

Greg Osadchuk/Mary Collodel

Salmon Arm, BC V1E0G2

February 17, 2021

Regarding Issuance of Development Permit No. DP-428 (Uptown Ridge)

We have a few concerns and unanswered questions about the next phase of development known as Uptown Ridge. At the time we purchased unit 24 at Uptown Village construction of our phase had not yet begun. We relied solely on the Uptown Village website for floor plans, exterior views and a detailed landscape plan from landscape architect Eric Reynard. In particular the landscape plan that the end unit 24 would be surrounded by substantial vegetation and there would be a planted buffer from the proposed, future multi storey condominium building in the next phase known as Uptown Ridge. The plan for Uptown Ridge has since been changed to include four triplex buildings.

I have included three colour enlargements of the original web site landscape plan and a photo of the west side of our townhouse to give you a visual idea of what should have been planted and in reality what little plantings we ended up with.

Current concerns about the next phase (Uptown Ridge)...

- 1) ***Snow Removal...*** At present Uptown Village has two places to store snow cleared from the roads and the upper cul-de-sac of the development. One is down below and the other is at the top of our cul-de-sac. The problem is that the storage spot will soon be the location for the only way in or out of the new Uptown Ridge phase of development. There is an area for snow storage shown on Drawing A01 at the west end of Uptown Ridge. Will snow cleared from the upper cul-de-sac be allowed to be stored in that designated storage area of Uptown Ridge?
- 2) ***The buffer area between unit 24 Uptown Village and the new Uptown Ridge...*** This is of major concern for us. On the original landscape plan there was to be a straight sidewalk that started at the top of the cul-de-sac and went parallel with a paved road that feeds to units seven to twelve. The sidewalk was also to connect to an existing trail west of the development that winds through the forest to Askews store. On the drawing **A01** the sidewalk now starts off parallel with the new paved road and then abruptly swings west to very closely parallel the south side of our townhouse. The only landscaping done by the developer along that side of

our townhouse consists of a five foot wide strip of crushed rock with about a dozen small spindly shrubs. (See attached photo)

WE DO NOT WANT THIS SIDEWALK SO CLOSE TO THE EDGE OF OUR TOWNHOUSE!

If the new sidewalk is installed as close to our townhouse as indicated on the new plan (***Drawing A01***) it will pass within a few feet of a bedroom window. At eye level! How would you like to live with that?

We are asking to have The new sidewalk either moved back to the original location as detailed in Eric Reynard's original landscape plan or to be removed completely and have the trail through the forest connect with the paved roadway that will be built to service units seven to twelve. The tiny plot of land between townhouse 24 of Uptown Village and the above mentioned paved roadway should be 'heavily' planted as indicated on the original landscape plan to create a visually pleasing space that would create a privacy and a visible barrier for unit 24.

The pathway through the forest to Askews is on private land. When that land is eventually developed the pathway will probably disappear. So is the concrete sidewalk between Uptown Village and Uptown Ridge that will connect with the path really necessary at all? The pathway for present use could just as easily connect with the paved dead end paved roadway in front of units seven to twelve.

We moved into unit 24 of Uptown Village in October 2020 and to say we are disappointed in the landscaping would be an understatement. Plantings are minimal and bare no resemblance to the landscape architects original plan. Sadly we look out onto a rock pile with a scattering of small plants that are barely noticeable. Why was the landscape plan that was also required to be submitted to the City of Salmon Arm planning department ignored by all involved?

We are left to wonder why a detailed plan with a generous variety of plants (all identified by their Latin names) was even done in the first place. Was it only a sales technique to entice buyers?

Serious consideration should be given to our presentation and our very valid concerns... Snow storage in the winter, no privacy with changes to sidewalk placement, and lack of promised plantings/landscaping.

Please do not hesitate to contact us if you have further questions. We are more than willing to provide an on site tour and further clarifications if required.

Sincerely...

Greg Osadchuk
Mary Collodel

Greg Osadchuk/Mary Collodel
[REDACTED] Uptown Village
[REDACTED]

DEVELOPMENT INFO	
LEGAL DESCRIPTION: Lot 7, Plan B69559, Section 25, Township 20, Range 10, W6M, N0Y0	
LOT SIZE: Total Property = 1.44 ha (3.56 acres) R-2 (Phased) portion of the property = 0.482 ha (1.14 acres)	
ZONING: Phase 2 - High Density Residential (R-8) - Residential Triplexes (Permitted)	
DENSITY	Allowable = 109 dwellings per hectare (40.2 dwelling units per hectare) Proposed = 12 units (40.2 dwelling units per hectare) = 12 units
SITE COVERAGE Allowable = 55.0% Proposed = 34.4%	
PARKING: Dwelling Units 12 Units x 1.25 Parking Spaces Per Unit 15 Stalls Total Stalls Required: 3 Stalls Surface Parking Stalls 12 Stalls Drive Way Stalls 12 Stalls Garage Stalls 16 Stalls Total Proposed Stalls: 11 Stalls	
REQUIRED SETBACKS: * Drive Way Stalls (Small Car) * Medium Front Yard = 5.0m (16.4ft) Rear Yard = 9.5 - 6.0m (31.4ft) all other = 5.0m (16.4ft) Side Yard Interior 9.5 - 2.4m (31.0ft) Interior other = 2.4m (7.9ft) Minimum Separation between Residential Buildings More than 1 Storey = 3.0m (9.8ft)	
MAXIMUM HEIGHT: Permitted = 12.0m (39.4ft) Proposed = see Elevations	
PROJECT SUMMARY	
TRIPLEX 'A': - 1 Level + Basement (Basement - Unfinished, Family Room, Bathroom, Guest Room, Main Floor - Living Spaces, Kitchen, Master Bedroom, Ensuite, Second Bedroom, Laundry & Garage) - 101.2m (1.088ft) + Garage (31.0ft) & Unfinished Basement (602sf) - 3 Units	
TRIPLEX 'B': - 1 Level + Basement (Basement - Unfinished, Family Room, Bathroom, Guest Room, Main Floor - Living Spaces, Kitchen, Master Bedroom, Ensuite, Second Bedroom, Laundry & Garage) - 101.2m (1.088ft) + Garage (31.0ft) & Unfinished Basement (602sf) - 3 Units	
TRIPLEX 'C': - 1 Level + Basement (Basement - Unfinished, Family Room, Bathroom, Guest Room, Main Floor - Living Spaces, Kitchen, Master Bedroom, Ensuite, Second Bedroom, Laundry & Garage) - 101.2m (1.088ft) + Garage (31.0ft) & Unfinished Basement (602sf) - 3 Units	
TRIPLEX 'D': - 1 Level + Basement (Basement - Unfinished, Family Room, Bathroom, Guest Room, Main Floor - Living Spaces, Kitchen, Master Bedroom, Ensuite, Second Bedroom, Laundry & Garage) - 101.2m (1.088ft) + Garage (31.0ft) & Unfinished Basement (602sf) - 3 Units	
TOTAL UNITS = 12	
SITE PLAN NOTES	
<ol style="list-style-type: none"> See Civil drawings for site servicing and grading information. See Landscape drawings (and Plant List) for landscape design. Exact alignment of unit driveways and walkways to be determined. Developers to provide a 5' solid fence (white vinyl or painted wood). 	



This is extent of landscaping on the south side of unit #24 installed by the developer. Exactly five feet wide.



Snow storage at the top of Uptown Village cul-de-sac looking south. Driveway to unit #24 on the right of photo.



Snow storage on the upper cul-de-sac of Uptown Village. This pile is at the foot of the driveway to unit #24. This area becomes the only entrance to the Uptown Ridge phase. This is the pile of snow from a 'mild' winter. Will the snow removed from the cul-de-sac be allowed to be stored in the snow storage area indicated on Drawing A01 for Uptown Ridge?



Southwest corner of unit #24 is a steep grade.

Original Landscape Plan

Uptown Village

Drawing L01



ISSUE	DATE
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DATE: February 2018



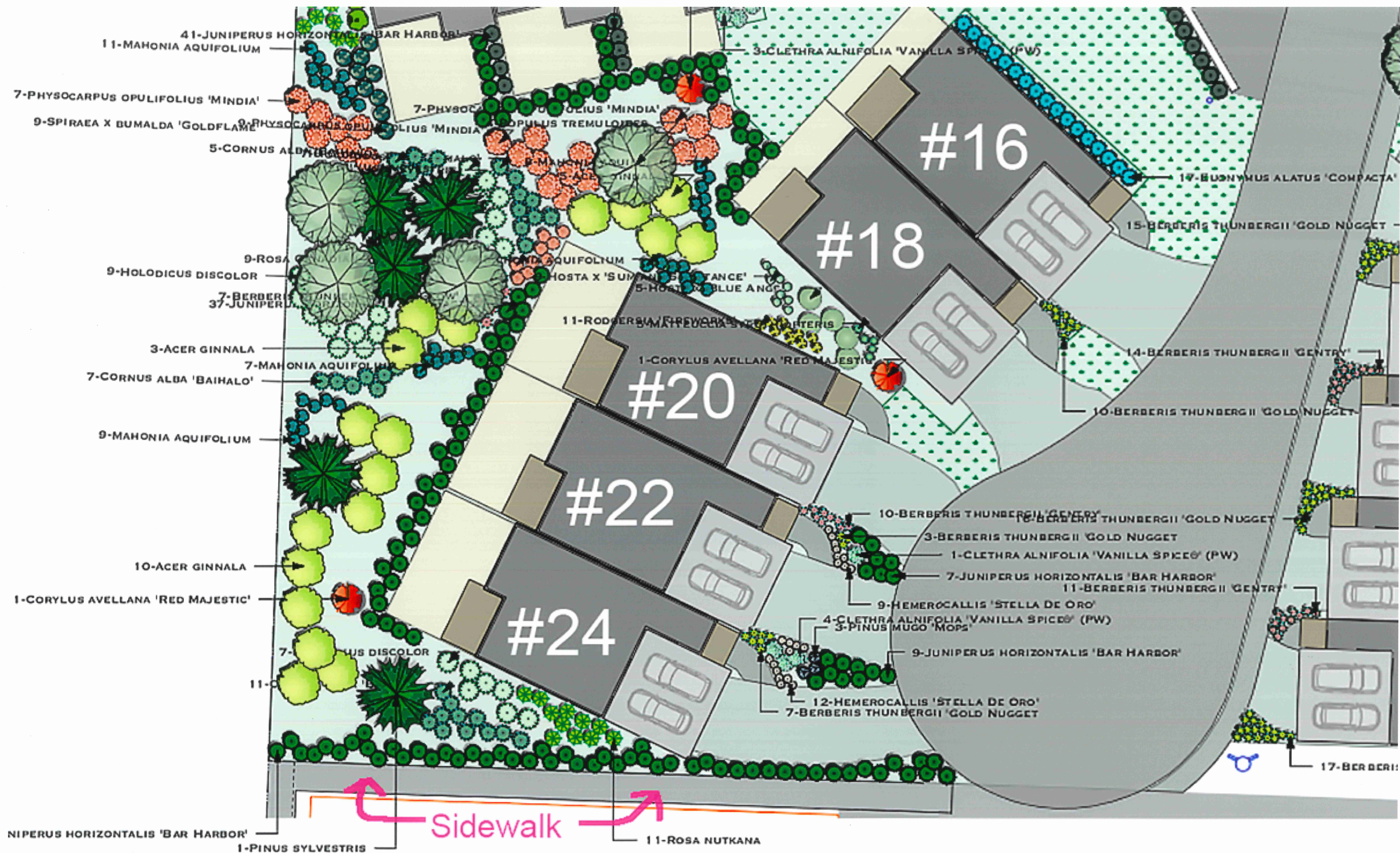
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DRAWING NO:

101

*Original Plan Closeup Shows
Planting Scheme South and
West of Townhouse #24 Uptown
Village*



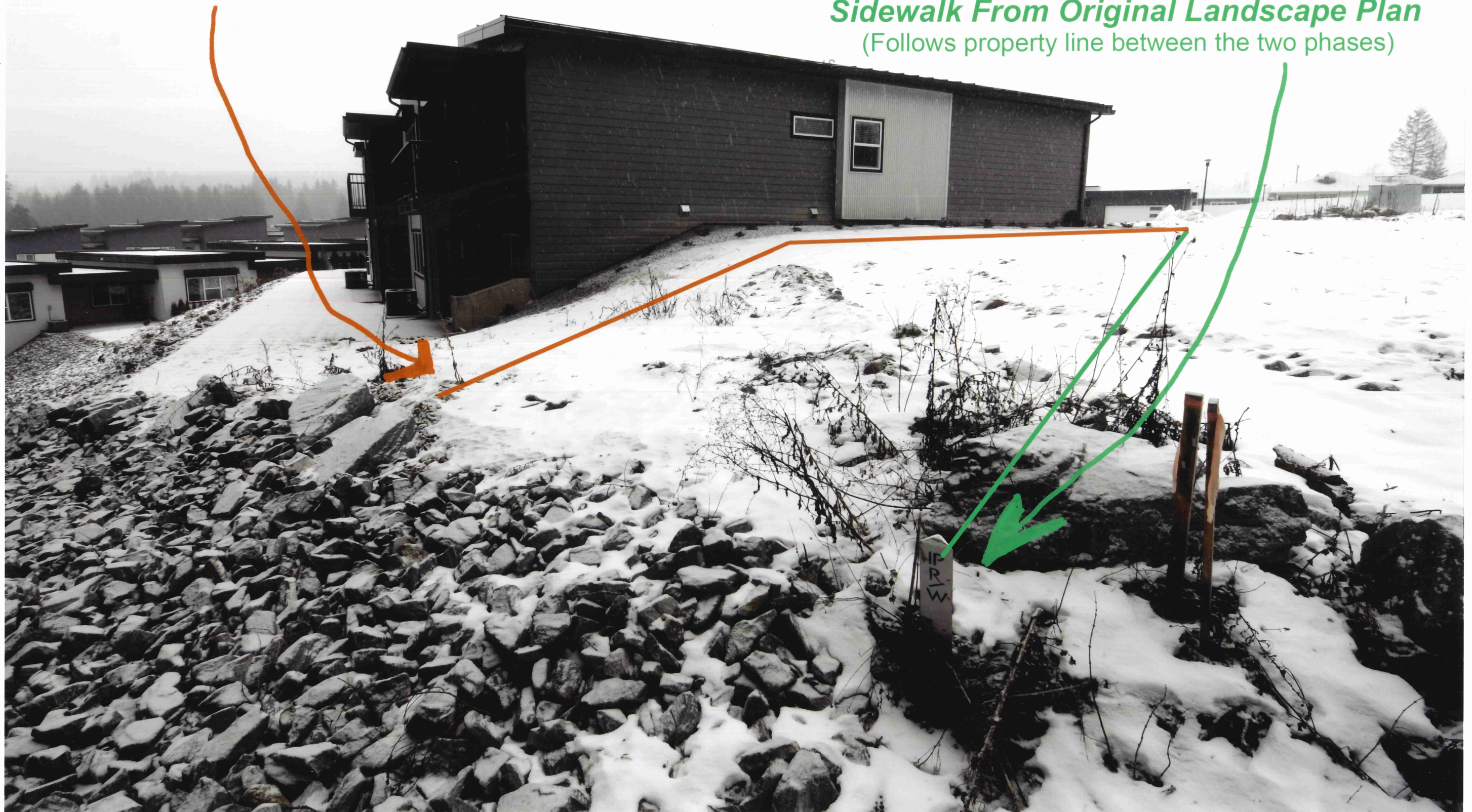
*Land South of #24 between
phases. **Green line** shows
original sidewalk placement to
property stake.*

***Orange line** shows placement of
sidewalk according to new plan
for Uptown Ridge.*

See Drawing A01

Sidewalk From New Uptown Ridge Site Plan
(Parallels Unit #24 about five feet from the edge of the unit)

Sidewalk From Original Landscape Plan
(Follows property line between the two phases)



*Landscaping On South Side Of
Townouse #24*

*- 5' wide strip of rock and a few
spindly shrubs*

