



DEVELOPMENT and PLANNING SERVICES COMMITTEE

August 08, 2017

City of Salmon Arm

Council Chamber

City Hall, 500 - 2 Avenue NE

8:00 a.m.

Page #	Section	Item#
	1.	<u>CALL TO ORDER</u>
	2.	<u>REVIEW OF THE AGENDA</u>
	3.	<u>DECLARATION OF INTEREST</u>
	4.	<u>PRESENTATION</u> n/a
	5.	<u>REPORTS</u>
1 – 18	5.1	DP-414, Jobeck Enterprises Ltd., 2081 – 11 Avenue NE – 16 Unit Residential Development
	6.	<u>FOR INFORMATION</u> n/a
	7.	<u>IN CAMERA</u> n/a
	8.	<u>LATE ITEM</u> n/a
	9.	<u>ADJOURNMENT</u>

<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: July 31, 2017

SUBJECT: Development Permit Application No. DP-414 (Residential)

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980

Civic: 2081 - 11 Avenue NE

Owner/Applicant: Jobeck Enterprises Ltd.

MOTION FOR CONSIDERATION

THAT: Development Permit No. 414 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 (2081 – 11 Avenue NE) in accordance with the drawings as shown in Schedule A;

AND THAT: Development Permit No. 414 include the following variance to Zoning Bylaw No. 2303:

1. Section 10.9.4 – reduce the west exterior side parcel line setback from 5.0 metres to 3.0 metres;

AND FURTHER THAT: Issuance of Development Permit No. 414 be withheld subject to:

1. Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

STAFF RECOMMENDATION

That the motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 2081 – 11 Avenue NE (Appendix 1 and 2) and is presently vacant. This application is to permit a new 16-unit residential development as shown on the site plans and building elevations attached as Schedule A (Appendix 3).

BACKGROUND

The subject property is 0.26 hectares, designated High Density Residential (HR) in the City's Official Community Plan (OCP), and is currently zoned R-5. The mix of zones in the immediate area is predominantly Residential (R-1 and R-4), with Institutional zones to the east and south, and Commercial zones further to the east (Appendix 4). Site photos are attached as Appendix 5. The subject property has been under the consideration of Council recently, with OCP (HC - Highway Service / Tourist Commercial to HR - Residential High Density) and zoning (R-1 Single Family Residential Zone to R-5 High Density Residential Zone) applications approved in early 2017.

The 5 proposed buildings are a contemporary style with traditional pitched rooflines, comprised of two 4-plexes, two triplexes, and one duplex building situated along a two-way access. With the two 4-plexes and one of the triplexes proposed at 10.5 metres tall (the other triplex and the duplex are proposed at 7.2 m), the tallest buildings are below the 12 m maximum height permitted. While 20 parking spaces are required (1.25 spaces per unit), 26 are proposed.

There is one variance requested associated with the proposal, to reduce the exterior side parcel line setback from 5 m to 3 m along a portion of 20 Street NE, affecting the south-west corner of the western-most 4-plex building and the western-most duplex building.

COMMENTS

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

Comments attached (Appendix 6).

Design Review Panel

With the proposal for a high density residential development, the application was referred to the Design Review Panel (DRP) for review. The applicant stated that their intent was to provide rental housing. The DRP was supportive of the proposal, noting the need for this form of housing. The July 27, 2017 DRP meeting minutes are attached as Appendix 7.

The DRP noted that future traffic volumes at the 20 Street and 11 Avenue intersection may create a noise concern for tenants and the property manager. The DRP would be supportive of a height variance for noise abatement fencing provided with additional associated landscaping, however such a noise abatement consideration may be redundant based on highway traffic. Staff suggest this be left for the future consideration of the applicant, if needed.

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, commercial and institutional development, most significantly the uptown SASCU / Askew's location and the 21 Street NE underpass. The subject parcel is located in an area well-suited for higher density residential development featuring developed sidewalks, greenways, bike and transit routes, being within close walking distance of the commercial node to the east, the recreation centre and arena, schools including Okanagan College, as well as the City Centre and hospital just over 1 km to the west.

The proposed development is subject to the Zoning Bylaw and the guidelines of the "Residential Development Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, access, circulation and parking area, as well as landscape and screening guidelines.

Siting and Building

The applicant is proposing a 16-unit residential development in the form of two 4-plexes, two triplexes, and one duplex building. The buildings will ultimately have a total footprint of 886.6 square metres in area (1430 square metres would be permitted as per zoning), situated along an access lane, with the separate buildings allowing for articulation and a reduced overall massing.

The building design is a traditional style with some modern facade variations and traditional pitched rooflines. The building forms align with existing residential development in the area. OCP Residential Development Permit Area policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, which staff feel is achieved by the proposed design. The articulation of the facades and the small size of the proposed buildings (2 and 3 level buildings) limit related impacts. The varied facade materials could be

considered an enhancement. As such, staff feel the design is acceptable with respect to OCP guidelines. Staff note that the DRP was supportive of the design.

A variance is requested to reduce the exterior side parcel line setback from 5 m to 3 m along two portions of 20 Street NE to accommodate the south-west corner of one of the 4-plex buildings and one of the duplex buildings. Staff view this request as reasonable and minor, taking into account the wide boulevard at this location, the adjacent street orientation, and what would appear to be a minor potential for impact on adjacent developments to the north and east.

Access and Parking Area

The subject property is a corner parcel with dual 2-way vehicle access proposed via 11 Avenue NE to the south and from 20 Street NE to the west. This should provide an option during times of busier traffic, such as school drop-off/pick-up. The 26 parking spaces as proposed exceeds the 20 required (1.25 parking spaces per dwelling unit) as specified by the Zoning Bylaw. Given the lack of street parking at this location, staff feels this additional parking proposed will be well-used and appreciate its inclusion.

Landscape and Screening

The landscape plan prescribes a range of trees and hedging for screening along the parcel lines and around the refuse area, as well as decorative ground cover, staff view as aligned with OCP guidelines.

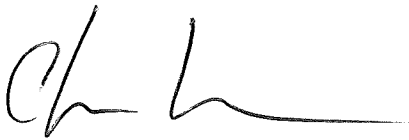
Height and Density

In reference to Zoning Bylaw regulations the proposed 10.5 m and 7.2 m building heights proposed would likely be considered favourable relative to surrounding development in comparison to a maximum permitted height of 12 m, which may be increased to 15 m with the amenity of rental housing.

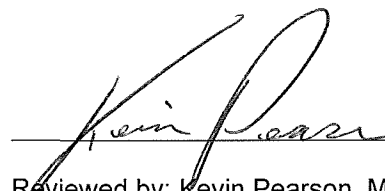
The maximum residential density permitted under R-5 zoning is 100 dwelling units per hectare of land. The resulting maximum density permitted is 26 units based on the area (0.26 hectares) of the subject parcel. With a density bonus under R-5 zoning for the provision of rental units, the maximum number of units can be increased to 130 units per hectare, or 33 units on the subject parcel (minimum residential density permitted under R-5 zoning is 3 units in the form of a triplex). 16 units are proposed.

CONCLUSION

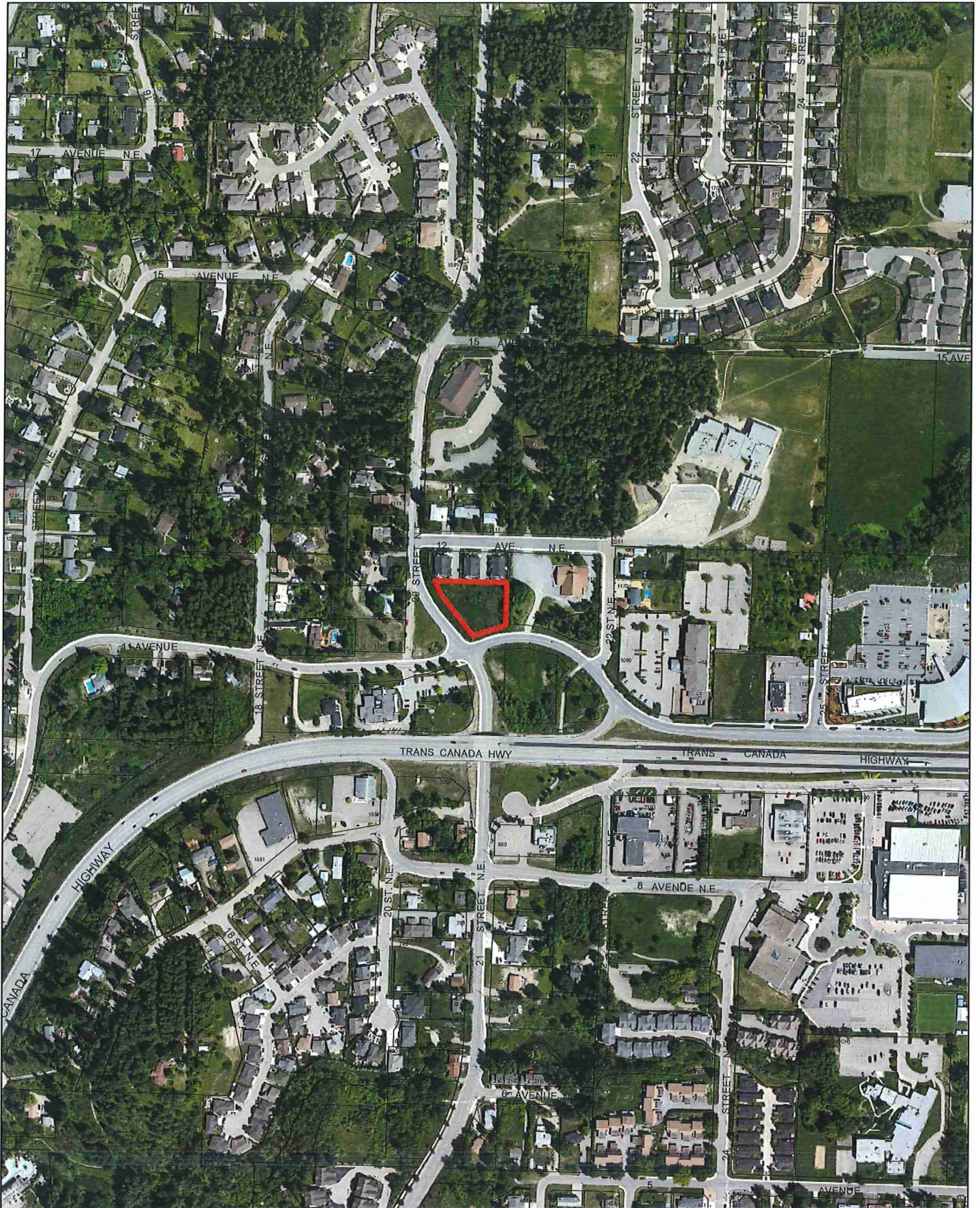
Staff recommends approval of Development Permit No. 414 and the associated variance.



Prepared by: Chris Larson, MCP
Planning and Development Officer



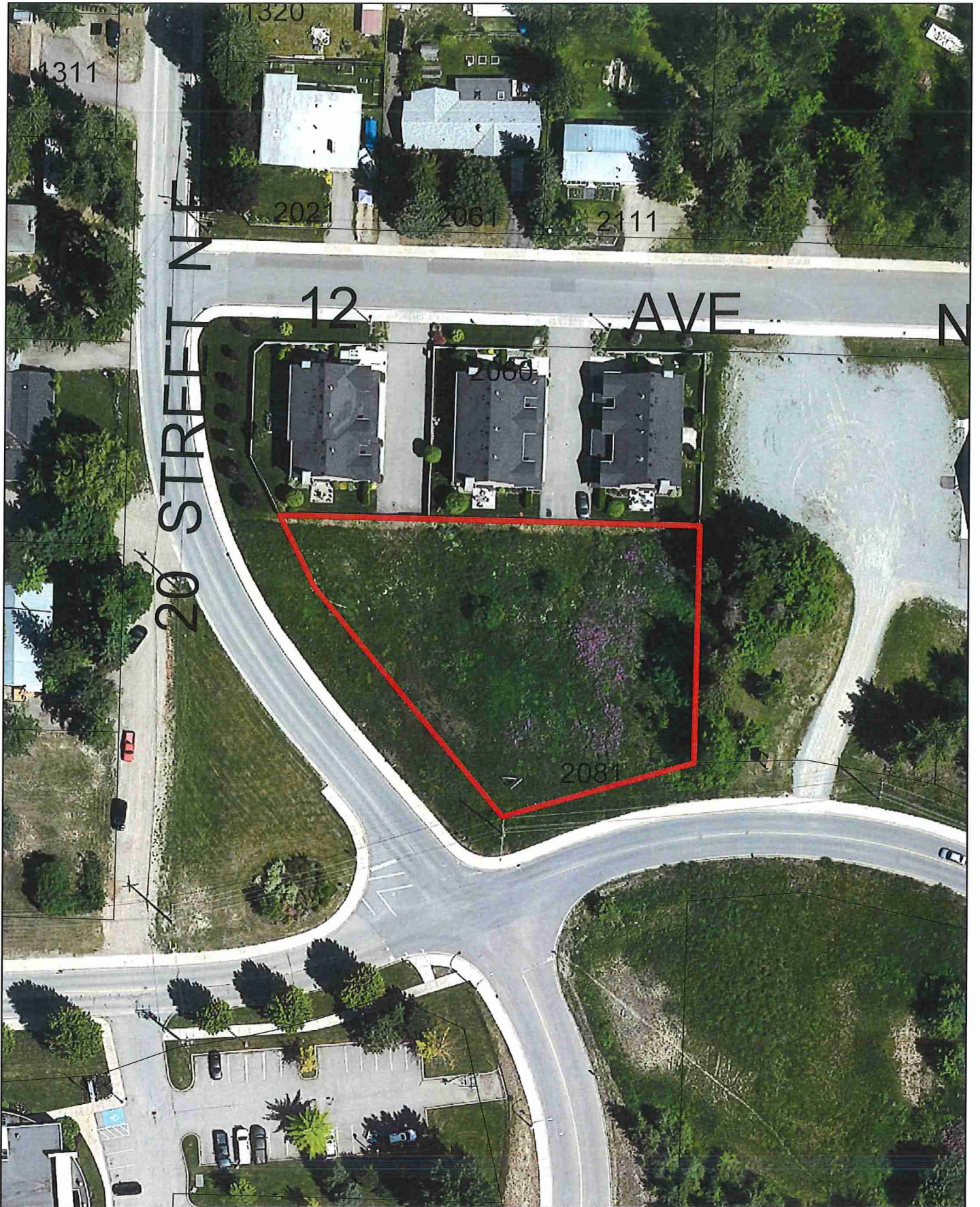
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 45 90 180 270 360 Meters



Subject Parcel



0 5 10 20 30 40 Meters



Subject Parcel

COPPER VIEW CORNER

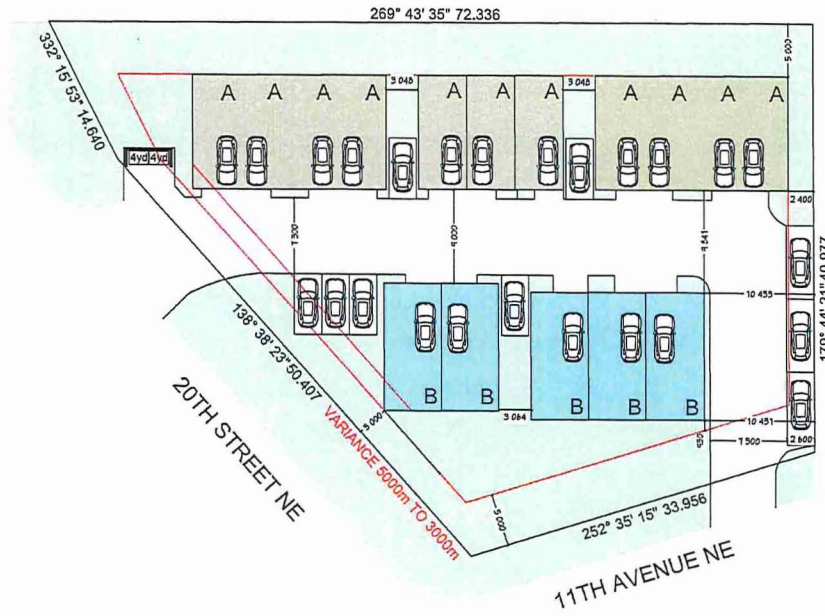
11TH AVENUE N.E. - SALMON ARM

MULTI-FAMILY DEVELOPMENT



NO.	DESCRIPTION	BY	DATE
1	D.P. APP.	COM	2017-02-23
2	D.P. APP.	COM	2017-07-05

SHEET TITLE:
PROPOSED
SITE PLAN &
RECONCILIATION



UNIT A 3-STORY: 15'W x 36'L PER UNIT (11)
UNIT B 2-STORY: 18'W x 40'L PER UNIT (5)

CIVIC ADDRESS:
2081 11TH AVENUE, SALMON ARM, BC
LEGAL DESCRIPTION:
LOT 2 PL KAP75980 S24 T20 R10 W6M

ZONING INFORMATION:
EXISTING: R-1
PROPOSED: R-5

SITE AREA = 2600sm (0.26ha)
SITE COVERAGE:
ALLOWED = 55% = 1430sm
PROPOSED = 34% = 886.6sm

MAXIMUM DENSITY:
ALLOWED = 100 UNITS PER ha x 0.26ha = 26 UNITS
PROPOSED = 16 UNITS

REQUIRED SETBACKS:
FRONT: 5.0m
INTERIOR SIDE: 2.4m
EXTERIOR SIDE: 5.0m
REAR: 5.0m

PROPOSED VARIANCE:
3.0m SIDE SET-BACK (20TH STREET)

BUILDING HEIGHT:
ALLOWED: 12m
PROPOSED: A) 3-STORY = 10.5m
B) 2-STORY = 7.2m

PARKING ANALYSIS:
REQUIRED PARKING = 16 UNITS x 1.25 = 20
PROVIDED GARAGE PARKING = 16 SPACES
PROVIDED SURFACE PARKING = 9 SPACES
TOTAL PROVIDED PARKING = 25 SPACES

SITE PLAN
1:200

ISSUED FOR DEVELOPMENT PERMIT

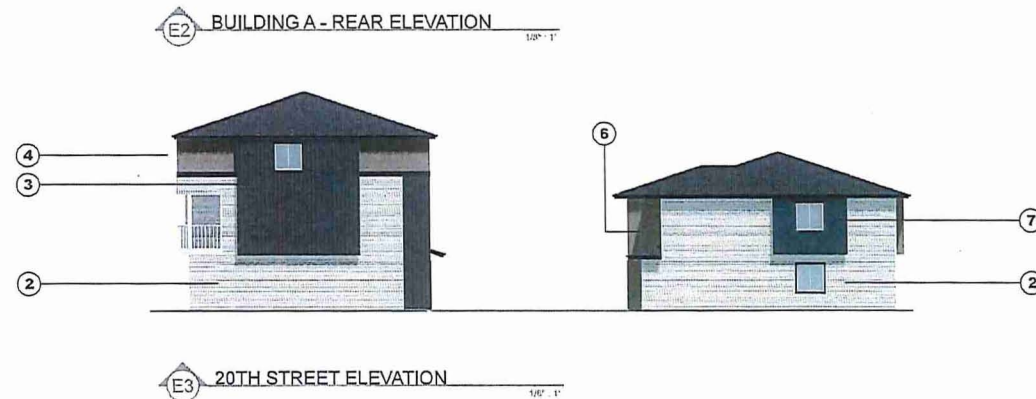
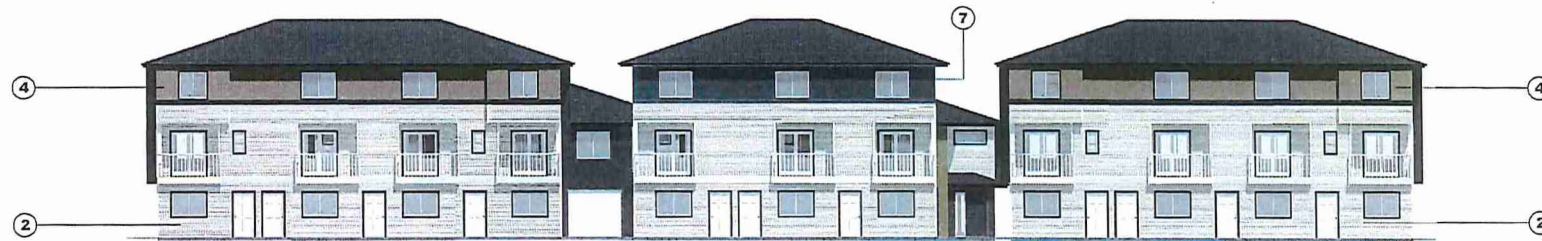
PROJECT DESCRIPTION:	11TH AVENUE N.E. DEVELOPMENT PERMIT APPLICATION
DRAWINGS PROVIDED BY:	
DATE:	05/07/2017
SCALE:	AS SPECIFIED
SHEET:	A-1

Appendix 3: Schedule A

COPPER VIEW CORNER

11TH AVENUE N.E. - SALMON ARM

MULTI-FAMILY DEVELOPMENT



EXTERIOR FINISH OPTION A

- EXTERIOR MATERIAL SPECIFICATION:
COLOUR SCHEME # 1:
1) ROOFING: CERTAINTED - LAMINATED FIBREGLASS SHINGLE - DRIFTWOOD
2) VINYL LAP SIDING - GENTEX 'LINEN'
3) VINYL BOARD & BATTEN - GENTEX 'IRON ORE'
4) SMART PANEL (SMOOTH) - PAINT: COLOUR MATCH 'GENTEX PERILLE 62W'
5) FAUX STONE - QUALITY STONE - STACKED STONE - DARK BROWN OR EQUIVALENT
6) WINDOWS: VINYL FRAME - WHITE (SEE ELEVATIONS FOR TYPE)
7) SOFFIT: ALUMINUM - BLACK
8) FASCIA/TRIM: SMART TRIM - CEDAR TEXTURE - BLACK
10) ENTRY DOOR: 3 2-STORY: PAINTED 6-PANEL - PAINT: 'GENTEX PERILLE 62W'
11) 3-STORY: PAINTED 1-LITE - PAINT: 'GENTEX PERILLE 62W'

EXTERIOR FINISH OPTION B

- EXTERIOR MATERIAL SPECIFICATION:
COLOUR SCHEME # 2:
1) ROOFING: CERTAINTED - LAMINATED FIBREGLASS SHINGLE - DRIFTWOOD
2) VINYL LAP SIDING - GENTEX 'LINEN'
3) FAUX STONE - QUALITY STONE - STACKED STONE - DARK BROWN OR EQUIVALENT
4) VINYL BOARD & BATTEN - GENTEX 'DARK DRIFT'
5) SMART PANEL (SMOOTH) - PAINT: COLOUR MATCH 'HARDIE EVENING BLUE'
6) WINDOWS: VINYL FRAME - WHITE (SEE ELEVATIONS FOR TYPE)
7) SOFFIT: ALUMINUM - BLACK
8) FASCIA/TRIM: SMART TRIM - CEDAR TEXTURE - BLACK
10) ENTRY DOOR: 3 2-STORY: PAINTED 6-PANEL - PAINT: 'HARDIE EVENING BLUE'
11) 3-STORY: PAINTED 1-LITE - PAINT: 'HARDIE EVENING BLUE'

NO.	DESCRIPTION	BY	DATE
1	PROPOSED EXTERIOR ELEVATIONS	CD	2017-05-29
2	9TH AVENUE - WEST ROW		

PROJECT DESCRIPTION:
11TH AVENUE N.E.
DEVELOPMENT PERMIT
APPLICATION

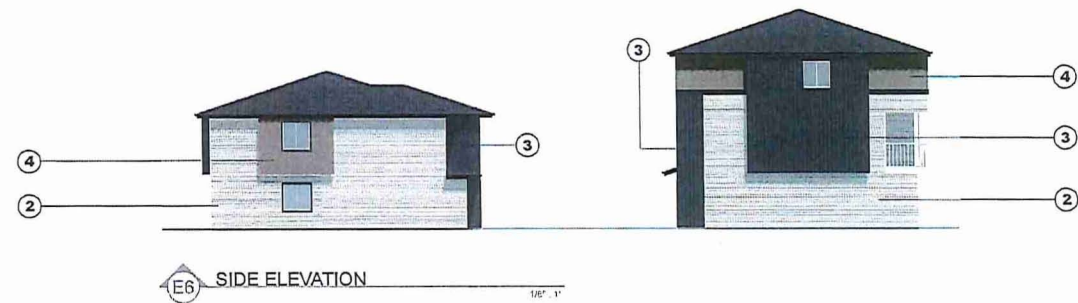
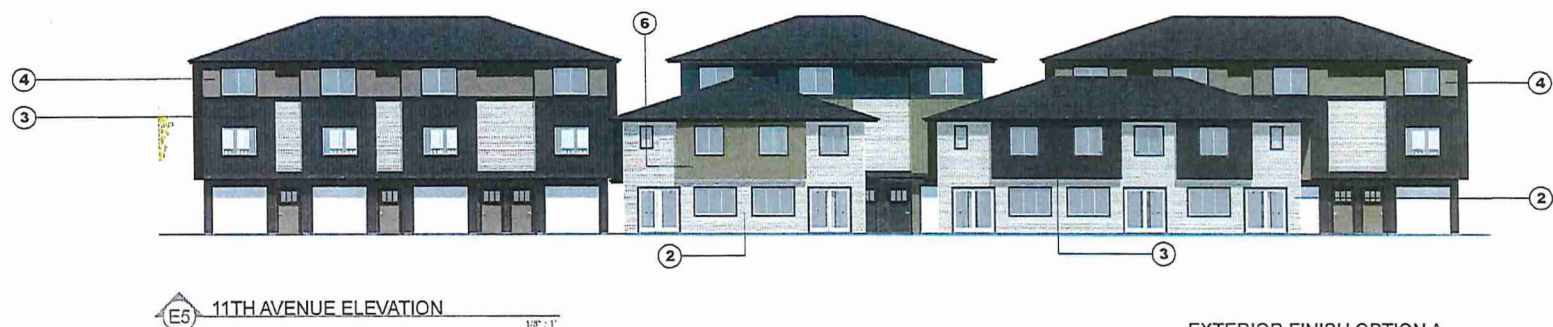


DATE:	30/05/2017
SCALE:	AS SPECIFIED
SHEET:	A-2

COPPER VIEW CORNER

11TH AVENUE N.E. - SALMON ARM

MULTI-FAMILY DEVELOPMENT



EXTERIOR FINISH OPTION A

H.T.S.

EXTERIOR MATERIAL SPECIFICATION:
COLOUR SCHEME # 1:
1) ROOFING: CERTAINTED - LAMINATED FIBREGLASS SHINGLE - DRIFTWOOD
2) VINYL LAP SIDING - GENTEK LINEV
3) VINYL BOARD & BATTEN - GENTEK IRON ORE
4) SMART PANEL (SMOOTH) - PAINT: COLOUR MATCH GENTEK PEBBLE 628
5) FAUX STONE - QUALITY STONE - STACKED STONE - DARK BROWN OR EQUIVALENT
6) WINDOWS: VINYL FRAME - WHITE (SEE ELEVATIONS FOR TYPE)
7) SOFFIT: ALUMINUM - BLACK
8) FASCIA/TRIM: SMART TRIM - CEDAR TEXTURE - BLACK
11) ENTRY DOOR: 3 2-STORY: PAINTED 6-PANEL PAINT: GENTEK PEBBLE 628
3 3-STORY: PAINTED 1-LITE - PAINT: GENTEK PEBBLE 628

EXTERIOR FINISH OPTION B

H.T.S.

EXTERIOR MATERIAL SPECIFICATION:
COLOUR SCHEME # 2:
1) ROOFING: CERTAINTED - LAMINATED FIBREGLASS SHINGLE - DRIFTWOOD
2) VINYL LAP SIDING - GENTEK LINEV
3) FAUX STONE - QUALITY STONE - STACKED STONE - DARK BROWN OR EQUIVALENT
4) VINYL BOARD & BATTEN - GENTEK DARK DRIFT
5) SMART PANEL (SMOOTH) - PAINT: COLOUR MATCH HARDIE EVENING BLUE
6) WINDOWS: VINYL FRAME - WHITE (SEE ELEVATIONS FOR TYPE)
7) SOFFIT: ALUMINUM - BLACK
8) FASCIA/TRIM: SMART TRIM - CEDAR TEXTURE - BLACK
12) ENTRY DOOR: 3 2-STORY: PAINTED 6-PANEL PAINT: 1-HARDIE EVENING BLUE
3 3-STORY: PAINTED 1-LITE - PAINT: 1-HARDIE EVENING BLUE

NO.	DESCRIPTION	BY	DATE
0	1ST APP.		
1	2ND APP.		
2	3RD APP.		

PROJECT DESCRIPTION:
11TH AVENUE N.E.
DEVELOPMENT PERMIT
APPLICATION

DRAWINGS PROVIDED BY:
232-1111 FACETS Ltd
1111 11th Ave N.E.
Vancouver, BC V5L 1A5
604-271-1111
info@facets.ca

DATE:
30/05/2017

SCALE:
AS SPECIFIED

SHEET:
A-3

Appendix 3: Schedule A

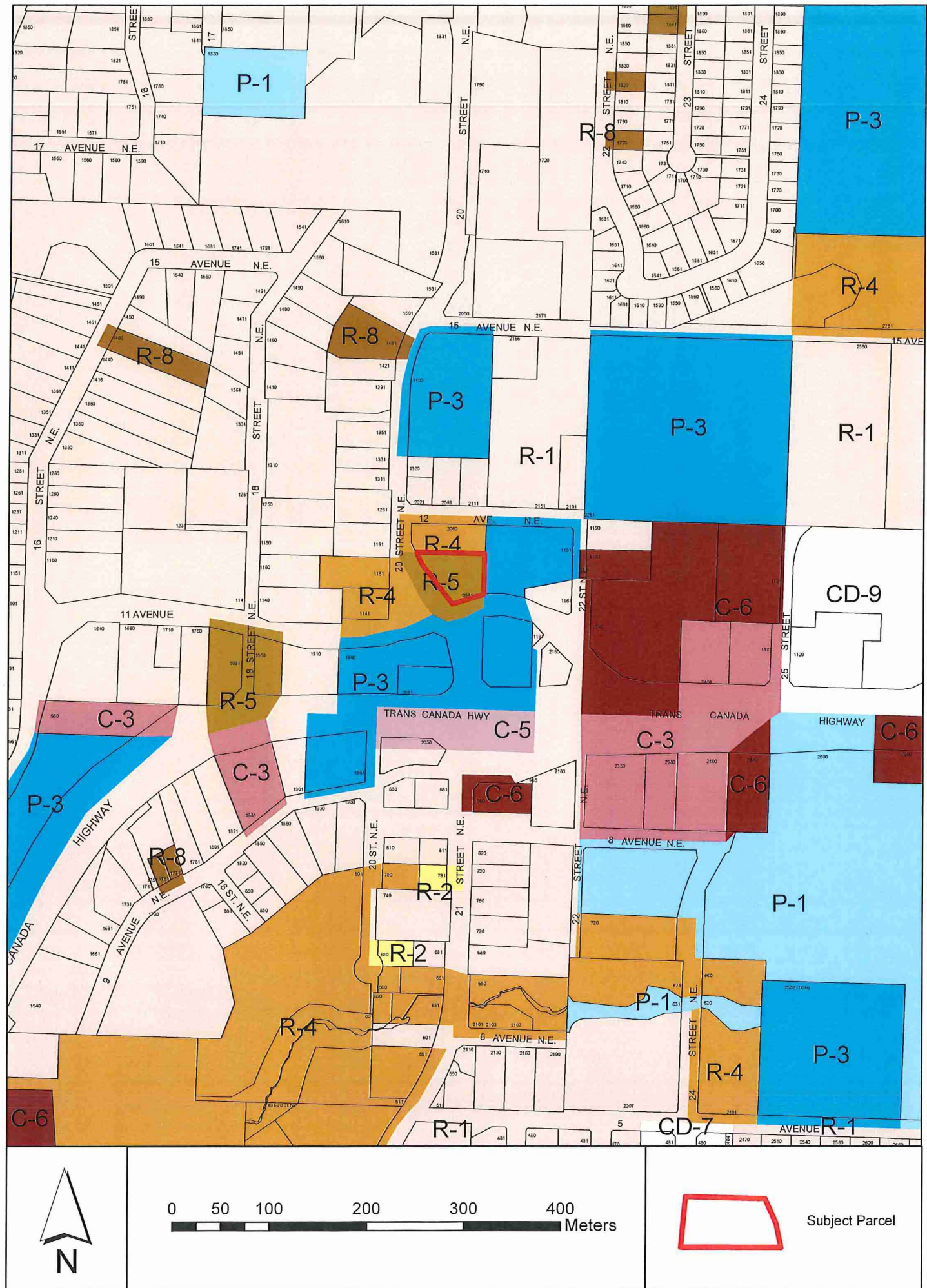


11TH AVE NE & 20TH ST NE

Jun 12, 2017

QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
7	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	7cm cal
SHRUBS			
	Adiantum pedatum	Maidenhair Fern	#1 pot
42	Berberis thunbergii 'Gentry'	Royal Burgundy Japanese Barberry	#2 pot
20	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#2 pot
5	Berberis thunbergii 'Sunsation'	Sunsation Japanese Barberry	#2 pot
5	Buxus x 'Green Gem'	Green Gem Korean Boxwood	#2 pot
19	Buxus x 'Green Velvet'	Korean Box	#2 pot
5	Clethra alnifolia 'Vanilla Spice®' (PW)	Vanilla Spice Summersweet	#2 pot
35	Euonymus alatus 'Compacta'	Dwarf Winged Burning Bush	#2 pot
1	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot
24	Hosta x 'Francee'	Francee Plantain Lily	#1 pot
18	Hosta x 'Patriot'	Patriot Plantain Lily	#1 pot
36	Hosta x 'Sum and Substance'	Sum and Substance Plantain Lily	#1 pot
5	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#2 pot
7	Hydrangea paniculata 'Bombshell'	Bombshell Panicle Hydrangea	#2 pot
13	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	#1 pot
19	Mahonia aquifolium	Oregon Grape Holly	#2 pot
24	Matteuccia struthiopteris	Ostrich Fern	#1 pot
98	Pachysandra terminalis	Pachysandra	10cm pot
6	Rhododendron 'Northern Hi-Lights'	Northern Hi-Lights Azalea	#2 pot
6	Rhododendron 'Mandarin Lights'	Mandarin Lights Azalea	#2 pot
13	Rosa Canadian Artist 'Campfire'	Campfire Canadian Artist Rose	#2 pot
17	Rosa Canadian Artist 'Emily Carr'	Emily Carr Rose	#2 pot
22	Rosa 'JP Connell'	JP Connell Explorer Rose	#2 pot
12	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#2 pot
8	Spiraea x bumalda 'Goldmound'	Goldmound Bumald Spirea	#2 pot
33	Taxus x media 'Hicksii'	Hicks Yew	#5 pot

No substitutions without written permission of the Landscape Architect.



 Subject Parcel

Appendix 5: Site Photos



View south-east over subject parcel.



View north-west over subject parcel, showing adjacent residential development.



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

TO:	Kevin Pearson, Director of Development Services
DATE:	26 June 2017
PREPARED BY:	Chris Moore, Engineering Assistant
OWNER:	Jobeck Enterprises Ltd., 2079 Hugh Allan Drive, Kamloops, BC, V1S 2B6
APPLICANT:	Owner
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. DP-414
LEGAL:	Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980
CIVIC:	2081 – 11 Avenue NE

Further to your referral dated 06 June 2017 we provide the following servicing information. **The following comments and servicing requirements are not conditions for Development Permit; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties to be serviced completely by underground electrical and telecommunications wiring. 3-Phase wiring will not be required to be placed underground.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
7. Owner/developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of development the applicant will be required to submit for City review and approval a detailed site servicing/lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

Development Permit Application DP-414
26 June 2017
Page 2

8. For the off-site improvements at the time of development the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads/Access:

1. 20 Street NE on the west side of the subject property is classified as an Urban Collector Street, requiring a road dedication of 20.0 meters (10.0 meters on either side of centerline). Based on review of existing records, road dedication is not required (to be confirmed by BCLS).

20 Street NE is currently constructed to an Interim Urban Collector Street standard. Upgrading to an Urban Collector Street standard (Specification Drawing No. RD-3) is required. Upgrades will include, but are not limited to Davit Street Lights and Fire Hydrants.

2. 11 Avenue NE on the subject properties south boundary is classified as an Urban Local Street, requiring a road dedication of 20.0 meters (10.0 meters on either side of centerline). Based on review of existing records, road dedication is not required (to be confirmed by BCLS).

11 Avenue NE is currently constructed to an Interim Urban Local Street standard. Upgrading to an Urban Local Street standard (Specification Drawing No. RD-2) is required. Upgrades will include, but are not limited to Davit Street Lights and Fire Hydrants.

3. A 5.0 meter x 5.0 meter corner cut will be required at the intersection of 20 Street NE and 11 Avenue NE.
4. Owner/developer is responsible in ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway at time of building permit.
5. A 6m wide letdown will be permitted from 20 Street NE and from 11 Avenue NE as indicated on the development plan. Driveway letdowns shall be completed at the owner/developers cost.

Water:

1. The subject property fronts a 250mm diameter Zone 2 watermain on 11 Avenue NE, a 200mm diameter Zone 2 watermain and a 450mm diameter Zone 1 watermain at the Northwest property corner on 20 Street NE. No upgrades are anticipated.
2. The available fire flows are satisfactory according to the 2011 Water Study (Opus Dayton Knight 2012).

Development Permit Application DP-414
26 June 2017
Page 3

3. Fire protection requirements to be confirmed with the Building Department and Fire Department.
4. The property shall be serviced by single metered water service connection (as per Specification Drawings No. W-10) adequately sized to satisfy the servicing requirements for the proposed use. Water meters will be provided by the City at time of Building Permit, at the owner/developers cost. Available records indicate that the existing lot is currently not serviced. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.
5. Strata developments with ground oriented access have the option of a bulk water meter at property line with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.

Sanitary Sewer:

1. The subject property fronts a 200mm diameter sanitary main on 11 Avenue NE and a 200mm diameter sanitary main at the Northwest property corner on 20 Street NE. No upgrades are anticipated.
2. Subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100 mm diameter) to satisfy the servicing requirements of the development. Available records indicate that the existing lot is currently not serviced. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.

Drainage:

1. The subject fronts on a 525 mm diameter storm main on 11 Avenue NE and a 600mm diameter storm main at the Northwest property corner of 20 Street NE. No upgrades are anticipated.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development.

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26 June 2017
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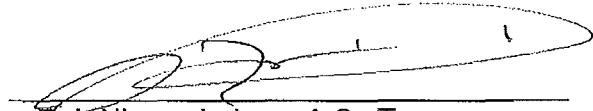
3. Subject to approval of the ISMP, the proposed lots may be serviced by single storm service connections adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Available records indicate that the existing lot is currently not serviced. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building foundation design and site drainage) is required.



Chris Moore
Engineering Assistant



Rob Niewenhuizen, A.Sc.T.
Director of Engineering & Public
Works



CITY OF SALMON ARM

DESIGN REVIEW PANEL MINUTES

July 27, 2017
Room No. 100, City Hall

Present: Bill Laird (Panel Chair)
Bill Remphrey (Panel Member)
Paul Burrows (Panel Member)
John Coulson (Panel Member)
Warren Welter (Panel Member)
Marc Lamerton (Panel Member)

Graham Richardson (Applicant DP-414)

Chris Larson (Planning and Development Officer)

Absent: Lianne Longdo (Panel Member)

Application: Proposed Multiple Family Residential Development at 2081 – 11 Avenue NE
Development Permit Application No. DP-414

The meeting was called to order at 2:01 p.m.

Development Permit Application No. DP-414

The Applicant summarized the proposal, referring to the site plans and building elevations, noting that the intent is to provide a rental housing option and accommodate associated parking on site.

Panel members discussed the proposal, noting the need for rental housing. Questions were addressed regarding the fencing, landscaping, lighting, parking and access. Panel members were not concerned with the variance requested, however it was noted that future traffic may create a noise issue for property management and a fencing option for noise abatement (involving a variance for a solid 2 m fence) combined with additional landscaping would be supported.

Panel Recommendation

THAT the application drawings under review for application DP-414 be supported.

The DRP enthusiastically supports the development of multi-family rental options within the City. The DRP suggests that the applicant explore noise abatement options with respect to traffic noise, and would support an associated variance for noise abatement fencing provided with added associated landscaping.

The meeting adjourned at 2:40 p.m.

Bill Laird, Panel Chair

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