

City of Salmon Arm Regular Council Meeting of March 8, 2021 Late Submissions

23. STATUTORY PUBLIC HEARINGS

1. Zoning Amendment Application No. ZON-1183 [Edelweiss Properties Inc./TSL Developments; 700 30 Street NE; R-1 to R-4]
 1. M. Larose – email dated March 8, 2021 and petition – Zoning 700 30 Street NE – ZON-1183
 2. J. Kuna – email dated March 7, 2021 – Proposed Amendment to Zoning Bylaw No. 2303
 3. S. Moorhead and L. Common – letter dated March 7, 2021 – ZON-1183 700 30 Street NE
 4. A. Wiebe – email dated March 7, 2021 – ZON1183/Bylaw No. 4406

-----Original Message-----

From: Matt Larose [REDACTED]
Sent: March-08-21 7:17 AM
To: Caylee Simmons [REDACTED]
Subject: Re Zoning 700 30 St NE - ZON-1183

March 8, 2021

30370 8 Ave NE
Salmon Arm, BC
V1E 2K7

Mayor Alan Harrison, Council members and members of City Hall,

I would like to enter the following letter and petition as official documentation with regards to the proposed new rezoning at 700 30 St NE.

Included attachments are my very serious level of concerns within my letter to council, and a 30 person signed petition which is inclusive of all the immediate residents the proposal will affect.

Your response to the grave matters addressed would be greatly appreciated,

Sincerely Concerned,

Matt Larose
[REDACTED]

[REDACTED]
Salmon Arm, BC
V1E 2K7

March 6, 2021

Re: Rezoning of 700 30 St NE, Salmon Arm, BC, Bylaw 2303, ZON-1183

To the City of Salmon Arm Council,

I am writing this letter to you today to raise a very serious level of concern with regards to the rezoning proposal submitted by Edelweiss Properties Inc. and TSL Developments.

The thought of the council even considering such a safety hazard for our children is incomprehensible. Adding this large a complex with the addition of traffic to an already congested area is of grave concern. You are putting our children that live in the immediate area at serious risk, the school children that walk the area every day, and all the members of the surrounding communities at risk by adding the additional traffic to an already very busy street.

Furthermore, I would like to bring forward some concerns with the application proposal, which was brought forward by the above mentioned parties.

Firstly, as per the City of Salmon Arm rezoning policy, which states that: "Public notice must be given 10 days prior to council meeting" was not adhered to. Paper notices were given to those in the immediate "30 meter affected zone", but the public notice board was not posted until Monday March 1st, 2021. Therefore, not providing the necessary 10 day notice to the general public.

Secondly, OCP policy "encourages all growth to be sensitively integrated with neighboring land uses". The proposal is inaccurate with their information being brought forward. There are no large multi-family use complexes as described in the proposal back ground. Directly West, across 30 St NE, there is no R4 zoning in the direction provided. The R4 zone in question is over a block west, with a single home complex, which are all two (2) stories high, not a seriously congested complex as the proposal wants to build. South, is not a church, it is located to the south-east of the proposed lot. There is currently a counseling office east of the proposed lot, on the church land. Eastward, again, the R4 zone in question is another block away, where the units are three (3) stories high due to elevation change on property, in a much larger lot, with a safe entrance in a cul-de-sac, allowing for safety for our children in the immediate areas. There is currently an empty field south of the proposed lot, with an Elementary School (South Broadview) across the street, where hundreds of children walk and play around every day. North, there are single-family homes, again, no more than two (2) stories high.

This misinformation provided should be considered for false documentation provided to council in the application and dismissed.

Thirdly, OCP Policy 8.3.19, agreeably, the proposed application does provide "Good access to transportation routes". Although it does conform to the policy, council is suggesting that they are agreeing to drastically add more traffic to an already very congested area, furthermore reducing the safety of children. This will only create more issues rather than solving a very dangerous problem area for the children that walk these streets every day. The addition of the traffic proposed in the application will only decrease the safety of the surrounding areas and prove to be a serious safety concern for all those involved.

Fourthly, the Ministry of Transportation and Infrastructure will require an approval of the Traffic Impact Assessment prior to the adoption of the bylaw, due to being within 800 meters of the Trans Canada Highway. From the information I've gathered, the passing of this new proposed bylaw will not happen until the Ministry receives and approves the Traffic Assessment, therefore needs to be provided to the general public prior to the bylaw being adopted.

In the provided documentation on the City of Salmon Arm Public Hearing Notices, in Appendix 7 (Engineering Report), it suggests the building of a round-about at the entrance of 8 Ave NE, blowing out the street westward, creating a commercial area and opening the east end of 8 Ave NE to the trailer park. This is completely unacceptable on many levels. You are furthermore suggesting reducing the safety of the surrounding neighborhoods, increasing crime and vandalism rates to a quite cul-de-sac and providing serious issues to all the residences in the immediate areas. There is no concern for the safety of local residents in this proposal.

Fifthly, in the Planning Department section of the Zoning Bylaw Amendment Application No. 1183, states: "maximum density permitted in the R-4 zone is 40 units per hectare". Based on the calculations provided, it is suggested that 16 units, plus the "special amenity" to an additional 4 units, totaling 20 units in such a small lot is preposterous. The surrounding multi-family use lots are a civil, 2 story buildings, which provide much less congested areas with much less safety hazards and providing adequate parking for vehicles on their lots with proper snow removal in place, without impeding surrounding areas.

In said section of the proposal, it also states that North of the property leads to the Trans Canada Highway, which is inaccurate. Vehicles leaving the proposed lot will have to add to the already congested immediate intersections, therefore creating more safety hazards to the surrounding neighborhood. In turn, this will, again, pose a serious safety concern to the children who walk these streets every day.

In the conclusion portion of the Application, it states: "the Proposal is consistent with the Medium Density Residential designation and will complement the surrounding neighborhood." This "complementation" is a horrific overstatement.

No one in the area agrees to having a complex this large built in the neighborhood, providing serious risk to our children. There is no need for a massive complex such as proposed to invade our city and create more issues than it is worth. There are no complexes in the area near the size proposed, impeding every ones enjoyment of having a quiet, respectful, residential area. Having a complex built in the immediate area as large as proposed shows the lack of care and concern from the council to the taxpayers who enjoy living in a quiet town setting.

In the proposal, Appendix 2, clearly shows how intrusive this complex will be to the neighboring homes. The complex proposed would tower over the homes, reducing privacy, which we paid for, and destroying what is a quiet residential neighborhood. Furthermore, the photo provided shows the inaccuracy of the information put forth in the application in regards to the adjacent lots.

Appendix 3 in the proposal shows photos of the lot in question for the rezoning application. These photos were taken deliberately to misrepresent the surrounding affected homes, which are adjacent to the property. The ways the photos are taken were clearly provided to mislead council in their decision for the application. The proposed complex will tower over the adjacent homes and destroy any privacy they currently have, which is why we bought these homes in the first place.

Appendix 5: Zoning Map, again, proves the inaccuracy of the information provided for the application. The immediate surrounding lots are all zoned R-1 residential, not R-4. This misinformation is misleading council to believe there are multi family homes adjacent to the property. In fact, the local multi family dwellings are built in such a way they do not intrude over neighboring lots. The consideration to destroy what Salmon Arm is all about (small communities with big hearts), is of grave concern to all those in the immediate area.

Appendix 6 of the proposal suggests 4 buildings, 5 units per building. Due to the sizes indicated on the drawing, it suggests the buildings would be a minimum of 3 stories high, possibly even 4, pending on the proposed square footage of each unit. Creating such a large, tall complex in this neighborhood would only further destroy any sense of small community we have left. Furthermore, this will only destroy the privacy of the surrounding lots having a towering complex looking over everyone and will take away from the beauty of the neighborhood. No one wants to look at a disgusting building instead of nature. Local residents live here so we are not "stacked" on top of one another such as in bigger cities. The proposed building will only decimate the value of neighboring homes and scare off people to move elsewhere, further declining the values of Salmon Arm.

With regards to the Engineering Report, as the owner of 3070 8 Ave NE, I have some serious concerns. We already have water issues due to the lack of drainage provided in the church parking lot, what assurances, in writing, will I have provided to me and my neighbors that water mediation will not further affect my property?

In this report, it also shows that there will only be one driveway for a 20 unit complex. With an average of 2 cars per home in BC, how will the new complex provide proper parking for all these vehicles? There is no room on 30 St NE to allow for street parking, and you can be sure local residents will not allow the excess vehicles to be parked on their streets. What is the plan for snow when we have a heavy snow year? With all the proposed congestion on this small lot, there will not be any room for one snowflake! Never mind four feet on the ground. What is the expectation to ensure this does not add to the congestion and safety of local residents? Further to parking issues, what will the city do to ensure the safety of all the children will not be jeopardized?

Another major concern due to the size of the complex proposed is fire. What will the city and developer provide as assurances that if there happens to be a large structure fire within the complex it will not spread to neighboring homes. When a fire that big happens, you can be sure homes in the area will go up with it. What is the plan for aiding this from happening?

To add to the report findings, I am also concerned with the sanitary issues such a large complex will bare onto our system. If there happens to be backlogs due to inadequate system to handle the waste from the complex, what will the city do to remedy the situation?

The above-mentioned information is to bring serious clarity to the council with regards to the lack of concern for the neighboring homes, jeopardizing the safety of residents and their children, and the poor representation of accuracies to enable the proposal to go through. We do not want to loose the pleasure of living in Salmon Arm due to developers wanting to make a dollar. We need to stand together to ensure our way of life is not affected by poor decision making and allowing a complex in this neighborhood to be built.

In conclusion, I, and many surrounding neighbors, above all else, are seriously concerned about the disregard to jeopardizing our children's safety in the area. There is absolutely no need for a complex of this size to be built in an already very congested area.

I will leave you with this, council and developers, how will you feel when one child gets struck due to the lack of concern to the safety of children? If it was your neighborhood having an intrusion like the proposed building, would you let it happen knowing your child could be the on at risk?


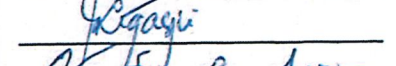

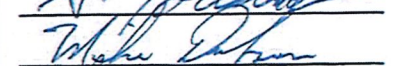
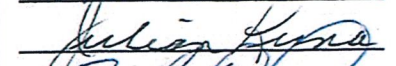

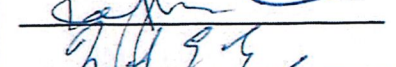
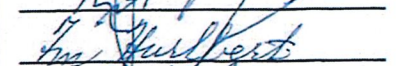
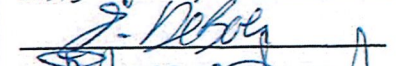



Sincerely Concerned,

Matt Larose

Petition to stop Rezoning of 700 30 St NE, Salmon Arm, BC

The signatures presented below are community members in the surrounding area affected by the proposed rezoning from R1 Residential to R4 Multi Family Dwelling, Bylaw 2303 (ZON-1183). Serious concerns for the community are being brought forward to the City of Salmon Arm with regard to the safety of our children, the safety of the school children that walk through the area everyday and the densification to the neighborhood, which does not want to see an atrocious monstrosity built in a quite community.

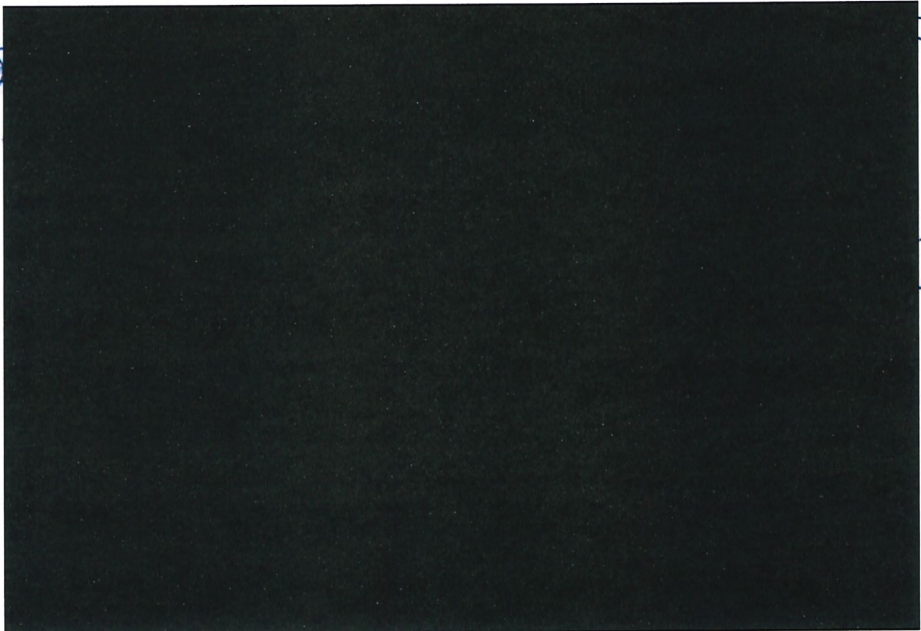











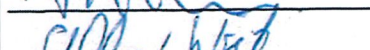
The signatures provided to council are members of the community, which oppose the proposal and wish for a reconsideration of the negative impacts it will create to the surrounding communities.

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Signature</u>
Matt Lawrose			
Vangie Levasi			
Ron & Susan Leg			
J. Latham			
Mike Eklund			
Julian Kerna			
Will O'Sullivan			
Kathana Piper			
Mike Garver			
F.M. Hurlbert			
E. DeBoer			
Shannon Moorhead			

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<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Signature</u>
Lee Common			
Joe & Beth Nichol			
Leo Garnham			
Vickie Dickson			
Shannon MacLachlan			
Dave DeBoer			
Delma Hensehorek			
HERB Ganduch			
Eekah			
Mike Taccino			
JENNIFER MAEON			
Allen + Mebdy			

Petition to stop Rezoning of 700 30 St NE, Salmon Arm, BC

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quiet

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Name

Address

Phone

Signature

Shulley GIER

Sandy Scherck

Ernie Scherck

Argie Gulliford

Stewart Gulliford

Alvin Baron



Shulley Gier

Sandy Scherck

Ernie Scherck

Argie Gulliford

Stewart Gulliford

Alvin Baron

From: Julian Kuna [REDACTED]
Sent: March-07-21 4:39 PM
To: Caylee Simmons <[REDACTED]>
Subject: Proposed Amendment to Zoning Bylaw No.2303:

Subject: Proposed Amendment to Zoning Bylaw No.2303:

With reference to: ZON-118 / Bylaw No. 4406

TO: Your Worship, Mayor, Alan Harrison,
All Councilpersons representing the City of Salmon Arm

Preamble:

I, Julian Kuna, have resided at my present address [REDACTED] for the past fifty years. My southern property line borders the northern property of the Community Church (formerly known as the First Baptist Church) and the north-east corner of 700-30 Street N. E. which is scheduled for rezoning from R 1 to R 4 classification.

On my property, in lieu of constructing a fence to establish a border with neighbouring properties on both the western and eastern boundaries, I chose to plant near a hundred cedar trees as a hedge--all of which are thriving.

The original land-form/elevation of my property has never been altered and to this day remains in its natural state.

However, in recent years, the two above referred to southward adjoining properties (Community Church and 700-30th St. N.E.) have undergone substantial modification/alterations to their natural land forms, with both parcels having been excavated and then raised above the natural level-- leaving both properties several feet above my property with a slope in the direction of my residence.

My Primary Concern:

Approximately eight years ago, I wished to add to the aesthetics of my southern property line bordering these two parcels and planted twenty four cedar trees. Within a period of approx. two years, every cedar tree had perished. Thinking that I could have been responsible for the situation, I removed all the dead trees, re-excavated the necessary trench, sought the assistance of a local nursery and replaced the planned hedge with a new planting of cedar trees.

Now, the second planting of cedars has perished. This situation is well beyond a care taking coincidence theory. The fact of the matter is that on two separate occasions all trees perished. Likely there could exist a foreign product or unnatural toxic component within the soil. With the slope directed towards my property, there might be a contaminant seeping and affecting the live vegetation. This second planting is still in place and can be viewed by city authorities, should they wish to familiarize themselves with this dilemma.

In all reasonableness, with presently known conditions and possibly some other unknown factors, I disapprove of the possible development of the 700 30th St.N.E. property. Should approval be granted, a structure completed with the accompanying cementing and paving etc., one would be left with the conclusion of a possible potentially hazardous condition being very simply "covered over". I attach no blame, I am not making any accusations. However, to clear this matter, I urge the city to conduct the needed scientific investigation/research of both sites to determine the cause, if any, and rectify the situation to our combined satisfaction.

My Second Concern:

The 30th Street N.E. corridor already receives an extremely high rate of vehicular traffic. Adding more traffic to this route by allowing more intended development will increase the safety risk to both motorists and particularly pedestrians. Four schools are located in this catchment area (not served by S.D.#83 bussing) which means that hundreds of children use this route twice daily en route to and from school. Very simply, the potential of increasing both human and vehicular traffic will only add to the already overcrowded safety risk if further development is approved.

My Third Concern:

Removed somewhat from the 700 30th St N.E. site, yet directly affecting the residents of the 3000 one-block-long 8th Ave. N. E. (presently terminated by a cul-de-sac) is the city's plan to remove the cul-de-sac and extend 8th Ave.N.E. in an easterly direction to better accommodate the residents of the nearly two hundred mobile/trailer units. This would allow for a major increase of traffic, making 8th Ave. N.E. a significantly main thoroughfare. Here, too, we would decrease the safety of residents and children and add to the present congestion of attempting to enter 30th St.N.E. The trailer court presently has two entrances/exits. I question the validity of disrupting this present neighbourhood with yet another entry/exit that would jeopardize the safety of all users.

Your response to my concerns would be greatly appreciated.

Respectfully submitted, March 6, 2021

Julian Kuna [REDACTED]

March 7, 2021

Dear Members of City Council, Salmon Arm B.C,

Cc: Chris Larson

Re: Reference: ZON-1183, 700-30th Street NE

My name is Shannon Moorhead, co-owner alongside my spouse Lee Common of a single family residence located at 3200 8th ave N.E, Salmon Arm B.C. We relocated to the Salmon Arm B.C community just over two years ago with our young children. After searching for our perfect home, we found a quiet, accessible location at 3200 8th ave N.E. It's a great neighborhood to raise a family, out of a total of 14 houses there are at least 11 school aged children.

I received a quick response from Chris Larson after I sent an email inquiry to obtain more facts for the development proposal prior to the March 8th hearing regarding ZON1183. I am writing this letter to continue to bring forth two concerns, 1- being the proposed development of 700, 30th street N.E and 2- potential road changes. Chris pointed out that it (potential road concerns) is somewhat separate from the application being considered and with attempted reassurance that conceptual plans don't always come to fruition, I continue to feel concerned about the potential road changes regarding this application, as it is on the Proposed Amendment to Zoning bylaw 2303. I hope today my (our) concerns are valued, and sincerely considered.

I received a copy of the Notice of Public Hearing through a 30th street neighbor. After inquiring to the city (as requested on page 1, notice of public hearing) I deem our family affected by this proposal. Upon inquiry, I was informed by city staff that we are located just outside of the 30 meter requirement to receive any sort of notice from the city regarding this application, however, I would certainly meet the requirements of the other conceptual road plan within this proposal. On page 21, (Figure 13: New option-C) of the document, a purposed roundabout on 8th ave/30th street as well as creating a cul-de-sac which would become the main entrance and exit to Evergreen Trailer Court, approximately 184 units and a roundabout coinciding with 30th street/8th ave ne, thus creating a "traffic calming feature along 30th st. As I'm sure you're aware, this is devastating news to my household, and surrounding neighbors. 8th ave N.E is a "safe street" with minimal crime, a safe place for children to play; ride bikes, chat with our elderly folk and an all-around nice little neighborhood. We help each other, and look out for one another. My largest concern would be the potential of opening the cul-de-sac, increased vehicle and foot traffic, creating a vulnerable, dangerous situation for this area, not to mention a vast decrease in property value. The road is already a narrow street for two way traffic. There are no sidewalks, which will create a large safety issue as this area of 30th street is already a congested area. Sadly, we would have NEVER purchased a home here if we knew this was being considered. In future, I would be happy to share more proactive, less invasive options that would work more effectively for this area.

The concerns we have for the application to rezone R1 to R4 medium density residential zone is the increased traffic in a very congested area, and there appears no concern of safety for the preexisting

neighborhood traffic, and pedestrians. I am concerned that building 20 condominium units (whereas 16 is the maximum for a 1 acre parcel) on a beautiful, semi- treed parcel, although noted, there would have to be some dead trees removed as they are already dangerously resting on and around the existing house, rented a young family. The photos on the proposal are misleading. These units would not be sensitively integrated into the area, and the two "multi-family developments" to the west and east of the proposal are both 55+ and tucked away, not sitting on this congested area of 30th street.

This whole proposal appears to our family (for lack of better terms) as obnoxious and insensitive to this area. Respectively, we understand the needs for housing, it's a challenge all throughout the Interior, and beyond, and having relocated from Revelstoke B.C we do understand and appreciate this. We would love to see a single family home, or two on this property.

To summarize my concerns, which include the proposed roundabout, the opening of 8th ave NE for Evergreen traffic, the proposed amendment to zoning by-law 2303 application form Edelweiss Properties Inc. /TSL Developments has thus far presented itself with a lack of transparency and seems unethical to disrupt at minimum 20 houses, just to build 20 more.

Thank you for the opportunity to allow our family to express concerns for ourselves and the safety of our neighborhood. We hope you take this into sincere consideration.

Kindest Regards,

Shannon Moorhead and Lee Common

From: Allan Wiebe
Sent: March-07-21 9:44 PM
To: Caylee Simmons
Subject: ZON-1183/ Bylaw No.4406

To whom it may concern,

Just writing an email in regards to the proposed development at 700-30st NE. My wife and I just purchased the property at 681, 30St NE which is right across the road from the proposed development. I understand the current property needs some work and the need for housing in our town (we were in the market for almost 2 years to purchase a home), but was disappointed to hear of the size of proposed development. I have a few concerns:

With three schools on this street, this is a very busy roadway with kids on the sidewalk, parents dropping off/picking up kids, etc, plus all the through traffic to the greater Hillcrest area and the business park. My driveway backs onto 30th, and at times in the morning I have to wait 5 minutes to get onto 30th. Not a problem for me, but if I had 5 other cars waiting behind me, people would get impatient, which leads to hurried decisions, which could lead to increased traffic/pedestrian risk, as children are often not the most careful when walking to look for traffic coming from side roads/drives. Again, it seems risky to have that many cars coming out of one drive, onto such a busy street, and I worry about the safety of our children and also the further congestion of traffic on this road. I would love to see something a little smaller, like a few of the single townhome type developments we have in our neighborhood.

Thank you for your consideration.

Allan Wiebe