



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, June 6, 2022
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 – 30	1.	Development Permit Application No. DP-442 [AR Broadview Holdings Ltd./Lake Monster Studio: Architecture + Design; 1231 1 Street SE; 10 unit – Medium Density Residential]
31 – 52	2.	Development Variance Permit Application No. VP-552 [Nakazawa, B.; 2371 Auto Road SE; Servicing requirements]
53 – 62	3.	Development Variance Permit Application No. VP-555 [Piggott, J. & C.; 4440 20 Street NE; Setback requirements]
63 – 78	4.	Zoning Amendment Application No. ZON-1241 [McCann, D. & K.; 961 17 Street SE; R-1 to R-8]
79 – 90	5.	Zoning Amendment Application No. ZON-1243 [Bagley, P. & S./Franklin Engineering Ltd.; 800 Foothill Road SW; A-2 and R-1 to R-8]
91 – 98	6.	Zoning Amendment Application No. ZON-1244 [Caswell, C./Tremblay, I.; 2080 Okanagan Avenue SE; R-1 to R-8]
99 - 110	7.	Zoning Amendment Application No. ZON-1245 [Barrett, D.; 1071 12 Avenue SE; R-1 to R-8]
	6.	FOR INFORMATION
	7.	IN-CAMERA
	8.	ADJOURNMENT

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TO: His Worship Mayor Harrison and Members of Council

DATE: May 18, 2022

SUBJECT: Development Permit Application No. 442 (10 Unit – Medium Density Residential)

Legal: Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916
 Civic: 1231 – 1 Street SE
 Owner/Applicant: AR Broadview Holdings Ltd.
 Agent: Lake Monster Studio: Architecture + Design

MOTION FOR CONSIDERATION

THAT: Development Permit No. 442 be authorized for issuance for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1231 1 Street SE) in accordance with the attached drawings in Appendix 3;

AND THAT: Issuance of Development Permit No. 442 be withheld subject to the following:

- 1. Registration of a Section 219 Land Title Act covenant on title restricting development to a total of 10 rental units and prohibits stratification of the development on the subject parcel, and;**
 - 2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.**
-

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The subject parcel is located at 1231 1 Street SE (Appendix 1 and 2) and currently contains a single family dwelling on the southernmost portion of the property. This application is to permit a new 10-unit (rental) residential development, as described throughout Appendix 3.

BACKGROUND

The subject property is 0.7 acres, designated Medium Density Residential (MR) in the City's Official Community Plan (OCP), and was recently rezoned to R-4 (Medium Density Residential).

Land uses directly adjacent to the subject property include the following:

North: Single family dwelling	Zoned R-1
South: Single family dwelling	Zoned R-1
East: Single family dwelling and accessory building/structure	Zoned R-1
West: Single family dwellings	Zoned R-1

Site photos are attached, in Appendix 6. The subject property has recently been under the consideration of Council, with a zoning amendment (R-1 Single Family Residential Zone to R-4 Medium Density

Residential Zone) application approved earlier this year. In addition, there is also an associated subdivision application currently underway (SUB 21.19) on the subject property. A Preliminary Layout Review (PLR) letter for said application was sent out on November 22, 2021. This proposed subdivision would create one new lot (2 lots total). The new proposed lot (the subject of this proposal) would be 2227.9 square metres, while the smaller remainder lot would contain the existing house.

The proposed buildings are a modern row housing form with pitched "saw tooth" rooflines, comprised of two 5-plexes, both of which are situated adjacent to a common parking area. With both buildings having a proposed height of approximately 12.98-12.99 metres, both buildings are below the increased permitted height of 13 m if a special amenity is provided (i.e. rental dwelling units). In addition, 15 parking spaces are required (1.5 spaces per dwelling unit) and have been provided.

COMMENTS

Shaw

Shaw supports this application with the condition that the owner/developer provide Shaw with a conduit system that will allow Shaw to service all new units and that the owner/developer contact Shaw at the design stage to make sure Shaw's structure is placed to Shaw standards and requirements.

Building Department

No concerns. An Architect must be retained at/for the Building Permit stage. All applicable BCBC requirements must be adhered to.

Engineering Department

Comments attached (Appendix 9).

Design Review Panel

With the proposal for a medium density residential development, the application was referred to the Design Review Panel (DRP) for review. The DRP was supportive of the application as presented, noting the high quality design of both the buildings and site. The April 27, 2022 DRP meeting minutes are attached, as Appendix 8.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Development Permit Procedures Bylaw* notices are mailed to landowners within a 30m radius of the application. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 13, 2022.

Planning Department

The subject parcel is located in an area well-suited for higher-density residential development. This area features some developed sidewalks, proposed greenways and parks, transit routes, is within close walking distance of the City Centre commercial node, including the Salmon Arm Storefront School, Blackburn Park, and other facilities. The surrounding neighbourhood has experienced a similar recent development in the last number of years, with the final phase of 'Valley Vista' at 1070 1 Street SE to the northeast wrapping up in 2018.

The proposed development is subject to the Zoning Bylaw and the guidelines of the "Residential Development Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, landscape and screening, as well as access, circulation, and parking.

Siting and Building

The applicant is proposing a 10-unit residential development in the form of two 5-plex buildings. The buildings will ultimately have a total combined footprint of 46.3% or 11,099.32 square feet (55% is permitted as per the zoning), situated adjacent to an access lane and common parking area, with the two separate buildings allowing for articulation and a reduced overall massing.

The building design is of a modern row housing form, clad in white board and batten, a feature color for each centre unit (evening blue), and saw tooth roofs. OCP Residential Development Permit Area policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, which staff feel is achieved by the proposed design. The articulation of the facades and the relatively small size of the proposed buildings (3 level buildings) from 1 Street SE limit related impacts. As such, staff feel the design aligns well with OCP guidelines.

Landscape and Screening

The landscape plan (Appendix 3) prescribes a range of innovative features and vegetation throughout the site, of which staff feel aligns with many of the Landscape and Screening OCP guidelines. Some of these unique features include fire smart landscaping, tree retention, vegetative slopes and retaining walls, passive water detention check dams, as well as an on-site community garden.

Access and Parking Area

The subject property is a single-fronting interior parcel with a singular vehicle access/parking area proposed via 1 Street SE. The 15 parking spaces as proposed meet the 15 required (1.5 parking spaces per dwelling unit) as specified in the Zoning Bylaw. In addition, a community collection site is proposed, meeting OCP guidelines.

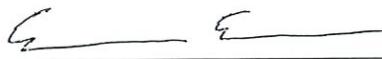
Height and Density Bonus

In reference to the R-4 Zoning Bylaw regulations, the maximum height of principal buildings shall be 10.0 metres (32.8 feet), but may be also be increased to 13.0 metres (42.7 ft.) if a special amenity is provided. Since the owners/applicants have indicated that all units are to be strictly for rental purposes and the height of the proposed buildings are 12.98-12.99 m, the proposed building heights are compliant with zoning regulations, provided the owner/applicant register a Section 219 rental covenant on title.

The maximum residential density permitted under R-4 zoning is 16.2 dwelling units per acre of land. As the proposed second lot is approximately 0.551 acres in area (2227.9 square metres), the maximum permitted density under R-4 would be 8 dwelling units assuming: 1) some form of strata development; 2) the present gross area of the subject parcel; and 3) no density bonus. However, as indicated throughout Appendix 3, the proposed housing developments will consist entirely of rental units. Since this is the case, the owner/applicant would then be eligible/qualify for the added density bonus of 5 units per hectare (2.0 units per acre) for the provision of affordable rental dwelling units, provided the owner/applicant registers a rental Covenant on Title. This would then increase the maximum permitted density under R-4 to 10 dwelling units. The R-4 Zoning regulations are attached, in Appendix 7.

CONCLUSION

The applicant has been diligent and detailed in working with City staff and policies. The form and character of the proposed development are consistent with the OCP guidelines. Staff recommend issuance of Development Permit No. 442.



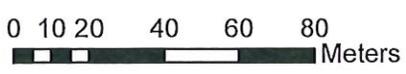
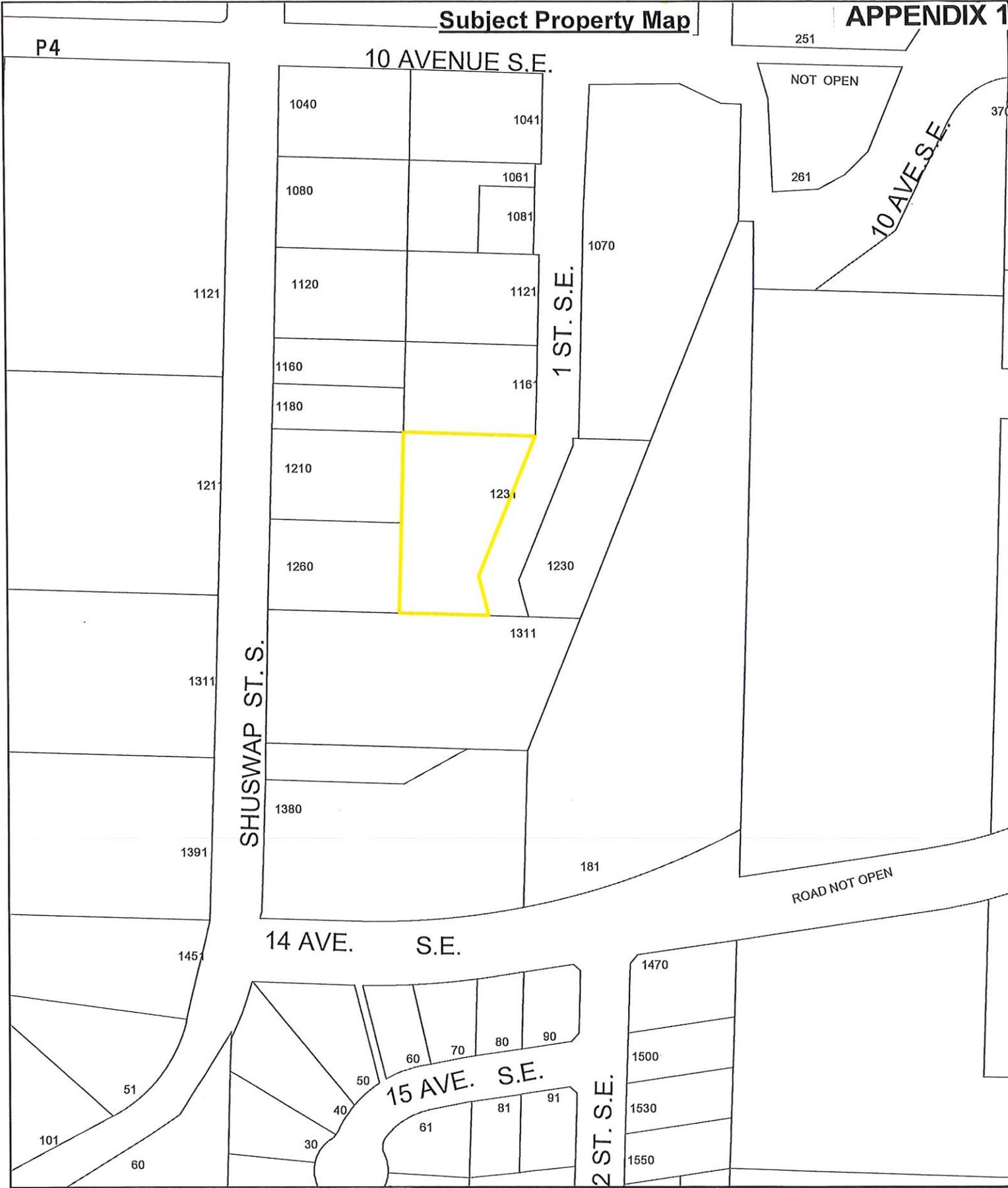
Prepared by: Evan Chorlton
Planner I



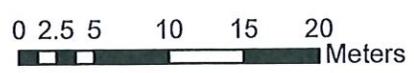
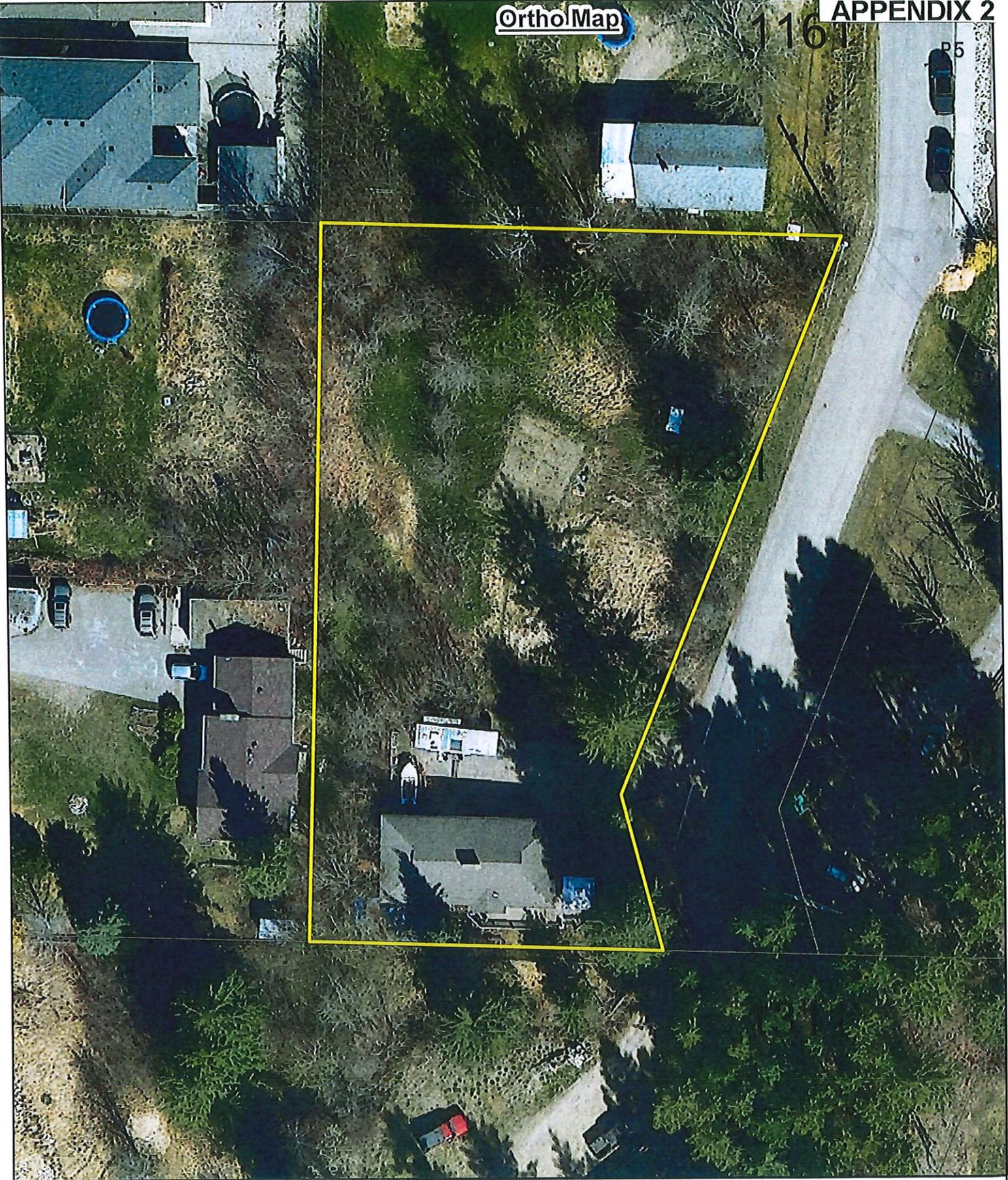
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Property Map

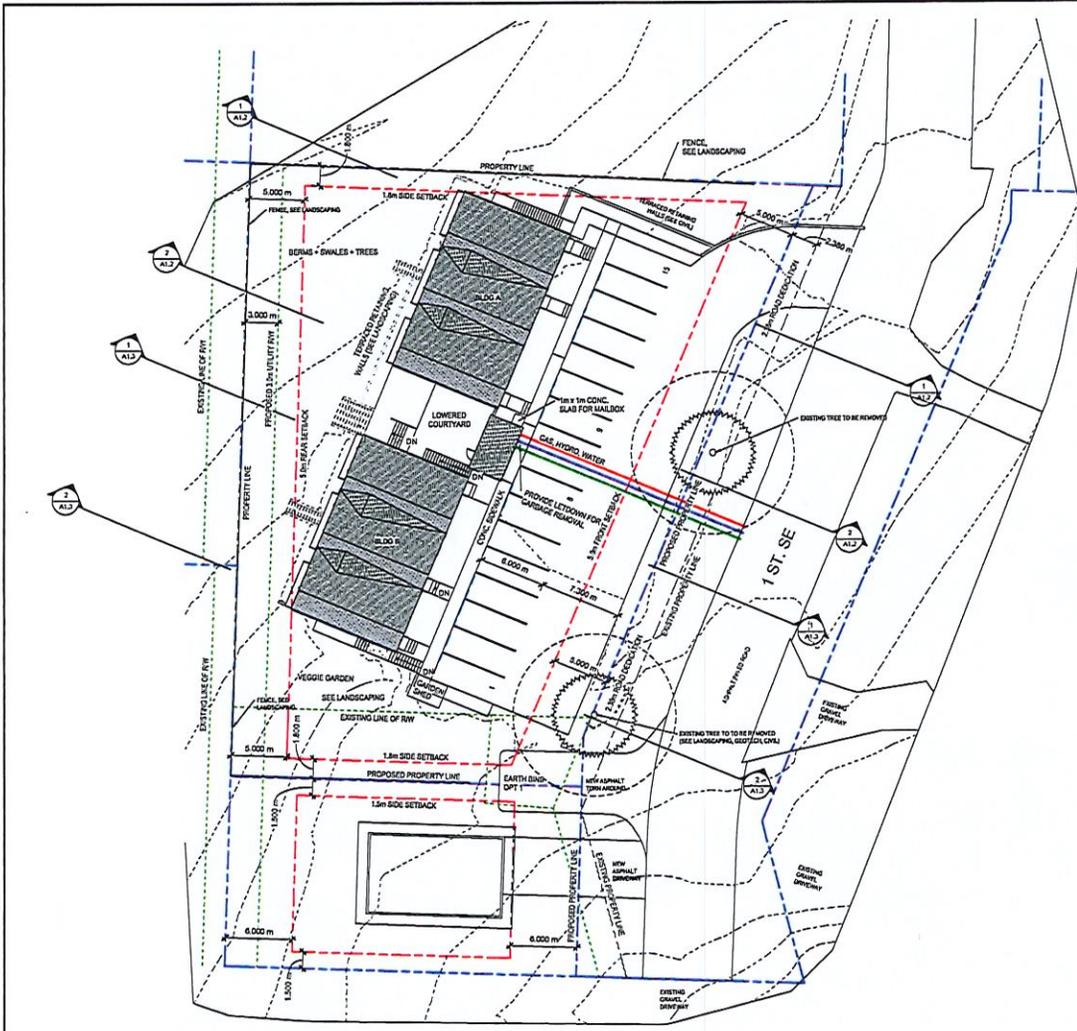
APPENDIX 1



 Subject Property
 Parcels



-  Subject Property
-  Parcels



1 SITE PLAN
A1.1 1:200

SITE PLAN LEGEND	
	PROPERTY LINE
	SETBACK LINE
	RIGHT OF WAY
	EXISTING PROPERTY LINE
	D.O.D.
	DISPLAY VEHICLE PAD
	ASPHALT GROUND

SALMON ARM 10-PLEX
1231 1st STREET SE, SALMON ARM, BC
PLAN 3490
LOT 11
PID UNKNOWN
SITE AREA: 2842.5 sq.m (116722 sq.ft)

CITY OF SALMON ARM ZONING BYLAW NO. 2302 ANALYSIS:
ZONE: R4 - MEDIUM DENSITY RESIDENTIAL ZONE

	REQUIRED	PROPOSED
6.1 PERMITTED USES	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING
6.4 MAXIMUM HEIGHT OF PRINCIPAL BUILDINGS (RENTAL PROPERTY)	13.0m (42.65 ft)	

BUILDING A	384.19m
TOP OF ROOF:	
AVERAGE ELEVATION:	371.20m
ROWHOUSE HEIGHT:	12.89m
BUILDING B	385.70m
TOP OF ROOF:	
AVERAGE ELEVATION:	372.81m
ROWHOUSE HEIGHT:	12.89m

6.5 MAXIMUM HEIGHT OF ACCESSORY BUILDINGS	BUILDING HEIGHT: 6.0m (19.7 ft)	NO ACCESSORY BUILDING
6.6 MAXIMUM PARCEL COVERAGE	PARCEL COVERAGE: 50%	48.3% (1,099.32m²)
6.7 MINIMUM PARCEL AREA	3 MIN. PARCEL AREA: 900m²	2227.0m² (23880.55ft²)
6.8 MINIMUM PARCEL WIDTH	.1 MIN. PARCEL WIDTH: 30m	50.06m (164.21ft)
6.9 MINIMUM SETBACK OF PRINCIPAL BUILDING	1 FRONT SETBACK: 2.0m (6.6 ft)	COMPLIES
	2 REAR SETBACK: 5.0m (16.4 ft)	COMPLIES
	3 INTERIOR SIDE SETBACK: 1.8m (5.9 ft)	COMPLIES
	4 EXT SIDE SETBACK: 2.0m (6.6 ft)	COMPLIES
	5 MIN. SEPARATION B/W STRUCTURE: 3.0m (9.8 ft)	7.01m (23.01ft)
6.10 MINIMUM SETBACK OF ACCESSORY BUILDING	1 FRONT SETBACK: 5.0m (16.4 ft)	COMPLIES
	2 REAR SETBACK: 1.0m (3.3 ft)	COMPLIES
	3 INTERIOR SIDE SETBACK: 0.5m (1.6 ft)	COMPLIES
	4 EXT SIDE SETBACK: 5.0m (16.4 ft)	COMPLIES

6.11 MAXIMUM DENSITY	MAX DENSITY: 49 DWELLING/HECTARE AS PER TABLE 2	10 UNITS
OFF STREET PARKING REQUIREMENTS	1.5 / DWELLING UNIT	15 STALLS
STALL DIMENSIONS	2.6m X 5.4m (8'6" X 17'8")	2.6m
SMALL CAR ALLOCATION	20% (5.0m x 2.4m)	NOT APPLICABLE
ASLE WIDTH (1 WAY, ANGLED)	5.8m	NOT APPLICABLE
ASLE WIDTH (2 WAY)	7.3m	7.3m
MIN LOADING WIDTH	3.7m	NOT REQUIRED

4.12. FENCES AND RETAINING WALLS
1 IN ALL RESIDENTIAL ZONES (A) 2.0 METRES (6.5 FT.) IN ALL REAR AND INTERIOR SIDE YARDS AND TO WITHIN 6.0 METRES (19.7 FT.) OF A FRONT PARCEL LINE OR EXTERIOR PARCEL LINE; (B) 1.2 METRES (3.9 FT.) IN ALL FRONT AND EXTERIOR SIDE YARDS; (C) 1.2 METRES (3.9 FT.) FOR RETAINING WALLS LOCATED IN REQUIRED YARDS

UNIT FLOOR AREAS:

4 BEDROOM UNIT (UNIT 2 & 7):	
LOWER FLOOR AREA	600 SQFT
MAIN FLOOR AREA	602 SQFT
UPPER FLOOR AREA	602 SQFT
TOTAL AREA	1,805 SQFT
3 BEDROOM UNIT (UNITS 1, 3, 6, & 8):	
MAIN FLOOR AREA	630 SQFT
UPPER FLOOR AREA	630 SQFT
TOTAL AREA	1,260 SQFT
1 BEDROOM UNIT (UNITS 4, 5, 9, & 10):	
LOWER FLOOR AREA	628 SQFT
SERVICE SPACE:	
MECH & ELEC ROOM	841 SQFT
ACCESSED FROM LOWER COURTYARD	

LAKE MONSTER STUDIO
ARCHITECTURE + DESIGN
3004 29 St., Vernon, BC V1T 5A7 778.506.4567

NOTES:
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CLIENT: TAUST

ISSUED:

2023-03-01 Issued for DP

Do not scale drawing. Confirm all dimensions on site

ISSUED FOR DEVELOPMENT PERMIT

CLIENT: Owner

PROJECT: SALMON ARM 10-PLEX

ADDRESS: 1231 1st Street

PROJECT NO: TITLE

SITE PLAN



TABLE OF CONTENTS

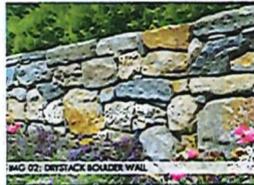
L1	CONCEPTUAL LAYOUT PLAN (1:125)
L2	CONCEPTUAL GRADING - BLACK & WHITE (1:125)
L3	CONCEPTUAL PLANTING LAYOUT - BLACK & WHITE (1:125)
L4	CONCEPTUAL IRRIGATION STRATEGY (1:125)

DOCUMENT NOTES

1. **PRINT AND SCALE**
 A FULL SIZE SET IS TO BE PRINTED AT 22" X 34". THE GIVEN SCALE OF A HALF SIZE SET, PRINTED AT 11" X 17", WILL MULTIPLY BY TWICE THE SCALE GIVEN. (EX. 1:200 = 1:400)



IMG 01: EARTHEN & COBBLE CHECK DAM



IMG 02: DRYSTACK BOULDER WALL



IMG 03: MIXED HEDGEROW



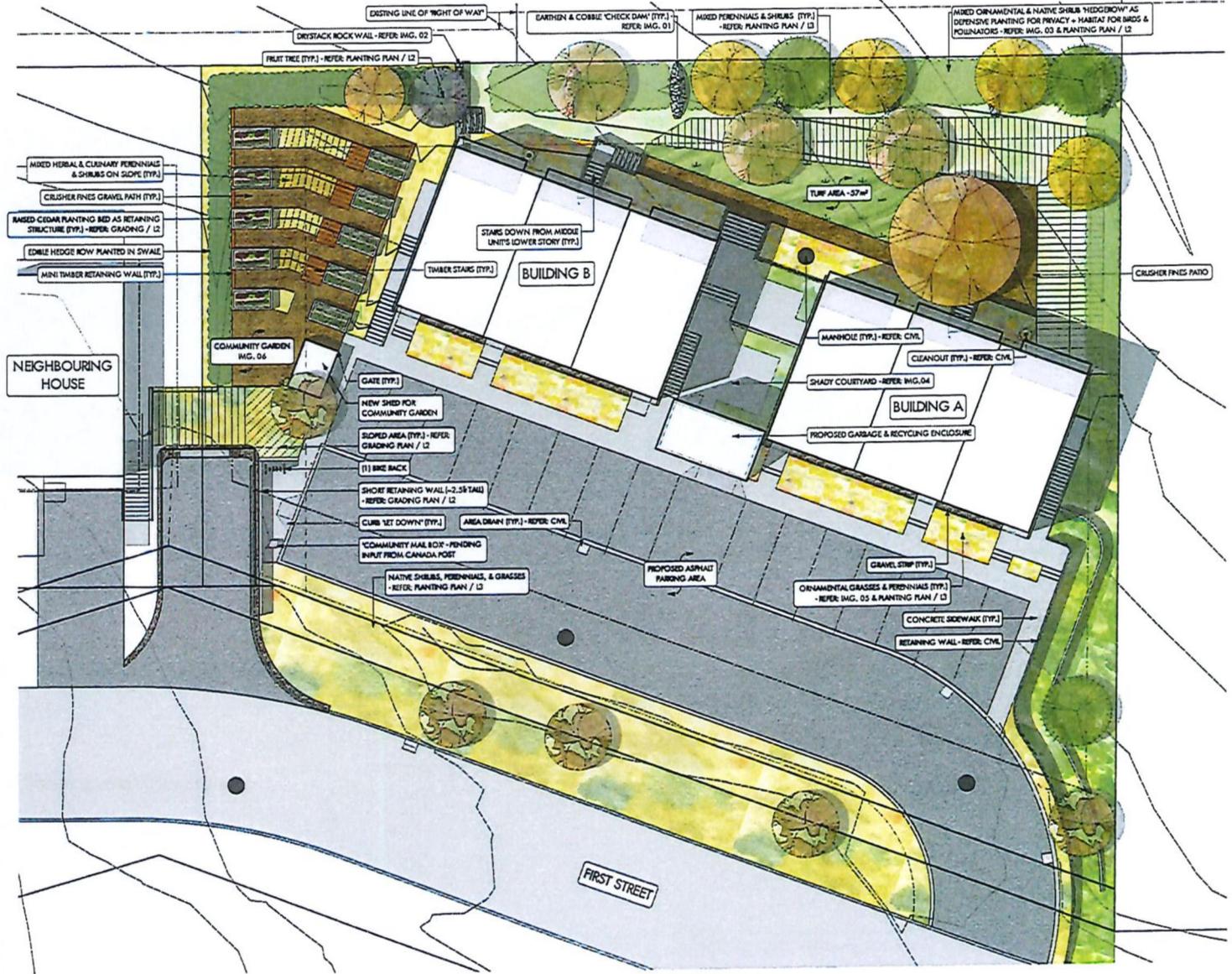
IMG 04: COURTYARD PLANTING STRIP



IMG 05: ORNAMENTAL GRASSES & PERENNIALS



IMG 06: COMMUNITY GARDEN



SEED & SPARROW DESIGN
 624 Coronation Ave.
 Kelowna, BC V1Y7A1
 Hello@SeedAndSparrow.ca

Project Title:
 Salmon Arm 10-Plex

Project Location:
 1231 1st Street SE, Salmon Arm, BC, V1E 1B8

Drawing Title:
 Conceptual Layout Plan



Scale:
 1:125

Design by:
 CS

Project #:
 21-013

Issue Date:
 25/03/22

Issued For / Revision		
1	21/01/22	Sch. Design & Tree Protection
2	03/14/22	Concept Design & Tree Protection
3	03/25/22	Reissue: Concept Design Package

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Sheet #:
 L1 / 4

LANDSCAPE DESIGN

Fire smart landscaping:

The landscape design aims to integrate Fire Smart best practices, while balancing the other needs and aspirations for the landscape (i.e. community vegetable garden (southern boundary of the property); shared herbaceous and shrub garden (northwestern boundary of the property); softening the presence of and framing the buildings from the view of 1st St and the proposed parking lot; incorporation of indigenous plants for habitat value, reduction in maintenance and resource needs, and integration with the adjacent forested areas; detention and settling of stormwater; etc. Implementing "check dams" where we can, and providing plantable concrete blocks for retaining are other ways that we aim to assist in passive water retention and fire smart landscaping.

Tree Retention:

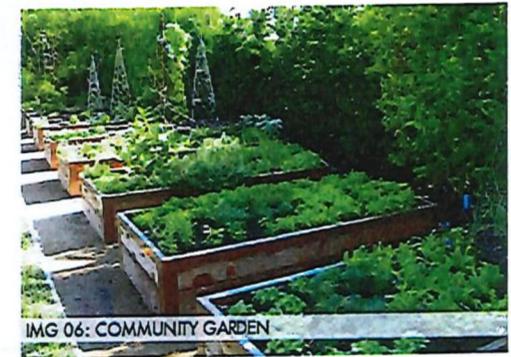
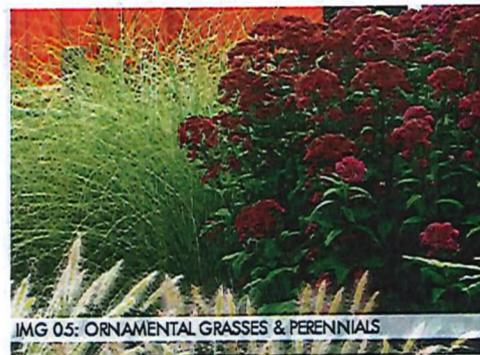
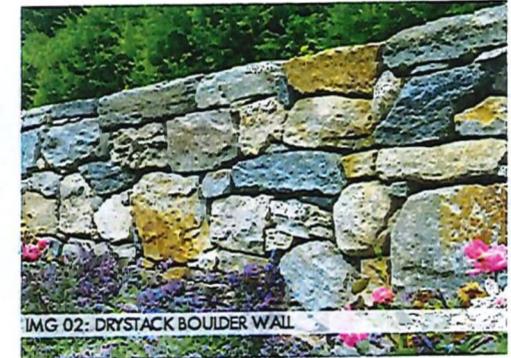
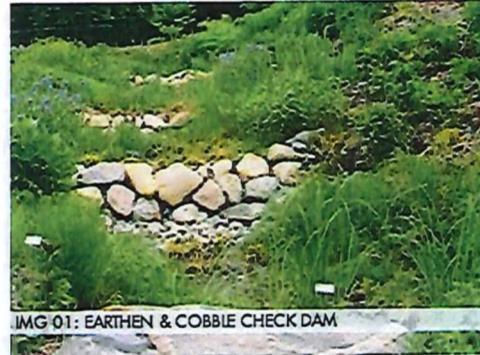
Although much of the site will inhabit the new residence, we surveyed all existing trees and had aimed to keep what we had where possible. A tree protection plan & construction strategy was developed to retain suitable trees on the site but the efforts and cost to save the 2 Fir trees along 1st Street is no longer feasible. You will see a note on the Civil Drawing (C301) to retain these 2 trees but we can no longer achieve this goal and the landscape drawings have removed them from the scope.

Vegitative retaining walls

Vegitative retaining walls can assist with slope stabilization. Native plants have also been proposed to require less irrigation. Terracing these walls can also reduce their size and visual impact.

Passive Water Detention: Check Dams

The landscape design aims to plant and contour the land to create berms and basins that assist in detaining water. This is important to assist in a greater response to a steep slope neighbourhood. Detaining water on each site can assist in less impact on the community below.



MULTI-FAMILY RENTAL UNITS

Form + Character

The proposed design features two structures that present as a row housing typology. In response to the site, each party wall steps the structure down, northward keeping the lower level aligned to the existing grade. This design intention is in response to the sloping site conditions to allow water run-off to occur naturally. These two buildings will be clad in white board and batton with a feature color in the centre unit. The saw-tooth roof will be asphalt singles. White down spouts tie into the storm system.

These two structures mirror each other with a waste management room between them accessed from the parking area. The lower level of the waste management room is the main electrical room for the development which will be accessed off a shared courtyard.



PERSPECTIVE - LOOKING SOUTH WEST

Material / Colour Pallet

	"EVENING BLUE" - JAMES HARDIE
	CEDAR BOARDS
	EGG-SHELL BLUE PAINTED DOORS
	"ARCTIC WHITE" - JAMES HARDIE



PERSPECTIVE - LOOKING NORTH WEST

MULTI-FAMILY RENTAL UNITS

Mixed Unit Types

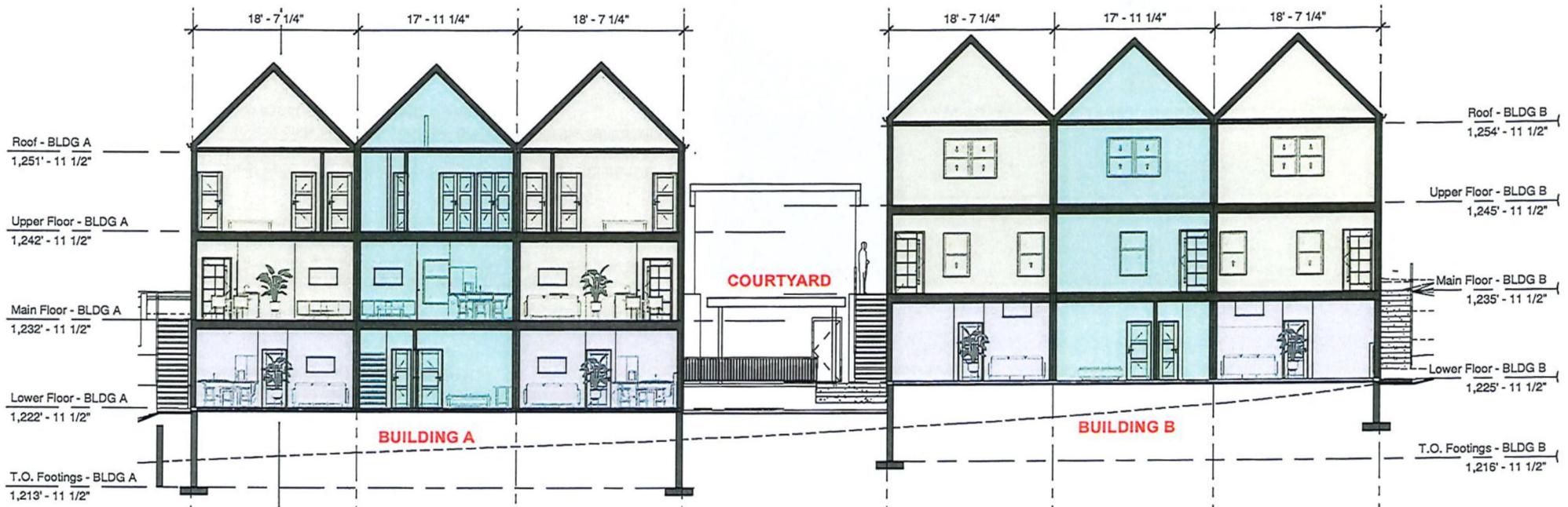
Each building consists of 5 units:

- 1 - 4 bedroom
- 2 - 3 bedrooms
- 2 - 1 bedrooms

This mixture of unit types will allow for different demographics to live in the same building and ensure that large families and smaller house-holds can find adequate housing.

The two mirrored structures share a small common courtyard, seen below for shared events.

	4 BEDROOM
	3 BEDROOM
	1 BEDROOM



MULTI-FAMILY RENTAL UNITS

Shared/Private Elements

In a multifamily development, providing moments where neighbours can cross paths but also collectively meet is just as important as ensuring privacy.

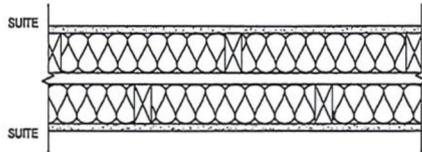
Shared Space

The development will feature a small, shared courtyard between the structures as well as a garden shed within a community garden. Places where kids can run and play in the lower area will also be open as a shared space.

Private Space

Sound transfer is an important aspect to multifamily development. Good sound transfer ratings and avoiding flanking sound is one way to ensure privacy and good neighbourly relations. No stairs separate any units and the 4 bedroom unit located in the centre with no units above/below will also assist in controlling sound transfer.

Private outdoor space is also important. Decks have been considered to ensure privacy in each unit.



P5 - PARTY WALL

- (1 HOUR FRR, 57 STC, BCBC A9.10.3.1.A W13a):
 - 5/8" TYPE X GYPSUM WALL BOARD
 - 2X4 WOOD STUD @ 16" O.C. c/w ACOUSTIC INSULATION
 - 1" AIR SPACE
 - 2X4 WOOD STUD @ 16" O.C. c/w ACOUSTIC INSULATION
 - 5/8" TYPE X GYPSUM WALL BOARD
- (NOTE: APPLY CONTINUOUS ACOUSTICAL SEALANT TO BASE PERIMETER OF WALLS, AROUND ELECTRICAL AND ANY OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTING PARTITIONS. SHEATHING AND ANY OTHER MEMBRANE IS NOT TO BE LOCATED WITHIN THE AIR SPACE AS IT WILL ADVERSELY EFFECT THE ACOUSTIC PERFORMANCE OF THE PARTY WALL.)



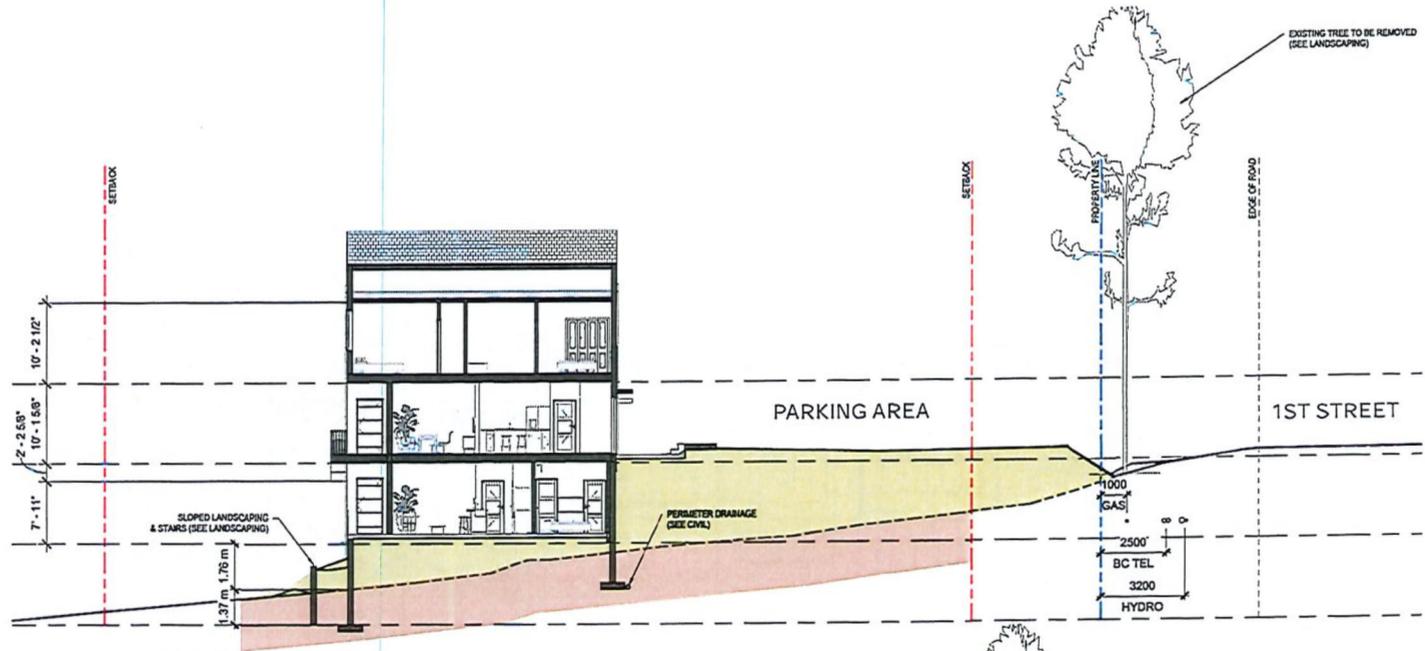
REAR ELEVATION

Each unit has a private deck with views to the west

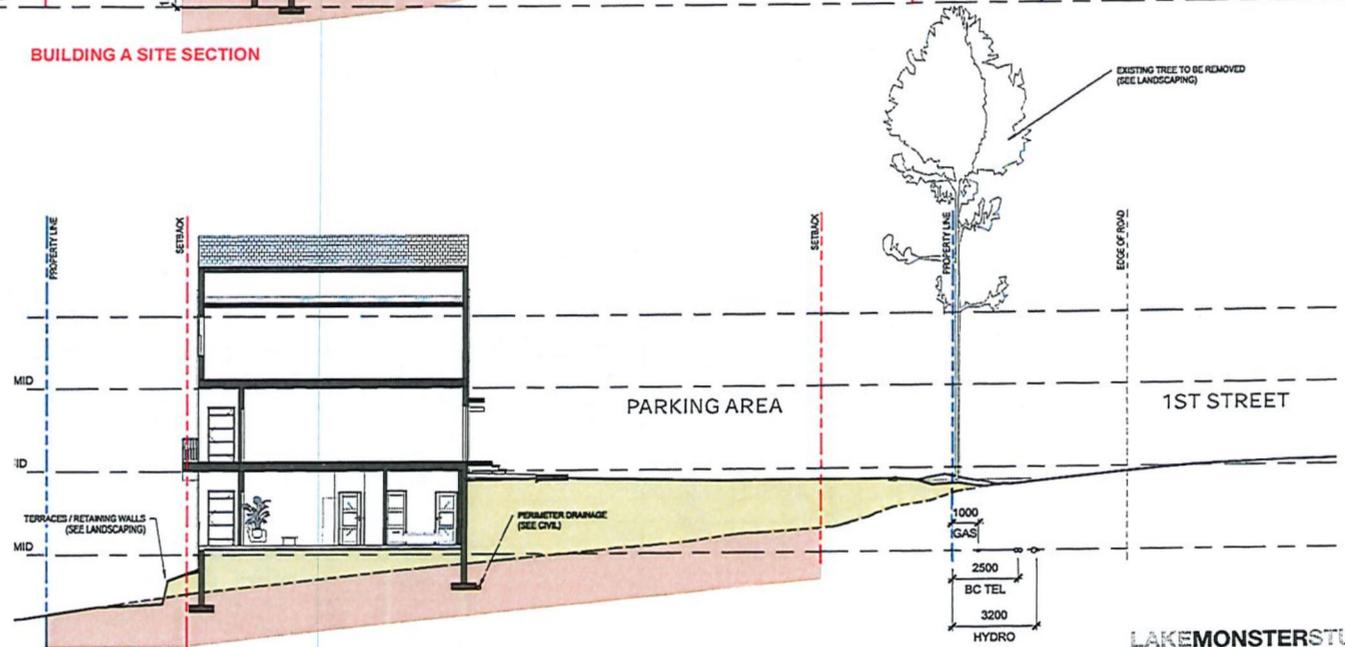
STEEP SLOPE DESIGN

Retaining Walls and Fill

Drainage is one of the major factors to steep slope design. Ensuring the parking area and roof drain into the storm drains requires us to locate the parking and structure much higher than desired. This water will drain into a storm water tank located under the parking lot. This strategy will require a great amount of fill. The design has located each structure at different heights to lessen the building height to reduce retaining walls and fill required. Exposed retaining walls will be terraced, to reduce the visual and structural impact.



BUILDING A SITE SECTION



BUILDING B SITE SECTION

LM21-14 1231 1st Street
April 7, 2022 - REVISED

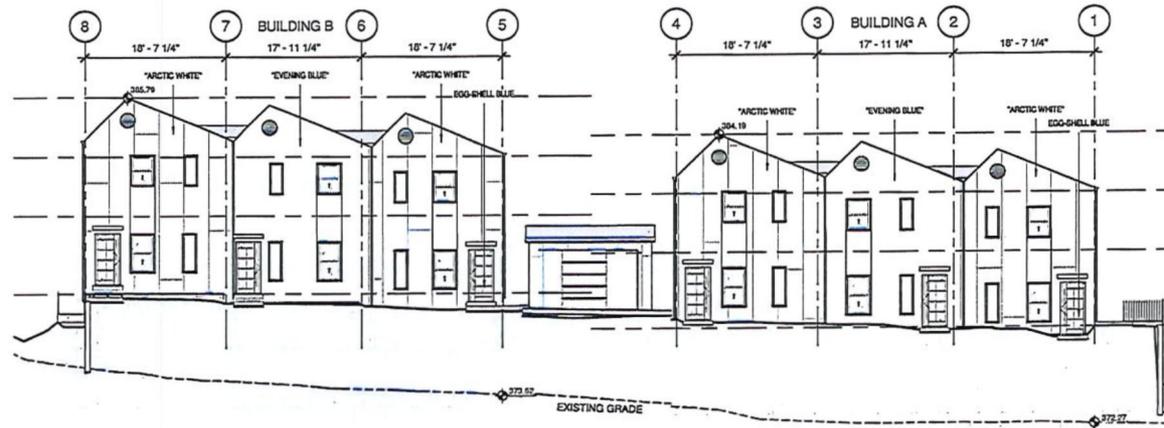
STEEP SLOPE DESIGN

Building Height

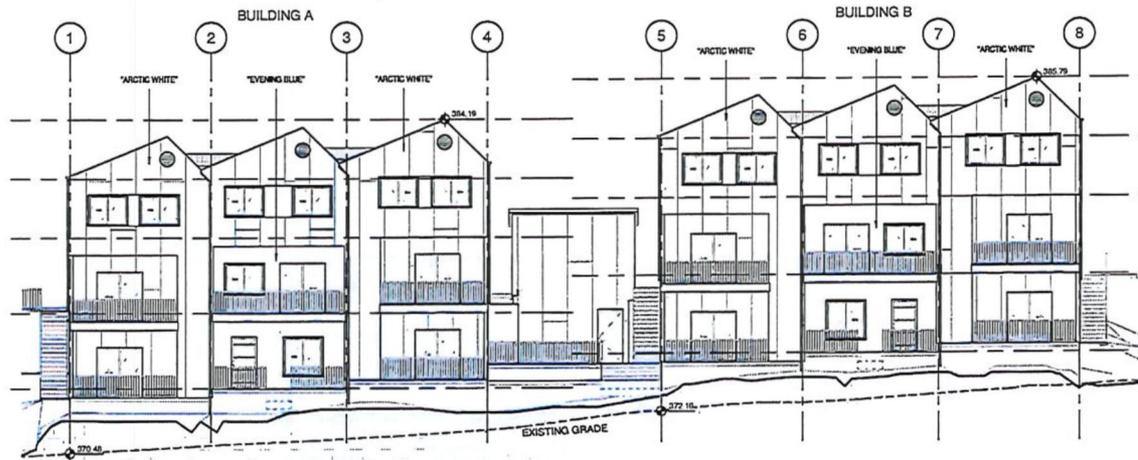
Due to the conditions of steep slope design, the definition of building height by the SoSA can become quite complicated. (*See definitions in italics*)

We are required to design the parking area and building to drain storm water into the city services. As such, we needed to raise our building to achieve this. In opposition to this requirement, we have stepped our structures to respond to the ground conditions of the site with the goal of reducing excessive building or retaining wall heights.

Our site slopes steeply westward but also northward - as shown in our building elevations. At each row house, the roof steps lower to match the grade moving northward.



EAST ELEVATION - "FRONT"



WEST ELEVATION - "REAR"

STEEP SLOPE DESIGN

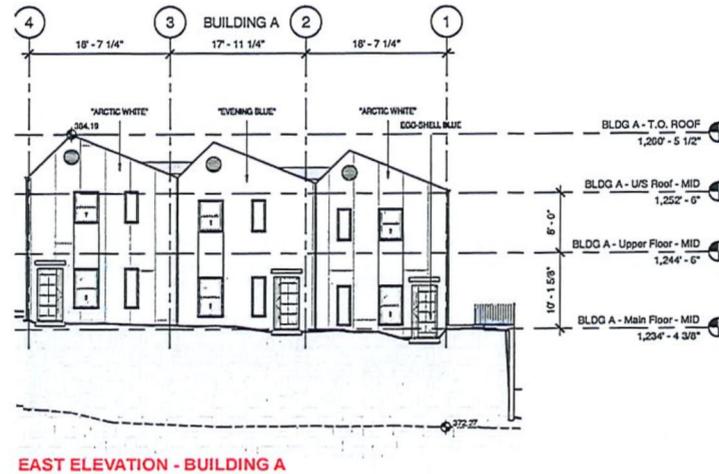
Building Height

The average of the lowest grade of each elevation of Building A is as follows and building B is on the following page:

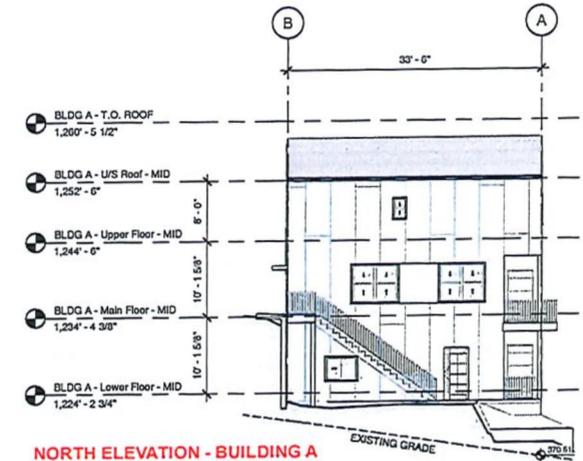
BUILDING A:
TOP OF ROOF: 384.19m
AVERAGE ELEVATION: 371.20m
HEIGHT: 12.99m

City of Salmon Arm: ZONING BYLAW NO. 2303
Definition:

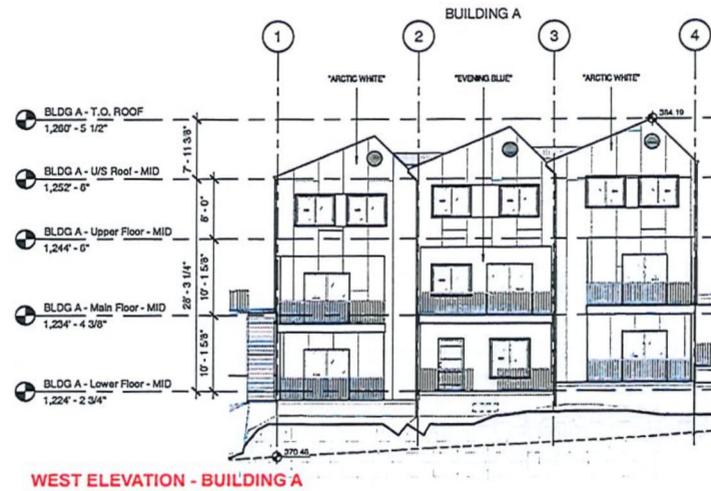
HEIGHT when determining the height of buildings, except for those structures listed in Section 4.4 (Height Exceptions), means the vertically measured distance between the lowest of the average levels of grade adjoining each exterior wall of a building prior to the start of construction of the building, to the roof line of the building when roof line means the highest point on any roof top or edge or parapet forming the top line of the (roof) building silhouette.



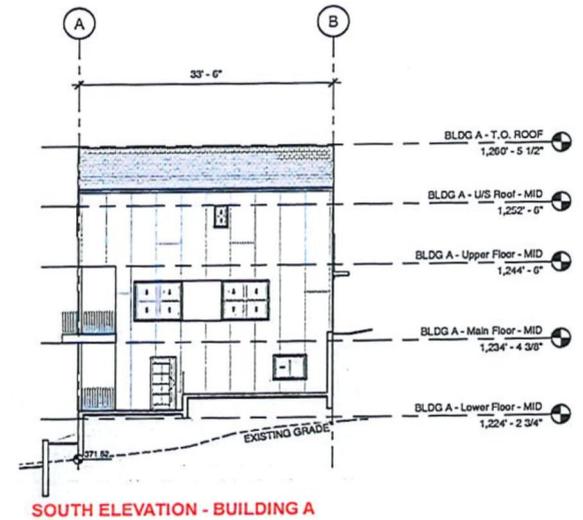
EAST ELEVATION - BUILDING A



NORTH ELEVATION - BUILDING A



WEST ELEVATION - BUILDING A



SOUTH ELEVATION - BUILDING A

STEEP SLOPE DESIGN

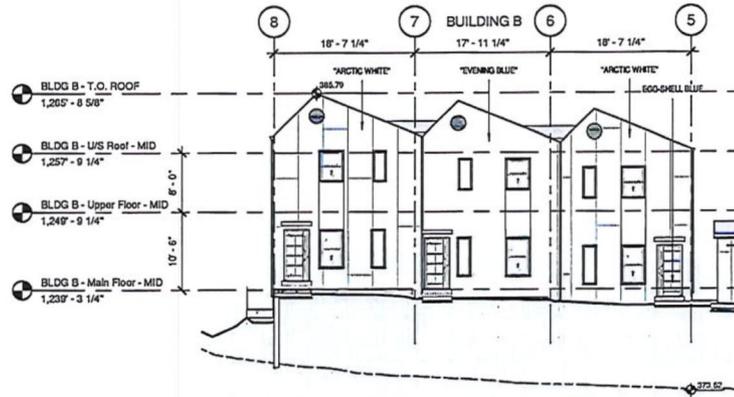
Building Height

The average of the lowest grade of each elevation of Building B is as follows:

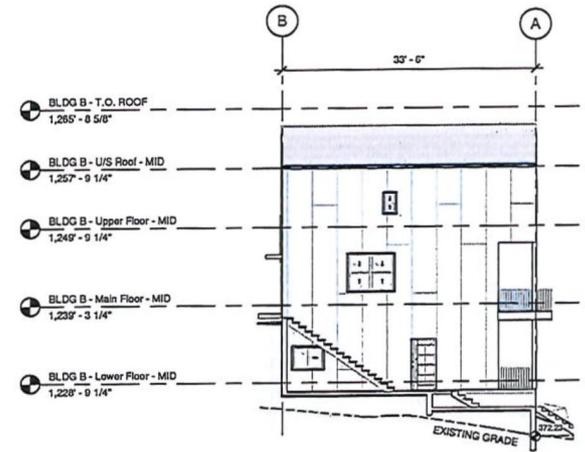
BUILDING B:
TOP OF ROOF: 385.79m
AVERAGE ELEVATION: 372.81m
ROWHOUSE HEIGHT: 12.98m

City of Salmon Arm: ZONING BYLAW NO. 2303
Definition:

HEIGHT when determining the height of buildings, except for those structures listed in Section 4.4 (Height Exceptions), means the vertically measured distance between the lowest of the average levels of grade adjoining each exterior wall of a building prior to the start of construction of the building, to the roof line of the building when roof line means the highest point on any roof top or edge or parapet forming the top line of the (roof) building silhouette.



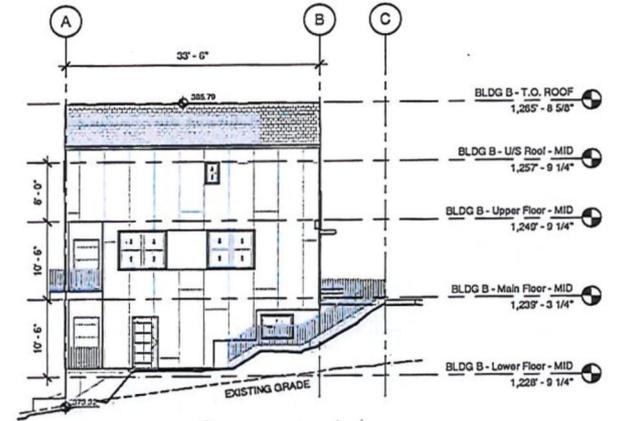
EAST ELEVATION - BUILDING B



NORTH ELEVATION - BUILDING B



WEST ELEVATION - BUILDING B

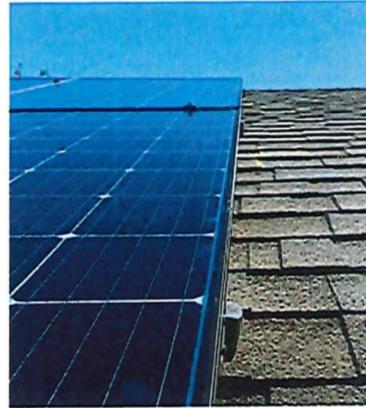


SOUTH ELEVATION - BUILDING B

ENVIRONMENTAL CONSIDERATIONS

Solar Ready

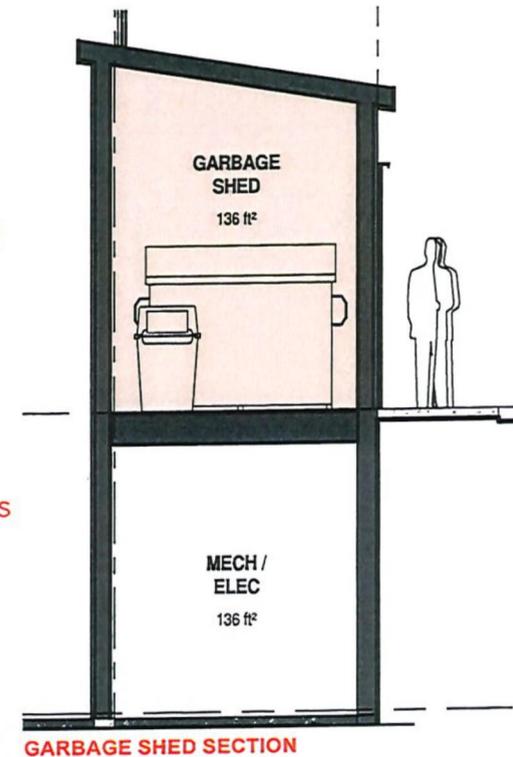
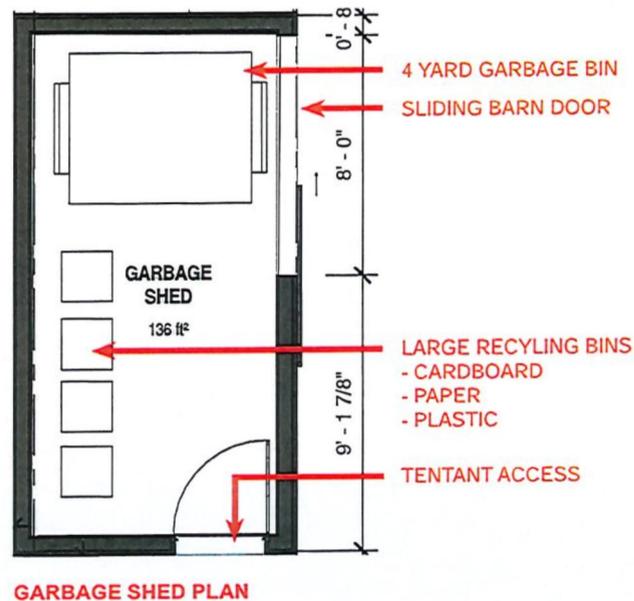
The two buildings will be fed by a mechanical/electrical building that is located between them on the lower level. The building will be designed to be solar ready and the client will implement the installation at a later date. The angle of the roofs are ideal for solar collection and will be designed to take on solar panels in the future.

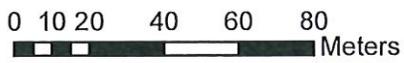
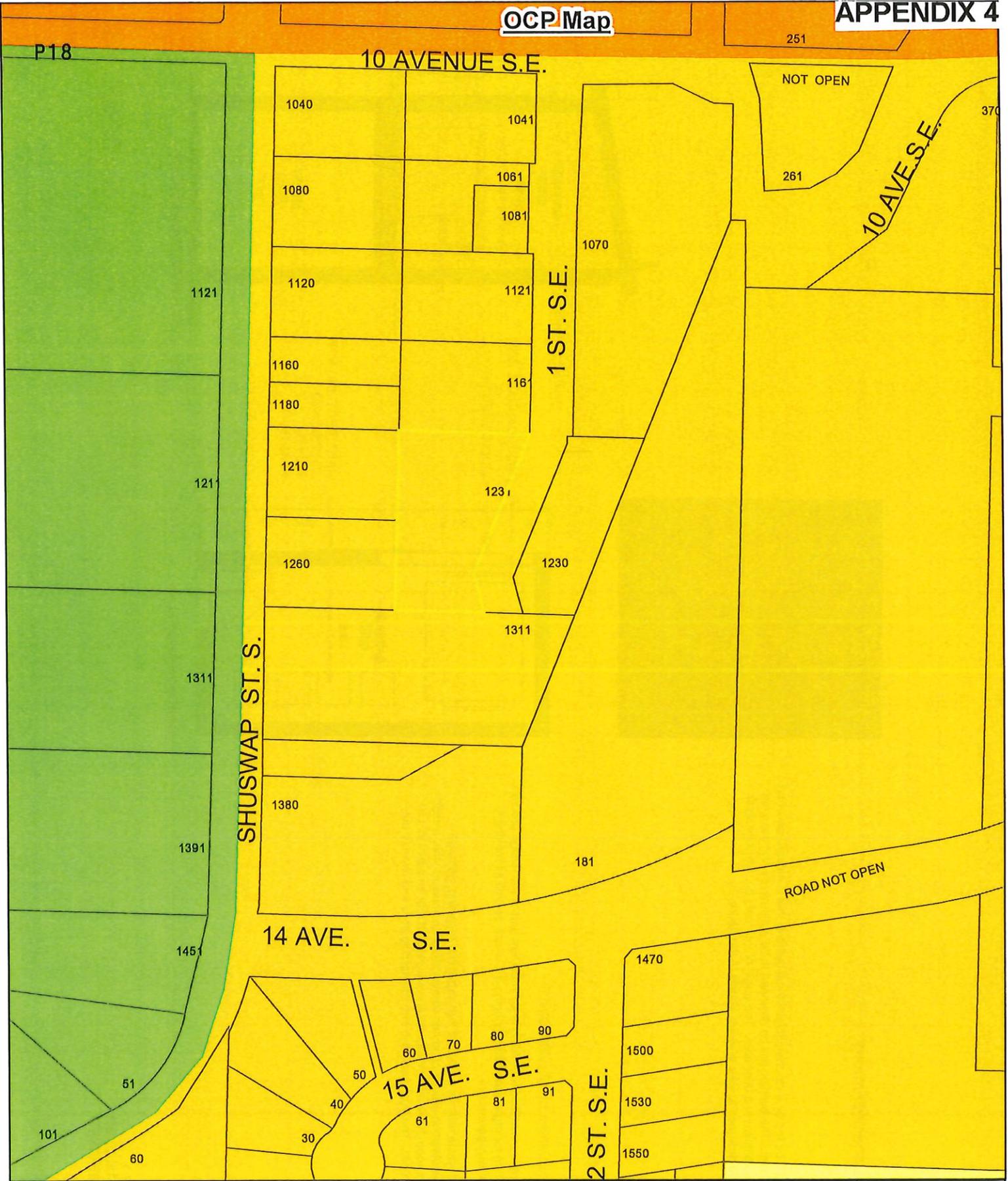


On-site Community Garden + Waste Management

Waste management of a multifamily building is an important part of the design process. Having a clear system for organizing and managing the waste as well as making it accessible to tenants is paramount.

A central, enclosed waste room is proposed that separates recycling, garbage + compost. After consultation with local private waste collection services, this design proposes the waste room have a barn door for easy access so that an operator can easily access the room. The truck can drive into the parking area and reverse out.





- Subject Property
- Parcels
- Acreage Reserve
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

251

P19

10 AVENUE S.E.

NOT OPEN

261

10 AVE S.E.

370

1040

1041

1080

1061

1081

1070

1121

1120

1121

1 ST. S.E.

1160

1161

1180

1211

1210

1231

1260

1230

1311

SHUSWAP ST. S.

1311

1391

1380

181

ROAD NOT OPEN

14 AVE. S.E.

1451

1470

51

15 AVE. S.E.

1500

101

30

40

50

60

70

80

90

1530

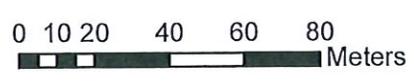
61

81

91

1550

2 ST. S.E.



-  Subject Property
-  Parcels
-  A-2
-  A-3
-  R-1
-  R-2
-  R-4
-  R-8

APPENDIX 6



1 STREET SE

Purpose

- 9.1 The purpose of the R-4 Zone is to provide for medium *density*, *multiple family* and small lot *single family* residential developments. New *multiple family* developments zoned R-4 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act*, *British Columbia Building Code*, and other applicable legislation. #289, #3740

Regulations

- 9.2 On a *parcel zoned R-4*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *R-4 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 9.3 The following uses and no others are permitted in the R-4 Zone:

- .1 *assisted living housing*; #4336
- .2 *bed and breakfast* in a *single family dwelling*, limited to two let rooms;
- .3 *boarders*, limited to two;
- .4 *boarding home*; #2789
- .5 *commercial daycare facility*;
- .6 *dining area*; #4336
- .7 *duplexes*;
- .8 *family childcare facility*; #3082
- .9 *group childcare*; #3082
- .10 *home occupation*; #2782
- .11 *multiple family dwellings*;
- .12 *public use*;
- .13 *public utility*;
- .14 *single family dwelling*;
- .15 *triplexes*;
- .16 *accessory use*.

Maximum Height of Principal Buildings

- 9.4 The maximum *height* of a *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the *Development Permit* process, if any of the special amenity(ies) in Table 2 are provided.

Maximum Height of Accessory Buildings

- 9.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 9.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*. #2811

Minimum Parcel Area

- 9.7
- .1 The minimum *parcel area* for a *single family dwelling* shall be 300.0 square metres (3,229.3 square feet).
 - .2 The minimum *parcel area* for a *duplex* shall be 600.0 square metres (6,458.6 square feet).
 - .3 The minimum *parcel area* for all other uses shall be 900.0 square metres (9,687.8 square feet).

P22 **SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED**

Minimum Parcel Width

9.8

- .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet). #3740
- .2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a *single family* lot shall be 10.0 metres (32.8 feet).
- .3 Notwithstanding Section 9.8.1, the minimum *parcel width* for a stacked *duplex* lot shall be 14.0 metres (45.9 feet).
- .4 Notwithstanding Section 9.8.1, the minimum *parcel width* for a side-by-side *duplex* lot shall be 20.0 metres (65.6 feet)).

Minimum Setback of Principal Buildings

9.9 The minimum *setback* of *principal buildings* from the:

- .1 *Front parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 3.0 metres (9.8 feet)
 - all other cases shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 1.2 metres (3.9 feet) #3475
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 *Exterior side parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .5 Minimum separation between residential *buildings* on the same lot of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .6 Minimum separation between residential *buildings* on the same lot of more than one storey in height shall be 3.0 metres (9.8 feet)
- .7 Notwithstanding Sections 9.9.2 and 9.9.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet).
- .8 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings

9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

9.11

- .1 The maximum *density* shall be a total of 40 *dwelling units* or *sleeping units* per hectare (16.2 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.
- .3 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 2

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	□ 3 units per hectare (1.2 units per acre) □ 4 units per hectare (1.6 units per acre) □ 7 units per hectare (2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>welling unit</i>	□ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	□ 5 units per hectare (2.0 units per acre)

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.

Present: Marc Lamerton (Panel Member)
 Dennis Lowe (Panel Member)
 Bill Laird (Panel Member - Chair)
 Chris Larson (Senior Planner)
 Evan Chorlton (Planner)
 Rose Muto - Muto Holdings Ltd. - DP-440
 Matt Gienger - MRG Design - DP-440
 Al Waters & Craig Shantz - 1334672 BC Ltd. - DP-441
 Matt - 925R Design - DP-441
 Cole Robillard - AR Broadview Holdings Ltd - DP-442
 Kim Fuller - Lake Monster Studio - DP-442

Applications: Development Permit Applications No. DP-440, DP-441, and DP-442

Application No. DP-440
130 Shuswap Street S – Muto Holdings Ltd. (MRG Design)

Staff, the applicant, and agent provided an overview of the proposal under current application. Panel members discussed the proposal and the need for rental housing. The DRP discussed how the proposed design is fairly simple and relatively utilitarian in terms of the site layout, fitting the relatively small site. An opportunity to enhance the impact to the streetscape was suggested, with a discussion of potential revisions/additions to the west building elevation. The applicant/agent were generally amenable. With these considerations, the DRP is supportive of the proposal as such:

Panel Recommendation

THAT the DRP supports application DP-440 subject to the consideration of the following conditions:

the inclusion of design elements to enhance the west building elevation facing Shuswap Street such as:

- the inclusion of an additional roof gable, and/or
- the realignment of the entrances of the western units towards Shuswap Street.

Application No. DP-441
1180 Old Auto Road SE – 1334672 BC Ltd. (925R Design)

Staff, the applicant, and agent provided an overview while the designer detailed the proposal under current application, noting site challenges. Panel members discussed the proposal and the need for a range of housing. The panel was favourable to the design presented, noting the importance of including landscaping for privacy along the north parcel line, also discussing the streetscape impact. The setback variance was not of concern. The DRP complimented the form of the buildings. The DRP is supportive of the proposal as presented.

Panel Recommendation

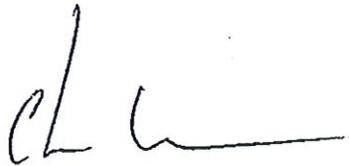
THAT the DRP supports application DP-441 as presented.

**Application No. DP-442
1231 1 Street SE – AR Broadview Holdings Ltd. (Lake Monster Studio)**

Staff, the applicant, and agent provided an overview of the proposal under current application. Panel members discussed the proposal. The DRP discussed the need for a range of housing types as proposed. The DRP had a positive discussion in support for the proposed building design and landscape plan noting the unique and thoughtful approach to a challenging site, commenting on the thought-out modern design.

Panel Recommendation

THAT the DRP supports application DP-442 as presented noting the high quality design of both the buildings and site.

A handwritten signature in black ink, appearing to be 'CL' followed by a long horizontal stroke.

Endorsed on behalf of Design Review Panel

APPENDIX 9

TO: Kevin Pearson, Director of Development Services
DATE: May 4, 2022
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: **AR Broadview Holdings Ltd**
SUBJECT: **DEVELOPMENT PERMIT APPLICATION No. DP-442**
LEGAL: Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916
CIVIC: **1231 – 1 Street SE**

Further to your referral dated April 11, 2022, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

SUBDIVISION APPLICATION FILE: DP-442

May 4, 2022

Page 2

9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
10. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 1 Street SE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.38m of additional road dedication is required (to be confirmed by a BCLS). Additional dedication will also be required from the subject property at the southern end of 1 Street SE to allow the road to terminate perpendicular to the southern property line.
2. 1 Street SE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, 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 hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. The maximum allowable cul-de-sac or T-Turn around length in the urban area is 160 meters. This measurement shall be measured along centerline from the centre of the first intersection having access from two alternate routes to the center of the cul-de-sac or T-Turn around. This property 160 meters limit straddles the subject property with the proposed property entrance at the limit; since this is an existing roadway, subdivision will not increase the vehicle density to exceed allowable limits, and there is ability for future connection of 1 Street SE to Shuswap Street, an emergency access will not be required at this time.
5. A Temporary T-turn around with statutory right of way in accordance with Specification Drawing No. RD-13 will be required.

Water:

1. The subject property fronts a 100mm diameter Zone 1 watermain on 1 Street SE. Upgrading this watermain to 200mm diameter across the frontage of the property is required.

SUBDIVISION APPLICATION FILE: DP-442

May 4, 2022

Page 3

2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a service of unknown size from the 200mm diameter watermain on 1 Street SE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
5. The subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). Owners/developers consulting engineer shall confirm that the upgraded dead-end main has sufficient capacity to achieve required fire flows. Otherwise, Owner/Developer responsible for any upgrades to the water system required to achieve fire flows.
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the medium density spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 100mm diameter sanitary sewer on 1 Street SE. This sanitary sewer is to be upgraded to 200 mm diameter across the frontage of the subject property. The subject property also fronts a 200mm diameter sanitary sewer main along the western property boundary that terminates approximately 40 meters south of the north property line. An additional 3m of right of way is required adjacent to the western property line for this sewer, providing a total right of way width of 6m.
2. The remainder and proposed parcel(s) are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.

SUBDIVISION APPLICATION FILE: DP-442

May 4, 2022

Page 4

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3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on in the right of way on the western property line. This service will traverse the proposed lot must be protected by easement and if necessary relocated outside of the proposed building envelope. Owner / Developer is responsible for all associated costs.
 4. The subject property is in an area with current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016). However, these concerns will be addressed subjected to completion of item 1.

Drainage:

1. The subject property fronts a 250 mm diameter storm sewer stub on 1 Street SE at the northern property boundary. Owner / Developer will be required to extend the 250 mm diameter storm sewer main for the entire length of the 1 Street SE frontage.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
5. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.



Mustafa Zakreet
Engineering Assistant



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

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TO: His Worship Mayor Harrison and Members of Council

DATE: May 16, 2022

SUBJECT: Development Variance Permit Application No. VP-552 (Servicing)
 Legal: Subdivision Plan EPP112221 of Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 3075 Except Plans 32461, KAP62839, EPP63695, EPP75660, EPP83031 and EPP105897
 Civic Address: 2371 Auto Road SE
 Owner/Applicant: Nakazawa, B.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-552 be authorized for issuance for Subdivision Plan EPP112221 of Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 3075 Except Plans 32461, KAP62839, EPP63695, EPP75660, EPP83031 and EPP105897 which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

Section 9.1 – Service Requirements – Waive the requirement to install underground Hydro/Telecom distribution.

STAFF RECOMMENDATION

THAT: Council defeat the Motion for Consideration.

PROPOSAL

The proponents submitted a Subdivision application on November 4, 2016 (Letter of Conditions issued in response on January 4, 2017) to subdivide the parcel at 2371 Auto Road SE into twenty-eight (28) parcels (Appendix 1 & 2). This application triggers the installation of infrastructure and upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163, including the placement of hydro and telecommunications infrastructure underground to the property line. As outlined in their letter of rationale (Appendix 3), the applicant has requested that Council vary the SDS Bylaw requirement for underground hydro and telecommunications distribution along Auto Road SE.

BACKGROUND

The subject parcel is located just north of Auto Road SE, within the Hillcrest neighbourhood. The subject parcel is within an existing residential area designated "Residential Medium Density" in the City's Official Community Plan (OCP), and is within the Urban Containment Boundary (Appendix 4). The parcel is zoned R-1, R-8, and R-4, through a 2018 Zoning Application, with the application to subdivide proposing 27 parcels of approximately 320 to 800 square metres in area (Appendix 5).

The requirement for Underground Hydro, Telecommunications distribution is transparently detailed within the City's Subdivision and Development Servicing Bylaw No. 4163, summarized within Table 1: Service Levels for Subdivision and Development, described in the design criteria within Section 9.0, and further detailed within the cross-section standard drawings within the bylaw. The various standards for development are summarized and detailed so that any applicant or agent considering development may inform themselves in advance of the applicable standards that would apply.

The proponents submitted a Subdivision application on November 4, 2016 for the parcel at 2371 Auto Road SE. The City's Letter of Conditions issued in response on January 4, 2017 stated that the "site to be serviced with underground electrical and telecommunications wiring." The specification drawing RD-4 cross section applicable to Auto Road SE further indicates underground electrical and telecommunications wiring (Appendix 6). Site photos are attached as Appendix 7.

COMMENTS

Engineering Department

Recommend the motion be defeated. Submissions from applicant indicate underground utilities to be installed and existing hydro poles to be removed. Full detailed comments attached as Appendix 8.

Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 13, 2022.

Planning Department

The applicant is requesting a variance to the Subdivision and Development Servicing Bylaw No. 4163. OCP policy 13.3.9 supports utilizing the Subdivision and Development Servicing Bylaw to identify works and services required at time of subdivision. The purpose behind servicing requirements is to ensure that properties under development are connected to infrastructure systems, these systems are applicably upgraded to reflect the development standards required, and to ensure that each system is consistently extended to the boundary of an adjacent property to mitigate any gaps.

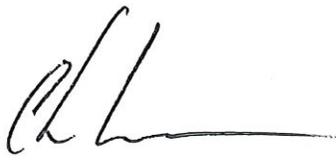
Auto Road is designated as an Arterial Road, an important corridor facilitating movement through the community. Staff note that several larger parcels along this corridor have development potential and highlight the need to consistently meet the standards required along this key roadway.

The subject parcels adjacent to Auto Road SE were rezoned to R-4, allowing for a higher level of development consisting of smaller parcels aligned with the OCP medium density land use designation. As detailed in the Engineering Comments, the City has attempted to further facilitate this development, supporting the laneway standard to be applied to access the R-4 parcels, as well as accommodating a Telus pedestal within the boulevard, rather than a costly relocation.

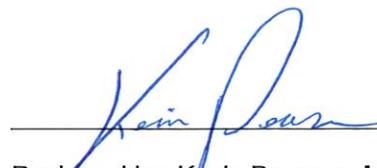
While the poles and overhead lines are unsightly, they also provide obstacles within the City's boulevard areas, particularly hampering the City's ability to provide active transportation infrastructure and also presenting a potential safety hazard in terms of vehicle traffic and potential collisions.

CONCLUSION

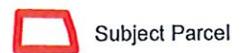
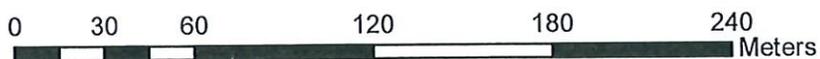
The City's requirement for underground electrical and telecommunications wiring has been clearly stated, and Auto Road is an important arterial corridor within the community. Noting the City's communication of the requirements, the need to provide expected levels of service aligned with the permitted density, while considering the development potential of the larger parcels in the area along the Auto Road corridor, staff recommend defeating the Motion.

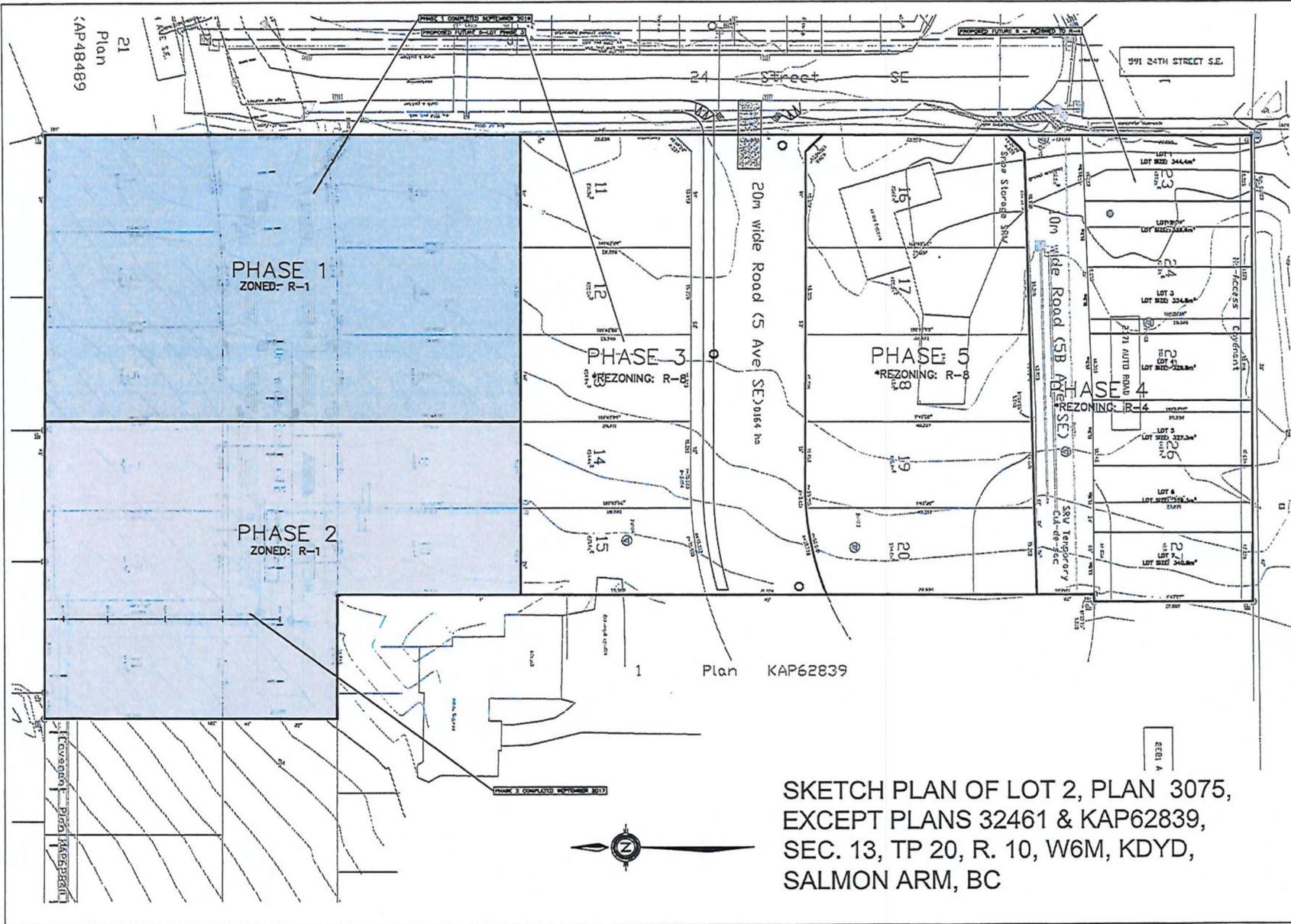


Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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





LEGEND

- EXISTING HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W BANK
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE C/W TRUNK
- POST TOP STREET LIGHT
- OUT
- SEWERY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- GATE VALVE
- SEWERY BENCH
- FORCE MAIN
- WATER MAIN
- GAS
- UNDERGROUND TELEPHONE
- FENCE
- DECOMMISSIONED/PROPOSED
- PROPOSED
- SEWERY MANHOLE
- STORM MANHOLE
- GATE VALVE
- FIRE HYDRANT
- SEWERY BENCH
- WATER MAIN
- HYDRAULIC
- RAIL/OUTLET HEADWALL
- DIG GAP
- WHEEL CHAIR RAMP
- DRIVEWAY LEADING

NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO BRIDGING.
- CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORK WITH UTILITY COMPANIES AS REQUIRED.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON AREA SUBDIVISION AND DEVELOPMENT REVIEW PLAN No. 2006.

NO.	REVISIONS	DATE	BY	APP'D
1	ISSUED FOR CONSTRUCTION			
2				

DESIGN: AGW
 DRAWN: AGW
 DATE: 9-FEB-18
 CHECKED: TRP

SCALE: HORIZ. = N.T.S.

LAWSON
 ENGINEERING & DEVELOPMENT
 ESTABLISHED 1974

NAKAZAWA
 SUBDIVISION

2371 AUTO ROAD SE
 SALMON ARM, BC

SKETCH PLAN

PROJECT No. 31-2
 SHEET 1 OF 1
 DWG. No. S-1 REV. No. 0

SKETCH PLAN OF LOT 2, PLAN 3075,
 EXCEPT PLANS 32461 & KAP62839,
 SEC. 13, TP 20, R. 10, W6M, KDYD,
 SALMON ARM, BC

Kathy Frese

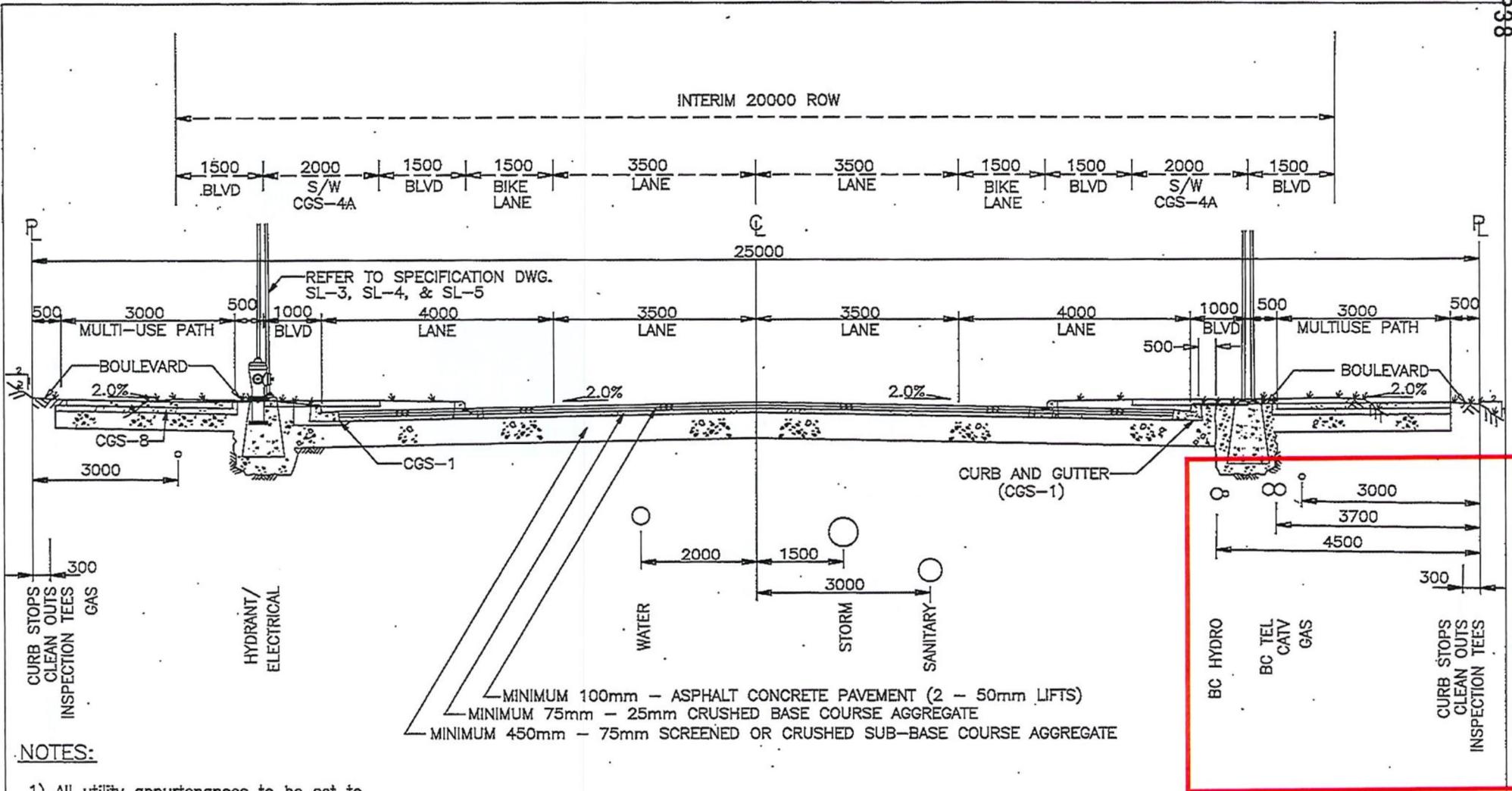
From: Bob Nakazawa [REDACTED]
Sent: March 11, 2022 11:30 AM
To: Kathy Frese
Subject: [External] variance

Dear Kathy,

I would like to apply for a variance on Tamotsu's Cherrywoode Subdivision. The Salmon Arm City Engineers approved the subdivision's design. We completed the approved final phase. Then the city came back and stated they want us to put the Telus underground instead. This is going to be a significant financial loss for the subdivision and it has slowed my ability to complete the last homes we're building. This does not appear to be a Telus or subdivision engineers mistake. This seems to be an afterthought of the city. This is not an appropriate financial burden to put on a small developer.

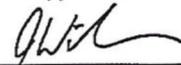
Thank You Kindly

Bob Nakazawa



NOTES:

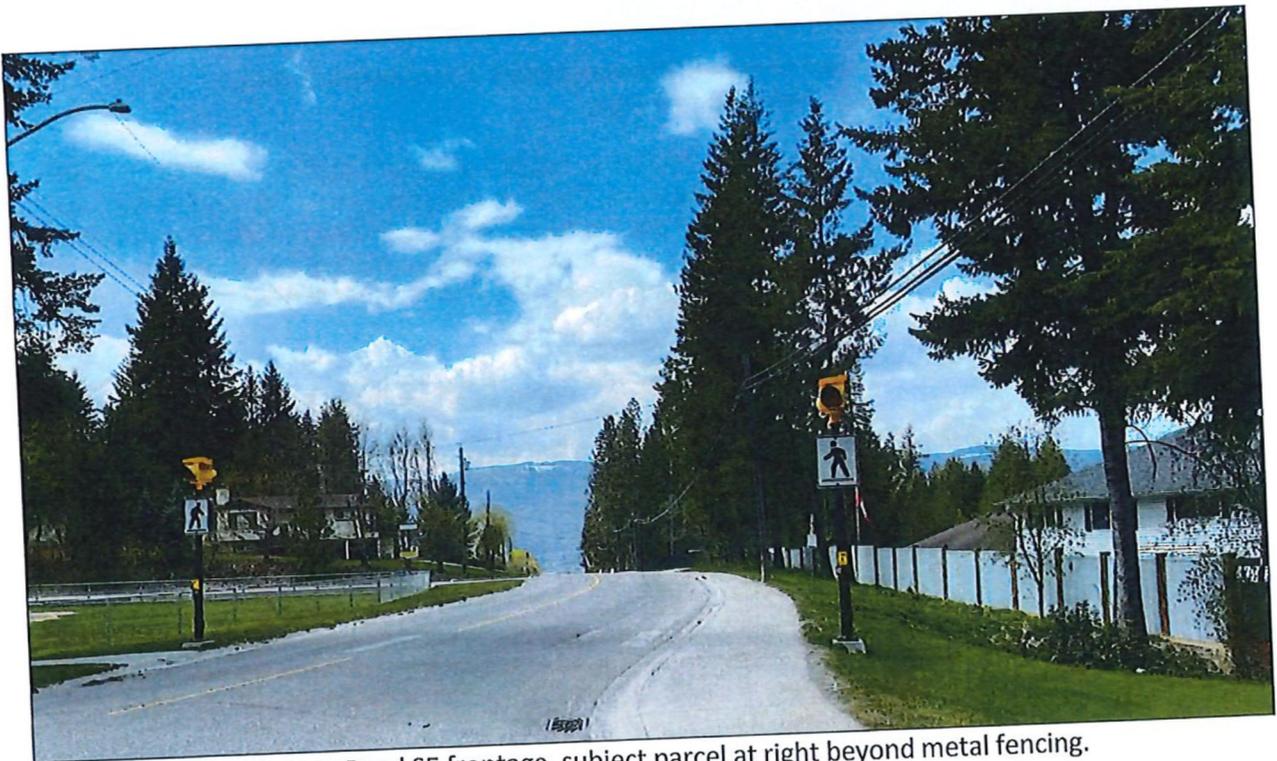
- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%).
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of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

 CITY OF SALMON ARM		25m R/W Urban Arterial Road Cross-Section	
No.	Revision	Date	Date
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016
		Approved  City Engineer	
			SPECIFICATION DRAWING No. RD-4

Adopted by Council Octo 11, 2016



View east along the Auto Road SE frontage.



View west along the Auto Road SE frontage, subject parcel at right beyond metal fencing.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: April 27, 2022
 PREPARED BY: Chris Moore, Engineering Assistant
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 552**
 APPLICANT: **B. Nakazawa**, 4680 Auto Road SE, Salmon Arm, BC, V1E 1X1
 LEGAL: Subdivision Plan EPP112221: Subdivision Plan of Lot 2, Section 13
 Township 20, Range 10, W6M, KDYD, Plan 3075 Except Plans 32461,
 KAP62839, EPP63695, EPP75660, EPP83031 and EPP105897
 CIVIC: **Auto Road SE** (Parent Property was 2371 Auto Road SE)

Further to the request for variance dated March 24; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variance:

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4163 (SDSB):

Waive the requirement to provide Underground Telecommunications Lines along the Auto Road SE frontage.

It is a Service Level requirement of the SDSB to install / relocate overhead Hydro and Telus Distribution lines underground, as specified in Table 1: Service Levels for Subdivision and Development. This is also a requirement of the Approved Road Cross Section drawings provided in the SDSB. In this instance Auto Road is the subject property's southern boundary and is an Arterial Road, Hydro and Telus must therefore be installed in accordance with the RD-4 Cross Section (appendix 1).

Background:

This 27 lot subdivision was split over 5 phases, the last phase was rezoned to R4, allowing two additional lots to be serviced from a laneway on the north frontage of the lots. The south frontage is onto Auto Road, this being an Arterial Road, no direct access was allow to the south. The owner was required to upgrade the north side of Auto Road to the RD-4 standard as a requirement of the SDSB and the PLA.

Detailed Engineering drawings (appendix 2) were approved by the City Engineer on April 4, 2020. The Approved Drawings clearly state "Underground Utilities to be installed as per final utility design, located in 2.5m right of way for private utilities as per final design by utility companies". Existing utility poles are annotated "Existing Hydro Pole to be removed (by others)". Finally, the RD-4 Cross Section is shown on this drawing with the underground utilities shown in their approved locations. The approved drawings also form part of the Servicing Agreement, signed by the owner, dated 28 April, 2020.

On June 24, 2021 a final inspection was carried out with the contractor, the owners Engineer and the City present. It was not until this meeting that it was noted by Chris Moore, Engineering Assistant that the overhead utility lines were still mounted on the utility poles and when questioned, Al Waters from Lawson Engineering said that "this was approved by the City". Subsequently he referred to the Telus design for the final phase of the subdivision (appendix 3) stating that this was the approval. However, these Telus drawings only relate to the onsite works and no reference is made to the overhead lines on Auto Road. Furthermore, no request was ever made from Telus or Lawson Engineering to keep the overhead utilities until it was spotted at the final inspection.

The owner claims that undergrounding the utilities was "an afterthought of the City", this is strongly refuted as at every stage of this subdivision this was clearly laid out as a requirement.

Consequences of keeping the overhead utilities:

1. Unsightly overhead lines will remain for the short / medium term (appendix 4). Long term the City will bear the cost of putting these utilities underground when the road is widened to the full 25m – four lane Arterial Road standard.
2. Allowing the overhead lines to stay will set a precedence for the owner of the adjacent property to the west that their lines can stay overhead too. Together these lots extend for over 200m of frontage.

Financial Considerations:

Lawson Engineering indicated that the cost to underground the overhead lines was approximately \$75,000; however no confirmation from Telus of this sum has yet been received. Ultimately, this cost will be borne by taxpayers if the overhead lines have to be moved in the future.

The City approved rezoning to R4 which allowed two additional lots to be created. Additionally, the City allowed these last seven lots to be serviced by a laneway instead of a full road construction, representing considerable saving to the developer.

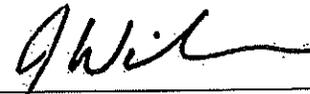
The City's Engineer Department have already been very accommodating with allowing changes to our cross section to accommodate an existing Telus pedestal that was located in the same location for the proposed sidewalk. The estimated cost for relocating this pedestal was \$50-\$120,000 and the developer was permitted to relocate the sidewalk to save this unexpected cost (appendix 5).

Recommendation:

The Engineering Department recommends that request to Waive the requirement to provide Underground Telecommunications Lines along the Auto Road SE frontage be denied. The developer was made aware of this requirement of subdivision from commencement and the City's position on this has always been consistent. Should this variance be approved, this will eventually require that the City uses tax payers' funds to relocate these overhead lines when Auto Road is widened in the future.

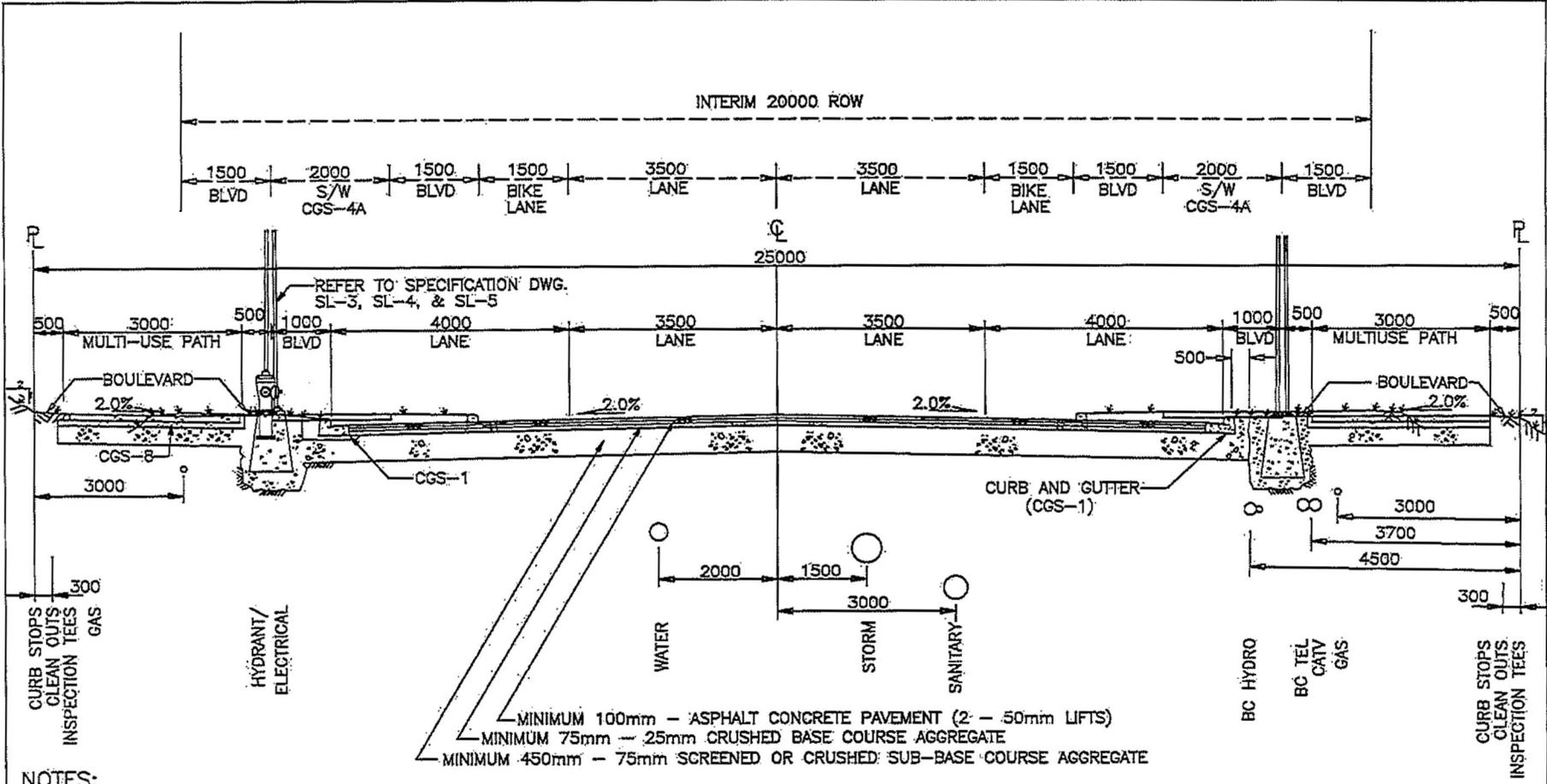


Chris Moore
Engineering Assistant



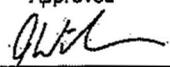
Jenn Wilson P.Eng., LEED @ AP
City Engineer

Appendix 1



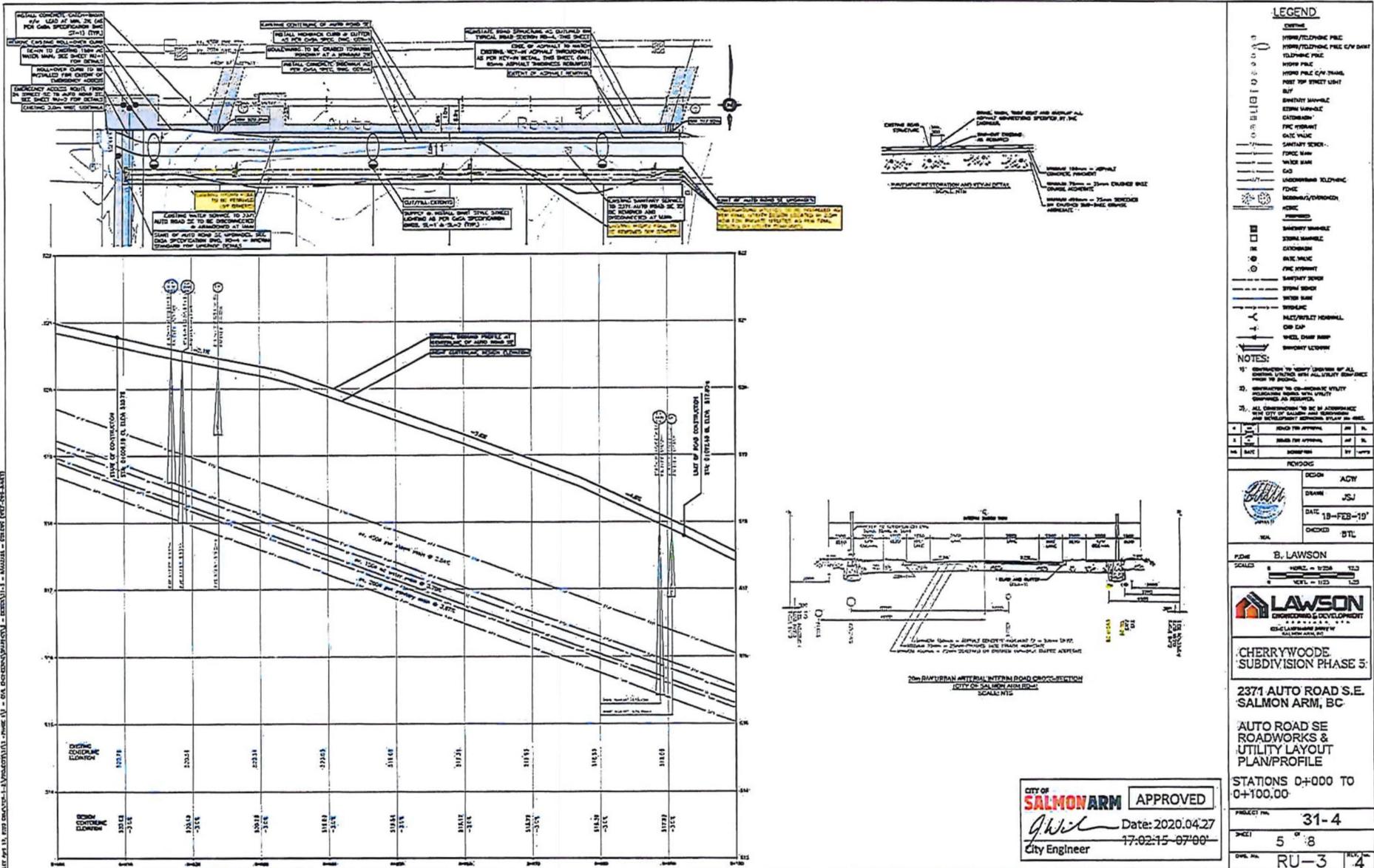
NOTES:

- 1) All utility appurtenances to be set to designed boulevard grade.
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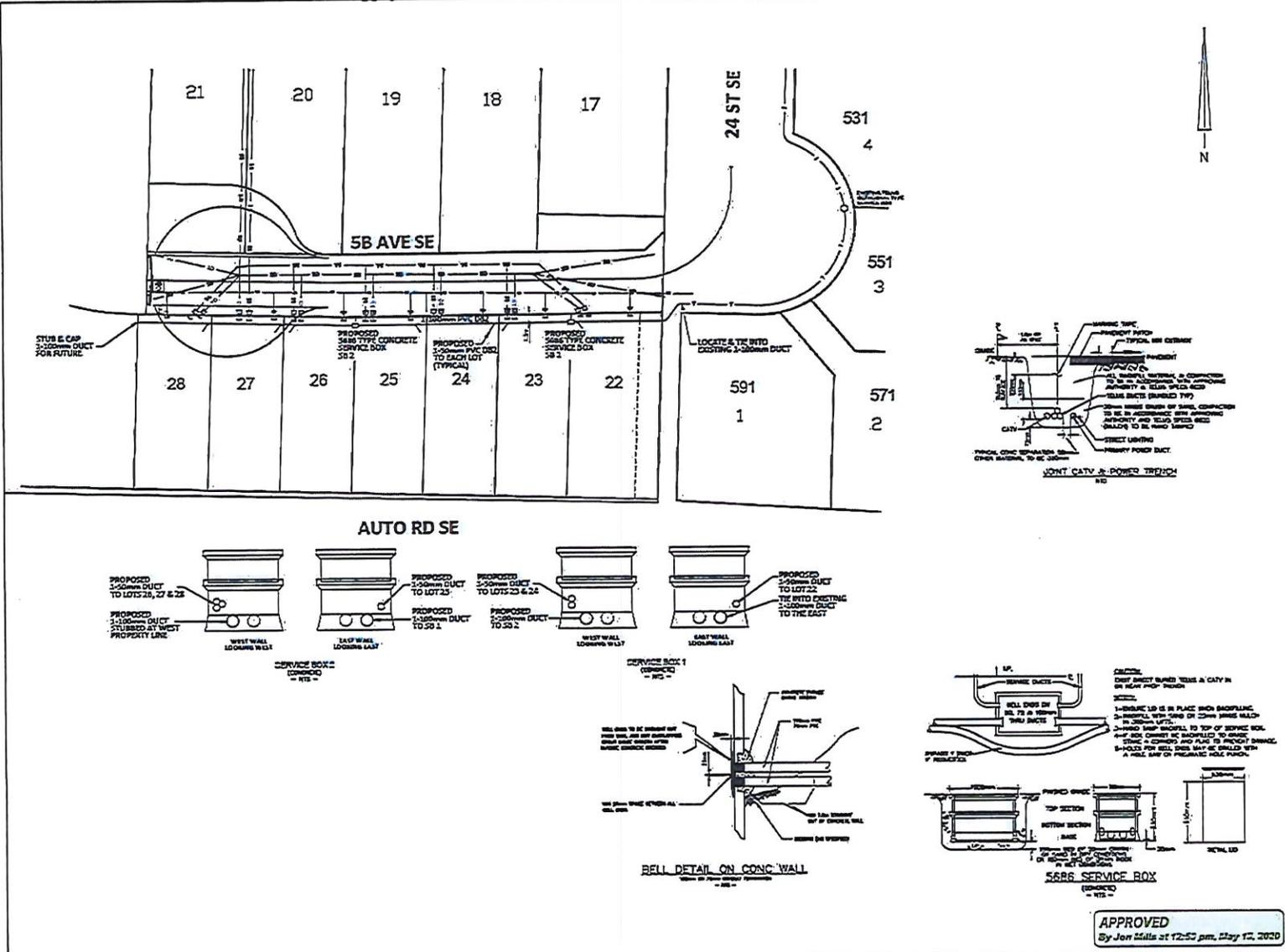
 CITY OF SALMON ARM		25m R/W Urban Arterial Road Cross-Section		
No.	Revision	Date	Date	Approved
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016	 City Engineer
				SPECIFICATION DRAWING No. RD-4

Adopted by Council October 11, 2016.

Appendix 2



Appendix 3



- DEVELOPER'S NOTES:**
1. CONTRACTOR TO VERIFY EXISTING UTILITY DEPT. RECORDS FOR ALL UTILITIES TO BE INSTALLED.
 2. CONTRACTOR TO VERIFY EXISTING UTILITY DEPT. RECORDS FOR ALL UTILITIES TO BE INSTALLED.
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 28. CONTRACTOR TO VERIFY EXISTING UTILITY DEPT. RECORDS FOR ALL UTILITIES TO BE INSTALLED.
- UTILITY LEGEND**
- 1. WATER MAIN
 - 2. SANITARY MAIN
 - 3. GAS MAIN
 - 4. ELECTRIC MAIN
 - 5. FIBER OPTIC
 - 6. TELEPHONE
 - 7. CABLE TV
 - 8. STREET LIGHTING
 - 9. FIRE ALARM
 - 10. DIRECT LIGHTING
 - 11. FLOOR HEATING
 - 12. CITY UTILITY
 - 13. STREET LIGHTING
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 - 98. FLOOR HEATING
 - 99. CITY UTILITY
 - 100. STREET LIGHTING

APPROVED
By Jon Mills at 12:57 pm, May 12, 2020

CONSTRUCTION NOTES

BC ONE CALL
CALL OR CHECK BEFORE YOU DIG
1-800-474-6888
OR VISIT WWW.BCONECALL.CA
LOCATE BEFORE YOU DIG
888-888-8888
888-888-8888

CALL AT LEAST TWO FULL BUSINESS DAYS BEFORE YOU PLAN TO DIG

PERMIT	DESIGNER'S NAME
SUBMITTED DATE	APR 2020-2020
ISSUED DATE	JAN 2020
RE-USE DATE	APR 2020/2020
APPROVAL	APPROVED
DATE	
ALL CONSTRUCTION DATED	
CONTRACTOR	

PROPOSED CONDUIT CONSTRUCTION FOR
7 LOT 24/25 2375 AUTO RD SE
CITY OF SALTMON ARIZ

2775638U
SHEET # 1

TELUS

A1

Appendix 4



Appendix 5

From: Al Waters <al@lawsondevelopments.com>
Sent: October-05-20 1:26 PM
To: Chris Moore <cmoore@salmonarm.ca>
Cc: Blake Lawson <blake@lawsondevelopments.com>
Subject: FW: Nakazawa Subdivision

Hi again Chris,

Thanks for getting back to me so quickly.

I have attached here a quick sketch of the proposed sidewalk alignment with dimensions off the new gutter-line on Auto Road.

We can tweak the actual transition from existing non-separated sidewalk to the proposed separated sidewalk and make it a little more subtle, as desired.

Just to reiterate what has come out of my conversations with Telus to date:

- Options: (1) to move the pedestal to another location along frontage = +/- \$120k
(2) shift pedestal back 2.5m to allow for urban arterial road standard – interim – sidewalk alignment = +/- \$50k
- timeframe for any relocation would be > 6 months out.
 - Telus would prefer to leave as is, where is
 - existing vault is sidewalk rated

Let me know if you need anything else from us on this one,

Talk soon,

Alistair Waters, AScT, CCA
Project Manager
O: (250) 832-3220
C: (250) 253-1331
E: al@lawsondevelopments.com
W: www.lawsondevelopments.com

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: May 20, 2022

SUBJECT: Development Variance Permit Application No. VP-555 (Swimming Pool Setback)
 Legal: Lot 1, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP53097
 Civic Address: 4440 20 Street NE
 Owner/Applicant: James & Crystal Piggott

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-555 be authorized for issuance for Lot 1, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP53097 which will vary Zoning Bylaw No. 2303 as follows:

(i) Section 4.15.1 Front parcel line setback reduction from 6.0m to 4.0m for the construction of a swimming pool and;

(ii) Section 4.12.1(b) Fence height increase for a fence located in the front yard of a Residential property from 1.2m (3.9ft) to 1.5m (5.0ft).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The applicant is proposing to vary the front yard setback for a swimming pool, reducing the setback from 6.0m to 4.0m and increasing the height for a fence in the front yard from 1.2m to 1.5m.

BACKGROUND

Located in the Upper Lakeshore area the subject property is approximately .0175ha (0.43ac) in area. In 2021 a single-family dwelling was constructed on the subject property (Appendices 1 and 2). The single family dwelling is of similar form and character as the neighbouring units within the same development (Green Emerald Subdivision). The property is designated Residential Low Density in the Official Community Plan (OCP) and is zoned R7 – Large Lot Single-Family Residential Zone (Appendices 3 and 4) within Zoning Bylaw No. 2303.

Adjacent land uses include the following:

North: R7 (Large Lot Single-Family Residential Zone)
 South: R8 (Residential Suite Zone)
 East: R7 (Large Lot Single-Family Residential Zone)
 West: R9 (Estate Residential Zone)

The applicant is proposing to construct a 26.7m² (288 ft²) swimming pool, surrounded by a 1.5m fence (Appendix 5). As noted in the letter of rationale provided by the applicant (Appendix 6) the lot slopes

toward the road. Site photos are included as Appendix 7 and show the general location of the proposed development.

COMMENTS

Engineering Department

The Engineering Department notes that there is an onsite storm drainage system that runs along the north parcel line. A 3m Statutory Right of Way protects the area from development and the applicant is aware that no construction (pool, decking, fences, etc.) can obstruct the area.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

Development Variance Permits are considered on a case-by-case basis and in doing so a number of factors are taken into consideration when reviewing a request. These factors include site-specific conditions such as lot topography, lot configuration, negative impact to general form and character of the surrounding neighbourhood and negative impact(s) on adjacent properties.

Due to topography, amenity space in the rear and front yards are limited. The topography of the subject property could be characterized as a terraced slope with a steep decline from the rear parcel line to the back of the house, a plateau area used for the house site and a third terrace to 20 Avenue NE. The height of the front yard from the adjacent roadway (20 Street NE) situates the proposed pool and fence above the road and would be 'stepped back' from the street (see Site Photo 1, Appendix 7). Amenity space in the rear yard is encumbered by a steep embankment that results in most of the rear yard being unusable.

The lot configuration is a challenge to site development because access runs from south property line with the parking areas toward the rear of the property and a 3m onsite storm drainage corridor runs along north parcel line.

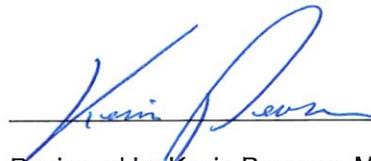
The size of the single family dwelling, driveway and the house location on the subject property are consistent with the design of other houses constructed in the same development. The construction of the pool and fence would not be a departure from the general form and character of the development.

The applicant could reorient the pool to be conforming to the bylaw; however, that would result in limited greenspace on the site. The applicant has stated that they would like to retain some usable green area in the front yard for amenity space. Should Council not support the variance requests the applicant would have to reorient the pool and reduce the fence height to those limits of the Zoning Bylaw or not proceed with the development.

Given no concerns with safety, City infrastructure or perceived negative impacts to neighbouring lots by staff, there are no concerns with the variance requests and support the issuance of the Development Variance Permit.

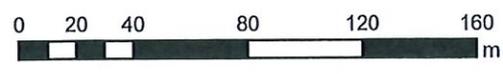
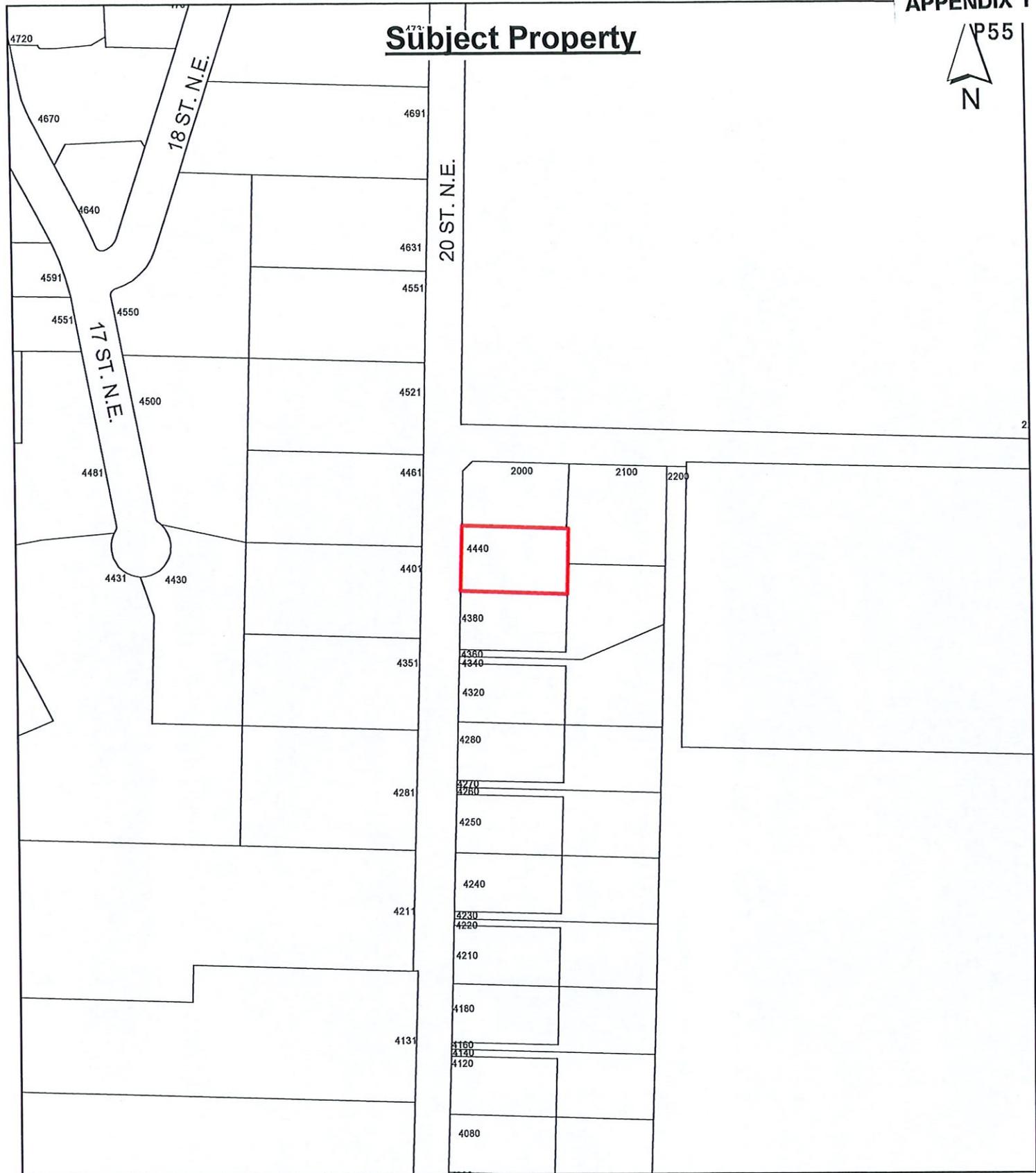


Prepared by Melinda Smyrl, MCIP, RPP
Planner III



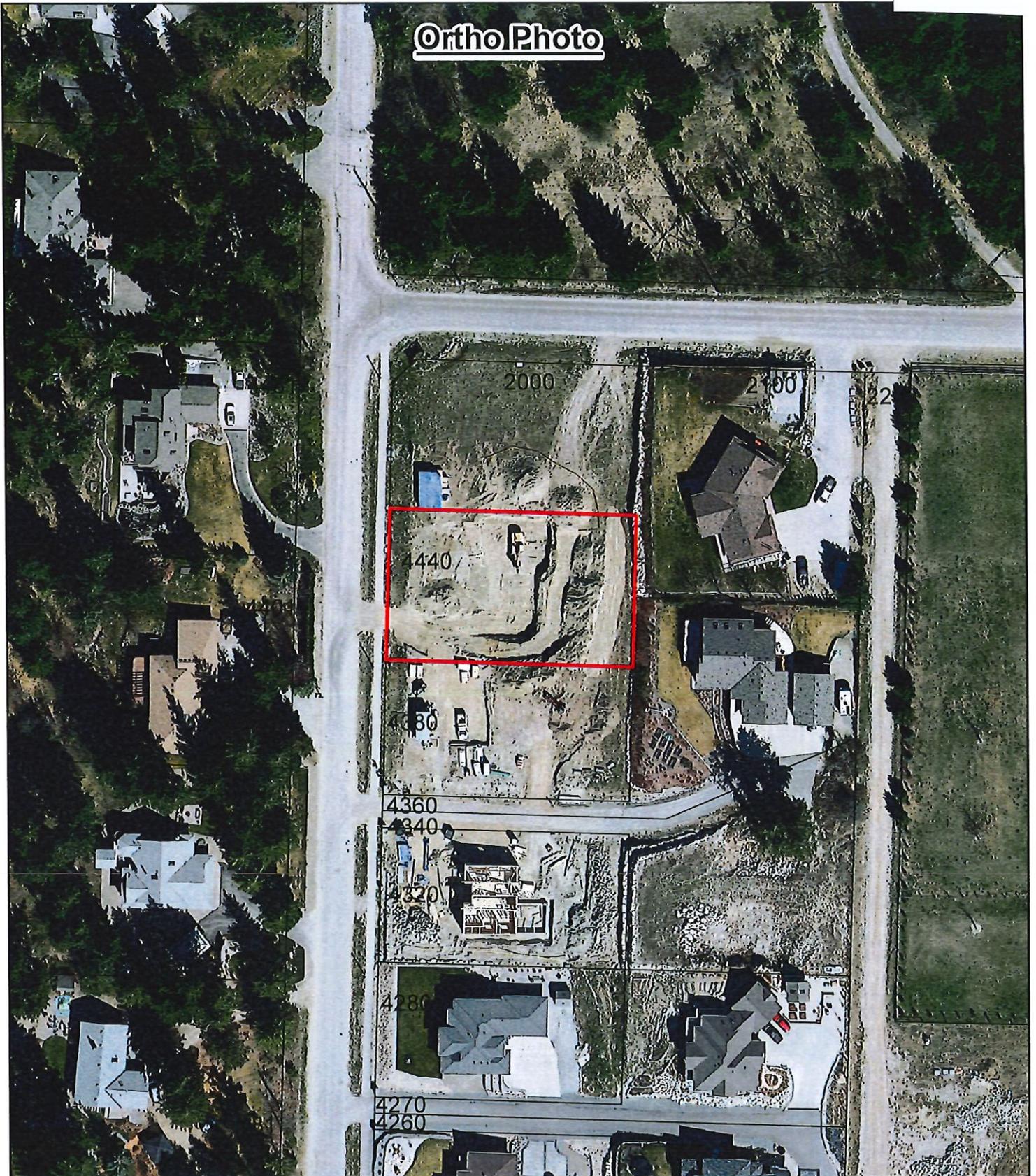
Reviewed by Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Property



-  Subject Property
-  Parcels

Ortho Photo



Ortho Photo Date: 2021

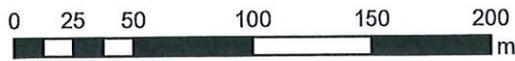
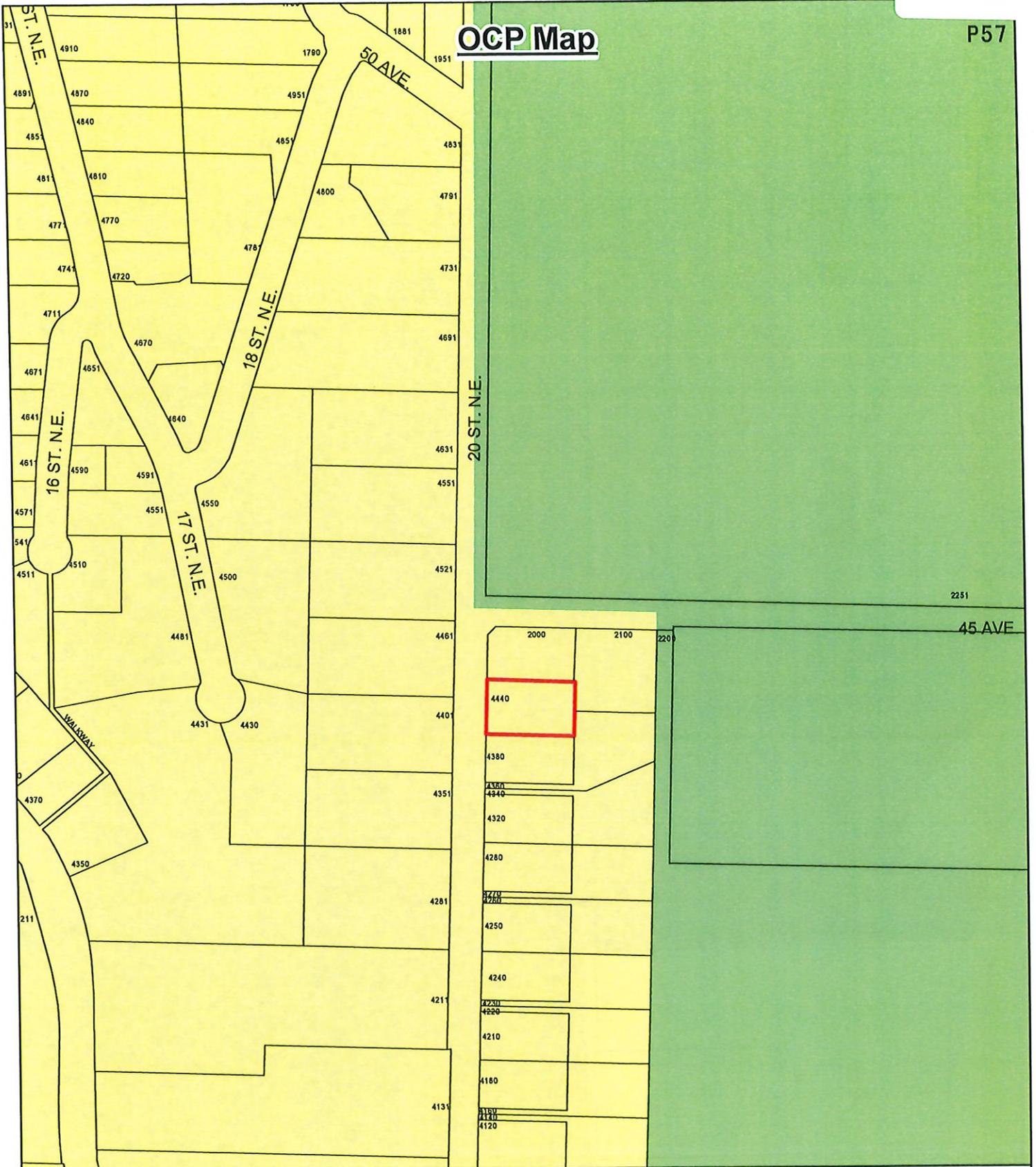


Subject Property



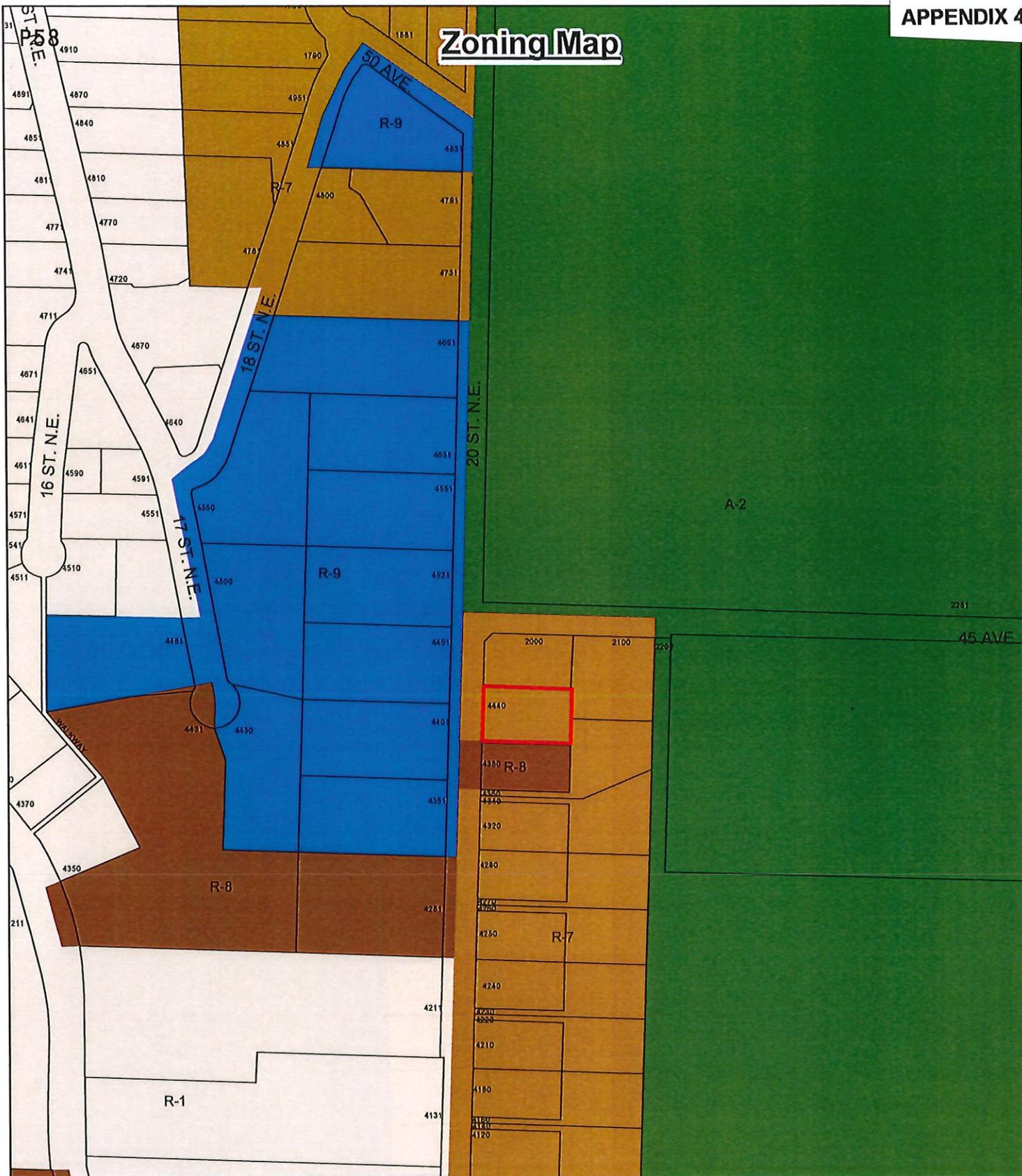
Parcels

OCP Map



- Subject Property
- Strata Lots
- Parcels
- Acreage Reserve
- Residential - Low Density

Zoning Map



- | | | | | | |
|--|------------------|---|-----|---|-----|
|  | Subject Property |  | A-2 |  | R-8 |
|  | Strata Lots |  | R-1 |  | R-9 |
|  | Parcels |  | R-7 | | |



BRITISH COLUMBIA AND CANADA LANDS
 Box 362, Salmon Arm, B.C. V1E 4N5
 250-832-8701 | office@brownejohnson.com

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Piggott, Jim & Crystal
 4440 20 Street NE
 Salmon Arm, BC V1E 2G9

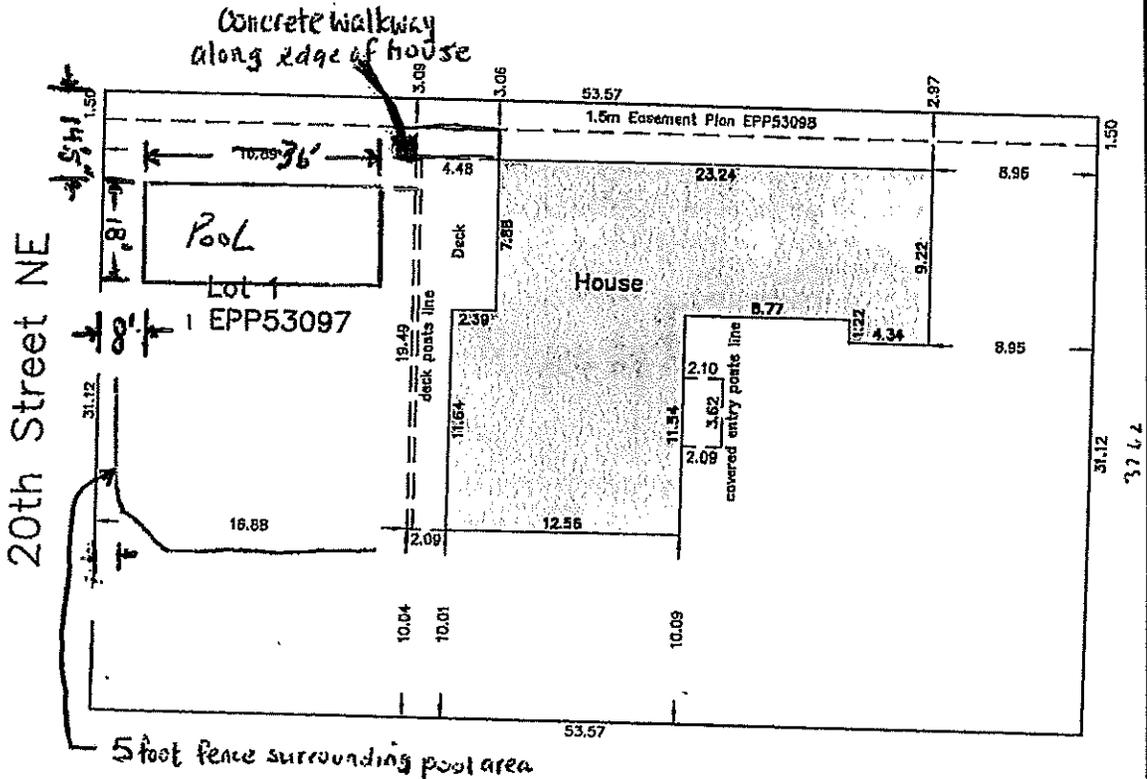
Re: Lot 1, Sec 25, Tp 20, Rge 10,
 W6M, KDYD, Plan EPP53097

Parcel Identifier (PID): 029-667-841
 Civic Address: 4440 20 Street NE, Salmon Arm

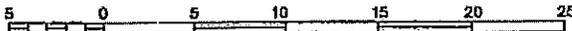
List of documents registered on title which may affect the location of improvements:

Legal Notations
 Local Government Act Permit: CA4527353

Charges
 Covenant: LB96894, LB96895, CA2918647, CA2918649, CA3268058, CA3268062, CA4681519, CA4681555
 Easement: CA4681495
 Statutory Right of Way: CA4827629, CA4977422, CA4977423



Scale 1:250



All distances are in metres.
 Dimensions derived from Plan EPP53097

Offsets from property line to building are measured from the siding.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property boundaries.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 8th day of October, 2021.

Joseph Johnson
 G5W5CT
 Digitally signed by Joseph Johnson G5W5CT
 Date: 2021.10.14 16:32:37-0700'

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THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED.

BCLS

Our File: 617-21

Fb: 617-21.raw

P60

To whom it may concern:

Letter of Rationale for Pool variance request for James at Crystal Piggott, 4440 20th St NE, Salmon Arm, BC.

We are requesting a variance for our in-ground pool location in order to maximize our greenspace beside the pool for a garden and grass area.

We have children that love to play in the grass and without the pool variance, we would have a very limited amount of yard for play and garden area. We do not have a usable backyard due to the sloped lot so the front yard (beside pool) would be the only usable space.

We are also requesting a variance for a 5 foot wood fence to be erected 2 meters from front property line as per the pool safety recommendations.

Thank you for your consideration.

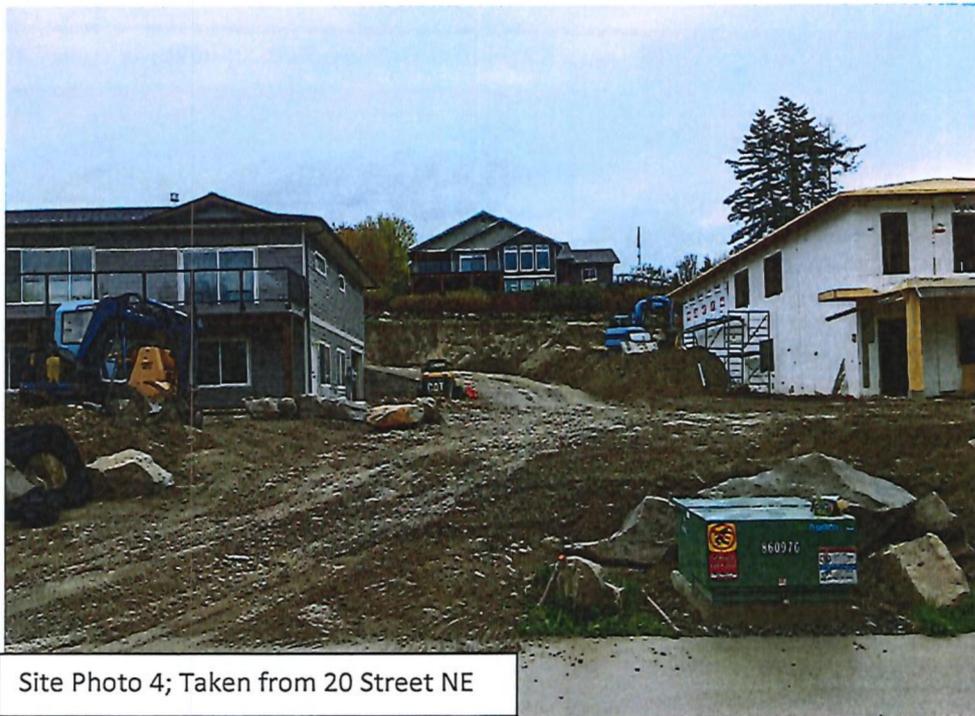


James & Crystal Piggott





Site Photo 3: Taken from 45 Avenue NE



Site Photo 4; Taken from 20 Street NE



To: His Worship Mayor Harrison and Members of Council

Date: May 24, 2022

Subject: Zoning Bylaw Amendment Application No. 1241

Legal: Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114
Civic Address: 961 17 Street SE
Owner/Applicant: D. & K. McCann

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 23, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP79114 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) to permit future development of a secondary suite.

BACKGROUND

The subject property is located on 17 Street SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

- North: single family dwelling and vacant lot Zoned R8 and R1
South: single family dwelling and vacant lot Zoned R1
East: single family dwelling Zoned R1
West: single family dwelling Zoned R1

The subject property is 680.0 m² in area. A two-storey single family dwelling with a secondary suite is being proposed. The proposed basement suite is approximately 63.7 m² (686 ft²). The plans show that the entrance to the proposed suite will be on the northern side of the building. Drawings provided in support of the rezoning application are attached in Appendix 5. Parking is to be provided onsite within the proposed double garage and on the driveway.

To date, there are currently seven (7) other properties on 17 Street SE that have also been rezoned from R1 to R8, including the adjacent property directly to the north (821 17 Street SE). Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTSBuilding Department

New construction. BCBC applies. No concerns.

Fire Department

No Fire Department concerns.

FortisBC

FortisBC has no issues with this proposal.

Engineering Department

No Engineering Concerns.

Public Consultation

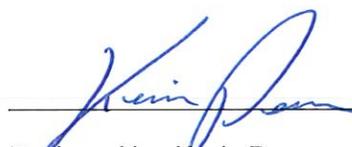
Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the statutory public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels < 0.4 ha do not require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement. The secondary suite is supported by OCP policy, and the proposed layout of the unit is compliant with zoning requirements. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



Prepared by: Evan Chorlton
Planner I



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

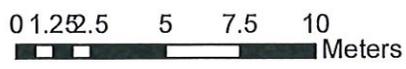
P66

1041

961

941

S.E.



-  Subject Property
-  Parcels

4 AVE. S.E.

4 AVE. S.E.

7 AVE. S.E.

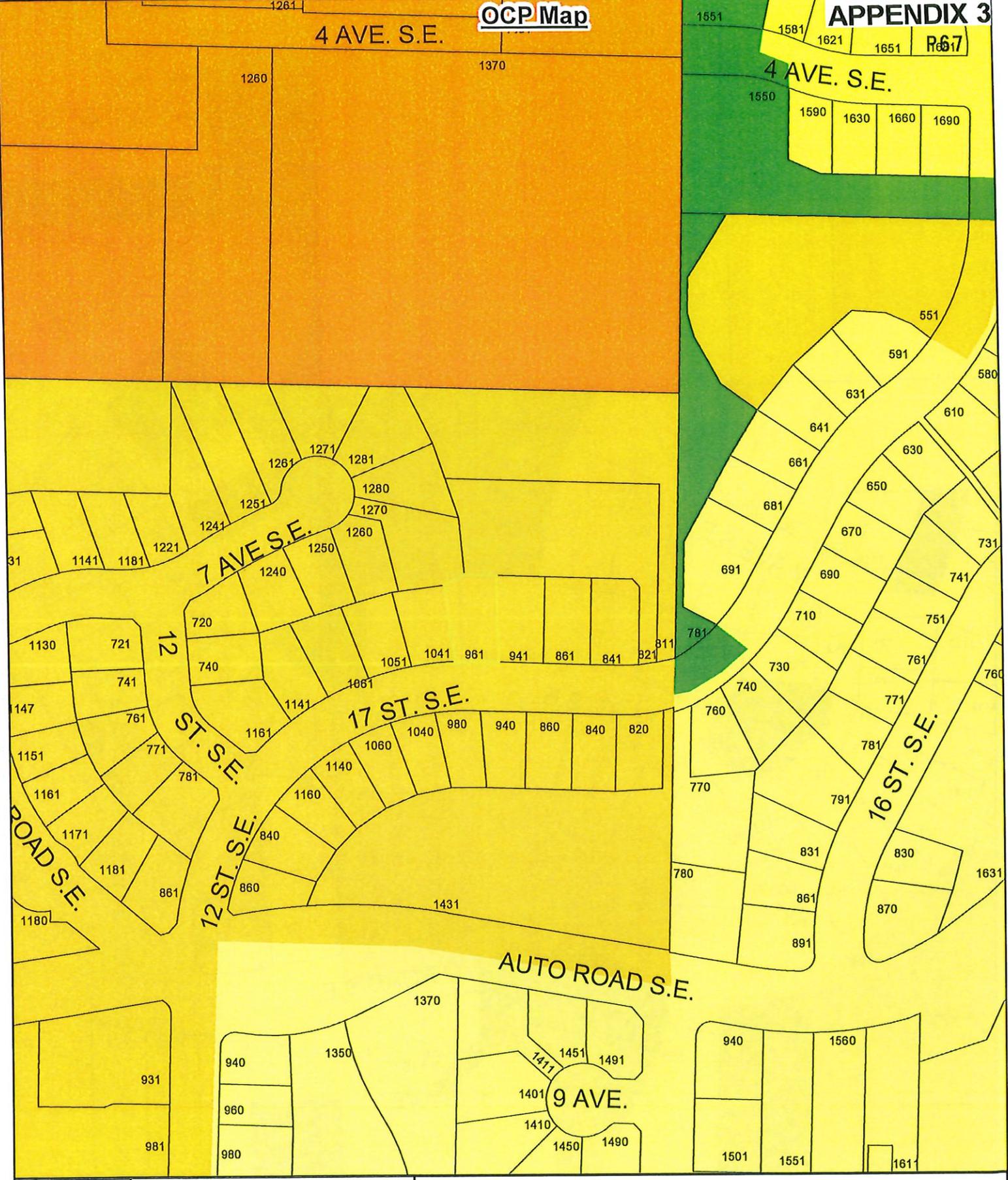
17 ST. S.E.

12 ST. S.E.

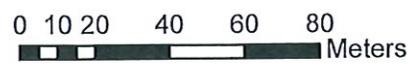
AUTO ROAD S.E.

9 AVE.

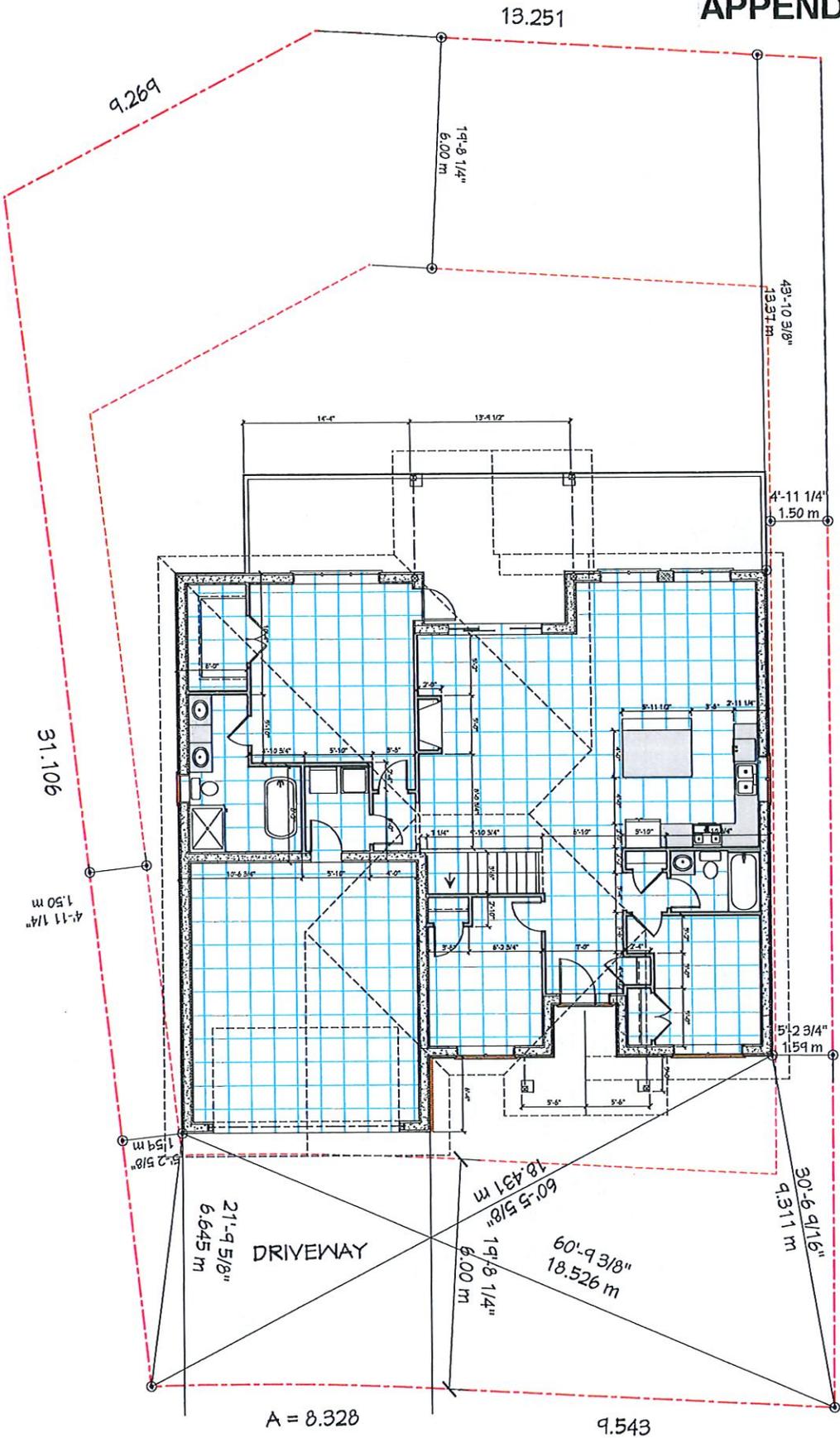
16 ST. S.E.



- Subject Property
- Parcels
- Neighbourhood Park
- Park
- Residential - Medium Density
- Residential - High Density
- Residential - Low Density



APPENDIX 5



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Project # A1491

DATE:	19/06/2021
SCALE:	1:100
DESIGN BY:	EXCITING HOME PLANS
CHECKED BY:	EXCITING HOME PLANS
DATE:	19/06/2021

Client:
Mr. & Mrs.

Exciting Home Plans
Project # A1491

ORCHARD VALLEY HOMES

NO.	DATE	DESCRIPTION

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ISSUED FOR CONSTRUCTION - 19/06/2021
PROJECT # A1491 - ORCHARD VALLEY

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The Northridge III

Stock Plan #: E1350-11 (Revised)



EXCITING HOME PLANS
Project # A1491

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR THEIR BUILDER AGENT TO CHECK ALL LOCAL BYLAW AND CODE REQUIREMENTS, SITE AND SOIL CONDITIONS AND ENSURE THEY ARE MET.
- ALL LOCAL BYLAW AND CODE REQUIREMENTS MUST BE MET, AND ANY SPECIFICATIONS NOTED IN THESE DRAWINGS MUST BE ALTERED BY THE CLIENT AND/OR HIS AGENT BUILDER TO MEET THOSE CODES IF AND WHEN NECESSARY.
- IF SOIL CONDITIONS WARRANT, CONCRETE FOUNDATION AND FOOTING SIZING AND SPECIFICATIONS MUST BE CALCULATED BY A LOCAL ENGINEER OR ENGINEERS REGISTERED IN THAT DISCIPLINE.
- CONCRETE FOOTING DEPTHS AND SIZES MUST MEET LOCAL CLIMATE, CODE AND LOCAL BYLAW REQUIREMENTS.
- CONCRETE TYPE MUST MEET SOIL CONDITIONS AND ALL LOCAL BYLAW AND CODE REQUIREMENTS PERTAINING TO FOUNDATION MATERIALS MUST BE MET.

PROFESSIONALS AND ENGINEERS REQUIRED TO COMPLETE THESE TASKS MAY OR MAY NOT INCLUDE:
 - STRUCTURAL ENGINEER FOR FOUNDATION DESIGN AND SPECIFICATIONS,
 - GEOTECHNICAL ENGINEER FOR SOIL TESTING AND SPECIFICATIONS,
 - LOCAL ARCHITECT REGISTERED TO DO RESIDENTIAL CALCULATIONS.

EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THESE CONSTRUCTION DRAWINGS ARE FREE OF ERRORS.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE CONTRACTORS AGENTS TO CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS SIZES AND DEFINITIONS LISTED ON THESE DRAWINGS. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND APPLYING PROPER BUILDING PRACTICES.
 THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN ANY FORM BY ANY PARTY WHATSOEVER.
 THERE ARE NO PRODUCT ENDORSEMENTS IMPLIED FOR ANY OF THE MATERIALS LISTED ON THESE DRAWINGS.
 PROPER INSTALLATION OF CONSTRUCTION ASSEMBLIES INCLUDING NAILING, GLUING, CALULING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER SMALL ITEMS AND DETAILS ARE NOT NECESSARILY IDENTIFIED OR NOTED ON THE PLANS. THE DESIGNER HAS NO CONTROL OR RESPONSIBILITY OVER THESE ITEMS.

GENERAL SITE NOTES:

ALL PERSONS ON SITE MUST WEAR HARD HATS AND PROPER FOOTWEAR.
 BUILDER MUST TAKE CARE THAT ALL WALLS IN CONSTRUCTION ARE BRACED PROPERLY.
 BUILDER MUST TAKE CARE TO PLACE TEMPORARY RAILINGS AROUND OPENINGS IN FLOORS AND CEILINGS.
 BUILDER MUST TAKE CARE THAT SITE IS PROPERLY BLOCKED OFF AND MARKED "CONSTRUCTION SITE"

CONCRETE NOTES:

UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR FLATWORK, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATION WALLS & 15MPa FOR ALL OTHER APPLICATIONS.

FOOTING NOTES:

20MPa CONC. STRIP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL CAPABLE OF BEARING 3000 PSF LOAD.
 BOTTOM OF FOOTINGS TO BE AT OR BELOW FROST LINE DESIGNATED BY LOCAL BYLAWS OR CODE.
 STEPPED FOOTINGS TO BE PROVIDED (WHERE REQUIRED BY GRAB) TO BE STEPPED MAX. 24" RISE AND MIN. 24" HORIZONTAL, UNLESS OTHERWISE SPECIFIED.
 4" PERFORATED PLASTIC FOUNDATION DRAIN PIPE (TIED INTO SUMP WHERE REQ'D) - COVERED WITH 6" CLEAR STONE & FILTER CLOTH, IN LINE WITH BTM IF FTGS. AT PERIMETER OF BLDG.
 MIN. 1/4" PARING (EXTERIOR) TO 12" BELOW GRADE.

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:
 ** - MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHOWN, AND/OR NOTED ** MAY OR MAY NOT BE REQUIRED BY LOCAL CODE, BUT ARE CONSIDERED GOOD BUILDING PRACTICE. BUILDING CONTRACTOR IS RESPONSIBLE TO CONSULT BOTH THE LOCAL CODE REQUIREMENTS, AND THE HOME OWNER REGARDING PLACEMENT OF THESE MATERIALS OR ASSEMBLIES.

GENERAL CONSTRUCTION NOTES

BEAM AND STRUCTURAL DESIGN NOTES:

(F) NOTE ON BEAMS DESIGNATES FLUSH, MEANING EITHER THE TOP OR BOTTOM OF THE BEAM TO NOT PROTRUDE PAST FINISHED PLANE.
 (D) NOTE ON BEAMS INDICATES A DROPPED, MEANING THE BEAM IS PLACED UNDER THE SUPPORTED STRUCTURE.
 (SEMI-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

STRUCTURAL POST NOTES:

(LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (4X4, 6X6, 4X6).

LUMBER NOTES:

ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE

WINDOW & DOOR NOTES:

ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (S040 INDICATES 5'-0" x 4'-0")
 CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING.
 ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON MANUFACTURER.
 ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
 TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.
 ALL WINDOWS TO MEET ENERGY RATING OF 17ER FOR OPERATING WINDOWS & 27ER FOR FIXED WINDOWS PER CAN/CSA-A440-2.
 EXTERIOR DOORS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

ENGINEERED WOOD PRODUCTS NOTES:

ENGINEERED WOOD SUPPLIER/TRUSS MFR. TO PROVIDE ENGINEERED DRAWINGS, SEALED BY A P.ENG. LICENSED TO PRACTICE IN THIS HOMEPLANS BUILDING LOCATION. FOR THE BUILDING INSPECTOR TO REVIEW ON SITE.

FLOOR JOIST SYSTEM NOTES:

ENGINEERED JOISTS (TJI) FLOOR SYSTEMS ARE ASSUMED ON THESE DRAWINGS. JOIST SPANS AND JOIST DEPTHS MAY VARY DEPENDING ON THE MANUFACTURER. IF DIMENSIONAL LUMBER JOISTS ARE USED, CALCULATIONS MUST MEET LOCAL CODES FOR LOAD BEARING, SIZE AND SPACING.
 CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

ROOF DESIGN & CONSTRUCTION NOTES:

NOTES TO ROOF MANUFACTURERS
 - ROOF DESIGNER TO CONSIDER DIMENSIONAL LUMBER FOR BEAMS NOTED "ENG. BEAM" AND SUBSTITUTE WHERE STRUCTURALLY POSSIBLE BY CODE.
 - TRUSS HEELS IN ALL APPLICATIONS MUST HAVE A MINIMUM 8" HEEL FOR INSULATION PURPOSES.
 - CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.
 - CONTRACTOR IS TO ENSURE G.L. FLASHINGS ARE PLACED IN ALL ROOF VALLEYS FOR PROPER RUNOFF.
 - CONTRACTOR IS TO ENSURE THAT G.L. STEP FLASHINGS ARE PLACED WHEREVER WALLS AND CHIMNEYS MEET ROOF SURFACES, AND THAT STEP FLASHINGS ARE PLACED FOR PROPER RUNOFF.

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Project # A1491

Lot 23 Plan
Subdivision

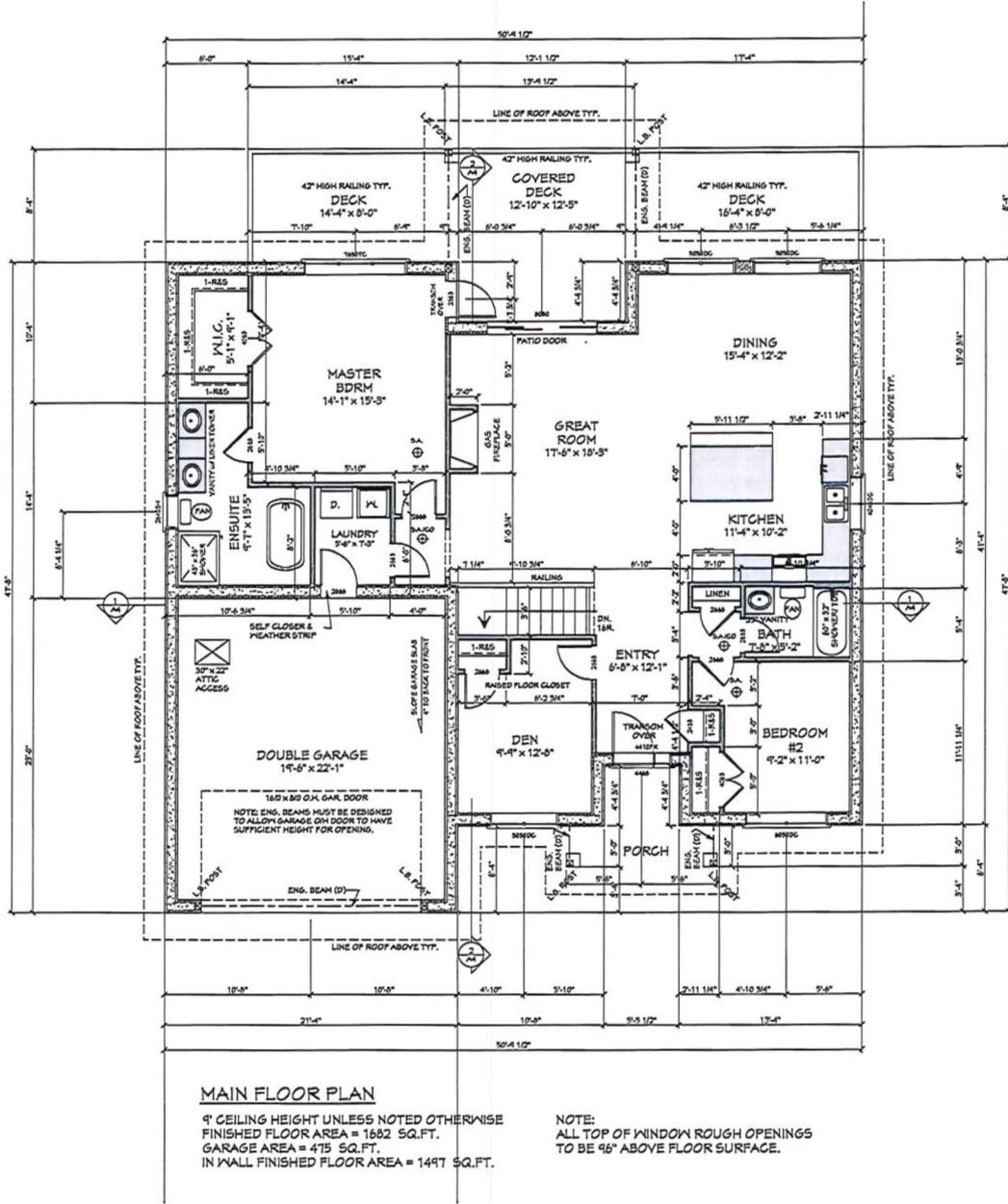
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MAIN FLOOR PLAN

9' CEILING HEIGHT UNLESS NOTED OTHERWISE
FINISHED FLOOR AREA = 1682 SQ.FT.
GARAGE AREA = 475 SQ.FT.
IN WALL FINISHED FLOOR AREA = 1497 SQ.FT.

NOTE:
ALL TOP OF WINDOW ROUGH OPENINGS
TO BE 46" ABOVE FLOOR SURFACE.

CONCRETE NOTES:
UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR FLATWORK, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATION WALLS & 15MPa FOR ALL OTHER APPLICATIONS.

FOOTING NOTES:
20MPa CONC. STRIP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL CAPABLE OF BEARING 3000 PSF LOAD.
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MIN. 1/4" PARGING (EXTERIOR) TO 12" BELOW GRADE.

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(SEM-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

STRUCTURAL POST NOTES:

(LB) *LOAD BEARING POST* AT BEAM ENDS OR OTHER LOAD BEARING POINTS, REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (4X4, 6X6, 4X6).

INTERIOR BEARING WALLS:
2x4 STUD OR 2x6 STUD WALL CONSTRUCTION UNDER ENG. FLOOR SYSTEMS; ALL OPENINGS IN INTERIOR BEARING WALLS ARE TO BE CONSTRUCTED WITH STRUCTURAL LINTELS PER FLOOR SUPPLIER'S SPECIFICATIONS. UNDER DIMENSIONAL LUMBER FLOORS: SEE LOCAL CODE FOR RESIDENTIAL BEAM SPAN LOAD CALCULATIONS.

LUMBER NOTES:
ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE

WINDOW & DOOR NOTES:
ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (5040 INDICATES 5'-0" x 4'-0") CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING.
ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON SUPPLIER. ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BLDGS. PRIOR TO ORDERING.
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EXTERIOR DOORS TO BE METAL, INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

ENGINEERED WOOD PRODUCTS NOTES:
FLOOR JOIST SYSTEM NOTES:
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IF BY THE BUILDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON SET, PRIOR TO COMMENCEMENT OF WORK, WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWING.

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Lot 23 Plan
Subdivision

Client:
Mr. & Mrs.

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MAIN FLOOR PLAN

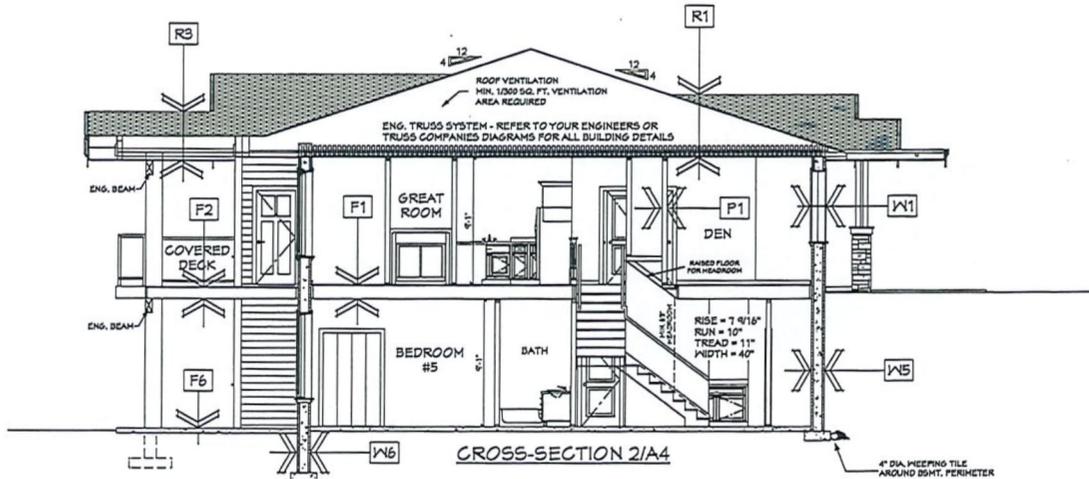
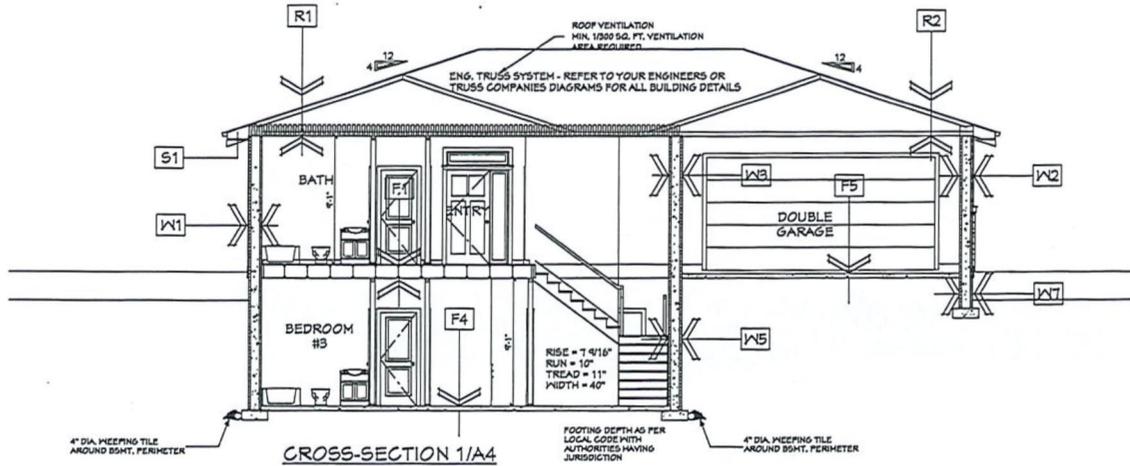
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Project # A1491

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CONSTRUCTION ASSEMBLIES

IMPORTANT BUILDING INSULATION AND AIRTIGHTNESS NOTES:
THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION ASSEMBLIES MEETING THE LOCAL CODE RELATING TO INSULATION STANDARDS.
SEE SHEET D-1 FOR CANADIAN BLDG. CODE INSULATION SPECIFICATION OPTIONS FOR EXTERIOR WALL, FLOOR, ROOF, AND FOUNDATION CONSTRUCTION ASSEMBLY DETAILS WHICH SUPERSEDE THE NOMINAL INSULATION VALUES AND ASSEMBLIES NOTED ON THIS PAGE.

EXTERIOR WALL CONSTRUCTION

- W1** EXTERIOR HOUSE WALLS
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
- W2** EXTERIOR GARAGE WALLS
 - HANDIE PLANK SIDING/BLDG. PAPER
 - 3/8" O.S.B. SHEATHING
 - 2x4 @ 24" STUDS @ 24" O.C.
 - 1/2" GYPSUM BOARD (PAINTED)
 - INSULATION OPTIONAL OR AS REQUIRED BY CODE
- W3** HOUSE/GARAGE EXTERIOR WALLS
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
- W4** FOUNDATION WALLS - UNFINISHED AREAS
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
- W5** FOUNDATION WALLS - FINISHED AREAS
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
- W6** FOUNDATION WALLS - FROST WALLS
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - VARIOUS EXTERIOR FINISH ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
- W7** FOUNDATION WALLS - GARAGE FROST WALLS
 - 4" CONCRETE FOUNDATION WALL ON 16" O.C. CONG. STRIP FOOTING (FOOTING DEPTH PER LOCAL FROST PENETRATION AND CODE REQUIREMENTS)

INTERIOR PARTITION CONSTRUCTION

- P1** INTERIOR WALLS - (TYP.)
 - 1/2" GYPSUM BOARD (PAINTED)
 - 2x4 @ 24" STUDS @ 24" O.C.
 - 1/2" GYPSUM BOARD (PAINTED)
- P2** INTERIOR WALLS - INSULATED
 - 1/2" GYPSUM BOARD (PAINTED)
 - 2x4 @ 24" STUDS @ 24" O.C.
 - R-12 SOUND INSULATION
 - 1/2" GYPSUM BOARD (PAINTED)

FLOOR CONSTRUCTION

- F1** JOISTED HOUSE FLOOR
 - FINISHED FLOOR
 - 3/4" T&G O.S.B. GLEUED NAILED & SCREWED
 - ENG. JOIST SYSTEM (MATERIAL AND INSTALLATION PER MANUFACTURER)
 - 1/2" CEILING BOARD
 - PAINTED FINISH
- F2** JOISTED HOUSE FLOOR TO EXTERIOR AREA
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - BUILDING ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
- F3** CONCRETE FLOORS - GARAGE
 - 4" CONCRETE SLAB DLOPED TO DRAIN
 - 10 mm REBAR @ 24" GRID
 - 6 MIL VAPOUR BARRIER
 - 3" COMPACTED GRANULAR FILL
- F4** CONCRETE FLOORS - BASEMENT
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - BUILDING ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
- F5** JOISTED DECK AND PORCH FLOORS
 - 66 MIL WATERPROOF VINT. DECK MEMBRANE LAP @ 1" UP WHITE WALL APPLIES
 - 3/4" T&G O.S.B. GLEUED NAILED & SCREWED
 - ENG. JOIST SYSTEM (MATERIAL AND INSTALLATION PER MANUFACTURER)
 - 1x4 SOFFIT STRAPPING IF NECESSARY
 - VENTED ALUMINUM SOFFIT
- F6** CONCRETE FLOORS - PATIOS
 - 4" CONCRETE SLAB DLOPED TO DRAIN
 - 10 mm REBAR @ 24" GRID
 - 6 MIL VAPOUR BARRIER
 - 3" COMPACTED GRANULAR FILL
- F7** JOISTED DECK FLOOR TO GARAGE BELOW
 - FINISHED FLOOR
 - 3/4" T&G O.S.B. GLEUED NAILED & SCREWED
 - ENG. JOIST SYSTEM (MATERIAL AND INSTALLATION PER MANUFACTURER)
 - INSULATION OPTIONAL
 - 5/8" TYP. 2" FIREGUARD CEILING BOARD
 - PAINTED FINISH
- F8** HOUSE FLOOR TO GARAGE BELOW
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - BUILDING ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
- F9** JOISTED DECK FLOOR TO HEATED AREA BELOW
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - BUILDING ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES

ROOF AND CEILING CONSTRUCTION

- R1** HOUSE ROOF AND CEILING
 - SEE BUILDING ASSEMBLIES - SHEET D-1 FOR
 - BUILDING ASSEMBLY DETAILS
 - INSULATION VALUES OF EACH ASSEMBLY MEETING 2018 BRITISH COLUMBIA BUILDING CODE RSI & R VALUES
- R2** GARAGE ROOF & CEILING
 - LAMINATED ASPHALT SHINGLES
 - ROOFING FELT
 - 7/16" ROOF SHEATHING (1/2" TYP. CLIPS)
 - ENG. ROOF TRUSSES @ 24" O.C. - MATERIALS AND ASSEMBLY PER MANUFACTURER
 - 1/2" CEILING BOARD (TYP. 1" FIREGUARD WHERE REQUIRED BY CODE)
- R3** DECK AND PORCH ROOF & CEILING
 - LAMINATED ASPHALT SHINGLES
 - ROOFING FELT
 - 7/16" ROOF SHEATHING (1/2" TYP. CLIPS)
 - ENG. ROOF TRUSSES @ 24" O.C. - MATERIALS AND ASSEMBLY PER MANUFACTURER
 - 1x4 SOFFIT STRAPPING IF NECESSARY
 - VENTED ALUMINUM SOFFIT

SOFFIT SPECIFICATIONS

- S1** - PREFINISHED VENTED ALUMINUM SOFFIT

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Lot 23 Plan Subdivision

Client: Mr. & Mrs.

DRAWING TITLE: CROSS-SECTIONS & DETAILS

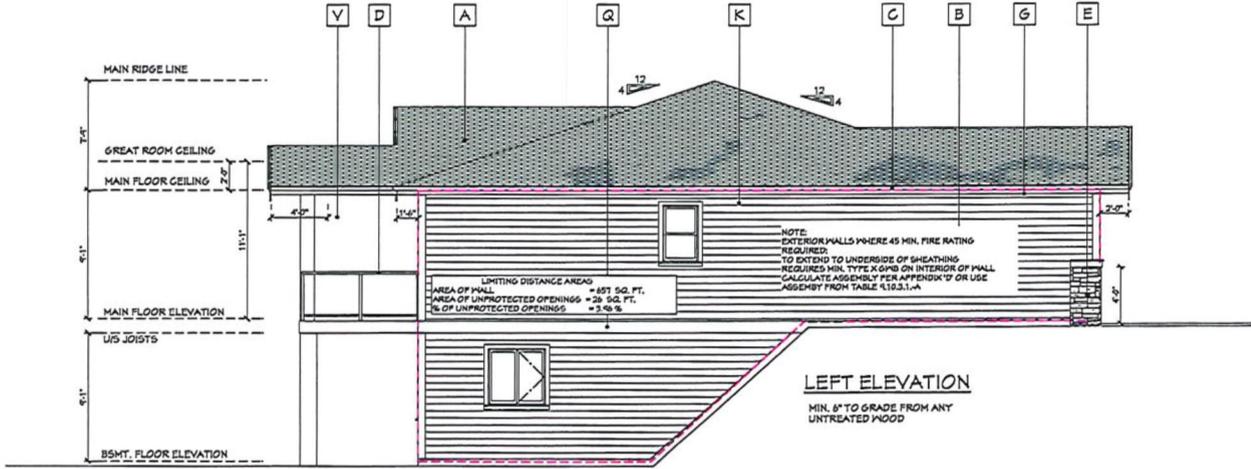
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Project # A1491

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- MATERIAL & EXTERIOR FINISH LEGEND:**
- A ROOF - LAMINATED ASPHALT SHINGLES
 - B EXT. WALLS - STUCCO OR ACRYLIC STUCCO
 - C PRE FIN. ALUM. GUTTER & DOWNSPOUTS
 - D 42" HIGH PREFIN. ALUM & GLASS DECK RAILING (AS PER LOCAL CODE REQUIREMENTS)
 - E STONE OR BRICK VENEER
 - F GABLE END DETAIL - ACRYLIC COVERED STYROFOAM
 - G PREFIN. ALUM. SOFFIT
 - H FRONT ELEV. WINDOW & DOOR TRIM
6" HORIZ. STYROFOAM TRIM
3" WRAP AT SIDES
4" VERT. STYROFOAM TRIM
 - I FRONT ELEVATION COLUMNS
DECOR. ACRYLIC STUCCO
BUILT OUT CAPITALS ON
18" SQ. FRAMED OUT COLUMN w/
ACRYLIC STUCCO SUBROUND ON
MASONRY VENEER OR ACRYLIC BASE
 - J DECORATIVE BRACKETS
 - K GARAGE DOOR
 - L 10" BUILTOUT HORIZ. GABLE BAND
ACRYLIC STUCCO FINISH
 - M GABLE END DETAIL
 - N 4" on 10" STEPPED PREFIN. ALUM.
WRAPPED GABLE FASCIA
 - O 6" BUILT OUT STUCCO CORNERS/QUOINS
 - P FRONT ELEVATION PICKET RAILING
 - Q 2" x 10" BUILT OUT STUCCO BELLY BAND
 - R WINDOW & DOOR TRIMS
4" ACRYLIC STUCCO COVERED STYROFOAM
 - S ARCHITECTURAL TOOTHING
 - T GARAGE DOOR TRIM
6" HORIZ. STYRO BUILDOUTS
4" VERT. STYRO BUILDOUTS
 - U PREFIN. ALUM. FACED EXTERIOR ITEMS
 - V REAR COLUMNS SPECIFICATION
DECORATIVE ACRYLIC STUCCO
BUILT OUT CAPITALS ON
18" SQ. FRAMED OUT COLUMNS w/
MASONRY OR ACRYLIC STUCCO BASE

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Lot 23 Plan
Subdivision

Client:
Mr. & Mrs.

DRAWING TITLE:
EXTERIOR ELEVATIONS

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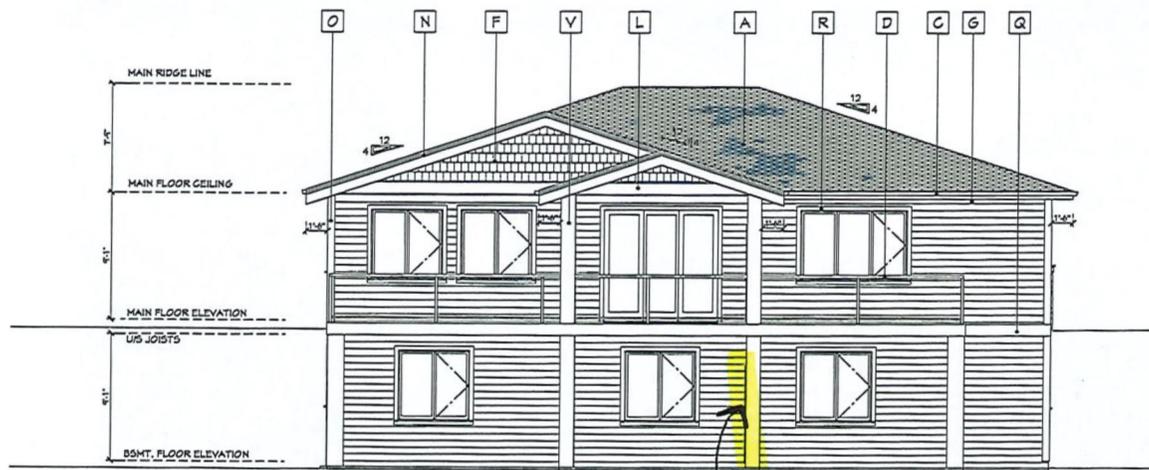
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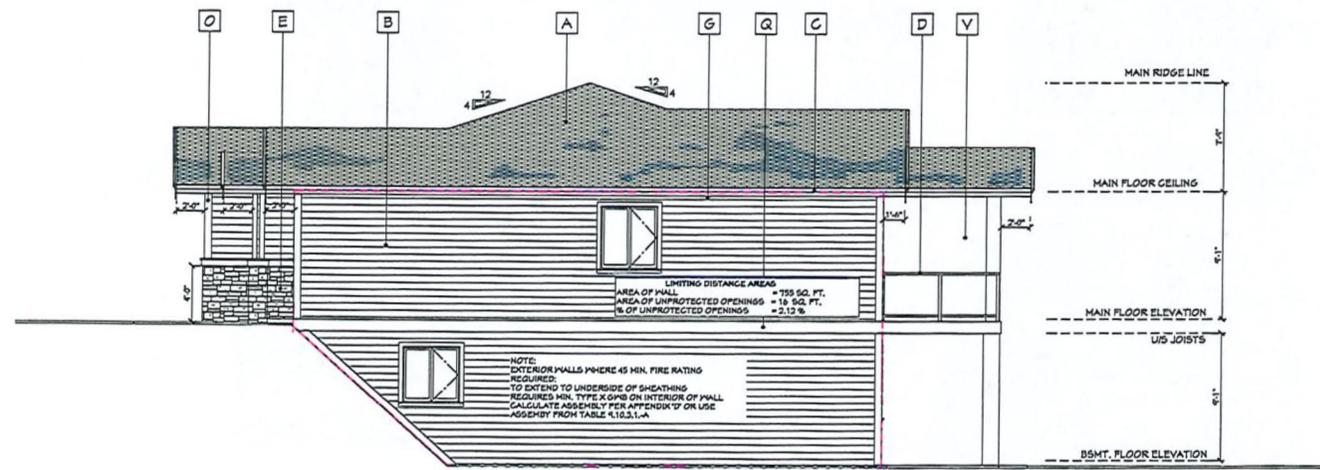
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PROJECT # A1491 - ORCHARD VALLEY

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REAR ELEVATION
MIN. 6" TO GRADE FROM ANY UNTREATED MOOD

ENTRANCE TO SITE



RIGHT ELEVATION
MIN. 6" TO GRADE FROM ANY UNTREATED MOOD

- MATERIAL & EXTERIOR FINISH LEGEND:**
- A ROOF - LAMINATED ASPHALT SHINGLES
 - B EXT. WALLS - STUCCO OR ACRYLIC STUCCO
 - C PRE FIN. ALUM. GUTTER & DOWNSPOUTS
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EXCITING HOME PLANS
Project # A1491

Lot 23 Plan
Subdivision

Client:
Mr. & Mrs.

DRAWING TITLE:
EXTERIOR
ELEVATIONS

PAGE:
A7

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APPENDIX 6





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To: His Worship Mayor Harrison and Members of Council

Date: May 25, 2022

Subject: Zoning Bylaw Amendment Application No. 1243

Legal: Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467

Civic Address: 800 Foothill Road SW

Owner: P. & S. Bagley

Applicant: Franklin Engineering Ltd.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 7950 Except Plan 8467 from A2 (Rural Holding Zone) and R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone the entire subject property from A2 (Rural Holding Zone) and R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

BACKGROUND

The subject property is located on Foothill Road, east of 'The Ridge' Subdivision (Appendix 1 & 2). The parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and is split zoned A2 (Rural Holding) and R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North: single family dwellings and accessory buildings	Zoned R1
South: vacant lot	Zoned A2
East: single family dwellings and accessory buildings	Zoned A2 and R1
West: future subdivision, single family dwelling, and accessory building(s)	Zoned A2 and R1

The subject property is approximately 3.75 ac in area. A site plan provided in support of the rezoning application is attached as Appendix 5. Parking is to be provided onsite. Maps showing a stream and steep slopes on the property are also attached as Appendix 2.

To date, there have been no other properties on Foothill Road that have been rezoned to R8. However, there was one other split-zoned property directly to the west that was rezoned to R8 with the intent to subdivide further (ZON-1228; 2220 10 Street SW). Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports both detached and secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTSBuilding Department

No concerns with rezoning.

Shaw

No concerns with rezoning. The owner/developer is to contact Shaw to ensure design and installation is to their standards at the time of Building Permit.

Engineering Department

No Engineering concerns.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels > 0.4 ha require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of either a detached or a secondary suite, including sufficient space to meet parking requirements. Both detached and secondary suites are supported by OCP policy.

Since the subject property is designated Low Density Residential in the OCP, over 22 units/ha (including suites) is permitted. A realistic density would take into consideration factors such as riparian regulations, setbacks, and access routes.

The stream/watercourse on this property is identified as Leonard Creek and it is subject to the Riparian Area Protection Regulations (RAPR). Pursuant to the *Riparian Area Regulation Protection Act*, any riparian areas are subject to the Provincial Riparian Areas Protection Regulation. A report authored by a Qualified Environmental Professional (QEP) and approved by the Province will be required through subdivision and/or development, with the registration of a *Land Title Act* Section 219 Covenant expected to be required following the findings of the QEP report.

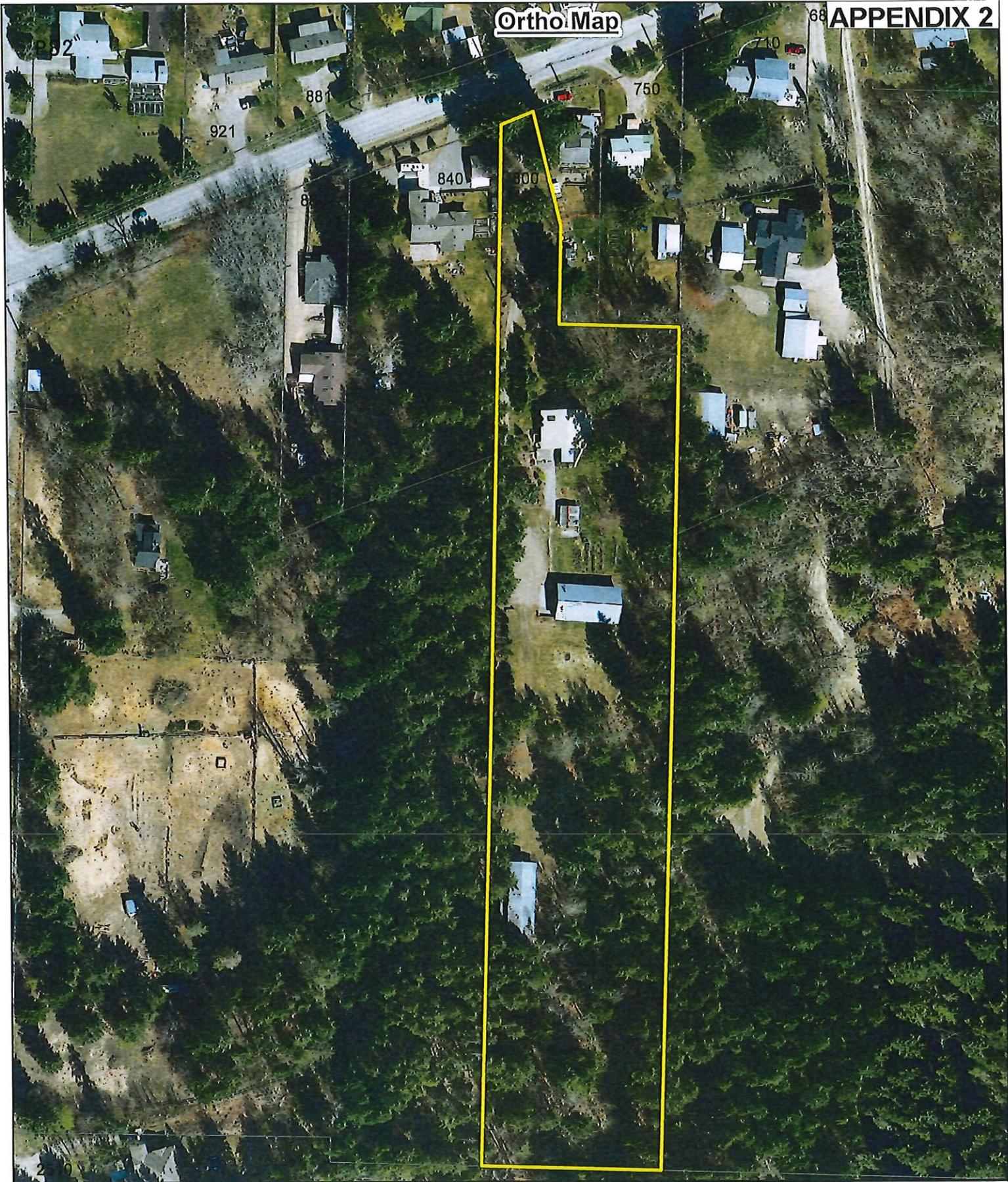
Staff support the rezoning of the subject property from A2 (Rural Holding Zone) and R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



Prepared by: Evan Chorlton
Planner I

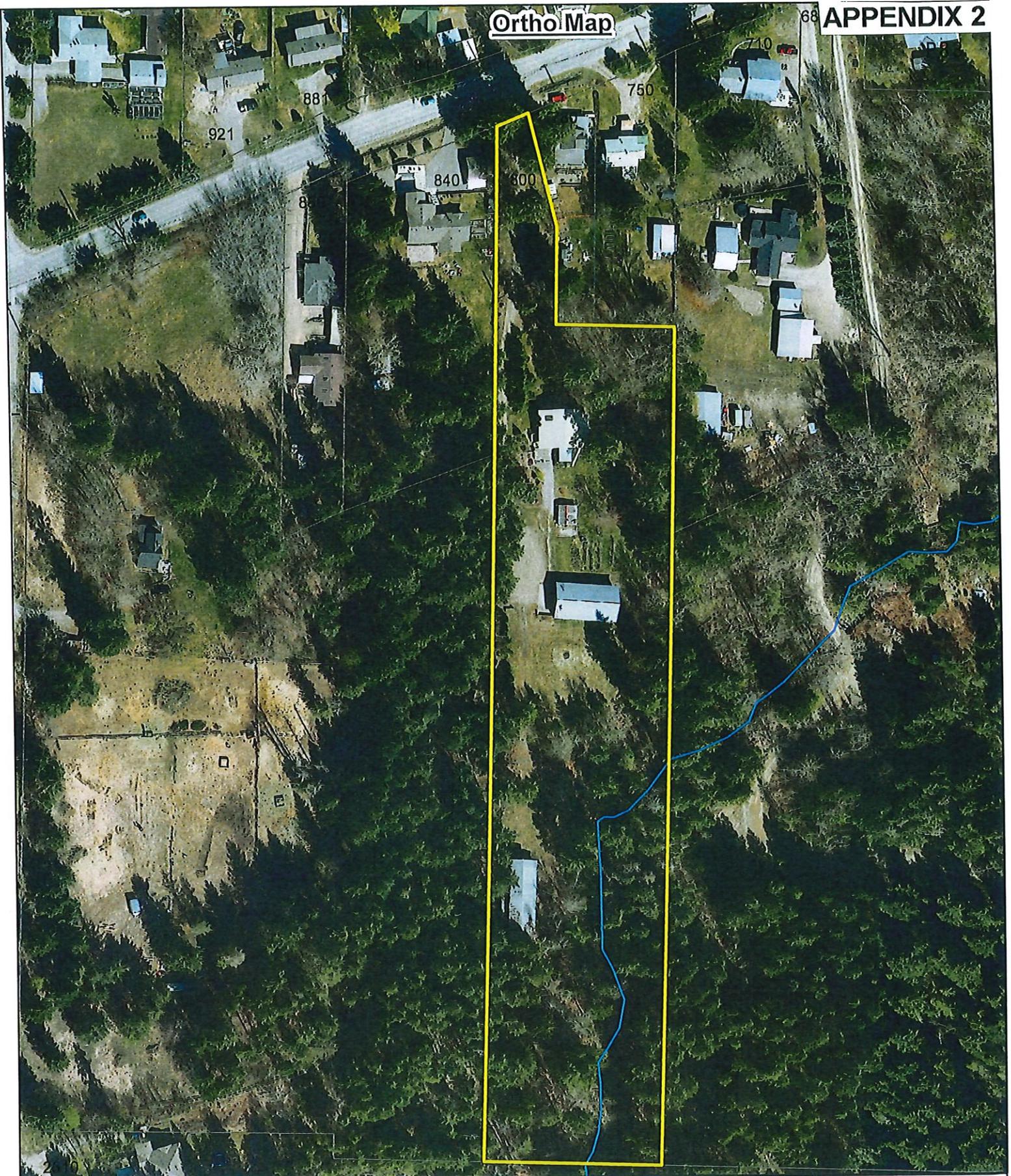


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



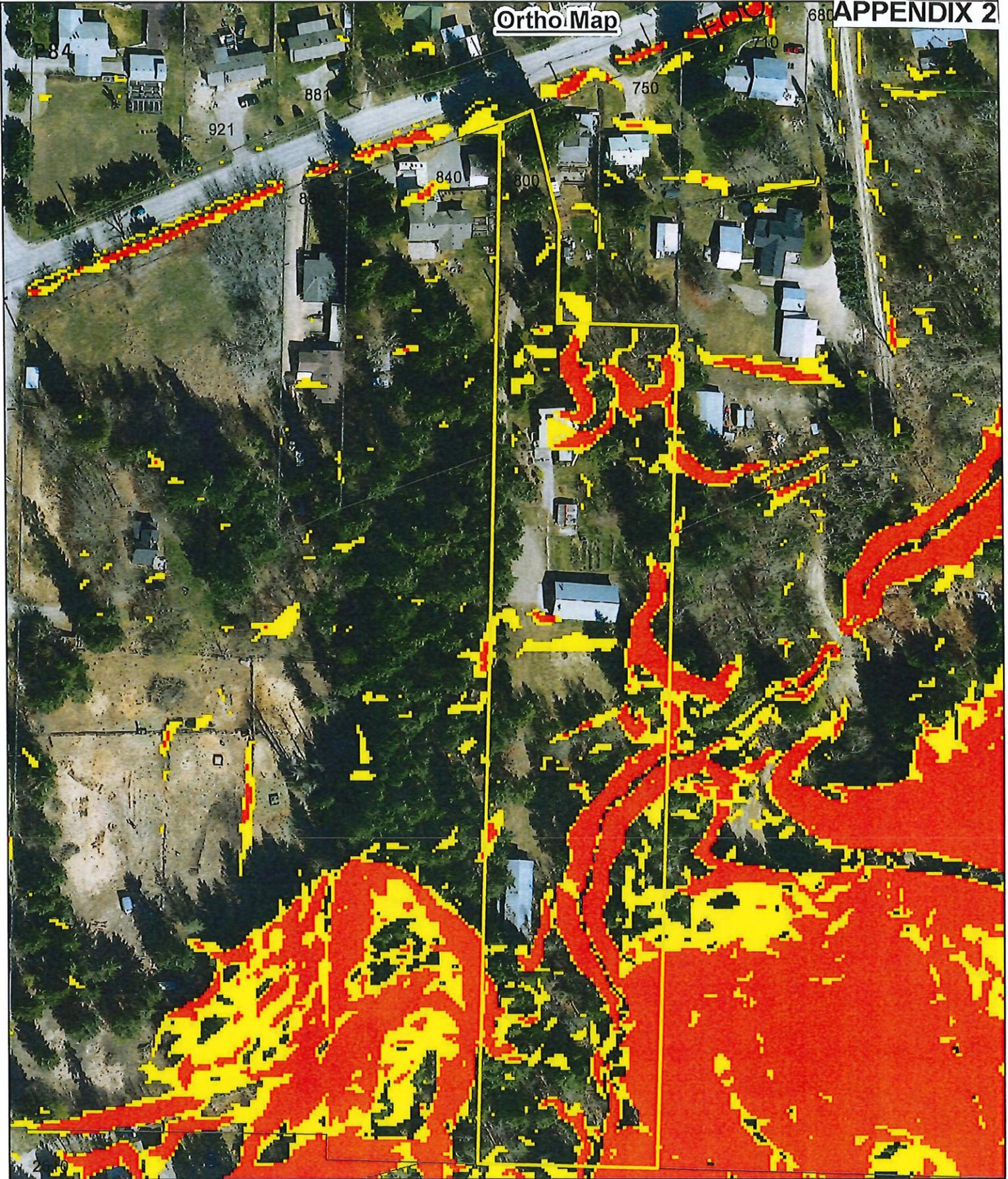
0 5 10 20 30 40
Meters

 Subject Property
 Parcels



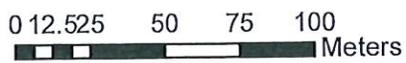
0 5 10 20 30 40
Meters

-  Subject Property
-  Stream
-  Parcels



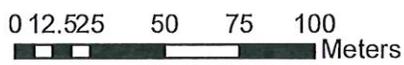
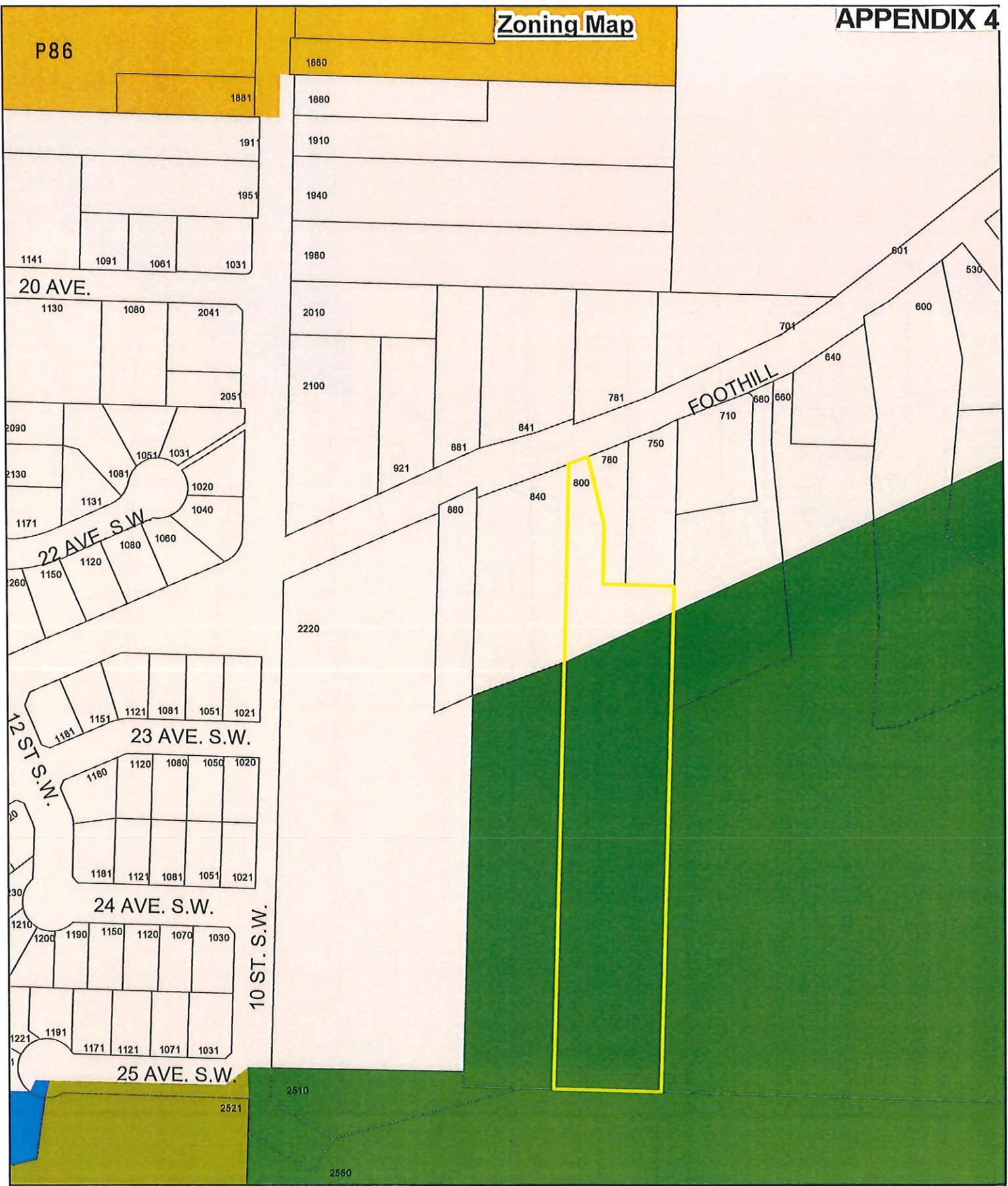
0 5 10 20 30 40
Meters

-  Subject Property
-  20-30% Slope
-  30%+ Slope
-  Parcels



- Subject Property
- Parcels
- Acreage Reserve
- Residential - Low Density
- Residential - Medium Density

P86



- Subject Property
- Parcels
- A-2
- A-3
- R-4
- R-9
- R-1

APPENDIX 6









To: His Worship Mayor Harrison and Members of Council

Date: May 25, 2022

Subject: Zoning Bylaw Amendment Application No. 1244

Legal: Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802
 Civic Address: 2080 Okanagan Avenue SE
 Owner/Applicant: C. Caswell & I. Tremblay

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 9, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17802 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) to permit the development of an addition to the existing single family dwelling, which would include a secondary suite.

BACKGROUND

The subject property is located on Okanagan Avenue SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City’s Official Community Plan (OCP) and is zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	single family dwellings	Zoned R1
South:	single family dwelling and accessory building	Zoned R1
East:	single family dwelling and accessory buildings	Zoned R1
West:	single family dwellings	Zoned R1

The subject property is 0.36 ac (1457m²) in area. A proposed addition with an approximate 854ft² secondary suite below is being proposed. A site plan provided in support of the rezoning application is attached in Appendix 5. Parking for the proposed suite is to be provided onsite, east of the existing driveway and north of the proposed addition.

To date, there are currently four (4) other properties on Okanagan Avenue that rezoned to R8. Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTSShaw

Shaw supports this application subject to the owner/developer ensuring any work required for a/the new addition to be serviceable. This would be addressed at the Building Permit stage.

Building Department

No construction plans provided. British Columbia Building Code applies. No concerns at this time.

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

Engineering Department

No Engineering concerns.

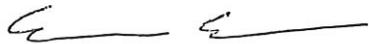
Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels < 0.4 ha do not require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

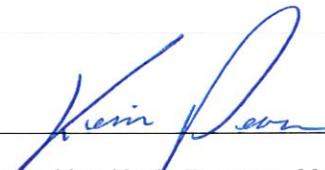
Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement. The secondary suite is supported by OCP policy.

Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

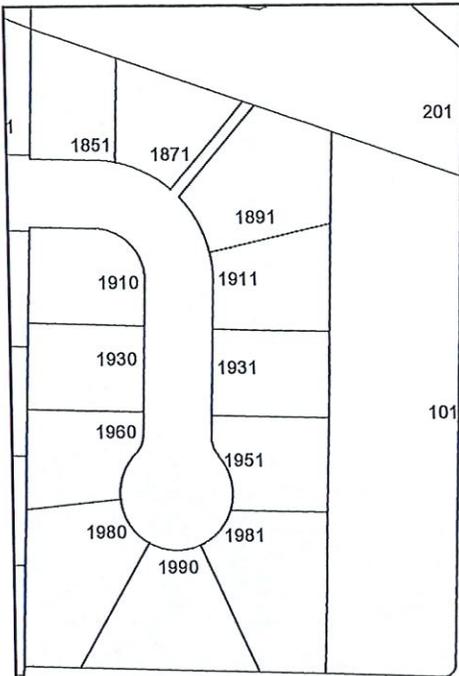


Prepared by: Evan Chorlton
Planner I

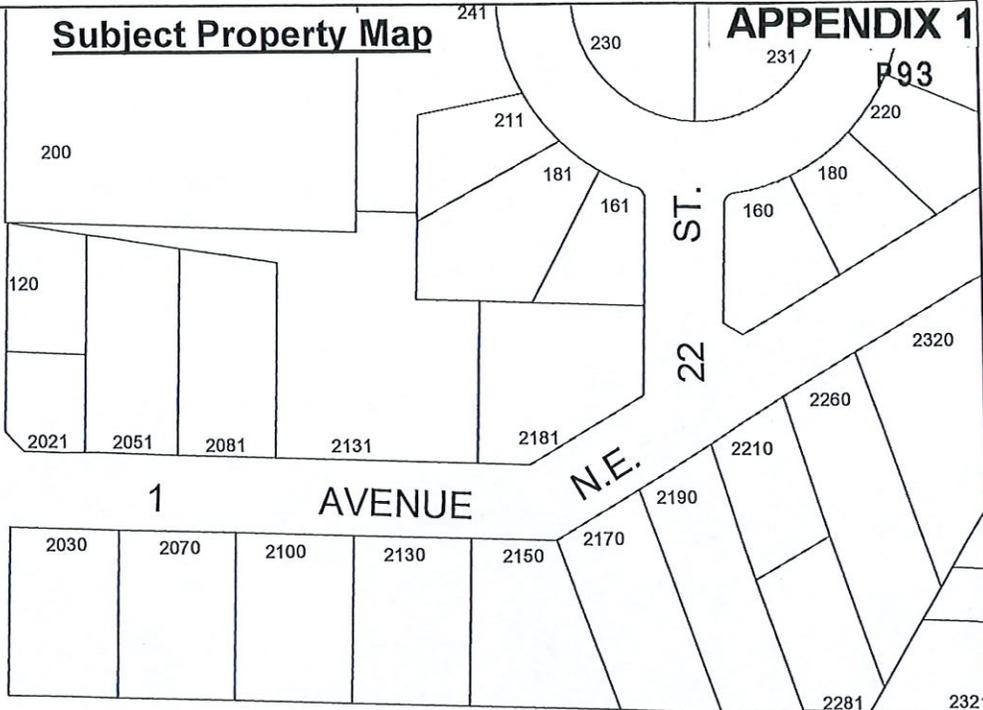


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Property Map

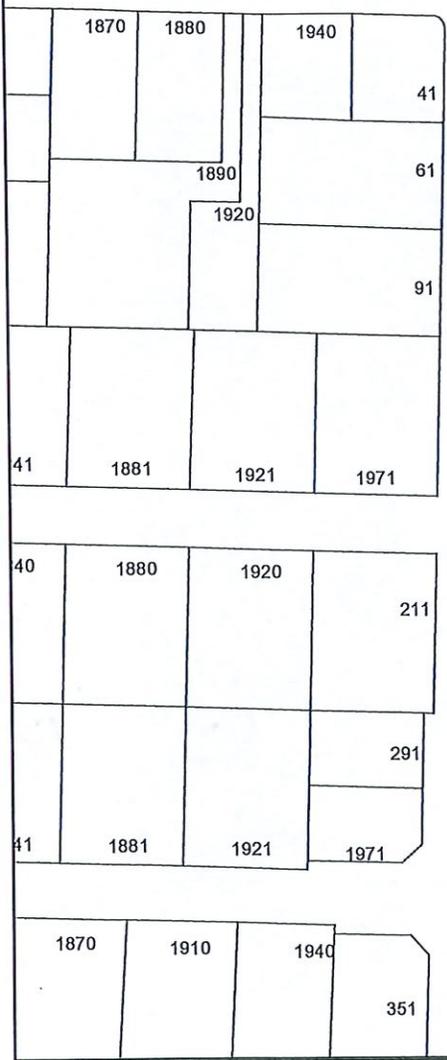


20 STREET N.E.

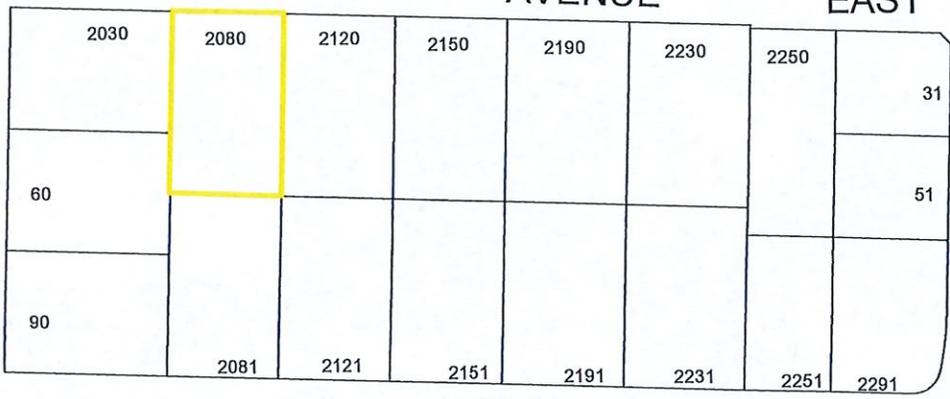


1 AVENUE N.E.

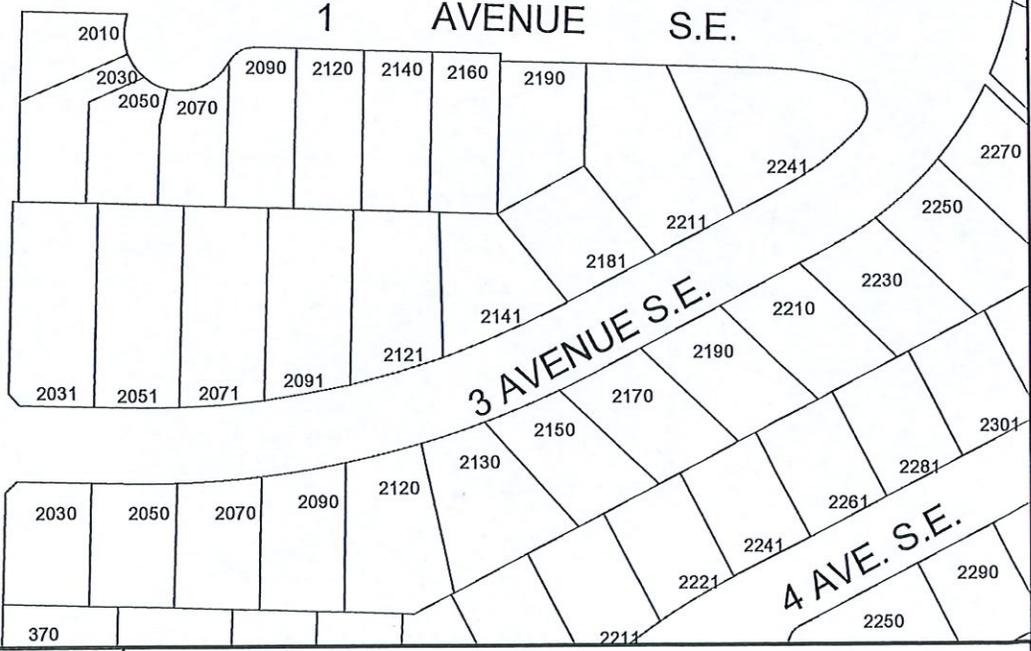
OKANAGAN



AVENUE EAST

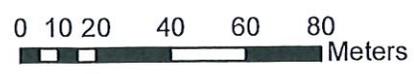


1 AVENUE S.E.

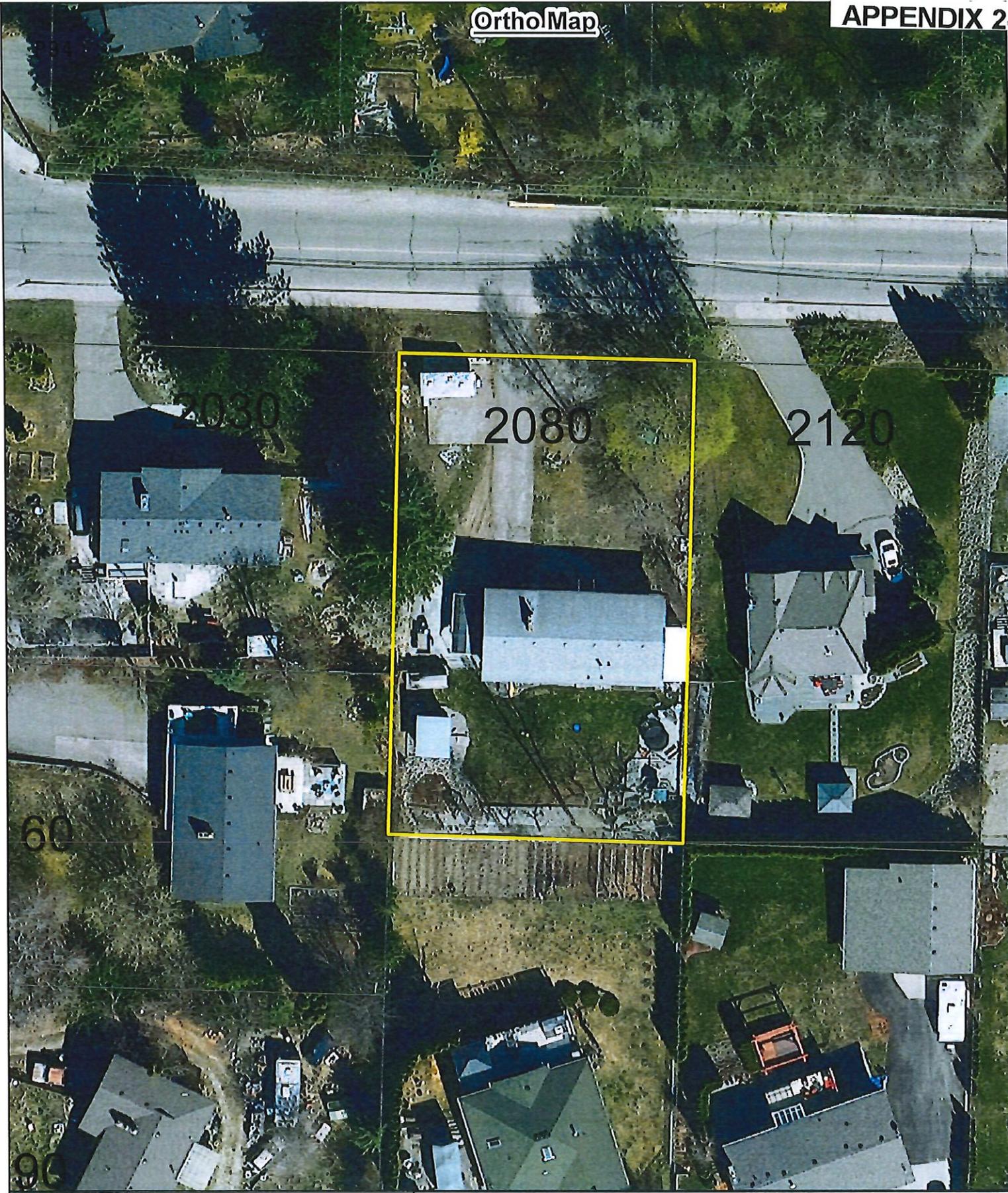


3 AVENUE S.E.

4 AVE. S.E.



 Subject Property
 Parcels



2080

2120

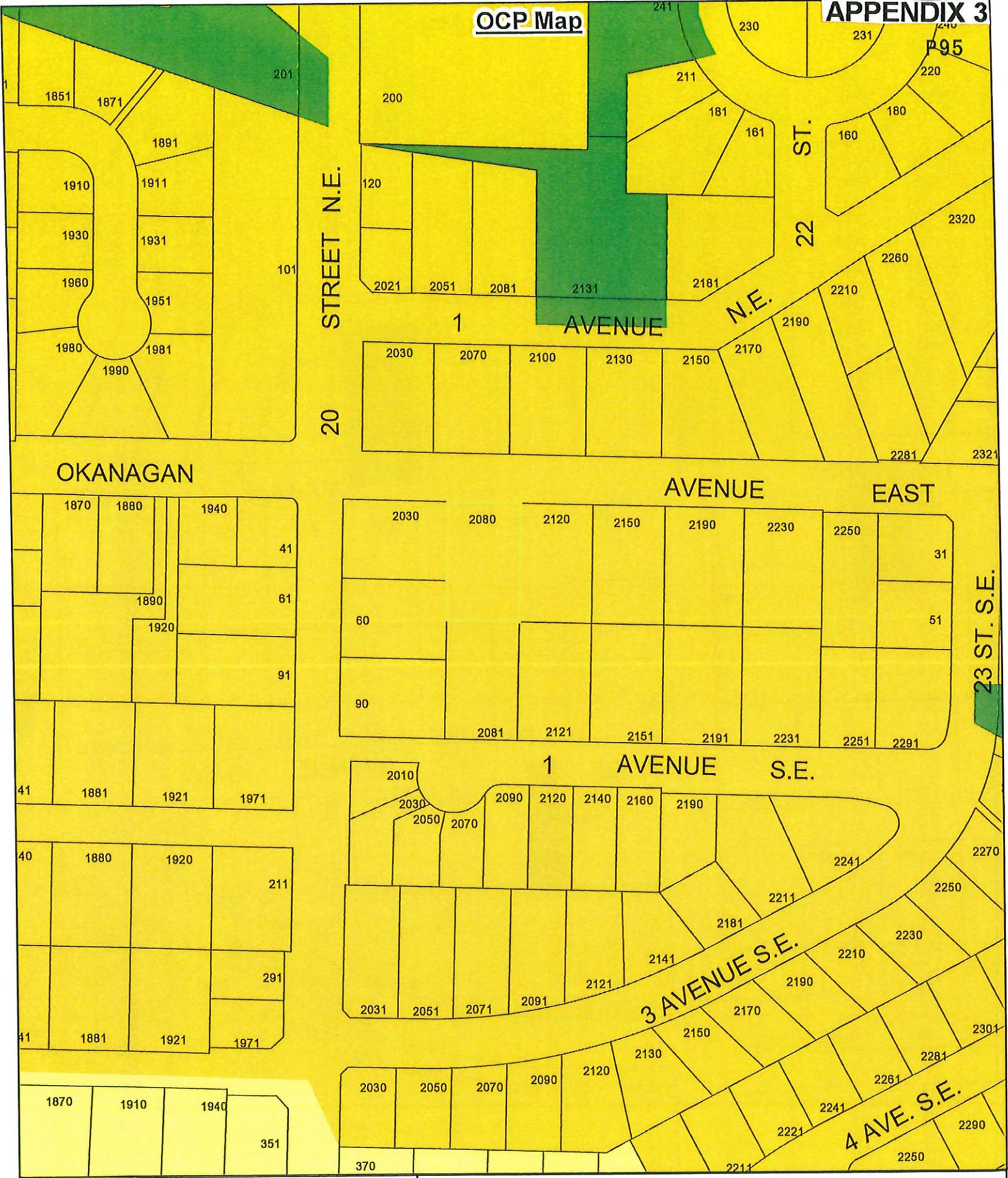
2030

60



0 2.5 5 10 15 20
Meters

 Subject Property
 Parcels



OKANAGAN

AVENUE EAST

1 AVENUE S.E.

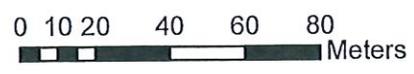
3 AVENUE S.E.

4 AVE. S.E.

20 STREET N.E.

22 ST.

23 ST. S.E.



- Subject Property
- Parcels
- Neighbourhood Park
- Park
- Residential - Low Density
- Residential - Medium Density



BRITISH COLUMBIA AND CANADA LANDS
 Box 362, Salmon Arm, B.C. V1E 4N5
 250-832-9701 | office@brownejohnson.com

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

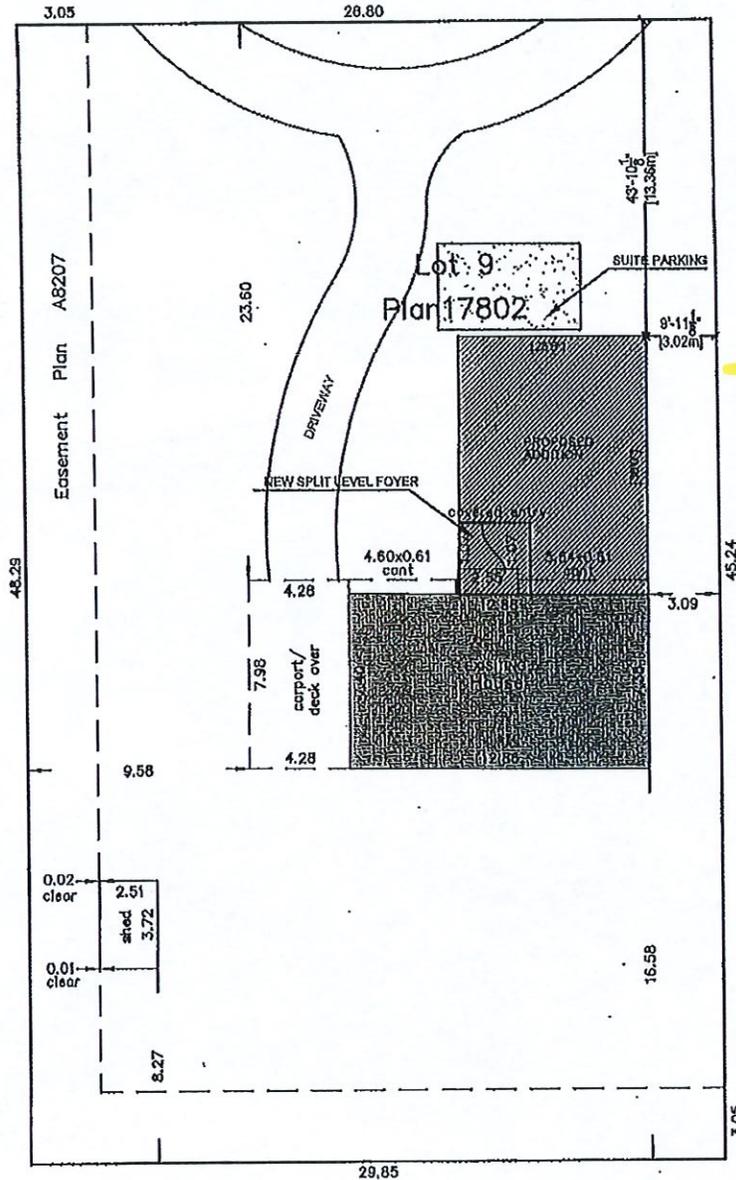
To: Woodcreek Construction
 Victor Zimmerman
 4950 46 Ave SE
 Salmon Arm, BC V1E 2W1

Re: Lot 9, Sec 13, Tp 20, Rge 10,
 W6M, KDYD, Plan 17802

Parcel Identifier (PID): 008-348-961
 Civic Address: 2080 Okanagan Ave, Salmon Arm

List of documents registered on title which may affect
 the location of improvements:
 Statutory Right of Way: C4314

Okanagan Avenue NE



PROPOSED ADDITIONS
 654 SQ FT SUITE BELOW
 2 BED PLAYROOM
 ADDITION ABOVE

Scale 1:200
 5 0 5 10 15 20

All distances are in metres.
 Dimensions derived from Plan 17802

Offsets from property line to building are
 measured from the stucco.

The signatory accepts no responsibility or liability for any damages that
 may be suffered by a third party as a result of any decisions made, or
 actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive
 use of our client. This document shows the relative location of the
 surveyed structures and features with respect to the boundaries of the
 parcel described above. This document shall not be used to define
 property boundaries.

This building location certificate has been prepared in accordance with the
 Professional Reference Manual and is certified correct this 7th day of
 April, 2022.

Mark
 Mason
 88BCCMC
 Digitally signed
 by Mark Mason
 88BCCMC
 Date:
 2022.04.14
 12:08:47 -07'00'

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 LAND SURVEYORS

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 BROWNE JOHNSON LAND SURVEYORS.

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY or DIGITALLY SIGNED.

BCLS

Our File: 185-22

Fb: 185-22.raw

APPENDIX 6





To: His Worship Mayor Harrison and Members of Council

Date: May 25, 2022

Subject: Zoning Bylaw Amendment Application No. 1245

Legal: Lot A, Section 12, Township 20, Range 10, W6M, KDYD, Plan 17556
Civic Address: 1071 12 Avenue SE
Owner/Applicant: D. Barrett

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 12, Township 20, Range 10, W6M, KDYD, Plan 17556 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) to permit the development of a detached suite.

BACKGROUND

The subject property is located on 12 Avenue SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

- North: vacant lot (under development, see DP-429) Zoned R4
South: single family dwelling and accessory building Zoned R1
East: single family dwelling Zoned R1
West: single family dwelling and accessory building Zoned R1

The subject property is 0.49 ac (1983m²) in area. A 24'x40' (960ft²) modular detached suite is being proposed. Documentation provided in support of the rezoning application is attached as Appendix 5. Parking is to be provided onsite on the existing driveway.

Although the proposed detached suite is a (A277) Manufactured Home as defined by the Zoning Bylaw, the suite appears to comply with both the British Columbia Building Code and size restrictions (maximum floor area, minimum width, etc.). As such, staff have no concerns with having this manufactured home act as a detached suite.

To date, there are currently five (5) other properties on 12 Avenue SE that have also been rezoned to R8. Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports detached suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTSShaw

Shaw supports this application with the condition that the owner/developer will provide Shaw with a conduit system that will allow Shaw to service the new home. Details will be addressed at the Building Permit stage. The owner/developer is to contact Shaw for more details.

Building Department

No concern at this time.

Fire Department

No Fire Department concerns.

Engineering Department

No Engineering referral.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R8 rezoning for parcels < 0.4 ha do not require the post of a sign Notice of Development sign. It is expected that the Hearing for this application will be held on June 27, 2022.

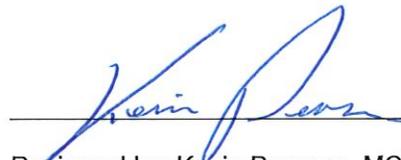
Planning Department

Based on the parcel area, the subject property has the potential to meet the conditions for the development of a detached suite, including sufficient space to meet the parking requirement. The detached suite is supported by OCP policy, and the proposed layout of the unit is compliant with zoning requirements.

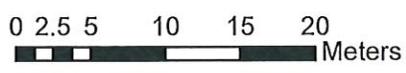
Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



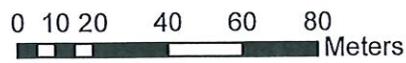
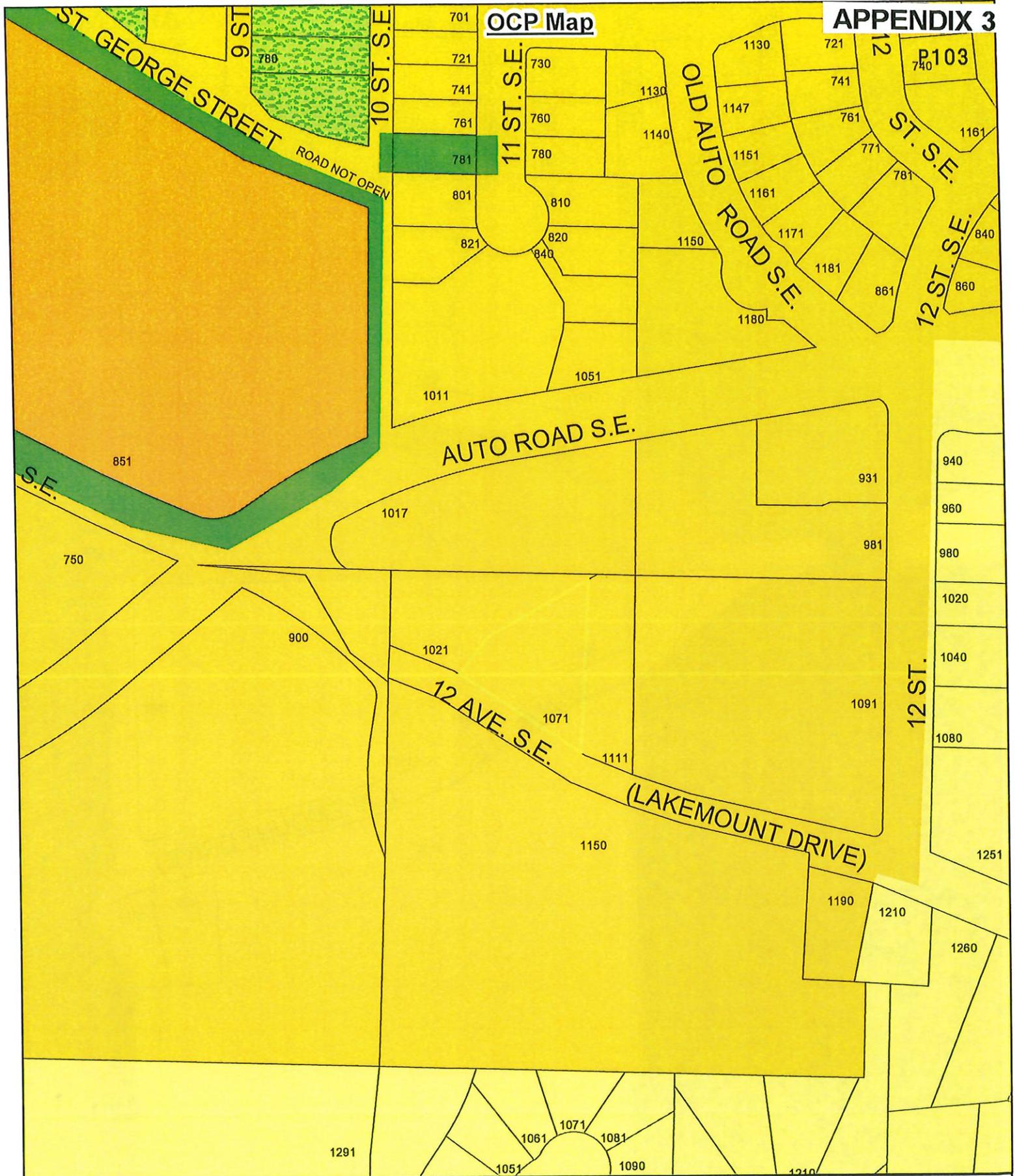
Prepared by: Evan Chorlton
Planner I



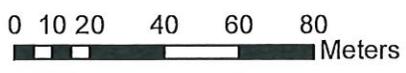
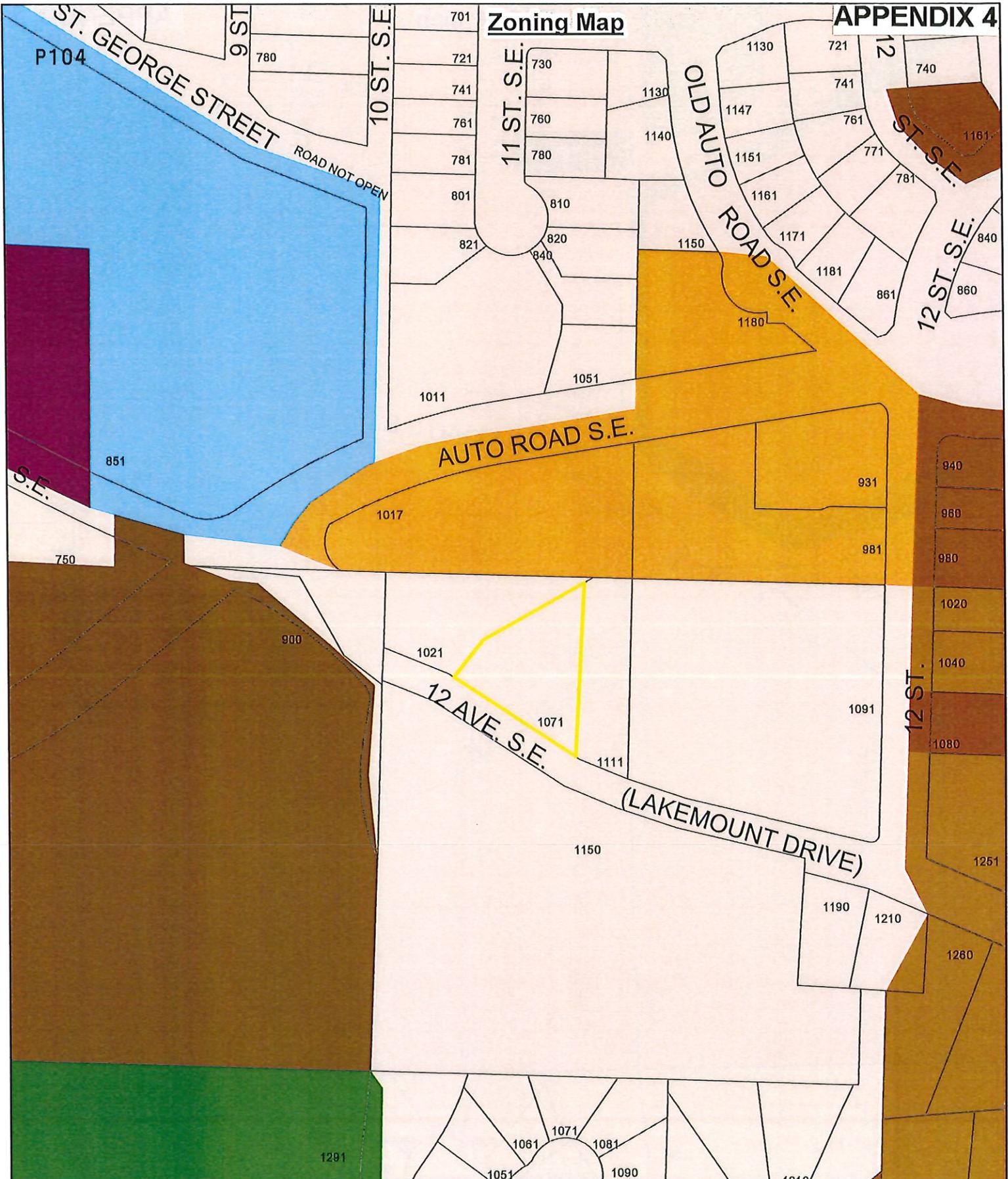
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



-  Subject Property
-  Parcels



- Subject Property
- Parcels
- Community Park
- Residential - Low Density
- Neighbourhood Park
- Residential - Medium Density
- Open Space
- Park



- Subject Property
- Parcels
- A-2
- C-9
- P-1
- R-1
- R-4
- R-6
- R-7
- R-8

AT 1071 12 Ave SE I would like to Rezone from R1 to R8 in order to put a detached home from the existing home.

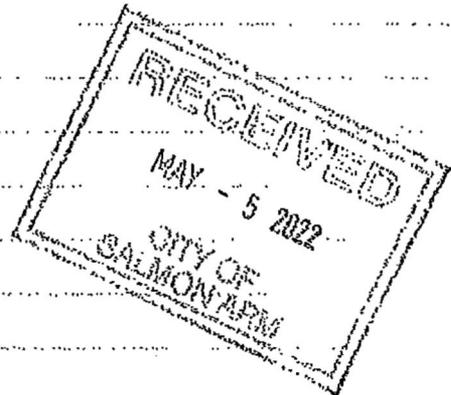
This home is for my Elderly Parents to live in. The home I would like to put on this .49 Acre property would be under 90 sq m.

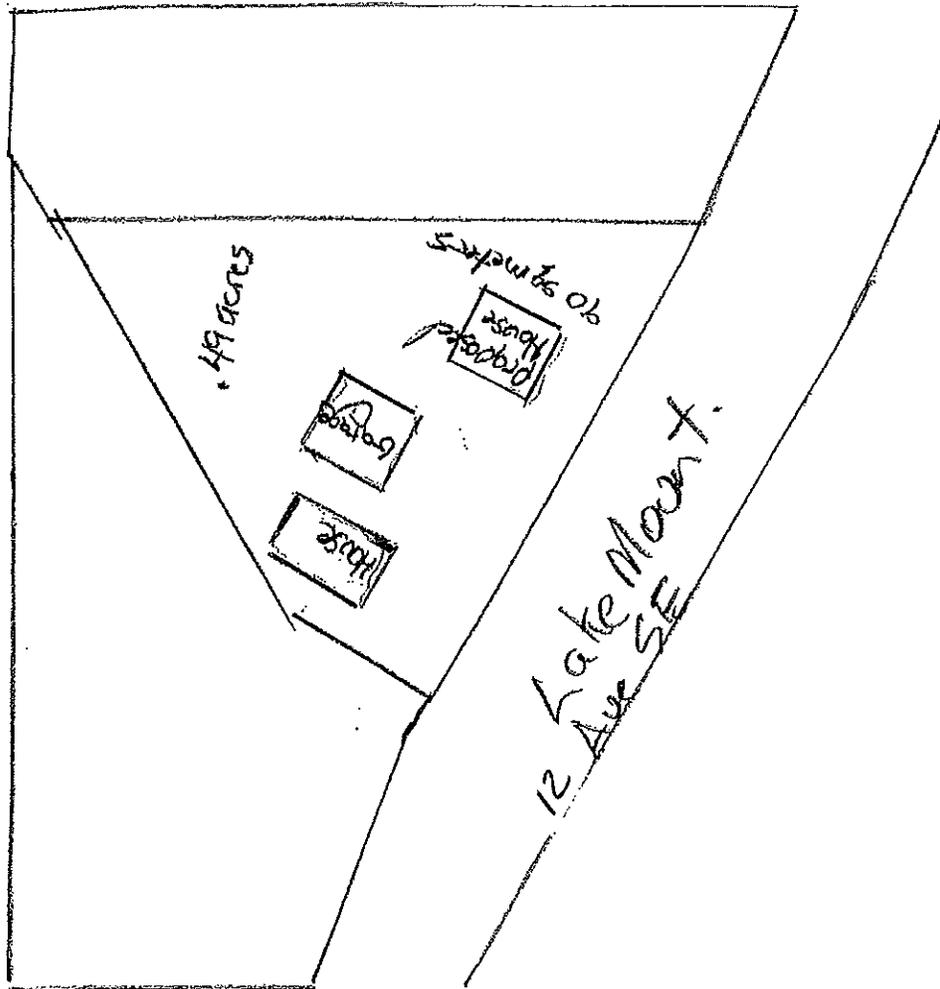
I would like to put a double wide modular if possible on a crawl space Foundation approx. 24' x 40'. This modular is Built to CSA A-277 BC Building Code.

Doug Barrett

250 308 9281

Email dg-brtt@yahoo.ca





Standout Features

Self Contained Residential Package

GENERAL CONSTRUCTION

- Built to CSA A-277 BC Building Code
- Maintenance Free Vinyl Lap Siding
- White wooden Fascia
- Architectural Shingles
- Residential 5/12 Roof Pitch
- 18" Fixed Perimeter Vented Eaves
- Primed and Painted Drywall (White Walls)
- Residential 2x4 Interior Walls
- 8' 2x6 Exterior Walls
- Engineered 14" Floor Truss @ 19.2" O.C
- 5/8" T&G Plywood Floor Decking
- Decorative Insulated Entry Doors with Dead Bolt (26" Front & 32" Rear)
- Decorative Exterior Light at all Entrances (except porches)
- Residential Maintenance Free Double-Glazed Low E with Argon
- PVC Windows w/ Vinyl Sills, Screens & security Locks:
- Exterior GFI Electrical Outlet
- Exterior Frost Free Tap
- 94 psf Ground Snow Load
- Insulation Meets or Exceeds Regional Code
- Drain Line Stubbed Off

TASTEFUL INTERIORS

- Carpet in Living Room, Master Bedroom & Hall
- Quality Cushioned Linoleum Flooring in all other areas
- Residential- Style Closet Doors
- 2" Horizontal Blinds on all windows (excluding Bath)
- 8' Flat Span Textured Ceilings Throughout
- Designer Glass Light Fixtures
- Double Rod in Master Bedroom Closet
- White Windsor Moulding Package
- Decora Switches and Receptacles
- Clermont Interior Passage Doors
- Lever Door Handles Throughout

BRIGHT, BEAUTIFUL KITCHENS

- European Deluxe Cabinetry w/ Crown Moulding
- Kitchen Island (Plan Specific)
- Extended Over Head Fridge Cabinet
- Stepped Kitchen Cabinets (Plan Specific)
- Ceramic Tile Backsplash
- Window over Kitchen Sink (Plan Specific)
- Chrome one handle pull out Kitchen Faucet
- Deluxe 30" Electric Range
- Exterior Vented Range Hood with light
- 18 cu ft; 2 door, Frost Free Refrigerator
- Double Stainless Steel Kitchen Sink Bump-Out At Kitchen Sink

SPACIOUS BATHS

- Ceramic Tile Backsplash
- One-piece Fibreglass Tub/ Shower with Curved Shower Rod & Single Lever Faucet
- Power Bath Fan on Separate Switch
- Expansive Vanity Mirror with Bar Light
- GFI Receptacle
- Shower Curtain
- Wall Mounted Over John Cabinet

UTILITY SERVICES

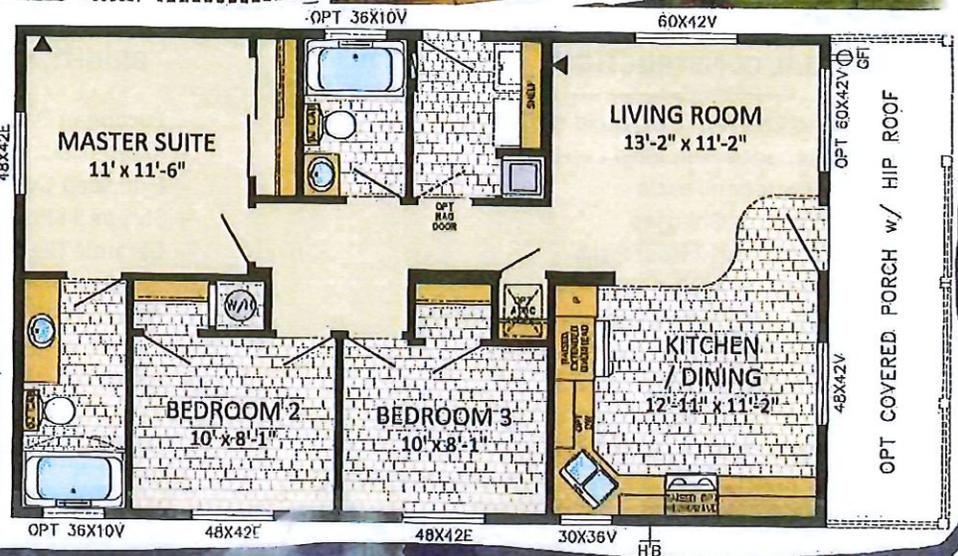
- 100 Amp Electrical Service
- 95% High Efficiency Gas Furnace w/ Electronic Ignition, A/C Ready.
- 40 Gallon Electric Water Heater
- Wired, Plumbed and vented for Washer and Dryer
- Utility Room Shelf
- Exhaust Fan with Dehumidistat
- Continuous Whole House Fan
- Smoke Detector(s)
- 3 Communication Outlets (kitchen, living room and MBR)
- Radon Pipe Capped (zone specific)

*10 YEAR WARRANTY

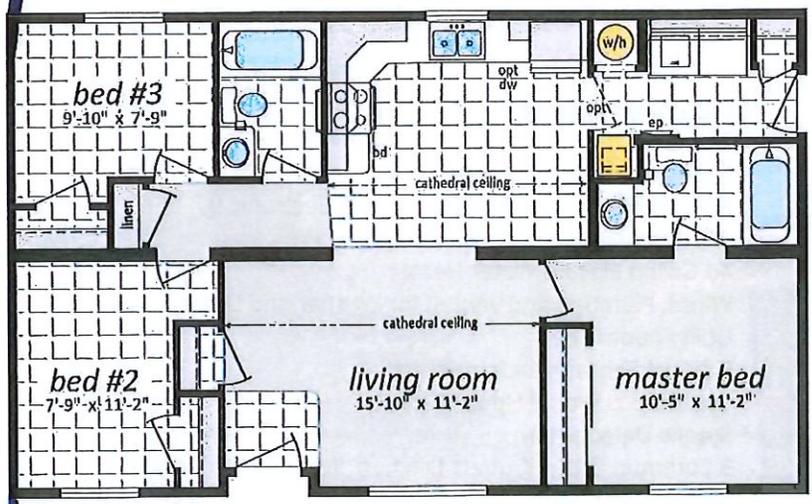


CEDARBERG
 3 BDRMS, 2 BATHS
24CO4002
 24' x 40' | 960 sqft

IMAGE SHOWN WITH OPTIONS:
 - LOUISBOURG FRONT DOOR
 - OPTIONAL COVERED PORCH W/ HIP ROOF
 - FIBER CEMENT SIDING
 - 8' BOX BAY W/ FAUX STONE



The Genesis II Series

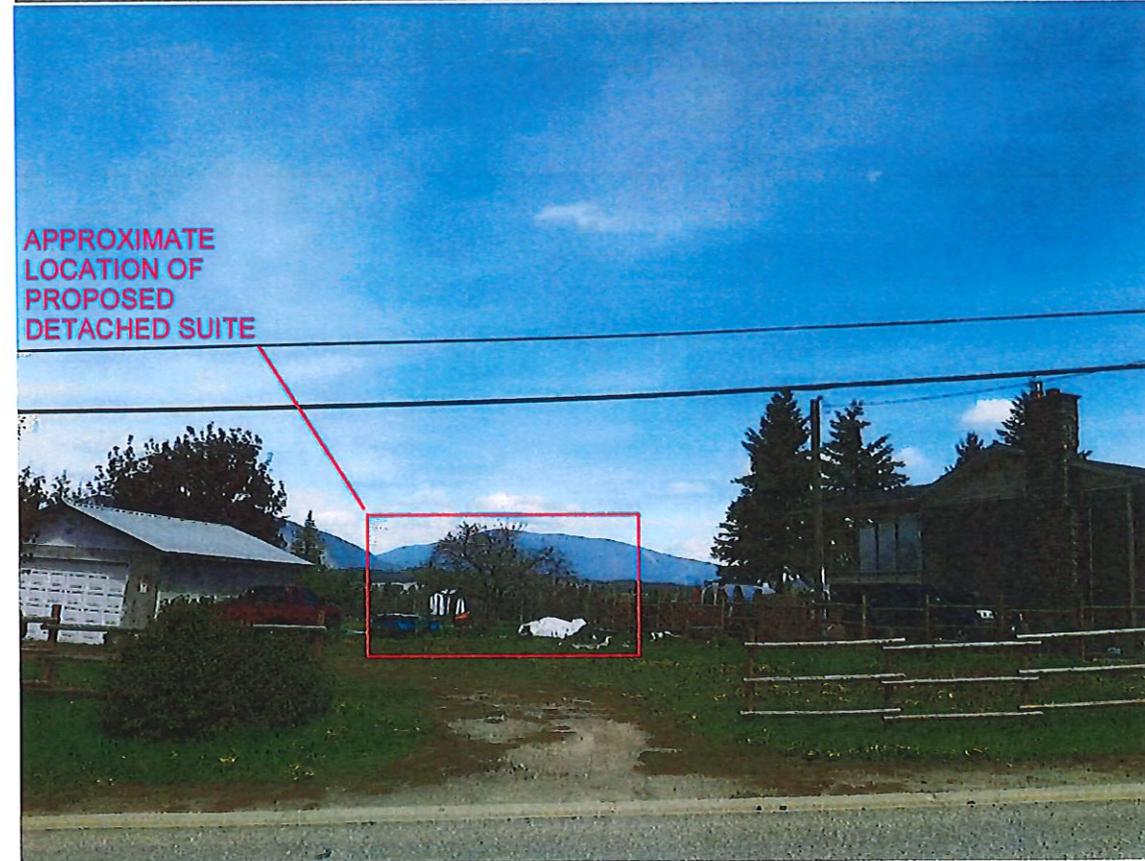


the oregon
 GDII-4400
 24' x 40' • 960 sq. ft.



the nevada

APPENDIX 6



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