

July 24, 2020

City of Salmon Arm  
500 – 2 Avenue NE  
Salmon Arm, BC  
V1E 4N2

Attention: City Council Members

Please accept and register this letter (which details our concerns and opinion) for submission to council at the Public Hearing scheduled for Monday, July 27<sup>th</sup>, 2020 at 7:00 p.m. in Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, BC.

This is regarding the Proposed Amendment to Zoning Bylaw No. 2303 and specifically, the application made by Wood Creek Construction Ltd./ V. Zimmerman, to Rezone Lot 34, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP83069 (Civic Address 1181 – 17 Avenue, SE) from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone). [Reference: ZON-1177 / Bylaw 4398]

Please note that we live at 1251 – 17 Avenue, SE, the property located on the East side and right next door to the house being constructed at 1181 – 17 Avenue SE.

The concerns we have and which we would like City Council to address and respond to in writing, are as follows:

- 1) In the “Motion for Consideration” letter to Mayor Harrison and Members of Council dated June 19, 2020, and signed by Denise Ackerman and Reviewed by Kevin Pearson, (which forms part of the Rezoning application submission documents and which we viewed online; under subtitle “Background”, the 2<sup>nd</sup> and 3<sup>rd</sup> lines in the 2<sup>nd</sup> Paragraph read: (Quote) “The parcel fronts 17 Avenue SE and although the east parcel line is adjacent to 12 Street SE, 12 Street is a closed road and considered a proposed greenway in the OCP. Thus, this parcel line is treated as an interior side parcel line and not an exterior parcel line.” (End Quote) (Copy of letter and Schedule A showing 12<sup>th</sup> Street is attached)
- Our biggest concern is regarding parking for the future inhabitant(s) of the basement suite at 1181 – 17<sup>th</sup> Avenue. Can you assure us that there are no plans to change 12<sup>th</sup> Street, which as noted above, is currently closed, and make it into an access road to the rear of the subject property or even into a fully operational street? As noted in the dwelling house plans, the only access to the suite will be via an entrance door located on the basement level at the rear of the house. (Copy of Basement Plan Attached) This means that an occupant of the suite will need to walk from the front of the dwelling driveway, down a long set of stairs to access their suite. As you can see from the Site Plan (Copy also attached), there remains enough property on the lower east and rear of the property to imagine a homeowner wishing to add a future parking spot for their tenant. We have already had a couple of neighbours below us who live on 13 Street SE and whose properties back on the closed 12<sup>th</sup> Street, advise us of their concerns regarding whether or not we know of any plans to open 12<sup>th</sup> Street. Please allay our concerns in this regard.

Continued.....Page 2

- Our second concern is also regarding parking, specifically, on-street parking. Although we understand that the house plans for the dwelling at 1181 – 17<sup>th</sup> Avenue include a double car garage and driveway, we've also noted that the owners of the house being built by Wood Creek Construction Ltd. do appear to have two vehicles, and while "technically" the provision to provide an additional off-street parking stall for the suite can be fulfilled, we have seen far too often where on-street, overnight parking becomes the norm. What we would very much appreciate is not having vehicles parked in front of our home, especially overnight. Is there any thing you can do to assure us that an off-street parking stall is required for the tenant(s) and on-street overnight parking not permitted?

- 2) We would also like to bring your attention to the growing pile of large boulders being dumped right next to 12<sup>th</sup> Street. We know that not all the boulders came from the subject property, indeed, several come from properties to the west of 1181 – 17<sup>th</sup> Avenue, where homes are currently under various stages of construction. We would hate to see the boulders moved into the backyard of the subject property and covered in fill. Can you assure us that they will be completely removed before construction on the north side of 17<sup>th</sup> Avenue is completed? (Picture showing boulders attached)

- 3) As to our opinion regarding the Proposed Amendment to Zoning Bylaw No 2303, (Reference ZON-1177 / Bylaw 4398 from R-1 to R-8, for the dwelling under construction at 1181 – 17<sup>th</sup> Avenue SE, note that we have no objections other than those concerns detailed in the foregoing.

Thank you for your consideration regarding our concerns. We look forward to your response.

Sincerely,



Douglas and Katherine Keene  
1251 – 17 Avenue, SE  
Salmon Arm, BC V1E 2G1

To: His Worship Mayor Harrison and Members of Council

Date: June 19, 2020

Subject: Zoning Bylaw Amendment Application No. 1177

Legal: Lot 34, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP83069

Civic: 1181 – 17 Avenue SE

Owner/Applicant: Wood Creek Construction Ltd. / V. Zimmerman

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#### MOTION FOR CONSIDERATION

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 34, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP83069 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

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#### STAFF RECOMMENDATION

**THAT:** The Motion for Consideration be adopted.

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#### PROPOSAL

The subject parcel is located at 1181 – 17 Avenue SE, in the new Byersview Subdivision (Appendix 1 & 2). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit a secondary suite within a new single family dwelling.

#### BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The neighbourhood is largely comprised of R-1 zoned parcels containing single family dwellings. There are two other lots in the subdivision that have been rezoned to R-8 to permit a secondary suite in a new house, one in 2017 and one in late 2019. There are still many larger rural properties zoned A-2 to the south and east of Byersview. Recently in 2019, a large A-2 zoned parcel to the east was rezoned to R-8 in preparation for a future subdivision.

The subject parcel is a corner lot with an area of approximately 0.104 hectares (.25 acres). The parcel fronts 17 Avenue SE and although the east parcel line is adjacent to 12 Street SE, 12 Street is a closed road and considered a proposed greenway in the OCP. Thus, this parcel line is treated as an interior side parcel line and not an exterior parcel line. The size and width of the subject property can meet the conditions as specified within the proposed R-8 Zone.

The applicant wishes to construct a new house with a secondary suite on the lower level. Site photos and building plans have been submitted, see Appendices 5 & 6. The lower level floor plan indicates the proposed suite to be 83.6 m<sup>2</sup> (900 ft<sup>2</sup>) and the site plan shows a double car garage and driveway. Thus, the size of the suite is within the maximum 90 m<sup>2</sup> (968.8 ft<sup>2</sup>); and, the provision to provide an additional off-street parking stall for the suite can be fulfilled.



Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of *secondary suites* in all residential designated areas subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTSEngineering Department

No concerns.

Building Department

BC Building Code will apply. No concerns with proposed zoning.

Fire Department


No concerns.

Planning Department

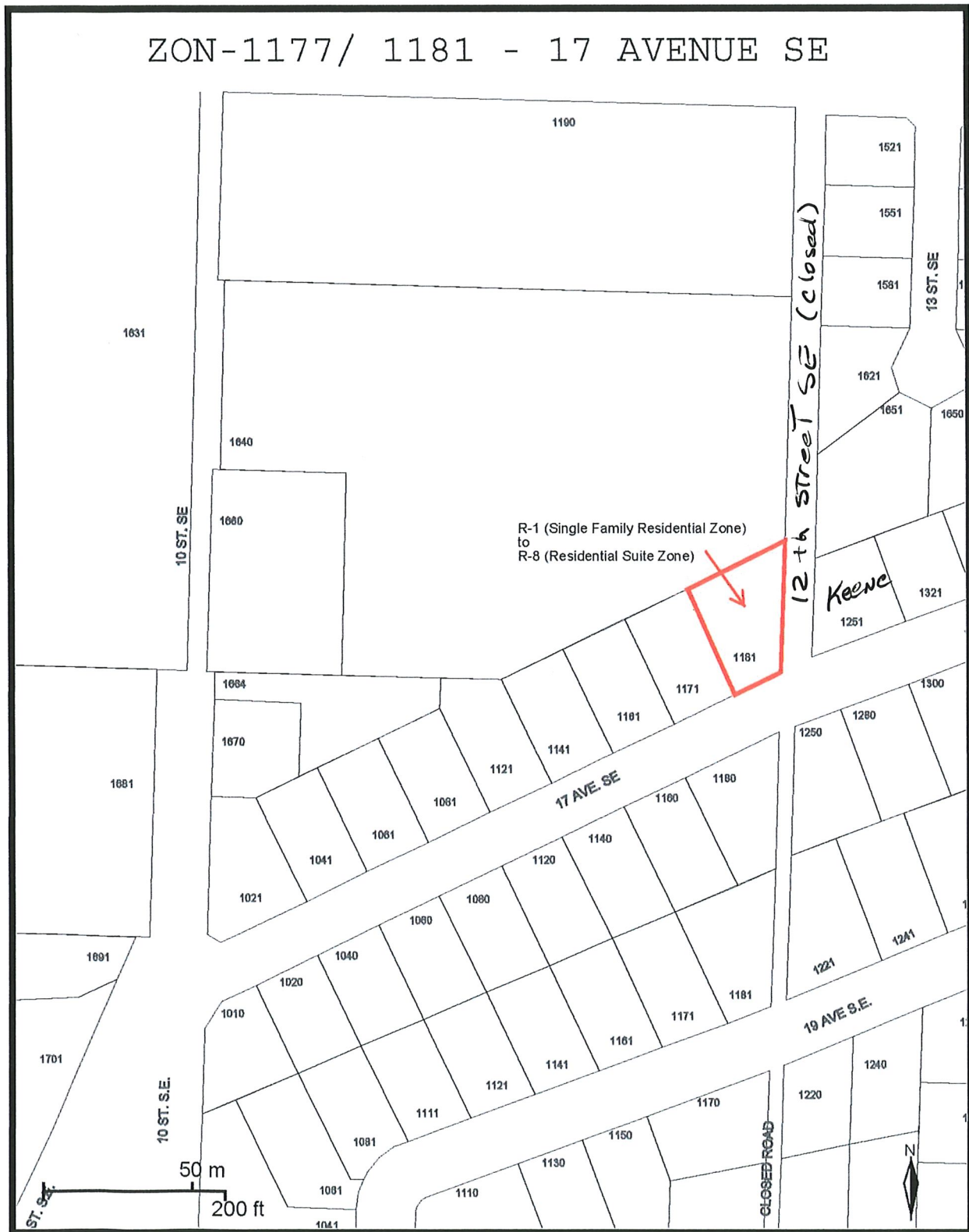
The proposed R-8 zoning of the subject parcel is consistent with the OCP; and, the plans provided indicate that the requirements specified in the R-8 Zone can be achieved, including the provision of onsite parking. Therefore, this application is supported by staff. Development of a single family dwelling with an associated secondary suite requires a building permit and is subject to meeting Zoning Bylaw and BC Building Code regulations.

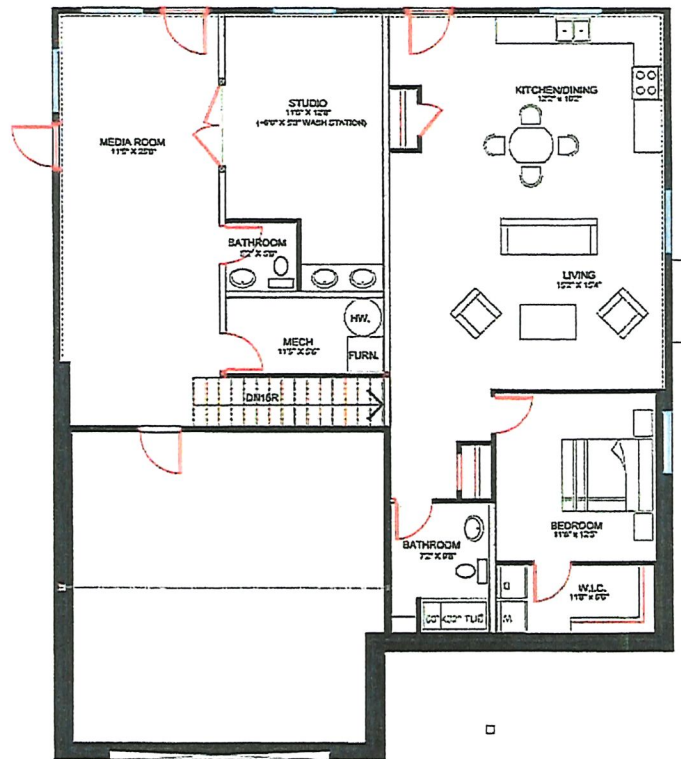


Prepared by: Denise Ackerman  
Planner, Development Services



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





- SAFE & SOUND INSULATION
- PLUMB WALL
- L.B. WALL
- SUITE

#### FLOOR NOTES

1. FRAMED EXTERIOR WALLS DOES NOT INCLUDE EXTERIOR SHEATHING.
2. ALL DIMENSIONS SHOWN ARE TO FRAMING AND DO NOT INCLUDE DRYWALL OR OTHER FINISHES
3. ALL HEADERS TO BE 3-2X10 IN 2X6 WALLS AND 2-2X10 IN 2X4 WALLS UNLESS NOTED OTHERWISE
4. ALL DOORS AND WINDOWS FRAMED 4-1/2" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE
5. ALL DOOR SLABS TO MEASURE 80" IN HEIGHT UNLESS OTHERWISE NOTED
6. INDIVIDUAL ROOM AREAS ARE CALCULATED FROM INSIDE OF FRAMING WHEREAS THE OVERALL FLOOR AREA IS CALCULATED TO OUTSIDE EXTERIOR WALLS

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAW. EVIDENCE OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL CODES. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE LOANED ONLY FOR THE PURPOSES FOR WHICH IT IS LOANED BY THE COMPANY.

NO.	DATE	DESCRIPTION
1	APR 2020	ISSUED FOR PERMIT
2	APR 2020	ISSUED FOR PERMIT
3	APR 2020	ISSUED FOR PERMIT
4	APR 2020	ISSUED FOR PERMIT
5	APR 2020	ISSUED FOR PERMIT
6	APR 2020	ISSUED FOR PERMIT
7	APR 2020	ISSUED FOR PERMIT
8	APR 2020	ISSUED FOR PERMIT
9	APR 2020	ISSUED FOR PERMIT
10	APR 2020	ISSUED FOR PERMIT
11	APR 2020	ISSUED FOR PERMIT
12	APR 2020	ISSUED FOR PERMIT
13	APR 2020	ISSUED FOR PERMIT
14	APR 2020	ISSUED FOR PERMIT
15	APR 2020	ISSUED FOR PERMIT
16	APR 2020	ISSUED FOR PERMIT
17	APR 2020	ISSUED FOR PERMIT
18	APR 2020	ISSUED FOR PERMIT
19	APR 2020	ISSUED FOR PERMIT
20	APR 2020	ISSUED FOR PERMIT



LEGAL DESCRIPTION  
LOT 7, SEC 11, TP 25, R 10, W3A, W3B

LOT 7 - FHE  
BASEMENT PLAN

DATE: APR 2020  
SCALE: 1/4" = 1'-0"  
PC  
A-5

DEV. BASEMENT 1573 SQ. FT.

Suite - 900 SQ. FT.  
9' Ceilings

SUITE AREA  
900 SQ. FT.





LOT 34, SEC 12, TP 20, R 10, W6M, KDYD, Plan EPP69286  
BYERSVIEW

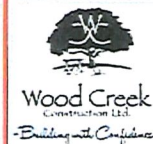
**NOTE: GEOMATIC/SURVEY/GRADES  
REQ'D**

LOT AREA: 11237 SQ FT.  
MAIN FLOOR AREA: 1717 SQ FT.  
DEV. BASEMENT FLOOR: 1573 SQ FT.  
(SECONDARY SUITE AREA - 900 SQ FT.  
TOTAL FOOTPRINT AREA: 2738 SQ FT.  
RATIO: 24%  
ALLOWABLE: 45.0%

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

**A1 - SITE PLAN & NOTES**  
**A2 - ELEVATIONS**  
**A3 - MAIN FLOOR**  
**A4 - MAIN FLOOR PLAN**  
**A5 - BASEMENT LAYOUT**  
**A6 - BASEMENT PLAN**  
**A7 - FOUNDATION PLAN**  
**A8 - ROOF & DETAILS**  
**- SECTIONS & WINDOW/DOOR SCHEDULES**

1. ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER CODES, ZONING, AND BYLAWS THAT MAY APPLY.
2. THE CONTRACTOR AND ALL SUB-TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT AND DISCREPANCIES THAT AFFECT DESIGN TO WOOD CREEK IMMEDIATELY
3. ALL FRAMING MATERIAL TO BE S.P.F. #2 OR BETTER WITH THE EXCEPTION OF WALL STUDS
4. CONCRETE FOOTINGS AND WALLS TO BE A MINIMUM 28MPA @28 DAYS, FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
5. ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
6. DAMP PROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
7. 6 MIL, ULTRAVIOLET RESISTANT POLY VAPOUR BARRIER ON A.) 4" OF GRANULAR COMPACTABLE FILL UNDER EXTERIOR OR GARAGE SLABS, OR B.) 4" OF 3" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS.
8. ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS.
9. GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
10. ALL TRUSSES I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION.
11. CONTRACTOR TO VERIFY ALL PROPERTY AND FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
12. ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1:500. A MINIMUM OF 2% OF VENTS TO BE LOCATED AT ROOF. MINIMUM 25% TO BE LOCATED AT SOFFIT.
13. DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPOORING.
14. ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
15. RAIN WATER LEADERS NOT SHOWN ON PLAN , CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE.
16. ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF THE HOME OWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
17. APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
18. REFER TO LAOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER, OR ROOF TRUSS MANUFACTURER FOR BEAM, POST, FOOTING LOCATIONS AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON WOOD CREEK PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING, OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.

[illegible]

**LEGAL DESCRIPTION**

LOT 34, SEC 12, TP 20, R 10, WGM  
HARRIS TRACT

PROJECT NO.

DATE

WINTERS

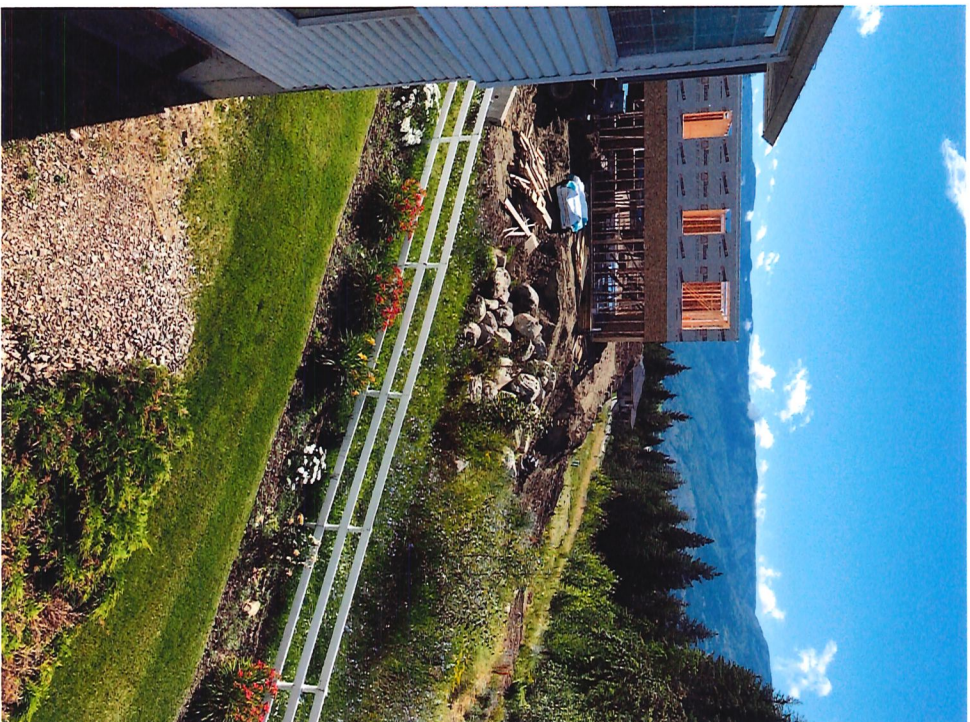
SCALE 1" = 100'

SITE PLAN &  
GENERAL  
NOTES

DATE MAY 11/2023	INVESTIGATOR A-1
SCALE 3.0000 x 1"	
CHARGE PC	
CHARGE VY	



View from rear deck of 1251-17th Ave. S.E.  
Looking westward at house under construction  
at 1181-17th Ave. S.E. (Next door)



Boulders  
↙