

From: Rod Keetch

Sent: November-22-20 8:38 PM

To: Caylee Simmons

Subject: Comment for Proposed ammendments to OCP and zoning at 1050 and 1091 18th st

Hello,

I am writing to comment on the proposed amendment to the OCP and rezoning proposed at 1050 & 1091 - 18th Street NE in Salmon Arm. My family and I own and occupy the house and property adjacent (1760 11th ave NE) to the subject properties having recently relocated to this wonderful town in the spring of this year.

In review of the staff report for rezoning and OCP amendment, there are a couple significant variations between the proposed use noted on the Notice to Property Owners, and the content of the staff report. Noticeably,

- the notice only indicates a singular residence where the staff report indicates multiple residences;
- the notice only indicates a commercial office building, where the staff report notes an inclusion of retail space.

Both of these seem like significant points that should be clear when moving forward with this proposed amendment, and ask that the extent of the discussion of retail space and multiple residences with city staff be expanded and clarified.

When my family and I purchased the adjacent property recently, I did my due diligence and investigated the OCP. I wrote in support of the development across 11th Ave. While I was not expecting the development of that property immediately after our purchase, it was in line with the OCP, and wrote to support the rezoning based on the plan. It seems with the flip flop amendment to the OCP at 1050 and 1091 18th street, we are seeing the pushing of a development agenda, and not adhering to what the community has planned. I understood that development was likely to happen on the adjacent property, and I was prepared that there would be additional building, traffic and residents on the adjacent lot in a residential setting overlooking my property. I was not prepared for a commercial development.

I have spoken to the applicant briefly, and while I support the idea of the proposed use as laid out as being a dentist's office with additional office space, and a residential unit above, I have seen too much, and been professionally involved in development for too long, to know that the proposed use on the notice to property owners has no tie and no accountability to what ends up on the adjacent lot, if the OCP amendment and rezoning are approved.

With the proposed changes, the adjacent property could be developed at 62.3 feet in height under C6 rather than a reasonable 39.4 feet under the current R5 zoning. The bylaw for C6 zoning does not directly dictate the maximum lot coverage that I could find link to, only setbacks, this troubles me, considering the rather reasonable 55% maximum lot coverage under the current R5 zoning.

The consideration of sale of 18th street to the developer/applicant would allow for the migration of the current inventory of public on street parking in a developing neighbourhood be turned over to private parking, and additional building size.

A commercial development has the potential to add significant light pollution as parking and commercial space both by nature need additional lighting for safety and security that are provided in a less invasive fashion in a residential development.

None of the above issues are in the character of the current immediate neighbourhood, and should be considered if an amendment to the OCP is to be made.

While I am in support of the applicant's dental office and some additional office space with a residence above, even at the peril of the privacy our family has found in our property, I urge the council to proceed with caution. The change in the plan from residential to commercial zoning has great potential to fundamentally alter 1) the way my family is able to utilize our property, and 2) the character of the neighbourhood.

I encourage the careful development of the adjacent properties, and I wish great success to the applicant as long as the development is tempered. I would be gravely upset to be misled that this is a family practice with a residential space above to attract professional talent, and later find our sanctity interrupted by the construction and operation of an intrusive monstrosity not in line with the proposed use as stated. That does not seem like reasonable or fair development in a beautifully developing, character city.

I support this amendment and rezoning, to be developed in the character of the current neighbourhood. I recommend that the council require community/neighbourhood consultation once this reaches the development stage.

Thank you for your time and consideration in this matter.

Rod Keetch and Family
1760 11th Ave NE
Salmon Arm, BC

--

Sincerely,
Rod Keetch

From: Kevin Pearson
Sent: November 23, 2020 8:53 AM
To: Rod Keetch
Cc: Erin Jackson; Carl Bannister; Caylee Simmons
Subject: OCP4000-43 & ZON-1184

Hello Mr. Keetch.

Thanks for your input, it will go to Council for tonight's Public Hearing. I acknowledge the slightly different references to uses in the Public Notice and the City staff report, and I apologize for any confusion. The notice states the proposed use is commercial office building with a residential unit above and parking lot, which is a reasonable summary of what could occur the property is rezoned.

The intention, as we know today, is for main floor office and retail commercial space with residential space above. The application has not been clear on the areas for the commercial space or number of residential units. The applicant only specifies that there will be a dentist office and retail space. There could be one or more upper floor dwelling units if rezoned to C6.

There is no level of detail provided on floor area, number of units, or number of office or retail units, parking arrangements, or development design. All of that would be addressed at a Development Permit application stage.

If rezoned to C6, any of the 33 uses permitted in the C-6 zone (attached) could occur on the land under application and within the parameters of those regulations.

Kevin Pearson, RPP, MCIP
Director of Development Services | Approving Officer
P 250.803.4015 | E kpearson@salmonarm.ca | W www.salmonarm.ca



From: Debbie McGregor

Sent: November-05-20 2:42 PM

To: Caylee Simmons

Subject: From Debbie McGregor -> Re: Query of proposed zoning change to 1050-18th St NE

November 5th, 2020

To: Mayor Harrison, Members of council, and planning staff (for your perusal, before the Nov. 9th meeting):

I am the owner of the property located at 1910 – 11th Ave NE, and as you may or may not know, a month ago on Oct. 6th I submitted my applications to have the zoning changed at my property, to match that of my neighbours (R5), and in fact when I inquired at the City's front desk months ago, I was told that the City wanted affordable housing as they want to attract young families to the area. My design, to build 18 townhomes with tandem garages and 25' long driveways, was done to accommodate that demographic.

It has come to my attention though (due to their first reading), that my neighbours at 1050 – 18th St NE, a property that is currently zoned High Density multifamily, have also submitted applications to have their properties zoning changed (from R5 to Commercial), which is what it used to be before the City in 2015 changed it to reflect multifamily housing. Obviously, the City thought it made more sense to make that change, and I have also spoken with a few realtors recently who agree that area makes sense as multifamily and doesn't make sense as commercial.

It is my understanding that the properties in this immediate area, (11th Ave NE: west of 20th St NE), with the exception of the RCMP building, will all soon reflect R5 as well. And, I'm concerned that if the property at 1050 – 18th St NE changes back to commercial that you will not allow my property to change to multifamily? It is my hope that perhaps there's room for their change, and for mine.

* * *

As a side note: This area is close to two schools, recreation center, hospital, is on the bus route, walking distance to both downtown and uptown businesses; and it seems that it'll be just a matter of time before the RCMP's location has to change too, to better suit this growing city.

Thank you for your time.

Sincerely,

Debbie McGregor