

From: Marc Lamerton
Sent: May-22-20 1:02 PM
To: Denise Ackerman
Cc: Teresa Horsting
Subject: Re: May 25, 2020 Council Meeting Invitations

Hi Denise.

Thank you for your helpful comments and suggestions. I had a great conversation with Teresa this morning and she is busy working on a letter to Council, as you suggested.

We have also received the adjusted OPC from Gentech - thank you for making sure Council receives that.

With respect to the required offsite improvements, Teresa and I discussed an amendment to the requested Variance. What Teresa would like to propose is that she will pay for the specified street lighting and have it installed as part of the project (at a cost of \$9,000, or about 25% of the revised offsite improvement costs), but would still like to have the remainder of the frontage improvement costs waived as part of the Variance. She will be discussing her view regarding this request in her letter.

Please let Kevin know about this amendment, and hopefully Council will have a chance to consider it before the Monday evening Council meeting.

Thanks again, Denise - have a great weekend!

Marc.

Marc A. Lamerton, Architect AIBC
BA, MArch, LEED AP

416B - 4th St. NE

P.O. Box 2350
Salmon Arm, BC, V1E 4R3
250-515-4801

marc@avexarchitecture.ca
www.avexarchitecture.ca



May 24, 2020

To Mayor Alan Harrison and Members of Council

RE: Variance to Waive the requirement to upgrade the frontage

RE: Variance to Waive the requirement to provide hard surfacing for parking

First of all, I would like to say I am grateful to have made it this far.

I would especially like to thank those who were in support of my project to rezone from Residential to Commercial. It has been a long process..... for me anyway.

I would also like to give my thanks for supporting the parking Variance and proceeding with the easement on the City owned lot.

I would like to thank Marc Lamerton for doing what he does so well! Thank you for creating the design and drawings.

How did I get here?

This journey started when I was given notice in April 2019 to leave at the end of June. I had been running my daycare for almost 10 years, at 460 10th Ave., SW, where I was fortunate to have had an enriching outdoor environment for children. During my search, I ran into many road blocks. A rental was becoming out of the question as there was nothing available. I decided to get a real estate agent to help me search for a suitable home that could be transformed into a daycare. In order to make this work, It would require a house with two suites to help support costs, I would be required to upgrade to meet licensing and City standards, and the properties were in either residential or agricultural zones. I would have to remain with a group size of no more than 8. This posed financial challenges as lenders wanted to see a viable plan in a commercial setting. I had limited time to relocate my business.

At the beginning of June, one of my families suggested that I speak to David at the Field house. I did, and he was willing to support me with a reasonable rent through the summer months. David advised me, that if I had trouble finding a rental he would be willing to extend my rental for a couple more months. I began to feel community support in my time of need and it was heart warming. I believed something would eventually surface. I continued my search, when I noticed the vacant lot next to the overflow parking lot. It advertised possible commercial rezoning. Had I not been at the Field house enjoying all the trails at 'Little Mountain Park,' it would not have caught my eye. I had noticed it many times before with a very different perspective. It wasn't quite what I had imagined, but with a little creativity I could visualize a wonderful enriching nature garden for children to play and learn. The location was central, all the services were at the lot, and there was a sidewalk! I thought the lot was ready and I would not have to calculate those high costs into my budget. It was made clear to me however, that I would need to get a GeoTech to do a site grounds report, as there was rumour of the site being filled with unknown fill. I was also aware that it could potentially be very expensive. So I gave my offer with the conditions that I could rezone to Commercial and have a GeoTech report on the grounds. In the event that the Geo Tech report came back advising me that it would cost an astronomical amount to prepare the site, I could withdraw my offer. They accepted the offer with these conditions.

In October, I was fortunate to find a rental to relocate at the Mt. Ida Hall. Chris and Calven, the owners, were also supportive and demonstrated that same wonderful community spirit. They did however advise me that this would be temporary in hopes that my Project at 480 30th Street SE, would go through. If not they would give me time to find another more permanent location. My families followed me. Some left in September for Kindergarten and I received new ones that replaced their spots.

I have been fortunate to have community support along the way. Shuswap Children's Association, families I have been so fortunate to have served both past and present, Community members who support the outdoor philosophy of my program, The Provincial Government to provide new childcare spaces in a much needed community, and members of the City of Salmon Arm.

I was able to get financing to purchase the lot and to build. I have a tight budget as this is not a little venture...but a big one. Lots of extra costs on the way that I was prepared to encounter, however, costs have been more than anticipated. I've been hitting some big hurdles and I am afraid that I can't jump over all of them. I am a small business that is a service to children and families in our community.

I have a vision.....I have always had a vision!

To provide an enriched warm homelike environment for children to grow and blossom.

To provide a safe place for all families to come.

To provide a nature based playground, where children freely can explore the wonders of nature and have the freedom to play.

To provide a platform for those who can give and share to support those in need with kindness and selflessness.

To provide a platform to inspire those to care for our environment and witness the beauty of nature.

I'm in this because I believe children are the future. It starts from the ground up.

I believe it is important to encourage, to create meaningful relationships within our community and strive to contribute positive social and ecological change.

Im here because this is what I love to do and I hope to make a little difference, even just to plant a seed. This is what I do.

My budget for this project is tight, with an allowance for necessary contingencies; such as, Geotech, Engineers, Landscaping and the Easement. The cost to pay for a full upgrade will hinder my project. The reason for this letter is to ask you to please waive these Variances.

1. The Variance to waive the requirement to upgrade the frontage to the full Urban Arterial Standard.

1. It poses a financial hardship and it could put a halt to my project.

2. I would ask you to consider, noticing all the properties around my small lot are developed and have the same grade as I do. Many properties are churches, schools, and city owned properties. These are large property pieces. My property has approximately 100 feet of frontage. Matt Glenger, Engineering Assistant, stated in his letter, that frontage upgrades would be required in 10 or 20 years. Could you not consider pooling me in with all the other owners and pay the upgrade costs when they do in 10 or 20 years? I am not asking for a free pass, I will gladly pay my share along with the others.

If you feel that I should contribute something now, I can accommodate the cost for the Street Light, which is a 'safety issue'. That cost is quoted to be \$9000.00. It would be a partial payment towards the frontage upgrade.

2. The Variance to waive the requirement to provide hard surfacing for parking.

1. My focus is on natural organic materials that supports Back in Nature Childcare's philosophy on outdoor play in a natural setting. The value to create beauty using natural environmental friendly materials plays a huge role in my program and supports the educational pedagogy and philosophy of Waldorf Education.

You will not see a yard filled with plastic toys!

2. I would like to point out that the overflow parking lot, (which is City owned), has a gravel surface. I would be exiting out through a gravel surfaced area.

To close...it would be heartbreaking to have come this far and have to stop.

I am asking you, for your support, so that I may continue with this Project to serve the children and families of Salmon Arm. Please consider my requests.

With Kindness,
Teresa Horsting

Back in Nature Childcare

May 22, 2020-05-22

Clifford F Hofferd
310 Hudson St NW
Salmon Arm, BC
V1E 1W3

Development Services Department
City of Salmon Arm
PO Box 40
Salmon Arm, BC V1E 4N2

Re: Development Permit # 425 – 241 Beatty Ave

I own and live on the west side of the Proposed Development @ 310 Hudson St(one of the adjoining properties).

I am very strongly opposed to the height variance amendment for a six storey structure from 15 to 16.9 metres(55feet). The real estate listing for the subject property stated approved for a 24 unit multi residential building site, why this couldn't be done similar to existing two storey Town Houses down the street-two lots to the east on Beatty Ave. All the single and two storey buildings in the neighborhood are going to loose view of the surrounding mountains in some form or another. The set back is a mute detail on the west property line with existing 4.5 meter right of way plus 2.0 metre setback equals 6.5 metres from property line. Under no circumstances should the right of way be closed or dissolved completely.

I don't agree with the shadow analysis that the proposed building will have on adjoining residences; in winter solstice some properties will have very limited sun exposure. I speak having lived here for the past 9 years.

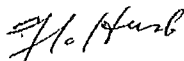
I haven't even started in on what a development like this does on quality of life and privacy, not to mention peoples property assessments. You can be sure there won't be any compensation or consideration from the developer. I realize that there has to be a certain amount of property assigned for multi residential sites which can be achieved without building a six storey building, the city may look at development for increased tax dollars and services at other residents expenses, again this can be accomplished in more suitable buildings for the existing area.

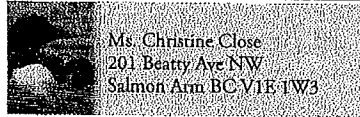
Salmon Arm is not that densely populated, I don't see how a six storey apartment building is going to deal with housing shortness. These apartments we all know will not be affordable for the majority of the population and will best suit higher income clientele. Perhaps the powers to be may look at it from adjoining property owner's perspective, when you look out your front or back residence to be blinded by a monstrous apartment building in a predominant residential neighborhood.

In closing I don't think 12 or 13 days notice gives property owners much notice to seek advice or legal assistance.

Please consider my comments or options on your decision on this issue.

Yours truly,





May 23, 2020.

Dear Chris Larson,

I remember there was opposition to the proposed development of 241, Beatty Ave., N.W., approx. 15 years ago, due to the height of the building which was 5 storeys at that time.

Now there is a new owner of the land, who is proposing to make the building even higher to 6 floors.

It certainly will block out a good portion of my view of Fly Hills and diminish the summer sun much earlier.

But I sincerely support, as I did 15 years ago, the concerns of my neighbours at Park and Waters Edge and my neighbour at 221, Beatty Ave., N.W., who just moved into her home in March, 2020.

The diagrams show another monster of a building, similar to the one recently constructed next to the Prentice Hotel.

It will take away their privacy, daylight and views.

Whilst I support the development of 241, Beatty Ave., N.W., as it's been left in a wild state for far too long, please consider a two or even three storey building to fit in with our existing homes.

I hope my opinion doesn't fall on deaf ears and that serious consideration is given to the quality of our lifestyles and not just the amount of money the investor hopes to gain. Yours truly, Christine Close.

From: ann butler

Date: May 23, 2020 at 9:26:39 PM PDT

To: ann butler Katherine Kreller

Subject: Development Permit No -425

Thank you for your correspondence of May 13th.informing me of the Proposed changes to the property at 240 Beatty Ave NW in Salmon Arm.

I received the letter May 19th. which indicated that I had four days to respond during a world pandemic as we are experiencing right now Is hardly the appropriate time to be considering the proposed changes.

I want to point out that I live in this neighbourhood. I bought and moved hear approximately six months ago and I'd add Its a wonderful neighbourhood to live in. It consists of 95% seniors, who I'd remind you all,are some Of the most vulnerable citizens of society. Many of these seniors have lived here for years.

They tell me that a similar proposal was put forward to council approximately Three years ago. At that time the proposal was rejected. And now it has been Put forward again during these trying times of self isolation. It is not the appropriate time to make this proposed change.

The neighbours and any concerned citizens of Salmon Arm have the right To express their displeasure to this proposed change.

Let me be very clear. The proposed increased in height for this building In this neighbourhood is unexceptable. A building of this magnitude Significantly affects all residents in and around the neighbourhood. On many fronts.

It is the democratic right of these citizens to voice there opinions and therefore we ask you to postpone your decision until this pandemic has run it's course.

Thank you in advance for your time and consideration to postpone the decision re : 240 Beatty Ave NW.

Yours truly
Ann Butler
221 Beatty Ave
Salmon Arm

Dave Barnard and Rick Roberts
For 1120 10th Street Holdings Ltd.

Attention: Mr. Keven Pearson

Re: DP-426-426 response from Caroline Grover

Kevin we received the copy of the letter from Caroline Grover regarding the above noted Development Permit. We wanted to address her concerns and have you forward our thoughts to the Mayor and Council prior to Monday night's Council meeting. Those concerns falling within our ability to control can and will be addressed during our planning and construction phases.

Landscaping and Hardscaping

Paved parking is a CSA requirement for this type of development, and based on the square footage of the buildings proposed and tenant occupancies, we are required to provide 74 parking stalls, which determines the area of pavement shown in our site plan.

Parking impacts the landscape design, which also has to take into account snow removal, handicapped parking and garbage/recycling areas, etc.. The planting list included for this DP calls for 149 plants, shrubs and trees. In addition, there is 4 foot by 300 foot landscaped area along the entire west border between the emergency access Right of Way and City Furniture. This adds an additional 1200 square feet of landscaping to the benefit of our project.

Street Lighting

We plan to use low intensity bulbs with light shields. We will instruct our Civil Engineering Consultant and our Architect to consider sightlines, orientation, minimization and location of lights in the final design to minimize glare and overspill into the housing development. It should be noted that the first 80 feet of the housing development from our south boundary is used for RV parking and storage, and the nearest house is 100 feet from our south boundary. In addition, our building footprint is 70 feet north of our south boundary, making its location 170 feet from any residential units.

Residential Housing Concerns

Building 1 is slated for construction this Summer. We have a lease in place to rent the entire second and third floors to a single office tenant for an initial ten-year term, with optional five-year terms to follow. There is no residential component to this lease.

Noise and visual concerns

The nature of our tenant's business involves employees arriving at work at 8:00 am and departing by 6:00pm. There will be very little additional traffic during the day as the tenant does not require their clients to visit their office. All of their business is transacted via email, telephone, or mail to clients outside of Salmon Arm. We do not yet have a tenant(s) for the bottom floor so we cannot comment on

their activity other than to say we are targeting tenants who are involved in medical related, professional, or retail services.

Screening

Vegetative coniferous screening was suggested along the south and east boundaries. Putting any landscaping along the south boundary would be pointless, as there is a five foot chain link fence separating our property from the RV parking/storage in the housing development. Such landscaping would not even be visible to the residents, as it would be blocked by, and below the height of the RV's. Landscape screening along the west boundary is not possible as it would encroach on the Registered 4.5 meter Statutory Right Of Way that was put in place to guarantee emergency access to the residential development, for the benefit and safety of the residents.

Safety

Our development will greatly improve the safety of the residents, as this Right of Way will now be paved, snow plowed and maintained. It will be now be available throughout the year, which is not the case at present. If there is ever a major fire at or near the 10th Street entrance to the residential development, this emergency access will be crucial to the safety of the residents and their property. It should be noted that in past years it has not been accessible from approximately December to March, as the residential development has used this Right Of Way to dump their snow from plowing operations, thereby making the emergency access impassable.

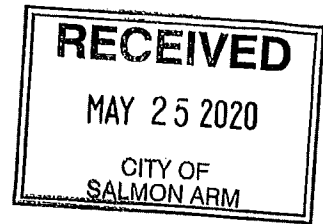
Use of the Right Of Way

There is currently a twelve-foot-wide vehicle gate and a four-foot-wide person gate (that is locked, and has a keypad to re-enter the residential development from our property) through the chain link fence on our south boundary. We have no intention of altering this situation, which means that the residents of the development will be able to enter our property and walk on the Right Of Way to access 10th Ave. SW (Piccadilly Mall), and return through the secured (locked) gate to their residence.

We hope we have addressed the comments brought forward and if you have any questions please contact us.

Thanks Dave and Rick

Strata Corporation KAS 2869
(The Village at 10th and 10th)
45 - 1231 10th Street SW
Salmon Arm, BC
V1E 0A5



May 22, 2020

The Mayor and Council
City of Salmon Arm, B.C.

Dear Mayor & Council;

DP-426, Motion for Consideration

We are writing in response to a submission you have received from one of our residents, Caroline Grover. We understand her concerns regarding the potential impact of the proposed development on her and other residents in the northeast part of our strata development. However, we cannot support her proposal for cedar hedging as presented as it appears that would adversely affect our strata's access right of way along the western edge of the subject property. We would have no objection to the planting of a cedar hedge along the southern edge of the subject property as long as it does not in any way impede the right of way.

We support Ms. Grover's suggestion of placing a restrictive covenant on the property regarding future use but for somewhat different reasons. Our strata council is less concerned about possible future residential use than about possible future commercial activity, particularly on the third floor. For example, if a bar/night club was set up on the third floor resulting in late evening activity and noise, that could be disturbing for many of our residents. We ask that you consider imposing a restrictive covenant on the property prohibiting commercial activity on the third floor after 10PM.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read "Bob Ravnitzky". The signature is fluid and cursive, with a long horizontal stroke at the end.

President

cc: Caroline Grover

Public Submission
Item 22.3

May 21, 2020

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

RE: ZON-1174 Proposed Rezoning of 1141 18th Street NE
Proposed Trail

Dear Council

We are property/home owners living next door to this proposed rezoning and have been at our location for the past 28 years.

There has been discussion, although unclear, about a trail through the proposed rezoning that is to be accessed through a city right of way or lane that we refer to as our driveway.

For the last 28 years we have maintained our driveway, snowplowing in the winter and keeping it clear from encroaching trees, shrubs, and debris from the neighboring properties during the spring, summer, and fall months.

Our driveway is very narrow and steep and is difficult to maintain and operate on in winter months. Using this as an access presents liability and safety issues. We believe mixing people, pets, and cyclists with cars and trucks is dangerous.

This trail proposal also brings security and invasion of privacy concerns. We firmly believe that this trail proposal will be very intrusive and we in no way support a proposal that gives access be given using our driveway. If this proposal is granted, is the city prepared to provide maintenance of our driveway and indemnify us from any liability that may occur because of this decision? We think not.

Any green-space or trails that are deemed necessary should be totally contained within the boundaries of the proposed re-zoning and should not impact us.

We vehemently oppose this motion.

Please respond with any comments.



Greg and Judy Armstrong
1231 18th Street NE
Salmon Arm BC
V1E 2T5
250-833-7852

May 24, 2020

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

RE: ZON-1174 Proposed Rezoning of 1141 18th Street NE
Public Hearing

Dear Council

We are property/home owners living next door to the proposed rezoning and have been at our location for the past 28 years.

We are extremely disappointed at how this zoning amendment process appears to be very rushed.

We received a letter in the mail, dated May 12, on Friday afternoon May 15. This is the Friday before May long weekend. The letter states that the file would be available on-line on the city website, but we were unable to find it, even using the web search engine with the reference number. We noticed the re-zoning sign and received the notification letter at basically the same time.

The developer did show up, unannounced, at our door on Tuesday May 18, describing parts of the proposed development to Judy. A more appropriate way would have been to make an appointment and schedule a time where we could meet and properly social distance at the same time. This would have given both home owners time to have their thoughts organized with proper questions and opinions prepared.

Greg was able to reach a city employee on Wednesday morning May 20 and the city employee, on the call, was not able to find the information either. He did email Greg back letting him know he found it and sent the file and information. This is 5 days before the public hearing, basically 3 business days.

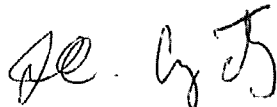
We are currently facing a global pandemic where social distancing and small gatherings within a pod is the law. This makes it very difficult for us to talk to friends, neighbors, and close family to discuss this zoning application properly and thoroughly. These are unprecedented times, everything these days takes more time and effort than in usual times. We do not think that the time frame proposed, although may be legal, is adequate under these special circumstances. It is further complicated because members of the public are not allowed to attend the hearing on May 25, we are only able to respond by email.

We moved into a single family neighborhood because that is the lifestyle we wanted, rezoning it to multi-family is something we are opposed to. We would like time to understand community and personal impacts this re-zoning will have. Some potential areas of concern are listed below

- Traffic
- Security
- Nature & Wildlife
- Disruption
- Privacy
- Land Value
- Green space
- Trails / walkways
- Etcetera

At this time we can only ask that this process be slowed down to give us appropriate time and opportunity to gather our thoughts on a proposed rezoning that could have a drastic effect on our lives. Proper consultation is very important and we ask that you give us the chance to do just that. We think this process should be delayed until at least the end of June.

Please respond with any comments.



Greg and Judy Armstrong
1231 18th Street NE
Salmon Arm BC
V1E 2T5
garmstrong@forsite.ca
250-833-7852

From: David Wood
Sent: May-24-20 1:34 PM
To: Caylee Simmons
Subject: Notice of hearing ZON-1174 Bylaw 4390

We, the owners of 1640 11 Ave NE Salmon Arm wish to comment on your notice of amendment to the above noted ZON-1174/Bylaw 4390.

We attempted to review the information on this bylaw change and were unable to locate it in your website. We understand from talking to others that this proposal contemplates 30 units on this property. While we have no objection to the amendment as such, we do have considerable concerns regarding the potential for increased traffic of up to 60 vehicles on 11 Ave NE between 16 Street NE and 20 Street NE as a result of this bylaw change.

We are on record complaining about the danger posed to us with traffic on 11 Ave NE as our driveway is just beyond the turn from 16 St NE to 11 Ave NE. We are deeply disappointed with the lack of interest shown by city staff regarding this situation. We have asked for a "hidden driveway" sign below our driveway entrance and were told it would serve no purpose. We were told to improve the sight lines by removing vegetation which may have impeded our view of oncoming traffic. We removed sufficient vegetation to give us better sight lines but this served little purpose given that much of the traffic is certainly going much faster than the posted 50km speed limit. We asked about the possibility of lowering the speed zone to 40km on this stretch of road and our request was ignored.

Added to the problem is the increased traffic that occurs when the school day ends. There is a huge increase in the traffic flow during this period.

We request that, should the bylaw be amended, that consideration be given to changing the traffic speed zone to 40 kmh from 16th St NE along 11 Ave NE to at least 18th Street NE.

Thank you for your attention to this matter.

David Wood & Jean MacLennan.

Joan Ragsdale
1140 18th ST NE, Salmon Arm, BC V1E 2T4

City of Salmon Arm
Administration Department
Box 40, 500 2Ave NE
Salmon Arm, BC V1E 4N2

May 25, 2020

Re: 1141 – 18St NE – Rezoning Application

To whom it may concern:

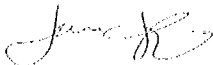
I respect the work the City does to ensure new developments are in accordance to the OCP and what is best interest of the City in the long term. I also recognize the acute need for increased housing options for our community and strongly support initiatives that will work to address the needs of young families and individuals moving to the area.

In terms of the application to rezone 1141 18St NE from R1 to R4 it is evident that the density of housing proposed will have a significant impact on the neighbourhood. In particular, I am concerned about the parking impacts this will have on 11th Ave NE and 18St NE and how this will be addressed.

When assessing similar developments in the area including, the new multi-family development on 15 Ave NE, 2060 12 Ave NE, and the new development at the intersection of 11th Ave NE and 20th Ave NE, all of these development have resulted in increased long term street parking. A two week assessment of these three developments show that the parking within each of the developments is maximized and all of them also have parking occurring on nearby streets and in nearby lots. Over the last two weeks the new multi-family development on 15th Ave had an average of 6 vehicles parking on the street, 2060 12th Ave NE had an average of 10 vehicles parking on both sides of the street. In addition, there were an average of 3 vehicles parked in the Reformed Church Parking Lot plus an average of 3 vehicles parking on the empty lot across from 11 Ave NE. The increased street parking resulting from the developments on 15th and 12th Ave NE respectively do not seem to pose any difficulties as the avenues in those locations are designed to accommodate the needs. However, 18th St NE and 11th Ave NE are not developed in the same way and do not have places for street parking. Furthermore, the design proposed seems to have less visitor parking per unit than what was included for the new development at the corner of 11th and 20th, which has an overflow of 3- 6 vehicles each evening.

In summary, I look forward to hearing how street parking will be addressed should the rezoning proceed.

Respectfully,



Joan Ragsdale

From: Anne Smith

Sent: Monday, May 25, 2020 9:45 AM

To: Erin Jackson

Subject: Re Proposed Zoning Amendment Bylaw No. 4390 [ZON-1174]

Mayor and Council

City of Salmon Arm

As council members give third reading to Zoning Amendment Bylaw No. 4390 [ZON-1174], at the corner of 18th Street NE and 11th Avenue NE, we would like to express our concern regarding increased traffic in our neighbourhood. Traffic volume on 11th Avenue NE has become much heavier over the past few years and we feel strongly that access to the new development should not be on the 11th Avenue side of the property. Access onto 18th Street NE will certainly increase traffic in our residential neighbourhood but that is the price on greater density.

Thank you,

Anne and Clint Smith

1460 18th Street NE

Salmon Arm BC