



AGENDA

City of Salmon Arm
Development and Planning Services
Committee

Tuesday, September 3, 2019
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	PRESENTATIONS
	5.	REPORTS
1 - 12	1.	Development Variance Permit Application No. VP-486 [Bartusek, D. & M.; 1070 Okanagan Avenue SE; Setback Requirements]
13 - 22	2.	Development Variance Permit Application No. VP-503 [Chahal, K., Gill, S. & Kandola, J.; 1170 15 Street SE; Setback Requirements]
23- 36	3.	Official Community Plan Amendment Application No. OCP-4000-39 [Muto Holdings Ltd.; 130 Shuswap Street SE; INS to HDR]
	4.	Zoning Amendment Application No. ZON-1153 [Muto Holdings Ltd.; 130 Shuswap Street SE; P-3 to R-5]
	6.	FOR INFORMATION
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Council

DATE: August 27, 2019

SUBJECT: Development Variance Permit Application No. VP-486
 Legal: Lot 3, Block 1, Sec. 13, Tp. 20, R.10, W6M, KDYD, Plan 1255
 Civic: 1070 Okanagan Avenue SE
 Applicant: D. & M. Bartusek

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-486 be issued for Lot 3 Block 1 Section 13 Township 20 Range 10 W6M KDYD Plan 1255 to vary Zoning Bylaw No. 2303 as follows:

1. Section 6.11.1 Reduce the minimum setback for an accessory building from the front parcel line from 6.0 metres to 0.8 metres;
2. Section 6.11.3 Reduce the minimum setback for an accessory building from the east interior side parcel line from 1.0 metres to 0.5 metres; and,
3. Section 4.9.2 Reduce the minimum setback for an accessory building from a Collector Street (Okanagan Ave) from 16 metres to 10.32 metres.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be defeated.

PROPOSAL

The owners began construction of a 18.54 m² accessory building that does not meet the minimum setback requirements from the front parcel line and the interior side parcel line. They have applied to vary the minimum setbacks from the front parcel line from 6.0 m to 0.8 m, the interior side parcel line from 1.0 m to 0.5 m and the setback from a Collector Street from 16 m to 10.32 m as shown on the attached DVP 486.

BACKGROUND

The subject property, located at 1070 Okanagan Avenue SE as shown on Appendix 1, is 576 m² in size. There is an existing single family dwelling and access to the property is from a lane off Okanagan Avenue SE between 10 Street SE and 11 Street SE as shown on the orthophoto attached as Appendix 2.

5-1

The property is located in Residential Development Area 'A', is designated High Density Residential in the Official Community Plan, and zoned R-1 Single Family Residential (Appendices 3 & 4). In the R-1 Single Family Residential Zone the minimum setbacks for an accessory building are 6.0 m from the front parcel line and 1.0 m from an interior side parcel line.

Section 4.9.1.2 does not permit an accessory building closer than 16 metres to the centre line of a Collector Street (Okanagan Avenue SE) in the R-1 Zone (to account for future road widening). The accessory building as proposed is approximately 10.32 m from the centreline of Okanagan Avenue SE.

In 2017 it came to the attention of the Building Department that an accessory building was being constructed on the subject property; at that time the owners were advised that a Building Permit was required. Additional photos are attached as Appendix 5. Construction of the building ceased and in October 2018 a DVP to vary the parcel line setbacks was applied for. A letter from the owners is attached as Appendix 6. The site plan was not received by the City until recently – early August 2019.

There is a single family dwelling and accessory building on the adjacent property to the east within the front parcel line and interior side parcel line setbacks. The neighbouring property owner to the east submitted a letter to the City dated June 13, 2019, which is attached as Appendix 7.

The west parcel line is a lane; the setback from this west interior parcel line for an accessory building is 1.5 m. The setback from the southern rear parcel line is also a minimum of 1.5 m.

DISCUSSION

Fire Department

No concerns.

Building Department

The wall adjacent to the east property line will require a 45 minute fire resistance rating if it is within 1.2 metres of the property line. The building is relatively small and it appears it could be moved.

Engineering Department

Siting will not impact future road widening or site lines.

Planning Department

The request to reduce the front setback by 5.2 m is significant; Staff is of the opinion that a major variance should only be considered where there are constraints that prohibit any other options. With this proposal, it appears the building could be relocated on the property and/or redesigned to comply with setback requirements, possibly in the rear yard, or western front yard.

CONCLUSION

Issuance of DVP 486 is not recommended by Staff for the reasons noted above.



Prepared by: Scott Beeching, MCIP, RPP
Senior Planner



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

DEVELOPMENT VARIANCE PERMIT

Local Government Act (Part 14)

PERMIT NUMBER: VP-486

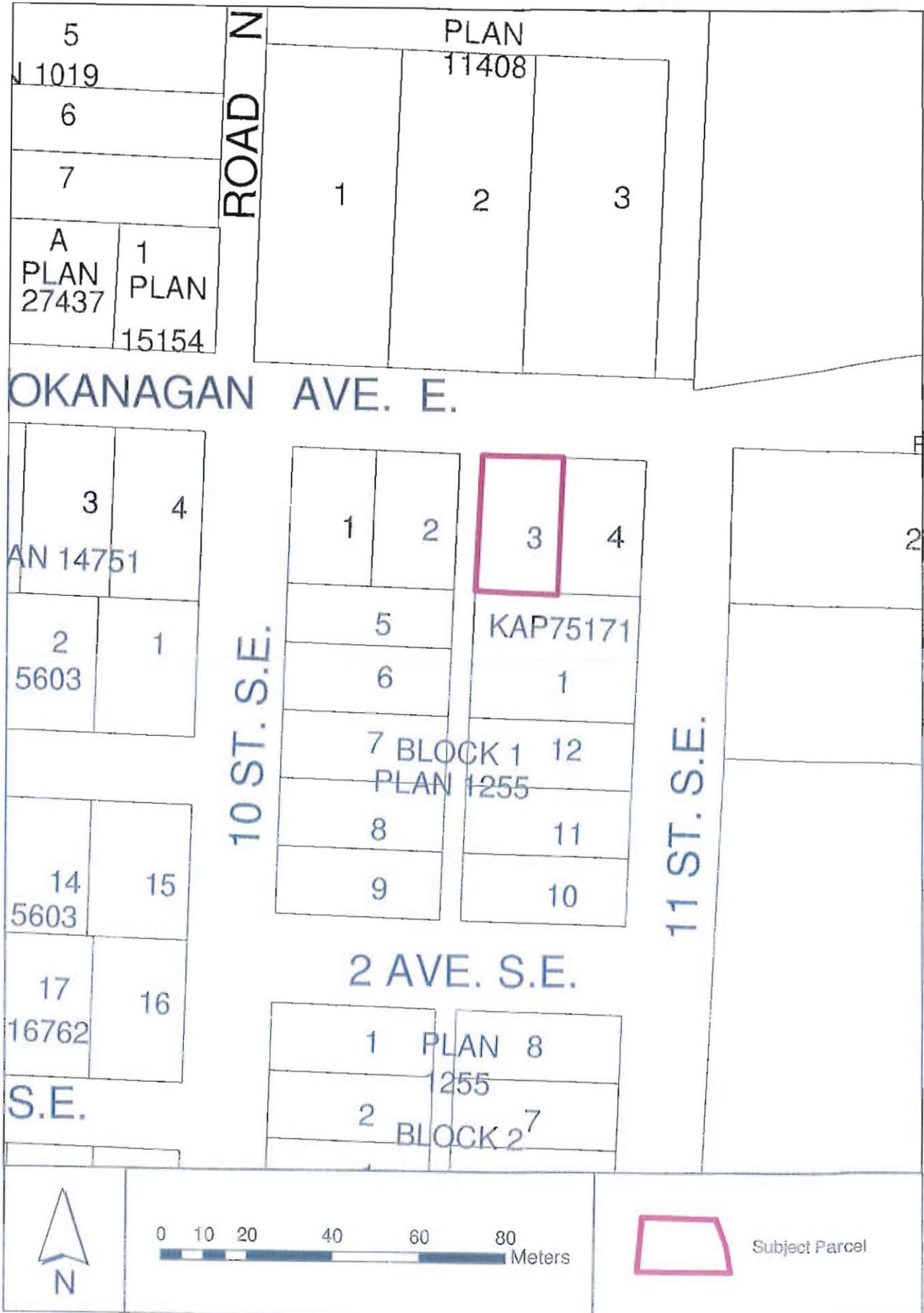
TO: Bartusek, D. & M.

1. This Development Variance Permit is issued subject to compliance with all applicable City of Salmon Arm Bylaws except as specifically varied by the Permit.
2. This Development Variance Permit applies to, and only to, (legal description),
 Lot 3, Block 1, Section 13, Township 20, Range 9, W6M, KDYD, Plan 1255 (PID: 007-205-503)
 as shown on Schedule 'A'.
3. The City of Salmon Arm Zoning Bylaw No. 2303 is hereby varied as follows:
 1. Section 6.11.1 reducing the minimum setback for an accessory building from the front parcel line from 6.0 metres to 0.8 metres;
 2. Section 6.11.3 reducing the minimum setback for an accessory building from the east interior side parcel line from 1.0 metres to 0.5 metres; and,
 3. Section 4.9.2 reducing the minimum setback for an accessory building from the centre line of a Collector Street (Okanagan Avenue) from 16 metres to 10.32 metres.
 as shown on Schedule 'B'.
4. Subject to face of the accessory building adjacent to east property line having a 45 min fire resistance rating within 1.2 m of the property line.
5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
6. If the holder of a land use permit does not substantially start any construction with respect to which the permit was issued within 2 years after the date it is issued, the permit lapses.
7. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.
8. The terms of the Permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the Permit.
9. This Permit is not a Building or Sign Permit.
10. Security in the amount of \$ n/a has been deposited as per Council's direction, in conjunction with subsection 15 of District of Salmon Arm Development Variance Permit Procedure Bylaw No. 2651.

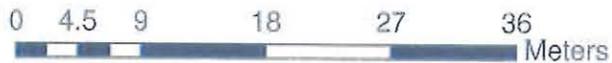
AUTHORIZING RESOLUTION ADOPTED BY COUNCIL on the _____ day of _____, 2019.

ISSUED this _____ day of _____, 2019.

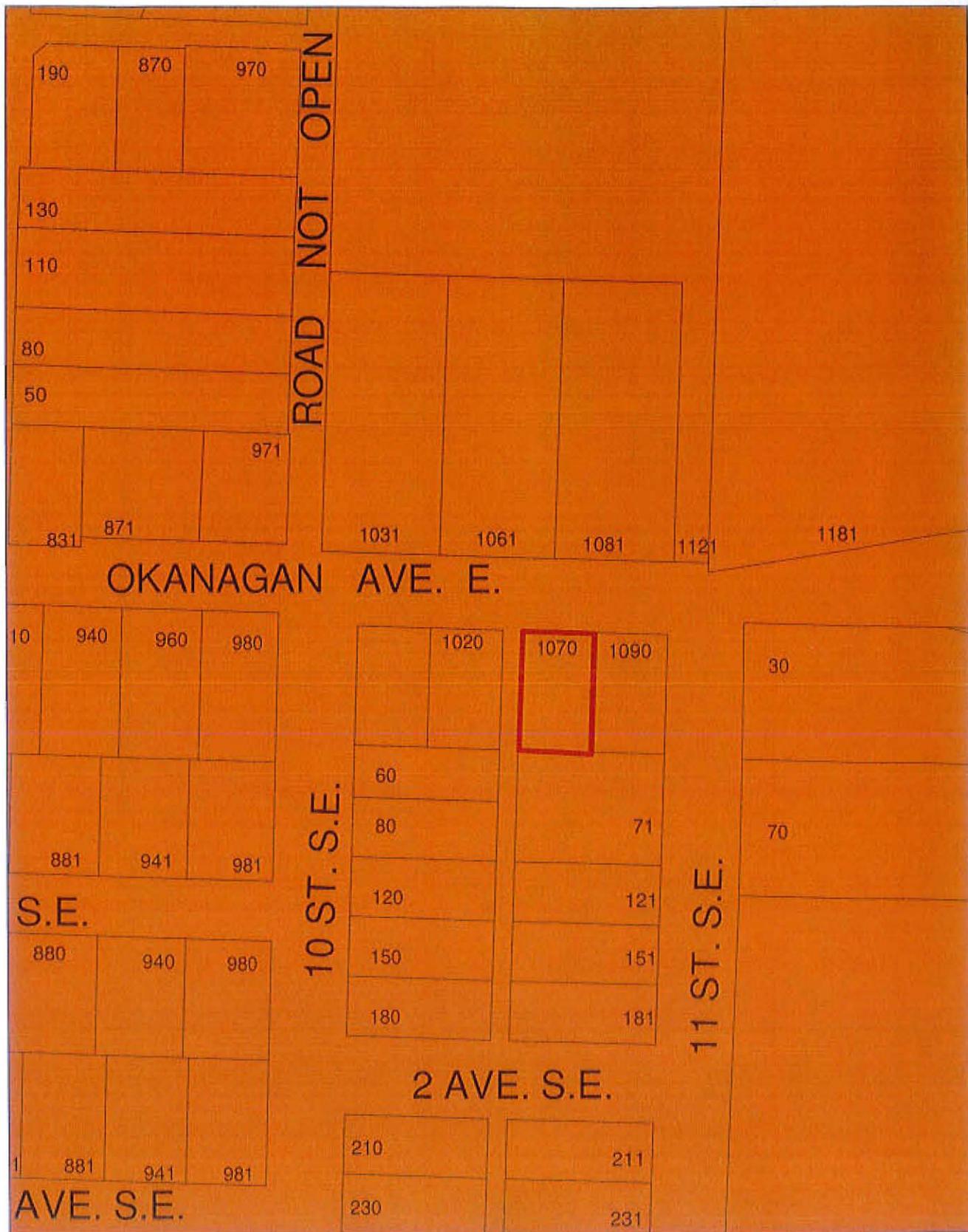
 CORPORATE OFFICER





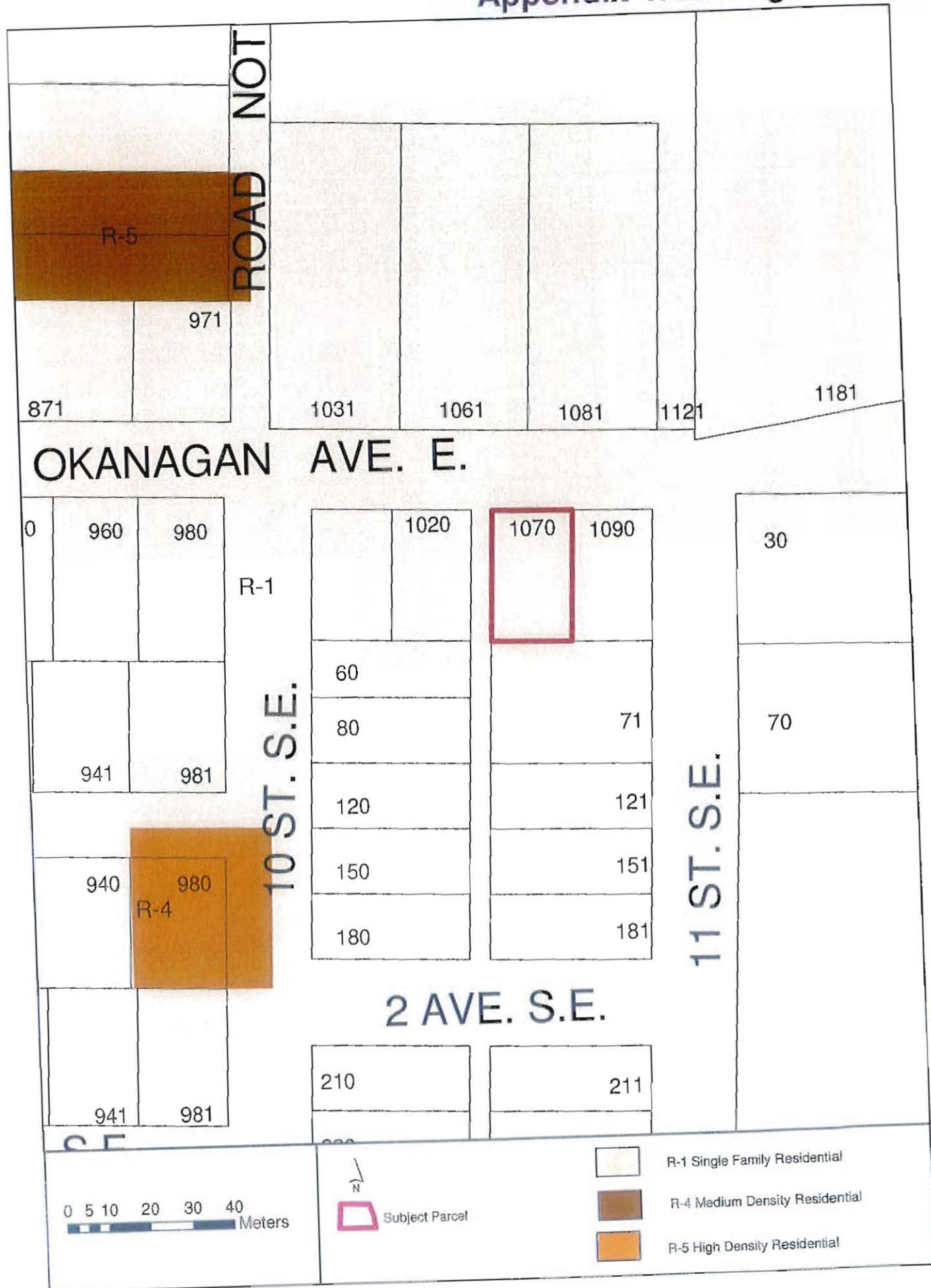


Subject Parcel

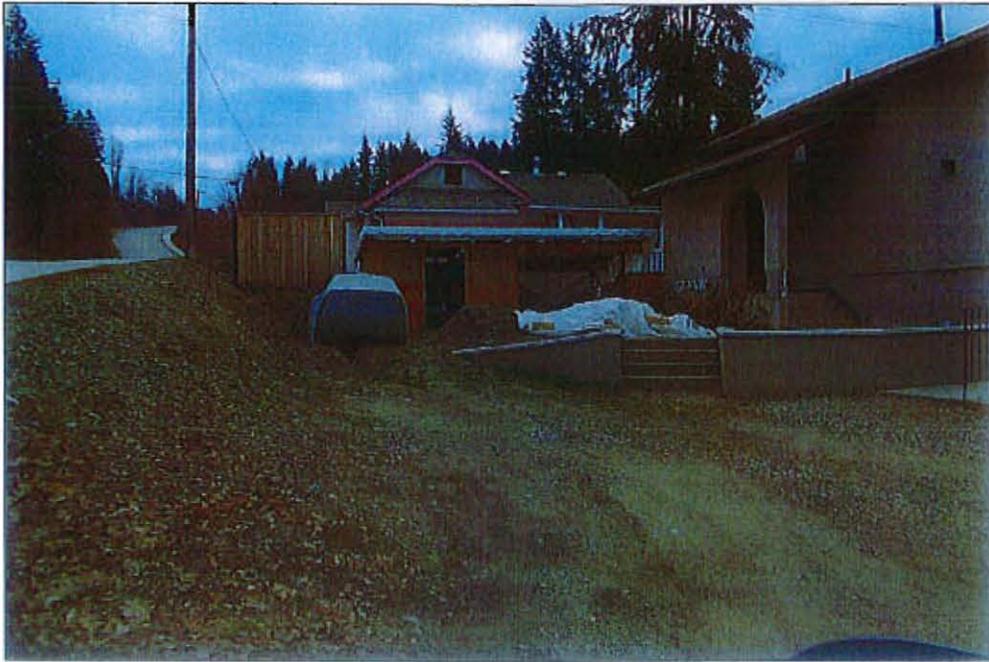


		Subject Parcel	Commercial - City Centre	High Density Residential
		Institutional	Park	Medium Density Residential
		Acreage Reserve	Low Density Residential	

Appendix 4: Zoning



APPENDIX 5



Looking east up Okanagan Avenue.



Looking south along property line.

September 10, 2018

RE: The City Planners for Salmon Arm

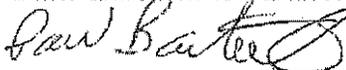
Cover Letter

To Whom It May Concern:

I am asking for a variance for a garden/wood shed that will be positioned closer to the property line (North East) than what is normal. The structure will not interfere with the sight line of traffic since it is below the roadway and is not close to an intersection. The shed will be appealing to the eye and blend in with the house. The landscaping will augment the structure's appeal as well along Okanagan Ave.

Thank you for this consideration,

David and Melanie Bartusek



1070 Okanagan Ave SE
Salmon Arm, BC
V1E 4J4

Dave's cell: 250 463-2256

Melanie's cell 250 463-2317

email: melaniebartusek@gmail.com

Attachment: Permission letter from neighbour to the East

1090 Okanagan Ave SE,
Salmon Arm, BC
V1E 4J4

June 13, 2019

Maurice Roy, Manager
Permits and Licenses
City of Salmon Arm

Dear Mr. Roy:

I have been requested to forward a letter to you with our views regarding the building of our neighbours' shed. The neighbours are David and Melanie Bartusek of 1070 Okanagan Ave. SE, Salmon Arm.

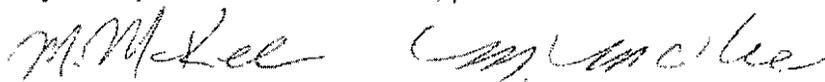
Before construction began, Mr. Bartusek approached us and asked if we would mind if they put a tool shed in their front yard. We didn't feel it affected us, so we said we didn't mind. When we agreed to the 'shed', we had envisioned a small purchased aluminum tool shed, and not the large constructed building now in place.

Initially the Bartuseks began building the structure immediately next to the fence and considerably higher than it is now. We conveyed to them our concerns about the structure interfering with our windows/view, and the snow and rain running off the shed's roof into our yard. As a result, they lowered the height somewhat and moved it slightly away from the fence.

Although we still have some concerns regarding snow from the roof landing in our yard, we are willing to allow the structure to remain. Should the snow become a problem, the Bartuseks have agreed to rectify the problem.

Given an option, we would prefer the building not be there, but as long as it doesn't deposit snow into our yard, we will allow it to remain.

If you require further information, please do not hesitate to contact us.



Mike and Marianne McKee
250 833 2625

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Council

DATE: August 28, 2019

SUBJECT: Development Variance Permit Application No. VP-503
 Legal: Lot 2, Section 12, Township 20, Range 9, W6M, KDYD, Plan 19112
 Civic: 1170 15th Street SE
 Applicant: K. Chahal, S. Gill, J. Kandola

MOTION FOR CONSIDERATION

THAT: **Development Variance Permit No. VP-503 be issued for Lot 2 Section 12 Township 20 Range 9 W6M KDYD Plan 19112 to vary Zoning Bylaw No. 2303 as follows:**

1. **Section 7.11.3:**
 - i) **Reduce the minimum setback for a duplex from the interior side parcel line from 2.0 metres to 1.75 metres.**
-

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The owners have plans to apply for a subdivision and the existing duplex would not meet minimum setback requirements from the proposed interior side parcel line. They have applied to vary the minimum setback from the interior side parcel line from 2.0 m to 1.75 m as shown on the attached Development Variance Permit No. VP-503.

BACKGROUND

The subject property is located at 1170 15th Street SE as shown on Appendix 1 and is approximately 2350 m² in size. There is an existing duplex as shown on the orthophoto attached as Appendix 2. The subdivision proposal is to create four lots between 452 m² and 800 m²; however, the covered deck of the duplex is within the required 2.0 m setback of a new parcel line.

The property is located in Residential Development Area 'A' and is designated High Density Residential in the Official Community Plan and zoned R-2 Single Family/Duplex Residential (Appendices 3 & 4). In the

R-2 Single Family Residential Zone the minimum setback for a principle building is 2.0 m from an interior side parcel line.

When considering the subdivision proposal it was determined that a variance would be required to either vary the interior side parcel line setback or the minimum parcel width of proposed parcel 4 from 14 m to 13.75 m as shown on the subdivision sketch dated July 11, 2019 attached as Appendix 5. Additional photos are attached as Appendix 6.

DISCUSSION

Fire Department

No concerns.

Building Department

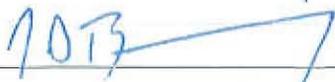
No concerns.

Engineering Department

No concerns.

Planning Department

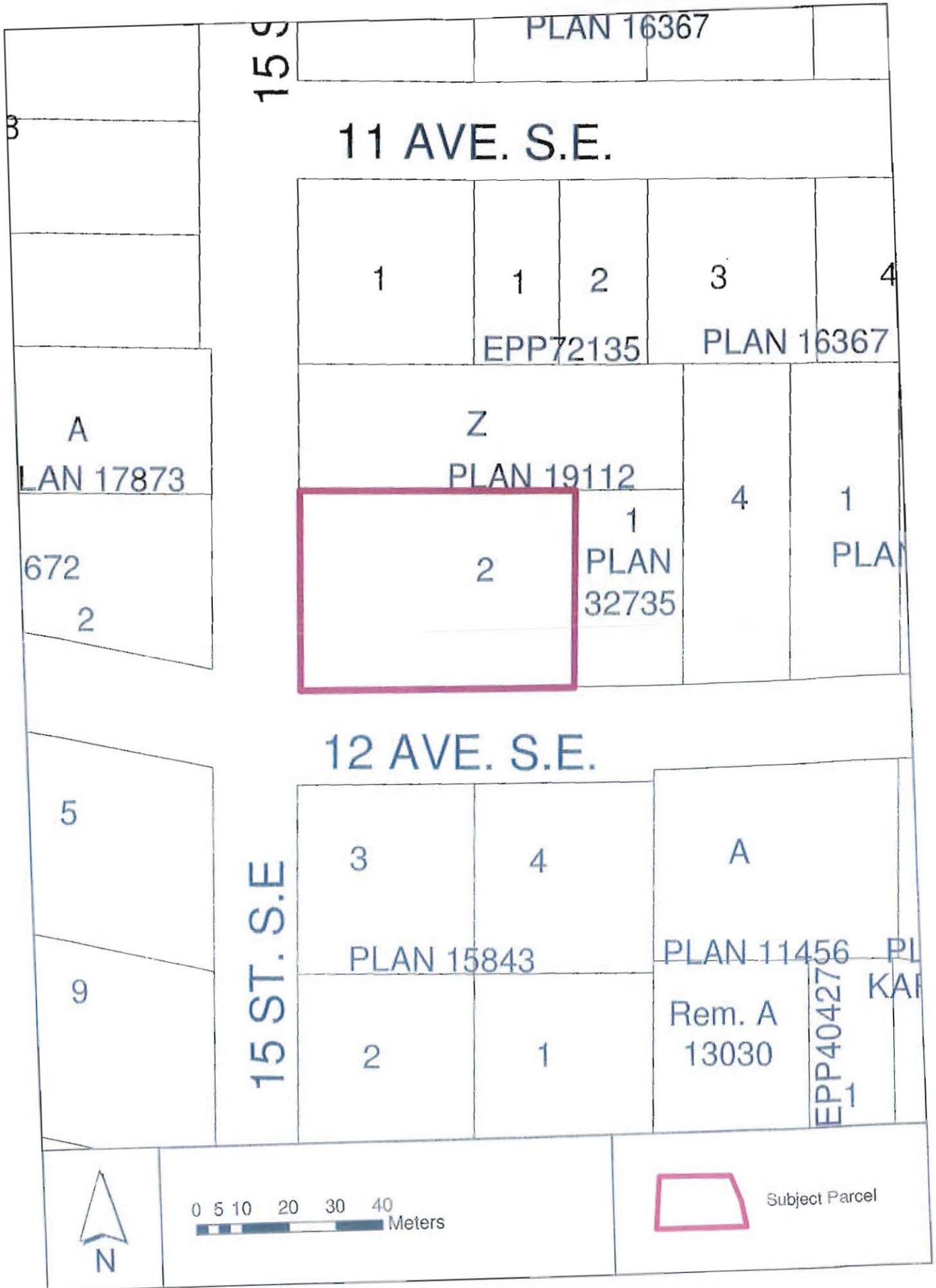
The request to reduce the interior side parcel setback by 0.25 m is not significant and should not have a negative impact on the neighbouring properties.



Prepared by: Scott Beeching, MCIP, RPP
Senior Planner



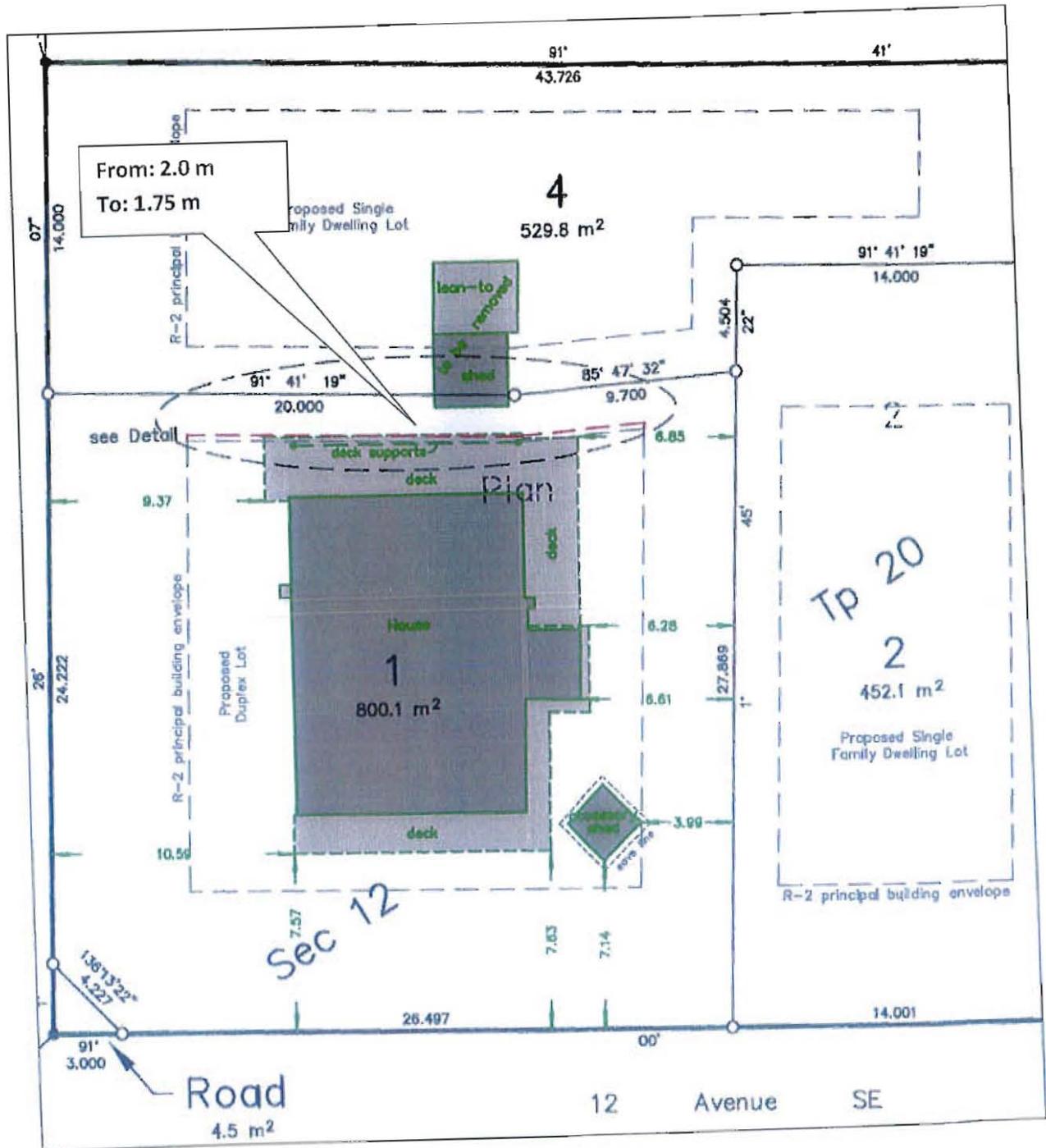
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

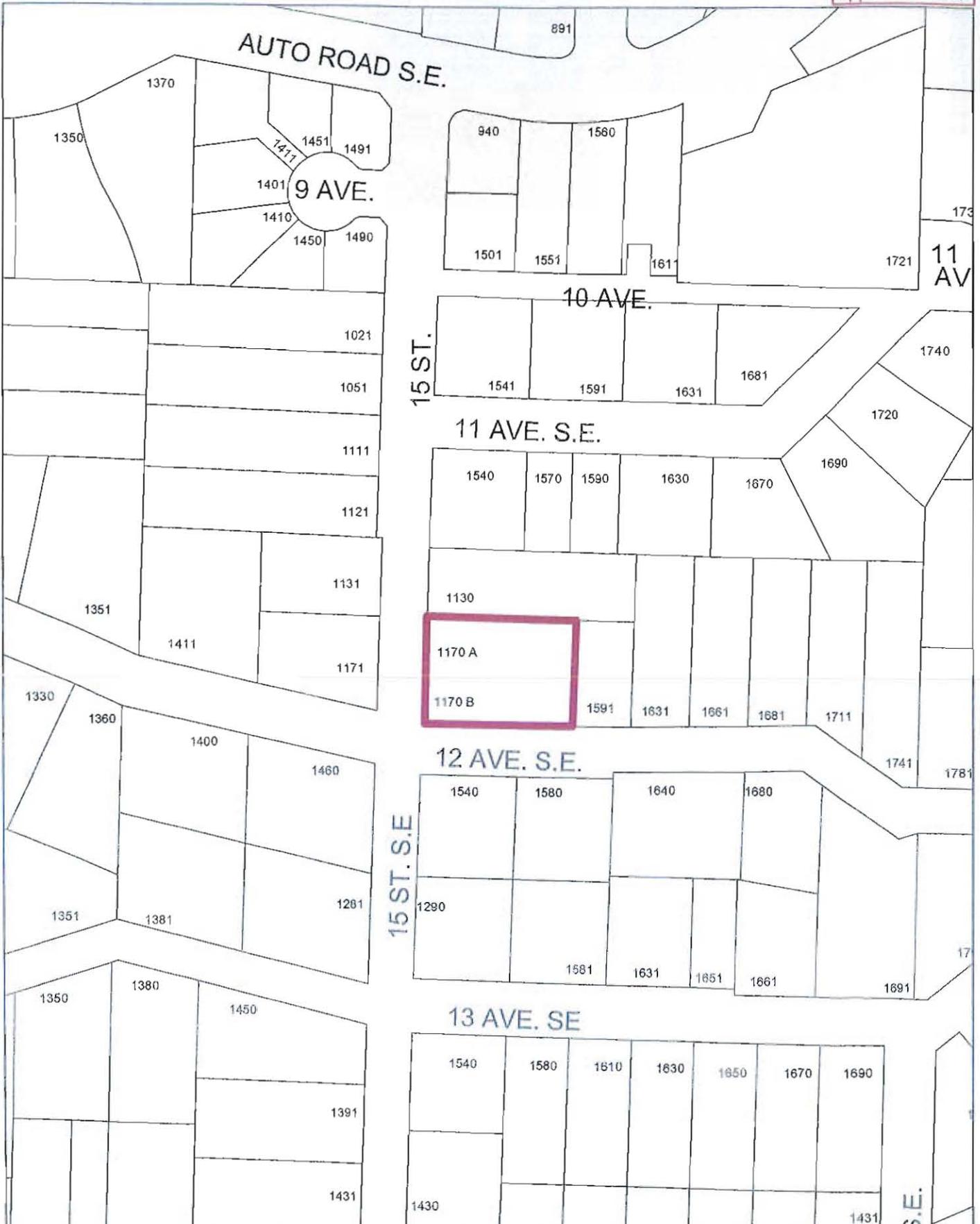


Subject Parcel

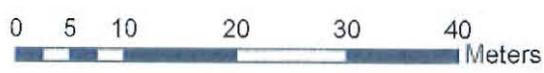
VP-503

SCHEDULE 'B'

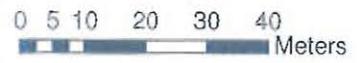
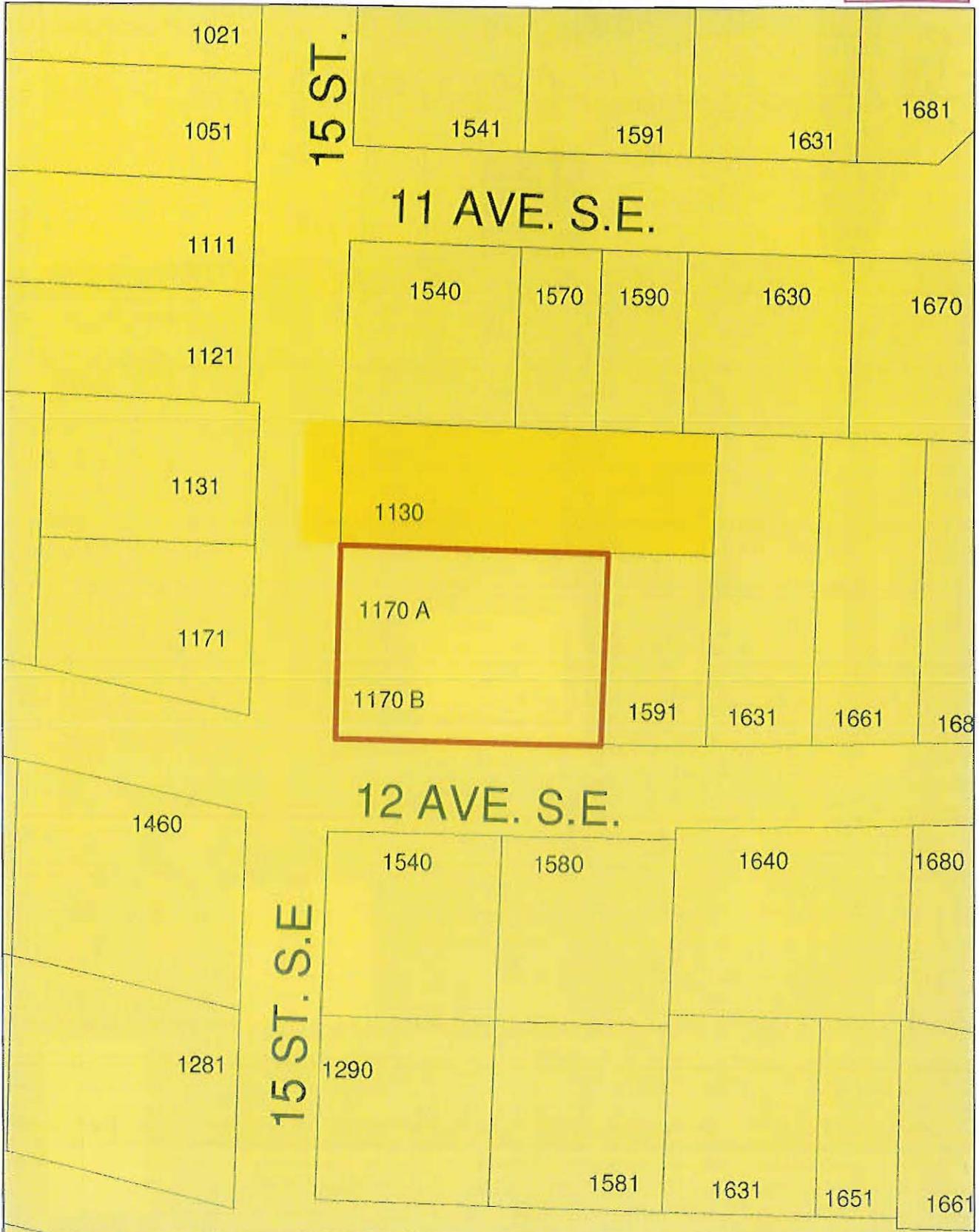


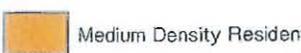


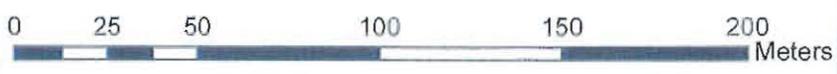
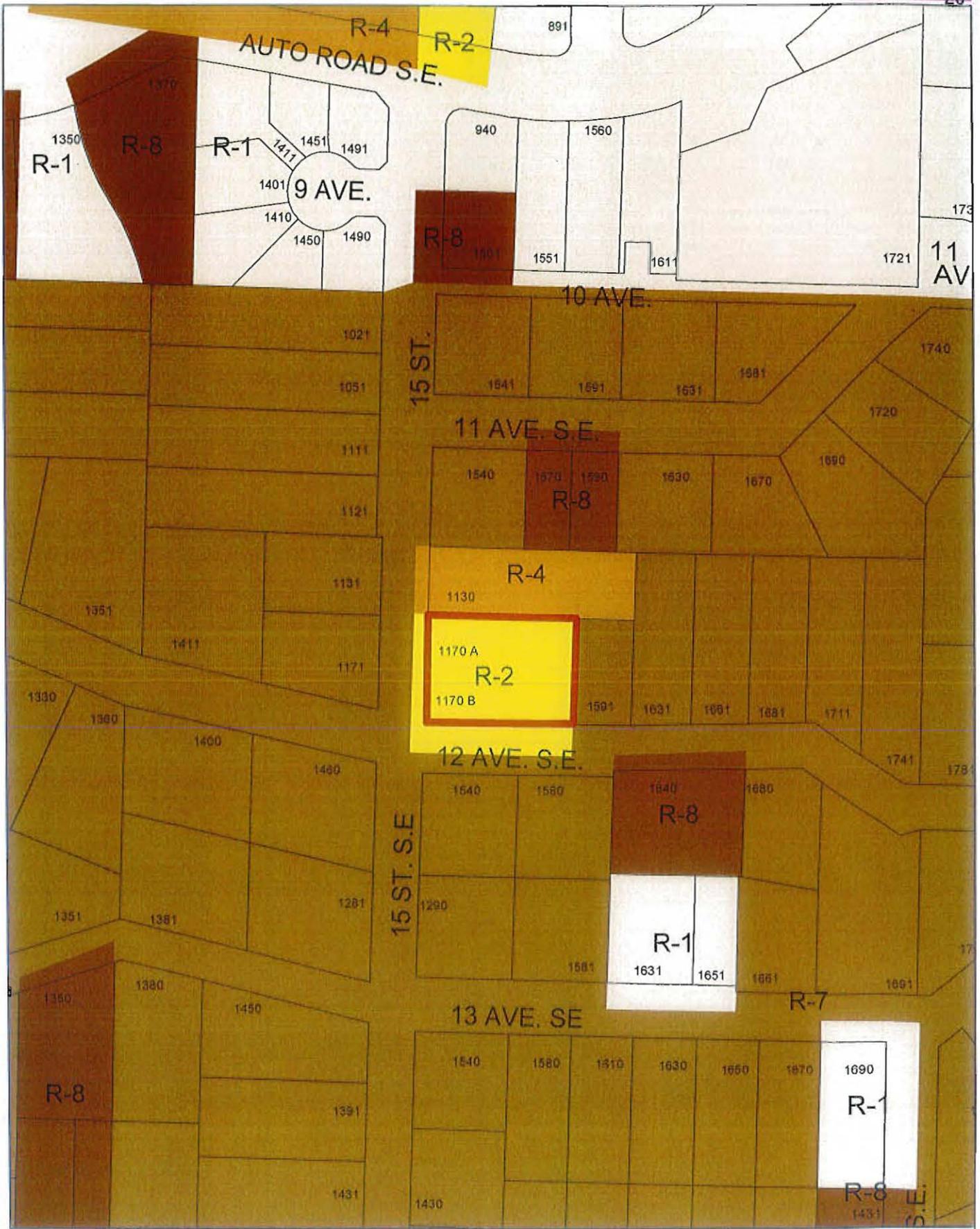
 Subject Parcel



 Subject Parcel



-  N
-  Subject Parcel
-  Institutional
-  Commercial - City Centre
-  Park
-  Acreage Reserve
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential



 Subject Parcel

Appendix 6



From 15th Street SE, Shed to be removed.

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: August 27, 2019

SUBJECT: Official Community Plan Amendment Application No. OCP4000-39
Zoning Amendment Application No. 1153

Legal: Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506
Civic: 130 Shuswap Street SE
Owners/Applicant: Muto Holdings LTD.

MOTION FOR CONSIDERATION

- THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506 from INS (Institutional) to HDR (High Density Residential);
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council has considered this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT:** Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
 - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 28506 from P-3 (Institutional) to R-5 (High Density Residential);
- AND FURTHER THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to:
- 1) Ministry of Transportation and Infrastructure approval; and
 - 2) Adoption of the associated Official Community Plan Amendment Bylaw.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted;

5.3.5.4

PROPOSAL

The subject parcel is located at 130 Shuswap Street NE, just south of the Trans Canada Highway (Appendices 1 and 2). It is designated Institutional (INS) in the City's Official Community Plan (OCP) and zoned P-3 (Institutional) in the Zoning Bylaw (Appendix 3 and 4). The parcel is currently vacant (site photos are attached as Appendix 5).

The purpose of this application is to amend the OCP and rezone the subject parcel to accommodate a multi family residential use. As discussed in more detail, a high density land use designation is deemed to be the most appropriate designation of the OCP.

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential and Institutional (R-1, R-4, and R-5, as well as P-3), with Commercial zones to the north and further west. Land uses adjacent to the subject parcel include the following:

North: Residential (R-1 Single Family and R-5 High Density Residential beyond)
 South: Institutional (P-3 Institutional with R-1 Single Family Residential beyond)
 East: Residential (R-1 Single Family Residential)
 West: Institutional (P-3 Institutional with C-2 Commercial beyond)

A conceptual site plan (Appendix 6) has been submitted to illustrate the development proposal featuring 10 residential units in the form of two 4-plex buildings and a duplex building. While the details of the attached plans are not final, they represent the intent of the applicant at this time and would be subject to detailed review at the Development Permit stage.

If rezoned to R-5, a form and character residential development permit application would be required prior to development to address building forms, site plan, lot grading, and landscaping designs. A Development Permit application would be reviewed by City staff, the Design Review Panel, and then by Council for consideration of approval.

Staff note that preliminary analysis indicates that site configuration may present challenges in achieving the development scenario as indicated by the applicant. Some form of underground or under-building parking may be required to meet parking requirements at the proposed density. Additionally, a screened refuse/recycling area would be required. Site plans submitted at the development permit stage would be required to address such requirements.

OCP POLICY

The proposed OCP amendment from Institutional (INS) to HR (High Density - Residential) would place the subject parcel in Residential Development Area A, considered the highest priority for development. The proposed amendment would align with the OCP's Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types, providing housing options, and supporting compact communities. In terms of siting, the proposal appears aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

Section 475 & 476 - Local Government Act

Pursuant to Sections 475 and 476 of the Local Government Act (consultation during OCP amendments), the proposed OCP amendments were referred to the following organizations on July 8, 2019:

Adams Lake Indian Band:	No response to date
Neskonlith Indian Band:	No response to date
Economic Development Society:	No response to date
School District No. 83: (pursuant to Section 476)	No response to date

Section 477 - Local Government Act

Pursuant to Section 477 of the Local Government Act (adoption procedures for an OCP amendment), prior to Second Reading of the bylaw, Council must consider the proposed OCP amendment in relation to the City's financial and waste management plans. In the opinion of staff, this proposed OCP amendment is largely consistent with both the City's financial and waste management plans.

COMMENTSMinistry of Transportation & Infrastructure

MOTI has granted preliminary approval (Appendix 7).

Engineering Department

Servicing information provided to applicant in advance of any future development (Appendix 8).

Staff note that the parcel does not currently have a vehicular access to Shuswap Street, a designated Urban Arterial, and that future vehicular access will not be permitted by the City Engineer.

Building Department

Potential limiting distance concerns. BC Building Code applies.

Fire Department

No concerns.

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, institutional and commercial development. The subject parcel is located in an area well-suited for higher density residential development featuring sidewalks and transit routes, being within close walking distance of the commercial City Centre. As noted, the High Density - Residential (HD) designation in the City's Official Community Plan (OCP) supports the proposed development scenario, which in the opinion of staff aligns with broad OCP policies.

The maximum residential density permitted under R-5 zoning is 100 dwelling units per hectare of land. As the subject property is 0.105 hectares in area, the maximum permitted density would be 10 dwelling units. With a density bonus under R-5 zoning, the maximum density is 130 units per hectare, or 13 units, with a potential height increase to 15 m. The minimum residential density permitted under R-5 zoning is 3 units in the form of a triplex. The applicant is currently proposing a 10 unit development subject to a Development Permit application.

Table 1 – R-5 Zoning Analysis (0.105 hectare area)

	R-5 Permitted/Required	R-5 with Bonus	Proposed
Density	10 units	13 units	10 units
Height	12 m	15 m	tbd
Parcel Coverage	55 %	70 %	tbd
Setback – front	5 m	5 m	tbd
Setback – interior side	2.4 m	2.4 m	tbd
Setback – rear	5 m	5 m	tbd
Parking	12	16	tbd
Small Car Spaces	20 % (2)	20 % (3)	tbd

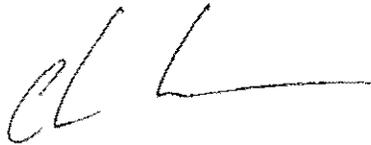
Considering the proposed development concept, a 10 unit development would be required to provide 12 parking stalls. The provision of on-site parking is practical and necessary, as the opportunity for on-street parking at this site is very limited. With Shuswap Street designated as an Urban Arterial road and expected to carry greater traffic flows into the future, access from development is expected to be kept at a minimum under the provisions of the Subdivision and Development Servicing Bylaw.

If rezoned as proposed, a form and character development permit application would be required prior to development. Detailed site plans, building renderings, a landscape plan provided by a landscape architect, and a lot grading plan submitted at the development permit stage are all required. Specific details regarding building design including heights, and site planning including the requisite screened refuse/recycling area, fencing and landscaping have not yet been determined.

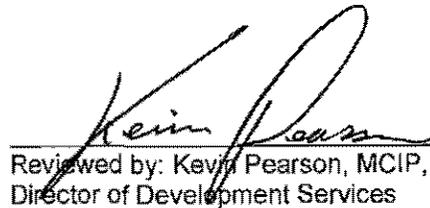
Staff note that as vehicular access will not be permitted to Shuswap Street, the site configuration presented by the applicant's preliminary site plan would not be feasible. Parking and access details eliminating access to Shuswap Street would be required with a Development Permit application. Parking areas are required to meet the standards specified in the Zoning Bylaw, including hard surfacing, grading, drainage, and delineation (painted lines) of parking spaces.

CONCLUSION

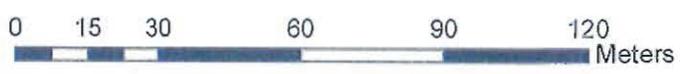
The proposed High Density - Residential (HR) OCP land use designation and R-5 zoning of the subject properties is consistent with OCP residential policy, and is therefore supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



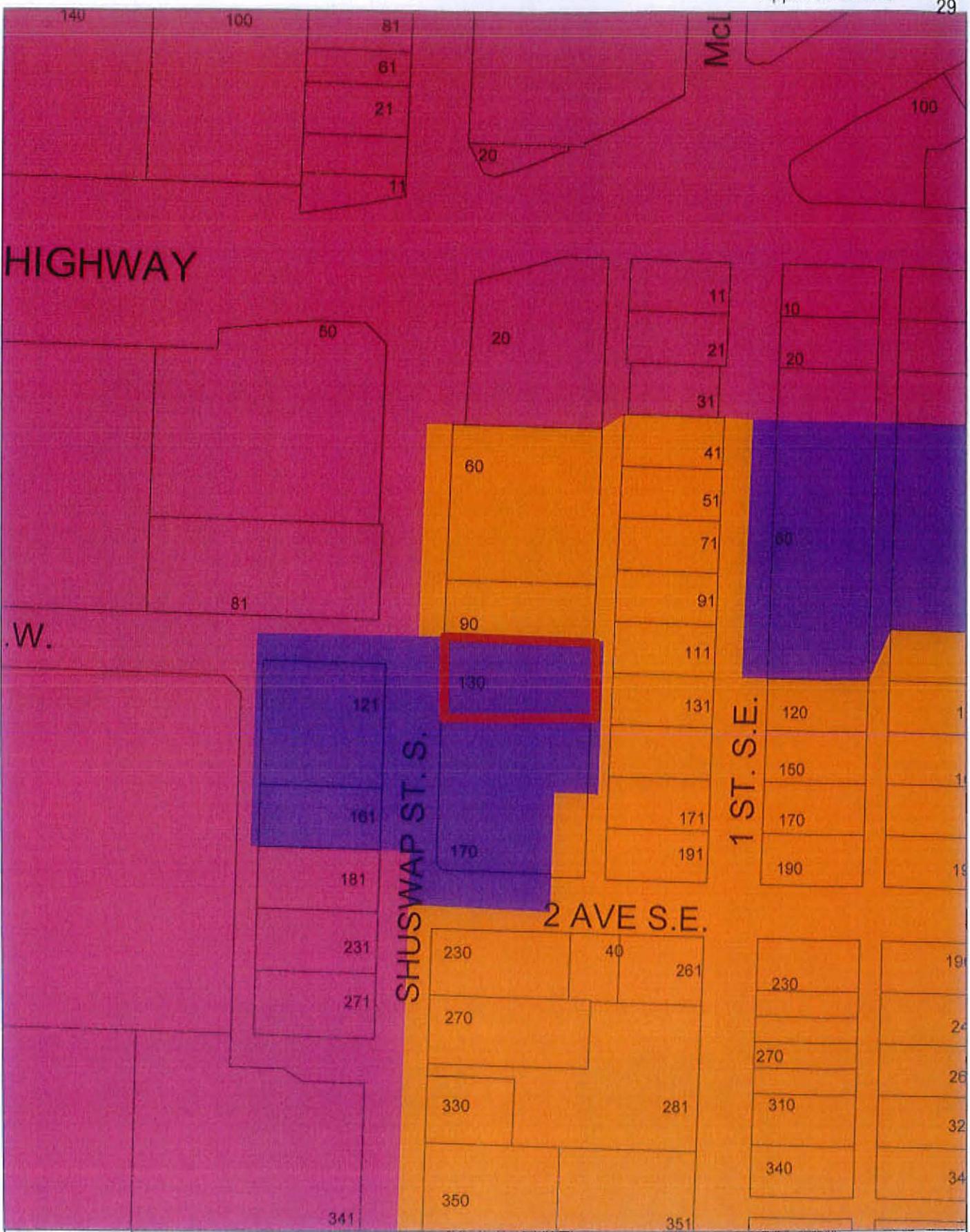
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

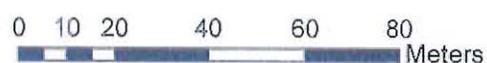


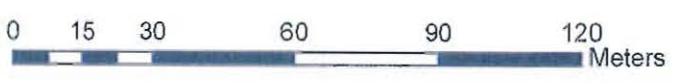
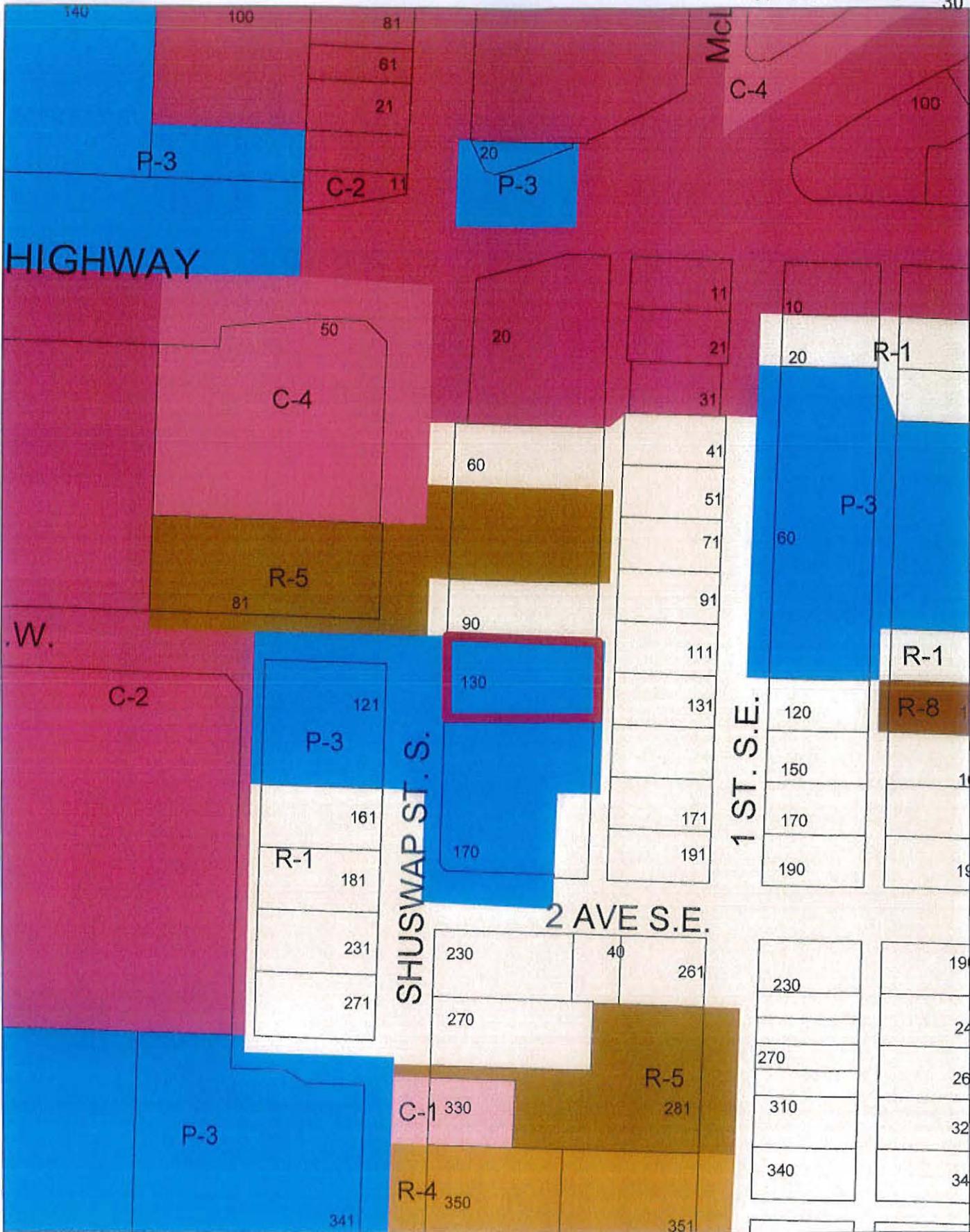
 Subject Parcel



 Subject Parcel



		 Subject Parcel	 Residential High Density
		 Institutional	 Commercial City Centre



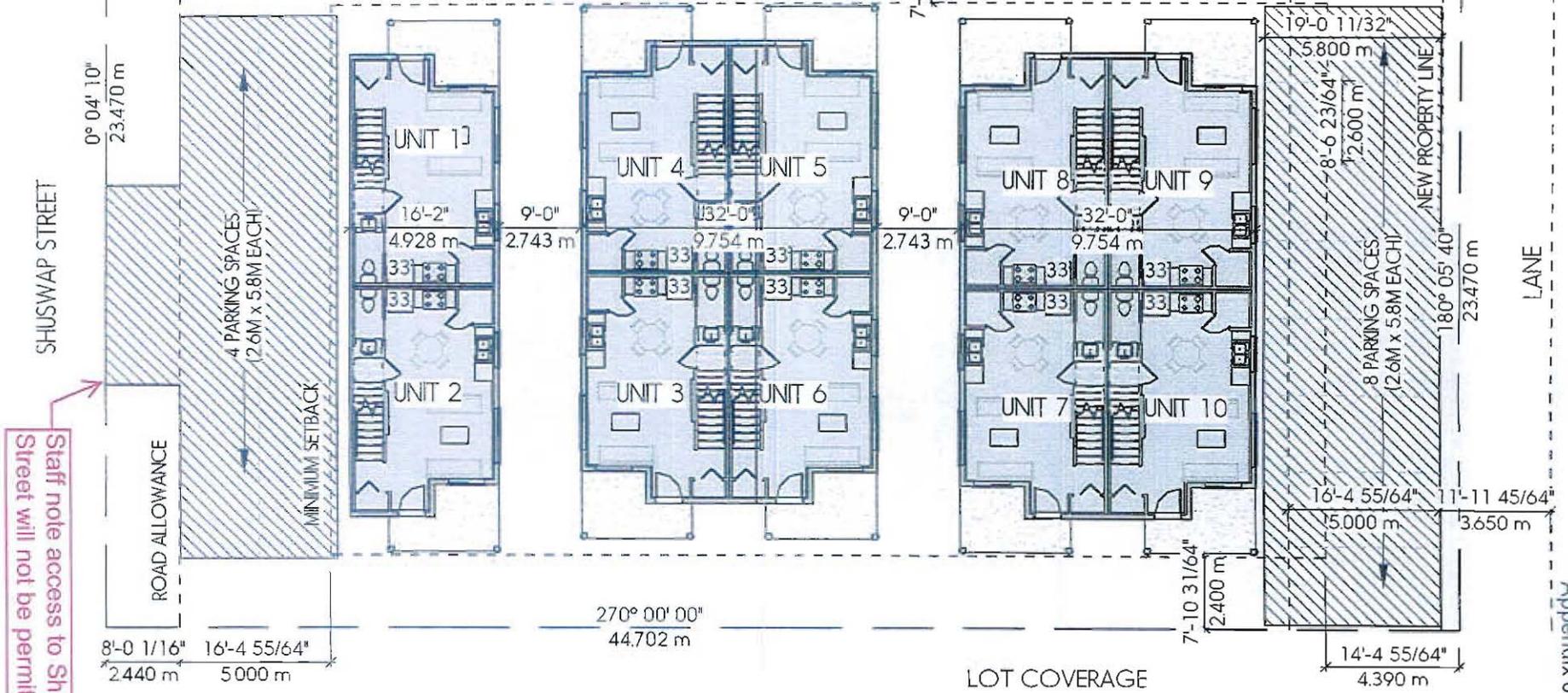
 Subject Parcel



View of subject property looking south-west from lane.



View of subject property looking south-east from Shuswap Street.



Staff note access to Shuswap Street will not be permitted.

SITE
1:200

MUTO FOURPLEXES
130 SHUSWAP STREET NE.
SALMON ARM, B.C.
JUNE 12 2019

LOT COVERAGE

LOT AREA:	11294 SF	(1049.2 m ²)
BUILDING AREA:	4560 SF	(423.7 m ²)
RATIO:	40.4%	
ALLOWABLE:	55.0%	
	(R5 ZONING)	



Your File #: ZON-1153
eDAS File #: 2019-03817
Date: Jul/16/2019

City of Salmon Arm, Development Services
500 2nd Avenue NE
PO Box 40
Salmon Arm, BC V1E 4N2
Canada

Attention: City of Salmon Arm, Development Services

Re: **Proposed Bylaw ⁴³⁴⁷4348** for:
Lot 2, Section 14, Township 20, Range 10 W6M, KDYD, Plan 28506
130 Shuswap Street SE, Salmon Arm

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

It is recommended that the City of Salmon Arm consider imposing development cost charges towards intersection improvements with the Trans-Canada Highway, as warranted.

If you have any questions please feel free to call Tara Knight at (250) 833-3374.
Yours truly,

Tara Knight
Development Officer

Local District Address
<p>Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: (250) 833-3380</p>

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 2 August 2019
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: **Muto Holdings Ltd. Inc. No. BC0235957, 381 HWY 97B NE,
 Salmon Arm, BC V1E 1X5**
 SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP4000-39
 ZONING AMENDMENT APPLICATION FILE NO. ZON-1153**
 LEGAL: Lot 2, Section 14, Township 20, Range 10, W6M KDYD, Plan 28506
 CIVIC: **130 Shuswap Street SE**

Further to your referral dated July 5 2019, we provide the following servicing information. **The following comments and servicing requirements are not conditions for OCP or Zoning Applications; 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. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. 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 shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. 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 building permit 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.
8. For the off-site improvements at the time of building permit 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. Shuswap Street, on the subject properties western boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required (to be confirmed by BCLS).
2. Shuswap Street is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, street lighting and underground hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. The Lane on the subject properties eastern boundary, is designated as a Lane standard, requiring 7.3m road dedication (3.65m on either side of lane centerline). Available records indicate that 0.65m of additional road dedication is required (to be confirmed by a BCLS).
4. The Lane is currently constructed to a Lane standard. No upgrades are anticipated at this time.
5. As Shuswap Street is designated as an Arterial Road and is a significant connection between 10 Avenue and the TCH, no vehicular access onto Shuswap Street will be permitted.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on Shuswap Street. No upgrades will be required at this time.
2. The subject property is to be serviced by a single metered water service connection, installed in a pit at property line (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost.
3. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on Shuswap Street. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on Shuswap Street and partially fronts a 150mm diameter sanitary sewer on the Lane on the east property line. Upgrading this sanitary 150mm diameter sewer to 200mm diameter is required.

Appendix 8: Engineering Comments
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2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
 3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer located in the Lane on the eastern property line. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The site does not front on an enclosed storm sewer system.
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.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The subject property shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer is to identify a suitable existing City storm sewer to receive the proposed discharge from the development and offsite extension of the City storm sewer will be required. Owner / Developer is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design) is required.



Chris Moore
Engineering Assistant



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