

May 8, 2020

Mayor and Council of Salmon Arm
500 – 2nd Avenue NE
Salmon Arm, BC V1E 4N2

RE: ZON-1174 (508316 BC Ltd) Proposed Rezoning of 1141 18th Street NE

Dear Council,

Further to our verbal presentation of the proposed development at 1141 18th Street NE during the Development and Planning Committee meeting dated May 4 2020 we would like to take the opportunity to respond to a comment/question that was brought up regarding a trail connection through the development.

Although we are not against trail connections in principle, we do oppose the suggested connection for the following reasons:

1. As developers we are guided by and make decisions based on a number of Bylaws of which the OCP is an important one. The OCP does not designate or propose a trail or greenway through the site but rather along 18th Street NE that connects to 11th Avenue NE. As a condition of further development approvals, the City will already require a 3.5 m dedication along 18th Street NE from the site to allow for future improvements, one of which is a connection for pedestrians.
2. With a connection along 18th Street NE connecting to the sidewalk along 11th Avenue NE the pedestrian network in this area is complete. Although the sidewalk along 11th Avenue is not designated as a greenway in the OCP it is no different in form and character than the designated greenway in front of Sascu/Askews Uptown. A trail through our development would not eliminate a missing link in the pedestrian network or complete the network, which, if it was the case, could justify requiring land from land owners.
3. From a marketing perspective we oppose a trail through our backyards. The backyards already are not deep and trail dedication would reduce the depth even more. Further the trail is likely to be fenced to separate City land from private property, which is not preferred from an aesthetic perspective. Lastly a trail would intrude on the privacy of the future residents without any benefit to the residents.
4. The east-west internal road will terminate near the west multi-family units, but we propose to create a connection to 11th Avenue for pedestrians to allow our residents to walk to destinations to the west of the development. Since we are not envisioning a gated community this short-cut as you will is also available for non-residents.

In conclusion we believe that a trail negatively impacts our development, does not offer any benefit to our future residents and does not even offer any benefit to the public in general. We therefore request that Council not propose or support a motion to include a trail as a condition for rezoning or future development approvals.

Sincerely,

Kelly Guenther,
Guenther Homes and Dev. Ltd
250-793-8492 ~ kelly@ghdev.ca