



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Tuesday, February 21, 2023
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 – 10	1.	Zoning Amendment Application No. ZON-1252 [Folkman, D.; 3361 16 Avenue NE; R-1 to R-8]
11 – 18	2.	Development Variance Permit Application No. VP-570 [Pelletier, E. & G.; 871 3 Avenue NE; setback requirements]
19 – 30	3.	Development Variance Permit Application No. VP-573 [Okanagan College/Faction Projects Inc.; 2552 10 Avenue (TCH) NE; height requirements]
31 – 56	4.	Development Permit Application No. DP-446 [1149439 BC Ltd./Grieve, J.; 1120 Shuswap Street SE; servicing requirements]
57 – 74	5.	Zoning Amendment Application No. ZON-1257 [Braga, M. L.; 60 10 Street SE; R-1 to R-4]
75 - 84	6.	Development Variance Permit Application No. VP-576 [Mushaluk, J. & L./Edge Craft Construction Inc.; 2871 25 Avenue NE; height requirements]
	6.	FOR INFORMATION
	7.	IN-CAMERA
	8.	ADJOURNMENT

THIS PAGE INTENTIONALLY LEFT BLANK



To: His Worship Mayor Harrison and Members of Council

Date: February 3, 2023

Subject: Zoning Bylaw Amendment Application No. ZON-1252

Legal: Lot 1, Section 19, Township 20, Range 9, W6M, KDYD,
Plan 17283

Civic Address: 3361 – 16 Avenue NE

Owner/Applicant: D. Folkman

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17283 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

AND THAT: final reading of the zoning amendment bylaw be withheld subject to approval by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone the R-1 (Single Family Residential Zone) property to R-8 (Residential Suite Zone) to permit the development of a detached suite.

BACKGROUND

The subject property is located at 16 Avenue NE (Appendix 1 & 2). The parcel is designated Low Density Residential in the Official Community Plan (OCP) and is zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	park; single family dwelling	Zoned R-1
South:	16 Avenue NE; single family dwellings	Zoned R-1
East:	single family dwelling and accessory buildings/structures	Zoned R-1
West:	single family dwelling and accessory buildings/structures	Zoned R-1

The subject property is approximately 0.37 acres (16,117 ft²) in area. A 682 ft² (22' x 31') detached suite is being proposed. The documentation provided in support of the rezoning application is attached as Appendix 5. It is worth noting that Appendix 5 only illustrates the R-8 (detached suite) building envelope, not the siting of the building, and that the building could be located anywhere within that envelope without variance. Access to the suite/suite parking will be provided on the easternmost portion of the site.

To date, there are three (3) other properties on 16 Avenue NE zoned R-8 (excluding the Lambs Hill subdivision), with the closest R-8-zoned property being approximately 25 meters away (3310 16 Avenue NE). Site photos of the subject property are attached in Appendix 6.

Policy 8.3.25 of the OCP supports detached suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTS

Fire Department

No Fire Department concerns.

Building Department

BC Building Code applies. No concerns with the proposal.

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

Engineering Department

At time of Building Permit, the following will be requested:

1. Upgrade water service from the main to the curbstop at property line to 1" (onsite upgrading is also likely to be required, refer to Building Department).
2. Installation of a water meter in the house.
3. Installation of a geotech designed rockpit for the new suite.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R-8 rezoning for parcels < 0.4 ha does not require the post of a Notice of Development sign. It is expected that the Hearing for this application will be held on March 13, 2023.

Planning Department

Based on the parcel area of 0.37 acres, the subject property has the potential to meet the conditions for the development of a detached suite, including sufficient space to meet the parking requirement. The detached suite is supported by OCP policy, and the site plan and dimensions of the unit are compliant with zoning regulations.

Staff support rezoning the subject property from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

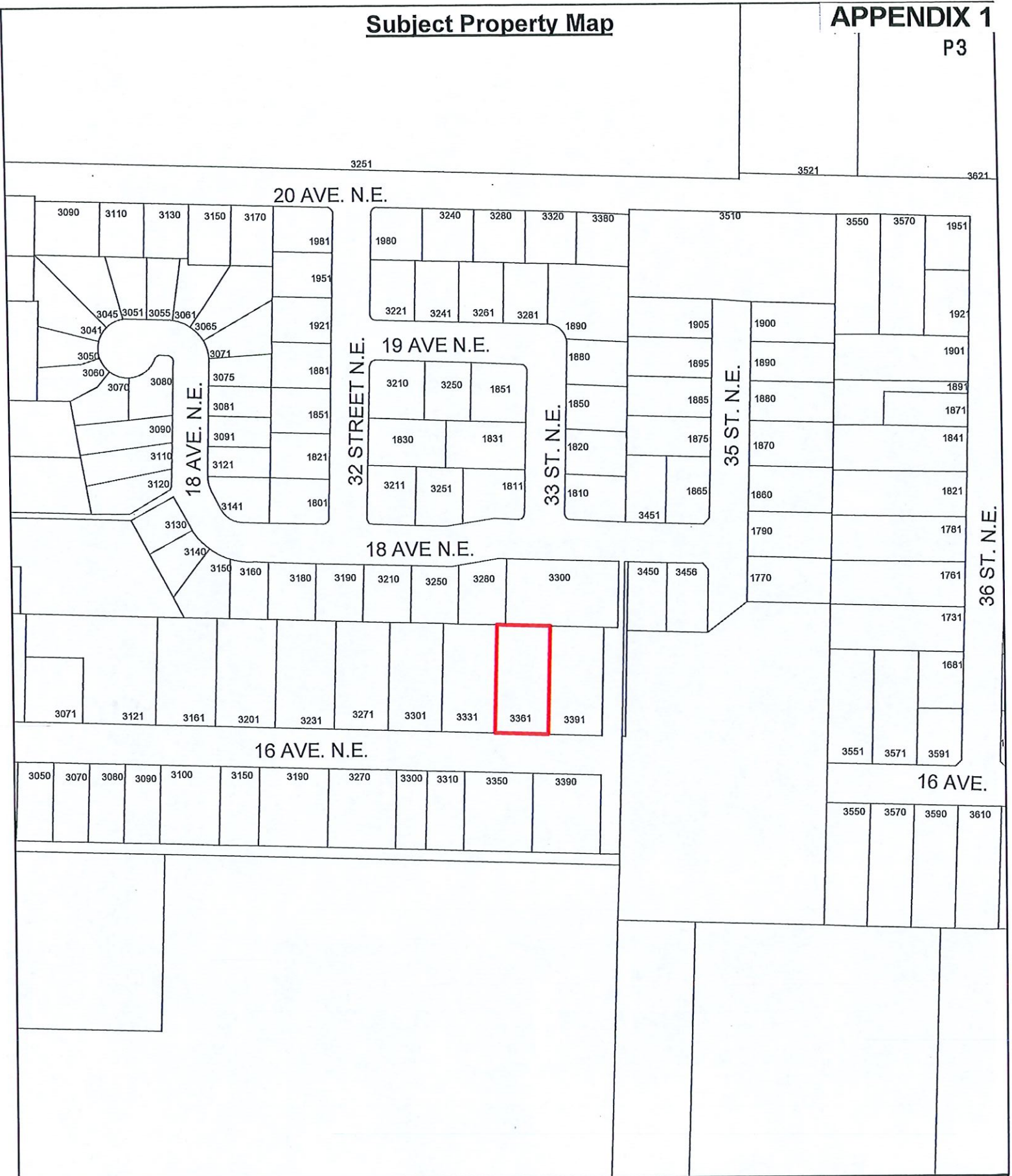


Prepared by: Evan Chorlton
Planner



Reviewed by: Robert Niewenhuizen, AScT
Director of Engineering and Public Works

Subject Property Map




0 12.525 50 75 100
Meters


 Subject Property

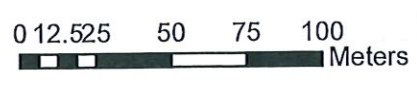
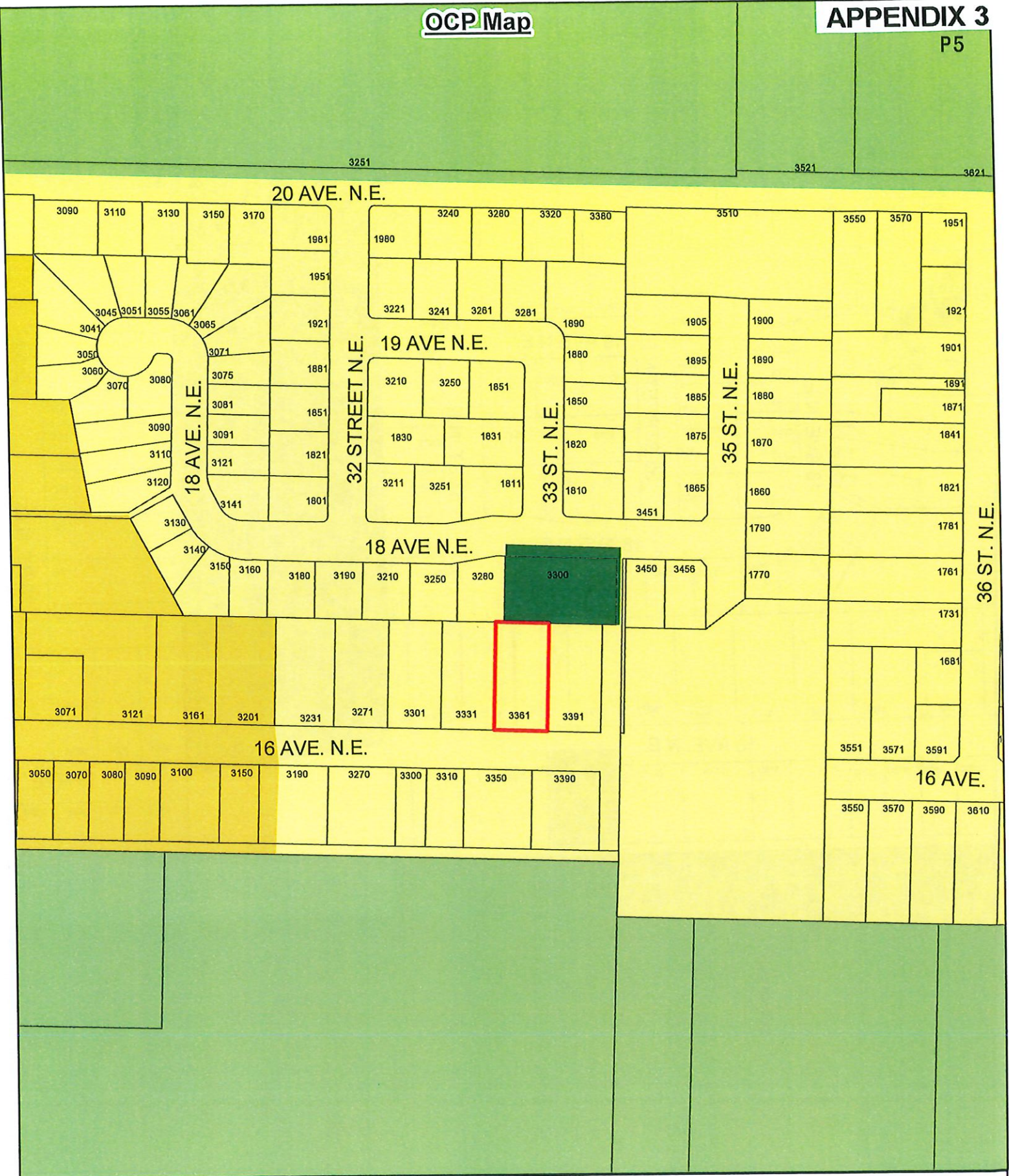
 Parcels



0 2.5 5 10 15 20
Meters

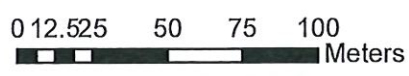
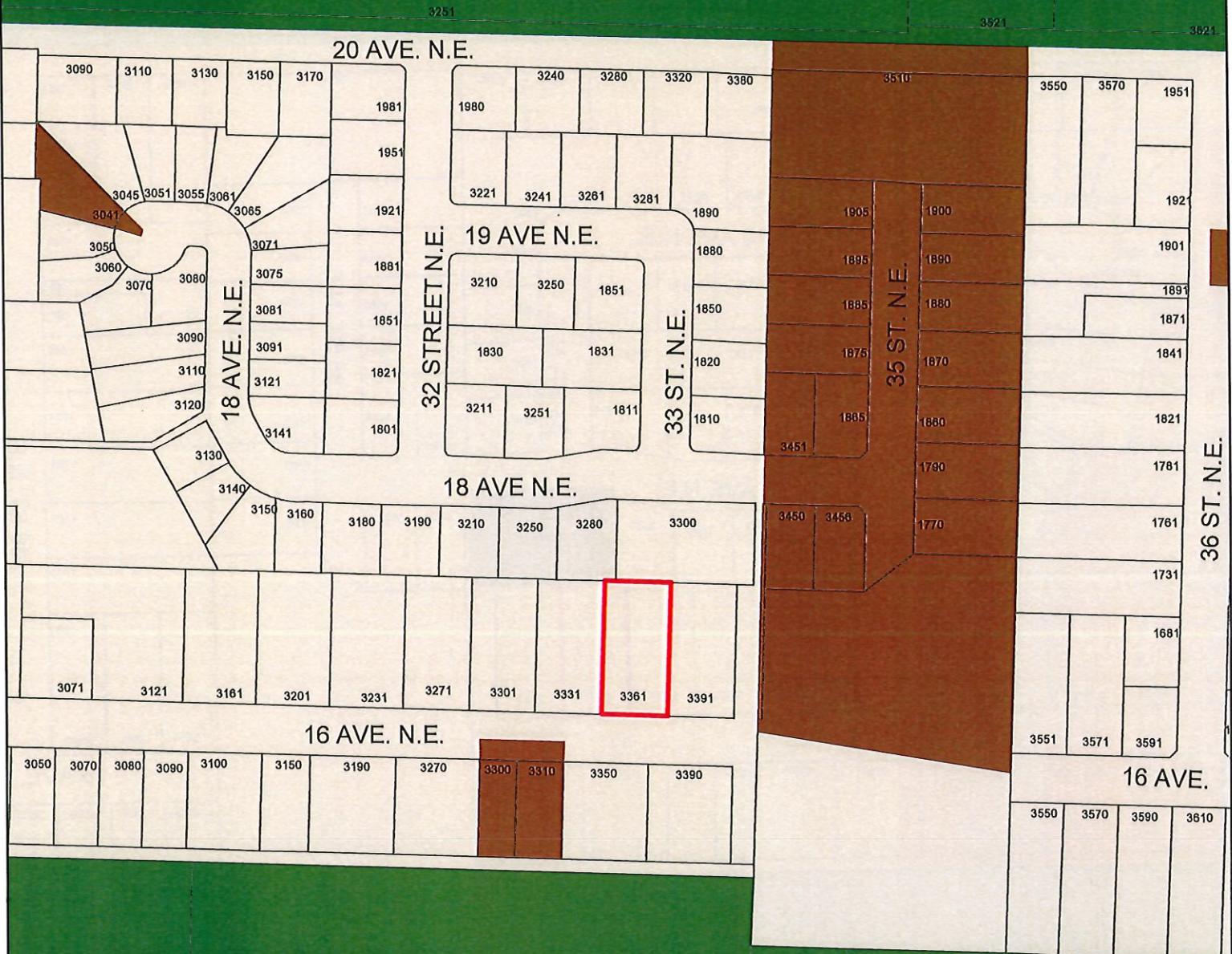
 Subject Property

 Parcels



- Subject Property
- Parcels
- Acreage Reserve
- Park
- Residential - Low Density
- Residential - Medium Density

P6



- Subject Property
- Parcels
- A-2
- R-8
- R-1

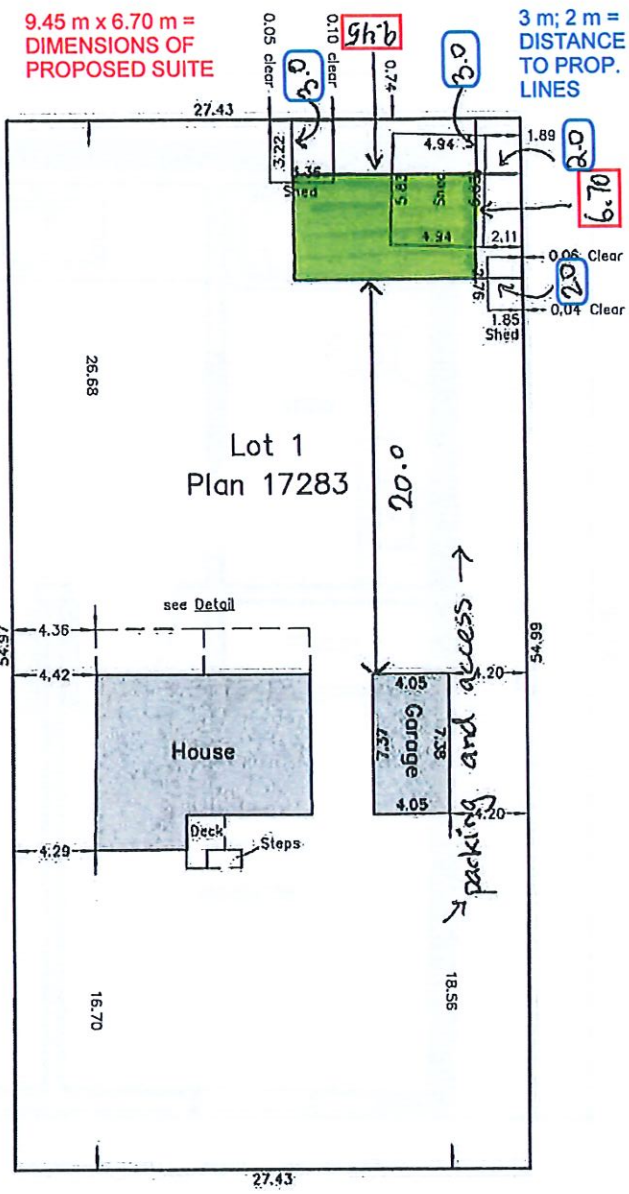
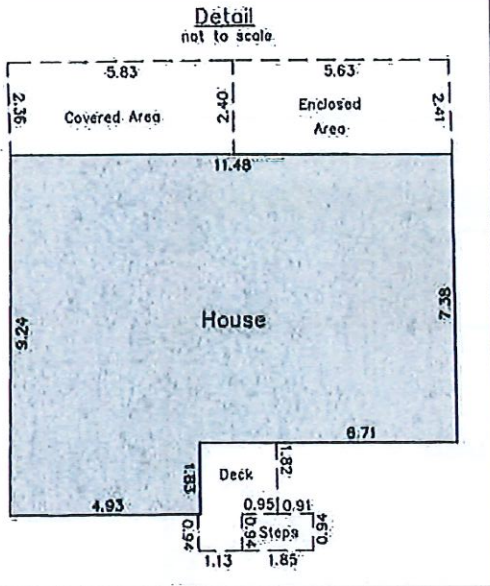
BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Folkman, Daniel
3361 16 Avenue NE
Salmon Arm, BC V1E 3Y8

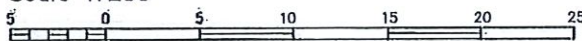
Re: Lot 1, Sec 19, Tp 20, Rge 9,
W6M, KDYD, Plan 17283

Parcel Identifier (PID): 008-181-152
Civic Address: 3361 16 Ave NE, Salmon Arm

List of documents registered on title which may affect the location of improvements: none



Scale 1: 250



All distances are in metres.
Dimensions derived from Plan 17283

Offsets from property line to building are measured from the siding.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property boundaries.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 11th day of October, 2022.

Mark Mason
88BCCM

Digitally signed by Mark Mason
88BCCM
Date: 2022.10.14
22:22:26 -07'00'

BCLS

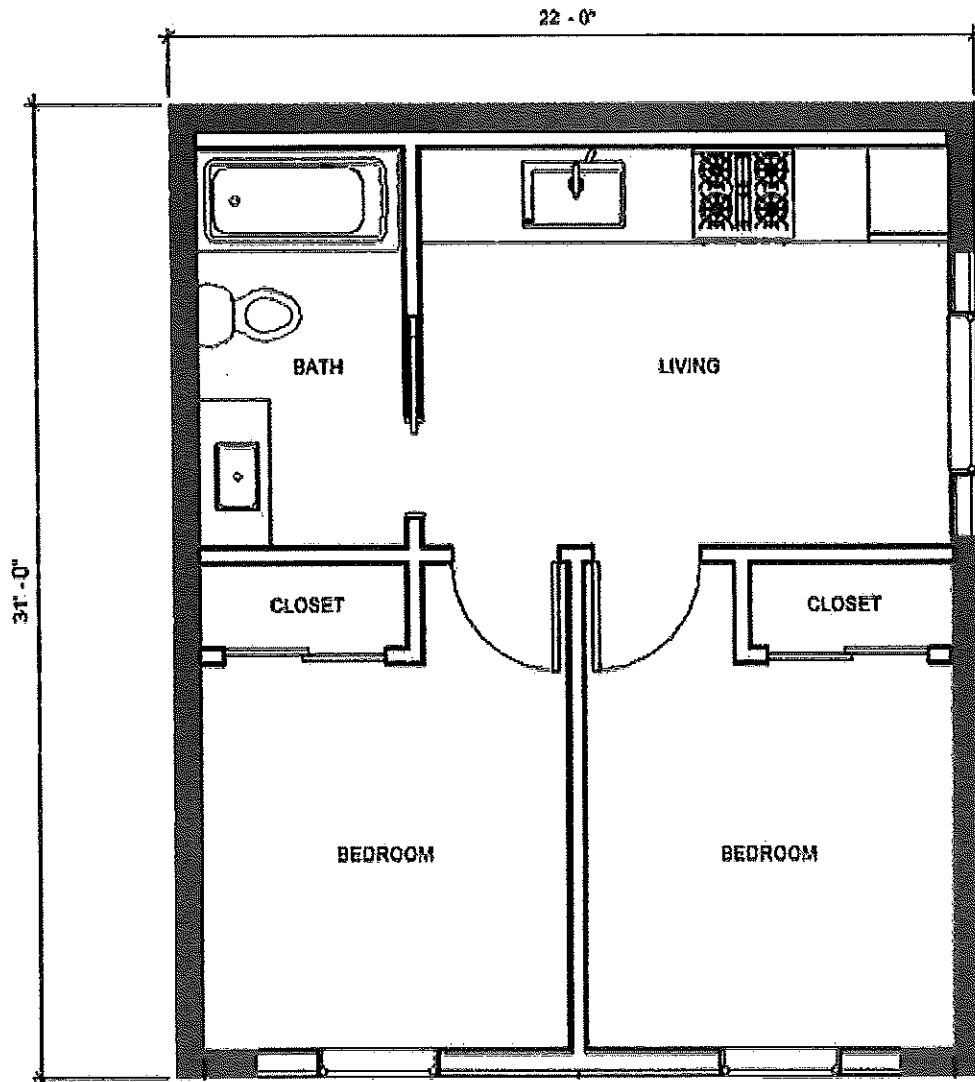
COPYRIGHT © BROWNE JOHNSON 2022 LAND SURVEYORS

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED.

Our File: 581-22

Fb: 581-22.raw



APPENDIX 6



Photo 1: photo looking north at 16 Avenue NE and subject property



Photo 2: photo looking north at existing single family dwelling and attached carport/garage

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: February 8, 2023

Subject: Development Variance Permit Application No. VP-570

Legal: Lot 4, Section 14, Township 20, Range 10, W6M, KDYD, Plan 3862
 Civic: 871 – 3 Avenue NE
 Owner/Applicant: Pelletier, E. & G.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-570 be authorized for issuance for Lot 4, Section 14, Township 20, Range 10, W6M, KDYD, Plan 3862 (871 3 Avenue NE) to vary the provisions of Zoning Bylaw No. 2303 as follows:

Section 6.11.3 – R-1 Single Family Residential Zone – reduce the minimum setback to an interior side parcel line from 1.0 m (3.3 ft) to 0.06 m (0.2 ft) to allow for the siting of an accessory building as per the attached Building Location Certificate (Appendix 5).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The proposed variance has been requested to support the non-conforming siting of an accessory building.

BACKGROUND

The subject parcel is located within the downtown residential area at 871 3 Avenue NE (Appendix 1 & 2) and is approximately 0.3 acres in area. The subject parcel is “hooked” with the adjacent parcel (two contiguous parcels with the same ownership), and dates back to 1947. The parcel contains a single family dwelling and accessory structures. The subject parcel is designated Medium Density Residential in the City’s Official Community Plan (OCP) and currently zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

A non-conforming accessory building was constructed in 2022 under Building Permit, replacing a previous accessory building at approximately the same location. The applicant submitted a Building Permit application and site plan proposing an accessory building conforming to setbacks in October 2022. However, a survey following construction (December 12, 2022) indicates that the accessory building does not conform to setback regulations (Appendix 5).

The proposed variance has been requested to support the current non-conforming siting of the accessory building and close the Building Permit. In order to close the Building Permit, either a variance must be issued or the building relocated to conform to the setbacks. Site photos are attached as Appendix 6.

COMMENTS

Engineering Department

No concerns.

Building Department

East wall will require 45 minute fire rating and non-vented soffits (completed by Applicant).

Fire Department

No concerns.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Development Permit Procedures Bylaw* notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on February 27, 2023.

Planning Department

The proposal involves a parcel within an established residential area, specifically an accessory building adjacent to a shared interior side parcel line. These parcels are affected by slope and feature retaining walls which limit siting options to some degree. Staff note that an older accessory building had been at this approximate location for some time without significant concern, along with other typical accessory buildings, fencing, and vegetation along the parcel line. The newly constructed accessory building achieves the minimum setbacks required to the front and rear parcel lines.

With BC Building Code requirements met, it is the opinion of staff that the requested variance will not unreasonably or significantly impact existing development in the area.

CONCLUSION

Considering the context of the parcel and similar development in the area, despite the relative size of the requested setback reduction, staff have no concerns with the requested variance.

As with the majority of similar variance applications, while staff can provide technical comments, the perspective of potentially affected neighbours can be a factor. The applicant has been encouraged to consult with the immediate neighbours.

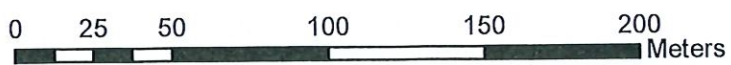
Staff note that the variance is only in regards to the siting of the accessory building under consideration as shown in the attached Building Location Certificate (Appendix 5) and does not permit any new, additional, or future use other than what is permitted the Zoning Bylaw under the current zone regulations.



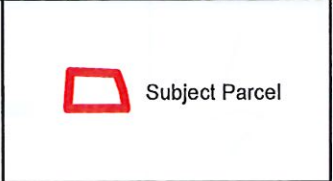
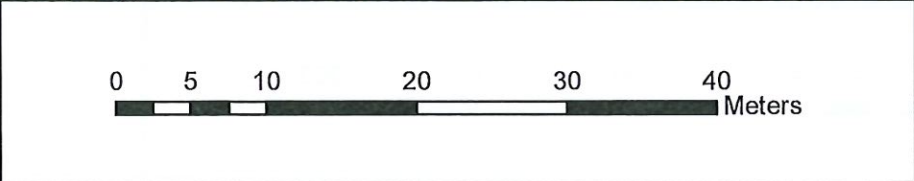
Prepared by: Chris Larson, RPP, MCIP,
Senior Planner

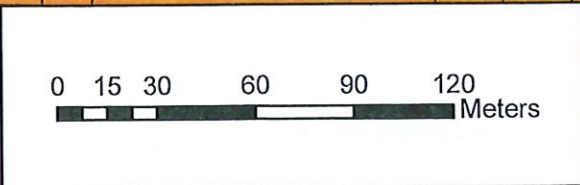
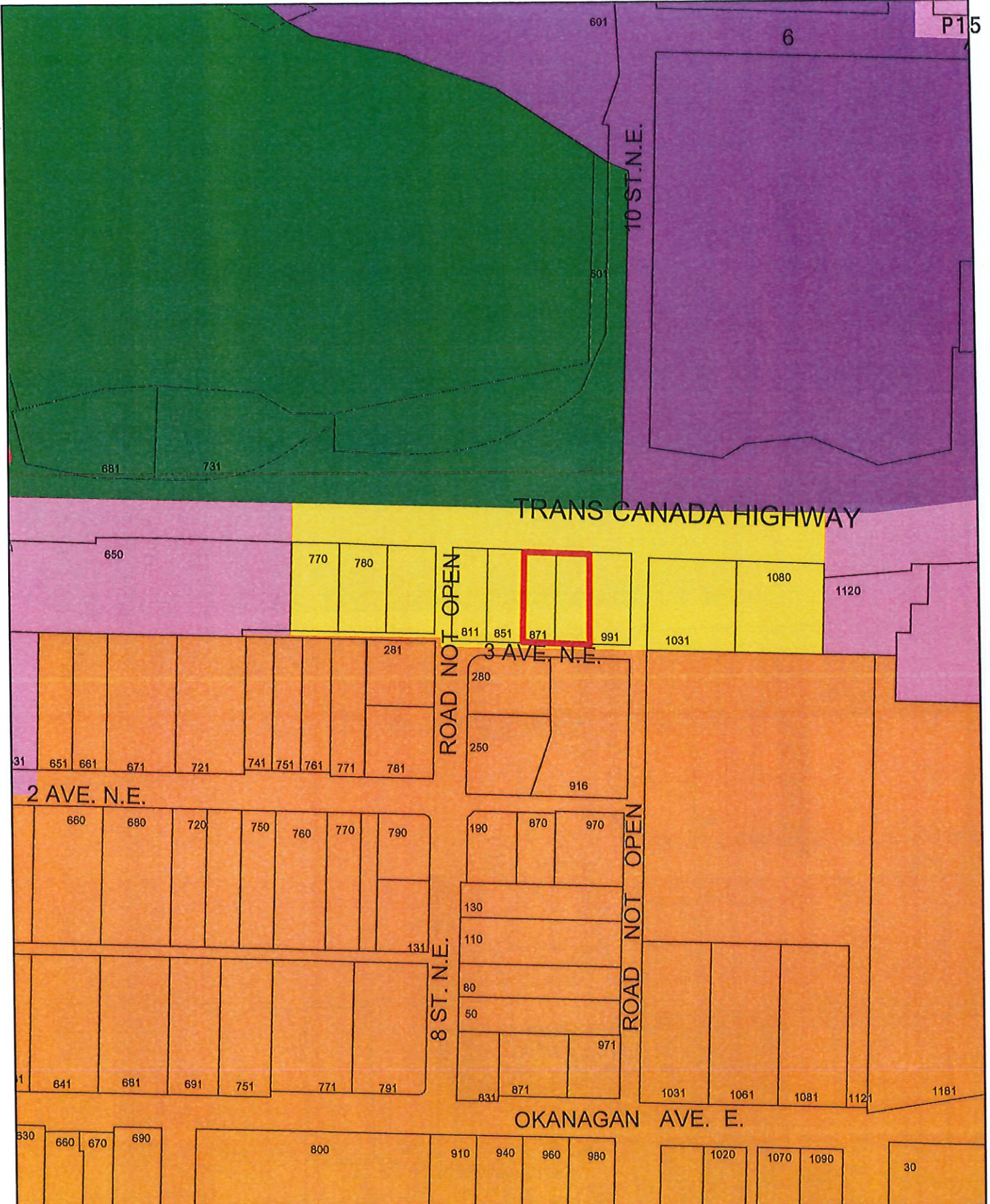


Reviewed by: Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

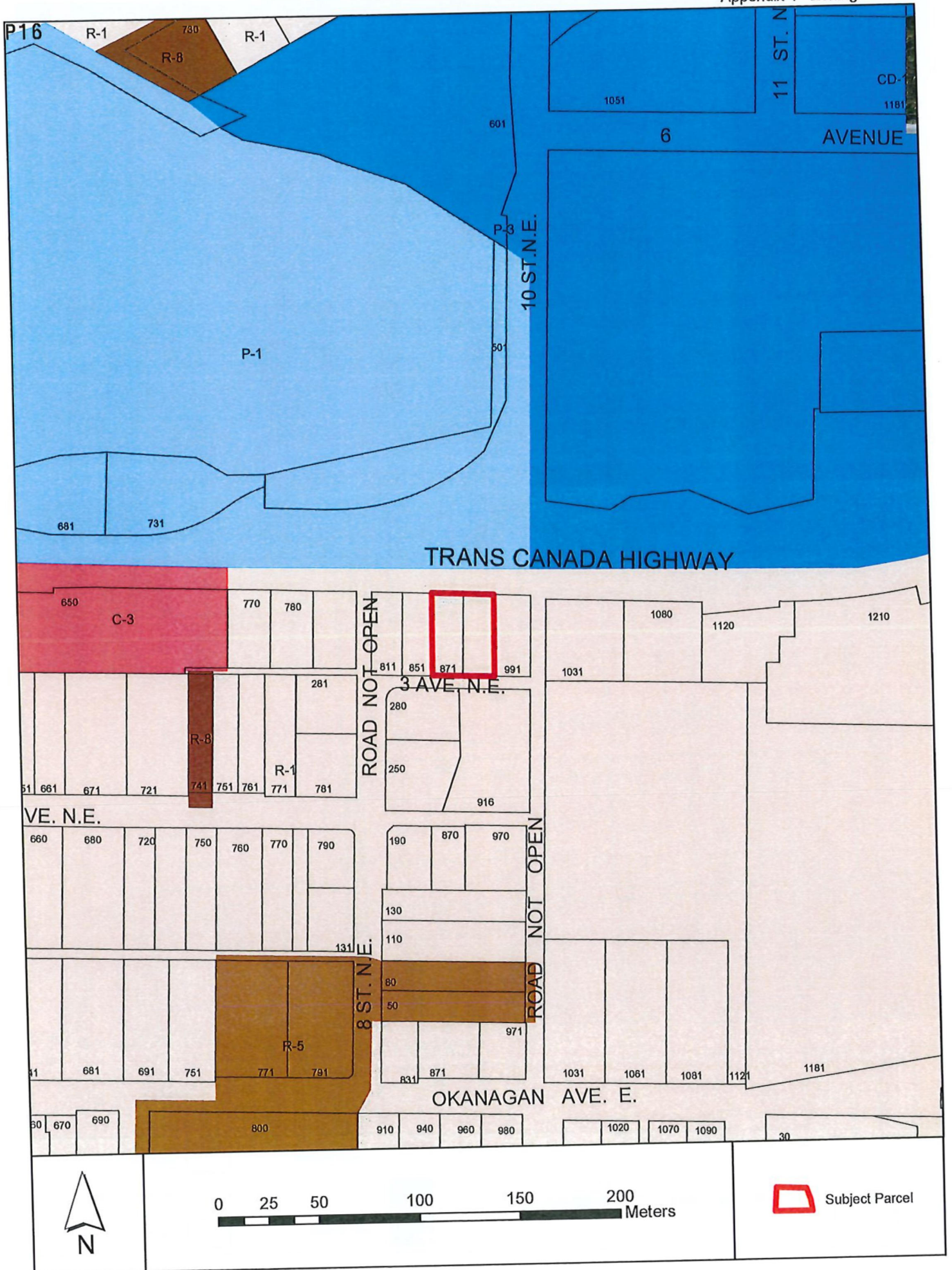


 Subject Parcel





	Subject Parcel		High Density
	Park		Medium Density
	Institutional		Commerical HS T/C





BRITISH COLUMBIA AND CANADA LANDS

Box 362, Salmon Arm, B.C. V1E 4N5

250-832-9701 | office@brownejohnson.com

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Gordan Pelletier
871 3rd Avenue NE
Salmon Arm, BC

Re: Lot 4, Sec14, Tp 20 Rge 10
W6M, KDYD, Plan 3862

Parcel Identifier (PID): 010-731-270

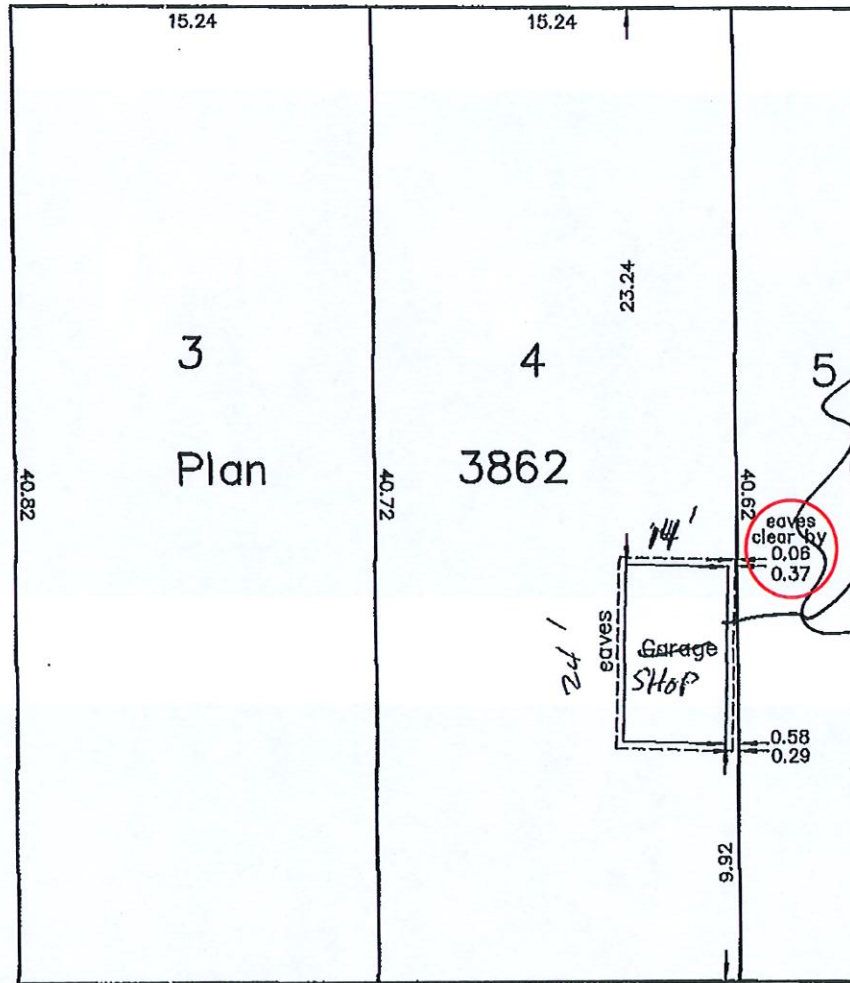
Civic Address: 871 3 Avenue NE

List of documents registered on title which may affect the location of improvements:

Easement: X218963

Note: Building Location Certificate on new construction only. Other structures exist on subject property.

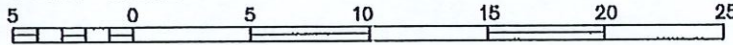
Trans Canada Highway



Plan of
to you
Fhb.

RECEIVED
DEC 14 2022
CITY OF SALMON ARM

Scale 1:250



All distances are in metres.

Dimensions derived from field measurements

Offsets from property line to building are measured from the siding

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property boundaries.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 9th day of December, 2022.

Joseph
Johnson
G5W5CT

Digitally signed by
Joseph Johnson
G5W5CT
Date: 2022.12.12
08:49:58 -08'00'

BCLS

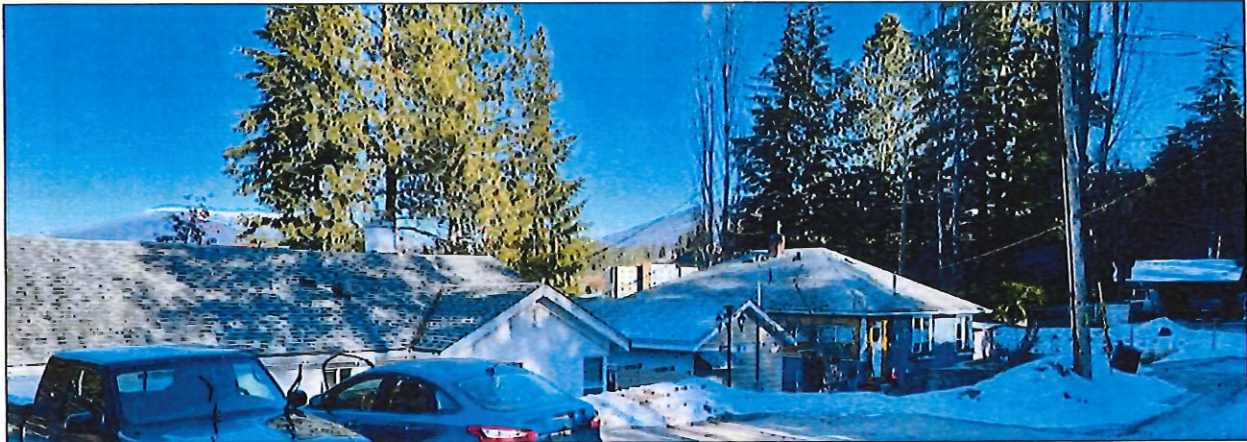
COPYRIGHT © BROWNE JOHNSON 2022
LAND SURVEYORS

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS.

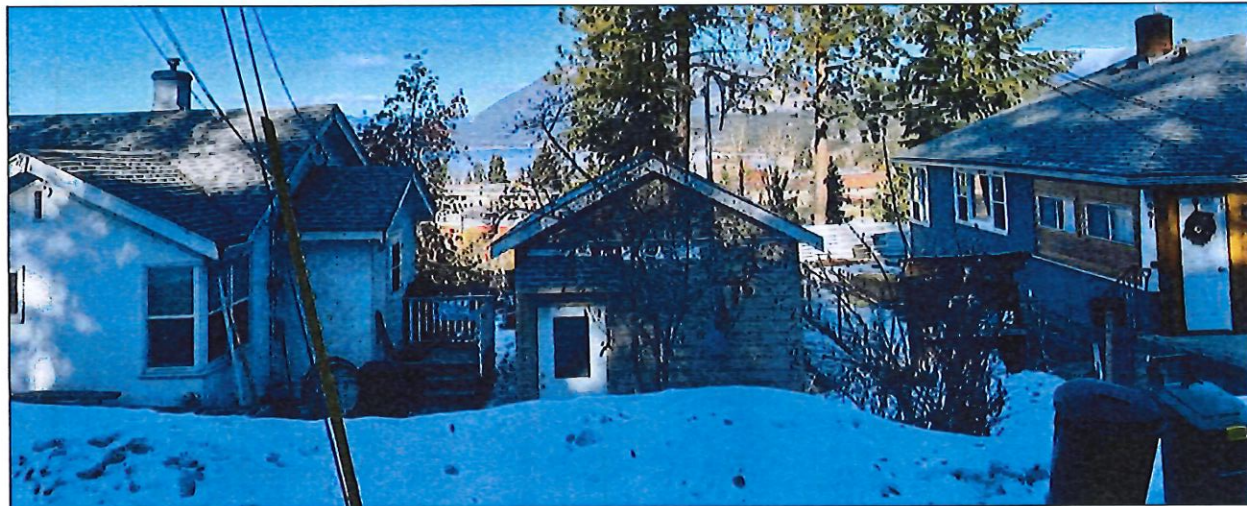
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY or DIGITALLY SIGNED.

Our File: 681-22

Fb: 681-22.raw



View northeast from 3 Avenue NE.



View north from 3 Avenue NE.



View northwest from 3 Avenue NE.



TO: His Worship Mayor Harrison and Members of Council

DATE: February 9, 2023

SUBJECT: File: Development Variance Permit No. VP - 573
 Legal: Lot 2, Section 12, Township 20, Range 10, W6M, KDYD, Plan 29879
 Civic Address: 2552 10 Avenue (TCH) NE
 Owner: Okanagan College
 Agent: Faction Projects Inc. (Paul Reyes)

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP – 573 be authorized for issuance for Lot 2, Section 13, Township 20, Range 10, W6M, KDYD, Plan 29879 which will vary Zoning Bylaw No. 2303, in accordance with the drawings attached as Appendix 7, as follows:

- i. Section 24.4 the permitted maximum height of a principal building in the P-3 Institutional Zone from 10.0m to 12.5m and;**
- ii. Section 4.4.17 to increase the permitted height exemption from 2.0m to 3.0m and the maximum area from 10.0m² to 31.52m² in order to accommodate a mechanical penthouse and elevator shaft.**

STAFF RECOMMENDATION:

THAT: The motion for consideration be adopted

PROPOSAL

To vary the permitted height of a building and the enclosed mechanical portion of the same building. The applicant is requesting to vary the permitted height of a building in the P3 zone from 10.0m to 12.5m and the allowable area and height of mechanical penthouse and elevator shaft atop the proposed building.

BACKGROUND

The subject property is approximately 2.024ha (see Appendices 1 and 2) and is the site of the Salmon Arm Okanagan College Campus. It is designated as Institutional in the Official Community Plan (OCP) and zoned P3 (Institutional Zone) in Zoning Bylaw No. 2303 (Appendices 3 and 4).

Adjacent land uses include the following:

North:	Curling Rink, Shaw Centre, Recreation Centre	Zoned P1
South:	Single Family Residences	Zoned R1
East:	Pond & Turner Creek Trail	Zoned P1
West:	Turner Creek Trail & Sherwood Village multi-family residential strata	Zoned P1 & R4

A letter submitted in support of the application is enclosed as Appendix 5. The applicant is proposing to construct a 60 unit dormitory that would operate in conjunction with Okanagan College. The proposed building is four-storeys, each floor is designed to have a shared kitchen facility, and some units will be equipped with separate kitchens. Site access to the building will be from the north property line, not via the 5 Avenue NE access. The access between the existing Okanagan College building and the adjacent pond is a fire access and limited staff parking for the college. (Appendices 6 and 7).

COMMENTS

Engineering Department

The Engineering Department has no concerns with the proposed variance.

Building Department

No concerns.

Fire Department

The Fire Department is working with the applicant to address fire access via 5 Avenue NE and through the proposed traffic circle. Any future site changes in this regard will not affect the requested height variances.

Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on February 27, 2023.

Planning Department

When considering variances a number of factors are taken into consideration, including site conditions, proposed use and potential negative impacts on adjacent property. The measuring of building height is defined in the Zoning Bylaw and is measured from existing grade to the peak of a building. The bylaw grants height exemptions for building elements that typically extend beyond the building such as a church spire, flag pole or the mechanical enclosure atop a building. The request to vary the building height for a portion of the building and mechanical enclosure as shown in Appendix 6 are, in the opinion of staff, is minor in nature.

In the applicant's letter, Appendix 5, the "Existing Site Context" is noted and the topography of the building location is cited as challenging as there is a significant height difference from the north portion of the subject property to the south portion of the proposed building. The proposed location of the building is within an area of the site disturbed by an existing parking area. The removal of parking spaces in this location are accounted for in parking calculations and a variance for parking would not be needed.

The proximity of the proposed building to the existing adjacent uses (i.e. college and curling rink) help to isolate the impact of the proposed building from different uses (i.e. residential neighbourhood to the south).

The variance request highlights the strict interpretation of height as defined in the Zoning Bylaw. By measuring height from the existing grade to the peak of a building is inconsistent with hillside development and necessitates minor variances for buildings that do not depart from the general form and character of the neighbouring buildings.

The massing of the building is consistent with similar institutional buildings in the vicinity. Given the minor nature of the variance requests staff are supportive.



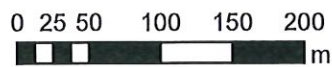
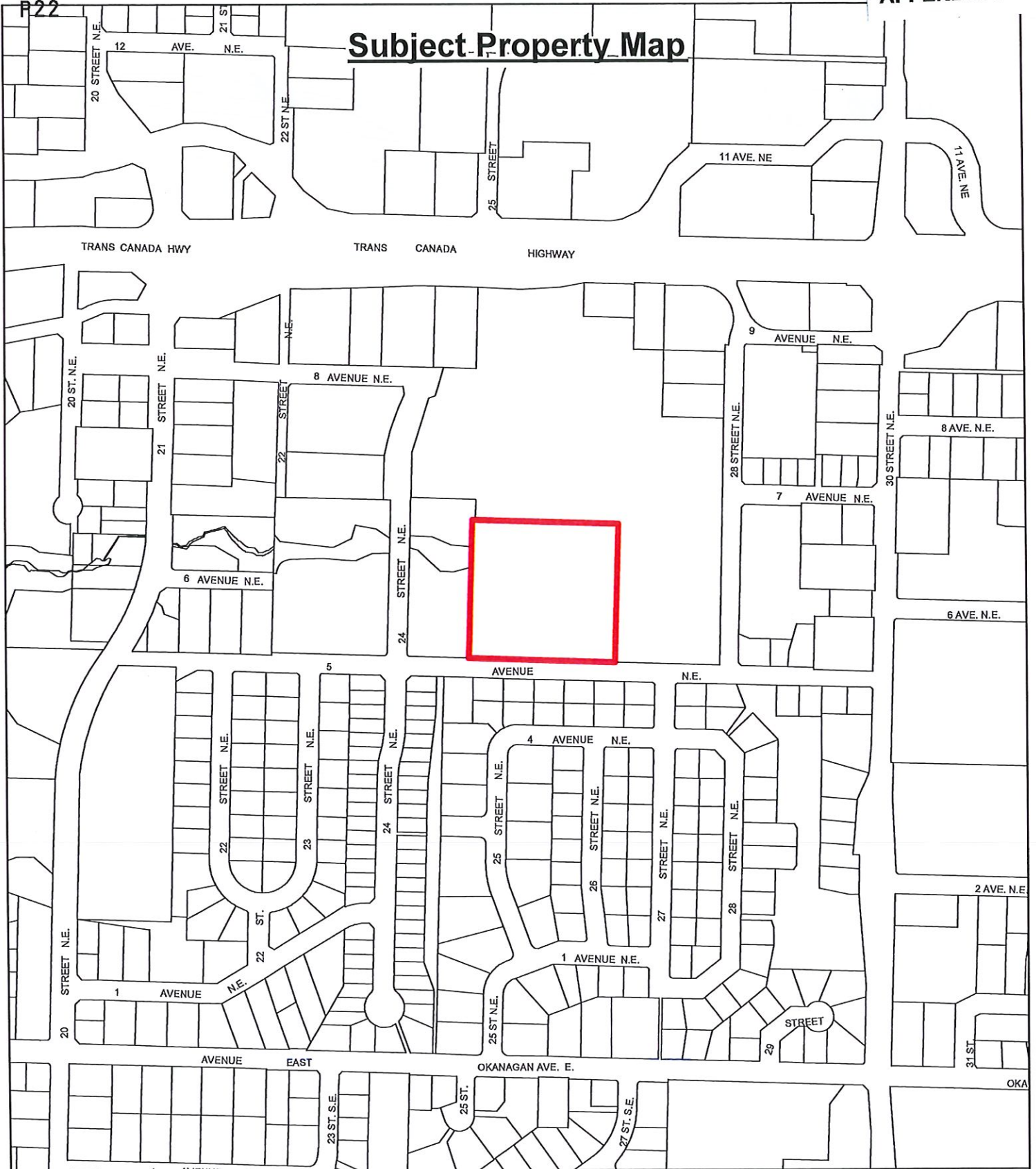
Prepared by: Melinda Smyrl, MCIP, RPP
Planner



Reviewed by: Rob Niewenhuizen, ASCT
Director of Engineering and Public Works

P22

Subject-Property Map

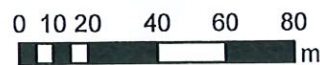
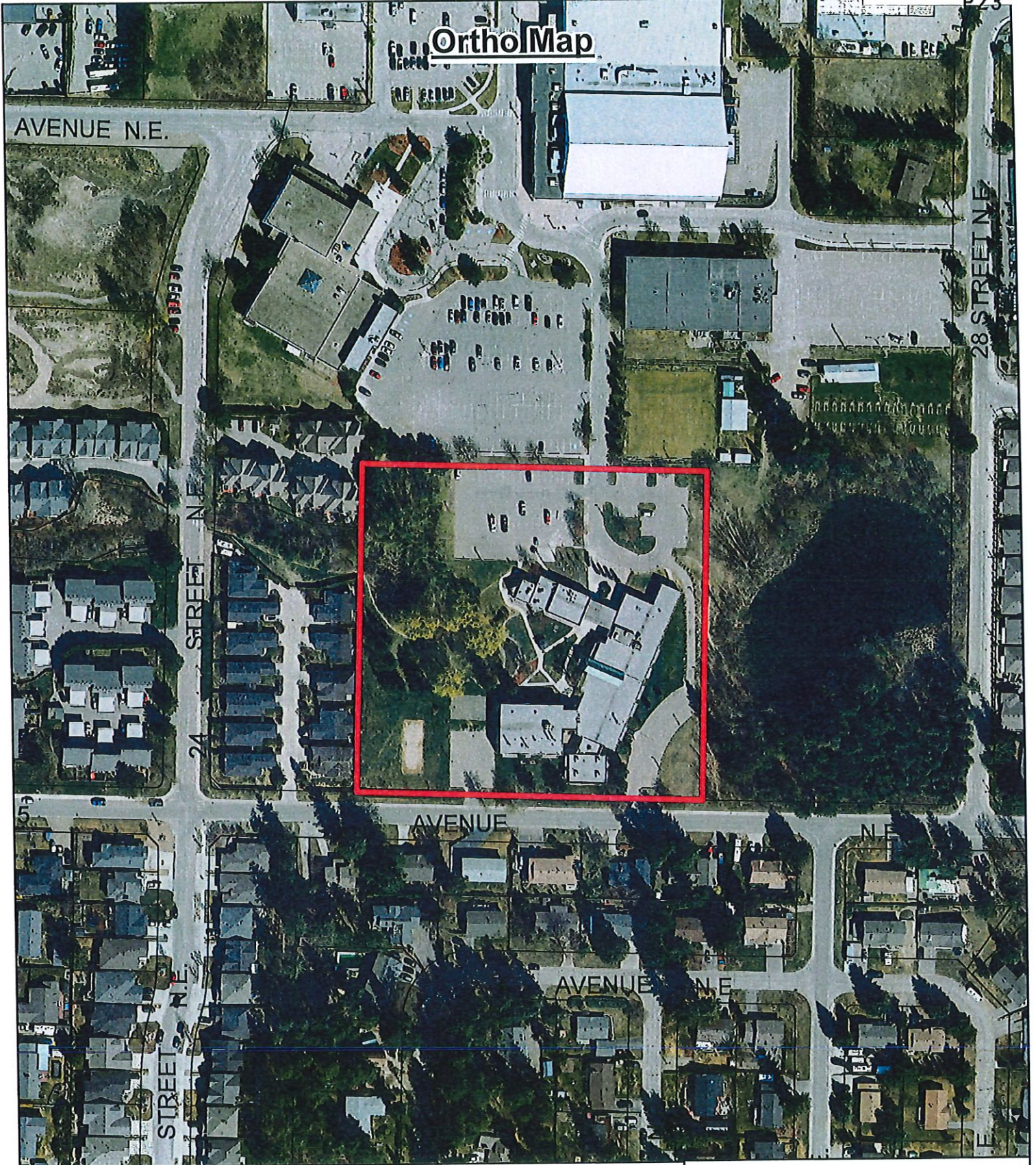


Subject Property



Parcels

OrthoMap

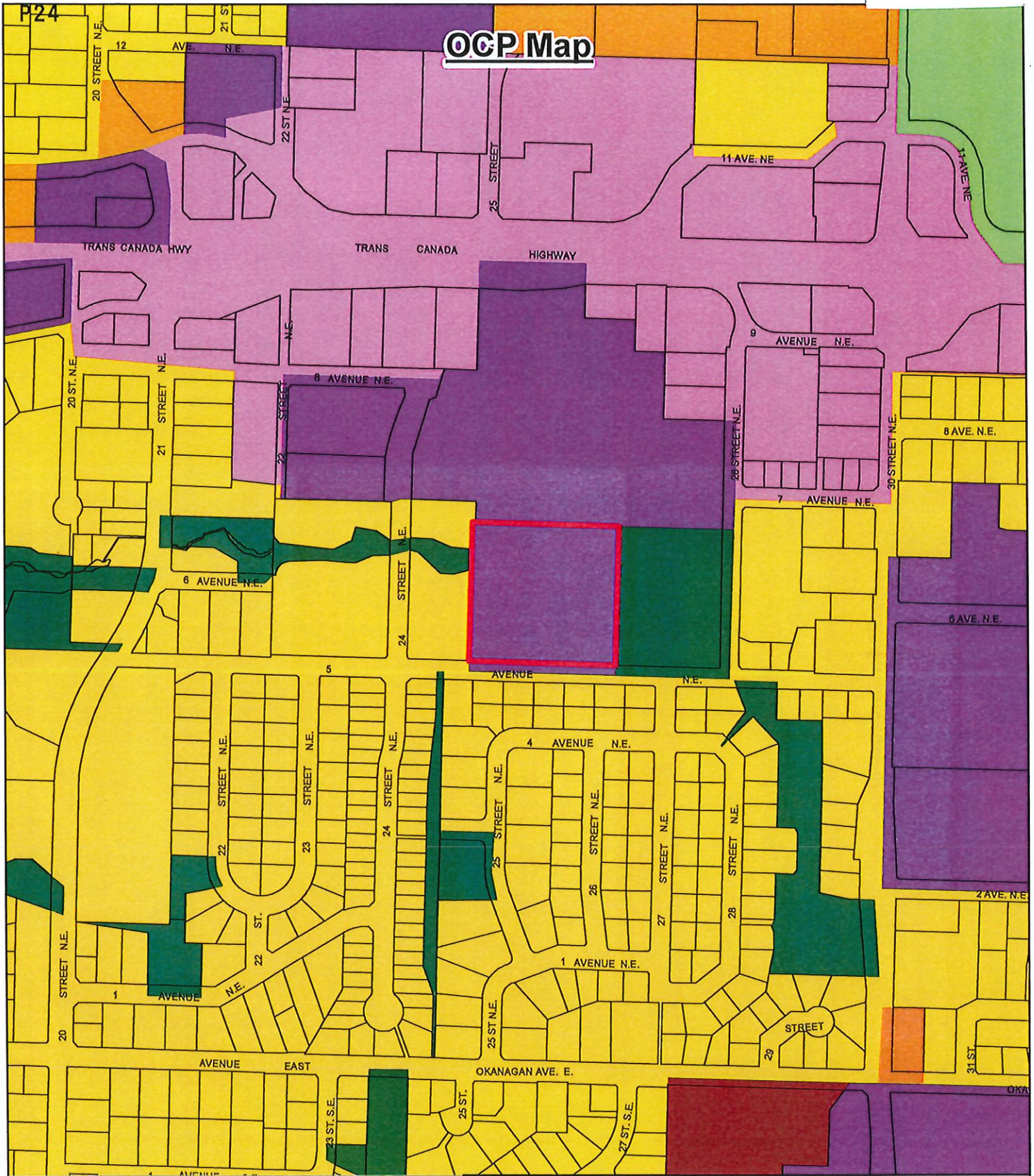


Subject Property



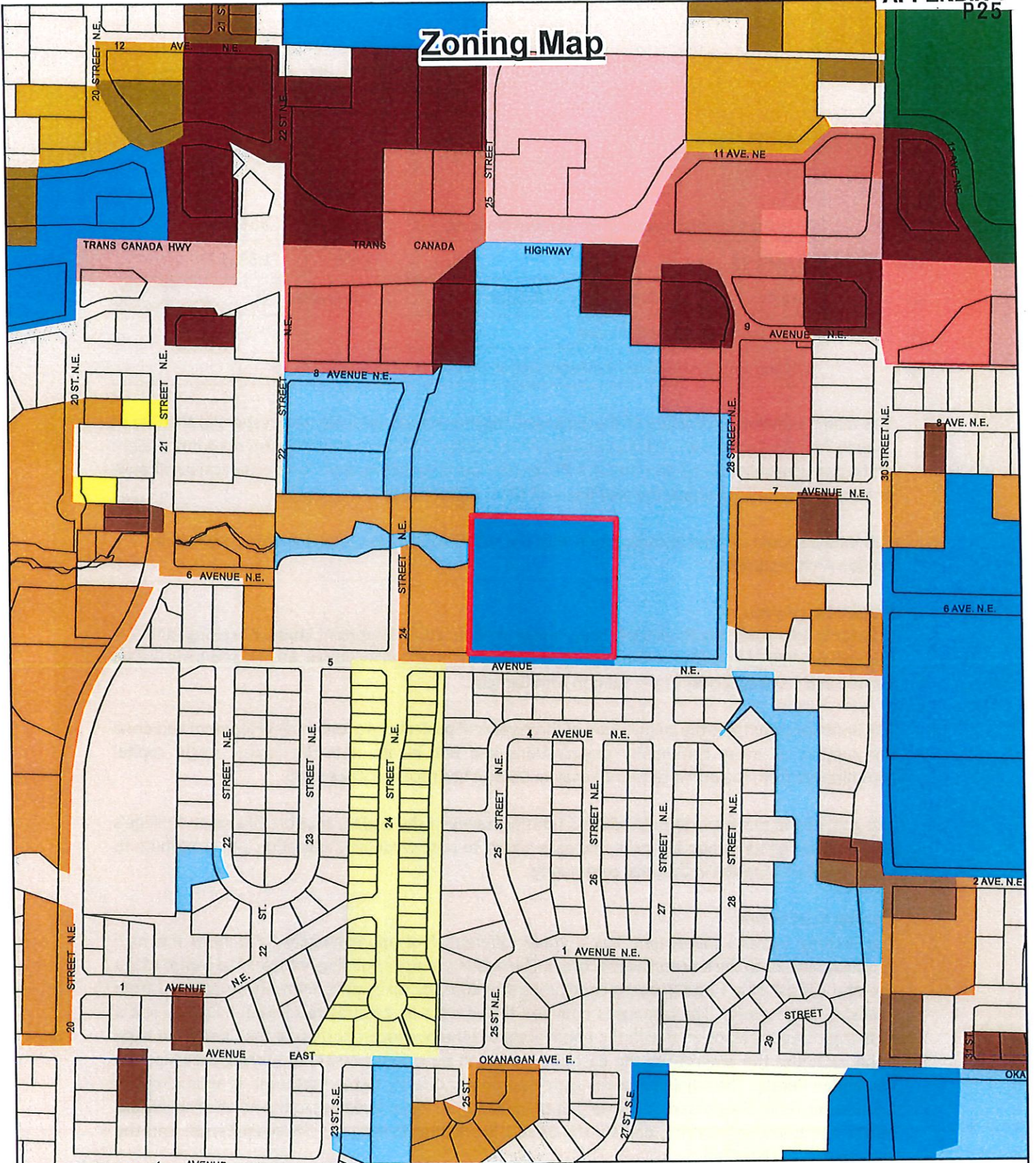
Parcels

OCP Map



- | | | |
|--|---|--|
|  Subject Property |  Acreage Reserve |  Residential - Medium Density |
|  Parcels |  Park |  Residential - High Density |
| |  Institutional |  Commercial - Neighbourhood |
| |  Residential - Low Density |  Commercial - Highway Service / Tourist |

Zoning Map



	Subject Property		A-2		C-6		R-1
	Parcels		C-10		CD-7		R-2
			C-3		CD-9		R-4
			C-4		P-1		R-5
			C-5		P-3		R-8



MEMORANDUM

ISSUE DATE: 2023 01 12

PROJECT:	<u>Okanagan College Salmon Arm Student Housing</u>	PROJECT #:	<u>21-006</u>
DATE:	<u>2023 01 12</u>	FILE #:	<u>1,3.6.1.7</u>
TO:	<u>Chris Larson Senior Planner, City of Salmon Arm</u>	TOTAL PAGES:	<u>1</u> INCLUDING THIS PAGE
CC:	<u>Tim McLennan, Steve Robinson</u>		
RE:	<u>Building Height Variance – Letter of Rationale</u>		

This memo provides a summary of the proposed height variance rationale with respect to the City of Salmon Arm *Zoning By-law – P3 (Institutional Zone) Section 27.4* to exceed the 12m maximum height of the principal building and *Section 4.4.1.7* to exceed the height exceptions for mechanical penthouse or elevator shaft of 2m above the roof line and 10m² of floor area.

This memo should be read in conjunction with the submitted architectural drawings prepared by Faction Architecture Inc.

Project Description

On March 5th, 2021, the Provincial Government announced an important student housing initiative that will see 376 beds added to the Okanagan College student housing stock, 60 of these beds will be located in a 4 storey facility at the Salmon Arm Campus.

This announcement was the culmination of three years of project and proposal development and drew the support of many community organizations and individuals. It is the largest single capital commitment from the province that Okanagan College has received since 2005.

The goal of the project is to help address housing issues in the region, support Okanagan College's goal of reducing its carbon footprint, increase access to post-secondary education and contribute to economic development in the local community.

Existing Site Context:

The existing Campus topography has a grade differential of approximately 9.5m from the high southeast corner to the low northwest corner. The existing campus building occupies the centre of the site and consist of a 1 and 2 storey contiguous structure approximately 8.4m high measured from lowest average grade. The campus is bounded to the west by 2-storey residential buildings and a significant treeline associated with the pond located at the northwest portion of the Campus. A large pond occupies the property to the east and the north boundary consists of parking areas for the Recreation Centre. The adjoining bowling green property directly to the northeast is approximately 1.5m to 2m above the chosen site. Note that there are three major buildings to the north of significant height and building footprint, namely the SASCU Recreation Centre, the Shuswap Centre and the Salmon Arm Curling Club.

DEVELOPMENT MANAGEMENT

ARCHITECTURE + PLANNING

CONSTRUCTION MANAGEMENT

AAA AIBC Certificate of Practice - Faction Architecture Inc.

T 250-980-4510 F 250-764-2116 201-3935 Lakeshore Rd, Kelowna BC V1W 1V3

T 403-523-7943 1919 10th Avenue SW, Calgary AB T3C 0K3

T 780-532-3690 100-9835 101 Avenue, Grande Prairie, AB T8V 5V4

www.factionprojects.com

Building Height Variance Rationale

The proposed project has been configured as the optimal building footprint to accommodate the Ministry's 60 bed requirement within a 4 storey structure. It has been situated to fit within the confines of the existing campus north east parking lot primarily to minimize the impact to neighbouring residential properties at the west campus boundary.

The resulting building height measured from Level 1 to the main roof parapet is 13.045m. However, there is an existing grade differential within the project site of approximately 1.5m from east to west.

The proposed ground floor geodetic was established at the lowest elevation possible to minimize the building height variance and situate the ground floor within the existing grades for barrier free access and connectivity with the existing campus building grades.

Based on these fundamental requirements, the project requires a building height variance to *By-law Section 27.4* of **2.033m** above the 12m maximum height as determined by the measurement from lowest average grade to the highest building parapet.

A variance for *By-law Section 4.4.17* is proposed to exceed the 2m height exception by **0.911m** and the 10m² maximum area by **21.52m²**, to accommodate a stair access for roof top maintenance and to simplify the building massing associated with this access stair and the elevator over run. The resulting massing provides a design feature for the corner of the building marking the building entrance and anchoring the campus plaza that will be developed between the new student housing and the existing campus building.

Summary

Based on the above variance rationale and given the significance of the project to the College and the community, we believe that the proposed height variance is worthy of support from City staff and Council.

PREPARED BY:

FACTION ARCHITECTURE INC. Paul Reyes	DATE: 2023-01-06
---	---------------------

All drawings and related documents are the property and copyright of Faction Architecture Inc. Reproduction in any form, in whole or in part, is prohibited without the written consent of Faction Architecture Inc.

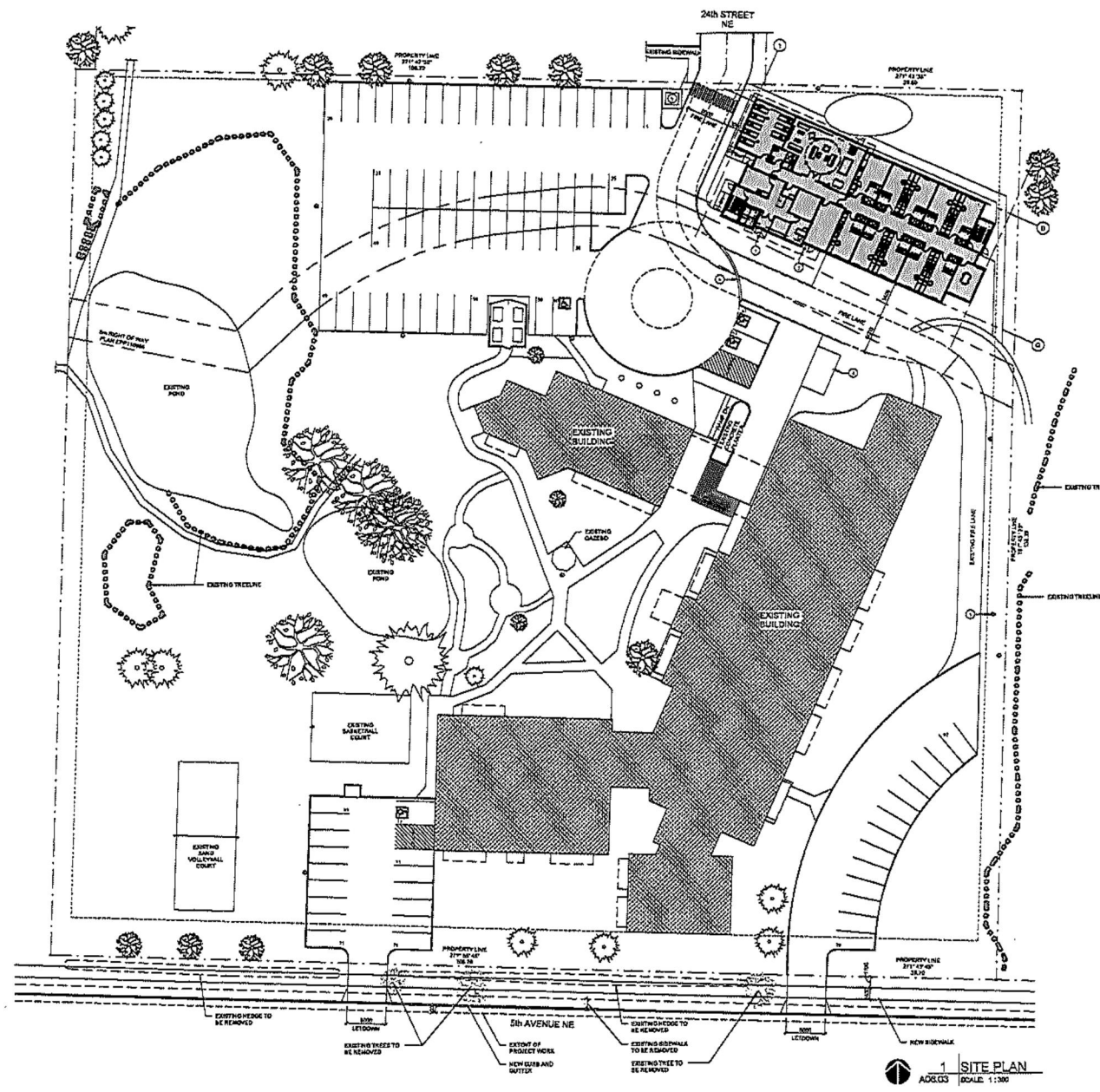
Drawings are not to be scaled. Contact the Designer for details. Any apparent discrepancies in the drawings shall be brought to the Designer's attention with the drawing at the moment.

NOTES:

SITE PLAN LEGEND

SITE PLAN KEYNOTES

- PRINCIPLE BUILDING ENTRANCE
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- 30 STALL BIKING DISCLOSURE
- ELECTRICAL TRANSFORMER
- SHOPPING / HOLDOVER CURB



SCALE:

ISSUED FOR		
NO.	DATE	DESCRIPTION
1	2023-01-08	VARIANCE APPLICATION

CONSULTANTS:

PROJECT:
OC SALMON AR STUDENT HOUSE
SHEET 12B (See notes, Schedule page 2)
LOT 2, 800-1/2, 10-20, 1000 (S. 1000, 1000)

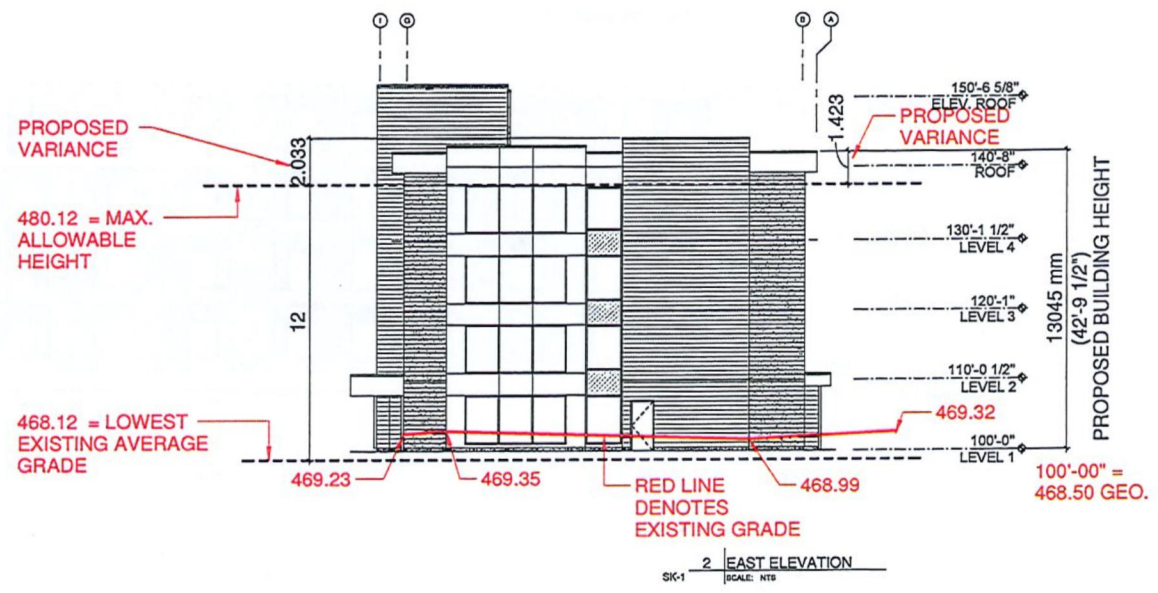
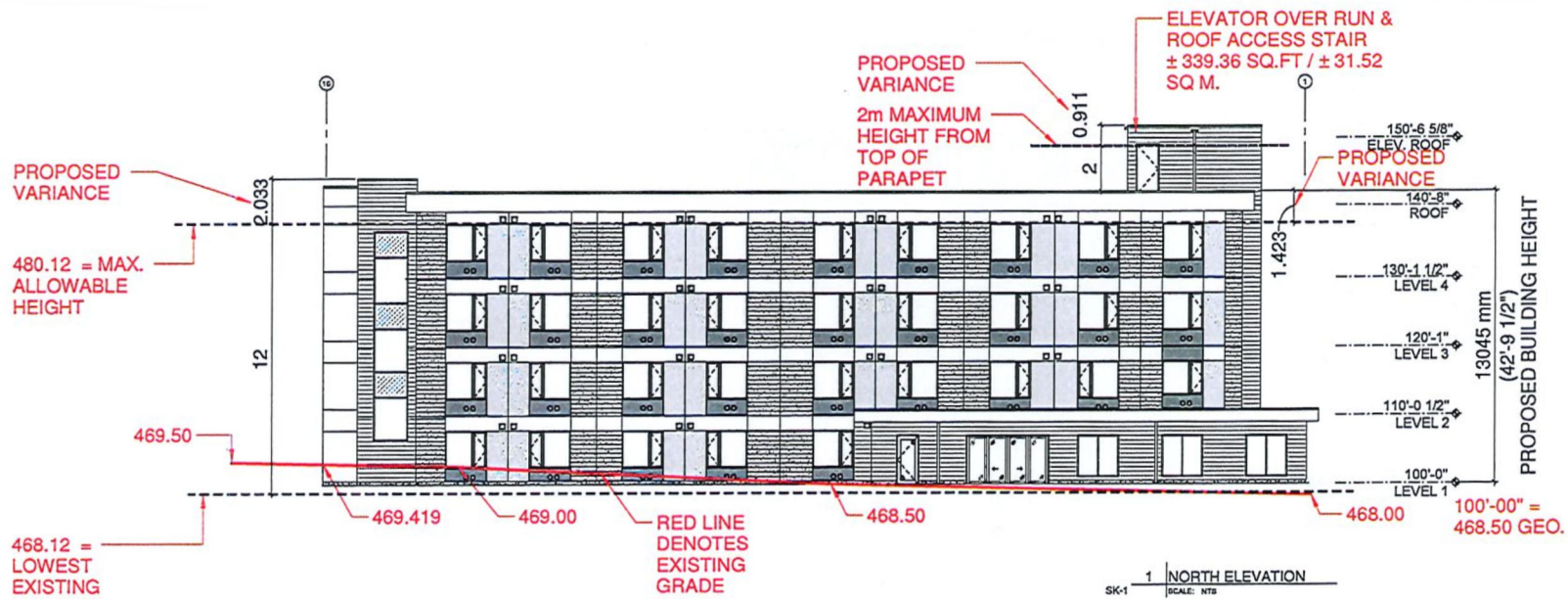
DRAWING DESCRIPTION:
OVERALL SI PLAN

PROJECT NO.:	21408	DATE:	
PLAT SCALE:	As Indicated	DATE ISSUED:	2023-01-08
REVISIONS:		BY:	

All drawings and/or details are the property and copyright of Faction Architecture Inc. Reproduction for any means, in whole or in part, is prohibited without the Author's written consent.

DRAWINGS ARE NOT TO BE SCALED. Consult all dimensions on site. Any apparent discrepancies in the Drawings shall be brought to the Architect's attention with time being of the essence.

NOTES:



SEAL

ISSUED FOR	
NO.	DATE
1	2023-02-08
BUILDING HEIGHT VARIANCE	

CONSULTANTS:

PROJECT:
OC SALMON AF STUDENT HOUS
1000 10th Avenue, Kelowna BC
LOT 2, S46 11, T20 26, R26 1A, T20A, K010

DRAWING DESCRIPTION:
BUILDING HEIGHT SCHEMATIC ELEVATION

PROJECT NO.	DATE
21-004	NTS
DATE ISSUED	2023-02-08
REVIEWED	BY:

All drawings and related information are the property and copyright of Faction Architecture Inc. Reproduction by any means, in whole or in part, is prohibited without the Architect's written consent.
DRAWINGS ARE NOT TO BE SCALED. Consider all dimensions as callouts and approved elevations unless otherwise stated.
Discrepancies shall be brought to the Architect's attention with the being of the measure.

NOTES:

SCALE:

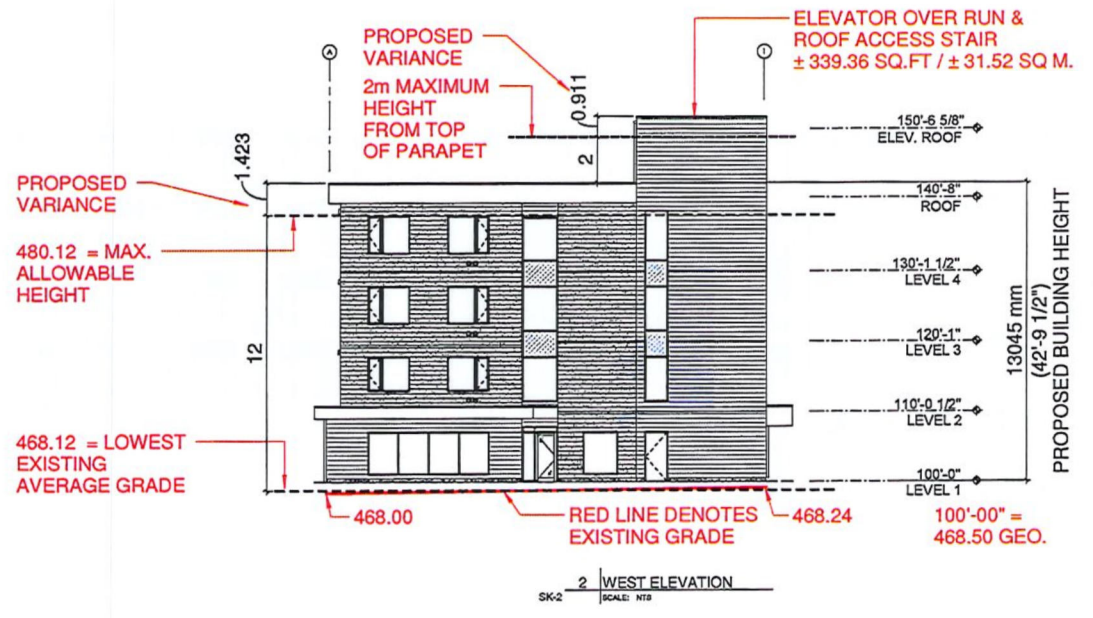
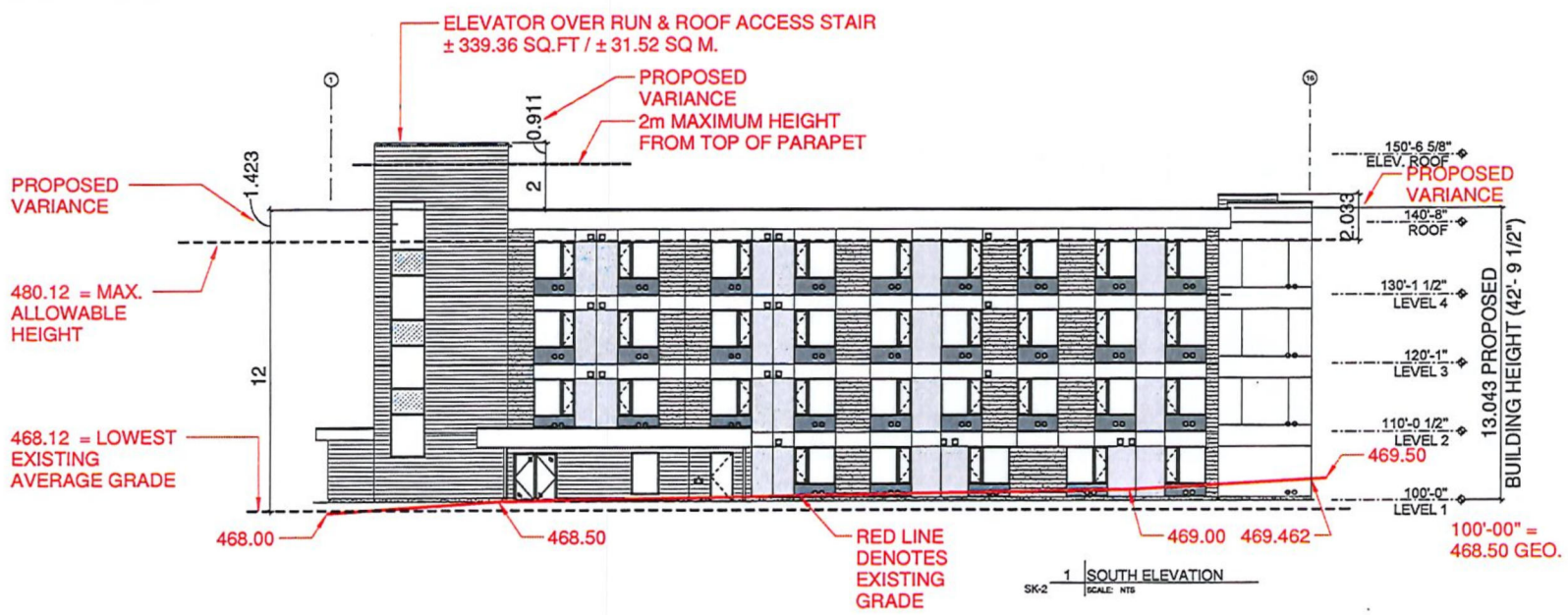
REVISION			
NO.	DATE	DESCRIPTION	BY
1	2023-02-08	BUILDING HEIGHT VARIANCE	

CONSULTANTS:

PROJECT:
**OC SALMON ARM
STUDENT HOUSING**
1000 West Columbia, Kelowna, BC, B1
LOT 2, Site 19, To 20, 2002 10, 1994, 2015, Plus 2017

DRAWING DESCRIPTION:
**BUILDING HEIGHT
SCHEMATIC
ELEVATIONS**

PROJECT NO.:	23-004	DRAWING NO.:	
DATE REVISION:	2023-02-08	DATE REVISION:	
REVISION:		REV:	



CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: February 15, 2023

SUBJECT: Development Permit Application No. 446 (with servicing variances)
 Legal: Lot 5, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916
 Civic Address: 1120 Shuswap Street SE
 Owners/Applicant: 1149439 BC Ltd. (Jordan Grieve)

MOTION FOR CONSIDERATION

THAT: Development Permit No. 446 be authorized for issuance for Lot 5, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1120 Shuswap Street SE) in accordance with the Development Permit drawings attached as APPENDIX 8;

AND THAT: Development Permit No. 446 vary the Subdivision and Servicing Bylaw No. 4163 as follows:

- i. Waive the requirement to install street lights along the Shuswap Street SE frontage of the subject property;
- ii. Waive the requirement to widen and construct a 3m wide multi-use path along the frontage;
- iii. Waive the requirement to place existing hydro and telecommunications underground, and;
- iv. Increase the number of permitted accesses from one to two.

AND FURTHER THAT: Issuance of Development Permit No. 446 be withheld subject to:

- i. Receipt of an Estimate and Irrevocable Letter of Credit (in the amount of 125% of the Estimate) for landscaping and;
- ii. Registration of a Land Title Act Section 219 covenant restricting tenure to rental for up to 10 units.

STAFF RECOMMENDATION

THAT: Development Permit No. 446 be authorized for issuance for Lot 5, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1120 Shuswap Street SE);

AND THAT: Issuance of Development Permit No. 446 be withheld subject to:

- i. Receipt of a revised site plan drawing showing one access only;
- ii. Receipt of an Estimate and Irrevocable Letter of Credit (in the amount of 125% of the Estimate) for landscaping and;
- iii. Registration of a *Land Title Act* Section 219 covenant restricting tenure to rental for up to 10 units.

P32

PROPOSAL

The applicant is proposing an additional six units to the existing four unit development. The proposal includes adding two units to the lower floor of the existing building (Building 1) and a new four unit building (Building 2) (Appendix 8). A landscaping plan submitted with the application is also enclosed.

The applicant is also requesting variances to the Subdivision and Servicing Bylaw. Specifically, the applicant is requesting relief for the installation of a new street lighting, a 3.0m wide multi-use path, under ground telecommunications and BC Hydro lines and to allow for two access points. Letters submitted by the applicant are included as Appendix 5.

BACKGROUND

The subject property is approximately 1930m² (0.5ac) in area (Appendix 1 and 2). The property is designated Residential Medium Density in the Official Community Plan (OCP) and is zoned R4 – Medium Density Residential within Zoning Bylaw No. 2303 (Appendices 3 and 4). The subject property is within the Residential Development Permit Area.

Adjacent land uses include the following:

North: single family residence/R1
South: single family residence with suite/R8
East: single family residential/R4
West: single family residence/R1 and ALR

Under the current zoning and OCP designation the maximum number of units would be 40 units/ha or 8 units; however, the developer is proposing to secure units for rental. Utilizing the density bonus provisions of the R4 zone, and the registration of a Housing Agreement with the City, the number of permitted units could be increased to 10.

COMMENTS

Engineering Department

Comments from the Engineering Department are included as Appendix 6. The applicant has provided an Opinion of Probable Costs (OPC) citing the total cost for all of the servicing improvements as required would be \$115,993.00. The costs of those requirements that the applicant is requesting to be waived are as follows:

- i. Installation of street lights - \$25,480.00
- ii. Shuswap Street – widen road and construct 3m wide Multi-use Path - \$64,123.00
- iii. Underground hydro and telecommunications - \$20,150.00

The Engineering Department is not supportive of the variance requests as noted in Appendix 6.

The subject property is within a Latecomer area for sewer. In the event that the proposed development required an upgraded sewer connection, the payment of the Latecomer fee would be required. Given the number of units and existing service, the Engineering Department has determined that a new connection is not required.

Building Department

No concerns with the proposed development. The additional two units within the existing building (Building 1) would require drawings provided by an Architect.

Fire Department

No concerns.

Design Review Panel (DRP)

At their January 18, 2023 meeting, the Design Review Panel (DRP) reviewed the proposed development and were supportive of the application subject to the applicant softening the contrasting colours on the building face, accenting the windows and other openings on the north side of Building 2 and showing screening and garbage enclosures consistent with the development and the OCP guidelines. A summary of the discussion is included as Appendix 7.

The applicant has been amenable to revise their proposal to align with the OCP Guidelines and the DRP recommendations. Specifically, the applicant amended the north side of Building 2 to add accents around the windows and openings, and as per the recommendation of the DRP, the applicant amended the colour rendering to soften the contrasting colours of the proposed building.

Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Permit Procedures Bylaw, notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on February 27, 2023.

Planning Department

The proposed site plan shows the existing four unit building along the south property line. The applicant is proposing to add two additional units to the lower part of this building. The site plan also shows the proposed new four unit building along the north property line.

Based on the drawings submitted staff support the issuance of the Development Permit.

Official Community Plan (OCP)

The polices and guidelines of the OCP were consulted in the drafting of the proposed development. The proposed development meets the OCP guidelines encouraging in-fill multifamily development.

Siting and Building

With regard to the siting and building the OCP encourages the site layout and building locations to consider the existing topography to limit the need for cut and fill or tall retaining walls. The only proposed retaining wall is adjacent to the existing building and separates the lower parking stalls from upper level parking stalls. There are no other retaining walls being considered on the site.

The OCP design guidelines encourage building frontages and main entrances to face the dominant street with walkways and entries on to the street. In this instance, the side of proposed building is oriented toward the street with the entries to the units oriented inward to the development. Given the existing topography of the site and the orientation of the access point of the end unit of the building could be rotated to orient toward the street but not the entire building.

The design of the proposed Building 2 includes a varied façade colour and articulation of the building face to create interest. These design elements are consistent with the OCP guidelines. As noted in the DRP meeting notes, the applicant intends to soften the contrasting colours and add details to the openings on the north building face.

Landscape and Screening

The applicant has provided the minimum amount of landscaping aligned with OCP guidelines. A screened garbage enclosure has not been provided. Existing mature trees line the frontage of the subject property and are spaced consistent with the OCP guidelines for street trees.

Access, Circulation and Parking Area

The buildings would be accessed via two access/egress points from Shuswap Street SE. The separate access points are, in part, due to the grade of the subject property, which slopes south to north. Effectively, the retaining walls will physically separate the buildings and driveway areas, requiring two access points for the development. It appears that the on site traffic circulation would be sufficient to the amount of density proposed. As noted in a later section of this report, two access points are not permitted under the Subdivision and Servicing Bylaw No. 4163 and the applicant is requesting to vary the limit of one access. Should Council not support the variance request and the development move forward with one access point, a site plan showing the revised access and realigning the internal traffic circulation would be required.

Variance Requests

Development Variance Permits for servicing are considered on a case-by-case basis and in doing so, a number of factors are taken into consideration when reviewing a request. These factors include site specific circumstances such as the development potential of adjacent lands and the impacts of reduced servicing in the vicinity.

The requirements for development are detailed within the City's Subdivision and Development Servicing Bylaw No. 4163, summarized within Table 1: Service Levels for Subdivision and Development, described in the design criteria, and further detailed in the cross-section standard drawings within the bylaw. The various standards for development are summarized and detailed so that any applicant or agent considering development may inform themselves in advance of the applicable standards that would apply. Staff note that several larger parcels along this corridor have development potential and highlight the need to consistently meet the standards required along this key roadway.

Street Lights

The request to waive the installation of street lights along the Shuswap Street SE frontage is not supported by staff. Although the applicant notes that there is one light on the opposite side of the road and further to the south, this is insufficient for the area. As noted in the attached Engineering report, Shuswap Street is a busy Arterial street and many properties along Shuswap Street have development potential. In addition, when Auto Road connects with 14 Avenue SE in the future, the resulting traffic impact will emphasize the need for street lighting in this area.

Multi-use Path

Shuswap Street SE is designated as an Urban Arterial Road, and an important corridor facilitating movement through the community. As noted in the *Active Transportation Plan* the City is committed to provide safe, easy and enjoyable opportunities to walk, bike and use other forms of active transportation and Multi-use Paths are important links that move people around the community. In particular, Shuswap Street SE serves as a link from residential areas to the downtown core. The required road standard includes a 3.0m Multi-use Path, which is accommodated within a 25m road right-of-way.

Underground Existing BC Hydro and Telecommunications

Overhead BC Hydro and Telecommunication infrastructure create obstacles in the City's boulevards that complicate maintenance and future capital improvements.

Increase Number of Access Points

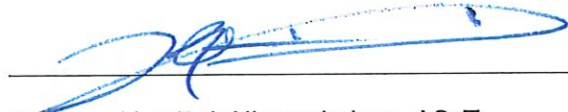
Shuswap Street SE is designated as an Urban Arterial Street in the OCP and the road standard is intended to accommodate large volumes of traffic through the community. Due to this, access points (i.e. private driveways) are restricted and Engineering staff evaluate existing and proposed access points at the time of a development application. Staff are recommending that Council not support the variance request to increase the permitted number of access/egress points on to an arterial road.

Conclusion

Multifamily development along a significant transportation corridor warrants an expected level of service with regard to road frontage improvements and the requirements of the Subdivision and Servicing Bylaw seeks to address these expectations. Staff recognize the financial constraints on development; however, waiving the requirements of the Subdivision and Development Servicing Bylaw No. 4163 would place additional financial burden on the City for those improvements in the future or increase costs onto future developers of adjacent properties or the City. Staff do not recommend that the variances as requested by the applicant be granted.



Prepared by Melinda Smyrl, MCIP, RPP
Planner



Reviewed by: Rob Niewenhuizen, ASCT
Director of Engineering and Public Works

P36

Subject Property Map

761

(781)

151

8 AVE. S.W.

120

51

9 AVE. S.E.

831

241

10 AVENUE S.W.

141

251

260

10 AVENUE S.E.

NOT OPEN

261

10 AVE. S.E.

1040 1041
1080 1061 1081
1120 1121
1160 116
1180
1210 123
1260 1230
1311
1380
181

1 ST. S.E.

1070

1121

121

1311

1391

145

SHUSWAP ST. S.

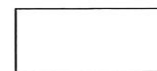
14 AVE. S.E.

1470

ROAD NOT OPEN



Subject Property



Parcels



Ortho Map

1080

1120

1160

1180

SHUSWAP ST S.E.

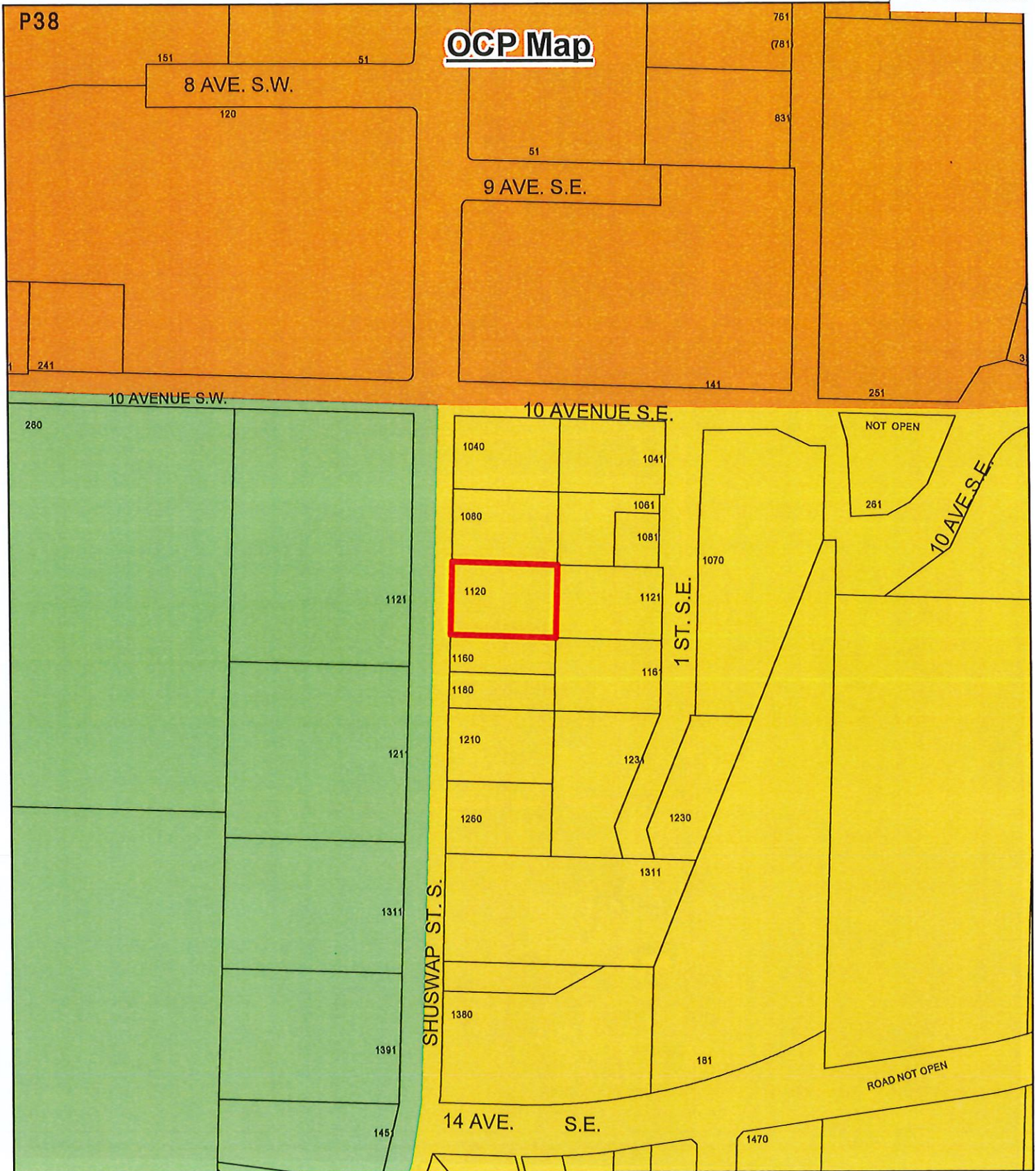


Subject Property



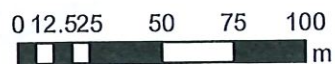
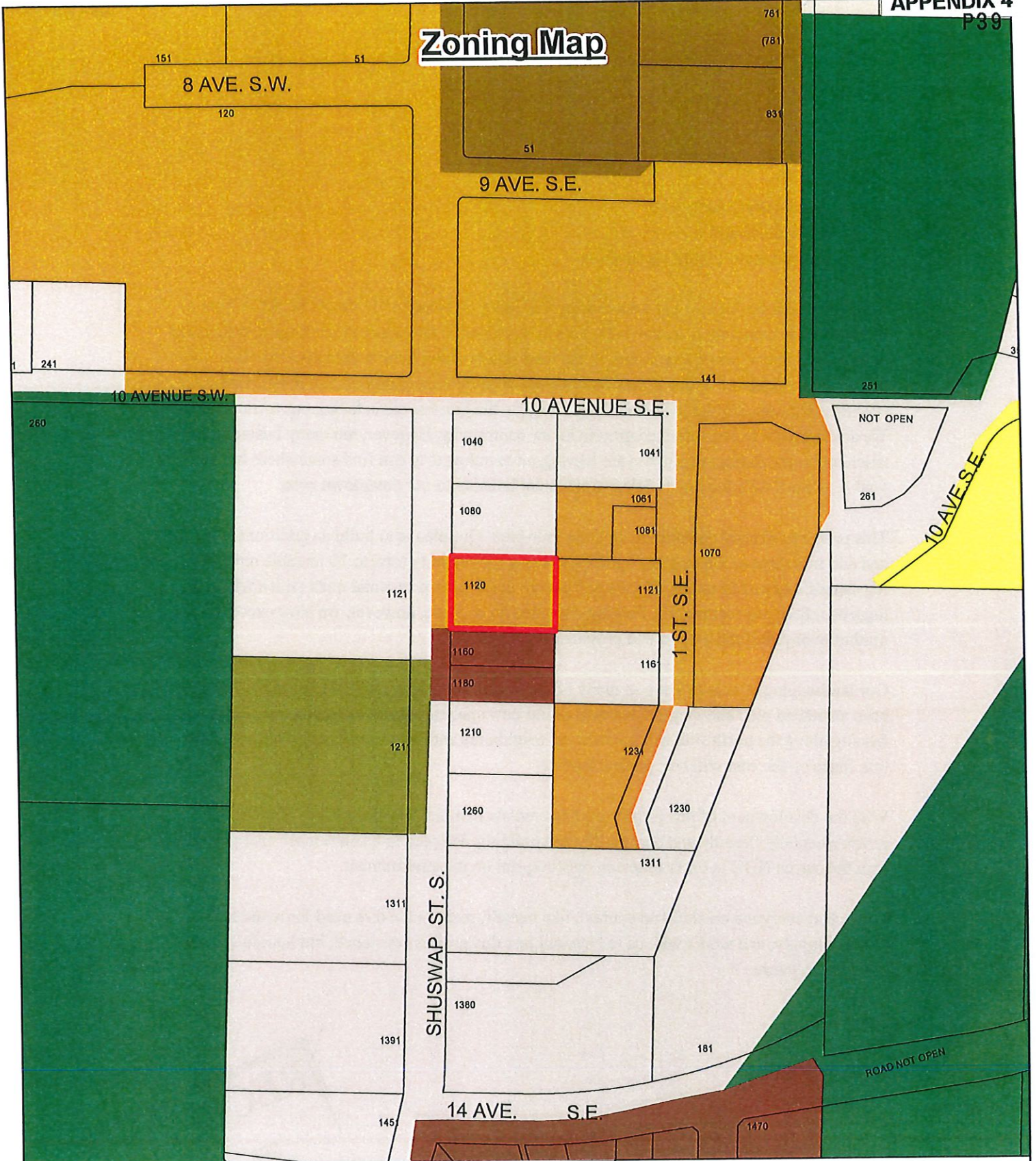
Parcels










OCP Map



-  Subject Property
-  Parcels
-  Acreage Reserve
-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density

Zoning Map



	Subject Property		A-2		R-4
	Parcels		A-3		R-5
			R-1		R-8
			R-2		

To Salmon Arm City Staff and Council.

Re: Foothill Apartments
1120 Shuswap St
Development Permit application

My name is Jordan Grieve and I am writing this letter on behalf of 1149439 BC LTD. I am a director of the company and have been heavily involved in the preparation of our development permit. As some of you know I work in the Real Estate sector here in Salmon Arm. This offers me immense exposure to our town's real estate and development market that most citizens are unable to witness. Similar to some of you I believe the greatest crisis facing our town is housing. We are fortunate to see sustained growth in our community, however, too many business owners reach out to me stating employees are leaving town unless they can find somewhere to live. Our goal is to work with the city to bring more rental housing to our downtown core.

This premises already contains an existing four-plex. Our plan is to build an additional four units and add two more to the existing building to bring the property total to 10 rentable units. By registering a covenant on the title we will ensure these remain as rental units which will be a huge benefit to our community. Parking can often be an issue, however, we have exceeded the minimum required stalls of 15 and provided 18.

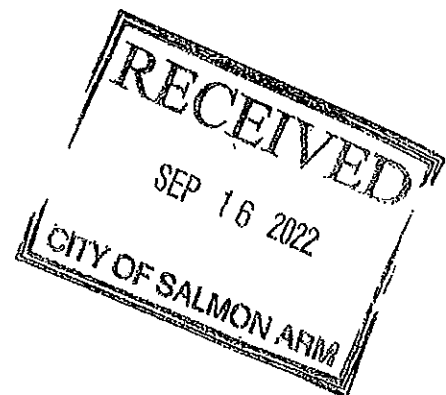
Our landscaping goal is to leave as many of the beautiful existing maples as possible. We also have a detailed plan showing the location of our new species of trees to be planted. Cedar fencing along the north side will provide our neighbours and our new tenant privacy. A chain link fence on the east will be a perfect border.

With the development of this project we have rentals in mind. We also plan to build an environmentally friendly and energy efficient building. We plan to be 40% more energy efficient than the current NBC in order to lessen our footprint on the environment.

I hope that everyone on staff and council, like myself, realizes the dire need for rental housing in our community, and works with us to have not just this project developed, but hopefully many more in the future.

Sincerely,

1149439 BC LTD.
Per Jordan Grieve
250-833-7812
jordangrieve@shaw.ca



Variances: The largest challenges facing any developer on a small scale are the required offsite costs before the project begins. In fact, without specialized financing, most projects in our town would not be feasible. With that in mind, we are asking for the following variances to help make this project happen.

Hydro/Tel: Existing distribution Hydro main is on the west side of Shuswap Street. We don't believe underground Hydro on the east side of Shuswap is necessary. We would just put the telecom underground.

Street Lighting: There is an existing pole davit at the southern property line on the west of Shuswap street. Although this is an arterial road, it sits in a largely rural area, and the Auto Road connector should further reduce traffic. With this in mind, we would like to waive the required new street lights for our development.

Curb and Gutter: The majority of Shuswap street is all blade-faced curb. To remove the existing curb and install a high back curb and gutter seems incredibly wasteful to us. We don't want excessive waste with our project and this seems an obvious area to reduce it. There will be no value added for a small frontage of high back curb and gutter, and the drainage certainly functions as is.



CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Robert Niewenhuizen, Director of Engineering & Public Works
 DATE: December 6, 2022
 PREPARED BY: Mustafa Zakreet, Engineering Assistant
 OWNER: Jordan Grieve
 APPLICANT: 1149439 BC Ltd.
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. DP-444**
 LEGAL: Lot 5, Section 11, Township 20, Range 9, K6M, KDYD, Plan 9916
 CIVIC: **1120- Shuswap Street SE**

Further to the request for variance dated November 14, 2022; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

The applicant is requesting that Council waive the requirements of road widening and construction, curb & gutter, 3m wide offset multi-use path, boulevard construction, street lighting, and hydro and telecommunication along the frontage of the subject property as it is required per the Subdivision and Development Servicing Bylaw No. 4163 (SDSB). In addition, the applicant requests to waive the requirement to limit the number of driveway access to one.

General Information:

The subject property is located about 233m north of 14 Ave SE and 73m of 10 Ave SE in the urban area fronting Shuswap Street SE which is designated as an Urban Arterial Street standard. The applicant submitted a development permit to add two units to the existing 4 plex and build an additional four units which triggers a full frontage upgrade as per the SDSB. Shuswap Street SE fronting the subject property is currently constructed as an Interim Urban Collector Road. Upgrading to an Urban Arterial Road standard is required in accordance with specification drawing RD-4. The upgrade will include road widening and construction, curb & gutter, 3m wide offset multi-use path, boulevard construction, street lighting, and hydro and telecommunication. The total cost of the requirements is \$115,993 detailed in Appendix A according to Lawson Engineering.



Figure 1

1. Waive the requirement to install streetlights on Shuswap Street SE along the entire frontage of the subject property.

Currently, there is only one street light on a BC hydro pole at the marked location (+) shown in Figure 2. Lawson Engineering indicated that two davit street lights are needed to cover the site frontage, and the cost estimate to install them is \$25,480 (see Appendix A, including contingency). Shuswap Street is a busy Arterial street and many properties along Shuswap Street have development potential. In addition, when the Auto Road connect with 14 Ave SE, the traffic impact will be increased farther emphasizing the need for street lightening.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install street lights along the frontage of the subject property be denied.



Figure 2

2. Waive the requirement to widen the road and construct a 3m wide multi-use path along the entire frontage of the subject property.

Shuswap Street SE is designated as an Arterial Road and is an important link from residential areas to the downtown core area. The east lane of Shuswap Street SE is 4.08 m wide. The sidewalk, curb and gutter are not to the City standard (location and style). The construction of the multi-use path will require removing the current sidewalk, relocating a catch basin and removing 3 trees.

The cost estimate provided by Lawson Engineering for the described work is \$64,123 (see appendix A, including contingency). A separated Multi-use pathway is the City of Salmon Arm Arterial road standard. As such, staff recommend the construction of the 3m wide multi-use path.



Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to construct a 3m multi-use path along the frontage of the subject property be denied.

3. Waive the requirement to limit the number of driveway access to one.

Shuswap Street is a busy Arterial Road that connect with another Arterial Road which is about 75 m north of the subject property. In addition, Shuswap Street is to connect with Auto Road which is about 233 m south of the subject property. The Auto Road connector detailed design is 99%

complete, and when the road is constructed, a significant traffic increase will impact Shuswap Street.

The Subdivision and Servicing Bylaw No 4163 allow no access on Arterial Roads when other options are feasible, and limits the number of access to one if it is unfeasible to access on a different road to limit the impact on traffic operations and the safety of the road network.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to limit the number of driveway access to one be denied.

4. Waive the requirement to place the existing overhead hydro and telecommunications underground.

It is required by the servicing bylaw No 4163 that hydro and telecommunication be placed underground. The cost to this work is \$20,150 as estimated by Lawson Engineering (See Appendix A, including contingency).

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to place hydro and telecommunications underground be denied.



Mustafa Zakreet
Engineering Assistant

**Gabriel
Bau Baiges**

Gabriel Bau Baiges P. Eng
City Engineer

Appendix A



2022-11-17

1120 Shuswap Street - Hydro/Tel, Street Light, Curb & Gutter & MUP Variance
17-Nov-22
CLASS 'C' OPINION OF PROBABLE COSTS

CIVIL WORKS						
ITEM NO.	MMCO REF	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	Division 01 - General Requirements					
1.1	01 53 01	Traffic Control	LS	1	4,800.00	4,800.00
						SUB-TOTAL \$ 4,800.00
2.0	Division 03 - Concrete					
2.1	03 30 20	Remove & Dispose Existing Blade-face Curb	m	40	64.00	2,560.00
2.2	03 30 20	Supply & Install High-back Curb & Gutter	m	40	154.00	6,160.00
2.3	03 30 20	Remove & Dispose Existing Concrete Sidewalk	m ²	78	54.00	4,212.00
						SUB-TOTAL \$ 12,932.00
3.0	Division 26 - Electrical Works					
3.1	26 56 01	Supply & Install Davit-style Street Lights c/w Conductor and Conduit	ea.	2	9,800.00	19,600.00
3.2	26 58 01	Hydro/Tel (Allowance)	LS	1	15,500.00	15,500.00
						SUB-TOTAL \$ 35,100.00
4.0	Division 31 - Earthworks					
4.1	31 23 01	Common Excavation & Disposal	m ³	95	36.00	3,420.00
4.2	31 11 01	Clearing and Grubbing - Tree Removal	LS	1	4,000.00	4,000.00
						SUB-TOTAL \$ 7,420.00
5.0	Division 32 - Roads and Site Improvements and Earthworks					
5.1	32 12 16	Remove & Dispose Asphalt	m ²	40	36.00	1,440.00
5.2	32 12 16	Supply & Install Asphalt (100mm - 2-Lifts) - 1m Swath for Curbing Machine	m ²	40	98.00	3,920.00
5.3	32 12 16	Supply & Install Asphalt MUP	m ²	136	64.00	8,704.00
5.4	32 11 23	Supply & Place 250 WGB Base Aggregate	m ³	15	96.00	1,440.00
5.5	32 11 16.1	Supply & Place 750 Minus Crushed Aggregate Base	m ³	80	68.00	5,440.00
5.6	32 12 16	Supply & Install MUP Signs c/w Concrete Base	ea.	2	1,250.00	2,500.00
5.7	32 12 16	Asphalt Key-in - Lap-joint	m	40	32.00	1,280.00
5.8	32 02 20	Boulevard Grading & Hydroseed	LS	1	3,500.00	3,500.00
						SUB-TOTAL \$ 28,224.00
6.0	Division 33 - Utilities (Storm Sewer Works)					
6.1	33 30 01	Adjust Existing Catch Basin	LS	1	750.00	750.00
						SUB-TOTAL \$ 750.00

SUMMARY

1.0	Division 01 - General Requirements	4,800.00
2.0	Division 03 - Concrete	12,932.00
3.0	Division 26 - Electrical Works	35,100.00
4.0	Division 31 - Earthworks	7,420.00
5.0	Division 32 - Roads and Site Improvements and Earthworks	28,224.00
6.0	Division 33 - Utilities (Storm Sewer Works)	750.00
	SUB TOTAL	89,226.00
	CONTINGENCY (CLASS 'C' - 30%)	26,767.80
	TOTAL	115,993.80

- Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.
- Excludes BC Hydro, BCLS, Environmental Impact Assessments, Archeological Assessments and Legal.

ASSUMPTIONS:

- Assumes no road widening
- Assumes quantities required to "jog" adjoining non-separated sidewalk to required separated sidewalk 2m on either side of subject property frontage
- Assumes existing 4m lane width, proposed 1m boulevard and 3m MUP due to pre-existing skewed Shuswap Rd alignment (conform to skewed -2m to East)

Prepared by: Alistair Waters, ASCT



Reviewed by: Blake Lawson, P.Eng
Permit No.: 1001279

P46

Design Review Panel – January 19, 2023 Meeting Minutes

Application No. DP- 446
1481 10 Street SW (Jordan Grieve)

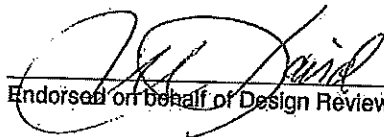
Staff provided a summary of the proposal. The applicant is proposing the addition of a four plex building and renovating the existing building to add two units. The total number of units would be 10. The number of units would be supported in the OCP and zoning through the density bonus provisions for rental units in the R4 zone.

The site plan shows a circular driveway with two access points onto Shuswap Street SE. The north access point is designed to accommodate two-way traffic. The number of access points shown in the proposal is the subject of a variance request to Council as the bylaws permit a sole access point and the site plan shows two points. Should Council not support the variance changes may be made to the site plan.

The Panel noted that the building elevations show an articulated building with colour variation to break up and long blank building faces but that the contrasting colours (deep navy blue and bright white) should be softer. The applicant noted that the building will be board and baton and intends to have softer colours contrasting. The Panel also noted that having the finishes shown in the drawings provided would have been better for decisions and comment. The Panel noted concerns the amount of asphalt and lack of amenity and greenspace on the site. The applicant stated that the centre area must be paved for the driveway aisle and usable common greenspace is not available for Building 1 and there is some private amenity space on the north side of Building 2.

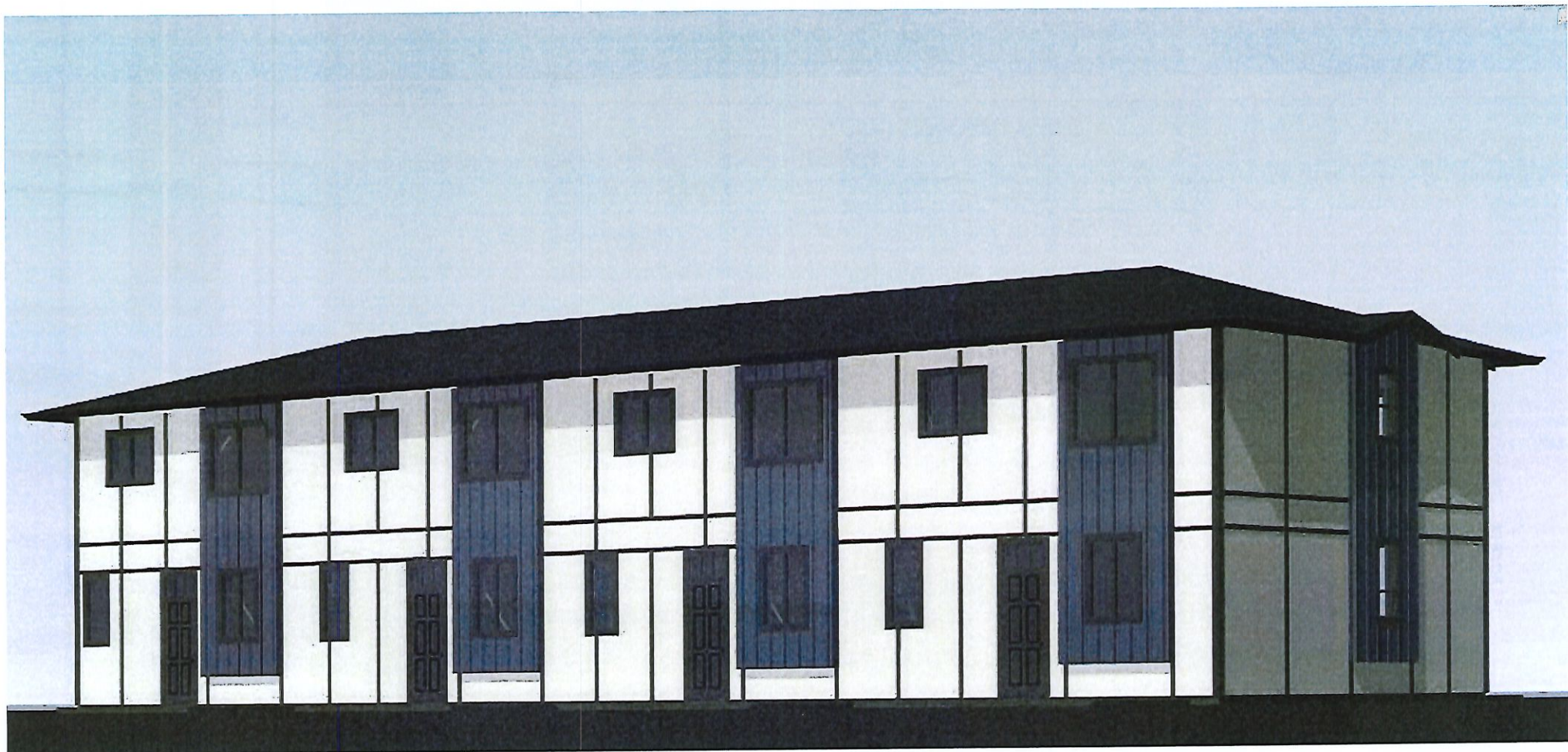
Panel Recommendation

THAT the DRP supports application DP- 446 subject to the applicant softening the contrasting colours on the building face, accenting the windows and other openings on the north side of the Building 2 and showing screening and garbage enclosures consistent with the development and OCP guidelines.



Endorsed on behalf of Design Review Panel





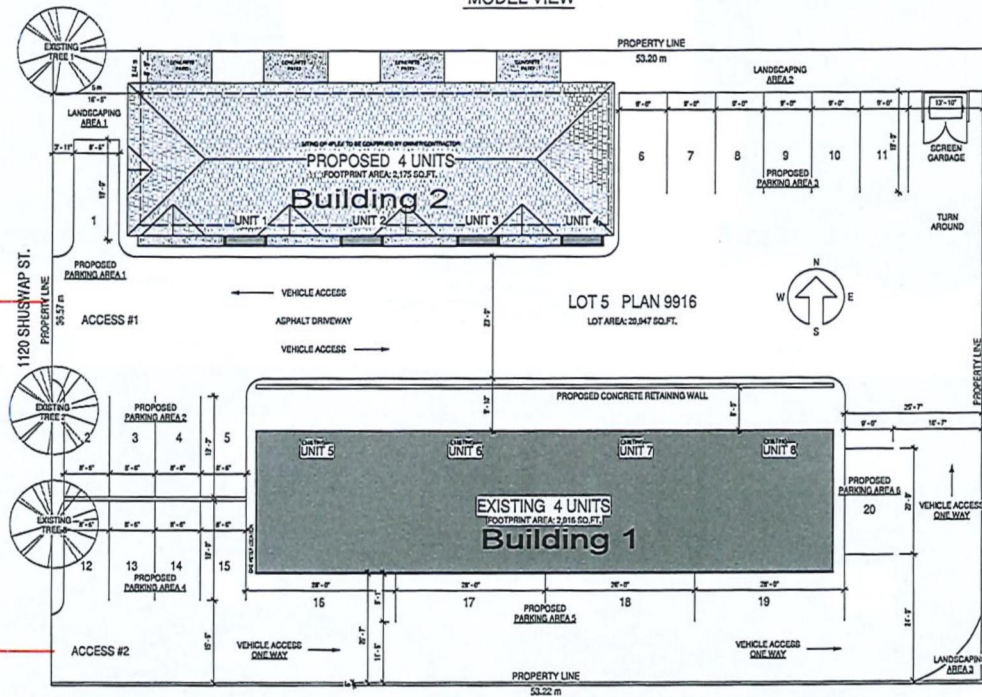
1120 SHUSWAP STREET - SALMON ARM

PROPOSED 4-PLEX



MODEL VIEW

Variance request:
Two access/egress points



SITE PLAN
3/32" = 1'-0"



250.306.8219
 COPYRIGHT RESERVED. This design and drawings
 is and at all times remains the exclusive property of
 Petersen Drafting & Design LLC and cannot be used
 without the Designer's written consent.
 Do not scale drawings. Dimensions always take
 precedence over scale dimensions. All dimensions
 must be verified by the contractor. Petersen Drafting &
 Design LLC does not assume liability. All work must
 comply with local City/Law and current building code.

CONTRACTOR:



250.306.8541

ISSUE DATE: JULY 12, 2022

CONSTRUCTION
 REVIEW

SHEET LIST

- A1 MODEL VIEWS & SITE PLAN
- A2 ELEVATIONS
- A3 FOUNDATION
- A4 MARK LEVELS
- A5 UPPER LEVELS
- A6 SECTION VIEWS / ROOF PLAN

NOTES:

PROJECT NAME

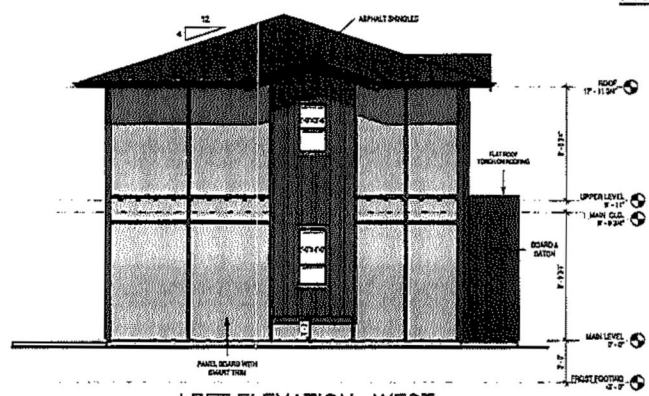
PROPOSED 4-PLEX BLD.
 1120 SHUSWAP STREET
 SALMON ARM
 LOT 5

PAGE NO.

A-1



FRONT ELEVATION - SOUTH

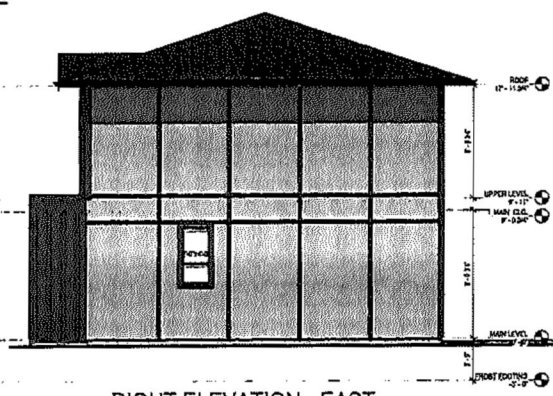


LEFT ELEVATION - WEST

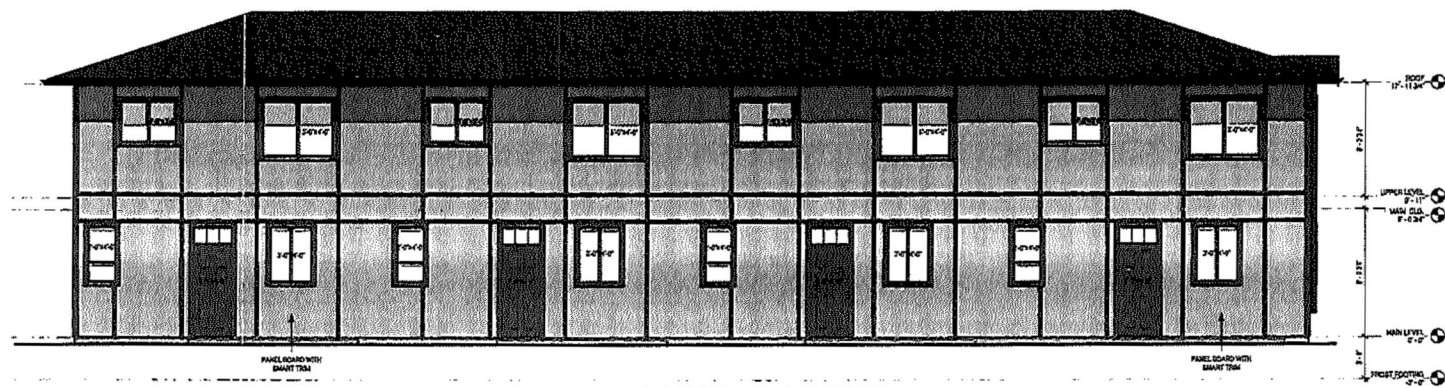
GLAZING CALCULATION - BACK ELEVATION - NORTH
 EXPOSED WEILING FACE AREA: 164.56 SQ. FT.
 UNFROSTED GLAZED OPENING AREA: 184.43 SQ. FT.
 % OF GLAZED OPENING: 11.2%
 ALLOWABLE: 14% @ 54M LIMITED DISTANCE

NOTE:
 WINDOW EIGHTS TO BE CONTRACTED BY OWNER/CONTRACTOR PRIOR TO ORDERING, TO INSURE PROPER FITTING AND GULFING.

NOTE:
 PROVIDE PROTECTOR SIGNS TO ALLOW DRAINAGE AWAY FROM FLOORSIDE.



RIGHT ELEVATION - EAST



BACK ELEVATION - NORTH



250.305.8541
 COPYRIGHT RESERVED. This design and drawing is and all other remains the exclusive property of Petersen Drafting & Design Ltd and can not be used without the Designer's written consent.

Do not scale drawings. Dimensions always take precedence over all other dimensions. All dimensions should be verified by the contractor. Petersen Drafting & Design Ltd does not assume liability. All work must comply with local, state and national building codes.

CONTRACTOR



250.305.8541

CONSTRUCTION REVIEW

SHEET ISSUE DATE AUG 3, 2022

SHEET LIST

- A1 MODEL VIEWER SITE PLAN
- A2 FOUNDATION
- A3 MAIN LEVEL
- A4 UPPER LEVEL
- A5 SECTION VIEW / ROOF PLAN

NOTES

PROJECT TITLE

PROPOSED 4-PLEX BLD.
 1120 SHUSWAP STREET
 SALMON ARM
 LOT 5

DRAWING TITLE

ELEVATIONS

SCALE 1/4" = 1'-0"

DRAWN BY MP

PAID NO.

A-2



250.306.8541

COPYRIGHT RESERVED. This design and drawing is used in all forms without the written consent of Petersen Drafting & Design Ltd and cannot be used without the Designer's written consent.

Do not scale drawings. Dimensions always take precedence over scale dimensions. All dimensions must be verified by the contractor. Petersen Drafting & Design Ltd does not assume liability. All work must comply with local By-Laws and current building code.

CONTRACTOR



250.306.8541

CONSTRUCTION REVIEW

SHEET ISSUE DATE AUG 3, 2022

SHEET LIST

- A1 MOOD VIEWS & SITE PLAN
- A2 ELEVATIONS
- A3 FOUNDATION
- A4 MAIN LEVEL
- A5 UPPER LEVEL
- A6 SECTION VIEWS / PROF PLAN

NOTES

PROJECT TITLE

PROPOSED 4-PLEX BLD.
1120 SHUSWAP STREET
SALMON ARM
LOT 5

DRAWING TITLE

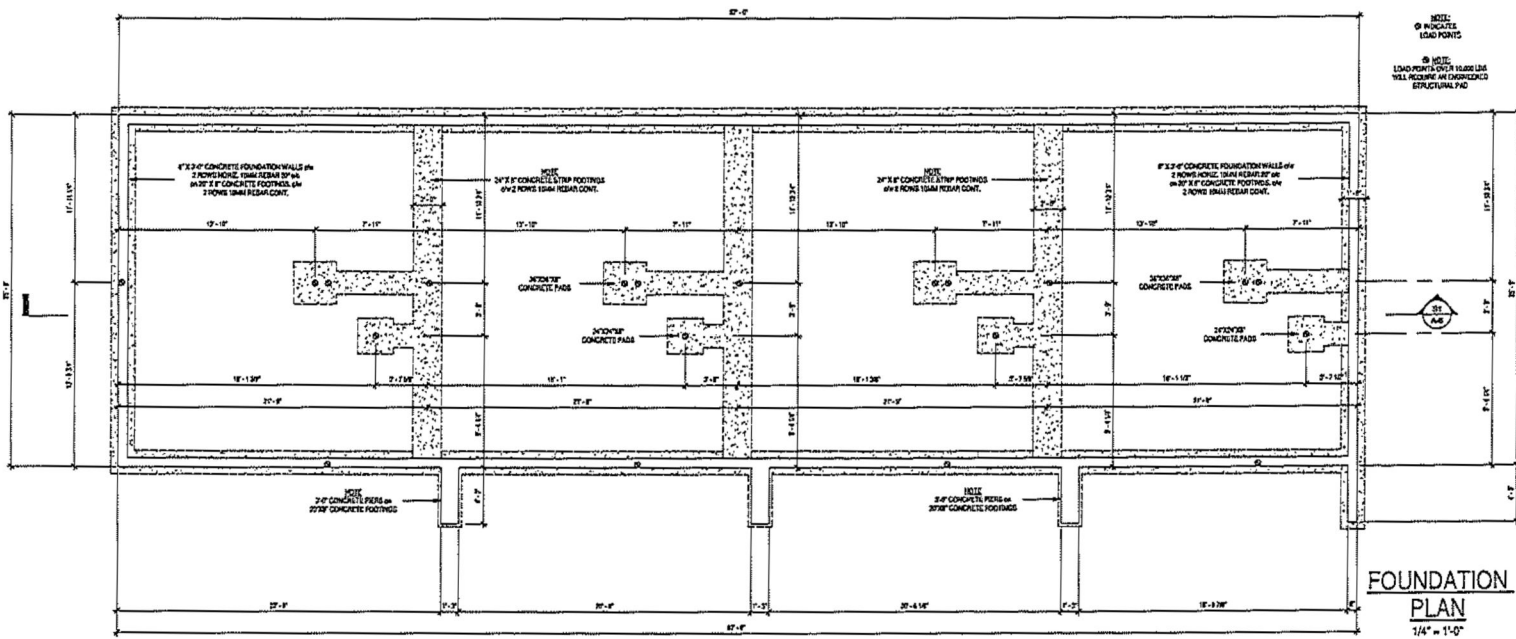
FOUNDATION

SCALE 1/4" = 1'-0"

DRAWN BY MP

PAGE NO.

A-3



FOUNDATION PLAN
1/4" = 1'-0"

CONSTRUCTION NOTES:

THE FOLLOWING ARE TO BE INCLUDED WITH AND BEING PART OF THE ATTACHED WORKING DRAWINGS.

ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE BUILDING CODE OR LOCAL BUILDING CODES AND DIMS THAT MAY TAKE PRECEDENCE.

WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE WORKING DRAWINGS, WE CANNOT ELIMINATE ENTIRELY THE POSSIBILITY OF HUMAN ERROR. IF IT OCCURS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS ON THE WORKING DRAWINGS AND ASSUME FULL RESPONSIBILITY THEREAFTER.

WHICH DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. SHALL NOTIFY IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS. INFORMATION CONTAINED IN CONTRACT DRAWINGS AND SPECIFICATIONS, FAILURE TO OBTAIN NECESSARY PERMITS FOR THE SUB-CONTRACTOR RESPONSIBLE FOR ANY RESULTING APPROVAL WORK AND COST OF RECTIFICATION.

CALCULATIONS FOR SPECIFIED STRUCTURAL MEMBERS HAVE BEEN MADE FROM TABLES COMPILED BY ACCREDITED PROFESSIONAL ENGINEERS AND NECESSARY STANDARDS CONSTRUCTION PRACTICES. IF THE AUTHORITY BEHIND THE BUILDING PERMIT RECEIVES AN ENGINEER'S REPORT FOR VERIFICATION, THEN THE COST OF OBTAINING SUCH A REPORT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER.

THE SUB-CONTRACTOR SHALL INSTALL ALL MATERIALS, EQUIPMENT AND COMPONENTS ETC. IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FRESH LINES OR WATER TABLES, OR SINKS, ETC.

CORRECT SITING OF THE BUILDING ON THE PROPERTY IS THE RESPONSIBILITY OF THE OWNER AND IS NOT PART OF THESE WORKING DRAWINGS.

CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY MEAN STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT EXCEED THE DESIGN LOADS.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM DIMENSIONS AND SPECIFICATIONS AUTHORIZED BY ANY OFFICIAL DURING THE COURSE OF CONSTRUCTION.

1. CONCRETE
 A) NORMAL WEIGHT CONCRETE TO BE MINIMUM 3000 P.S.I. UNLESS OTHERWISE SPECIFIED.
 B) WALLS SHALL BE MINIMUM 12" THICK UNLESS OTHERWISE SPECIFIED. ALL CONCRETE WALLS TO BE SET ON GRADE AND ADJUST THICKNESS OF WALLS TO CONFORM TO THE CURRENT B.C. BUILDING CODE, RETAINING WALLS OTHER THAN THE FOUNDATION WALLS OF THE BUILDING ARE BEYOND THE SCOPE OF THESE DRAWINGS.
 C) FOOTINGS: CONCRETE FOOTINGS MUST BE PLACED ON UNCOMPRESSED OR COMPACTED SOIL AT AN ELEVATION BELOW THE FRESH LINE. FOOTINGS SHOWN ON THIS DRAWING HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 3000 P.S.I.

D) RETAINING WALLS: CONCRETE SHALL NOT BE PLACED AGAINST BASEMENT RETAINING WALLS UNTIL 3" CONCRETE OR MASONRY COURSE HAS BEEN SET. SPECIFIED BARRY STRUCTURE.
 E) WALLS: THE STRUCTURAL FLOOR FRAMING INCLUDING FLOOR SLAB(S) REQUIRED TO STABILIZE THE WALLS IS COMPLETE AND FULLY WELDED AND ANCHORED.
 F) REINFORCEMENT SHALL BE PLACED ACCORDING TO GOOD BUILDING PRACTICES AND ACCURATELY REINFORCED BY CONCRETE, METAL OR OTHER APPROVED COURSE(S) AGAINST OR SECURED AGAINST ADJACENT DURING POURING OF CONCRETE.

2. FRAMING
 A) IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER TO DETERMINE THE SNOW LOAD IN THE AREA IN WHICH THE BUILDING IS BEING BUILT AND TO HAVE ASSESSMENTS TO THE USE OF THE STRUCTURAL MEMBERS TO COMPLY WITH ANY APPLICABLE LOCAL, TO THE SATISFACTION OF LOCAL BUILDING AUTHORITIES.
 B) IN THE EVENT OF ANY DISCREPANCY BETWEEN THE MANUFACTURER'S SPECIFICATIONS AND THE MANUFACTURER'S "MANUAL" HAVE BEEN OBTAINED FROM THE MANUFACTURER'S SPECIFICATIONS AND THE MANUFACTURER'S "MANUAL" PRIOR TO CONSTRUCTION.
 C) ALL LATHES TO BE SET AND BRACES OR OTHER MEANS: ALL LEAD BEARING BEAMS AND JOISTS SHALL HAVE ADEQUATE BRACING.
 D) FRESH LATHES AND BRACES ON THE WORKING DRAWINGS MUST BE VERIFIED BY THE TRADE MANUFACTURER BEFORE STARTING CONSTRUCTION.
 E) ALL CONCRETE WOOD CONTACTS SHALL BE UNIMPAIRED WITH AN APPROVED GEL GASKET OR PREPARED WOOD FOUNDATION MATERIAL.
 F) GASKETS UNDER DOORS AND BOTH SIDES OF CHIMNEY.
 G) FLOOR JOISTS SHALL BE COVERED UNDER ALL PARTITIONS PARALLEL TO THE JOISTS.

3. PLUMBING & ELECTRICAL
 ALL MATERIALS, EQUIPMENT AND METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE CONDITIONS AS PROVIDED FOR IN THE BUILDING AND ELECTRICAL CODES AND APPLICABLE LOCAL CODES. WHEN THE OWNER'S PROPERTY IS NOT LOCATED ON A MAINLINE, REMOVAL BY THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMISSION OF PLANS TO THE BUILDING OR HEALTH DEPARTMENT FOR APPROVAL, OF A DEFINITE TIME AND DRAWN TO IN ACCORDANCE WITH CURRENT LOCAL REQUIREMENTS.

4. MAINTENANCE
 OWNER AND PRE-PACE CONSTRUCTION TO COMPLY WITH THE APPLICABLE SECTIONS IN THE MOST RECENT EDITION OF THE B.C. BUILDING CODE.
 A) UNLESS OTHERWISE SPECIFIED.
 B) WINDOW LEDS MAY BE AFFECTED BY LIMITED DISTANCE (PROXIMITY TO PROPERTY LINE) AND DISPOSED BUILDING FACE. CONFIRM WITH AUTHORITIES AND SUBJECT TO ANY ADJUSTMENTS REQUIRED.
 C) IN THE EVENT OF ANY DISCREPANCY BETWEEN THE MANUFACTURER'S SPECIFICATIONS AND THE MANUFACTURER'S "MANUAL" PRIOR TO CONSTRUCTION.

GENERAL NOTES:

NOTE: FOOTING AND FOUNDATION SPECIFICATIONS TO CONFORM TO ENGINEERED DRAWINGS WHICH SCALED DEPTH OF FOOTING MUST BE VERIFIED BY CONTRACTOR AND CONTRACTOR'S BASED ON SATELLITE SOIL BEARING AND PROTECT PROTECTION

NOTE: PROVIDE PROPER CURB TO ALLOW DRAINAGE AWAY FROM FOUNDATION

ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE AND LOCAL BY-LAWS WHERE APPLICABLE.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

THE DESIGNER SHALL VERIFY AND BE RESPONSIBLE FOR ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS RELATING TO THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE DESIGNER SHALL BE RESPONSIBLE FOR THE CORRECT SURVEYING, A SET OF PROPOSED BUILDING ON THE PROPERTY.

OWNER LEVELS SHOWN ON THESE DRAWINGS AND ESTIMATES ONLY. ADJUSTMENTS AS REQUIRED ARE TO BE MADE ON SITE.



250.306.8519

COPYRIGHT RESERVED. This design and drawings are not to be used for any other project without the Designer's written consent.

Do not scale drawings. Dimensions always take precedence over made dimensions. All dimensions must be verified by the contractor. Peterson Drafting & Design Ltd does not assume liability. All work must comply with local By-Law and current building code.

CONTRACTOR



250.306.8541

CONSTRUCTION REVIEW

SHEET ISSUE DATE AUG 3, 2022

SHEET LIST

- A1 MODEL VIEW & SITE PLAN
- A2 ELEVATIONS
- A3 FOUNDATION
- A4 MAIN LEVEL
- A5 UPPER LEVEL
- A6 SECTION VIEWS, ROOF PLAN

NOTES

PROJECT TITLE

PROPOSED 4-PLEX BLD.
1120 SHUSWAP STREET
SALMON ARM
LOT 5

DRAWING TITLE

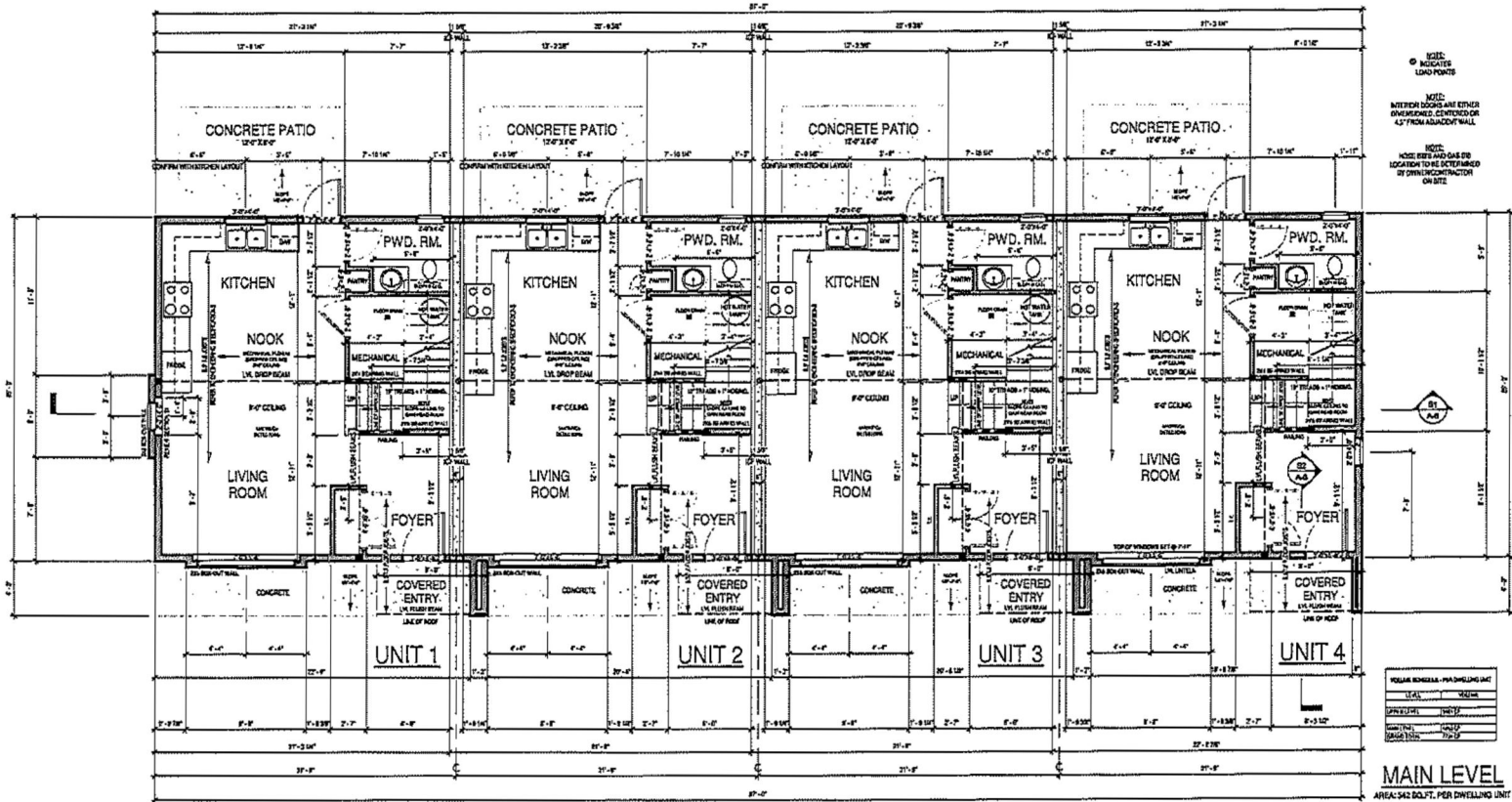
MAIN LEVEL

SCALE 1/4" = 1'-0"

DRAWN BY MP

PAGE NO.

A-4



- NOTE: INDICATES LOAD POINTS
- NOTE: INTERIOR DOORS ARE EITHER OVERSIZED CENTERLINE OR 45° FROM ADJACENT WALL
- NOTE: NOSE, EYES AND GAS OR IODINE TO BE DETERMINED BY OWNER/CONTRACTOR ON SITE

WALLS GENERAL - FINISHING (AC)	
1/2" CMU	1/2" CMU
1/2" CMU	1/2" CMU
1/2" CMU	1/2" CMU
1/2" CMU	1/2" CMU

MAIN LEVEL
AREA: 542 SQ. FT. PER DWELLING UNIT



250.306.8541

COPYRIGHT RESERVE: The design and drawings are and all their contents the exclusive property of Petersen Drafting & Design Ltd and cannot be used without the drafter's written consent.

Do not scale drawings. Dimensions always take precedence over scale dimensions. All dimensions must be verified by the contractor. Petersen Drafting & Design Ltd does not assume liability. All work must comply with local By-Law and current Building code.

CONTRACTOR



250.306.8541

CONSTRUCTION REVIEW

SHEET ISSUE DATE AUG 3, 2022

SHEET LIST

- A-1 MODEL VIEW & SITE PLAN
- A-2 ELEVATIONS
- A-3 FOUNDATION
- A-4 MAIN LEVEL
- A-5 UPPER LEVEL
- A-6 SECTION VIEWS/ROOF PLAN

NOTES

PROJECT TITLE

PROPOSED 4-PLEX BLD.
1120 SHUSWAP STREET
SALMON ARM
LOT 5

DRAWING TITLE

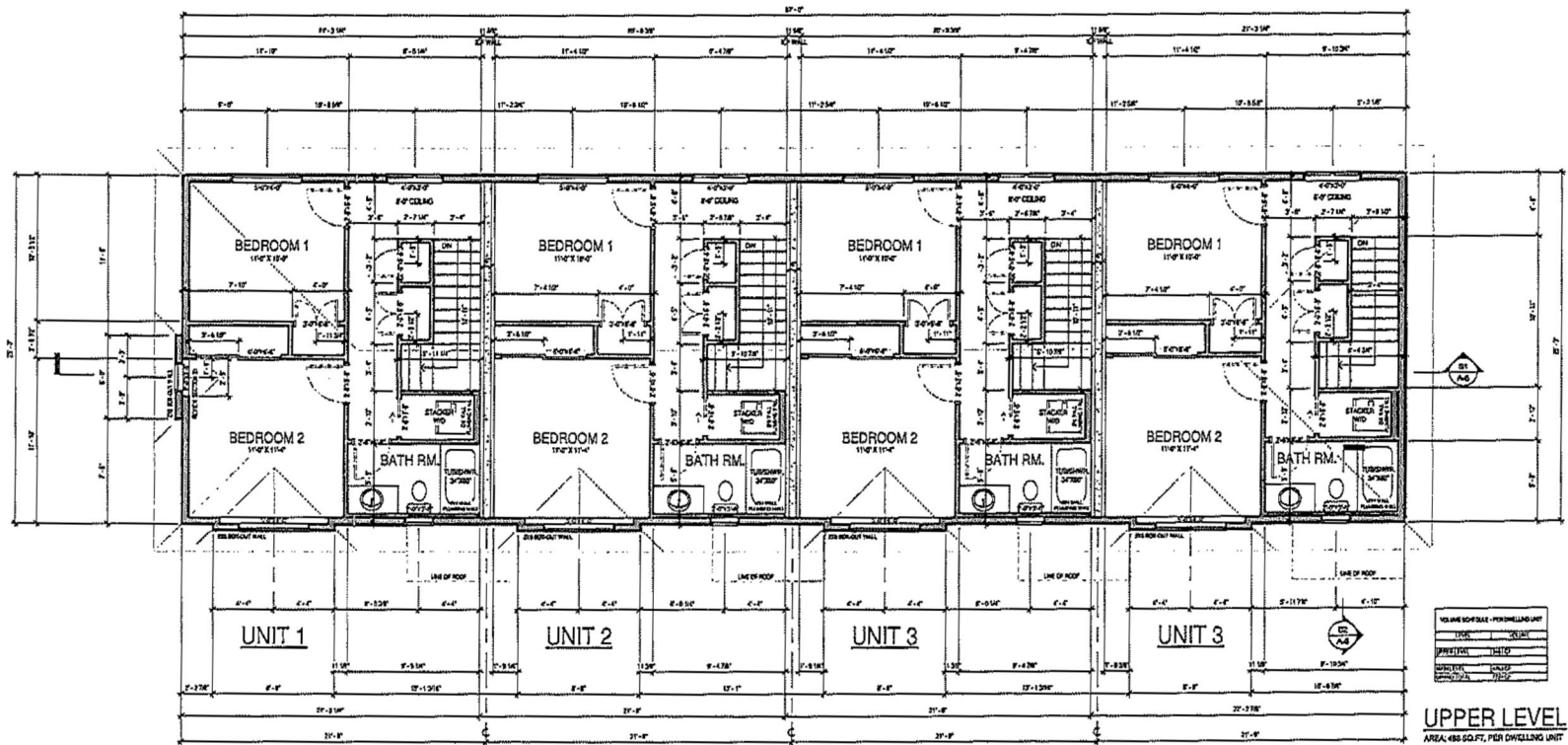
UPPER LEVEL

SCALE 1/4" = 1'-0"

DRAWN BY MP

PAGE NO.

A-5



UPPER LEVEL
AREA: 485 SQ.FT. PER DWELLING UNIT



250.306.8541

COPYRIGHT RESERVED. This design and drawings is and all items remains the exclusive property of Petersen Drafting & Design LLC and shall not be loaned without the Designer's written consent.

Do not scale drawings. Dimensions always take precedence over size dimensions. All dimensions must be verified by the contractor. Please Contact a Designer. Do not use any building. All work must comply with local City/Law and current building codes.

CONTRACTOR



250.306.8541

CONSTRUCTION REVIEW

SHEET ISSUE DATE AUG 3, 2022

SHEET LIST

- A-1 MODEL VIEW & SITE PLAN
- A-2 FOUNDATION
- A-3 MAIN LEVEL
- A-4 UPPER LEVEL
- A-5 SECTIONS VIEWS / ROOF PLAN

NOTES

PROJECT TITLE

PROPOSED 4-PLEX BLD.
1120 SHUVAW STREET
SALMON ARM
LOT 5

DRAWING TITLE

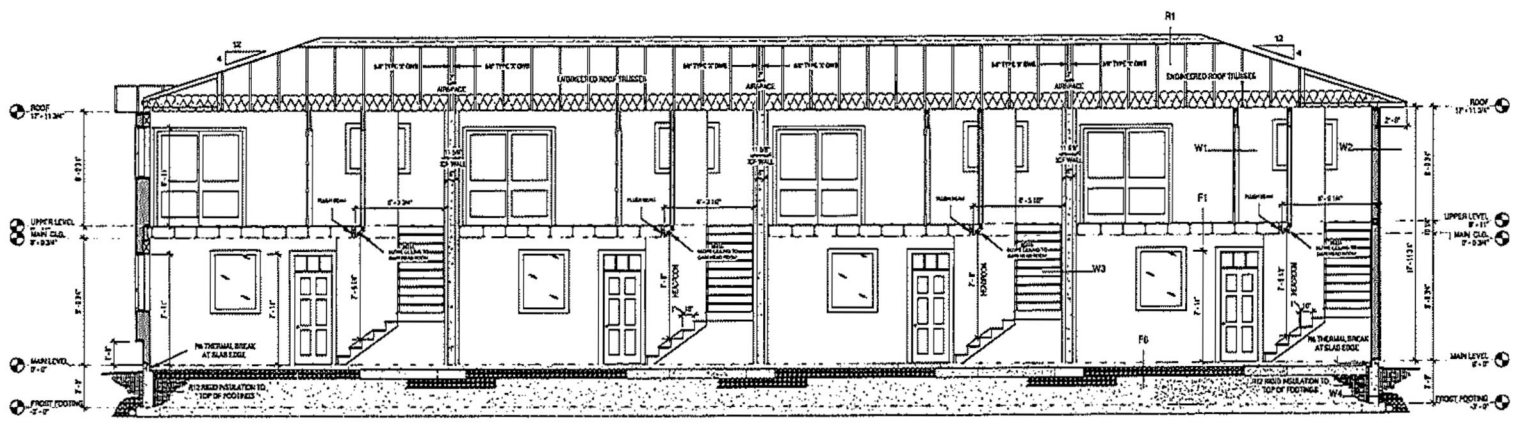
SECTION VIEWS / ROOF PLAN

SCALE As Indicated

DRAWN BY MP

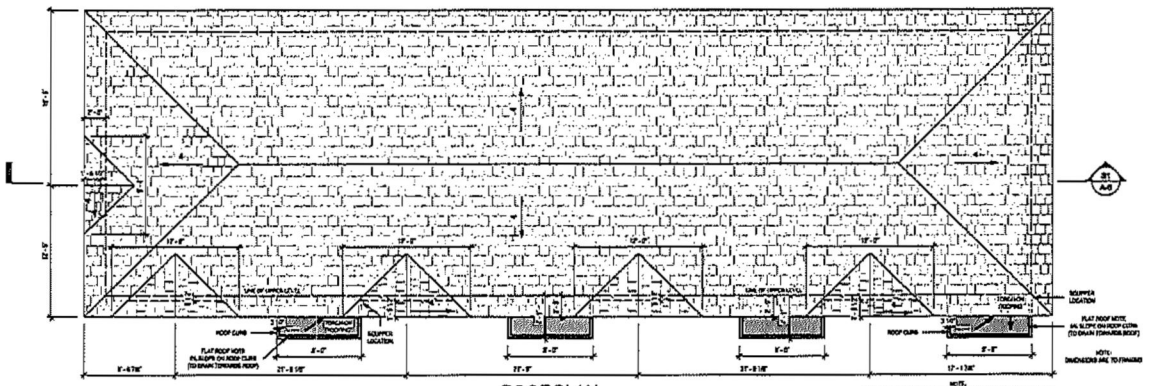
PAGE NO.

A-6

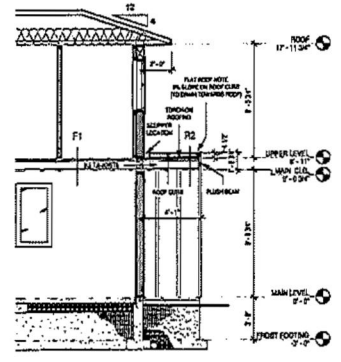


SECTION S1
1/4" = 1'-0"

NOTE: FOR TRUSS, JOIST, AND BEAM LAYOUT REFER TO SEPARATE LAYOUT DRAWINGS.



ROOF PLAN
3/16" = 1'-0"



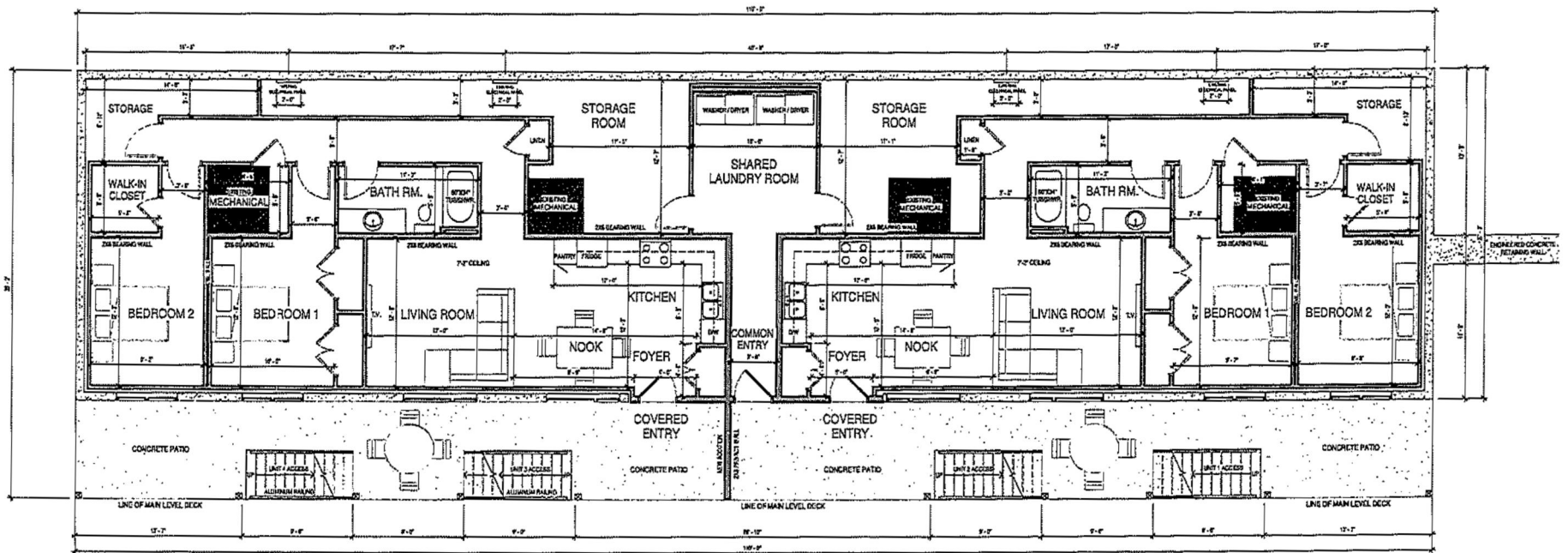
SECTION S2
1/4" = 1'-0"

CONSTRUCTION NOTES:

- 1. THE FOLLOWING ARE TO BE INCLUDED WITH, AND BECOME PART OF THE ATTACHED WORKING DRAWINGS.
- 2. ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE I.C. BUILDING CODE OR LOCAL BUILDING CODES AND BYLAW THAT LAY DATE PRECEDENCE.
- 3. WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE WORKING DRAWINGS, WE CANNOT GUARANTEE COMPLETELY THE POSSIBILITY OF HUMAN ERROR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK DIMENSIONS, MATERIALS, AND METHODS OF CONSTRUCTION SHOWN ON THE WORKING DRAWINGS, AND ASSUME FULL RESPONSIBILITY FOR SAME.
- 4. WRITTEN ENGINEERING SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. SHALL REQUEST CLARIFICATION OF UNCLEAR DIMENSIONS, OR DISCREPANCY INFORMATION CONTAINED IN CONTRACT DRAWINGS AND DOCUMENTS. FAILURE TO OBTAIN SUCH CLARIFICATION REMAINS THE JOB CONTRACTOR RESPONSIBLE FOR ANY RESULTING IMPROPER WORK AND COST OF RECTIFICATION.
- 5. CALCULATIONS FOR PROPOSED STRUCTURAL MEMBER HAVE BEEN MADE FROM TABLES COMPILED BY ACCREDITED PROFESSIONAL ENGINEER, AND INCORPORATE STANDARD CONSTRUCTION PRACTICES. IF THE CONTRACTOR BELIEVES THE BUILDING MUST REQUIRE AN ENGINEER'S REPORT FOR CODE COMPLIANCE, THEN THE COST OF OBTAINING SUCH A REPORT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDING.
- 6. THE SUB-CONTRACTOR SHALL INSTALL ALL MATERIAL, COMPONENTS AND COMPONENTS ETC. IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.
- 7. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTHS OF FROST LINES OR WATER TABLES, OR OTHER STRUCTURES, ETC.
- 8. CORRECT SETTING OF THE BUILDING ON THE PROPERTY IS THE RESPONSIBILITY OF OTHERS AND IS NOT PART OF THESE WORKING DRAWINGS. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERNAL STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT EXCEED THE DESIGN LOADS.
- 9. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM DIMENSIONS AND SPECIFICATIONS AUTHORIZED BY ANY OFFICIAL DURING THE COURSE OF CONSTRUCTION.
- 10. CONCRETE:
 - A) GENERAL ALL CONCRETE TO BE MINIMUM 2800 P.S.I. 28 DAYS UNLESS OTHERWISE SPECIFIED.
 - B) WALLS/GRAVEL SADDLE ARE UNLESS OTHERWISE SPECIFIED ON BUILDING TO BE SET IN CONCRETE. WALLS TO BE SET IN GRAVEL AND ADJACENT PORTIONS OF WALLS TO CONFORM TO THE CURRENT U.S. BUILDING CODES. ALL FINISH WALLS TO BE SET IN CONCRETE.
 - C) FOUNDATION WALLS OF THE BUILDING ARE TO BE SET IN CONCRETE. FOUNDATION WALLS TO BE SET IN CONCRETE. FOUNDATION WALLS TO BE SET IN CONCRETE. FOUNDATION WALLS TO BE SET IN CONCRETE.
 - D) FOUNDATION CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL AT AN ELEVATION BELOW THE FINISH FLOOR FINISHES SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 P.S.I.
- 11. EXTERIOR WALLS: BACKFILL SHALL NOT BE PLACED AGAINST EXISTING RETAINING WALLS UNTIL:
 - A) CONCRETE OR MASONRY FRONT IS REACHED TO SPECIFIED FINISH ELEVATION.
 - B) ALL THE STRUCTURAL FLOOR FRAMING (INCLUDING PLASTER/CEILING FLOOR) HAS BEEN TO STABILIZE THE WALLS IS COMPLETE AND FULLY WELDED AND SECURED.
 - C) REINFORCEMENT SHALL BE PLACED ACCORDING TO GOOD BUILDING PRACTICES AND ADEQUATELY SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CONSTRUCTION METHODS ON THE JOB AND SECURED AGAINST MOVEMENT DURING POURING OF CONCRETE.
- 12. FINISHING:
 - A) SHALL BE THE RESPONSIBILITY OF THE OWNER OR SUBLETTOR TO DETERMINE THE SNOW LOAD IN THE AREA IN WHICH THE BUILDING IS BEING BUILT AND TO MAKE ADJUSTMENTS TO THE USE OF THE STRUCTURAL MEMBER TO COMPENSATE FOR ADDITIONAL LOADS, TO THE EXTENT OF LOCAL BUILDING AUTHORITIES.
 - B) IN THE EVENT OF REMOVAL (SUCH AS STRUCTURAL PURPOSES) HAS BEEN MADE ON THE JOB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MOST RECENT EDITION OF THE I.C. BUILDING CODE. THE USE OF DIFFERENT EDITIONS OF THE I.C. BUILDING CODE IS NOT PERMITTED.
 - C) ALL MANUFACTURER'S WOOD JOISTS (SUCH AS MICRO LAM) OR RAFTERS SHALL HAVE CLEAR RECORDS FROM THE MANUFACTURER'S SPECIFICATIONS BUT STAYS AND LOADS MUST BE VERIFIED BY THE MANUFACTURER PRIOR TO CONSTRUCTION.
 - D) ALL LEVELS TO BE SHOWN ON THESE DRAWINGS MUST BE VERIFIED BY THE TRUSS MANUFACTURER BEFORE STARTING CONSTRUCTION. ALL LEVELS TO BE SHOWN ON THESE DRAWINGS MUST BE VERIFIED BY THE TRUSS MANUFACTURER BEFORE STARTING CONSTRUCTION. ALL LEVELS TO BE SHOWN ON THESE DRAWINGS MUST BE VERIFIED BY THE TRUSS MANUFACTURER BEFORE STARTING CONSTRUCTION.
 - E) ALL CONCRETE WOOD CONTACTS SHALL BE SHOWN WITH AN APPROVED GULF GULF OR PRESERVED WOOD FOUNDATION MATERIAL.
 - F) FLOOR OVER ALL EXTERIOR OPENINGS AS PER:
 - 1) IN CASE LARGER EXTERIOR DOORS AND DOOR SIZES OF CHAIRS.
 - 2) FLOOR JOISTS SHALL BE LOCATED UNDER ALL PARTITIONS PARALLEL TO THE JOISTS.
 - G) PLUMBING & ELECTRICAL:
 - A) ALL MATERIALS, EQUIPMENT AND METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE CONDITIONS AS PROVIDED FOR IN THE I.C. BUILDING AND ELECTRICAL CODES AND APPLICABLE LOCAL CODES, WHEN THE OWNER'S PROPERTY IS NOT LOCATED ON A MUNICIPAL SEWER SYSTEM THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMISSION OF PLANS TO THE BUILDING OR HEALTH DEPARTMENT FOR APPROVAL OF A SEPTIC TANK AND DRAIN FIELD IN ACCORDANCE WITH CURRENT LOCAL REQUIREMENTS.
 - H) MASONRY:
 - A) MASONRY AND PRELACE CONSTRUCTION TO COMPLY WITH THE APPLICABLE SECTIONS IN THE MOST RECENT EDITION OF THE I.C. BUILDING CODE.
 - B) WINDOW UNPROTECTED DRAWINGS:
 - 1) WINDOW EXTERIOR FINISH SHALL BE APPLIED BY FINISHING TRADES TO PROTECT UNFINISHED INTERIORS AND EXPOSED BUILDING FACE. CONTRACTOR AUTHORIZED TO MAKE UNPROTECTED WINDOW UNPROTECTED DRAWINGS AS INDICATED.
 - 2) WINDOW UNPROTECTED DRAWINGS SHALL BE APPLIED TO PROTECT UNFINISHED INTERIORS AND EXPOSED BUILDING FACE. CONTRACTOR AUTHORIZED TO MAKE UNPROTECTED WINDOW UNPROTECTED DRAWINGS AS INDICATED.
 - 3) WINDOW UNPROTECTED DRAWINGS SHALL BE APPLIED TO PROTECT UNFINISHED INTERIORS AND EXPOSED BUILDING FACE. CONTRACTOR AUTHORIZED TO MAKE UNPROTECTED WINDOW UNPROTECTED DRAWINGS AS INDICATED.

CONSTRUCTION ASSEMBLIES AS INDICATED:

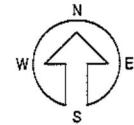
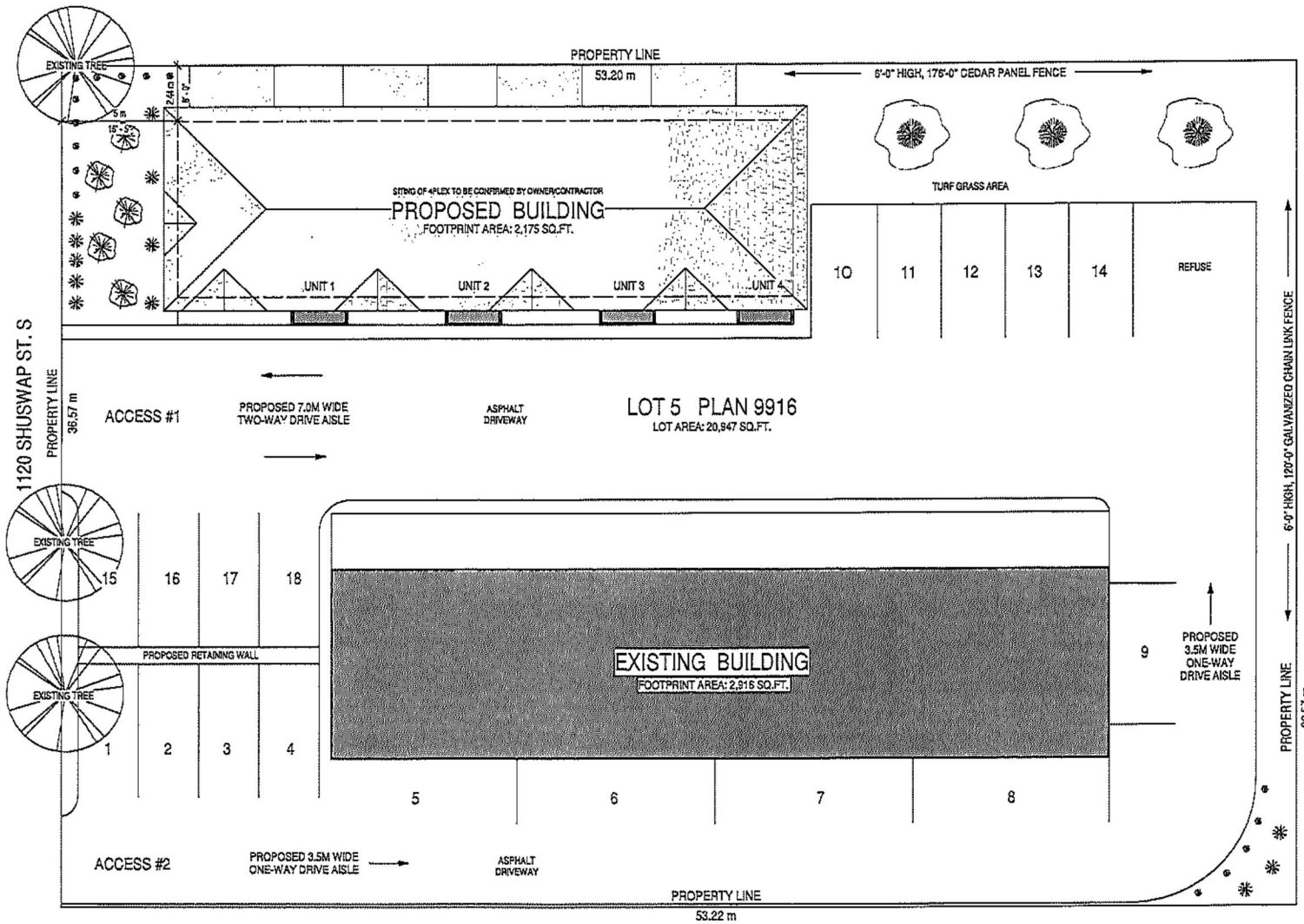
- NOTE: ASSEMBLIES BASED ON THE EXTERIOR STEP CODE. CONSULT THE STEP CODE FOR CLARIFICATION. WITHIN THE DESIGNER'S PROFESSION ARE REQUIRED:
- | | | | |
|--|--|---|--|
| MAIN FLOOR | ROOF - INTERIOR | EXTERIOR WALL | FOUNDATION/FIRST FLOOR |
| <ol style="list-style-type: none"> 1) FLOOR ASSEMBLY COMPONENTS 2) INTERIOR FINISH 3) FINISH FLOORING (SEE) 4) 3/4" TYPICAL POLYURETHANE 5) 1/2" TYPICAL POLYURETHANE 6) 1/2" TYPICAL POLYURETHANE 7) INTERIOR FINISH | <ol style="list-style-type: none"> 1) ROOF ASSEMBLY COMPONENTS 2) INTERIOR FINISH 3) FINISH APPLIED SHEATHING 4) 1/2" TYPICAL POLYURETHANE 5) 1/2" TYPICAL POLYURETHANE 6) 1/2" TYPICAL POLYURETHANE 7) INTERIOR FINISH | <ol style="list-style-type: none"> 1) INTERIOR FINISH 2) FINISH 1 COAT LATEX PRIMER & LATEX PAINT 3) 1/2" TYPICAL POLYURETHANE 4) 1/2" TYPICAL POLYURETHANE 5) 1/2" TYPICAL POLYURETHANE 6) 1/2" TYPICAL POLYURETHANE 7) INTERIOR FINISH | <ol style="list-style-type: none"> 1) WALL ASSEMBLY COMPONENTS 2) INTERIOR FINISH 3) FINISH 1 COAT LATEX PRIMER & LATEX PAINT 4) 1/2" TYPICAL POLYURETHANE 5) 1/2" TYPICAL POLYURETHANE 6) 1/2" TYPICAL POLYURETHANE 7) INTERIOR FINISH |
| CONCRETE FLOOR | ROOF - EXTERIOR | EXTERIOR WALL | FOUNDATION/FIRST FLOOR |
| <ol style="list-style-type: none"> 1) FLOOR ASSEMBLY COMPONENTS 2) INTERIOR FINISH 3) CONCRETE SLAB 4) 2" TYPICAL POLYURETHANE | <ol style="list-style-type: none"> 1) WALL ASSEMBLY COMPONENTS 2) EXTERIOR FINISH 3) FINISH 1 COAT LATEX PRIMER & LATEX PAINT 4) 1/2" TYPICAL POLYURETHANE 5) 1/2" TYPICAL POLYURETHANE 6) 1/2" TYPICAL POLYURETHANE 7) INTERIOR FINISH | <ol style="list-style-type: none"> 1) WALL ASSEMBLY COMPONENTS 2) INTERIOR FINISH 3) FINISH 1 COAT LATEX PRIMER & LATEX PAINT 4) 1/2" TYPICAL POLYURETHANE 5) 1/2" TYPICAL POLYURETHANE 6) 1/2" TYPICAL POLYURETHANE 7) INTERIOR FINISH | <ol style="list-style-type: none"> 1) WALL ASSEMBLY COMPONENTS 2) INTERIOR FINISH 3) FINISH 1 COAT LATEX PRIMER & LATEX PAINT 4) 1/2" TYPICAL POLYURETHANE 5) 1/2" TYPICAL POLYURETHANE 6) 1/2" TYPICAL POLYURETHANE 7) INTERIOR FINISH |



LOWER LEVEL
NEW ADDITION UNIT 6

LOWER LEVEL
NEW ADDITION UNIT 5

Building 1 - Lower level Units



PLANTING NOTES

- ALL PLANTINGS TO BE POCKET PLANTED WITH TOPSOIL, PLACED 3x SIZE OF ROOTBALL, TREES & SHRUBS.
- TURF ACROSS AREAS TO RECEIVE 150mm DEPTH TOPSOIL PLACEMENT.
- ALL LANDSCAPE AREAS TO REQUIRE AUTOMATED UNDERGROUND IRRIGATION.
- ALL PLANTINGS REQUIRE LANDSCAPE WEED BARRIER WITH 100mm DEPTH DECORATIVE ROCK MULCH.

REQUIRED PLANTS

- 5 GAL. (3) ABM - AUTUMN BLAZE MAPLE
- 2 GAL. (12) RGB - ROSE GLOW BARBERRY
- 1 GAL. (15) SDD - STELLA D'ORA DAYLILY
- 2 GAL. (5) MCS - MAGIC CARPET SPIREA

Landscape Plan

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: February 13, 2023

Subject: Zoning Bylaw Amendment Application No. ZON-1257

Legal: Lot 5, Block 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 1255
Civic Address: 60 – 10 Street SE
Owner/Applicant: M L Braga

MOTION FOR CONSIDERATION

THAT: A Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 5, Block 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 1255 (60 - 10 Street SE) from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone).

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to:

1. Registration of Section 219 Land Title Act covenant(s) registered on title, restricting the permitted uses to only a *single family dwelling* and *commercial daycare facility*; and
2. Approval by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The subject parcel is located at 60 – 10 Street SE (Appendix 1 and 2), just east of City Hall and south of Okanagan Avenue. The 501 square-metre subject parcel is designated High Density Residential (HR) in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 and 4).

The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone) to convert the existing *family childcare facility* space within the existing building to a *commercial daycare facility* space in order to accommodate 8 or more children. The proposed R-4 zoning is supported by the OCP.

The Zoning Map attached (Appendix 4) shows a mix of zones in the immediate area, predominantly Residential (R-1, R-2, R-4, R-5, and R-8), with some Institutional (P-3) and Service Commercial (C-3) zoned parcels also in the vicinity. Land uses adjacent to the subject parcel include the following:

North:	single family dwelling and accessory building/structure	Zoned R-1
South:	single family dwelling and accessory building/structure	Zoned R-1
East:	lane; single family dwelling and accessory buildings/structures	Zoned R-1
West:	10 Street SE; single family dwellings	Zoned R-1

The subject parcel currently contains a single family dwelling with an already-functioning family childcare facility space (Dayhome Friends Care) that is limited to a max of 8 children in the basement. The

owner/applicant has provided a letter, attached as Appendix 5. A site plan and proposed basement floor plan are attached as Appendix 6 to demonstrate their concept for the property. Site photos are attached as Appendix 7.

If rezoned to R-4, the parcel would be subject to the guidelines of the Residential Development Permit Area. However, the currently proposed up-zoning and interior renovations fit within exemptions and would not trigger a form and character development permit application.

COMMENTS

Fortis BC

No issues with this proposal.

Fire Department

No Fire Department concerns.

Telus

Telus has no objection to this rezoning application.

Building Department

A Building Permit is required to convert a home-based daycare (8 or less children) to a commercial daycare (8 or more children). An Architect is required by code to design and supervise the conversion.

Ministry of Transportation and Infrastructure

Preliminary approval has been granted.

BC Hydro

BCH has no conflict with the proposed zoning amendment.

Engineering Department

Comments are attached (Appendix 8).

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. All rezoning applications (excluding R-8 rezoning's <0.4 ha) require the post of a Notice of Development sign. It is expected that the Hearing for this application will be held on March 13, 2023.

Planning Department

The subject parcel is considered to be well-suited for a *commercial daycare facility*, being within close walking distance of downtown Salmon Arm and associated commercial and institutional establishments, transit routes, and other residential development. The surrounding neighbourhood is characterized by a mix of older single and multi-family housing developments.

The applicant's intent for the parcel is to provide additional daycare spaces by converting the existing family childcare facility space in the basement of the single family dwelling to a commercial daycare facility space. The renovations involve meeting today's BC Building Code and any requirements of Interior Health, which regulates and licenses daycares. Of the various types of daycare, a *commercial daycare facility* permits the greatest number of participants, 8 or more, in accordance with applicable Provincial regulations.

OCP policy 9.3.19 (b) also supports commercial childcare uses within high, medium, and low density residential areas.

To date, there are currently 19 total active daycares within the city, including the one currently active on the subject property – Dayhome Friends Care (Appendix 9). Of these 19, five (5) other daycares are also within single family dwellings. The most recent daycare-related application to be brought before Council was VP-536 for the property at 931 12 Street SE, which reduced the number of off-street parking spaces from 14 to 6 stalls and waived the requirement to provide hard surface parking on-site.

The parcel has just enough area to provide the required 3 offstreet parking spaces for the eventual commercial daycare use (1 space per 35 m² of gross floor area), in addition to the 2 required offstreet spaces for the single family dwelling (Appendix 10).

Covenant

Staff recommend that a Section 219 covenant be registered on title to restrict the permitted uses to only a *single family dwelling* and *commercial daycare facility* in order to prevent any additional non-compatible uses (such as additional dwelling units, in addition to the existing single family dwelling and daycare) on the subject property.

CONCLUSION

The proposed R-4 zoning of the subject property is consistent with OCP and therefore supported by staff.

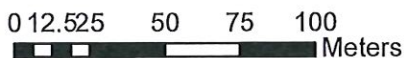
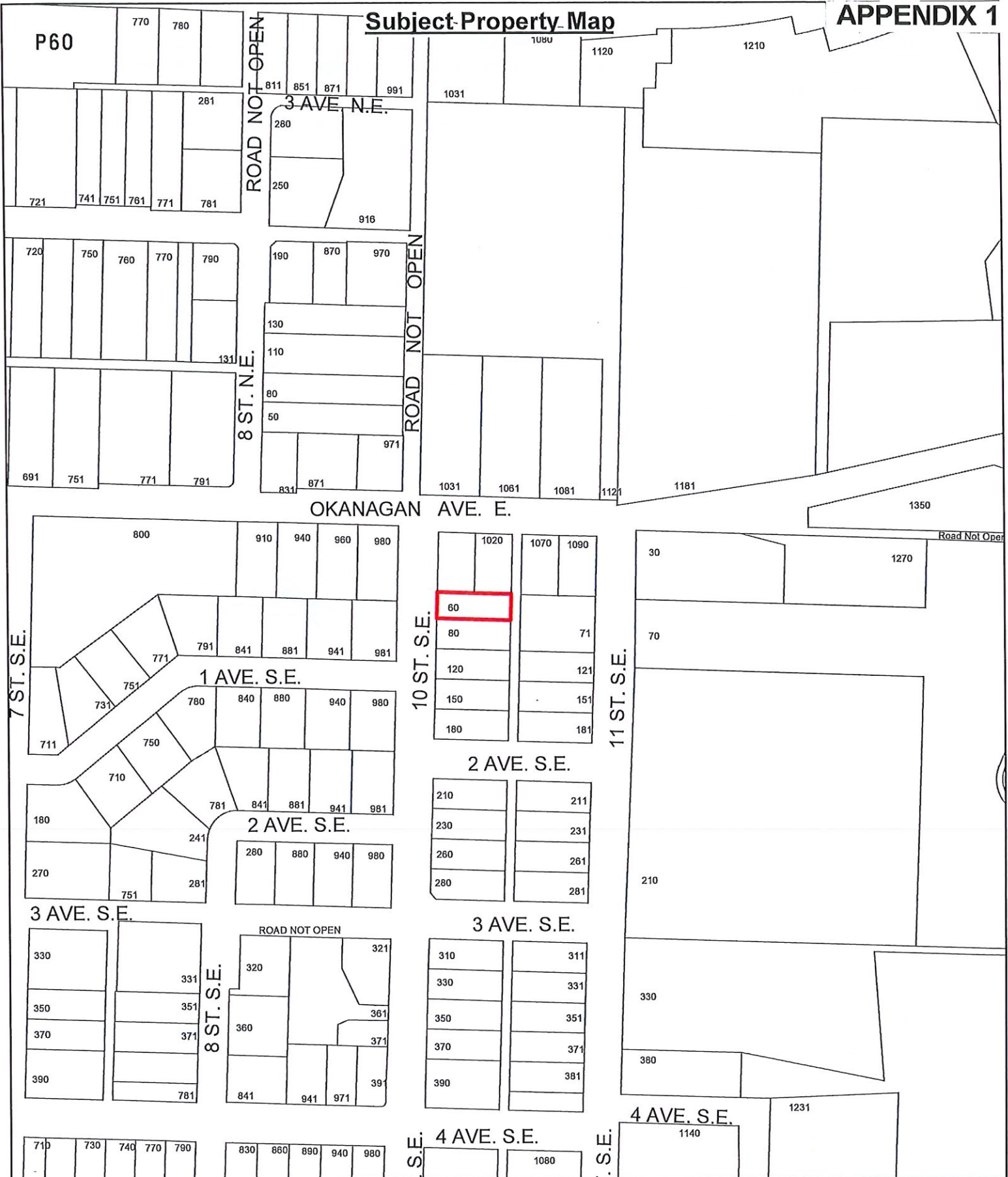


Prepared by: Evan Chorlton
Planner



Reviewed by: Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

Subject-Property Map



- Subject Property
- Parcels

GAN AVE. E.

10 ST S.E.

103

1061

1081

1020

1070

1090



1080

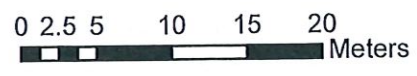
1020

1050

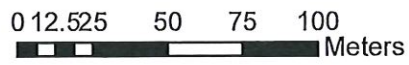
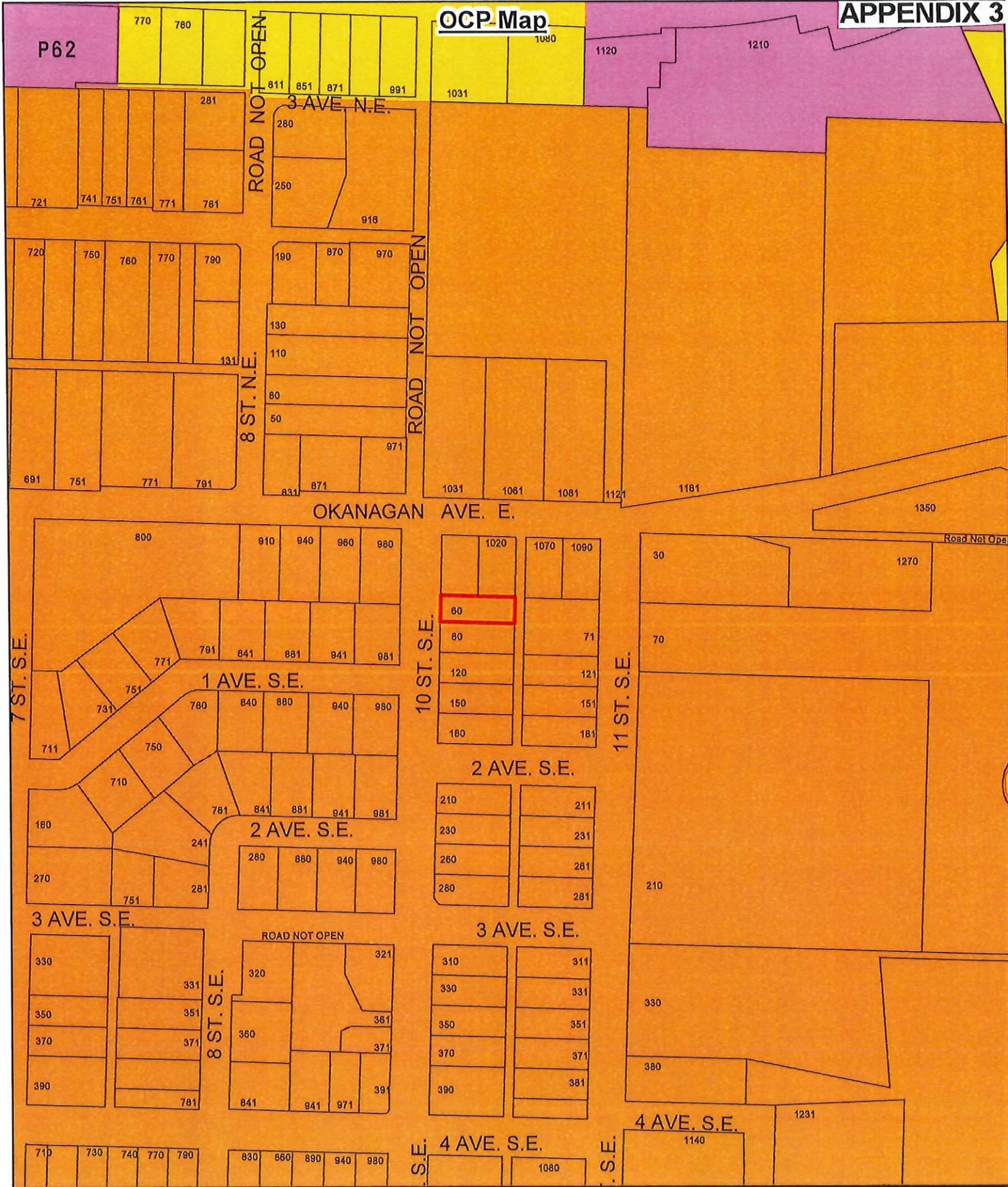
1070

1020

1015



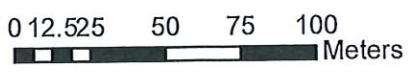
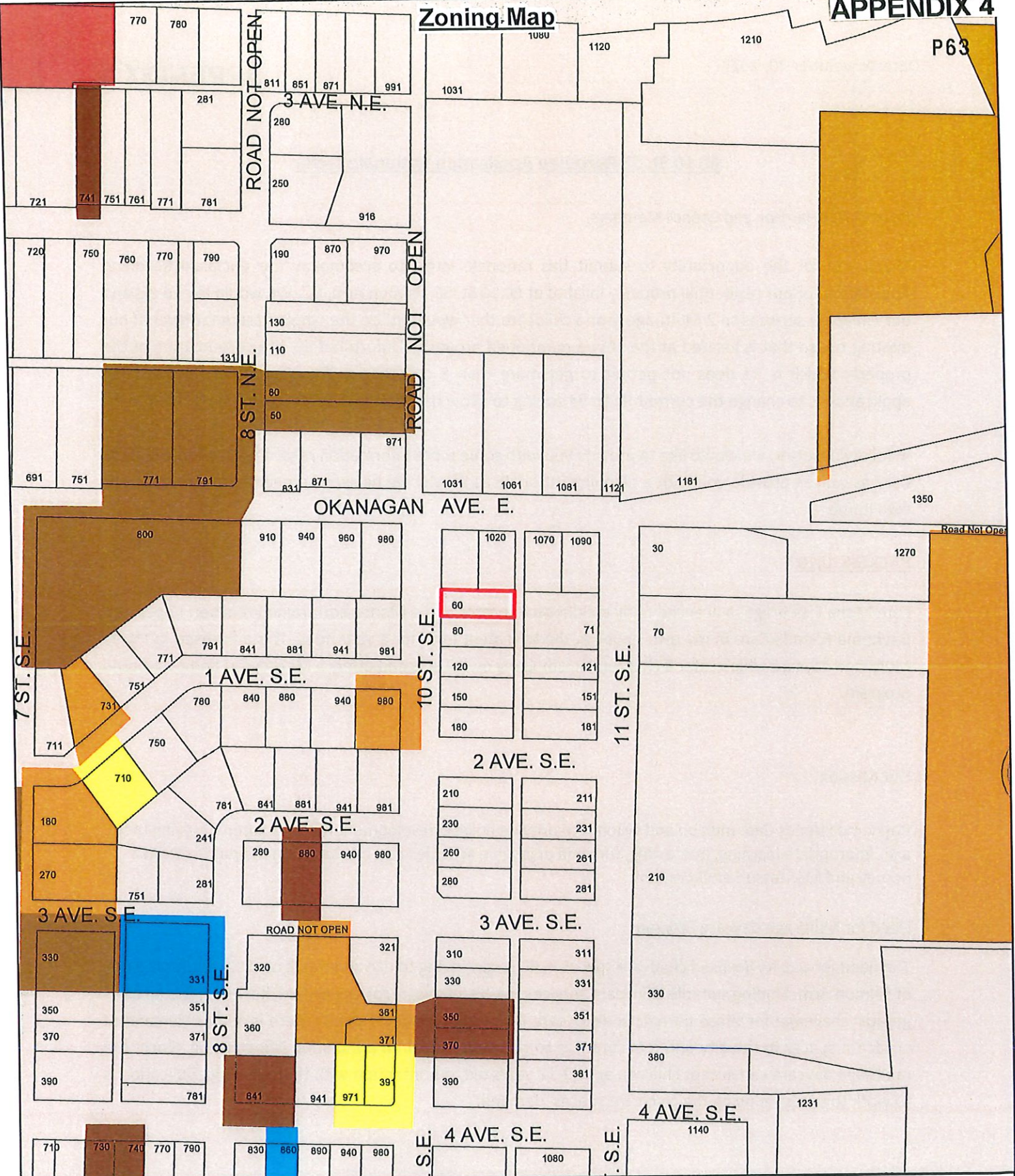
-  Subject Property
-  Parcels



- Subject Property
- Parcels
- Residential - Medium Density
- Residential - High Density
- Commercial - Highway Service / Tourist

Zoning Map

P63



- Subject Property
- Parcels
- C-3
- P-3
- R-1
- R-2
- R-4
- R-5
- R-8

60 10 St. SE Rezoning Application Rationale Letter

Dear Mayor Harrison and Council Members,

Thank you for the opportunity to submit this rationale letter to accompany our enclosed Rezoning Application for our residential property located at 60 10 St. SE, Salmon Arm, BC. We would like to expand our childcare services to 2 Multi-age group childcare that would utilize the whole basement level of our existing house that is located at the above-mentioned property. Unfortunately, the current zone of the property which is R1 does not permit to get more than 8 children, so the purpose of this rezoning application is to change the current R1 to R4 zoning to allow the Facility to cater more than 8 children.

In following letter, we would like to provide you with some more information regarding Dayhome Friends Care as well as provide you with a planning rationale as to why we believe we need to expand it in our own home.

BACKGROUND

I am Mona Lisa Braga, a licensed Early childhood Educator and a Montessori trained teacher. I operated Dayhome Friends Care in my own house in the basement level for a year now. It is a licensed In-Home Multi-age daycare which cater 8 children including my own 2 kids and offers a Montessori and play-based program.

Our Mission

Dayhome Friends Care mission and vision is to provide holistic development of the children by giving them age- appropriate learning, interesting, fun, and enjoyable activities that are based on their interests in a homey and Montessori environment.

Need for Multi-age daycare Program

The need for quality licensed childcare spaces in BC is continuing to rise and this is no different for the City of Salmon Arm. Finding suitable child care services can be a struggle for any parent, however, it is an even greater challenge for those parents seeking care for children under 3 years. There is a large demand of childcare spaces in the city and it is continue to rise as it's children population is increasing. Since, the multi-age daycare can accept children ages 0-12 years old, our intention with this rezoning application is to work towards reducing the childcare spaces' demand.

INTRODUCTION OF PROPERTY

The property located at 60 10 St. SE has 4218 sqft in size. The property is currently designated as a single family residential in the *City of Salmon Arm* and is zoned R1. **This application propose to amend the R1 zone to R4 zone on the entire property to facilitate 2 Multi-age childcare Licensed Facility.**

The property provides an ideal location for a multi-age Licensed Child Care Centre as it works to create an inclusive community as it integrates a community care into an existing residential neighborhood. In addition, it is near to downtown and gives convenience to parents to drop off and pick up their kids as they go and off to work.

PROPOSED 2 MULTI-AGE CHILDCARE PROGRAM

The proposed 2 multiage childcare program would offer a total of 16 childcare spaces that would utilize 100.32 m² of the basement level of the existing house that is located on the property and would operate from 7:30am – 5:30 pm. Monday to Friday. Registration for drop off and pick up for 16 families would be staggered and would occur between 7:30am – 9:00am for drop off and 4:00 pm – 5:30 pm for pick up. These staggered hours would allow for consistent traffic flow and enough time for families to interact with the educators to communicate relevant information regarding the child before the arrival of the next family. In addition, our operating hours should not negatively impact the surrounding residential area as our childcare facility would not operate on weekend or outside of regular daytime working hours.

There is only a little modification of the interior to give room for 2 toilets and 2 basins. The proposal would maintain the existing building without exterior changes. The public parking area in the front of the building would provide space as a pickup and drop off area for the customers of the daycare.

CONCLUSION

We would like to rezone the entire property from R1 to R4 so that our desire to run 2 Multi-age Childcare may come to fruition. As outlined within our letter, there is a very high-demand for childcare spaces within our community and our proposal will help to fill this gap for not only parents that live in Salmon Arm but for those who live in the surrounding areas.

Thank you again for the opportunity to submit this letter. We look forward to your review of our rezoning application and please do not hesitate to contact the undersigned if you have any questions or require additional information.

Sincerely,



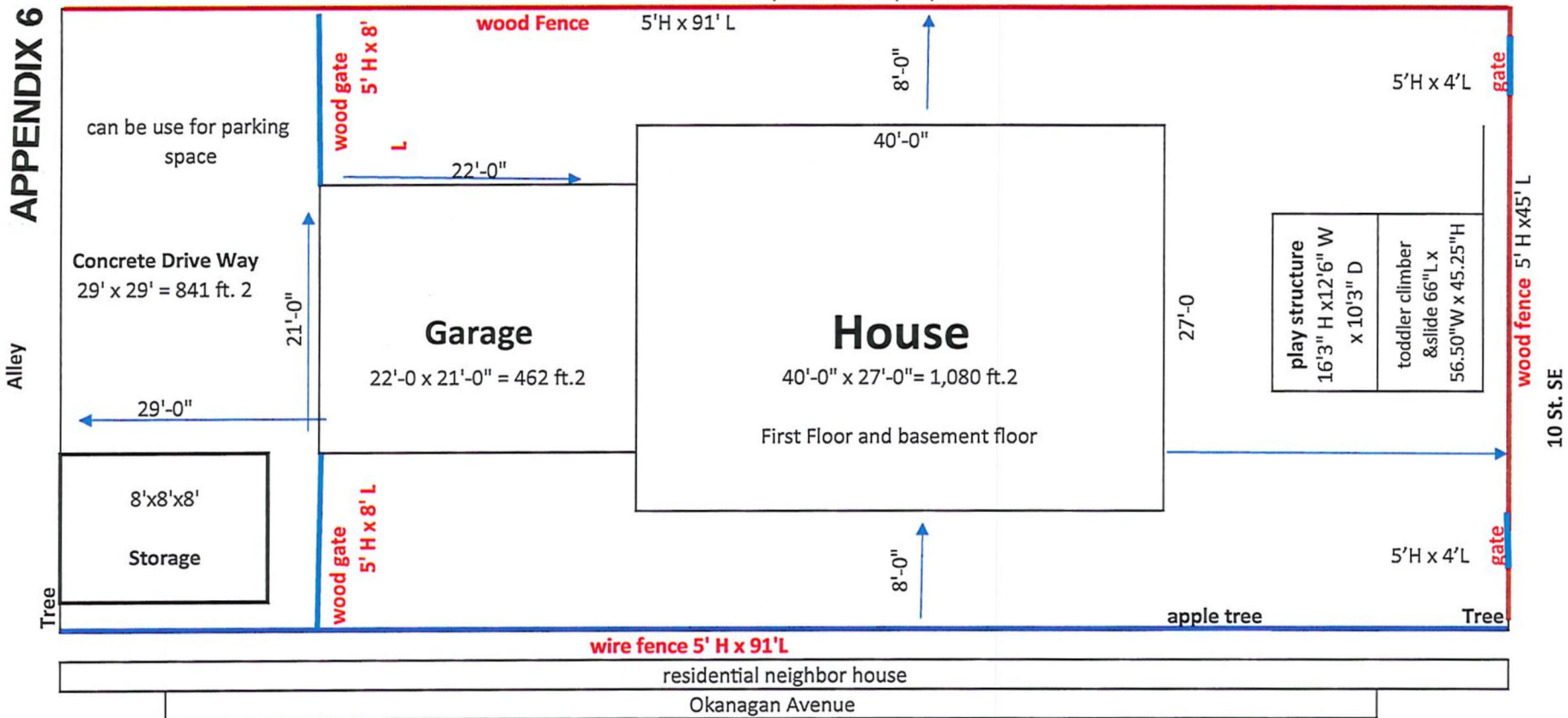
Mona Lisa Braga

Owner/Operator Dayhome Friends Care

Site Plan

residential neighboring houses

60 10 St. SE, Salmon Arm, BC, V1E 4J5



Note: yard is fully enclosed

APPENDIX 6

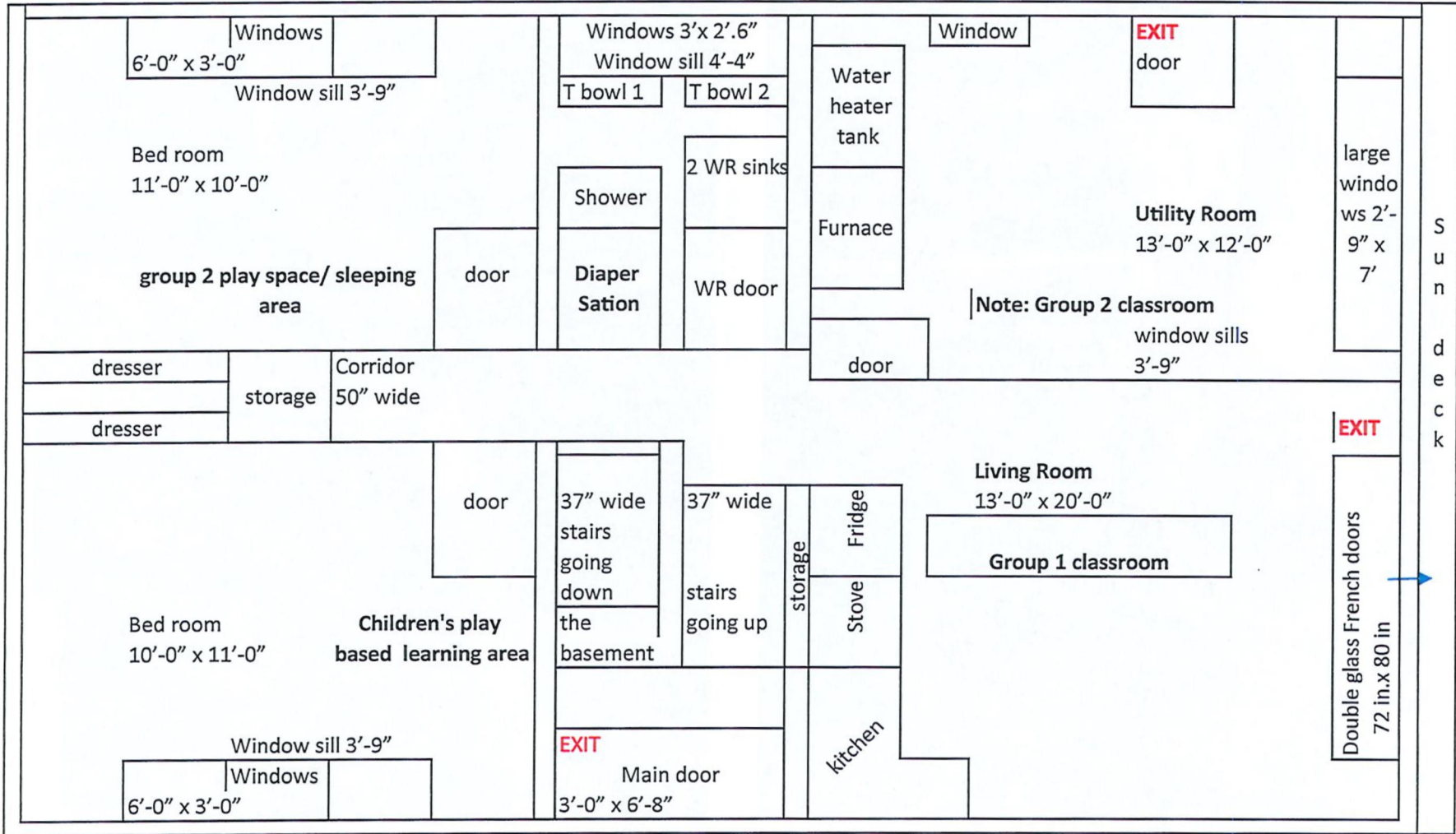
Alley

Tree

10 St. SE

Basement Floor Plan

Dayhome Friends Care Multi-age Group Care Location



Basement Floor Plan

60 10 St. SE , Salmon Arm , BC, V1E 4J5

Note: The house has first floor and basement floor. Children are only using the basement floor. The first floor is used by my family: my husband and 2 kids ages 2 and 4 years old.

APPENDIX 7



Photo 1: photo looking north at 10 Street SE and subject property



Photo 2: photo looking northeast at subject property



Photo 3: photo looking northwest at subject property from lane



Photo 4: photo looking northwest at subject property

TO: Director of Development Services
 DATE: January 11, 2023
 PREPARED BY: Chris Moore, Engineering Assistant
 APPLICANT: **ML Braga, 60 – 10 Street SE Salmon Arm, BC V1E 4J5**
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON - 1257**
 LEGAL: Lot 5, Block 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 1255
 CIVIC: **60 – 10 Street SE**

Further to your referral dated December 9, we provide the following comments / servicing information. **The servicing requirements are not conditions for Rezoning; however, these are provided as a courtesy in advance of any development proceeding to the Building Permit stage:**

Roads / Access:

10 Street SE, on the subject property's western boundary, is designated as an Urban Local Road standard. It is currently constructed to an Interim Local Road standard with no sidewalks located on either side of the road and no curb on the subject property's frontage.

Rezoning and the proposed building upgrades do NOT trigger frontage upgrade requirements. However, there are concerns about increased parking on the City right of way in this location for drop off and pick up of children at the daycare. Although boulevards are not intended to be driven on by vehicles, the boulevard is currently being used by parents for parking as there is no curb installed. This can become more problematic in wet weather and the winter after heavy snowfalls, parents may be forced to park in the road.

10 Street SE is currently a busy local road, providing access from the adjacent residential area to Okanagan Avenue. It should be noted that 10 Street SE is likely to become significantly busier in the future as the high density development of 70 and 210 - 11 Street SE will likely restrict access onto Okanagan Avenue from 11 Street (due to poor sight lines) and this will lead to increased traffic usage on 10 Street SE from the proposed development.



View of subject property's frontage on 10 St SE, looking south.

ZONING AMENDMENT APPLICATION FILE NO. ZON – 1257

January 11, 2023

Page 2

The subject property also fronts onto a Laneway on the eastern boundary. Rezoning and the proposed building upgrades do NOT trigger frontage upgrade requirements to the Laneway. However, this lane is narrow and unpaved and it is recommended that it should not be used by parents for drop off and pick up of children at the daycare.

Servicing:

Water:

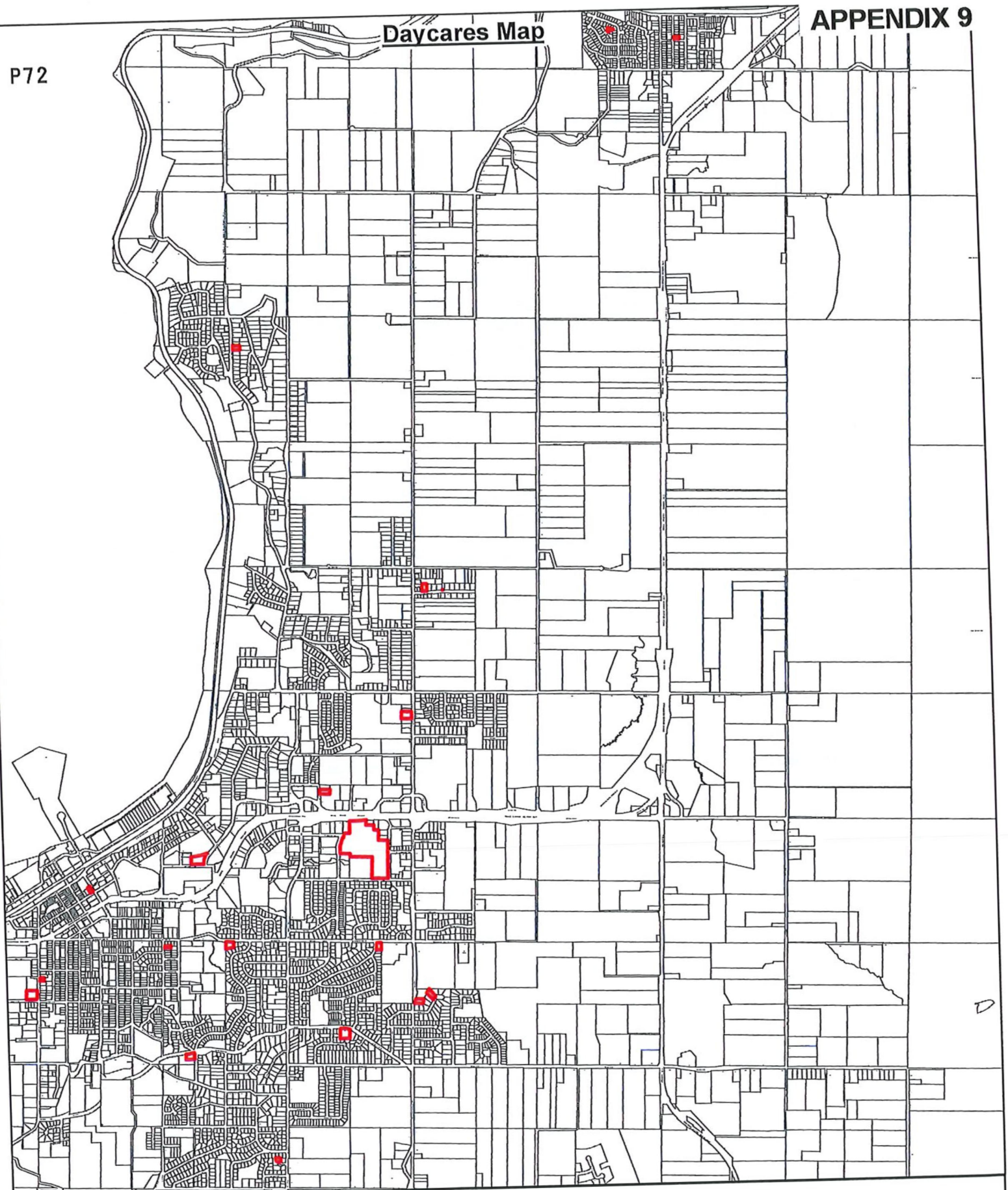
1. Records indicate that the subject property is serviced by a 19mm service from the watermain on 10 Street SE. Due to size and age of the existing service, upgrading to a new metered service (minimum 25mm) is required at time of Building Permit. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs





Chris Moore
Engineering Assistant

Gabriel Bau Baiges P.Eng.
City Engineer

P72



0162.525 650 975 1,300
Meters

-  Daycares
-  Parcels

CITY OF SALMON ARM
Customer Listing Basic Oneline

CITY OF
SALMON ARM

BL5020

Date : Dec 14, 2022

Page : 1
 Time : 12:09 PM

Report Sequence	: Account	Map Code	: All
Contact Information	: Not Included	Zone	: All
Resident	: All	Folio	: All
Home Operator	: All	Rate	: 36000 To 36900
Customer Status	: Active	Location	: All
Blll Date	: Jan 01, 2022 To Dec 31, 2022	Street #	: All
Account No.	: All	Street Name	: All
	Include Trans Date		
	Range to Print Lic.: No		
	Exclude Cash		
	Receipt Trans: No		

Acct Code	Account Name & Address	Location	Phone No(s)	Business Description	Status
BAC02	BACK IN NATURE CHILDCARE INC.	480 30 STREET SE	(250) 833-3556	DAY CARE	Active
BAC03	BACKYARD BEAR FAMILY CHILD C	1961 18A AVENUE SE	(250) 803-1024	DAYCARE	Active
BLI01	BLIND BAY MUNCHKINS CHILDCAR	1801 30 STREET NE	(250) 803-2996	DAYCARE - GROUP CHILDCARE - SCHOC	Active
DAN01	DANIELLE'S CHILD CARE	391 HUDSON AVENUE N	(250) 253-7028	DAYCARE - LICENSED OCCASIONAL CHI	Active
DAY01	DAYHOME FRIENDS CARE	60 10 STREET SE	(250) 803-2282	DAYCARE - GROUP	Active
DIS01	DISCOVERY KIDS DAYCARE	451 SHUSWAP STREET	(250) 832-0779	DAYCARE - COMMERCIAL	Active
DIS02	DISCOVERY KIDS CLUB	2460 AUTO ROAD SE	(250) 832-0779	DAYCARE - COMMERCIAL	Active
HOM02	HOME SWEET HOME CHILD CARE	4750 LAKESHORE ROAD	(250) 263-7829	DAY CARE - FAMILY	Active
KIN02	KINDER PLAY CHILD CARE LTD.	1170 22 STREET NE	(250) 803-1104	DAYCARE - COMMERCIAL	Active
KIN04	KINDER PLAY CHILD CARE CANOE	7210 51 STREET NE	(250) 803-1104	DAY CARE - DAYCARE AND COMMUNITY	Active
LAD02	LADYBUG LANDING CHILD CARE C	140 27 STREET SE	(250) 832-5553	DAY CARE - COMMERCIAL PRESCHOOL	Active
LIT04	LITTLE ANIMALS DAYCARE	3181 5 AVENUE SE	(250) 306-2129	DAYCARE - FAMILY	Active
LIT08	LITTLE SQUIDS DAYCARE LTD.	7281 46 STREET NE	(250) 833-8338	DAYCARE - FAMILY	Active
MAP02	MAPLE TREE MONTESSORI	931 12 STREET SE	(250) 804-9008	DAYCARE - PRESCHOOL/KINDERGARDT	Active
PLA01	PLAYCARE TOO! LTD.	3081 28 AVENUE NE	(250) 833-2717	DAYCARE - GROUP CHILDCARE	Active
PLA02	PLAYCARE EARLY CHILDHOOD CE	1590 OKANAGAN AVENI	(250) 832-3050	DAY CARE - COMMERCIAL	Active
SHU53	SHUSWAP KIDS CLUB OSC	1271 6 AVENUE NE	(250) 832-7811	DAY CARE - SCHOOL AGE CHILD CARE	Active
TIN01	TINY TYKES N TOTS	330 SHUSWAP STREET	(250) 832-0779	DAYCARE - GROUP CHILDCARE	Active
XPL01	XPLORE KIDZ ZONE	2600 ROOM #1 10 AVEN	(250) 515-0955	DAYCARE	Active

Total Active : 19
 Total Non-Act. : 0
 Total Cancelled : 0
 Total Resident : 19
 Total Non-Res. : 0

 = W/1 SFD

Dear Mayor Harrison and Council,

For the parking lot at 60 10 St. SE, I will paved and leveled a 5 m x 2.4m parking space within my propert lines. I have also available concrete parking space at the back of the house that can be used for drop off and pick up of the children.

Thank you for your kind consideration.

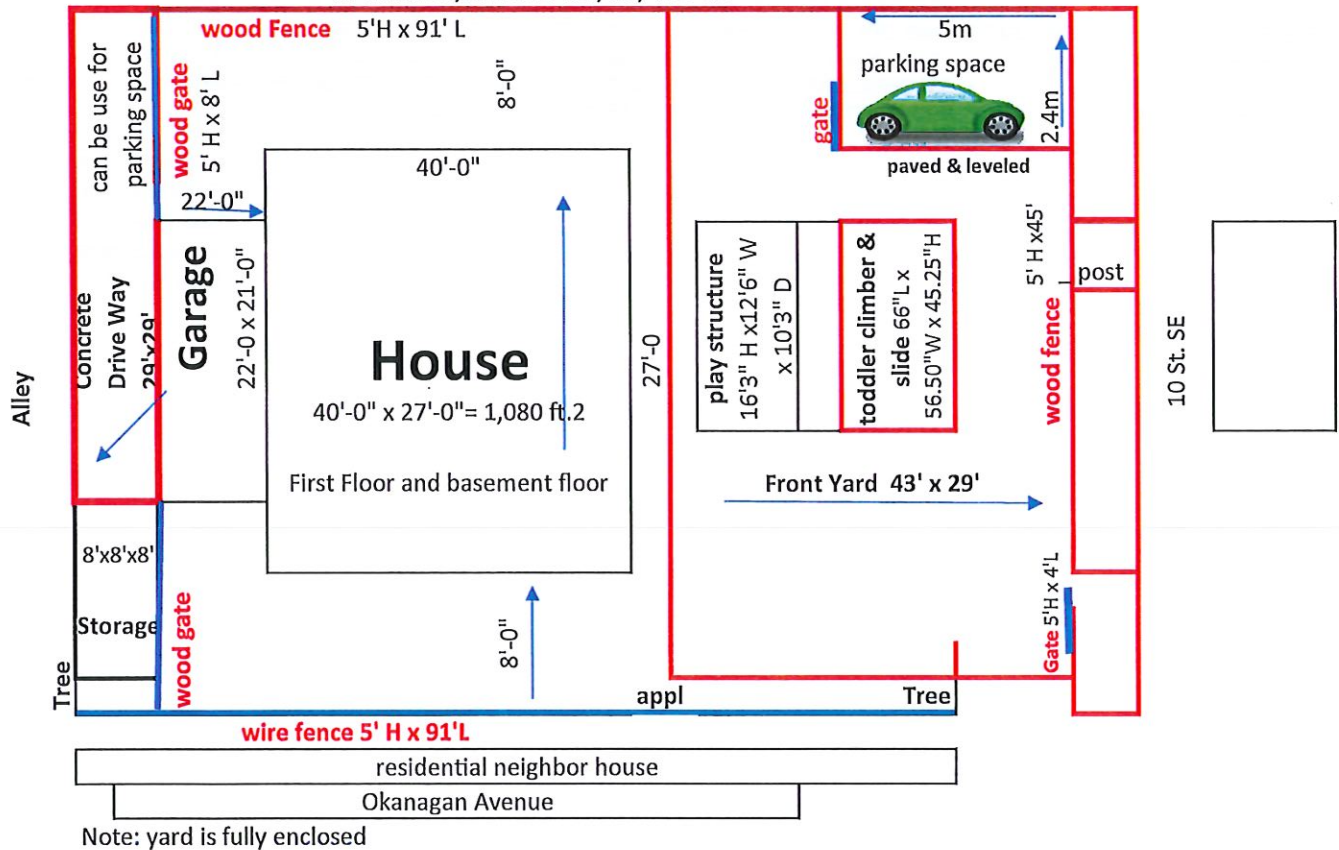
Sincerely,

Mona Lisa Braga

Dayhome Friends Care

(250) 803-2282

60 10 St. SE, Salmon Arm, BC, V1E 4J5





TO: His Worship Mayor Harrison and Members of Council

DATE: February 10, 2023

SUBJECT: Development Variance Permit Application No. VP-576 (Height of Retaining Wall & Fence)

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP113491
 Civic Address: 2871 – 25 Avenue NE
 Owners: J. & L. Mushaluk
 Agent: Edge Craft Construction Inc. (c/o Shane Burgi)

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-576 be authorized for issuance for Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP113491, which will vary Zoning Bylaw No. 2303 Section 4.12.1 (a) by increasing the height of a combined retaining wall and fence from 6.5 ft. to 17.5 ft.

STAFF RECOMMENDATION

THAT: the motion for consideration be adopted.

PROPOSAL

The agent is proposing to vary the permitted height for an existing retaining wall and fence from 6.5 feet to 17.5 feet. Drawings submitted in support of the application are enclosed as Appendix 1. The agent has also submitted a letter of rationale in support of their application (Appendix 2).

BACKGROUND

The subject property is located in the North Broadview area, just off 30 Street NE on 25 Avenue NE, and is approximately 511.0m² in area (Appendix 3 and 4). Although not shown on the ortho map (Appendix 4), the site also now contains a single family dwelling, which was built in 2022. The property is designated Low Density Residential in the Official Community Plan (OCP) and is zoned R-8 – Residential Suite Zone within Zoning Bylaw No. 2303 (Appendices 5 and 6).

After previously being informed by the Building Department that a permit was required for the already-constructed retaining wall, the agent applied for a Building Permit with the City in October 2022. Following this, staff performed routine plan checks and informed the agent that a height variance was required for the retaining wall and fence. As a result, the agent submitted a variance permit application on January 27, 2023. Site photos of the retaining wall and fence are attached (Appendix 7).

Adjacent land uses include the following:

North:	Single family dwelling and accessory buildings/structures	Zoned R-8
South:	25 Avenue NE; single family dwelling	Zoned R-1
East:	Single family dwelling and accessory buildings/structures	Zoned R-8
West:	Single family dwelling and accessory buildings/structures	Zoned R-1

COMMENTSBuilding Department

No concerns with variance. BP is on hold until resolved.

FortisBC

No issue with this proposal.

Shaw

Shaw supports this application with no concerns.

BC Hydro

BC Hydro has no objections or conflicts with the proposed variance request.

Engineering Department

Wall has been designed by a Professional Engineer. The overland storm route has been maintained. No Engineering Concerns.

Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Variance Permit Procedures Bylaw, notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advise those with interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on February 27, 2023.

Planning Department

Development Variance Permits are considered on a case-by-case basis, and in doing so, a number of factors are taken into consideration when reviewing a request. These factors include site-specific conditions such as lot configuration, negative impact(s) on the general form and character of the surrounding neighbourhood and negative impact(s) on adjacent properties.

As described in the letter submitted by the agent (Appendix 2), the owner/agent consulted a Geotechnical Engineer (Applebruin Engineering Inc.) for a certified design for the existing wall. The agent claims that they and the Geotech determined that the wall was necessary due to the topographical conditions, slopes, and various grades on the subject property. The agent states that the purpose of the wall is to retain the yard and home on the west-facing slope of the property to enable reasonable use of the rear yard of the property. The agent also mentions that neighbours were consulted.

Should Council not support the variance request, the owner and/or agent would have to reconstruct portions of the retaining wall, terracing the wall to ensure each section of the wall is below the required height.

The sloping terrain across the subject parcel provides a reasonable rationale for some form of retaining wall to create level yard areas across this development and is a common approach for single family developments in Salmon Arm. Staff have no concerns with the variance request and support the issuance of the Development Variance Permit.



Prepared by: Evan Chorlton
Planner



Reviewed by: Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Edgcraft Homes
c/o Shane Burgl
2891 25 Avenue NE,
Solmon Arm, BC V1E 3C8

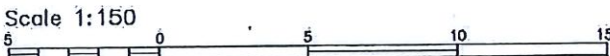
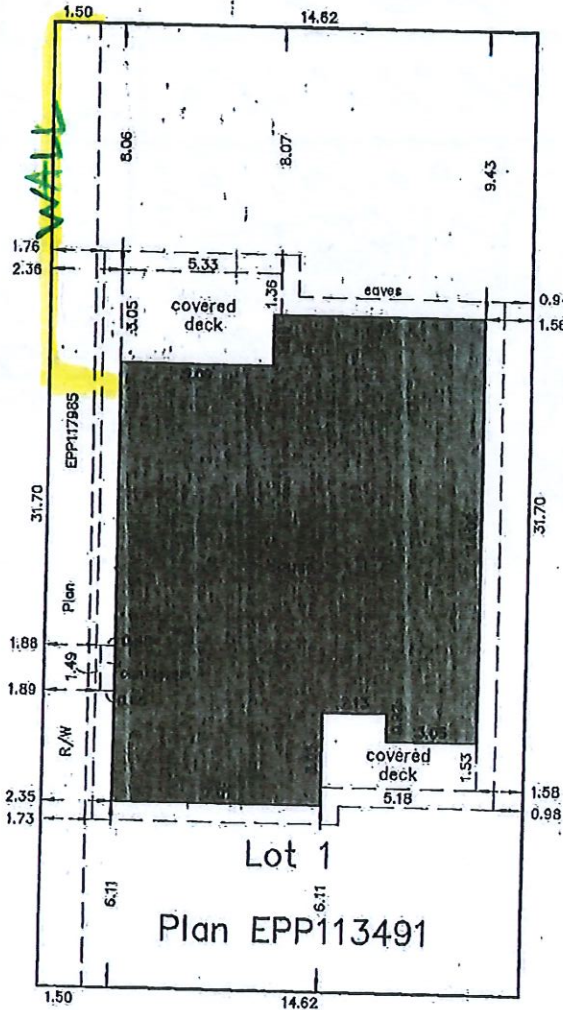
Re: Lot 1, Sec 24, Tp 20, Rge 10,
W6M, KDYD, Plan EPP113491

Parcel Identifier (PID): 031-625-649
City Address: 2871 25 Avenue NE, Solmon Arm

List of documents registered on title which may affect
the location of improvements:

Legal Notations
Local Government Act Permit: CA9427498

Charges
Statutory Right of Way: CA9568372, CA9568373,
CA9679154



All distances are in metres.
Dimensions derived from Plan EPP113491

The signatory accepts no responsibility or liability for any damages that
may be suffered by a third party as a result of any decisions made, or
actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive
use of our client. This document shows the relative location of the
surveyed structures and features with respect to the boundaries of the
parcel described above. This document shall not be used to define
property boundaries.

This building location certificate has been prepared in accordance with the
Professional Reference Manual and is certified correct this 21st day of
April, 2022.

Nicole
Bird
BTKBAK
Digitally signed
by Nicole Bird
BTKBAK
Date:
2022.04.27
12:01:28 -07'00'

BCLS

Offsets from property line to building are
measured from the sheathing.

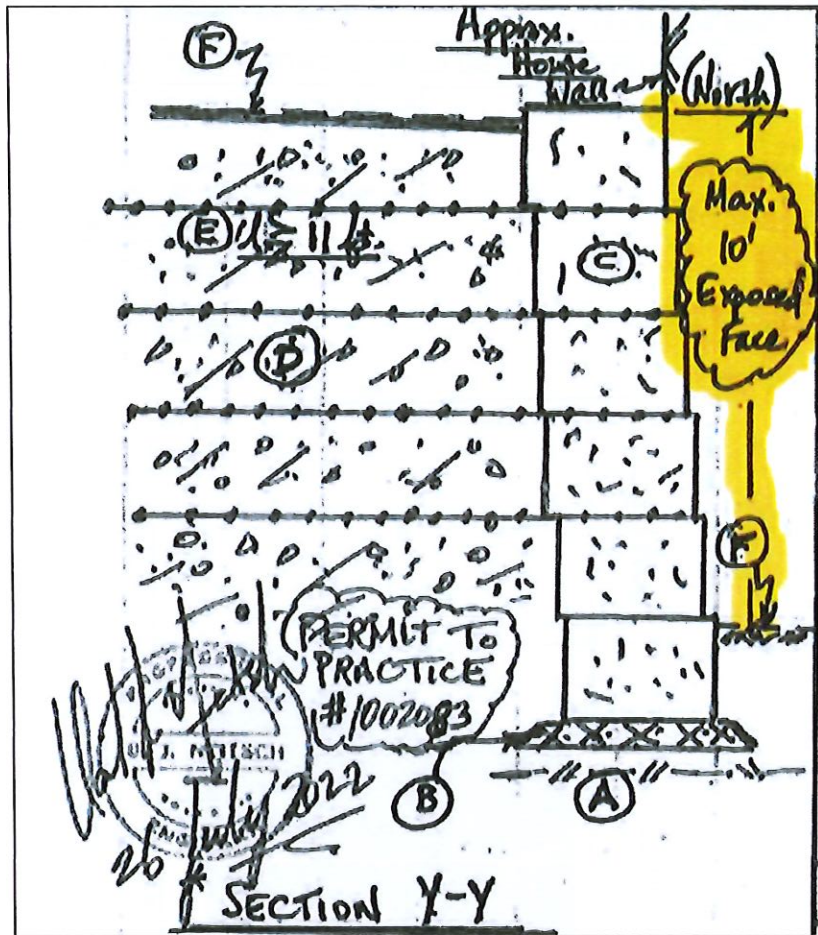
COPYRIGHT © BROWNE JOHNSON 2022
LAND SURVEYORS

All rights reserved. No person may
copy, reproduce, transmit or alter this
document in whole or in part without
the prior written consent of
BROWNE JOHNSON LAND SURVEYORS.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY or DIGITALLY SIGNED.

Our File: 238-22

Fbi: 238-22.raw



Jan 31, 2023

City of Salmon Arm

To whom it may concern,

Re: Variance application for wall located at 2871 25th Avenue SE, Salmon Arm, B.C.

I am writing this letter to go in conjunction with the variance permit application submitted to the city of Salmon Arm and the purpose is to outline my rationale for the above noted application.

The city has a maximum height restriction of 6.5 feet. A Geotechnical Engineer was consulted, and a certified design is created for wall construction. The geotechnical engineer as well as the contractor and homeowner determined this is necessary due to the topographical conditions, slope and various grades on the narrow parcel which is to be constructed upon. This wall's purpose is to hold up the yard and home on the West facing slope of the property to enable reasonable use of the property. Neighbors were consulted and it was determined that this wall would need to be at a new maximum height of 11 feet with a 6-foot fence on top to contain soil, prevent soil corrosion and debris as well as the integrity of the home and safety of its inhabitants (i.e. children).

I believe that this will not alter the overall character of the neighborhood as the home is located on an upward slope both at the North facing side (rear of property) as well as the South facing side (front of property). The road at the front of the property is a high steep slope up towards 30th Avenue NE and ties into the overall appearance of surrounding properties with similar walls and or slopes upwards towards 30th Street S.E.

We respectfully request that the City of Salmon Arm approve a new maximum permitted height for the property located at 2871 25th Avenue NE.

Thank you for your consideration on this request,

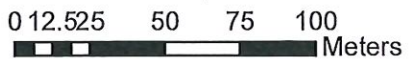
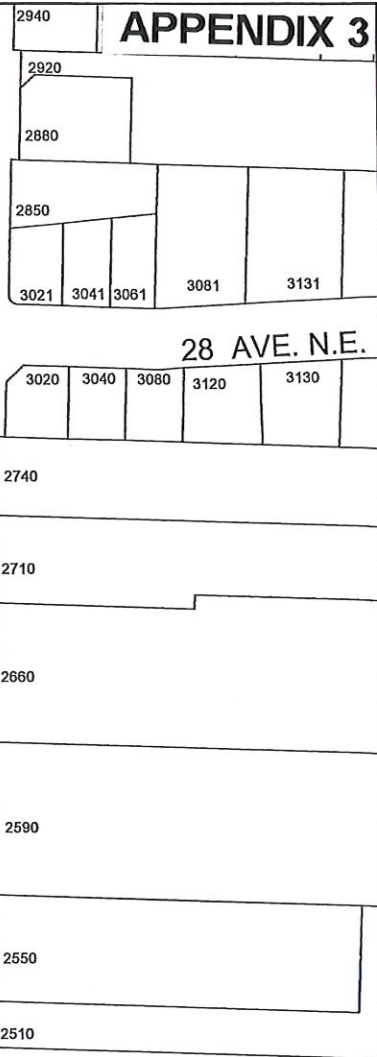
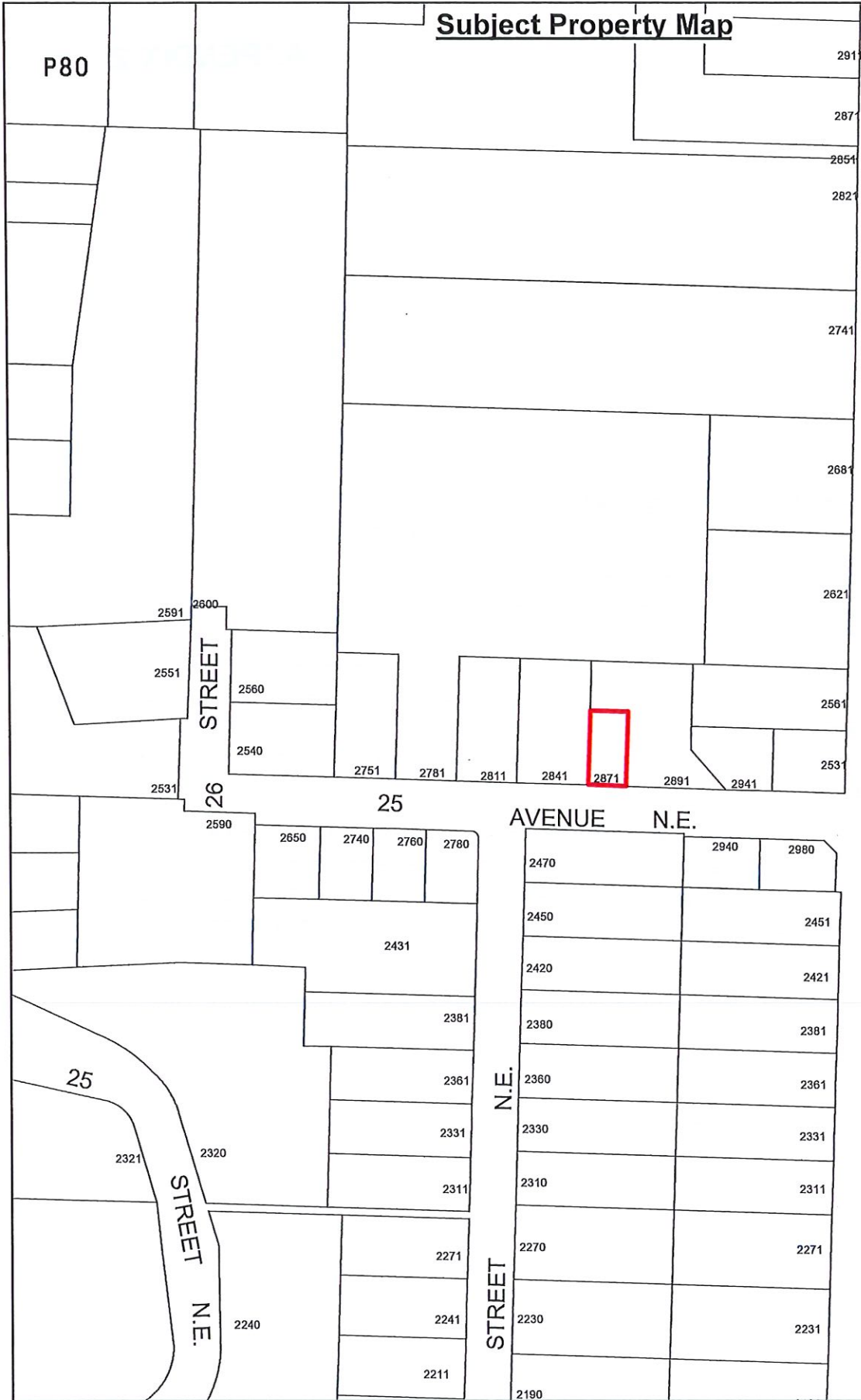
Shane Burgi

Agent for Lindsay Mushaluk

Subject Property Map

APPENDIX 3

P80



-  Subject Property
-  Parcels



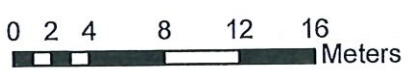
2841

2871


891

AVENUE E.

2470



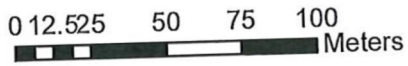
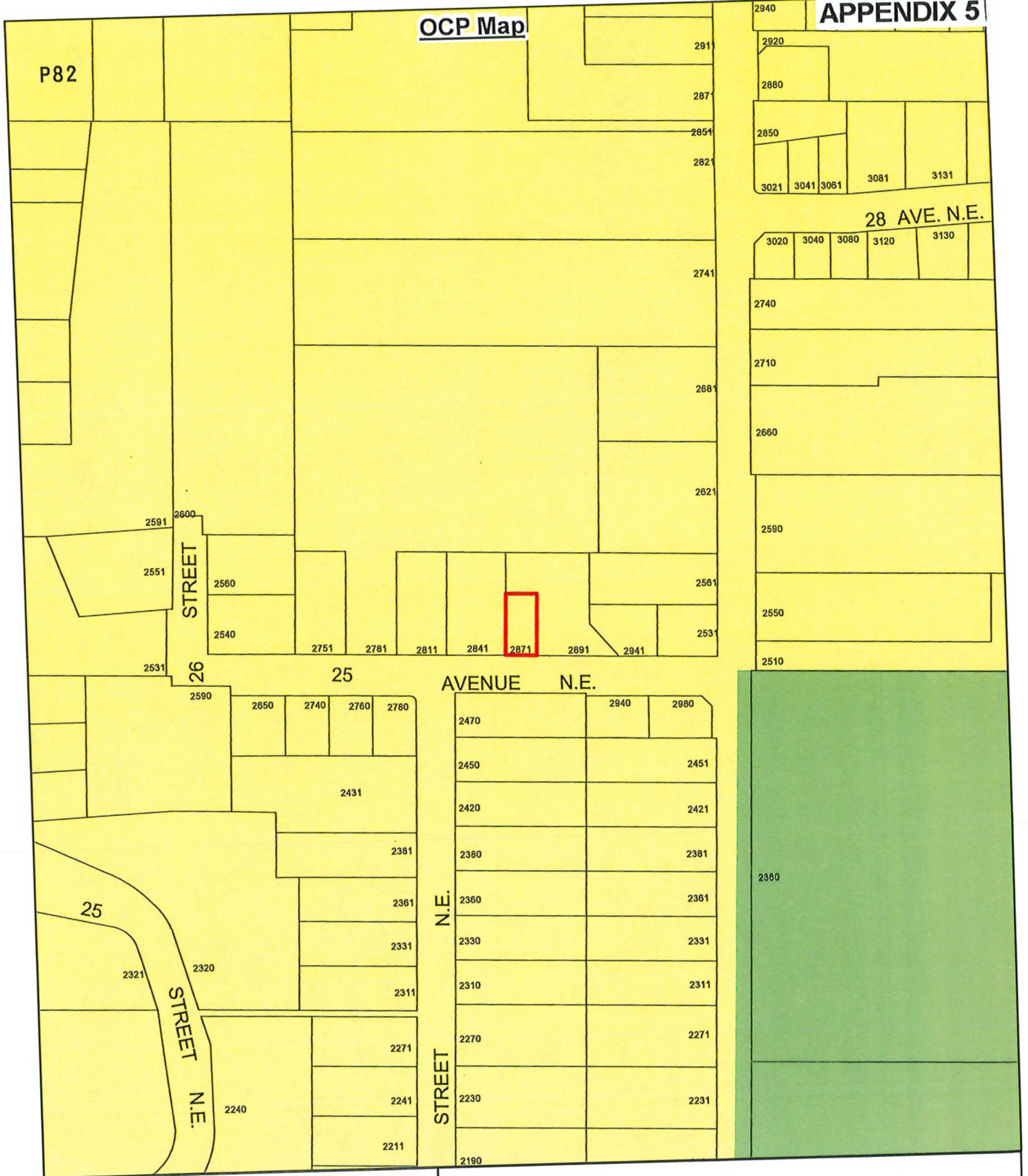
 Subject Property

 Parcels

OCP Map

APPENDIX 5

P82

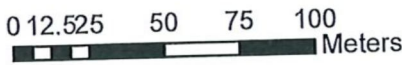
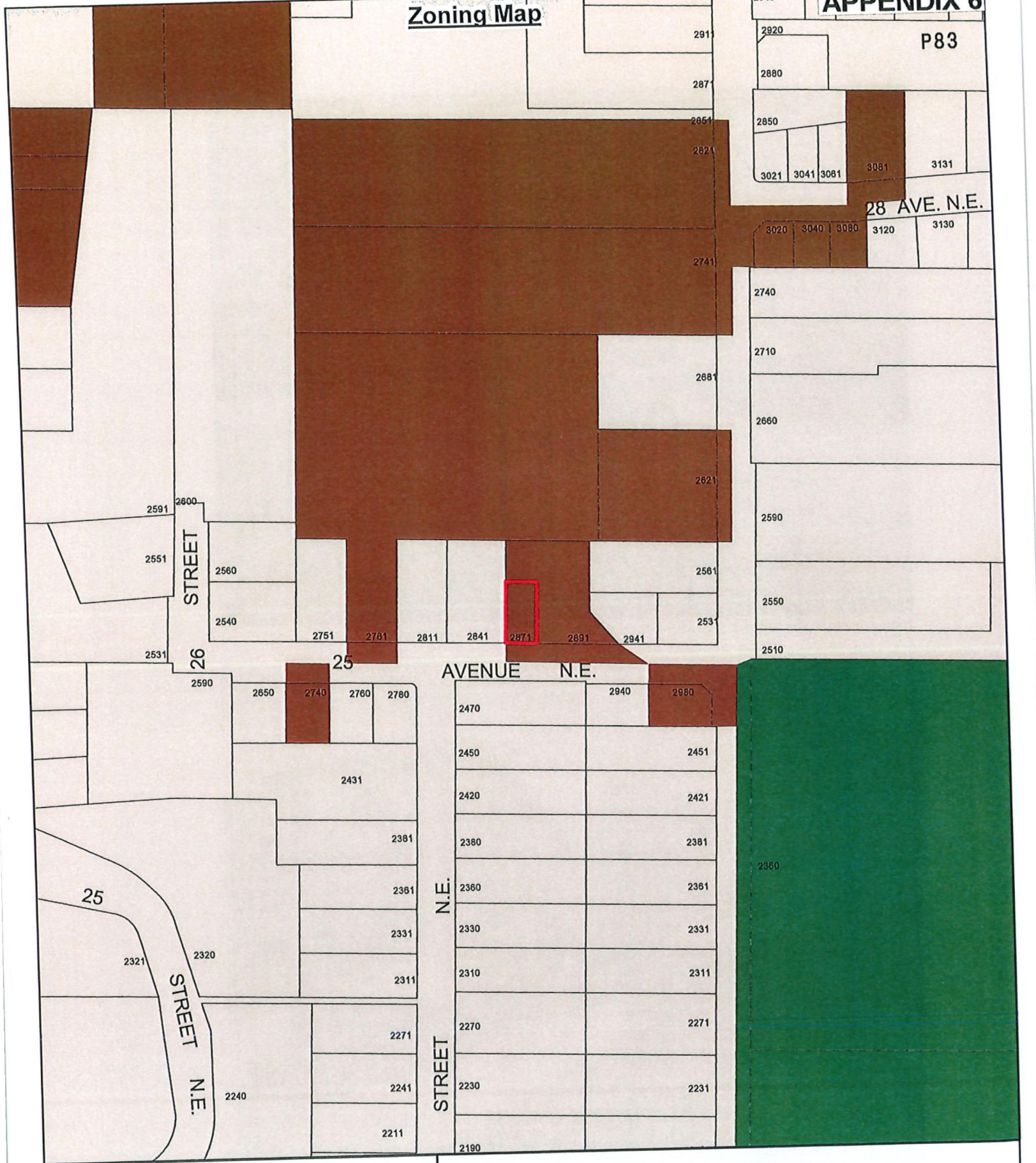







- Subject Property
- Parcels
- Residential - Low Density
- Acreage Reserve

Zoning Map

APPENDIX 6

P83



-  Subject Property
-  Parcels
-  A-2
-  R-8
-  R-1

APPENDIX 7



Photo 1: photo looking northeast at 25 Avenue NE, subject property and neighbouring property



Photo 2: photo looking north along property line of subject property and neighbouring property