



Salmon Arm, BC, V1E 2T4
May 5, 2022

Mayor and Council:

Re: Official Community Plan Amendment Application No. OCP-4000-48, MR to HR
Zoning Amendment Application No. ZON-1233, R-4 to R-5
Canzea Developments Ltd., Inc. BC No. BC1073124
Lot 3, Section 24, Township 24, Range 10, W6M, KDYD, Plan 1978, Except Plan
54560
1141 – 18 Street NE

Before I purchased my current residence at 1190 - 18 Street NE in 2012, I referred to and relied on the "OFFICIAL COMMUNITY PLAN" and trusted the OCP to be a reliable source to avoid conflicts with future development that could degrade or interfere with my choice and the look, feel and ambience that gives this location its undeniable character.

This Single Family Residential Subdivision has been established for nearly 60 years with the average home built circa 1966 on lots averaging .5 acres or larger.

I purchased my property after talking with City Staff and was made aware of the Medium Density designation which included the property I was researching prior to purchase. Medium Density, as I was told, did not include Apartment Buildings!

When the property located at 1141 - 18 Street NE across the street from my residence at 1190 - 18 Street NE sold and the plan to develop Duplexes, Triplexes and Townhouses was announced, it was a shocker and has created a lot of angst for myself and residents who will be affected by the proposal. Not surprisingly, some neighbours are already talking about selling to avoid this potential visual scourge and such a drastic change to what is everyday life here.

The original proposal by K. Guenther, at the least, showed a somewhat tasteful approach, but still proposed building elevations with profiles that would be extreme compared to the long established demographic and style of the neighbourhood.

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Homes on the South side 11th Avenue NE will also be drastically affected in terms of views and traffic with the original proposal, let alone a now proposed OCP re-designation and re-zoning to High Density.

The new CanZea owner's proposal to re-designate and re-zone a large portion of the property at the intersection of 11 Avenue NE and 18 Street NE to "High Density" and include a 24 Unit Apartment building is wrong on every level and shows absolutely no concern for anyone as existing residents and property owners who would be affected by the proposal. The application and plan with a building approaching 50' in height alongside the rest of the proposed builds will be a skyline-obliterating monstrosity for numerous properties. This change was described by a letter delivered to my door by CanZea as a "Small" 24-unit Apartment Building. My immediate thought was compared to what? a "Large" 24-unit Apartment Building, obviously trying to mitigate the actual negative visual impact that will result if allowed to proceed.

The fact that it would sit at the crest of a hill further accentuates the negative visual impact and to be situated in close proximity to long established large lot residences, would be an unacceptable affront most likely to negatively impact the sale-ability of nearby properties.

A visual survey of every Apartment Building and Condominium built in Salmon Arm in the past 15 years reveals little to no impact to existing properties and residences. Every single location meshes with existing properties, no blocked single residence views, no 'in your face' structures. Every building is sited with low impact to surrounding residences and tastefully located backed into a hillside or on the lower slopes of a hill, etc.

No Apartment buildings are built in traditional residential subdivisions!

I understand that the lack of affordable housing in BC and elsewhere is an issue, but sacrificing existing property owners' investments and enjoyment of same is not an acceptable solution.

There are other issues related to this flawed proposal which include traffic and access/egress to the development property as well as traffic volume.

Eleventh Avenue NE is already a problem to access from 18 Street NE, turning either direction, due to poor site lines and especially turning East. The fact that it is an uphill curve coupled with the poor site lines makes for a dangerous intersection, even in good weather. The potential for disaster will only be increased with the additional traffic produced by the proposed development at 1141 – 18 Street NE, not to mention the increased traffic from the developments proposed for the South side of 11 Avenue NE.

Also consider, if any one of the 24 units in the proposed Apartment complex, or even the medium density units as proposed, decide to hold a gathering of any description, where will people park? 18 Street NE is fairly narrow and only flat for the first couple or few hundred feet then grades change to steep. On-street parking in the summer would be very limited, let alone winter scenarios.

This proposed OCP amendment and rezoning application by Canzea will only benefit Canzea!

The development of Salmon Arm should not unduly disadvantage any citizen. All development should be of benefit in some way to all citizens, not a sacrifice of local residents' investment and lifestyle to accommodate a Developer's dream.

This is not the right location for a High Density build.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael I. Smith". The signature is fluid and cursive, with the first name "Michael" being more prominent than the last name "Smith".

Michael I. Smith