



February 13, 2025

NOTICE TO PROPERTY OWNERS/OCCUPIERS

NOTICE FOR DEVELOPMENT VARIANCE PERMIT HEARING

Notice is hereby given that the Council of the City of Salmon Arm will consider a motion, adoption of which would authorize the issuance of **Development Variance Permit No. VP-609, Monday February 24, 2025 beginning at 7:00 pm during the Hearing session**, in the Council Chambers of City Hall, 500 - 2nd Avenue NE, Salmon Arm, BC and via online for the following property(s):

<u>Legal Description:</u>	Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473
<u>Civic Address:</u>	541 – 3 Street SW
<u>Location:</u>	In the Southwest corner of intersection 5 Avenue SW and 3 Street SW
<u>Owner/Applicant:</u>	City of Salmon Arm / Salmon Arm Folk Music Society
<u>Agent:</u>	B. Hermanski
<u>Proposal</u>	Request to vary Height, Setback and Servicing requirements for the construction of an accessory building.

If you wish to participate electronically, a link to the virtual meeting is available in the Agenda section on the City's website at www.salmonarm.ca. Electronic participation is accommodated through computer with internet access or telephone.

The staff report for the proposed Development Variance Permit is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> from **February 13 - 24, 2025** inclusive. Those who deem their interest affected by the proposal are urged to review the online report or phone 250.803.4000 or planning@salmonarm.ca for the Development Services Department to obtain the facts of the proposal prior to the hearing.

All persons who wish to register an opinion to Council for consideration on the proposed Development Variance Permit may do so either by:

- a) Written submission, that may be dropped off at City Hall in the drop box to the left of the main entrance;
- b) Email submission to cityhall@salmonarm.ca;
- c) Appearing in person or electronically, or represented by an agent, at the Hearing on **Monday February 24, 2025**.

Please note written and/or email submissions must be presented to the Administration Department no later than **10:00am on Monday February 24, 2025**.

Respectfully,

Development Services



SUBJECT PROPERTY





REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Variance Permit Application No. VP-609 (Servicing)

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473

Civic: 541 3 Street SW

Owner: City of Salmon Arm

Agent: Salmon Arm Folk Music Society / Bernd Hermanski Architect Inc.

Date: February 18, 2025

Executive Summary/Purpose:

The applicant is requesting to vary height, setback, and servicing requirements triggered through a Building Permit application for an accessory building.

Motion for Consideration:

THAT: the Committee recommends to Council that Development Variance Permit No. VP-609 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 26.5 Maximum Height of Accessory Buildings - increase the maximum permitted height of an accessory building from 6 m (19.7 feet) to 6.8 m (22.3 feet) as per Appendix 7 of the report dated February 18, 2025; and
2. Section 26.9.3 Minimum Interior Side Parcel Line Setback - reduce the minimum permitted interior side parcel line setback for an accessory building from 3 m (9.8 feet) to 0.2 m (0.7 feet) as per Appendix 7 of the report dated February 18, 2025.

AND THAT: the Committee recommends to Council that Development Variance Permit No. VP – 609 be authorized for issuance varying the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) as follows:

1. waive the requirement to upgrade 5 Avenue SW to the RD-3 Road standard; and
2. waive the requirement to upgrade 3 Street SW to the RD-2 Road standard.

Staff Recommendation:

The motion for consideration be defeated.

Proposal:

The applicant intends to construct an accessory building for storage and is requesting to vary the height and setback requirements, as well as waive the service (frontage) upgrades which would be required through a Building Permit application to both 3 Street SW and 5 Avenue SW which front the subject parcel.

Background:

The subject parcel is owned by the City of Salmon Arm and leased by the Salmon Arm Folk Music Society.

The property contains the Salmon Arm Folk Music Society office building and is located on 5 Avenue SW at the northeast corner of the fair grounds. The parcel has two road frontages (3 Street SW and 5 Avenue SW), and is just over 0.44 acres in area (Appendices 1 and 2). The subject property is designated High Density Residential in the City’s Official Community Plan (OCP) and zoned P3 - Institutional Zone in Zoning Bylaw No. 2303 (Appendix 3 and 4).

Adjacent land uses include the following:

North: Salvation Army	Zoned CD-6
South: Fairgrounds and Residential	Zoned P1 and R5
East: Residential	Zoned R5
West: Fairgrounds	Zoned P1

The applicant would be required to make a Building Permit application which would trigger the provisions of the Subdivision and Development Servicing (SDS) Bylaw No 4293 for the completion of frontage and service works.

Through this development, the applicant would be required to complete frontage works including upgrading the existing 5 Avenue SW frontage to the RD-3 standard (including street lighting and multi-use path installation), and upgrading the 3 Street SW frontage to the RD-2 standard (including street light installation). The applicant has provided a letter detailing their request and Engineer’s estimates (Appendix 5) as well as site plans and building elevations (Appendix 6). The cost estimates provided by the applicant totals \$132,000 for these works. This estimate lacks a professional seal, but has been reviewed by City Engineering staff. The City’s Engineering and Public Works Department has commented on this in their review of the proposal (Appendix 7).

Relevant Policy(ies):

OCP Policy

The subject parcel is within the High Density Residential designated area of the OCP. Institutional uses are not out of alignment with and may be found within the various land use designations of the OCP.

Zoning Bylaw

The subject parcel is zoned P3 - Institutional in Zoning Bylaw which permits the current and proposed use and regulates building heights and setback requirements.

Subdivision and Development Servicing Bylaw

The SDS Bylaw details servicing levels required for development. The subject property is within the Urban Development Area; therefore, requires full upgrades for the roads, works, and services along the subject parcel’s frontages to the RD-2 and RD-3 standards.

Referral Comments:

Fire Department

No concerns.

Building Department

Based on the proposal, it appears BC Building Code concerns have been addressed:

1. No windows on the side of the building which is 0.2 m from the property line.
2. Wall construction to be non-combustible, 1 hour fire rating and noncombustible cladding.
3. No soffits to project beyond the exterior wall which is 0.2 m from the property line.

These concerns are considered in the architectural plans submitted.

Engineering Department

The Engineering Department has provided comments and alternatives which form the basis for the above staff recommendation to deny the requested variances. The Engineering Department comments are attached as Appendix 7.

As stated in these comments, the subject property is within the Urban Development Area of the Subdivision and Development Servicing Bylaw, which requires full upgrades of the roads, works, and services along the subject parcel's frontages. These upgrades include street lighting on 3 Street SW and multi-use path and street lighting on 5 Avenue SW. The RD-2 and RD-3 standards are attached (Appendix 8).

Staff note that Council was recently considering amendments to the Subdivision and Development Servicing Bylaw which would exempt City owned properties from triggering frontage improvements at the time of Building Permit for infrastructure projects. While this site is City owned property, the leaseholders are responsible for any improvements required as a result of the development of the site.

Other

None

Planning Department

When considering zoning regulation and servicing variances a number of factors are taken into consideration, including physical or legal constraints, scale of proposed development and growth potential in the area. The subject property is within the Urban Containment Boundary and zoned P3 Institutional, which supports the proposed use of the parcel.

Variances – Setback

The applicant has requested a setback variance to the interior side (west) parcel line. Setback regulations on corner parcels enable adequate separation between buildings for aesthetic, privacy, and view preservation reasons.

The requested reduction to the interior side parcel line setback requirement from 3.0 m to 0.2 m affects the long west-facing wall of the proposed accessory building along the west parcel line of the property, and is in part a response to the existing development on the site (the position of the office building). The building would serve to screen the stored materials on the site, and may improve the aesthetic condition of the parcel. The adjacent parcel to the west is the fairgrounds, with the directly adjacent area serving as a secondary access route with a barn building beyond.

The requested variance would not impact City utilities, pose any traffic safety or BC Building Code concerns, nor restrict future development on neighbouring lots. Articulation between the buildings is a goal of the OCP guidelines, and the increased distance between buildings on this site (and neighbouring sites) should serve to limit the impact of the development on adjacent parcels and the streetscape. Staff have no concerns with this request.

Variances – Height

With respect to building height and the request to increase the maximum height of an accessory building, staff note that the increase from 6.0 metres to 6.8 metres equates to an approximately 13% increase and is by definition “minor” (less than 15% as per the Development Procedures Bylaw). Furthermore, the proximity of the proposed building to the existing adjacent uses (i.e. the adjacent residential buildings and the buildings on the fairgrounds) help to isolate the impact of the proposed building from different potentially more sensitive uses (i.e. residential neighbourhood to the east). Staff have no concerns with this request.

Variances – Servicing

Staff note that the subject parcel is situated close to a number of community facilities including churches, recreation facilities, and parks, as well as downtown. The location is also at a prominent position within the City’s transportation network between commercial areas, residential areas, recreation facilities and event sites. 5 Avenue SW was identified in the City’s Active Transportation Plan as a portion of the “Long-Term Active Transportation Network” for investment in new infrastructure.

Staff recognize that scope of requisite improvements is large relative to the proposed project; however, completely offsetting the cost of upgrading and constructing frontage works onto the City is problematic. Waiving the requirements places additional financial burden on the City for the improvements in the future and increased costs on future developers of adjacent properties. Servicing requirements are in place to support the parcels being developed and the population growth in an area, which increases the need for safety improvements. As such, staff do not support the servicing variances as requested by the applicant be granted.

While staff recommend to not issue the servicing variance requests, an alternative for consideration to support limited variances has been suggested, with support for:

- The request to waive the street lighting on 3 Street SW as the existing lighting on the east side of the road serves to achieve the requirements; and
- The request to vary the height and setback requirements.

Should Council wish to advance in alignment with these suggestions in whole or in part, staff recommend the following conditions be applied:

- That street lighting on 5 Avenue SW be required to address gaps in coverage. As this is a safety-related requirement, staff do not support waiving this requirement;
- That the multi-use path of 5 Avenue SW be required; and

- That any requisite right-of-way or dedication for future improvements along frontages be provided to the City.

Financial Considerations:

Waiving servicing requirements places potential increased financial burden on the City in the completion of the improvements in the future.

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on February 24, 2025 at 7:00pm.

Alternatives & Implications:

Should Council wish to advance in alignment with the staff recommendations above, staff propose the following Motion for Consideration:

THAT: the Committee recommends to Council that Development Variance Permit No. VP-609 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 26.5 Maximum Height of Accessory Buildings - increase the maximum permitted height of an accessory building from 6 m (19.7 feet) to 6.8 m (22.3 feet) as per Appendix 7 of this staff report dated February 17, 2025; and
2. Section 26.9.3 Minimum Interior Side Parcel Line Setback - reduce the minimum permitted interior side parcel line setback for an accessory building from 3.0 m (9.8 feet) to 0.2 m (0.7 feet) as per Appendix 7 of this staff report dated February 17, 2025.

AND THAT: the Committee recommends to Council that Development Variance Permit No. VP – 609 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 35473 (541 3 Street SW) as follows:

1. waive the requirement to upgrade 3 Street SW to the RD-2 Road standard.

The alternative motion above assumes all other upgrades to the applicable standards are completed, including the 5 Avenue SW lighting and multi-use path upgrades.

In considering the above motion, staff recognize that scope of requisite improvements in this case is still large relative to the proposed project. Should Council wish to advance any alternative option with further decreased service levels more supportive of the applicant's proposal, staff recommend that the provision of dedication to support the 5 Avenue SW multi use path and any other road dedication to be determined be required.

Table 1: DVP-604 – Applicant’s Proposal, Alternate and Staff Recommendations

SDS Bylaw Requirements	Applicant’s Proposal	Staff Alternate Recommendation	Minimum Suggested Requirements
<p>5 Avenue SW – RD-3 Standard</p> <p>-road widening and boulevard / Multi-Use Path</p> <p>-street-lighting</p>	Waive frontage upgrade requirements.	<p>Deny request to all waive requirements.</p> <p>Note need for improved street-lighting.</p> <p>Note that MUP is identified in AT Plan.</p>	Recommend all road dedications be required.
<p>3 Street SW – RD-2 Standard</p>	Waive frontage upgrade requirements.	Support the request.	Recommend all road dedications be required.

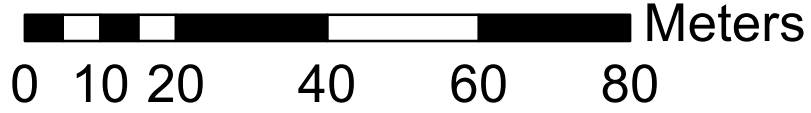
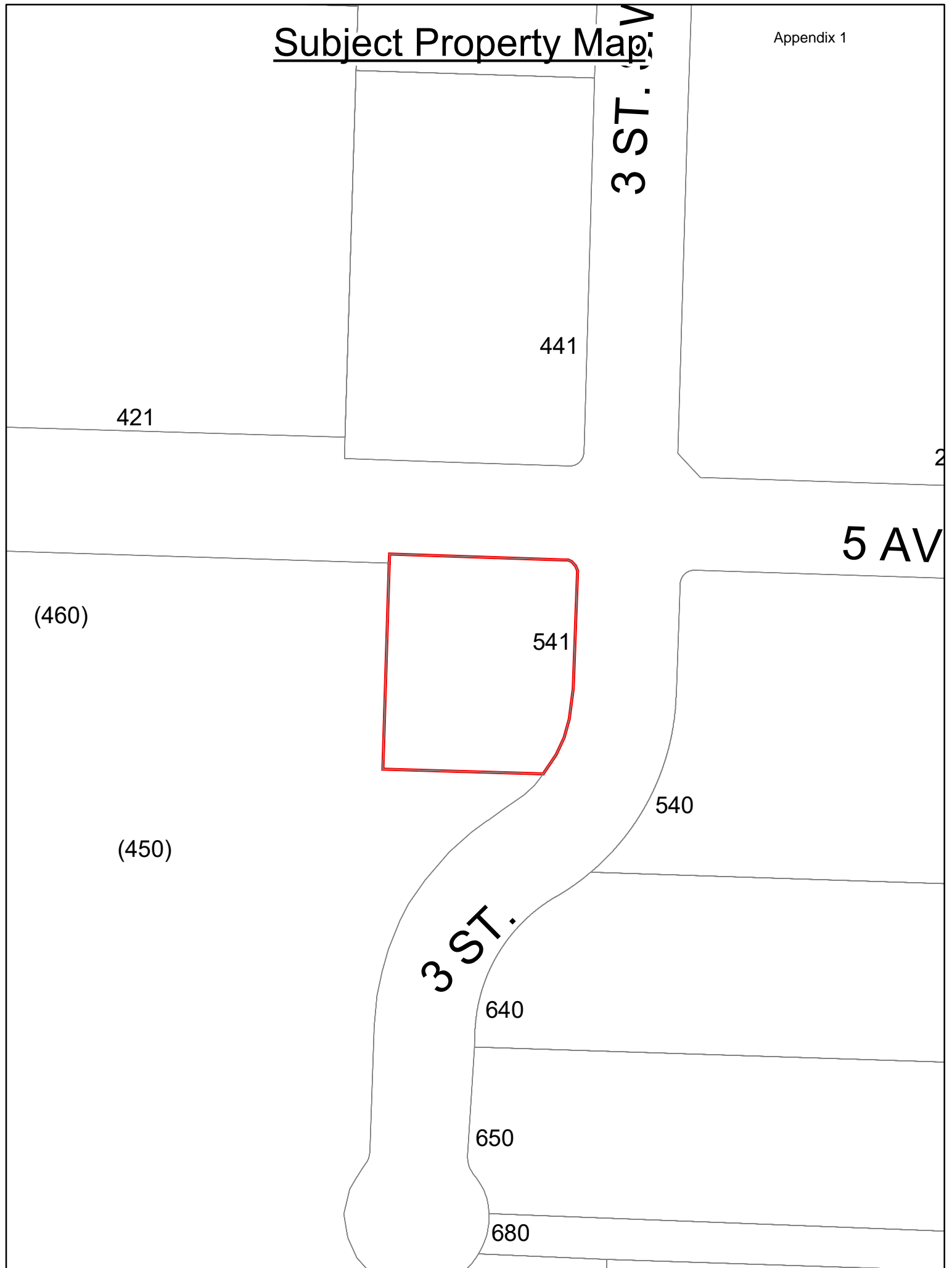
Prepared by: Senior Planner
 Reviewed by: Manager of Planning & Building
 Reviewed by: Director of Planning & Community Services
 Approved by: Chief Administrative Officer

Attachments:



- Appendix 1 – Location
- Appendix 2 – Ortho Map
- Appendix 3 – OCP
- Appendix 4 – Zoning
- Appendix 5 – Applicant’s Letter
- Appendix 6 – Site Plan and Elevations
- Appendix 7 – Engineering Report
- Appendix 8 – Road Standards

Subject Property Map

Appendix 1



Legend

-  Parcels
-  Subject Property

Ortho Map

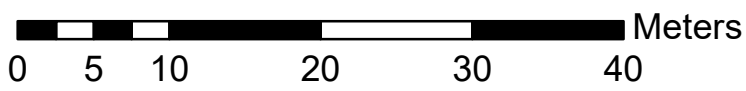
441

Appendix 2

541

540

ST.



Legend

 Parcels

 Subject Property

OCP Map

Appendix 3

3 ST. S.V

421

441

2

5 AV

(460)

541

(450)

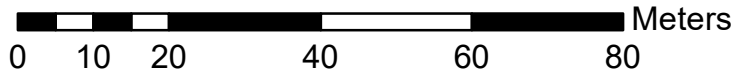
540

3 ST.

640

650

680



Legend

-  Parcels
-  Subject Property
-  Park
-  Residential - High Density
-  Commercial - City Centre

Zoning Map

Appendix 4

3 ST. S.V

5 AV

3 ST.

421

441

(460)

541

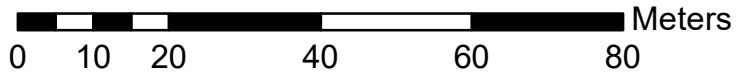
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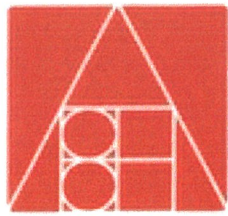
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680



Legend

- Parcels
- CD-6
- P-3
- R-14
- Subject Property
- P-1
- R-5



BERND HERMANSKI
ARCHITECT INC.

TEL 250.832.7400 EMAIL info@bhai.ca

October 2, 2024

Mayor, Council, Staff,
City of Salmon Arm,
Salmon Arm, BC

RE: Proposed New Storage Building, 541 – 3rd Street SW -- Variance request

On behalf of the Salmon Arm Folk Music Society, I would like to submit this request to accompany our Planning and Development Application, hereto attached along with drawings and an off-site cost estimate.

As you may already know, our hope is to be allowed to build a permanent storage building on the city-owned lands currently being leased by the Society. We feel this facility is needed now, but will be even much more so when our access to the city-owned Quonset hut on the TCH disappears in the near future. We have many items such as a portable stage, numerous tents, and many forms of props and equipment that need storing out of the weather to protect them for use at future roots and blues festivals.

We are aware that the city would normally require certain off-site works to be completed in conjunction with a project such as this. In fact, we have been told what those would be. On the attached spread-sheet you will see that the estimated costs for those off-site works is approximately \$132,000. Being the not-for-profit society that we are, our financial position is typically tenuous and extremely subject to wild fluctuations. You may have heard that numerous music festival across the country are facing insolvency or imminent permanent cancellation. For example, the long-successful Vancouver Island festival held annually at Courtenay/Comox has just announced that it will not be held in 2025 due to financial hardship.

With this in mind, we would like to respectfully request that the requirement for the off-site works listed be waived.

On a more mundane note, we would also like to request setback and height variances as follows: side yard set-back to the Fall Fair grounds property line (westerly edge of our site) be reduced from 3.0m to 0.2m, and that the maximum allowable height be varied from 6.0m to 6.8m.

The Salmon Arm Folk Music Society has long enjoyed our relationship with, and financial support from, the City, for which we are extremely grateful. Together we have been able to provide our community with 32 years of world-class musical and cultural events, greatly enhancing the richness of life in the Shuswap.

We intend and hope to be able to continue doing that in an ever-better way for a long time yet.

We hope that you can see fit to excuse the Society from the off-site works requirement which would add very significant additional costs to this much-needed project.

Thank you on behalf of the Salmon Arm Folk Music Society.

Yours very truly,

Bernd Hermanski, Board Director

A handwritten signature in black ink, appearing to read "Bernd Hermanski", followed by a period. The signature is written in a cursive, somewhat stylized font.

June 2024

Class C Cost Estimate

Item No.	MMCD Ref.	Description	Unit	Quantity	Unit Price	Amount
1.0	Div. 26	Electrical				
	26 56 01	Roadway Lighting				
1.01	1.9.1	Street Light Conduit RPVC 32ø, c/w trench excavation, bedding, warning tape, backfill, wiring, connections & permits	Lineal Metre	80	\$ 75.00	\$ 6,000.00
1.02	1.9.1	Street Light Conduit PVC DBII 75ø, c/w trench excavation, bedding, warning tape, backfill, wiring, connections & permits	Lineal Metre	10	\$ 95.00	\$ 950.00
1.03	1.9.1	Poles & Fixtures - 9m Davit Street Light	Each	2	\$ 9,500.00	\$ 19,000.00
1.04	1.9.1	Poles & Fixtures - 5m Post Top Street Light	Each	1	\$ 6,500.00	\$ 6,500.00
1.05	1.9.1	Poles & Fixtures - 5m Post Top Street Light c/w power base	Each	1	\$ 8,000.00	\$ 8,000.00
1.06	1.9.1	Davit Concrete Pedestal	Each	2	\$ 2,000.00	\$ 4,000.00
1.07	1.9.1	Post Top Concrete Pedestal	Each	2	\$ 1,500.00	\$ 3,000.00
Subtotal: Division 26 - Electrical						\$ 47,450.00
2.0	Div. 31	Earthwork				
	31 24 13	Roadway Excavation, Embankment and Compaction				
2.01	1.8.4	Remove Ex. Asphalt or Concrete Pavement, Sidewalks, Utility Strips, Driveways all thicknesses, c/w off-site disposal	Square Metre	90	\$ 12.50	\$ 1,125.00
2.02	1.8.5	Common Excavation on-site re-use	Cubic Metre	45	\$ 20.00	\$ 900.00
2.03	1.8.7S	Import Embankment Fill 150mm pit run gravel	Cubic Metre	135	\$ 75.00	\$ 10,125.00
Subtotal: Division 31 - Earthwork						\$ 12,150.00
3.0	Div. 32	Roads and Site Improvements				
	32 11 16.1	Granular Sub-Base				
3.01	1.4.2S	Granular Sub-Base variable thickness for roads, sidewalks, and driveways	Cubic Metre	60	\$ 95.00	\$ 5,700.00
	32 11 23	Granular Base				
3.02	1.4.1S	Granular Base variable thickness for roads, sidewalks, and driveways	Cubic Metre	25	\$ 125.00	\$ 3,125.00

June 2024

Class C Cost Estimate

Item No.	MMCD Ref.	Description	Unit	Quantity	Unit Price	Amount
	32 12 16	Hot-Mix Asphalt Concrete Paving				
3.03	1.5.1S, 1.5.2	Asphalt Pavement - Upper Course # 2 (CoSA) 50mm thickness	Square Metre	145	\$ 40.00	\$ 5,800.00
	32 31 13	Chain Link Fences and Gates				
3.04	1.5.3	Remove & Reinstate Chain Link Fence	Lineal Metre	45	\$ 85.00	\$ 3,825.00
	32 91 21	Topsoil and Finish Grading				
3.05	1.4.1S	Imported Topsoil 150mm thickness	Square Metre	205	\$ 15.00	\$ 3,075.00
	32 92 19	Hydraulic Seeding				
3.06	1.8.1	Hydraulic Seeding	Square Metre	205	\$ 3.00	\$ 615.00
Subtotal: Division 32 - Roads and Site Improvements						\$ 22,140.00
4.0	Div. 33	Utilities				
		Other				
4.01		Relocate Existing Hydrant	Each	1	\$ 5,000.00	\$ 5,000.00
Subtotal: Division 33 - Utilities						\$ 5,000.00

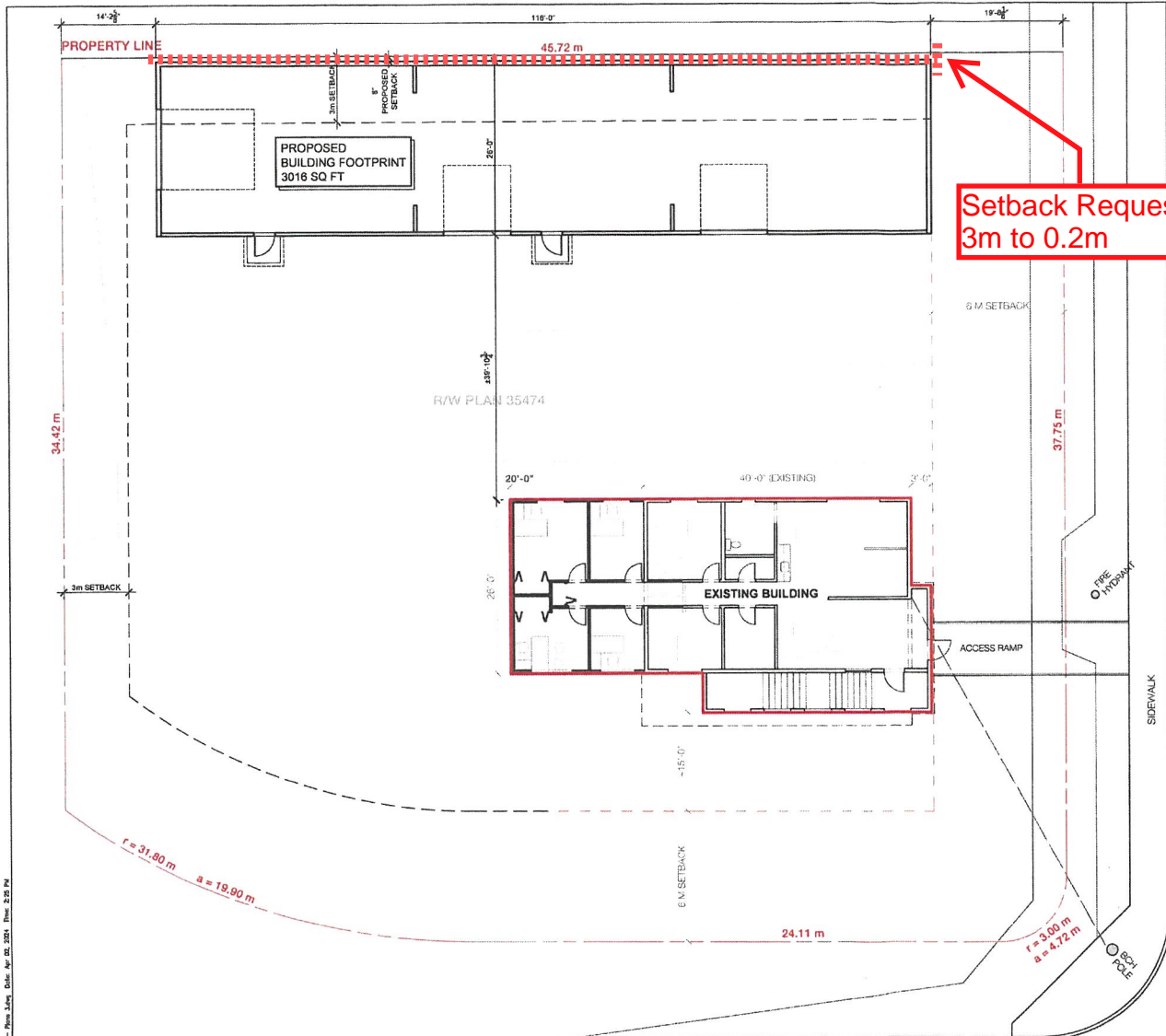
June 2024

Class C Cost Estimate

Item No.	MMCD Ref.	Description	Unit	Quantity	Unit Price	Amount
Summary of Cost Estimate						
1.0	Div. 26	Electrical				\$ 47,450.00
2.0	Div. 31	Earthwork				\$ 12,150.00
3.0	Div. 32	Roads and Site Improvements				\$ 22,140.00
4.0	Div. 33	Utilities				\$ 5,000.00
Subtotal: Construction						\$ 86,740.00
5.0	Class C	Contingency (25%)				\$ 21,685.00
Subtotal: Construction w/ Contingency						\$ 108,425.00
6.0		Engineering				
		Design (5%)				\$ 5,421.25
		Field Services (6%)				\$ 6,505.50
		Records (2%)				\$ 2,168.50
		Materials Testing (QA) (3%)				\$ 3,252.75
Subtotal: Engineering						\$ 17,348.00
Subtotal						\$ 125,773.00
GST (5%)						\$ 6,288.65
Total						\$ 132,061.65

Cost Estimate Notes:

- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors and materials at the time of construction, thereby affecting the final cost.
- 3) Unless noted otherwise, prices do not include BC Hydro, Telecommunications, FortisBC, Legal Survey (BCLS) and property/right-of-way acquisitions.
- 4) Unless noted otherwise, prices do not include Geotechnical, Environmental and Archaeological studies, reviews, and approvals.
- 5) Unit Prices are estimated in 2024 Canadian Dollars for similar works and exclude taxes.



PROJECT DATA:

CIVIC ADDRESS:
541 - 3rd St SW

LEGAL DESCRIPTION:
LOT 1, PLAN 35473, SEC 14,
TP 20, R10, W6M, KDYD
PID 001-648-934

ZONING:
P3

PROPOSED USE:
STORAGE BUILDING

PROPOSAL:
NEW 116' x 26' STORAGE BUILDING

SITE AREA:
APPROX. 19,556 sq ft (0.182 HA)

SITE COVERAGE:
4820 sq ft (24.6%)

ALL DIMENSIONS, UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

- THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE USED, REPRODUCED, OR BUILT WITHOUT WRITTEN PERMISSION.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING THE WORK.
- THIS DRAWING IS NOT TO BE SCALED.

ISSUE FOR

2023-10-04 REVIEW
2024-04-02 CONSULTANTS COORDINATION



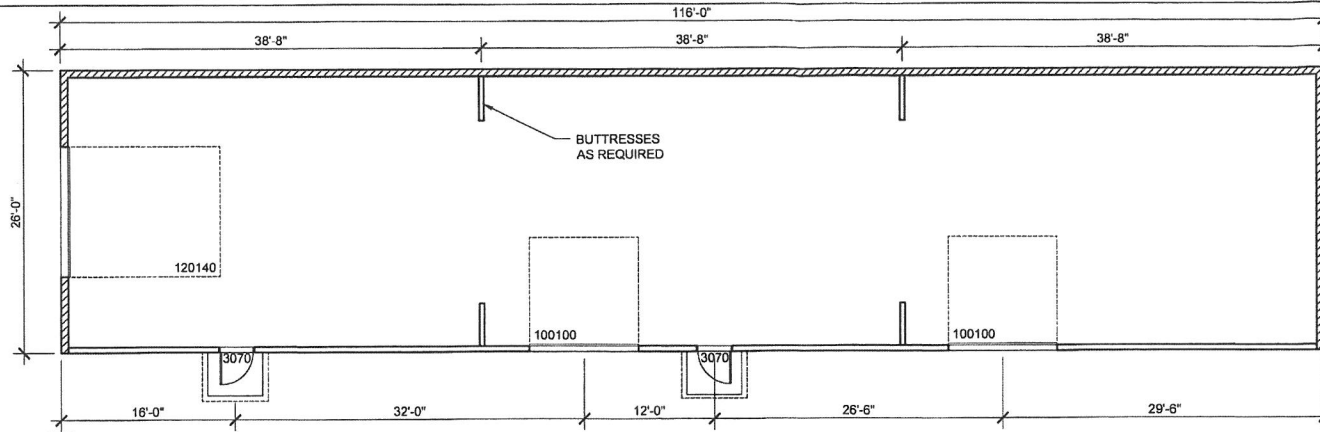
ROOTS AND BLUES
STORAGE BUILDING

**MAIN FLOOR PLAN /
EAST ELEVATION**

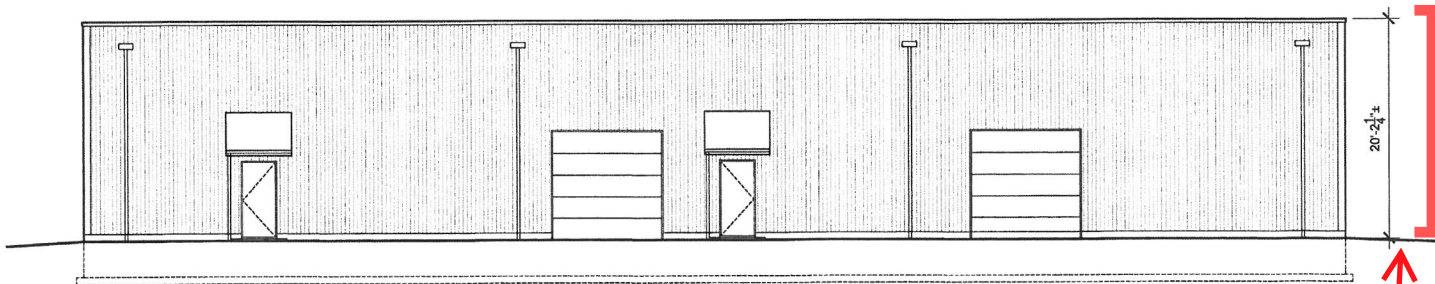
ADDRESS	541 3RD ST SW
CLIENT	DAVID GONELLA
DATE	2023-10-04
PROJECT NO.	AS SHOWN
REV.	DRAWN
1	AL

A1.0

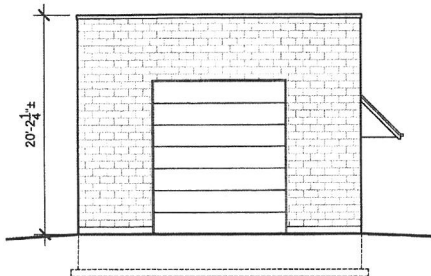
1 SITE PLAN
A1.0 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
 A2.0 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
 A2.0 SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
 A2.0 SCALE: NTS

Height Request:
6m to 6.8m

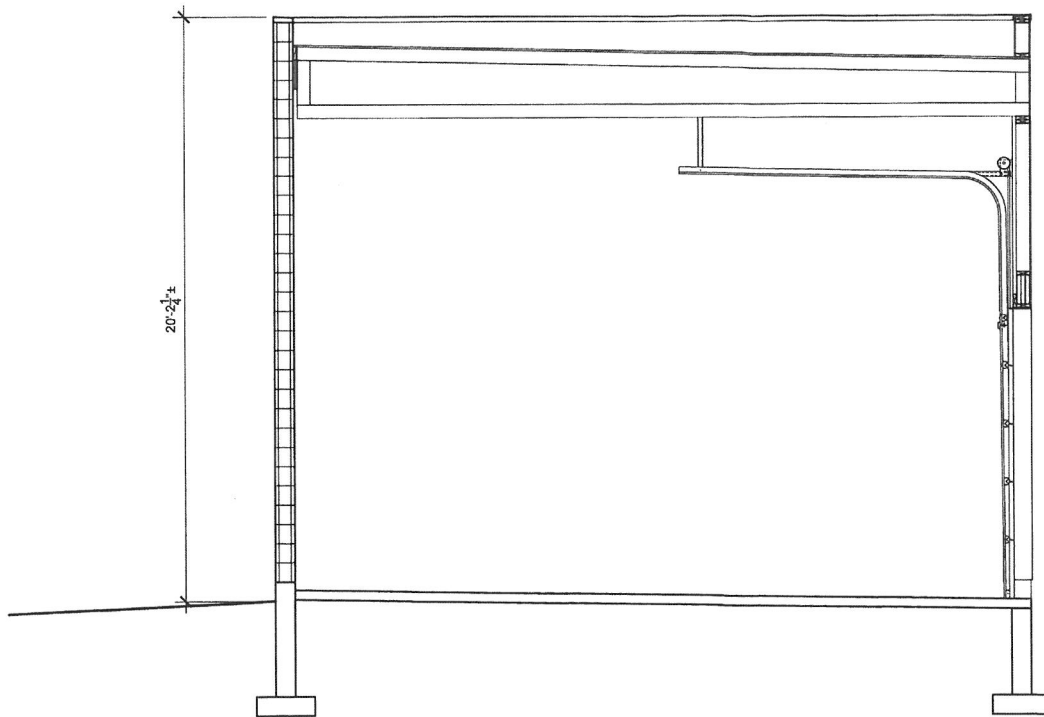
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ISSUE FOR
 2023-10-04 REVIEW
 2024-04-02 CONSULTANTS COORDINATION

MC McDiarmid
 DESIGN + BUILD

ROOTS AND BLUES
 STORAGE BUILDING
 MAIN FLOOR PLAN /
 EAST ELEVATION

ADDRESS	541 3RD ST SW		
CLIENT	DAVID GONELLA		
DATE	2023-10-04	SCALE	AS SHOWN
PROJECT NO.		SHEET NO.	
REV	1	DRAWN	AL
			A2.0



1 SECTION
A3.0 SCALE: 1/4" = 1'-0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
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 - THIS DRAWING IS NOT TO BE SCALED.

ISSUE FOR

2023-10-04 REVIEW
 2024-04-02 CONSTRUCTION COORDINATION



ROOTS AND BLUES
 STORAGE BUILDING

SECTION

ADDRESS	541 3RD ST SW
CLIENT	DAVID GONELLA
DATE	2023-10-04
SCALE	AS SHOWN
PROJECT NO.	
SHEET NO.	
REV.	1
DRAWN	AL
A3.0	

TO: Director of Development Services
 DATE: 4 December 2024
 PREPARED BY: Mustafa Zakreet, Engineering Assistant
 SUBJECT: VARIANCE PERMIT APPLICATION FILE NO. VP- 609
 OWNER: City of Salmon Arm c/o Salmon Arm Folk Music Society
 APPLICANT: Bernd Hermanski
 LEGAL: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan35473
 CIVIC: 541 – 3 Street SW

Further to the request for variance dated 16 October 2024 the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variance:

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4293 (SDSB).

1. Install Street Lighting

Background:

The SDSB dictates the level of lighting that is required for all categories of road. However, the segment of 5 Avenue SW currently lacks streetlights, falling short of the mandated illumination standard (see Figure 1).

Given its proximity to high-density residential areas and Blackburn Park, a popular route for children, adequate lighting on 5 Avenue SW is essential for ensuring safety.

In contrast, 3 Street SW already meets the lighting requirements, necessitating no further action.

A cost estimate of \$33,031 has been provided for the installation of two davit street lights on 5 Avenue SW, as outlined in the variance application (Appendix A). Please note that this estimate is subject to approval by engineering staff, as it lacks a professional seal.



Figure 1- Existing Street Lights on 3rd Street SW

Recommendation:

In the interest of both traffic and pedestrian safety, the Engineering Department recommends that request to waive the requirement to Install Street Lighting be:

- Denied for 5 Avenue SW
- Supported for 3rd Street SW.

2. Install an offset Multi-Use Path (MUP) on 5 Avenue SW.

Background:

5 Avenue Street NE is an Urban Collector Road, requiring an offset MUP on one side and an offsite sidewalk on the other side to comply with current SDSB standards. One of the key objectives of the MUP is to get cyclists off motorized roads and to separate cyclists and pedestrians from motorists.

The Engineering Department has determined that the optimal location for the multi-use path is along the south side of 5 Avenue SW. This alignment offers numerous benefits, including existing property lines, road dedication, proximity to high-density residential areas, and the availability of city-owned land, all of which provide flexibility and simplicity for construction.

The existing sidewalk along the subject property frontage, although currently in good condition, does not comply with the city's current standards and road cross-section requirements, necessitating an upgrade.



A cost estimate of \$49,112 (Appendix B) has been prepared to cover the necessary works, including:

- Decommissioning of the existing sidewalk
- Earthwork modifications
- Construction of the new Multi-Use Path (MUP)

Recommendation:

The Engineering Department recommends that request to waive the requirement to install an offset Multi-Use Path be denied.

Mustafa Zakreet, EIT
Engineering Assistant

Jenn Wilson P.Eng.,
City Engineer

Appendix A

1.0	Div. 26	Electrical						
	26 56 01	Roadway Lighting						
1.01	1.9.1	Street Light Conduit RPVC 32ø, c/w trench excavation, bedding, warning tape, backfill, wiring, connections & permits	Lineal Metre	80	\$ 75.00	\$ 6,000.00	x 0.5 = 3000	
1.02	1.9.1	Street Light Conduit PVC DBII 75ø, c/w trench excavation, bedding, warning tape, backfill, wiring, connections & permits	Lineal Metre	10	\$ 95.00	\$ 950.00	x 0.5 = 425	
1.03	1.9.1	Poles & Fixtures - 9m Davit Street Light	Each	2	\$ 9,500.00	\$ 19,000.00	19000	
1.04	1.9.1	Poles & Fixtures - 5m Post Top Street Light	Each	1	\$ 6,500.00	\$ 6,500.00		
1.05	1.9.1	Poles & Fixtures - 5m Post Top Street Light c/w power base	Each	1	\$ 8,000.00	\$ 8,000.00		
1.06	1.9.1	Davit Concrete Pedestal	Each	2	\$ 2,000.00	\$ 4,000.00	4000	
1.07	1.9.1	Post Top Concrete Pedestal	Each	2	\$ 1,500.00	\$ 3,000.00		
Subtotal: Division 26 - Electrical						\$ 47,450.00	SUM = 26425 X 125% = \$33,031	

Appendix B

Summary of Cost Estimate			
1.0	Div. 26	Electrical	\$ 47,450.00
2.0	Div. 31	Earthwork	\$ 12,150.00
3.0	Div. 32	Roads and Site Improvements	\$ 22,140.00
4.0	Div. 33	Utilities	\$ 5,000.00
			Subtotal: Construction \$ 86,740.00
5.0	Class C	Contingency (25%)	\$ 21,685.00
			Subtotal: Construction w/ Contingency \$ 108,425.00

12150 +
22140 +
5000 =
\$39,290 x
125% =
\$49,112

Appendix C – Full Upgrade Cost Estimate

541 3rd Street SW Frontage Upgrades

June 2024

Class C Cost Estimate

Item No.	MMCD Ref.	Description	Unit	Quantity	Unit Price	Amount	
1.0	Div. 26	Electrical					
	26 56 01	Roadway Lighting					
1.01	1.9.1	Street Light Conduit RPVC 32ø, c/w trench excavation, bedding, warning tape, backfill, wiring, connections & permits	Lineal Metre	80	\$ 75.00	\$ 6,000.00	
1.02	1.9.1	Street Light Conduit PVC DBII 75ø, c/w trench excavation, bedding, warning tape, backfill, wiring, connections & permits	Lineal Metre	10	\$ 95.00	\$ 950.00	
1.03	1.9.1	Poles & Fixtures - 9m Davit Street Light	Each	2	\$ 9,500.00	\$ 19,000.00	
1.04	1.9.1	Poles & Fixtures - 5m Post Top Street Light	Each	1	\$ 6,500.00	\$ 6,500.00	
1.05	1.9.1	Poles & Fixtures - 5m Post Top Street Light c/w power base	Each	1	\$ 8,000.00	\$ 8,000.00	
1.06	1.9.1	Davit Concrete Pedestal	Each	2	\$ 2,000.00	\$ 4,000.00	
1.07	1.9.1	Post Top Concrete Pedestal	Each	2	\$ 1,500.00	\$ 3,000.00	
Subtotal: Division 26 - Electrical						\$ 47,450.00	
2.0	Div. 31	Earthwork					
	31 24 13	Roadway Excavation, Embankment and Compaction					
2.01	1.8.4	Remove Ex. Asphalt or Concrete Pavement, Sidewalks, Utility Strips, Driveways all thicknesses, c/w off-site disposal	Square Metre	90	\$ 12.50	\$ 1,125.00	
2.02	1.8.5	Common Excavation on-site re-use	Cubic Metre	45	\$ 20.00	\$ 900.00	
2.03	1.8.7S	Import Embankment Fill 150mm pit run gravel	Cubic Metre	135	\$ 75.00	\$ 10,125.00	
Subtotal: Division 31 - Earthwork						\$ 12,150.00	
3.0	Div. 32	Roads and Site Improvements					
	32 11 16.1	Granular Sub-Base					
3.01	1.4.2S	Granular Sub-Base variable thickness for roads, sidewalks, and driveways	Cubic Metre	60	\$ 95.00	\$ 5,700.00	
	32 11 23	Granular Base					
3.02	1.4.1S	Granular Base variable thickness for roads, sidewalks, and driveways	Cubic Metre	25	\$ 125.00	\$ 3,125.00	

541 3rd Street SW Frontage Upgrades

June 2024

Class C Cost Estimate

Item No.	MMCD Ref.	Description	Unit	Quantity	Unit Price	Amount
	32 12 16	Hot-Mix Asphalt Concrete Paving				
3.03	1.5.1S, 1.5.2	Asphalt Pavement - Upper Course # 2 (CoSA) 50mm thickness	Square Metre	145	\$ 40.00	\$ 5,800.00
	32 31 13	Chain Link Fences and Gates				
3.04	1.5.3	Remove & Reinstale Chain Link Fence	Lineal Metre	45	\$ 85.00	\$ 3,825.00
	32 91 21	Topsoil and Finish Grading				
3.05	1.4.1S	Imported Topsoil 150mm thickness	Square Metre	205	\$ 15.00	\$ 3,075.00
	32 92 19	Hydraulic Seeding				
3.06	1.8.1	Hydraulic Seeding	Square Metre	205	\$ 3.00	\$ 615.00
Subtotal: Division 32 - Roads and Site Improvements						\$ 22,140.00
4.0	Div. 33	Utilities				
		Other				
4.01		Relocate Existing Hydrant	Each	1	\$ 5,000.00	\$ 5,000.00
Subtotal: Division 33 - Utilities						\$ 5,000.00

541 3rd Street SW Frontage Upgrades

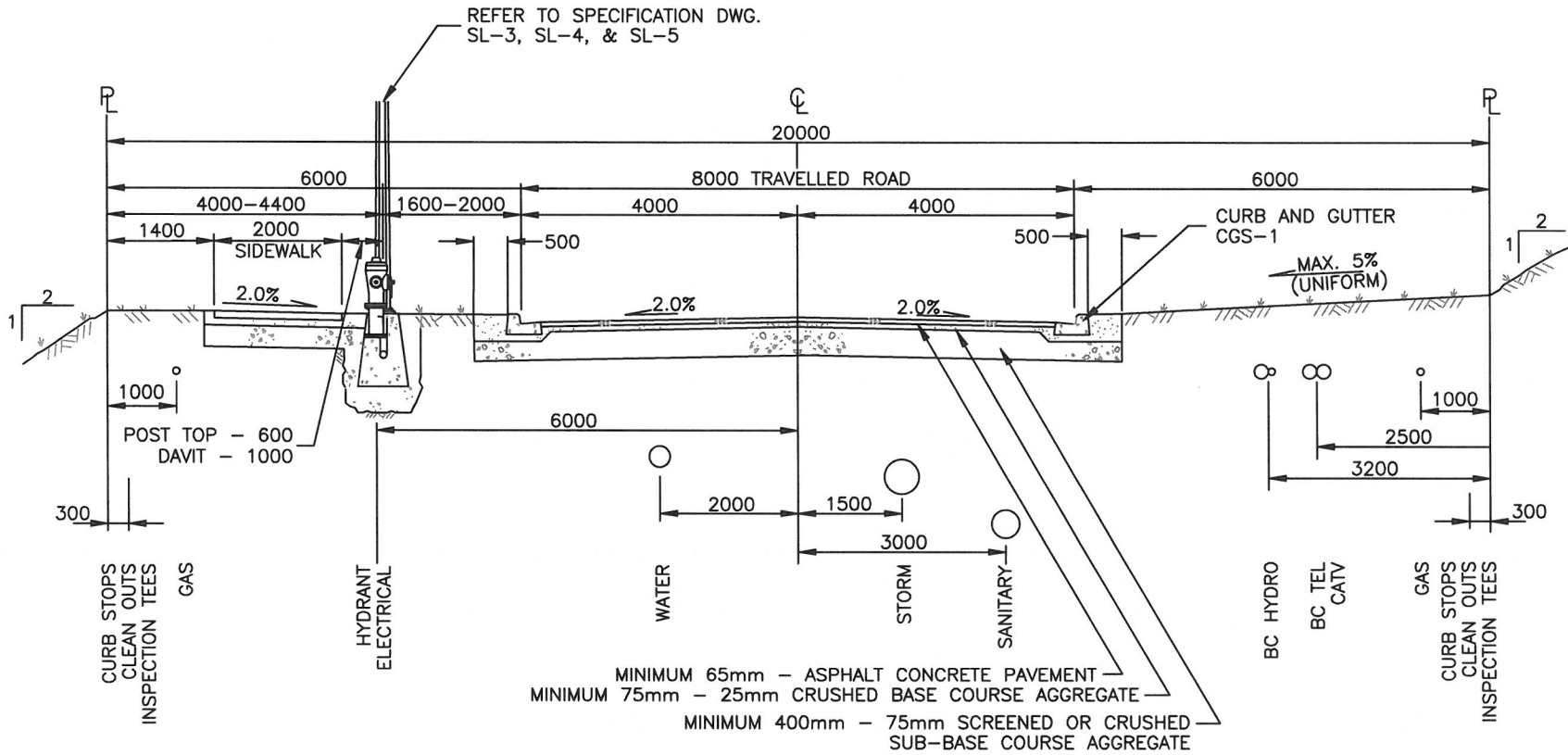
June 2024

Class C Cost Estimate

Item No.	MMCD Ref.	Description	Unit	Quantity	Unit Price	Amount
Summary of Cost Estimate						
1.0	Div. 26	Electrical				\$ 47,450.00
2.0	Div. 31	Earthwork				\$ 12,150.00
3.0	Div. 32	Roads and Site Improvements				\$ 22,140.00
4.0	Div. 33	Utilities				\$ 5,000.00
Subtotal: Construction						\$ 86,740.00
5.0	Class C	Contingency (25%)				\$ 21,685.00
Subtotal: Construction w/ Contingency						\$ 108,425.00
6.0		Engineering				
		Design (5%)				\$ 5,421.25
		Field Services (6%)				\$ 6,505.50
		Records (2%)				\$ 2,168.50
		Materials Testing (QA) (3%)				\$ 3,252.75
Subtotal: Engineering						\$ 17,348.00
Subtotal						\$ 125,773.00
GST (5%)						\$ 6,288.65
Total						\$ 132,061.65

Cost Estimate Notes:

- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors and materials at the time of construction, thereby affecting the final cost.
- 3) Unless noted otherwise, prices do not include BC Hydro, Telecommunications, FortisBC, Legal Survey (BCLS) and property/right-of-way acquisitions.
- 4) Unless noted otherwise, prices do not include Geotechnical, Environmental and Archaeological studies, reviews, and approvals.
- 5) Unit Prices are estimated in 2024 Canadian Dollars for similar works and exclude taxes.



NOTES:

- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

APPROVED



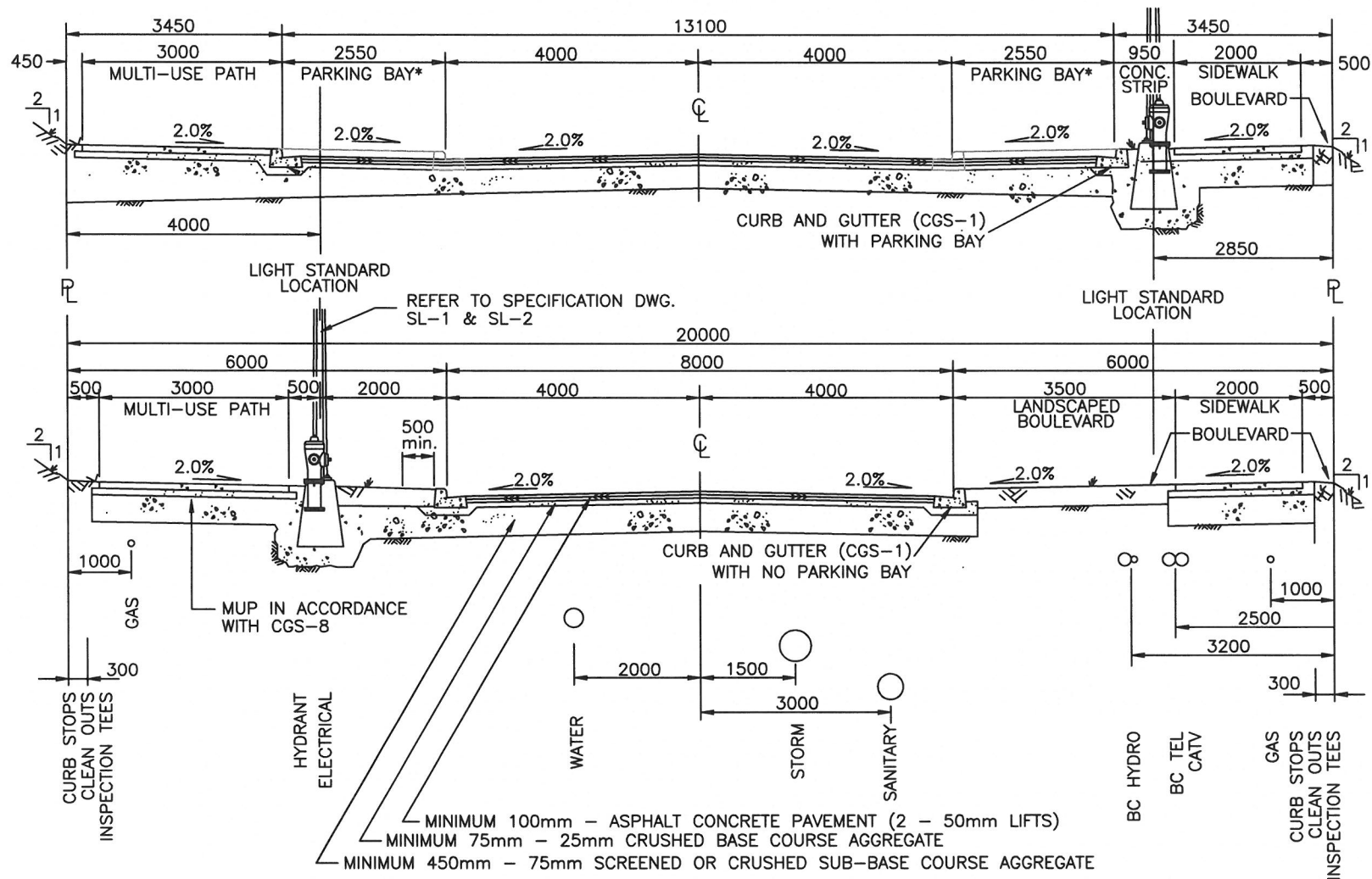
20m R/W Urban Local Road
Cross-Section

SPECIFICATION
DRAWING No.:

RD-02

**CITY OF
SALMON ARM**

No.	REVISION	Date
A	SDSB 4293 - ISSUED FOR APPROVAL	06/12/23




NOTES:

- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

* Parking bay shall be located on either or both sides of the roadway per design criteria in Schedule B-1.0 section 4.8.14

MINIMUM 100mm - ASPHALT CONCRETE PAVEMENT (2 - 50mm LIFTS)
 MINIMUM 75mm - 25mm CRUSHED BASE COURSE AGGREGATE
 MINIMUM 450mm - 75mm SCREENED OR CRUSHED SUB-BASE COURSE AGGREGATE

APPROVED 	<h2 style="margin: 0;">20M R/W URBAN COLLECTOR CROSS-SECTION</h2>
SPECIFICATION DRAWING No.:	RD-03

No.	REVISION	Date
A	SDSB 4293 - ISSUED FOR APPROVAL	06/12/23