



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, May 1, 2023
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

GoTo Meeting Link: <https://meet.goto.com/877601757>
Phone Access: Access Code: 877-601-757 / Canada: +1 (647) 497-9373

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 – 20	1.	Development Permit Application No. DP-450 [Dhaliwal Investments Ltd./Kandola Investments Ltd./Vic Van Isle Construction 2020 Ltd.; 1160 10 Avenue SW; Commercial City Centre]
21 – 36	2.	Development Permit Application No. DP-448 [Wonderland Investment Inc.; 50 30 Street NE; Multi-Family Residential]
37 – 60	3.	Development Variance Permit Application No. VP-578 [Lepp, L. & T.; 1091 60 Street NW; Servicing requirements]
	6.	FOR INFORMATION
	7.	ADJOURNMENT

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: April 24, 2023

SUBJECT: Development Permit Application No. DP-450 (Commercial City Center)
 Legal: Lot 7, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except
 Plans KAP76141 and KAP76862
 Civic: 1160 10 Avenue SW
 Owner: Dhaliwal Investments Ltd. And Kandola Investments Ltd.
 Applicant: Vic Van Isle Construction 2020 Ltd.

STAFF RECOMMENDATION

THAT: Development Permit No. 450 be authorized for issuance for that part of Lot 7, Section 10, Township 20, Range 10, W6M, KDYD, Plan 3991 Except Plans KAP76141 and KAP76862 (1160 10 Avenue SW) in accordance with the drawings dated February 16, 2023 and attached to this memorandum (Appendix 7);

AND THAT: Issuance of Development Permit No. 450 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

PROPOSAL

This application is to permit the development of an addition for storage to an existing commercial building.

BACKGROUND

The subject parcel is located at 1160 10 Avenue SW (Appendix 1 and 2) and contains the existing City Furniture building. The approximate 3,586 square metre parcel is currently vacant. The parcel is designated as Commercial City Center land in the Official Community Plan (OCP) Bylaw and zoned C-3 Service Commercial in the Zoning Bylaw (Appendix 3 and 4). Site photos are attached as Appendix 5.

The applicant has provided a letter of rationale attached as Appendix 6. This application is to permit the development of an addition for storage to the existing commercial building, as shown in the proposed Development Permit drawings attached as Appendix 7. The use is permitted in the C-3 zone. The existing building was developed through the DP process (DP-284) in 2004.

COMMENTS

Building Department

No concerns. Part 9 building involves registered professionals as per BCBC.

Engineering Department

No concerns. Cash in lieu for upgrades to the property's frontage related to the City's storm water system are required. Requirements of SDS Bylaw 4163 are to be met as per Appendix 8.

Design Review Panel

The application was referred to and supported by the Design Review Panel (Appendix 9).

P2

Planning Department

The proposed development is subject to the guidelines of the "City Center Commercial Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, façade design, landscape design, as well as access, circulation and parking area guidelines.

Siting and Building

The applicant is proposing an addition to an existing commercial use development. The proposed building addition as illustrated would have a footprint of approximately 660 square metres and is 7.3 metres in height (the maximum height permitted in the C-3 Zone is 10 metres).

The addition is set over the south portion of the parcel, separated from the street frontage by the existing building. The design of the addition aligns with the existing building and is a functional style to accommodate commercial loading and accessory storage use. Aligned with OCP guidelines the building addition presents a varied facade and along with the existing building creates a varied roofline providing some visual interest.

Façade Design

Architectural details such as cladding are reasonably unified on all elevations. The entrance feature is functional and creates an easily identifiable and protected access point. The variety in colour choices on the addition creates some visual interest and helps to break up what would otherwise be blank walls.

Landscape Design

The landscape plan has been completed in alignment with OCP guidelines. The landscape plan prescribes perimeter plantings along the west, south and east parcel lines adjacent the proposed addition, reducing the impact of the structure. Existing vegetation on the parcel is to be maintained.

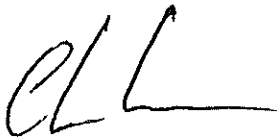
Access, Circulation and Parking Area

Vehicle access proposed is via the existing access route. The existing parking area on the parcel is to be maintained. The proposed building addition defines and enhances the loading area of the existing building, separating the commercial loading function from the adjacent residential use.

The Zoning Bylaw further specifies surfacing, grading and drainage requirements for offstreet parking.

CONCLUSION

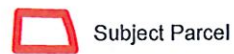
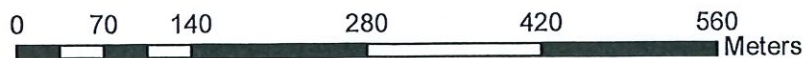
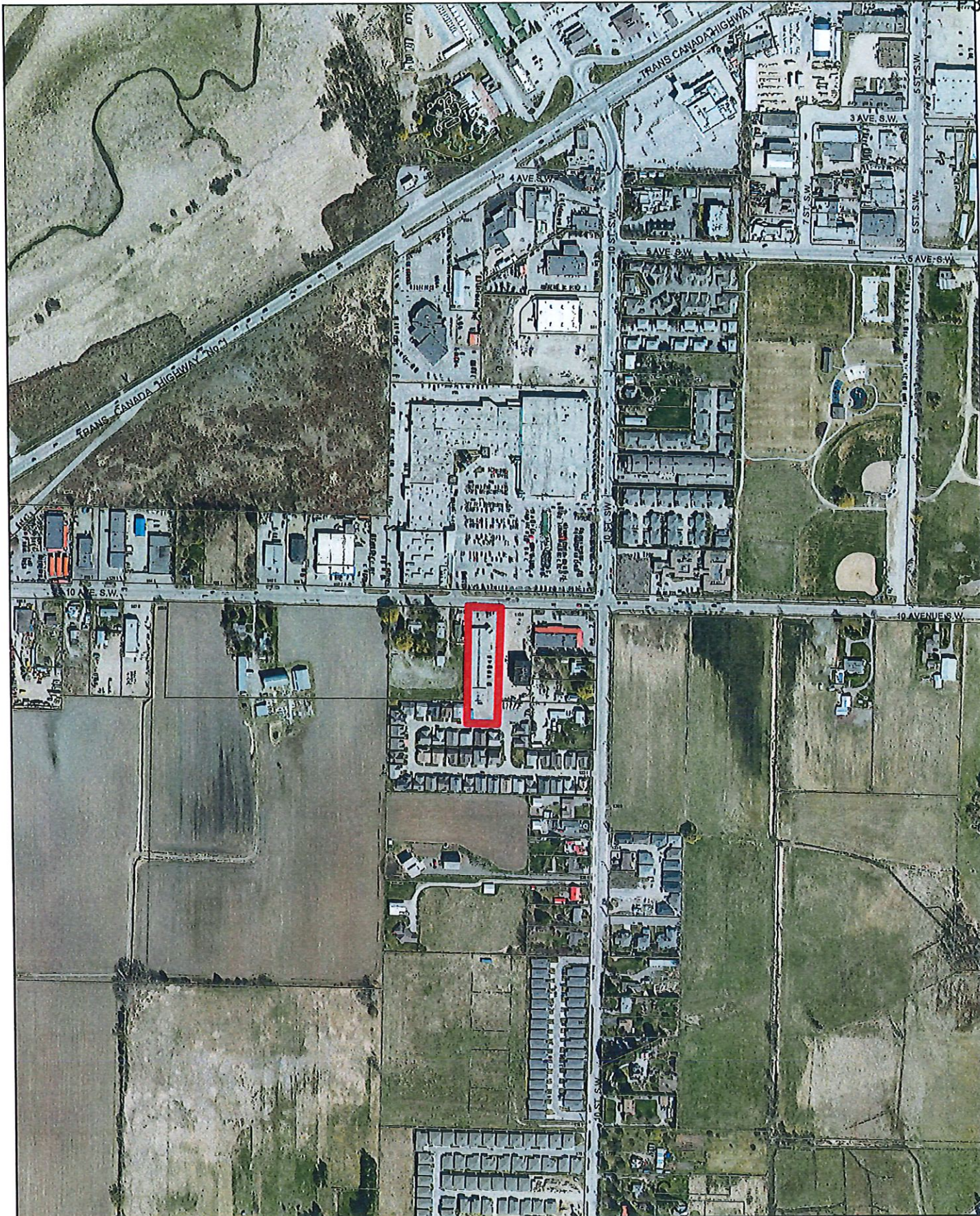
The applicant is applying for a Development Permit to support a commercial development in the form of an addition to an existing building. The proposal aligns with the Development Permit Area guidelines as described in the OCP and is supported by staff.

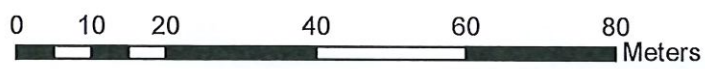
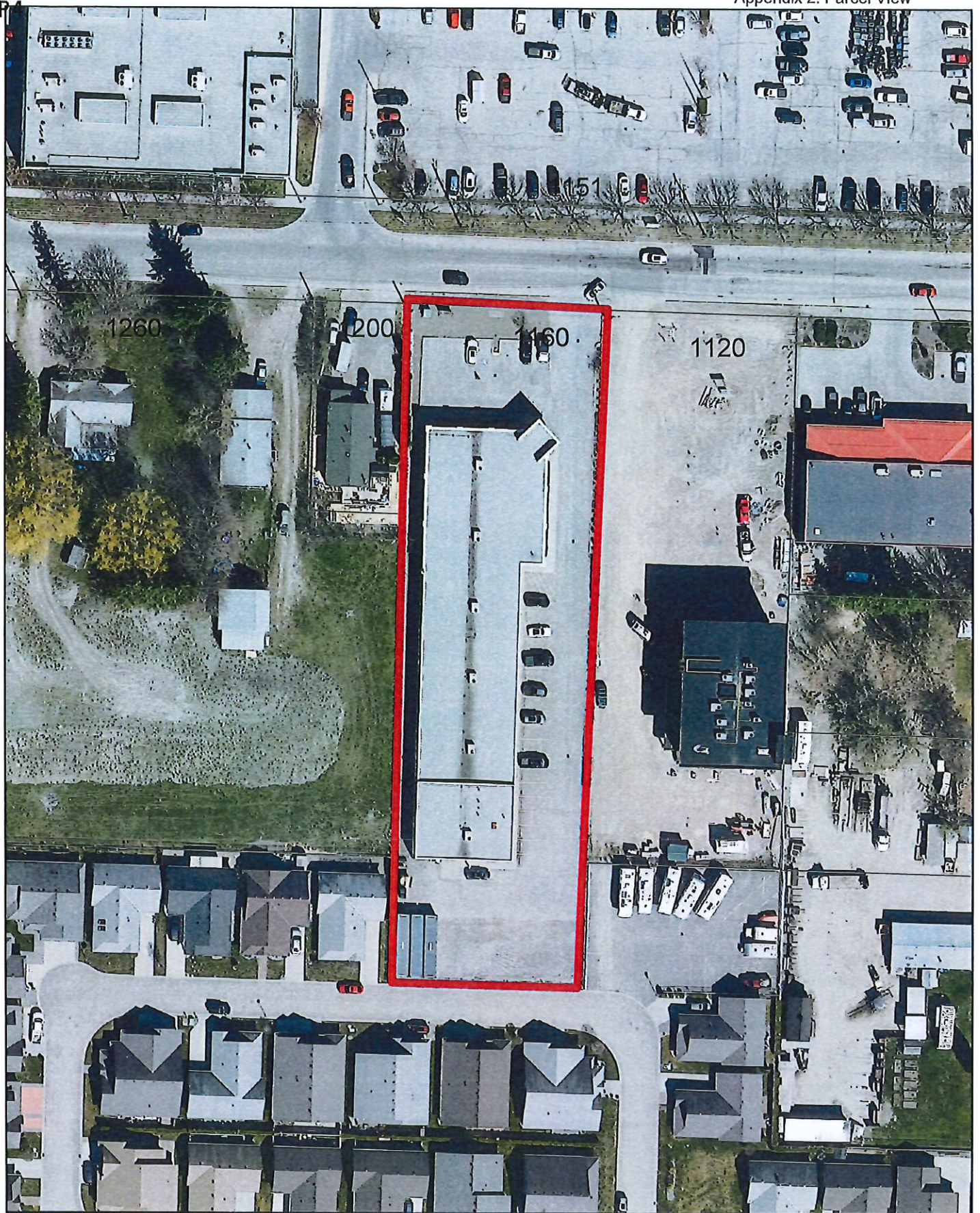



Prepared by: Chris Larson, MCIP, RPP
Senior Planner

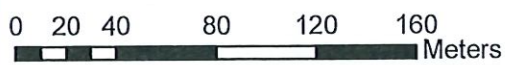
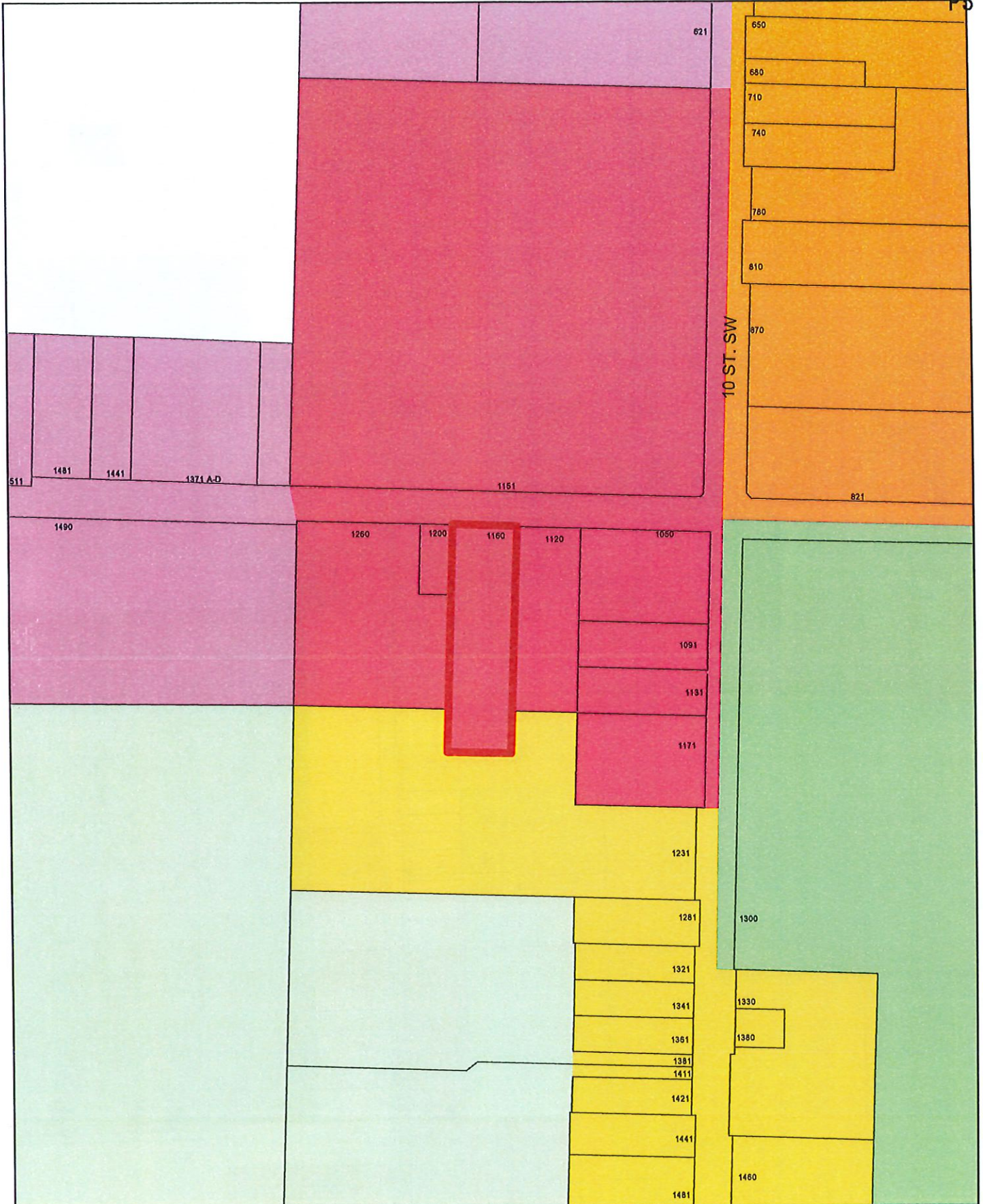








Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services

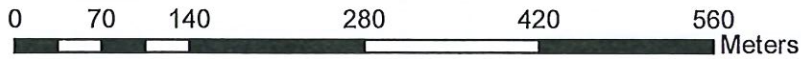
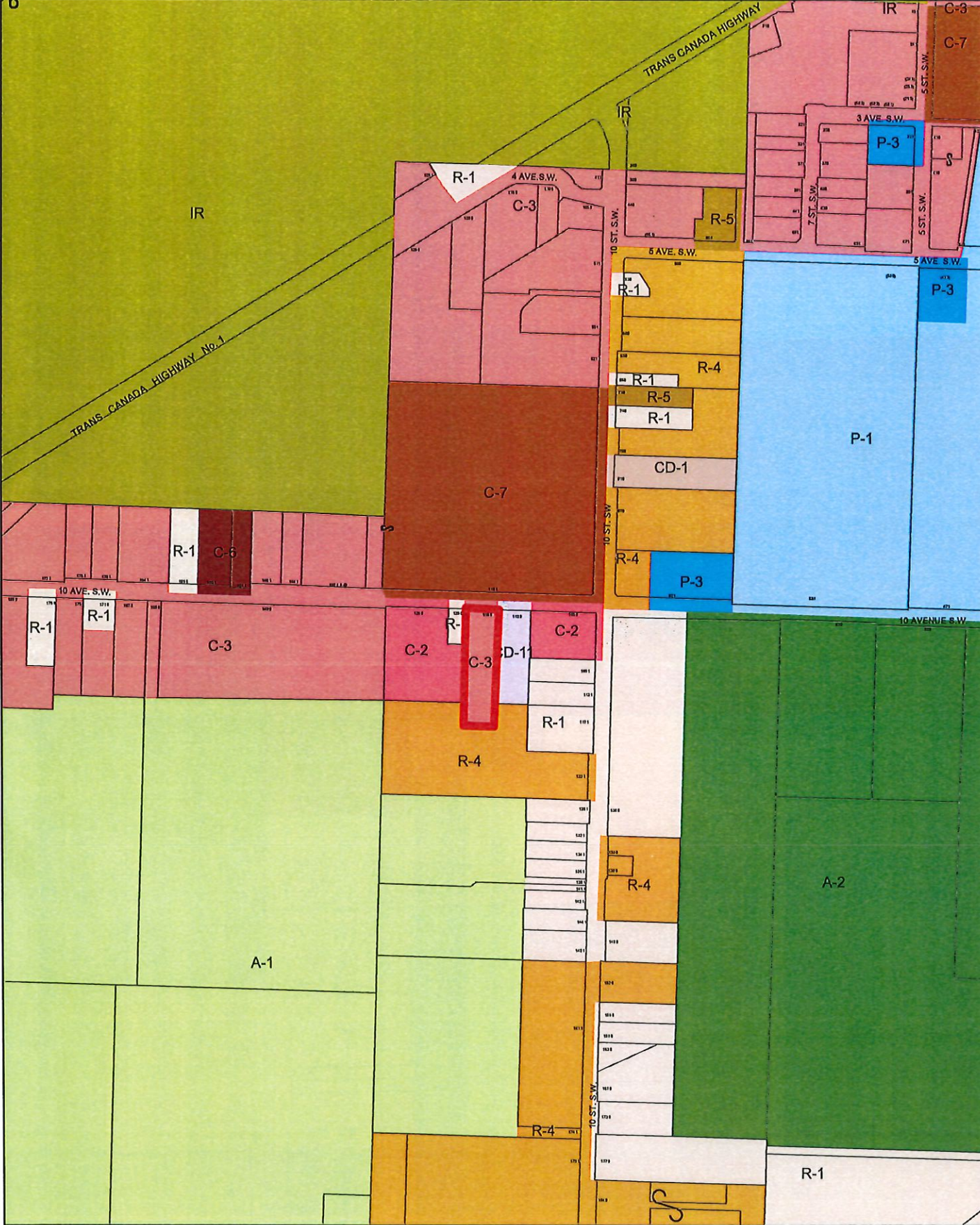





 Subject Parcel



- | | |
|--|--|
|  Acreage Reserve |  Commercial - Highway Service |
|  Salmon Valley Agriculture |  Commercial - City Centre |
|  Residential - High Density |  Residential - Medium Density |



 Subject Parcel



View of subject property southeast from 10 Avenue SW.



View of subject property southwest from 10 Avenue SW.



architecture • planning • design
 brian o. nelson architect aibc
 (250) 564 - 9993 bonarch@shaw.ca

**LETTER of INTENT – WAREHOUSE ADDITION TO EXISTING CITY FURNITURE BUILDING
 1160 10th Ave. S.W., SALMON ARM BC, V1E G2G**

OVERVIEW :

The new Warehouse abuts the existing building on the south extent of the existing warehouse.

The property is zoned C3 and is bounded by C2 on the west and CD11 on the east. The southern end of the property abuts 10th Street SW which is a loop road that provides access to the 10th Street SW Residential Subdivision.

The C2 and CD11 properties to the west and east are undeveloped raw land. There is an R1 developed property at the North West adjacent to the existing City Furniture Building on 10th Ave. SW.

At the South East corner of the property is an empty residential lot that currently accommodates the storage of Recreational Vehicles. At the South West corner is an existing SFD home.

The new warehouse addition is an opaque precast concrete building that features horizontal cast-in reveals that articulate 4' tall horizontal bands in the walls which will be painted in pale earth-tones on the 3 bands in the middle of the walls. The lowest band will be 8' tall in natural cast concrete as will the top horizontal band.

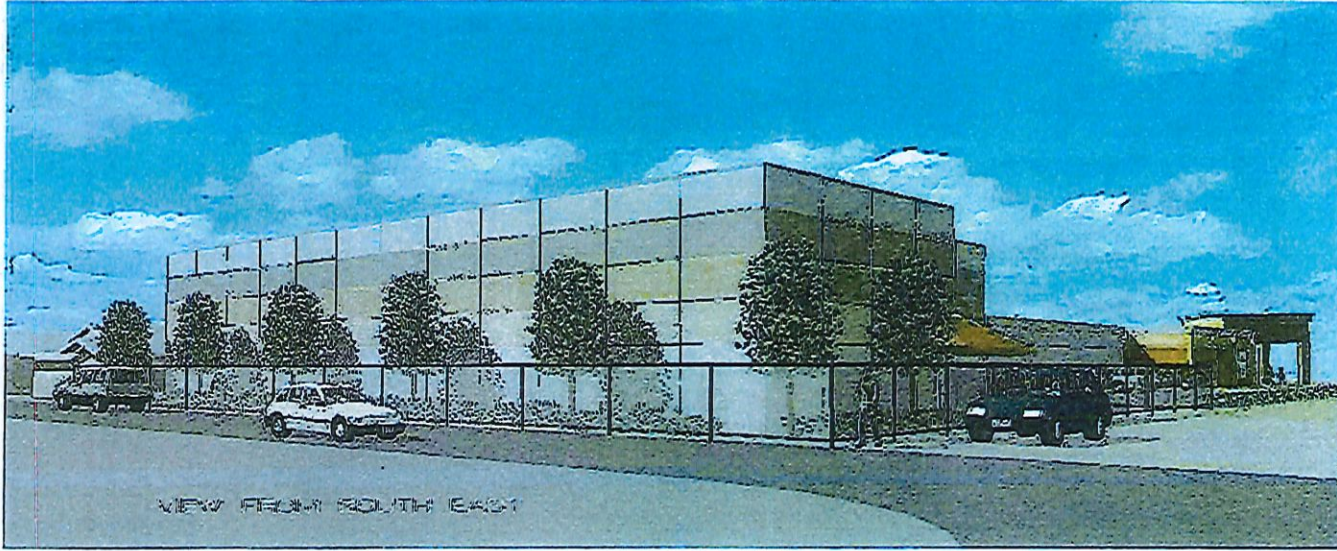
The intention of the banding is to provide a natural grey concrete backdrop for an allee' of trees on the south setback area and to provide a neutral horizontal band at the top of the building which cuts the blue sky dome.

The allee' of trees will cast filigreed shadows onto the lowest natural grey band of the south wall. The 3 coloured bands reflect the horizontal banding of coloured materials on the existing City Furniture Building.

The existing linear bed or shrubs on the east property boundary will remain.

The existing 6' chain link fence on the west property line will be extended around the new addition and across the north face of the addition to secure the entrances and refuse containers.

A 6' wide awning will be installed over the entrances and overhead doors of the addition.



VIEW FROM SOUTH EAST

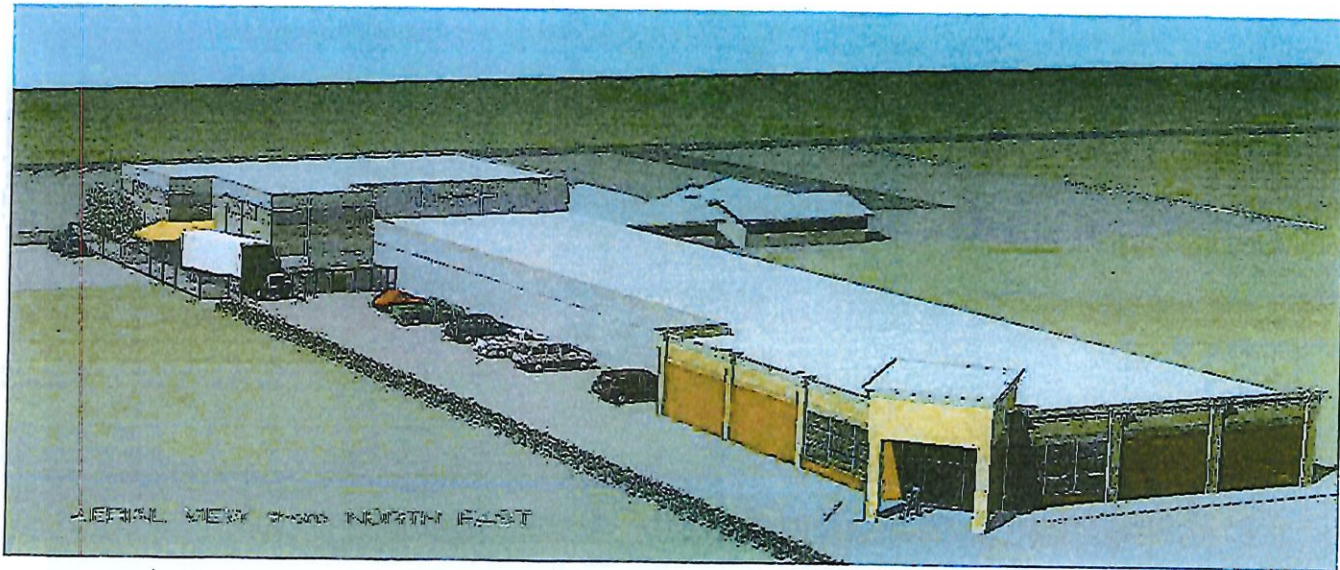


VIEW FROM SOUTH WEST

2. ISSUED FOR DP 03/25/23
 1. PLAN REVISION 01/25/23
 NO. REVISION - DATE



WAREHOUSE ADDITION FOR CITY FURNITURE	
1800 12th Ave. SW Edmonton, Alberta T6A 4K2	
VIEW FROM SOUTH EAST VIEW FROM SOUTH WEST	
<small> North arrow. The north is indicated by a line in the upper right corner. The scale and drawing are the property of the client. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. </small>	
DRAWN SON CHECKED SON BC DATE FEB 15/23 C-2023 SON SCALE AS 4	



AERIAL VIEW FROM NORTH EAST



VIEW FROM 100th AVENUE ENTRANCE

2. ISSUED FOR DP 02/25/23
 1. PLAN REVISION 09/26/23
 NO. REVISION DATE

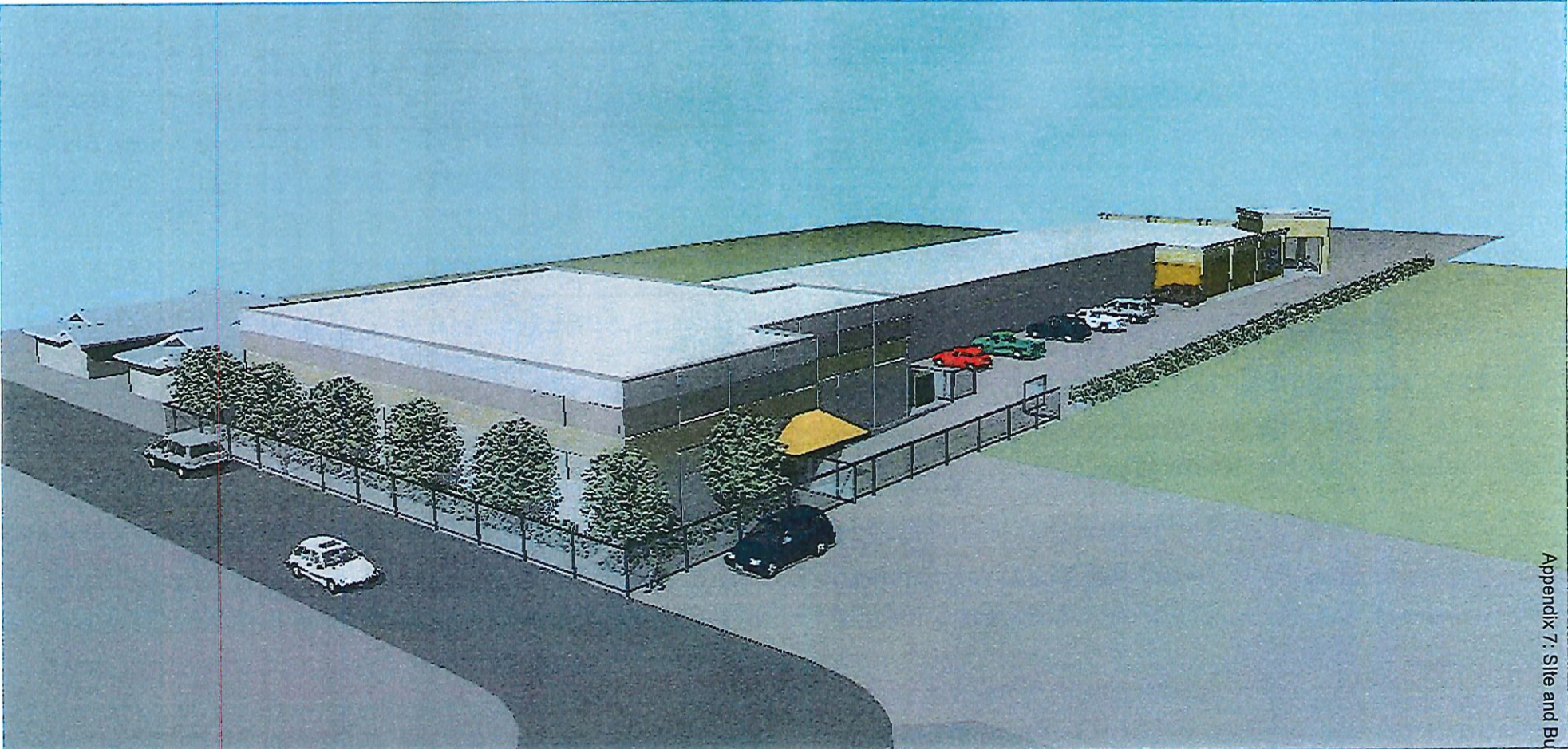


WAREHOUSE ADDITION
 FOR
 CITY FURNITURE
 1850 10th Ave SW, Salem Ariz 85075
 AERIAL VIEW FROM NE
 VIEW FROM ENTRANCE

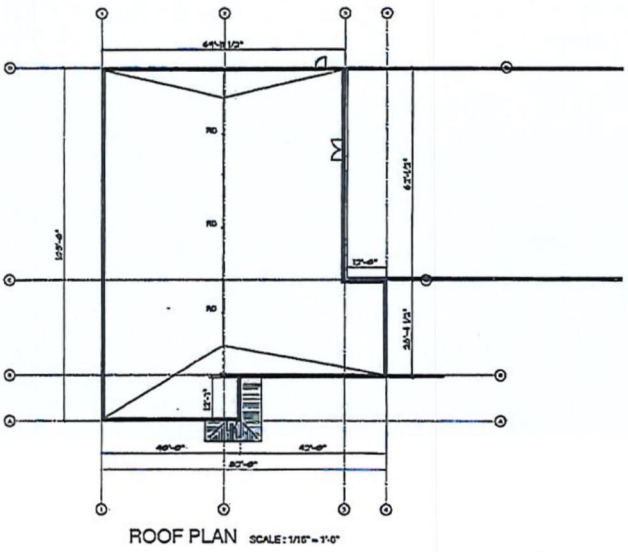
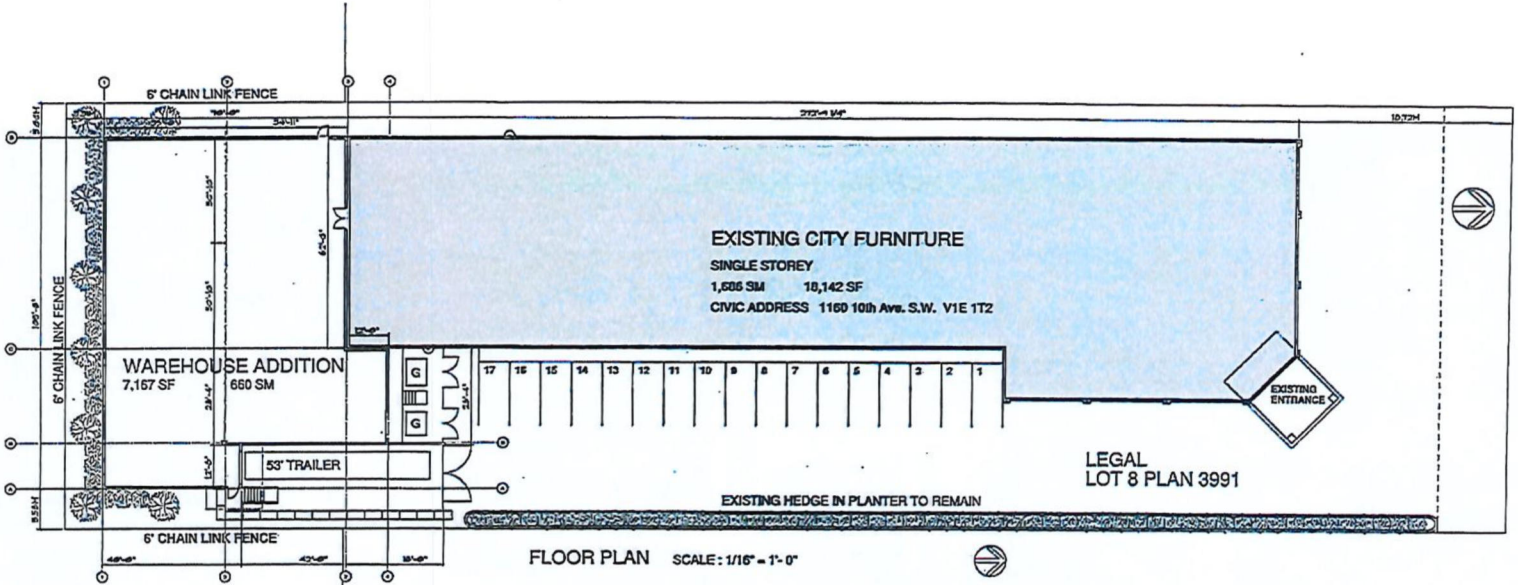
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DRAWN BY: BON
 CHECKED BY: BON
 DATE: FEB 15/23
 SCALE: AS SHOWN





Appendix 7: Site and Building Plans



2. ISSUED FOR O.P.	02/05/23
1. PLAN REVISION	01/06/23
NO. REVISION	DATE



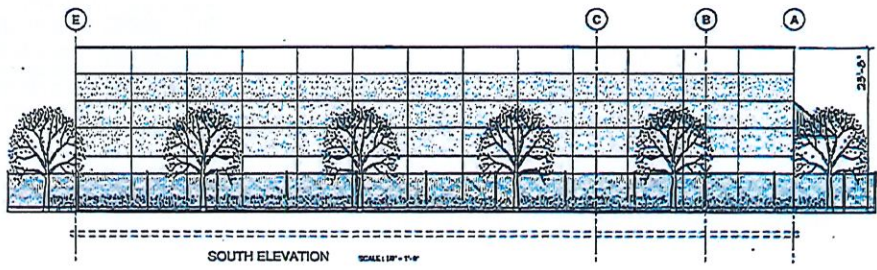
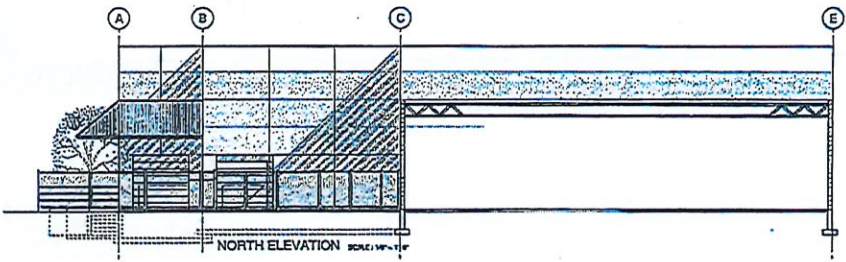
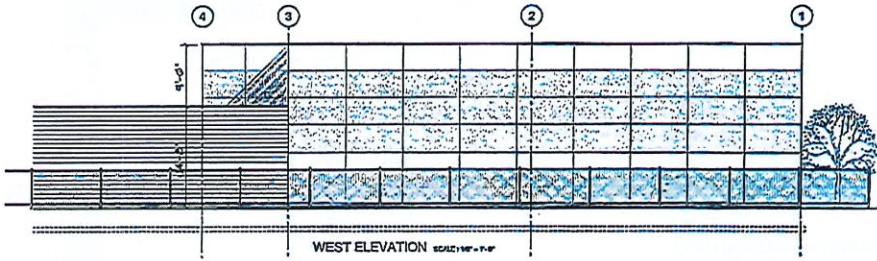
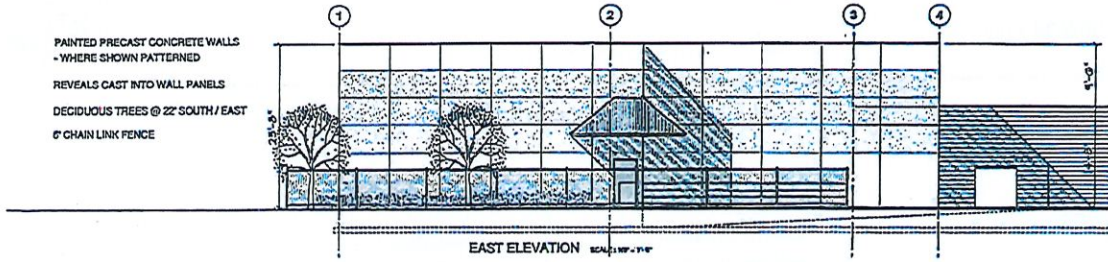
WAREHOUSE ADDITION
FOR
CITY FURNITURE
180 10th Ave. SW Between Avns 58

SITE PLAN
FLOOR PLAN
ROOF PLAN

Right's reserved. All rights in an instrument of service for the project shall vest in the client and shall not be assigned, transferred or otherwise disposed of in part or whole without the written consent of the architect. The architect shall not be liable for any consequential damages or for any other damages of the kind or any kind of the project.

DRAWN SON	SCALE
CHECKED SON	DATE
DATE FEB 25/23	
CHECKED SON	
SHEET A1	

PAINTED PRECAST CONCRETE WALLS
 - WHERE SHOWN PATTERNED
 REVEALS CAST INTO WALL PANELS
 DECIDUOUS TREES @ 22' SOUTH / EAST
 6" CHAIN LINK FENCE



PAINTED PRECAST CONCRETE WALLS
 - WHERE SHOWN PATTERNED
 REVEALS CAST INTO WALL PANELS
 DECIDUOUS TREES @ 22' SOUTH / EAST
 6" CHAIN LINK FENCE

2. ISSUED FOR DP 02/25/23
 1. PLAN REVISION 01/25/23
 NO. REVISION DATE



WAREHOUSE ADDITION FOR CITY FURNITURE 1800 10th Ave. SW Bismarck, ND 58503	
BUILDING ELEVATIONS	
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DRAWN BCN	SCALE:
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DATE FEB 25/23	
DESIGNED BCN	
PROJECT AG 4	



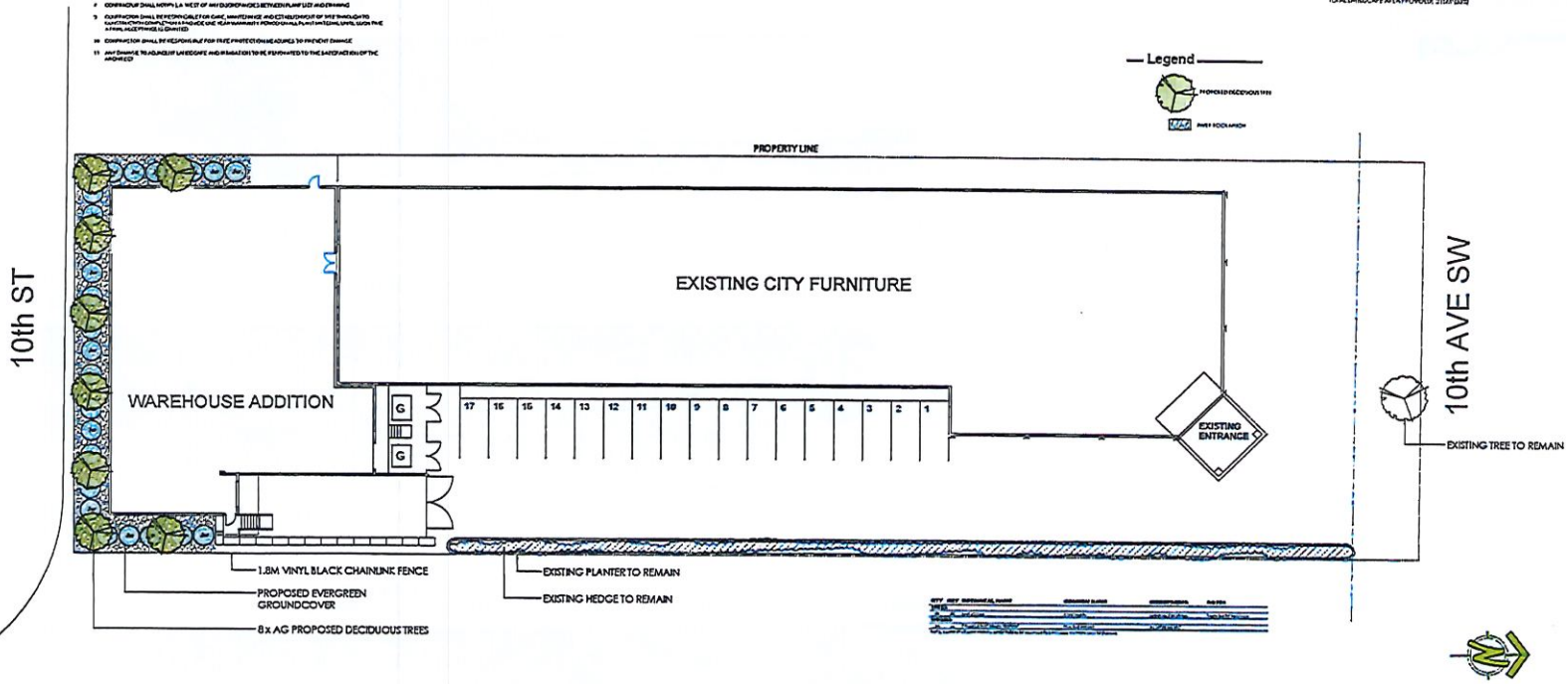
LOCAL JURISDICTIONS:
 10th AVE SW SIDEWALKS
 LANDSCAPE ARCHITECTURAL DESIGN CONSULTANTS
 10th AVE SW SIDEWALKS
 10th AVE SW SIDEWALKS

General Notes

1. ALL LANDSCAPE TO CONFORM TO THE LATEST EDITION OF THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) PRACTICE MANUAL.
2. ALL LANDSCAPE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) PRACTICE MANUAL.
3. THE CONTRACTOR TO VERIFY AND VERIFY ALL UTILITIES AND SERVICES THAT MAY BE AFFECTED BY THE PROPOSED LANDSCAPE TO BE INSTALLED.
4. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) PRACTICE MANUAL.
5. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL UTILITIES AND SERVICES THAT MAY BE AFFECTED BY THE PROPOSED LANDSCAPE TO BE INSTALLED.

Planting Notes

1. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) PRACTICE MANUAL.
2. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) PRACTICE MANUAL.
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11. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) PRACTICE MANUAL.



Legend

- PROPOSED FENCE/COVER
- EXISTING TREE TO REMAIN

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	03-01-23

L.A. West
 Landscape + Architectural + Design + Consultants
 City: (250) 374-9831 Fax: (250) 374-1294

no.	date	description
A	03-01-23	ISSUED FOR REVIEW

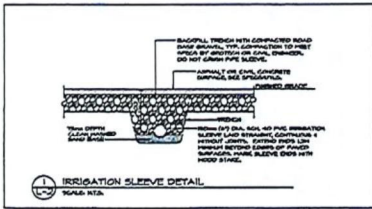
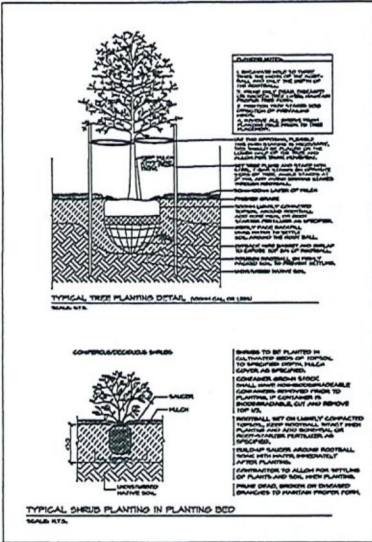
project: CITY FURNITURE
 1160 10 AVE SW
 Salmon Arm, B.C.

drawing title: LANDSCAPE PLAN
 1:200

NOT FOR CONSTRUCTION

drawn: LAB	project no: KAM.860.001
design: LAB	sheet no: L1
date: MARCH 2023	

Details



Landscape Specifications

GENERAL

- All landscape work undertaken shall conform to the **Canadian Landscape Institute**, latest edition, unless otherwise specified.
- The Contractor shall be responsible for locating all underground utilities which may be affected by the work and report any suitable concerns to the Architect prior to installation. Any damage to existing utilities or services must be repaired immediately to the satisfaction of the Architect or the Owner's representative. The Contractor is responsible for all costs for closures.
- The Contractor shall know the site to meet and fix condition of the end of each working day and at the completion of the contract. The Contractor shall ensure public safety is maintained at all times during the contract.
- Materials substitutions will only be considered after a written RFI is submitted to the Architect prior to installation.
- The Contractor shall notify the Architect, in advance, of at least 24 hours prior to requesting on-site field review of the work.
 - Site Preparation and Protection**
 - Rough/finish substrate and have rough grading approved by the Architect prior to hauling and spreading topsoil. The Contractor is responsible for survey.
 - Remove all rocks, boulders, logs, roots, stumps or other impediments not conducive to landscaping; dispose of these materials at an approved dumping location or site unless otherwise directed by the Architect. Grade the site to drain away from building to comply with the Grading Plan or as directed by the Architect.

TOPICAL AND TREES CREATION

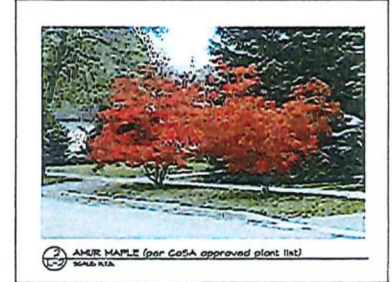
- Existing excavated or new topsoil shall be screened to remove rocks, weeds, grass and other deleterious material before being accepted for backfilling. Existing topsoil shall be amended with imported topsoil at a ratio of 1:1 and well blended by rotating or other approved method. Existing topsoil will be paid for by the Contractor.
- Imported topsoil shall be good quality, clean, loose and draining planting soil and shall be approved by the Architect prior to installation. The approved topsoil shall show the following characteristics:
 - minimum 15% clay content and 30-35% sand content;
 - pH of between 6.0 and 7.0 and a minimum organic content of 10%.
 Testing of imported topsoil may be requested by the Architect and shall be paid by the Contractor until the required specifications are met.
- Topsoil shall be spread over a base, specified aggregate to depths as specified:
 - Lawns grass (seeded or turf) areas: 150mm depth minimum
 - Planting beds (imported species): 450mm depth minimum
 Finish grade topsoil level to permit full landscaping as shown on the drawings. Backfill soil pits with a minimum 300mm of topsoil around all sides of the rootball unless otherwise specified.
- Finish grade by leveling and hand-raking topsoil while removing stumps, stones, twigs and other deleterious material to grades and slopes as shown on the drawings or as directed by the Architect. Remove stumps over 25mm diameter. Grade away from buildings of a minimum of 2% for positive surface drainage. Finish grade topsoil for planting beds: 150mm (7") below curbs, sidewalks or planters to permit installation of grass seed or turf, and topsoil with 1% slope and have finish grading approved by the Architect prior to grass seeding, hilling, shrub planting or mulch installation.

C. PLANT MATERIALS

- All plant material shall be healthy, free of insects, pests, showing good growth characteristics and shall be No. 1 grade.
- Plant material shall be guaranteed for a period of one (1) year from date of acceptance/contract completion.
- All plant material delivered to the site must be individually labeled with botanical and common names and labels left in place until the ARCHITECT has inspected and approved planting.
- The Contractor shall apply the necessary planting soil, fertilizer, insecticide, fungicide and anti-disease salts as required to ensure proper planting practices. The Contractor shall maintain the plant material until final acceptance of the work and to the satisfaction of the ARCHITECT.
- The Contractor shall apply and install tree support according to the planting details.
- Finish all planting beds with 75mm depth of medium grade, clean, F9 bank mulch or stake mulch in landscape beds to finish grade as shown or specified on the drawings.
- Provide sample of mulch to Architect for approval prior to installation.
- Avoid installing mulch in areas of groundwater or annual plantings, unless otherwise directed by the Architect.

D. LANDSCAPE MAINTENANCE

- The Contractor shall be responsible for providing all materials, equipment and labour required for the purpose of establishing and maintaining the landscape during the course of the contract.
- Maintenance of the landscaping by the Contractor shall include, but not be limited to the following:
 - Tree watering, fertilizing and weed control of all grass areas and planting areas to good horticultural practice;
 - Fertilizing and weeding of plants and shrubs, as per plan or as directed by the Owner's Representative;
 - Pruning and removal of the underground utility system and/or manual weeding such that all landscape areas are well maintained;
 - The watering and protection of all annual, biennial, perennial, tender or stressed areas, as required to ensure adequate "healthy" and growth of the planting;
 - The cleanup and removal of garbage so that the site is left in a neat and tidy condition at all times;
 - Replenishing of mulch to maintain the specified depth of cover.
- All landscape maintenance practices shall be to a high standard and shall be done to the satisfaction of the Architect.



Irrigation Specifications

*NOTE: CONTRACTOR TO PROVIDE SHOP DRAWING FOR DESIGN APPROVAL BY LANDSCAPE ARCHITECT

GENERAL

- All irrigation work shall conform to the latest edition of the Irrigation Industry Association of British Columbia, **"Irrigation for Commercial and Residential Use"** unless otherwise specified herein.
- The Contractor shall schedule installation of the underground irrigation system in conjunction with the installation of landscape work in the contract. During the contract, the Contractor shall have a qualified person, well versed in all aspects of irrigation work, on-site at all times.
- The Contractor shall be responsible for locating all underground services which may affect the work and immediately report any damage to the satisfaction of the Owner's Representative or to the O.D. Owner.
- The Contractor is responsible for obtaining all necessary permits for electrical and plumbing connections as may be required. The Contractor shall be responsible for obtaining CMA approval on parts or equipment if this is not provided by others.
- The Contractor shall provide design and all the components of the irrigation system as specified on the approved shop drawings. Substitutions for alternative parts will only be considered if the Contractor submits a list of proposed equals to the Owner's Representative, in writing, prior to beginning work. Approved design and/or rejection of substitutions will be provided to the Contractor in writing by the Owner's representative.
- The Contractor shall guarantee the installation and operation of the irrigation system for a period of one (1) year from the date of final acceptance of the contract. This guarantee shall not create a manufacturer's guarantee on parts if it is for a longer period of time.
- The Contractor shall be responsible for releasing the system in the hot end starting the system the following spring as part of the contract.
- The Contractor shall provide the Owner's Representative with an **As-Built Construction Detail Drawing** (required in scope of the design drawings) of the completed system for the final acceptance to the satisfaction of the Owner's Representative. The Contractor shall provide the Operations Manual for the controller(s) and any other information necessary for the regular operation or maintenance of the irrigation system.

A. PIPE AND FITTINGS

- Irrigation main line pipe shall be 100, 40 P.V.C., lateral lines 20mm (1/2") diameter and smaller shall be minimum Class 200 P.V.C. pressure pipe, tested by relevant water method or approved equal. All pipe shall be installed with manufacturer's name, manufacturer and pressure ratings.
- Irrigation fittings shall be minimum Schedule 40 P.V.C. material fittings.
- Pipe for other services or materials shall be 100 mm D.L.P.L. polyethylene irrigation tubing installed with shanks that change as approved by the Owner's Representative. Connections from other piping before installing another or otherwise.
- Irrigation pipe shall be laid in straight lines whenever possible, utilizing bends to prevent stress and pipe-coupling. Pipe layout will be at the discretion of the Owner's Representative.
- Pipe shall be buried a minimum of 400mm (1/2") below finished grade and trenches must be backfilled with sand or approved non-toxic materials. Stones over 15mm diameter must be removed from trenches and shall not be used as backfill.

B. VALVES AND WEIRS

- Valves shall conform to the B.C. Electrical Code and local regulations. Valve sizes shall be indicated in the irrigation main line branch wherever possible.
- Control valves from automatic valves to controller shall be direct burial type T100-40 minimum 14 groups. The controller (wired) shall be buried. Weir stop for proper operation of the irrigation valves shall be the responsibility of the Contractor.
- All manual and remote control valves, double check/backflow prevention, pressure reducing valves, water meters, flow, depth valves and back-siphon connections must be installed in valve boxes flush with the finished grade, unless otherwise noted on the plan, location (shank) valve boxes must be approved by the Owner's Representative prior to installation.
- All double check valves/backflow prevention, pressure reducing valves and manual gate valves shall be bronze construction (Yanay) or approved equal to conform to the local plumbing code.

C. CONTROLLER

- Pop-up sprinklers shall be mounted on 15mm (1/2") equal in size to the steel diameter of the sprinkler assembly. Sprinkler heads shall be set flush with finish grade and adjusted by the Contractor for maximum efficiency and minimum energy.
- Spray sprinklers on trees shall be installed on every fifth and shall be set flush, approximately 200mm (7 1/2") above finished grade unless otherwise directed by the Owner's Representative. Trees shall be minimum Schedule 40 P.V.C. All spray sprinklers must include a filter screen.
- Drip emitters shall be pressure-compensating, self-flushing, with a discharge of 2.0 GPH. Set emitters slightly above finished grade for visual confirmation of operation and ease of maintenance, unless noted otherwise on the plan.
- Manholes shall be installed on poly pipe structures and 150mm (6") above finished grade. The location, layout and spray pattern of riser heads shall be as noted on the plan or as approved by the Owner's Representative on site. The Contractor shall be responsible for providing the head to best coverage as directed.
- All other emitter zones and riser heads shall include a 3/4" diameter pressure filter, 3/4" diameter pressure regulation valve and 3/4" diameter location valve in a valve box with the zone control valve.

D. CONTROLLER

- Mount irrigation controller(s) in location as shown on the drawings, or as directed by the Owner's Representative. Use an approved fastening method when connecting to a building wall, either interior or exterior. Any damage to the building wall or interior fixtures must be repaired immediately, at the expense of the Contractor to the satisfaction of the Owner's Representative.
- The controller shall be hard-wired directly into the nearest suitable electrical service panel or electrical outlet in accordance with the B.C. Electrical Code requirements, and to the satisfaction of the Owner's Representative. The Contractor shall obtain all necessary permits, inspections and approvals from the local approving authority.
- Interior building installation: mount the controller in a location as shown on the drawings and as approved by the Owner's Representative prior to installation.
- Exterior building installation: mount the controller in a vandal proof, weatherproof, lockable, 200mm (1/2") steel box, of a suitable size for the irrigation controller. Finish the box with a minimum of 2 coats of final finish paint to match building colour or as directed by the Owner's Representative.
- Exterior Remote Location: mount the controller in a vandal proof, weatherproof, lockable, painted powder coated or 200mm (1/2") steel box of a location as shown on the drawings. The Contractor shall provide a reinforced concrete pad on which to mount the controller, including suitable sized electrical conduits located through the pad for controller wires.
- The Contractor shall prepare and submit shop drawings of any exterior controller installation, including the details of size, materials and construction methods for the weatherproof box to house the controller. Shop drawings must be approved by the Owner's Representative prior to construction or installation.
- Connect valve wires to controller and provide approved electrical conduit fastened to the building wall to a minimum 450mm (1/2") below finished grade unless otherwise directed by the Owner's Representative.

L.A. West

Landscape + Architectural + Design + Consultants

Off: (250) 374-9831 Fax: (250) 374-1294

no	date	description
A1	03-01-23	ISSUED FOR REVIEW

CITY FURNITURE

1160 10 AVE SW
Salmon Arm, B.C.

DETAILS AND SPECIFICATIONS

drawn	LAB	project no	KAM.860.001
design	LAB	sheet no	
date			

L2

MARCH 2023



*Memorandum from the
Engineering and Public
Works Department*

TO: Director of Development Services
DATE: April 6, 2023
PREPARED BY: Chris Moore, Engineering Assistant
APPLICANT: Dhaliwal Investments Ltd.
SUBJECT: DEVELOPMENT VARIANCE PERMIT No. DP-450
LEGAL: Lot 7, Section 10, Township 20, Range 10, W6M KDYD PLAN 3991 EXCEPT
PLANS KAP76141 AND KAP76862
CIVIC: 1160 – 10 Avenue SW

Further to your referral dated 13 March, 2023, we provide the following servicing information.

Comments are based on the Development as proposed in the referral. If the development plans for the property change significantly, comments below may change.

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 content of these comments.
3. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
4. 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.
5. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
6. At the time of 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.
7. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

SUBDIVISION APPLICATION FILE: DP-450

April 6, 2023

Page 2

Roads / Access:

1. 10 Avenue SW, on the subject properties northern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Available records indicate that no additional dedication is required. All dimensions and areas of dedication to be confirmed by BCLS.
2. 10 Avenue SW is currently constructed to an Interim Urban Arterial Road standard. Upgrading to a modified Urban Arterial Road standard is required, in accordance with Specification Drawing No. RD-4, with consideration for the planned open drainage system (see Drainage Section 1). Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction, street lighting, and underground hydro and telecommunications. Owner / Developer is responsible for all associated costs.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 10 Avenue SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 50mm diameter, metered service from the 200mm diameter watermain on 10 Avenue SW. No further upgrades are required.
3. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 305mm diameter AC sanitary sewer and a 200mm diameter sanitary sewer on 10 Ave SW. The 200mm main terminates within the frontage of 1290 10 Avenue SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 10 Avenue SW. No further upgrades are required.

Drainage:

1. The subject property fronts a 1730mm diameter storm sewer main on 10 Ave SW. Due to the limited capacity of this storm sewer main and other considerations, an open drainage / culvert system is being designed for this area, which requires a modification to the Urban Arterial Standard. Owner / Developer's will be required to pay a cash in lieu payment for the future installation of the new storm system across the property's frontage.

SUBDIVISION APPLICATION FILE: DP-450

April 6, 2023

Page 3

-
3. Records indicate that the existing property is serviced by a 250mm service from the storm sewer on 10 Avenue SW. No further upgrades are required.

Geotechnical:

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



Chris Moore
Engineering Assistant



Gabriel Bau Baiges P.Eng.
City Engineer

DESIGN REVIEW PANEL MINUTES

 April 11, 2023, 3:00 pm - Online, City Hall

Present: Trent Sismey (Panel Member)
 Dennis Lowe (Panel Member)
 Al Waters (Panel Member)
 Verna Burton (Panel Member)
 Bill Laird (Panel Member - Chair)
 F. Beaudet (Applicant – DP-448)
 G. Dhaliwal and L. Hendrickson (Applicants – DP-450)
 Chris Larson (Senior Planner)

Absent: Marc Lamerton (Panel Member)

Application: Development Permit Applications No. DP-445

Application No. DP-448
50 30 Street NE – Wonderland Investment Inc. (F. Beaudet)

Staff and the applicant provided an overview of the proposal under current application. Panel members discussed the proposal, noting the need for housing. The DRP asked questions of clarification regarding the proposal, more specifically concerning the landscaping. The applicant noted future development concepts for the parcel. Noting the small scale of the proposed addition, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-448 as presented.

Verna Burton (Panel Member) left the meeting.

Application No. DP-450
1160 10 Avenue SW – Dhaliwal Investments Ltd. (G. Dhaliwal and L. Hendrickson)

Staff and the applicant provided an overview of the proposal under current application. Panel members discussed the proposal, noting the addition for indoor storage would improve the site relative to less formal outside storage. The applicant noted an appreciation for neighbour concerns, noting the inclusion of varying colour siding panels and landscaping to improve site aesthetics. Noting the scale of the proposed addition, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-450 as presented.

Design Review Panel – February 23, 2022 Meeting Minutes


 Endorsed on behalf of Design Review Panel

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To: His Worship Mayor Harrison and Members of Council

Date: April 18, 2023

Subject: Development Permit Application No. DP-448 (Multi-Family Residential)

Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368
 Civic: 50 – 30 Street NE
 Owner/Applicant: Wonderland Investment Inc. (Beaudet, F.)

MOTION FOR CONSIDERATION

THAT: Development Permit No. 448 be authorized for issuance for Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 13368 (50 30 Street NE) in accordance with the elevations and site plan attached in Appendix 5.

STAFF RECOMMENDATION

That Council approve the proposed Development Permit drawings attached as Appendix 5.

PROPOSAL

The 0.2 hectare (0.5 acre) subject parcel is located at 50 – 30 Street NE (Appendix 1 & 2). The parcel is designated High Density Residential in the City's Official Community Plan (OCP) as shown in Appendix 3, and zoned R-5 (High Density Residential) in the Zoning Bylaw (Appendix 4). This area is comprised of a mix of residential zoned parcels (R-1, R-4, R-5 and R-8), as well as institutional (P-3 and P-1) parcels.

This application is to permit a new addition to an existing multiple family building as shown on the site plans and building elevations attached as Appendix 5. As multiple family development is proposed and the addition is greater than 50 square metres, as specified by the OCP a Development Permit application to guide the form and character is required.

This permit simply creates additional building volume for the structure on the second floor of the existing building. A subsequent Building Permit will be required to allow for the planned conversion of the entire structure into 13 multi family units.

BACKGROUND

The site has been previously considered by Council on multiple occasions since 2017 with the most recent amendment supporting R-5 zoning. Circa 2017, the site contained an existing non-conforming 6 unit multi-family building. Aligned with previous applications, the applicant has initiated construction within the existing building to develop rental dwelling units under a Building Permit application. A rental covenant is in place on the subject parcel.

As the subject property is 0.2 hectares in area, the maximum permitted density under R-5 would be 20 dwelling units assuming the present gross areas of the subject parcel and no density bonus. With density bonus, the parcel could permit a total of 26 units (130 per hectare). At this time the owner intends to develop an addition to the existing building to allow for a total of 13 rental units as described in their letter and shown in the concept provided (Appendix 5).

Land uses adjacent to the subject parcel include the following:

North: Medium Density Residential (R-4) parcel,
South: Road (Okanagan Avenue E), with Institutional (P-3) parcel beyond,
East: Single-Family Residential (R-1) parcel, and
West: Road (30 Street NE), with Single-Family Residential (R-1) parcels beyond.

A site plan has been provided demonstrating compliance with zoning regulations while site photos are attached (Appendix 5 and 6).

COMMENTS

Building Department

Subject to BC Building Code requirements, Part 3 building requires full professional review at time of development. The applicant is aware of this.

Fire Department

No concerns.

Engineering Department

No concerns.

Design Review Panel

The application was referred to and supported by the Design Review Panel (Appendix 7).

Planning Department

OCP Residential Development Permit Area Guidelines

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

Siting and Building

The applicant is proposing an addition to support a 13 unit development within the footprint of an existing 2 level building. The proposed building addition is approximately 70 square meters and matches the current building's design.

The building with the proposed addition would have a footprint of approximately 452 square metres in area on the 2,024 square metre parcel (22 % parcel coverage), and a maximum height of 7.3 metres above grade. The building features outdoor patio and balcony areas.

Landscape Design

A site plan has been submitted detailing plantings around the building. As there is no increased building footprint associated with this application, staff feel this is sufficient. The site has additional development potential and additional landscaping would be expected at later phases of redevelopment.

Access, Circulation and Parking Area

Vehicle access is proposed via existing access. 17 parking spaces have been provided as required.

Zoning: Land Use, Height, and Setbacks

The proposed development meets the applicable land use requirements of the R-5 zoning regulations contributing to a mixture of residential housing types. The density proposed is supported within the R-5 zone (up to 26 units would be supported). The building is below the maximum permitted height, while a covenant is in place to secure the rental housing.

CONCLUSION

The applicant is applying for a Development Permit to support a multiple family residential development within the Residential Development Permit Area. Limited to the existing building, staff suggest the proposed building design generally aligns with the Development Permit Area guidelines as described in the OCP.

The proposed addition only slightly exceeds the threshold for an application, and in the opinion of staff the expectations for such an application for a relatively small building addition may be reasonable tempered relative to a more complete site redevelopment. Staff note the development potential for the site and would expect a more detailed proposal including landscape design associated with a larger scale development.

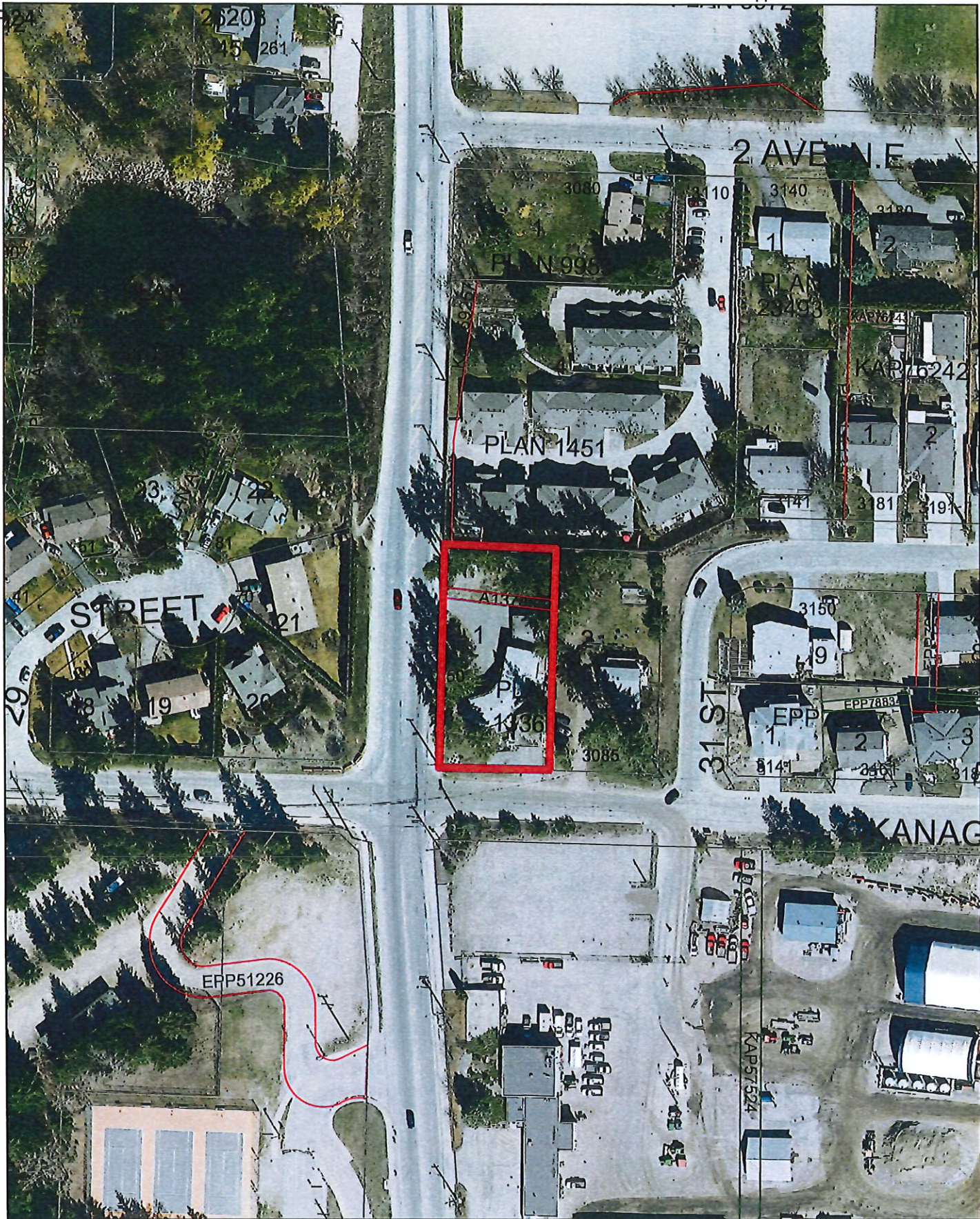
The applicant has been advancing the overall project through various applications. The proposal is supported as presented by the Design Review Panel. Staff support the proposal.




Prepared by: Chris Larson, MCIP, RPP
Senior Planner



Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services




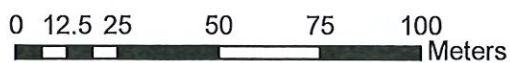
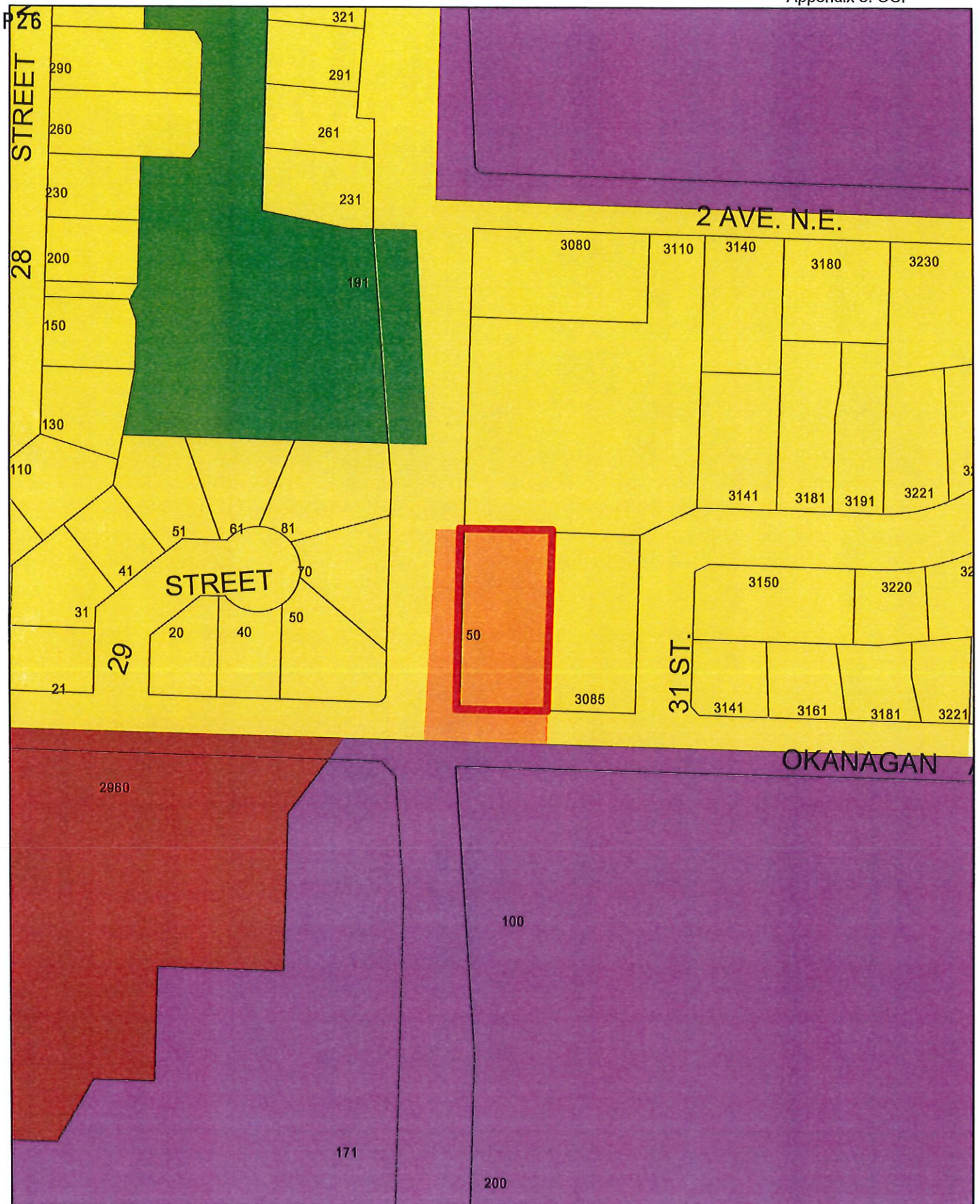
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 Subject Parcel

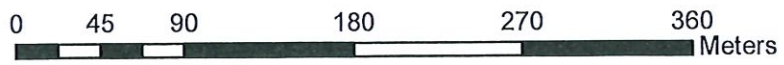
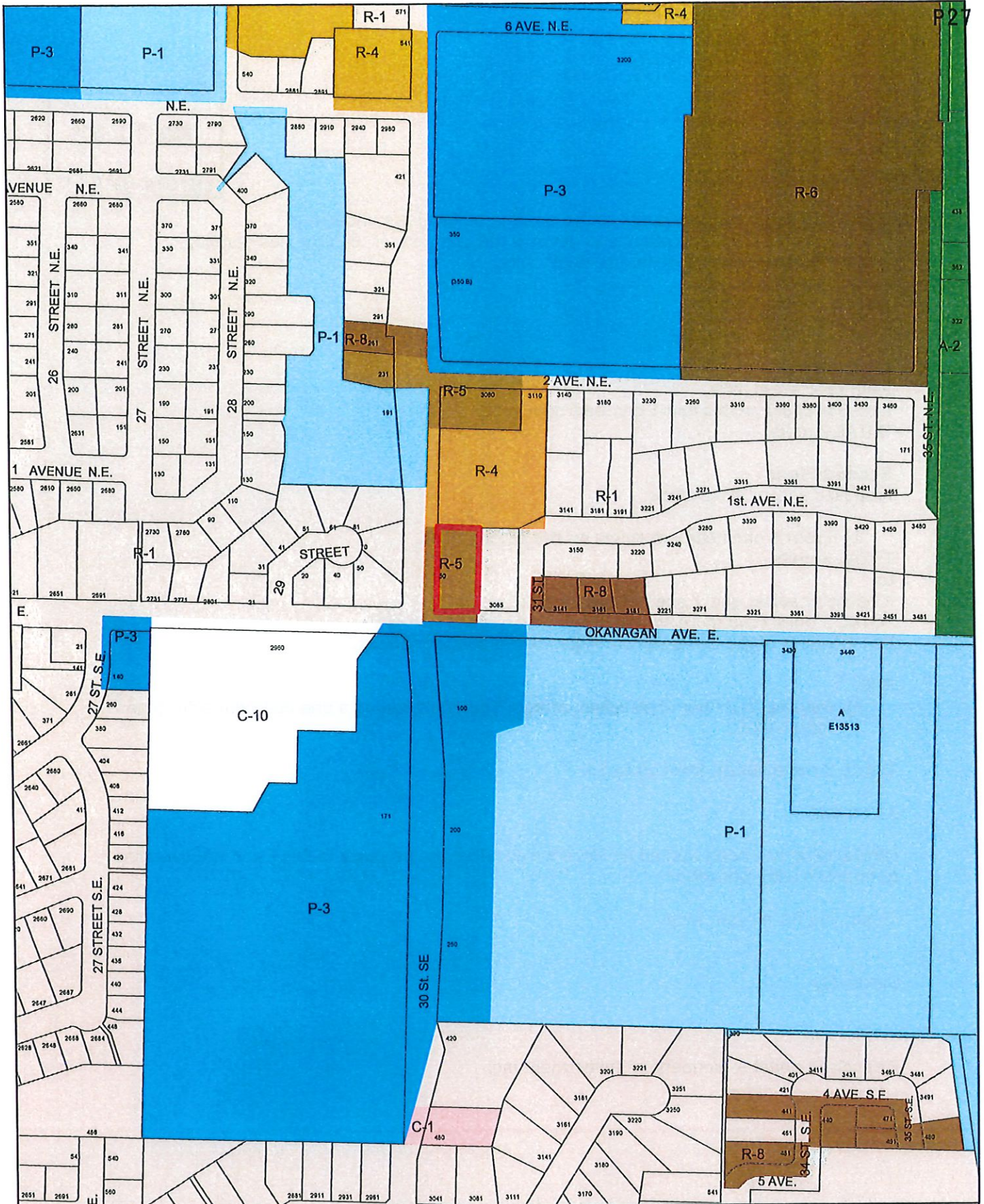


0 5 10 20 30 40 Meters

 Subject Parcel



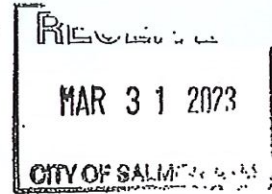
- | | | | |
|---|--------------------------|---|----------------|
|  | Subject Parcel |  | High Density |
|  | Park |  | Medium Density |
|  | Neighbourhood Commercial |  | Institutional |



P28

Council,

RE: 50 30 Street NE



While numerous improvements to the existing building are underway, the purpose of this application is to develop the 2nd floor of the attached garage, therefore, adding a one-bedroom rental suite.

To summarize:

Main Floor

Main floor stays as is.

I.e.: 6 bachelor suites and 1 one-bedroom suite

TOTAL 7 units.

Second Floor

Proposed second floor renos:

1) From 3 one bedroom suites on the second floor

TOTAL 3 units

to:

4 bachelor suites and 1 one bedroom suites

TOTAL 5 units (two more suites)

I.e.: Divide 2 of the one-bedroom suites into 4 bachelor suites.

AND

2) Develop 2nd floor of attached garage. Therefore adding a one bedroom suite (one more suite).

TOTAL 3 more suites, from 10 to 13.

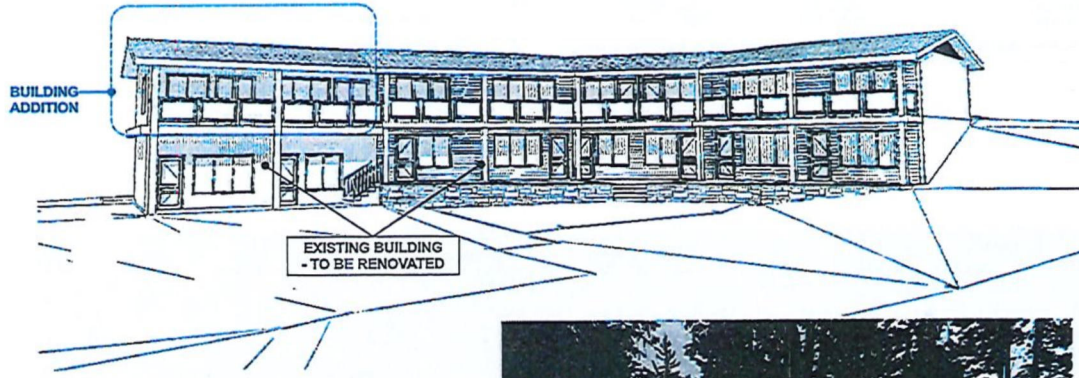
All rentals.

Landscaping has been worked on since we acquired the property in 2017 and will continue to improve with renovation.

Thank you for all your help.

Sincerely,

François Beaudet – Wonderland Investment inc.



Concept Rendering



Existing Building

BUILDING CODE INFORMATION:

APPLICABLE BUILDING CODE: 2018 BC Building Code - Part 9

MAJOR OCCUPANCY: Group C Residential

BUILDING AREA: 260.7m²

BUILDING HEIGHT: = 2 Storeys

CONSTRUCTION TYPE: Combustible Construction

FIRE SUPPRESSION: Non-Sprinkled

REQUIRED FIRE SEPARATIONS: Between Suites of Residential Occupancy = 19k Fire Resistance Rating (as per 9.10.2.14.3)

BUILDING ENVELOPE NOTES:

- Effective Thermal Resistance Requirements for Exterior Building Assemblies in Zone 5 (as per 9.26.2.6 - 9.26.3.3):
 - Roofs:
 - below attic: Required effective R-value = R-40.2 (RSI 6.87)
 - cathedral: Required effective R-value = R-26.5 (RSI 4.87)
 - Walls Above Grade:
 - No HRV - Required effective R-value = R-17.5 (RSI 3.08)
 - With HRV - Required effective R-value = R-18.2 (RSI 3.24)
 - Walls Below Grade: Required effective R-value = R-16.8 (RSI 2.96)
 - Below Grade Heated floor: Required effective R-value = R-13.2 (RSI 2.32)
 - Below Grade Unheated Floor (above frost line): Required effective R-value = R-11.1 (RSI 1.96)
- Floors over unheated space: Required Effective R-value = R-26.5 (RSI 4.87)

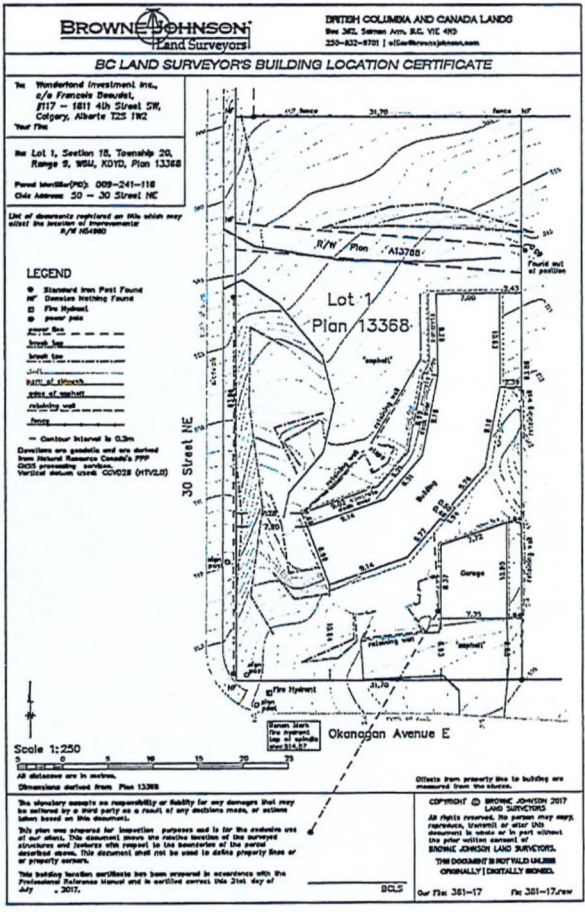
ALL INFORMATION IS INTENDED TO CONFORM TO THE CURRENT BC BUILDING CODE, THE CITY OF SALMON ARM ZONING & BUILDING BYLAW, TECHNICAL SAFETY BC, AND ALL OTHER APPLICABLE STANDARDS AND REGULATIONS.

PROJECT INFO				
MUNICIPAL ADDRESS 50-30 STREET NE SALMON ARM, BC	ZONING R4-3-HIGH DENSITY RESIDENTIAL	EXISTING PRINCIPLE BUILDING FOOTPRINT 3-STORY BUILDING ATTACHED GARAGE TOTAL PRINCIPLE BLDG 260.45 m ² (2,803 SF)	EXISTING BUILDING GROSS FLOOR AREA MAIN FLOOR AREA 2ND FLOOR AREA NEW USABLE AREA TOTAL BUILDING AREA 451.66 m ² (4,862 SF)	MAX DENSITY (R-4) 40.5 DWELLING UNITS PER ACRE 0.5 ACRES = 40.5 = 20.25 UNITS Provisions for Rental Dwelling Units: +0.8 units/acre x 0.5 acre = +0.4 units = 20.25 units + 0.4 units = 20.65 (21) units
LEGAL ADDRESS LOT 1: SECTION 18, TOWNSHIP 20, RANGE 5, WEEK KDVD PLAN 12368	BUILDING CLASSIFICATION MULTI FAMILY DWELLING	CARPOROT FOOTPRINT AREA TOTAL BUILDING FOOTPRINT 331.06 m ² (3,560 SF)	FLOOR AREA RATIO = 0.22	Proposed Dwelling Units: 13 Units REQUIRED PARKING (R-5) 1.25 STALLS PER DWELLING UNIT = 13 units x 1.25 = 16.25 (17) STALLS
SITE AREA 2824 m ² (6.9 ACRES)	CORNER LOT FACING TWO STRETS, NO LANE	LOT COVERAGE (R-5) MAX LOT COVERAGE (R-5) = ACCESSORY BUILDING MAX. CURRENT LOT COVERAGE: 31.1/2824 = 11.0%	BUILDING HEIGHT (R-5) MAX HEIGHT PRINCIPLE BLDG. 38.4ft (12.0m) EXISTING PRINCIPLE BUILDING 24 ft (7.3m)	PARKING PROVIDED: 17 STALLS
		ACCESSORY BUILDING = 3.8%	EXISTING PRINCIPLE BUILDING ACCESSORY BUILDING HEIGHT (CARPORT)	

Site Survey (2017)

DRAWING LIST

A1.1	SURVEY & PROJECT INFO
A1.2	SITE PLAN
A2.1	GROUND FLOOR PLAN - EXISTING & DEMOLITION
A2.2	SECOND FLOOR PLAN - EXISTING & DEMOLITION
A2.3	GROUND FLOOR PLAN - PROPOSED
A2.4	SECOND FLOOR PLAN - PROPOSED
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A4.1	PERSPECTIVE VIEWS



Site Survey (2017)
Scale: 1:250

AVEX ARCHITECTURE

4141 - 69 ST NE
PO BOX 3330
SALMON ARM, BC V1E 4R3
Phone: 250-835-8888
Fax: 250-835-8889
E: info@avexarchitect.com
W: www.avexarchitect.com

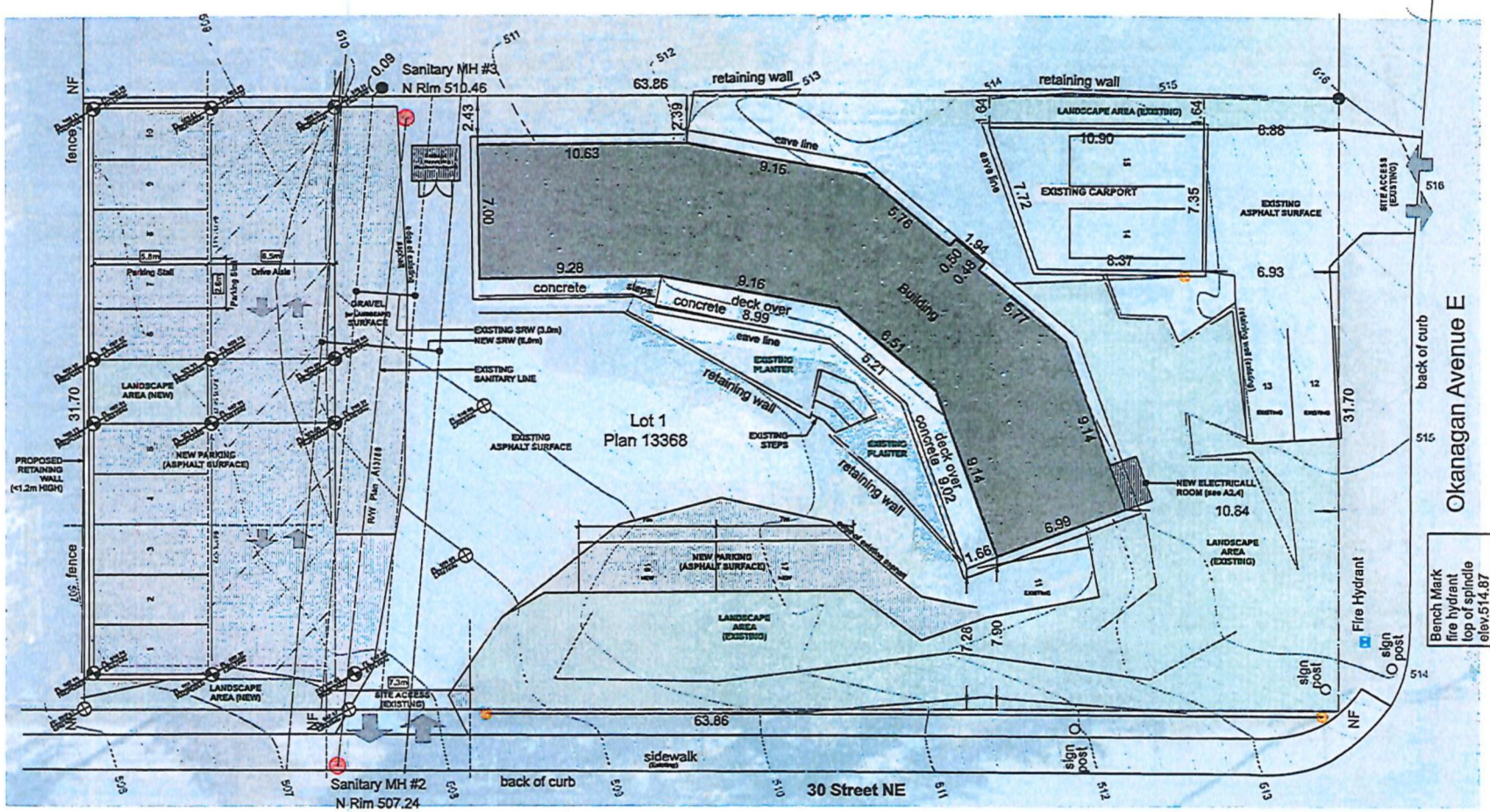
PROJECT: 19-012
LAKEVIEW APARTMENTS RESIDENTIAL BUILDING RE-DEVELOPMENT

50-30th Street NE
Salmon Arm, BC

DRAWING TITLE:
SURVEY & PROJECT INFO

DRAWING NO:
A1.1

Appendix 5- Letter and Site Plan



Site Plan
Scale: 1:100

SITE PLAN NOTES

1. See Civil drawings for site servicing & detail grading information.
2. See Landscape drawings for detailed landscape design & specifications.
3. All proposed retaining walls to be less than 1.2m tall, with exact lengths to be determined by site conditions.

REQUIRED SETBACKS (R-ZONING)	
Minimum setbacks (Principal Building):	
- Front Yard Setback	= 5.0m (16.4ft)
- Rear Yard Setback	= 1.0m (3.3ft)
- Interior Side Yard	= 2.4m (7.8ft)
- Exterior Side Yard Setback	= 5.0m (16.4ft)
Proposed: All buildings Existing (see Site Plan)	
Minimum setbacks (Accessory Buildings):	
- Front Yard Setback	= 5.0m (16.4ft)
- Rear Yard Setback	= 1.0m (3.3ft)
- Interior Side Yard	= 1.0m (3.3ft)
- Exterior Side Yard Setback	= 5.0m (16.4ft)
Proposed: All buildings Existing (see Site Plan)	

PROJECT: 18-012
LAKEVIEW APARTMENTS
RESIDENTIAL BUILDING RE-DEVELOPMENT

50 - 30th Street NE
Simon Am, BC

DRAWING TITLE:
SITE PLAN

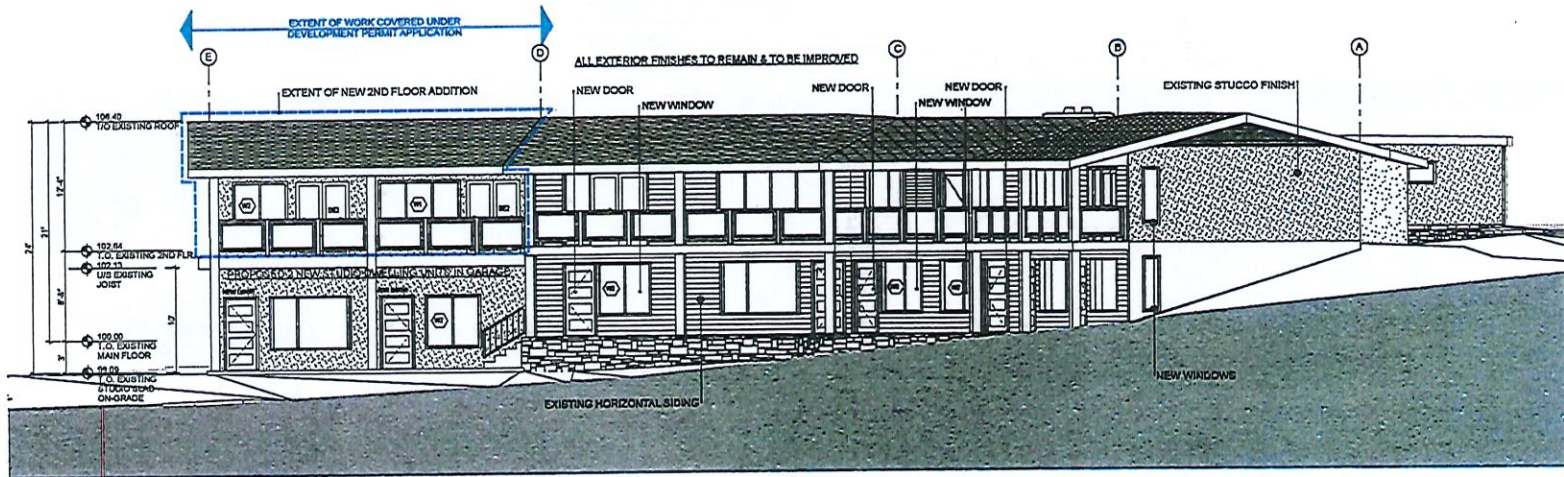
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AVEX ARCHITECTURE

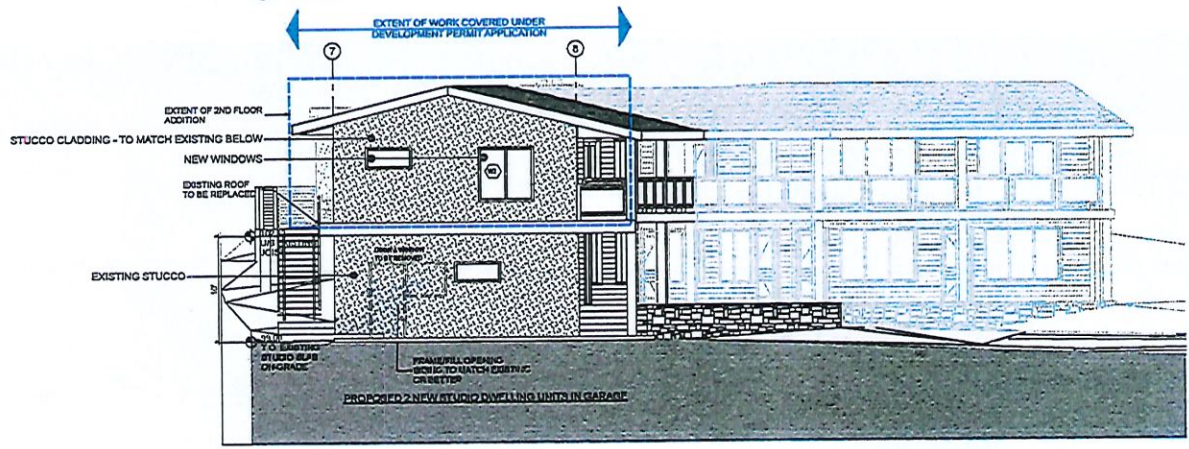
4148 - 4th ST NE
SUITE 2100
SALMON ARM, BC V1E 9R3
Mark Lamont, Architect ABC
T: 250-515-9601
E: mark@avexarchitects.ca
W: www.avexarchitects.ca

ISSUE DATE
Development Phase: December 2022

DRAWN BY: MLCM
DATE: December 2022
SCALE: as noted



1 WEST ELEVATION
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION
Scale: 3/16" = 1'-0"

WINDOW & DOOR NOTES

1. Cladding: double-glazed, argon filled insulated units with Low E coating (on surface 2); Minimum assembly U-value = 0.22 (R2.25)
2. Frames: PVC (polyurethane-filled vinyl), with true divides.
3. Contractor to confirm all field dimensions prior to ordering.
- Sizes indicated are for design intent. Actual window sizes & rough openings as per Window Supplier.
4. All doors and windows to conform to the requirements and standards referenced in 8.36.2.7 of the BC Building Code.
5. All bedroom windows to meet egress requirements, as per 8.5.10.1 of the BC Building Code.
- 6.
- 7.


AVEX
 ARCHITECTURE

4148 - 40 ST NE
 SUITE 200
 SIMON ARN, BC V4E 4R3
 Phone: 604.276.4000
 Fax: 604.276.4001
 Email: info@avexarch.com
 Website: www.avexarch.com


 STRUCTURAL ENGINEERING

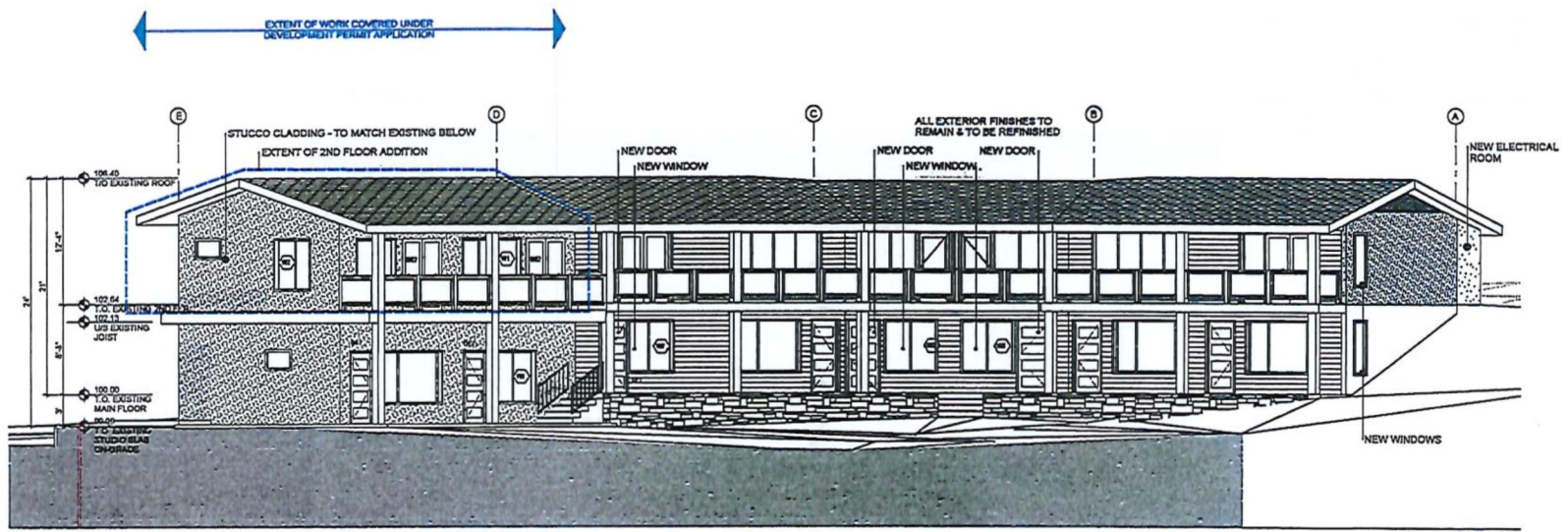
PROJECT: 18-012
LAKEVIEW APARTMENTS
 RESIDENTIAL BUILDING
 RE-DEVELOPMENT

50 - 30th Street NE
 Simon Arn, BC

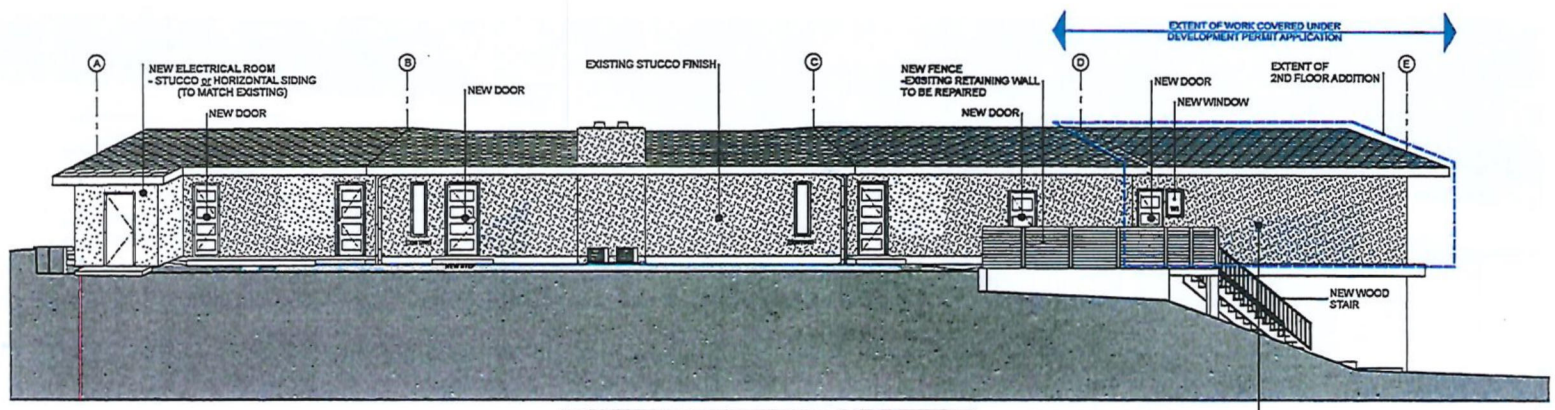
DRAWING TITLE:
BUILDING ELEVATIONS - PROPOSED

DRAWING NO:
A3.1

Appendix 5: Letter and Site Plan



1 NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

WINDOW & DOOR NOTES

1. Glazing: double-glazed, argon filled coated units with Low E coating (on surface 2). Maximum assembly U-value = 0.32 (2018 IBC).
2. Frames: PVC (aluminum-clad vinyl), with iron dividers.
3. Contractor to confirm all field dimensions prior to ordering.

Glaze indicated area for design intent. Actual window sizes & rough openings as per Window Supplier.

4. All doors and windows to conform to the requirements and standards referenced in 8.05.2.7 of the BC Building Code.
5. All bedroom windows to meet egress requirements, as per 8.05.10.1 of the BC Building Code.
- 6.
- 7.

STUCCO CLADDING - TO MATCH EXISTING BELOW



REVISION	DATE

DRAWN BY: M.C.H.
DATE: December 2022
SCALE: 3/16" = 1'-0"

AVEX ARCHITECTURE

4148 - 6th ST NE
RD, BOX 2220
SALMON ARM, BC V1E 4R3

Phone: 250-938-4883
Fax: 250-938-4881
E: mch@avexarchitecture.ca
W: www.avexarchitecture.ca



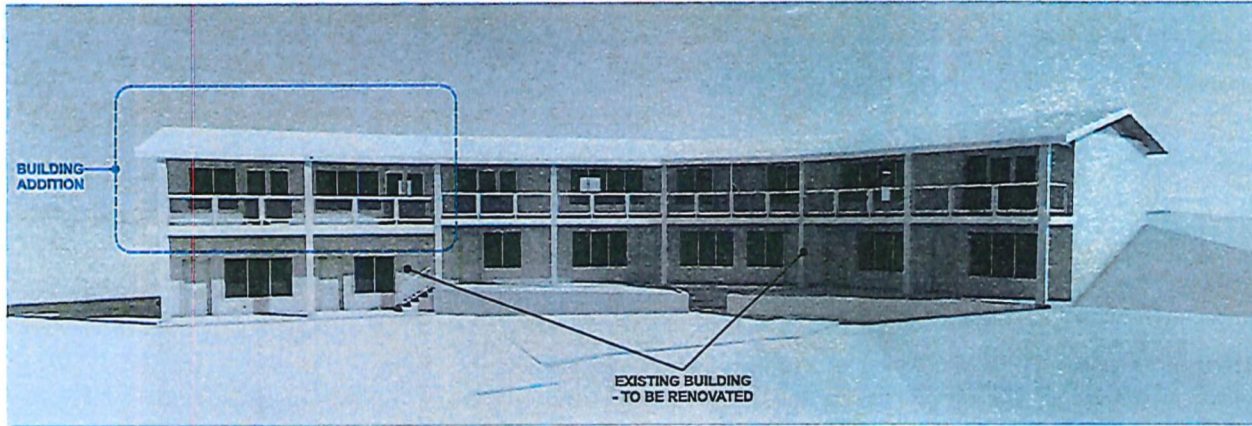
PROJECT: 18-012
LAKEVIEW APARTMENTS
RESIDENTIAL BUILDING RE-DEVELOPMENT

50 - 30th Street NE
Salmon Arm, BC

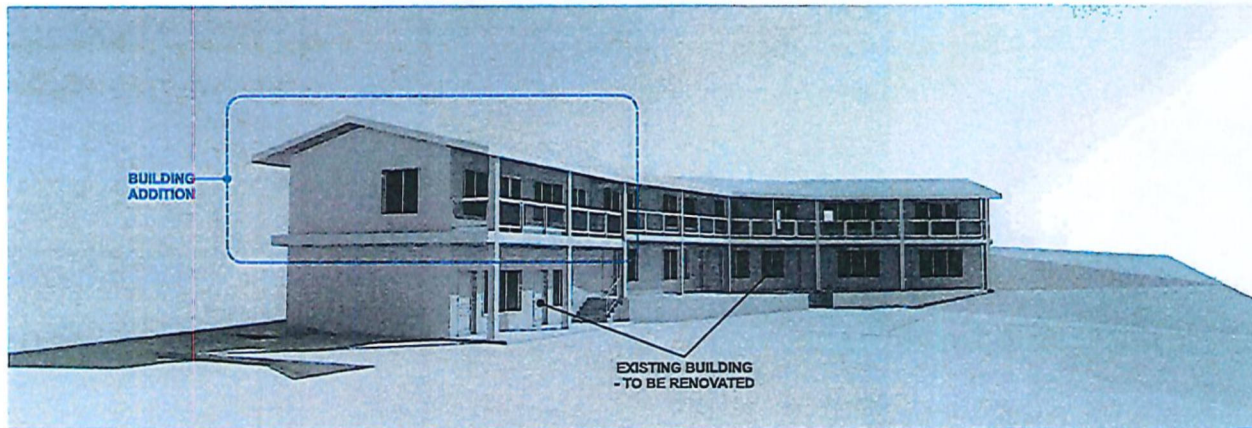
DRAWING TITLE:
BUILDING ELEVATIONS - PROPOSED

DRAWING NO:
A3.2

Appendix 5: Letter and Site Plan



1 PERSPECTIVE VIEW (FROM 30th St. NE)
Scale: 3/16" = 1'-0"



2 PERSPECTIVE VIEW (FROM NORTHWEST)
Scale: 3/16" = 1'-0"



EXISTING RESIDENTIAL BUILDING
- TO BE REFRESHED AND MODIFIED
AS PER FLOOR PLANS & ELEVATIONS



EXISTING CANPORT
- TO BE REFRESHED



Architectural rendering is a representation of the proposed project. It is not a guarantee of the final appearance of the project. The final appearance of the project is subject to the approval of the relevant authorities.

ISSUE	DATE

DRAWN BY: H.C.M.

DATE: December 2023

SCALE: 1/8"



4148 - 4th ST NE
PO BOX 3350
SALMON ARM, BC V1E 4R3
Phone: 250.835.4888
T: 250.835.4881
E: info@avexarchitect.com
W: www.avexarchitect.com



PROJECT: 18-012
**LAKEVIEW
APARTMENTS**
RESIDENTIAL
BUILDING
RE-DEVELOPMENT

50 - 30th Street NE
Salmon Arm, BC

DRAWING TITLE:
BUILDING
RENDERINGS
- PROPOSED

DRAWING NO:

A4.1

Appendix 5: Letter and Site Plan

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View southeast from 30 Street NE.



View northwest from Okanagan Avenue NE.

DESIGN REVIEW PANEL MINUTES

April 11, 2023, 3:00 pm - Online, City Hall

Present: Trent Sismey (Panel Member)
Dennis Lowe (Panel Member)
Al Waters (Panel Member)
Verna Burton (Panel Member)
Bill Laird (Panel Member - Chair)
F. Beaudet (Applicant – DP-448)
G. Dhaliwal and L. Hendrickson (Applicants – DP-450)
Chris Larson (Senior Planner)

Absent: Marc Lamerton (Panel Member)

Application: Development Permit Applications No. DP-445

Application No. DP-448
50 30 Street NE – Wonderland Investment Inc. (F. Beaudet)

Staff and the applicant provided an overview of the proposal under current application. Panel members discussed the proposal, noting the need for housing. The DRP asked questions of clarification regarding the proposal, more specifically concerning the landscaping. The applicant noted future development concepts for the parcel. Noting the small scale of the proposed addition, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-448 as presented.

Verna Burton (Panel Member) left the meeting.

Application No. DP-450
1160 10 Avenue SW – Dhaliwal Investments Ltd. (G. Dhaliwal and L. Hendrickson)

Staff and the applicant provided an overview of the proposal under current application. Panel members discussed the proposal, noting the addition for indoor storage would improve the site relative to less formal outside storage. The applicant noted an appreciation for neighbour concerns, noting the inclusion of varying colour siding panels and landscaping to improve site aesthetics. Noting the scale of the proposed addition, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-450 as presented.

Design Review Panel – February 23, 2022 Meeting Minutes


Endorsed on behalf of Design Review Panel

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CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: April 18, 2023

SUBJECT: Development Variance Permit Application No. VP-578

Legal: Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563

Civic: 1091 - 60 Street NW

Applicant: Lepp, L. & T. (Owners)

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP - 578 be authorized for issuance for Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563 to vary Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4163, as follows:

- i) waive the upgrading of the west side of 60 Street NW along the parcel frontage to the Rural Collector Road Standard (RD-8), including installation of a bike lane, shoulder and drainage ditch;**
- ii) waive the requirement for the extension of 8 Avenue NW and the construction of a cul-de-sac at the entrance to the proposed property;**
- iii) waive the cash-in-lieu payment for upgrading of the north side of 8 Avenue NW to a Rural Local Road Standard (RD-7) from the cul-de-sac to 65 Street NW;**
- iv) waive the cash-in-lieu payment for upgrading of the east side of 65 Street NW to a Rural Local Road Standard (RD-7) along the frontage of the parcel boundary;**
- v) waive the requirement for dedication along 8 Avenue NW; and**
- vi) waive the requirement for dedication along 65 Street NW.**

STAFF RECOMMENDATION

THAT: Development Variance Permit No. VP-578 be authorized for issuance for Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563 to vary Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4163 as follows:

- i) waiving the requirement to upgrade the west side of 60 Street NW along the frontage of the parcel boundary to the Rural Collector Road Standard (RD-8), including installation of a bike lane, shoulder and drainage ditch, and;**
- ii) reduce the required road dedication along the 65 Street NW frontage from 4.971m to 3.971m, allowing for an ultimate road right of way of 18.0m.**

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PROPOSAL

The applicant is requesting to waive all required road upgrades for 8 Avenue NW, 60 Street NW, and 65 Street NW along the parcel frontages in order to reduce the servicing requirements for a two lot subdivision of the subject property. Staff recommend Council support a limited range of the variance requests.

BACKGROUND

The subject property is located in the Gleneden area, has 3 road frontages, and is approximately 14 acres in area (see Appendices 1 and 2). It is designated Acreage Reserve in the City's Official Community Plan (OCP) (Appendix 3). In Zoning Bylaw No. 2303, the subject property is zoned A3 (Small Holding Zone) (Appendix 4). The A3 zoning permits agricultural development and limits residential development to a single family dwelling and a Rural Detached Suite.

Adjacent land uses include the following:

North: A2 (Rural Holding Zone) – Agriculture and Single Family Residences
South: A2 (Rural Holding Zone) – Agriculture and Single Family Residences
East: A3 (Small Holding Zone) & A2 (Rural Holding Zone) – Agriculture and Single Family Residences
West: A2 (Rural Holding Zone) – Rural and Agriculture

In July 2022 the subject property was rezoned from A2 (Rural Holding Zone) to A3 (Small Holding Zone) in order to facilitate a two lot subdivision (Appendix 5). A Preliminary Layout Review (PLR) Letter was issued to the owner in August 2022. The attached site plan shows the proposed two lot subdivision and existing structures. The existing house is to be located on the proposed Remainder Lot ('Rem Lot') and proposed Lot 1 would include the location of a new single family dwelling.

The PLR outlines the conditions that the applicant/owner must complete prior to final subdivision approval. The Engineering and Servicing Report dated June 2, 2022 that formed the basis of the PLR is included as Appendix 6. The roads adjacent to the subject property are to be upgraded to an RD – 8 (60 Street NW) and RD – 7 (65 Street NW and 8 Avenue NW) standard. The upgrading requires land dedication for road width along 65th Street and 8th Avenue, including upgrading the road surfaces. Rather than constructing 65th Street and 8th Avenue past the proposed driveway, a cash in lieu payment for the section of road beyond the driveway for proposed Lot 1 would be accepted.

The applicant has provided letters detailing their request and a detailed Opinion of Probable Cost (OPC) covering frontage works along each adjacent road (Appendix 7). The subtotal for the frontage works is \$370,772.50.

60 Street NW – Servicing Requirements

Along 60 Street NW the applicant is required to upgrade the frontage to a Rural Collector Road Standard (Appendix 6, RD-8). Specific to the section fronting the subject property the upgrading includes the installation of asphalt bike lane, shoulder widening and drainage ditch along the west side of 60 St NE. The applicant had included an OPC of \$84,100 for these proposed works (Appendix 7 – Part A).

8 Avenue NW – Servicing Requirements

Along 8 Avenue NW the applicant is required to upgrade the frontage to a RD – 7 Road Standard. In this section the upgrades include road dedication of approximately 3.971m. The road improvements include a gravel road base to the access of Proposed Lot 1 and a cash in lieu contribution for that portion of the road improvements beyond the proposed access. The applicant has provided an OPC showing a total of \$181,612.50 for all of these proposed improvements (Appendix 7 – Part B).

Staff highlight the following three components required for the 8 Avenue NW frontage:

1. upgrades to the road from the east extending to the access of the proposed new lot,
2. a cul-de-sac at the access of the proposed new lot, and
3. a cash in lieu contribution for that portion of the road improvements beyond the proposed new lot access.

Should Council wish to grant variances for the 8 Avenue NW requirements additional to the staff recommendation, the inclusion of a cul-de-sac is noted by staff as of importance to maintain service levels along this right-of-way.

65 Street NW – Servicing Requirements

Along 65 Street NW the applicant is required to provide a cash in lieu contribution to upgrade the frontage to a RD – 7 Road Standard. In this section the upgrades include road dedication of approximately 4.971m and a gravel road base. The applicant has provided an OPC of \$105,060 for the proposed improvements (Appendix 7 – Part C).

It should be noted that the applicant is requesting the Council waive all of the road improvement requirements. The staff recommendation is based on a review of that request.

COMMENTS

Engineering Department

In response to the request to vary the servicing requirements the Engineering Department provided detailed comments and a map illustrating the servicing requirements (Appendix 8).

There are limited water and sewer services in this area. As a subject of subdivision approval the applicant is required to provide an adequate supply of potable water and approved on-site septic services for the proposed lots.

Public Works and Engineering have noted that maintenance of 8 Avenue NW is complicated by the lack of turnaround and sufficient infrastructure to accommodate maintenance vehicles.

Building Department

No concerns

Fire Department

No response

Planning Department

When considering servicing variances a number of factors are taken into consideration, including physical or legal constraints such as topography, scale of proposed development, and the growth potential in the area. In this situation there are no physical or legal constraints that would necessitate a relief from bylaw requirements.

Future growth is limited in most of the rural areas due to the ALR boundary and OCP policies regarding growth, with the exception of the Gleneden area. Gleneden is the only rural area, outside of the Urban Containment Boundary where rezoning and subsequent subdivision is supported. Lands to the west and north of the property with shared road frontage along 8 Avenue NW and 65 Street NW are outside of the ALR and of sufficient parcel area to accommodate future subdivision.

Staff recognize that there are other constraints on development potential, the undeveloped state of the adjacent roadways and surrounding lands, and the particular burden that parcels with multiple frontages face when developing. However, completely offsetting the cost of upgrading and construction of 8 Avenue NW, 60 and 65 Street NW onto the future developer/land owners or the City is problematic. Waiving the requirements would place additional financial burden on the City for the road improvements in the future or increase costs to future developers of adjacent properties.

While Council is not burdened by precedent, staff note that the adjacent parcel sharing frontage on 8 Avenue NW was granted variances in 2022 under application VP-541. Under consideration of that

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application, variances were granted to waive requirements to the 60 Street NW frontage, while a reduced standard and dedication width was ultimately supported along 8 Avenue NW.

Considering the requirements as previously detailed, future subdivision potential of adjacent lands, and scale of the proposed development, staff do not recommend that the variances as requested by the applicant be granted and have proposed alternatives that may be more appropriate given the location and scale of development proposed as follows:

60 Street NW – Servicing Requirements

The applicant is required to upgrade the 60 Street NW frontage to a Rural Collector Road Standard, at an estimated cost of \$84,100. The applicant has requested this be waived. Despite the importance of supportive infrastructure for active transportation, staff recommend support for this request aligned with previous applications along this frontage. Requiring the works would only result in an isolated section of improved roadway

8 Avenue NW – Servicing Requirements

8 Avenue NW is the access for the proposed new parcel, as well as the parcels beyond to the west. Along 8 Avenue NW the applicant is required to upgrade (or provide cash in lieu) the entire frontage to a RD – 7 Road Standard estimated at \$181,612.50. Along this section, road dedication of approximately 3.971m is required, as well as a cul-de-sac at the access of the proposed new lot. The applicant has requested all these requirements be waived. Given the importance of providing access to the lands beyond which have future subdivision potential and the existing parcels, staff recommend this request be denied. The requirements provide the necessary adequate access to the proposed parcel, and should be borne by the applicant.

Should Council wish to grant variances to the 8 Avenue NW requirements additional to the staff recommendation, access to the proposed new parcel, the inclusion of the dedication to provide access to the lands beyond, as well as a cul-de-sac are all noted by staff as of importance to maintain basic service levels along this right-of-way, and align with what the parcel to the east was granted through their variance application. As previously noted, the lands beyond to the west have subdivision potential which require road access via a dedicated right of way. Requiring provision of the additional road width allows for appropriate future road development.

Further to this, should Council wish to provide some relief relative to the cash in lieu portion, staff suggest that Council consider a 50% contribution rather than complete waiver.

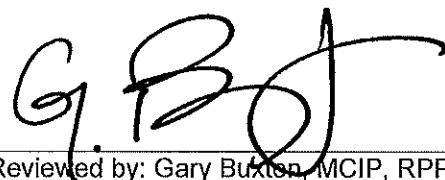
65 Street NW – Servicing Requirements

Along 65 Street NW the applicant is required to provide dedication of approximately 4.971m and a cash in lieu contribution to upgrade the frontage to a RD – 7 Road Standard valued at \$105,060. As previously noted, the lands beyond to the north and west have subdivision potential which require road access via a dedicated right of way. Given the importance of providing access to the lands beyond which have future subdivision potential, staff recommend this request be denied. Requiring provision of the additional road width allows for appropriate future road development.

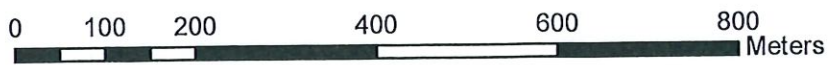
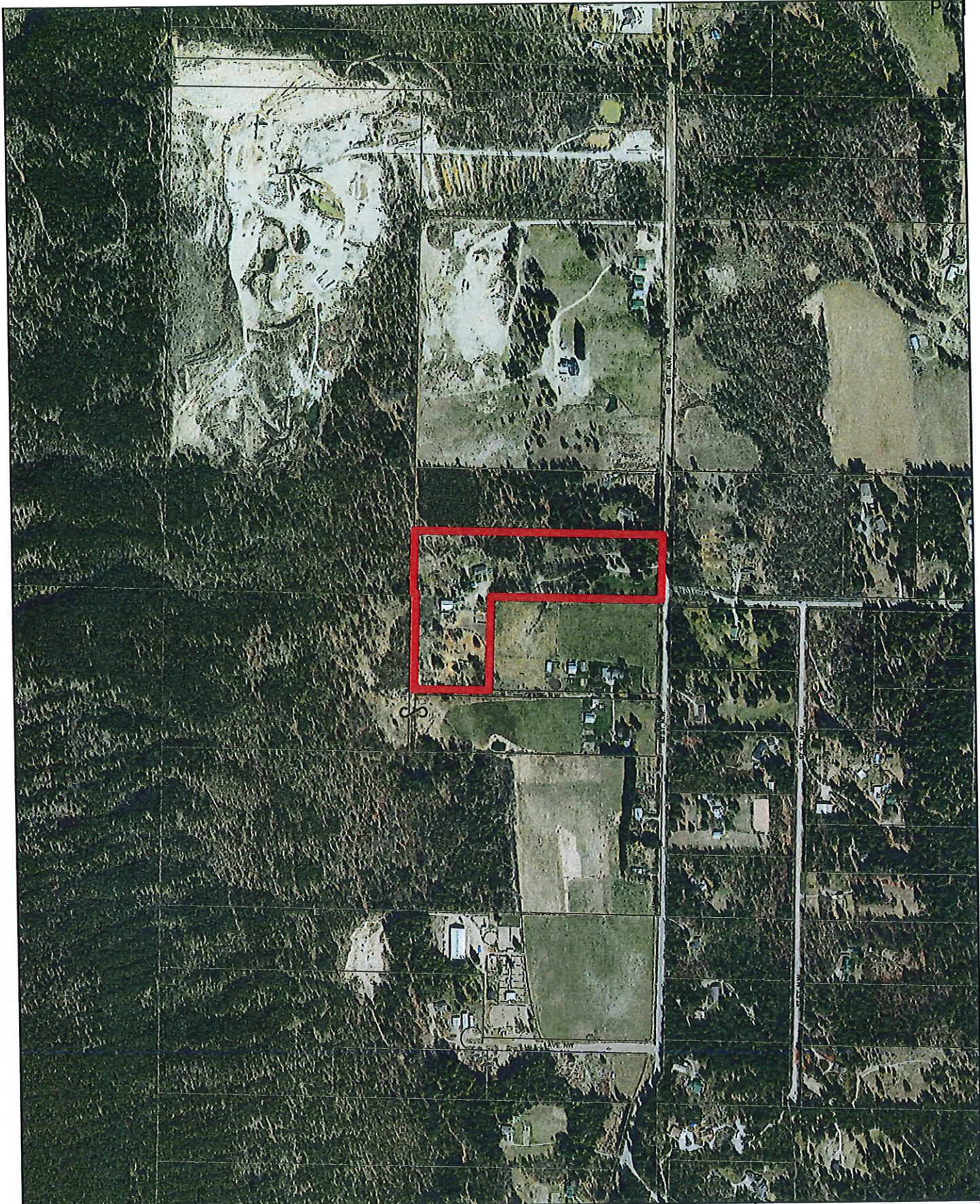
Should Council wish to grant variances to the 65 Street NW requirements, the inclusion of the dedication to provide access to the lands beyond is noted by staff an important precursor to future subdivision potential on adjacent land. As noted above, should Council wish to provide some relief relative to the cash in lieu portion, staff suggest that Council consider a 50% contribution rather than complete waiver.



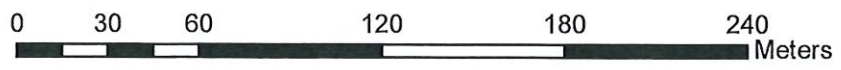
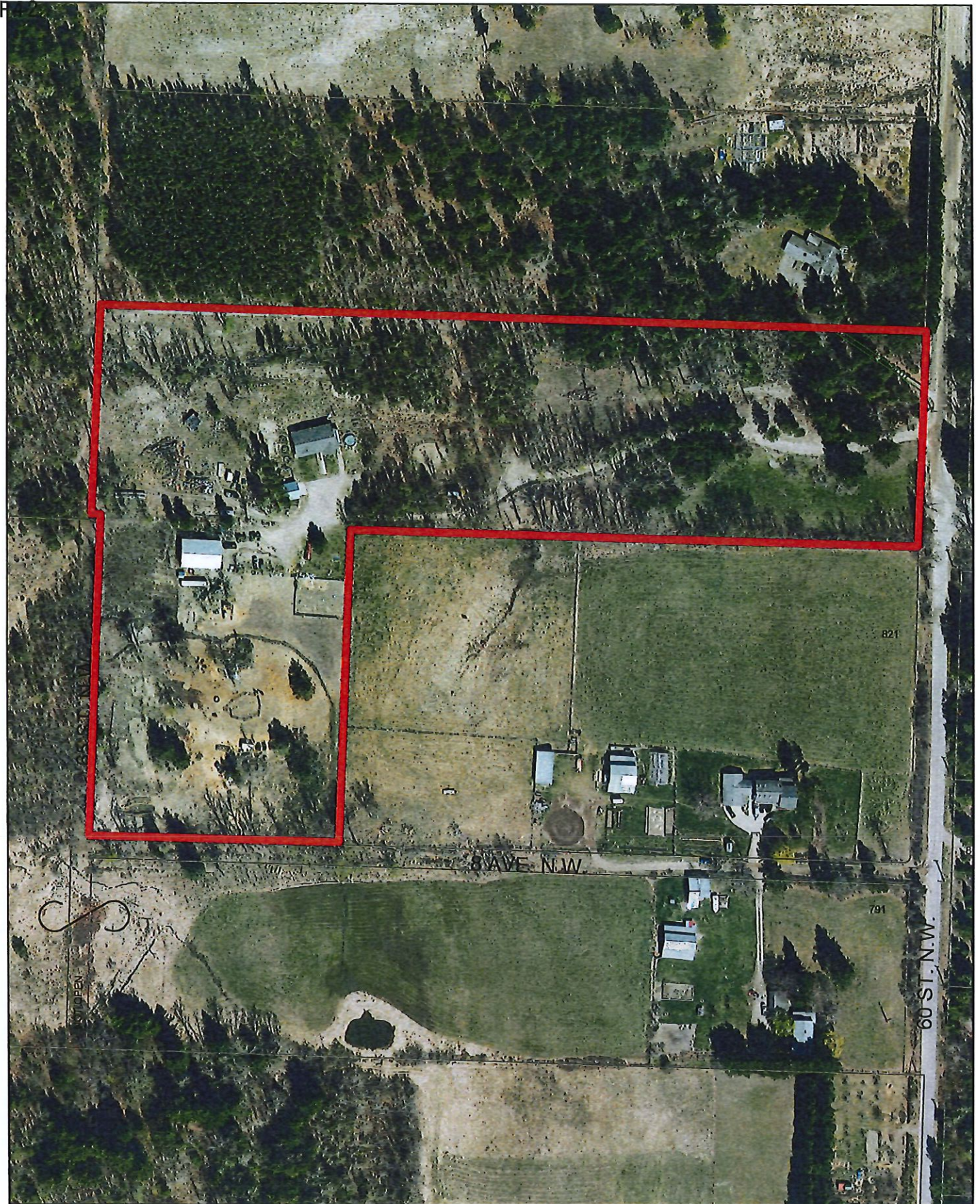
Prepared by: Chris Larson, MCIP, RPP
Senior Planner



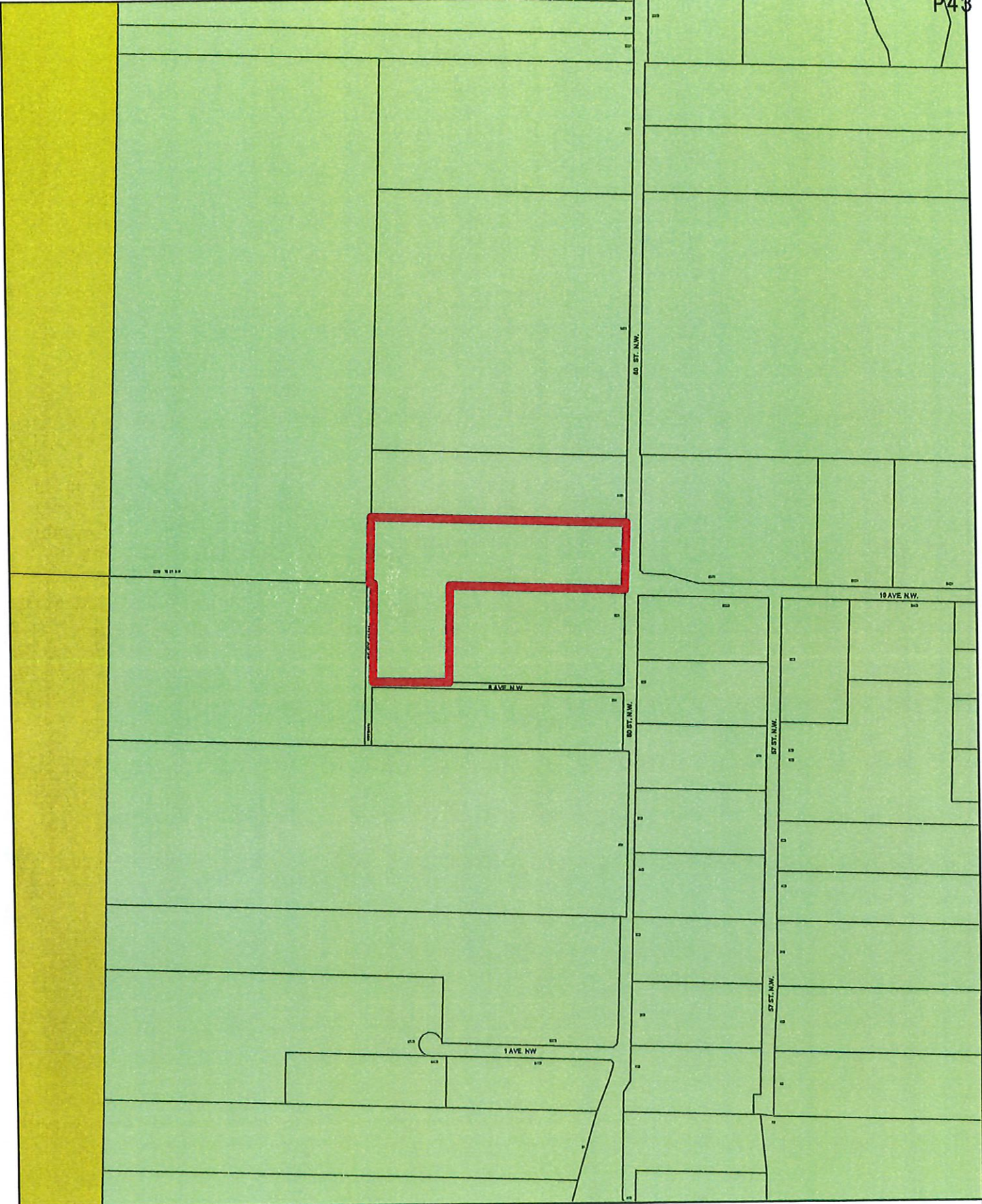
Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services



 Subject Parcel



 Subject Parcel

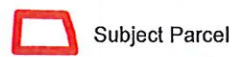
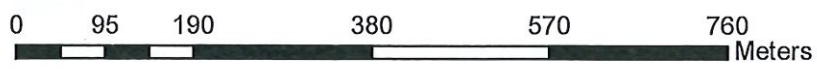


0 55 110 220 330 440 Meters

 Subject Parcel

 Acreage Reserve
 Forest Reserve

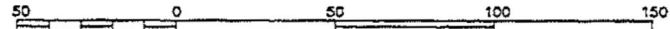
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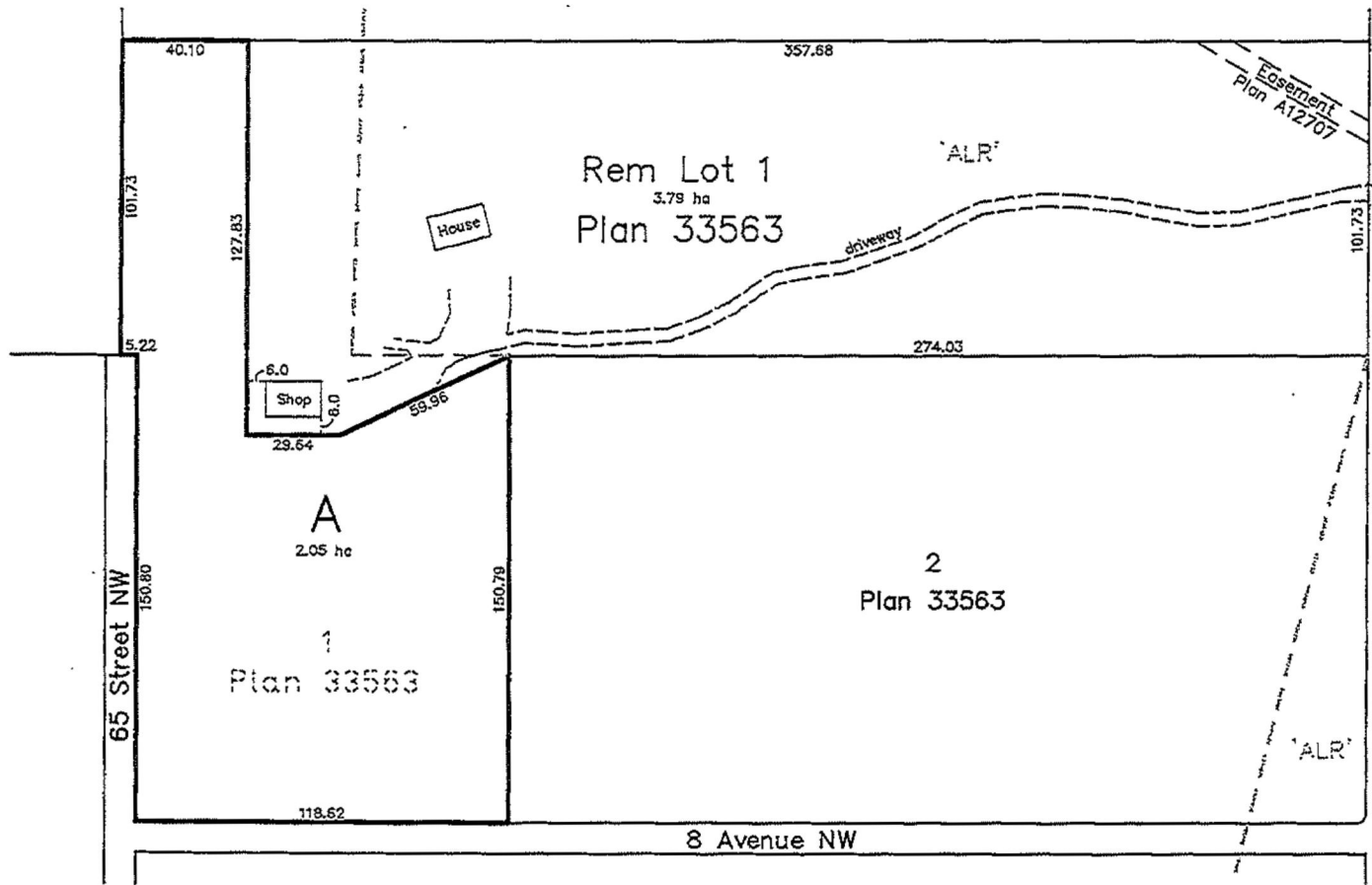
Sketch Plan of Proposed Subdivision of Part of Lot 1, Tp 20, Rge 10, W6M, KDYD, Plan 33563

Scale 1:1500

BCGS 82L.074



All distances are in metres.



60 Street NW



April 21, 2022

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 240-22



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 06 June 2, 2022
 PREPARED BY: Chris Moore, Engineering Assistant
 SUBJECT: **SUBDIVISION APPLICATION NO. 22-07**
 OWNER: **L. & T. Lepp** - 1091 – 60 Street NW, Salmon Arm, BC V1E 3B2
 LEGAL: Lot 1, Section 20 Township 20, Range 10, W6M KDYD, Plan 33563
 CIVIC: **1091 – 60 Street NW**

Further to your referral dated April 25, 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 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 may 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 or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of subdivision 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 off-site improvements at the time of subdivision 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 approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

SUBDIVISION APPLICATION FILE: 22-07

06 June 2022

Page 2

Roads / Access:

1. 60 Street NW, on the subject property's eastern boundary, is designated as a Rural 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. 60 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Paved Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction, bike lane construction, paving. Owner / Developer is responsible for all associated costs.
3. 8 Avenue NW, on the subject property's southern boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required (to be confirmed by a BCLS). Owner / Developer is responsible for all associated costs.
4. 8 Avenue NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Gravel Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction (gravel surface), temporary cul-de-sac construction after proposed lot access in accordance with modified Specification Drawing RD-11. Since upgrading 8 Avenue NW west of the access for the proposed lot is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
5. 65 Street NW, on the subject property's western boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required (to be confirmed by a BCLS). Owner / Developer is responsible for all associated costs.
6. 65 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Gravel Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction (gravel surface) and cul de sac construction in accordance with modified Specification Drawing RD-11. Since upgrading 65 Street NW is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
7. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
8. A 3.0m by 3.0m corner cut is required to be dedicated at the intersection of 65 Street NW and 8 Avenue NW.

SUBDIVISION APPLICATION FILE: 22-07

06 June 2022

Page 3

Water:

1. The proposed subject property does not front onto a City watermain; an Alternative Water Source is required. Installation of a new on-site water supply system is required in accordance with Section 5.2 of the bylaw. Either a Professional Driven Approach (completed by a qualified Professional Engineer) or a Homeowner Driven Approach (completed by the homeowner and/or qualified well driller) may be required to certify quality and quantity of the alternative water source.
2. The remaining property does not front onto a City watermain and is currently serviced by an Alternative Water Source. A water quality test completed within 12 months for the existing well is required for subdivision approval.

Sanitary:

1. The subject properties do not front on a City of Salmon Arm sanitary sewer system. Subject to the required approvals from Interior Health Authority, a private on-site disposal system will be required for the proposed lot at building permit stage.

Drainage:

1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system. Drainage issues related to development to be addressed at time of Building Permit application to meet requirements of Building Inspection Department.

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), Category C (Landslide Assessment), is required.



Chris Moore
Engineering Assistant



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

City of Salmon Arm

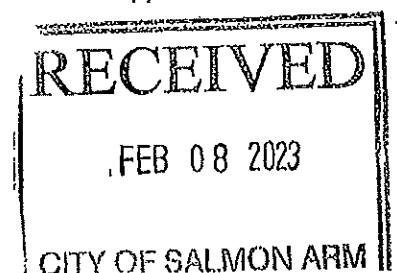
Salmon Arm City, Honorable Mayor Harrison & Salmon Arm Council

We requested Variance Application considerations as follows;

1. We do Not need Telus. We do not need Natural Gas. We will contact Shaw directly to arrange hock up in advance when needed. We will contact Hydro with GenTech Engineering. All Public & Private Utilities have not indicted any concerns as addressed June 28, '22 meeting.
2. We request waiving a Bike lane on 60thST NW that goes nowhere along 60th ST NW. There is no bike lane on either side north or south of 60th NW property line.
3. We request waving the construction cost of 65th St NW with no planned develop for possible 25 years
We do agree to allow City the 3m by 3m corner land cut out to be dedicated at the intersection West property line alone 65 St for future development 65th St NW.
4. We ask that Council allow temporary driveway to be constructed with No A Cul De Sac on 8th Ave NW by our new 8th Ave NW driveway
5. We do agree to build 8th Ave to Interim Rural Gravel Road standard & width as the per Dobie subdivision on 8ths Ave NW to our new driveway on 8th Ave NW. We have been contact the with the Dobie's, our neighbor's to work with them regarding 8th Ave NW
6. We have hired GenTech to do the 8th Ave St Engineer drawing Should 8th Ave be future developed we agree to allocate 3.0m by 3.0m corner cut required to be dedicated at the intersection of 65th NW
7. We agree to construction sewer system to City Sanitary Sewer system. Drainage issue with be address when build permit application is obtained.
8. We will do water test, I will pick up from Healthy Department to have it tested in Kelowna & letter submitted to the city office.
9. We have hired AppleBruin Engineering INC to do the Geotechnical study from Kelowna. He will submit the document to City hopefully in 1-2 months.
10. We the Owners will be responsible for all costs during new home construction & city inspections costs. We will be in touch with Chris Moore City engineer prior to construction date & purchase building permit.
11. We request that due to tough, difficult times over pass couple years the Major, City Council & City Staff consider under hardship reduce any costs as per cost of our Variance application.

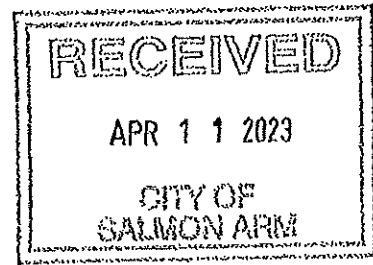
Thank you for time & assistance to review our Variance applications!

Lois Lepp



Hello

Please address to City Council



Honorable Major Harrison, City Councilors & City Planning Staff

Please Waiver Due To Hardship; We can not do the Cash in Lieu for 65th St NW

We have arrange bridge financing for 8th Ave NW at 14% interest, with lower price down Real Estate on acreage & the Cash In Lieu could cost us up \$5000,000.

Which is a huge additional burden for us

When Dobbles property next to us, only Cash in Lieu on 8th Ave not 60th St NW???

Seems unfair very Burdening for us

We are nor aware of as the land development as it is privately owned for 2 miles will no development west or behind us is planned for more 25yrs.

Any development on 70th St NW should pay for their development in future.

Should not burden us to point where can't build the home we want on our subdivided property.

As Building Costs have substantially quadrabled building costs, since our House fire rebuild 2013

Please reconsider to waver the Cash In Lieu 65th Ave NW

Thank you for consideration

Lois Lepp

LOIS AND TIM LEPP

MARCH 2023

1091 60th STREET NW SUBDIVISION - Part A - 60th STREET NW

OPINION OF PROBABLE COST

SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES

(*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
1.1	Clearing and Grubbing	LS	1	\$ 2,500.00	\$ 2,500.00
1.2	Asphalt Removal & Disposal	m ²	5 *	\$ 15.00	\$ 75.00
1.3	Common Excavation & Disposal	m ³	530 *	\$ 17.50	\$ 9,275.00
1.4	Supply & Place Sub-Base	m ³	235 *	\$ 70.00	\$ 16,450.00
1.5	Supply & Place Base	m ³	50 *	\$ 95.00	\$ 4,750.00
1.6	Supply & Place 100mm Asphalt (Two 50mm Lifts)	m ²	400 *	\$ 60.00	\$ 24,000.00
1.7	Shouldering	m ³	15 *	\$ 150.00	\$ 2,250.00
	Sub-Total: Roads and Earthworks				\$ 59,300.00
2.0	STORM SEWER WORKS				
2.1	Supply & Install 400ø CSP Culvert	m	24 *	\$ 150.00	\$ 3,600.00
2.2	Supply & Install Sandbag Headwall	ea	4 *	\$ 300.00	\$ 1,200.00
2.3	Ditching	m	120 *	\$ 75.00	\$ 9,000.00
	Sub-Total: Storm Sewer Works				\$ 13,800.00
3.0	HYDRO, TELEPHONE, GAS AND CATV				
3.1	Re-locate Existing Power Pole (By Others)	ea	1 *	\$ 10,000.00	\$ 10,000.00
	Sub-Total: Hydro, Telephone, Gas and CATV				\$ 10,000.00
4.0	LANDSCAPING				
4.1	Boulevard Restoration	LS	1 *	\$ 1,000.00	\$ 1,000.00
	Sub-Total: Landscaping				\$ 1,000.00
SUMMARY					
1.0	ROADS & EARTHWORKS				\$ 59,300.00
2.0	WATER DISTRIBUTION WORKS				\$ 13,800.00
3.0	HYDRO, TELEPHONE, GAS AND CATV				\$ 10,000.00
4.0	LANDSCAPING				\$ 1,000.00
	SUB-TOTAL				\$ 84,100.00

LOIS AND TIM LEPP
MARCH 2023
1091 60th STREET NW SUBDIVISION - Part B - 8th AVENUE NW
OPINION OF PROBABLE COST

SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES
 (*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
1.1	Clearing and Grubbing c/w Tree Removal	LS	1	\$ 10,000.00	\$ 10,000.00
1.2	Common Excavation & Disposal	m³	1325 *	\$ 17.50	\$ 23,187.50
1.3	Supply & Place Sub-Base	m³	860 *	\$ 70.00	\$ 60,200.00
1.4	Supply & Place Base	m³	150 *	\$ 95.00	\$ 14,250.00
1.5	Shouldering	m³	50 *	\$ 150.00	\$ 7,500.00
	Sub-Total: Roads and Earthworks				\$ 115,137.50
2.0	STORM SEWER WORKS				
2.1	Supply & Install 400ø CSP Culvert	m	36 *	\$ 150.00	\$ 5,400.00
2.2	Supply & Install Sandbag Headwall	ea	6 *	\$ 300.00	\$ 1,800.00
2.3	Ditching	m	245 *	\$ 75.00	\$ 18,375.00
	Sub-Total: Storm Sewer Works				\$ 25,575.00
3.0	HYDRO, TELEPHONE, GAS AND CATV				
3.1	Supply & Install Power Pole (By Others)	ea	3 *	\$ 10,000.00	\$ 30,000.00
	Sub-Total: Hydro, Telephone, Gas and CATV				\$ 30,000.00
4.0	LANDSCAPING				
4.1	Boulevard Restoration	LS	1	\$ 2,500.00	\$ 2,500.00
4.2	Supply & Install Wire Fence	m³	120 *	\$ 70.00	\$ 8,400.00
	Sub-Total: Landscaping				\$ 10,900.00
	SUMMARY				
1.0	ROADS & EARTHWORKS				\$ 115,137.50
2.0	WATER DISTRIBUTION WORKS				\$ 25,575.00
3.0	HYDRO, TELEPHONE, GAS AND CATV				\$ 30,000.00
4.0	LANDSCAPING				\$ 10,900.00
	SUB-TOTAL				\$ 181,612.50

LOIS AND TIM LEPP

MARCH 2023

1091 60th STREET NW SUBDIVISION - Part C - 65th STREET NW

OPINION OF PROBABLE COST

SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES

(*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
1.1	Clearing and Grubbing c/w Tree Removal	LS	1	\$ 15,000.00	\$ 15,000.00
1.2	Common Excavation & Disposal	m ³	840 *	\$ 17.50	\$ 14,700.00
1.3	Supply & Place Sub-Base	m ³	545 *	\$ 70.00	\$ 38,150.00
1.4	Supply & Place Base	m ³	93 *	\$ 95.00	\$ 8,835.00
1.5	Shouldering	m ³	35 *	\$ 150.00	\$ 5,250.00
	Sub-Total: Roads and Earthworks				\$ 81,935.00
2.0	STORM SEWER WORKS				
2.1	Ditching	m	155 *	\$ 75.00	\$ 11,625.00
	Sub-Total: Storm Sewer Works				\$ 11,625.00
3.0	HYDRO, TELEPHONE, GAS AND CATV				
3.1	Supply & Install Power Pole (By Others)	ea	1 *	\$ 10,000.00	\$ 10,000.00
	Sub-Total: Hydro, Telephone, Gas and CATV				\$ 10,000.00
4.0	LANDSCAPING				
4.1	Boulevard Restoration	LS	1	\$ 1,500.00	\$ 1,500.00
	Sub-Total: Landscaping				\$ 1,500.00
SUMMARY					
1.0	ROADS & EARTHWORKS				\$ 81,935.00
2.0	WATER DISTRIBUTION WORKS				\$ 11,625.00
3.0	HYDRO, TELEPHONE, GAS AND CATV				\$ 10,000.00
4.0	LANDSCAPING				\$ 1,500.00
	SUB-TOTAL				\$ 105,060.00

**LOIS AND TIM LEPP
MARCH 2023
1091 60th STREET NW SUBDIVISION - SUMMARY
OPINION OF PROBABLE COST**

**SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES
(*Denotes Nominal Quantity)**

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
SUMMARY					
1.0	Part A - 60th Street NW				\$ 84,100.00
2.0	Part B - 8th Avenue NW				\$ 181,612.50
3.0	Part C - 65th Street NW				\$ 105,060.00
	SUB-TOTAL				\$ 370,772.50
4.0	CONTINGENCY (25%)				\$ 92,693.13
5.0	ENGINEERING				
	Design/Inspection/Records (As per quote)			\$ 22,635.00	
	Geotechnical Testing (2%)			\$ 9,269.31	\$ 31,904.31
	SUB-TOTAL				\$ 495,369.94
	GST (5%)				\$ 24,768.50
	TOTAL				\$ 520,138.44



*Memorandum from the
Engineering and Public
Works Department*

TO: Gary Buxton, Director of Planning
 DATE: 04 April 2023
 PREPARED BY: Chris Moore, Engineering Assistant
 APPLICANT: T. & L. Lepp - 1091 – 60 Street NW Salmon Arm, BC V1E 3B2
 SUBJECT: VARIANCE PERMIT APPLICATION FILE NO. VP- 578
 LEGAL: Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563
 CIVIC: 1091 – 60 Street NW

Further to the request for variance dated 21 February 2023, the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances.

Where construction of a home is proposed on bare land within the rural area, the Subdivision and Development Servicing Bylaw 4163 requires full upgrade (from centre line) of the road(s) within the property's frontage(s).

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4163 (SDSB):

A. Waive the requirement to upgrade 60 Street NW to the Rural Collector Road standard (RD-8), including the installation of a bike lane.

60 Street NW is designated as a Rural Collector Road and upgrading to the RD-8 standard is required under the SDSB. Upgrades required include bike lane construction and associated road widening and ditching.

The Official Community Plan (Map 12.2) does not currently include this section of road in the Cycle Network Plan; therefore, staff are in support of waiving the requirements of the SDSB.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement for upgrade 60 Street NW to the Rural Collector Road standard (RD-8) be approved.

*Estimated cost of 60 Street NW upgrade: \$84,100.00
(as per Gentech Engineering OPC, March 2023)*

B. Waive the requirement for the extension of 8 Avenue NW and the construction of a cul-de-sac at the entrance to the proposed property.

A cul-de-sac is required at the end of all City dead end roads in accordance with drawings RD-10 / 11 under the SDSB. The cul-de-sac provides a safe and adequately sized area for vehicles including snow plows and fire trucks to turn.

The applicant is proposing to waive the extension of 8 Avenue NW and the construction of a cul-de-sac and proposes to use a temporary driveway from the proposed cul-de-sac to be built on

VARIANCE PERMIT APPLICATION FILE NO. VP- 578

04 April 2023

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the adjacent property through subdivision 2021-05. The cul-de-sac should be located at the extent of development (ie the proposed access of the new lot).

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to extend 8 Avenue NW and for the construction of a cul-de-sac at the entrance to the proposed property be denied. Failure to construct a cul-de-sac at the end of the constructed road will lead to maintenance and operational issues, and restrict the ability for larger vehicles to turn.

*Estimated cost of 8 Avenue NW extension and cul-de-sac construction: \$110,127.50
(as per Gentech Engineering OPC, March 2023)*

C. Waive the requirement for a cash in lieu payment equivalent to the cost of the construction of the north side of 8 Avenue NW to the Rural Local Road (Gravel) standard (RD-7) from the cul-de-sac to 65 Street NW

There are currently two undeveloped parcels beyond the subject property to the west. However, since neither parcel requires access from 8 Avenue NW at this time, it is premature to construct this portion of the road now. A cash in lieu payment will be required for future road construction of the north side of 8 Avenue NW to the Rural Local Road (Gravel) standard (RD-7).

Waiving the requirement for cash in lieu would put the burden of payment for this section of road on the adjacent property(s) if/when they develop in the future.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement for a cash in lieu payment equivalent to the cost of the construction of the north side of 8 Avenue NW to the Rural Local Road (Gravel) standard (RD-7) from the cul-de-sac to 65 Street NW be denied. Waiving this payment would put the burden of payment for the full road construction on the adjacent property(s) should they develop in the future.

*Estimated cost of 8 Avenue NW construction (Cash in Lieu): \$55,437.50
(as per Gentech Engineering OPC, March 2023)*

D. Waive the requirement for a cash in lieu payment equivalent to the cost of the construction of the east side of 65 Street NW to the Rural Local Road (Gravel) standard (RD-7)

65 Street NW is designated as a Rural Local Road and is currently not constructed. Upgrading the east side to the Rural Local Road (Gravel) standard (RD-7) is required. Since this work is premature at this time, a cash in lieu payment will be required.

VARIANCE PERMIT APPLICATION FILE NO. VP- 578

04 April 2023

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65 Street NW provides the only legal access to 2000 70 St NW and partial frontage to the western hooked portion of 791 60 Street NW, both of which have future development potential. Waiving the road upgrade would put this additional financial burden on the other properties.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement for a cash in lieu payment equivalent to the cost of construction of the east side of 65 Street NW, to the Rural Local Road (Gravel) standard (RD-7) be denied.

*Estimated cost of 65 Street NW construction (Cash in Lieu): \$136,275.00
(as per Gentech Engineering OPC, March 2023)*

E. Waive the requirement for additional dedication on 8 Avenue NW

8 Avenue NW on the subject property's southern boundary is designated as a Rural Local Road standard, requiring 18.0m road dedication as previously approved, 9.0m on either side of road centerline. Available records indicate that 3.971m additional dedication is required from the subject property for the road and additional dedication for the cul-de-sac (to be confirmed by a BCLS).

Road dedication is required for the construction and maintenance of existing and proposed City roads and infrastructure. Failure to secure dedication through subdivision limits the ability for development and expansion of City roads in the future.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement for additional dedication on 8 Avenue NW be denied. This dedication is required to allow for the current and future construction of 8 Avenue NW and the development of adjoining properties.

F. Waive the requirement for additional dedication on 65 Street NW

65 Street NW, on the subject property's western boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required from the southern portion of 65 Street NW and 10.0m from the northern portion (to be confirmed by a BCLS). Additionally a 3m by 3m corner cut at the intersection of 65 Street NW and 8 Avenue NW is required (which the applicant has agreed to in their variance request application). This dedication is necessary to allow construction of the road and the subdivision of the adjacent lots in the future.

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Recommendation:

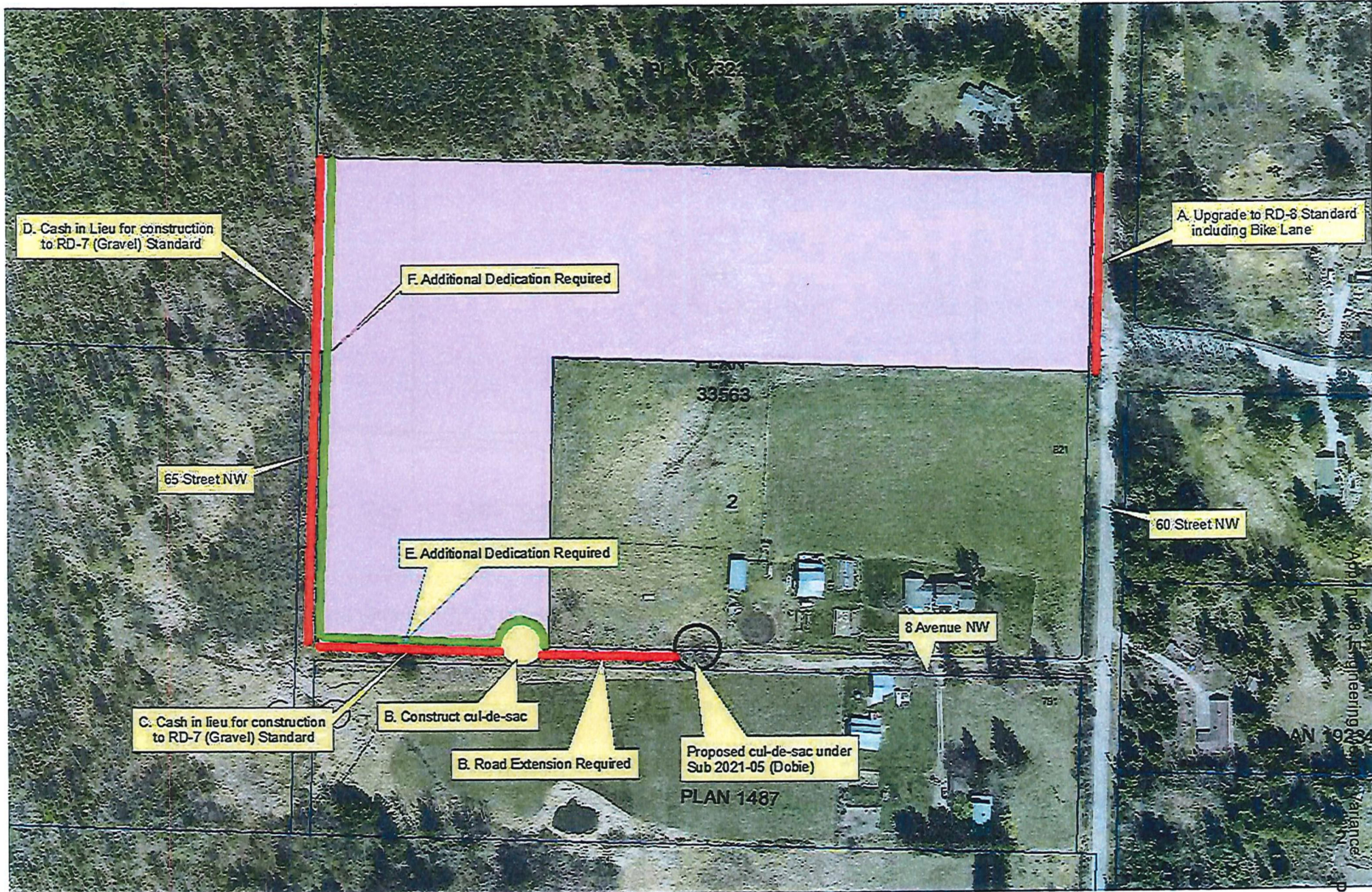
The Engineering Department recommends that the request to waive the requirement for additional dedication on 65 Street NW be denied, but (given the limited development potential off 65 Street NW) would support reducing the ROW width from 20m to 18m, which equates to a ROW dedication of 3.971m from the southern portion of 65 Street NW and 9.0m from the northern portion (to be confirmed by a BCLS). This dedication is required to allow for the future construction of 65 Street NW and development of adjoining properties.



Chris Moore
Engineering Assistant



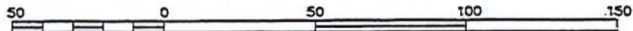
Gabriel Bau P.Eng.
City Engineer



Sketch Plan of Proposed Subdivision of Part of Lot 1, Tp 20, Rge 10, W6M, KDYD, Plan 33563

Scale 1:1500

BCGS 82L.074



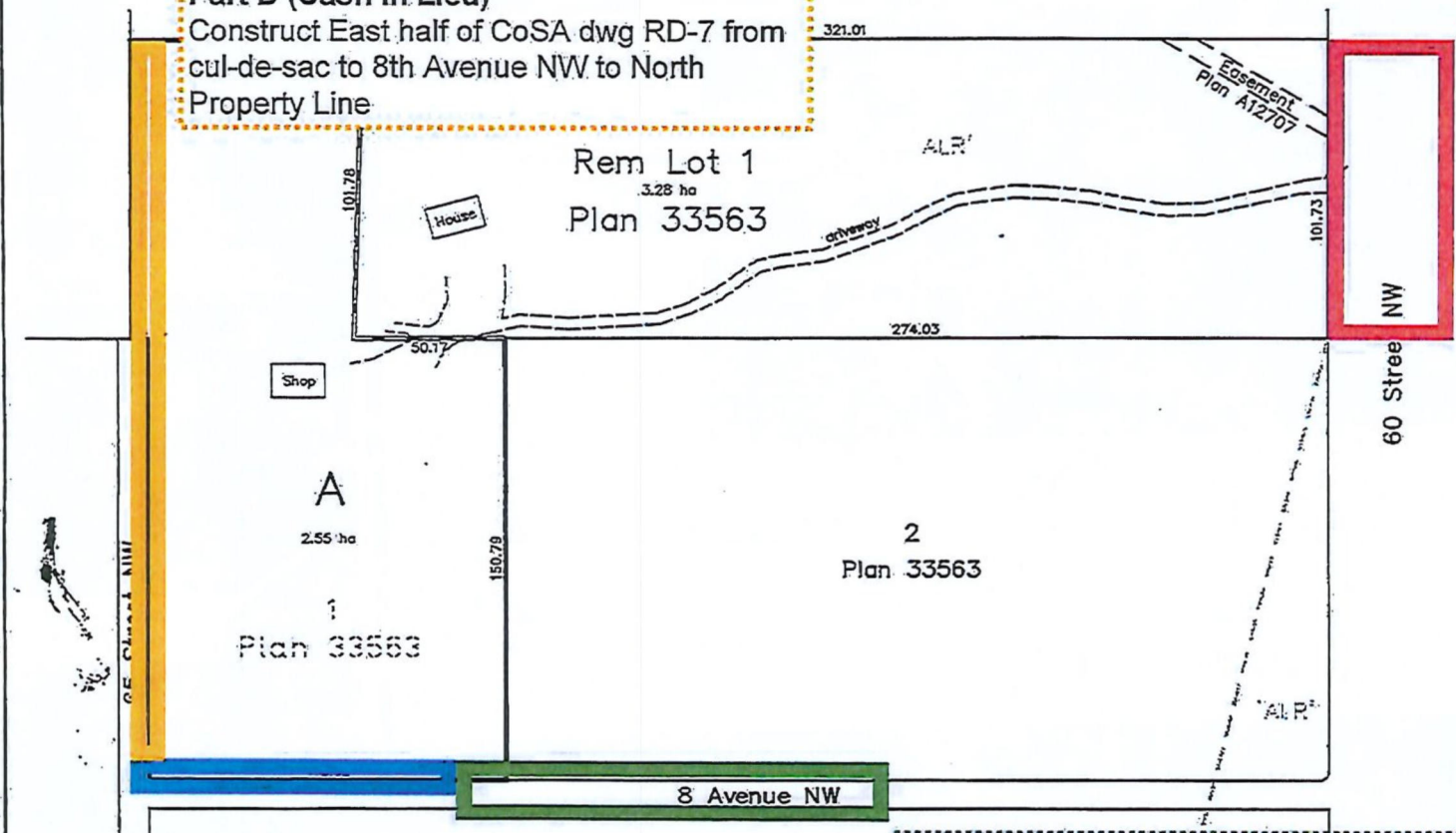
All distances are in metres.

Part D (Cash In Lieu)

Construct East half of CoSA dwg RD-7 from cul-de-sac to 8th Avenue NW to North Property Line

Part A (Cash In Lieu)

Upgrade West half of 60th Street NE to CoSA dwg RD-8.



Part C (Cash In Lieu)

Construct North half of CoSA dwg RD-7 from cul-de-sac to 65th Street NW

Part B

Construct entire road from end of existing to proponent property. Upgrade to CoSA dwg RD-7, and include cul-de-sac (RD-11)

July 26, 2022

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 240-22