

Friday August 5<sup>th</sup>, 2022

To The Council of Salmon Arm,

I am writing this letter to you to register an opinion regarding Development Permit No.444 (4400 and 4600 Canoe Beach Drive NE). We live on 73ave and 47street and received a hand delivered information package regarding the development the week of July 28<sup>th</sup>.

I would like to start off by saying that I am generally in favor of the development. I am in favor of the vibrancy a development like this could bring to the community, I am in favor of the development of a bicycle path/side walk along Canoe Beach Drive. I particularly appreciate the alignment of the development as a whole in terms of how the hairpin switch back on the access road on the East side of the development is oriented to keep the skies, sunsets and mountain views open to anyone or home East of 48<sup>th</sup> street. I tend to like the building designs, however I am not in favor of the construction of the Unit Type 4s along the Southern edge of the lot and backing up to the back yards of the houses on the North side of 73ave.

The plan to tightly pack Unit Type 4s, a 3 story (30 ft tall) town house, will negatively impact the privacy of the residences of 73 ave particularly those on the north side of the avenue, will create a harsh boundary with the existing community and potentially increase the temperatures in the back yards of those living on the North side of 73ave. This small group of families and neighbors will be disproportionately and negatively impacted by the plan as it stands and their interests must be considered.

The drawings provided in the information package show the Unit Type 4s with a 5m set back from the current fence line with the potential to severely disrupt people's privacy. The rear of the Unit Type 4s will then be towering over the existing backyards with approximately 12 windows looking down into the existing residences. The small setback coupled with the 3 story structure will result in a loss of privacy not just in the back yards but also the loss of the use of their windows on the North side of the existing homes as they will be shuttered and blinded to prevent people from being able to look into their homes.

73ave is an important thoroughfare for the residents of Canoe and a better effort should be made to integrate the new development with the existing community. 73ave connects directly to the Park hill trails through the Cul-de-sac at 45<sup>th</sup> street. Residents and visitors alike ride their bikes, walk their dogs, and shuttle back and forth between the beach and the community using 73ave. It is noted as the primary trail from the Canoe Village Market to Canoe Beach Park. The construction of tightly packed Unit Type 4s will appear as a 30 ft wall for anyone walking from 47<sup>th</sup> street to 45<sup>th</sup> street along 73ave. They will cut off the views of Bastion Mountain and generally look like a very harsh boundary between the old and the new.

My backyard is South facing and is always several degrees hotter than the ambient air temperature. It has gotten extremely hot during the recent heat waves. The dark siding of the Unit Type 4s on a south aspect coupled with only a 5m set back from the residences along the north side of 73ave have the potential to absorb and radiate so much heat that it could render these otherwise cool north aspect backyards unbearably hot during our summer heat waves- which are only expected to become

more frequent and even hotter in the coming years. I would hope that climate change and the comfort of our neighbors has been considered during this planning phase.

In conclusion, I am generally in favor of the development but would hope the City of Salmon Arm and the developer reconsiders the construction of the Unit Type 4s. They are considerably taller than any other structure in the neighborhood and will negatively impact the residents of 73ave between 48<sup>th</sup> street and 45<sup>th</sup> street. Please consider limiting construction along the southern edge of the lot to Unit Type 1s and Unit Type 2s only. This will result in far less of an impact to people’s privacy, will integrate much more smoothly with the existing community and buildings and will reduce the amount of heat absorbed and radiated along the boundary. Thank you kindly for taking the time to consider my opinion. Canoe is a fantastic place to live and I am excited to have new families move in to the neighborhood. I just hope that you consider the interests of the homes and families along 73ave.

Sincerely,  
Alex Soukup  
73<sup>rd</sup> ave resident

