



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, December 6, 2021
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 - 30	1.	Development Permit Application No. DP-433 [Uptown Ventures Ltd./Franklin Engineering Ltd.; 231 20 Street NE; 19 Unit - Medium Density Residential]
31 - 42	2.	Zoning Amendment Application No. ZON-1226; Hanson, G. & G.; 1020 17 Avenue SE; R-1 to R-8]
	6.	FOR INFORMATION
	7.	CORRESPONDENCE
	8.	ADJOURNMENT

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: November 16, 2021

SUBJECT: Development Permit Application No. DP-433 (19 Unit - Medium Density Residential)

Legal: Lot 14, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP49803
 Civic: 231 20 Street NE
 Owner: Uptown Ventures Ltd.
 Applicant: Franklin Engineering Ltd.

STAFF RECOMMENDATION

THAT: Development Permit No. 433 be authorized for issuance for Lot 14, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP49803 (231 20 Street NE) in accordance with the attached drawings in Appendix 3;

AND THAT: Development Permit No. 433 include the following variance to Zoning Bylaw No. 2303:

Section 9.4 – increase the maximum height of principal buildings from 10.0 metres (32.8 feet) to 11 metres (36.1 feet) for proposed units 7-10, as shown in the attached drawings in Appendix 3;

AND FURTHER THAT: Issuance of Development Permit No. 433 be withheld subject to the following:

1. Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan; and
2. Registration of a Section 219 Covenant restricting development from the 10 m wide Streamside Protection and Enhancement Area.

PROPOSAL

The subject parcel is located at 231 20 Street NE and currently contains a single family dwelling (Appendix 1 and 2). This application is intended to permit a new 19-unit residential development in the form of eight duplex buildings and three single family dwellings as shown on the site plan and building elevations attached as Appendix 3.

BACKGROUND

The subject property is designated Residential – Medium Density (MR) in the City's Official Community Plan (OCP) and zoned R-4 (Medium Density Residential) in the Zoning Bylaw (Appendix 4 and 5).

The subject property is located in a centralized residential area within the Urban Containment Boundary and Residential Development Area A of the OCP. This area consists largely of low and medium density residential development.

Land uses directly adjacent to the subject property include the following:

North: Medium density residential development	Zoned R-4
South: City Park / Riparian area / Single family residences / Medium density residential development	Zoned R-1 and R-4
East: 20 Street NE / Single family residences	Zoned R-1
West: Vacant land / Single family residences	Zoned R-1 and R-4

The subject property under consideration is 0.88 hectares in area. Under the Medium Density Residential R-4 zoning, 35 dwelling units would be permitted (19 units are proposed). This density can be further increased if special amenities are provided (as shown in Table 2 under the R-4 zoning regulations, of which are attached as Appendix 6).

The proposed buildings are a contemporary style, comprised of eight duplex buildings and three single family dwellings. Two parking spaces are required per dwelling unit for both single family dwellings and duplexes, meaning a total of 38 parking spaces are required (and proposed).

Site photos are attached as Appendix 7.

The variance requested with the proposal is to increase the maximum permitted height (from 10 m to 11 m) for the two duplex buildings at/on the western-most portion of the site. While this request is partially design related it is also attributable to the manner in which the City's bylaws apply to building heights on sloping terrain.

COMMENTS

BC Hydro

BC Hydro will require a blanket Right of Way over the property. The applicant has been advised to follow up with BC Hydro directly for details.

Building Department

The applicant has revised their plans to address Limiting Distance concerns:
The applicant has increased the setback along the north parcel line to 4.0m in order to address the Limiting Distance. The proposed building's Limiting Distance now conforms to BCBC requirements.

Engineering Department

Comments attached (Appendix 8).

Design Review Panel

With the proposal for a medium density residential development, the application was referred to the Design Review Panel (DRP) for review. Panel members discussed the proposal at their June 30, 2021 meeting. It was noted at the time that no variances were requested as a part of the current proposal. However, the applicant has since applied/requested a variance as part of this Development Permit application. The contemporary building designs were noted. The Applicant clarified some details of the proposal, including riparian area reporting, referring to the site plans and building elevations. The panel noted caution around heights, as elevation calculations relative to existing grade can present surprises. It was noted that Riparian Area Protection Regulation (RAPR) setbacks require confirmation by a BC Land Surveyor. Subject to RAPR confirmation, the DRP is supportive of the proposal as presented.

Planning Department

The surrounding neighbourhood has not seen a lot of development in the past few years, with a mix of largely older single family and medium density residential development, as well as some undeveloped parcels. This is located within Residential Development Area A, the highest priority area for residential development.

The proposed development is subject to the Zoning Bylaw, and the guidelines of the "Residential Development Permit Area" as described in the OCP, which suggests characteristics under the categories of *Siting and Building*, *Landscape and Screening*, as well as *Access, Circulation and Parking Area* guidelines.

Siting and Building

The subject parcel is located in an area that is almost entirely designated for medium density residential development, so this is thought to be a very suitable location for this proposal. 20 Street NE is a developed road with sidewalks, greenways, and transit routes. The property is also located not far from highway commercial development, as well as schools and various other community amenities.

The applicant is proposing a multi-unit residential development of duplexes and single family dwellings, making up a total of 11 buildings. The configuration of the buildings along an internal road access route (private strata road) works to set the buildings back from 20 Street NE, providing for more privacy and greenspace between buildings. As an internal access route, sidewalks are not required within the strata; however, as previously mentioned, this proposal fronts a street that already provides a sidewalk and easy access to transportation routes. The neighbouring city-owned property to the south is heavily treed and contains a riparian area. Being that this is designated as a Neighbourhood Park within the OCP, this provides greenspace in very close proximity to the proposed development.

Staff feel that providing mostly duplex units rather than single family dwellings alone will help to create more diverse housing options within the City, something that is encouraged throughout the OCP. In particular, policy 8.3.1 under the Urban Residential Policies encourage a mix of housing types and densities. OCP Residential Development Permit Area Guidelines encourage breaking up building massing (policy 8.4.10), as well as varied facades and rooflines (policy 8.4.14). The contemporary building style proposed for this development is thought to align well with these guidelines. Staff feel that this will result in a development that is complementary to the existing neighbourhood. Staff note that the DRP was also supportive of the building designs.

Considering the one and two level buildings proposed and being that this is an area that is quite heavily treed and slopes down quite significantly from east to west, staff do not foresee much impact to views of distant landscape features.

Landscape and Screening

The landscape plan prescribes a range of trees and shrubs for screening along the parcel lines and between buildings. A landscape buffer is also proposed around the buildings. This is important to provide some screening, especially to the north of this property since there is a residential strata and the buildings proposed as part of this development would be 4.0 m from that property line. This is less of a concern along other property lines. The adjoining property to the west is currently vacant and is heavily treed, although staff do note that it is zoned R-4, so there is potential for development in the future. As previously mentioned, the vacant property to the south is a city-owned neighbourhood park that is subject to RAPR regulations. A RAPR Assessment Report reduced the Streamside Protection and Enhancement Area (SPEA) to 10 m. This means a buffer of natural vegetation will be retained along this portion of the property. The landscape plan does not show new plantings extending into the SPEA. Along the east (front) parcel line, more extensive landscaping is proposed to act as a buffer from 20 Street NE and soften the visual impact of this development. The proposal aligns with OCP guidelines.

Access, Circulation and Parking Area

The buildings are located along an internal access route (private strata road) that is 7.3 m in width. Three duplex buildings are located along the first section of the strata road running from east to west. The remaining buildings are located along two portions of the strata road that branch off, running north to south.

Plans appear to show two parking spaces per dwelling unit as a double car garage is shown for every unit. This means a total of 38 parking spaces would be provided, which meets our zoning bylaw regulations. This is the same amount of parking spaces that are required for the proposed development.

Zoning

The maximum residential density permitted under R-4 zoning is 40 dwelling units per hectare of land. The resulting maximum density permitted is 35 units based on the area (0.88 hectares) of the subject parcel. With a density bonus under R-4 zoning for the provision of rental units, the maximum number of units can be increased to 50 units per hectare, or 44 units on the subject parcel (minimum residential density permitted under R-4 zoning is a single family dwelling). This proposal meets these maximum density requirements.

The total maximum parcel coverage for principal and accessory buildings under R-4 zoning is 55% of the parcel area. As stated in the site plan, the actual coverage of all proposed buildings/structures is approximately 38%.

The maximum height of principal buildings under R-4 zoning is 10.0 metres (or 32.8 feet) and may be increased to 13.0 metres (42.7 feet) via the Development Permit process if any of the special amenity(ies) in Table 2 of the R-4 zoning are provided. Based on the updated building elevations provided by the applicant, the proposed height of all but two of the proposed buildings will conform to the Zoning Bylaw. However, as brought up by the Design Review Panel, the panel noted caution around building heights, as elevation calculations relative to existing grade can present surprises. One area of concern is on the western-most portion of the property, where a retaining wall and proposed units 7/8 and 9/10 are to be located. This portion of the property appears to have a greater change in elevation, which has since presented issues, thus building height variances have now been requested and included as part of this Development Permit application.

Riparian Area Protection Regulation (RAPR)

The applicant has undertaken a RAPR Assessment Report in order to reduce the SPEA to 10 m. A Section 219 covenant is required to ensure any development on the property complies with this setback.

A legal survey plan will also be required to confirm that this proposal does not extend into the 10 m SPEA at the time of Building Permit.

Variance

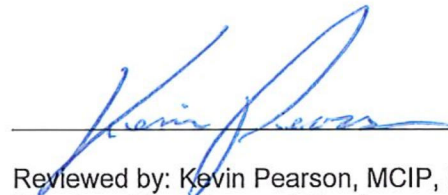
The proposed development includes a variance request to increase the maximum permitted height (from 10 m to 11 m) for the two proposed duplex buildings at/on the western-most portion of the property, due to the steeper section of terrain on this portion of the site. Noting the directly adjacent land to the west is currently vacant, the relatively small scale and height of the proposed buildings, along with that there are no additional variances requested, staff are not concerned with this request. Landscaping is also proposed between the back of the two western-most duplexes and the west property line to help buffer any related impacts (attached as Appendix 9).

CONCLUSION

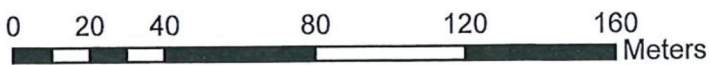
Staff feel that the proposal aligns with Urban Residential Development Permit Guidelines and therefore recommend approval of Development Permit No. 433. The proposed variance is also seen as very minor given the constraints from the local topography and the vacancy of the land to the west.



Prepared by: Evan Chorlton
Planner I



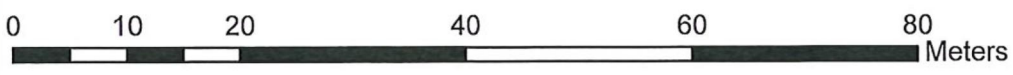
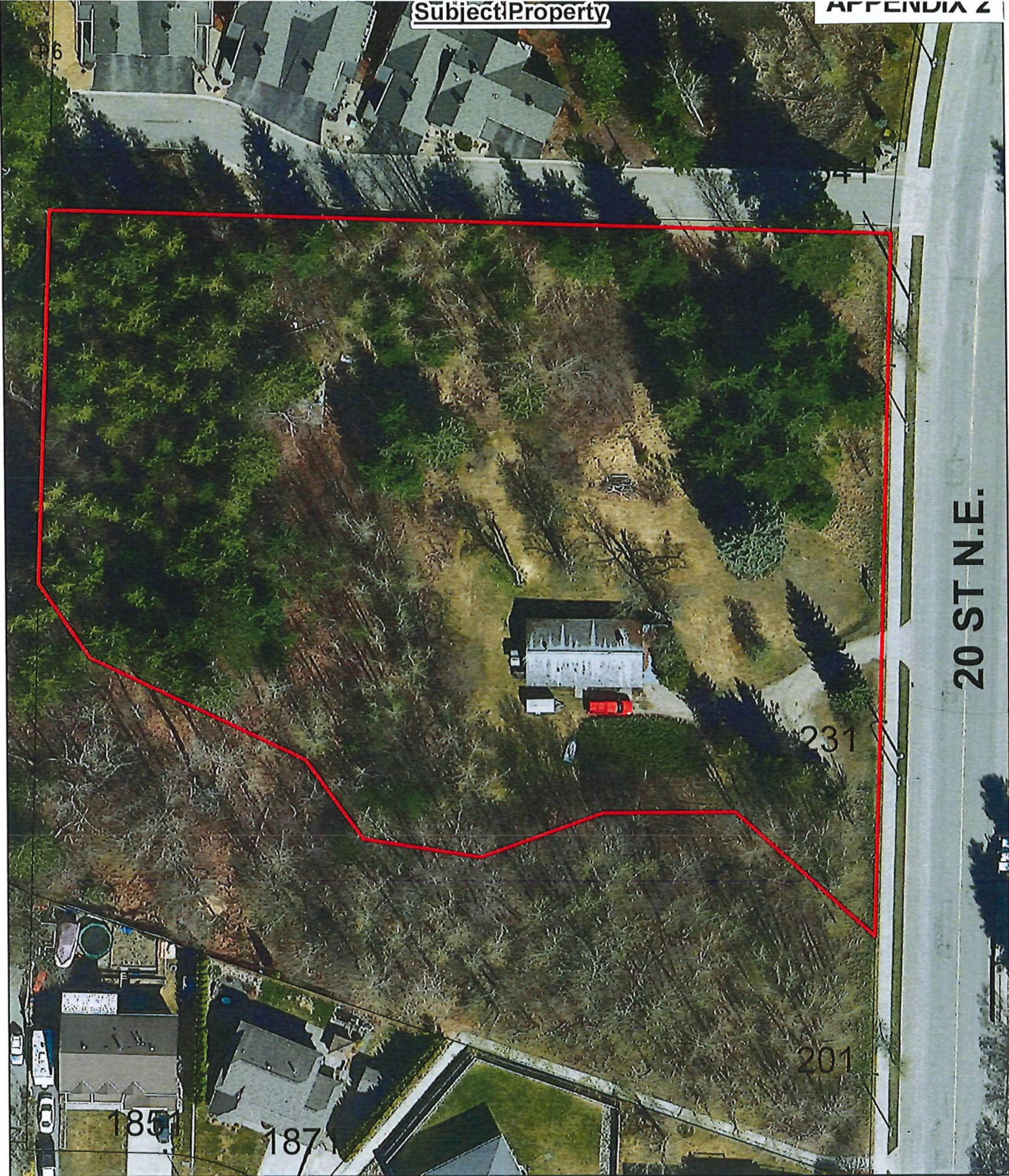
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services





-  Subject Property
-  Parcels

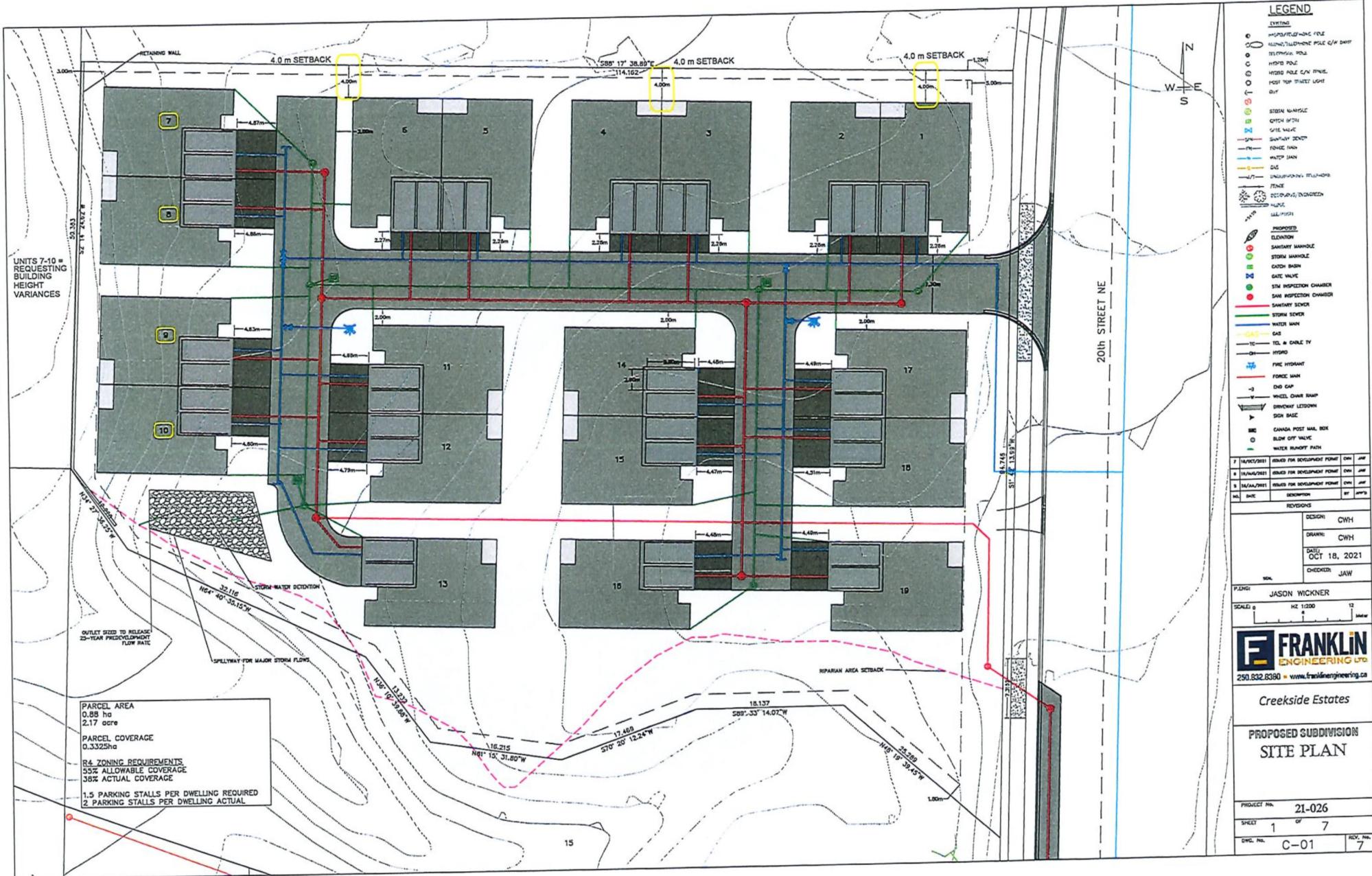
Subject Property

APPENDIX 2



 Subject Property
 Parcels

APPENDIX 3








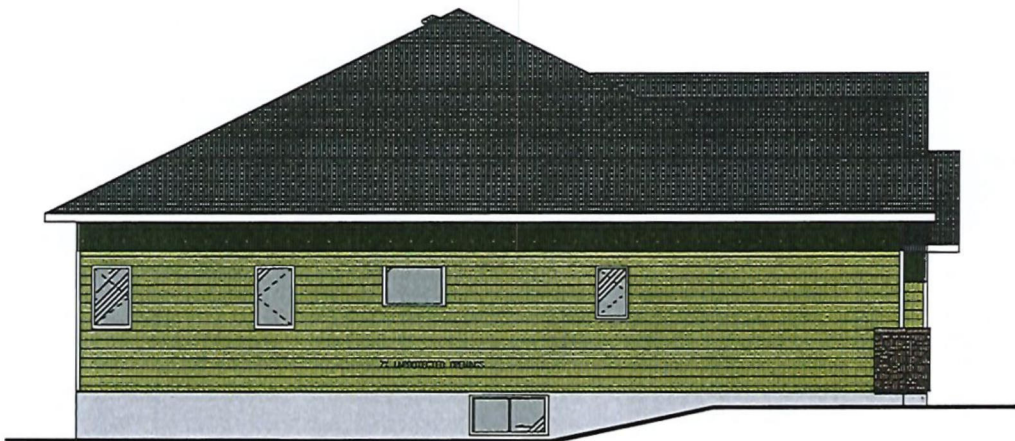
APPENDIX 3



FRONT ELEVATION

MATERIAL LEGEND

	CEMENT FIBERBOARD HORIZONTAL LAP SIDING - HEATHERED MOSS
	CEMENT FIBERBOARD BOARD & BATTEN SIDING - HEATHERED MOSS
	STONE CLADDING
	ASPHALT SHINGLE ROOFING
	CEMENT FIBERBOARD TRIM - WHITE



SIDE ELEVATION

PERSONALIZED HOME DESIGNS
603 871-1111
SASKATOON, SASK.
S7M 0A9

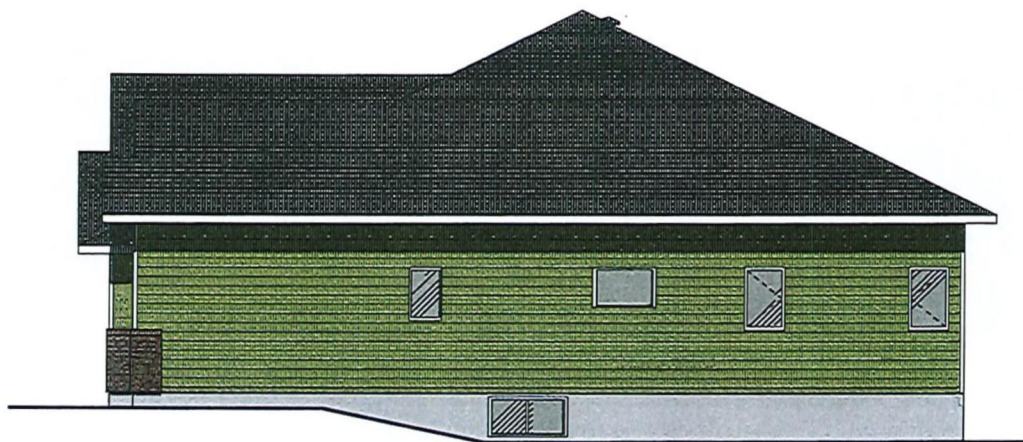
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TITLE	DUPLEX	DESIGNER	PHD/M16
SCALE	1/4" = 1'-0"	DATE BY	2016-11-16
BY	PHD	CHECKED BY	PHD
DATE	2016-11-16	DATE	2016-11-16
PROJECT NO.		DATE	
DATE		DATE	
DATE		DATE	
DATE		DATE	
DATE		DATE	



REAR ELEVATION

MATERIAL LEGEND

	CEMENT FIBERBOARD HORIZONTAL LAP SIDING - HEATHERED MOSS
	CEMENT FIBERBOARD BOARD & BATTEN SIDING - HEATHERED MOSS
	STONE CLADDING
	ASPHALT SHINGLE ROOFING
	CEMENT FIBERBOARD TRIM - WHITE



SIDE ELEVATION

PERSONALIZED HOWE DESIGNS
613 IDYLWYLD CRES.
SASKATOON, SASK.
S7M 0A9

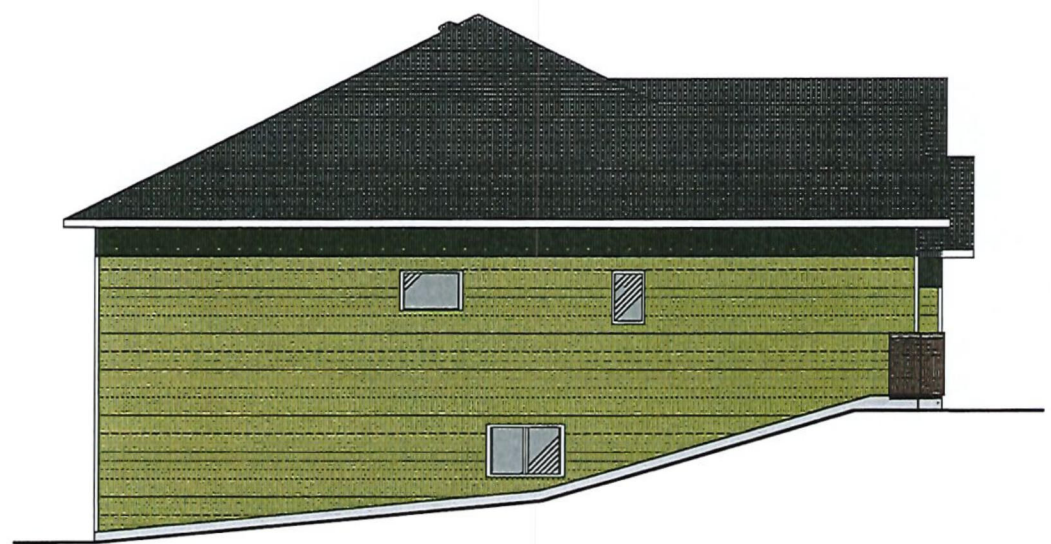
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CREEKSIDE		P121416	
DUPLEX		SASKATOON, SASK.	
DATE BY RD	DATE BY CHS		
DATE BY SHS	DATE BY CHS		
OPERATIVE SHEETS			
NO.	DATE	BY	CHK
1			
2			
3			
4			
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6			
7			
8			
9			
10			



FRONT ELEVATION

MATERIAL LEGEND

	CEMENT FIBERBOARD HORIZONTAL LAP SIDING - HEATHERED MOSS
	CEMENT FIBERBOARD BOARD & BATTEN SIDING - HEATHERED MOSS
	STONE CLADDING
	ASPHALT SHINGLE ROOFING
	CEMENT FIBERBOARD TRIM - WHITE



SIDE ELEVATION

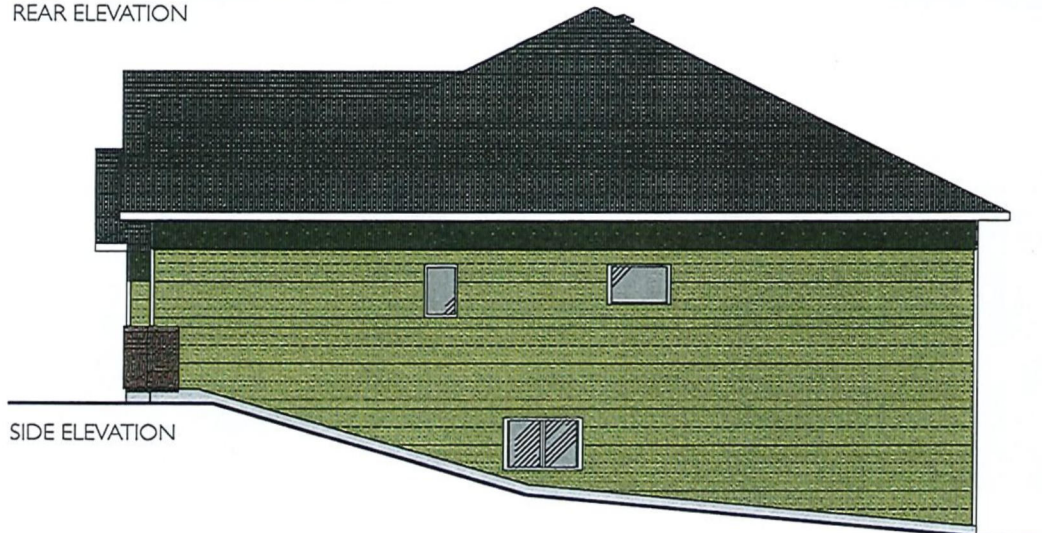
PERSONALIZED HOME DESIGNS
 883 DYLWYLD CRES.
 SASKATOON, SASK.
 S7M 0A8

DESIGN	CREEKSIDE	DATE	
TITLE	DUPLEX	PROJECT NO.	PHD1496
DRAWN BY		DESIGN BY	
CHECKED BY		DATE	
APPROVED BY			
REVISION		DATE	
REVISION		DATE	
REVISION		DATE	






APPENDIX 3



REAR ELEVATION



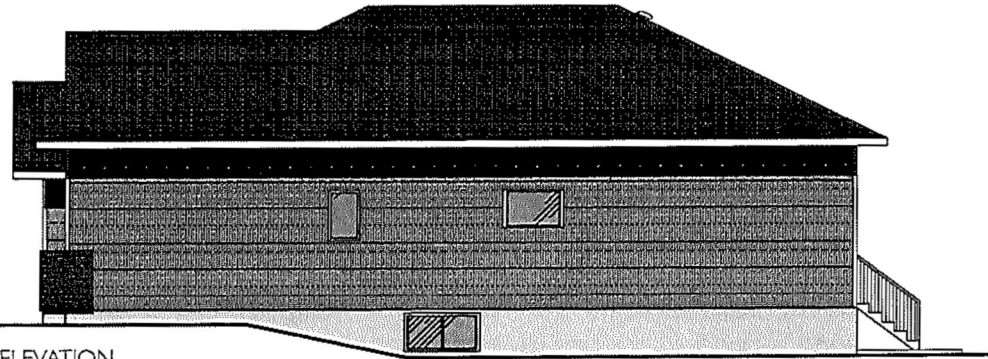
SIDE ELEVATION

MATERIAL LEGEND	
	CEMENT FIBERBOARD HORIZONTAL LAP SIDING - HEATHERED MOSS
	CEMENT FIBERBOARD BOARD & BATTEN SIDING - HEATHERED MOSS
	STONE CLADDING
	ASPHALT SHINGLE ROOFING
	CEMENT FIBERBOARD TRIM - WHITE

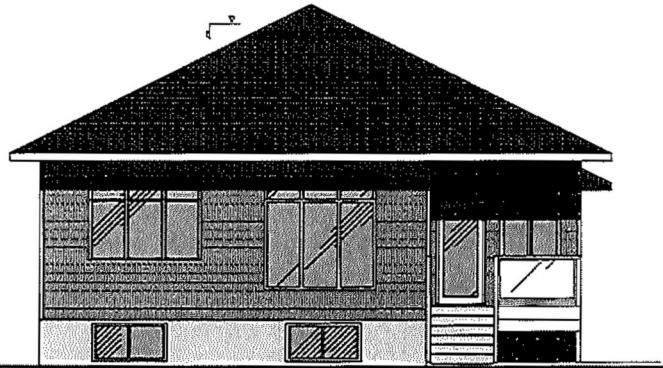
PERSONALIZED HOME DESIGNS			
613 IDYLWILD CRES.			
SASKATOON, SASK.			
S7M 0A9			
DESIGN	CREPKSIDE	DATE	PHD1496
TYPE	DUPLEX	DESIGNER	ADRIAN TRAP
OWNER	BY	DATE	
APPROVED			



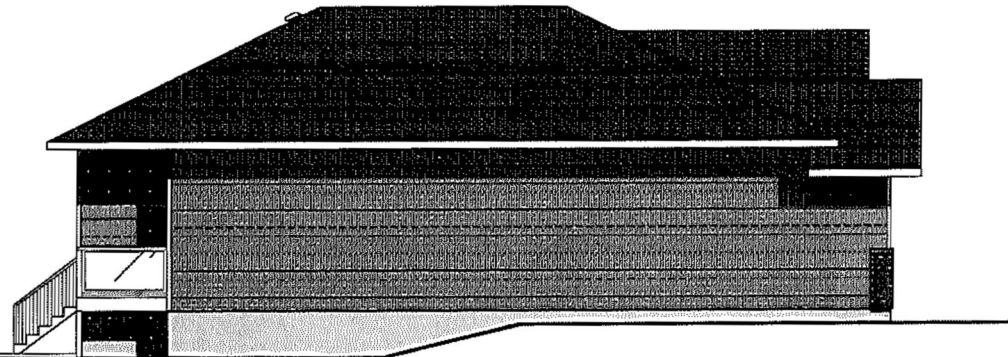
FRONT ELEVATION



SIDE ELEVATION








REAR ELEVATION



SIDE ELEVATION

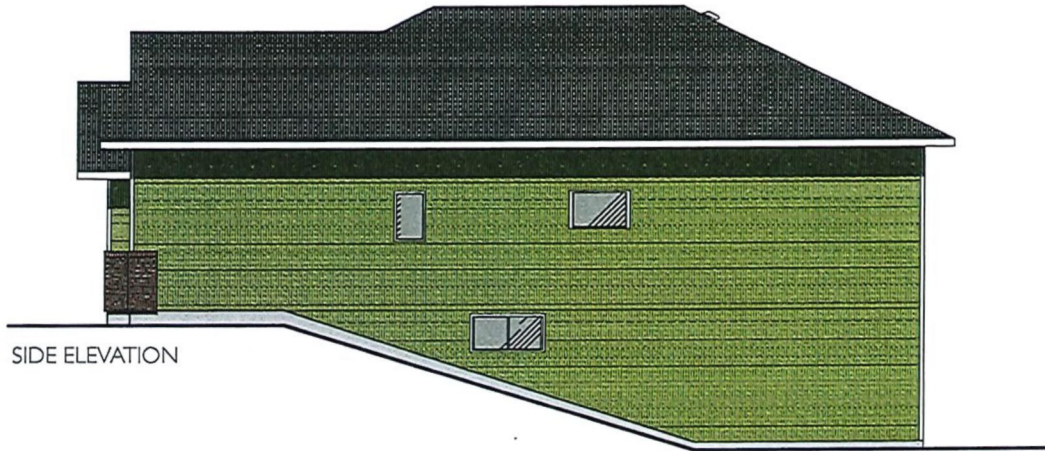
MATERIAL LEGEND

	CEMENT FIBERBOARD HORIZONTAL LAP SIDING - HEATHERED MOSS		STONE CLADDING		CEMENT FIBERBOARD TRIM - WHITE
	CEMENT FIBERBOARD BOARD & BATTEN SIDING - HEATHERED MOSS		ASPHALT SHINGLE ROOFING		

PERSONALIZED HOME DESIGNS			
103 DYLWYLD CRESC.			
SASKATOON, SASK.			
S7M 0A9			
OWNER	CRENSHAW	DATE	
TYPE	SINGLE DWELLING	PROJ#	PHD176
DESIGN BY		DATE OF DESIGN	
DATE		DATE OF PLAN	
REVISIONS			
NO.	DATE	BY	REASON



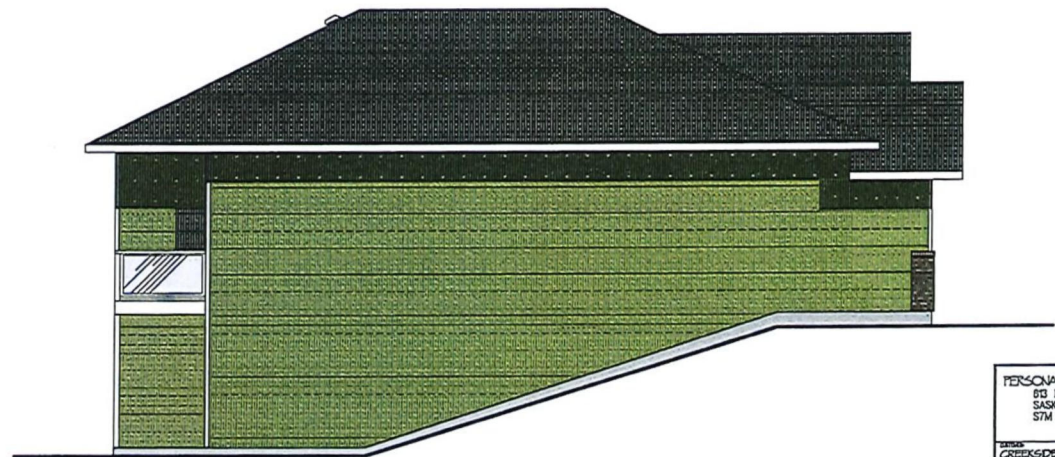
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PERSONALIZED HOME DESIGNS
 613 IDYLWYLD CRES.
 SASKATOON, SASK.
 S7M 0A8

LAYOUT			
CREEKSIDE			
TYPE		JOB #	
SINGLE DWELLING		PHD476	
DRAWN BY		CHECKED BY	
D.L. VAN DER		K. BENTON	
PROPOSED WORK			
ISSUES	DATE DRAFT	DATE	STATUS
REVISION	APPROVED	BY	



PO Box 2590, 416A 4th Street NE
 Salmon Arm, BC, V1E 4R5
 Phone 250.832.8380

P14

November 5th, 2021

Kevin Pearson, Approving Officer
 City of Salmon Arm
 PO Box 40, 500 2nd Ave NE
 Salmon Arm, BC V1E 4N2

RE: Development Variance Permit Application for 231 20th St NE

Dear Mr. Pearson,

Our client wishes to construct 19 units, 16 of which will be multifamily duplexes at 231 20th Street NE, Salmon Arm, B.C. The two Western-most duplexes are located on a steeper section of terrain which will prohibit their construction unless the maximum height dictated by the R-4 Residential Zoning is varied.

This letter describes requested variances to the Zoning Bylaw and the client's rationale for their acceptance to make this project possible. It is our opinion that this requested variance is reasonable and sensible given the location and existing condition of the site.

Executive Summary

The main goal of this variance request is to allow the construction of an additional 2 duplexes, totaling 4 housing units, and in turn make the project more feasible. We request that the max building height be increased from 10 metres to 11 metres in order to accommodate the two proposed duplexes along the Western property line of the proposed development.

Variance Specifics

The following variance requests reference sections outlined in the City of Salmon Arm's Zoning Bylaw No. 2303.

1. R-4 – Medium Density Residential Zone – Maximum Height of Principal Buildings
"The maximum height of a principal buildings shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft), via the Development Permit process, if any of the special amenity(ies) in Table 2 are provided."

PO Box 2590, 416A 4th Street NE
Salmon Arm, BC, V1E 4R5
Phone 250.832.8380

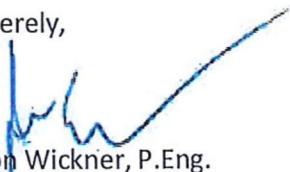
We request the 10.0 metre maximum height be increased to 11.0 metre maximum height. The two duplexes that will need to utilize the increase in height are located on the lowest part of the property and will have no negative effects on surrounding properties. Directly below the units is a drainage route that has little potential for development due to restricted access and riparian setbacks.

Conclusion

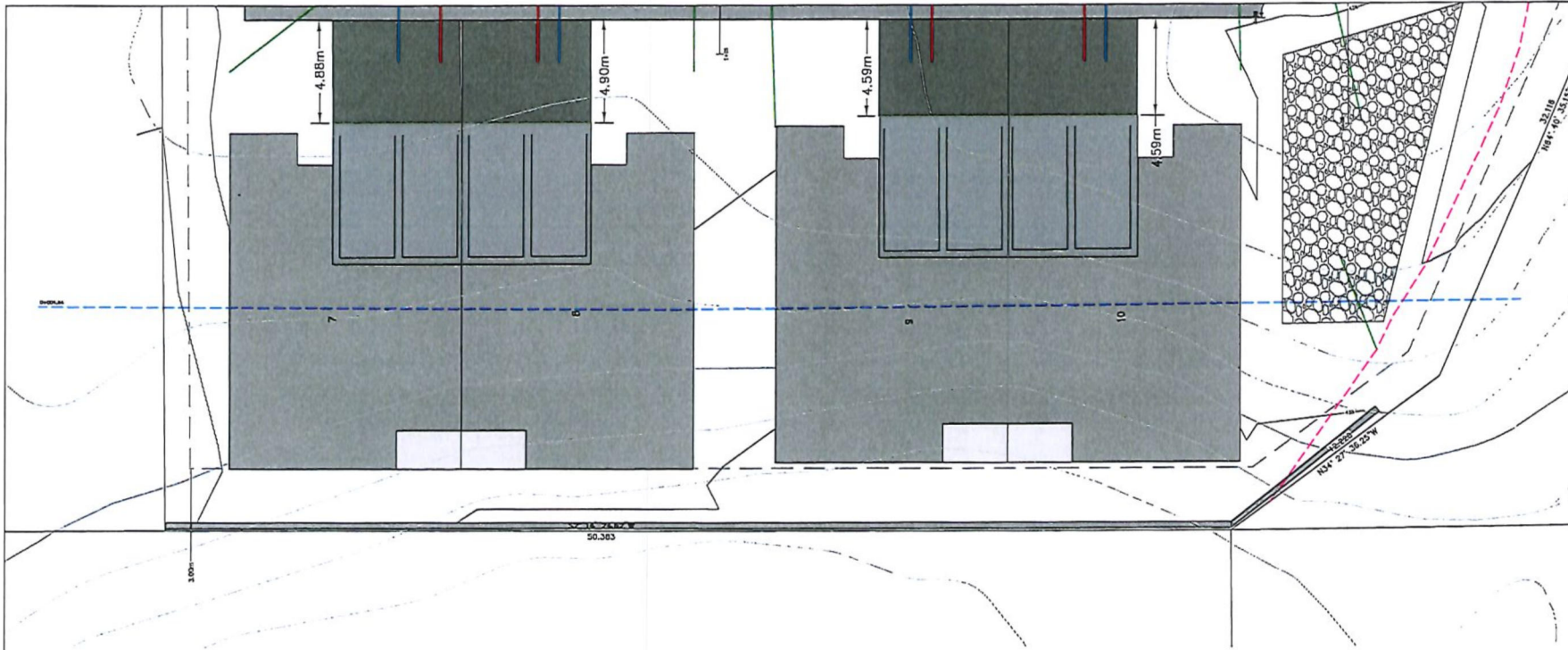
The reduction of requirements in this memorandum will allow an increased number of housing units and make the project more economically feasible. These variances do not negatively impact the property, City land, nor neighbouring properties.

We welcome your review of these proposed variance requests and look forward to addressing any questions or concerns you may have. We trust that we have presented a case that this is a reasonable variance to the applicable bylaws, which allow for an efficient use of this site.

Sincerely,



Jason Wickner, P.Eng.
Franklin Engineering Ltd.



LEGEND

UTILITIES

- ⊖ HIGH/ULTRASONIC POLE
- ⊖ METAL/ULTRASONIC POLE CAP END
- ⊖ TELEPHONE POLE
- ⊖ GAS POLE
- ⊖ WATER POLE CAP END
- ⊖ POLE TOP ABOVE GROUND
- ⊖ END
- SLEEPY WARRAGE
- STEAM WARRAGE
- GAS WARRAGE
- FIVE POINT
- GATE VALVE
- SLEEPY SINK
- STEAM SINK
- FIVE INCH
- WATER MAIN
- GAS
- LIQUID/ULTRASONIC TELEPHONE POLE
- FIVE
- TELEPHONE/ULTRASONIC

OTHER

- SLEEPY WARRAGE
- STEAM WARRAGE
- GATE VALVE
- FIVE POINT
- STEAM SINK
- WATER MAIN
- FIVE INCH TELEPHONE
- END CAP
- WHEEL CHAIR RAMP
- SLEEPY LITDOWN
- SIDE WALK

NOTES:

- 1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
- 2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY OWNERS AS REQUIRED.
- 3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH DISTRICT OF SHERBROOKE ZONING REGULATIONS.

NO.	DATE	DESCRIPTION	BY	APP'D

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP'D

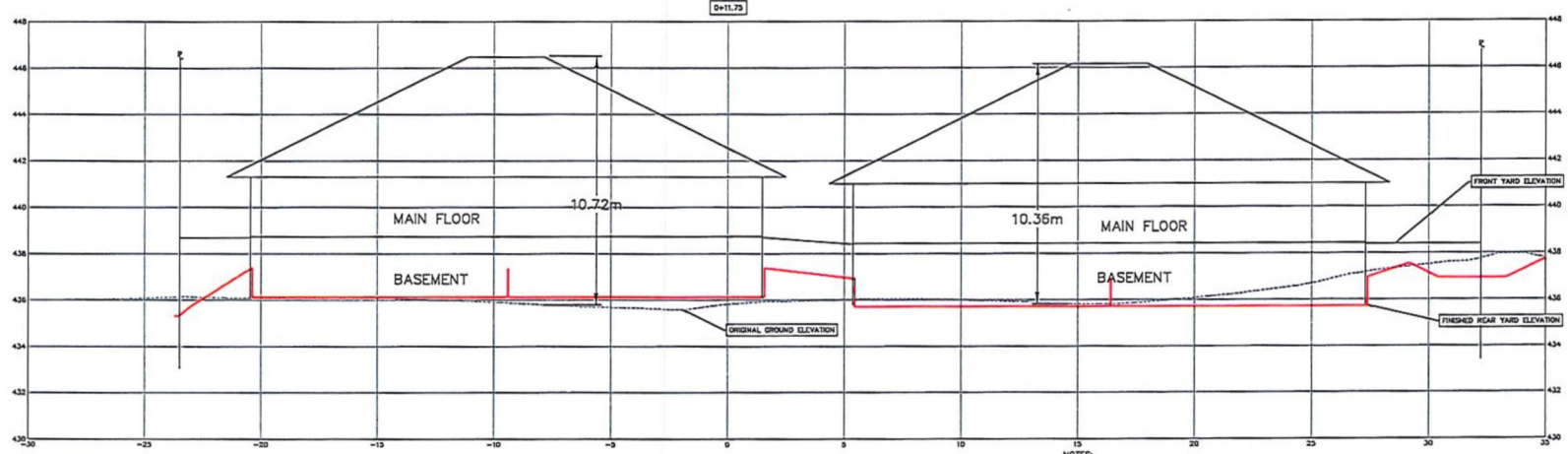
P.L.S. JASON WICKNER
 SCALES 1:100

FRANKLIN ENGINEERING LTD.
 250.832.8300 • www.franklinengineering.ca
 231 20TH ST NE

CREEKSIDE ESTATES
 BUILDING HEIGHT VARIANCE SKETCH

PROJECT No. 21-026

SHEET 1	OF 1
DWG. No. SK-01	REV. No. 0



NOTES:

1. BASED OFF CURRENT ARCHITECT PLANS "PHD 1490" & "PHD1496" AS SEEN IN DEVELOPMENT PERMIT

491-20 St NE

511

914

P17

441

OCP-MAP-RESIDENTIAL-MED-DE

341

231

OCP-MAP-PARK

201

1721

1751

1771

1801

1831

1851

1871

1891

2 AVENUE N.E.

80

1760

50

151

20

121

90

81

61

1731

18 STREET N.E.

160

1910

1911

110

1930

1931

1960

1951

70

1980

1981

1990

40

101

20 STREET N.E.

200

120

2021

2051

2081

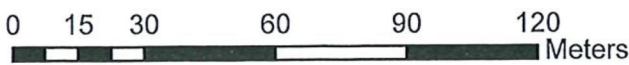
2131

2030

2070

2100

213



-  Subject Property
-  Parcels
-  Park
-  Residential - Medium Density

P18

491-20 St NE

511

510

441

R-4

341

231

1721 1751 1771

1801 1831 1851 1871

201

R-1
200

P-1

2 AVENUE N.E.

1760

80

50

20

90

151 121 81 61 31

18 STREET N.E.

160 1910 1911 1891

110 1930 1931

70 1960 1951

1980 1981

40 1990

101
R-4

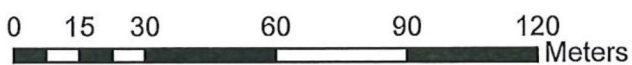
20 STREET N.E.

120 2021 2051 2081 2131

1731

2030 2070 2100 213

R-8



- Subject Property
- P-1
- R-4
- Parcels
- R-1
- R-8

Purpose

- 9.1 The purpose of the R-4 Zone is to provide for medium *density, multiple family* and small lot *single family* residential developments. New *multiple family* developments zoned R-4 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act, British Columbia Building Code*, and other applicable legislation. #289, #3740

Regulations

- 9.2 On a *parcel zoned* R-4, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-4 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 9.3 The following uses and no others are permitted in the R-4 Zone:
- .1 *assisted living housing*; #4336
 - .2 *bed and breakfast* in a *single family dwelling*, limited to two let rooms;
 - .3 *boarders*, limited to two;
 - .4 *boarding home*; #2789
 - .5 *commercial daycare facility*;
 - .6 *dining area*; #4336
 - .7 *duplexes*;
 - .8 *family childcare facility*; #3082
 - .9 *group childcare*; #3082
 - .10 *home occupation*; #2782
 - .11 *multiple family dwellings*;
 - .12 *public use*;
 - .13 *public utility*;
 - .14 *single family dwelling*;
 - .15 *triplexes*;
 - .16 *accessory use*.

Maximum Height of Principal Buildings

- 9.4 The maximum *height of a principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the *Development Permit* process, if any of the special amenity(ies) in Table 2 are provided.

Maximum Height of Accessory Buildings

- 9.5 The maximum *height of an accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 9.6 The total maximum *parcel coverage for principal and accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage for accessory buildings*. #2811

Minimum Parcel Area

- 9.7
- .1 The minimum *parcel area for a single family dwelling* shall be 300.0 square metres (3,229.3 square feet).
 - .2 The minimum *parcel area for a duplex* shall be 600.0 square metres (6,458.6 square feet).
 - .3 The minimum *parcel area for all other uses* shall be 900.0 square metres (9,687.8 square feet).

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED

P20

Minimum Parcel Width

9.8

- .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet). #3740
- .2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a *single family* lot shall be 10.0 metres (32.8 feet).
- .3 Notwithstanding Section 9.8.1, the minimum *parcel width* for a stacked *duplex* lot shall be 14.0 metres (45.9 feet).
- .4 Notwithstanding Section 9.8.1, the minimum *parcel width* for a side-by-side *duplex* lot shall be 20.0 metres (65.6 feet)).

Minimum Setback of Principal Buildings9.9 The minimum *setback* of *principal buildings* from the:

- .1 *Front parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 3.0 metres (9.8 feet)
 - all other cases shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel zoned* R-4 shall be 1.2 metres (3.9 feet) #3475
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 *Exterior side parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .5 Minimum separation between residential *buildings* on the same lot of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .6 Minimum separation between residential *buildings* on the same lot of more than one storey in height shall be 3.0 metres (9.8 feet)
- .7 Notwithstanding Sections 9.9.2 and 9.9.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet).
- .8 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

9.11

- .1 The maximum *density* shall be a total of 40 *dwelling units* or *sleeping units* per hectare (16.2 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.
- .3 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 2

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	□ 3 units per hectare(1.2 units per acre) □ 4 units per hectare(1.6 units per acre) □ 7 units per hectare(2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>welling unit</i>	□ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	□ 5 units per hectare (2.0 units per acre)

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.

P22



Property facing west



Property facing southwest



Property facing northwest

TO: Kevin Pearson, Director of Development Services
DATE: September 1, 2021
PREPARED BY: Matt Gienger, Engineering Assistant
AGENT: **Franklin Engineering Ltd.**
OWNER: **Uptown Ventures Ltd.**
SUBJECT: **DEVELOPMENT PERMIT APPLICATION NO. DP-433**
SUBDIVISION APPLICATION NO. SUB-21.09
LEGAL: Lot 14, Section 13, Township 20, Range 10, W6M KDYD, Plan KAP49803
CIVIC: **231 20 Street NE**

Further to your referral dated June 17, 2021, we provide the following servicing information.

General:

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

-
9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
 10. For the off-site improvements at the time of subdivision or building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision or building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 20 Street NE, on the subject property's eastern boundary, is designated as an Urban Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 20 Street NE is currently constructed to an Interim Urban Collector Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, LED fixture upgrades on existing street lights, fire hydrant installation, and underground hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. As 20 Street NE is designated as a Collector Road, accesses shall be designed by keeping to a minimum number. Only one (1) driveway access will be permitted onto 20 Street NE, with a maximum width of 8.0m. Owner / Developer responsible for all associated costs.
5. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access, as per Policy 3.11 and good engineering practices.
6. As per Greenway Strategy and Official Community Plan, pathway is required to be dedicated and constructed at the eastern extent of the subject parcel in accordance with Specification Drawing No. CGS-4A. The existing sidewalk installed on 20 Street NE satisfies this requirement. No upgrades required.

Water:

1. The subject property fronts a 355mm diameter Zone 2 watermain on 20 Street NE. No upgrades will be required at this time.

2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
3. Records indicate that the existing property is serviced by a 19mm service from the 355mm diameter watermain on 20 Street NE. Upgrade will be required and this existing service must be decommissioned the main. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012) for medium density residential zoning.
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Fire hydrant installation will be required on 20 Street NE. Owners consulting Engineer shall review the site to ensure placement of the fire hydrant meets the medium density residential spacing requirements of 90 meters from existing hydrant to the north on 20 Street NE.

Sanitary:

1. The subject property does not front a City of Salmon Arm sanitary sewer. Because of topography of 20 Street NE and adjacent properties, extension of the sanitary main is not required across 20 Street NE frontage. Extending a sanitary main to the southern boundary of the subject property is required to provide service for the proposed development.
2. The property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer's engineer would be responsible to design an effective solution for this sanitary connection, subject to SDSB 4163 and the approval of the City Engineer. Owner / Developer is responsible for all associated costs.

Preliminary design drawings show extension of sanitary main on 20 Street from the south. Given the topography of the area, connection to this main would likely involve pumping to a gravity service. No portion of this force main or pumped service to be within City property or ROW. All aspects of this sanitary system to be accounted for in engineer's design. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with known future downstream sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016). Owner / Developer's engineer will need to confirm the downstream sanitary main can accommodate additional capacity of the proposed development, subject to the approval of the City Engineer. Any required downstream upgrades will be at the cost of the Owner / Developer.

-
4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field will be a condition of subdivision, in accordance with building department requirements. Owner / Developer responsible for all associated costs.

Drainage:


1. The subject property does not front on an enclosed storm sewer system. Given the proximity of the ravine to the south which may be used for stormwater disposal, no construction of storm mains on 20 Street NE will be required.
2. Records indicate that the existing property is not connected to City storm infrastructure.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The ravine to the south of the subject property may be used to discharge stormwater from the development's private stormwater system, with adequate quality treatment and erosion control measures, and subject to the approval of the City Engineer. Outletting to this ravine would also require an encroachment agreement. Onsite retention will be required and discharge shall be controlled by a variable flow device which meets the 2, 5, 10, and 25 year pre development flows. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Matt Gienger
Engineering Assistant



Jenn Wilson P.Eng., LEED® AP
City Engineer



DP Submission June 10 2021
 Review June 05 2021
 Review May 26 2021

SHEET 08
 DATE April 2021
 SCALE 1:200



CREEKSIDE ESTATE
 231 20TH STREET NE
 SALMON ARM, BC

DEVELOPMENT PERMIT
 LANDSCAPE PLAN

L.O1



ERIC REYNARD
Landscape Architect

CREEKSIDE ESTATES - SALMON ARM.

10 JUNE 2021

QTY	ID	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
30	FSD	Fagus sylvatica 'Dawyki'	Dawyki European Beech	7cm cal.
SHRUBS				
10	BTS	Berberis thunbergii 'Sunsation'	Sunsation Japanese Barberry	#2 pot
53	BTG	Berberis thunbergii 'Gentry'	Royal Burgundy Japanese Barberry	#2 pot
34	CKF	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	
201	CDL	Cotoneaster dammeri 'Lowfast'	Spreading Cotoneaster	10cm pot
20	CAB	Cornus alba 'Baton Rouge'	Baton Rouge Dogwood	#2 pot
128	CSK	Cornus sericea 'Kelseyii'	Kelsey Dogwood	#2 pot
37	GLB	Genista lydia 'Bangles'	Bangles Lydia Woadwax	#1 pot
86	HSO	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	#1 pot
34	HSS	Hosta x 'Sum and Substance'	Sum and Substance Plantain Lily	#2 pot
6	HPB	Hydrangea paniculata 'Bombshell'	Bombshell Panicked Hydrangea	#2 pot
37	HYQ	Hydrangea quercifolia	Oakleaf Hydrangea	#2 pot
12	ICG	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	#2 pot
56	IVH	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	#2 pot
115	JHB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	#2 pot
96	MAQ	Mahonia aquifolium	Oregon Grape Holly	#2 pot
28	MAS	Matteuccia struthiopteris	Ostrich Fern	#1 pot
45	MSM	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#1 pot
17	PAT	Pachysandra terminalis	Pachysandra	10cm pot
11	PMP	Pinus mugo 'Pumillo'	Dwarf Mugo Pine	#2 pot
14	POM	Physocarpus opulifolius 'Mindia'	Coppertina Ninebark (R)	#2 pot
35	RML	Rhododendron 'Mandarin Lights'	Mandarin Lights Azalea	#2 pot
36	RBR	Rosa Canadian Artist 'Bill Reid'	Bill Reid Canadian Artist Rose	#2 pot
95	REC	Rosa Canadian Artist 'Emily Carr'	Emily Carr Rose	#2 pot
32	SSS	Sorbaria sorbifolia 'Sem'	False Spirea	#2 pot
75	SBG	Spiraea betulifolia 'Glo Girl'	Glo Girl Birch-Leaf Spirea	#2 pot
32	GBF	Spiraea x bulmada 'Goldflame'	Goldflame Spirea	#2 pot

No substitutions without written permission of the Landscape Architect.

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To: His Worship Mayor Harrison and Members of Council

Date: November 25, 2021

Subject: Zoning Bylaw Amendment Application No. 1226

Legal: Lot 17, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP69286
 Civic Address: 1020 17 Avenue SE
 Owner/Applicant: G. & G. Hanson

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 17, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP69286 from R1 (Single Family Residential) to R8 (Residential Suite Zone).

PROPOSAL

To rezone a single family dwelling R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) in order to permit the development of a secondary suite within the single family dwelling that is proposed.

BACKGROUND

The subject property is located in the Byersview Subdivision in the Hillcrest neighbourhood (Appendix 1 & 2). The parcel is designated Residential Low Density in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	Single Family Residence & Suite	Zoned R8
South:	Single Family Residence & Suite	Zoned R1 & R8
East:	Single Family Residence	Zoned R1
West:	Single Family Residence	Zoned R1

The subject property is approximately 761.6m² in area. A 204.9m² (2205ft²) single family dwelling is proposed. The proposed basement suite is approximately 46.5m² (501ft²). The entrance to the proposed suite is on the east side of the building. Drawings provided in support of the rezoning application are attached as Appendix 5. Parking is to be provided onsite in the proposed two car garage and driveway. The site plan shows a 3.0m wide easement along the west property line. The easement protects private sewer and storm connections for the upland property. The proposed development would not impact the easement area.

To date, there are approximately five (5) R-8 zoned properties in the subdivision and ten (10) R8-zoned properties within the greater general vicinity. Since the approval of the Byersview subdivision, staff have encouraged developers to rezone their subdivisions to permit secondary suites.

Policy 8.3.25 of the OCP provides for the consideration of secondary 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. Based on parcel area, the subject property has potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement.

COMMENTSBuilding Department

No concerns with rezoning however the plans show a kitchen on all three levels of the house.

Engineering Department

No concerns.

Fire Department

No concerns.

FortisBC

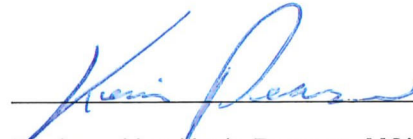
No concerns.

Planning Department

The conversion of a portion of the basement into a secondary suite is supported by the previously mentioned OCP policy and the proposed layout of the unit is compliant with zoning requirements, including an additional off-street parking space for the suite (on the proposed driveway). As per the above comments from the Building Department, staff reiterate that only one secondary suite is to be permitted. To address this, the applicant has submitted a letter of intent for the proposal (Appendix 6). Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

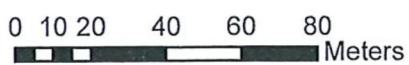


Prepared by: Evan Chorlton
Planner I



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

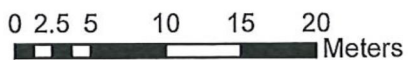
Subject Property Map



-  Subject Property
-  Parcels

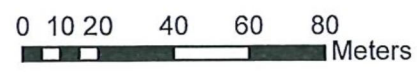
P34





10 ST. S.E.



- Subject Property
- Parcels

OCP Map



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

Zoning Map

P36

1831

1621

10 ST. SE

12 ST. SE

1840

1680

1664

1670

1681

1021

1010

1020

1040

1081

1081

1041

1081

1041

1110

1130

1150

1170

1181

1171

1161

1141

1121

1111

1121

1141

1161

1171

1181

1160

1180

1140

1120

1080

1080

1041

1061

1081

1121

1141

1161

1171

1181

1251

1280

1250

1221

1240

1220

1261

1281

17 AVE. SE

19 AVE

CLOSED ROAD

9 ST. S.E.

10 ST. S.E.

AVE. S.E.

9 ST.

980

1050

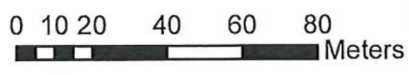
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

2081

2141

2180

2181



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

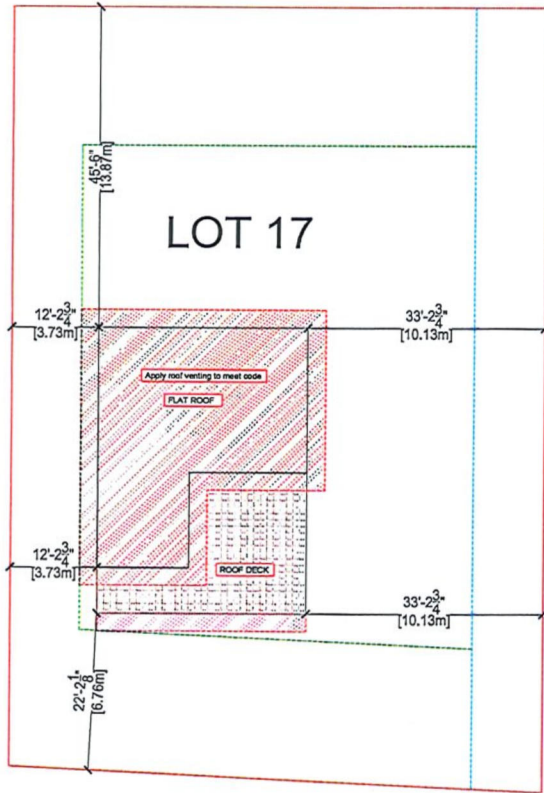
SHEET LEGEND
 A1 - SITE PLAN & NOTES
 A2 - ELEVATIONS
 A3 - MAIN FLOOR PLAN
 A4 - UPPER FLOOR PLAN
 A5 - BASEMENT PLAN
 A6 - FOUNDATION PLAN
 A7 - ROOF & DETAILS
 A8 - SECTIONS
 A9 - WINDOW/DOOR SCHEDULE

LOT SETBACKS
 FRONT - 6M
 16M LIMIT DIST. TO CENTER OF ROAD
 Back - 6M
 13.87 LIMITING DISTANCE TO REAR P.L.
 SIDE 3M
 3.73M LIMIT. DIST. ON LEFT,
 10.13 LIMIT. DIST. ON RIGHT

LOT COVERAGE:
 LOT AREA: 8193 SQ. FT.
 MAIN FLOOR AREA: 933 SQ. FT.
 2ND FLOOR AREA: 658 SQ. FT.
 DEV. BASEMENT FLOOR: 614 SQ. FT.
 SUITE AREA - 501 SQ. FT.
 TOTAL FOOTPRINT AREA: 1193 SQ. FT.
 RATIO: 14.7%
 ALLOWABLE: 45.0%

SITE PLAN

NOTE: GEOMATIC/SURVEY/GRADES REQ'D



GENERAL NOTES

- ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER CODES, ZONING, AND BYLAWS THAT MAY APPLY.
- THE CONTRACTOR AND ALL SUB-TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT AND DISCREPANCIES THAT AFFECT DESIGN TO WOOD CREEK IMMEDIATELY
- ALL FRAMING MATERIAL TO BE S.P.F. #2 OR BETTER WITH THE EXCEPTION OF WALL STUDS
- CONCRETE FOOTINGS AND WALLS TO BE A MINIMUM 28MPA @28 DAYS. FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
- ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
- DAMP PROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
- 6 MIL. ULTRAVIOLET RESISTANT POLY VAPOUR BARRIER ON A.) 4" OF GRANULAR COMPACTABLE FILL UNDER EXTERIOR OR GARAGE SLABS, OR B.) 4" OF 2" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS.
- ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS.
- GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
- ALL TRUSSES I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION.
- CONTRACTOR TO VERIFY ALL PROPERTY AND FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
- ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF. MINIMUM 25% TO BE LOCATED AT SOFFIT.
- DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING.
- ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
- RAIN WATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE.
- ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF THE HOME OWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
- APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
- REFER TO LAOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER, AND ROOF TRUSS MANUFACTURER FOR BEAM, POST, FOOTING LOCATIONS AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON WOOD CREEK PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING, OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED.
 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY

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REVISIONS

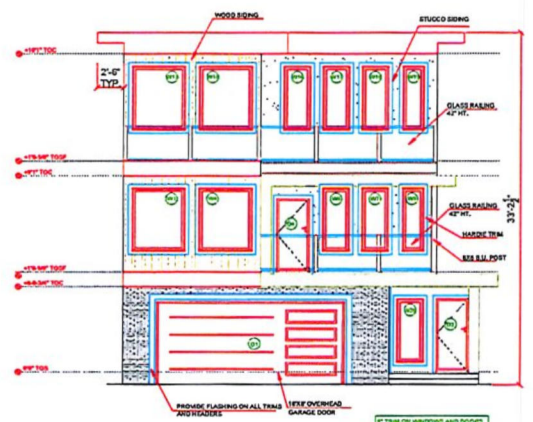


CIVIC ADDRESS
 1020 - 17 AVE SE

PROJECT NO.
 CUSTOMER
 HANSON

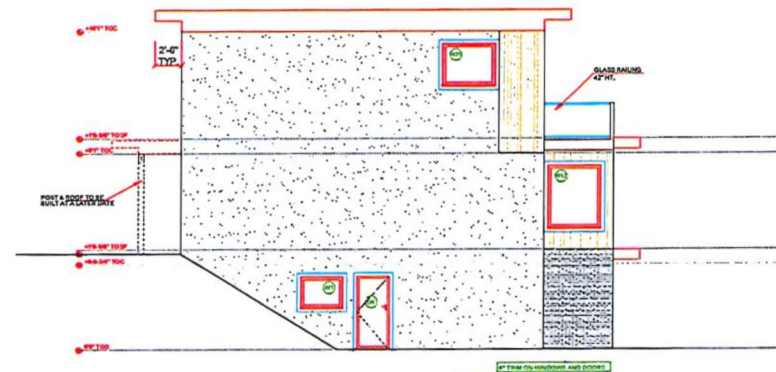
SITE PLAN & GENERAL NOTES

DATE NOV. 1/21
 SCALE 3/32"=1'
 DRAWN PC
 CHECKED XX
 SHEET NUMBER
A-1



GLAZING CALCULATIONS	NO GLAZING LIMITS
WALL AREA (EKF)	
WINDOW AREA	
RATIO	
ALLOWABLE	100%
LIMITING DISTANCE	15m (to center of road)

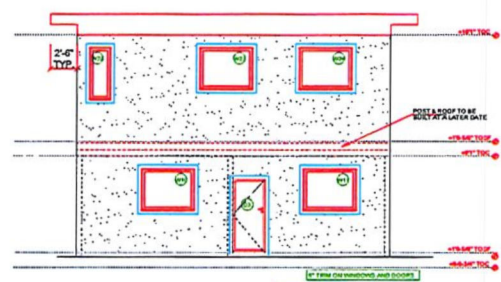
FRONT ELEVATION



GLAZING CALCULATIONS	NO GLAZING LIMITS
WALL AREA (EKF)	188.54 (26.81 sqm)
WINDOW AREA	82.75 (11.21 sqm)
RATIO	7.6%
ALLOWABLE	10.2%
LIMITING DISTANCE	1.75m (to ground level)

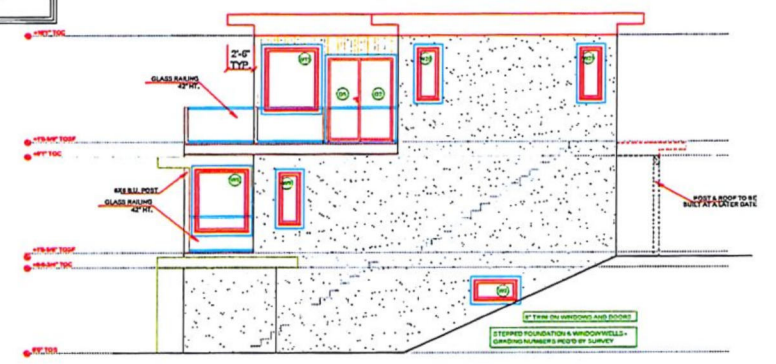
LEFT ELEVATION

CONSTRUCTION OPTIONS
NO H.R.V. INSTALLED
NO SPRINKLER SYSTEM
CONC. FOUNDATION &
FRAMED WALLS



GLAZING CALCULATIONS	NO GLAZING LIMITS
WALL AREA (EKF)	
WINDOW AREA	
RATIO	
ALLOWABLE	100%
LIMITING DISTANCE	15.27m (to center of road)

REAR ELEVATION



GLAZING CALCULATIONS	NO GLAZING LIMITS
WALL AREA (EKF)	
WINDOW AREA	
RATIO	
ALLOWABLE	100%
LIMITING DISTANCE	10.15m (to center of road)

RIGHT ELEVATION

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAW. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY.

NO.	DATE	DESCRIPTION
1	JUN 2011	ISSUE FOR PERMITS
2	JUN 2011	POWER EXPANSION SECTION
3	JUN 2011	PLAN CHECK REVISIONS

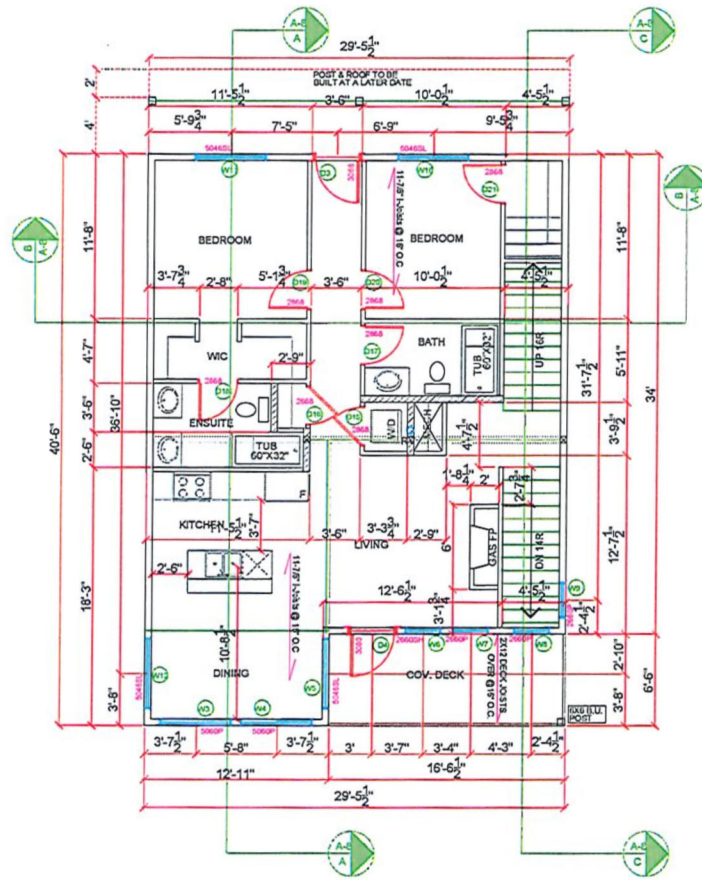


CIVIC ADDRESS
1020 - 17 AVE SE

PROJECT NO.
DRAWN BY HANSON
BEST TITLE
ELEVATIONS

DATE: NOV. 1/21
SCALE: 1/4"=1'-0"
DRAWN BY: PC
CHECKED BY: JZ
SHEET NUMBER: A-2

WALL TYPES	
BASEMENT WALL (TYP.)	
1" AIR SPACE 2x6 FRAMED WALL R20 INSULATION 5/8" POLY 7" TYPE X DRYWALL	
FIRE SEPARATION WALL(SUITE) [W3c]	
7" DRYWALL 2x4 FRAME WALL SAFE AND SOUND INSULATION FIRE RESISTANT METAL CHANNEL (SOUND BAR) @ 16" O.C. 7" TYPE X DRYWALL (45 MINUTE FIRE RATING)	
INTERIOR WALL (SOUND) [W3c]	
7" DRYWALL 2x4 FRAME WALL SAFE AND SOUND INSULATION FIRE RESISTANT METAL CHANNEL (SOUND BAR) @ 16" O.C. 7" TYPE X DRYWALL (45 MINUTE FIRE RATING)	
INTERIOR WALL (TYP.) [W1e]	
7" DRYWALL 2x4 FRAME WALL FOR PLUMB OR LOAD BEARING 7" TYPE X DRYWALL (30 MINUTE FIRE RATING)	
EXTERIOR WALL (TYP.) [EW1b]	
SIDING 7" GIBB BUILDING PAPER 2x6 FRAME WALL R20 BATT INS. 5/8" POLY 7" TYPE X DRYWALL (45 MINUTE FIRE RATING)	
ALL WALLS FRAMED AT 16" O.C. UNLESS OTHERWISE NOTED	



MID-LEVEL FLOOR PLAN

933 SQ. FT.
9' Ceilings

WINDOW/DOOR LEGEND
 PICTURE - P
 AWNING - A
 HORIZONTAL SLIDER - SL
 SINGLE HUNG - SH

	SAFE & SOUND INSULATION
	PLUMB WALL
	L.B. WALL

FLOOR NOTES

- FRAMED EXTERIOR WALLS DO NOT INCLUDE EXTERIOR SHEATHING.
- ALL DIMENSIONS SHOWN ARE TO FRAMING AND DO NOT INCLUDE DRYWALL OR OTHER FINISHES
- ALL HEADERS TO BE 3-2X10 IN 2X6 WALLS AND 2-2X10 IN 2X4 WALLS UNLESS NOTED OTHERWISE
- ALL DOORS AND WINDOWS FRAMED 4-1/2" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE
- ALL DOOR SLABS TO MEASURE 80" IN HEIGHT UNLESS OTHERWISE NOTED
- INDIVIDUAL ROOM AREAS ARE CALCULATED FROM INSIDE OF FRAMING WHEREAS THE OVERALL FLOOR AREA IS CALCULATED TO OUTSIDE EXTERIOR WALLS

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BY-LAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED.
 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY

NO.	DATE	DESCRIPTION
1	08/07/2018	ISSUE FOR PERMITS
2	08/20/2018	ISSUE FOR PERMITS
3	09/11/2018	CLIENT CHANGE
4	09/18/2018	ISSUE FOR PERMITS
5	09/27/2018	ISSUE FOR PERMITS
6	10/01/2018	ISSUE FOR PERMITS
7	10/01/2018	ISSUE FOR PERMITS
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39	10/01/2018	ISSUE FOR PERMITS
40	10/01/2018	ISSUE FOR PERMITS



CIVIC ADDRESS
1020 - 17 AVE SE

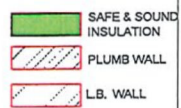
PROJECT NO:
CUSTOMER: HANSON
SHEET TITLE: MAIN FLOOR PLAN

DATE: NOV. 1/21
SCALE: 1/4"=1'-0"
DRAWN: PC
CHECKED: XX
SHEET NUMBER: A-3

CEILING TYPES	DESCRIPTION	STC RATING
7" PLYWOOD SUSP.FLOOR ENG JOISTS FIRE RESISTANT METAL CHANNEL (SOUND BAR) @ 16" O.C. 1.5" MIN. ABSORBATIVE MATERIAL (ROCKW.) 7" TYPE X DRYWALL (45 MINUTE FIRE RATING)	SUITE CEILING [F8c]	STC 48
7" PLYWOOD SUSP.FLOOR ENG JOISTS 7" DRYWALL (30 MINUTE FIRE RATING)	STANDARD CEILING [F3a]	
7" PLYWOOD SUSP.FLOOR ENG JOISTS 2" SPRAY FOAM R23 BATT 7" DRYWALL (30 MINUTE FIRE RATING)	ROOM ABOVE GARAGE CEILING [F3b]	STC 31

APPENDIX 5

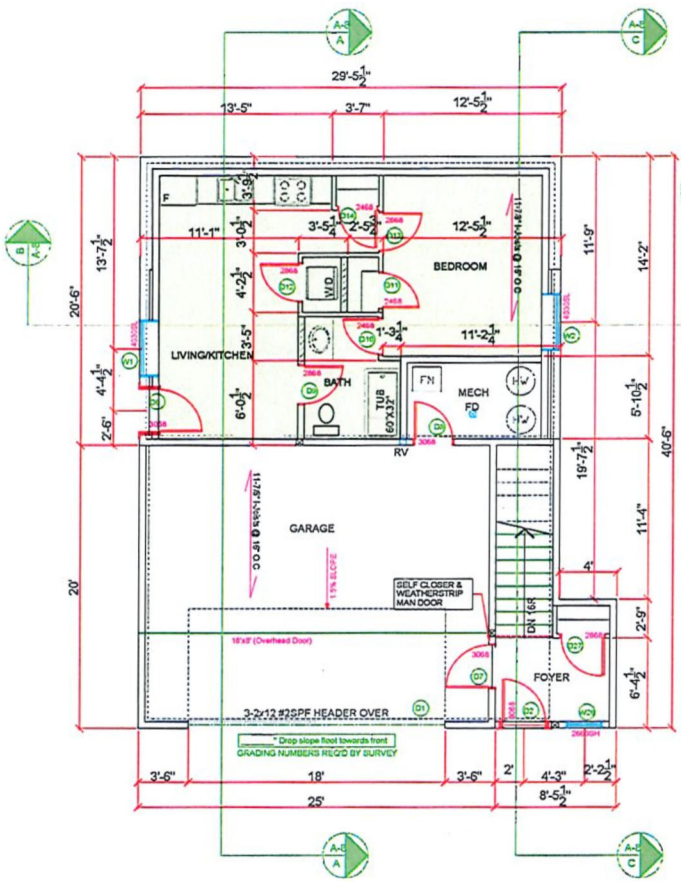
WINDOW/DOOR LEGEND
PICTURE - P
AWNING - A
HORIZONTAL SLIDER - SL
SINGLE HUNG - SH



- FLOOR NOTES**
1. FRAMED EXTERIOR WALLS INCLUDE EXTERIOR SHEATHING.
 2. ALL DIMENSIONS SHOWN ARE TO FRAMING AND DO NOT INCLUDE DRYWALL OR OTHER FINISHES
 3. ALL HEADERS TO BE 3-2X10 IN 2X6 WALLS AND 2-2X10 IN 2X4 WALLS UNLESS NOTED OTHERWISE
 4. ALL DOORS AND WINDOWS FRAMED 4-1/2" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE
 5. ALL DOOR SLABS TO MEASURE 80" IN HEIGHT UNLESS OTHERWISE NOTED
 6. INDIVIDUAL ROOM AREAS ARE CALCULATED FROM INSIDE OF FRAMING WHEREAS THE OVERALL FLOOR AREA IS CALCULATED TO OUTSIDE EXTERIOR WALLS

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND IT IS THE DESIGNER'S RESPONSIBILITY TO VERIFY FOUNDATION AND FOOTINGS TO BE NOTIFIED TO BUT LOCAL CODES CONDITIONS AS REQUIRED. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS ISSUED BY THE COMPANY.

REVISIONS	
NO	DESCRIPTION



ELEC MECH

SAFE AND SOUND NOTE
SOUND BAR REQ'D ON SUITE SIDE FIREWALL AS WELL AS FUTURE SUITE CEILING

FIRE SEPARATION NOTE
45 MINUTE FIRE SEPARATION MINIMUM BETWEEN SUITE AND FINISHED BASEMENT

VENTILATION NOTE
PROVIDE EXHAUST FAN AND FURNACE FAN TO PROVIDE CONTINUOUS VENTILATION

LOWER-LEVEL FLOOR PLAN
614 SQ. FT.
SUITE AREA - 501 SQ. FT.
8' Ceilings

Wood Creek Construction Ltd.
Building with Confidence

CIVIC ADDRESS
1020 - 17 AVE SE

PROJECT NO
CUSTOMER
HANSON

SHEET TITLE
BASEMENT PLAN

DATE
NOV, 12/11

SCALE
1/4" = 1'

DRAWN BY
PC

CHECKED BY
XX

SHEET NUMBER
A-5

November 24, 2021

Hello Evan.

I would like to respond to your inquiry about a single family dwelling at 1020-17th Ave., SE in Salmon Arm BC.

Our intent is to have a single-family dwelling on the main and third floor.

When I lived in Salmon Arm during the early 1980s I used to drive to the top 10th st. and soak in the beautiful view at the very top of the hill.

Even after I was married I used to take my family and show my wife and kids the beautiful view from up there. When the properties became available I was able to get the last lot that was for sale! It ended up being a very beautiful view of the lake ONLY if there was a third story. Therefore, we incorporated the third floor for my wife and I to enjoy the view and have morning Coffee. There will be no stove at all on the third-floor, only a sitting area.

We will live on the main floor of course, but similar to our home in Langley, we would go upstairs to our master bedroom.

In other words our intent is to have a single family dwelling with a rental suite on on the basement floor.

Hopefully this explains everything.

Sincerely,

Graham & Gertrude Hanson .