



DEVELOPMENT and PLANNING SERVICES COMMITTEE

Tuesday, July 3, 2018
City of Salmon Arm
Council Chamber
City Hall, 500 - 2 Avenue NE
8:00 a.m.

Page #	Section	Item#
	1.	<u>CALL TO ORDER</u>
	2.	<u>REVIEW OF THE AGENDA</u>
	3.	<u>DECLARATION OF INTEREST</u>
	4.	<u>PRESENTATION</u> n/a
	5.	<u>REPORTS</u>
1 - 14	5.1	VP-476, Brautigam, K. & M., 3820 – 20 Street NE, Servicing Variance
15 - 30	5.2	VP-477, Denter, A. / Lawson Engineering & Development Services Ltd., 1211 – 20 Avenue SE, Servicing Variance
	6.	<u>FOR INFORMATION</u> n/a
	7.	<u>IN CAMERA</u> n/a
	8.	<u>LATE ITEM</u> n/a
	9.	<u>ADJOURNMENT</u>

<http://www.salmonarm.ca/agendacenter>

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City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: June 19, 2018

SUBJECT: Variance Permit Application No. VP-476 (Servicing)
 Legal: Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890
 Civic Address: 3820 – 20 Street NE
 Owner: Brautigam, K. & M.
 Agent: Lawson Engineering and Development Services (Blake Lawson)

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-476 be authorized for issuance for Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890, which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Reduce the requirement to construct the 20 Street NE frontage to the full RD-2 Urban Local Road standard and instead allow a modified road design as shown in Appendix 6 of this memorandum.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 3820 - 20 Street NE (Appendix 1) and is under application for a 10 lot subdivision. The applicant is requesting that Council reduce works and services required for this subdivision by the Subdivision and Development Servicing Bylaw, as outlined above in the motion for consideration. The proposed subdivision plan is attached as Appendix 2 and a letter of proposal from the agent is attached as Appendix 3.

BACKGROUND

The property is 6.8 hectares in size and is currently designated "Acreage Reserve" in the City's Official Community Plan (OCP), zoned Rural Holding (A-2) in the Zoning Bylaw, and is entirely within the Agricultural Land Reserve (ALR). The owners have received conditional approval from the Agricultural Land Commission (ALC) to exclude a 1.78 ha portion of the parcel from the ALR. Applications OCP4000-35 and ZON-1125 to re-designate and rezone this western portion to accommodate the proposed subdivision are in process. A condition of these applications is for the applicant to construct a 172 m Type 2 trail within the 10 m wide linear park to be dedicated along the proposed new ALR boundary. Furthermore, the applicant has agreed to provide rights-of-ways at the north and south end of the subject property to create future greenway network connections.

The property is bounded by 20 Street NE along its west boundary. The works and services requirements of the Subdivision and Development Servicing Bylaw are applicable to the entire (approximately 172 m) frontage of 20 Street NE.

COMMENTSFire Department

No concerns.

Building Department

No concerns.

Engineering Department

The Engineering Department supports the request to construct a road standard as proposed. Comments are attached as Appendix 4.

Planning Department

The Subdivision and Development Servicing Bylaw requires all works and services to be provided by the owner/applicant along all property frontages to the full standards of that Bylaw. For the proposed subdivision, the east half of 20 Street NE is required to be constructed to the full Urban Local Road standard (Appendix 5). The applicant is requesting that Council vary this requirement to instead allow for a modified road design (Appendix 6). The reductions in design include no curb, gutter and sidewalk; a slight reduction in paved surface of the east half of 20 Street NE (4 m to 3.65 m); and inclusion of an asphalt walkway offset from the paved surface of 20 Street NE (within the road right-of-way). Other features of the Urban Local Road standard would be installed as outlined in the Bylaw.

City staff supports the proposed modifications to the Urban Local Road standard as requested by the applicant. This modified standard has already been approved and constructed for similar subdivisions along the east side of 20 Street NE to both the north and south. The proposed asphalt walkway is consistent with the Greenways Strategy's identification of a north-south Type 6 Roadside Corridor along this section of 20 Street NE.

The applicant's engineering consultant and agent has provided Class "D" preliminary cost estimates for the works and services required on 20 Street NE. This information is appreciated by staff. The estimates contained within Appendix 3 outline potential costs with and without variances for 20 Street NE. The 20 Street NE improvements without the variance is estimated to be \$189,420. With a variance to the modified road standard, the total estimate for 20 Street NE is \$148,650 for a reduction of \$40,770.

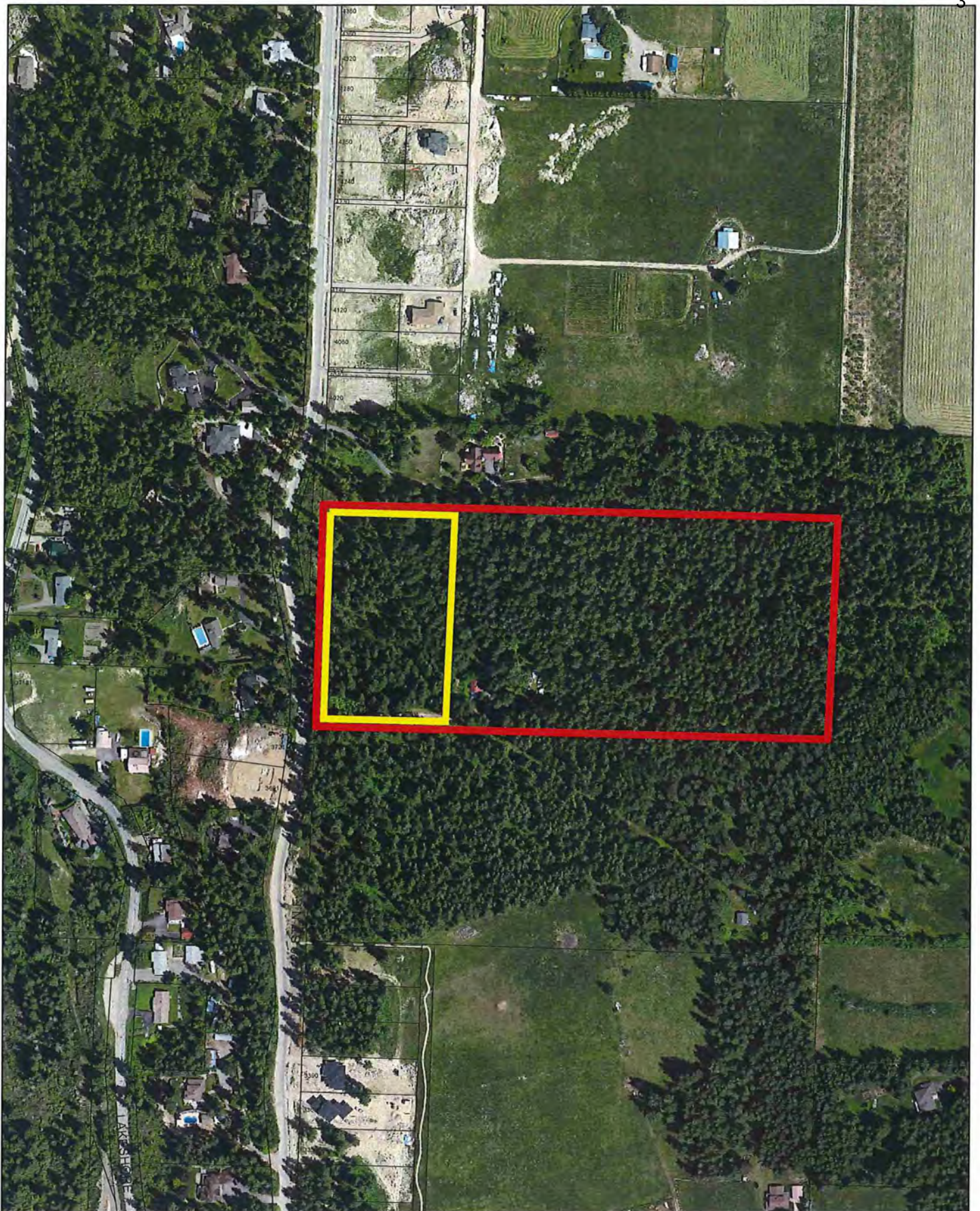
CONCLUSION

The requested variance to reduce the requirement to construct 20 Street NE to the full Urban Local Road standard to a modified road design is recommended for approval by Staff. This modified design has been approved for previous developments on 20 Street NE and it is reasonable, if not encouraged, to have a consistent standard for the entire length of street.



Prepared by: Chris Larson, MCP
Planning and Development Officer

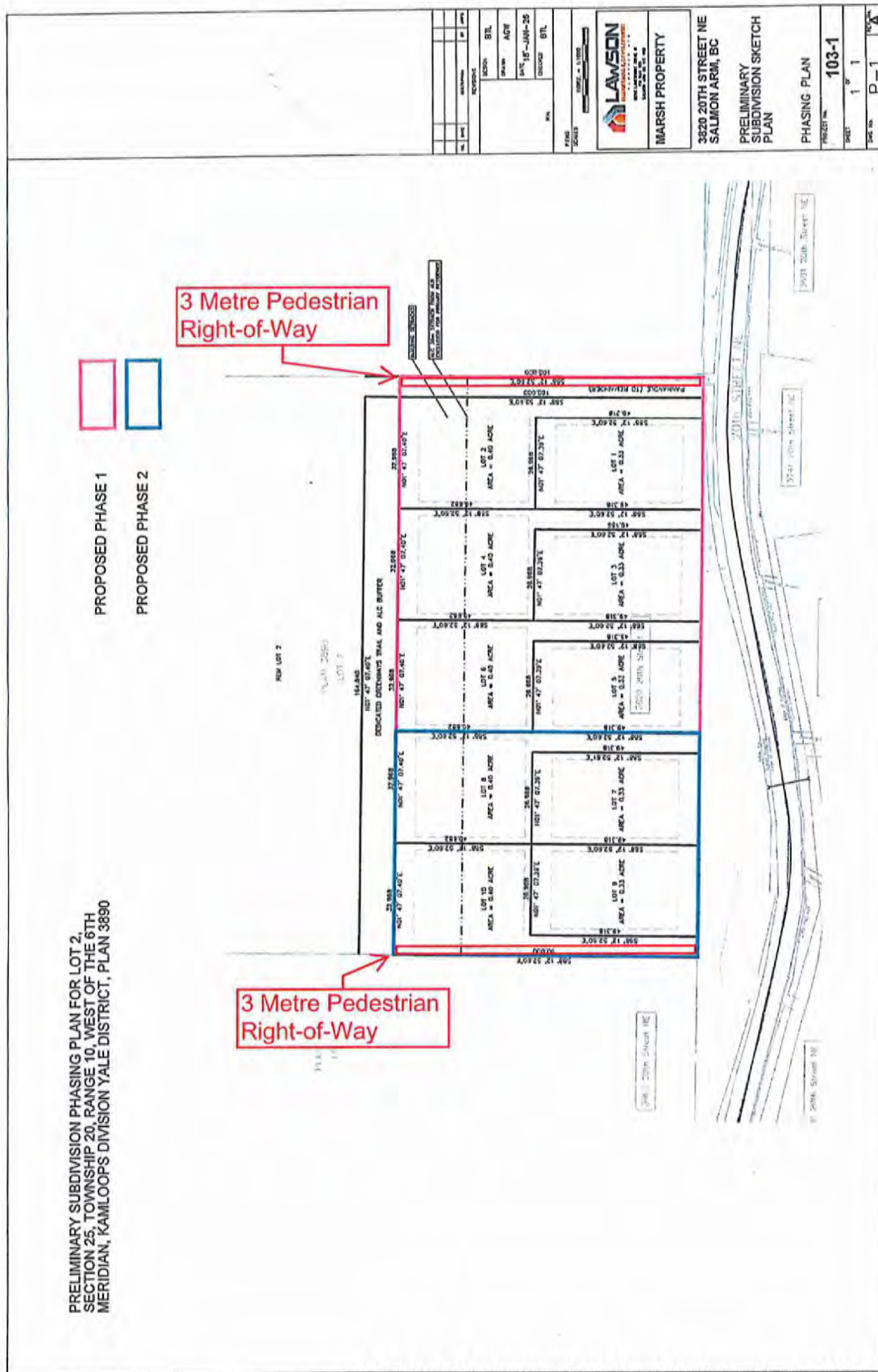
Reviewed by: Carl Bannister, C.A.O.



0 37.5 75 150 225 300
Meters



Subject Parcel





825C Lakeshore Drive W
PO Box 106
Salmon Arm, BC V1E 4N2

Wednesday, May 02, 2018

Kevin Pearson, Approving Officer
City of Salmon Arm
Box 40 500 2nd Avenue NE
Salmon Arm, B.C. V1E 4N2

RE: Subdivision Variances – CoSA SUB 18.06

Dear Mr. Kevin Pearson:

Further to our request for variances dated May 2, 2018 and the variance application for the City of Salmon Arm Subdivision File No. 18.06, this letter is intended to provide insight into the variances Mr. Mike Brautigam and Mrs. Krista Brautigam have proposed regarding this application. The variances proposed are requested for the reasons stated below and to allow the developers to construct a financially feasible subdivision.

Lawson Engineering and Development Services Ltd. (LEDS) has prepared Class 'D' Cost Estimates for these frontage improvement requirements and attached them to this letter. The first estimate includes pricing to construct the frontage improvement as outlined in the City of Salmon Arm Subdivision and Development Servicing Bylaw No. 4163. The second estimate includes pricing using the modified road standard proposed.

In summary, the cost to complete the frontage improvement requirements for this development without any variance is estimated at **\$189,420.00** and with the requested variance is estimated at **\$148,650.00**. These costs do not include further subdivision requirements including the servicing, latecomers, electrical and telecommunications, property cost, DCC's, trail building requirements, fencing requirements, BC Hydro contributions, legal and geotechnical requirements. Therefore, the following variances are requested:

1. *Revise the requirement to construct 20th Street NE to the full Urban Local Road (RD-2) standard to a modified Urban Local Road (RD-2 Modified) design.*

LEDS has designed a revised cross-section to be considered for the upgrading of 20th Street NE. This revised cross-section is a modified Urban Local Road cross-section based on the Urban Standard (RD-2). The revised cross-section is identical to the approved modified cross-section requested by two larger developments to the North and to the South of this proposed development.

This proposed modification includes the upgrading of the east side of 20th Street NE from the north to the south end of the proposed subdivision. The modifications to the urban standard proposed include eliminating the requirement for curb, gutter and sidewalk and replacing it with a more rural applicable Type 6 Roadside Corridor as outlined in the City of Salmon Arm Greenways Strategy. The proposed cross-section, as shown, will include the extension of the paved roadway on the east side to 3.65m. In place of the standard curb and gutter design, the modified cross-section will maintain the use of an upgraded ditch and drainage improvements throughout. In addition, the cross-section proposes inclusion of a separated walkway consistent with a rural setting, off-set from the roadway by approximately 2-3m depending on topography.



Appendix 3: Letter and Estimates

825C Lakeshore Drive W
PO Box 106
Salmon Arm, BC V1E 4N2

The main reason for this proposed modification is to allow the area to maintain its rural composition. Currently the road is constructed to a rural standard and borders the City of Salmon Arm Urban containment boundary. In addition, this modification provides the following benefits:

- The off-set walkway provides safety and a comfort benefit to pedestrians.
- Snow removal costs will benefit from additional room between the sidewalk and roadway to store snow and with the separated walkway allowing snow to be piled in different sections of the road cross-section.

Based on the information provided above, it is our recommendation that the City provide these variances to this subdivision to allow the developers to construct these unique and desirable lots.

If you have questions or concerns, please don't hesitate to call.

Best Regards,

Lawson Engineering and Development Services Ltd.

Blake Lawson, P.Eng
Project Engineer, Principal

Encl.

- Class D Opinion of Probable Costs – 20th Street with Variances
- Class D Opinion of Probable Costs – 20th Street without Variances
- Proposed 20th Street Cross-Section



3820 20TH STREET NE SUBDIVISION - FRONTAGE IMPROVEMENTS /w VARIANCE

2-May-18

CLASS 'D' OPINION OF PROBABLE COST FOR :

(*Denotes Nominal Quantity)

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
A	MOBILIZATION/DEMOBILIZATION	LS	LS	10,000.00	10,000.00
1.0	ROADS AND EARTHWORKS				
1.1	Supply & Install Asphalt (65mm)	m2	150 *	32.00	4,800.00
1.2	Supply & Place 75mm WGB Sub-Base Agg.	m3	230 *	55.00	12,650.00
1.3	Supply & Place 25mm WGB Base Aggregate	m3	60 *	100.00	6,000.00
1.4	Remove and Dispose of Existing Asphalt	m2	160 *	14.00	2,240.00
1.5	Common Excavation / Disposal	m3	1000 *	18.00	18,000.00
1.6	Remove and Pile Top Soil / Overburden	m3	320 *	10.00	3,200.00
1.7	Asphalt Milling - Key-in Joints	m	100 *	16.00	1,600.00
1.8	Rock Hammering or Blasting (Allowance)	LS	LS *	30,000.00	30,000.00
2.0	STORM SEWER WORKS				
2.1	Supply & Install Storm Manhole	ea	1 *	3,500.00	3,500.00
2.2	Supply & Install Catch Basin c/w Lead	ea.	0 *	2,500.00	-
2.3	Supply & Install Concrete Inlet Structure	ea.	2 *	3,500.00	7,000.00
3.0	CONCRETE, CURB, GUTTERS & SIDEWALKS				
3.1	Supply & Install Separated Asphalt Pathway	m2	320 *	38.00	12,160.00
3.2	Supply & Install Concrete Sidewalk	m2	0 *	98.00	-
3.3	Supply & Install Concrete Curb (CGS-1)	m	0 *	92.00	-
4.0	HYDRO/TEL & LIGHTING				
4.1	Supply & Install Ornamental LED Street Lighting c/w Conduit	ea.	5 *	7,500.00	37,500.00

SUMMARY

A	MOBILIZATION/DEMOBILIZATION	\$ 10,000.00
1.0	ROADS & EARTHWORKS	\$ 78,490.00
2.0	STORM SEWER WORKS	\$ 10,500.00
3.0	CONCRETE, CURB, GUTTERS & SIDEWALKS	\$ 12,160.00
4.0	HYDRO/TEL & LIGHTING	\$ 37,500.00

	SUB TOTAL	\$ 148,650.00
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	GST (5%)	\$ 7,432.50
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	TOTAL	\$ 156,082.50
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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.

 Prepared by: Alistair Waters

 Reviewed by: Blake Lawson, P.Eng.



3820 20TH STREET NE SUBDIVISION - FRONTAGE IMPROVEMENTS w/o VARIANCE

2-May-18

CLASS 'D' OPINION OF PROBABLE COST FOR :

(*Denotes Nominal Quantity)

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
A	MOBILIZATION/DEMOBILIZATION	LS	LS	10,000.00	10,000.00
1.0	ROADS AND EARTHWORKS				
1.1	Supply & Install Asphalt (65mm)	m2	260 *	32.00	8,320.00
1.2	Supply & Place 75mm WGB Sub-Base Agg.	m3	280 *	55.00	15,400.00
1.3	Supply & Place 25mm WGB Base Aggregate	m3	70 *	100.00	7,000.00
1.4	Remove and Dispose of Existing Asphalt	m2	160 *	14.00	2,240.00
1.5	Common Excavation / Disposal	m3	1000 *	18.00	18,000.00
1.6	Remove and Pile Top Soil / Overburden	m3	320 *	10.00	3,200.00
1.7	Asphalt Milling - Key-in Joints	m	175 *	16.00	2,800.00
1.8	Rock Hammering or Blasting (Allowance)	LS	LS *	30,000.00	30,000.00
2.0	STORM SEWER WORKS				
2.1	Supply & Install Storm Manhole	ea	0 *	3,500.00	-
2.2	Supply & Install Catch Basin c/w Lead	ea.	3 *	2,500.00	7,500.00
2.3	Supply & Install Concrete Inlet Structure	ea.	0 *	3,500.00	-
3.0	CONCRETE, CURB, GUTTERS & SIDEWALKS				
3.1	Supply & Install Separated Asphalt Pathway	m2	0 *	38.06	-
3.2	Supply & Install Concrete Sidewalk	m2	320 *	98.00	31,360.00
3.3	Supply & Install Concrete Curb (CGS-1)	m	175 *	92.00	16,100.00
4.0	HYDRO/TEL & LIGHTING				
4.1	Supply & Install Ornamental LED Street Lighting c/w Conduit	ea.	5 *	7,500.00	37,500.00

SUMMARY

A	MOBILIZATION/DEMOBILIZATION	\$ <u>10,000.00</u>
1.0	ROADS & EARTHWORKS	\$ <u>86,960.00</u>
2.0	STORM SEWER WORKS	\$ <u>7,500.00</u>
3.0	CONCRETE, CURB, GUTTERS & SIDEWALKS	\$ <u>47,460.00</u>
4.0	HYDRO/TEL & LIGHTING	\$ <u>37,500.00</u>

SUB TOTAL \$ 189,420.00

GST (5%) \$ 9,471.00

TOTAL **\$ 198,891.00**

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.

Prepared by: Alistair Waters

Reviewed by: Blake Lawson, P.Eng.



City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

TO: Kevin Pearson, Director of Development Services
 DATE: May 09, 2014
 PREPARED: Chris Moore, Engineering Assistant
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-476**
 OWNER: Brautigam, K., 3820 – 20 Street NE, Salmon Arm, BC, V1E 2G9
 APPLICANT: Lawson Engineering, Box 106, Salmon Arm, BC V1E 1N2
 LEGAL: Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890
 CIVIC: **3820 – 20 Street NE**
 ASSOCIATED: ALC-362, 18.06, OCP4000-35/ZON-1125

Further to the above referral dated 14 May 2018, the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested.

The applicant is requesting the following variance to The Subdivision and Development Servicing Bylaw No.4163:


1. Reduce the requirement to construct 20 Street NE to the full Urban Local Road standard, to a modified Urban Local Road design that excludes curb, gutter and sidewalk and includes a ditch and asphalt walkway, as shown on the Lawson Engineering Modified Cross-Section.

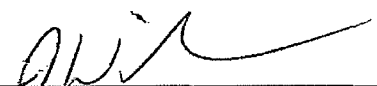
20 Street NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road Standard is required by the Subdivision and Development Servicing Bylaw 4163, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and underground hydro and telecommunications.

An Urban / Rural Transition Section was approved by Council for similar subdivision properties to the north and south of the subject property (**Laitinen and Green Emerald**) through Variance Permits. The modified urban standard requested would be consistent with these other developments and would ensure that the east side of 20 Street NE has a uniform appearance.

Recommendation:



In consideration of the characteristics and rural location and Councils previous approval the proposed modified section on the adjacent subdivision properties; **we recommend that the requirement to construct 20 Street NE to the full Urban Local Road standard be reduced a modified Urban Local Road standard in accordance with the Lawson Engineering Modified Cross-Section.**


 Chris Moore
 Engineering Assistant

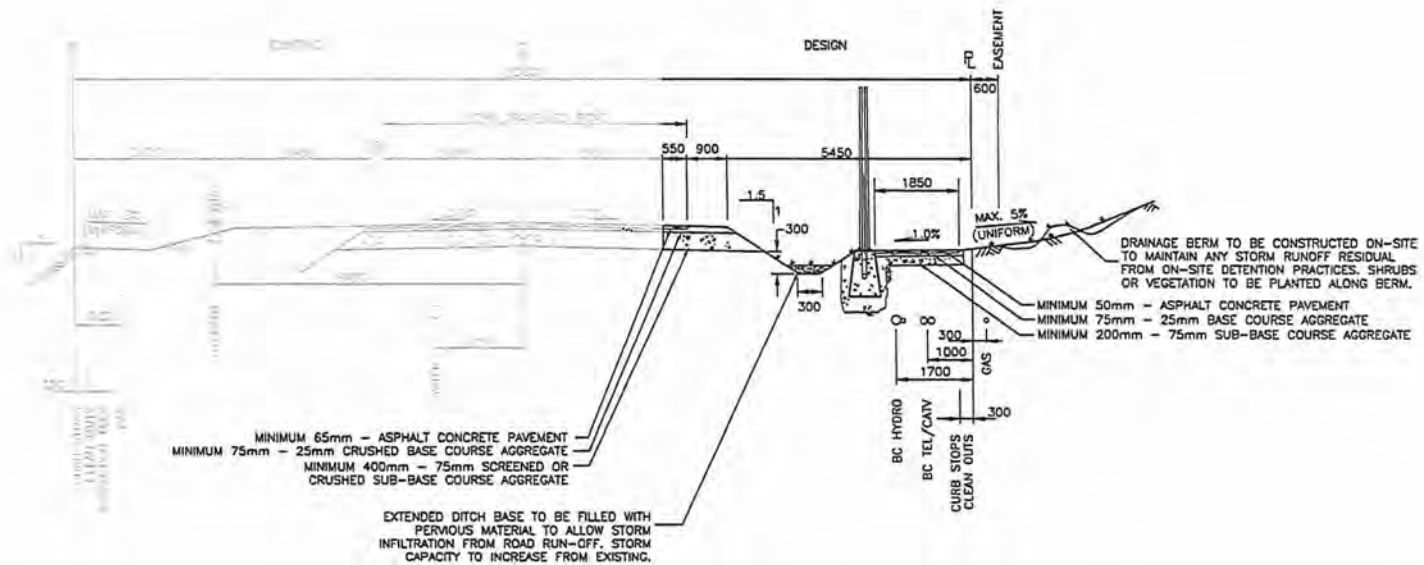

 Jenn Wilson, P.Eng., LEED® AP
 City Engineer



- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

 CITY OF SALMON ARM			20m R/W Urban Local Road Cross-Section		
No.	Revision	Date	Date	Approved	SPECIFICATION DRAWING No.
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016	 City Engineer	RD-2

Adopted by Council October 11, 2016



PREPARED FOR:

KRISTA
BRAUTIGAM



PROPOSED MODIFIED CITY OF SALMON ARM
URBAN ROAD - RD-2 - CROSS-SECTION
FOR THE SUBDIVISION OF THE PROPERTY
AT 3820 30TH AVENUE NE

SHEET: 1 OF 1

DESIGN BY: BLAKE LAWSON, P.ENG
DESIGN DATE: MAY 2, 2018
REVIEWED BY:
DRAWN BY: ALUSTAIR WATERS
SITE VISIT: -
SITE VISIT DATES: -
FILE NAME: MODIFIED RD2 ROAD CROSS-SECTION
SCALE: AS NOTED
REVISION NUMBER: A
REVISION DATE: -
ALL MEASUREMENTS IN m UNLESS OTHERWISE NOTED.

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City of Salmon Arm
Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: June 26, 2018

SUBJECT: Development Variance Permit Application No. VP-477
 Lot A, Plan 6011, Sec. 10, Tp. 20, R.10, W6M, KDYD
 1211 - 20 Avenue SW
 Owner: A. Denter
 Agent: Lawson Engineering & Development Services Ltd. (Blake Lawson, P.Eng.)

Motion for Consideration

THAT: Development Variance Permit No. VP-477 be authorized for issuance for Lot A, Plan 6011, Sec. 10, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision & Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0
 - i) Reduce the requirement to upgrade the north half of the 20 Avenue SW frontage to the Urban Local Road standard to a modified design that excludes concrete sidewalk and ornamental street lighting.

Staff Recommendation

THAT: The Motion for Consideration be defeated.

Proposal

The subject property is located at 1211 - 20 Avenue SW. The owner has applied to subdivide the property into three parcels and is requesting that the requirement to upgrade the north half of the 20 Avenue SW frontage be reduced to a modified standard that excludes installation of a sidewalk and ornamental street lighting. A location map, ortho photo, sketch plan of the proposed subdivision and a written submission from the applicant's agent together with engineering cost estimates are attached as Appendices 1 through 4.

Background

The property is located in Residential Development Area 'B' and is designated Medium Density Residential in the Official Community Plan. The property is zoned R-1 (Single Family Residential) and is approximately 0.4 hectare in size. The owner has received preliminary approval to subdivide the property into three parcels of approximately 0.3 hectare each with the owner's residence and accessory buildings located on the most western parcel.

As a condition of subdivision approval, the owner is required to upgrade the north half of the 20 Avenue SW frontage to the Urban Local Road standard in accordance with City of Salmon Arm Specification Drawing No. RD-2. A copy of Specification Drawing No. RD-2 is attached as Appendix 5. At this location, upgrading is limited to road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting and street drainage. The owner is requesting that the requirement for a sidewalk and street lighting be waived.

Discussion

Staff and affected agencies have reviewed the proposal and provide the following:

Fortis BC

No concerns.

BC Hydro

No concerns.

Telus

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

See Appendix 6.

Planning Department

The subject property and lands to the east and north are designated medium density residential and lands to the west and southwest are designated low density residential. Development in this area has been steadily increasing, especially along 10 Street SW, and there are a number of large properties to the west and southwest of the subject property that also have development potential.

20 Avenue SW currently does not have a sidewalk, however, a sidewalk from 20 Avenue SW to 10 Avenue SW is nearly complete along the west of 10 Street SW. As more properties come under development and as pedestrian traffic increases, pedestrian safety and the need for sidewalks becomes an increasing concern. Lighting along 20 Avenue SW is also below the City's standard and is currently limited to two lights on BC Hydro poles. Street lighting improves safety for both pedestrian and vehicular traffic and needs to be improved as development proceeds and traffic flows increase.

As new parcels are created, road improvements should be applied consistently and fairly with each development contributing an equitable share to the cost of the improvements. The creation of partially serviced parcels hinders the extension of City services and creates additional costs to the City when these works and services have to be extended across unserved properties.



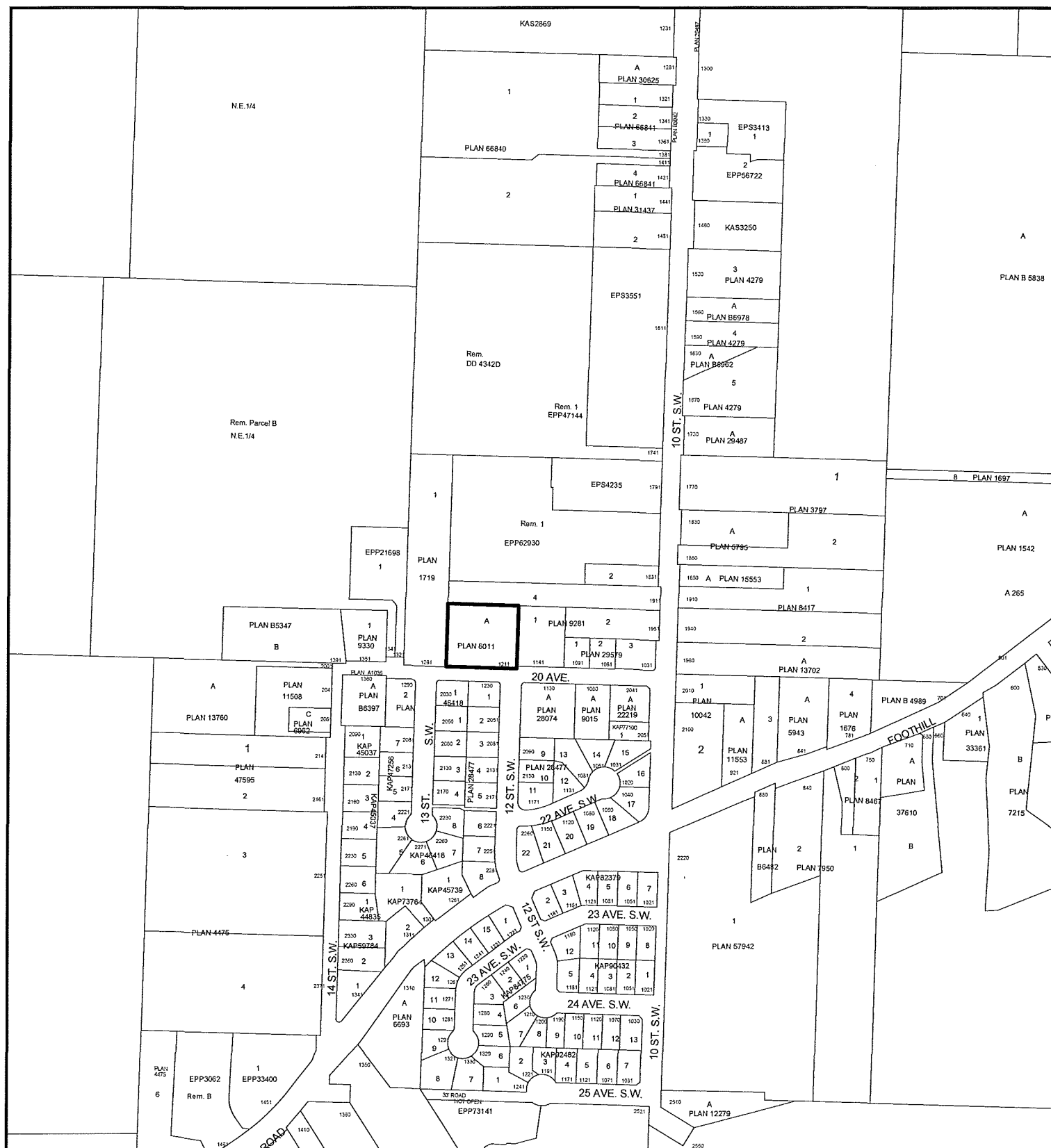
Prepared by: Jon Turlock
Planning & Development Officer

Reviewed by: Carl Bannister
CAO

Appendices

1. Location map
2. Ortho photo
3. Sketch plan of proposed subdivision
4. Agent's letter and cost estimates
5. Specification Drawing No. RD-2
6. Engineering Dept. comments

APPENDIX 1

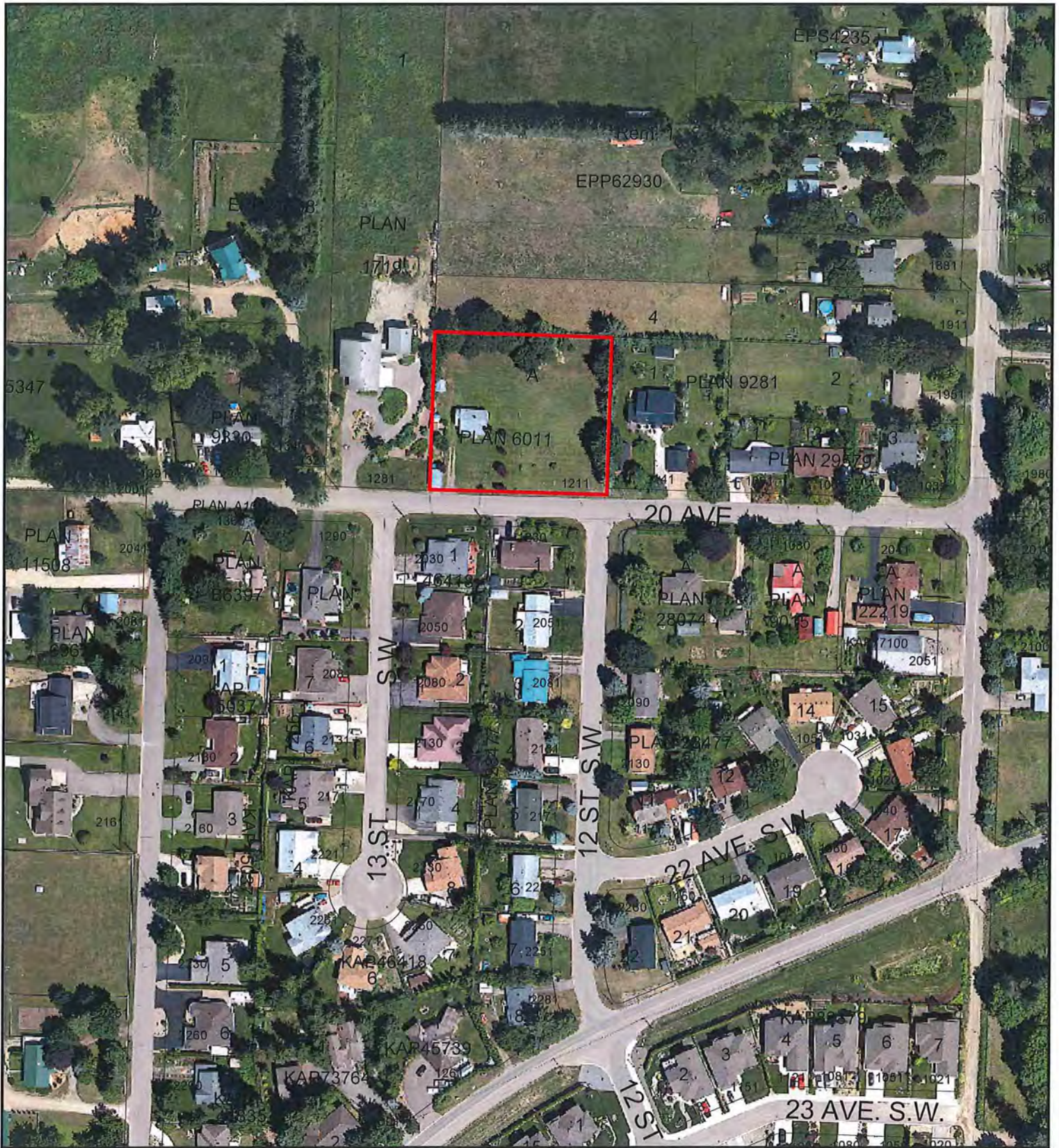


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Subject Property

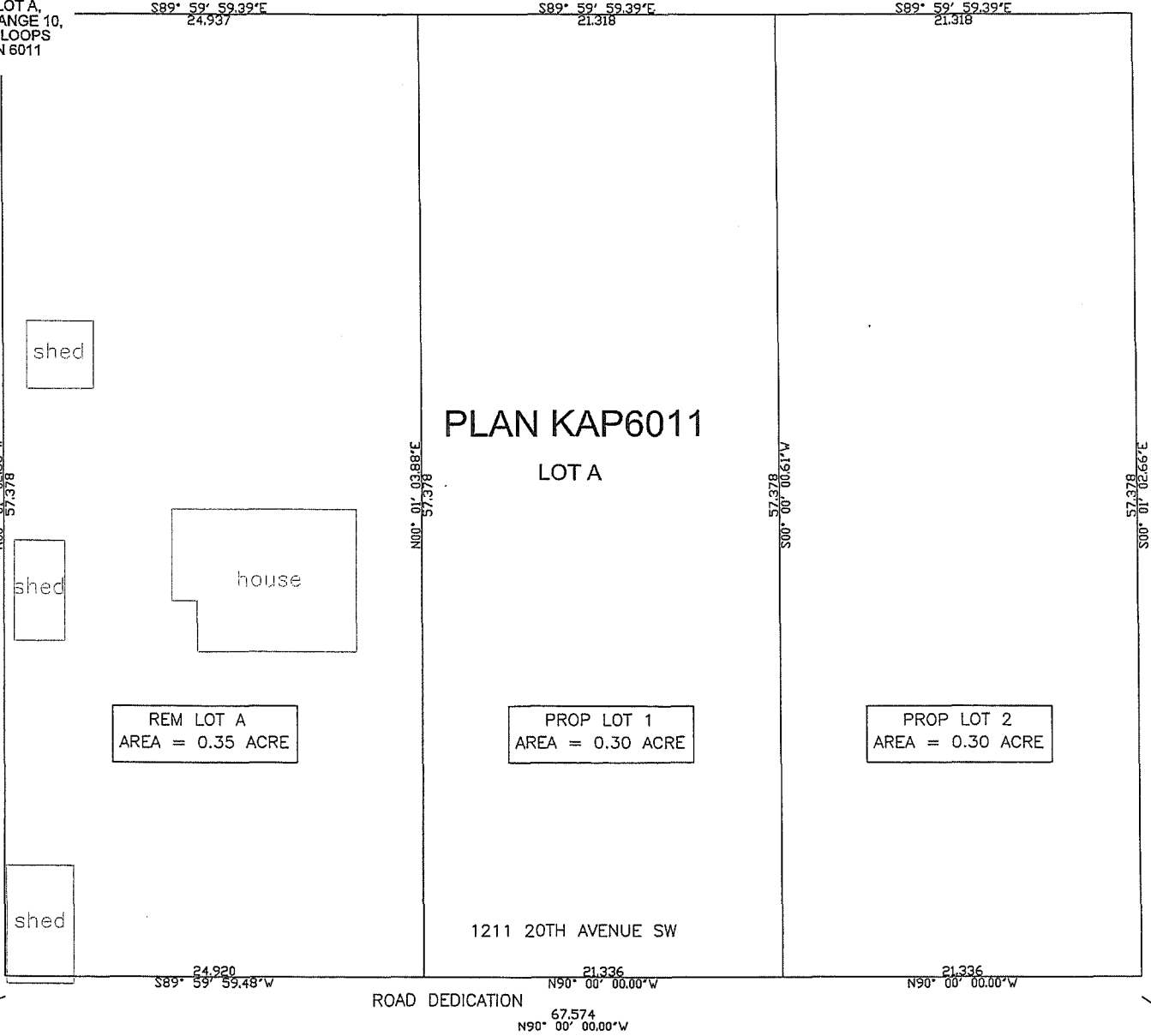
Location Map



Subject Property

Ortho

PRELIMINARY SKETCH PLAN FOR
PROPOSED SUBDIVISION OF LOT A,
SECTION 10, TOWNSHIP 20, RANGE 10,
WEST OF 6TH MERIDIAN, KAMLOOPS
DIVISION YALE DISTRICT PLAN 6011



LEGEND

- NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
 - CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF KAMLOOPS SUBDIVISION AND REVENUE SERVICES BYLAW NO. 4468.

NO.	DATE	REVISION	BY	CHKD.
1	07-MAR-18	DATE	AGV	
2		CHECKED	BTL	

DRAFT

SCALE: HORIZ. = 1"=400'
VERT. = 1"=80'



1211 20 AVENUE

PRELIMINARY
SUBDIVISION S
PLAN

OPTION #1

PROJECT No.	AD
SHEET	1 OF 2
DWG. No.	SK-1

NOTES: 1. THIS DRAWING IS A PRELIMINARY SKETCH PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. 2. THE AREA OF LOT A IS 0.35 ACRES. 3. THE AREA OF LOT 1 IS 0.30 ACRES. 4. THE AREA OF LOT 2 IS 0.30 ACRES. 5. THE TOTAL AREA OF THE SUBDIVISION IS 0.95 ACRES. 6. THE SUBDIVISION IS BOUNDARY BY THE 6TH MERIDIAN. 7. THE SUBDIVISION IS BOUNDARY BY THE 10TH TOWNSHIP. 8. THE SUBDIVISION IS BOUNDARY BY THE 20TH RANGE. 9. THE SUBDIVISION IS BOUNDARY BY THE 10TH SECTION. 10. THE SUBDIVISION IS BOUNDARY BY THE 10TH DIVISION. 11. THE SUBDIVISION IS BOUNDARY BY THE 10TH DISTRICT. 12. THE SUBDIVISION IS BOUNDARY BY THE 10TH PLAN. 13. THE SUBDIVISION IS BOUNDARY BY THE 10TH YALE DISTRICT. 14. THE SUBDIVISION IS BOUNDARY BY THE 10TH PLAN 6011. 15. THE SUBDIVISION IS BOUNDARY BY THE 10TH YALE DISTRICT PLAN 6011.



825C Lakeshore Road W
PO Box 106
Salmon Arm, BC V1E 4N2

Thursday, June 21, 2018

Kevin Pearson, Approving Officer
City of Salmon Arm
Box 40 500 2nd Avenue NE
Salmon Arm, B.C. V1E 4N2

RE: Proposed Subdivision of Lot A, Plan 6011, Sec 10, Tp20, R10, W6M, KDYD - Subdivision Variances

Dear Mr. Kevin Pearson:

Further to the variance permit application for subdivision application number 18.09 this letter is intended to provide insight into the variance the developers and Lawson Engineering and Development Services Ltd. (LEDS) have proposed. The variance proposed is requested for the reasons stated below and to allow the developer to maximize the development potential of the subdivision. In addition, the proposed subdivision is for just a 3-lot configuration, which does not qualify as "infill" and thus is not exempt from the full frontage improvement standard. LEDS and the developer feel the request below is an adequate compromise between what is required by our Subdivision and Servicing Bylaw for an urban subdivision, and what is financially feasible for the developer. LEDS and the developer also feel that the request below would leave the road frontage in a standard that is consistent within the neighborhood for now and moving forward in the future.

The proposed subdivision is located at 1211 20 Avenue SW, Salmon Arm, BC on a 1.00-acre parcel of land that is to be divided into 3 large City parcels, keeping them consistent with parcels in the surrounding area. The property is near the border of the urban containment boundary and sits in an area of Salmon Arm that is mixed within rural properties and agricultural lands.

Variance to the Subdivision & Development Servicing Bylaw No. 4163 (Schedule B, Part 1, Section 4.0):


- 1) Reduce the requirements to upgrade the North half of the road fronting the subject property from the full urban local standard (RD-2) to a modified standard. The modified standard would **exclude**:
 - Concrete Sidewalks;
 - Ornamental Street Lighting;

Based on the information provided above, it is our recommendation that the City provide this variance to this subdivision to allow the developers to construct these desirable lots. We feel that this variance will allow the owner to create this subdivision within an area of Salmon Arm that could be considered as infill. It brings both the urban and rural together contributing significantly to benefit of the City of Salmon Arm.

If you have questions or concerns, please don't hesitate to call or email.

Best Regards,

Lawson Engineering and Development Services Ltd.

A handwritten signature in black ink, appearing to read 'BLAKE LAWSON', with stylized, overlapping loops.

Blake Lawson, P.Eng
Project Engineer
blake@lawsondevelopments.com

Attachments:

- Class C – Opinion of Probable Costs – without Variances
- Class C – Opinion of Probable Costs – with Variances

1211 20 Ave SW - Civil Construction
14/Apr/18
CLASS C OPC - URBAN LOCAL ROAD IMPROVEMENTS

SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES
(*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
	SECTION 1				
1.1	Remove & Dispose Asphalt	m2	80 *	16.00	1,280.00
1.2	Supply & Install Asphalt (65mm)	m2	65 *	34.00	2,210.00
1.3	Supply & Place 75mm WGB Sub-Base Agg.	m3	100 *	45.00	4,500.00
1.4	Supply & Place 25mm WGB Base Aggregate	m3	18 *	80.00	1,440.00
1.5	Common Excavation / Road Grading	m3	165 *	18.00	2,970.00
1.6	Import Backfill	m3	120 *	36.00	4,320.00
1.7	Boulevard Grading & Hydro-seed	LS	LS	2,500.00	2,500.00
1.8	Asphalt Milling - Key-in Joints	m	70	8.00	560.00
2.0	CONCRETE WORKS				
	SECTION 2				
2.1	Supply & Install Concrete Sidewalk	m2	125 *	94.00	11,750.00
2.2	Supply & Install Concrete Curb & Gutter	m	68 *	86.00	5,848.00
3.0	HYDRO, TEL & STREET LIGHTING				
	SECTION 3				
3.1	Supply & Install Street Light c/w Conduit / Conductor	ea.	2 *	6,500.00	13,000.00
4.0	STORM SEWER WORKS				
	SECTION 4				
4.1	Supply & Install Catch-Basin c/w 200mm Lead	ea.	1 *	2,800.00	2,800.00
5.0	SANITARY SEWER WORKS				
	SECTION 5				
5.1	Supply & Install Sanitary Service c/w IC	ea.	3 *	1,600.00	4,800.00
6.0	WATER DISTRIBUTION WORKS				
	SECTION 6				
6.1	Supply & Install 25mm Water Services c/w CS	ea.	3 *	1,800.00	5,400.00

CLASS C OPC - URBAN LOCAL ROAD IMPROVEMENTS

Page 2

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
	SUMMARY				
1.0	ROADS & EARTHWORKS				\$ 19,220.00
2.0	CONCRETE WORKS				\$ 17,598.00
3.0	HYDRO, TEL & STREET LIGHTING				\$ 13,000.00
4.0	STORM SEWER WORKS				\$ 2,800.00
5.0	SANITARY SEWER WORKS				\$ 4,800.00
6.0	WATER DISTRIBUTION WORKS				\$ 5,400.00
	SUB TOTAL				\$ 62,818.00
	CONTINGENCY (10%)				6,281.80
	ENGINEERING (10%)				6,281.80
	GST (5%)				\$ 3,140.90
	TOTAL				\$ 78,522.50



1211 20 Ave SW - Civil Construction
14/Apr/18
CLASS C OPC - MODIFIED URBAN LOCAL ROAD IMPROVEMENTS

SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES
(*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	ROADS AND EARTHWORKS SECTION 1				
1.1	Remove & Dispose Asphalt	m2	80 *	16.00	1,280.00
1.2	Supply & Install Asphalt (65mm)	m2	65 *	34.00	2,210.00
1.3	Supply & Place 75mm WGB Sub-Base Agg.	m3	45 *	45.00	2,025.00
1.4	Supply & Place 25mm WGB Base Aggregate	m3	10 *	80.00	800.00
1.5	Common Excavation / Road Grading	m3	65 *	18.00	1,170.00
1.6	Import Backfill	m3	100 *	36.00	3,600.00
1.7	Boulevard Grading & Hydro-seed	LS	LS	2,500.00	2,500.00
1.8	Asphalt Milling - Key-in Joints	m	70	8.00	560.00
2.0	CONCRETE WORKS SECTION 2				
2.1	Supply & Install Concrete Sidewalk	m2	0 *	94.00	-
2.2	Supply & Install Concrete Curb & Gutter	m	68 *	86.00	5,848.00
3.0	HYDRO, TEL & STREET LIGHTING SECTION 3				
3.1	Supply & Install Street Light c/w Conduit / Conductor	ea.	0 *	-	-
3.2	Supply & Install Hydro Tel Underground Civil Works	LS	LS *	-	-
4.0	STORM SEWER WORKS SECTION 4				
4.1	Supply & Install Catch-Basin c/w 200mm Lead	ea.	1 *	2,800.00	2,800.00
5.0	SANITARY SEWER WORKS SECTION 5				
5.1	Supply & Install Sanitary Service c/w IC	ea.	3 *	1,600.00	4,800.00
6.0	WATER DISTRIBUTION WORKS SECTION 6				
6.1	Supply & Install 25mm Water Services c/w CS	ea.	3 *	1,800.00	5,400.00

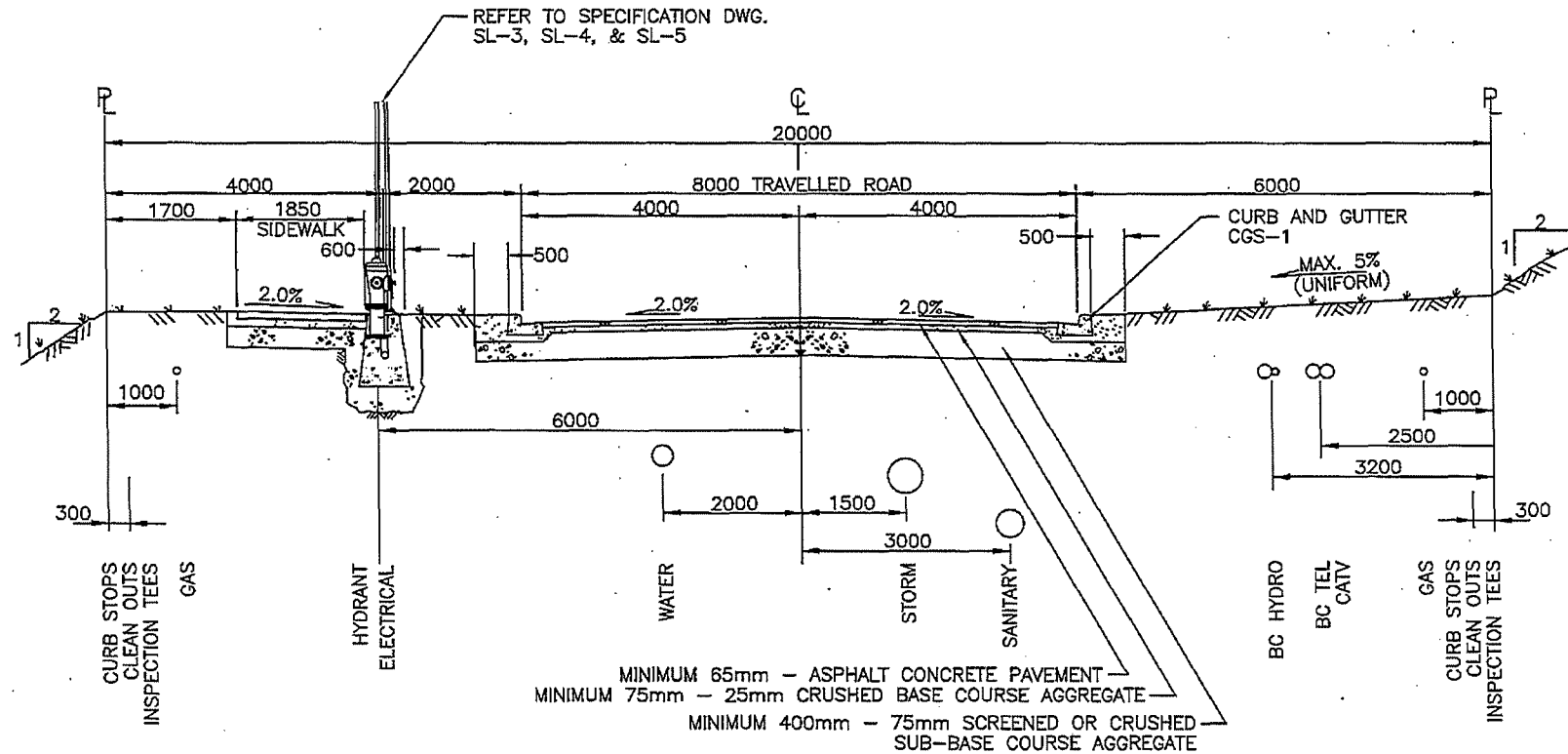
CLASS C OPC - MODIFIED URBAN LOCAL ROAD IMPROVEMENTS

Page 2

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
	SUMMARY				
1.0	ROADS & EARTHWORKS				\$ 13,585.00
2.0	CONCRETE WORKS				\$ 5,848.00
3.0	HYDRO, TEL & STREET LIGHTING				\$ -
4.0	STORM SEWER WORKS				\$ 2,800.00
5.0	SANITARY SEWER WORKS				\$ 4,800.00
6.0	WATER DISTRIBUTION WORKS				\$ 5,400.00
	SUB TOTAL				\$ 32,433.00
	CONTINGENCY (10%)				3,243.30
	ENGINEERING (10%)				3,243.30
	GST (5%)				\$ 1,945.98
	TOTAL				\$ 40,865.58



Subdivision and Development Servicing Bylaw No. 4163 – Schedule B, Part 2

**NOTES:**

- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

CITY OF SALMON ARM			20m R/W Urban Local Road Cross-Section		
No.	Revision	Date	Date	Approved	SPECIFICATION DRAWING No.
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016	<i>[Signature]</i> City Engineer	RD-2

Adopted by Council October 11, 2016



City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

TO: Kevin Pearson, Director of Development Services
 DATE: 14 June, 2018
 PREPARED: Chris Moore, Engineering Assistant
 OWNER: Denter, Ada, 1211 – 20 Avenue SW, Salmon Arm, BC V1E 1L6
 APPLICANT: Lawson Engineering Ltd., Box 106, Salmon Arm, BC V1E 4N2
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-477**
 LEGAL: Lot A, Section 10, Township 20, Range 10 W6M, KDYD, Plan 6011
 CIVIC: **1211 – 20 Avenue SW**

Further to the above referral dated 29 May 2018, the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested.

The applicant is requesting the following variance to The Subdivision and Development Servicing Bylaw No.4163:

1. Reduce the requirement to construct 20 Street SW to the full Urban Local Road standard, to a modified Urban Local Road design that excludes concrete sidewalk, ornamental street lighting.

20 Avenue SW is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road Standard is required by the Subdivision and Development Servicing Bylaw 4163, 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 and street drainage.

20 Avenue SW currently has no sidewalk but is increasingly being used by pedestrians from "The Ridge" subdivision as a connector to 10 Street Sw. The sidewalk on 10 Street SW will by the end of this year be constructed across 90% of the frontages from 20 Avenue SW to 10 Avenue SW, encouraging a further increase in pedestrian traffic. Further potential subdivision properties may also add to the traffic on this road. The provision of a sidewalk on 20 Avenue SW will provide a safe route for pedestrians to 10 Street SW who are currently sharing the road with vehicles.

20 Avenue SW currently has only 2 street lights, mounted on the BC Hydro poles and is well below the current standard of lighting required by the bylaw. The appropriate level of street lighting is required to ensure the safety of both vehicular and pedestrian traffic and is increasingly important as traffic flows increase due to the development of surrounding properties.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-477

14 June 2018


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Recommendation:

In consideration of safe pedestrian movement along 20 Avenue SW; the Engineering Department recommends that the request to reduce the requirement to construct 20 Street SW to the full Urban Local Road standard, to a modified Urban Local Road design that excludes concrete sidewalk, ornamental street lighting be denied.



Chris Moore
Engineering Assistant



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

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