require street lighting or underground electrical and telecommunications, as outlined in the motion for consideration. However consider curb, gutter and sidewalk construction important due to above mentioned active transportation route.

*5 Avenue NE – Frontage Improvements & Servicing*

The parcels southern property line borders on 5 Avenue NE which is unconstructed City road dedication. The applicant is requesting to waive the requirement to construct the road to the Urban Local Road Standard. The applicant is proposing a driveway access from the corner of 5 Avenue NE as access the proposed Lot 3.

5 Avenue NE is anticipated to be secondary access for the large property to the south-west which has future development potential. A road design (APPENDIX 6), which was completed in June 2012, shows a connection to 21 Street NE in addition to cost estimates for its construction. The direct connection to 21 Street NE is not ideal due to steep grades; however connection and second access for the adjoining property is still considered feasible. Due to the implications to future developable land, staff support a reduction in the requirements to allow for driveway access and cash contribution to future works.

*Estimated Costs*

The applicant has provided a Class C - Opinion of Probably Cost (OPC) from Lawson Engineering and Development Services Ltd. for the required works. The following table outlines the costs without variances, with recommended variances and potential cost savings:

<i>Avenue (Variance Request)</i>	<i>Without Variance</i>	<i>With Recommended Variances</i>	<i>Potential Cost Savings</i>
6 Avenue NE (Frontage Improvements)	\$82,880.00	\$36,000.00	46,880.00
6 Avenue NE (Storm Extension)	\$23,750.00	\$9,600.00	\$14,150.00
5 Avenue NE (Frontage Improvements)	\$92,070.00	\$45,000.00	\$47,070.00
5 Avenue NE (Storm Extension)	\$39,500.00	Not Available at this time	Not Available at this time

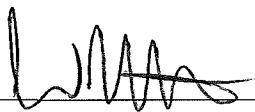
*Note: All estimates are based on the Class C - OPC provided by the applicant and information available to the Engineering Department at this time. Actual costs are subject to change.*

Within the neighbourhood context, the two lots adjacent to the east of the subject property on 6 Avenue NE also have subdivision potential. Therefore, this application will essentially guide the construction standard along 6 Avenue NE for any future development of those properties.

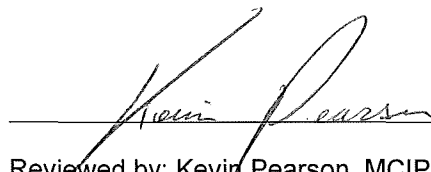
### CONCLUSION

The applicant is requesting four variances to accommodate a proposed subdivision which would create two new lots. In regards to 5 Avenue NE, without a 50% cash contribution for future road upgrades (if Council chose to waive the requirement) the developer of the large lot adjacent to 21 Street NE would be fully responsible for constructing that segment of 5 Avenue NE. In consideration of the minimum road works required on 6 Avenue NE, those upgrades would be extended by the City to connect with 21 Street NE. This would set an expectation for the completion of this frontage eastward if and when the lots to the east are subdivided. In general, provision of underground electrical and telecommunications is not feasible in smaller developments and currently all servicing is overhead infrastructure; therefore staff support varying this requirement.

The full requested variances are not supported by staff; however the staff recommendation, as outlined in the motion for consideration supports a number of variances to accommodate the subdivision and reduce the costs while ensuring adequate servicing for the City.



Prepared by: Wesley Miles, MCIP, RPP  
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



Orthophoto

6 AVENUE

2100

2160

1

P29434


550

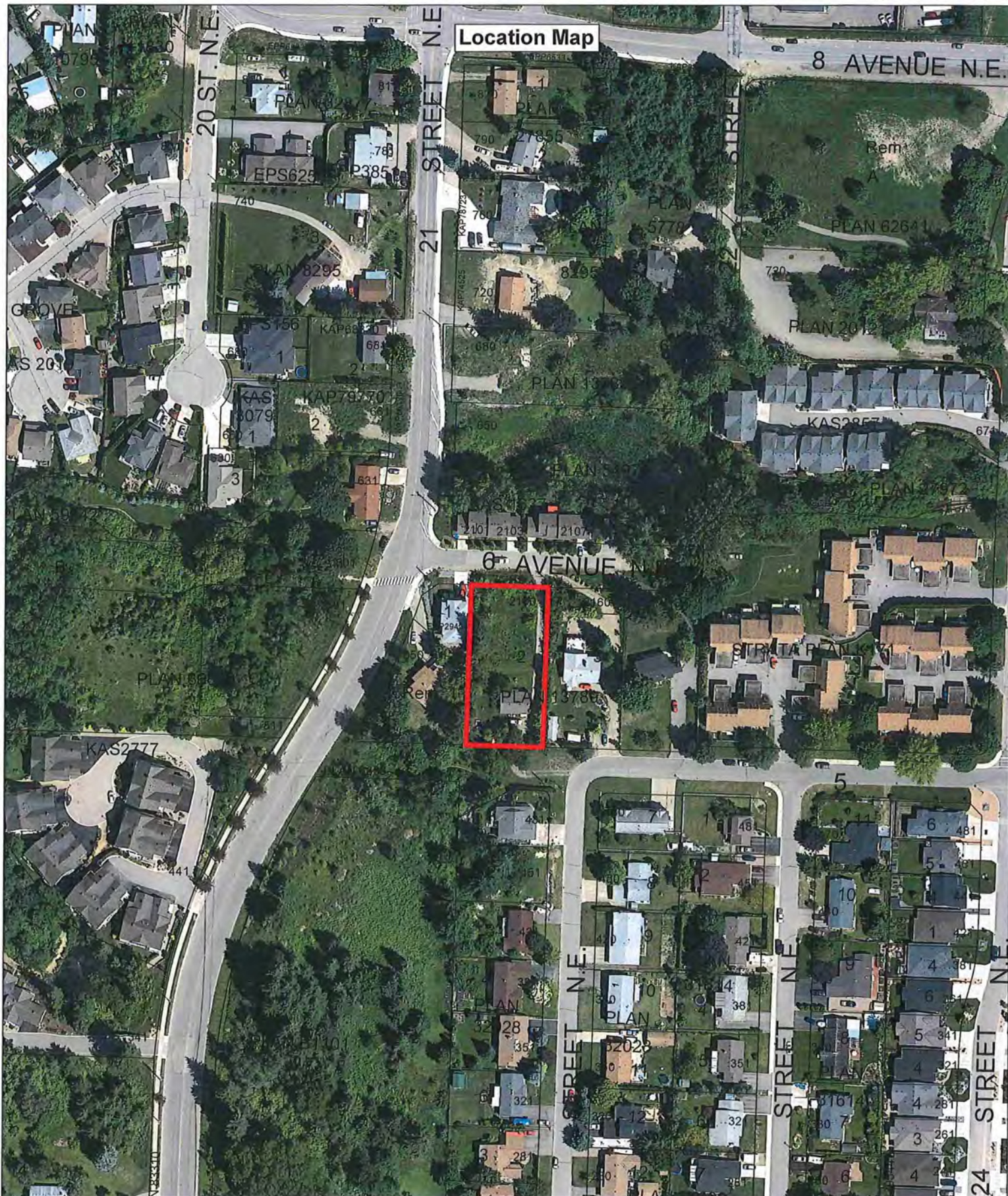
2

Rem 1

PLAN 13789

0 6.5 13 19.5 26  
Meters

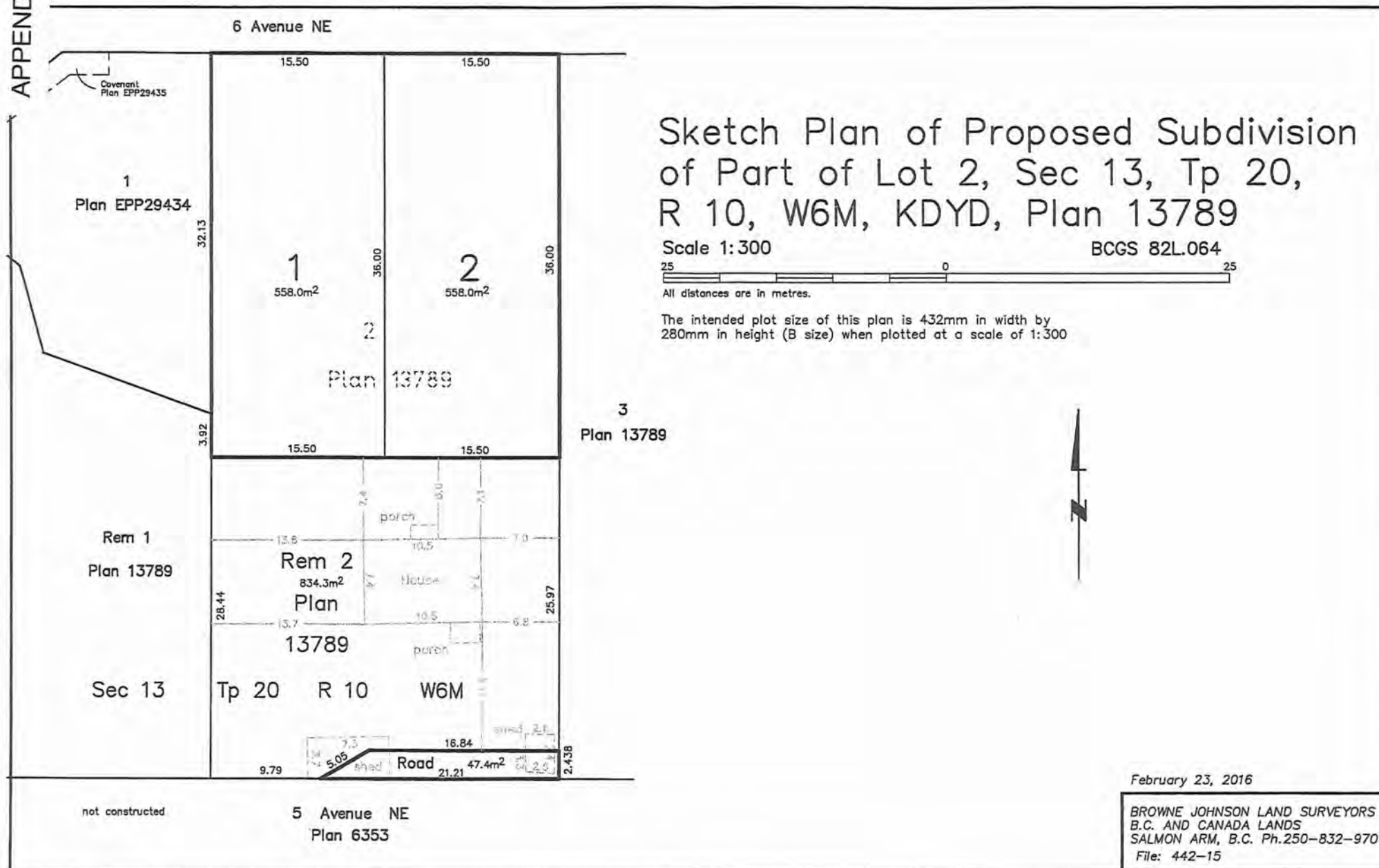
 Subject Parcel



0 20 40 60 80  
Meters



Subject Parcel





#203 – 270 Hudson Avenue NE  
PO Box 106  
Salmon Arm, BC V1E 4N2

Wednesday, November 09, 2016

Kevin Pearson, Approving Officer  
City of Salmon Arm  
Box 40 500 2<sup>nd</sup> Avenue NE  
Salmon Arm, B.C. V1E 4N2

**RE: 2130 – 6<sup>th</sup> Avenue NE Subdivision (CoSA File #16.09)**

Dear Mr. Kevin Pearson:

Further to the variance permit application for subdivision application number 16.09 this letter is intended to provide insight into the variances the developer/home owner has proposed regarding this application. The variances proposed are requested for the reasons stated below and to allow the developer to maximize the development potential of the subdivision in a financially feasible manner. The proposed subdivision is located at 2130 – 6<sup>th</sup> Avenue NE in Salmon Arm, BC on a 0.49 acre parcel of land that is to be divided into three parcels the first being the remainder lot which will be 0.21 acres and proposed lots 1 and 2 will be 0.14 acres.

Currently the property has one single dwelling that is accessed off of 6<sup>th</sup> Avenue NE. Should this development proceed the remainder lot will access off of 5<sup>th</sup> Avenue NE and the two proposed lots will access off of 6<sup>th</sup> Avenue NE. Based on the City requirements an upgrade must occur on the two roads fronting the proposed subdivision. Both these upgrades would see improvements to an Urban Local Standard. As a result the developer is requesting the following variances:

Variance to the Subdivision & Development Servicing Bylaw (Schedule B, Part 2):

- 1) Reduce the requirement to upgrade the 6<sup>th</sup> Avenue NE road frontage to an Urban Local Road Standard (RD-2) and allow an in lieu cash contribution to cover the cost of installing curb and gutter along the frontage of the subject property and one catch basin.

The reason for this request is:

- a) Upgrading the frontage along 6<sup>th</sup> Avenue NE is considered premature at this time, as it would end at the extent of the frontage. A cash in lieu contribution would allow the City or subsequent developer to continue the curb and gutter and connect into the existing curb and gutter along 21<sup>st</sup> Street NE.
- 2) Waive the requirement to upgrade the 5<sup>th</sup> Avenue NE road frontage to an Urban Local Road Standard (RD-2), and allow for driveway access to come off of the existing fully constructed portion of 5<sup>th</sup> Avenue NE. Driveway access shall be constructed to a 4.5m wide gravel standard to minimize storm run-off and provide safe access to the remainder parcel.

The reason for these requests are:

- a) The 5<sup>th</sup> Avenue NE frontage is an unconstructed dedicated road right of way, extending from the east. The dedication extends from this property west towards 21<sup>st</sup> Street NE. The unconstructed portion of 5<sup>th</sup> Avenue NE currently has grades in excess of 20%, and is unlikely to be fully constructed. A report completed by a previous engineer has proved this section of road to be infeasible.

- 3) Waive the requirement to extend the 250mm storm sewer main from 21<sup>st</sup> Street NE to across the frontage of the subject parcel, or to service the 5<sup>th</sup> Avenue NE road extension.

The reason for these requests are:

- a) In conjunction with the request to waive the requirement to upgrade the 5<sup>th</sup> Avenue NE frontage, this request is both for financial feasibility and it should be considered unnecessary, should the request to waive the 5<sup>th</sup> Avenue roadworks be granted.
- 4) Waive the requirement to provide the subdivision with underground Electrical and Telecommunications Servicing.
- a) At this location on 6<sup>th</sup> Avenue NE, the surrounding residential dwellings are serviced by overhead electrical and telecommunications services. In addition the existing residence is serviced by an overhead service through the un-constructed portion of 5<sup>th</sup> Avenue NE. Underground servicing would put an unnecessary financial burden on this subdivision and it is requested for that reason to be waived.

As seen in the Opinion of Probable Costs (attached) holding both frontages to the full upgrading standards accompanied with the two storm main extensions makes this subdivision financially unrealistic.

Based on the information above, it is at the developer's request that the City provide these variances to this three-lot subdivision to allow for the creation of two new infill lots. Should council approve this variance request, two new family homes can be built within a desirable area of Salmon Arm where currently only one house exists.

If you have questions or concerns, please don't hesitate to call.

Best Regards,

Lawson Engineering and Development Services Ltd.



Blake Lawson, P.Eng  
Project Engineer  
[blake@lawsondevelopments.com](mailto:blake@lawsondevelopments.com)

Attachments:

- Class 'C' Opinion of Probable Costs – No Variances
- Class 'C' Opinion of Probable Costs – Variance Requests Approved

Margot McLaws Subdivision - 2130 6th Avenue NE  
18-Jan-17  
CLASS C OPINION OF PROBABLE COSTS - 6th Avenue No Variance

SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES  
(\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				
	<b>SECTION 1</b>				
	<b>Supply &amp; Install, Complete</b>				
1.1	Clearing & Grubbing	LS	LS	2,500.00	2,500.00
1.2	Supply & Install Asphalt (65mm)	m2	150	28.00	4,200.00
1.3	Remove & Dispose Asphalt	m2	85	12.00	1,020.00
1.4	Common Excavation & Disposal	m3	95	14.00	1,330.00
1.5	Supply & Place 75mm WGB Sub-Base Agg.	m3	105	58.00	6,090.00
1.6	Supply & Place 25mm WGB Base Aggregate	m3	20	89.00	1,780.00
1.7	Asphalt Milling - Key-in Joints	LS	LS	1,000.00	1,000.00
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS</b>				
	<b>SECTION 2</b>				
	<b>Supply &amp; Install, Complete</b>				
2.1	Supply & Install 25ø Water Service c/w CS	ea	3	2,200.00	6,600.00
<b>3.0</b>	<b>SANITARY SEWER WORKS</b>				
	<b>SECTION 3</b>				
	<b>Supply, &amp; Install Complete</b>				
3.1	Supply & Install 200ø PVC Sanitary	m	0	-	-
3.2	Supply & Install Sanitary Manhole	ea	0	-	-
3.3	Tie-in to Existing Sanitary Manhole	ea	0	-	-
3.4	Supply & Install 100ø PVC Sanitary Service c/w Inspection Chamber	ea	3	1,800.00	5,400.00

## CLASS C OPINION OF PROBABLE COSTS - 6th Avenue No Variance

Page 2

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	AMOUNT \$	
<b>4.0</b>	<b>STORM SEWER WORKS</b>				
	<b>SECTION 4</b>				
	<b>Supply &amp; Install, Complete</b>				
4.1	Supply & Install 250Ø PVC Storm	m	50	185.00	9,250.00
4.2	Supply & Install 1050 Storm Manhole	ea	2	3,500.00	7,000.00
4.3	Supply & Install Concrete Catch-Basin c/w Leads	ea	1	3,000.00	3,000.00
4.4	Tie-in to Existing Storm Main	ea	1	4,500.00	4,500.00
4.5	Supply & Install 150Ø PVC Storm Service c/w Inspection Chamber	ea	3	1,800.00	5,400.00
	Inspection Chamber				
<b>5.0</b>	<b>CONCRETE, CURB, GUTTERS, SIDEWALKS</b>				
	<b>SECTION 5</b>				
	<b>Supply, &amp; Install Complete</b>				
5.1	Concrete Sidewalk (CGS-4)	m2	60	64.00	3,840.00
5.2	Supply & Install High-Back Concrete Curb (CGS-1)	m	31	70.00	2,170.00
<b>6.0</b>	<b>HYDRO, TEL &amp; LIGHTING</b>				
	<b>SECTION 6</b>				
	<b>Supply &amp; Install, Complete</b>				
6.1	Supply & Install Post Top Street Lights c/w Ducting	ea	1	5,800.00	5,800.00
6.2	Supply & Install U/G Hydro & Tel	LS	LS	12,000.00	12,000.00

## CLASS C OPINION OF PROBABLE COSTS - 6th Avenue No Variance

Page 3

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	AMOUNT \$
	<b>SUMMARY</b>			
1.0	ROADS & EARTHWORKS			\$ 17,920.00
2.0	WATER DISTRIBUTION WORKS			\$ 6,600.00
3.0	SANITARY DISTRIBUTION WORKS			\$ 5,400.00
4.0	STORM SEWER WORKS			\$ 29,150.00
5.0	CONCRETE, CURB, GUTTERS, SIDEWALKS			\$ 6,010.00
6.0	HYDRO, TEL & LIGHTING			\$ 17,800.00
	<b>SUB TOTAL</b>			\$ <u>82,880.00</u>
	<b>GST (5%)</b>			\$ <u>4,144.00</u>
	<b>TOTAL</b>			\$ <u><u>87,024.00</u></u>
	1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.			
	2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.			
	3) Excludes BC Hydro Contribution, BCLS, Site Geotechnical, Environmental Impact Assessments.			

Margot McLaws Subdivision - 2130 6th Avenue NE  
18-Jan-17  
CLASS C OPINION OF PROBABLE COSTS - 5th Avenue No Variance

SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES  
(\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				
	<b>SECTION 1</b>				
	<b>Supply &amp; Install, Complete</b>				
1.1	Clearing & Grubbing	LS	LS	10,000.00	10,000.00
1.2	Supply & Install Asphalt (65mm)	m2	365	28.00	10,220.00
1.3	Remove & Dispose Asphalt	m2	40	12.00	480.00
1.4	Common Excavation & Disposal	m3	210	14.00	2,940.00
1.5	Supply & Place 75mm WGB Sub-Base Agg.	m3	115	58.00	6,670.00
1.6	Supply & Place 25mm WGB Base Aggregate	m3	30	89.00	2,670.00
1.7	Asphalt Milling - Key-in Joints	LS	LS	500.00	500.00
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS</b>				
	<b>SECTION 2</b>				
	<b>Supply &amp; Install, Complete</b>				
2.1	Supply & Install 25ø Water Service c/w CS	ea	0	2,200.00	-
<b>3.0</b>	<b>SANITARY SEWER WORKS</b>				
	<b>SECTION 3</b>				
	<b>Supply, &amp; Install Complete</b>				
3.1	Supply & Install 200ø PVC Sanitary	m	0	-	-
3.2	Supply & Install Sanitary Manhole	ea	0	-	-
3.3	Tie-in to Existing Sanitary Manhole	ea	0	-	-
3.4	Supply & Install 100ø PVC Sanitary Service c/w Inspection Chamber	ea	0	1,800.00	-

## CLASS C OPINION OF PROBABLE COSTS - 5th Avenue No Variance

Page 2

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	AMOUNT \$	
<b>4.0</b>	<b>STORM SEWER WORKS</b>				
	<b>SECTION 4</b>				
	<b>Supply &amp; Install, Complete</b>				
4.1	Supply & Install 250Ø PVC Storm	m	100	185.00	18,500.00
4.2	Supply & Install 1050 Storm Manhole	ea	3	3,500.00	10,500.00
4.3	Supply & Install Concrete Catch-Basin c/w Leads	ea	2	3,000.00	6,000.00
4.4	Tie-in to Existing Storm Main	ea	1	4,500.00	4,500.00
4.5	Supply & Install 150Ø PVC Storm Service c/w Inspection Chamber	ea	0	1,800.00	-
<b>5.0</b>	<b>CONCRETE, CURB, GUTTERS, SIDEWALKS</b>				
	<b>SECTION 5</b>				
	<b>Supply, &amp; Install Complete</b>				
5.1	Concrete Sidewalk (CGS-4)	m2	0	64.00	-
5.2	Supply & Install High-Back Concrete Curb (CGS-1)	m	107	70.00	7,490.00
<b>6.0</b>	<b>HYDRO, TEL &amp; LIGHTING</b>				
	<b>SECTION 6</b>				
	<b>Supply &amp; Install, Complete</b>				
6.1	Supply & Install Post Top Street Lights c/w Ducting	ea	2	5,800.00	11,600.00
6.2	Supply & Install U/G Hydro & Tel	LS	LS	-	-

## CLASS C OPINION OF PROBABLE COSTS - 5th Avenue No Variance

Page 3

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	AMOUNT \$
	<b>SUMMARY</b>			
1.0	ROADS & EARTHWORKS			\$ 33,480.00
2.0	WATER DISTRIBUTION WORKS			\$ -
3.0	SANITARY DISTRIBUTION WORKS			\$ -
4.0	STORM SEWER WORKS			\$ 39,500.00
5.0	CONCRETE, CURB, GUTTERS, SIDEWALKS			\$ 7,490.00
6.0	HYDRO, TEL & LIGHTING			\$ 11,600.00
	<b>SUB TOTAL</b>			\$ <u>92,070.00</u>
	<b>GST (5%)</b>			\$ <u>4,603.50</u>
	<b>TOTAL</b>			\$ <u><u>96,673.50</u></u>
	1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.  2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.  3) Excludes BC Hydro Contribution, BCLS, Site Geotechnical, Environmental Impact Assessments.			

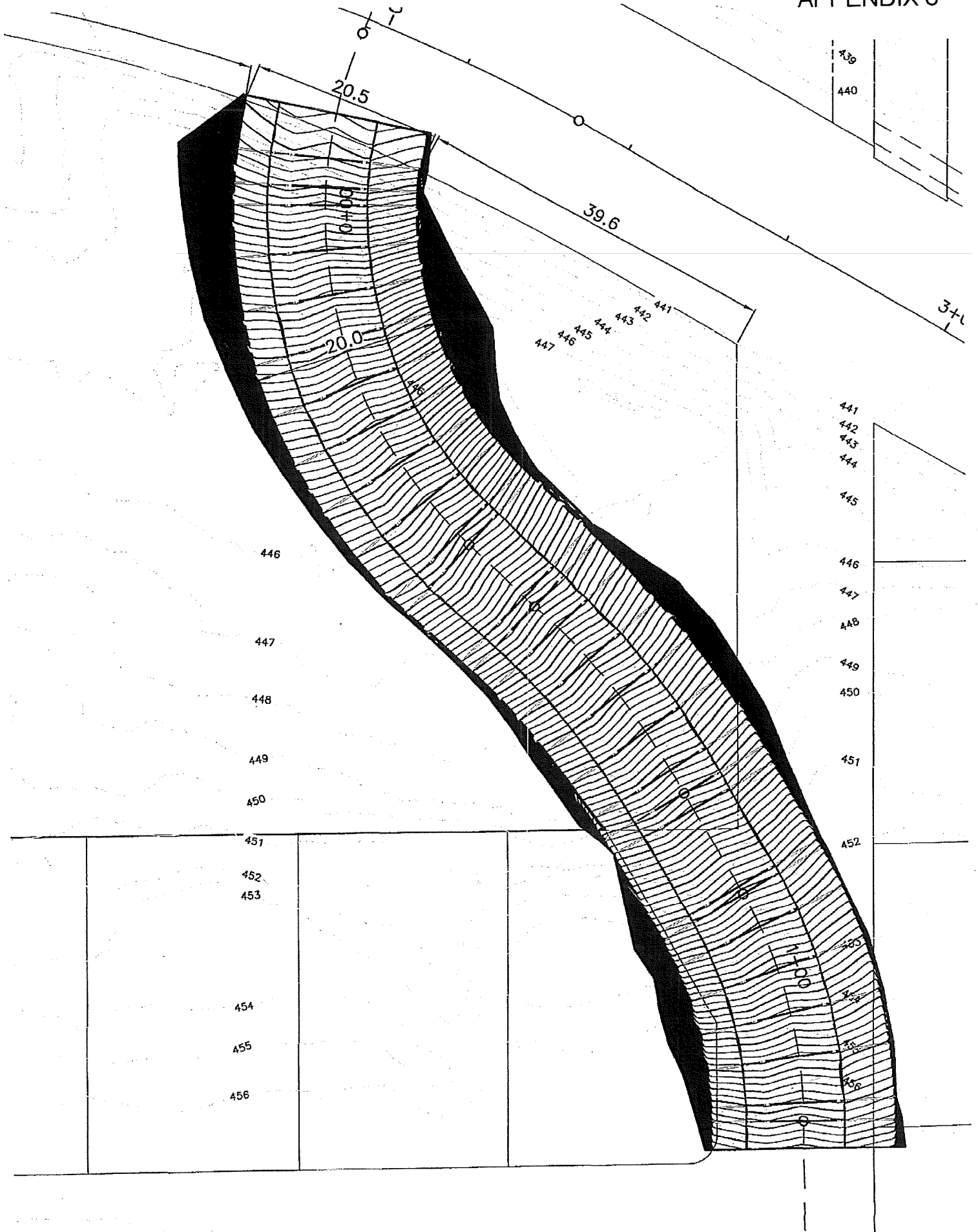
## APPENDIX 5



Photo 1: Photo looking south at the subject property and existing access.



Photo 2: Photo looking west down 6 Avenue NE to 21 Street NE.



20th STREET NE & 5th AVENUE NE  
JUNE 2012  
PRELIMINARY OPINION OF PROBABLE COST:  
OFF-SITE WORKS - PART 'B' (5th AVENUE NE)

SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES  
(\*Denotes Nominal Quantity)

ITEM No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0B	<b>ROADS AND EARTHWORKS SECTION 1 Supply &amp; Install, complete</b>				
1.1 B	Clearing & Grubbing	LS	LS	<u>10,000.00</u>	\$ <u>10,000.00</u>
1.2 B	Asphalt Removal and Disposal	m2	100 *	<u>12.00</u>	\$ <u>1,200.00</u>
1.3 B	Concrete Removal and Disposal	m2	50 *	<u>15.00</u>	\$ <u>750.00</u>
1.4 B	Excavation Common & Disposal	m3	3,000 *	<u>12.00</u>	\$ <u>36,000.00</u>
1.5 B	Excavation Common & Embankment Construction	m3	1,500 *	<u>15.00</u>	\$ <u>22,500.00</u>
1.6 B	Supply & Place Sub-Base	m3	750 *	<u>35.00</u>	\$ <u>26,250.00</u>
1.7 B	Supply & Place Base	m3	150 *	<u>50.00</u>	\$ <u>7,500.00</u>
1.8 B	Supply & Place 65mm Asphalt	m2	1,250 *	<u>25.00</u>	\$ <u>31,250.00</u>
1.9 B	Supply & Place 100mm Asphalt	m2	10 *	<u>35.00</u>	<u>350.00</u>
2.0B	<b>WATER DISTRIBUTION WORKS SECTION 2 Supply &amp; Install, complete</b>				
2.1 B	Adjust Existing Valve Box	ea	2 *	<u>100.00</u>	\$ <u>200.00</u>
3.0B	<b>SANITARY SEWER WORKS SECTION 3 Supply &amp; Install, complete</b>				
3.1 B	Adjust Existing Manhole	ea	1 *	<u>250.00</u>	\$ <u>250.00</u>

20th STREET NE & 5th AVENUE NE  
 PRELIMINARY OPINION OF PROBABLE COST:  
 OFF-SITE WORKS - PART 'B' (5th AVENUE NE)

Page 2

ITEM No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
4.0B	<b>STORM SEWER WORKS SECTION 4 Supply &amp; Install, complete</b>				
4.1 B	Supply & Install Catch-basin Lead	m	50 *	<u>100.00</u>	<u>5,000.00</u>
4.2 B	Supply & Install 250ø PVC Storm	m	150 *	<u>150.00</u>	<u>22,500.00</u>
4.3 B	Supply & Install Storm Manhole	ea	3 *	<u>3,500.00</u>	<u>10,500.00</u>
4.4 B	Supply & Install Catch-basin	ea	4 *	<u>1,250.00</u>	<u>5,000.00</u>
4.5 B	Tie-In to Existing Storm	LS	LS	<u>500.00</u>	<u>500.00</u>
5.0B	<b>CONCRETE, CURB, GUTTERS, SIDEWALK, STAIRS SECTION 5 Supply &amp; Install complete</b>				
5.1 B	Supply & Install Curb & Gutter (CGS-1)	m	325 *	<u>65.00</u>	\$ <u>21,125.00</u>
5.2 B	Supply & Install 100mm Concrete Sidewalk	m2	300 *	<u>55.00</u>	\$ <u>16,500.00</u>
5.3 B	Supply & Install Signage	LS	LS *	<u>500.00</u>	\$ <u>500.00</u>

20th STREET NE & 5th AVENUE NE  
 PRELIMINARY OPINION OF PROBABLE COST:  
 OFF-SITE WORKS - PART 'B' (5th AVENUE NE)

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ITEM No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
6.0B	<b>STREET LIGHTING SECTION 6 Supply &amp; Install complete</b>				
6.1 B	Supply & Install Ornamental Street Light	ea	3 *	<u>2,500.00</u>	\$ <u>7,500.00</u>
6.2 B	Supply & Install Ornamental Street Light c/w Power Base	ea	1 *	<u>4,500.00</u>	\$ <u>4,500.00</u>
6.3 B	Supply & Install 32ø Duct c/w Conduit	m	150 *	<u>40.00</u>	\$ <u>6,000.00</u>
6.4 B	Supply & Install 50ø Hydro Service	LS	LS *	<u>2,500.00</u>	\$ <u>2,500.00</u>
7.0B	<b>LANDSCAPING SECTION 8 Supply &amp; Install complete</b>				
7.1 B	Boulevard Grading	LS	LS	<u>5,000.00</u>	\$ <u>5,000.00</u>

20th STREET NE & 5th AVENUE NE  
 PRELIMINARY OPINION OF PROBABLE COST:  
 OFF-SITE WORKS - PART 'B' (5th AVENUE NE)

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ITEM No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
	<b><u>SUMMARY</u></b>				
1.0 B	ROADS & EARTHWORKS				\$ 135,800.00
2.0 B	WATER DISTRIBUTION WORKS				\$ 200.00
3.0 B	SANITARY SEWER WORKS				\$ 250.00
4.0 B	STORM SEWER WORKS				\$ 43,500.00
5.0 B	CONCRETE, CURB, GUTTERS, SIDEWALK, STAIRS				\$ 38,125.00
6.0 B	STREET LIGHTING				\$ 20,500.00
7.0 B	LANDSCAPING				\$ 5,000.00
	<b>SUBTOTAL SUMMARY</b>				\$ 243,375.00
	<b>HST (12%)</b>				\$ 29,205.00
	<b>TOTAL PART 'B'</b>				\$ 272,580.00 <sup>1,2,3</sup>
	1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.				
	2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.				
	3) Excludes BC Hydro Contribution, Telus Contribution, BCLS, Site Geotechnical, Environmental Impact Assessments.				
	BL12-1327				



*City of Salmon Arm  
Memorandum from the Engineering  
and Public Works Department*

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To: Kevin Pearson, Director of Development Services  
 Date: January 24, 2017  
 Prepared by: Darin Gerow, Engineering Assistant  
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 446E**  
 LEGAL: Lot 2, Section 13, Township 20, Range 10 W6M, KDYD, Plan 13789  
 CIVIC: 2130 – 6 Avenue NE  
 Owner: Miranda McLaws, 21, 111 - Harbourfront Drive NW, Salmon Arm, BC,  
 V1E 1A3  
 Applicant: Lawson Engineering & Development Services

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Further to your referral dated December 7, 2016, the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variances requested:

The applicant is requesting to vary the City of Salmon Arm Subdivision and Development Servicing Bylaw No. 4163, Section 4.0 as follows:

**1) Reduce the requirement to upgrade 6 Avenue NE road frontage to an Urban Local Road Standard (RD-2).**

6 Avenue NE is currently constructed to an interim paved road standard. Upgrading to an Urban Local Road Standard (Specification Drawing No. RD-2) along the property frontage is required. Upgrades may include, but not limited to, road construction and widening, concrete sidewalk and curb & gutter, road drainage, boulevard construction, street lighting and fire hydrant installation.

6 Avenue NE is a dead end road that connects the Heritage Trail at the eastern termination and at the intersection of 20 Street NE & 6 Avenue NE. It is noted in the Greenways Strategy and OCP to complete this connection of the Heritage Trail.

Lawson Engineering and Development Services provided an opinion of probable cost (OPC) for these works estimated at \$82,880.00

**Recommendation:**

**The City of Salmon Arm Engineering Department recommends the variance be denied and this requirement be reduced to the following upgrades: concrete sidewalk and concrete curb & gutter complete with road drainage.** The estimated cost of these works, as per Lawson Engineering's OPC is approximately \$36,000.00. These works will provide a start to the connection of

the Heritage Trail. City of Salmon Arm will prepare to complete the connection of this curb, gutter and sidewalk to 20 Street NE. It should be noted that this section of sidewalk fronting 2110 – 6 Avenue NE (neighboring property) was not installed at time of subdivision, due to the infill exemption. Design and Class 'A' cost estimates will be required at time of Subdivision.

**2) Waive the Requirement to upgrade the 5 Avenue NE road frontage to an Urban Local Road Standard (RD-2).**

5 Avenue NE is currently not constructed along the property frontage. Constructing and extending 5 Avenue NE to an Urban Local Road Standard (Specification Drawing No. RD-2) along the property frontage is required. Upgrades may include, but not limited to, road construction, concrete sidewalk and curb & gutter, road drainage, boulevard construction, street lighting and fire hydrant installation.

All properties are required to front a 'constructed highway' at a standard determined by the municipality. Future development is projected to the south west of the subject lot which is projected to connect through to 5 Avenue SE at the time of development.

Lawson Engineering and Development Services provided an opinion of probable cost (OPC) for these works estimated at \$92,070.00 Design and Class 'A' cost estimates will be required at time of Subdivision.

**Recommendation:**

**The City of Salmon Arm Engineering Department recommends this variance request to be granted subject to:**

- **construction of southern lot access to a driveway standard meeting requirements of Policy 3.11; and**
- **A cash contribution in the amount of 50% of the estimated cost to upgrade 5 Avenue NE along the frontage of the property be provided (approximately \$45,000.00 per Lawson Engineering OPC) This will minimize upfront cost to the developer, while protecting for future development to the southwest.**

**3) Waive the requirement to extend the storm sewer main**

City storm sewer main terminates at the intersection of 6 Avenue NE and 20 Street NE. Owner/developer shall extend the storm sewer main from 20 Street NE

The subject property does not front on an enclosed storm sewer system. The owner/developer is required to extend storm sewer main from 20 Street NE across the frontage of the property on 5 Avenue NE and 6 Avenue NE. Currently there is a storm drainage ditch along the property frontage that connects to a storm headwall at the intersection of 6 Avenue NE & 20 Street NE. The estimated cost to extend the storm sewer main along the 5 Avenue NE frontage is \$39,500.00. The cost to extend the storm sewer main along the 6 Avenue NE frontage is \$23,750.00. Design and Class 'A' cost estimates will be required at time of Subdivision.

**Recommendation:**

**The City of Salmon Arm Engineering Department recommends this variance request to be granted subject to: requiring a storm main extension on 6 Avenue NE to tie in road drainage catch basins and a geotechnical report in accordance with the Geotechnical Study Terms of Reference Category A (Building Foundation and Site Drainage).** The extent of these works shall be made by the owner/developers Engineer in accordance to the Subdivision and Development Servicing Bylaw No. 4163. By requiring the catch basin, no more than 20 meters of storm sewer will installed. This is a reduction of pipe of minimum 30 meters at an estimated cost of \$185.00 per meter.

**4) Waive the requirement to provide underground Electrical and Telecommunications Services.**

Properties are to be serviced completely by electrical and telecommunications wiring. Currently all servicing is by overhead infrastructure.

**Recommendation:**

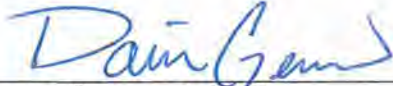
**The City of Salmon Arm Engineering Department recommends this variance be granted.** No underground infrastructure exists along the 6 Avenue NE frontage and conversion is not feasible within smaller developments.

Proposed Variance Application VP-446E

January 24, 2017

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Darin Gerow, A.Sc.T  
Engineering Assistant



Jennifer Wilson, P.Eng, LEED® AP  
City Engineer



CITY OF SALMON ARM  
DEPARTMENT OF ENGINEERING & PUBLIC WORKS

10  
Meters