

To His Worship Mayor Harrison and Members of Council

Date Aug 15, 2022

Subject: Rezoning of Lot A Section 24 Township 20 Range 10 W6M KDYD Plan 1948 Except Plans  
5734 13562 25888

Civic Address: 2710 30 Ave NE

Mayor Harrison and Council,

This letter is to express my concerns with the proposed rezoning and subsequent subdivision application at this address in North Broadview. This combined proposal brings to the forefront a myriad of issues that I would like to speak to. Mostly due to the precedent that this approval would set for the area.

I am all for re-zoning to R-8, in fact I believe any lot of adequate size automatically have this zoning to allow for more rental suites / carriage houses

Recent subdivisions of North Broadview land have not followed any broader plan for the area. We see large lots divided into small 5000 sq foot lots, accommodating R-8 zoning, small acreages cut into large lots, and houses placed closely behind existing houses to access backyards. This proposed application is a densification that the area has not yet seen. 8 lots zoned R8 allowing 16 residences is in direct departure to what exists in the area. Examples of recent subdividing that fit within the scope of the neighbourhood would be the 3200/3400 block of 30 Ave NE, creating 12,000 sq ft to ½ acre lots. The new lots on the corner of 28<sup>th</sup> Ave & 30 St NE are examples of a density that doesn't match the neighborhood. ( yet I can see the rational of the approval process as the entire length of the lot accessed the residential street) Vehicles are already being parked on the road as the driveways don't accommodate fully 2 families or visitor parking, and the backyards aren't big enough for kids to play in. Leaving kids to play in the ditch on a corner of a busy road and have their wading pools set up in the driveway.

People move to the North Broadview area to enjoy large lots, mature trees & forests and quiet streets. Hardly anywhere in town is this possible anymore without a budget most don't have ( for just a lot!). We need lot sizes to accommodate families that own recreational vehicles (RV / Boat / ATV), or want to build a carriage house w/ a shop for additional storage.

These micro sized lots have created a storage dilemma within the City of Salmon Arm.

Having a 2 car driveway with a gravel parking for a suite is not enough to accommodate most middle income families that tend to own a travel trailer or a boat ( we live in a recreational paradise after all!), leading them to need to store their belongings in a storage facility

As of last summer, Salmon Arm had 9 primary storage yards on 34 acres of land. It is my understanding that council is against approving more storage land, due to the fact the employee to land ratio is minimal, as quoted:

**“ the best use of land, if Salmon Arm wants to be a high-tech hub, for instance, is to make the land available for businesses that will complement existing businesses. while storage businesses provide building permit revenues and taxes in the short term, they don't provide jobs.”**

The appendix 8 – conceptual road replan that the applicant uses to show future planned roads is obviously outdated and unrealistic, as many acreages in that zone have recently had “dream homes” built upon them, relishing in their privacy and do not plan to subdivide and add roads any time soon.

If we use this plan for road plans, we must not ignore the fact that every lot on this road replan must be .2 to .5 acres in size. ( including the lot in question) That is what should be more important here – the plan was to have large lot sizes, not creating short roads to service 8 tiny lots at a time.

Creating a roadway where there was never meant to be one, and then stating that the widening of the road would be obtained from neighbouring properties in the future is a huge assumption.

The future development of North Broadview also brings up the hugest issue of them all, safety on the road. The more population you add, the busier 30 St NE becomes. The average speed must be 70-90 km / hr on a 50 km limit. We see this all day every day first hand. The side walk stops at 30 Ave NE, leaving no safe access past this point to get to Elks Park ( although this a private park and they discourage public use) or Park Hill / Coyote Park or Canoe Beach. The trail network is patchy at best, with no clear / direct pathways to access areas. Rather, small trails ( required for development ) leading nowhere \* The Rock bluff @ Turner heights – goes behind the houses and stops at a fence?\*) Plus many through private land that don't join up to create the greenways as per the OCP.

30 ST NE in the official Community plan is designated Urban Arterial until the 3400 block (aprox) and Park hill is also until 35 St NE. and Rural Arterial between. This needs to be looked at being all Urban and upgraded to sidewalks. (similar to 30 ST SE sidewalks ending at Broadview trailer park) No one in North Broadview can safely walk / bike up 30 St NE yet this is a major commuting & summer recreational traffic road, and bike commuting is ever increasingly being encouraged.

The recent approval of the 130 lots on 6810 Park Hill Rd will increase this traffic by several hundred if not more cars per day. (130 lots x 2 cars x twice a day = 520) \* based on the plan proposal there – I do not believe there is an exit via Canoe, so all traffic will come via 30 St NE to get to town.

My last concern to address would be the addition of park land, as laid out in the OCP. Our current parks close to North Broadview are Coyote Park and Park Hill (there is no neighbourhood park) Both accessed by skinny roads with no sidewalks – making it challenging in any circumstances to enjoy getting to by foot or by bike, much less with kids with me. Map 11.1b distinctly shows a proposed community park in the vicinity of 25 Ave NE / 26 St N / 30 Ave NE / 30 St ne block. And update on this would be appreciated, as I see no city owned land there, and many parcels have been bought & sold over the past 10 years that would have allowed for this to happen. The North Broadview catchment area needs a park not unlike the Raven Park. The small area set out after the Lambs Hill subdivision ( adding to the Country Hills park?) is nowhere near enough land to create parkland, more just a place for a trail to pass through. Unfortunately this subdivision cut off a popular trail network linking large properties across 20 Ave NE.

Please re-consider this application for subdivision, as more neighbourhood preplanning should be done before going ahead with projects such as this.

Thank you for your time.

Respectfully

Tracey Bleuer 2911 / 2941 30 St NE [REDACTED]  
Dave Bartman 2911 / 2941 30 ST NE [REDACTED]