

## 2371 14<sup>th</sup> Street SW Salmon Arm, BC Proposed Subdivision Plan

In regards to the Rezoning Application for 2371 14<sup>th</sup> Street SW (R-1 to R-4) and the written and verbal information provided by Ms. Samantha Mitchell of Franklin Engineering we wish to outline our comments and concerns about the Application, and the Proposed Subdivision Plan developed by Franklin Engineering showing a 66 unit Development. Unfortunately we are away on holidays on August 22, 2022 and are not available to attend the Public Hearing on that date.

Firstly, the 66 unit proposed development shown on the Subdivision Plan is not in keeping with the density or mix of the existing adjacent neighborhood. 14<sup>th</sup> Street SW is the most southwesterly developed neighborhood in Salmon Arm and is comprised of single family and rural acreage homes. All property to the west of the proposed development is farmland. A development containing 66 units (or any large scale high density development) would not be in keeping with the unique nature and character of the existing neighborhood. The setting for our neighborhood is unique because it is bordering countryside and close enough to the City centre but not City. The reason we moved to this neighborhood was because it was quiet and feels like country living. It is safe for ourselves cycling, our grandchildren visiting(cycling and walks) and pet walking.

Secondly, a high density development such as proposed would bring considerable additional traffic, parking, congestion and safety issues to the neighborhood. The most significant safety issue is the intersection of 14<sup>th</sup> St SW with Foothills Rd. The sharply angled intersection makes turns onto Foothills Road quite dangerous due to the speed of Foothills Road traffic and the restricted and awkward lines of sight in each direction. As well, there are no sidewalks on 14<sup>th</sup> St SW and only 2 street lights – one each at either end of the block. The increased traffic would be a major concern for the safety of the pedestrians, cyclists, and pets that use 14<sup>th</sup> Street. Other issues and concerns such as street parking(no visitor parking on drawings), garbage management, large trailer parking etc. would need to be addressed.

Thirdly, construction of a high density development such as proposed will have a major impact on streets and services in the area. As 14<sup>th</sup> Street is quite narrow compared to other residential streets, any service upgrades or street widening required for parking or sidewalks will have a major impact to the existing homes on 14<sup>th</sup> Street. Is the developer or the City (taxpayer) going to be responsible for these costs?

There is no information regarding major utility servicing for this high density development and we have the following questions and concerns.

**Storm water.** As the site is currently undeveloped and has a significant slope to the west, any surface runoff ends up in the small creek which runs behind the property. As there are apparently no plans to build up the site for development to provide gravity drainage to the east (14<sup>th</sup> Street) , we have concerns that storm water drainage that may become contaminated will end up in the creek and impact surrounding ecosystems and also be transported downstream.

**Sanitary service** We have been advised that the sanitary service would be tied into the Sanitary line which runs in the Utility ROW behind the existing homes on 14<sup>th</sup> St SW. We would be surprised if this existing line has been sized for the high density development proposed. Upgrading this line to accommodate a

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high density additional load would be difficult to do and would result in major impacts to adjacent and surrounding properties.

**Water** There is an existing waterline in 14<sup>th</sup> Street. Again, we would question whether this line has been sized to accommodate tie-in of a high density development as proposed. Required upgrades to this service would result in major disruption to the street and all homes on 14<sup>th</sup> Street.

Again, we would expect that any upgrades to existing services to accommodate this development would be the responsibility of the developer and not the City taxpayer.

Sincerely,

Mark and Sarah Hames,

2260 14<sup>th</sup> St. SW