

City of Salmon Arm Regular Council Meeting of March 8, 2021 Late Submissions

23. STATUTORY PUBLIC HEARINGS

4. Zoning Amendment Application No. ZON-1200 [LST Ventures Ltd./West Urban Developments Ltd.; 1230, 1260 & 1290 10 Avenue SW; C-3 to C-2]
 1. C. Grover, on behalf of the concerned residents of the Village at 10th and 10th – letter dated March 2, 2020 – Zoning Application 10th Ave. SW, Salmon Arm
 2. E. Hollaus – email dated March 5, 2021 – Rezoning Application
 3. R. and M. Timoffee – letter dated March 3, 2021 – Re-zoning on Property of 10th Ave SW
 4. J. and L. Sawatzky – letter dated March 5, 2021 – Proposed Amendment to Zoning Bylaw No. 2303
 5. D. and D. Titus – letter dated March 3, 2021 – Regarding Rezoning of Property on 10th Ave. SW
 6. Prunkle – letter dated March 6, 2021 – Re-zoning of property of 10th Ave SW
 7. D. Clarke – letter dated March 5, 2021 - Re-zoning on Property of 10th Ave SW
 8. E. M. Houghton – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
 9. R. and E. Gawulik – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
 10. H. and J. Harder – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
 11. H. Maki – letter March 5, 2021 - Re-zoning on Property of 10th Ave SW
 12. D. Lepine – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
 13. H. Bettles – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
 14. E. Zauer – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
 15. M. Peterson – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
 16. A. and M. Van Vugt – letter dated March 4, 2021 - Re-zoning on Property of 10th Ave SW
 17. H. Nakrayko – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
 18. E. Hollaus – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
 19. G. and G. Steed – letter dated March 3, 2021 – Re-zoning on Property of 10th Ave SW
 20. P. Archer – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
 21. H. Norgaard – letter dated March 4, 2021 – Re-zoning on Property of 10th Ave SW
 22. E. and L. Foltan – letter dated March 4, 2021 – Re-zoning on Property of 10th Ave SW
 23. R. and R. Ulmer – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
 24. E. and J. Weleschuk – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
 25. J. Creasy – letter dated March 3, 2021 – Re-zoning on Property of 10th Ave SW
 26. B. Shrch – letter dated March 3, 2021 - Re-zoning on Property of 10th Ave SW
 27. V. Burton – email dated March 8, 2021 – Re Zoning of 1230, 1260, 1290 10 Ave SW Salmon Arm

March 2, 2020

Mayor & Council

City of Salmon Arm

Re: Zoning Application 10th Ave. SW, Salmon Arm

Dear Mayor and Council,

This letter seeks to outline the concerns of the residents residing immediately south of the proposed property for re-zoning from Commercial to Town Centre.

Specifically, this zoning application is to accommodate a 140 unit, 6 story building and 600 m. commercial strip as well as parking for 172 vehicles. The housing is for market housing.

Our residents who live along the common fence line, as well as our Strata Council representatives met with the developer's representative last week. This week some of us met with our Mayor, to view the site from our homes. The reason for the meetings was to share concerns and if possible to make adjustments that could lessen the negative impact on our lifestyles and property values. While retaining the integrity of the applicant's intent.

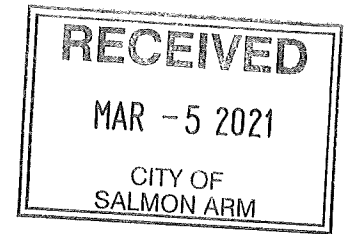
We are not opposed to re-zoning from commercial to mixed use. We remain opposed to the 6 story structure 50 feet from our property line.

Our residents understand that this is a re-zoning hearing and this is to specifically address the applicants interest in going from a 3 story to 6 story structure. We do have a series of issues that could be addressed at a Development Permit stage, however it would have been of benefit for the Developer to have provided a few more details and reduce some of the concerns. We suggest that they were remiss in doing so with the opportunities and open communication we offered.

It is of benefit to note that the Developer did agree to relocate a green buffer from the east side of their property to the south, switching the original parking proposed to offer an increased buffer from our homes and the 100 open parking spaces.

Our concerns as it relates to the development rezoning;

1. Siting of a 6 story building 50 ' from a single story family development
2. Existing commercial development around the site is primarily single and two story buildings with only one 3 story under construction.
3. 100 open parking spaces and run off of water and pollutants
4. Noise and light impact from 172 vehicles plus commercial traffic adjacent to our homes
5. A reduced number of stories could lessen the number of parking spaces, traffic and negative impacts of noise and headlights
6. Traffic impact of the development entry opposite SaveOn access point on 10th Avenue S.W. already a pain point
7. Traffic impact on the intersection at 10th and 10th SW
8. Esthetic impact; 6 story blocking view and light corridors
9. Potential for negatively impacting the property values of our homes if this 6 story structure proceeds and is looming 50' from our homes.



Context for 6 story building; the clock tower at Piccadilly Mall is just over the equivalent of 6 stories in height. The proposed building is 70' across times 70' tall. The only 6 story building in Salmon Arm is the new Fairfield Inn which is set within a slope situation and is not impacting any single family homes. The 6 story building proposed here is on level ground. Imagine if you will the Fairfield Inn being set less than the length of a normal building lot from your backdoor. This is a massive structure and solid barrier being proposed next to our homes.

The trees along the 10th Avenue property line are about the equivalent of 6 stories for context.

Our concerns as it relates to Development Permit considerations;

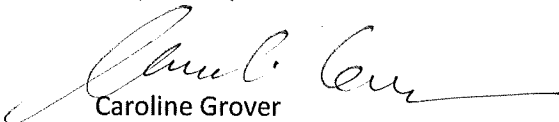
1. Unwillingness to date of the Developer to relocate building components that are seriously negative to our resident's enjoyment. It is imperative that commercial garbage bins be moved from the south west corner against our homes to another location. It is not acceptable to have 140 residents and commercial tenants lifting and banging garbage lids less than 50' feet from our patios. As well there is the smell and commercial garbage truck impacts.
2. Unwillingness to date of the Developer to relocate the access point of the 72 undercover parking garage away from our property line. At this time the developer has located the parking access point 50' from our homes. 50' is about half the length of an average city building lot and this is where a metal garage door will be operating day and night. Noise and lighting impacts
3. Unwillingness to date of the Developer to confirm the type of fencing and landscaping that will screen homes from the noise, headlights and visual impact from 100 open parking spaces, 72 under-cover parking spaces and commercial traffic. Clarification of this point would reduce many concerns.

In conclusion. We appreciate the opportunity to participate in the re-zoning process and the time the Mayor made to attend our homes and see the site issues.

We are in favor of rezoning to accommodate a mix use residential and commercial development. We are vehemently opposed to a six story structure and would be open to a 3 story structure being constructed. The 3 story only being acceptable if the considerations listed above will be satisfactorily addressed at the Development Permit stage.

We would be willing to be part of a collaborative discussion and approach relating to these issues with the City and Developer at the D.P. stage.

Respectfully submitted,



Caroline Grover



On behalf of the concerned Residents of the Village at 10th and 10th

Attachments: Photos

PHOTO ATTACHMENTS TO THE LETTER FROM C.GROVER
10th Avenue SW Rezoning Hearing

A.



10th Ave SW.

Entrance
Point aligned
with home
windows.

View south
from Save On.
opposite
Save On Exit.

B.



Height of 6 story

View south
Save On lot.

Illustrates
current building
heights. E to W
- 3 story
- single story

PHOTO ATTACHMENTS TO THE LETTER FROM C.GROVER
10th Avenue SW Rezoning Hearing

C.



View South
from
10th Ave.
S.W.

North East
corner of
subject
property.
Shows boundary
with.
Village @ 10th & 10th

D.



View south
from 10th Ave. SW
shows ALR
Boundary & homes
at Village @
10th & 10th.

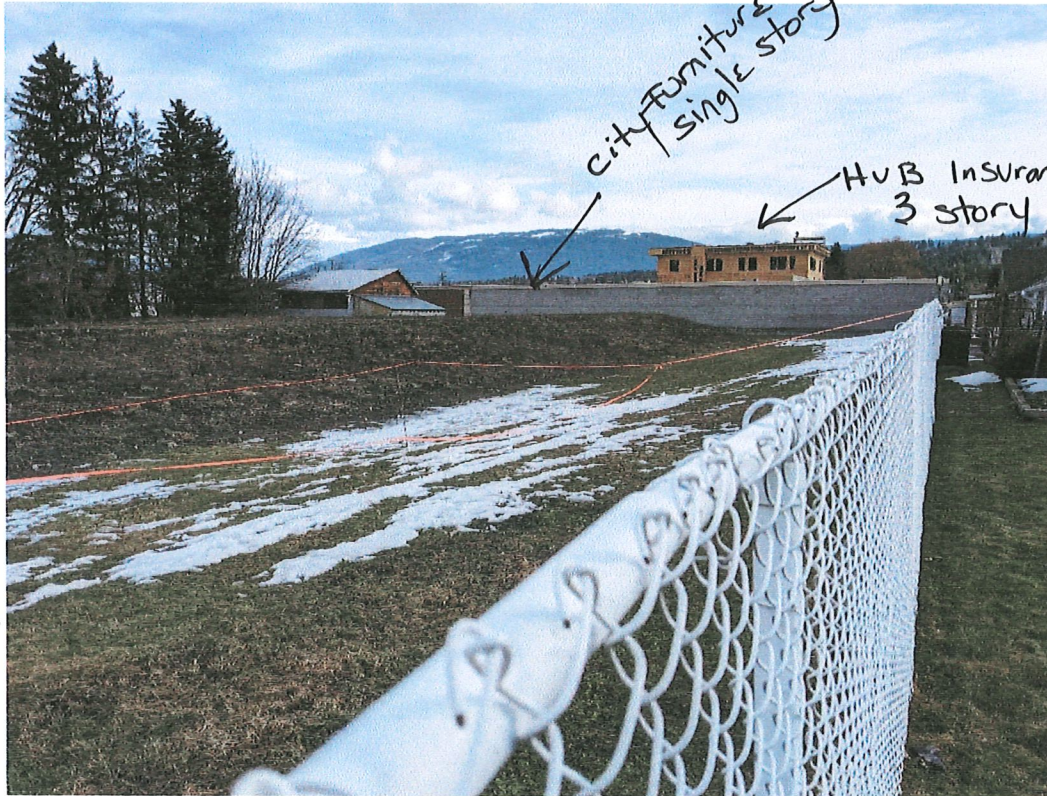
E.



6 story hotel.
This would be
ONE wing
of a proposed
L shaped
commercial.
building

Plus 100 open
parking stalls.

F.



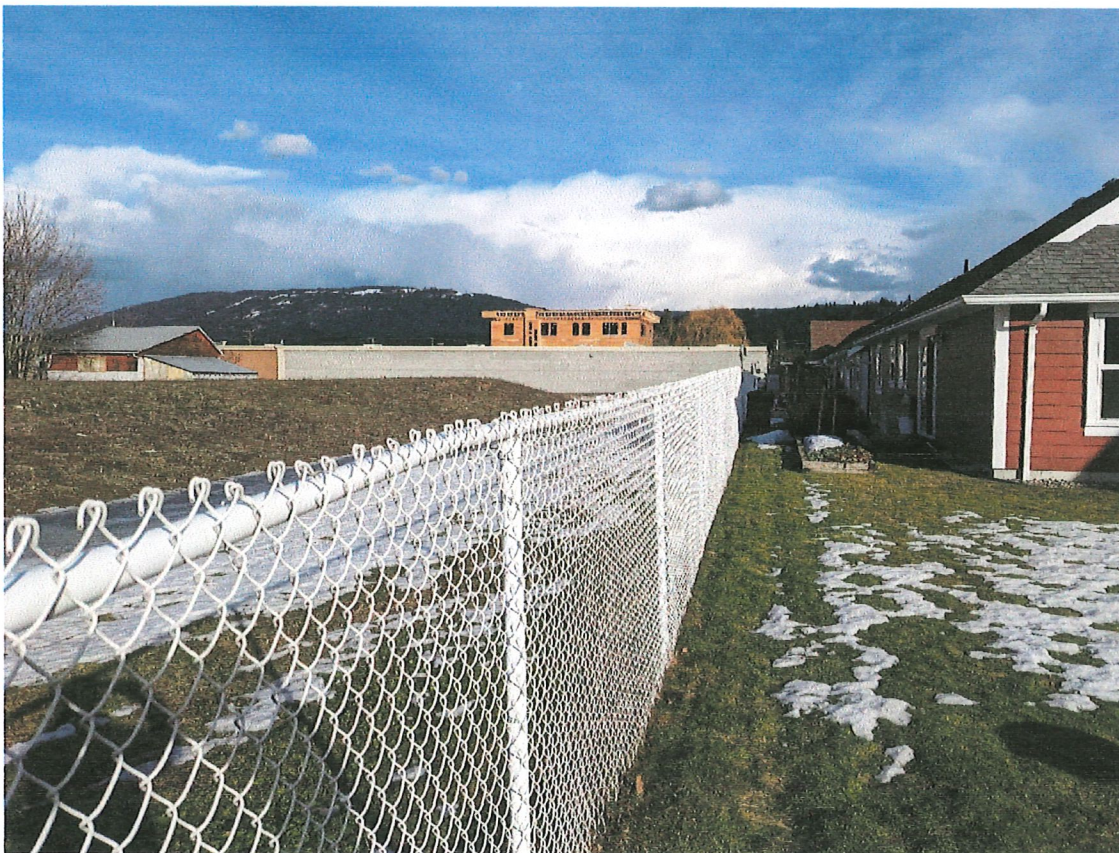
East view

Portion of
Paved
Set back
→

Green
Buffer →

← rear patio
Village 10th & 10th

G.



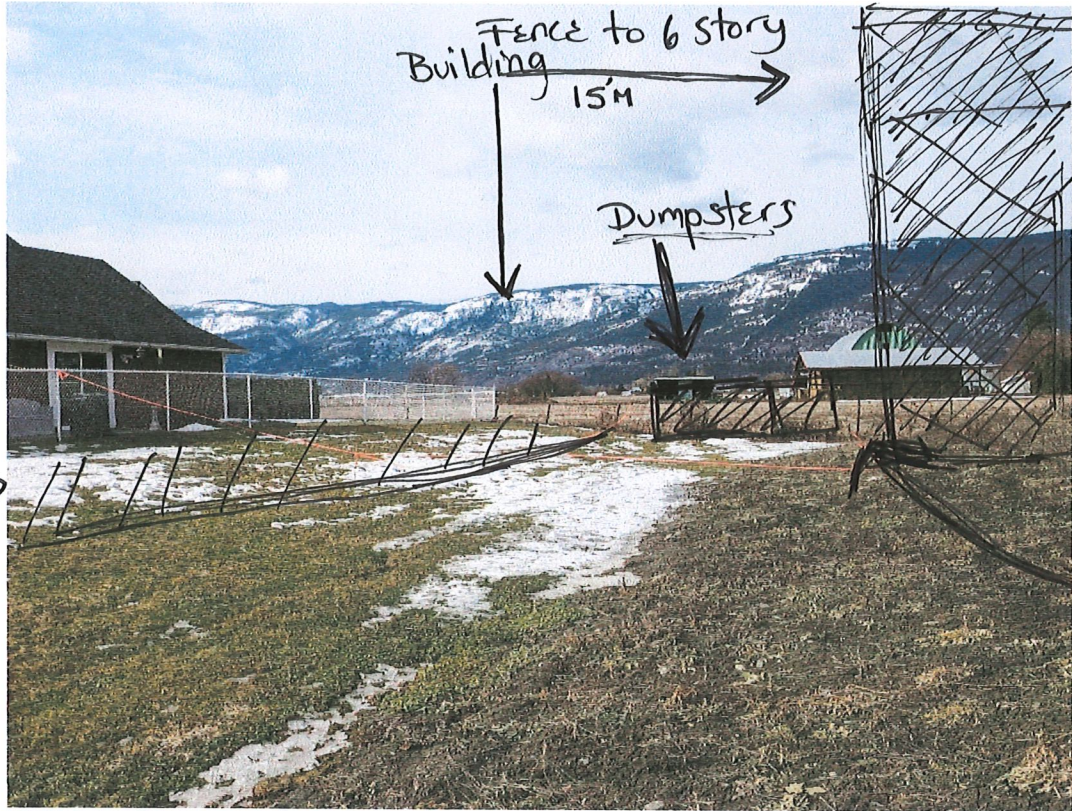
#12

Note
please
small yard
seperating
village to
proposed
structure

*
Unit 13
→

*
proposed location of dumpster
& Mechanical gate to under
cover parking

H.



View WEST.

I.



7'M 8'M
 fence | green strip paved
 70' wide x 6 stories. at south property line (E to W.)

From: Edda Hollaus [REDACTED]
Sent: March-05-21 10:40 AM
To: Caylee Simmons [REDACTED]
Subject: Fwd: City Council letter

----- Forwarded message -----

From: debra pugsley [REDACTED]
Date: Fri., Mar. 5, 2021, 9:59 a.m.
Subject: City cousin letter
To: Edda Hollaus [REDACTED]

Dear Salmon Arm town Council

I, Edda Hollaus of [REDACTED]
Salmon Arm BC

V1E 0A5 have a personal concern about the rezoning on 1230, 1260, 1290 10th Ave. SW, that if rezoning is allowed then the potential of a six story structure may be possible. So with respect and without prejudice, I am not in favour of rezoning.
However, if rezoning is allowed then I agree with our Stratas request.

Respectfully yours, Edda Hollaus
[REDACTED]

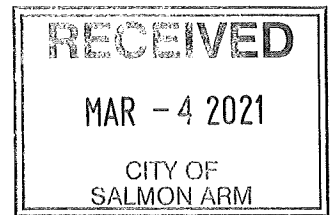
Sent from my iPhone

March 3, 2021

Mayor and Council

City of Salmon Arm

Regarding Re-zoning of Property on 10th Ave S.W.



Dear Mayor and Council,

Please accept this letter addressing some of our concerns with the re-zoning application for the property beside our home.

Some of our concerns include;

1. The height of the building being 6 stories and it's suitability with the current scale of commercial adjacent property and single story homes. The height of this building would block the natural light corridors. Also the only building this size in Salmon Arm is the Fairfield Inn, which backs against a large bank and is not impacting any residential homes.
2. The weight of this building being built on a designated Floodplain, which could/may cause possible shifting or structural damage to our homes. Also possible flooding in our homes during winter thaws.
3. The proximity of the apartment building and our property line. This is 50' between patios and a 6 story solid structure. Negative lifestyle impact as well as potential risk of lessening home values to all.
4. Loss of privacy, noise and light from 170 open parking spaces and garbage bins being placed close to some residents homes. Also this directly affects us as the driveway is directly in line with our home and we would see every vehicles lights in our living room and master bedroom.
5. The height of a privacy fence and the placement of a green space buffer.
6. The placement of security lights and cameras being invasive in our space.
7. The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th S.W.

We do not support the re-zoning of this land to accommodate a 6 story building as we believe this to be a significant negative impact on our strata development and the quality of life for ourselves and our residents.

Ray and Marlene Timoffee

[Redacted signature area]

Two handwritten signatures in cursive. The top signature is "Ray Timoffee" and the bottom signature is "Marlene Timoffee".

From: JohnandLinda Sawatzky
Sent: March-05-21 12:48 PM
To: Caylee Simmons
Subject: Proposed Amendment to Zoning Bylaw No. 2303

Good day,

We had submitted our concerns regarding the six storey proposed build on 10th Avenue SW.

We would like to attend virtually but may not want to participate verbally.

We do have one other concern after we read the proposal of the development in detail. We noted a dog wash bay which concerns us. A building of that size and number of units and considering the surrounding area, we feel this should be a NO DOGS building. Our concerns are; there is not enough green space; we live in this area and when summer arrives and they RV'ers come and use the Waste disposal, guess where they take their dogs to relieve themselves, yes in the green area right beside the sidewalk. Lovely. Most are responsible but of course there are those who are not. And there are those who use Blackburn park as their doggie restroom, we already have an ongoing problem here with those who don't obey the rules with leashing and dog droppings.

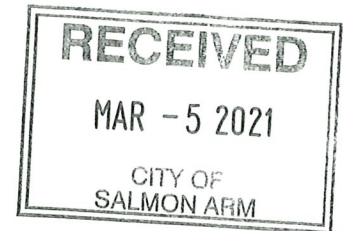
Thank you for thinking about these concerns and again we express this is too large of a building for Salmon Arm. Please reconsider.

With regards,

--

John and Linda Sawatzky

March 3, 2021



Mayor and Council
City of Salmon Arm

Regarding Rezoning of Property on 10th Ave. SW

Dear Mayor and Council,

Please accept this letter outlining our concerns with the rezoning application for the property north of our home.

Our primary concerns include:

1. The height of the building being 6 stories and it's suitability with the current scale of commercial adjacent property and single-story homes.
2. The proximity of the building and our property line. This is 50 ft. between patios and a 6 story solid structure. Negative lifestyle impact and potential risk of lessening home values to all.
3. Loss of privacy, noise and light from 100 open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on streets and intersection of 10th and 10th SW.

We do not support the rezoning of this land to accommodate 6 stories as we believe this to be a significant impact on our strata development and the quality of life for our residents.

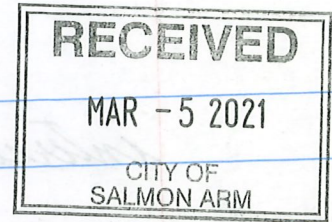
Respectfully,

Don and Dorothy Titus

Two handwritten signatures in blue ink. The first signature is "D Titus" and the second is "Dorothy Titus".

Salmon Arm, BC

March 6, 2021



Mayor and Council
City of Salmon Arm

Regarding the Zoning of property on 10th Ave SW

Dear Mayor and Council,

Please accept this letter outlining our concerns with the rezoning application for the property north of our home.

Our primary concerns include:

1. The height of the building being 6 stories and its suitability with current scale of commercial adjacent property and single story homes.
2. The proximity of the apartment building and our property line. This is 50' between patios and a 6 story solid structure. Negative lifestyle impact and potential risk of lessening home values to all.
3. Loss of privacy, noise and light from open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on the streets and

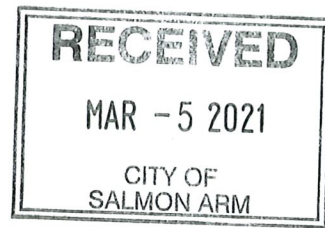
intersection of 10th and 10th SW.

We do not support the rezoning
of this land to accommodate
6 stories as we believe this to be a
significant negative impact on
our strata development and the
quality of life for our residents.

Fran Pundke

Salmon Arm, BC
V1E 0A5

Date March 5, 2021



Mayor and Council

City of Salmon Arm

Regarding Re-zoning of Property on 10th Ave S.W.

Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home.

Our primary concerns include;

1. The height of the building being 6 stories and it's suitability with the current scale of commercial adjacent property and single story homes.
2. The proximity of the apartment building and our property line. This is 50' between patios and a 6 story solid structure. Negative lifestyle impact and potential risk of lessening home values to all.
3. Loss of privacy, noise and light from 100 open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th S.W.

We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name

Address

Debbie Clark
[Redacted Address]

SALMON ARM DC-10th S.W.

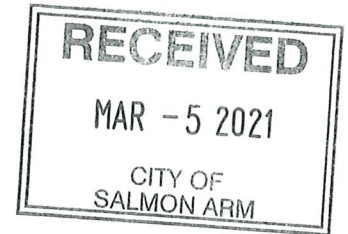
[REDACTED]

March 3rd, 2021

The Mayor and Council,
The City of Salmon Arm

Dear Mayor and Council members,

Re: Rezoning of Property on 10th Ave. S.W.



I am a homeowner in the Village on 10th and 10th and was shocked to read in the local paper that an application for the construction of a SIX STOREY complex on lots adjacent to the Strata, was under discussion for approval. I realize there is a real need for housing in Salmon Arm and that some construction would likely take place in that area. However, the height of the proposed complex would be over powering and likely have a very negative affect on the value of all the homes in the Strata especially numbers #8 to #13. A SIX STOREY complex would certainly make those homes darker in winter, create a need to put lights on earlier and make things more depressing.

My reasons for concern are the following:

The high density of the proposed building will cause a lot more traffic congestion on 10th Ave. and surrounding area. The affect of the traffic going back and forth from the 3 storey building already under construction on 10th Ave. has not been felt yet. Add to that the addition of delivery/service trucks and vehicles used by clients, workers and residents from the proposed complex. No doubt it will have a big impact.

Residents in the Strata will be affected by vehicle lights and noise, as people go in and out of the parking area in the proposed development area, especially those living in #8 - #13

Some Strata residents will loose their privacy when out on their patios

The safety of the older senior population in the area should be a concern. Many walk to the Piccadilly Mall to shop. The entrance/exit road into SaveOn Foods will become a bigger problem.

A 3 storey complex would certainly be more in line with the surrounding residential area in height.

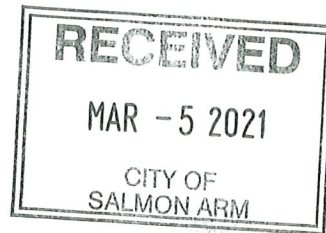
I trust you will give this matter your careful consideration and understanding and that APPROVAL WILL BE GIVEN TO THE DEVELOPMENT OF A 3 STOREY COMPLEX, not a 6 storey one.

Yours truly,

C. M. Houghton

Date

MARCH 4



Mayor and Council

City of Salmon Arm

Regarding Re-zoning of Property on 10th Ave S.W.

Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home.

Our primary concerns include;

1. The height of the building being 6 stories and it's suitability with the current scale of commercial adjacent property and single story homes.
2. The proximity of the apartment building and our property line. This is 50' between patios and a 6 story solid structure. Negative lifestyle impact and potential risk of lessening home values to all.
3. Loss of privacy, noise and light from 100 open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th S.W.

We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name

Address

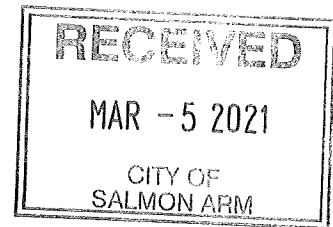
Ray & Edna Gaurulak

#


*IF WE WANTED TO LOOK AT HIGH RISES WE WOULD
OF PURCHASED OUR RETIREMENT HOME IN VANCOUVER
THERE ARE LOT MORE PLACES THEY BUILD ON
— WHERE IT WON'T EFFECT THE RESIDENCE OF 10TH X 10TH*

Ray.

Date Mar 4/21



Mayor and Council

City of Salmon Arm

Regarding Re-zoning of Property on 10th Ave S.W.

Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home.

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3. Loss of privacy, noise and light from 100 open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th S.W.

We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name

Hank & June Harder

Address

[REDACTED ADDRESS]

Date MARCH 5/2021



Mayor and Council
City of Salmon Arm

Regarding Re-zoning of Property on 10th Ave S.W.

Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home.

Our primary concerns include;

- The height of the building being 6 stories and it's suitability with the current scale of commercial adjacent property and single story homes.
- The proximity of the apartment building and our property line. This is 50' between patios and a 6 story solid structure. Negative lifestyle impact and potential risk of lessening home values to all.
- Loss of privacy, noise and light from 100 open parking spaces.
- The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th S.W.

We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

HELEN MAKI

Your name

[Redacted signature line]

Helen Maki

Date March 24/21



Mayor and Council

City of Salmon Arm

Regarding Re-zoning of Property on 10th Ave S.W.

Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home.

Our primary concerns include;

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3. Loss of privacy, noise and light from 100 open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th S.W.

We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name Phyllis J. Lepine

[Redacted address line]

Salmon Arm B.C.
V8E 0A5

Date 03-04-21

Mayor and Council

City of Salmon Arm



Regarding Re-zoning of Property on 10th Ave S.W.

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We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name *Helen Bettles*

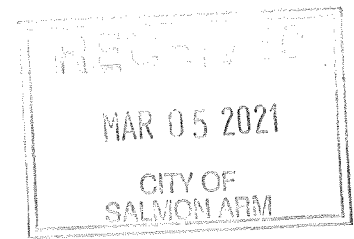
Address [REDACTED]

*Salmon Arm B.C.
V1E 0A5*

Date March 4, 2021

Mayor and Council

City of Salmon Arm



Regarding Re-zoning of Property on 10th Ave S.W.

Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home.

Our primary concerns include;

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3. Loss of privacy, noise and light from 100 open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th S.W.

We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name

Odette Gauer

Address

[Redacted Address]

Salmon Arm B.C

VE0A5

Date Mar 4, 2021

Mayor and Council

City of Salmon Arm



Regarding Re-zoning of Property on 10th Ave S.W.

Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home.

Our primary concerns include;

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We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name

Margaret Petersen

Address

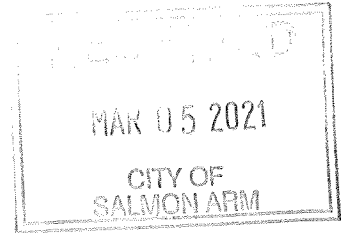


*Salmon Arm, BC.
V1E 0A5.*

Date 3.4 2021

Mayor and Council

City of Salmon Arm



Regarding Re-zoning of Property on 10th Ave S.W.

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We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name Anne, Mary Van Vugt

Address



SALMON ARM
VIC 0 A5

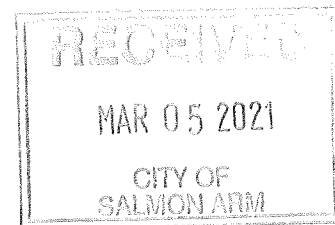
Anne, Mary Van Vugt

Date March 3, 2021

Mayor and Council

City of Salmon Arm

Regarding Re-zoning of Property on 10th Ave S.W.



Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home.

Our primary concerns include;

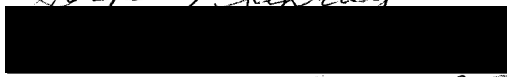
1. The height of the building being 6 stories and it's suitability with the current scale of commercial adjacent property and single story homes.
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3. Loss of privacy, noise and light from 100 open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th S.W.

We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name

Joyce Nakrasko

Address

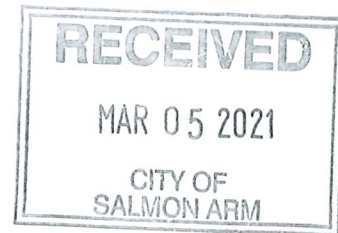


*Salmon Arm, B.C.
V1E 0A5*

Date MAR 3/21

Mayor and Council

City of Salmon Arm



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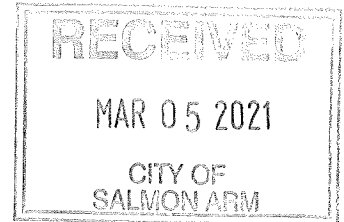
Your name E. Hollaus

Address [REDACTED]
SALMON ARM B.C.
VIE OAS

Date March 3, 2021

Mayor and Council

City of Salmon Arm



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Your name Gloria Steed George Steed
Address

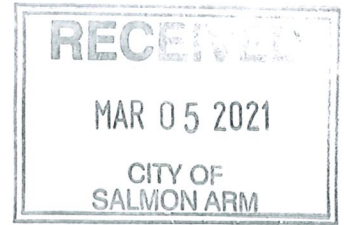
[Redacted Address]

Salmon Arm

Date MAR. 3^{RD.} 2021

Mayor and Council

City of Salmon Arm



Regarding Re-zoning of Property on 10th Ave S.W.

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Your name

Ryly's Archer

Address

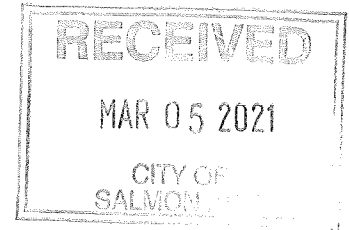
[Redacted Address]

SALMON ARM. B.C. V1E0A5

Date March 4- 2021-

Mayor and Council

City of Salmon Arm



Regarding Re-zoning of Property on 10th Ave S.W.

Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home.

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3. Loss of privacy, noise and light from 100 open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th S.W.

We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

Your name

Helga Norgaard -

Helga Norgaard.

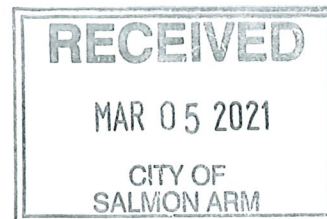
Address

Salmon Arm, V1E-0A5.

Date March 4, 2021

Mayor and Council

City of Salmon Arm



Regarding Re-zoning of Property on 10th Ave S.W.

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We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

L. Foltan

Your name

Emil & Lee Foltan

Address

Salmon Arm, BC V1E 0A5

March 3, 2021



Mayor and Council
City of Salmon Arm

Re: Re-zoning of Property on 10th Ave SW

Dear Mayor and Council,

Please accept this letter outlining our concerns with the re-zoning application for the property north of our home in the Village at 10th and 10th.

Our primary concerns include:

1. The height of the proposed building being 6 stories and its suitability with the current scale of commercial adjacent property and single-story homes.
2. The proximity of the apartment building and our property line. This is 50' between patios and a 6-story solid structure. Negative lifestyle impact and potential risk of lessening home values to all.
3. Loss of privacy, increased noise and light from 100 open parking spaces.
4. The traffic impact of 140 apartments and commercial uses on the streets and intersection of 10th and 10th SW.

We do not support the re-zoning of this land to accommodate 6 stories as we believe this to be a significant negative impact on our strata development and the quality of life for our residents.

A handwritten signature in blue ink, appearing to read "Rick and Roberta Ulmer".

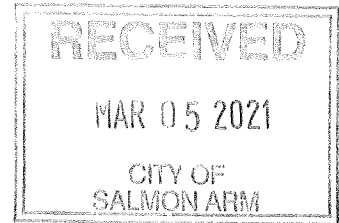
Rick and Roberta Ulmer
Village at 10th and 10th

Salmon Arm, BC

Date Mar 3/20

Mayor and Council

City of Salmon Arm



Regarding Re-zoning of Property on 10th Ave S.W.

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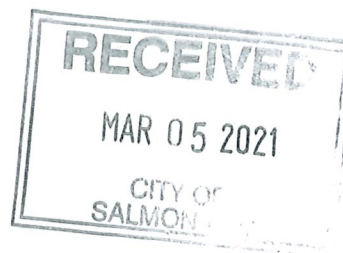
Your name EUGENE & LOYCE WELESCHUK

Address [REDACTED]
SALMON ARM BC
V1E0A5

Date March 3 / 2021

Mayor and Council

City of Salmon Arm



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Your name

Julie Creasey

Address

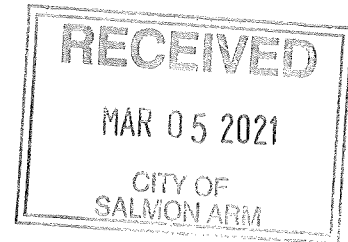


Date March 3, 2021

Mayor and Council

City of Salmon Arm

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Your name Betsy Smith

Address



S. Ave B.C.

From: Verna Burton <[REDACTED]>
Sent: March-08-21 9:21 AM
To: Caylee Simmons [REDACTED]
Subject: Re Zoning of 1230, 1260, 1290 !0 Ave SW Salmon Arm

Verna Burton [REDACTED]

9:13 AM (4
minutes ago)

to csimmons

Good morning,

I would like to make some comments regarding the above re-zoning application:

Overall, I am in favour of this application.

My greatest concern is the potential damage to my fence line and fruit trees. I understand that there will be a fence installed for privacy and security, although I'm unclear on what that will be.

I am also very concerned about the water table throughout the area. I feel that the potential for flooding from the displaced water is real. Presently, I do not have any issues with drainage and want to remain problem free.

Lastly, I am very concerned about the traffic situation. The access to the mall parking lot is already treacherous because of the volume of traffic turning left onto 10 Ave. Lights and a pedestrian crosswalk will be necessary.

I would like to attend the virtual meeting.

regards,

Verna Burton
[REDACTED]