



DEVELOPMENT and PLANNING SERVICES COMMITTEE

April 03, 2018

City of Salmon Arm

Room 100

City Hall, 500 - 2 Avenue NE

8:00 a.m.

Page #	Section	Item#
	1.	<u>CALL TO ORDER</u>
	2.	<u>REVIEW OF THE AGENDA</u>
	3.	<u>DECLARATION OF INTEREST</u>
	4.	<u>PRESENTATION</u> n/a
	5.	<u>REPORTS</u>
1 - 8	5.1	VP-470, Pugh, M & Maslyk, S., 2960 – 30 Street NE – Setback Variance
9 - 42	5.2	DP-417, Uptown Ventures Ltd. / Franklin Engineering Ltd., 2810 – 15 Avenue NE – 24-unit residential development
43 - 60	5.3	OCP4000-34 / ZON-1116, City of Salmon Arm, 720 – 22 Street NE – MR to Ind. / R-4 to P-1
	6.	<u>FOR INFORMATION</u> n/a
	7.	<u>IN CAMERA</u> n/a
	8.	<u>LATE ITEM</u> n/a
	9.	<u>ADJOURNMENT</u>

<http://www.salmonarm.ca/agendacenter>

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City of Salmon Arm
Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: March 16, 2018

SUBJECT: Development Variance Permit Application No. VP-470
Lot 2, Plan EPP61022, Sec. 19, Tp. 20, R.9, W6M, KDYD
2960 - 30 Street NE
Owners/Applicants: M. Pugh & S. Maslyk

Motion for Consideration

THAT: Development Variance Permit No. VP-470 be authorized for issuance for Lot 2, Plan EPP61022, Sec. 19, Tp. 20, R.9, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 6.10.2:
 - i) Reduce the minimum setback requirement of a principal building from the rear parcel line from 6.0 metres to 3.0 metres.

Staff Recommendation

THAT: The Motion for Consideration be adopted.

Proposal

The subject property is located at 2960 - 30 Street NE and is currently vacant. The owners wish to place a modular dwelling on the property and are applying for a variance to the rear setback requirement. A location map, ortho photo and site plan are attached as Appendices 1 through 3.

Background

The property is designated Low Density Residential in the Official Community Plan and is zoned R-1 (Single Family Residential). In 2017, the applicants completed a subdivision that created the subject parcel and the adjacent parcel to the west (Lot 1, Plan EPP61022).

In all zones, the front parcel line is defined as the parcel line common to a parcel and a highway and the rear parcel line is defined as the boundary which lies opposite to and is not connected to the front parcel line. With this property, the front parcel line is the west boundary of the panhandle access and the rear parcel line is the east boundary of the parcel. All of the other boundaries are interior side parcel lines.

.../2

In the R-1 Zone, the minimum setback requirement for a residence from the front and rear parcel lines is 6.0 metres and the minimum setback from interior side parcel lines is 1.5 metres. As shown on Appendix 3, the applicants would like to locate the new residence 3.07 metres from the rear (east) parcel line. A letter from the applicant and an elevation drawing and floor plan of the modular dwelling are attached as Appendix 4.

Discussion

Staff have reviewed the proposal and provide the following:

Building Department

No concerns with variance however limiting distance requirements at 3 metres will only permit approximately 10% of the east wall of the residence to have glazed openings. (Preliminary calculations, based on the elevation drawings provided with the application, indicate the proposed modular dwelling will meet this requirement.)

Fire Department

No concerns.

Engineering Department

No concerns.

Planning Department

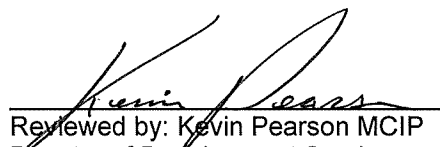
Setback requirements prevent owners from crowding neighbouring properties, ensure that fire separation distances are adhered to and maintain traffic site lines along roadways.

Based on the site plan and building information provided with the application, the proposed residence could be placed on the property without any variances. The building could be sited 6.0 metres from the rear parcel line and it would meet the 1.5 metre setback requirement from the common boundary with the adjacent parcel to the west (Lot 1, Plan EPP61022).

The rear parcel line on the subject property is an interior side parcel line on the adjacent parcel to the east. The adjacent parcel fronts 30 Avenue NE and a principal building on this parcel could be located within 1.5 metres of this common lot line. (It should be noted that this parcel has an existing residence and it's unlikely that a new residence would be constructed at this location unless the property were to be further subdivided.)

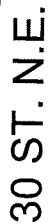
Staff's only reservation with this application is that the proposed dwelling could be sited without a variance. It is also recognized however, that the requested setback of 3.0 metres is twice the distance that a principal building could be located on the adjacent parcel to the east.


Prepared by: Jon Turlock
Planning & Development Officer


Reviewed by: Kevin Pearson MCIP
Director of Development Services

Appendices

1. Location map
2. Ortho photo
3. Site plan
4. Applicant's letter dated Jan. 12/18



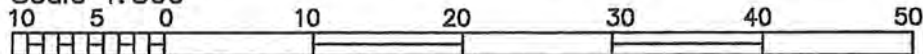
Subject Property



Subject Property

Plan Showing Proposed Building on Lot 2, Sec 19, Tp 20, R 9, W6M, KDYD, Plan EPP61022

Scale 1:500



All distances are in metres.

The intended plot size of this plan is 215mm in width by 280mm in height (A size) when plotted at a scale of 1:500



LEGEND

- Standard Iron Post Found
- Dimensions derived from Plans EPP61022 & EPP61666

Civic Address: 2960 30 Street NE

This plan was prepared for construction planning purposes and is for the exclusive use of our client. BROWNE JOHNSON LAND SURVEYORS accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of BROWNE JOHNSON LAND SURVEYORS.

January 9, 2018

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 6-18 6-16.raw

Friday, January 12, 2018

Mark Pugh & Shannon Maslyk
1440 Huckleberry Drive
Sorrento, B.C.
V0E 2W1
250-517-9304 (cell)
markpugh@consultant.com

City of Salmon Arm
Development Services Department
P.O. Box 40, 500-2nd Avenue NE
Salmon Arm, B.C
V1E 4N2

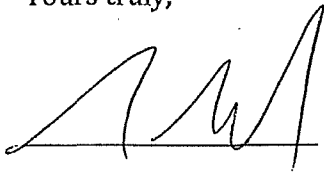
Re: Variance Permit Application and Building Permit 2960 30th Street NE

Dear Mayor Cooper, Councilors, and City of Salmon Arm Staff; Please consider the Variance Permit we have applied for in relation to our vacant lot at 2960 30th Street NE in beautiful Salmon Arm, B.C. This panhandle lot was subdivided for a property we own at 2940 30th Street NE in 2016. We have been unsuccessful in selling the property and are attempting to put a modular home on the property. This is a considerable financial investment for us. Shannon and I plan on putting the home on the rental market when complete.

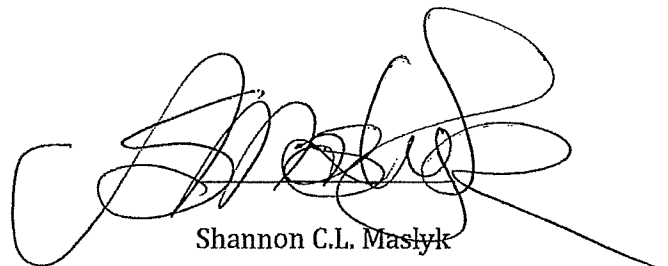
Due to the non-traditional lay out of the lot, a panhandle, we are requesting a variance in the setback regulations on the East and West areas of the lot. The request is change the setback to 3.07 meters on the East side and 4.57 meters on the West side. We don't believe that this request will negatively impact our neighbors in any respect. The variance, should it be approved, would improve the functionality of the home and the yard and would make the home and the property more aesthetically appealing.

Should you require more information on this matter please feel free to contact us at your earliest convenience.

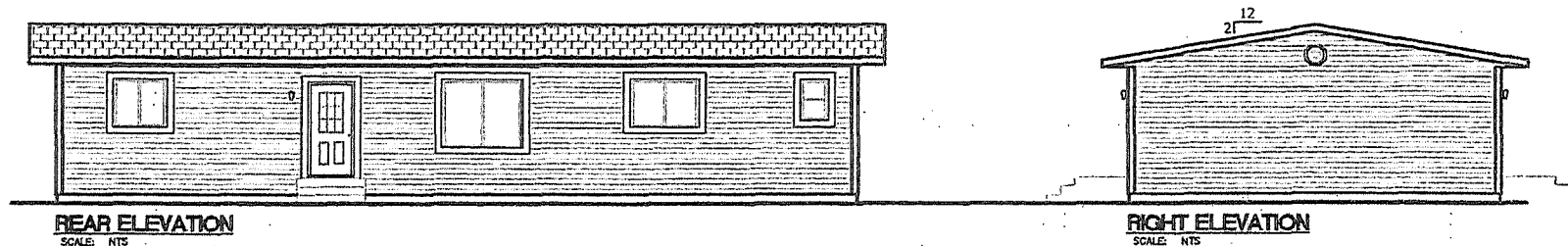
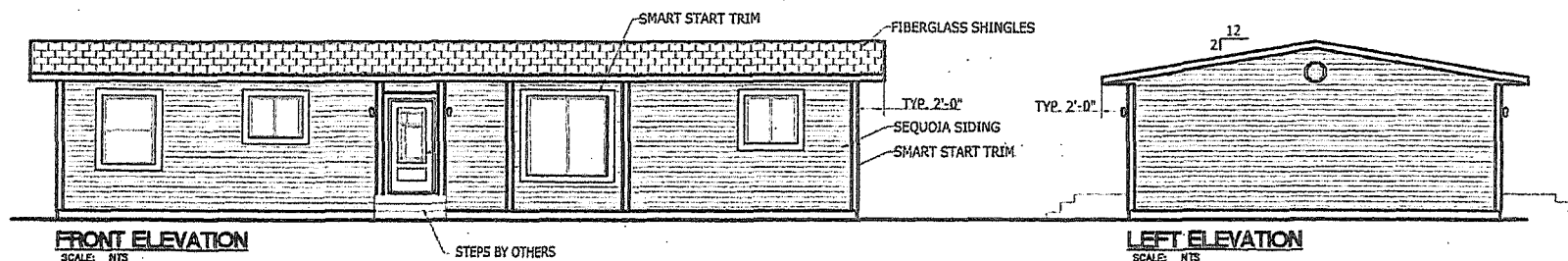
Yours truly,



Mark L.M. Pugh



Shannon C.L. Maslyk



Winfield
HOME SYSTEMS
A Division of SRI Homes

CLIENT:
PUGH
COUNTRYSIDE MANUFACTURED

TITLE:
ELEVATIONS

MODEL:
ST-0038

SERIAL #:
S#:

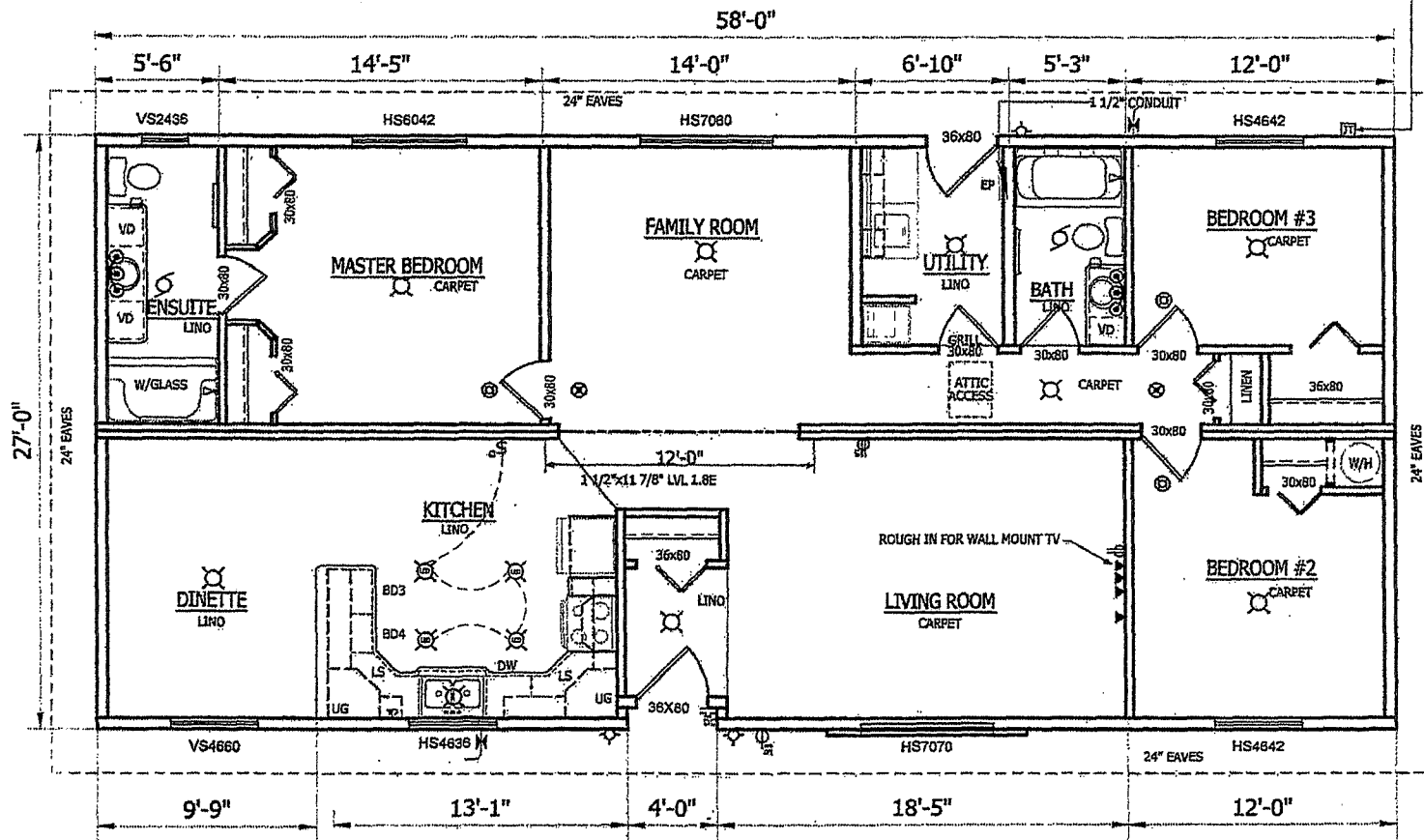
DWG BY: SWOOD
DATE: 01 03 2010
SCALE: NTS
FILE: S01930
CHKD BY:

DATE REVISION DESCRIPTION

BY: PRODUCTION #:
SR001936
DWG #:
EV

NOTE: VAULTED T/O

TELEPHONE & CABLE JUNCTION BOX'S TO BE WITHIN
1 METER OF CORNER. DEALER TO CONFIRM



- UG = UPPER GLASS
- MW = MICROWAVE
- TR = RECYCLE TRASH BIN
- BD = KITCHEN DRAWERS
- LS = LAZY SUSAN
- VD = VANITY DRAWERS
- MWRH = MICROWAVE RANGE HOOD
- RMC = REC. MED. CAB.
- EP = ELECTRICAL PANEL
- RP = PHONE/CABLE
- PW = PREWIRE CABLE
- PP = PREWIRE PHONE
- UR = USB RECEPTACLE
- R = RECEPTACLE
- SR = SWITCHED RECEPT.
- ER = EXTERIOR RECEPT.
- S = SWITCH
- SS = 3 WAY SWITCH
- EL = EXTERIOR LIGHT
- CL = CEILING LIGHT
- DHE = DUAL HEAD EMERG.
- EC = EMERGENCY COMBO
- ELI = EMERGENCY LIGHT
- FL = FLUORESCENT
- UHAL = UNDERCAB HALOGEN
- CLF = CEILING FAN
- LC = LIGHT COMBO.
- VL = VANITY LIGHT
- SL = SCONCE LIGHT
- BF = BATH FAN
- CS = CO2 SMOKE COMBO
- SA = SMOKE ALARM
- DC = DOOR CHIMES
- EDC = EXT DOOR CHIMES
- LF = L.B. @ FLOOR
- LA = L.B. @ ATTIC
- CP = CABLE/PHONE L.B.
- FPT = FROST FREE TAP
- F = FURNACE
- WH = WATER HEATER
- WD = WASHER/DRYER

Please Sign and Return in 1 Day



CLIENT:
PUGH
COUNTRYSIDE MANUFACTURED

TITLE:
CONFIRMATION DRAWING

MODEL:
ST-0038

SERIAL #:
S#

DWG BY: **SWOOD**
DATE: **01 03 2018**
SCALE: **NTS**
FILE: **S01938**
CHKD BY:

DATE REVISION DESCRIPTION

BY: **SR001936**
DWG #:
FP1



City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: March 26, 2018

SUBJECT: Development Permit Application No. DP-417 (24 Unit - Medium Density Residential)

Legal: Parcel A (Plan B6059) of Lot 7, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1327 Except Plans 9125, KAP46137 & KAP84896

Civic: 2810 - 15 Avenue NE

Owner: Uptown Ventures LTD.

Applicant: Franklin Engineering Ltd.

MOTION FOR CONSIDERATION

THAT: Development Permit No. 417 be authorized for issuance for Parcel A (Plan B6059) of Lot 7, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1327 Except Plans 9125, KAP46137 & KAP84896 (2810 - 15 Avenue NE) in accordance with the drawings as shown in Schedule A;

AND THAT: Development Permit No. 417 include the following variance to Zoning Bylaw No. 2303:

1. **Section 9.4 – increase the maximum height of a principal building from 10.0 metres (32.8 feet) to 12.2 metres (39.8 feet) in accordance with the drawings as shown in Schedule A;**

AND FURTHER THAT: Issuance of Development Permit No. 417 be withheld subject to:

1. **Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.**

STAFF RECOMMENDATION

That the motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 2810 - 15 Avenue NE (Appendix 1 and 2), designated Residential – High Density (HD) in the City's Official Community Plan (OCP), with the portion under application zoned R-4 (Medium Density Residential) in the Zoning Bylaw (Appendix 3 and 4) and currently vacant (site photos attached as Appendix 5).

This application is to permit a new 24-unit residential development in the form of 7 multi-family buildings as shown on the site plans and building elevations attached as Schedule A (Appendix 6).

BACKGROUND

The portion of the subject property under consideration for this proposal is 0.96 hectares, designated High Density Residential (HR) in the City's Official Community Plan (OCP), and is currently zoned R-4.

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-1 and R-4), with Institutional, Commercial and Agricultural zones further beyond (Appendix 4). The subject property has been under the consideration of Council recently, with a zoning application (R-1 Single Family Residential Zone to R-4 Medium Density and R-5 High Density Residential Zone) approved in the Fall of 2017.

The 7 proposed buildings are a contemporary style with traditional pitched rooflines, comprised of one 5-unit building, two 4-plexes, three triplexes, and one duplex building situated at various elevations (due to the sloping site) along 2 two-way accesses. While 36 parking spaces are required (1.5 spaces per unit), a total of 64 are proposed.

The variance requested with the proposal is to increase the maximum permitted height of the buildings, which will be fully discussed to follow. While this request is partially design related it is also attributable to the manner in which the City's bylaws apply to building heights on sloping terrain.

COMMENTS

Building Department

No concerns. Suggest early consideration of servicing for R-5 phase (water sprinkler likely required).

Fire Department

Confirm cul-de-sac radius meets 12 m in diameter as road exceeds 90 m. Confirmed by applicant.

Engineering Department

Comments attached (Appendix 7).

Design Review Panel

With the proposal for a multi-family medium density residential development, the application was referred to the Design Review Panel (DRP) for review. The DRP was supportive of the proposal as presented including the requested variance, noting the need for this form of housing and the fresh contemporary design. The March 15, 2018 DRP meeting minutes are attached as Appendix 8.

The DRP noted that there was an opportunity to reverse the roofline slope of the southern-most "Hemlock" unit to lessen any related impact of the southern wall-face, as well as some additional opportunities for enhancing the landscaping, including inclusion of a central shade/privacy tree.

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, commercial and institutional development, most significantly the uptown SASCU / Askew's location and the 21 Street NE underpass. The subject parcel is located in an area well-suited for higher density residential development featuring developed sidewalks, greenways, bike and transit routes, within close walking distance of the commercial node to the east, the recreation centre and arena, schools including Okanagan College, as well as the City Centre and hospital just over 1 km to the west. Continued development, including future roads to support access and circulation, is anticipated to proceed at some point in the future (Appendix 9).

The proposed development is subject to the Zoning Bylaw and the guidelines of the "Residential Development Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, access, circulation and parking area, as well as landscape and screening guidelines.

Siting and Building

The applicant is proposing a 24-unit residential development in the form of seven buildings: one 5-unit building, two 4-plexes, three triplexes, and one duplex building. The buildings are situated along two access lanes and following the sloping contour lines of the site, with the separate buildings allowing for articulation, greenspace, and a reduced overall massing. The building design is a modern style with facade and roofline variations. The building forms are largely complimentary to existing residential development in the area.

OCP Residential Development Permit Area policies 8.4.9 and 8.4.10 encourage working with existing topography and breaking up building massing, while policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, all of which staff feel is well achieved by the proposed design. The articulation of the facades and rooflines limit related impacts and the varied facade materials could be considered an enhancement. As such, staff feel the design achieves the intent of the guidelines outlined in the OCP. Staff note that the DRP was supportive of the design.

Access and Parking Area

The subject property has 2-way vehicle access proposed via 15 Avenue NE to the north. Considering offsite access to the subject property, while 15 Avenue NE is currently a dead-end road the future development of a connection to the west should provide an option during times of busier traffic.

The 64 parking spaces as proposed exceeds the 36 required (1.5 parking spaces per dwelling unit) as specified by the Zoning Bylaw. Given the limited street parking at this location, staff feels this additional parking proposed will be well-used and appreciate its inclusion.

The site plan shows a sidewalk and pathway continuing on to the R5 portion of the parcel which would provide pedestrian access through the subject parcel as prescribed by the OCP and Greenways Strategy.

Landscape and Screening

The landscape plan prescribes a range of trees and shrubs for screening along the parcel lines, between buildings, and around the refuse area, as well as decorative ground cover, which staff view as meeting OCP guidelines.

Height and Density

The maximum residential density permitted under R-4 zoning is 40 dwelling units per hectare of land. The resulting maximum density permitted is 38 units based on the area (0.96 hectares) of the subject parcel. With a density bonus under R-4 zoning for the provision of rental units, the maximum number of units can be increased to 50 units per hectare, or 48 units on the subject parcel (minimum residential density permitted under R-4 zoning is a single family dwelling). R-5 High Density zoning is supported by the OCP and would allow for 124 dwelling units (with density bonus). 24 units are proposed.

The Zoning Bylaw defines building height as calculated from the lowest average grade to the highest point of any roof top of a building. This can present some challenges on sites with more varied topography. The subject property has a significant cross slope, with the siting of the buildings separated by grade. For clarity, the proposed unit and building heights are as follows:

	Permitted Height	Requested Unit Height	Requested Building Height
Alder	10 m / 32.8 feet	11 m / 36 feet	11.4 m / 37'5" feet
Aspen	10 m / 32.8 feet	11 m / 36 feet	11.2 m / 36'8" feet
Cedar	10 m / 32.8 feet	10.4 m / 34 feet	10.5 m / 34'1" feet
Larch	10 m / 32.8 feet	10.8 m / 35'7" feet	11.1 m / 36'7" feet
Hemlock	10 m / 32.8 feet	10.6 m / 34'7" feet	12.2 m / 39'8" feet

While the modern design of the rooflines of all the proposed buildings extends beyond the maximum permitted height slightly on all of the units (most minimally 1'4" in the case of the "Cedar" units), the "Alder" and "Hemlock" building units are proposed to sited in a row lengthwise across portions of the property with significant elevation change and are thus most affected by the Zoning Bylaw definition of building height, from the lowest average grade to the highest point of any roof top of the building. As such, the corresponding highest proposed heights are 4'9" (Alder) and 7'0" (Hemlock) above the maximum permitted height with respect to the entire building, however only a portion of the entire building silhouette reaches this height, not the entire building mass. Furthermore, an even lesser portion of the roof of the individual units is above the maximum height if considering the units on their own (3'2" on the Alder units, and 2'11" on the Hemlock units), with the varied rooflines mitigating the related impacts of the building height to some extent.

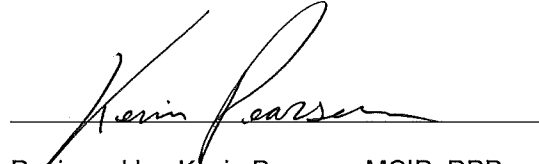
Under the Zoning Bylaw regulations a maximum permitted height of 10 m is permitted, which may be increased to 13 m with an amenity provision. Considering this, the proposed maximum 12.2 m building height is within the range of height permitted in the R-4 zone. The OCP supported R-5 High Density Zoning would permit a maximum height of 15 m (with an amenity provision) at this location. Considering the applicable regulations, the site topography and building design, staff view the associated height variance request as shown in Schedule A as reasonable.

CONCLUSION

Staff recommends approval of Development Permit No. 417 and the associated variance.





Prepared by: Chris Larson, MCP
Planning and Development Officer

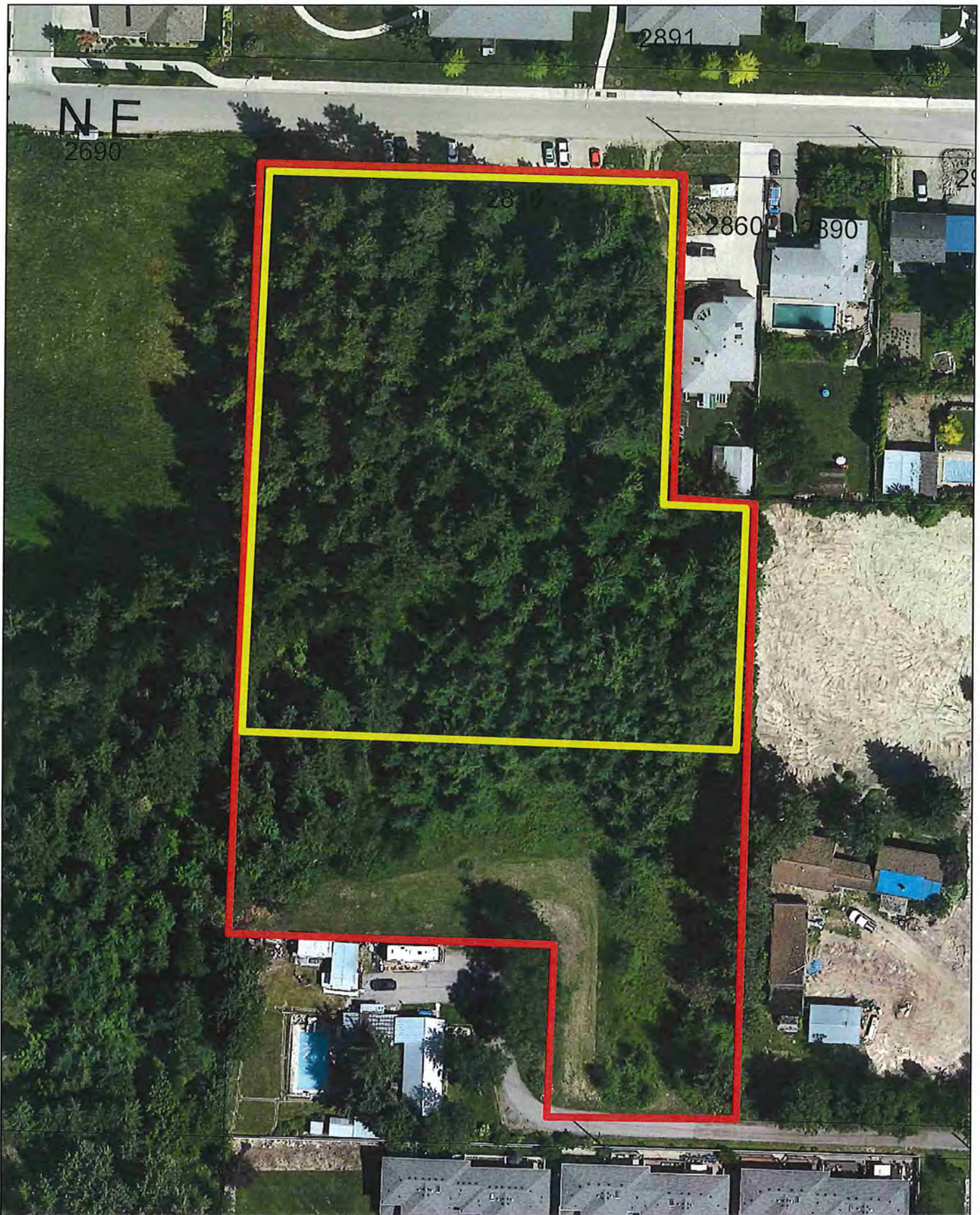


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 20 40 80 120 160 Meters

-  Subject Parcel
-  Portion Under Consideration

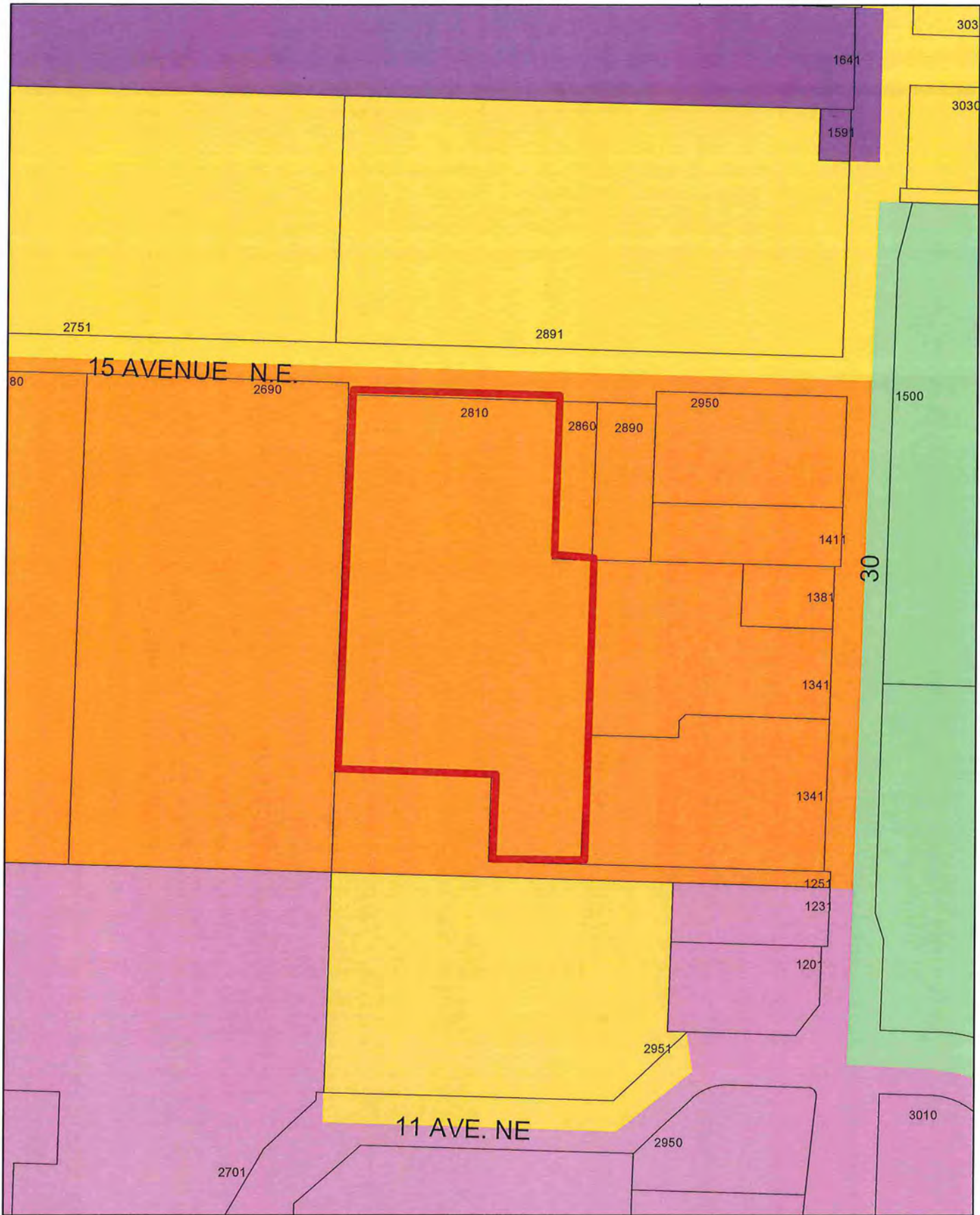


0 10 20 40 60 80 Meters



Subject Parcel

Portion Under Consideration

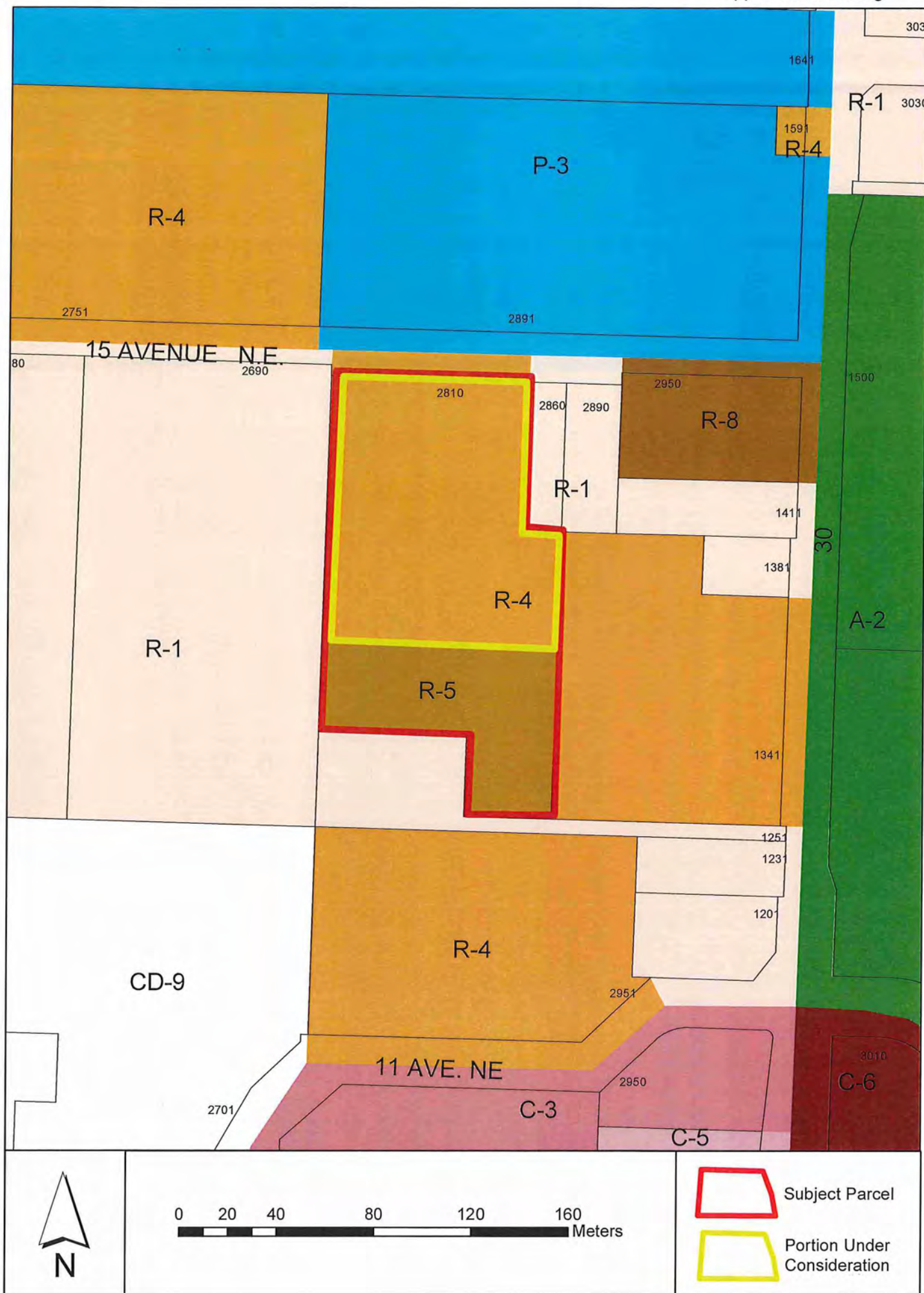




N

0 5 10 20 30 40
Meters

	High Density Residential		Acreage Reserve
	Medium Density Residential		Institutional
	Highway Service/Tourist Commercial		Subject Parcel



Appendix 5: Site Photos



View west of subject property frontage on 15 Avenue NE.



View east of subject property frontage on 15 Avenue NE.

Basement
710sf

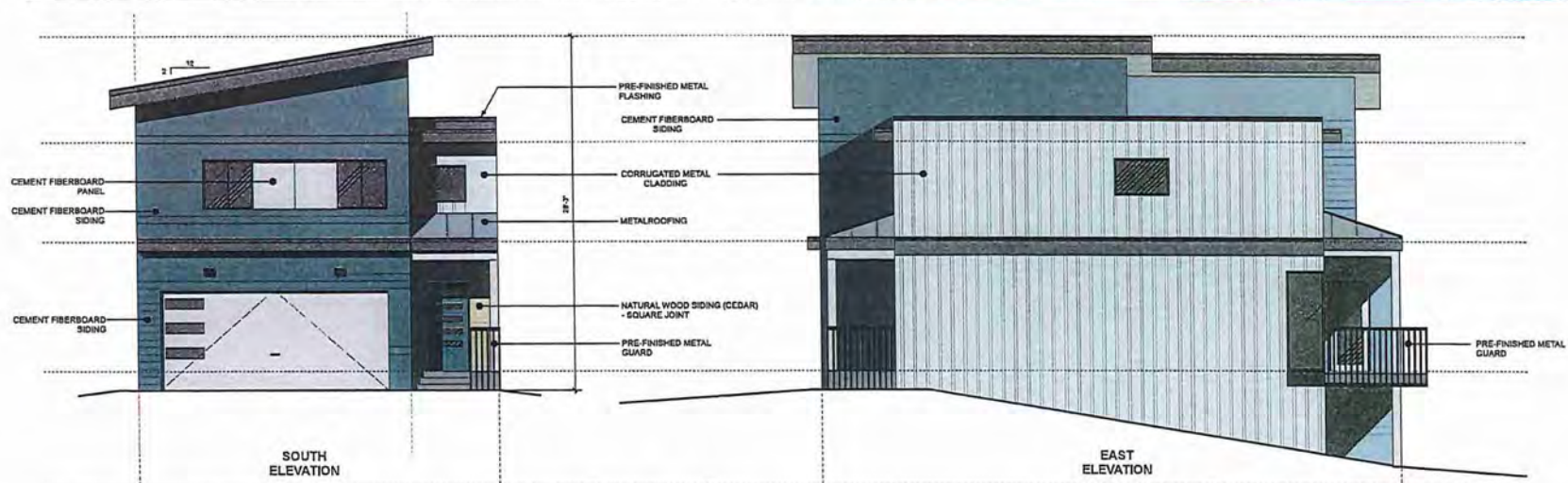
Main Floor
710sf

Upper Floor
805sf

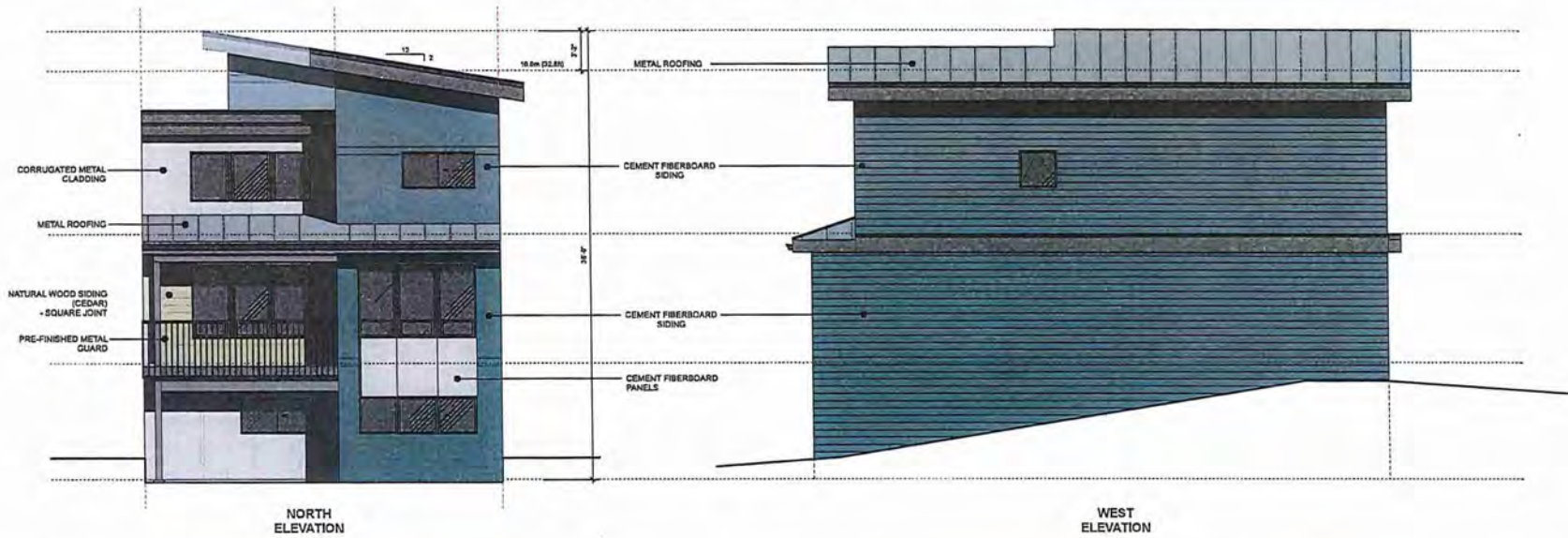
UNIT TYPE 'AI' - ASPEN

Finished Area = 1,515sf
+ Garage & Basement

ISSUE	
Description / Notes	Date
	January 10, 2018
DRAWN BY:	PL
DATE:	February 2018
SCALE:	1/4" = 1'-0"
	
PROJECT UPTOWN VILLAGE	
Multi-Unit Residential Development	
2E10 - 15th Ave., NE Salmon Arms, BC	
DRAWING TITLE: UNIT TYPE 'A' - FLOOR PLANS	
DRAWING NO: A02	

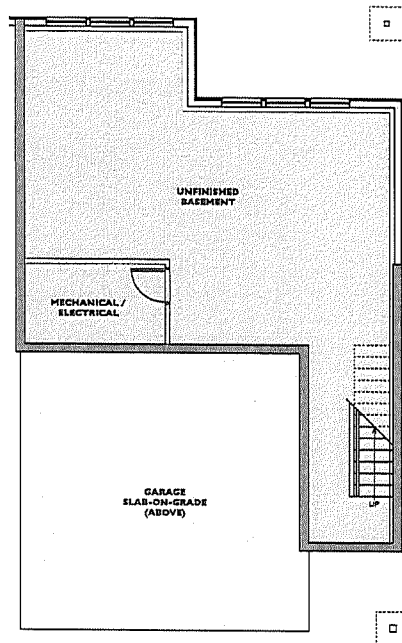


UNIT TYPE AI - 'ASPEN'

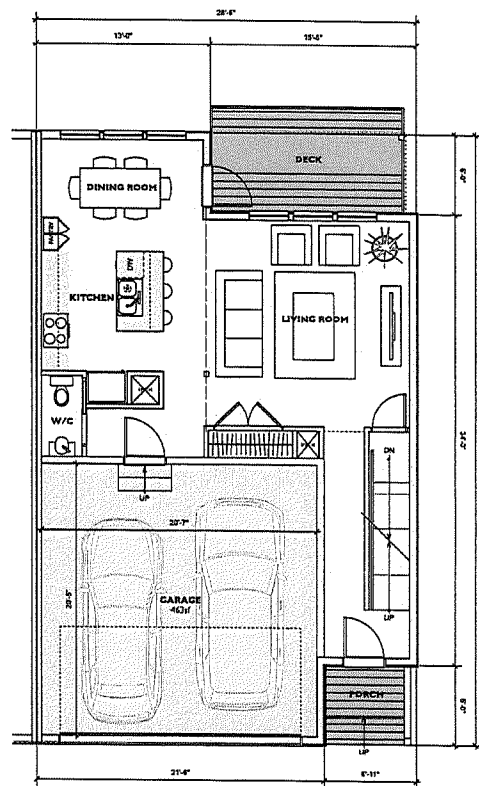


	
ISSUE	DATE
Developmental Revit	January 19, 2018
DRAWN BY: FL DATE: February 23, 2018 SCALE: 1/8" = 1'-0"	
	
10000 1438 SUITE 100 - 20 HADSON AVE. NE SALEM, OR 97331 T 503-615-4801 F 503-615-4802 WWW.MUNDORF.COM	
PROJECT: UPTOWN VILLAGE Multi-Unit Residential Development 2810 - 15th Ave. NE Salem, OR, 97331 DRAWING TITLE: UNIT TYPE 'A' - ELEVATIONS	
DRAWING NO: A02a	

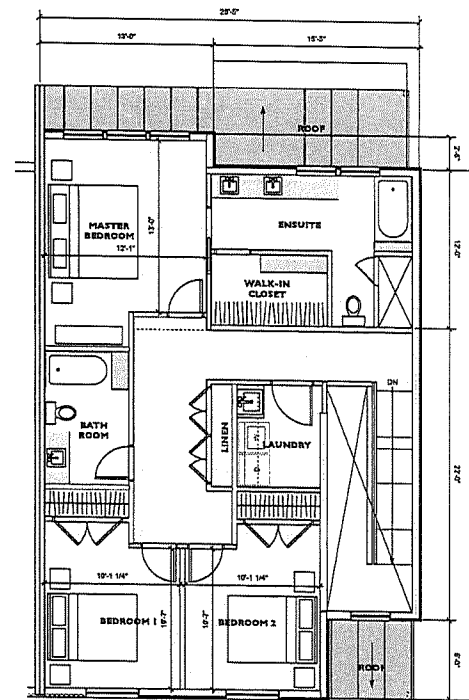




Basement
710sf



Main Floor
710sf



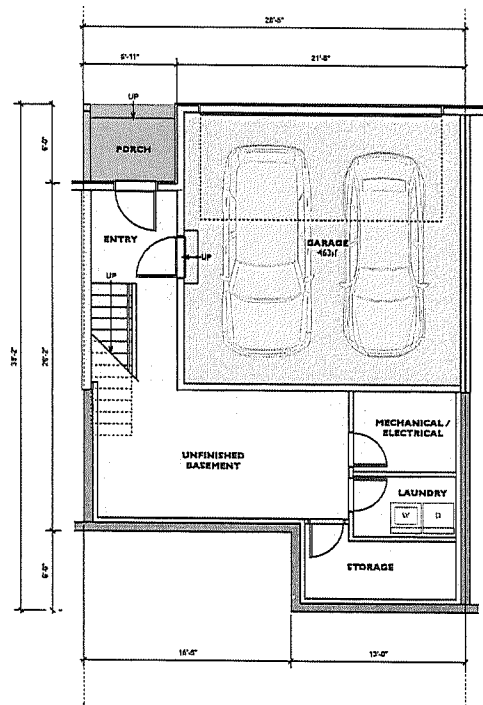
Upper Floor
992sf

UNIT TYPE 'A2' - ALDER

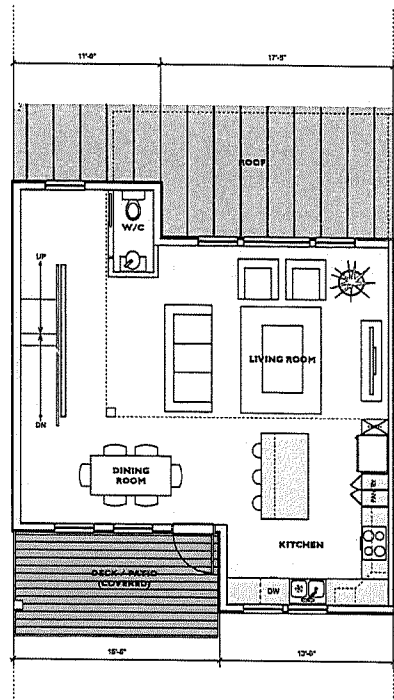
Finished Area = 1,702sf
+ Garage & Basement

<p>FOR THE DEVELOPER'S INFORMATION: THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	<p>DATE: February 2018</p>
<p>ISSUE: Development Permit</p>	<p>DATE: February 2018</p>
<p>DRAWN BY: J.L.</p>	
<p>DATE: February 2018</p>	
<p>SCALE: 1/4" = 1'-0"</p>	
<p>PROJECT: UPTOWN VILLAGE</p>	
<p>Multi-Unit Residential Development</p>	
<p>2810 - 15th Ave. NE Calmar, B.C.</p>	
<p>DRAWING TITLE: UNIT TYPE 'A' - FLOOR PLANS</p>	
<p>DRAWING NO: A03</p>	

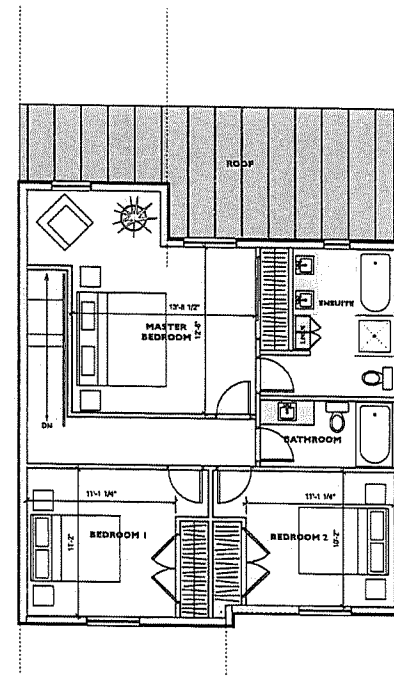




Basement
487sf



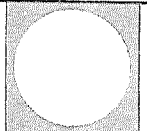
Main Floor
750sf



Upper Floor
860sf

UNIT TYPE 'B' - LARCH

Finished Area = 1,610sf
+ Garage (& Basement)



PROJECT: UPTOWN VILLAGE
2810 - 15th Ave. NE
SALEM, ARIZONA, AZ 85401

ISSUE: DATE: February 18, 2018

Drawn by: PS

DATE: February 2018

SCALE: 1/8" = 1'-0"

DRAWN BY: PS

DATE: February 2018

SCALE: 1/8" = 1'-0"

PROJECT: UPTOWN VILLAGE

2810 - 15th Ave. NE
SALEM, ARIZONA, AZ 85401

7200 51st Ave
Tucson, Arizona 85712

www.mhachitects.com

PROJECT: UPTOWN VILLAGE

2810 - 15th Ave. NE
SALEM, ARIZONA, AZ 85401

7200 51st Ave
Tucson, Arizona 85712

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PROJECT: UPTOWN VILLAGE

2810 - 15th Ave. NE
SALEM, ARIZONA, AZ 85401

7200 51st Ave
Tucson, Arizona 85712

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PROJECT: UPTOWN VILLAGE

2810 - 15th Ave. NE
SALEM, ARIZONA, AZ 85401

7200 51st Ave
Tucson, Arizona 85712

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PROJECT: UPTOWN VILLAGE

2810 - 15th Ave. NE
SALEM, ARIZONA, AZ 85401

7200 51st Ave
Tucson, Arizona 85712

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2810 - 15th Ave. NE
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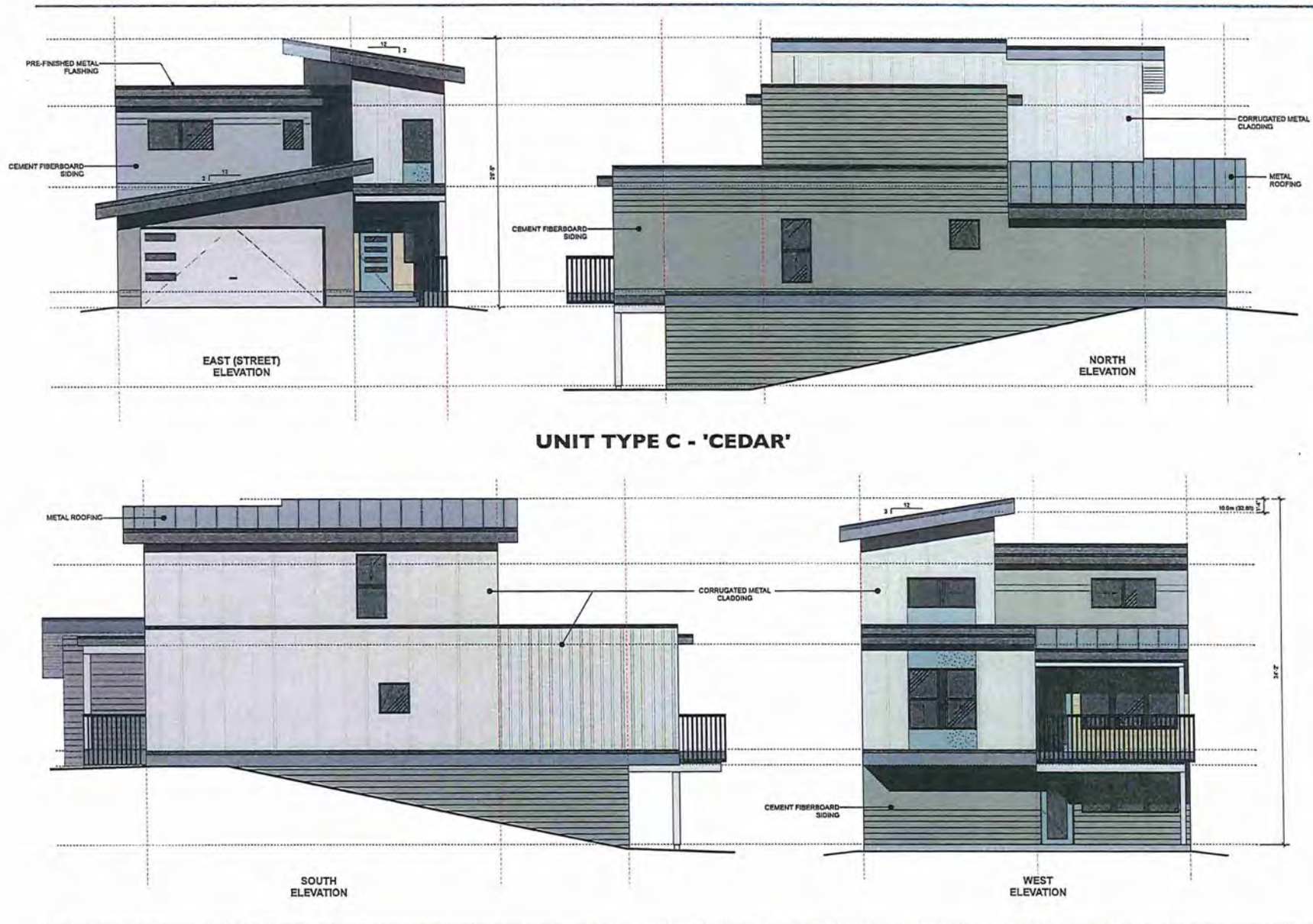
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NORTH ELEVATION
STREETSCAPE
**UNIT TYPE B
'LARCH'**

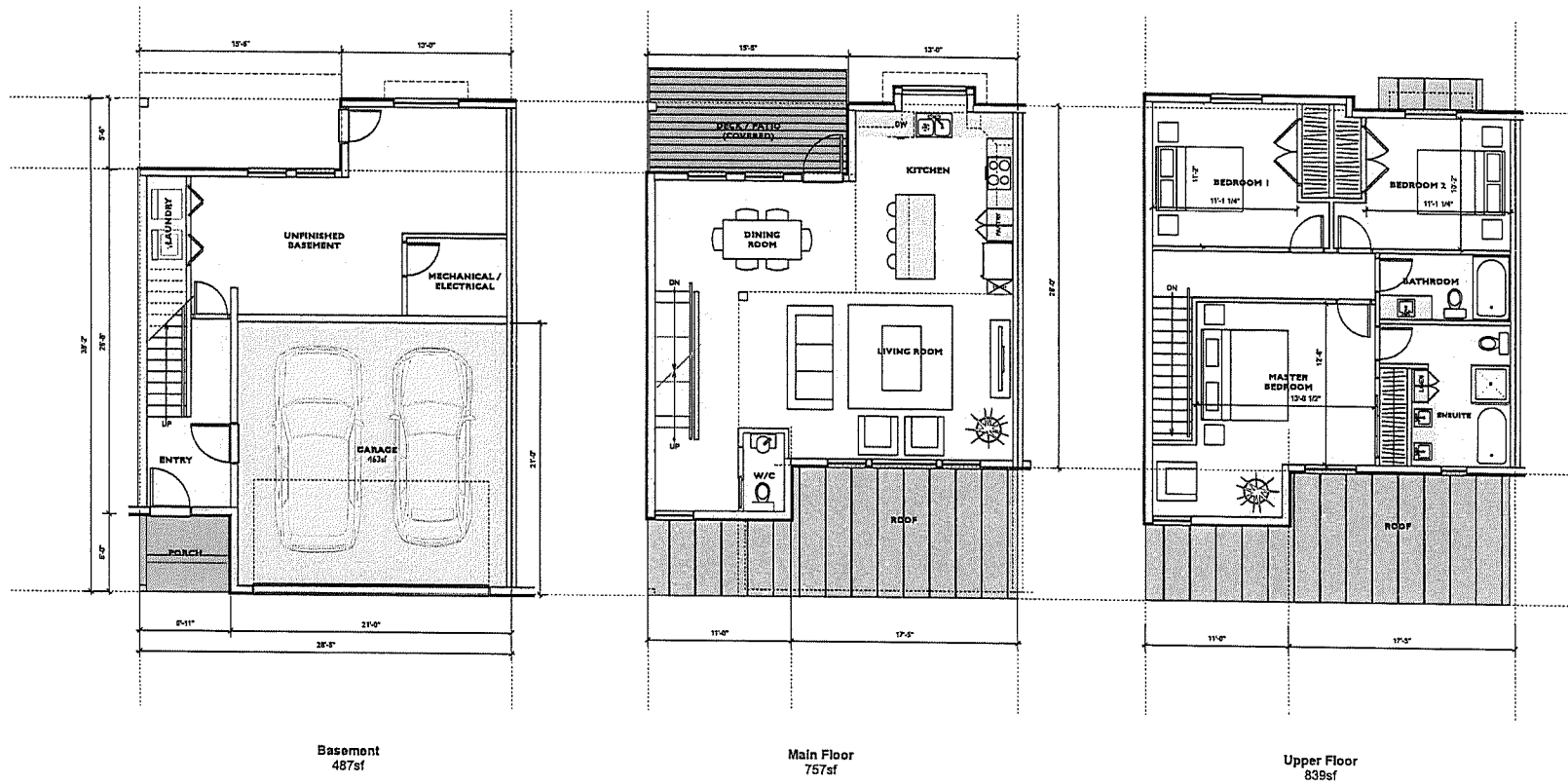
	
<small>ARCHITECTURAL & PLANNING CONSULTANTS 1000 15th Ave NE Suite 100 Seattle, WA 98109 Phone: 206.461.1000 Fax: 206.461.1001 www.apcwa.com</small>	
ISSUE	DATE
Development Phase	February 19, 2012
<hr/> <hr/> <hr/>	
DRAWN BY: PL	
DATE: February 2012	
SCALE: 1/8" = 1'-0"	
	
<small>100.000.1438 1000 15th Ave NE Suite 100 Seattle, WA 98109 T 206.461.1000 F 206.461.1001 www.apcwa.com</small>	
PROJECT: UPTOWN VILLAGE Multi-Unit Residential Development 2010 - 11th Ave NE Seattle, WA, BC DRAWING TITLE: UNIT TYPE 'B' - ELEVATIONS DRAWING NO: A04b	



Appendix 6: Schedule A

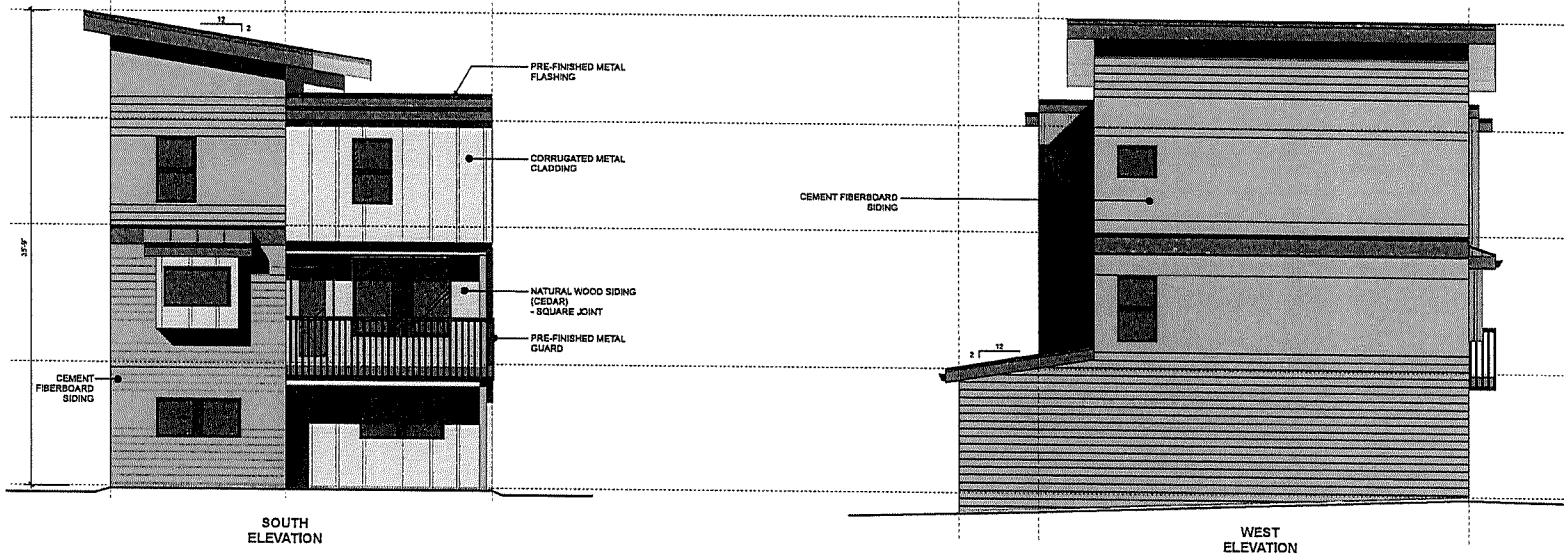
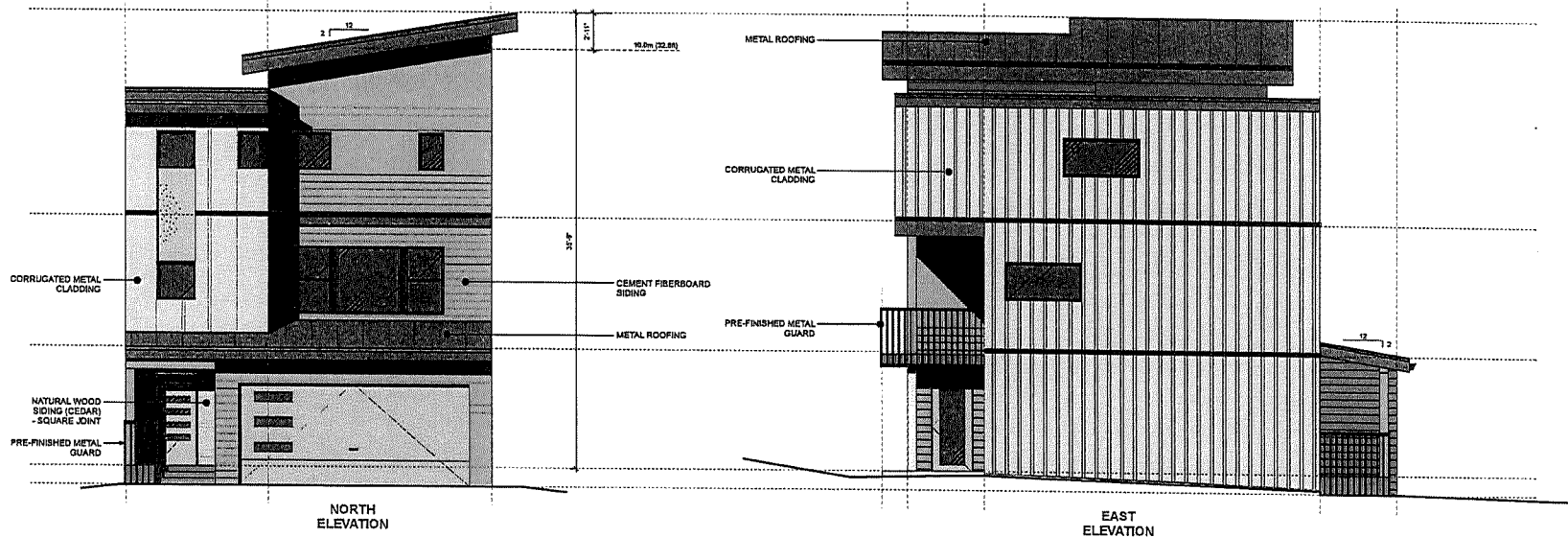


	
ISSUE	DATE
Development Permit	February 19, 2018
DRAWING BY: HL	
DATE: February 2018	
SCALE: 1/4" = 1'-0"	
	
10-806 1438 SUITE 102 20 HADSON AVE. NE SAPOREY ARIZONA BC V1V 4P4 T 250-515-4881 E hland@hland.ca W www.hland.ca	
PROJECT: UPTOWN VILLAGE Multi-Unit Residential Development 2810 - 15th Ave. NE Salmon Arm, BC DRAWING TITLE: UNIT TYPE 'C' - ELEVATIONS DRAWING NO: A05a	





	
<small>THIS SET OF DRAWINGS IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</small>	
ISSUE Development Permit February 18, 2018	DATE February 18, 2018
DRAWN BY: JL DATE: February 2018 SCALE: 1/4" = 1'-0"	
 <p> <small>PO BOX 1438 SUITE 102 - 10 HUDSON AVE. NE SALMON ARM, BC V1E 4N6 T 250-515-1881 F 250-515-1882 WWW.PEARCEPERKINS.COM</small> </p>	
PROJECT: UPTOWN VILLAGE Multi-Unit Residential Development	
<small>2810 - 15th Ave. NE Salmon Arm, BC</small>	
DRAWING TITLE: UNIT TYPE 'D' - FLOOR PLANS	
DRAWING NO.: A06	



ARCHITECT

100 BOW HILL
SUITE 102 - 20 MADISON AVE. NE
GAUCHER AND BOWEN INC.
728 (1-408)
E-mail: info@gaucherb.com
VT www.gaucherb.com

Project
UPTOWN VILLAGE
Multi-Unit Residential Development

2810 - 13th Ave. NE
Seattle, WA, BC

DRAWING TITLE
UNIT TYPE 'D' - ELEVATIONS

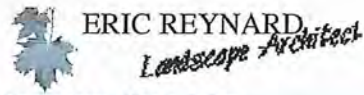
DRAWING NO.
A06a

Appendix 6: Schedule A

Appendix 6: Schedule A

Appendix 6: Schedule A

Appendix 6: Schedule A

**UPTOWN VILLAGE**

Mar 3, 2018

QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
8	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	7cm cal
3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	5cm cal
SHRUBS			
20	Acer ginnala	Amur Maple	#5 pot
35	Berberis thunbergii 'Gentry'	Royal Burgundy Japanese Barberry	#2 pot
68	Berberis thunbergii 'Gold Nugget'	Japanese Barberry	#1 pot
23	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#2 pot
11	Clethra alnifolia 'Vanilla Spice®' (PW)	Vanilla Spice Summersweet	#2 pot
46	Cornus alba 'Baihalo'	Ivory Halo Dogwood	#1 pot
1	Corylus avellana 'Red Majestic'	Red Majestic Contorted Hazelnut	#7 pot
132	Cotoneaster dammeri 'Lowfast'	Spreading Cotoneaster	10cm pot
45	Euonymus alatus 'Compacta'	Dwarf Winged Burning Bush	#2 pot
21	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	
16	Holodiscus discolor	Oceanspray	#2 pot
27	Hosta x 'Francee'	Francee Plantain Lily	#1 pot
3	Hosta x 'Sum and Substance'	Sum and Substance Plantain Lily	#1 pot
13	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	#1 pot
225	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	#1 pot
85	Mahonia aquifolium	Oregon Grape Holly	#2 pot
62	Pachysandra terminalis	Pachysandra	10cm pot
9	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	#2 pot
7	Physocarpus opulifolius 'Mindia'	Coppertina Ninebark (R)	#2 pot
3	Pinus mugo 'Mops'	Mops Mugo Pine	#5 pot
6	Pinus sylvestris	Scotch Pine	#7 pot
30	Rosa Canadian Artist 'Campfire'	Campfire Canadian Artist Rose	#2 pot
35	Rosa Canadian Artist 'Emily Carr'	Emily Carr Rose	#2 pot

Appendix 6: Schedule A

9	Rosa 'JP Connell'	JP Connell Explorer Rose	#2 pot
9	Rosa nutkana	Nootka Rose	#2 pot
49	Spiraea x bumalda 'Dart's Red'	Dart's Red Spirea	#2 pot
24	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#2 pot
51	Taxus x media 'Hicksii'	Hicks Yew	#5 pot

No substitutions without written permission of the Landscape Architect.



City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

To: Kevin Pearson, Director of Development Services
 Date: 14 March, 2018
 Prepared by: Chris Moore, Engineering Assistant
 OWNER: **Uptown Ventures Ltd.**, Box 96, Blackfoot, Alberta T0B 0L0
 APPLICANT: **Franklin Engineering Ltd.**
 SUBJECT: **DEVELOPMENT PERMIT APPLICATION NO. DP-417**
 LEGAL: Parcel A (Plan B6059) of Lot 7, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1327, Except Plans 9125, KAP46137 & KAP84896
 CIVIC: **2810 – 15 Avenue NE**

Further to your referral dated 28 February 2018, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Development Permit; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of development the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

DEVELOPMENT PERMIT APPLICATION NO. DP-417

14 March, 2018

Page 2

9. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 15 Avenue NE, on the subject properties northern boundary, is designated as a Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 15 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road Standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible in ensuring all boulevards on 15 Avenue NE are graded at 2.0% towards the existing roadway.
4. Internal roadways are to be a minimum of 7.3m measured from face of curb (per City standard RD-12). Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

Water:

1. The subject property fronts a 400mm diameter Zone 2 watermain on 15 Avenue NE. No upgrades will be required at this time. However, the subject property is at the high end of the Zone 2 pressure system and the owner may wish to consider extension of the Zone 4 watermain to service the property. (Refer to item 5.)
2. Records indicate that the existing property is un-serviced. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The property is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. Strata developments with ground oriented access have the option of a bulk water meter at property line with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private

DEVELOPMENT PERMIT APPLICATION NO. DP-417

14 March, 2018

Page 3

water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.

5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012). However, the subject property climbs by 10m from the north to the south and the developer's engineer should give due consideration to water pressure on multi-story dwellings on the southern half of the property. Depending on the height of these properties, available water pressure may fall below 40psi at higher levels.
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density residential spacing requirements of 90m.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 15 Avenue NE. No upgrades will be required at this time.
2. The property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is un-serviced. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 600mm diameter storm sewer on 15 Avenue NE. No upgrades will be required at this time.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed lot(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be

DEVELOPMENT PERMIT APPLICATION NO. DP-417

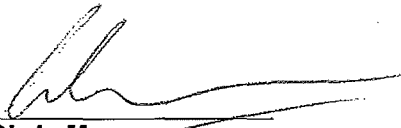
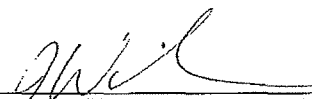
14 March, 2018

Page 4

required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design) and Category B (Pavement Structural Design) is required


Chris Moore
Engineering Assistant
Jenn Wilson P.Eng., LEED® AP
City Engineer



CITY OF SALMON ARM

DESIGN REVIEW PANEL MINUTES

March 15, 2018
Room No. 100, City Hall

Present: Bill Laird (Panel Chair)
Bill Remphrey (Panel Member)
Paul Burrows (Panel Member)
Dennis Lowe (Panel Member)
Trent Sismey (Panel Member)
Marc Lamerton (Applicant DP-417)
Jayme Franklin (Applicant DP-417)
Chris Larson (Planning and Development Officer)

Application: Proposed Medium Density Residential Development at 2810 – 15 Avenue NE
Development Permit Application No. DP-417

The meeting was called to order at 2:00 p.m.

Development Permit Application No. DP-417

The Applicants summarized the proposal, referring to the site plans and building elevations, providing an explanation of the frontage improvements and pedestrian access, and the rationale of building siting which is aligned with the site's elevations to break up building massing and enhance views. This proposal includes a modern design standard aligned to some degree with the adjacent Uptown Askews site. It was clarified that the height variance requested is to provide enhanced interior space (3 usable levels), to provide an enhanced roofline, and is partially a response to the sloping topography of the site.

Panel members discussed the proposal, noting the quality of the proposed overall design and building materials. The selection of hardy landscape plants was noted. Questions were addressed regarding the landscaping, modern roofing design, and fencing. The variance was not a concern due to the relative minor building area that it applies to. The DRP is supportive of the proposal with some minor recommendations.


Panel Recommendation

THAT the application drawings under review for application DP-417 be supported noting the fresh contemporary design, along with the proposed building height variance, subject to:

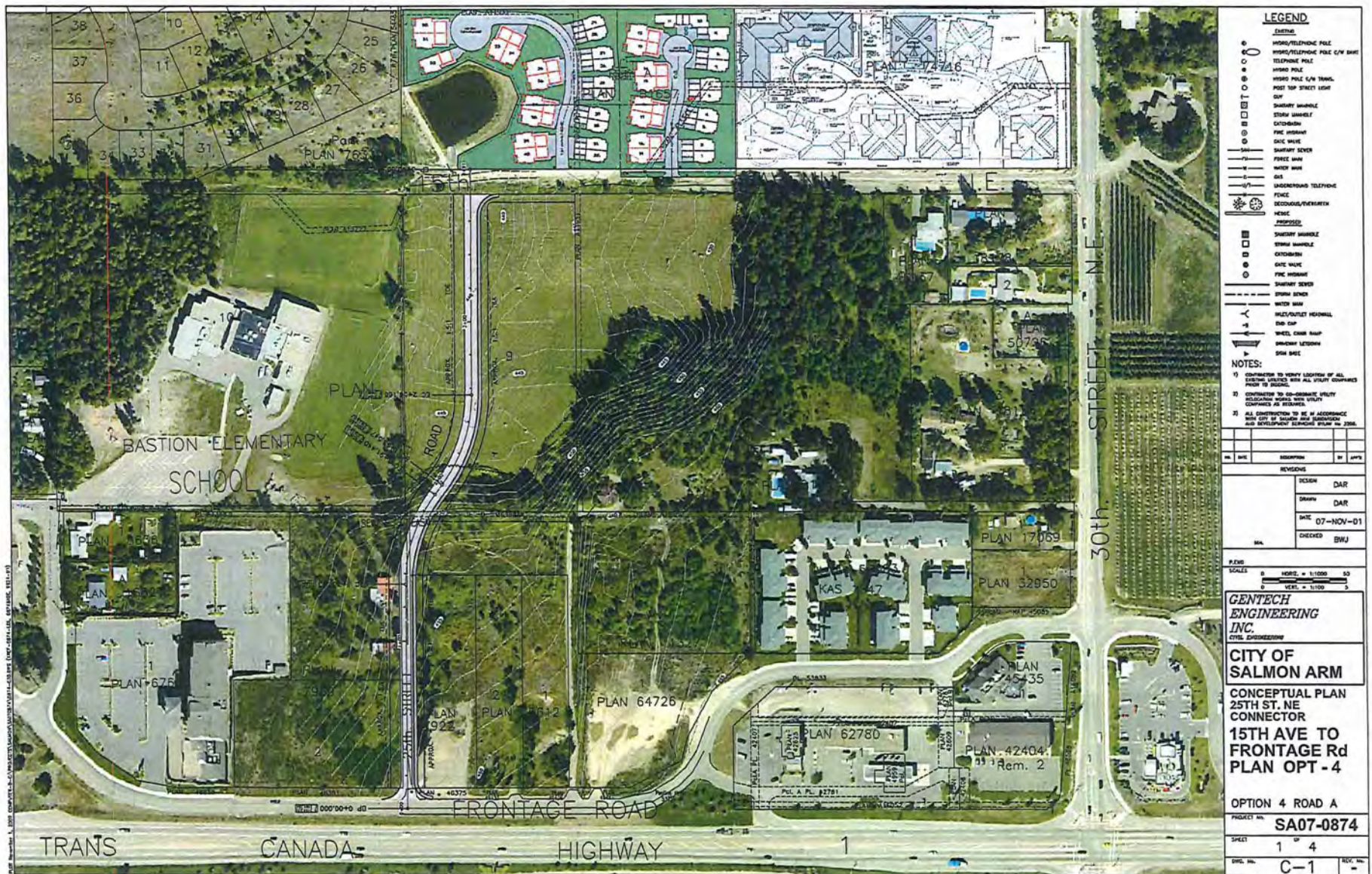
- ensuring that the development proceed as presented, including the colors and black windows.

Furthermore, the DRP recommends reversing the roofline of the southern-most "Hemlock" unit to lessen the related impact to the southern wall-face, and noting that there are some opportunities to enhance the landscape including a shade tree in the central turf area and replacement of potential problem species.

The meeting adjourned at 3:15 p.m.



Bill Laird, Panel Chair





City of Salmon Arm
Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Council

FROM: Development Services

DATE: March 27, 2018

SUBJECT: Official Community Plan Amendment Application File No. OCP4000-34
 Zoning Amendment Application File No. ZON.1116
 Lot A, Plan 20121, Sec. 13, Tp. 20, R. 10, W6M, KDYD;
 720 - 22 Street NE
 Owner: City of Salmon Arm

Motion for Consideration

- THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 as follows:
- 1) Re-designate Lot A, Plan 20121, Sec. 13, Tp. 20, R. 10, W6M, KDYD, as shown on Appendix 1, from Medium Density Residential to Institutional; and
 - 2) Amend Official Community Plan Map No. 14.1 to identify Lot A, Plan 20121, Sec. 13, Tp. 20, R. 10, W6M, KDYD as "Future Recreational Facility".
- AND THAT: Pursuant to Section 475 of the *Local Government Act*, Council has considered the Official Community Plan amendments after appropriate consultation with affected organizations and authorities.
- AND THAT: Pursuant to Section 477(3)(a) of the *Local Government Act*, Second Reading of the Official Community Plan Amendment be withheld pending Council's consideration of the Official Community Plan amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
 - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:
- 1) Rezone Lot A, Plan 20121, Sec. 13, Tp. 20, R. 20, W6M, KDYD from R-4 (Medium Density Residential) to P-1(Park and Recreation).
- AND THAT: Final Reading of the Zoning Bylaw be withheld pending:
- 1) Approval of the Ministry of Transportation & Infrastructure; and
 - 2) Final Reading of the Official Community Plan Amendment Bylaw.

Proposal

The subject property is located at 720 - 22 Street NE. The City acquired the property in the 2016 to provide additional land for development of a recreation/aquatics facility and is now applying for Official Community Plan and Zoning Bylaw amendments to accommodate future construction of the facility. A location map and ortho photo are attached as Appendices 1 and 2.

Background

The subject property is designated Medium Density Residential in the Official Community Plan and is zoned R-4 (Medium Density Residential). O.C.P. and Zoning maps are attached as Appendices 3 and 4.

In 1982, the property was re-designated from Low Density Residential to Highway/Tourist Commercial in the Official Community Plan and was rezoned from R-1 (Single Family Residential) to C-3 (Service Commercial). The purpose of these amendments was to permit conversion of a residence on the property to a restaurant (the 'Orchard House').

In 2004, the property was re-designated from Highway/Tourist Commercial to Medium Density Residential and was rezoned from C-3 (Service Commercial) to R-4 (Medium Density Residential) to permit a multi-family residential development. The owner did not proceed with the development and when the property became available, it was purchased by the City to provide additional land for its recreational facilities. In 2017, the City removed the existing residence in preparation for the property's future development.

Site Context

The 0.44 hectare site is located at the south end of 22 Street NE, which is a narrow dead-end roadway. The property also has frontage on 24 Street NE and adjoins another City-owned property to the north (Part of Lot A, Plan 62641), which is part of the recreational facilities on the east side of 24 Street NE (SASCU Recreation, Sunwave Center & Curling Club) .

Surrounding land uses include the following:

North: City owned parcel zoned P-1 (Park & Recreation)
 South: Residential strata development zoned R-4 (Medium Density Residential)
 East: 24 Street NE; then City owned parcel zoned P-1 (Park & Recreation)
 West: 22 Street NE; then residential parcels zoned R-1 (Single Family Residential)

Local Government Act - Section 475

Pursuant to Section 475 of the Local Government Act (consultation during OCP development/amendments), the proposed OCP amendments were referred to the following external organizations on December 4, 2017:

Adams Lake Indian Band	No response to date
Neskonlith Indian Band	No response to date
Economic Development Society	See Appendix 5
Columbia Shuswap Regional District	No response to date
Interior Health Authority	See Appendix 6
School District 83	No response to date

Local Government Act - Section 477

Pursuant to Section 477(3)(a) of the Local Government Act (adoption procedures for an OCP amendment), Council must consider OCP amendments in relation to the City's Financial and Liquid Waste Management Plans. In the opinion of staff, the proposed development is consistent with both the City's Financial and Liquid Waste Management Plans.

Staff and external agencies have reviewed the proposal and provide the following:

Ministry of Transportation & Infrastructure

See Appendix 7.

Telus

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

See Appendix 8.

Planning Department


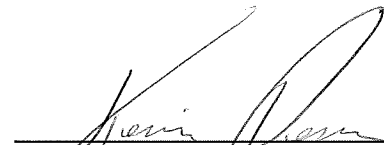
The proposed bylaw amendments are in keeping with the existing O.C.P. designations and zoning on the adjacent parcels to the north and east and the proposed land use is consistent with the existing recreational facilities on these lands.

Official Community Plan Map No. 14.1 identifies all Community Facilities and an extract from this map is attached as Appendix 9. The extract shows existing facilities in close proximity to the subject property. and the Motion for Consideration includes an amendment to this map which will add the subject property to the City's Community Facilities inventory.

The P-1 Zone allows for a wide range of uses intended to serve the park, recreation and cultural needs of the City. A copy of the P-1 Zone is attached as Appendix 10.

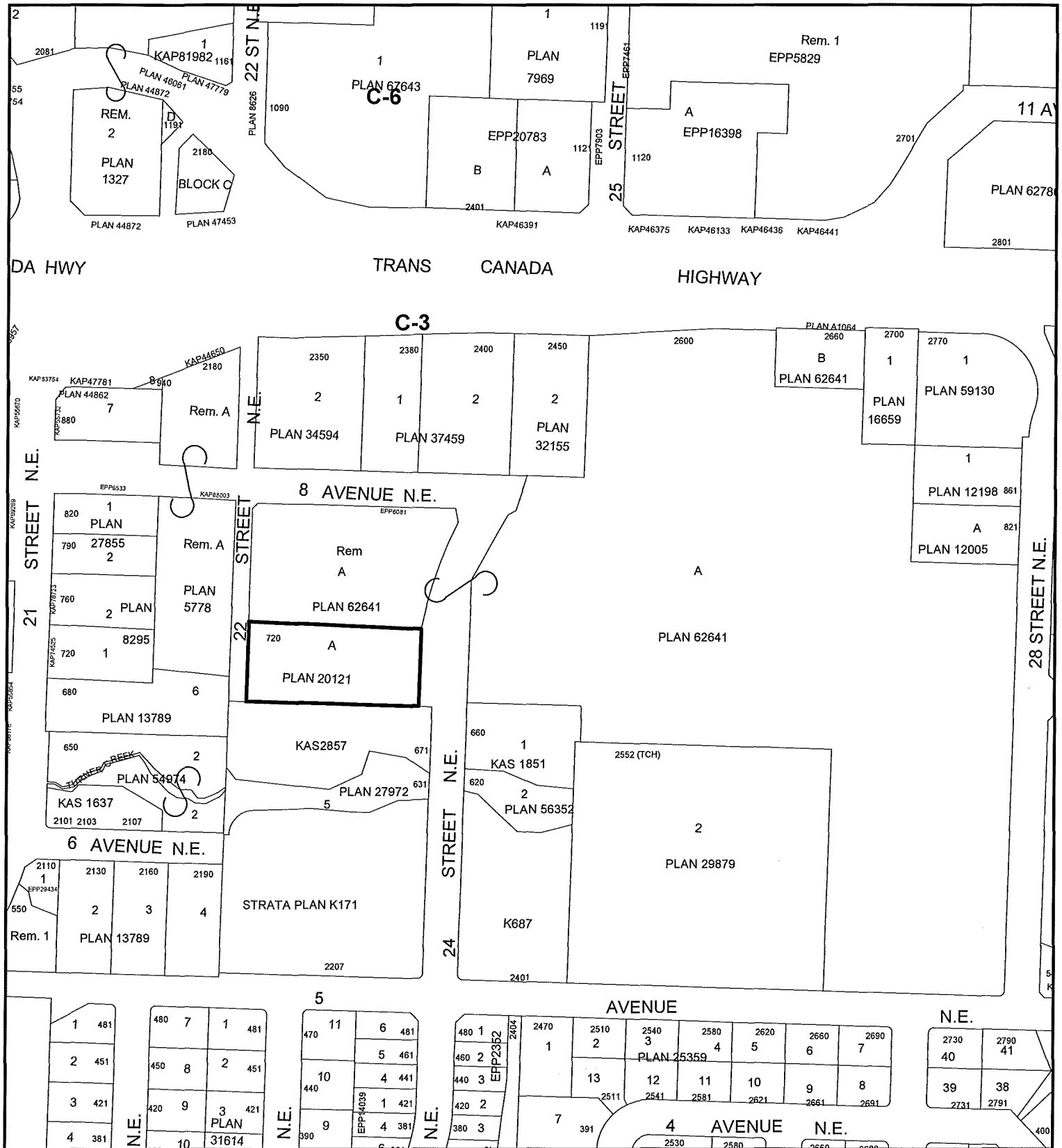
The City has budgeted \$60,000.00 for a Recreation Facilities Plan which is scheduled to commence this year. The plan will consider various options and design concepts for the existing facilities, the subject property and the adjacent parcel to the north. It should also be noted however, that the proposed OCP amendments would not bind the City to commit to financing the construction of any new recreational facilities.

The application is supported by staff and as of this writing, no concerns have been expressed by outside agencies.


Prepared by: Jon Turlock
Planning & Development Officer
Reviewed by: Kevin Pearson, MCIP
Director of Development Services

Appendices

1. Location map
2. Ortho photo
3. OCP map
4. Zoning map
5. SAEDS comments
6. IHA comments
7. MoTI comments
8. Engineering Dept. comments
9. OCP Map No. 14.1 (extract)
10. P-1 Zone of Bylaw No. 2303



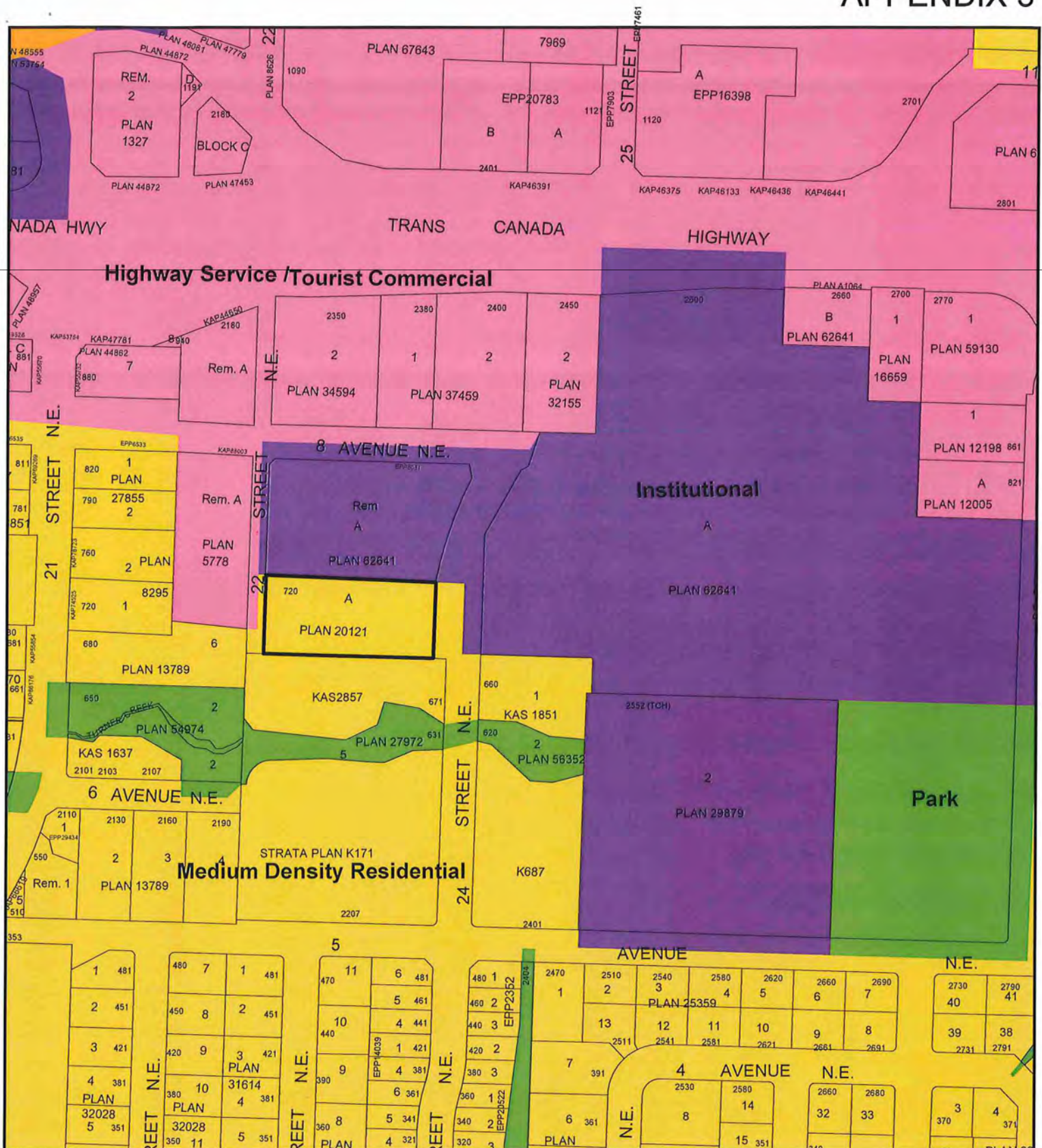
Subject Property

Location Map



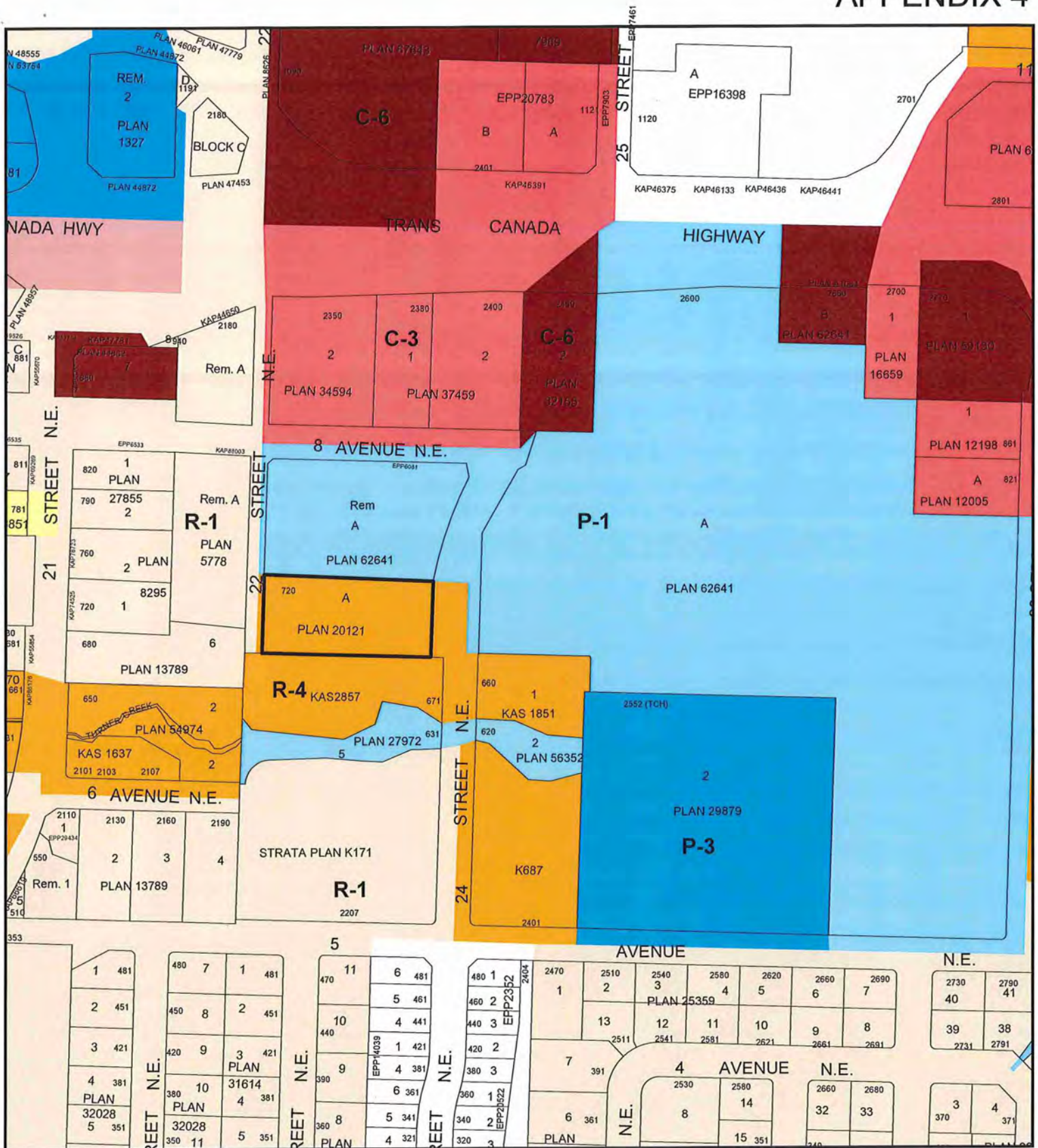
Subject Property

Ortho



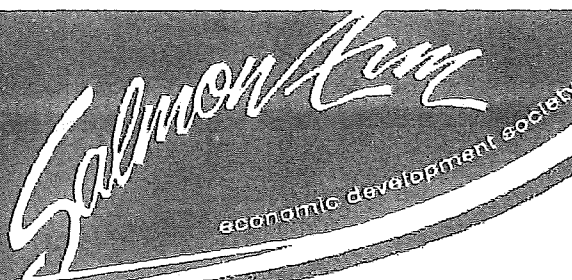
Subject Property

O.C.P.



☐ Subject Property

Zoning



December 13, 2017

City of Salmon Arm
PO Box 40
Salmon Arm BC
V1E 4N2

Attention: Kevin Pearson
Director of Development Services

Dear Sir:

Re: OCP Amendment Application No OCP4000-34

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to redesignate the property located at 720-22 Street NE to accommodate future expansion of the SASCU Recreational Centre.

The SAEDS Board fully supports this application, with no noted concerns.

We thank you for the opportunity to comment on this OCP Amendment Referral.

Sincerely,

A handwritten signature in dark ink, appearing to read "William Laird", is written over a large, stylized, light-colored circular graphic element.

William Laird, Chairperson
Salmon Arm Economic Development Society

PO Box 130
20 Hudson Avenue NE
Salmon Arm, BC V1E 4N2
Tel: 250 833.0608
Fax: 250 833.0609
www.saeds.ca

it's happening
here



Interior Health
Every person matters

December 28, 2017

Kevin Pearson
City of Salmon Arm
Development Services
Box 40, 500 – 2nd Avenue NE
Salmon Arm, BC V1E 4N2

kpearson@salmonarm.ca

Dear: Mr. Pearson

Re: Official Community Plan Amendment Application No. OCP4000-34

Interior Health welcomes the opportunity to comment on the proposal. The proposed change from the existing medium density housing to Institutional could allow for expansion of the Salmon Arm recreational facilities adjacent to the existing facilities.

Interior Health would not object to additional area being available for recreational facilities within the City of Salmon Arm.

We would recommend expansion of recreational facilities in areas where the most vulnerable community members, such as children, older adults, people living with physical mobility or chronic health challenges, as well as low income, housing insecure or other marginalized community members have easy access.

Recreational venues are important facilities for physical activity, therefore access by vulnerable populations should reduce the distance they need to travel or allow for active and public transportation options.

Interior Health endorses the concept of creating development where the easy choice is the healthy choice which helps to improve population health. The location for the recreational expansion would be in an area that is serviced with transit

We have a number of portfolios with specific content expertise and resources in the form of staff, health evidence and data, community health profiles and examples of case studies, to help support you in creating a healthier community.

Thank you for the opportunity to provide a health perspective to this proposal.

Yours Sincerely

Clare Audet
Environmental Health Officer – Healthy Built Environment



Your File #: ZON-1116
eDAS File #: 2017-07230
Date: Dec/07/2017

City of Salmon Arm Development Services
500 2nd Avenue NE
PO Box 40
Salmon Arm, BC V1E 4N2
Canada

Attention: Kevin Pearson, Director of Development Services

Re: Proposed Bylaw for: Lot A Section 13 Township 20 Range 10 W6M KDYD
Plan 20121 - 720 – 22 Street NE

Thank you for the opportunity to provide comments on the above referenced file.

Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*, as the Ministry interests are unaffected.

If you have any questions please feel free to call Elizabeth KEAM at (250) 833-7404.
Yours truly,

Elizabeth KEAM
District Development Technician

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 503-3664 Fax: (250) 833-3380



City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

TO: Kevin Pearson, Director of Development Services
 DATE: December 20, 2017
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: **City of Salmon Arm**, Box 40, Salmon Arm, BC, V1E 4N2
 APPLICANT: Owner
 SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP4000-34**
ZONING AMENDMENT APPLICATION FILE NO. ZON-1116
 LEGAL: Lot A, Section 13, Township 20, Range 10 W6M KDYD, Plan 20121
 CIVIC: **720 – 22 Street NE**

Further to your referral dated 4 December, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning or OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties to be serviced completely by underground electrical and telecommunications wiring.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Erosion and Sediment Control measures will be required as per the Subdivision and Development Services Bylaw 4163, Section 3.1.
6. At the time of development the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
7. For the off-site improvements at the time of development the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

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Roads/Access:

1. 24 Street NE on the subject property's east boundary is designated as an Urban Local Road requiring a 20.0m dedication. Current records indicate that no additional dedication is required at this time.
2. 24 Street NE is constructed to the Urban Local Road standard, no upgrades are anticipated.
3. 22 Street NE on the subject property's west boundary is designated as an Urban Local Road requiring a 20.0m dedication. Current records indicate that 10.0m additional dedication is required together with dedication for a full turnaround. However, the future status and alignment of this road will be dependent on the proposed redevelopment plans for the Recreation Centre.
4. 22 Street NE is currently constructed to a laneway standard. Upgrading to the Urban Local Road standard (RD-2) will require road construction, curb and gutter, sidewalk, road drainage, boulevard, street lighting and underground hydro and telus.

Water:

1. The subject property fronts a 150mm diameter Zone 4 water main on 24 Street NE and a 150mm diameter Zone 2 water main on 23 Street. Both watermains require upgrading to 200mm, however, this work is premature at this time and further offsite upgrading may also be required.
2. The property is to be serviced with a single, metered water service connection, adequately sized to satisfy the proposed use, as per specification drawing W-11 (minimum 25mm diameter). The property is currently not serviced with water, the original service was disconnected at the main prior to demolition of Minos.
3. The subject property is in an area with sufficient fire flows, according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary Sewer:

1. The subject property fronts a 200mm diameter sanitary sewer on 24 Street NE, a 200mm diameter sanitary sewer on 22 Street NE. No upgrades are anticipated
2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs. City records indicate that the property is currently serviced by a service of unknown size from the sewer on 22 Street NE. All existing

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inadequate/unused services must be abandoned at the main. Owner/developer is responsible for all associated costs.

Drainage:

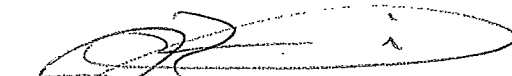
1. The subject property fronts a 375mm diameter storm sewer on 24 Ave NE. There is currently no storm sewer on 22 St NE. Storm sewer will require extending to the south end of 22 St NE, however, the future status and alignment of this road will be dependent on the proposed redevelopment plans for the Recreation Centre.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development.
3. Subject to approval of the ISMP, the proposed lots may be serviced by single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. All existing inadequate/unused services must be abandoned at the main; applicant is responsible for all associated costs. City records indicate that the existing property was not serviced with a City storm service.

Geotechnical:

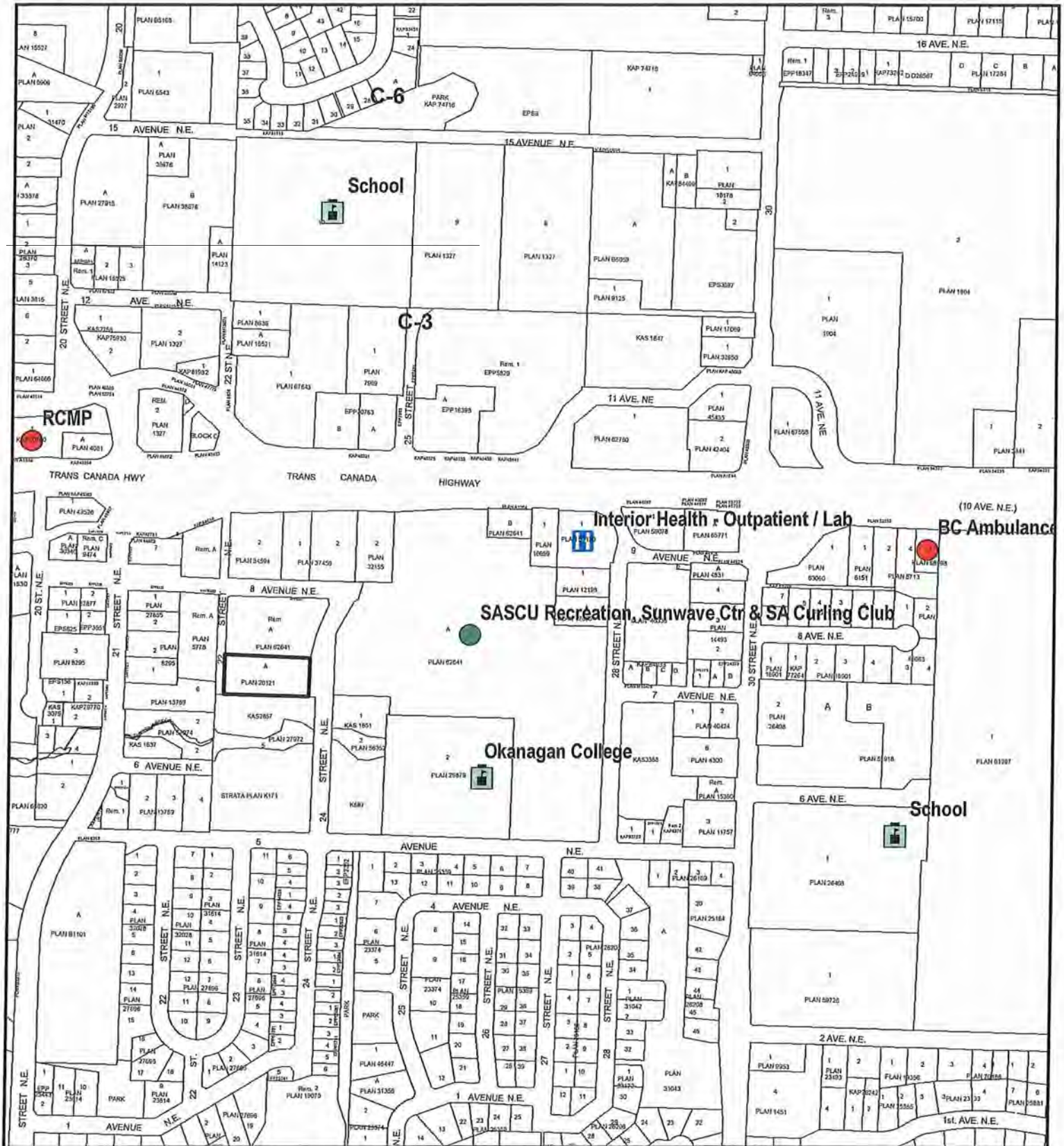
1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation and Site Drainage) and Category B (Pavement Structural design) are required.




Chris Moore
Engineering Assistant



Rob Nieuwenhuizen
Director of Engineering



 Subject Property

SECTION 24 - P-1 - PARK AND RECREATION ZONE

Purpose

- 24.1 The P-1 Zone is intended to provide for the location, *development* and preservation of public and private land to serve the *park* and recreational needs of the *Municipality*.

Regulations

- 24.2 On a *parcel zoned P-1*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 24.3 The following uses and no others are permitted in the P-1 Zone:

- .1 *assembly hall;*
- .2 *boat launch;*
- .3 *botanical gardens;*
- .4 *bowling green;*
- .5 *campground;*
- .6 *cemetery;*
- .7 *cultural facilities;*
- .8 *entertainment facility;*
- .9 *exhibition grounds and buildings;*
- .10 *home occupation;*
- .11 *marina;*
- .12 *museum;*
- .13 *outside vending;*
- .14 *park;*
- .15 *picnic grounds;*
- .16 *public use;*
- .17 *public utility;*
- .18 *recreation facility - indoor;*
- .19 *recreation facility - outdoor;*
- .20 *wildlife sanctuary;*
- .21 *accessory use, including one single family dwelling or caretaker's suite.*

Maximum Height of Principal Buildings

- 24.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 24.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

SECTION 24 - P-1 - PARK AND RECREATION ZONE - CONTINUED

Minimum Parcel Size or Site Area

- 24.6 The minimum *parcel* size or *site* area shall be 0.2 hectare (0.49 acre).

Minimum Parcel or Site Width

- 24.7 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal and Accessory Buildings

- 24.8 The minimum *setback* of the *principal* and accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> | |
| | - adjacent to a lane shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Outside Storage

- 24.9 Outside storage shall be screened as per Appendix III.

Parking and Loading

- 24.10 Parking and loading shall be required as per Appendix I.

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