



AGENDA

**City of Salmon Arm
Development and Planning Services
Committee**

**Monday, June 21, 2021
8:00 a.m.
By Electronic Means**

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 - 42	1.	Development Permit Application No. DP-431 [Guenther, K.; 1141 18 Street NE; 30 unit - Medium Density Residential]
43 - 58	2.	Development Variance Permit Application No. VP-528 [Burgi, M. & S.; 2891 25 Avenue NE; Servicing]
59 - 78	3.	Official Community Plan Amendment Application No. OCP4000-46 [Passey, B. & T.; 3381 10 Avenue SE; LR to MR]
	4.	Zoning Amendment Application No. ZON-1203 [Passey, B. & T.; 3381 10 Avenue SE; R-1 to R-4] <i>[See Item 5.3 for Staff Report]</i>
79 - 96	5.	Zoning Amendment Application No. ZON-1204 [Allard, D. & Wong, L./Browne Johnson Land Surveyors; 2190 - 6 Avenue NE; R-1 to R-4]
97 - 104	6.	Zoning Amendment Application No. ZON-1212 [Melzer, J. & B./Whitstone Developments Ltd.; 4930 70 Avenue NE; R-1 to R-8]
	6.	PRESENTATIONS
	7.	FOR INFORMATION
	8.	CORRESPONDENCE
	9.	ADJOURNMENT

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TO: His Worship Mayor Harrison and Members of Council

DATE: June 15, 2021

SUBJECT: Development Permit Application No. DP-431 (30 Unit - Medium Density Residential)

Legal: Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 Except Plan KAP54560

Civic: 1141 – 18 Street NE

Applicant: Guenther, K.

STAFF RECOMMENDATION

THAT: Development Permit No. 431 be authorized for issuance for Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1978 Except Plan KAP54560 (1141 – 18 Street NE) in accordance with the attached drawings (Schedule A);

AND THAT: Development Permit No. 431 vary Zoning Bylaw No. 2303 as follows:

1. Section 4.12.1(a) – maximum permitted height of a retaining wall, 2 m increased to 5.3 m;
2. Section 9.4 – Maximum Height of Principal Buildings, 10 m increased to 12.1 m;
3. Section 9.9.1 – Minimum Setback of Principal Buildings, Front Parcel Line, 5 m reduced to 3 m; and
4. Section 9.9.4 – Minimum Setback of Principal Buildings, Exterior Parcel Line, 5 m reduced to 3 m;

AND THAT: Development Permit No. 431 vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. waive the 4.0 metres (13.1 feet) width-of-laneway dedication in exchange for registration of a Road Reserve Covenant at time of subdivision;

AND FURTHER THAT: Issuance of Development Permit No. 431 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

PROPOSAL

The subject parcel is located at 1141 – 18 Street NE (Appendix 1 and 2). It is designated Residential – Medium Density (MD) in the City's Official Community Plan (OCP), zoned R-4 (Medium Density Residential) in the Zoning Bylaw (Appendix 3 and 4), and currently contains an existing single family dwelling (site photos attached as Appendix 5).

This application is to permit a new 30-unit residential development in the form of 10 multi-family buildings (4 fourplex, 2 triplex, and 4 duplex buildings) as shown on the site plans and building elevations attached as Schedule A (Appendix 6).

BACKGROUND

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential, with Institutional and Commercial zones (Appendix 4). The subject property has been under the consideration of Council recently, with a zoning application (R-1 Single Family Residential Zone to R-4 Medium Density Zone) approved in Spring 2020.

The subject property under consideration is 0.87 hectares. Under the Medium Density R-4 zoning, 34 dwelling units would be permitted (30 are proposed).

The proposed buildings are a contemporary style with varied rooflines, comprised of four 4-plexes, two triplexes, and four duplex buildings situated at various elevations (due to the sloping site) along a t-shaped access route. While 45 parking spaces are required (1.5 spaces per unit), a total of 84 are proposed.

The variances requested are partially site/design related, they are also attributable to the manner in which the City's bylaws apply to building and retaining wall heights on sloping terrain.

COMMENTS

Building Department

No concerns. Known soil conditions and steep slopes will require geotechnical review at BP stage.

Engineering Department

Comments attached (Appendix 7).

Design Review Panel

With the proposal for a multi-family medium density residential development, the application was referred to the Design Review Panel (DRP) for review. The DRP was supportive of the proposal as presented including the requested variances, with 4 out of the 5 DRP members recommending support. There was support for the housing options and the form and character of the buildings, but concerns noted related to the retaining wall, amount of greenspace / landscaping, preservation of vegetation, and impervious surfaces. No specific changes were suggested.

Planning Department

The surrounding neighbourhood has been undergoing slow development and redevelopment 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 underpass.

The subject parcel is located in an area well-suited for higher density residential development featuring developed sidewalks, greenways, bike and transit routes, within close walking distance of the uptown commercial node to the east, the recreation centre and arena, schools including Okanagan College, as well as the City Centre and hospital approximately 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, which suggest characteristics under the categories of *siting and building, landscape and screening*, as well as *access, circulation and parking area* guidelines.

OCP Guidelines - Siting and Building

The applicant is proposing a 30-unit residential development in the form of ten buildings: four 4-plexes, two triplexes, and four duplex buildings. The buildings are situated along a t-shaped access lane, providing views of the Salmon Arm Bay and Mt Ida, with the separate buildings allowing for varied articulation across the site, greenspace between buildings, and a reduced overall massing as opposed to a larger single building. The building designs are a modern style with facade and roofline variations. The building forms are largely complimentary to existing residential development in the area.

OCP Residential Development Permit Area policy 8.4.10 encourages breaking up building massing, while policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, all of which staff feel is well achieved by the proposed building designs. The varied building types, articulation of the facades and rooflines limit related impacts, and the varied materials offer visual interest. As such, staff feel the design achieves the intent of the guidelines outlined in the OCP. Staff note that the DRP was supportive of the building designs.

OCP Guidelines - Landscape and Screening

The landscape plan prescribes a range of trees and shrubs for screening along the parcel lines, between buildings, and around the refuse area, as well as decorative ground cover, which staff view as meeting OCP guidelines. Staff note the articular concentration of planting proposed along the retaining wall at the northwest corner of the subject parcel, which serves to soften the visual impact of the structure.

OCP Guidelines – Access, Circulation and Parking Area

The subject property has 2-way vehicle access along a t-shaped lane proposed via 18 Street NE to the east. The lane and parking spaces are all internal to the site. The 84 parking spaces as proposed exceeds the 45 required (1.5 parking spaces per dwelling unit) as specified by the Zoning Bylaw. Two guest parking spaces are identified on the site plan, 26 of the 30 units have 2-car garages, while 13 units have an additional 2 driveway stalls. Given the very limited street parking at this location, staff feels this additional parking proposed will be necessary. Staff view the proposal as meeting OCP guidelines.

Table 1 – R-5 Zoning Analysis (0.046 hectare area)

	R-4 Permitted/Required	R-4 with Bonus	Proposed
Density	34 units	43 units	30 units
Height	10 m	13 m	12.1 m
Parcel Coverage	55 %	70 %	45.2%
Setback – front	5 m	5 m	3 m
Setback – exterior side	5 m	5 m	3 m / 5 m
Setback – interior side	1.8 m	1.8 m	5.8 / 1.8 m
Setback – rear	5 m	5 m	5 m
Parking	45	64.5	84

Zoning - Density

The maximum residential density permitted under R-4 zoning is 40 dwelling units per hectare of land. The resulting maximum density permitted is 34 units based on the area (0.87 hectares) of the subject parcel. With a density bonus under R-4 zoning for the provision of rental units, the maximum number of units can be increased to 50 units per hectare, or 43 units on the subject parcel (minimum residential density permitted under R-4 zoning is a single family dwelling). 30 units are proposed.

Zoning - Retaining Wall Height

The applicant is requesting a Zoning Bylaw variance to increase the maximum height of a retaining wall from the maximum of 2 m in a rear and interior side yard within the residential zone to a proposed height of 5.3 m. The purpose of the retaining wall is to raise the original grade to address the onsite topography at the northwest corner of the parcel.

The steep sloping terrain provides a reasonable rationale for some form of retaining wall to create level yard areas across this development, and is a common approach for residential developments in Salmon Arm. Considering the steep slopes present, the relatively small area of exposed wall at the northwest corner, and the siting of the buildings back from the top of the retaining wall and inclusion of landscaping to improve the aesthetics, Staff support this requested variance.

Zoning – Maximum Building Height

The Zoning Bylaw defines building height as calculated from the lowest average grade to the highest point of any rooftop of a building. This can present some challenges on sites with more varied topography. The subject property has a significant cross slope, particularly along the portion of land

featuring the proposed 4-plex buildings, with the siting of the buildings separated by grade. For clarity, the proposed building heights are as follows:

	Permitted Height	Requested Unit Height	Requested Maximum Height
4-Plex 1	10 m / 32.8 feet	12.1 m / 39'6" feet 8 m / 26'1" feet	12.1 m / 39'6" feet
4-Plex 2	10 m / 32.8 feet	9.3 m / 30'7" feet 8.1 m / 26'7" feet	9.3 m / 30'7" feet
Triplex	10 m / 32.8 feet	9.4 m / 30'8" feet	9.4 m / 30'8" feet
Duplex	10 m / 32.8 feet	8.6 m / 28'1" feet	8.6 m / 28'1" feet

With the exception of "4-Plex Type 1 Building A" all of the proposed buildings are below the maximum permitted height (10 m). The "4-Plex Type 1 Building A" is proposed to be sited lengthwise across a portion of the property with significant elevation change and is thus most affected by the Zoning Bylaw definition of building height, from the lowest average grade to the highest point of any roof top of the building. As such, the corresponding highest proposed building height is 12.1 m.

Staff note that only a single building exceeds the permitted height, and only a portion of the roof of this building extends to the requested maximum height, with the varied roofline mitigating the related impacts of the building height to some extent. As shown on the drawings, the building would appear as 2 levels on one side and 3 levels on the opposite side, which is a common residential design on sites with varied topography.

Under the Zoning Bylaw regulations, the permitted maximum permitted height is 10 m, which may be increased to 13 m with an amenity provision. Considering this, the proposed maximum 12.1 m building height is within the range of height permitted in the R-4 zone. Considering the applicable regulations, the site topography and building design, staff view the associated height variance request as shown in Schedule A as reasonable.

Zoning and Subdivision and Development Servicing Bylaw – Setbacks and Laneway

The applicant has requested setback variances to the front and exterior side parcel lines, as well as a request to reduce the laneway dedication along the northeast parcel line. Setback regulations on corner parcels enable adequate separation between buildings sited adjacent to streets for aesthetic, privacy, view preservation and traffic safety reasons. Due to the size and shape of the parcel, the position of the requested setback variances, existing topography and the large boulevard area at this particular site, the requested variances will not impact City utilities, pose any traffic safety or BC Building Code concerns, or restrict future development on neighbouring lots. The rationale for these requests is to provide additional spacing between the various buildings on the site.

Front Parcel Line– The requested reduction to the exterior side parcel line setback requirement from 5 m to 3 m affects the buildings along the east parcel line as shown in Schedule A, and is an effort to increase the spacing between buildings. Articulation between the buildings is a goal of the OCP guidelines, and the increased distance between buildings should serve to limit the impact of the development on adjacent parcels. Staff have no concerns with this request.

Exterior Side Parcel Line – The requested reduction to the exterior side parcel line setback requirement from 5 m to 3 m affects a relatively minor portion of 3 of the buildings at the southwest of the property, and is in part a response to the irregular parcel line, as well as serving to increase the spacing between buildings. As previously noted the articulation between the buildings is a goal of the OCP guidelines, and the increased spacing between buildings should serve to limit the impact of the development on adjacent parcels. Staff have no concerns with this request.

Laneway Dedication - The proposal involves a request to reduce the required 4 m dedication to the width of the lane along the northeast parcel line. The future widening of the lane is somewhat unlikely with the laneway only currently serving as a private driveway. Further more, the City has no current operational need for the laneway which serves as a private driveway panhandle, however there is future development potential supported by the Medium Density Land Use designation and the existing City right-of-way

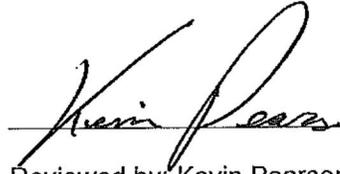
(laneway). Staff have recommended the option of a Road Reserve Covenant to address the dedication requirement, as it offers some flexibility for current use up until such time that the area may be needed for a future road (if ever). It is the opinion of staff that this proposed variance will not unreasonably limit existing or potential development in the area.

CONCLUSION

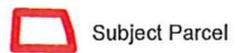
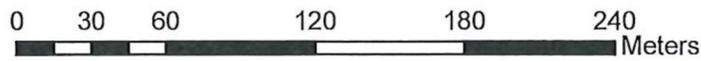
Staff recommends approval of Development Permit No. 431 and the associated variances.

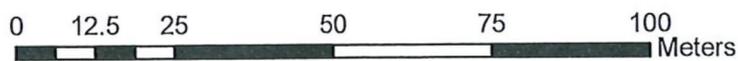
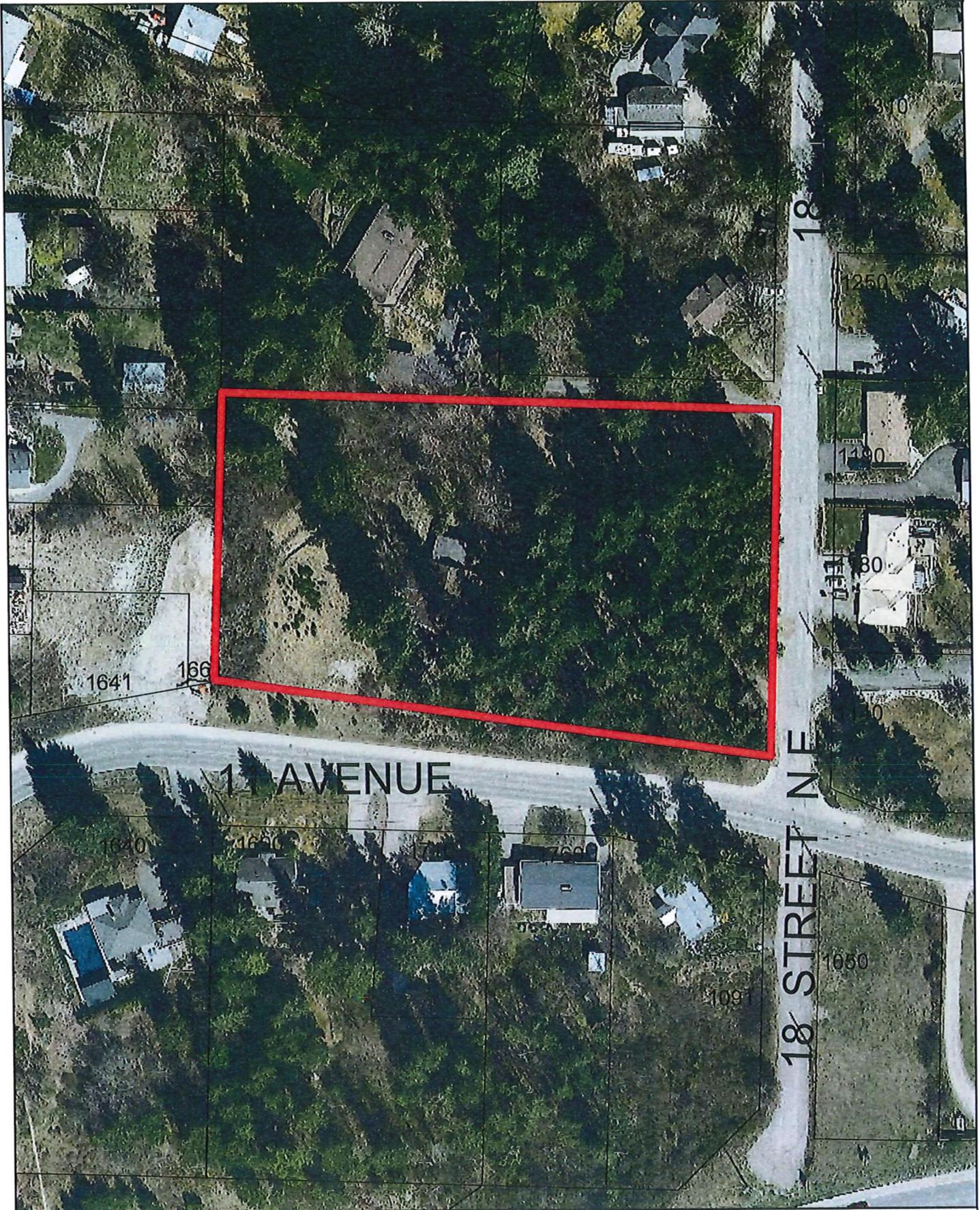


Prepared by: Chris Larson, MCIP, RPP
Senior Planner

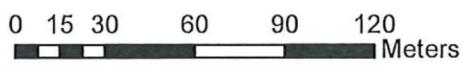
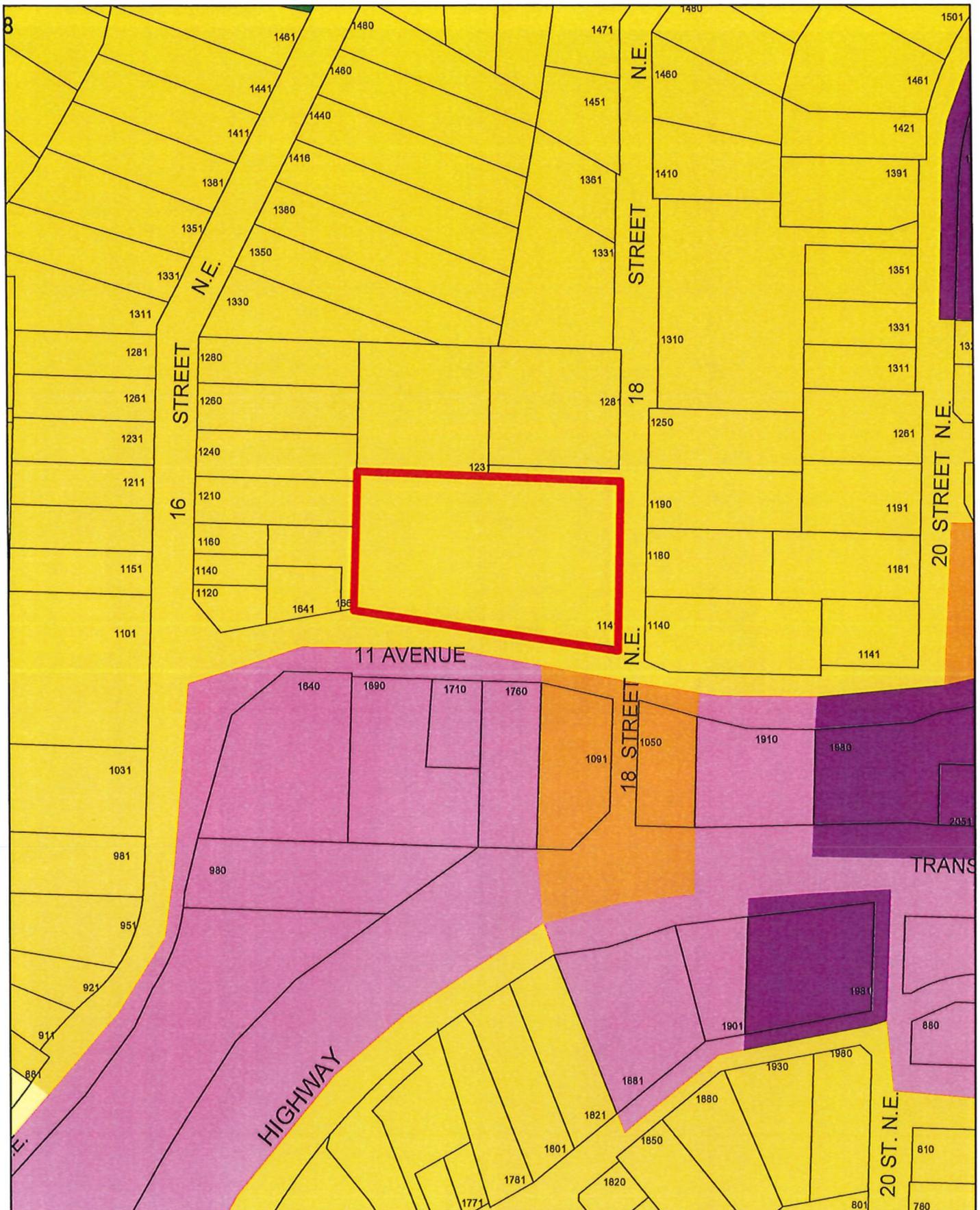


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services





 Subject Parcel



Subject Parcel



Institutional



Commercial - Highway S/T



Residential Medium Density



Residential High Density



View north down 18 Street NE with subject property on left.



View of subject parcel northwest along 11 Avenue NE.



View northeast on 11 Avenue NE, showing adjacent development and existing dwelling at center.



MARC A. LAMERTON, Principal
 Architect AIBC
 B.A., M.Arch., LEED AP

April 08, 2021
 (Revised June 7, 2021)

To: *City of Salmon Arm
 Development Services Department
 Box 40, 500 – 2nd Avenue N.E.
 Salmon Arm, BC, V1E 4N2*

Re: *Development Permit Application - Design Rationale for Proposed Residential Development (Ridge View)
 - Located at 1141 – 18th Street NE, Salmon Arm, BC*

GENERAL PROJECT DESCRIPTION

The proposed development at the above noted address involves the construction of 30 dwelling units, contained within 4 Townhome (4-Plex), 2 Triplex, and 4 Duplex buildings. The site is designated for Medium Density Residential in Salmon Arm's *Official Community Plan*, and is in the proximity of the uptown commercial area, schools, the recreation center, arena, and Okanagan College.

The subject property is 0.873 hectares (2.16 acres) in size and has been recently re-zoned to a R-4 (Medium Density Residential) Zone. The existing topography of the site will be re-graded to roughly match the slope of 11th Avenue NE, which will involve a certain amount of cutting & filling to create level building platforms for the structures. A retaining wall will be needed along the west property line and a portion of the north property line in order to accommodate the transition to existing adjacent grades. By lowering the grade of the property overall, these wall heights will be kept to a minimum, however, the section of wall in the northwest corner of the property will reach approximately 5.25m in height and will require a Development Variance (see 'Requested Variances', below).

As noted on the architectural Site Plan (A1.1) and civil Grading Plan (101), the project is proposing a single vehicle access point from 18th Street NE, with a main east-west drive aisle that ties into a secondary north-south drive aisle. This was determined as the most straightforward strategy for interior roads that provides efficient access to the dwelling units, accounts for the property slope, and accommodates for the project servicing requirements.

DESIGN APPROACH

The general approach for the project design is intended to reflect the City of Salmon Arm design guidelines for residential Development Permit zones, keeping in mind the existing context of dwellings to the north and the transition of uses currently taking place along the south side of 11th Avenue NE. The buildings use a simple deployment of cladding materials – largely cement fiberboard siding, in two different patterns – with a neutral, light colour palette. Accents in a darker (espresso & charcoal) colour include fascia, roofing, garage doors, timber structure, and wood-clad elements.

Landscaping is proposed as per the OCP guidelines, with emphasis on providing an appealing street frontage and planting around the project entrance, at the intersection of 11th Avenue NE & 18th Street NE, and in between buildings. Solid, white fencing – 4' high – is proposed around the property perimeter. The principals for 'Fire Smart' landscaping are kept in mind by careful plant & tree selection and minimizing planting within 1.5m of structures. The areas at the rear of the buildings indicated as 'Unit Landscaping' will be finished in lawn, but will be adaptable for Owners to add gardens or flower beds. The Developer has also included some provisions for landscape areas that will be suitable for snow storage during the winter months.

REQUESTED VARIANCES

The proposed development is requesting some Variances from the City of Salmon Arm Zoning Bylaw and Subdivision & Servicing Bylaw, as outlined below:

1) Item 4.12 of the Zoning Bylaw restricts retaining wall structures constructed on properties to 2.0m in height. In many cases in Salmon Arm there is a challenge in creating level areas on sloping sites, and retaining walls can often exceed this height. On the subject property, the existing grade in the northwest corner drops off more steeply than the remainder of the site. In order to create any kind of level area there, the retaining wall reaches a maximum of 5.25m in the corner, then either tapers or steps down as the wall extends approximately 30m along the north property line and along the west property line. (Refer to Civil drawing 103 for a diagram of the wall elevation. The plan view of the wall is shown on Civil drawing 101 and Architectural drawing A1.1).

All effort was made to minimize the height of this wall as much as possible by providing a maximum slope of 8.5% for the project's east-west drive aisle and by providing walk-out basement levels with high (10') ceilings for the Townhome 'Type 1' buildings at the west edge of the development.

The Developer is planning to use retaining wall blocks with a special form to produce a textured, stone-like appearance, with more detail and character than the typical industrial blocks often used for walls of this type.

2) Item 9.4 limits the height of principal buildings in the R-4 Zone to 10.0m (32.8ft). Building height is calculated from the average existing grade along the lowest side of the proposed structure. When existing grade has to be raised in order to create level building platforms, requests for height Variances are common for any structures over 2 storeys (or with steeply pitched roofs).

In this particular case, because of the raising of grade in the northwest corner of the property, the 'Type 1' Townhome – Building A (as indicated on the architectural Site Plan, drawing A1.1) requires such a Variance for Building Height. Architectural drawing A2.5 indicates that, in relation to existing grade along the west side of the proposed structure, Building A will be 12.06m in height. The 3-storey Townhome format is a common building typology for medium-density developments. In effort to help minimize the effective height, the building incorporates a flat roof design.

All other buildings in the development are below the maximum allowable height.



MARC A. LAMERTON, Principal
 Architect AIBC
 B.A., M.Arch., LEED AP

3) Item 9.9.1 of the Zoning Bylaw requires a minimum Front Yard setback of 5.0m for principal buildings. The Developer is requesting a Variance to reduce this setback to 3.0m. The extent of buildings included in the Variance Request is indicated on the architectural Site Plan (drawing A1.1).

4) Item 9.9.4 of the Zoning Bylaw requires a minimum Exterior Side Yard setback of 5.0m for principal buildings. The Developer is requesting a Variance to reduce this setback to 3.0m. The extent of buildings included in the Variance Request is indicated on the architectural Site Plan (drawing A1.1). The size of the existing road Right of Way – and effective boulevard area between the public sidewalk and south project property line – should be noted.

The Variance Requests for numbers 3 & 4 above are related in terms of the goal the Developer is aiming to achieve, which is to provide a quality residential development with a variety of dwelling types. Although the property is mostly rectangular in shape, the topography – as is common on many development lots in Salmon Arm – offers some challenges for densification. With a unit-type mixture including 3-storey walk-out and walk-up Townhomes, as well as 1-storey (with & without basements) duplexes and triplexes, the site can accommodate 30 units (maximum density is 34 units for the R-4 Zone on a property of this size). In addition to the challenges of the site grades, the City of Salmon Arm is requiring property dedications in three areas: 5.0m 'Corner Cut' at the intersection of 11th Avenue NE & 18th Street NE, a 3.36m Road Dedication along the entire west property line for 18th Street NE, plus a 4.0m Road Dedication along half of the north property line for a future lane.

The proposed Site Plan configuration looks to provide the corner cut and 18th Street NE dedications as requested, however, for the lane dedication the Developer is in discussion with City Staff to arrange for a Road Reserve Covenant, which would legally guarantee the dedication of this property if the widening of the lane is ever required in the future. This strategy would have no Building Code implications with the buildings in their current proposed location, and any relocation / removal of fences and landscaping would be at the future Strata's expense (more details in Staff Report).

The Variance Requests for #3 & 4 and Road Reserve Covenant are all intended to help provide some necessary spacing between the buildings on the site, as well as allowing for full-length driveways in front of the duplexes & triplexes that can accommodate additional onsite parking. This beneficial 'breathing room' will increase the overall quality of the development, offering more opportunity for landscaping and open space for the residents, without any negative implications to adjacent properties or municipal infrastructure.

CONCLUSION

The project team is very excited about moving on to the next phase of this development and we look forward to working with City Staff, Council, and members of the public to offer additional housing options in our community.

Should you have any questions regarding the proposed development, please do not hesitate to contact me.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Marc Lamerton', written over a horizontal line.

Marc Lamerton, Architect AIBC
 B.A., M.Arch., LEED AP

PRELIMINARY

Prepared by: AVEX ARCHITECTURE INC.
 11th Street NE, Suite 200, Grand Rapids, MI 49503
 Phone: 616.451.1111

DATE: March 21, 2011

ISSUE	DATE

DRAWN BY: H.L.C.

DATE: Low 2011

SCALE: 1:250



4101 - 4th CT NE
 GRAND RAPIDS, MI 49503
 Phone: 616.451.1111
 Fax: 616.451.1112
 www.avexarchitecture.com

DEVELOPMENT INFO

LEGAL DESCRIPTION:
 Lot 3, Plan 1979 (Except Plan KAP54560)
 Section 24, Township 20, Range 10, W6M, KDYD

LOT SIZE: 0.8731 ha (2.16 acres)
 (Including Road Dedication and "corner cut" area deductions)

ZONING:
 Medium Density Residential (R-4)
 - Proposed Multi-Family Residential, Duplexes, & Triplexes (Permitted)

PARCEL COVERAGE: Allowable = 55%
 Proposed = 45.2%

DENSITY: Allowable = 40 Units per Hectare (16.2 per Acre)
 = 34 Units
 Proposed = 30 Units

PARKING:
 Dwelling Units: 30 Units x 1.5
 Parking Spaces Per Unit: 45 Stalls
 Total Stalls Required: 45 Stalls
 Surface Parking Stalls (Guest): 2 Stalls
 Driveway Stalls: 26 Stalls
 Garage Stalls: 50 Stalls
 Total Proposed Stalls: 84 Stalls

REQUIRED SETBACKS:
 Front Yard = 5.0m (16.4ft)
 Rear Yard = 5.0m (16.4ft)
 Side Yard - Exterior = 5.0m (16.4ft)
 - Interior (except R-4) = 1.3m (5.0ft)
 Minimum Separation between Residential Buildings
 More than 1 Storey = 3.0m (9.8ft)
 Minimum Setback from Interior Access Route = 2.0m (6.6ft)

MAXIMUM HEIGHT:
 Permitted = 10.0m (32.8ft)
 Proposed = see Elevations

PROJECT SUMMARY

TOWNHOME TYPE '1'
 - 3 Levels: Main (Single or Double Garage, Kitchen, Living, Dining, Powder Room)
 Lower (Mechanical, Laundry, Storage, Optional Bedroom, Bathroom, Rec Room)
 Upper (Master Suite, 2 Secondary Bedrooms, Bathroom)
 - 8 Units

TOWNHOME TYPE '2'
 - 3 Levels: Ground (Tandem Garage, Mechanical, Storage)
 Second (Kitchen, Living, Dining, Powder Room, Bedroom, Bathroom, Rec Room)
 Third (Master Suite, 2 Secondary Bedrooms, Bathroom)
 - 8 Units

DUPLEX TYPE '3'
 2 Levels: Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms, Bathroom, Laundry)
 Basement (Bedroom, Bathroom, Mechanical, Storage, Rec Room, Optional Laundry)
 - 4 Units

DUPLEX TYPE '4'
 1 Level: Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedrooms, Bathroom, Laundry, Mechanical, Storage)
 Crawl Space
 - 4 Units

TRIPLEX TYPE '5'
 2 Levels: Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedroom or Den, Bathroom, Laundry)
 Basement (Bedroom, Bathroom, Mechanical, Storage, Rec Room, Optional Laundry)
 - 3 Units

TRIPLEX TYPE '6'
 1 Level: Main (Single Garage, Kitchen, Living, Dining, Master Suite, 2 Secondary Bedroom or Den, Bathroom, Laundry, Mechanical, Storage)
 Crawl Space
 - 3 Units

TOTAL UNITS = 30

PROJECT: 20-010

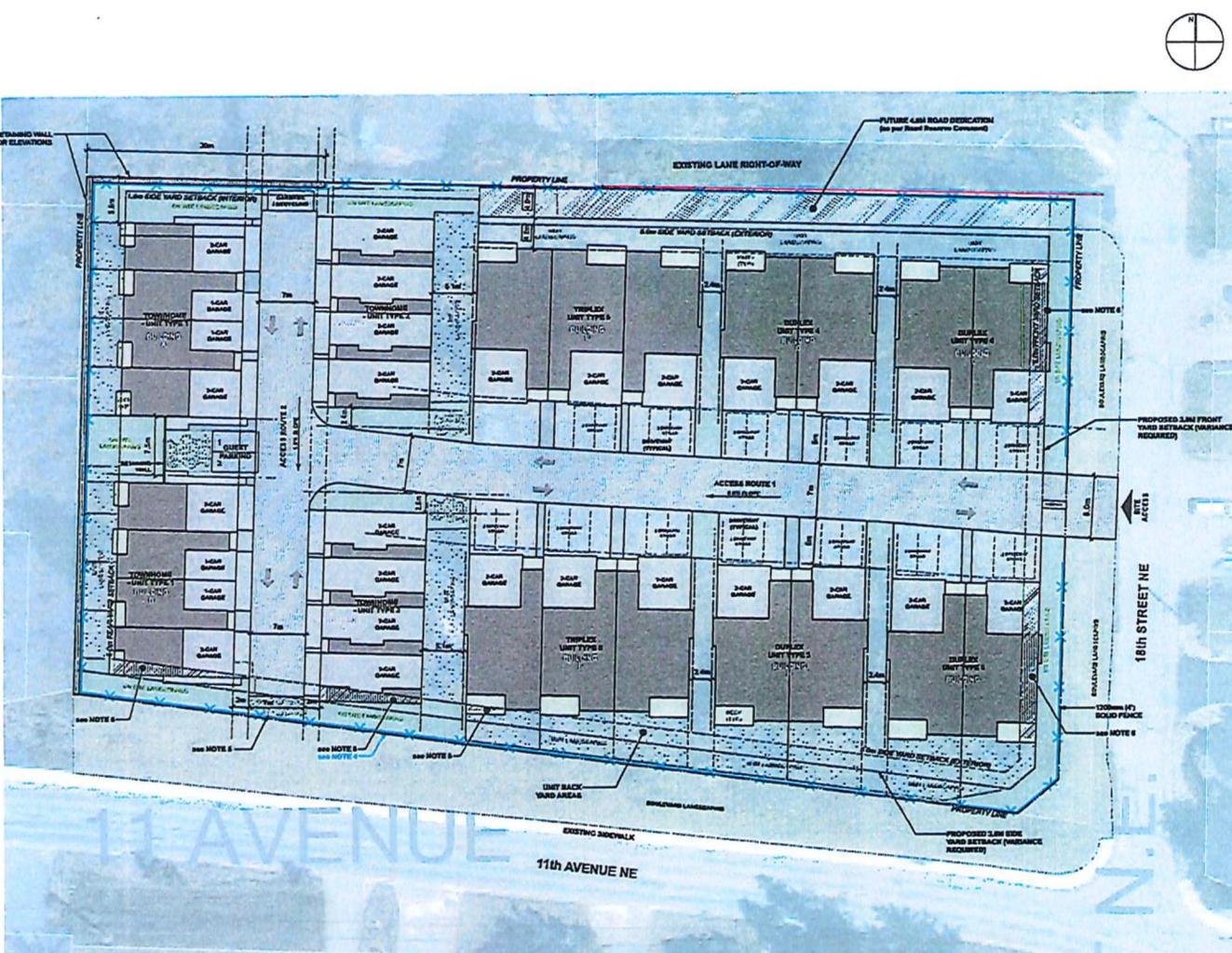
'RIDGE VIEW'
 Residential
 Development

11th Street NE
 Grand Rapids, MI

DRAWING TITLE
 SITE PLAN & PROJECT INFORMATION

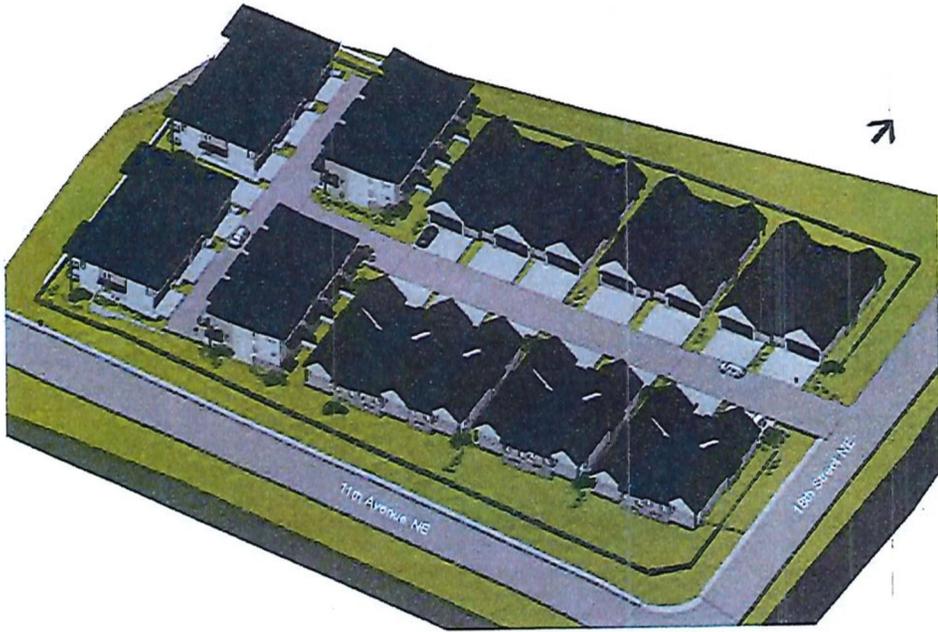
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A1.1

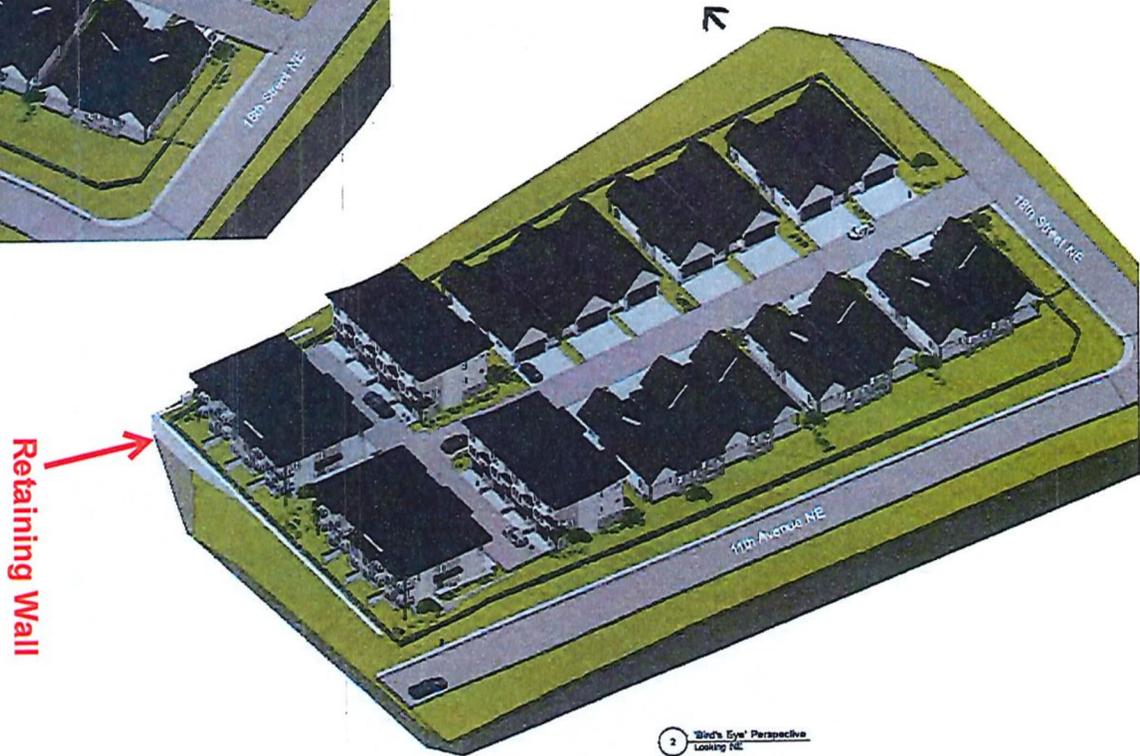


- SITE PLAN NOTES**
1. See Civil drawings for site servicing and grading information.
 2. See Landscape drawings (and Plant List) for landscape design.
 3. Exact alignment of unit driveways and walkways to be determined.
 4. Developers to provide 4" solid fence (white vinyl or painted wood).
 5. Landscape grass area to be used for winter snow storage (typical).
 6. Portion of building related to Variance Request.

Appendix 6: Design Proposal



1 'Bird's Eye' Perspective
Looking NW



2 'Bird's Eye' Perspective
Looking SE



ISSUE	DATE

DRAWN BY: P.L.C.
DATE: March 2011
SCALE: N/A



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PROJECT: 25-080
'RIDGE VIEW'
Residential
Development

18th Street NE,
Columbus Ave., DC
DRAWING TITLE:
PERSPECTIVE
RENDERINGS
- 'BIRD'S EYE'

DRAWING NO:
A1.2



1 Perspective Rendering
West - along Access Road 1



2 Perspective Rendering
Northwest - from 10th Ave., NC



3 Perspective Rendering
South - along Access Road 2

Plan: Landmarking shown for illustrative purposes only
See Landmarking drawings for detailed planning design



REV#	DATE

DRAWN BY: H.C.
DATE: May 2021
SCALE: 1/8"



418-4633112
501 Main Street
Durham, NC 27701
www.avexarch.com
T 252-514-4471
E info@avexarch.com
W www.avexarch.com

Project 20-023
'RIDGE VIEW'
Residential
Development

10th Street PLE,
Salmon Arm, BC

DRAWING TITLE:
PERSPECTIVE
RENDERINGS
- STREET LEVEL

DRAWING NO.:

A1.3

EXTERIOR MATERIAL NOTES	
M1	Current Fibre Board Siding - Board & Batten (Acid White)
M2	Current Fibre Board Siding - Single Lap (Light Tan)
M3	Overhead Garage Door - Dark Charcoal
M4	Pre-Finished Metal Flashing - Steel
M5	Pre-Finished Fascia Board - Dark Espresso
M6	Pre-Finished Aluminum Sill - Dark Espresso
M7	Pre-Finished Corner Eave Trim for Current Fibre Board
M8	1x6x8 Chest Columns & Beams - Dark Espresso Stain
M9	Pre-Finished 4" Glass Claustrah - Dark Espresso Frame
M10	CableNet Lighting
M11	Textured Knee Braces
M12	Asphalt Shingle Roofing

Townhome Unit 'Type 1'

- BUILDINGS A & B



ISSUE	DATE

DRAWN BY: P.L.C.
DATE: May 2021
SCALE: 1/4" = 1'-0"
AVEX ARCHITECTURE
 4118 - 96 1114
 100 HIGH 2100
 LAUREL HILLS, BC V1V 1R1
 2506 LAMAR AVENUE, AUSTIN, TX 78745-1402
 T 512.415.4627
 F 512.415.4628
 WWW.AVEXARCHITECTURE.COM



1 EAST ELEVATION
Scale: 1/4" = 1'-0"



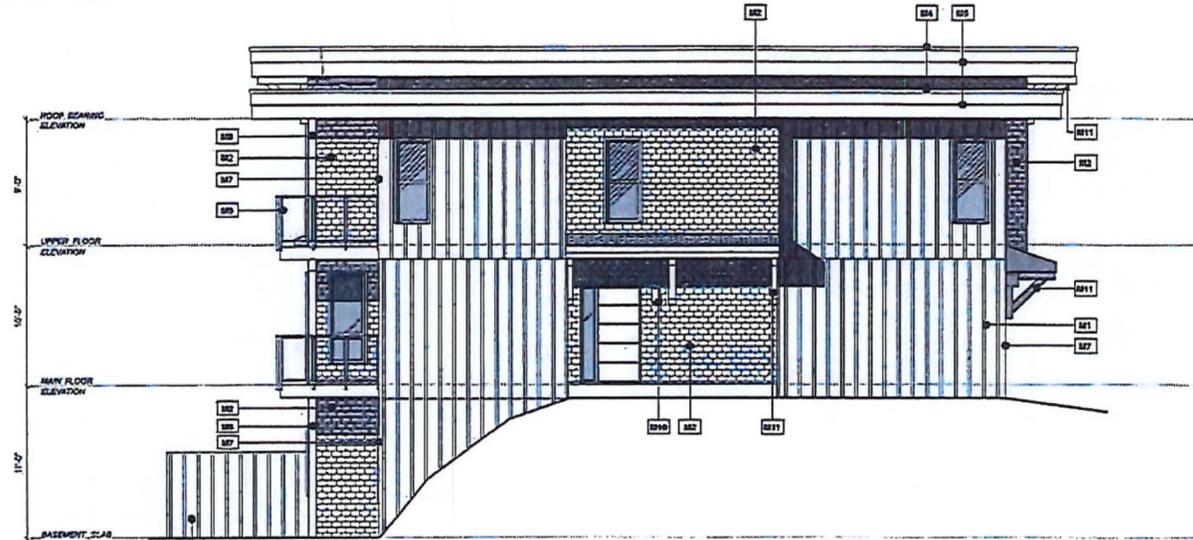
2 WEST ELEVATION
Scale: 1/4" = 1'-0"

Building Height



PROJECT:	20-022
PROJECT:	"RIDGE VIEW" Residential Development
LOCATION:	15A Street N.E. Salem, Ariz., AZ
DRAWING TITLE:	ELEVATIONS
DRAWING NO.:	A2.5

Townhome Unit 'Type 1' - BUILDINGS A & B



EXTERIOR MATERIAL NOTES

M01	Concrete Fibre Board Siding - Board & Batten (Acrylic Urns)	M27	Pre-Finished Corner Girt Trim for Concrete Fibreboard
M02	Concrete Fibre Board Siding - Striple Lap (Light Urns)	M28	Wood Clad Columns & Beams - Dark Espresso Stain
M03	Overhead Garage Door - Dark Charcoal	M29	Pre-Finished 42" Glass Overhead - Dark Espresso Frame
M04	Pre-Finished Metal Flashing - Black	M30	Exterior Lighting
M05	Pre-Finished Fascia Board - Dark Espresso	M31	Timber Knee Braces
M06	Pre-Finished Aluminum Soffit - Dark Espresso	M32	Asphalt Shingle Roofing



ISSUE	DATE

ERAWNEY, P.L.C.
 DATE: March 2024
 SCALE: 1/8" = 1'-0"

AVEX
ARCHITECTURE

438 - 7th St
 PO Box 110
 South Mountain, NC 28689
 704-299-1000
 1000 Mountain View Dr
 Asheville, NC 28804
 www.avexarch.com

PROJECT: 20-022
'RIDGE VIEW'
 Residential Development

100 - 7th St NE,
 South Mountain, NC
DRAWING TITLE:
ELEVATIONS

DRAWING NO.:
A2.6

Townhome Unit 'Type 2'

EXTERIOR MATERIAL NOTES	
M1 Cement Fibre Board Siding - Board & Batten (New/White)	M7 Pre-Finished Corner Smart-Tin for Corners/Fiberglass
M2 Cement Fibre Board Siding - Single Lap (Light/Grey)	M8 Wood Clad Columns & Doors - Dark Espresso Stain
M3 Overhead Garage Door - Dark Charcoal	M9 Pre-Finished 42" Glass Gutters - Dark Espresso Frame
M4 Pre-Finished Metal Flashing - Black	M10 Exterior Lighting
M5 Pre-Finished Fascia Board - Dark Espresso	M11 Timber Knee Braces
M6 Pre-Finished Aluminum Soffit - Dark Espresso	M12 Asphalt Single Parking



1 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"

© TALL PERIMETER FENCING BETWEEN UNITS



DATE	DATE

DRAWN BY: PLC
DATE: March 2021
SCALE: 1/4" = 1'-0"



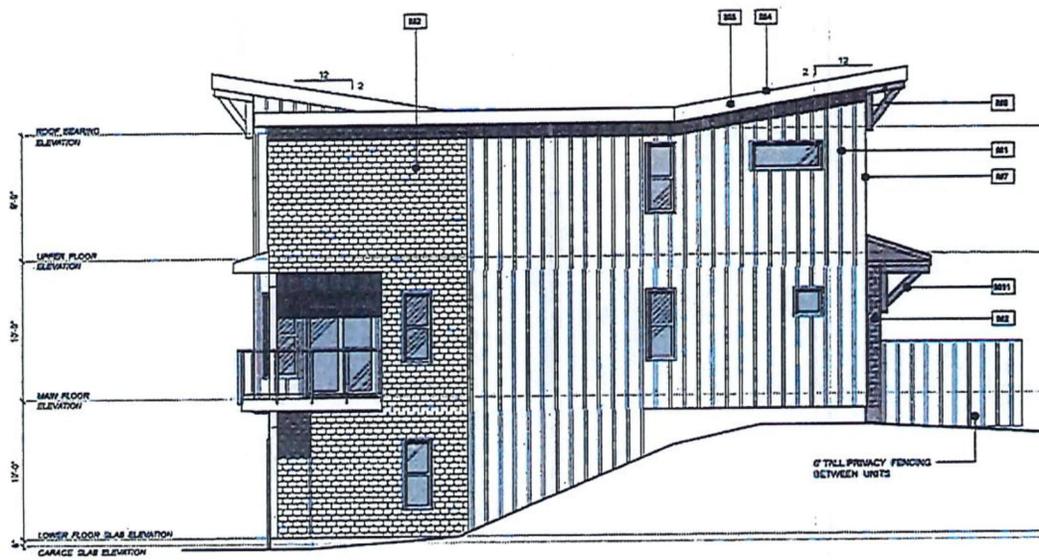
419 - 4th St
PO Box 2129
Spartanburg, SC 29301
Tel: 803-535-4400
T: 803-535-4401
E: Paul@avexarch.com
W: www.avexarch.com

PROJECT: 20-020
'RIDGE VIEW'
Residential
Development

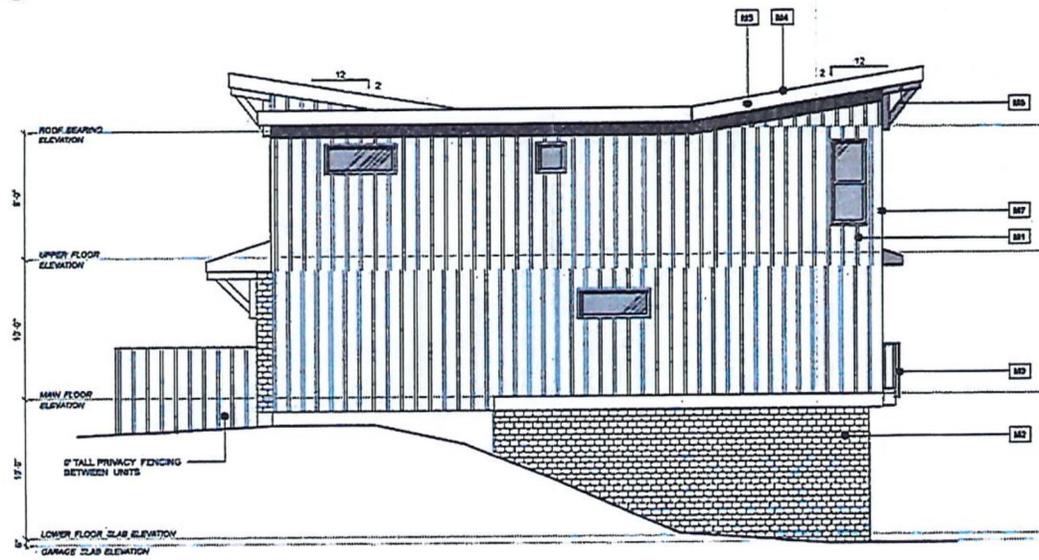
1305 South N.E.
Spartanburg, SC
DRAWING TITLE:
ELEVATIONS

DRAWING NO:
A3.5

Townhome Unit 'Type 2'



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR MATERIAL NOTES

M1 Cement Fibre Board Siding - Bead & Balloon (Anchle 9026)	M7 Pre-Finished Corner Brackets for Cement Fibre Board
M2 Cement Fibre Board Siding - Single Lap (Light/Mid)	M8 Wood Clad Columns & Beams - Dark Espresso Stain
M3 Overhead Garage Door - Dark Charcoal	M9 Pre-Finished 4" Glass Overhead - Dark Espresso Frame
M4 Pre-Finished Metal Flashing - Black	M10 Exterior Lighting
M5 Pre-Finished Fascia Board - Dark Espresso	M11 Timber/Knee Braces
M6 Pre-Finished Aluminum Soffit - Dark Espresso	M12 Asphalt Shingle Roofing

REVISE **DATE**

1 _____

2 _____

3 _____

4 _____

5 _____

DRAWN BY: P.L.C.

DATE: March 2021

SCALE: 1/4" = 1'-0"

AVEX
ARCHITECTURE

418-45 ST. LE
PO BOX 3229
SALMON CREEK, VA 24586

State License: AVEX/AR/SC
T 2021-00002
E 2021-00007
W 2021-00003

PROJECT: 20-020
"RIDGE VIEW"
Residential
Development

1 Blk Cover T22,
50 miles, Arva, SC

DRAWING TITLE:
ELEVATIONS

DRAWING NO.:
A3.6

Townhome Unit 'Type 2'

- BUILDINGS C & D



SOUTHWEST VIEW

CUSTOM WOOD
FRONT ENTRY DOORS
GLASS GUARDS WITH METAL FRAMES (BLACK)

CEMENT FIBREBOARD
BOARD & BATTEN SIDING
CEMENT FIBREBOARD
SHINGLE LAP SIDING
TIMBER KNEE BRACE
ELEMENTS



NORTHWEST VIEW

GARAGE DOORS - CHARCOAL
WOOD CLAD ELEMENTS - ESPRESSO
FASCIA - DARK ESPRESSO
SHED ROOF ELEMENT
METAL FLASHING - BLACK



SOUTHEAST VIEW

REAR PATIO or DECK
(TO BE DETERMINED AS
PER FINISHED GRADING)
PRIVACY FENCING



NORTHEAST VIEW



ISSUE	DATE

DRAWN BY: P.L.C.
DATE: March 27th
SCALE: 1/8" = 1'-0"



1178 W. 11th St.
PO Box 2133
SAFEDIMARKETS.COM
714.223.1540
www.avexarch.com

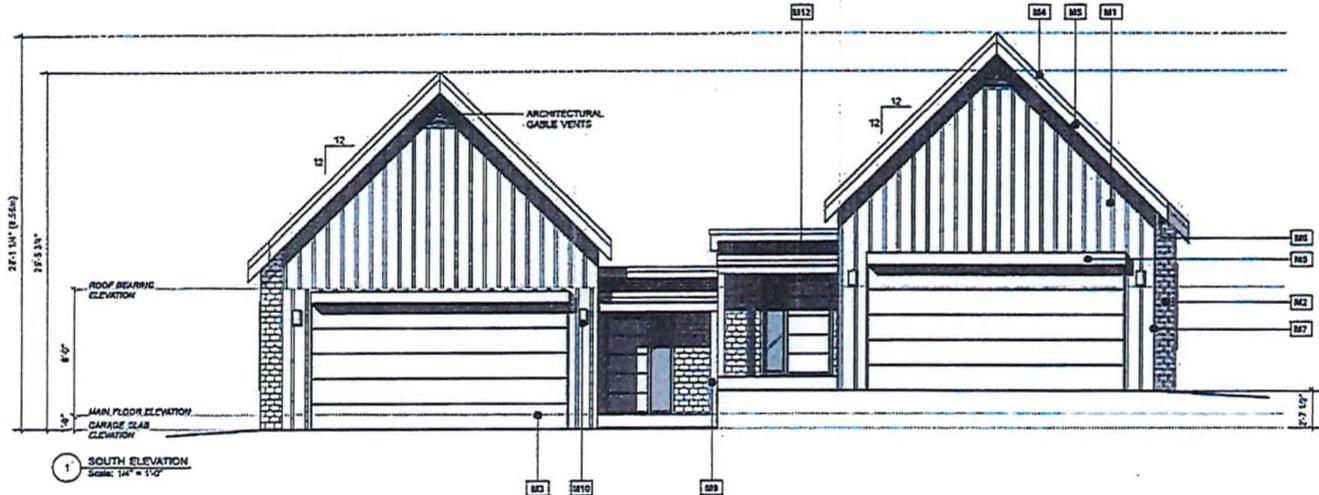
PROJECT: 20-029
'RIDGE VIEW'
Residential
Development

12th Street P.L.C.
Salem, Oregon, OR
DRAWING TITLE:
3D VIEWS

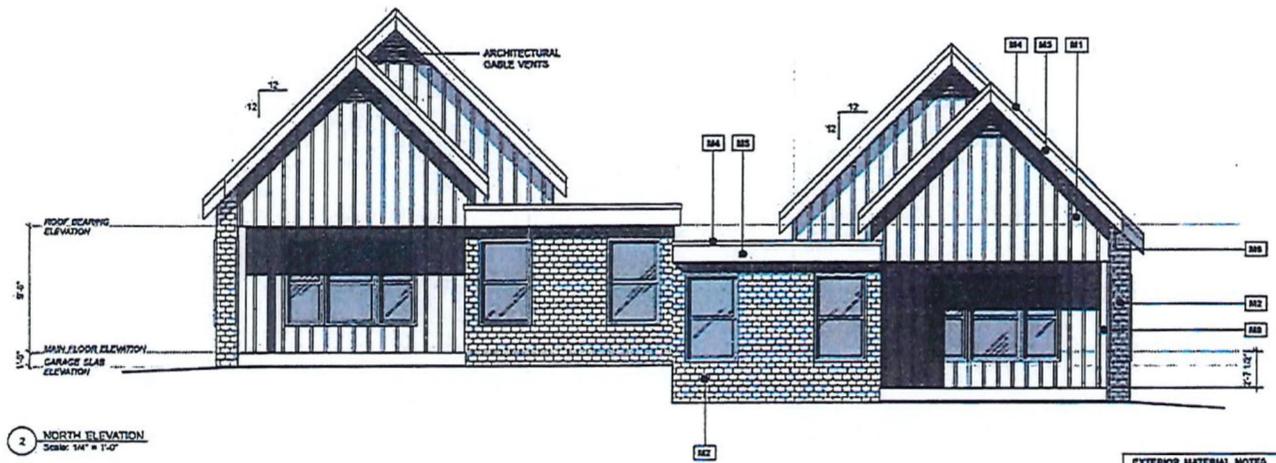
DRAWING NO.:
A3.7

Duplex Unit 'Type 3 & 4'

- BUILDINGS G & I (BUILDINGS H & J are MIRRORRED)



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR MATERIAL NOTES	
M1. Cement Fibre Board Siding - Board & Batten (Ankle Width)	M7. Pre-Finished Clear Smart-Tan Jet Cement Fibreboard
M2. Cement Fibre Board Siding - Shiplap Lap (Light Mix)	M8. Wood Clad Columns & Posts - Dark Espresso Stain
M3. Oriented Gypsum Board - Dark Charcoal	M9. Pre-Finished 47" Glass Door - Dark Espresso Frame
M4. Pre-Finished Mold Resistant - Black	M10. Exterior Lighting
M5. Pre-Finished Faux Brick - Dark Espresso	M11. Teak-Grain Stain
M6. Pre-Finished Acrylic Lam. Soft - Dark Espresso	M12. Asphalt Shingle Roofing



AVEX
ARCHITECTURE

4100 W. 37th St.
PO BOX 3109
MILWAUKEE, WI 53211-1590
Phone: 414.224.1100
Fax: 414.224.1101
www.avexarchitect.com

PROJECT: 2020

'RIDGE VIEW'
Residential
Development

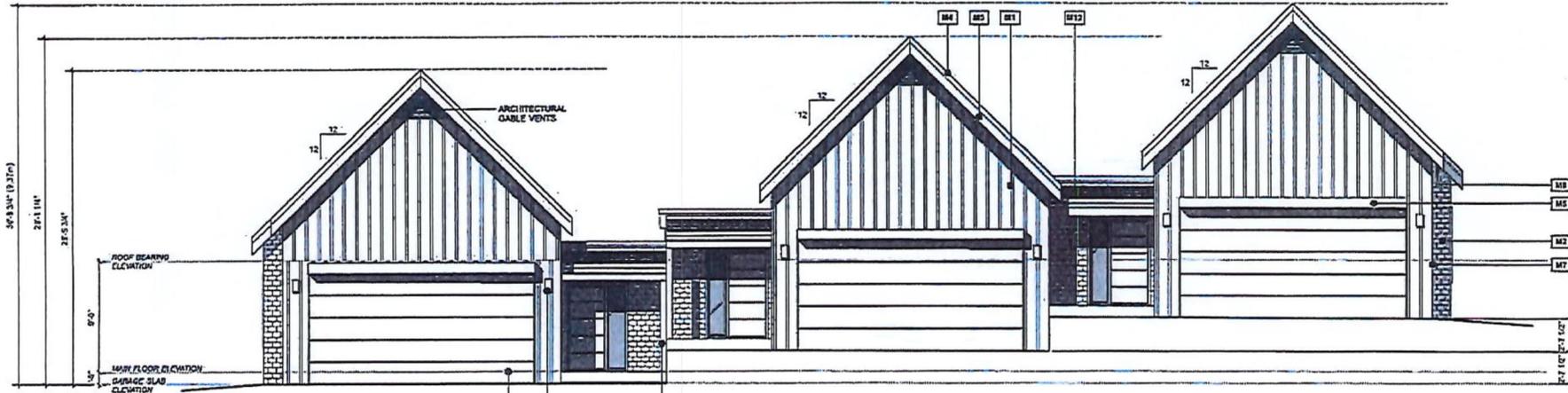
17th Street N.E.
Shiloh Park, WI

DRAWING TITLE:
ELEVATIONS

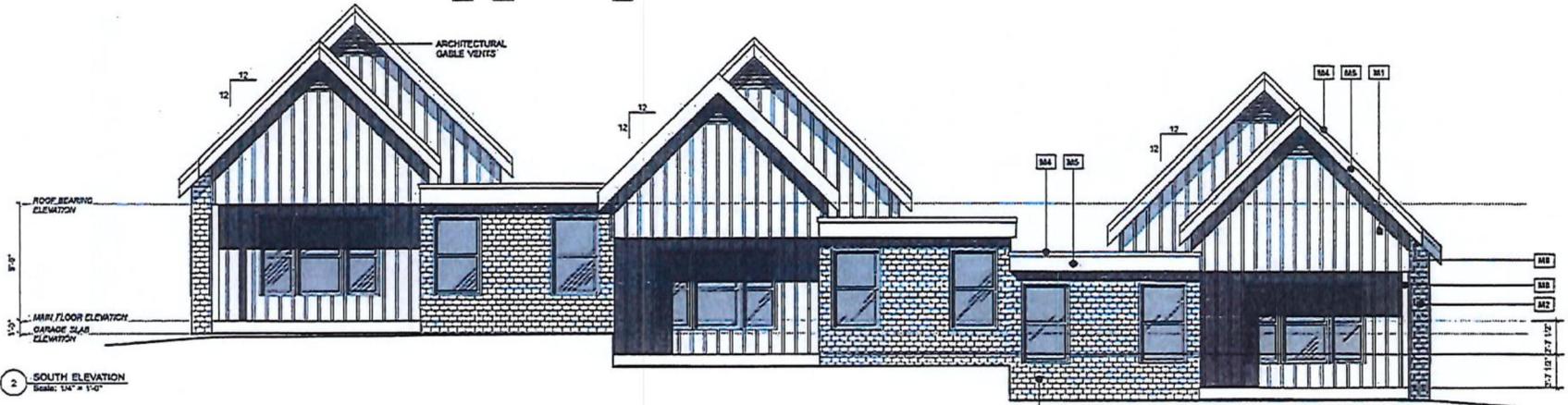
DRAWING NO.:
A4.4

Triplex Unit 'Type 5 & 6'

- BUILDING E (BUILDING F is MIRRORRED)



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR MATERIAL NOTES	
M1	Concrete Floor Slab Siding - Board & Batten (White Vinyl)
M2	Concrete Floor Slab Siding - Single Lap (Light Vinyl)
M3	Overhead Garage Door - Dark Charcoal
M4	Pre-Finished Wood Siding - Black
M5	Pre-Finished Faux Board - Dark Espresso
M6	Pre-Finished Aluminum Soffit - Dark Espresso
M7	Pre-Finished Corner Brackets for Concrete Fiberglass
M8	Wood Chair Columns & Beams - Dark Espresso Stain
M9	Pre-Finished 4" Glass Quarter - Dark Espresso Frame
M10	Exterior Lighting
M11	Trimmer Knee Braces
M12	Asphalt Shingle Roofing


 1118 W. 57th St.
 Richmond, VA 23133
 (804) 745-1234
 www.avexarch.com

PROJECT: 24-02
'RIDGE VIEW'
 Residential Development
 11th Street, N.E.
 Simon Am., NC

DRAWING TITLE:
ELEVATIONS

DRAWING NO.:
A5.4

Triplex Unit 'Type 5 & 6'

- BUILDING E (BUILDING F is MIRRORED)



EXTERIOR MATERIAL NOTES	
M1 - Cement Fibre Board Siding - Board & Batten (Acrylic White)	M7 - Pre-Finished Corner Smart Trim for Cement Fibreboard
M2 - Cement Fibre Board Siding - Single Lap (Light Blue)	M8 - Wood Clad Columns & Beams - Dark Espresso Stain
M3 - Ductaloid Glass Door - Dark Chamael	M9 - Pre-Finished 47\"/>
M4 - Pre-Finished Metal Flooring - Black	M10 - Corner Lighting
M5 - Pre-Finished Plastic Board - Dark Charcoal	M11 - Tension Steel Braces
M6 - Pre-Finished Aluminum Soffit - Dark Espresso	M12 - Asphalt Shingle Roofing



AVEX
ARCHITECTURE

4100 - 10th Street NE
Salem, NC 28782
SALEM, NC, 28782-1100
Phone: 704.944.1100
Fax: 704.944.1101
www.avexarchitect.com

PROJECT: 30-250

"RIDGE VIEW"
Residential
Development

1800 Street, N.E.
Salem, NC

DRAWING TITLE

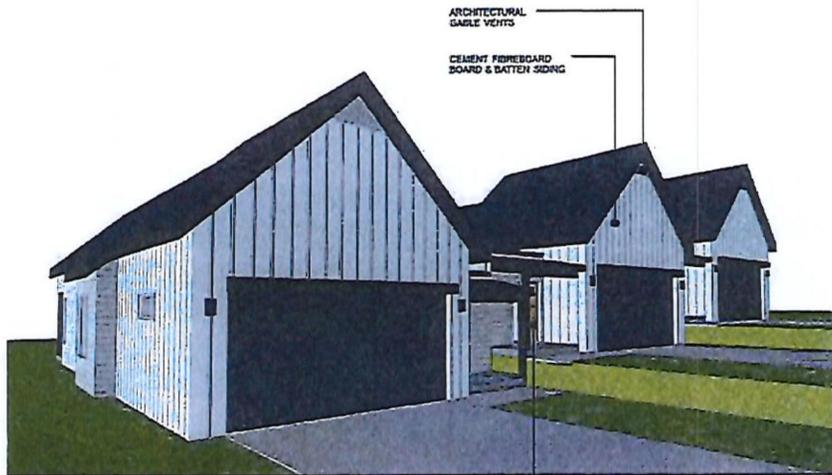
ELEVATIONS

DRAWING NO.

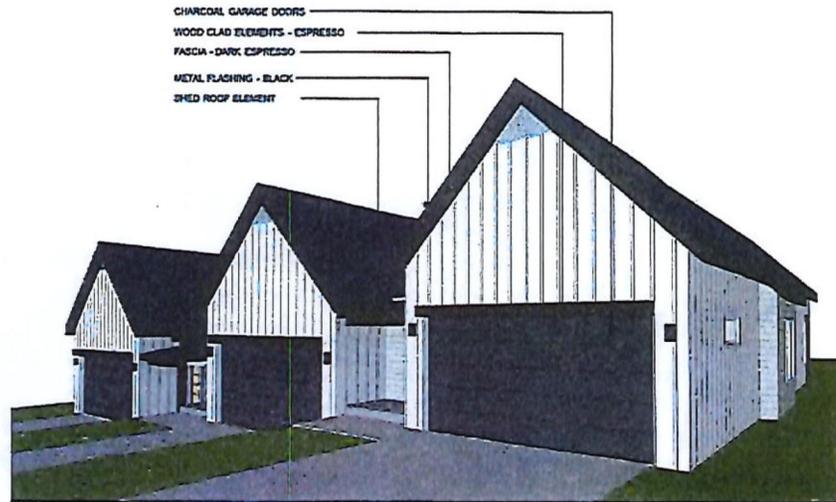
A5.5

Triplex Unit 'Type 5 & 6'

- BUILDING E (BUILDING F is MIRRORED)



SOUTHWEST VIEW



SOUTHEAST VIEW



NORTHWEST VIEW



NORTHEAST VIEW



ISSUE	DATE

DRAWN BY: J.L.C.
 CHECKED BY: J.L.C.
 SCALE: 1/8" = 1'-0"



1148 - W. ST. 4C
 500 WEST 2002
 2010 W. WYOMING AVE. SUITE 102
 FARMINGTON, ARIZONA 85201
 T 520-835-1401
 F 520-835-1402
 WWW.AVEXARCHITECTURE.COM

PROJECT: 20-020
'RIDGE VIEW'
 Residential
 Development

16th Street, N.E.
 Seaman Arm, NC
DRAWING TITLE:
 3D VIEWS

DRAWING NO.:
 A5.6



2021-04-05

RIDGE VIEW DEVELOPMENT- SALMON ARM, BC

QTY	BOTANICAL NAME	COMMON NAME	SIZE
<u>TREES</u>			
8	Acer rubrum 'Armstrong'	Armstrong Red Maple	7cm cal.
11	Gleditsia triacanthos var. Inermis 'Shademaster'	Shademaster Honeylocust	
<u>SHRUBS</u>			
103	Arctostaphylos uva-ursi	Kinnikinnick	10cm pot
25	Buxus x 'Green Mountain Sunsalon'	Green Mountain Boxwood	#2 pot
27	Buxus x 'Green Velvet'	Green Velvet Korean Box	#2 pot
99	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
26	Cornus alba 'Baton Rouge'	Baton Rouge Dogwood	#2 pot
5	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	#5 pot
31	Cotoneaster dammer 'Lowfast'	Lowfast Spreading Cotoneaster	10cm pot
390	Deschampsia caespitosa	Tufted Hair Grass	10cm pot
147	Euonymus alatus 'Compacta'	Dwarf Winged Burning Bush	#2 pot
87	Genista lydia 'Bangles'	Bangles Lydia Woadwaxen	#1 pot
15	Hydrangea paniculata 'Strawberry Vanilla'	Strawberry Vanilla Panicked Hydrangea	#5 pot
15	Hydrangea serrata 'Tuff Stuff' TM	Tuff Stuff Mountain Hydrangea	#2 pot
49	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Spreading Juniper	#2 pot
33	Mahonia aquifolium	Oregon Grape Holly	#2 pot
18	Physocarpus opulifolius 'Mindia'	Coppertina Ninebark (R)	#2 pot
9	Rhododendron 'Mandarin Lights'	Mandarin Lights Azalea	#2 pot
29	Rosa Canadian Artist 'Bill Reid'	Bill Reid Canadian Artist Rose	#2 pot
58	Rosa Canadian Artist 'Emily Carr'	Emily Carr Rose	#2 pot
49	Spiraea betulifolia 'Glo Girl'	Glo Girl Birch Leaf Spirea	#2 pot
44	Spiraea x bumalda 'Dart's Red'	Dart's Red Spirea	#2 pot
44	Spiraea x bumalda 'Goldmound'	Goldmound Spirea	#2 pot
62	Taxus x media 'Hicksii'	Hick's Yew	

All substitutions to be approved in writing by the Landscape Architect



ERIC REYNARD
Landscape Architect

6 April 2021

Marc Lamerton
BA, MArch, LEED AP
Avex Architecture
416B - 4th St. NE
Salmon Arm, BC, V1E 4R3

497 Mallory Road
Enderby, BC V0E 1V3

250 832-7766

eric.reynard@ericreynard.com

**RE: Cost Estimate
Ridge View Development, Salmon Arm, BC**

Dear Marc

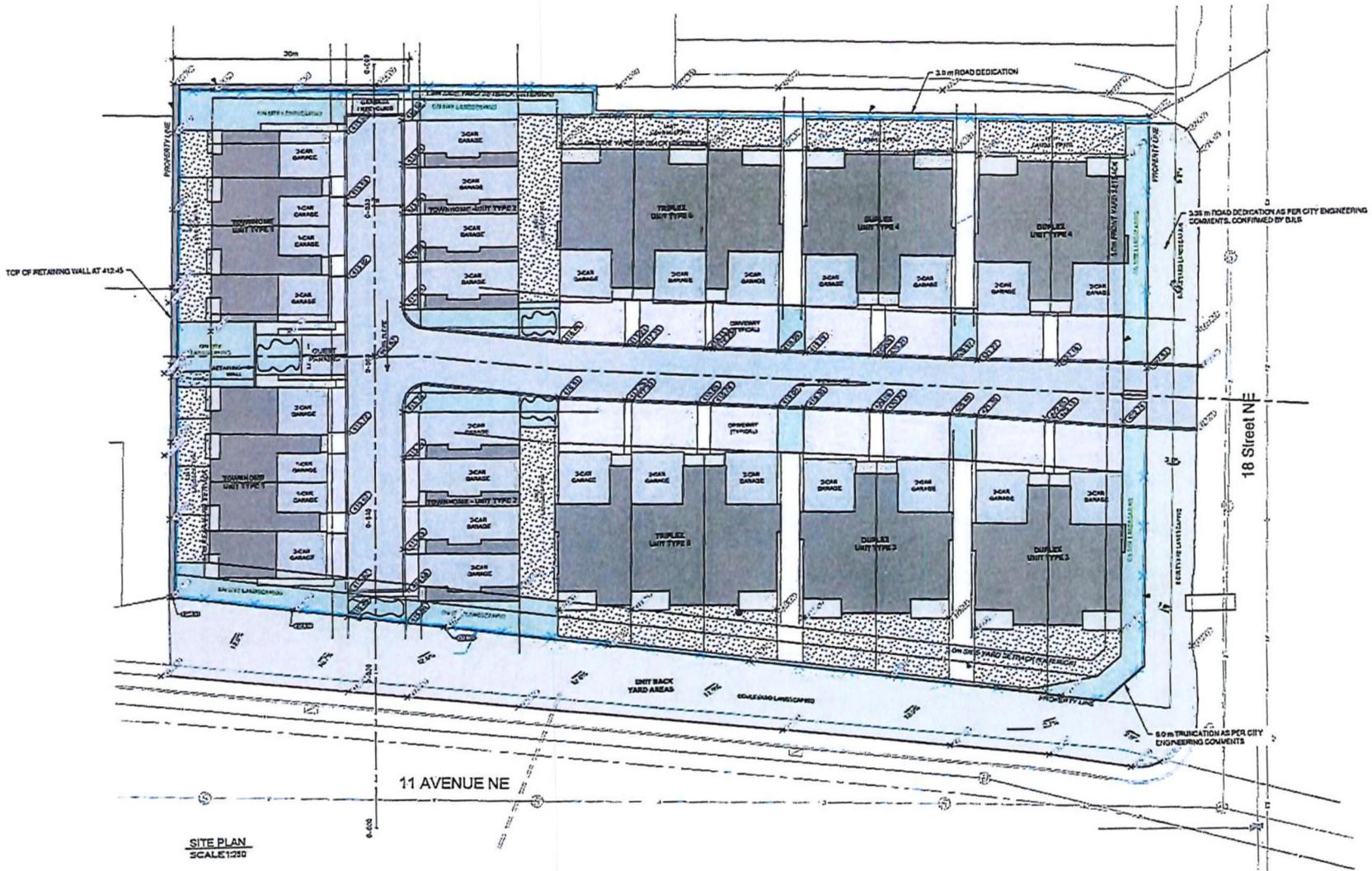
Based on the drawings DPL-1 for submission to the City of Salmon Arm dated 5 April 2021, I estimate the complete installed cost of the soft landscape to be \$148,500.00. This cost includes irrigation, soil, mulch and plant materials necessary to complete the project as submitted.

If you have any questions please do not hesitate to contact me.

Sincerely

Eric Reynard, MBCSLA

NOT FOR CONSTRUCTION



SITE PLAN
SCALE 1:250

REV NO	REVISION	DATE	DESIGN	APPROV
A	ISSUED FOR DESIGN TEAM ONLY	NOV 23 2020	JV	-
B	ISSUED FOR DESIGN TEAM ONLY	MAY 2 2021	JV	-
C	ISSUED FOR SUBMITTAL	MAY 23 2021	JV	JM

SCALE



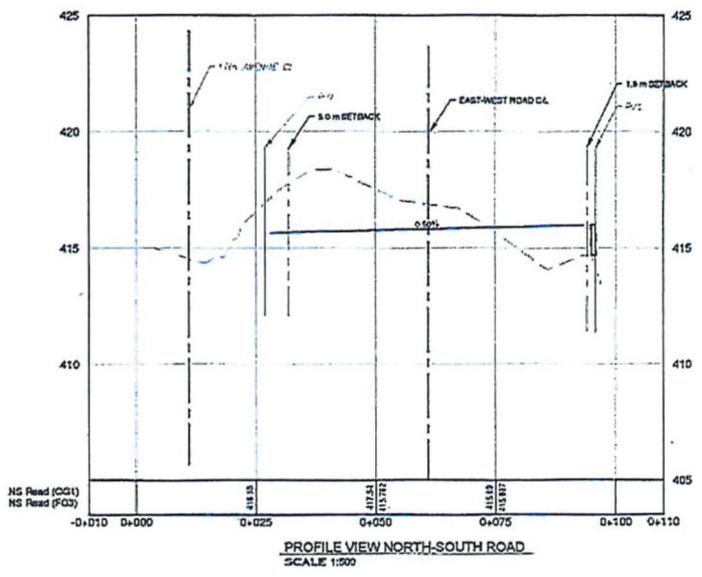
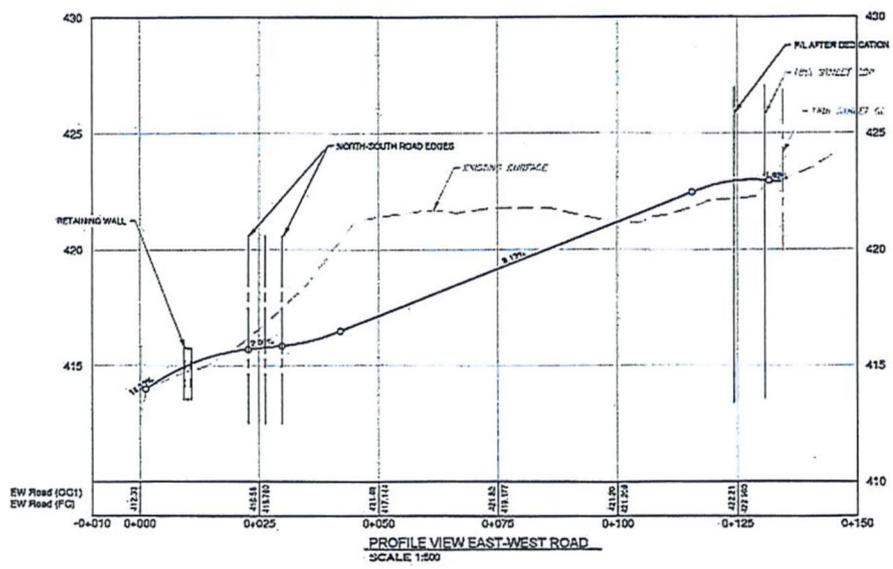
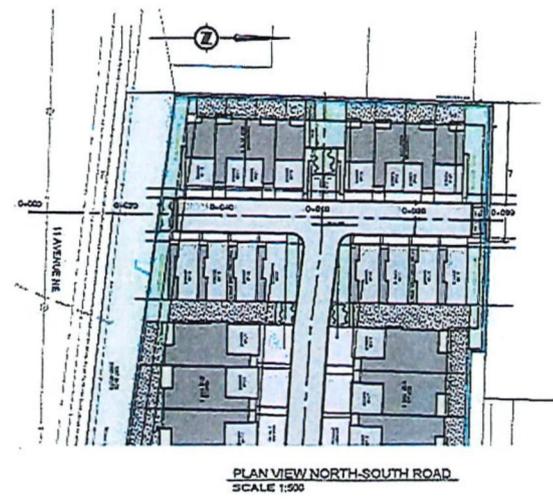
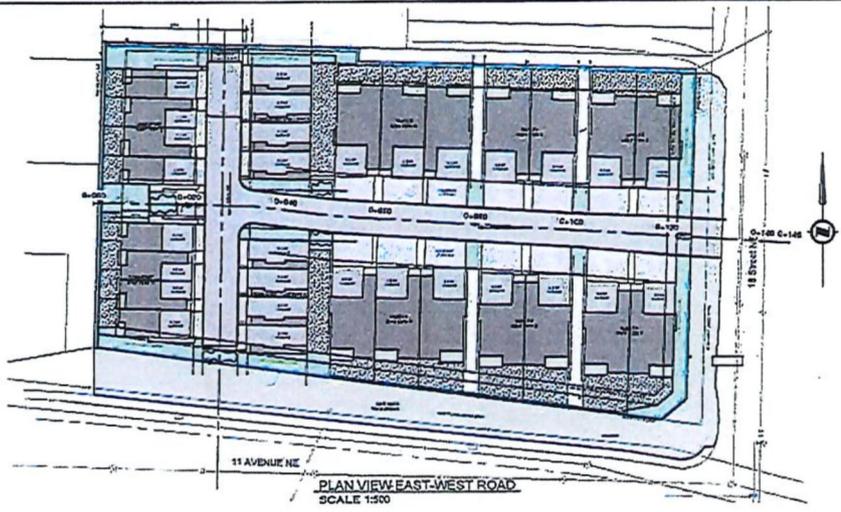
DESIGNED JV
DRAWN JV
CHECKED JSL
SUPERVISED OTHERS
DATE NOV 2020

ONSITE
ENGINEERING LTD.
INTERIOR OPERATIONS
360 711 West Georgia Street
VANCOUVER, BC V6C 3K1
P.L. 00455-0397 FAX 604-268-8840

1259612 BC LTD.
RIDGE VIEW SUBDIVISION
GRADING PLAN
PLAN VIEW

CLIENT PROJECT NO. 1
SHEET PROJECT NO. 19967
DRAWING NO. 101
SHEET 2 of 4

NOT FOR CONSTRUCTION



REV NO	REVISION	DATE	DRAWN	APPROVED
A	ISSUED FOR DEMONSTRATION ONLY	NOV 20 2020	JV	
B	ISSUED FOR DESIGN PLAN ONLY	MAR 1 2021	JV	
C	ISSUED FOR GP APPLICATION	MAR 23 2021	JV	JM



DESIGNED: JV
DRAWN: JV
CHECKED: JM
SURVEYED: OTH-ERS
DATE: NOV/2020

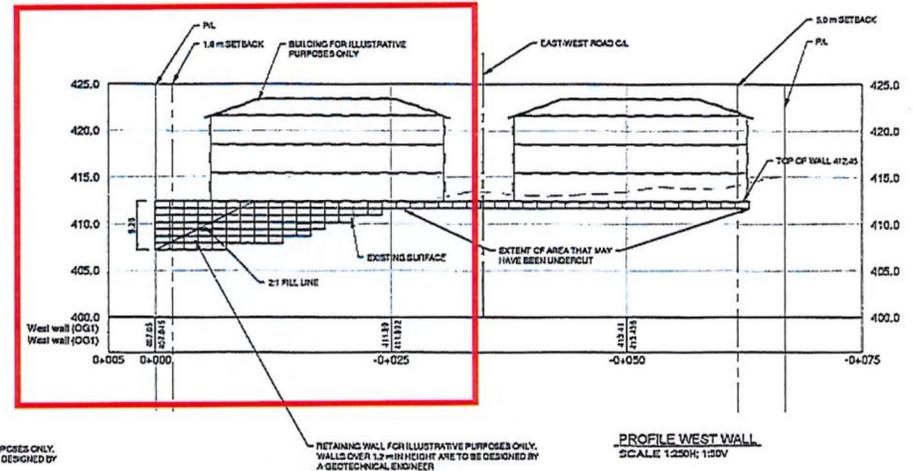
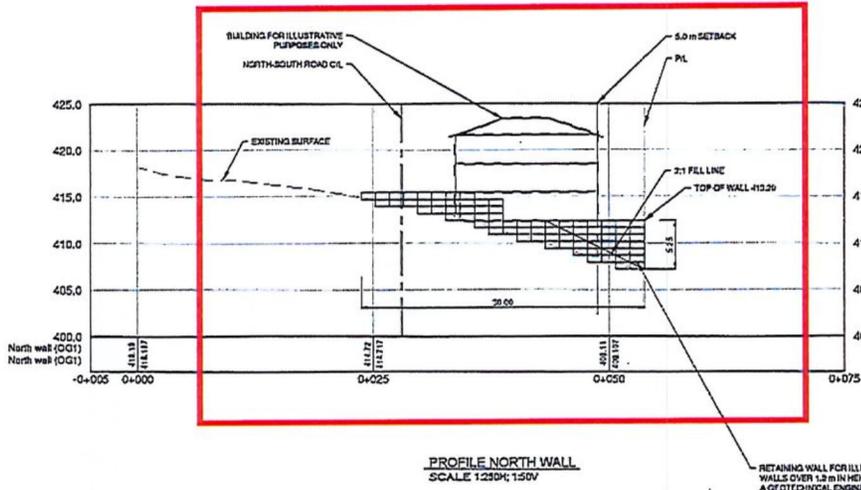
ONSITE
ENGINEERING LTD.
1259612 BC LTD.
301-2711 16th Avenue NE
Edmonton, AB T6C 2G1
PH: 780-463-1111 FAX: 780-463-1112

1259612 BC LTD.
RIDGE VIEW SUBDIVISION
PRELIMINARY ROAD DESIGN
PLAN AND PROFILE

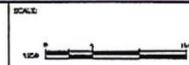
CUSTOMER PROJECT NO.	1
DPL PROJECT NO.	18842
DRAWING NO.	102
SHEET	3 of 4

NOT FOR CONSTRUCTION

Retaining Wall



REV NO	REVISIONS	DATE	DESIGN	APPROV
A	ISSUED FOR DESIGN TEAM ONLY	NOV 24 2020	JY	-
B	ISSUED FOR DOCUMENTATION ONLY	MAR 13 2021	JY	-
C	ISSUED FOR APPLICATION	NOV 20 2020	JY	JW



DESIGNED	JY
DRAWN	JY
CHECKED	JY
SURVEYED	OTHERS
DATE	NOV 2020

ONSITE
ENGINEERING LTD.
10013 125th Street, Richmond, BC V6V 2G9
Tel: 604-273-8888 Fax: 604-273-8889

1259612 BC LTD.
RIDGE VIEW SUBDIVISION
CONCEPTUAL RETAINING WALLS
PROFILES

CLIENT PROJECT NO.	-
CELL PROJECT NO.	11442
DRAWING NO.	103
SHEET	4 of 4



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 7 June 2021
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: 1259612 BC Ltd. - PO Box 906, Salmon Arm, BC V1E 4P1
 APPLICANT: Owner – Guenther, K
 SUBJECT: DEVELOPMENT PERMIT APPLICATION No. DP-431
 LEGAL: Lot 3 Section 24 Township 20 Range 10 W6M KDYD Plan 1978
 Except Plan KAP54560
 CIVIC: 1141 – 18 Street NE

Further to your referral dated April 21, 2021, we provide the following servicing information.

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 prior to the commencement 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 No. DP-431

7 June 2021

Page 2

8. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer.
9. 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 development 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. 11 Avenue NE, on the subject properties southern boundary, is designated as a Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 11 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, davit street lighting and fire hydrants. Owner / Developer is responsible for all associated costs.
3. 18 Street NE, on the subject properties eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 3.36m of additional road dedication is required (to be confirmed by a BCLS).
4. 18 Street NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. The Laneway on the subject properties northern boundary requires 10.0m road dedication. Available records indicate that 4.0m of additional road dedication is required (to be confirmed by a BCLS). At this time a 4m wide Road Reserve would be acceptable since widening of the laneway is considered unlikely in the near future.
6. The Laneway is not constructed to any standard, however, since it is currently only being used as a private driveway, no further upgrades are required.
7. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

DEVELOPMENT PERMIT APPLICATION No. DP-431

7 June 2021

Page 3

8. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of 11 Avenue NE and 18 Street NE.
9. As 11 Avenue NE will be designated a Collector Road in the future due to traffic volumes, access shall be restricted to 18 Street NE only and no access will be permitted onto 11 Avenue NE.
10. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

Water:

1. The subject property fronts a 450mm diameter Zone 1 watermain on 11 Avenue NE and a 150mm diameter Zone 2 watermain on 18 Street NE. No upgrades will be required at this time.
2. The property shall be serviced by single metered water service connection (as per Specification Drawings No. W-11) 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.
3. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision 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.
4. Records indicate that the existing property is serviced by a service of unknown size from the 150mm diameter watermain on 18 Street NE. This service is to be removed at the water main at the Owner / Developer's cost.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the medium density spacing requirements of 90 meters.

DEVELOPMENT PERMIT APPLICATION No. DP-431

7 June 2021

Page 4

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 11 Avenue NE and a 150mm diameter sanitary sewer on 18 Street NE. Since the 18 Street NE sewer terminates at the top of the hill and there are no further properties served, no upgrades will be required.
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's engineer may be required to prove that there is sufficient downstream capacity within the existing City Sanitary System to receive the proposed discharge from the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a 150mm service from the sanitary sewer on 11 Avenue NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 525mm diameter storm sewer on 11 Avenue NE. No upgrades will be required at this time, however extension of the Storm sewer up 18 Avenue NE may be required to collect road drainage.
2. Records indicate that the existing property is not connected to City storm. However, there is an inlet structure on the south boundary of the property which is connected to a culvert crossing 11 Avenue NE. The development of this property makes this culvert and inlet structure redundant and it shall be decommissioned. Owner / Developer is responsible for all associated costs.
3. 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.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The parcel 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 may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

DEVELOPMENT PERMIT APPLICATION No. DP-431

7 June 2021

Page 5

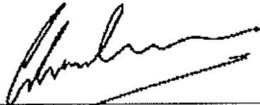
Geotechnical:

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

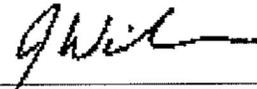
Variances:

1. The applicant has requested variances to the Zoning Bylaw.

The Engineering Department has no objections to these variances.



Chris Moore
Engineering Assistant



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

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: June 7, 2021

SUBJECT: Development Variance Permit Application No. VP-528 (Servicing)
 Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198
 Civic Address: 2891 – 25 Avenue NE
 Owner/Applicant: Burgi, M. & S.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-528 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 to vary Section 4.0 (Works and Services Requirements) of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. **Waive the requirement to install Storm Sewer works (catch basin and rock pit drywell);**
2. **Waive the requirement to install Concrete works (curb, gutter and sidewalk); and**
3. **Waive the requirement to install Electrical and Telecommunications works (streetlight and UG Hydro/Tel).**

STAFF RECOMMENDATION

THAT: Council consider the following options with respect to the Motion:

1. Approve the Development Variance Permit as presented in the Motion for Consideration (i.e. what the applicant is requesting – to waive Storm Sewer, Concrete, and Electrical and Telecommunications works requirements);
2. Defeat the Motion for Consideration and support either all or some of the Engineering Department's Recommendation outlined in the City Engineer's Memorandum dated May 21, 2021 (attached as Appendix 7); or
3. Defeat the Motion for Consideration (i.e. deny the Development Variance Permit).

PROPOSAL

The owners submitted a Subdivision application on October 8, 2020 for one new residential parcel. This proposal triggers service and frontage upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163. An Opinion of Probable Costs has been provided (Appendix 1), detailing associated costs (\$74,906 plus tax). The applicant intends to complete the required Road and Earthworks, Water, and Sanitary Sewer Works (\$23,2016), but has requested (February 16, 2021) that Council vary the provisions for Storm Sewer Works, Concrete Works, as well as Electrical and Telecommunications works, including a street light (\$51,800).

BACKGROUND

The subject parcel is located at 2891 – 25 Avenue NE (Appendix 2), just west of the 25 Avenue SE and 30 Street NE intersection, in the Upper Lakeshore residential neighbourhood, largely comprised of R-1 and R-8 zoned parcels. The parcel is designated Low Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential (R-8) in the Zoning Bylaw (Appendix 3 & 4). The entire property is approximately 0.24 hectares (2,400 square metres) in size, was recently rezoned to R-8, and presently contains an existing single family dwelling.

The applicant has submitted a subdivision application (SUB-20.13) on October 8, 2020, with preliminary conditional approval granted in November 2020 for the creation of a new parcel (Appendix 5). Site photos are attached as Appendix 6.

COMMENTS

Engineering Department

Detailed comments are attached as Appendix 7.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

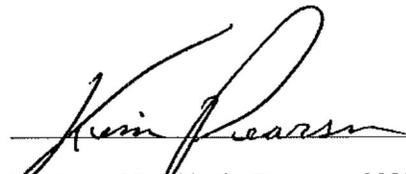
The applicant is requesting variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate development permitted by the zoning. Given the zoning and potential for future development based on parcel area, the parcel does not qualify for exemptions. Full frontage and servicing upgrades are triggered. Noting the need to avoid service gaps and to provide expected levels of service, Engineering staff have recommended against the Motion, with their comments noting support for a variance for the requirement for underground Hydro/TeI (valued at \$7,500, which would bring the developers costs down to \$67,406 based on the OPC).

Staff recognize the rationale behind the requested variances given the scale and cost of the proposed development relative to the improvements required, and have thus provided Council with options to consider. Staff note the potential benefit related to providing additional housing aligned with existing use in the area.

However, the purpose behind these servicing requirements is to ensure that properties under development are connected to the expected municipal systems, and to ensure that each system (water, sanitary and storm sewers, as well as street lighting and active transportation infrastructure) is extended to the boundary of an adjacent property to mitigate gaps in the systems. The larger the gap, the more expectation there is that the City should either take on the works and services to facilitate development, or allow for a reduction in standards. The subject property is in an area with future development potential and some history of service requests for infrastructure improvements.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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

Vary the requirement to upgrade 25 Avenue NE to RD-2 standard. Including:
 • Curb, Gutter & Sidewalk.
 • UG Hydro/Tel.
 • Street Lights.
 • CB's & Drywall.



VENUE NE SUBDIVISION - OFFSITE WORKS (NO VARIANCES)
 2021-02-16
 CLASS 'C' OPINION OF PROBABLE COSTS
 (*Denotes Nominal Quantity)

OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0 ROADS AND EARTHWORKS				
1.1	Supply & Install Asphalt (65mm)	m2	80 * \$ 45.00	\$ 3,600.00
1.2	Supply & Place 25mm Crushed Base Course (75mm)	m3	20 * \$ 90.00	\$ 1,800.00
1.3	Supply & Place 75mm Crushed Granular Sub-Base Course (400mm)	m3	90 * \$ 55.00	\$ 4,950.00
1.4	Common Excavation and Disposal	m3	22 * \$ 18.00	\$ 396.00
1.5	Common Excavation and Grading	m3	30 * \$ 12.00	\$ 360.00
1.6	Supply & Install Import Backfill	m3	30 * \$ 40.00	\$ 1,200.00
1.7	Boulevard Grading, Top Soil & Hydro-seeding	LS	LS * \$ 1,000.00	\$ 1,000.00
1.8	Asphalt Milling and Key-in Joints	LS	LS * \$ 1,200.00	\$ 1,200.00
2.0 WATER WORKS				
2.1	Supply & Install 25mm (ID) Water Service c/w Curb Stop	ea	2 * \$ 1,950.00	\$ 3,900.00
2.2	Remove & Dispose Existing 19mm Water Service	ea	1 * \$ 300.00	\$ 300.00
3.0 SANITARY SEWER WORKS				
3.1	Supply & Install 100mm Sanitary Service c/w IC	ea	2 * \$ 2,200.00	\$ 4,400.00
4.0 STORM SEWER WORKS				
4.1	Supply & Install Top-Inlet Catch-Basin c/w 200Ø PVC Lead	ea	1 * \$ 3,200.00	\$ 3,200.00
4.2	Supply & Install Rock-Pit Drywell	ea.	1 * \$ 7,000.00	\$ 7,000.00
4.3	Decommission Existing Catch-Basin	ea.	1 * \$ 700.00	\$ 700.00
5.0 CONCRETE WORKS				
5.1	Supply & Install Concrete Curb & Gutter	m	60 * \$ 105.00	\$ 6,300.00
5.2	Supply & Install Concrete Sidewalk	m2	110 * \$ 110.00	\$ 12,100.00
6.0 ELECTRICAL & TELECOMMUNICATIONS				
6.1	Supply and Install Ornamental Street Lights c/w Conduit & Conduct	ea.	2 * \$ 7,500.00	\$ 15,000.00
6.2	Supply & Install UG Hydro/Tel (Allowance)	LS	LS * \$ 7,500.00	\$ 7,500.00

Proposed by Applicant

SUMMARY

1.0 ROADS AND EARTHWORKS	\$ 14,506.00
2.0 WATER WORKS	\$ 4,200.00
3.0 SANITARY SEWER WORKS	\$ 4,400.00
4.0 STORM SEWER WORKS	\$ 10,900.00
5.0 CONCRETE WORKS	\$ 18,400.00
6.0 ELECTRICAL & TELECOMMUNICATIONS	\$ 22,500.00
SUB TOTAL	\$ 74,906.00
GST (5%)	\$ 3,745.30
TOTAL	\$ 78,651.30

\$23,106

1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.

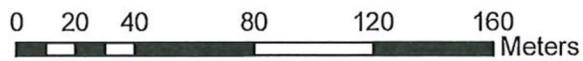
2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.

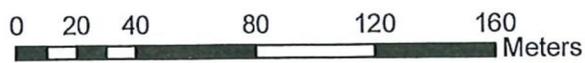
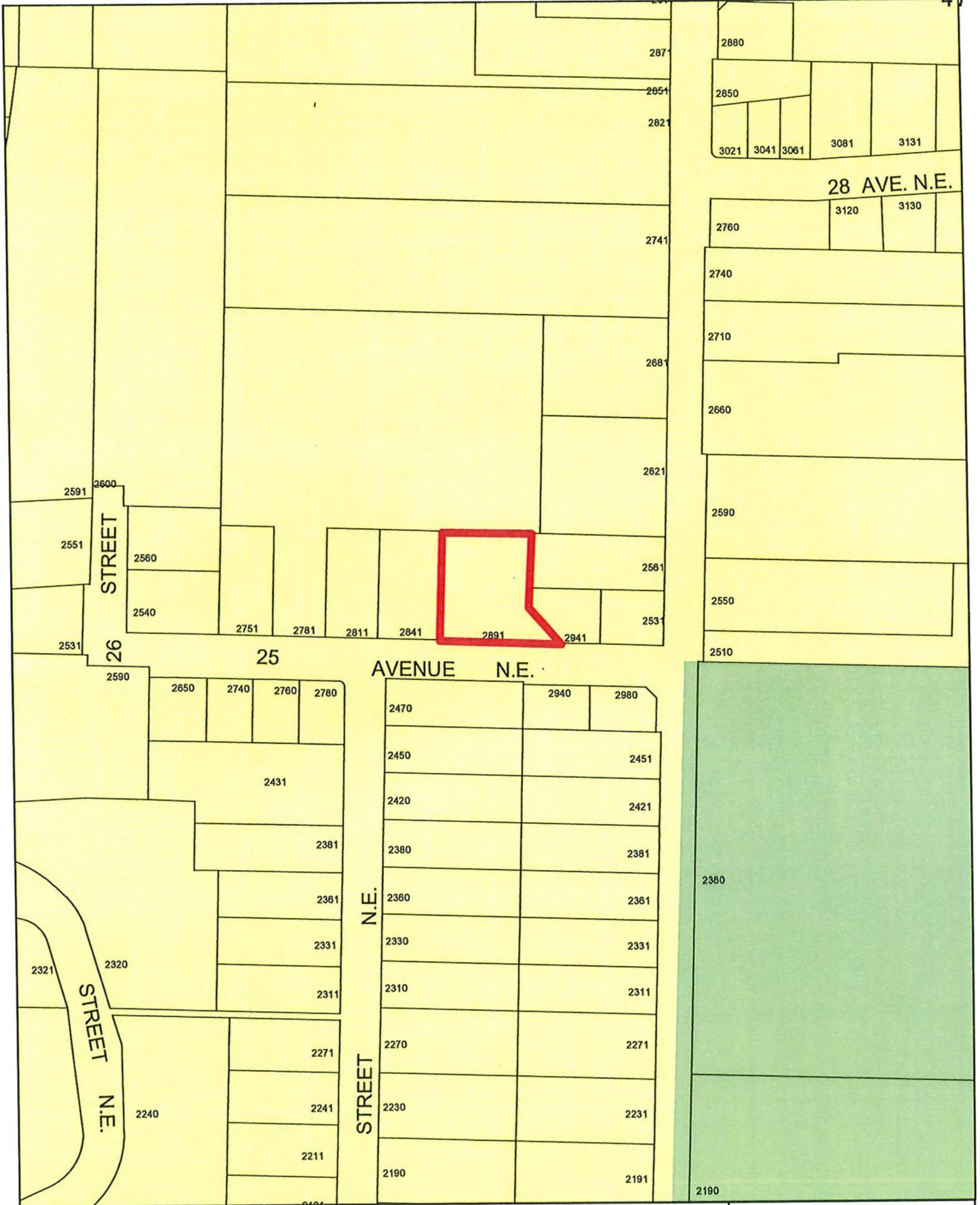
Johnson

Prepared by: Jessica Johnson, EIT

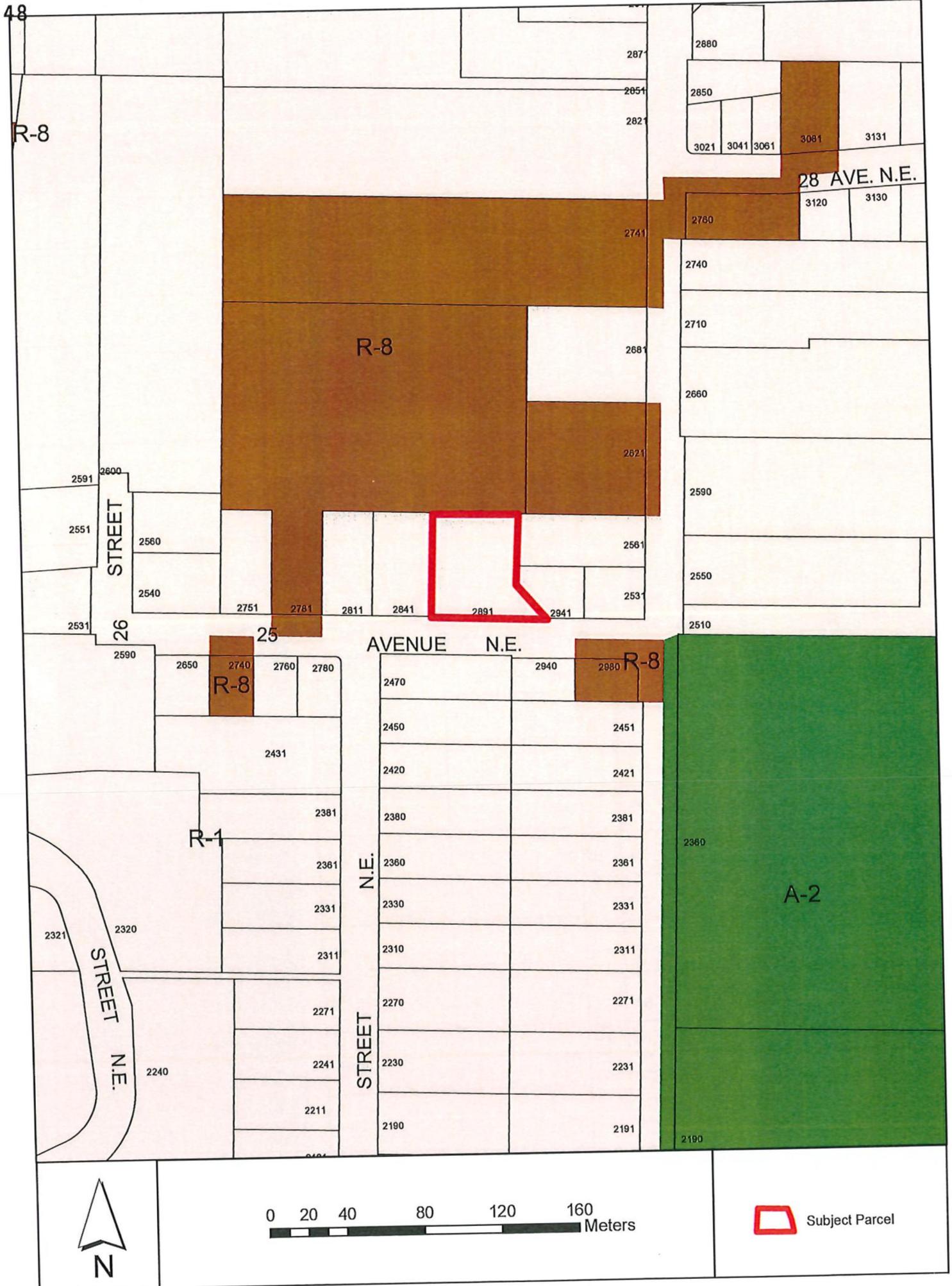


Reviewed by: Blake Lawson, P.Eng



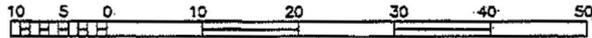


- Residential Low Density
- Acreage Reserve
- Subject Parcel



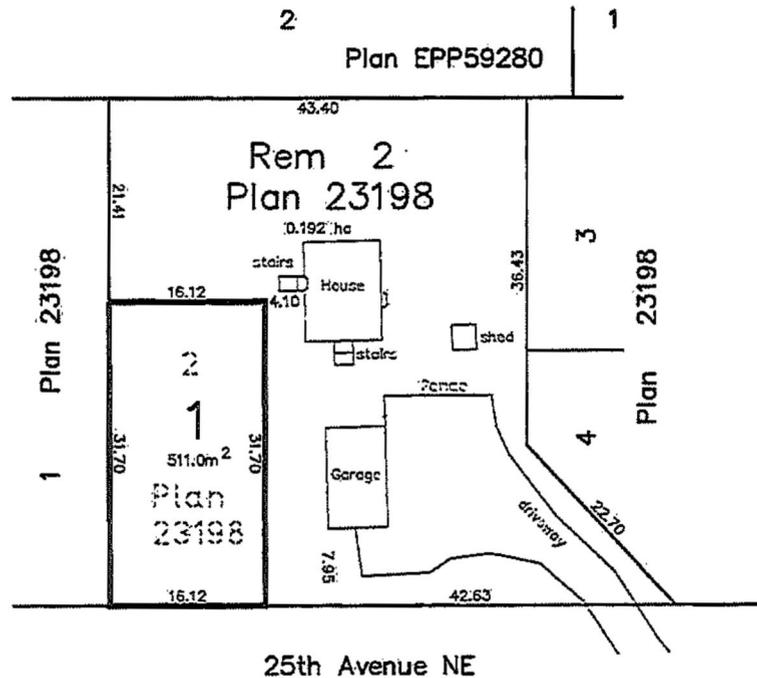
Sketch Plan of Proposed Subdivision of Part of Lot 2, Sec 24, Tp 20, Rge 10, W6M, KDYD, Plan 23198

Scale 1:500



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 1:500.



BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 379-20

2891 25 AVENUE NE SALMON ARM, BC

COSA FILE # 20.13(E)

PROPOSED SUBDIVISION OF LOT 2,
SECTION 24, TOWNSHIP 20, RANGE 10, W6M KDYD, PLAN 23198

CITY OF
SALMON
ARM

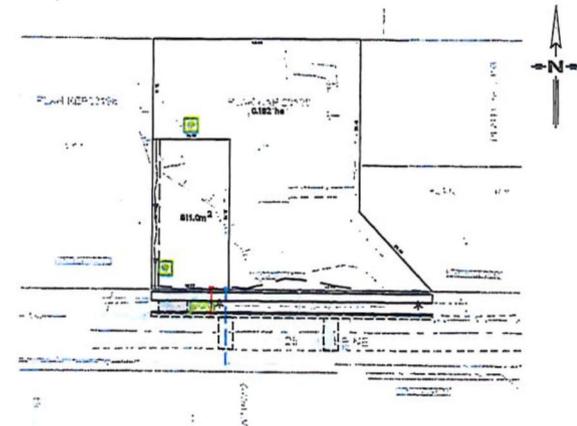


PROJECT LOCATION

PROJECT LOCATION MAP
N.T.S.

DRAWING INDEX:

- C000 - SHEET 1 OF 4 - TITLE
- C101 - SHEET 2 OF 4 - SITE SERVICING PLAN
- C102 - SHEET 3 OF 4 - SITE GRADING AND STORM WATER
- C103 - SHEET 4 OF 4 - ROADWORKS AND UTILITY LAYOUT PLAN / PROFILE - 25 AVE NE



OVERALL PROJECT
SCALE 1:500

PROJECT No: 199-1 DWG No: C000 SHEET: 1 OF 4

PREPARED FOR:
SHANE & MEGAN BURGI



825C LAKESHORE DRIVE W
PO BOX 106 SALMON ARM, BC V1E 4N2
PH. (250) 832-3220

DESIGN BY: JSJ
DESIGN DATE: 2021/01/27
REVIEWED BY: BTL
DRAWN BY: JSJ
REVISION NUMBER: 1
REVISION DATE: 2021/01/27

ALL MEASUREMENTS IN m UNLESS OTHERWISE NOTED.

DATE PLOTTED: 11/20/2021 10:00:00 AM PLOTTER: HP DesignJet T1100PS



View of subject property (at centre) looking east along 25 Avenue NE.



View of subject property (at centre) looking west along 25 Avenue NE.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: May 21, 2021
 PREPARED BY: Matt Gienger, Engineering Assistant
 APPLICANT: **Owner**
 OWNER: **Burgi, S. & M.**, 2891 - 25 Avenue NE, Salmon Arm, BC V1E 3L8
 SUBJECT: **Development Variance Permit Application No. VP-528**
 LEGAL: Lot 2, Section 24, Township 20, Range 10, W6M KDYD, Plan 23198
 CIVIC: **2891 - 25 Avenue NE**

Further to the request for variance dated March 9, 2021; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

The applicant is requesting a variance to Subdivision & Servicing Bylaw 4163, Section 4.0 as follows:

1. Waive the requirement to upgrade curb, gutter and sidewalk;
2. Waive the requirement to install underground hydro and tel;
3. Waive the requirement to install street lights;
4. Waive the requirement to install storm infrastructure.

General Notes

The Subdivision and Development Servicing Bylaw 4163 (SDSB) requires that developers upgrade their frontage onto all City roads to meet the current bylaw standards. This helps the City to move towards a uniform road standard and reduces the burden on the City to fund upgrades across the frontage of development properties.

25 Avenue NE is currently constructed to an Interim Urban Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, street drainage and hydro and telecommunications.

The Subdivision and Development Servicing Bylaw 4163 (SDSB) requires that developers upgrade their frontage to a specific service level and provide adequate servicing to the parcels and to the furthest extent of their parcels to allow for future upstream development.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-505

May 21, 2021

Page 2

It should be noted that the cost of the service connections (water and sanitary sewer) to the proposed and existing lots may increase if not installed in conjunction with other frontage works required for subdivision. In the event of variance approval for works affecting these service connections, the City may provide revised estimates for installation.

1. Waive the requirement to upgrade curb, gutter and sidewalk.

Construction of a separated sidewalk removes pedestrian traffic from the road, and substantially improves safety for vehicles and pedestrians. This proposed development would be the first within this area to upgrade to the standards specified in the SDSB. There is currently no sidewalk within adjacent properties frontages to tie into; therefore, a cash contribution to future works for the cost of the sidewalk would be acceptable to allow the City to install at a later date.

Installation of curb and gutter is tied to stormwater control and is discussed below.

Recommendation:

The Engineering Department strongly recommends that the requested variance to waive the requirement to upgrade curb, gutter and sidewalk be denied.

2. Waive the requirement to install underground hydro and tel.

Underground hydro and tel not only provide improved visual appeal but also provide a number of operation, maintenance and safety benefits. These upgrades provide for more aesthetically pleasing and safe areas of frontage within the City.

Many of the lots on either side of the subject parcel along 25 Avenue have limited potential for development which would leave overhead infrastructure gaps. The City is extremely unlikely to make capital investments in residential neighborhoods to place overhead hydro and telecommunications infrastructure underground. Therefore there is limited benefit to placing a short stretch of hydro and telecommunications underground in this area.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to underground hydro and tel be approved.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-505

May 21, 2021

Page 3

3. Waive the requirement to install street lights.

Proper lighting of the street and sidewalk are paramount to pedestrian and vehicle safety. There are some pole mounted lease lights existing along 25 street which do not meet the specifications or spacing of the current bylaw.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install streetlights be denied.

4. Waive the requirement to install storm infrastructure for**a. Disposal of storm water collected by curb and gutter via way of a rock pit.**

Stormwater collection and control becomes increasingly more important as lot density increases; smaller lots have a higher percentage of impermeable area (roofs, driveways, etc) resulting in concentrated stormwater flows which can cause erosion and nuisance flooding if not appropriately collected and disposed of. This scenario usually results in the City having to expend capital funds to correct the issues after the fact. An example of this situation occurred east of the subject parcel with an infill exempt development.

Staff strongly recommends preventing storm water issues with all future subdivision and development applications by requiring adequate storm infrastructure as per SDSB 4163.

Applebruin Engineering conducted a geotechnical investigation that concluded on-site storm disposal is supported. Based on the initial geotechnical information Lawson engineering prepared a preliminary design showing the SDSB required improvements including curb and gutter and catchbasin using a rock-pit for disposal. The applicant is requesting to waive all improvements

Regardless of whether or not curb and gutter are installed, grading of the roadway, boulevard and driveways result in concentrated stormwater flows at the edge of the paved roadway which need to be collected into a CB or ditch, or otherwise risk causing nuisance flooding. Without curb and gutter these concentrated flows result in erosion along the edge of roadway resulting in premature aging of the asphalt and otherwise unnecessary capital investments to fix the issues over time.

Staff support the preliminary design of curb and gutter draining to a CB and rock pit.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-505**May 21, 2021**

Page 4

b. Storm Sewer main

Staff are unable to support the waiving of the requirement of storm main without appropriate documentation showing upstream parcels would not require this main in the future. For the subject parcel, it is reasonable to suggest that storm main is not required to be extended as 30 Street NE currently drains south to 20 Avenue NE via a ditch on the east side. The subject property is near the termination of 25 Avenue NE near 30 Street NE with the eastern property limit being within the allowable CB spacing (none required upstream). Geotechnical documentation supports the use of rock-pits for stormwater disposal for the area suggesting CBs can be drained adequately without use storm main. However, to make the required spacing work, a CB would be required to be installed at the eastern property line. Note that this cost has not been calculated in the supplied Opinion of Probable Cost.

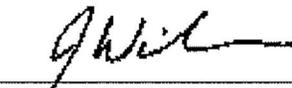
Recommendation:

The Engineering Department strongly recommends that the requested variance to waive the requirement to install storm infrastructure for

- a. Disposal of storm water collected by curb and gutter via way of a rock pit be denied; and,
- b. Storm Sewer main along subject parcel's frontage be approved, subject to installation of a CB with rock pit at the eastern property line.



Matt Gienger
Engineering Assistant



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

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

Date: June 9, 2021

Subject: Official Community Plan Amendment Application No. OCP4000-46
Zoning Bylaw Amendment Application No. 1203

Legal: Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921
Civic: 3381 – 10 Avenue SE
Owner/Applicant: Passey, B. & T.

STAFF RECOMMENDATION

- 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 B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921 from LR (Residential Low Density) to MR (Residential Medium Density);
- 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 B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921 from R-1 (Single-Family Residential Zone) to R-4 (Medium Density Residential Zone);
- AND FURTHER THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to adoption of the associated Official Community Plan Amendment Bylaw.

BACKGROUND

The subject parcel is located at 3381 – 10 Avenue SE, east of the 5-corners intersection and west of Little Mountain (Appendix 1 and 2). The subject parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP), and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 3 and 4). This area is generally residential with a mix of zones, predominantly Residential (R-1), Institutional (P-3) and Commercial zones, with some Medium and High Density Residential (R-4 and R-5) zoned parcels also in the vicinity.

The subject parcel is approximately 1.18 acres in area, with approximately 65 metres of frontage along 33 Street SE and 38 metres of frontage along 10 Avenue SE, and currently contains a single family dwelling and accessory buildings. Site photos are attached as Appendix 5.

Land uses adjacent to the subject parcel include the following:

South: Road (10 Ave SE) with residential beyond	Zoned Rural Holding (A-2)
North: residential	Zoned Single Family Residential (R-1)
East: Church	Zoned Institutional (P-3)
West: Road (33 Street SE) with residential beyond	Zoned Single Family Residential (R-1)

The proposal is to amend the OCP to the Medium Density Residential Land Use Designation and rezone the subject parcel to R-4 (Medium Density) to facilitate future medium density residential development. Although not required at this rezoning stage, a site concept showing 8 strata parcels has been provided (Appendix 6). Staff note that while the provision of the development concept illustrates the intent of the applicant, further details including professional designs and subsequent analysis would be required to demonstrate feasibility and compliance with the applicable regulations, including reconfiguring the access route to 33 Street SE rather than 10 Avenue SE.

If rezoned to R-4 as proposed, a multi-family development proposal would require a Development Permit application, and such an application would detail the proposed development concept. A Development Permit application would consider precisely the form and character details of the proposed development concept, including a site plan, landscape plan, and building elevations.

OCP POLICY

The subject parcel is designated Low Density Residential in the OCP. The request to amend the OCP to the Medium Density Residential designation would support R-4 zoning.

Section 475 – Local Government Act

Pursuant to Section 475 of the *Local Government Act* (consultation during OCP development / amendments) the proposed OCP amendments were referred to the following external organizations:

Economic Development Society	No response to date
Adams Lake Indian Band	Appendix 7
Neskonlith Indian Band	No response to date

Formal response was received from the Title and Rights Coordinator of the Adams Lake Indian Band noting concerns on April 8, 2021. Subsequently, the City inquired via Data Request to the Archeological Branch of British Columbia on April 29, 2021 as to the status of the subject property. The response from the Archeological Branch on May 27, 2021 asserts the following:

1. Provincial records indicate no known archeological sites are recorded on the property, and Archeological Potential Mapping does not indicate a high potential for the property to contain unknown archaeological sites.
2. No study or permit is required at this time however it is the responsibility of the proponent to proceed under the *Heritage Conservation Act* accordingly.

COMMENTS

Engineering Department

Detailed comments provided to applicant (Appendix 8). Frontage improvements as per the Subdivision and Servicing Bylaw would be required for development. Access will only be permitted from 33 Street SE.

Building Department

No concerns with rezoning. Construction debris and fill deposited on site require professional geotechnical review.

Fire Department

No concerns.

FortisBC

Service to existing house will need to be relocated.

BCHydro

A blanket right-of-way will be required.

Interior Health

Comments attached (Appendix 9). IH supports proposal, suggests amending access to be from 33 Street SE, rather than 10 Ave SE.

Salmon Arm Economic Development Society

Comments attached (Appendix 10). SAEDS supports proposal, suggests amending access to be from 33 Street SE, rather than 10 Ave SE.

Planning Department

The surrounding neighbourhood is characterized by a mix of single family housing and rural residential properties. The subject parcel is located in an area within reasonable walking distance to Little Mountain Park, schools including Shuswap Middle School, and transportation/transit routes.

The maximum residential density permitted under R-4 (Medium Density) zoning is 16.2 dwelling units per acre of land. As the subject property is approximately 1.18 acres, the maximum permitted density under R-4 would be 19 dwelling units assuming: 1) some form of strata development; 2) the present gross area of the subject parcel; and 3) no density bonus. The R-4 Zoning regulations are attached as Appendix 101010.

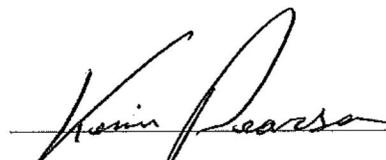
This proposal includes an 8 parcel multi-family development concept at this preliminary stage. Staff note that if rezoned to R-4, a number of residential development scenarios could present themselves, potentially involving subdivision, or stratification. A multi-family development could require a Development Permit application, and such an application would be expected to detail the proposed development concept including a site plan, landscape plan, and building elevations.

CONCLUSION

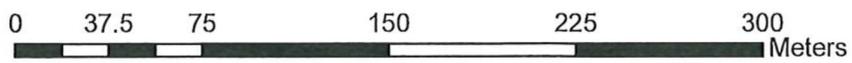
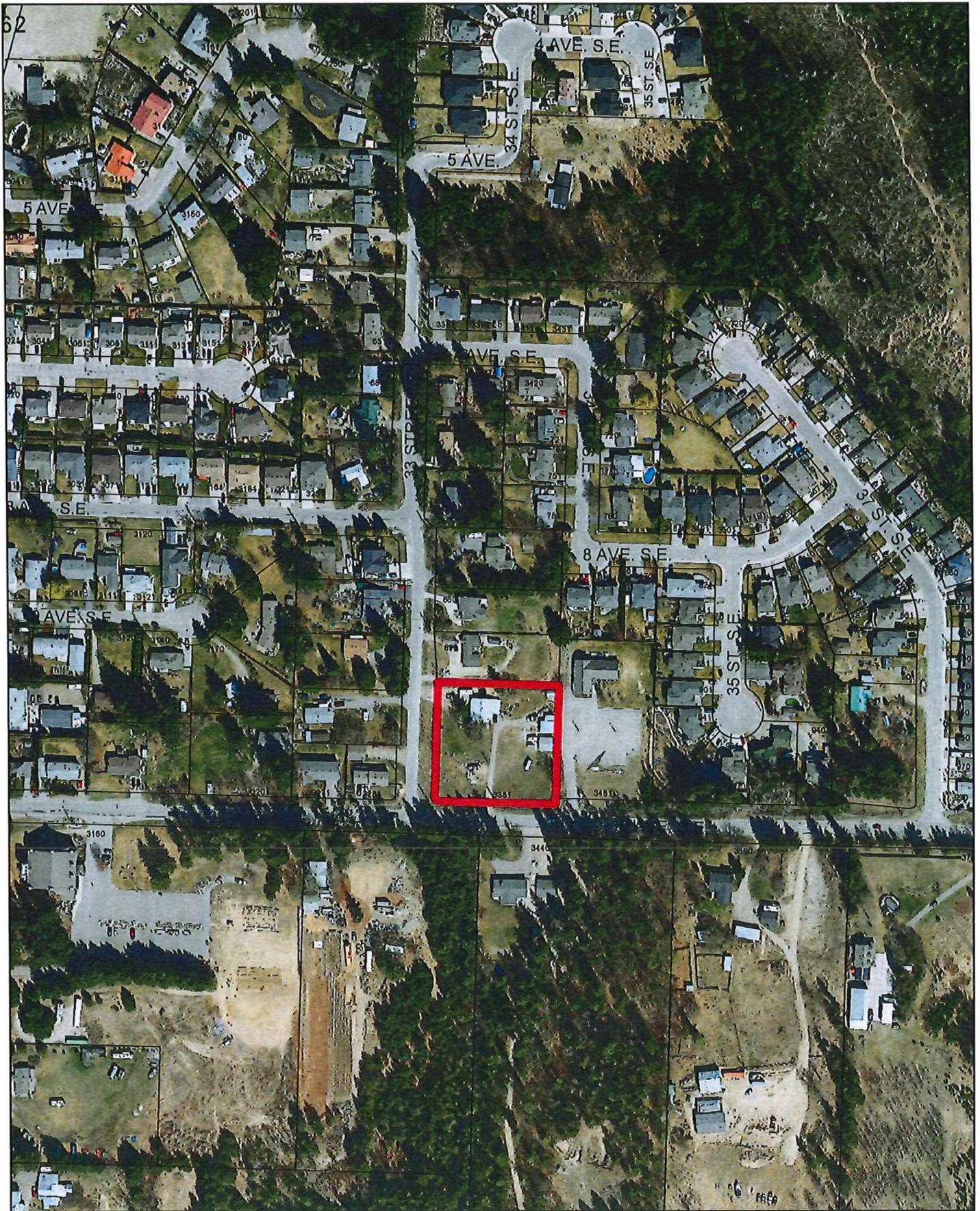
Staff's opinion is that the location and specific site characteristics are suited to medium density residential development. Staff recognize the need for a range of diverse housing options within the community. Given the OCP policy to encourage new residential development in residential designated areas to create a mix of housing types and densities, the proposed MR land use designation and R-4 zoning of the subject property is supported by staff.

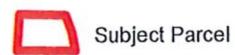
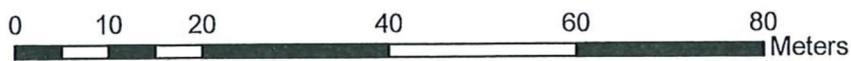


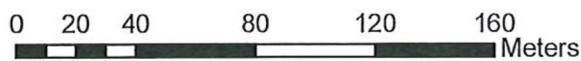
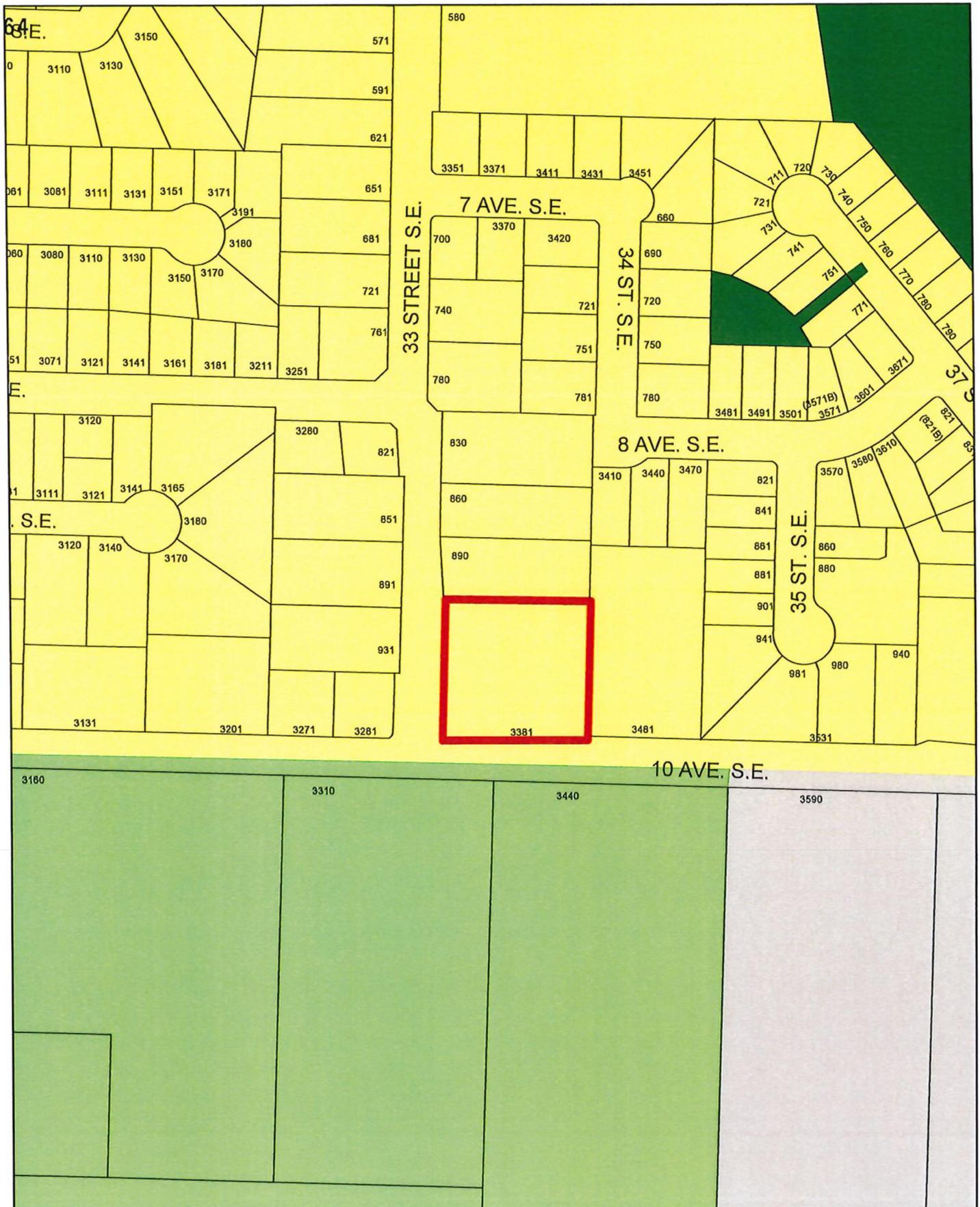
Prepared by: Chris Larson, RPP, MCIP
Senior Planner



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







- Park
- Acreage Reserve
- Industrial - Light
- Subject Parcel
- Residential Low Density



View of subject parcel looking southeast from 33 Street SE.

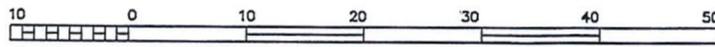


View of subject parcel looking northwest from 10 Ave SE.

Sketch Plan of Proposed Bare Land Strata of Lot B, Sec 18, Tp 20, Rge 9, W6M, KDYD, Plan 27921

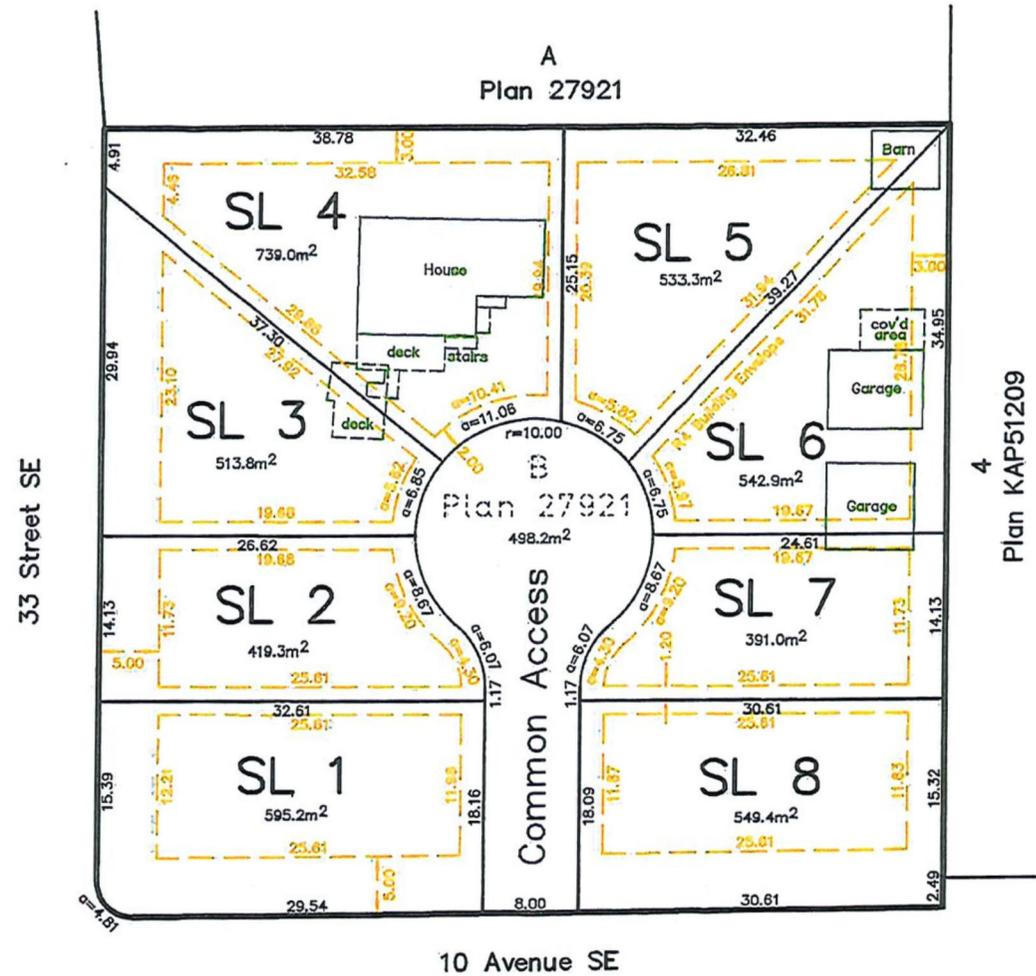
Scale 1:400

BCGS 82L.064



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 1:400.



March 2, 2021

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 383-20



Adams Lake Indian Band

Project Name:

Official Community Plan Amendment application

FN Consultation ID:

OCP4000-46

Consulting Org Contact:

Kathy FRESE

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Tuesday, March 30, 2021

Re. the Official Community Plan Amendment application for a subdivision at 10th Ave and 33rd St SE in Salmon Arm, BC. Through a preliminary analysis ALIB has identified some concerns which include:

x133 sites found intersecting (x1 significant cultural/spiritual locale) and the rest to within 5 km including cultural/spiritual, food procurement, trails, habitation and ecological issues (extirpated caribou zone)

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its traditional territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

Adams Lake Indian Band requires further consultation on this project and may require that a PFR (preliminary field reconnaissance) be done on the property by ALIB crew members. I am cc'ing Jen Pooley on this response. Please contact her to make arrangements for field crew.

Regards,

Celia Nord, BA
Assistant Title and Rights Coordinator
Adams Lake Indian Band
Chase, BC

From: [Cooper, Diana FLNR:EX](#)
 Sent: Thursday, May 27, 2021 9:50 AM
 To: [Chris Larson](#)
 Subject: RE: Data Request: Chris Larson - Planner, City of Salmon Arm

Hello Chris,

Thank you for your referral regarding 3381 10 Avenue SE, Salmon Arm, PID 004687612, LOT B SECTION 18 TOWNSHIP 20 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27921. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the subject property.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this referral response.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they must stop all activities immediately and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



Diana Cooper
Archaeologist/Archaeological Information Administrator
Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Website www.gov.bc.ca/archaeology

From: clarsom [redacted] On Behalf Of ArchDataRequest@gov.bc.ca
Sent: April 29, 2021 11:09 AM
To: Arch Data Request FLNR:EX<ArchDataRequest@gov.bc.ca>
Subject: Data Request; Chris Larson - Planner, City of Salmon Arm

Terms and Conditions Accepted	Yes
Name	Chris Larson
Email	[redacted]
I am a	Local Government Representative
Affiliation	Planner, City of Salmon Arm
Address	500 2 Ave NE
City	Salmon Arm
Province	BC
Postal Code	V1E4N2
Phone Number	250-803-4000
Information Requested	I request information and advice about archaeological sites on the properties described below (In the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.): 004-687-612 3381 10 Avenue SE Lot B, S 18, T 20, R9, W6M KDYD, Plan 27921
Why Site Information is Required	Other (describe below): local government representative collecting information to inform development proposal
Third Party Access	The following person(s) may have access to this information (include the person's full name and relationship to you below. If you would like them to be copied on our email reply containing property information, please also include their email address): City staff
Format Required	

Wttd Prompted

My local government

File Attachment#1
File Attachment#2
File Attachment#3
File Attachment#4
File Attachment#5

Map for Bylaw 4449.OCP-46.pdf
OCP-46 & ZON-1203 Referral PKG.pdf



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: April 27, 2021
 PREPARED BY: Matt Gienger, Engineering Assistant
 OWNER: Passey, B & T
 APPLICANT: **Owner**
 SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46
 ZONING AMENDMENT APPLICATION ZON-1203**
 LEGAL: Lot B, Section 18, Township 20, Range 9, W6M KDYD, Plan 27921
 CIVIC: **3381 10 Ave SE**

Further to your referral dated March 15, 2021, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

Engineering Department does not have any concerns related to the Re-zoning and OCP Amendment and recommends that they be approved.

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 prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement and relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

**OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46
ZONING AMENDMENT APPLICATION ZON-1203**

April 27, 2021

Page 2

8. At the time of subdivision 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.
9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
10. For the off-site improvements at the time of subdivision 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 subdivision 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. 10 Avenue SE, on the subject properties southern 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 at this time (10.0m on either side of road centerline), all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that 2.486m of additional dedication is requested, ROW required (to be confirmed by BCLS).
2. 10 Avenue SE 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, road widening and construction, curb & gutter, multi-use pathway, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 33 Street SE, on the subject properties western boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
4. 33 Street SE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrant, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. Proposed internal strata roads shall be designed to best engineering practices with a minimum width of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access. Proposed internal strata road access will only be permitted from 33 Street SE.

**74 OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46
ZONING AMENDMENT APPLICATION ZON-1203**

April 27, 2021

Page 3

6. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
7. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of 33 Street SE and 10 Avenue SE.
8. As per Greenway Strategy and Official Community Plan, a pathway is required to be dedicated and constructed at the southern and western extents of the subject parcel. Construction of sidewalks as listed above for 10 Ave SE and 33 Street SE would ensure compliance with the Greenway Strategy requirements for a Type 6 Roadside Corridor. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 150mm diameter Zone 5 watermain on 33 Street SE. 150mm mains are sufficient for medium density zoning; therefore, no upgrades will be required at this time.
2. The subject property fronts a 250mm diameter Zone 5 watermain and a 300mm Zone 4 watermain on 10 Avenue SE. No upgrades will be required at this time.
3. Records indicate that the existing property is serviced from the 150mm diameter watermain on 33 Street SE. Connection to the private main within the strata is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision 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.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012), as required for medium density zoning (90 L/s minimum).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Existing fire hydrants on 10 Avenue are adequately spaced for medium density residential zoning. Fire hydrant installation will be required at the north west extent of the subject property on 33 Street SE.

Sanitary:

1. The subject property does not front a sanitary sewer on 33 Street SE or 10 Ave SE. Owner / Developer's engineer to determine most effective solution for connection and extension of sanitary main across subject property's frontage on 33 Street SE. Extension of sanitary main across 10 Ave SE frontage not required at this time. Owner / Developer is responsible for all associated costs.

**OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP4000-46
ZONING AMENDMENT APPLICATION ZON-1203**

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April 27, 2021

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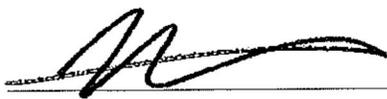
2. Proposed strata parcels are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. There are no current sanitary capacity concerns directly adjacent to subject property according to the City Sanitary Study (Urban Systems 2016). Owner / Developer's engineer to ensure proposed solution for sanitary does not contribute to any existing capacity concerns.
4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

Drainage:

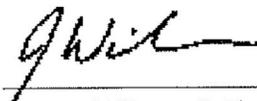
1. The subject property does not front on an enclosed storm sewer system. Owner / Developer's engineer to determine best method of onsite and offsite stormwater disposal.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw 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 proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. 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) and Category B (Pavement Structural Design) is required.



Matt Gienger
Engineering Assistant



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



April 28, 2021

Kathy Frese
 Development Services
 City of Salmon Arm
 P.O. Box 40, 500 – 2nd Avenue NE
 Salmon Arm, BC V0E 4N2

kfrese@salmonarm.ca

Dear Kathy Frese:

Re: Official Community Plan Amendment Application No. OCP4000-46

Thank you for the opportunity to comment on the above named proposal. It is my understanding the proposal is to amend the OCP designation from Low Density Residential to Medium Density Residential in order to accommodate a future medium density residential development of 4 – 6 cost friendly multi-family duplexes.

Interior Health supports this development proposal because it adds to the diversity of housing forms in Salmon Arm and would provide a more affordable housing option. In addition, it is relatively close to amenities such as work (industrial area), schools, churches and recreation.

To improve safety (and perception of safety) and encourage active transportation it would be better if the common access were oriented to 33 Street SE or include in the site layout a pedestrian connection to 33 Street SE. 10 Ave SE is a busy road with no sidewalks and vehicles often traveling faster than the posted speed limit. As these homes are intended for new home buyers (families) it would be best to direct likely young pedestrians/cyclists away from the busy road toward the direction they are likely to travel (ie toward recreation and school).

Sincerely,

Anita Ely, B.Sc, B.Tech, CPHI(C)
 Specialist Environmental Health Officer
 Healthy Communities

AE/ae

Bus: 250-833-4114 Fax: 250-833-4117
Anita.ely@interiorhealth.ca
www.interiorhealth.ca

Population Health
 851 16 St NE, Box 627
 Salmon Arm, BC V1E 4N7



April 20, 2021

City of Salmon Arm
PO Box 40
Salmon Arm BC
V1E 4N2

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-46

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 3381 10 Ave SE, Salmon Arm, from Low Density Residential to Medium Density Residential, and the Zoning Category from R1 to R4. The Board supports the application, based on the information provided; however, it was suggested that consideration could perhaps be given to turning the common access to the development west, to face 33rd Ave, rather than the proposed entrance on 10th Street.

We thank you for the opportunity to comment on this OCP Amendment Referral.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lana Fitt".

Lana Fitt, Economic Development Manager
Salmon Arm Economic Development Society

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 10, 2021

Subject: Zoning Bylaw Amendment Application No. 1204

Legal: Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789
 Civic Address: 2190 – 6 Avenue NE
 Owner: Allard, David & Wong, Lindsay
 Applicant: Browne Johnson Land Surveyors

STAFF RECOMMENDATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 13789 from R1 (Single Family Residential Zone) to R4 (Medium Density Residential Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to removal of two shipping containers from the property;

AND FURTHER THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

PROPOSAL

The subject parcel is located at 2190 – 6 Avenue NE (Appendices 1 & 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to R4 (Medium Density Residential) in order to facilitate a two lot subdivision.

The proposed subdivision plan can be seen attached as Appendix 3.

BACKGROUND

The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendices 4 & 5).

The subject property is located within the urban containment boundary in a neighbourhood consisting largely of single family residential properties with some medium density residential, recreational, and institutional uses scattered throughout the area. Further north, a variety of commercial uses are located along the Trans-Canada Highway.

The subject property is double fronting with driveway access from 5 Avenue NE, as well as a driveway and addressing from 6 Avenue NE. Land uses directly adjacent to the subject property include the following:

North: Single Family and Medium Density Residential/ 6 Avenue NE/ Turner Creek Trail	Zoned R1, R4, and P1
South: Single Family Residential/ 5 Avenue NE	Zoned R1 and CD7
East: Single Family Residential/ Orchard Grove Strata	Zoned R1, R4 and P1
West: Single Family Residential	Zoned R1 and R4

The total area of the property is approximately 0.20 ha (1,998 m²) and it currently contains a single family dwelling with an attached carport, as well as two shipping containers. At this time, the applicant has only advised that the property owner is interested in rezoning the property to R4 as part of the two lot subdivision applied for along with this application. They have not advised of a specific development proposal for either of the proposed lots.

As shown on the proposed subdivision plan one lot would be 1,324 m² (Remainder Lot 1) in area and one would be 600.2 m² in area.

Site photos are attached as Appendix 6.

COMMENTS

Ministry of Transportation and Infrastructure

MOTI has given preliminary approval of this Zoning Amendment Bylaw. Pursuant to Section 52(3)(a) of the *Transportation Act*, final MOTI approval will be required after third reading and prior to adoption. MOTI has not cited any concerns with this proposal.

Engineering Comments

The Engineering Department has no concerns with this rezoning and recommends approval. Appendix 7 attached details servicing requirements. The applicant received a copy of the Engineering Servicing Report on June 9, 2021.

The report notes road dedication requirements and improvements upgrading both frontages to an Urban Local Road and Urban Local Paved Road standard. These standards will require upgrades including curb and gutter, sidewalk, boulevard, and street lighting. Further to these improvements, the owners will also be responsible for extending the water main along the east side of the property to adequately service both proposed lots.

Depending on the specific proposal, these requirements could be triggered at various stages of development. Below are three different scenarios and when the servicing requirements would be triggered for each:

- Under the current proposal, these requirements are triggered at the subdivision stage regardless of whether or not the R4 rezoning is granted.
- If this R4 rezoning moved forward and the subdivision did not, these requirements would then be triggered at the development permit stage (if applicable) or at the building permit stage where a development permit is not required.
- If neither the subdivision nor the rezoning move forward, servicing requirements would be triggered at the building permit stage. No development permit would be required since the R1 zone does not permit multifamily development.

Building Department

Geotechnical review required due to known clay soils.

Fire Department

No concerns.

Planning Department

OCP Policy:

This property is designated Medium Density Residential (MR) in the OCP which aligns with R4 zoning. OCP Policy 8.3.11 supports all forms of residential housing under this designation, stipulating a density of 40 units/ha for medium density development, 50 units/ha for multiple family housing when special social and/or public amenity regulations are met, and up to 80 units/ha for Assisted Living Housing.

Density:

Applying a density of 40 units/ha to the proposed lots, proposed Remainder Lot 1 (northern lot) could have up to five dwelling units and proposed Lot 1 (southern lot) could have up to two dwelling units. Table 2 under the R4 zone allows increased density for applicable special amenities such as rental units, affordable rental units, and commercial daycares (see Appendix 8 for R4 regulations).

Taking into consideration possible siting constraints and zoning regulations discussed later in this report, staff feel that it would be challenging to fit the maximum permitted density on either of these proposed lots.

Development Permit:

A Residential Development Permit is required for all land located within the Medium and High Density Residential designated areas where a residential development proposal consists of more than two dwelling units or where a proposed duplex is part of a multifamily development. Since the R4 zone permits different forms of residential development, staff will confirm whether a development permit is required at the building permit stage or when more information is received about a development proposal.

Zoning Regulations:

Based only on lot size, the proposed northern lot (Rem 1) would be large enough to accommodate any of the uses listed under the R4 zone at 1,324m². The southern lot (Lot 1), at 600.2m², could only accommodate a single family dwelling or a duplex, both of which are permitted uses under the R4 zone. Under the current R1 zoning, the proposed lot areas and widths would also accommodate this two lot subdivision.

Site constraints and other zoning regulations such as parcel coverage, setbacks, floor area ratio, and parking may further restrict the type of development that could occur on these lots. In particular, staff note that the northern portion of the property (fronting 6 Avenue NE) has a steep bank leading to the existing house which could impact development potential of proposed Rem 1. The need for road dedication for both 5 Avenue NE and 6 Avenue NE at the subdivision stage will also further reduce proposed lot sizes which will again influence the type of development that can actually occur on each proposed lot.

Staff note that two shipping containers currently on the property will need to be removed prior to approval of this zoning amendment bylaw as shipping containers are not a use permitted within any residential zone. Shipping containers may be used temporarily in a residential zone for storage, only when associated with an active building permit.

Parking requirements will depend on the development proposal. Single family dwellings and duplexes require two spaces per unit, while a multi-family buildings of three units or greater would require only 1.5 spaces per unit.

Besides the above noted shipping containers, it appears the existing residence would meet R4 zoning regulations, including setbacks from the proposed new lot line between Rem 1 and Lot 1. For any new development, compliance will need to be confirmed at the building permit or development permit stage.

Access:

The property currently has two driveway accesses, one fronting 5 Avenue NE and one fronting 6 Avenue NE. Access from 5 Avenue NE has already been established through a paved driveway and currently appears to be the main route of access for the existing residence. This part of the property is flat so staff do not have concerns with this being used as access for a potential new single family dwelling or duplex on proposed Lot 1. However, access from 6 Avenue NE is steep and narrow. Depending on the proposal for Rem 1, upgrades may be required to this access at the development permit or building permit stage.

If future development of proposed Rem Lot is to be accessed via 5 Avenue NE, the developer would need to acquire an access easement over proposed Lot 1.

Geotechnical:

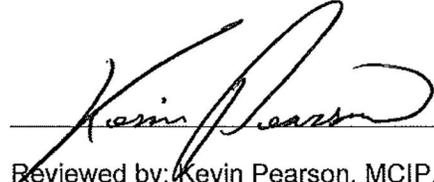
The property is known to have clay soil and a steep slope. Geotechnical concerns will be addressed as part of the subdivision process.

Conclusion:

Staff feel that this large city lot within the urban containment boundary is a suitable location for either low or medium density residential development. The R4 zone provides the greatest flexibility for future residential development but note that density will largely be constricted due to site conditions. Note that additional requirements may need to be met depending on a specific development proposal and could be addressed when more details regarding site planning and a specific use are known.



Prepared by: Brenda Kolenbrander
Planner



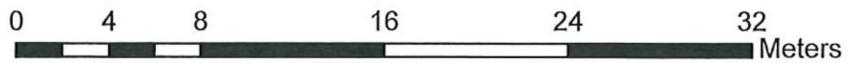
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Subject Property Map
- Appendix 3 – Subdivision Sketch Plan
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Photos
- Appendix 7 – Engineering Servicing Report
- Appendix 8 – R4 Zoning Regulations



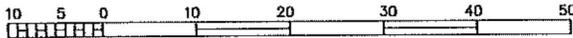
-  Subject Property
-  Parcels



-  Subject Property
-  Parcels

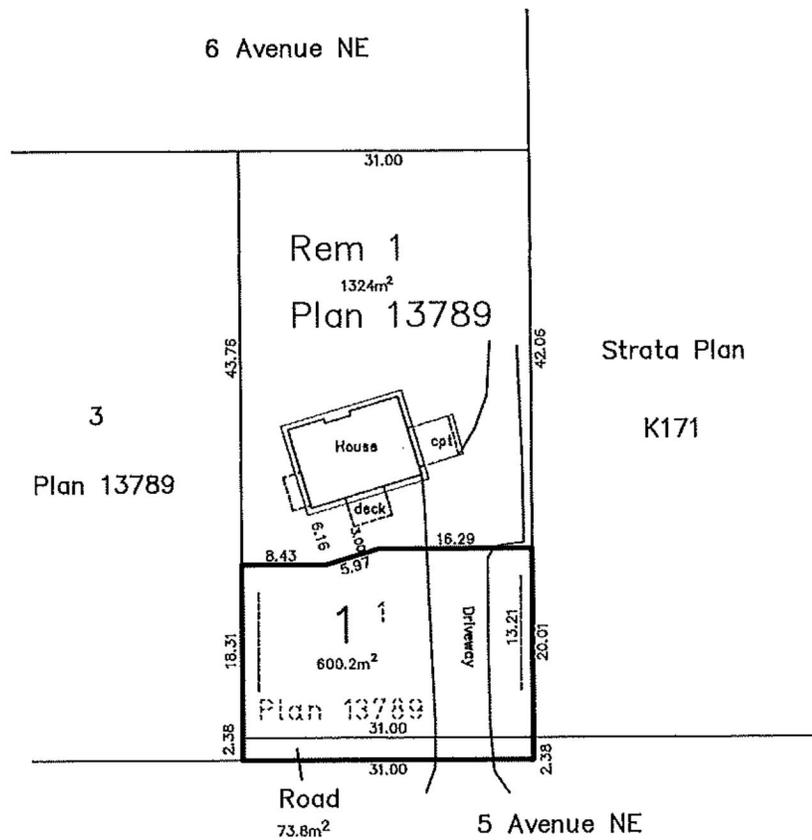
Sketch Plan of Proposed Subdivision of Part of Lot 4, Sec 13, Tp 20, Rge 10, W6M, KDYD, Plan 13789

Scale 1:500



All distances are in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500

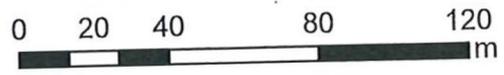
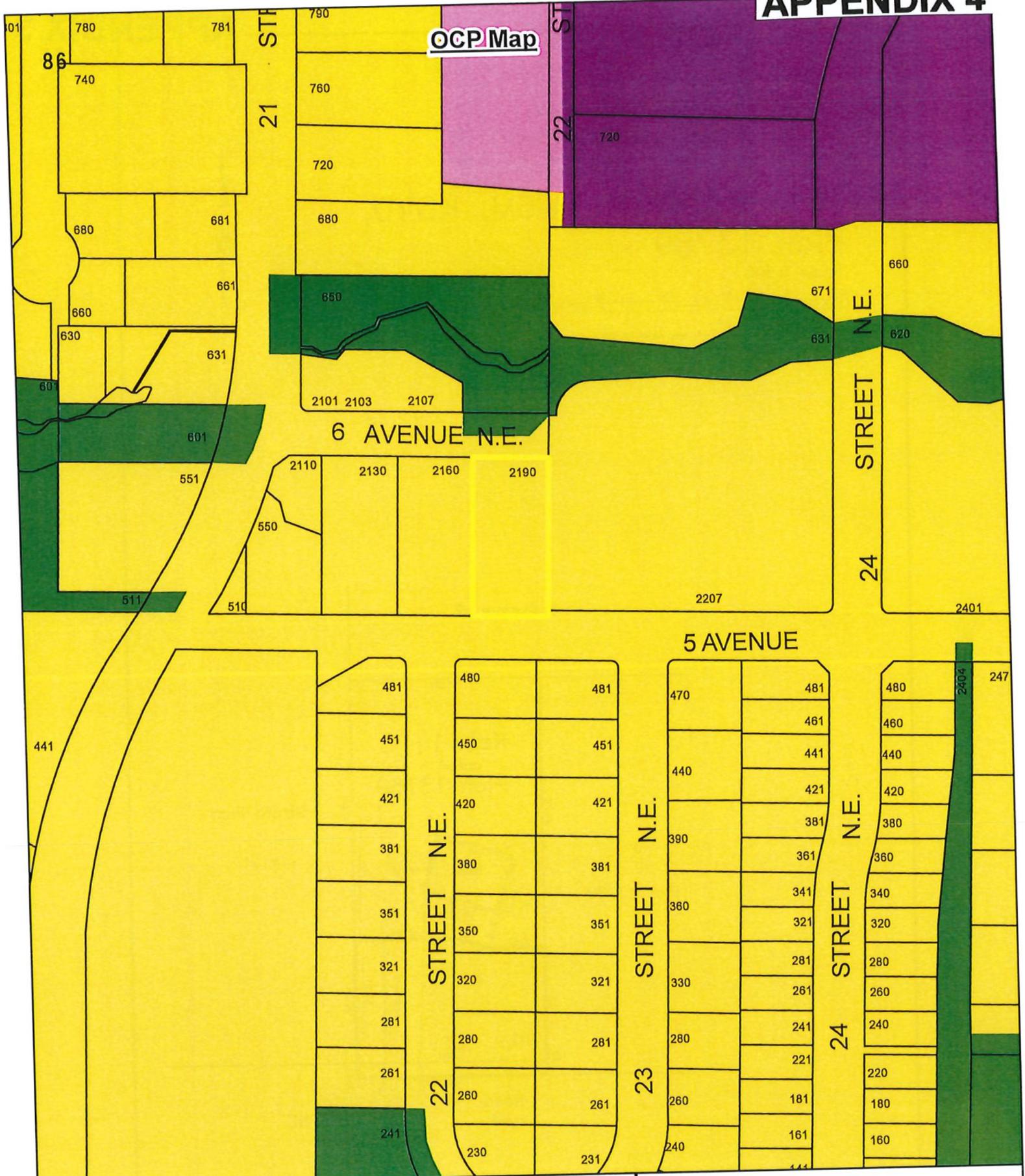


date

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 464-20 464-20.raw

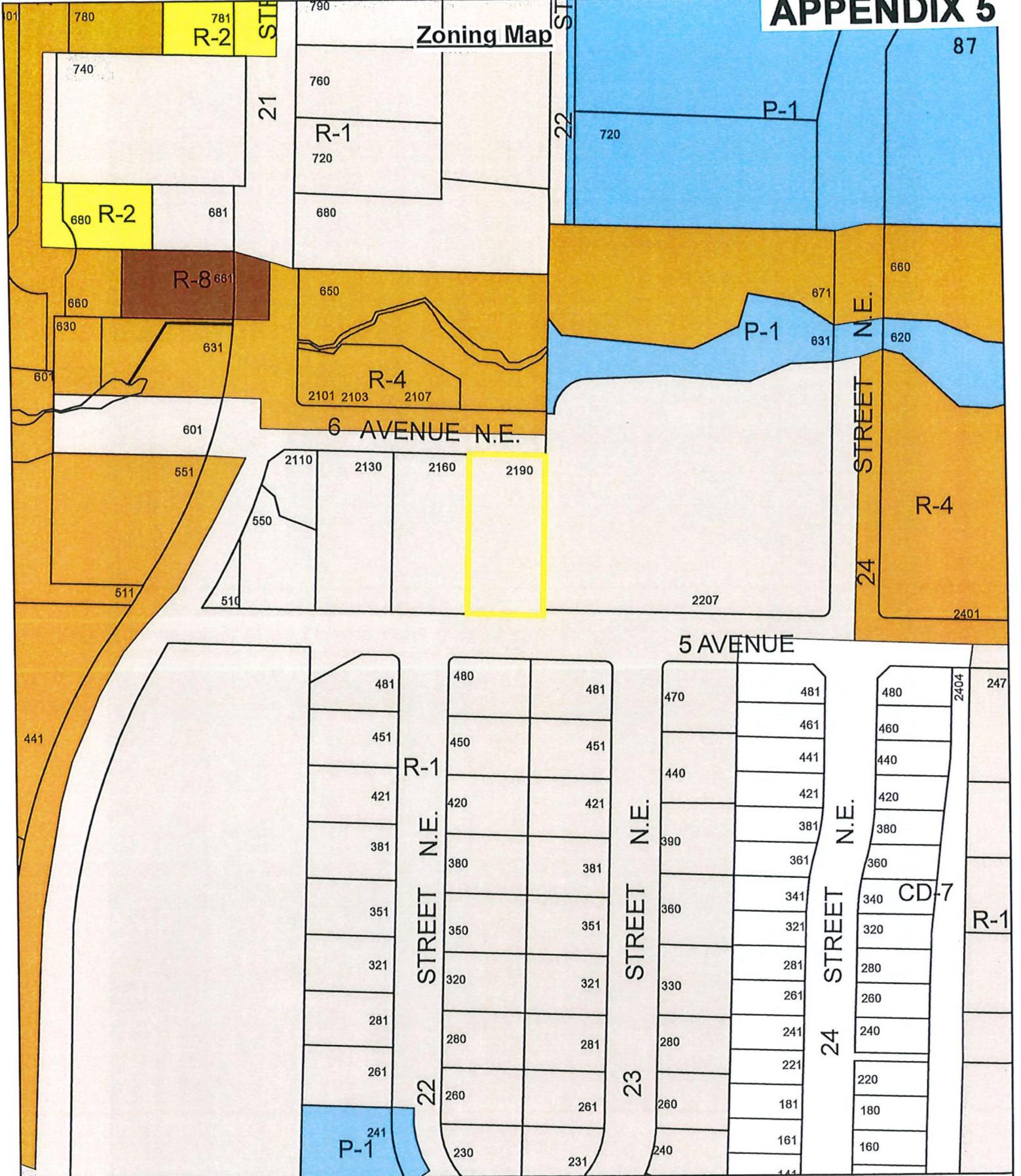
APPENDIX 4

OCP Map



- Subject Property
- Park
- Institutional
- Commercial - Highway Service / Tourist
- Parcels
- Residential - Medium Density

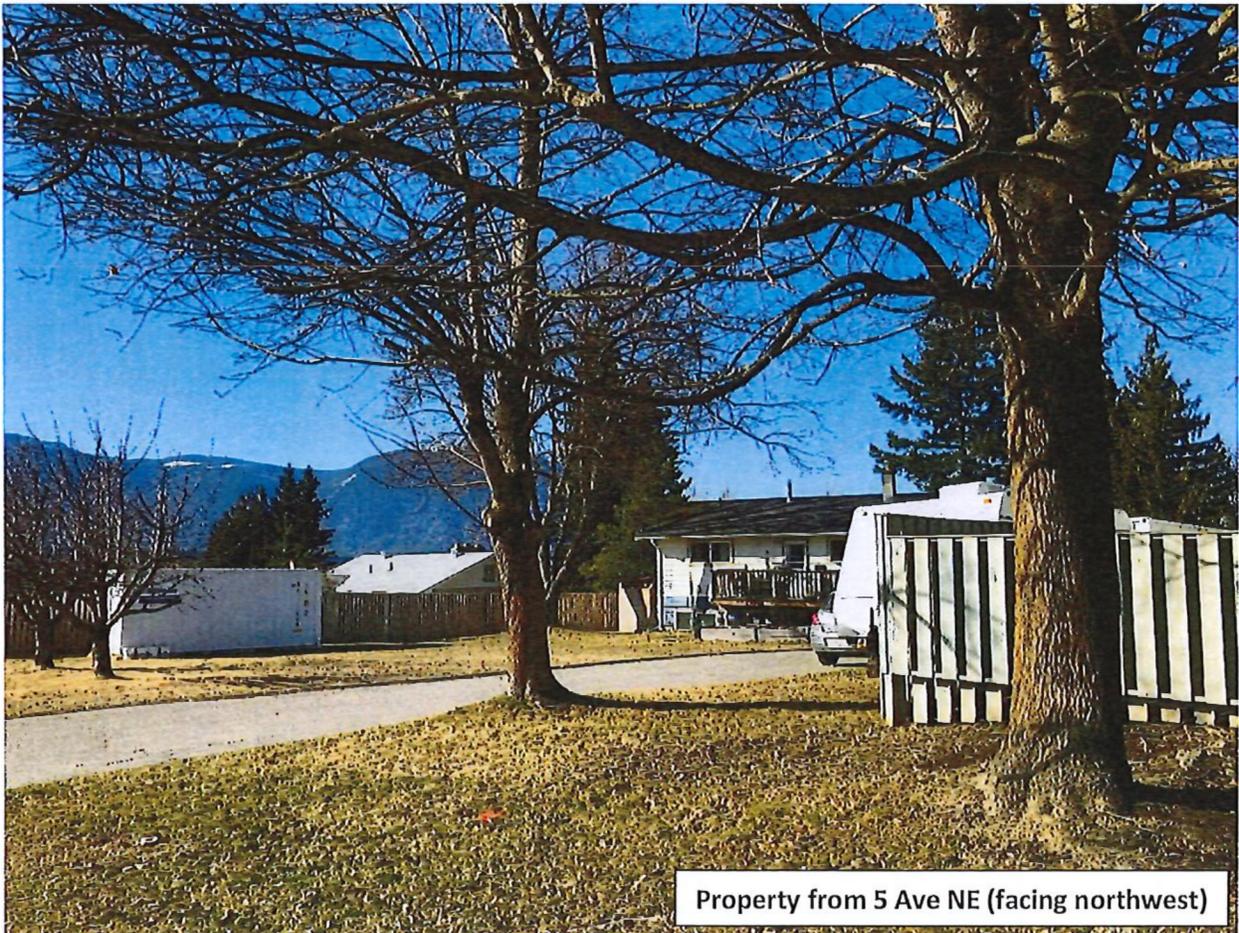
Zoning Map



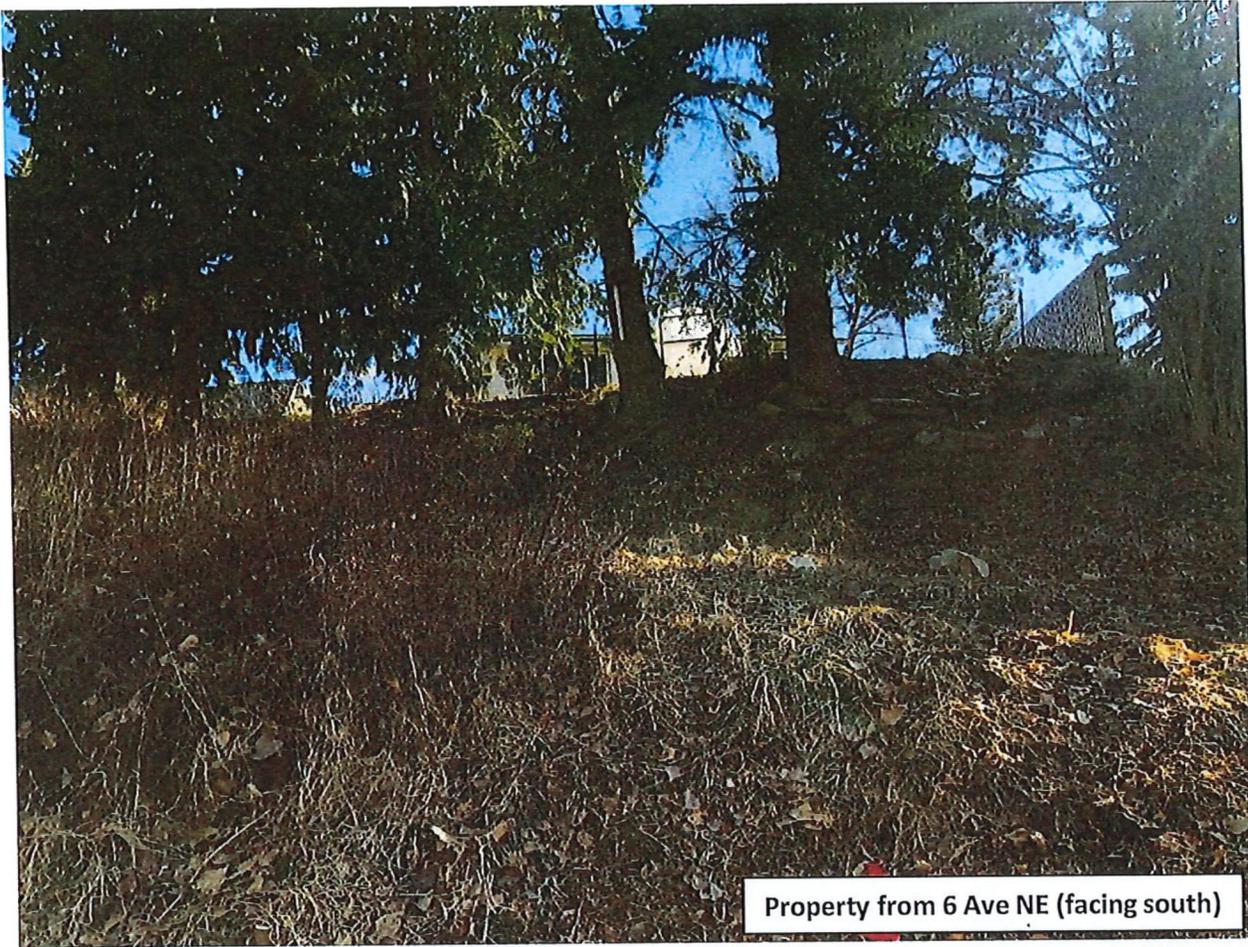
- Subject Property
- Parcels
- P-1
- R-1
- R-2
- R-4
- R-8
- CD-7



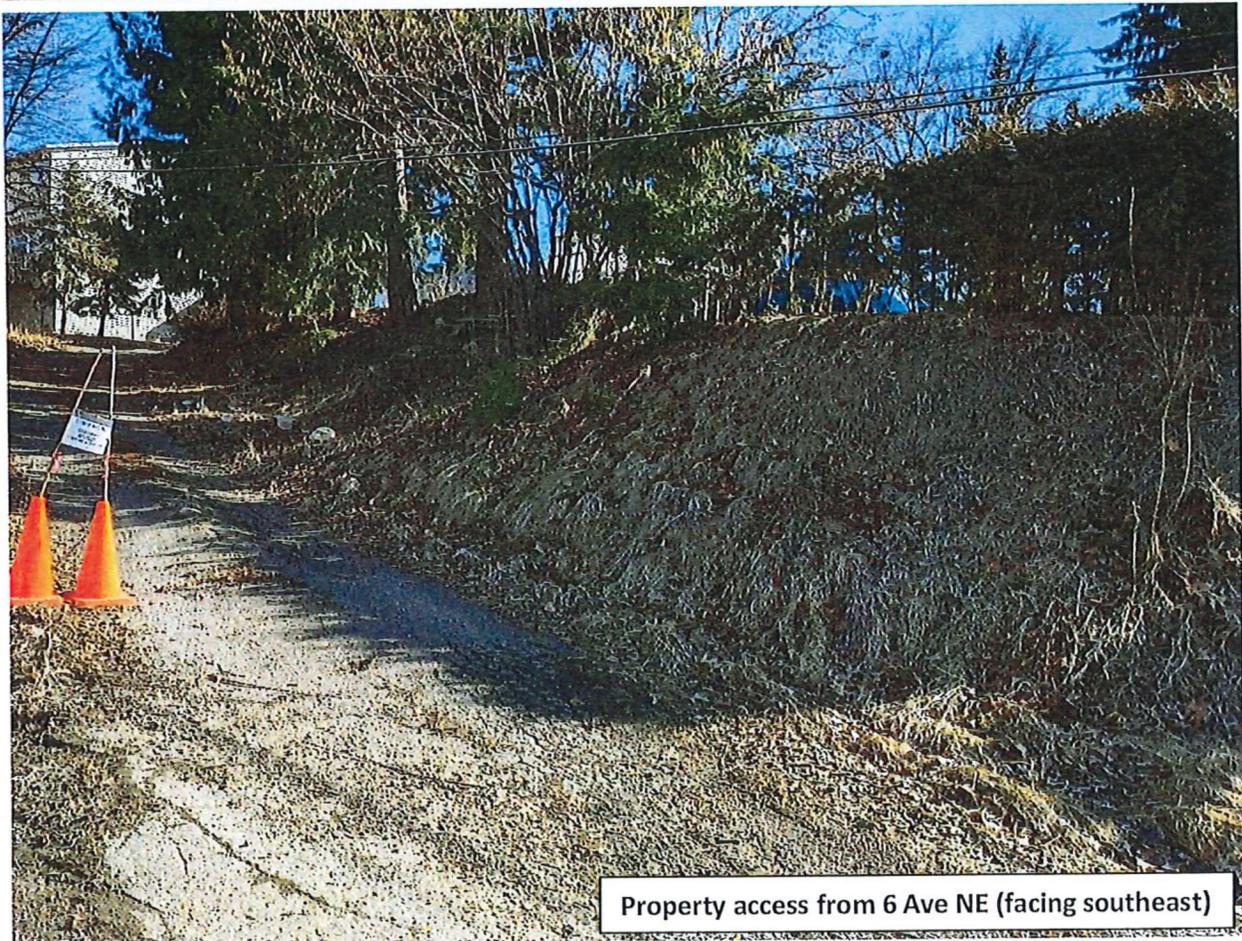
Property from 5 Ave NE (facing north)



Property from 5 Ave NE (facing northwest)



Property from 6 Ave NE (facing south)



Property access from 6 Ave NE (facing southeast)



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: June 8, 2021
 PREPARED BY: Matt Gienger, Engineering Assistant
 OWNER: D. Allard & L. Wong
 APPLICANT: Browne Johnson Land Surveyors
 SUBJECT: SUBDIVISION APPLICATION NO. 21.04
 ZONING AMENDMENT APPLICATION NO. 1204
 LEGAL: Lot 4, Section 13, Township 20, Range 10, W6M KDYD, Plan 13789
 CIVIC: 2190 6 Avenue NE

Further to your referral dated March 16, 2021, we provide the following servicing information.

Engineering Department does not have any concerns related to the Re-zoning Amendment and recommends approval.

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. This proposed subdivision is approximately 1992 m² in area and is therefore not exempt from frontage improvements under Subdivision and Development Servicing Bylaw No. 4163, Section 5.4. (maximum 1800 m² for R1 zoning).
4. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
5. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
6. 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.
7. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
8. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

9. At the time of subdivision 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.
10. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
11. For the off-site improvements at the time of subdivision 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 subdivision 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. 5 Avenue NE, on the subject property's southern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that approximately 2.43m of additional road dedication is required (to be confirmed by a BCLS).
2. 5 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Paved Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, curb & gutter, separated sidewalk, boulevard construction, street lighting and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 6 Avenue NE, on the subject property's northern boundary, is designated as an Urban Local Road standard, requiring 18.0m road dedication (9.0m on either side of road centerline) and dedication for cul-de-sac. Available records indicate that additional road dedication is required for portion of cul-de-sac (to be confirmed by a BCLS). Cul-de-sac dedication may be offset to the north, to allow less dedication required from subject property (subject to engineer's design and City Engineer's approval).
4. 6 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to a modified Urban Paved Local Road standard is required, in accordance with Specification Drawing No. RD-1, with Cul-de-Sac construction in accordance with Specification Drawing No. RD-10 (which may be offset; see above). 3.0m wide multi-use-path construction instead of sidewalks will apply to both Specification Drawings. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, separated multi-use-path, boulevard construction, street lighting, fire hydrant, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

6. Only 1 access will be permitted onto 5 Avenue NE for proposed lot and only 1 access will be permitted onto 6 Avenue NE for remaining lot. Owner / Developer responsible for all associated costs.
7. Design and construction of multi-use-path on 6 Ave NE to incorporate a tie in to existing trail from the east.

Water:

1. The subject property fronts a 150mm diameter Zone 2 watermain on 5 Avenue NE. No upgrades will be required at this time.
2. The subject property fronts a 100mm diameter Zone 2 watermain on 6 Avenue NE. Upgrading this watermain to 150mm is required as per the SDSB. Owner / Developer's engineer to determine appropriate hydrant location. Upgrading water main upstream of hydrant location is required. Owner / Developer is responsible for all associated costs.
3. Dead end watermains are to be avoided whenever possible; therefore, connecting the water main between 6 Avenue NE and 5 Avenue NE is required along the eastern extent of the subject property, within a 3.0m Right of Way. Owner / Developer is responsible for all associated costs.
4. Records indicate that the existing property is serviced by a 12mm service from the 100mm diameter watermain on 6 Avenue NE. Due to the size and age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. Water meter will be provided at subdivision. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
5. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
6. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
7. Fire protection requirements to be confirmed with the Building Department and Fire Department.
8. Current Fire Hydrant spacing on 6 Ave NE exceeds maximum spacing of 90m for medium density residential zoning (proposed). Fire hydrant installation will be required on 6 Avenue NE. Owner / Developer is responsible for all associated costs.
9. Current Fire hydrant spacing on 5 Ave NE meets spacing requirements for medium density residential zoning.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 6 Avenue NE. No upgrades will be required at this time.

2. The subject property does not front a sanitary sewer on 5 Avenue NE. All adjacent properties are currently connected to sanitary mains outside of the subject parcel's 5 Avenue frontage; therefore, no extension of sanitary main on 5 Avenue NE is required at this time.
3. The proposed parcel is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. A private easement is required on the remaining parcel to allow service to 6 Avenue NE, minimum 3.0m wide. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
5. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 6 Avenue NE. No upgrades required at this time.

Drainage:

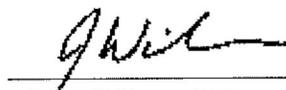
1. The subject property does not front on an enclosed stormwater system. Turner Creek to the north of 6 Avenue NE may be considered for possible stormwater disposal if needed and proven safe by ISMP and approved by any other applicable governing agencies.
2. An Integrated Stormwater Management Plan (ISMP) 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 Turner Creek is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. All existing inadequate / unused services must be abandoned at the main. 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) and Category B (Pavement Structural Design), is required.



Matt Gienger
Engineering Assistant



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

Purpose

- 9.1 The purpose of the R-4 Zone is to provide for medium *density, multiple family* and small lot *single family* residential developments. New *multiple family* developments zoned R-4 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act, British Columbia Building Code*, and other applicable legislation. #289, #3740

Regulations

- 9.2 On a *parcel zoned R-4*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *R-4 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 9.3 The following uses and no others are permitted in the R-4 Zone:
- .1 *assisted living housing*; #4336
 - .2 *bed and breakfast in a single family dwelling*, limited to two let rooms;
 - .3 *boarders*, limited to two;
 - .4 *boarding home*; #2789
 - .5 *commercial daycare facility*;
 - .6 *dining area*; #4336
 - .7 *duplexes*;
 - .8 *family childcare facility*; #3082
 - .9 *group childcare*; #3082
 - .10 *home occupation*; #2782
 - .11 *multiple family dwellings*;
 - .12 *public use*;
 - .13 *public utility*;
 - .14 *single family dwelling*;
 - .15 *triplexes*;
 - .16 *accessory use*.

Maximum Height of Principal Buildings

- 9.4 The maximum *height of a principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the *Development Permit* process, if any of the special amenity(ies) in Table 2 are provided.

Maximum Height of Accessory Buildings

- 9.5 The maximum *height of an accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 9.6 The total maximum *parcel coverage for principal and accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*. #2811

Minimum Parcel Area

- 9.7
- .1 The minimum *parcel area for a single family dwelling* shall be 300.0 square metres (3,229.3 square feet).
 - .2 The minimum *parcel area for a duplex* shall be 600.0 square metres (6,458.6 square feet).
 - .3 The minimum *parcel area for all other uses* shall be 900.0 square metres (9,687.8 square feet).

Minimum Parcel Width

9.8

- .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet). #3740
- .2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a *single family* lot shall be 10.0 metres (32.8 feet).
- .3 Notwithstanding Section 9.8.1, the minimum *parcel width* for a stacked *duplex* lot shall be 14.0 metres (45.9 feet).
- .4 Notwithstanding Section 9.8.1, the minimum *parcel width* for a side-by-side *duplex* lot shall be 20.0 metres (65.6 feet)).

Minimum Setback of Principal Buildings9.9 The minimum *setback* of *principal buildings* from the:

- .1 *Front parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 3.0 metres (9.8 feet)
 - all other cases shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 1.2 metres (3.9 feet) #3475
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 *Exterior side parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .5 Minimum separation between residential *buildings* on the same lot of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .6 Minimum separation between residential *buildings* on the same lot of more than one storey in height shall be 3.0 metres (9.8 feet)
- .7 Notwithstanding Sections 9.9.2 and 9.9.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet).
- .8 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

9.11

- .1 The maximum *density* shall be a total of 40 *dwelling units* or *sleeping units* per hectare (16.2 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.
- .3 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 2

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	<input type="checkbox"/> 3 units per hectare (1.2 units per acre) <input type="checkbox"/> 4 units per hectare (1.6 units per acre) <input type="checkbox"/> 7 units per hectare (2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	<input type="checkbox"/> 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>welling unit</i>	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	<input type="checkbox"/> 5 units per hectare (2.0 units per acre)

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.

To: His Worship Mayor Harrison and Members of Council

Date: June 9, 2021

Subject: Zoning Bylaw Amendment Application No. 1212

Legal: Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan 3674, Except Plan 27952
 Civic Address: 4930 70 Avenue NE
 Owner: Julia and Bernd Melzer
 Applicant: Whitstone Developments Ltd. (Mark Wilson)

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 31, Township 20, Range 9, W6M, KDYD, Plan 3674, Except Plan 27952 from R1 (Single Family Residential) to R8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

PROPOSAL

To rezone a single family dwelling R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) in order to permit the development of a secondary suite within the existing single family dwelling.

BACKGROUND

The subject property is located in Canoe (Appendix 1 & 2). The parcel is designated Residential Low Density in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	Single Family Residence and Suite	Zoned R8
South:	Single Family Residence	Zoned R1
East:	Single Family Residence & Pond	Zoned R1 & P1
West:	Single Family Residence	Zoned R1

The subject property is approximately 0.26ha (0.65ac) in area and contains a single family dwelling that was constructed in 2015. The single family residence is approximately 113m² (1216 ft²) above an unfinished basement. The owners have made application to finish the basement, with a portion of the basement being a suite. The site plan for the secondary suite and basement is included as Appendix 5. The proposed suite is approximately 51m² (550ft²) in area and occupies a portion of the basement.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the subject property has potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement.

COMMENTSEngineering Department

The Engineering Department has no objection to the rezoning of this property.

At Building Permit stage, the owner will be required to upgrade the water service from the watermain to the property line to 1" and to install a meter in a pit or a Radio Frequency Head meter in the house. Owner will be responsible for all associated costs.

Building Department

No concerns with the rezoning. The completion of the basement suite should be compliant with BC Building Code.

Fire Department

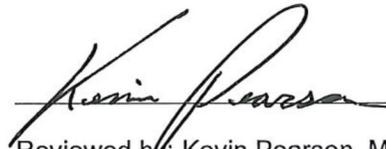
No concerns.

Planning Department

The conversion of a portion of the basement into a secondary suite is supported by the previously mentioned OCP policy and the proposed layout of the unit is compliant with zoning requirements, including an additional off-street parking space for the suite. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



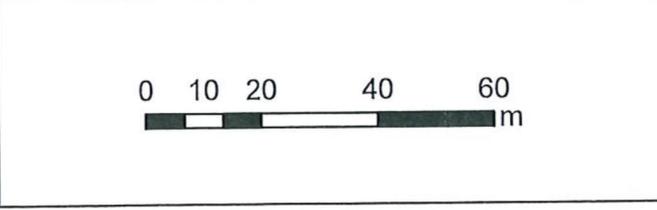
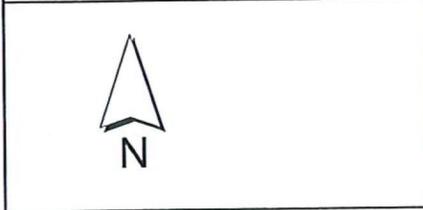
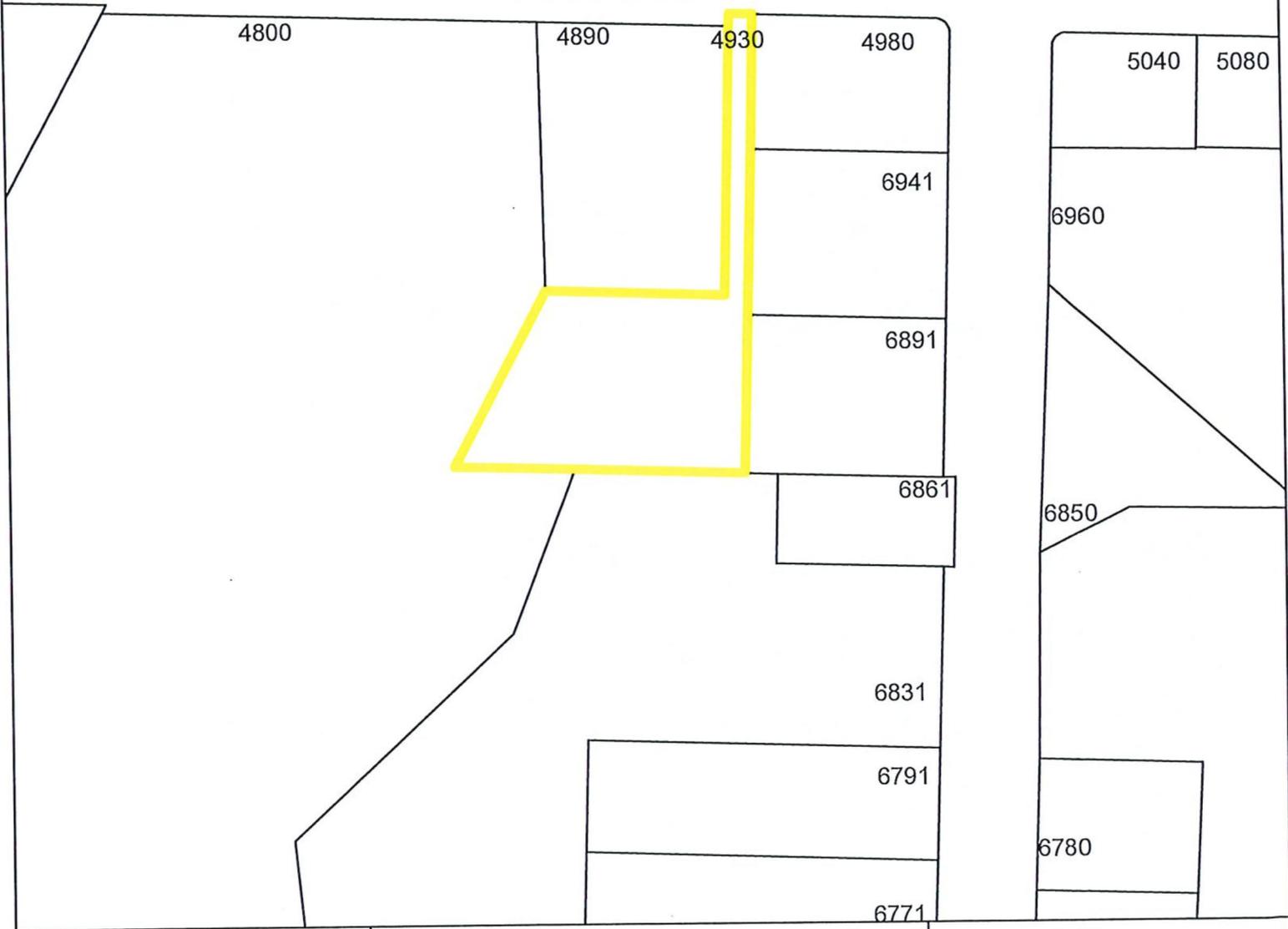
Prepared by: Melinda Smyrl, MCIP, RPP
Planner III



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



70 AVE NE



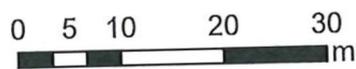
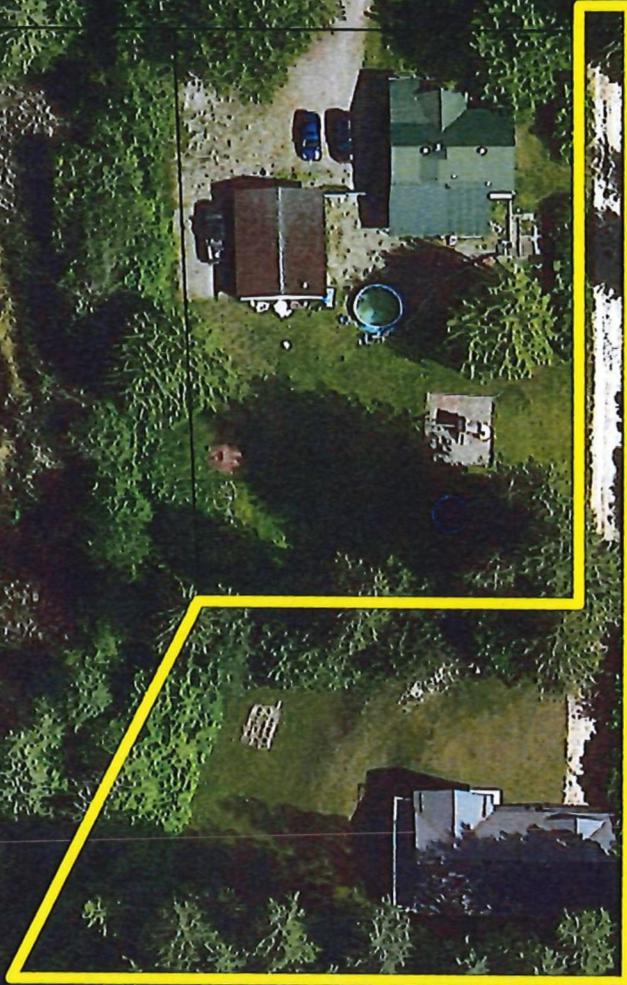
Subject Area
 Parcels

APPENDIX 9

OrthoMap

70 AVE NE

50 ST. NE



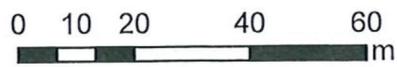
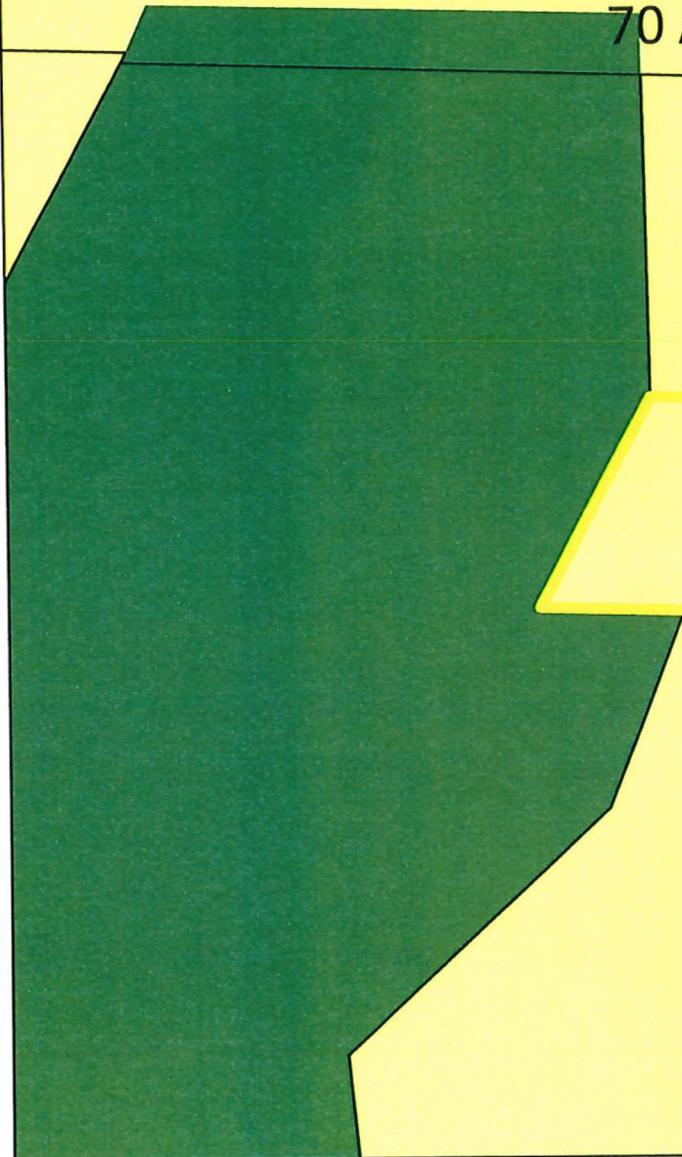
-  Subject Area
-  Parcels

E.

49 ST. NE

50 ST. NE

70 AVE NE



-  Subject Area
-  Park
-  Parcels
-  Residential - Low Density

102

E.

Zoning Map

APPENDIX 4

49 ST. NE

R-1

50 ST. NE

70 AVE NE

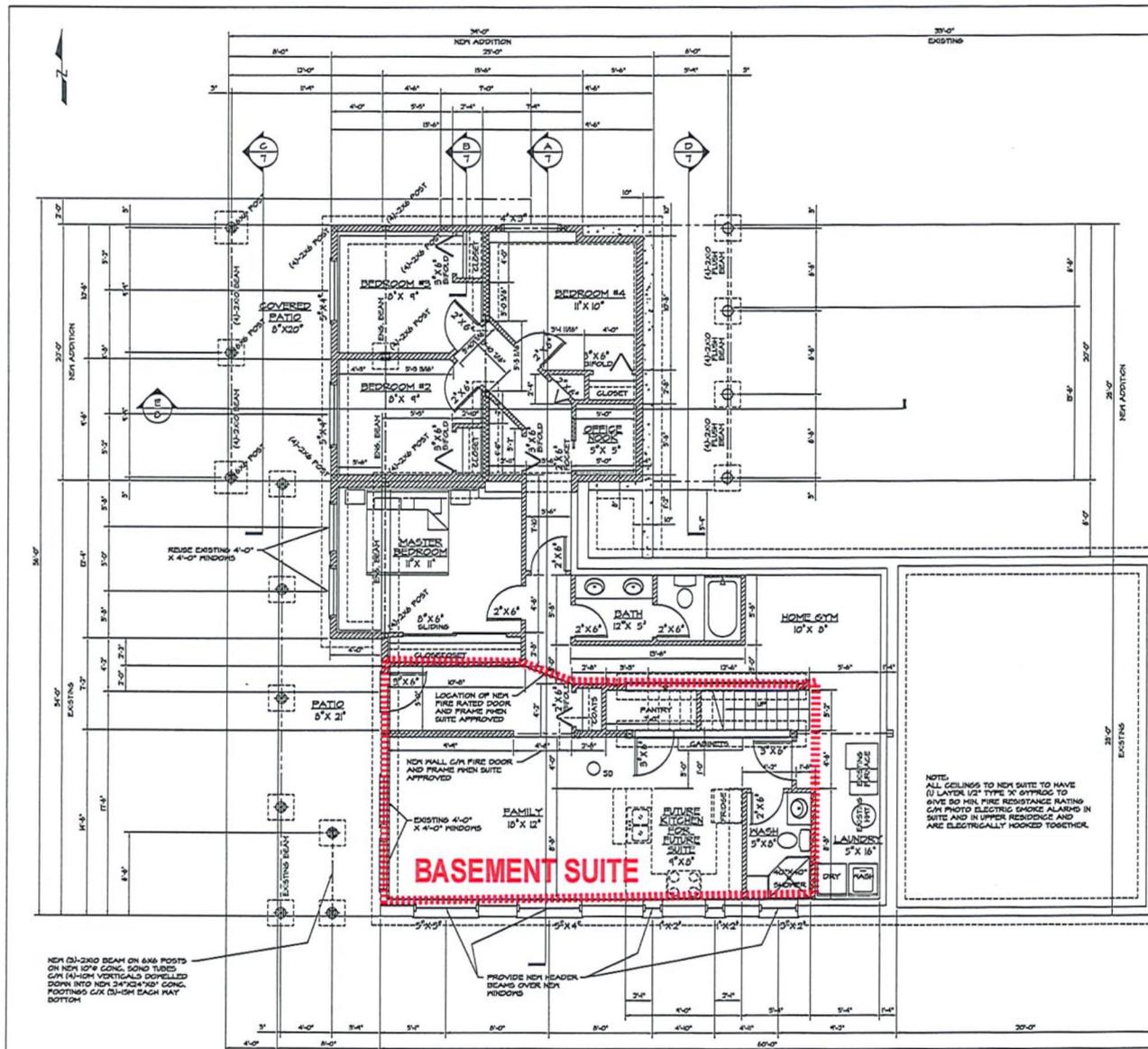
P-1

R-2

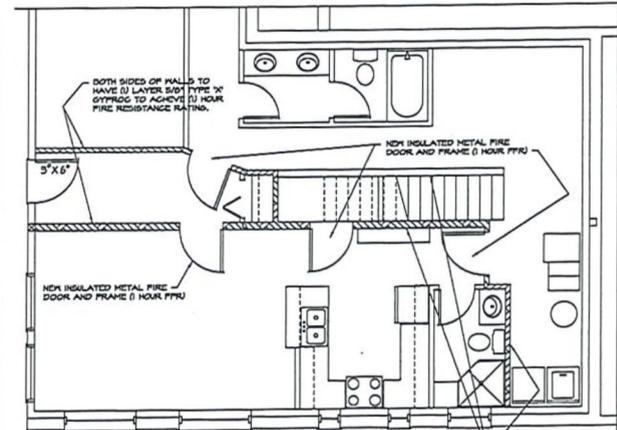
P-3



- Subject Area
- P-1
- R-1
- P-3
- R-2
- Parcels



NOTE:
ALL CEILINGS TO NEW SUITE TO HAVE (1) LAYER 1/2" TYPE 'X' GYPSUM TO GIVE 90 MIN. FIRE RESISTANCE RATING. GYM PHOTO ELECTRIC SMOKE ALARM IN SUITE AND IN UPPER RESIDENCE AND ARE ELECTRICALLY HOOKED TOGETHER.



BASEMENT FLOOR PLAN
1/4" = 1'-0"

9'-0" CEILING
BASEMENT FLOOR PLAN
1/4" = 1'-0"
FUTURE SUITE = 410 SQ. FT.

REVISION NO.	DATE	DESCRIPTION
D	APRIL 14/2023	REVISED TO DATE
A	JAN 15/2023	REVISED TO DATE

PEDERSON
DRAFTING & DESIGN LTD.

CLIENT: BERNIE & JULIA MELZER #1502 - 10 TH AVE. GANCA, B. C.	DRAWN BY:
SCALE: 1/4" = 1'-0"	REVISION N
DATE: APRIL 20/2023	PROJECT:
DRIVER DESCRIPTION: BASEMENT FLOOR PLAN	DRAWN BY: 20-0

2880 - 5TH AVE. N.E.
SALMON ARM, B.C. V2E 3G4
PH: 250-433-9401
FAX: 250-433-9444
EMAIL: repederson@shaw.ca
PMB 5115, PSEASANTON.B.C.

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