

## Late Submissions

22.

### HEARINGS

1. Development Permit No. DP-427 [Habitat for Humanity / GTA Architecture Ltd.; 1351 10 Avenue NE]
  1. A. Lacoursiere - email dated July 9, 2020 - Application DP-427
  2. D. Lovestone - email dated July 10, 2020 - Development permit No. DP-427
  3. D. Jenish - email dated July 11, 2020 - Habitat for Humanity Development
  4. A. Kirstein - email dated July 11, 2020 - Habitat for Humanity Development
  5. B. Miller, Executive Director, Habitat for Humanity, Kamloops - email dated July 12, 2020 - Habitat Kamloops - Seniors Project
  6. H. & M. Stefanek - email dated July 12, 2020 - Development permit DP-427

**From:** Kevin Pearson  
**Sent:** July-09-20 12:24 PM  
**To:**  
**Cc:** Caylee Simmons  
**Subject:** Application DP-427

Hi Adele,

The application in front of Council Monday night is for a form and character development permit and setback variance request. The exterior building and site designs and landscaping plan are under review for consideration, as is the request to reduce the interior side parcel line setback from 2.4 meters to 1.4 metres.

The proposed land use of the development is allowed in the R-5 zone, falling under the permitted uses multi-family residential and assisted living housing. The proposed parking of 25 stalls meets the Zoning Bylaws allowances for high density residential development. I am unable to comment on potential noise levels from the building. The development and retaining walls will need to be constructed in accordance with BC Building Code and will involve review by Architect and Geotechnical Engineer, among other registered professionals.

Habitat for Humanity's funding model and policies are not under application Monday night or pertinent to the Development Permit / Variance application; however I anticipate your e-mail and questions on this will come up on Monday night. I will forward this to message to City Council via Caylee Simmons and will also forward to Bill Miller, Executive Director for Habitat for Humanity and the project architect. Thank you.

**Kevin Pearson, RPP, MCIP**  
**Director of Development Services | Approving Officer**  
P 250.803.4015 | E [kpearson@salmonarm.ca](mailto:kpearson@salmonarm.ca) | W [www.salmonarm.ca](http://www.salmonarm.ca)



**From:** Adele Lacoursiere  
**Sent:** July-09-20 11:01 AM  
**To:** Caylee Simmons  
**Subject:** Re: July 13, 2020 Council Meeting Invitation

Hi Caylee

Here is my question for the planners and council:

The property owner, Habitat Kamloops has certain national and international policies, non-profit and charity policies and CRA restrictions that it must abide by. The 20 apartments must be sold (at fair market value) to low-mid-income families (3 persons minimum with total gross income of no more than \$58,500 per annum, I believe). Has the planners and council taken into consideration the impact a families-only apartment building will have on the neighbours (ie: noise levels - noise that echos off of concrete retaining walls) and the limited parking issues that may arise?

Adele

**From:** Debbie Lovestone  
**Sent:** July-10-20 4:19 PM  
**To:** Caylee Simmons  
**Subject:** Development permit No. DP-427

To all concerned  
City of Salmon Arm Counsel  
Mayor Allan Harrison  
Bill Miller, Habitat for Humanity.

Question and concerns to be brought forward concerning  
Development Permit No DP 427

My name is Debbie Lovestone and I own and reside at the property directly behind your proposed new build. North East corner closest to Burlington Heights apartment building.

Address house 8 881 16<sup>th</sup> Street N.E. Salmon arm  
Plan #KAS002527  
PID 025-650289

I have been in contact with Chris (planner for City) and Bill Miller (habitat for humanity and my questions are unable to be answered at this time by Bill Miller. My understanding is that they require an engineers report on the proposed retaining walls and final plans for the structure. An engineer has not yet been to the property to access the proposed plans for building.

My questions:

1. Retaining wall ~ how far back from my existing retaining wall will their new retaining wall be placed and will they need to excavate into the existing 20 foot solid piece of land in front of my retaining wall? This could destabilize the foundation of my land. The retaining wall placement is a concern for all three homes above the existing retaining wall.  
My understanding is this question cannot be answered yet because an engineers report is required. An engineer has not been to the sight and no report exists as yet.
2. On the Outland design landscape architecture design map they are showing plantings of coniferous and deciduous tree plantings. I am asking if these plantings will be at the base of their property or on the level land flush in front of my retaining wall. Either way in both situations, in time they will block my view of lake, mountains and city.
3. I am also asking where the placement in relationship to my lot/house/view are the 4 story towers.
4. I am also asking how tall this new building (habitat for humanity) will be in relationship to my home. I questioned Bill Miller to give me a reference either using the top of my retaining wall or the Burling Heights apartment building as a reference.

As of Friday afternoon I have not had any of my questions or concerns addressed. I am assuming this is because Habitat for Humanity has yet to have an engineer come to property to access retaining walls and other specifications needed to be able to start this build. Therefore I would ask City Counsel to ask for more information before granting the go-ahead for this build.

Thank you for considering my concerns.

In closing I am grateful that Habitat for Humanity will be part of our community.

Sincerely  
Debbie Lovestone  
Burlington Heights Cul-de-Sac

**From:** Diane Jenish  
**Sent:** July-11-20 11:40 AM  
**To:** Caylee Simmons  
**Subject:** Fwd: HABITAT FOR HUMANITY DEVELOPMENT

We have lived here in #303 1391 10 Ave. N.E. Since July 2012. The main reason we moved here was the beautiful view of the lake, wharf and the mountains. We feel this development will obstruct most of our view. We agree with the request below & hope you will consider it. Ken & Diane Jenish

Sent from my iPad

**From:** Aurora Kirstein  
**Sent:** July-11-20 9:05 AM  
**To:** Caylee Simmons  
**Subject:** HABITAT FOR HUMANITY DEVELOPMENT

TO WHOM IT MAY CONCERN

CONGRATULATIONS ON YOUR PROJECT WHICH IS IMPRESSIVE AND COMMENDABLE FOR HOUSING SENIORS AND DISABLE VETERANS AND THE FACT IT WILL HAVE LIMITED IMPACT ON THE ADJACENT PROPERTY NORTHWEST OF THE PARCEL.

I RESIDE EAST BESIDE THIS PROJECT, ON #302 1391 10 AVENUE AND FROM OUR LIVING ROOM, MY HUSBAND AND I HAVE THE MAGNIFICENT VIEW OF THE MOUNTAIN, THE LAKE AND THE SPACIOUS SKIES.

YOUR PROJECT WILL TAKE AWAY THIS AND HAVE NEGATIVE EFFECT ON US AND OUR NEIGHBORS AND AS WELL, ON BURLINGTON HEIGHTS RESIDENTS.

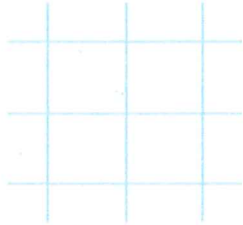
WILL YOU CONSIDER LOWERING THE HEIGHT OF THE BUILDING BY LEAST ANOTHER ONE METER, WHICH CAN BE ACHIEVED BY LOWERING THE PARKING SLAB. YOU WILL STILL HAVE YOUR FOUR-STORY STRUCTURE ABOVE A BASEMENT.

GOOD LUCK TO ALL THOSE INVOLVE IN THIS WORTHWHILE UNDERTAKING.

TRULY YOURS

AURORA KIRSTEIN

**From:** William Miller <[bill@habitatkamloops.com](mailto:bill@habitatkamloops.com)>  
**Sent:** Sunday, July 12, 2020 3:18:25 PM  
**To:** Kevin Pearson <[kpearson@salmonarm.ca](mailto:kpearson@salmonarm.ca)>; Chris Larson <[clarson@salmonarm.ca](mailto:clarson@salmonarm.ca)>;  
[raman@gtarch.ca](mailto:raman@gtarch.ca) <[raman@gtarch.ca](mailto:raman@gtarch.ca)>; [garry@gtarch.ca](mailto:garry@gtarch.ca) <[garry@gtarch.ca](mailto:garry@gtarch.ca)>  
**Cc:** Rex <[rex@habitatkamloops.com](mailto:rex@habitatkamloops.com)>; Correen Genshorek <[correen@habitatkamloops.com](mailto:correen@habitatkamloops.com)>  
**Subject:** Habitat Kamloops - Seniors Project



To all – attached is a project briefing for City Council as well as public hearing attendees. I've kept this as simple as possible. Once the final homeownership or rental program is determined, I will provide additional materials for Council & general public. Understand that the final offering mix is determined with our potential funding partners – both federal & provincial and local.

Bill

***Bill Miller, Executive Director*** – EDFP/PMP/NCSO/BCCSS  
*"In the midst of difficulty lies opportunity – let's find it together"*  
**Habitat for Humanity, Kamloops**  
Unit 28 – 1425 Cariboo Place  
Kamloops, BC V2C 5Z3  
Phone: (250) 314-6783 xt:101  
Cell: (250) 319-6942



## HABITAT KAMLOOPS BRIEFING PAPER

**Prepared by:** Bill Miller, Executive Director

**Date:** July 10, 2020

**Subject:** Salmon Arm Seniors Residences - Housing Strategy

Recognizing that there is demographic shift and an increasing need for more housing units for low & moderate-income seniors in the communities we serve, Habitat Kamloops is working to assist communities become age-friendly and attractive to mature residents. Whether a community attracts new older residents, or retains and supports those already there, and age-diverse population needs affordable, accessible housing in a variety of forms.

The Salmon Arm Seniors Residences has been designed to provide independent living with universal mobility and aging-in-place features including elimination of stairs; open-concept plans with fewer hallways & fewer - larger doors; larger bathrooms with curbless showers; the main floor features a meeting & sitting area; kitchen, washroom, health room for service providers and an administration office.

<b>Unit Mix:</b>	<b>Studio</b>	<b>5 units</b>
	<b>1-Bedroom</b>	<b>13 units</b>
	<b>2-Bedroom</b>	<b>2 units</b>

**Housing Options for independent senior living:** the building units may be offered as rentals, life-lease housing, some may be for supportive housing, and some units may be sold. The building will be surveyed for strata-title. The final unit mix will be determined in concert with Habitat Kamloops' funding partners.

*Bill Miller,*  
*Executive Director*



-----Original Message-----

From: Mitch & Heather Stefanek

Sent: July-12-20 1:35 PM

To: Caylee Simmons

Subject: Development permit DP-427

We are writing to indicate our SUPPORT for this project. We live in the Burlington apartment building next door, and are happy to see the vacant lot finally being developed into affordable housing for the over 55's, special needs and veterans.

In Habitat projects, beneficiaries are required to contribute volunteer hours. On seniors projects, this could be 8 - 10 hours in a social service program, speaking engagement etc. For a multi-story build, up to 500 hours are contributed through other means, such as working in the ReStore, administrative assistance, grant writing, community engagement, volunteer coordinating etc. Those with trade skills may be encompassed into the build workforce, which could include site clean-up or inventory management.

Through involvement with Habitat for Humanity projects in Kamloops, we know that the people who are finally able to have a home are very grateful and caring of the place they move into, partly because of the personal contribution they have made to the project.

Sincerely,

Heather and Mitch Stefanek

#104, 1391 10 Ave NE

V1E 3K9

Sent from my iPad