

February 17, 2021

City of Salmon Arm
PO BOX 40
5002ND AVENUE NE
SALMON ARM, BC V1E4N2

THE OWNERS OF (KAS 1847 – BROADVIEW VILLAS) 2951 11 AVENUE NE, SALMON ARM, BC

The strata council of Strata Plan KAS 1847 directed Pacific Quorum (Okanagan) Properties Inc. to forward this letter.

On behalf of the owners of Broadview Villas at 2951 11 Ave NE the Strata Council is objecting to the Triplex Development as outlined in your "Notice for Development Permit Hearing" dated February 11, 2021.

We believe our interests are affected by the proposal for the following reasons:

1. units #15 to #26 (12 units in total) are directly affected by construction of Triplex "A" and Triplex "B" this construction will eliminate existing lakeview and restrict the general view for all 12 units thereby reducing property value and quality of life.
2. Your development plan shows a garage floor to roof peak of 20ft with asphalt shingles and that style of roof is of concern since existing "Maple" units north and along the same property line of your proposal are flat roof design with a garage floor to roof peak of around 10ft which does not affect our existing view. Also, the proposed new Triplex development is architecturally inconsistent with existing Uptown Village low profile roof design.
3. Your development plan shows 3D views but does not show or describe how construction impacts the surrounding property structures around your development site. Our objection is based on site elevation of new construction to existing street level and site elevation of the "Maple" units, which again does not show us how the new Triplex units look from our property so a proper determination can be made.
4. Traffic is also a problem therefore any further development in this area will put a strain on an already existing overburdened system, for at least one-hour everyday Monday to Friday traffic is backed up from the intersection of 30th NE and 11 Avenue NE back to Askews thereby restricting easy access on 11th Ave to and from our own homes and impacts emergency services as there this no way around the traffic.

As a Strata council we are not opposed to property development as the city must grow however in this case with Uptown Ridge respect for surrounding property owners should be made with consideration to how the final design will look, in general, should be considered.

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SQUAMISH

As Broadview Villas Strata council, we suggest changing your Triplex design by constructing your "A" and "B" units to the same elevation/street level as your existing "Maple" units along with the flat roof design plus an artist conception of how the final project will look from our property.

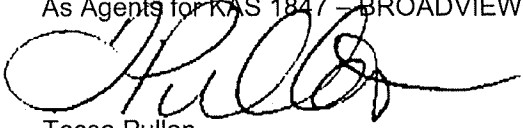
With respect to the city completing 25th St NE through to 15th Ave NE this may reduce congestion at the corner of 30th St NE and 11th Ave NE.

If you have any questions or concerns regarding this matter, please contact the undersigned at tpullan@pacificquorum.com.

Yours truly,

PACIFIC QUORUM (OKANAGAN) PROPERTIES INC.

As Agents for KAS 1847 – BROADVIEW VILLAS

A handwritten signature in black ink, appearing to read 'Tessa Pullan', with a large, stylized flourish extending to the right.

Tessa Pullan,
Property Manager



If 3 stories above the fence will completely remove view and owners will be viewing wall only.

