

Late Submissions

23. STATUTORY PUBLIC HEARINGS

3. City of Salmon Arm Zoning Amendment Bylaw No. 4378 [ZON-1171; 11604895 BC Ltd./ G. Arsenault; 70 & 210 11 Street SE; R1/R4 to R4] – Third Reading
1. G. Arsenault – letter dated July 2020 – Procedure for Riparian study and potential moving watercourse on 210 11 street, SE
2. R. Niewenhuizen, Director of Engineering and Public Works – email dated June 22, 2020 – The Creek
3. B. Hughes – letter dated July 8, 2020 – ZON-1171
4. J. & L. Clarke – email dated July 9, 2020 – Shuswap Village
5. C. & D. Bell – letter dated July 9, 2020 – #70 an d210 11 Street SE Properties
6. S. Wells – letter dated July 10, 2020 – Proposed amendment to rezone property on 11 Street SE
7. J. Thingsted & M. Nagatomo – email dated July 10, 2020 – 11 Street rezoning (Arsenault)
8. S. Ford – email dated July 10, 2020 – Paving Paradise
9. S. Boisvert – email dated July 10, 2020 – Shuswap Village 65 Plus Development Proposal
10. A. Journeau – email dated July 10, 2020 – Shuswap Village
11. B. Duplisse – email dated July 10, 2020 – Resining
12. S. Kerr & D. Blaine – email dated July 10, 2020 – Opinion of Rezoning
13. J. Lovall – letter dated July 11, 2020 – Senior Complex on 11th
14. M. Cartwright – email dated July 13, 2020 – Shuswap Village
15. E. Foster – email dated July 12, 2020 – rezoning for property on 11th Street S. E. – 120 multi-family residential units
16. B. & C. Komish – email dated July 12, 2020 – Shuswap Village
17. G. Klein – email dated July 12, 2020 – Submission re: Proposed Amendment to Zoning ByLaw No. 2303
18. J. Naylor – letter dated July 12, 2020 – Public Hearing for a proposed amendment to rezone two properties on 11th St. SE from R1 to R4, July 13, 2020
19. S. Lewis, L. Thompson and Families – email dated July 13, 2020 – Shuswap Village – Approval
20. S. Kriese – email dated July 13, 2020 – Proposed Development on 11 St. SW – Comments for Mayor and Council to read, please
21. J. Vieira – letter dated July 2020 – ZON-1171
22. M. & L. DeFelice – letter and 135 signature petition dated July 13, 2020 – ZON-1171
23. A. Huppler – email dated July 13, 2020 – Proposed 11 St. Development
24. R. Moerkie – letter dated July 13, 2020 – Shuswap Village 11 Street SE
25. H. Blakeborough – letter received July 13, 2020 – Development on 11 St.
26. Z. Frost – letter dated July 13, 2020 – ZON-1171

Shuswap Village, 65plusliving.com. Salmon Arm, BC

July, 2020

RE: Rezoning application

Procedure for Riparian study and potential moving of watercourse on 210 11th Street, SE

1. There will be an Environmental Assessment of Property. This includes valuable tree clusters, wildlife corridors, aesthetic views, and riparian buffers.
2. A RAR report will be required to support the development permit.
3. In order to realign the stream to allow for housing development on the lower portion of Lot 210, a Change Order approval from the Ministry of Forests, Lands and Natural Resource Operation and Rural Development (FLNRO&RD) under Regulation 39(1) of the *Water Sustainability Act (WSA)* will be required. Details will be required on the present stream including where the stream flow used to originate, and on the overall riparian values in the existing and potential new alignment. The information obtained from this assessment will be incorporated in an environmental management plan (EMP) report that will be required to gain approval from FLNRO&RD. The plan will be presented as a concept with sufficient detail for approvals. Ponds will be considered as potential desirable features in the design to retain post-development flows equivalent to pre-development flows. The report will provide a project description, stream realignment justification, assessment methods, effects assessment, mitigation measures, planting and enhancement designs, and a conclusion on whether the project would result in harm to aquatic habitat and a net loss or gain in environmental values.
4. Changing the path of a stream will require approval from the Water Management Division at the Ministry of FLNRO&RD
5. Environmental monitoring will be a requirement from the Province and City during construction of the new stream channel and potentially during construction of the subdivision, especially during diversion of water out of the existing channel. Salvage may be required if aquatic species could perish during drying out of the existing channel.
6. The water will be above ground on the total property. There is no piping the existing water flow until it hits the City Street. The City requires that it then go into the storm sewer system that will be upgraded along 11th St, SE.

From: Rob Niewenhuizen
Sent: June 22, 2020 9:33 AM
To: Green Emerald Construction
Cc: Gary Out Kevin Pearson
Subject: RE: The Creek

Hi Gary

As discussed, City Staff are supportive of the storm water improvements being proposed for the site and I can speak to the benefits of having the water course put into a piped system on the City's road frontages. The exiting ditch on 11 Street SE has a history of drainage issues particularly in the spring as things start to melt. We have on occasion experienced some ditch flooding and having a proper storm sewer installed along this frontage would help to mitigate these issues.

You will have to speak to the proposed modifications/design to the watercourse on the property if it comes up in discussion.

Robert Niewenhuizen
Director of Engineering & Public Works
Box 40, 500-2nd Avenue NE, Salmon Arm, BC, V1E 4N2
P 250.803.4017 | F 250.803.4041
E rniewenhuizen@salmonarm.ca W www.salmonarm.ca

CITY OF
SALMON ARM



July 8th, 2020

Dear City Council,

My name is Barbara Hughes and I have lived on 11th St SE for over 45 years. My husband and I have loved and cherished this nature corridor, the trees, stream and the changing beauty of each season.

I am writing this letter to say that this is not the property for high density (R-4) and a retirement complex despite what the OCP says. I did hear a council member on June 22nd insensitively refer to the idea that the developer was doing the current residents a favour by not going to R-5. It is disrespectful and out of touch with Salmon Arm residents.

My understanding is that the developer is proposing an affordable senior's residence. The developer and his Non Profit partner had a fancy December 2019 artist rendering. He had a whole bunch of seniors excited, perhaps marketing in the Lower Mainland and then changed the plans drastically.

I am a senior in my late 80's and I would never choose to live in a residence that is proposed. He is saying that it would be affordable and there would be an eco-feel. There would be neither.

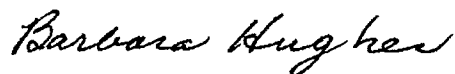
An eco-feel would have easy walking paths to the downtown core. Seniors are not going to choose to walk up and down Okanagan to the downtown core. In fact, what would happen if this development went through is up to 120 or so more cars coming in and out of 11th on to Okanagan. This would have a huge impact on the neighbourhood.

As for affordability, to make it work, he is suggesting a strata. A strata has fees above the cost of the home and, in some cases when there is a mix of renters and owners, issues can arise.

When it is gone, it is gone for good and I urge the City Councillors to think beyond re-zoning, developer's money and infill. I urge you to think of what makes thriving neighbourhoods and make a decision about this land based on this. I would suggest access to green space, connection and diversity: people of all ages and stages of life. Who does not want neighbourhoods with kids able to walk and bike ride safely on the streets? When you meet at the mailbox it is with familiarity and fondness.

I may not be around to see it and feel it, but you as city councillors have an opportunity to create a legacy based on the health and wellness of neighbours, to listen to the lovely people that I get to call my neighbours in this community.

Thank you,



Barbara Hughes.

From: Joannell Clarke
Sent: Thursday, July 9, 2020 4:36:10 PM
To: Kevin Pearson
Subject: Shuswap Village

We want to affirm we are in favour of the development of Shuswap Village. We love the idea of providing community/independent living for younger seniors. The plan includes maintaining the existing trails and as far as the objection to erasing a habitat for wildlife, we have seen what happens in other communities where wildlife in cities and urban areas has become a real problem. We need this type of facility and we encourage the Council to allow permission to proceed.

Sincerely

Joannell & Larry Clarke

July 09, 2020

City Council

City of Salmon Arm
Box 40
Salmon Arm. V1E 4N2

Ladies & Gentlemen:

We, the undersigned, have resided at 1270 Okanagan St. SE for 58 years and have seen several submissions over the years for #70 and #210 – 11th St. SE properties.

The new proposed plans for these properties have changed twice and this last proposal is for 128 units. Based on double occupancy, it would be mean 256 residents. If there is provision for 50 single use, it still leaves approximately 200 people. If half of the 200 have vehicles, it would mean an additional 100 vehicles in that area. A population count on 11th St. SE up and including 4th Ave. SE shows 46 people reside on these streets currently.

We wish to express our opposition to this latest proposal.

All of which is respectfully submitted.


Clifford Bell


Darlene Bell

July 10, 2020

To Mayor and City Counsellors

I write to you in order to express my vehement objection to the proposed amendment to rezone property on 11 Street SE, from R1 to R4 density.

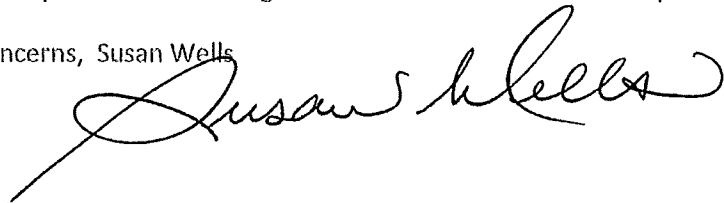
I am a Senior who lives on 11 Street SE, right across the street from designated property. Ours is a most delightful, peaceful, neighbourly friendly environment where we all mingle, where neighbourly exchanges from the garden or the kitchen take place, where I get invited to my 8 year old neighbour's birthday party!! The neighbourhood is a charming place to call home.

When I purchased my home 6 years ago, one of the factors that stood out to convince me was the fact that the neighbourhood was quiet and it was zoned for single family residential. So now I ask: you would consider changing the character of this neighbourhood by adding 120 residences which also means an additional 100+ vehicles because a developer introduces a project that he sees fit for this parcel of land? Really? You are willing to cancel the present designated R1 zoning for all the single family dwellers who live here to accommodate a medium density residential project that will drastically alter the charm we presently treasure? This development DOES NOT BELONG HERE!!! It is likely a good project for the city but it belongs in an environment that is already accommodating higher density status. Please listen to the majority - the neighbours (those of us who live here because of the quality of our lives in this neighbourhood) and not to a developer who is looking to make a profit from a 120 unit development (and who is not going to be residing here after his project destroys the quality of the neighbourhood).

There are many reasons not to rezone this property, the existence of the creek of course, being a major consideration.

I would also like to present another deeply felt concern for objecting this proposal. Our world today is in crisis due to effects of climate change. It is a real problem and every individual in the world needs to be thinking clearly towards healing the earth... Communities around the world are trying to find land where they can plant trees in order to decrease CO2 levels and increase levels of oxygen. TREES! Trees can help! And we have lots of trees on this 9 acre parcel. They are already mature. They are already helping to create a healthier community in Salmon Arm. Did you know that in 1 year, an acre of mature trees absorbs the same amount of CO2 produced when you drive your car 26,000 miles! Please vote for a healthy community and keep this land treed. We need you to address the issues of climate change with serious and focussed attention. Every tree counts!! Could we not look to create another park similar to Pileated woods? I am absolutely certain all the neighbours here would come and help.

Thank you for your attention to my concerns, Susan Wells

A handwritten signature in black ink that reads "Susan Wells". The signature is written in a cursive style with a large, looping initial "S".

From: Jan Thingsted
Sent: July-10-20 4:01 PM
To: Caylee Simmons
Cc: Alan Harrison
Subject: 11th Street rezoning (Aresenault)

Re: 11th Street rezoning (Aresenault)

Dear Mayor and Council,

Please consider my comments below as you consider this rezoning application:

I appreciate that the subject parcels are designated "high density", but question whether this designation is appropriate and whether high density development is suitable in this location. The subject parcels represent one of the last remaining forested areas within the urban containment boundary that contains an environmentally sensitive area (creek with riparian areas). The subject lands provide wildlife habitat and contain several mature Douglas Fir and Cedar trees. The natural creek flows year-round and is a unique feature in an otherwise urban setting. It should be emphasized that policy 5.2.3 in the Salmon Arm OCP makes a statement to: "*Direct all types of development to areas of least environmental sensitivity.*"

Various attempts to develop these parcels in the past have failed - largely due to impacts that would result on the creek and the impracticality of accommodating increased traffic in the local road system. Okanagan Ave. cannot safely handle 100 plus more vehicles coming from 10th or 11th. The developer had argued that this is last remaining decent piece of land in the City for this type development yet other, much less constrained properties do still exist closer to uptown and Picadilly Mall

Thank you for your consideration.

Sincerely,

Jan Thingsted & Machiko Nagatomo
371 11th St SE

From: Sue
Sent: July 10, 2020 2:00 PM
To: Kevin Pearson
Subject: PAVING PARADISE

Dear Kevin,

I am writing to strongly oppose the re-zoning on 11th Street SE from R1 [Single family residential] to R4 [Medium density residential] My husband Mick and I have lived on the corner of 10th Street and 3rd Avenue for 16 years.

During that time we have fully expected that the parcel of land in question would at some stage be developed.

This beautiful forested area with a stream and abundant wildlife is in keeping with the R1 zoning and strong neighbourhood community

The proposed change to R4 medium density with up to 120 residences would be an unacceptable, regressive step.

This high density housing proposal, would destroy the integrity of this precious green space, stream and trails.

Not to mention the increased traffic flow that this type of housing would generate.

Thank you for your consideration.

Sue Ford
280 10th Street SE

From: Shirley Boisvert
Sent: July 10, 2020 10:06 AM
To: Kevin Pearson
Subject: Shuswap Village 65 Plus Development Proposal

Dear Kevin,

I wish to express my heartfelt support for this new exciting and long overdue residential single family housing with seniors in mind. We seniors love the level entry open plan concept surrounded by garden space, walking paths, parking space, storage, and a chance to become part of a vibrant active and above all secure community where we can flourish and spend our time in peace and good health. Please approve rezoning so that this development can proceed asap.

Thank you,

Shirley Boisvert

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

From: Alan Journeau

Sent: July 10, 2020 8:14 AM

To: Kevin Pearson

Subject: Shuswap Village

Morning Kevin,

I'm writing you this letter to not support the +65 village. The community needs housing for all ages. Salmon Arm community needs to attract a spectrum of all ages moving to Salmon Arm.

Salmon Arm as a large number of +55 condos and residents available on the market and not enough condos for all ages.

Shuwap Village should be a community of all ages not a community for +65.

The hospital is already at max and community can't support and effort to bring more senior to the area.

Thank you

Alan Journeau

From: Barbara Duplisse
Sent: Friday, July 10, 2020 7:17:14 AM
To: Kevin Pearson
Subject: Resining

I support reasoning for Shuswap village

Sent from my iPad

From: Kevin Pearson
Sent: July 10, 2020 8:34 AM
To: Susan
Subject: RE: Opinion on Rezoning

Hi Susan,

Hopefully this .PDF attachment gets through. It is the City staff report to Council for this rezoning application. There is commentary regarding the traffic situation related to proposed development on the land under rezoning application. If the rezoning bylaw is approved, the applicant will then need to commission a full scale traffic impact analysis for the Development Permit application to City Council. If rezoning is approved, the land could not be subdivided or developed until the traffic analysis is completed, including recommendation for the access / egress to from Okanagan & 11th Street SE and other local streets that may require upgrading such as 2nd & 3rd Streets SE.

For this rezoning application, a full scale traffic impact analysis has not been required.

Kevin Pearson, RPP, MCIP
Director of Development Services | Approving Officer
P 250.803.4015 | E kpearson@salmonarm.ca | W www.salmonarm.ca

CITY OF
SALMONARM



From: Susan
Sent: July 9, 2020 11:00 PM
To: Kevin Pearson Alan Harrison
Subject: Opinion on Rezoning

Hello,

Please find attached our views on the proposed amendment to Zoning Bylaw No 2303 at 70 and 210 11 Street SE.

If possible, we would appreciate a response regarding our questions related to traffic, as well as, any redesign of the corner of Okanagan Ave E and 11 St SE.

Sincerely,
Susan Kerr & David Blaine

July 9, 2020

Re: Proposed Amendment to Zoning Bylaw No. 2303

70 and 210 11 Street SE

To Salmon Arm Council Members,

We are homeowners at 1090 Okanagan Ave SE. The plans put forward on behalf of the Vancouver Resource Society (VRS), and indeed, the ideals of the VRS are admirable.

We believe the proposal is in keeping with the Official Community Plan and will provide much needed seniors housing for the area. However, we noticed the layout of the lots in the material provided is nothing like the artists' rendering of the site in terms of space between the units/facilities, roadways and the landscaping around the units. This is unfortunate both aesthetically, and in keeping with the feel of the existing neighbourhood.

We do have concerns about increased vehicle traffic as well as construction traffic at the corner of Okanagan Ave SE and 11th Street SE (as that is where our property is located). This is already a challenging intersection for pulling out onto Okanagan Ave. We understand a traffic assessment is required for the proposal, but are wondering how the situation might be addressed.

We note that staff recommend a road design option (option 2) with a focus on connecting 3 Avenue SE at 11 Street SE and continuing to 10 St SE. There isn't any mention of a redesign at Okanagan Ave E and 11 St SE: is anything proposed at this location?

While the proposal presents many challenges to the established neighbourhood, we believe they are outweighed by community needs related to the housing shortage in Salmon Arm.

Sincerely,

Susan Kerr

David Blaine

Joanne Lovall
460 Foothill Rd. SW
Salmon Arm, BC
V1E 1T6

July 11, 2020

Dear Mayor Henderson & Council Members

I want to register my disapproval for the proposed Amendment to the \official Community Plan re a

seniors complex on 11th just off Okanagan for two reasons

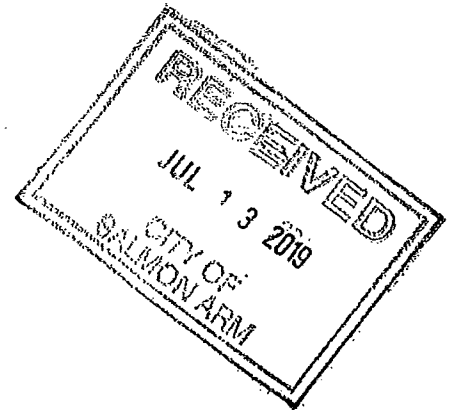
- 1) When a covenant is addressed for the waterway I question the feasibility to follow through with

The proposed project. Also, the approach to Okanagan from 11th ST. is already a safety challenge. It is such an awkward intersection.

- 2) I don't approve putting a senior's complex in a location that is inconvenient for its potential residence. Its location is uphill which would likely eliminate the possibility for walking to town for the average senior.

Thank you for taking this into consideration

Warmly, Joanne Lovall



From: Tom and Marcy
Sent: July 13, 2020 8:15 AM
To: Alan Harrison
Subject: Shuswap Village

Hello,

As a senior citizen and a potential participant in the Shuswap Village, I would like to offer my opinion regarding this intended project.

I believe it to be a wonderful concept, but a very expensive one. To make it more affordable to all seniors, my feeling is that the homes should be surrounded by beautiful gardens....flowers, shrubs etc., and walking trails. As well, **more space between the homes** would make more sense....more privacy and less noise. There is really **no need for an activity clubhouse** since we already have a very active one on 5th avenue. These changes would allow people to better afford the environment they wish to live in....lower taxes comes to mind.

I believe in opportunity for all. Affordability is key.

Sincerely,
Marcy Cartwright

1081 23 Ave SW
Salmon Arm

Sent from my iPad

From: _____

Sent: July-12-20 5:02 PM

To: Caylee Simmons

Subject: rezoning for property on 11th Street, S.E. - 120 multi-family residential units

Dear Sirs;

With regard to the hearing planned for July 13th, 2020 at the Salmon Arm Recreation Centre I would advise that my home is 421 7th Street, S.E. which is on the corner of 4th Avenue and 7th Street.

At the current time 4th Avenue is often very busy with traffic as well as skate boarders and bikers (some of whom are young and foolhardy). In my opinion if a new subdivision was constructed at the proposed property 4th Avenue would become extremely busy and would adversely effect residents living along it. I could certainly see accidents occurring.

For this reason I am not in favour of this proposed route for the subdivision.

Yours truly;

Elizabeth A Foster

From: Barry Komish
Sent: Sunday, July 12, 2020 8:18:28 PM
To: Kevin Pearson
Subject: Shuswap Village

We attended an earlier meeting regarding this development and we are very interested in seeing this project getting the zoning changed. We are SalmonArm residents and seniors and the concept sounds like a good fit for our point in life. We of course need much more input but we are very interested. Thank you for the opportunity to express our opinion.

Regards

Barry and Colleen Komish

Sent from my iPad

From: Gabriele Klein
Sent: July-12-20 10:00 PM
To: Caylee Simmons
Subject: Submission re: Proposed Amendment to Zoning ByLaw No. 2303:

Good Morning Mayor Harrison and Council:

I would like to register my opposition to this proposed rezoning:

1. In November 2010 I purchased Unit 12 in Bayview (for future needs). This unit looks out and down into the green space that is part of the proposed rezoning. This green space was a major factor in my decision to purchase--I was told this Rotary park and trail would be there forever.

2. The hilly topography of the Bayview strata complex is a major concern in winter—the icy, hilly roadway, snow clearing and where to put the snow. When it has to be trucked away it is extremely costly. As a member of council for several years—winter and snow and related costs and complaints took up significant council time. The property in question has similar topography and will have the same problems and costs for residents.

3. The property in question already has a nature trail, a running creek, is a wildlife corridor and thus an ideal candidate for a permanent urban green space. Such green spaces and parks are a valuable investment for Salmon Arm and add desired amenities to the city.

4. Sequestering seniors(or young seniors) in a tight complex is an outdated concept. Mixed communities in Europe are showing what community living for all ages can be. Three articles speak to this trend. Let's be trendsetters in Salmon Arm, rather than followers of an old idea. And let's select a suitable level property with enough space and vehicle access. Please see three examples below.

Thank you for your consideration,

Gabriele Klein

Example A. <https://www.senioradvisor.com/blog/2016/12/mixed-age-senior-living-makes-inroads-in-the-us/>

excerpt ...[Mixed-age cohousing](#) helps students and seniors in the Netherlands. The Humanitas retirement community of about 160 seniors is also home to about half a dozen college students who enjoy rent-free private apartments in exchange for being active members of the community....

Example B. <https://www.westerninvestor.com/news/british-columbia/mixed-age-concept-widens-appeal-of-seniors-housing-1.23167759>

Mixed-age concept widens appeal of seniors' housing Welcoming younger family members into retirement complexes delivers benefits for seniors – and deepens the market for developers

Baila Lazarus Western Investor

February 8, 2018

Example C. from iPolitics <https://ipolitics.ca/2020/04/03/time-to-re-think-seniors-housing-and-long-term-care-in-canada/>

Time to re-think seniors' housing and long-term care in Canada

By [Alan Freeman](#). Published on Apr 3, 2020 4:40pm

"Once this disaster is over, it will be high time to rethink the whole model of senior living. Healthy seniors are clearly best off in their own homes and apartments in mixed communities of all ages. Corraling them all together is unhealthy for them and bad for society."

Re Public Hearing for a proposed amendment to Bylaw No 2303 to rezone two properties on 11th St. SE from R1 to R4, July 13, 2020

My name is Janet Naylor. My husband, Steve, and I have lived at 1401 4th Ave. SE for 40 years.

I am opposed to changing the zoning from R1 to R4.

I plan to speak via computer at the meeting on July 13, but have sent this letter so that there is also a written version, and in case I can't connect to the GotoMeeting. I would prefer to attend in person but don't want to take a risk of being in a public place. Thank you for allowing the electronic opportunity.

This issue has come up before, and has been defeated. The problems surrounding the development of the property have not changed. Perhaps the OCP needs to be looked at again for this area.

There is a thought that cities should have higher density the closer one gets to the city center. In the case of Salmon Arm, I think this is not a valuable asset. There are only two ways to get downtown on the south side of the highway: Okanagan Ave. and various streets that funnel into 5th St. SE. from the Hillcrest area. All the other streets stop and start as they continue down the hill. The more cars we try to narrow into these two streets, the more congested and dangerous they become.

Our area is no different. There are no straight routes to get downtown. We either go onto Okanagan Ave. or wind our way via 3rd, 4th and 5th Avenues. The entrance onto Okanagan is not a safe one as there is no view of uphill traffic. On top of that, there is a mailbox right at the corner where people stop in their cars to get their mail! Upgrading 3rd Ave. SE will just add more traffic to a windy way to get downtown. It will seriously affect those people who live on 3rd Ave. SE, 10th St. SE, and 4th Ave. SE.

Higher density means more people in closer proximity. Have we learned nothing in these last few months about the value of distancing ourselves?

We bought our land in 1979 because it was an acreage, nestled in amongst other large properties and a forest. I imagine other people bought thinking the same way about the street. It is an absolute pleasure to drive home along 11th St. with the trees all along the side. This is one of the last green spaces near the city center. Once it is gone, it cannot be brought back.

I am very concerned that if you vote to change the property to R4, what, in December of 2019 looked like a small, quiet seniors' community might become a jam-packed subdivision. The plans keep changing, and not for the better! I know that Mr. Arsenault has said he has many signatures in favour of his plans. I hope that this is not the interest sheet that I signed in December in order to receive more information about what seemed to be a good concept. I am certainly not in favour of the plans that I saw in June!

I am also concerned about what might happen to the stream which passes through our property before running through the property that is up for rezoning. This stream flows above ground year round, and has done so since 1994. Previous to that, it was an established stream bed; the water flowed throughout the spring months and into June, then appeared to go underground during the hot and dry period. In the past 26 years, the plants have thrived, animals use the area, and it has become a more beautiful place.

The developer first sought to have this stream put into a culvert. That was denied, so a new plan to divert the stream along the south side of the property and leave it above ground seems to be in the works. The stream was diverted above our house in 1994. There is a manmade channel that doesn't look as natural as the one going

through our property. Then it goes into a culvert under the storm water detention pond and exits into our property. It certainly changes the natural beauty when we tamper with it.

Over the years, this has become a real neighbourhood. People stop to talk to one another on the street and at the mailbox. The addition of young families has brought a liveliness back. It is hard to imagine the same camaraderie if over one hundred new units are added. It is meant to be a single family area.

I urge you to vote to keep this area R1, and to encourage a use that will keep a beautiful green area green.

Thank you

Jan Naylor

From: Steven

Sent: Monday, July 13, 2020 7:58:55 AM

To: Kevin Pearson

Subject: Shuswap Village - Approval

Good morning Kevin, I hope there will be an approval of this development, and that City staff and council are not swayed by nay sayers of this community. This development as you know will bring much needed tax revenues, jobs, financial spin off to local contractors, businesses, as well as a much needed real estate development to meet our housing demand for seniors and as well as affordable housing in an area that is long over due for a make over with in fill. As you know these sorts of building initiatives are few and far between based on proximity to local services, downtown core, transportation , parks and senior services. I guarantee that your approval will be well received with the Real Estate Industry here in the Shuswap. Please approve this initiative. Thank you Steven Lewis, Linda Thompson and families.

Sent from my iPhone

From: Sandra Kriese
Sent: July-13-20 8:20 AM
To: Caylee Simmons
Subject: Proposed Development on 11 St. SE - COMMENTS for Mayor and Council to read, please

good morning to the Mayor and to all Council members;

My name is Sandra Kriese, my husband is John Gahn.
We live at 211 17th St. SE in Salmon Arm. Our house and property is directly next to and above the City marked walking trail that is on the eastern edge of this 9.6 acre parcel.

We are VERY concerned about this proposed development of 120 units in that acreage.

The view from our house looks out onto this forest and we hear the creek from our house....
the creek that flows year round BTW.

PLEASE READ OUR CONCERNS BELOW:

FIRST - The Purchase of our Home.

My husband and I purchased this property summer of 2018.
We WERE pro-active in that we went to City Hall to be clear on the “green space” in front.

We were never directed to, nor given, any Official Community Plan, nor did we know to ask.
We were shown a map with the current city marked trail...
the employee said, “we make trails.. we don’t take them away.”
We were also shown the green circle in the centre of the forest that indicated a proposed park!!!

In spite of our best efforts, I am still forced to write to you today about a potential 120 unit development in that forested area.

SECOND - The Complex terrain of this property.

This is an unusual plot of land.
When you look at it on a piece of paper, it is a nice big square that sits close to town.
How many of you have actually walked this piece of property?

This NOT a normal, flat plot of land.

1. There is a creek that cuts through the property at a diagonal... a studied, designated creek that falls under the Riparian Area legal requirements for development.
2. This is a kind of ravine with a very steep slope up from the creek to a designated city path and then further up to the houses on [17th St.](#) SE.

That very steep section on Okanagan Ave. that you drive on?..... That continues SOUTH along the EAST side of the property as a kind of escarpment.

THIRD - the Official Community Plan revisited.

The OCP.....my understanding is that there have been 3 iterations of this in the last 25 years. Which lets me know that this is NOT a document written in stone but a document that evolves with the changes that a community experiences!!

The OCP is only a reasonable attempt to plan for THE FUTURE! It cannot anticipate unforeseen issues that were not known at the time. I would suggest that, in this case, the designation of this piece of land to have high density zoning of R5 is either a mistake or misguided.

Again.... looking at a flat map of Salmon Arm, one would think this was an ideal spot for more housing. In actuality, this is a piece of land that is of complex terrain WITH a riparian creek. It has become a vibrant, diverse natural forest for many, many birds and wild animals and is enjoyed by many residents as a haven of Nature.

FOURTH - The Public Perception of this property based on the given address is MISINFORMED!!!

As I canvassed my neighbourhood - primarily the Bayview Townhouse complex bordering the city path, it became apparent that NO-ONE had any idea of the extent of this development!! Some had looked on Google Earth (which has a very old picture of this neighbourhood), observed the 2 small red markers on 2 open areas and thought, "well... all those trees will be left as greenspace".

And so they were satisfied that All Was Well. Some people had been led to believe that it was a Rotary Park and was here to stay!!

FIFTH - The Cart Before the Horse - Zoning application BEFORE clear building plans!

Last year, Gary proposed a 44 unit development. The beautiful picture he presented was "an idea" and NOT specifically what he planned on doing. This year, the proposal is for a 120 !!! unit development. Again, he presents a basic sketch of small boxes representing house locations. NOW, I understand that he has a THIRD plan to present to Council.

Please, please, please!!!..... You must not pass ANY change in zoning to this piece of property until you have been given an honest, clear, FIRM, committed plan by Gary Arsenaault. Once the zoning has been changed there is NO recourse to address what kind of development will ACTUALLY be created.

Two examples in town that are eyesores would be:

1. The townhouse and condo high rise newly built next to the Prestige Inn. This is an affront to the senses. Located on SUCH a beautiful waterfront, this structure fills up the lot leaving barely room for a plant or tree. It is nothing but cement and more cement.

2. The group of tall white houses built near McGuire Lake. Again... cookie cutter sameness. No thought to fitting into the rest of the neighbourhood. Another eyesore!!

SIXTH - Would YOU approve this Development if it was in YOUR neighbourhood?

IF the home you live in currently was across the street from this site, or next door....
Would you be happy to have such a development ... of 120 units!!!..... to be built in YOUR neighbourhood? Honestly????
OR... would you rather see either something that fit in with your single family home neighbourhood?.....

OR.. my **SEVENTH** point - **Developing this lot as a GREEN SPACE & PARK.**
even better... would you prefer that the city find a way keep this as a city green space and proceed in developing that big green circle into a park?

This chunk of land is partway between the Turner Creek and the Pileated Woods parks and paths. It has the potential to be a lovely forested green space, or park, that connects these 2 other parks for the community at large to enjoy..... a long, connected “wild” experience of trails and woods, meandering through multiple neighbourhoods.

*****We NEED to keep creating these spaces in our ever expanding city... and not just think of more and more in-fill and building and development. This property gives us... you... that opportunity.*****

EIGHTH - The “ACTIVE SENIOR LIVING” concept is poorly researched.

I have worked with senior’s in health care closely for 35 years.
If Council is indeed thinking about “the future”, then you MUST consider that the window of “active living” for many senior’s is small. It is VERY likely that more than 50% will soon experience a serious illness or operation that markedly changes their health, their mobility, ... their needs. Soon, and often quickly, that active living senior is vulnerable and dependant.

This plot of land sits on a hilly “foothills” area above the town level. It is NOT a convenient place for seniors. In fact, it presents many problems of car access and the ability to walk (especially using a cane, walker or wheelchair). We can get a LOT of snow in Salmon Arm, and snow removal in such tight quarters, on a hill, will be almost impossible and prohibitively expensive. Never mind the ice that will form on roads and sidewalks.

.....
.....

The OCP is a document of value... however... it should be no surprise that, occasionally, such a document has flaws that are revealed at a later date. I believe the zoning of this property is one such error. Giving your stamp of approval because the OCP says it's okay to do so, is also misguided. Humans make mistakes.... so please check this out more thoroughly than what is presented to you on paper as a 2-dimensional map with a couple of photographs of trees.

I ask you all to consider this application for development very carefully....

This is about the 4th attempt to develop this property... maybe this is a clear indication that a new approach and vision is needed.

I ask that each of you come and walk the entire property before you make a final decision....

And....I ask that you talk to the neighbours directly. Have them show you.

And Please... Listen to us, the surrounding community.

Thank-you for your time and attention.

Sandra Kriese, RMT
John Gahn
211 17th St. SE
Salmon Arm, BC
V1E 1R7

Sent from my iPad

Hello Mayor and Council and everyone else who took the time to make out here tonight.

My name is Joe Vieira, and I have been a resident of Salmon Arm, on 11st SE for almost 10 years now. I love this City and all it has to offer and especially the green spaces within the City. Before I go any further, I want to make it clear, that I am not opposed to development, I will always support responsible development, especially when in an environmentally sensitive area. After reading the City report regarding the rezoning of the subject properties, quite a few items stood out to me. I will only touch on the most important parts to me as I don't want to take all night and allow others to speak. The report by Jeremy Ayotte in 2009 regarding application of the Riparian Areas Regulation and The Water Act for the subject properties. Section C in particular, "Regardless of the source of the water above the subject property, the water course in question eventually drains into a fish bearing system, (Shuswap Lake) and consequently meets the criteria defining a "stream" in the Riparian Regulation (given authority under the Fish Protection Act. Any development on this property therefore must meet the provisions of the Riparian Areas Regulation. The reason this stands out to me is this report was submitted to the city in 2009 and the OCP was last reviewed in 2011, when this document would have been available for council and city staff, many of which are still on council today, and no provisions were made in the OCP to protect this property, instead it stayed slated for R5 High Density, knowing that approximately only 50% of the total available land is developable, due to SPEA, Steep Slopes, Road Reserves, Setbacks, Public Greenspace Preservation and Trail. Also from Jeremy's report, "This site is rare in an urban setting and given the appropriate design and planning, the natural features that exist on this property can become marketable. Rezoning from R1 to R4 will give motivation to developers to use as much of the land as possible regardless of sensitivities to make it financially feasible, as we have seen already in the concept drawings provided in the City's report. This comes directly from the FLNRO Riparian Protection Standard. 1. To meet standard, no development in SPEA. 2. Appropriate measures to protect SPEA.

So now the decision will land in the hands of you, who are our elected officials that represent the people of this City and speak for us. In the OCP one of the overall goals for the OCP is to protect and enhance the natural environment particularly environmentally sensitive areas and all water courses.

Thank you for allowing me this time to speak.

July 13, 2020

Good Evening Mayor Harrison and Counsel,

I am not much of a public speaker but I'll do my best to get through as quickly as possible....

We're Mike and Laurie DeFelice and we live at the corner of Okanagan and 11th Streets (#30) and we border the subject property. We'd like to thank the Mayor and some Counsellors who came to view the property, the lay of the land, and to speak to the concerned residents.

We bought this house, to raise our family, 27 years ago. Our hope is that our son, will one day move back to Salmon Arm to raise a family of his own.

Back in December/January of last year, meetings were held at the Prestige to acquire signatures/support (by Developer Gary Arsenault) showing a proposed "Senior's Development" (Shuswap Village) which looked to be about 54 units on 11th Street with green space and buffers bordering residential properties with many amenities and trails. It actually looked very nice. We have now learned that this has turned into a 120+ unit development (with less amenities and more density and some with 3 storey units....(a BC Box Cookie Cutter Row Housing) as has been put forward in the application to the City. We feel this was purposely misleading to the Public in order to get signatures in favor of the R4 Rezoning. We have also learned that there has been some rescinding signatures for the proposed development after learning of this bait and switch.

When we recently met with this Developer, (with Cliff and Darlene Bell), we asked him why the Plan had changed from the nice Eco-Village to this now 120+ Unit Development. He advised that there was no money in it. Yet, this was how he got his support, with this Concept. We know it is still being advertised the same under the 65plusliving.com website. He also advised some of these would be rentals, some would be owned, some would be leased, it would be a strata, so, how would this work...?.....If this is not the plan, is the plan no plan...? I would also like to ask the City a question, if Rezoned to R4, can the Developer change the Development plans to a non-seniors complex once rezoned?

The residents of this area (above and below) are very much opposed due to the increase in traffic (which will be encouraged to use 3rd Avenue to connect left onto 10th Street and then right back onto 4th Avenue to make another connection back onto Okanagan Avenue to get to town. Most of the residents do not feel that this area is conducive to high density and that it should remain R1 (as most of the houses in this area are single-family dwellings). We currently have 135 signatures/taxpayers to support this. We all feel very strongly about this last remaining green space so close to town for our kids and the citizens of Salmon Arm.

We all, as individuals, in this Community have a personal stake with what might happen with one of the last green spaces close to town.

We, personally care about the traffic safety, we care about the neighbours who surround us, we care about our 88 year old neighbour (Barbara Hughes) who lives on the subject property for 46+ years, we care about the Riperian Creek with all its beauty and trees and all the animals that live and drink there. This is our Community. The Developer also has a stake in this and it is to make money. If a large development ensues, we would like to ask the City, if there was a land-slide, due to the steep slopes and

clear-cutting of trees, especially with the soil sensitivity issues on this property, and a Strata development above, who is to be held responsible...?

Also, there may be some members of Counsel that feel “that, that creek dries up every year.” We are unsure as to where that information came from as it runs year round and we know this because we live right beside it and because Science has already documented it. Counsellor Flynn, could you enlighten us on this...?

We are not anti-development, but it seems like this R4 Rezoning and the concessions that City is willing to make to have it approved makes no sense. It is unbelievable to me, with the traffic safety issues, the designated riparian creek and the ridiculous route suggested to go downtown, that this would even be considered to go R4. This property has been up for rezoning multiple times and each time has been voted down. There are now more high density development issues than before so why would you even consider passing now...? What we really think should be changed is the OCP, as it has not been reviewed since 2011 and this area has been deemed environmentally sensitive.

It is highly likely, with this kind of density, trying to access Okanagan Avenue through these streets that there could be a serious accident and that Council needs to put a great deal of thought into their decision (with many young children riding bikes and playing on these streets). When someone gets seriously hurt or killed, trying to access Okanagan Avenue or when a young child is hit by a car, they are not coming back.

This is also a wildlife corridor for which many deer, moose, ducks, raccoons drink and live near the riparian creek which the developer proposes to culvert and re-direct.

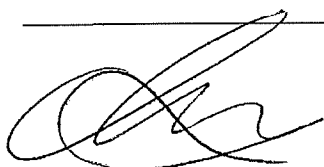
These are the animals I have taken pictures of that pass through our Community and the wildlife corridor. By putting this huge R4 development in this site, this will end this animal habitat/corridor and when they are gone, because of access and the culverting and re-directing of the riparian creek, they are not coming back.

Let's put the environment and the residents of Salmon Arm first. For you Counsellors, who did not make it up to speak with the residents or walk the creek, I have brought the Creek to you.

Many of us feel that there needs to be "Pause" especially in these very unusual times with Climate Change and Pandemics.

Thank you to the City of Salmon Arm Staff and Mayor Harrison and Counsel for your time, and we hope the outcome will be to benefit Salmon Arm as it will be a significant change to our City. Infilling during this Covid Crisis needs incredible leadership and forethought for our future and the future of our youth who may want to come back and have their families where, they once were raised, in a thriving green community.

Counsel needs to have a careful and educated approach on this decision to Rezone to R4 as this will be this Counsel's Legacy going forward and will significantly impact Salmon Arm.



Mike DeFelice



Laurie DeFelice

PROPOSED REZONING FROM R-1 TO R4

Addresses: 70 and 210 - 11th Street, S.E.

(Salmon Arm, BC)

135

WE, the undersigned are opposed to the rezoning of R1 (Single Family Residential) to R4 (Medium Density Residential)

NAME	ADDRESS	HOW LONG LIVED AT ADDRESS	EMAIL	PHONE #
1 Benjamin Parker	211-17 th St SE	1 Year	ben.utparking@gmail.com	250-463-9690
2 Sandra Kriese	211-17 th St SE	2 year	s.kriese@telus.net	250-686-3079
3 John Gahn	211-17 th St SE	2 year	gankay@gmail.com	250-803-7110
4 Mahalia Mercedes	8-171 17 th St SE	12 yrs	mahalia.mercedes@gmail.com	250-253-3642
5 NANCY HANSEN	10-171-17 St SE	4 YRS	nancymhansen@shaw.ca	250-517-9248
6 Bernice Pardo	12-171-17 St SE	6 yrs	bdoedela@yahoo.com	250-517-9302
7 JOHN STRONG	14-171-17 St. SE	3 1/2 yrs	strong.j966@gmail.com	250-463-1348
8 Elizabeth Strong	14-171-17 St. SE	3 1/2 yrs	jemale8@hotmail.com	
9 Nita Mudge	#15 171 17 th St SE	9 yrs	nmudge@shaw.ca	250-832-7273
10 Don CLARKE	#18 171 17 th St. SE	6 YEARS	konaclarke@gmail.com	250-517-8977
11 Maureen Clarke	#18 171 17 th St. SE	6 Years	westcoastmud@gmail.com	833-6270
12 Brenda Sharp	#20 171 17 th St. SE	8 YRS		250-832-6208
13 OLIVER DRESSER	#21 171 17 th St E	1 YRS		250-977-7114
14 Catherine Dillon	#23 171 17 St SE	1 1/2 yrs		250-515-0066
15 Tracy Dupont	#24-171 17 th St SE	18 yrs	tracydupont@shaw.ca	250-832-2109
16 JUDY COLLIE	#25 171-17 th St SE	2 months		614-807-7719
17 Amy	28171 17 th St SE			250 807 221
18 Val Anderson	29-171 17 th St SE	20 yrs	jellybean3@telus.net	250-572-6546
19 Gasy Anderson	"	"	"	"
20 Bethany Hobson	211-17 th St SE	1 Year	bethany.hobson@gmail.com	250-463-3578

PROPOSED REZONING FROM R-1 TO R4

Addresses: 70 and 210 - 11th Street, S.E.

(Salmon Arm, BC)

WE, the undersigned are opposed to the rezoning of R1 (Single Family Residential) to R4 (Medium Density Residential)

NAME	ADDRESS	HOW LONG LIVED AT ADDRESS		EMAIL	PHONE #
		ADDRESS			
1 William Nelson	310 10th St SE		4 yrs	sesienelson@yahoo.com	250-282-0505
2 Bonnie Booth	321-10th St SE SA		20		250-832-4951
3 Mick Ford	280-10th Street S.E.		15 yrs.	sford40telus.net	250-832-9889
4 Sue Ford	280 10th St S.E.		15	sford40telus.net	250-832-9889
5 Shannon Hecker	250 311 11th St SE		13	shshanny391@gmail.com	250 253-5054
6 Merle Evanoff	841 4th Ave. SE.		18 yrs		250-253-3911
7 Phyllis Sadiwnyk	860 4th Ave SE		30 yrs	phylsadi@shaw.ca	250-832-4995
8 Verma Mason	830 4th Ave SE		27	dgmason.	250-832-4995
9 A Mason	830 4th Ave SE		27	Yahoo.com	
10 Bruce Coeb	770 4th Ave SE		2		517-9295
11 Madison Porter	391 7th St SE		3 yrs	maddysonp75@ictmail.com	250-463-3386
12 Nicole McGregor	941 4th Ave SE		8 yrs	Cherub_42@hotmail.com	250 675 4427
13 Lois Havonka	370-10 St. NE		6 yrs	lhavanka@telus.net	250-832-8211
14 ZELDA C. FROST	380 11th St. S.E.		8 yrs	zeldafrost@shaw.ca	778.489-1957
15 Angela Spencer	1140 4th Ave SE		5 yrs.	aspencer@shaw.ca	250 307 1670
16 Bill Spencer	1140 4th Ave SE.		5 yrs.	maw2501809@hotmail.com	250-517-7462
17 Janet Naylor	1401-4th Ave SE		40	jlnaylor@shaw.ca	250 253-7544
18 STEVE NAYLOR	1401 4th Ave SE		40	stephanwnaylor@gmail.com	250 253-1526
19 GERARD NARDI	940-4th Ave SE		44	JNARDI@TELUS.NET	250 804-4694
20 JOAN NARDI	940-4th Ave SE		44	hnardi@telus.net	250-253-8546

PROPOSED REZONING FROM R-1 TO R4

Addresses: 70 and 210 - 11th Street, S.E.

(Salmon Arm, BC)

WE, the undersigned are opposed to the rezoning of R1 (Single Family Residential) to R4 (Medium Density Residential)

NAME	ADDRESS	HOW LONG LIVED AT ADDRESS	EMAIL	PHONE #
1 Shawn St. Pierre	330 11th street	9	N/A	515 1696
2 Stephanie Wright	331 11 st	12	N/A	587 599 0437
3 H Blakdaroughi	331 11 st	8	N/A	250- 853 2734
4 Ron Dicke	351 11st		N/A	250-833 7715
5 Eben Cameron	620 30st SE	6	N/A	250-683-8353
6 Carol Brown	396 10 st SE	3		778 489 5131
7 Jeremy Koehler	871 10st	6		250 803 6202
8 Lori Robertson	980 4th AVE SE	6 yrs	N/A	250 833-2081
9 Emily Boston	971 4ave SE	13 yrs		250 253 3866
10 DAN murray	470 24th st SE	8 yrs	N/A	250 515 0846
11 Roxxy Roth	470 2 st SE	8 yrs	MA	250-515-2966
12 Sam Bellows	980 4ave SE	3 yrs		780 691 0889
13 Niko Bellows	980 4 ave SE	3 yrs		250 253 3994
14 LINDA BREDE	1080-4th AVE SE	30 yrs	N/A	250-682-3428
15 CHERYL PETERSEN	1080-4th AVE SE	11 yrs	N/A	250-253-7218
16 Richard Petersen	1080-4th AVE SE	11 yrs	N/A	250-804-6195
17 Rex Brede	10800-4th ave SE	20 yrs	N/A	250-420-7673
18 Pavette Symak	371 10 ST SE	2 1/2		250 572 2479
19 Jason Barzdukas	# 361 210st 10st SE	9 months	N/A	780 931-4625
20 Dorrie Williams	381 11st SE	1 yr.	N/A	250-308-5980

PROPOSED REZONING FROM R-1 TO R4

Addresses: 70 and 210 - 11th Street, S.E.

(Salmon Arm, BC)

WE, the undersigned are opposed to the rezoning of R1 (Single Family Residential) to R4 (Medium Density Residential)

NAME	ADDRESS	HOW LONG LIVED AT ADDRESS	EMAIL	PHONE #
1 Reta Moerike	151-11 ST SE	14 yrs	rmmoerike@gmail.com	250 803-6182
2 Mark Moerike	151-11 ST SE	14 yrs	rmmoerike@gmail.com	250-803-6182
3 Keegan Moerike	121-11 ST SE	3 yrs	keeganmoerike@gmail.com	
4 Evan Moerike	151-11 ST SE	13 years	evan.moerike@gmail.com	
5 Susan Wells	261 11 St SE	6 yr	susanitaj55@gmail.com	250-542-3176
*6 Debra Hancock	231 11th St SE	14		250-253-1012
7 Joy Mayer	181-11st SE	5yr	jooy@yqoo.com	250-253-8324
8 Harvey Bailey	211 11st SE	45 yr		250 832-2658
9 DEAN PAMFREY	10 st SE	1 year	dpanfrcy@hotmail.ca	250-463-1954
10 Ernie Rutz	180 10st SE	30+ years	ernierutz@shaw.ca	250 832 5557
11 Dean Hougren	230 10 st SE	6 yrs	dhougren@telus.net	250-517-7636
12 Debbie Beadle	981-2nd Ave SE	26 yrs	djbeadle@shaw.ca	250 833 0289
13 Ronald Ruskowsky	981-2nd Ave SE	15 yrs	magcate@telus.net	250 832 5985
14 BARRY ARMSTRONG	#1-361-10st SE	2 yrs	-	250-253-2551
15 CARLA ARMSTRONG	#1 361-10st SE	2 yrs	-	250-253-2551
16 ROBERT PAILLE	940 2 AVE SE.	5 yrs	rpaille@telus.net	250 803 9668
17 MARGARET PAILLE	"	"	"	"
18 ROBERT SCARRO	981-2nd Ave SE	10 yrs	-	250-832-4119
19 Adam Currie	241-8st SE	6 months	currie.adam@telus.net	250.360-4062
20 Melissa Currie	241-8st SE	6 months	MELISSA.CURRIE@telus.net	604.217-5667

PROPOSED REZONING FROM R-1 TO R4

Addresses: 70 and 210 - 11th Street, S.E.

(Salmon Arm, BC)

WE, the undersigned are opposed to the rezoning of R1 (Single Family Residential) to R4 (Medium Density Residential)

NAME	ADDRESS	HOW LONG LIVED AT ADDRESS	EMAIL	PHONE #
1 Laurie DeFelicci	30-11th Street, SE	28 yrs	designa@high	250 832 7522
2 Mike DeFelicci	30-11th Street, SE	25 yrs	impro@3egns.ca	250 832 7522
3 CATHY BRECHT	^(work on 8th) Park Rd (Sidera)	18 yrs		250 804 0611
4 Karen Sikora	^(work on 8th) Tappen BC V0E 2X3	15 yrs	karensa@xplannet.com	250 804 9812
5 Jazz Briggs	320-8 th St S.E. V1K 4C9	6 months	Jazz.Briggs@Telus.net	250-253-3044
6 Ben Guttman	351 8th SE	24 years	blnag3lea@gmail.com	778-489-4224
7 BRUCE KILLICK	371 8 th ST. SE	14 yrs	BRUCEKILLICKS@GMAIL.COM	250-833-8588
8 Derek Hobson	365 8 th St SE	9 yrs		250 832-2719
9 Sabant	330-7th St SE	(30 yrs)		778-489-5483
10 ^(Shirley) Bochrane	890-4 th Ave SE	8 yrs		250-833-0485
11 ^(D) Krengbaum	790 4 Ave SE	5 months		250 517 9235
12 Ian McTavish	710-4 th Ave. SE	12 yrs	imct22@gmail.com	250-833-9316
13 LIZ FOSTER	421 7th St, SE	(34 yrs)	liz.foster@shaw.ca	250-832-6829
14 Sarah Hebert	671 4 Ave SE	5 yrs		780-340-0644
15 Polly Hender	#10 Hudson St NW	3 yrs		250 833 8425
16 Pat Check	350 6th St SE	13 yrs	patcheck@telus.net	250 253
17 Pat Check	"	"	"	" 6355
18 Susan C. Smith	890 6th St SE	9 yrs	suensnip@hotmail.com	250-517-8446
19 TREVOR THIELEN	150 6th SE	11 yrs	trevor.thielen@hotmail.com	250-803-2546
20 Amanda Thelen	150 6th St SE	11 yrs	aj_crowley@live.com	250-803-6647

PROPOSED REZONING FROM R-1 TO R4

Addresses: 70 and 210 - 11th Street, S.E.

(Salmon Arm, BC)

WE, the undersigned are opposed to the rezoning of R1 (Single Family Residential) to R4 (Medium Density Residential)

NAME	ADDRESS	HOW LONG LIVED AT ADDRESS	EMAIL	PHONE #
1 M J Pedersen	386- 11 th St SE	9 months		250-463-467
2 Carber Hagen	391 7 th St SE	25 yrs		250-463-9732
3 Louise Anderson	361 7 th St SE	20 yrs		250-832-2794
4 Crystal Stewart	341-7 St SE	15 yrs		250 832-7464
5 JUDY WILLIS	321 7 th St. SE	30 yrs		250-832-1158
6 William Hodge	291, 7 th St SE	3 yrs		250 463 1564
7 Lorraine Nobles	20 - 6 th St NE	50 yrs		250-832-4220
8 Relan Johanson	691 Okanagan Ave SE	4 yrs		250-463-4131
9 Au LeCh	1181 OKANAGAN AVE	16		250-804-3251
10 Doug Hayward	" " "	16		250-804-3209
11 Laura Teagle	121 11 St SE	4		778 981 0055
12 Barbara Hughes	210 11 St SE	Opp 46 years		250-832-3197
13 CLIFF BELL	1270 OKANAGAN	58 yrs		250 832 2713
14 DAVE BRUBAKER	71 11 th St SE	18 yr		250 832 7596
15 Hilary Wanschaff	62500 Blaine NE	5 years		250 320 2303
16 Marilyn Nobles	2061 - 20 Street NE	1 year		250-517-7828
17				
18				
19				
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3
A

PROPOSED REZONING FROM R-1 TO R4

Addresses: 70 and 210 - 11th Street, S.E.

(Salmon Arm, BC)

WE, the undersigned are opposed to the rezoning of R1 (Single Family Residential) to R4 (Medium Density Residential)

NAME	ADDRESS	HOW LONG LIVED AT ADDRESS	EMAIL	PHONE #
1 Ashley Holecz	120 6 th St SE.	5	—	250 517 0417
2 Steve Roslay	150 6 th St SE	6	—	250 803 2575
3 Jenn Borstey	910 OK AVE SE	9	—	250 463 2182
4 DARLENE BELL	1270 OKANAGAN	57 yrs	—	250 832-2713
5 ALSTAD, DAWN	1331 20 th St NE	13 yr	—	250 832-0577
6 TIM ALSTAD	1331-20 th ST NE	13 yr	—	250-832-0577
7 Brian David David	740 4 th Ave S+E.	5	—	250 463-2063
8 Brian Irish David	730 4 th Ave SE.	5	—	250 463-2063
9 Jason Meyer	181 11 th St SE	5	—	250 253-9074
10 Steve McKenna	1730 23 rd St NE	12	—	250-804-8512
11 Kathryn Sutherland	1061 Okanagan NE	34 yr	—	250-832-4681
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17				
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B
D

PROPOSED REZONING FROM R-1 TO R4

Addresses: 70 and 210 - 11th Street, S.E.

(Salmon Arm, BC)

WE, the undersigned are opposed to the rezoning of R1 (Single Family Residential) to R4 (Medium Density Residential)

NAME	ADDRESS	HOW LONG LIVED AT ADDRESS	EMAIL	PHONE #
1 Amy Huppler Amy Huppler	12614th Ave SE	6 yrs	ahuppler@hotmail.com	250-832-6401
2 Noah Vicira-Shay	311 11th SE	5 yrs	noah.vicira-shay@hotmail.com	250-575-1363
3 Bonnie Ward	2450 D 10th ave N.E.	13 yrs	bonnie.4today@gmail.com	250-804-3159
4 ASTRID BAUER	751 CRANAGAN AVE SE	52 yrs	astrid.bauer@gmail.com	403-660-1275
5 Margaret Lichtenegger	370-75 E	4 years	MargaretLichtenegger	250 253 3241
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PROPOSED REZONING FROM R-1 TO R4

Addresses: 70 and 210 - 11th Street, S.E.

(Salmon Arm, BC)

WE, the undersigned are opposed to the rezoning of R1 (Single Family Residential) to R4 (Medium Density Residential)

NAME	ADDRESS	HOW LONG		EMAIL	PHONE #
		LIVED AT	ADDRESS		
1 M. Bartusek	1070 Okanagan Ave	18		melanie.bartusek@gmail.com	250-463-2317
2 Riley Bartusek	101 25 Street NE	7		rileybartusek@gmail.com	250-572-7889
3 J. Desjarlais	1070 Okanagan Ave	3		joedey@hotmail.com	403-923-2887
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From: amy huppler
Sent: July-13-20 8:22 AM
To: Caylee Simmons
Subject: Proposed 11St. Development

Dear Honourable Mayor and Council for the City of Salmon Arm, BC,

My name is Amy Huppler and I live at 1261 4th Ave. SE on the edge of this proposed development.

I would like it to be known that I am in favour of keeping the zoning on the 11th St. SE property at R1. My reasons are as follows:

1. This is one of the last large piece of wooded land in Salmon Arm close to the downtown core. This area is one of the reasons Salmon Arm is such a desirable place to live. It is a treed area with a creek that makes it possible for wildlife to survive and is shared by both the woodland creatures and people in the area as a place of refuge. We all know the importance of forests in our ecosystem in maintaining the air quality we are so privileged to have. Once the forest is gone it can't be replaced.

2. In the fall, when the developer and his Vancouver partner were seeing if there was interest, we were presented with a much different picture of this development. There were to be some low income units along with two and three bedroom homes. This is no longer the case. At the time I signed a paper saying I was interested in knowing more about the development not that I was in favour of the development. I ask that my name be removed.

3. I see Mayor Harrison walking up and down Okanagan Ave. and I am also an active senior who does the same. We, however, are not the norm for seniors. For most the option is the automobile.

The amount of traffic this development will bring not only to our neighbourhood but also out onto Okanagan Ave, will be very dangerous. Even with new street proposals and widening of existing roads the major traffic will still go out onto Okanagan Ave. It is the quickest way around.

4. We are a mixed neighbourhood of singles, couples, families and seniors. Please help us to keep that mix.

5. Just because this area can be developed doesn't mean it should be developed. Please help us to keep some of the natural beauty in Salmon Arm.

Sincerely,
Amy Huppler

June 25th, 2020/July 13th, 2020

Dear Honourable Mayor Alan Harrison and Council members;

RE: Shuswap Village 11 Street SE

I am writing on this day to rescind my initial support for this project submitted February 15, 2020. I do not know if it is a strategic way to gain approval and garner support, but I recently saw the new, updated proposal for the Shuswap Village project, and it is no longer what the developer, Gary Arsenault original described to me. I suspect greed has set in with the support that was originally shown for this project. I would be curious to see if the project will be embraced with the same verve now that it is basically a gated community with almost three times the number dwellings.

We **absolutely abhor** this new proposal as it now stipulates 120 units of varying sizes absent of the lovely ponds and community-type experience originally described. My current understanding is that the stream will totally disappear.

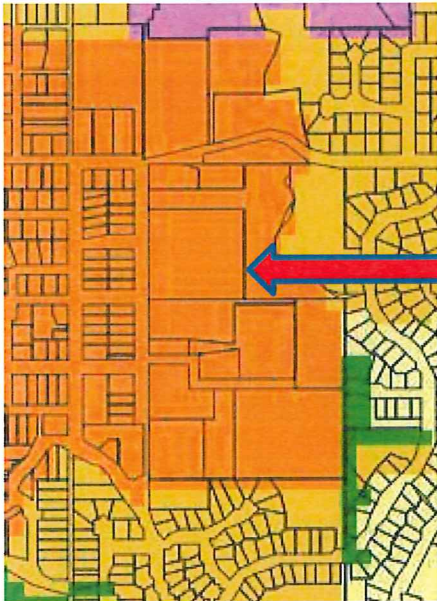
The Stream: A neighbor recently said that there was comment on City Council that this stream does not run all year long. This is farthest from the truth. The stream – across the street from our house- runs year-round! It is a habitat for ducks to nest and wildlife visit the property regularly (e.g. deer, and the odd moose) as I previously reported. The creek bed in dredged by the City on occasion as it runs the risk of overflow. Indeed, a couple of years ago the City had not been around and we had that horrific rainstorm that led to an overflow on 11 Street SE.

Gary led me to believe the creek would be honoured and ponds would be built. This is not the case in the current proposal.

It is recognized that the July 13th Council meeting is to address re-zoning. Consulting the Official Community Plan as it relates to the re-zoning process seemed worthwhile.

Official Community Plan (OCP) Last update: May 28, 2018

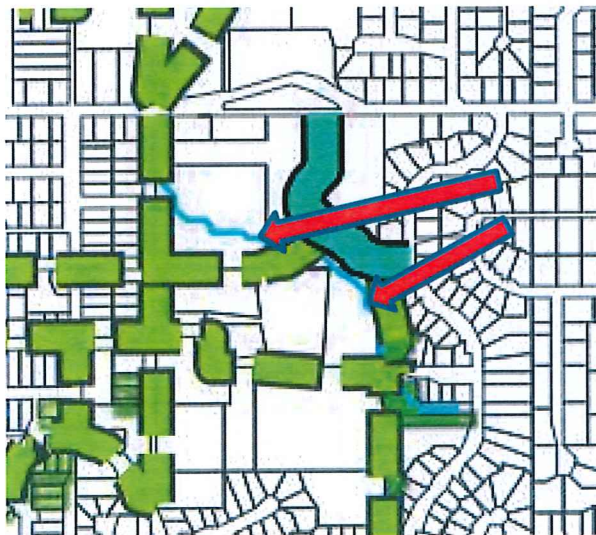
The OCP is viewed as a comprehensive document of future planning and development by this writer. Yet, there are contradictions within the OCP that create pause and curiosity related to development restrictions and the determination of zoning.



High Density Zoning: A-1 Land Use

Plot Date: June 2018

How is this decided? It seems rather arbitrary, with the division between “downtown” and “uptown” decided by the abrupt rise in Okanagan Avenue and the topography. Logically, the border could be 11 Street SE but only on the west side of 11th Street due to topography, established trees, nesting area for ducks within the stream, a wildlife corridor and proposed Community Park. Then, we add in the transportation/traffic issues.



Map 11.2: Existing and Proposed Greenways

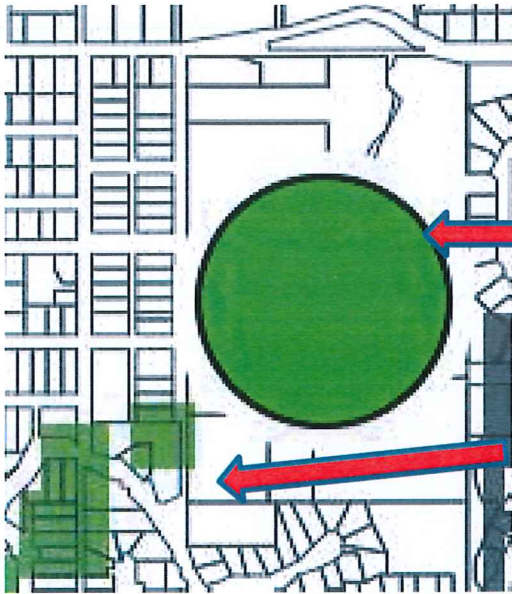
Map Plot Date: June 2017

Stream plotted on map.

Proposed greenways plotted connecting 17 ST SE and Okanagan Avenue.

Subject property is a wildlife corridor (e.g. deer herd, moose, and bear are on the property regularly)

The Stream that is plotted is a nesting site for ducks., and deer are seen at it frequently.



Map 11. 1: Existing and Proposed Parkland

Proposed Community Park

Map Plot Date: June 2017

Subject properties

Greenways Plan + Trail: A proper trail already exists that connects 11 Street SE to Old Auto Road (Kiy Connector).



Map 6.1 Potential Hazard Areas

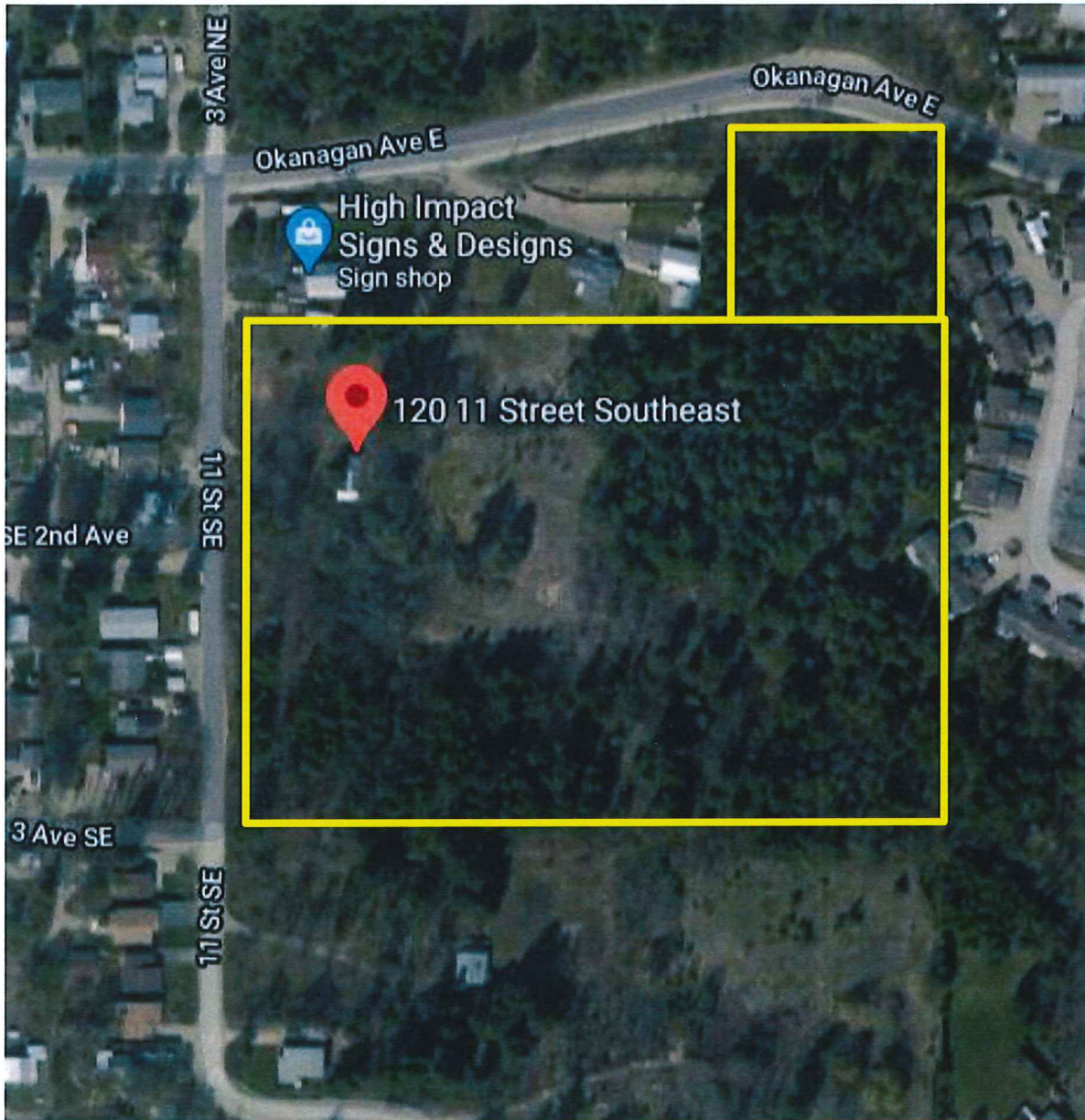
Subject Properties

The OCP recommends not having huge retaining walls and keeping mature trees to stabilize slopes. The current development plan is to strip the land of all trees and shrubbery.

Deep ravine (trail in place: Kiy Connector)

Subject Properties: outlined by yellow.

Imagine no mature trees. That's the plan.



TRAFFIC:

4th Avenue: Have you walked the land? In my opinion, the concept of extending 4th Avenue to connect the 17 Street SE is a case of the *undecided* – a good place to be. On a topographical map, one sees the sharp slopes and ravines. One knows that the process extending 4th Avenue to connecting with 17 St SE would mean seeking reports, purchasing land, developing the infrastructure, and the list goes on. City funds have been reportedly set aside to make this happen.



Steep slopes

In the winter, Okanagan Avenue SE needs much tending. Imagine steeper slopes than Okanagan Avenue – extending further down 4th Avenue SE.

I suggest looking beyond the immediate connector – mainly because we live this route. **No sidewalks** exist until west of 7th Street SE. The incline up 4th Avenue is interesting in the winter and traffic coming from the south down 7th SE is steady.



7th Street SE The sidewalk starts (with a poor, damaged transition for a wheelchair/scooter). Scooters and wheelchairs travel on the road.

7th Street was identified as an alternative route in a pre-existing traffic study.

However, the study failed to acknowledge two significant factors:

- 1. Children:** children live and play on the roads of 7th ST SE (a row of low- income housing) and on 1st Avenue SE. No sidewalks.



- 2. 7th Street connects to Okanagan via a steep descent.** Driving this route in the winter is not advised. Also, no sidewalks. Not wheelchair/scooter friendly. (See topographical in Appendix 13 of Re-Zoning Application for 10th Street as well at the slope on 4th Avenue between 6 ST and 7 ST SE)



Then one should actually travel 17th Street SE – more than once. An aerial view has it looking like” a nice connecting road. However, with roll-over curbs, winding corners and a narrow width, the street is poor for use as a networking road.

The last and most pertinent issue is and remains the tee intersection at 11 Street and Okanagan Avenue. Appendix 8 (Traffic Review Letter) in the June 10, 2020 Rezoning application has check marks that suggest completion of various recommendations. Site lines remain a significant challenge with this intersection as well as factors beyond the control of tables and measurements.

Within 4.0 Review of Alternatives, there is a suggestion that the vertical alignment of 11 Street SE to Okanagan was rectified. This seems inaccurate as the more horizontal section has one’s vehicle protruding onto Okanagan Avenue. The site line remains unsatisfactory.

Human factors are not accounted for at this intersection – primarily cars speeding up the Okanagan SE hill to ease the climb. Nor is weather accounted for. In the winter, it is common for snow to be piled on both of the corners of this intersection, with a large pile consistently place on the south-east corner.

Entering the intersection from 11th Street to travel east up the hill is often met by a vehicle up on one’s tail in a matter of seconds, leading to narrow misses of being rear-ended accompanied by a desire to accelerate forcefully to create distance between vehicles.

This can be hazardous as well due to deer occasionally crossing Okanagan Avenue from the north to south (a corridor), pedestrians walking west down Okanagan Avenue and the bus that travels this route. Living the route on a daily basis offers more variables that would offer a more comprehensive traffic study.

ITE Trip Generation Rates: While the tables presented in the Re-Zoning application (Appendix 8A) state trip generation rates would be below the thresholds, a paper on *Senior Housing Trip Generation and Parking Characteristics* from the Institute of Transportation Engineers 66th Annual Meeting clearly states that Trip Generation Rates are narrow in their interpretation of how transportation would look for any new development. Other factors need to be considered when analyzing traffic patterns for new developments including staff and affluence, for example. “*The economic well being of residents increases the likelihood that they own a car and thus drive and park.*” (pg. 3; (Retrieved from: <http://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.431.5480&rep=rep1&type=pdf>).

The proposed development suggests affluence as homes would be primarily purchased and the development is aspiring to active seniors. However, this is actually unknown as the

developers seem to adapt the plan to meet their monetary needs without consideration of the affect on the surrounding community.

Accessibility:

In reviewing documents related to the proposed development, there is no mention of accessibility. With the average age of Salmon Arm residents being 50.8 years old and rising (Baby Boomers), it is suffice to say that the need for accessibility will also increase.

(Retrieved from:<https://townfolio.co/bc/salmon-arm/demographics#:~:text=Salmon%20Arm%2C%20BC%20has%20a%20median%20age%20of%2050%20years%20old.>)

Accessibility from this area to downtown is suspect, and quite frankly, dangerous. Due to a significant lack of sidewalks and degradation of existing sidewalks, the most suitable means of movement to the downtown core and local shopping facilities is via 4th Avenue SE travelling on the roadway. At present, one can travel this route with some sense of security because traffic flow is limited. It is clearly understood that development would include enhancements to 2nd and 3rd avenue which are basically dirt roads, there seems to be no present plant to improve sidewalk conditions all the way down the 6 Street SE.

Personally, we have great concern about the in/out of equipment and road construction vehicle at the front of our property occurring for years – now that the proposed development almost tripled. The only way in/out of our property for a wheelchair or scooter is 11 ST SE – and the concern extends to emergency vehicle access to our property (e.g. ambulance). This is a reality in our world that would not likely be addressed in a traffic Study nor be considered in determining how this development would be built.

Animal Corridor: The area is an animal corridor. While photos are of poor quality, deer, moose, and bear frequent the property. The stream is a nesting ground for ducks.



Deer are on the property in all seasons. Typically, a small herd travels from the north side of Okanagan Avenue and spend grazing on the property. They then tend to travel south towards the Kiy Connector trails and graze at 1101-Old Auto Road SE (my siste-in-law's home).



Moose also come to the property. This fellow spent quite a bit of time looking in Mrs. Hughes' living room window. Bear are also common, and within the neighborhood, we alert each other – especially because there are young children living on our street.

In closing, there are so many factors that need to be considered when re-zoning is being addressed.

It seems that the plan for connecting 4th Avenue would be better met by changing this plan, amending the OCP to high density zoning only on the west side of 11 Street SE, and keeping the limited amount of City green space we have in this area and use funds to create a needed community park.

Regards,

Reta Moerike

151-11 Street SE

Heather Blakeborough
1721 29th St. S.E.
Salmon Arm, B.C.
V1E 2E6

Dear Mayor and Council Members,

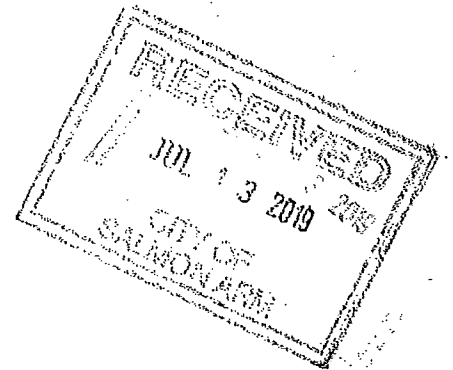
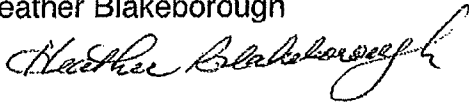
I wish to express my concern over the proposed Development on 11th St, off Okanagan Ave. for a seniors complex.

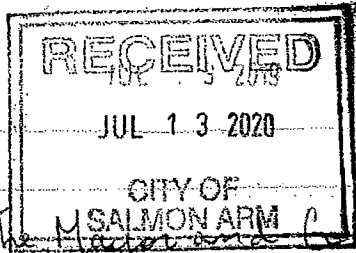
I believe the area has had two or three other attempts to have the property rezoned for developments and these attempts have been turned down for very good reasons as was stated by Kevin Pearson. Since all his reasons for NOT developing the property still exist I am very perplexed as to why it is now being reconsidered yet again.

Any development would be a mistake, but a seniors development in an area that is difficult to get a walker, wheelchair or motorized chair to, is totally unfeasible. Also walking up the hill would not be possible.

Please keep in mind all the reasons for not developing the property in the past, and turn down the present application as well as any future ones.

Sincerely,
Heather Blakeborough





Monday, 13 July, 2020.

To

The Mayor and Council of Salmon Arm.

My name is Zelda C. Frost and I live at 380 11th St., S.E. and am writing to you about the proposed development on our street.

A short time ago Gary Arsenault pulled into my driveway and introduced himself, saying he was the developer of a proposed Senior's Village on our street and he now had all the land from the treed area at the bottom of the hill up to and including my nearest neighbour. Would I like to sell my property as well to complete development to the end of the street. The value of my property was whatever its assessed value.

I replied that I really loved my place and did not think I could find another one this lovely. He asked if we could meet and he would fill me in.

We met later that week and he gave me a brochure showing his proposed Senior Village and informed me he had over 300 people interested. He again asked me if I would sell him my property.

Page 2.

I protested that I could not afford to move as my total income was from O.A.P. and C.P.P. He said he would have his finance partner draw me up a budget and he would give me a "good deal" on a unit.

At our next meeting Mr. Arsenault gave me the budget and cost of a unit. I pointed out the various amenities in his village, asked what the strata fees would be. This he did not know as it would depend upon how many units he sold. At this time Mr. Arsenault also gave me a letter to sign and turn into City Hall to have my property changed from R.1 to R.4, along with his. Having thought this over carefully I decided not to do so. He also stressed that if I did not sell him my property the city would take a large part of my land to put in a sizeable cul-de-sac. Now feeling I was being "squeezed out" I asked a neighbour what I could do. He assured me the City would definitely not just come and take part of my yard away.

My last talk with Mr. Arsenault was a phone call of nearly two hours. He again asked me to sell him my property. There

Page 3.

would be 60 units, 70 including mine. He now had the property directly behind mine on 4TH Avenue. I was the only one left. He asked me, "what would it take to get you out of there?" Again I said I don't want to move. He then said he always gets what he wants. It may take a little longer but he always gets what he wants.

I have not since spoken with Mr. Arsenault and am very confused and concerned about what may happen to our lovely neighbourhood. This is such a lovely community of people and every vestige of green is so important.

I am not able to attend the Monday evening Public Hearing and sincerely thank you for this opportunity to voice my concerns.

Sincerely,
Zelda E. Frost.