



DEVELOPMENT and PLANNING SERVICES COMMITTEE

October 02, 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 – 10	5.1	ZON-1102, Tekamar Mortgage Fund Ltd., 3161 Okanagan Avenue NE – R-1 to R-8
11 – 34	5.2	ZON-1105, Jarvis, C. J. / Franklin Engineering Ltd., 2810 – 15 Avenue NE – R-1 to R-4 & R-5
35 – 44	5.3	Road Closure Bylaw No. 4189, Portion of 11 Avenue NE and a Portion of 20 Street NE
	6.	<u>IN CAMERA</u>
	7.	<u>FOR INFORMATION</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 Council

FROM: Development Services

DATE: September 21, 2017

SUBJECT: Rezoning Application File No. ZON.1102
 Lot 1, Plan EPP342, Sec. 18, Tp. 20, R. 9, W6M, KDYD
 3161 Okanagan Avenue NE
 Owner/Applicant: Tekamar Mortgage Fund Ltd.

Motion for Consideration

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

1) Rezone Lot 1, Plan EPP342, Sec. 18, Tp. 20, R. 9, W6M, KDYD from R-1 (Single Family Residential) to R-8 (Residential Suite).

Staff Recommendation

THAT: The Motion for Consideration be adopted.

Proposal

The subject property is located at the intersection of Okanagan Avenue E. and 31 Street NE. The property is approximately 0.2 hectare in size and contains a residence. The owner has received preliminary approval to subdivide the property into three parcels and is applying to have the property rezoned to R-8 (Secondary Suite). A location map, ortho photo and sketch plan of the proposed subdivision are attached as Appendices 1 through 3.

Background

The subject property is designated Medium Density Residential in the Official Community Plan and is zoned R-1 (Single Family Residential). O.C.P. and zoning maps are attached as Appendices 4 and 5.

In 2007, the previous owner of the property applied for rezoning from R-1 (Single Family Residential) to R-4 (Medium Density Residential) to permit a nine unit townhouse development (File: ZON.864) which was subsequently amended to a six lot bare land strata subdivision. The zoning amendment bylaw received third reading but the owner never completed the requirements necessary for the bylaw to be considered final approval. The previous owner also proceeded with work that affected City infrastructure without obtaining any prior approvals or authorizations from the City and conducted other on-site work, including the removal of trees along the north boundary of the property. As the property has now changed hands, the previous application has been closed and the current owner has been working with City staff to ensure that the development proceeds in accordance with City standards.

As shown on Appendix 3, the subdivision currently proposed will create three lots of approximately 700 square metres each. In the R-8 Zone, the minimum parcel size for a residence or a residence with a secondary suite is 450 square metres and the minimum parcel size for a residence and a detached suite (without a lane or second street frontage) is 700 square metres. Should the rezoning application be approved, future owners could proceed with any of the three options - a residence, a residence with a suite or a residence with a detached suite.

The properties are within 800 metres of a Controlled Access Highway (TCH) and the approval of the Ministry of Transportation will be required prior to final reading of the zoning amendment bylaw. It should also be noted that the City Approving Officer has required that a new geotechnical report be submitted and approved before the proposed subdivision will be considered for final approval. The report must address any potential hazards on the property, such as site drainage, potential erosion and slope stability, and the impact of the previous tree removal.

Site Context:

North: Residential lots zoned R-1 (Single Family Residential)

South: Okanagan Avenue E; then a lot zoned P-1(Park & Recreation) and P-3 (Institutional) - City Public Works Yard

East: Residential lots zoned R-1 (Single Family Residential)

West: 31st Street NE; then residential lots zoned R-1 (Single Family Residential)

Staff and outside agencies have reviewed the proposal and provide the following:

BC Hydro

No concerns.

FortisBC

No concerns.

Telus

No concerns

Ministry of Transportation and Infrastructure

See Appendix 6.

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

See Appendix 7.

Planning Department

The proposed zoning complies with the Official Community Plan and is therefore supported by staff.

The proposed three lot subdivision is consistent with existing residential development in this area and the new parcels are of sufficient size to accommodate all R-8 uses, including the required off-street parking.

A new geotechnical report will be provided in conjunction with the subdivision application and all new construction will be subject to the findings and recommendations of the report as well as the requirements of the BC Building Code and the zoning bylaw.


Prepared by: Jon Turlock
Planning & Development Officer
Reviewed by: Kevin Pearson, MCIP
Director of Development Services

Appendices

1. Location map
2. Ortho photo
3. Sketch plan of proposed subdivision
4. OCP map
5. Zoning map
6. Sketch plan of proposed zoning
7. Engineering Dept. comments.



Location Map



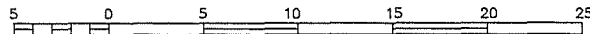
Subject Property

Ortho

Sketch Plan of Proposed Subdivision of Lot 1, Sec 18, Tp 20, R 9, W6M, KDYD, Plan EPP342

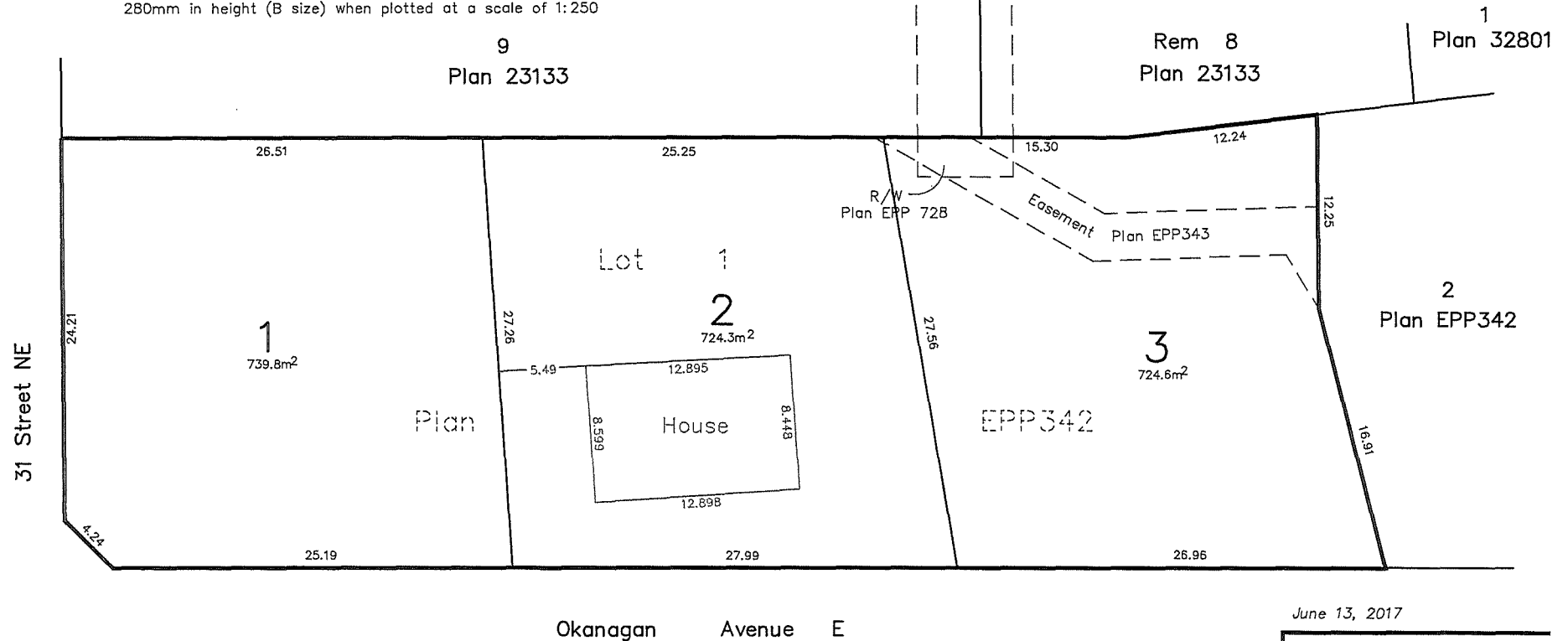
Scale 1:250

BCGS 82L.074



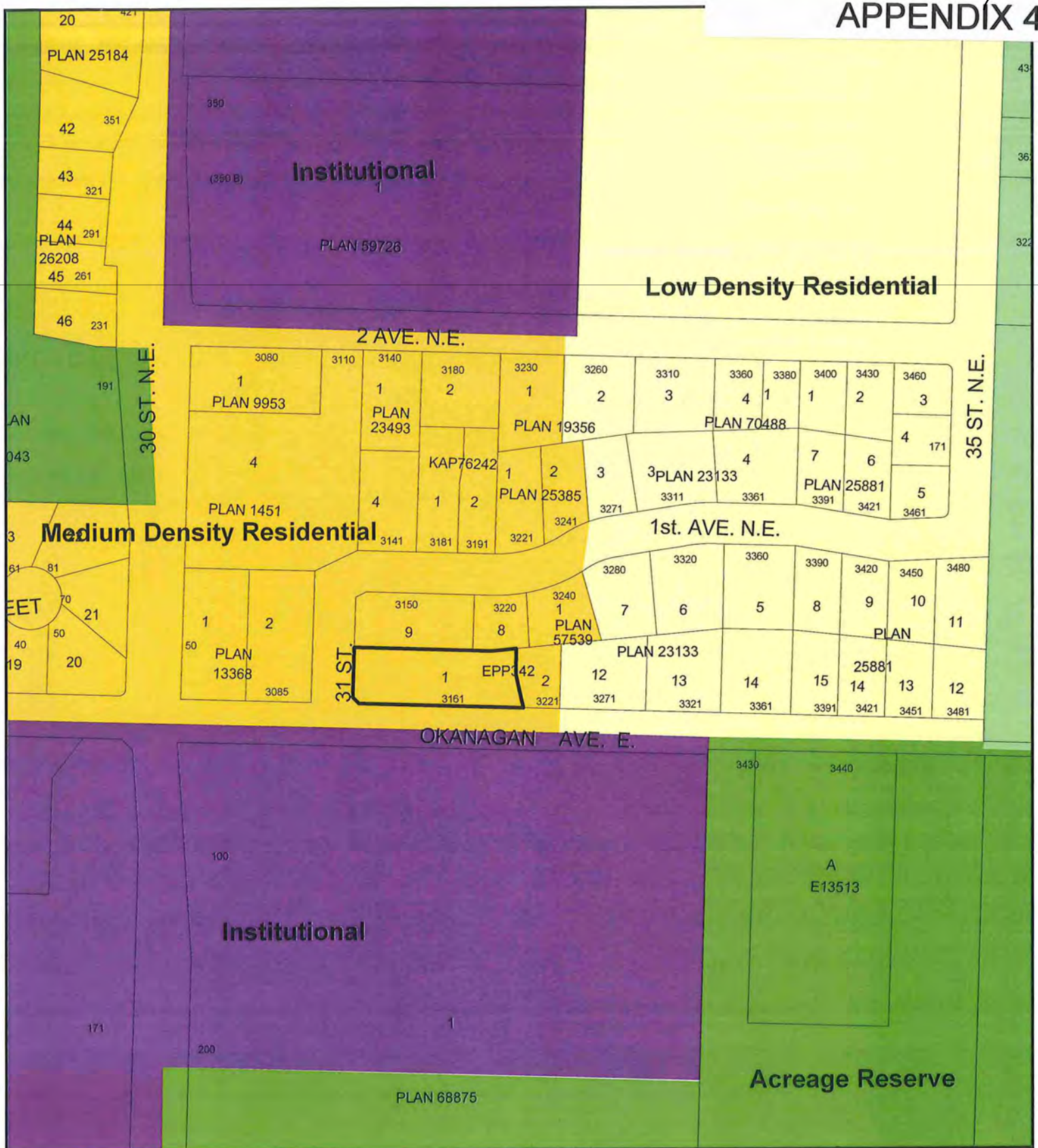
All distances are in metres.

The intended plot size of this plan is 432mm in width by
280mm in height (B size) when plotted at a scale of 1:250

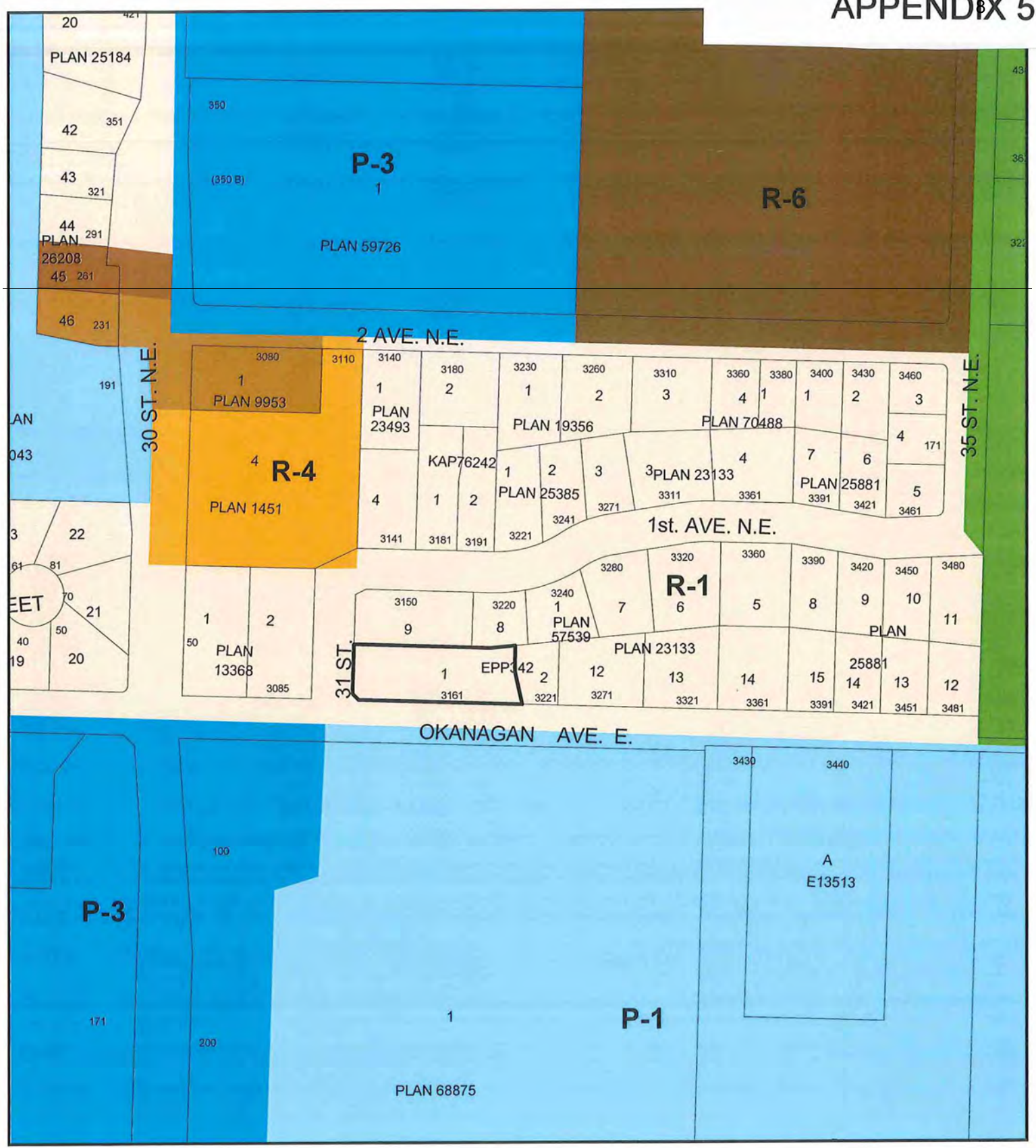



June 13, 2017

BROWNE JOHNSON LAND SURVEY
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-
File: 262-17



Subject Property



 Subject Property

Zoning



Your File #: ZON-1102
eDAS File #: 2017-04325
Date: July 5, 2017

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

Attention: City of Salmon Arm Development Services

**Re: Proposed Zoning Amendment Bylaw for:
Lot 1, Section 18, Township 20, Range 9 W6M, KDYD, Plan 342
3161 Okanagan Avenue E, Salmon Arm, BC**

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

If you have any questions please feel free to call Salmon Arm Development Approvals at (250) 503-3664.

Yours truly,

Rob Bitte
District Development Technician

Local District Address
Salmon Arm Area Office Bag 100 850C – 16 th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 503-3664 Fax: (250) 833-3380



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

To: Kevin Pearson, Director of Development Services
Date: July 6, 2017
Prepared by: Darin Gerow, Engineering Assistant
Subject: Proposed Rezoning Application ZON-1102E
Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP342
Civic: 3161 – Okanagan Avenue NE
Owner: Tekamar Mortgage Fund Ltd., Box 1903, Salmon Arm, BC, V1E 1K0
Applicant: Owner

Further to your referral dated July 4, 2017, the Engineering Department has thoroughly reviewed the site and has no objections to the proposed rezoning.

All servicing requirements shall be met during the subdivision process.

Darin Gerow, ASCT
Engineering Assistant

Rob Niewenhuizen, ASCT
Director of Engineering & Public Works



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: September 18, 2017

Subject: Zoning Bylaw Amendment Application No. 1105

Legal: Parcel A (Plan B6059) of Lot 7, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1327 Except Plans 9125, KAP46137 & KAP84896
 Civic: 2810 - 15 Avenue NE
 Owner: Jarvis, C. J.
 Applicant: Franklin Engineering Ltd.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Parcel A (Plan B6059) of Lot 7, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1327 Except Plans 9125, KAP46137 & KAP84896 (2810 - 15 Avenue NE) from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone) and R-5 (High Density Residential Zone), as shown on Schedule A;

AND THAT: Final reading of the Bylaw be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

Schedule A illustrates the intended zone boundaries attached as Appendix 1. The subject parcel is located at 2810 - 15 Avenue NE (Appendix 2 and 3), designated Residential – High Density (HD) in the City's Official Community Plan (OCP), zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 and 5), and is currently vacant (site photos attached as Appendix 6).

A Project Outline (Appendix 7) has been submitted to detail the proposal, outlining a development concept featuring nine multi-family buildings, 7 buildings on the R-4 portion and 2 on the R-5 portion of land. Note the maximum height (without amenity bonus) in the R-5 zone is 12 metres (39.4 feet), while the maximum height permitted on R-4 zoned parcels is 10 metres (32.8 feet).

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

South: Single-Family (R-1) parcel, with Multi-Family Residential parcel (R-4) beyond
 North: Road, 15 Avenue, with multi-family residential parcels (P-3 and R-4) beyond
 West: Single-Family (R-1) parcels
 East: Single-Family (R-1) and Multi-Family Residential parcels (R-4)

If rezoned as proposed, prior to development a form and character residential development permit application would be required to address building, site, 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.

OCP POLICY

The subject parcel is designated High Density Residential in the OCP, and is within Residential Development Area A, the highest priority area for development.

While the proposed mix of R-4 Medium Density and R-5 High Density zoning is certainly of higher density than the current R-1 zoning, the inclusion of R-4 zoning is somewhat less dense than envisioned by the High Density land use designation over the entire property. In terms of managing growth, the long-term consequence of developing High Density designated lands at a Medium Density would be future pressure to expand the Urban Containment Boundary. However, the proposed mixed zoning could allow the proposal to better align with OCP Policy 4.4.3, which encourages all growth to be sensitively integrated with neighbouring land uses.

Furthermore, the proposed zoning aligns with the Urban Residential Objectives of Section 8.2 and 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 to meet OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

Additionally, OCP Map 11.2 designates proposed greenways crossing over the subject property (Appendix 7 – see Page 3 of this report for further discussion).

COMMENTS

Ministry of Transportation and Infrastructure

Preliminary approval has been granted.

Engineering Department

While not conditions of rezoning, full municipal services are required, including upgrades to 15 Avenue NE. Comments attached as Appendix 8.

Building Department

No concerns. Building designs proposed are subject to professional design and review.

Fire Department

No Fire Department concerns.

Planning Department

The surrounding neighbourhood has been generally 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 south, the recreation centre and arena, schools (including Okanagan College), as well as the City Centre and hospital further to the west. Continued development, including future roads to support access and circulation, is anticipated to proceed at a similar pace into the future (Appendix 9).

As noted, the Residential – High Density (HD) designation in the City's Official Community Plan (OCP) supports the proposed development scenario. While staff suggest that the multi-family development as proposed aligns with broad OCP policies, staff note that many details have yet to be determined. Specific details regarding building design including heights, and site planning including greenways, the requisite screened refuse/recycling area, fencing and landscaping have not yet been determined.

The maximum residential density permitted under R-5 zoning is 100 dwelling units per hectare of land. As the portion of the subject property proposed to be R-5 is 0.48 hectares in area, the maximum permitted density would be 48 dwelling units assuming: 1) the proposed gross area of the subject parcel; and 2) no density bonus. With an amenity bonus under R-5 zoning, the maximum density is 130 units per hectare, or 62 units on 0.48 hectares, with a 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 concept involving 2 multi-unit buildings, subject to a development permit application.

Table 1 – R-5 Zoning Analysis (0.48 hectare area)

	R-5 Permitted/Required	R-5 with Bonus	Proposed
Density	48 units	62 units	tbd
Height	12 m	15 m	tbd
Parcel Coverage	55 %	70 %	tbd
Setback – north (road)	5 m	5 m	tbd
Setback – east	2.4 m	2.4 m	tbd
Setback – south	5 m	5 m	tbd
Setback - west	2.4 m	2.4 m	tbd
Parking	60	78	tbd
Small Car Spaces	20 % (12)	20 % (15)	tbd

The maximum residential density permitted under R-4 (Medium Density) zoning is 40 dwelling units per hectare of land. As the proposed R-4 portion of the subject property is 0.96 hectares in area, the maximum permitted density under R-4 would be 38 dwelling units assuming: 1) some form of strata development; 2) the present gross areas of the subject parcel; and 3) no density bonus. With an amenity bonus under R-4 zoning, the maximum density is 50 units per hectare, or 48 units on 0.96 hectares, with a height increase to 13 m. The applicant is currently proposing a concept involving 26 units divided between 7 separate buildings (triplex, four-plex, and five-plex buildings), subject to a development permit application.

Table 1 – R-4 Zoning Analysis (0.96 hectare area)

	R-4 Permitted/Required	R-4 with Density Bonus	Proposed
Density	38	48 units	26 units
Height	10 m	13 m	tbd
Parcel Coverage	40 %	55 %	34.5 %
Setback – north (road)	5 m	5 m	5 m
Setback – east	1.8 m	1.8 m	2 m
Setback – south	5 m	5 m	2 m
Setback - west	1.8 m	1.8 m	n/a
Parking	57	72	52 (39 required)
Small Car Spaces	20 % (8)	20 % (14)	15 % (7)

Considering the proposed development concept, the provision of on-site parking appears practical and necessary, as the opportunity for on-street parking at this site relative to the development proposed is very limited. The parking requirements would be addressed at the Development Permit stage.

OCP Map 11.2 proposes greenway connections across this property, while frontage improvements including sidewalk are required. The applicant has included a reference to a pathway in their site plan. Staff emphasize the importance of pedestrian walkways at this location, in proximity to schools to the west and north, as well as commercial lands to the south. Given the need for field work associated with determining appropriate trail alignments and in the absence of any development proposed for the parcel to the west, staff would suggest a right-of-way for a future trail be deferred at this rezoning stage, to be established appropriately as a condition at time of subdivision (stratification).

As previously noted, if rezoned as proposed, a form and character development permit application would be required prior to development and would clarify the inclusion of elements discussed above. 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 to illustrate how the applicant's proposal would address various requirements. Staff have discussed these matters with the applicant and as such, staff

are comfortable with the concept as proposed at this stage, with the expectation that more detailed designs will be forthcoming.

CONCLUSION

The proposed R-4 and R-5 zoning of the subject property 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



0 30 60 120 180 240 Meters



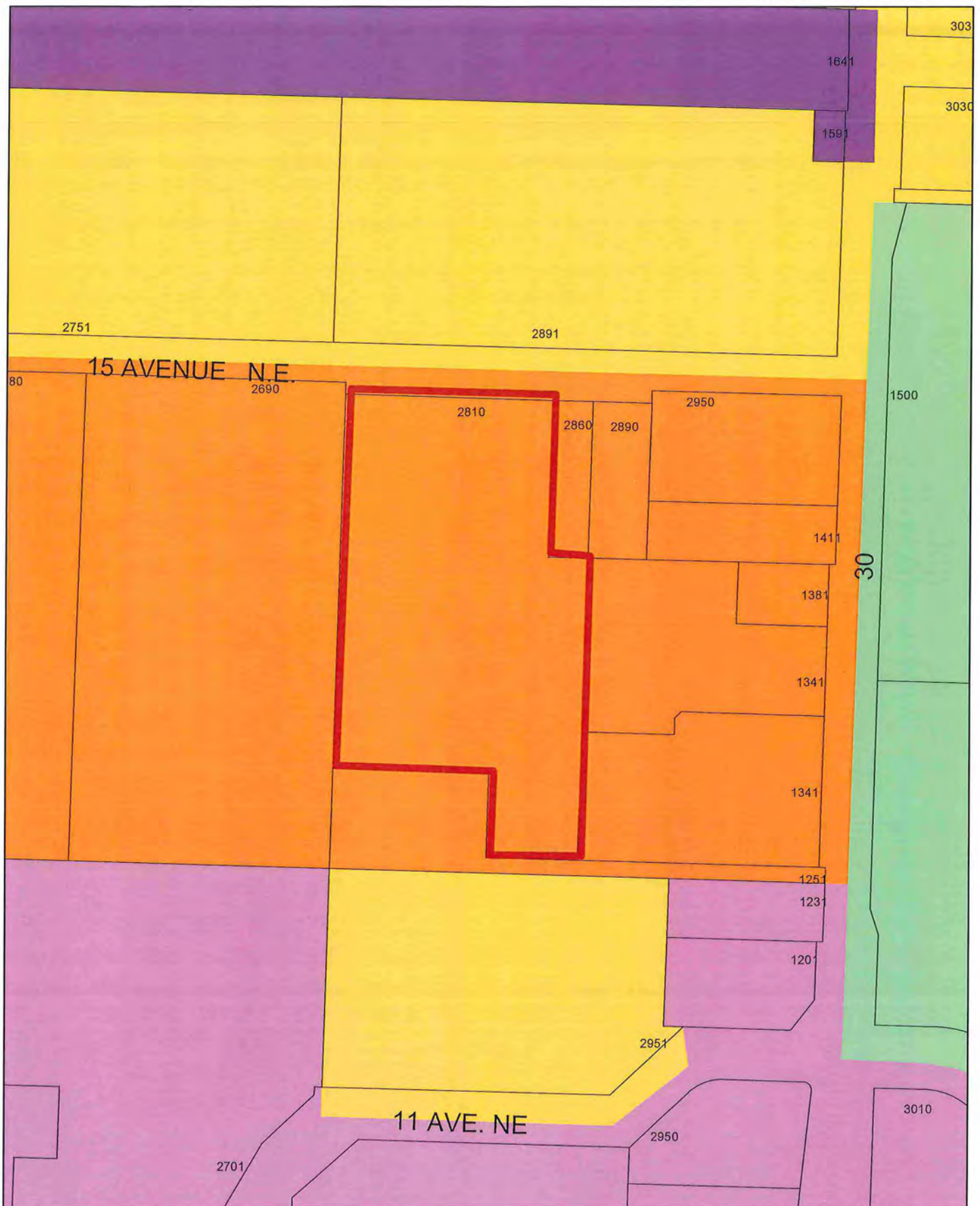
Subject Parcels



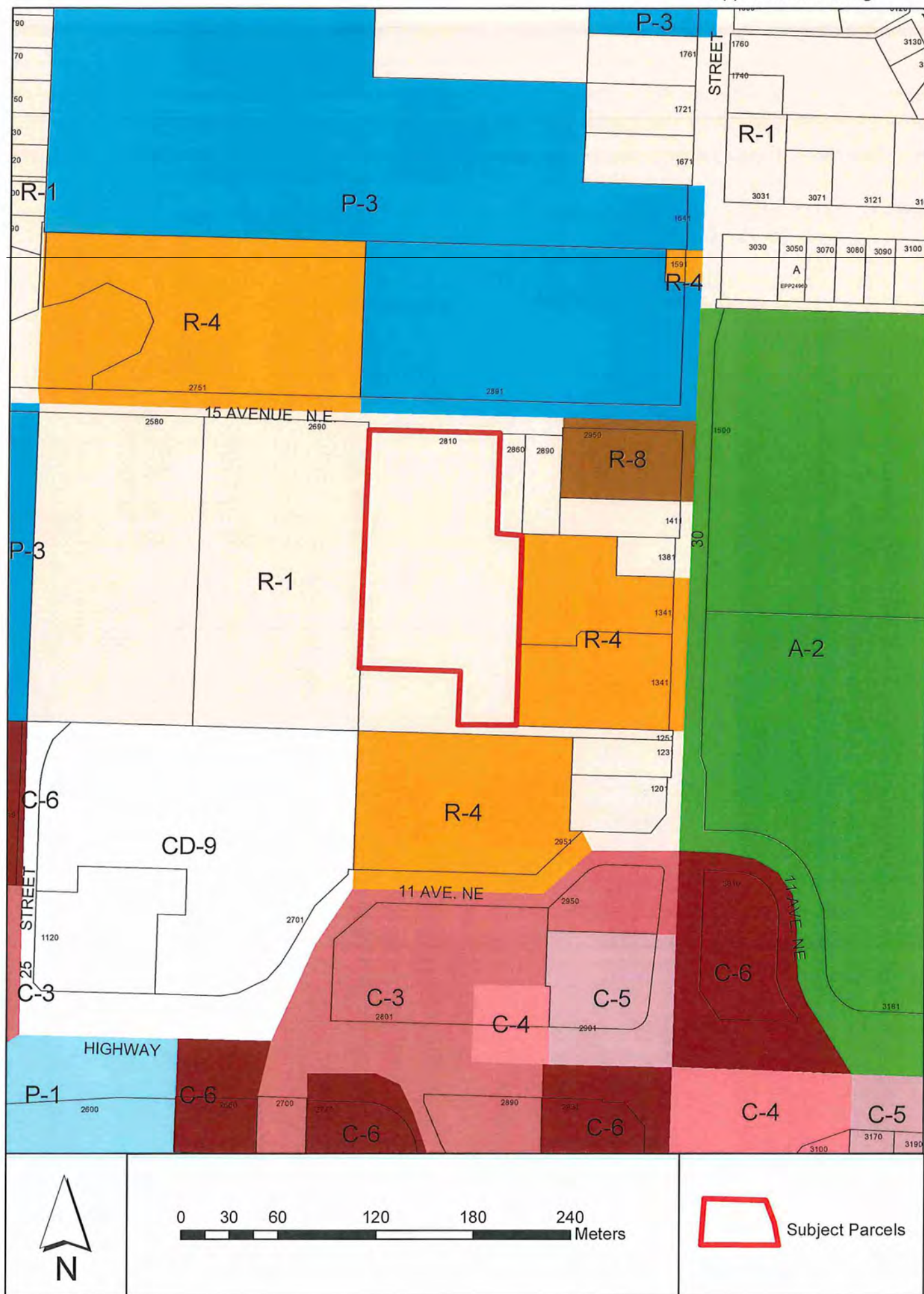
0 12.5 25 50 75 100 Meters



Subject Parcels



	<p>0 5 10 20 30 40 Meters</p> 	<table border="0"> <tr> <td></td> <td>High Density Residential</td> </tr> <tr> <td></td> <td>Medium Density Residential</td> </tr> <tr> <td></td> <td>Highway Service/Tourist Commercial</td> </tr> </table>		High Density Residential		Medium Density Residential		Highway Service/Tourist Commercial	<table border="0"> <tr> <td></td> <td>Acreage Reserve</td> </tr> <tr> <td></td> <td>Institutional</td> </tr> <tr> <td></td> <td>Subject Parcel</td> </tr> </table>		Acreage Reserve		Institutional		Subject Parcel
	High Density Residential														
	Medium Density Residential														
	Highway Service/Tourist Commercial														
	Acreage Reserve														
	Institutional														
	Subject Parcel														



Appendix 6: Site Photos



View west of subject property frontage on 15 Avenue NE.



View east of subject property frontage on 15 Avenue NE.

City of Salmon Arm 2810 2810 15th Ave NE



Project Outline for Rezoning Application



1. Executive Summary

This report outlines the proposed rezoning for a medium/high density residential development, located at 2810 15th Ave NE in Salmon Arm.

The proposed rezoning aligns with the OCP, which identifies the site for high density residential land use. Further, the use of a variety of lot sizes and a range of housing options is expected to create affordable housing and rental housing for local residents, in accordance with the policies and objectives in the OCP.

A preliminary servicing assessment for the proposed development has concluded that servicing will be feasible. Further investigations will be undertaken during detailed design.

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2. Introduction

This report outlines the proposed rezoning of a medium/high density residential development, located at 2810 15th Ave NE in Salmon Arm.

The proposed development has a total area of 1.44 ha (3.56 acres). The legal descriptions and areas of the development parcels are shown in Table 1 below.

Table 1: Development Lots Legal Description and Parcel Area

Legal Description	Parcel Area
Lot 7, Plan B6059	1.44 ha (3.56 acres)

The City of Salmon Arm (CoSA) Official Community Plan (OCP), Agricultural Land Reserve (ALR) and zoning designations are summarized in Table 2.

Table 2: Existing Land use designation

OCP Designation	ALR Designation	Zoning Designation
Residential - High Density	No	Residential 1 (R1) (minimum allowable parcel size 450m2)

The OCP land use designation for the site is for high density residential; however the existing zoning designation permits only low residential R1 housing. The land is not part of the ALR.

Further details of the proposed development are described in this report.

3. Proposed Zoning Amendments

Following consultation with the CoSA, the Ministry of Transportation and Infrastructure (MOTI) and other stakeholders, it is proposed that the property is rezoned to allow an increased density residential development in accordance with the OCP land use designations.

The parcel will be split into a Medium Density Residential Zone and a High Density Residential Zone, each with a maximum development density as displayed in Table 3 below and represented in the scheme plan attached with this report in Appendix 3:

Table 3: Proposed CD Zoning

Proposed Zoning	Zone Area	Maximum Development Density
Zone 1 - Medium Density Residential Zone	0.96 ha (2.37 acres)	40 units/ha (16.2 units /acre)
Zone 2 – High Density Residential	0.48 ha (1.19 acres)	100 units/ha (40.5 units/acre)
Total	1.44 ha (3.56 acres)	

4. Site description

The site slopes from south to north towards 15th Ave NE. A steep ridgeline runs along the north western corner of the property forming a gently sloping, elevated upper platform for the greater south eastern portion of the property. From a preliminary assessment, the average grade for the site is approximately 7% with a maximum grade of approximately 36%.

The site is largely vegetated with established forest, although the southern portion of the site has been cleared and is grassed. No dwellings currently exist onsite.

The Shuswap Lakes Soil Survey¹ broadly indicates the site is a mix of moderately well drained silty clay loam, and well drained silt loam. No on site soil testing has yet been completed.

5. Affordable housing

The development was developed to align with the OCP 'Urban Residential Objectives'² that aims to create diverse housing types and densities in appropriate locations. The proposed residential zone is expected to provide a range of affordable housing and rental housing to help meet the current major supply shortage within Salmon Arm and the Shuswap.

6. Visual character

The development intent is to create an aesthetically pleasing development, including shared and amenity space with suitable landscaping.

7. Parking, Access and Egress

The proposed site access is directly from 15th Ave NE which is accessed directly from a collector road at 30th Ave SE which in turn connects directly to the Trans-Canada Highway. During consultation with MOTI, they advised that they had no initial significant concerns resulting from the proposed development.

Through previous subdivisions of this parcel, the land adjacent to the roadway has previously been dedicated to provide a 20m width roadway along 15th Ave NE.

An important part of the development will be integrating pedestrian routes into the layout design. This is particularly important considering the proximity to local schools and shopping centers. The site plan provided shows preliminary access routes which will be developed further throughout the detailed design process.

¹http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/soil-nutrients/610000-6_soil_mgmt_handbook_okanagan.pdf#Page=33

² Section 8.2. Urban Residential Objectives, Page 53, CoSA OCP 4000

Franklin Engineering Ltd.

A 15m roadway width has been proposed with sufficient width to provide off-street parking. The preliminary site plan utilizes multi-family housing; including double garages throughout the medium density zone. The high density apartments will include underground parking to increase car parking capacity and allow for more efficient land use. Through a preliminary review the proposed development would provide suitable space for parking. The parking requirements will be examined more closely during the development permit process.

8. Servicing

8.1. Water supply

An existing 400mm asbestos cement community water main is located on 15h Ave NE which will provide water supply for the development. It is anticipated that the community water system will provide adequate pressure and volume for the installation of fire protection as required.

8.2. Wastewater

An existing 200mm PVC sanitary main is located on 15th Ave NE. It is anticipated that this should have sufficient capacity for the proposed development.

8.3. Stormwater Management

A stormwater management system will be constructed that provides quality and quantity treatment in accordance with best design practice. An existing 600mm diameter PVC storm main is located on 15th Ave NE. It is anticipated that this will have capacity for pre-development flow rates.

9. Conclusions

This report described the proposed rezoning of 1.44 ha of R1 land, into a Medium Density (R4) and High Density (R5) Zone. The proposed rezoning of the land is in accordance with the high density residential land use designation in the OCP and aims to provide affordable housing options suitable for this location. Through consultation with the City of Salmon Arm Development Services staff, it has been established that proposed development aligns with their preferred land use for the area.

A preliminary assessment shows that the existing municipal services on 15th Ave NE should be suitable to service the proposed development.

Further details of the proposed development will be provided with the development permit application.

Appendix 1: Preliminary Site Plan

15th AVE NE

R4 TRIPLEX (DOUBLE GARAGE)
3 ● 8.5MX14M(28FT X 46FT)

R4 FOUR-PLEX (DOUBLE GARAGE)
4 ● 8.5MX14M(28FT X 46FT)

7.30

R4 TRIPLEX (DOUBLE GARAGE)
3 ● 8.5MX14M(28FT X 46FT)

R4 FOUR-PLEX (DOUBLE GARAGE)
4 ● 8.5MX14M(28FT X 46FT)

R4 FOUR-PLEX (DOUBLE GARAGE)
4 ● 8.5MX14M(28FT X 46FT)

R4 TRIPLEX (DOUBLE GARAGE)
3 ● 8.5MX14M(28FT X 46FT)

R4 FIVE-PLEX (DOUBLE GARAGE)
5 ● 8.5MX14M(28FT X 46FT)

R4
R5

PATHWAY

R5 APARTMENT
37.5M X 26M(123FT X 85FT)
W/ UNDERGROUND PARKING

PLAN B6059

PARKING RAMP

PARKING RAMP

R5 APARTMENT
37.5M X 26M(123FT X 85FT)
W/ UNDERGROUND PARKING

PLAN 9125

A

B

KAP84499

KAP84



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

TO: Kevin Pearson, Director of Development Services
 DATE: 21 August, 2017
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: **Carmen Jarvis**, 298 Channel Ridge Drive, Saltspring Island, BC V8K 1G6
 APPLICANT/AGENT: **Franklin Engineering Ltd.** / Sean Husband, 420A – 4 Street NE,
 Salmon Arm, BC V1E 4R5
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1105E**
 LEGAL: Parcel A (Plan B6059) of Lot 7, Section 24, Township 20, Range 10,
 W6M, KDYD, Plan 1327, Except Plans 9125, KAP46137 & KAP84896
 CIVIC: **2810 – 15 Avenue NE**

Further to your referral dated August 2, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for the rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages. These comments are generalized; more specific servicing requirements will be identified at a future stage:**

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. Development properties to be serviced completely by underground electrical and telecommunications wiring.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City of Salmon 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

ZONING AMENDMENT APPLICATION FILE NO. ZON-1105E

21 August, 2017

Page 2

7. 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. The applicant will be required to submit for City review and approval an engineered design (plan/profile) for any off-site improvements or works within City owned lands. Design must be prepared and submitted by a qualified professional engineer. Refer to the sections below for more information. The applicant is requested to contact the Engineering Department should additional information be required. Securities equal to 125% of the estimated off-site servicing costs will be required as a condition of development.

Roads/Access:

1. 15 Ave NE on the subject property's north boundary is designated as an Urban Local Road, requiring a road right of way dedication of 20.0 meters (10.0 meters on either side of road centerline). Based on review of existing records, no road dedication is required (to be confirmed by BCLS).

15 Ave NE is currently constructed to an interim Urban Local Road standard. Upgrading to the Urban Local Road Standard (RD-2) will be required. Upgrades may include, but are not limited to sidewalk, boulevard, curb and gutter, streetlights and road drainage.

2. Internal roadways are recommended to be a minimum of 7.3m measured from face of curb (per City standard RD-12). Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

Water:

1. The site fronts a 400mm watermain (Zone 2) on 15 Ave NE on the north property line. No upgrades are anticipated at this time.
2. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012). However, the subject property climbs by 10m from the north to the south and the developer's engineer should give due consideration to water pressure on multi-story dwellings on the southern half of the property. Depending on the height of these properties, available water pressure may fall below 40psi at higher levels.
3. Fire protection requirements to be confirmed with the Building and Fire Departments.
4. Fire Hydrant spacing is insufficient; developer is responsible for installing hydrants as needed to meet the spacing requirements.

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5. 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 the owner/developers cost.
6. 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.
7. Records indicate that the subject property is currently un-serviced. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

Sanitary Sewer:

1. The site fronts a 200mm diameter sanitary main on 15 Ave NE. No upgrades are anticipated at this time.
2. Property to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Records indicate that the existing lot is currently un-serviced. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

Drainage:

1. The site fronts a 600mm diameter storm main on 15 Ave NE. No upgrades are anticipated at this time.
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.
3. Subject to item 2, the proposed lots may be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Records indicate that the existing lot is currently un-serviced. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

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Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation and Site Drainage) and Category B (Pavement Structural Design) is required.



Chris Moore
Engineering Assistant



Rob Nieuwenhuizen, ASCT
Director of Engineering and Public Works



City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: September 26, 2017

SUBJECT: Proposed Road Closure and Disposal – Part of 11 Avenue NE and 20 Street NE
 Proposed Sale of Municipal Property: Portion of 11 Avenue NE (Plans 1327, B6229, KAP45014 and KAP48555) and a Portion of 20 Street NE (Plans 1327, B6229 and KAP48555), Section 24, Township 20, Range 10, W6M, KDYD
 Applicant: 1097792 BC Ltd., Parmjit Chahal

MOTION FOR CONSIDERATION

THAT: City of Salmon Arm Highway Closure Bylaw No. 4189 proceed to first, second and third readings;

AND THAT: Authorization be granted for the sale of Closed Road, a Portion of 11 Avenue NE (Plans 1327, B6229, KAP45014 and KAP48555) and a Portion of 20 Street NE (Plans 1327, B6229 and KAP48555), Section 24, Township 20, Range 10, W6M, KDYD, as shown on APPENDIX 1, to 1097792 BC Ltd. for the sum of \$ 40,000.00;

AND THAT: Final Reading of City of Salmon Arm Highway Closure Bylaw No. 4189 and the sale of the above noted lands be subject to the following:

1. Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter and Policy 3.16 (Notification);
2. The subject lands being consolidated with Lot 2, Plan 14376 and Lot 1, Plan KAP64666 congruently with the proposed subdivision;
3. Registration of a statutory right of way, as shown in APPENDIX 2, for the protection of City utility mains;
4. Registration of a statutory right of way, as required by Fortis BC, for protection of the existing gas main;
5. Registration of a statutory right of way, as required by BC Hydro, for the protection of existing infrastructure;
6. All associated costs being the responsibility of 1097792 BC Ltd.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The identified area in the Motion for Consideration is adjacent to 1141 – 11 Avenue NE and 1181 – 20 Street NE which is currently under application for subdivision. The purpose of the road closure and disposition is to incorporate the currently dedicated, unconstructed piece of road into the two properties and future development. A location map, orthophoto and copy of Bylaw No. 4189 are attached as APPENDICES 1, 2 and 3 respectively.

BACKGROUND

The area identified area for the road closure and disposition is 0.165 ha (0.4 acres) in size on the west side of the intersection of 11 Avenue NE and 20 Street NE. The area is currently unconstructed and not required for future road construction. The proposed closure was requested by the adjoining property owners 109772 BC Ltd., Parmjit Chahal and will be consolidated into the adjacent parcels to the west. This land will then be incorporated into a proposed strata development.

Based on an appraisal provided by Cosh Property Appraisals the proposed portion of road to be closed has a value of \$40,000.00. Council agreed in principle to the sale price and the applicants' proposal subject to the road closure bylaw, referral to outside agencies, public notification, approval under the Contaminated Sites regulations, and the applicant being responsible for all associated costs.

COMMENTS

Staff and outside agencies have reviewed the proposal and provide the following:

Ministry of Transportation & Infrastructure

No concerns. Preliminary Approval granted.

BC Hydro

BC Hydro has existing infrastructure within the area of proposed road closure. Registration of a statutory right of way will be required.

FortisBC

FortisBC has an existing gas main within the area of proposed road closure. Registration of a statutory right of way will be required.

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

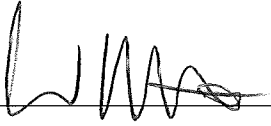
No concerns, subject to registration of statutory right of way for protection of City utility mains.

Planning Department

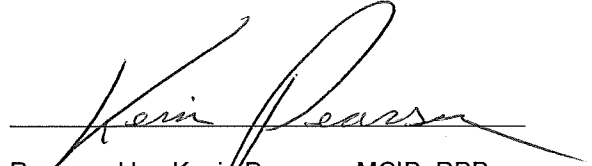
Staff are in support of the road closure and disposition as proposed for the following reasons:

1. The dedicated road is not required for future road networks plans. Enough dedication will be maintained for future ultimate road widths and intersection.

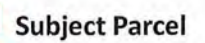
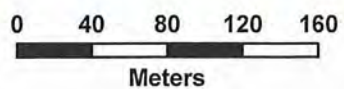
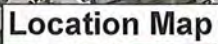
2. Staff is of the opinion that the proposal will benefit the adjoining development and provide a use for a vacant piece of unused City property.
3. The assessed value of the land will provide fair compensation to the City and has been confirmed through third party appraisal.

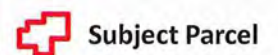


Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



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





CITY OF SALMON ARM

BYLAW NO. 4189

Being a Bylaw to Close to Traffic, Remove the Dedication as Highway and Dispose of a Portion of 11th Avenue NE (Plans 1327, B6229, KAP45014 and KAP48555) and a Portion of 20th Street NE (Plans 1327, B6229 and KAP48555) Section 24, Township 20 Range 10, W6M, KDYD

WHEREAS, pursuant to Section 40 of the Community Charter, SBC, 2003 Chapter 26, and amendments thereto, Council may, by bylaw, close a portion of highway to traffic and remove the dedication of a highway, if prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and posts the notice in public notice posting place, and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Provincial Government's right of resumption under Section 35(8) of the Community Charter, SBC, 2003, Chapter 26 and amendments thereto, in relation to a highway or portion of a highway that was vested in a municipality pursuant to Section 35(1) of this Act, is cancelled if the Corporate Officer of the municipality files with the Land Title Office a statement certifying that the highway closure and removal of dedication complies with the Regulation of the Minister of Transportation B.C. Regulation 245/2004 (June 4, 2004) as amended by B.C. Regulation 18/2008 (January 25, 2005), made under the authority of the Community Charter, Section 35(10)(b);

AND WHEREAS the Council deems it expedient to close to traffic, remove the dedication of highway and dispose of that portion of Road, comprising 0.165 hectares dedicated at the Kamloops Land Title Office by (Plans 1327, B6229, KAP45014 and KAP48555) Section 24, Township 20, Range 10, W6M, KDYD and by (Plans 1327, B6229 and KAP48555) Section 24, Township 20, Range 10, W6M, KDYD which is shown outlined in bold black ("Closed Road") on the Reference Plan prepared by Browne Johnson Land Surveyors, on July 25, 2017 a reduced copy of which is attached hereto (the "Plan");

AND WHEREAS notices of the Council's intention to close the portion of highway to traffic, to remove its dedication as highway, and to dispose of it were published in a newspaper and posted in the public notice posting place;

AND WHEREAS the Council does not consider that the closure of the portion of highway will affect the transmission or distribution facilities or works of utility operators;

AND WHEREAS the disposition of Closed Road will be to 1097792 BC Ltd.;

NOW THEREFORE, the Council of the City of Salmon Arm, Province of British Columbia in open meeting assembled hereby enacts as follows:

1. Attached to this Bylaw, as Schedule "A" and forming part of this Bylaw is a reduced copy of the Reference Plan (the "Plan").
2. The City of Salmon Arm is hereby authorized to dispose of and convey the Closed Road to 1097792 BC Ltd.
3. The City of Salmon Arm hereby authorizes the closure to traffic and removal of the highway dedication of that portion of Road, comprising 0.165 hectares dedicated at the Kamloops Land title Office by (Plans 1327, B6229, KAP45014 and KAP48555) Section 24, Township 20, Range 10, W6M, KDYD and by (Plans 1327, B6229 and KAP48555) Section 24, Township 20, Range 10, W6M, KDYD which is shown outlined in bold black ("Closed Road") on the Plan.
4. On deposit of the Plan and all other applicable documentation for the removal of the highway dedication, in the Kamloops Land Title Office, the highway dedication of that portion of the road is cancelled.
5. The Mayor and Corporate Officer are hereby authorized to execute such conveyances, deeds, maps, plans, receipts and documents on behalf of the City of Salmon Arm as may be necessary for the purposes aforesaid and to affix the Corporate Seal of the City of Salmon Arm thereto.
6. The Council shall, before adopting this Bylaw, cause public notice of its intention to do so to be given by advertisement once each week for two consecutive weeks in a newspaper published or circulated in the City of Salmon Arm, and has provided an opportunity for persons who consider they are affected by the closure and disposition of the Closed Road to make representations to Council.

SEVERABILITY

7. If any part, section, sub-section, clause, or sub-clause of this bylaw for any reason is held to be invalid by the decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remaining portions of this bylaw.

ENACTMENTS

8. Any enactments referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time.

EFFECTIVE DATE

9. This bylaw shall come into full force and effect upon adoption of same.

CITATION

11. This Bylaw may be cited for all purposes as the "City of Salmon Arm Highway Closure Bylaw No. 4189".

READ A FIRST TIME THIS DAY OF 2017

READ A SECOND TIME THIS DAY OF 2017

READ A THIRD TIME THIS DAY OF 2017

APPROVED PURSUANT TO SECTION 41 (3) OF THE COMMUNITY CHARTER ON
THE DAY OF , 2017

For Minister of Transportation and Infrastructure

PUBLIC NOTICE OF INTENTION TO PROCEED ADVERTISED IN THE SALMON ARM
OBSERVER ON THE DAY OF , 2017 AND THE DAY OF , 2017.

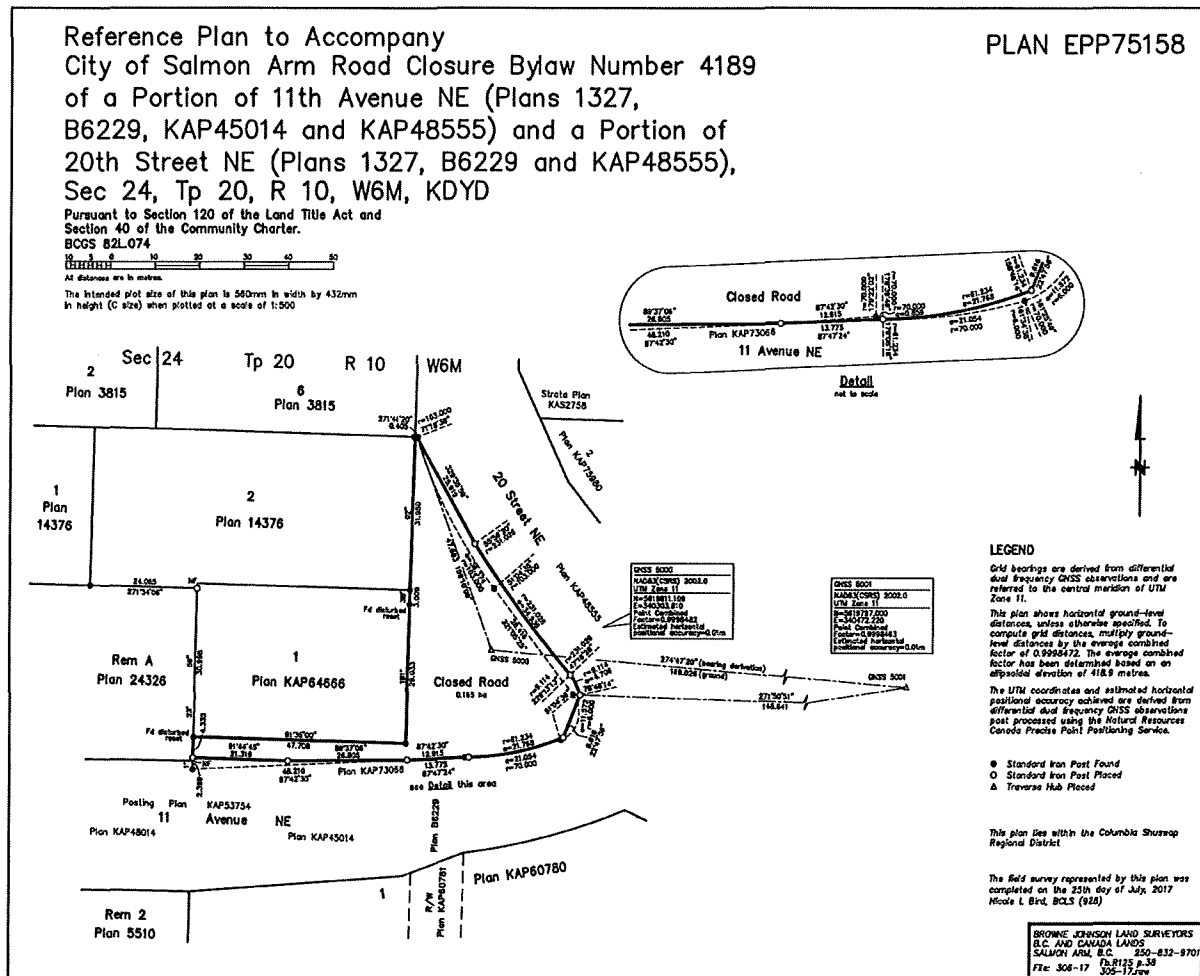
PUBLIC INPUT PROVIDED ON THIS DAY OF 2017

ADOPTED BY COUNCIL THIS DAY OF 2017

MAYOR

CORPORATE OFFICER

SCHEDULE A



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