

**City of Salmon Arm
Development and Planning Services Committee**

Tuesday, September 3, 2024, 8:00 a.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC

Pages

1. **CALL TO ORDER**
2. **ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY**
We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.
3. **ADOPTION OF AGENDA**
Motion for Consideration
THAT: the Agenda be adopted as presented.
4. **APPROVAL OF MINUTES** 3 - 5
Motion for Consideration
THAT: the Development and Planning Services Committee Meeting Minutes of August 19, 2024 be approved.
5. **DISCLOSURE OF INTEREST**
6. **REPORTS**
 - 6.1 Development Permit Application No. 457 6 - 36
Legal: Lot 1, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan EPP136050
Civic: 981 – 12 Street SE
Owner: Terra Civis Inc.
Agent: Browne Johnson Land Surveyors

Motion for Consideration
THAT: The Development and Planning Services Committee recommends to Council that Development Permit No. 457 be authorized for issuance for Lot 1, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan EPP136050 in accordance with the drawings dated June 11, 2024 and attached to this memorandum;

AND THAT: Development Permit No. 457 include the following variance to Zoning Bylaw No. 2303:

Section 4.12.1a – increase the maximum height of a retaining wall and fence in an interior yard from 2.0 metres (6.5 feet) to 2.6 metres (8 feet) in accordance with the attached drawings; and

Section 4.12.1b – increase the maximum height of a retaining wall in an

exterior yard from 1.2 metres (3.9 feet) to 3.7 metres (12.1 feet) in accordance with the drawings attached as Appendix 7.

7. FOR INFORMATION
8. IN-CAMERA
9. ADJOURNMENT

DEVELOPMENT AND PLANNING SERVICES

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm

August 19, 2024, 8:00 a.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC

COUNCIL PRESENT: Mayor A. Harrison
Councillor K. Flynn
Councillor T. Lavery
Councillor L. Wallace Richmond
Councillor D. Cannon
Councillor S. Lindgren
Councillor D. Gonella

STAFF PRESENT: Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Planning & Community Services G. Buxton
Deputy Corporate Officer B. Puddifant
Corporate Officer R. West
Manager of Planning & Building M. Smyrl
Planner A. Jeffrey

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 8:00 a.m.

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.

3. ADOPTION OF AGENDA

Moved by: Councillor Flynn
Seconded by: Councillor Wallace Richmond

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Gonella
Seconded by: Councillor Cannon

THAT: the Development and Planning Services Committee Meeting Minutes of August 6, 2024 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

6. REPORTS

6.1 Development Variance Permit Application No. 602

Legal: Lot 8, Section 8, Township 20, Range 9, W6M, KDYD, Plan 9772
Civic: 6310 10 Avenue SE
Owner: Murray Metherell
Agent: Loreen Matousek

M. Metherell, the owner, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Lindgren
Seconded by: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 602 be authorized for issuance for Lot 8, Section 8, Township 20, Range 9, W6M, KDYD, Plan 9772, varying Zoning Bylaw No. 2303 Section 35.10.2, reducing the rear parcel line setback from 6.0 m to 1.067 m to facilitate the construction of an accessory building.

Carried Unanimously

6.2 Development Variance Permit Application No. 603

Legal: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083
Civic: 1141 19 Avenue SE
Owner: Jamie Spoletini and Christine Lutzko

J. Spoletini, the owner, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Wallace Richmond
Seconded by: Councillor Gonella

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 603 be authorized for issuance for Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP56083 to vary Zoning Bylaw No.2303 as follows:

Section 4.12.1 (a) Fences and Retaining Walls maximum height increase from 2.00 m (6.5 ft) to 4.27 m (14 ft).

Carried Unanimously

7. **FOR INFORMATION**
8. **IN-CAMERA**
9. **ADJOURNMENT**

There being no further business on the agenda, the meeting adjourned at 8:14 a.m.

MAYOR, A. HARRISON



REQUEST FOR DECISION

To: Development & Planning Services Committee

From: Senior Planner

Title: Development Permit Application No. 457

Legal: Lot 1, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan EPP136050
Civic: 981 – 12 Street SE
Owner: Terra Civis Inc., Inc No. 3106873
Agent: Browne Johnson Land Surveyors

Date: September 3, 2024

Executive Summary/Purpose:

Development of this project featuring 38 multi family residential units within 10 residential buildings has proceeded under an approved Development Permit (DP-429). Through the development of the site, the need for two over-height retaining walls has been determined and changes to the previously approved designs of two of the 10 buildings requires amendment.

Motion for Consideration:

THAT: Development Permit No. 457 be authorized for issuance for Lot 1, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan EPP136050 (981 – 12 Street SE) in accordance with the drawings dated June 11, 2024 and attached to this memorandum;

AND THAT: Development Permit No. 457 include the following variance to Zoning Bylaw No. 2303:

Section 4.12.1a – increase the maximum height of a retaining wall and fence in an interior yard from 2.0 metres (6.5 feet) to 2.6 metres (8 feet) in accordance with the attached drawings; and

Section 4.12.1b – increase the maximum height of a retaining wall in an exterior yard from 1.2 metres (3.9 feet) to 3.7 metres (12.1 feet) in accordance with the drawings attached as Appendix 7.

Staff Recommendation:

Staff recommend issuance of Development Permit No. 457 and the associated variances.

Proposal:

Amendments to the form and character of two previously approved multi family buildings as well as two over-height retaining walls are requested.

Background:

The irregularly shaped subject parcel is located at 981 – 12 Street SE, situated south and above Auto Road SE, and has an area of just under 2.4 acres (Appendix 1). The parcel is being developed for 38 multi family residential units within 10 residential buildings under an approved Development Permit (DP-429) approved by Council in April 2022. The development is supported by the Medium Density Residential designation in the Official Community Plan (OCP), and permitted by the R14 Compact/Strata Multi-Family Residential Zone in the Zoning Bylaw (Appendix 2). Site photos are attached (Appendix 3).

As described in the applicant's letter and the elevation drawings (Appendix 4 and 5), the design of two of the buildings (Buildings A and B) has been changed: the rear yards are now accessed via a visible lower level, while the lower level was below the ground elevation in the previously approved designs under DP-429. Essentially the south facing elevation has increased from two levels to three in height. This change is to account for the grade of land across the site.

Further development work on the site related to the grade has also precipitated the need for retaining walls to support the driveway, with detailed designs indicating the need for retaining walls in excess of the maximum permitted height (Appendix 6 and 7).

Offsite frontage improvements have been required, including street lighting, fire hydrant installation, curb, boulevard, and multi-use pathway installation, all largely completed. Landscaping including street trees is required to be completed as a condition of DP-429.

Additionally, staff note that DP-429 included a variance for building height, which is no longer applicable with the City's new definitions for "height" and "grade". Furthermore, Development Variance Permit application VP-577, a servicing variance, was considered and supported waiving a section of water main extension and two fire hydrant installations along Auto Road which were viewed as redundant as all surrounding parcels were found to have sufficient coverage.

Relevant Policy(ies):

The applicant is advancing a 38 unit multi family development in the form of 10 residential buildings, each with 3 or 4 units, under the previously approved DP-429. The development is supported by the Medium Density Residential designation in the Official Community Plan (OCP), and permitted by the R14 Compact/Strata Multi-Family Residential Zone in the Zoning Bylaw (Appendix 2). The development is subject to the guidelines of the "Residential Development Permit Area" as described in the section 8.4 of the OCP, suggesting characteristics under the topics of siting and building, landscape and screening guidelines, as well as access, circulation and parking area. These elements have been considered and approved to advance under the previous DP-429.

Changes to two buildings are under consideration with this application. These buildings as illustrated have footprints of approximately 180 square metres each and are comprised of three storeys in height.

Siting and Building

The two buildings are sited in alignment with DP-429 along the south parcel boundary in the southeast corner of the parcel, with the building designs featuring a contemporary style with varied facades, colours, and peaked rooflines reasonably unified on all elevations and providing visual interest. Multiple buildings generally present less of an impact than a single larger building in terms of overall massing on the site, allowing for sightlines between buildings. High quality and varied materials are incorporated with proposed wood and fiberboard siding. Rear yards offer some outdoor amenity space.

The two buildings under consideration were previously proposed to be built into the slope, with only the upper two levels visible to the south. However, the approach to development on this site has changed with respect to grade and these buildings will no longer be built into the slope and three levels will be visible above ground. The proposed height meets the regulations and the form and character of these buildings aligns with the OCP guidelines, essentially matching what was previously approved for the other buildings on the site under DP-429 (Appendix 9).

Landscape and Screening

A landscape plan has been approved in consultation with the OCP guidelines associated with DP-429. Aligned with OCP policy, surface parking is broken up and screened with landscaping, while screening is also proposed for the garbage/recycling collection and between buildings. Street trees are proposed as per OCP Policy 8.4.28 along the Auto Road and 12 Street SE frontages. If boulevard planting is not feasible, planting along the exterior lot boundaries will be required. This should serve to enhance the Auto Road streetscape.

Subdivision and Development Servicing Bylaw

Frontage improvements to the Urban Interim Arterial Road (RD-4 – Auto Road SE) and the Urban Local Road (RD-2 – 12 Street SE) standards have been required, with installation of curb, boulevard, and multi-use pathway lighting largely completed.

Zoning Bylaw

Retaining wall regulations are specified by the Zoning Bylaw. While retaining walls were noted in the consideration of DP-429, details were not specified at that time and assumed to comply with the applicable regulations. The purpose of the retaining walls is to support the driveway access to the residential units.

Two over-height retaining walls are now requested for consideration under this application:

1. The proposed wall and fence along the northeast interior parcel line is subject to Zoning Bylaw Section 4.12.1a, and the request is to increase the maximum height of a retaining wall and fence from 2.0 metres (6.5 feet) to 2.6 metres (8 feet) in accordance with the attached drawings; and
2. The proposed wall at the northwest exterior parcel line is subject to Zoning Bylaw Section 4.12.1b, and the request is to increase the maximum height of a retaining wall from 1.2 metres (3.9 feet) to 3.7 metres (12.1 feet) in accordance with the attached drawings.

Staff are not concerned with the first requested variance; the wall is a reasonable size and a fence on top of the wall for safety is reasonable. This wall is of a size that is consistent with similar walls on adjacent parcels, the position of the wall does not significantly affect the streetscape, and the slope over the site presents a reasonable rationale for such a feature.

The second request is more substantial, increasing the maximum height of a retaining wall from 1.2 metres (3.9 feet) to 3.7 metres (12.1 feet) on a highly visible exterior parcel line. However, in support of this requested variance, staff note that this is the steepest point on the site amongst the following applicable factors:

1. The proposed 3.7 m retaining wall is not an unreasonable size considering the grade at this location on the site.
2. The wall design features a natural rock look with an irregular stepped shape, which overall also diminishes the size and visual impact.
3. The required street / boulevard trees will provide some screening and break up the potential impact of a wall. A total of 14 street trees are proposed along the Auto Road SE frontage. "Amur Maple" trees are proposed and are expected to reach 5-to-6 m in height.
4. The wall is reasonably consistent with existing retaining walls throughout this generally sloping residential area.
5. The sloping terrain at this particular location provides a reasonable rationale for some form of retaining wall to create level access, and is a common approach for residential developments.

Staff note that OCP Policy 8.3.22 suggests minimizing cut, fill and retaining walls on hillside areas, and the applicant appears to have made some effort to do so, stepping this retaining wall and utilizing a more natural looking product which should blend reasonably well with plantings and rock landscape finishing on the site.

The proposed retaining walls and the street trees are located on private property and future maintenance will be the responsibility of the owners once construction and installation is complete.

Referral Comments:

Fire Department

No Fire Department concerns.

Building Department

No limiting distance concerns and Fire Department access should be satisfactory.

Engineering Department

No concerns.

Design Review Panel

With the proposal for multi family development, the application was referred to the Design Review Panel (DRP) for review. The August 7, 2024 DRP meeting minutes are attached as Appendix 8.

Panel members asked questions to clarify and discussed the proposal, positively noting the proposed retaining wall's design and finishes at this key visible location. The DRP noted no concerns with the proposed buildings or the retaining wall variances. The DRP moved to support the application as presented.

Planning Department

The applicant is applying for a Development Permit to support multi family residential development. In the opinion of staff, the proposed changes to the two buildings aligns with the Development Permit Area guidelines as described in the OCP and the previously approved DP-429.

With respect to the retaining wall variances, staff have no concerns with the smaller request for a combined retaining wall and fence. With the larger retaining wall request, typically staff would not be in support of a variance of such magnitude and note that Council is not bound to any precedent in their consideration of this proposal. However, staff note that the steep slope present at this specific location provides some supportive rationale for the proposal, this proposed retaining wall is reasonably consistent with other walls on residential parcels in the area, and the design of the stepped retaining wall proposed allows for visual interest and landscaping.

Considering the above, staff recommend approval of Development Permit No. 457 and the associated variances.

Financial Considerations:

Staff note that neither proposed retaining wall is expected to impact development on adjacent parcels and future maintenance will be the responsibility of the owners.

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and *City of Salmon Arm Development 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 September 9, 2024.

Alternatives & Implications:

N/A

Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building

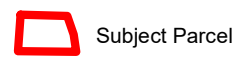
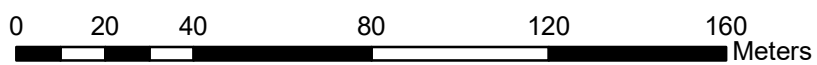
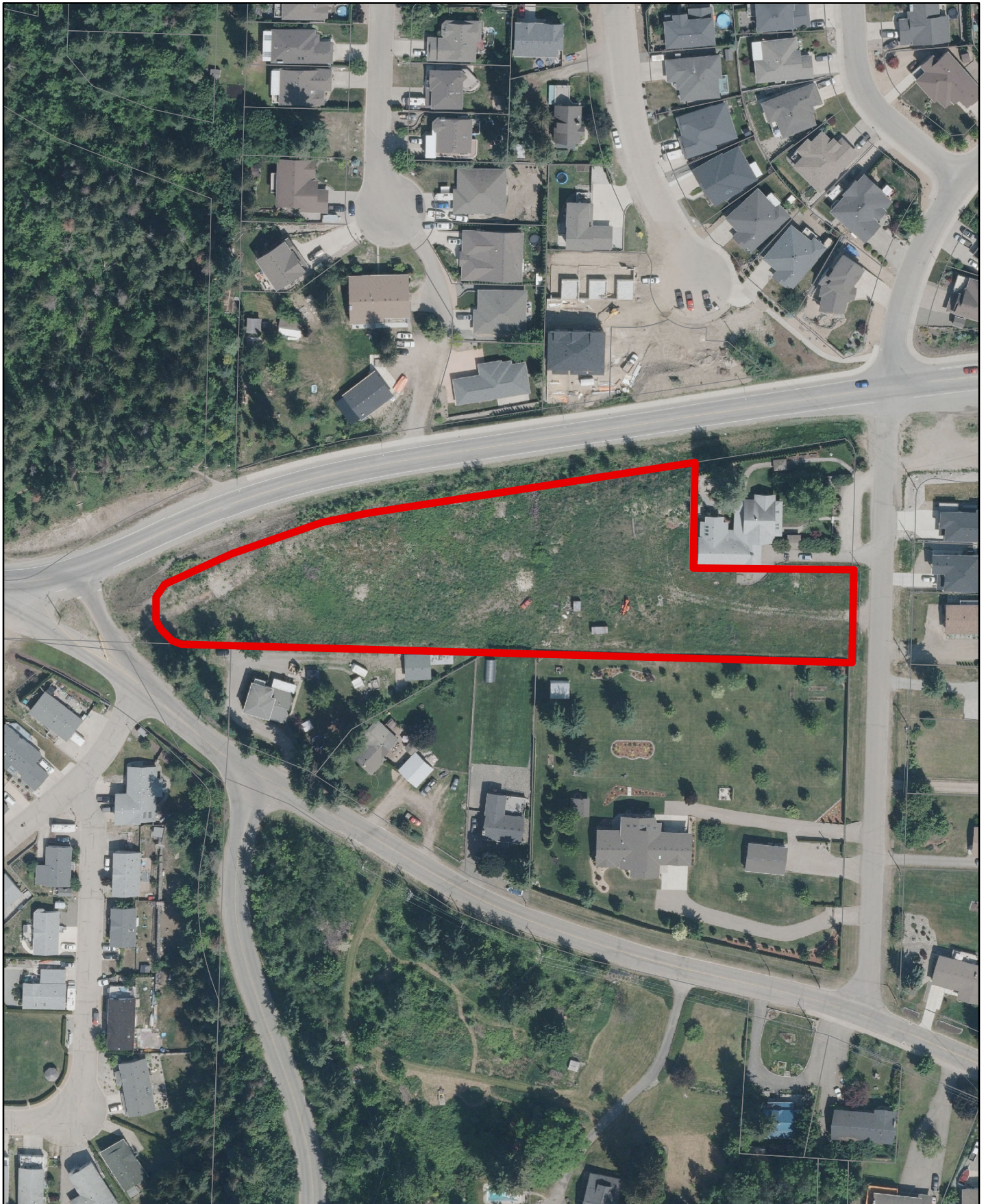
Reviewed by: Director of Planning and Community Service

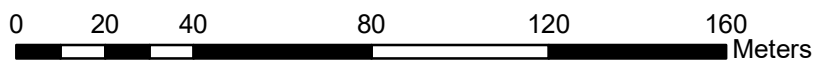
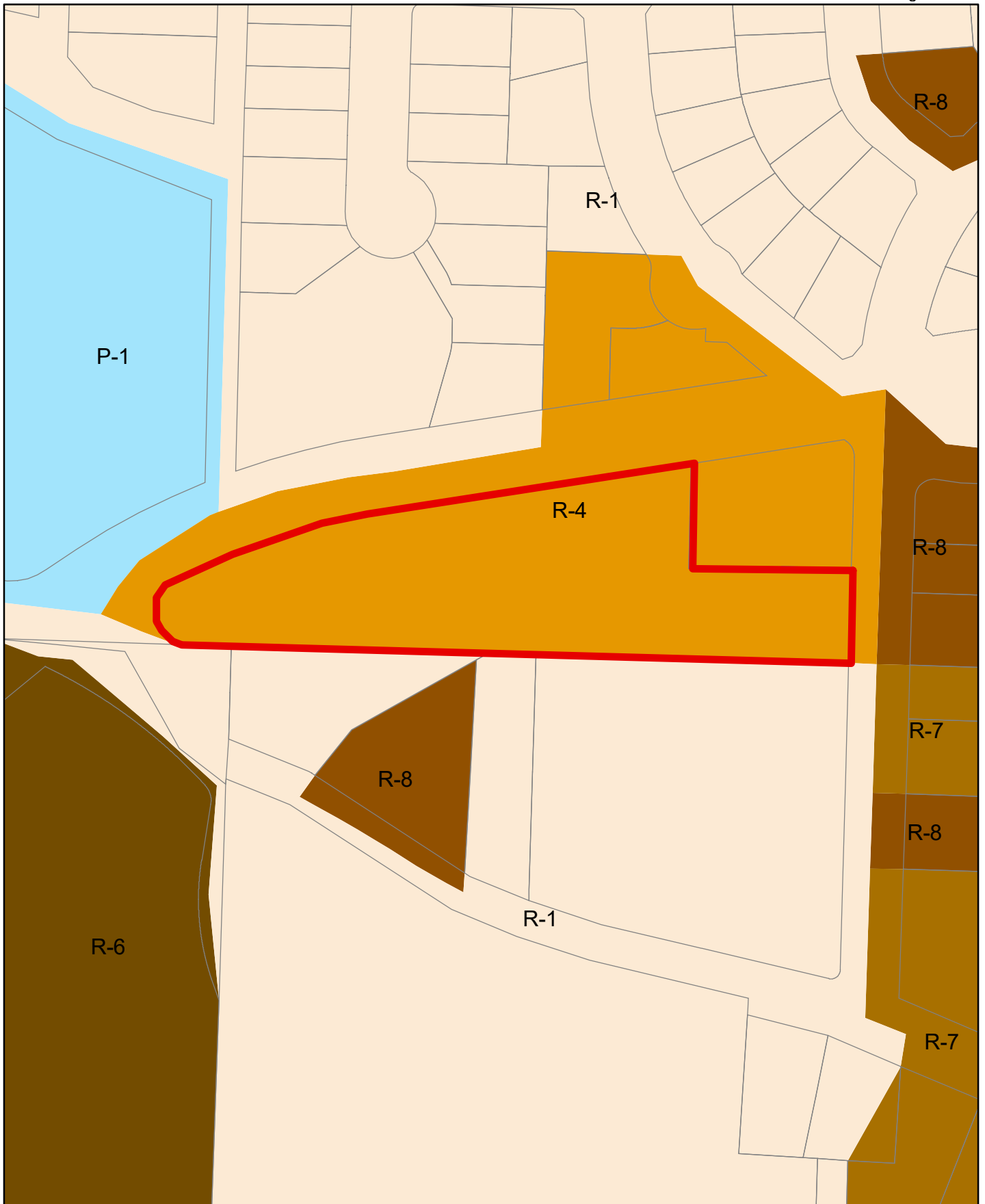
Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Aerial
- Appendix 2 – Zoning
- Appendix 3 – Site Photos
- Appendix 4 – DP-457 Letter of Proposal
- Appendix 5 – DP-457 Elevations
- Appendix 6 – Retaining Wall Letter of Proposal
- Appendix 7 – Retaining Wall Elevations
- Appendix 8 – DRP Minutes

- Appendix 9 – DP-429 Site Plans & Elevations







View southeast from Auto Road SE



View northwest from 12 Street SE



View southwest from 12 Street SE

OUR FILE: 52-24
July 3, 2024

City of Salmon Arm
Box 40
Salmon Arm, BC V1E 4N2

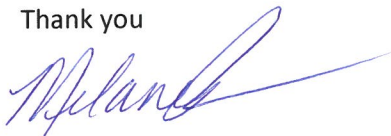
RE: DP-457 981 12th St SE " Beuno Vista Lane"

There is a development permit DP-457 for the development on 981 12th St SE called Beuno Vista Lane. There was a DP submitted in the past (DP-429) for a 10 building development. There are eight - 4 unit buildings and two- 3 unit buildings . Each unit will have its own back yard space. Eight of the buildings are still being built according to development permit (DP-429). Buildings A & B have some changes. Initially the rear walk out was on the 2nd story of the buildings. Now the rear walk out will be from the lower level.

Onsite has previously requested a variance to the fence and retaining wall height as shown on the attached sketch.

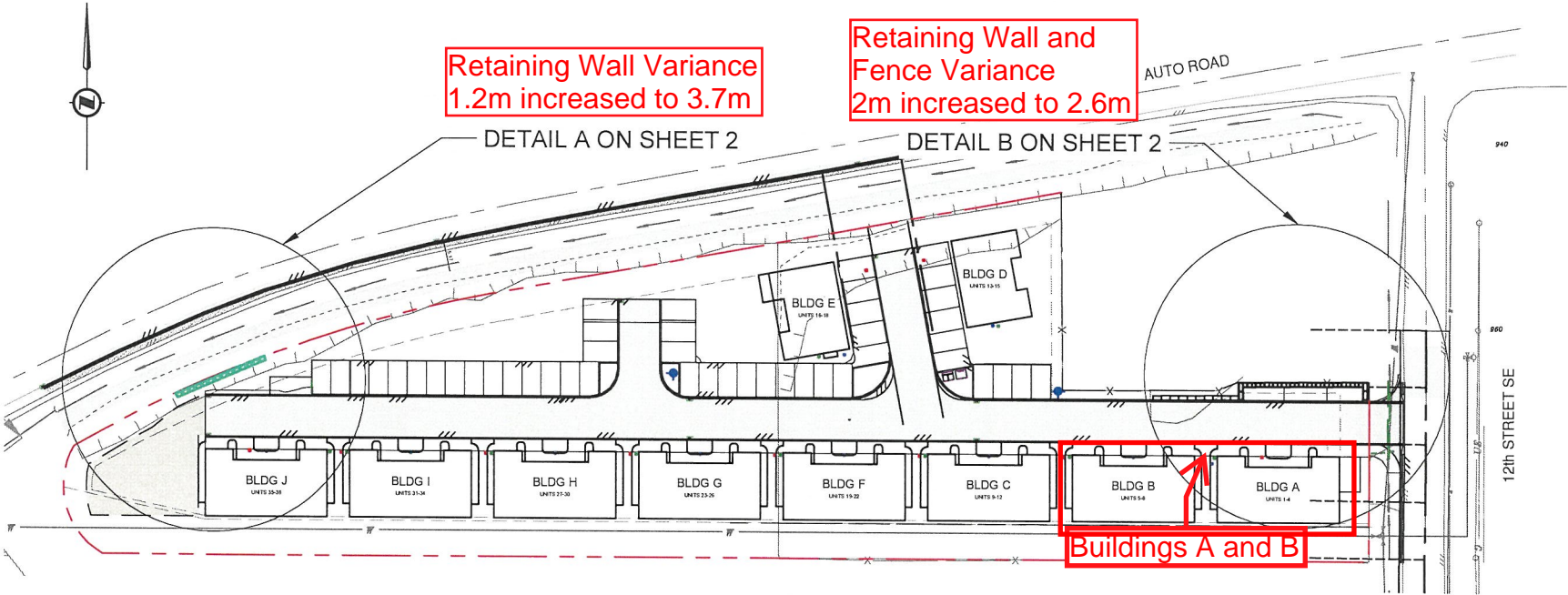
Landscaping will be completed phase by phase. Landscaping for phases 1-3 should be complete by the end of July.

Thank you



Melanie Howard

NOT FOR CONSTRUCTION



U:\Projects\187331\1\Drawings\Site 11 - AutoCAD2 - Production Drawings\Walls & Site Sections\1873-3 - Gravity Vertblock Wall - DesignProd.dwg
 DATE: 22/11/2023 7:42 AM BY: Jan VanLindert

Appendix 5 - Site Plan & Elevations

REV NO	REVISIONS	DATE	DRAWN	APPRD
A	ISSUED FOR VARIANCE APPLICATION	DEC 19 2023	EM	JV

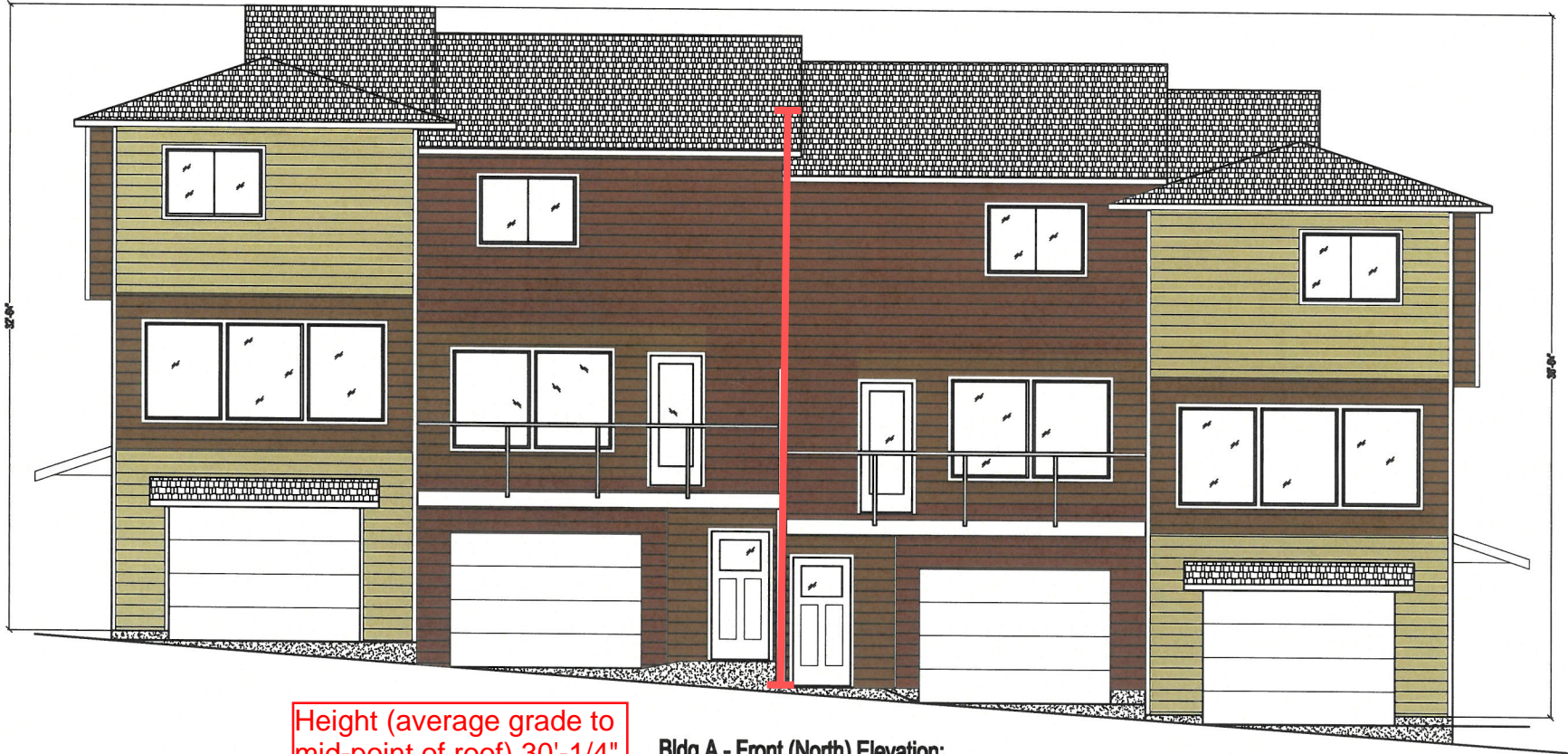
DESIGNED: EM
 DRAWN: EM
 CHECKED: JV
 SURVEYED: -
 DATE: OCT 2023

ONSITE
 Engineering Ltd.
 INTERIOR OPERATIONS
 #201-321 TRANS CANADA HWY
 SALMON ARM, BC, V1E 4R1
 PH.: 250-833-5643 FAX:
 866-235-6943
 PERMIT TO PRACTICE NO.: 1002678

TERRA CIVIS INC
 BUENA VISTA SUBDIVISION
 SALMON ARM, BC
 CONCEPTUAL WALL DESIGN

CLIENT PROJECT NO.	
OEL PROJECT NO.	1873-3
DRAWING NO.	Wall
SHEET: 1 OF 2	REV A

Buena Vista Lane - bldg A



Height (average grade to mid-point of roof) 30'-1/4"

Bldg A - Front (North) Elevation:

Address:
691 12th St. SE
Buckeye Ave, DC

Design Credit:
Michael Thomas
202, 203, 0911

Builder Credit:
Purdy Hoyle
202, 094, 0911

Drawing Date:
24. 03. 11

Scale (AND):
1/2" = 1'-0"

Building A
Front
Elevation

A6

Buena Vista Lane - bldg A

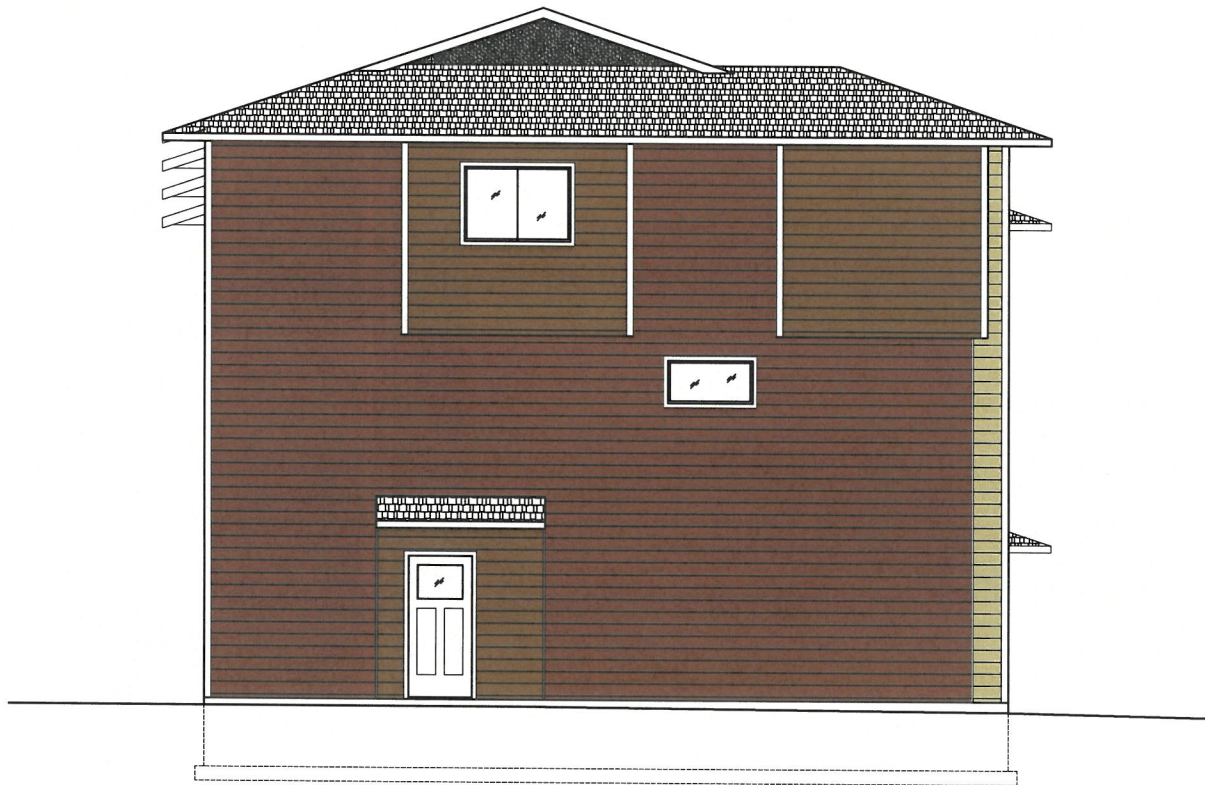


Bldg A - Rear (South) Elevation:

Address: 671 125 St. SE
Columbus, MS
Design Contact: Michael Thomas
252, 552, 5341
Builder Contact: Brady Kuyper
252, 624, 5341
Drawing Date: 24. 08. 11
Scale (ANSI): 1/2" = 1'-0"

**Building A
Rear
Elevation**

A7



Bldg A - Left (East) Elevation:

Buena Vista Lane - bldg A

Address:
601 125 St. SE
Bellevue, WA, 98005

Design Contact:
Michael Thompson
206.253.0541

Builder Contact:
Randy Vogelbein
206.894.0541

Drawing Date:
24.09.11

Scale (ARCH):
1/2" = 1'-0"

**Building A
Left Side
Elevation**

A8



Bldg A - Right (West) Elevation:

Buena Vista Lane - bldg A

Address:
 801 128 St. SE
 Estero Park, DC

Design Contact:
 Michael Tideman
 202, 292, 0911

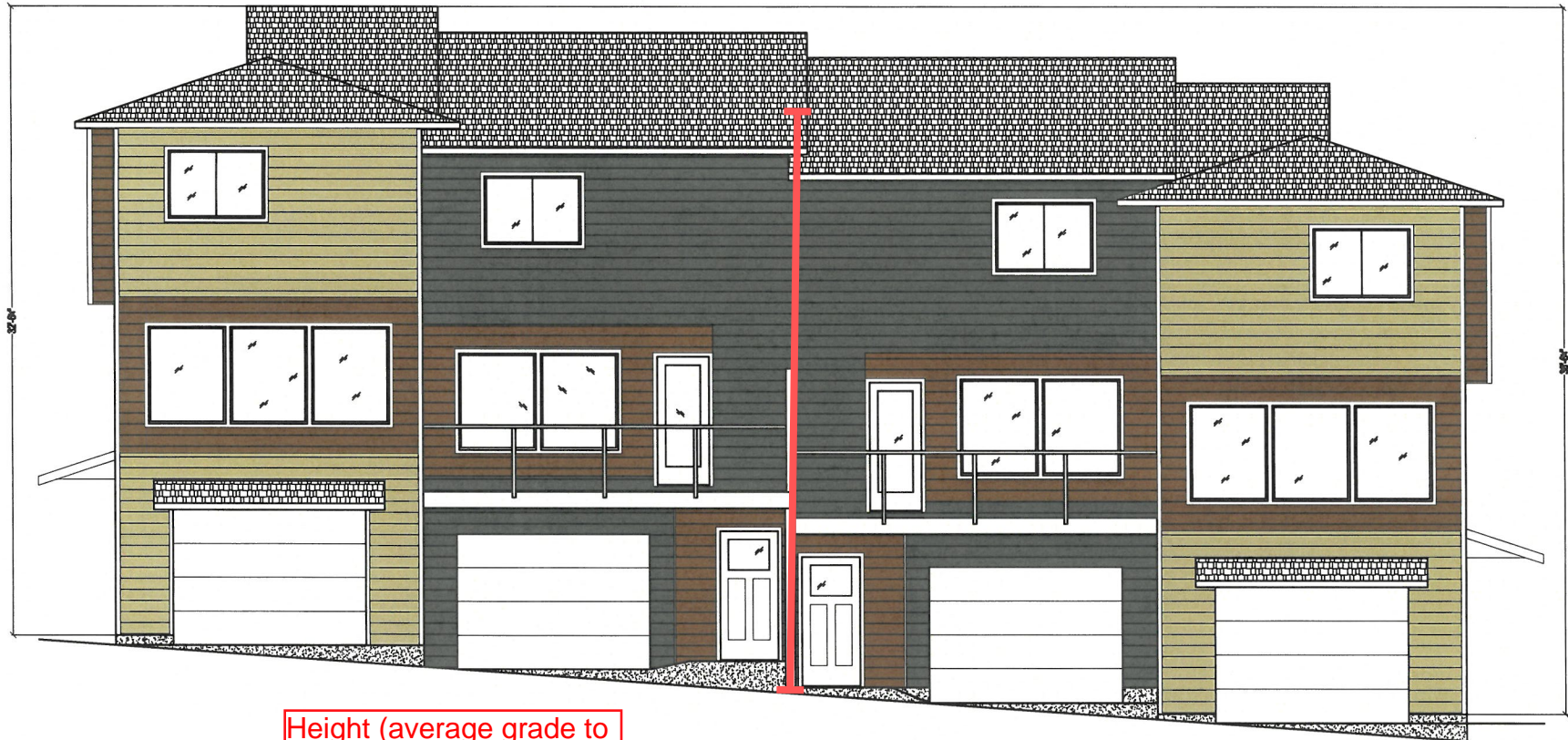
Builder Contact:
 Paddy Higgins
 202, 604, 0911

Drawing Date:
 24. 03. 11

Scale (AWD):
 1/2" = 1'-0"

**Building A
 Right Side
 Elevation**

A9



Height (average grade to mid-point of roof) 30'-1/4"

Bldg B - Front (North) Elevation:

Buena Vista Lane - bldg B

Address: 671 120 St. SE
 Columbia Ave, DC
 Design Contact: Michael Thomas
 202.553.0941
 Builder Contact: Rick Hight
 202.624.0941
 Drawing Date: 24.09.11
 Scale (ANSI): 1/2" = 1'-0"

**Building B
 Front
 Elevation**

A6

Buena Vista Lane - bldg B



Bldg B - Rear (South) Elevation:

Address: 871 12th St. SE
Columbus Ave, DC
Design Contact: Richard Thomas
202, 253, 6911
Builder Contact: Brady Hoyle
202, 804, 6811
Drawing Date: 24. 03. 11
Scale (ANSI):
1/2" = 1'-0"

**Building B
Rear
Elevation**

A7



Bldg B - Left (East) Elevation:

Buena Vista Lane - bldg B

Address:
891 12th St. SE
Bellevue, WA

Design Contact:
Michael Tammann
336.252.0941

Builder Contact:
Randy Hagler
336.634.0941

Drawing Date:
24.08.11

Scale (A8):
1/2" = 1'-0"

**Building B
Left Side
Elevation**

A8



Bldg B - Right (West) Elevation:

Buena Vista Lane - bldg B

Address:
 674 12th St. NE
 Atlanta, GA

Design Contact:
 Michael Thompson
 202, 202, 1041

Builder Contact:
 Brady Kuylen
 202, 604, 6911

Drawing Date:
 24. 08. 11

Scale (ASAP):
 1/2" = 1'-0"

**Building B
 Right Side
 Elevation**

A9

August 13, 2024

City of Salmon Arm
500-2nd Avenue NE
Salmon Arm, BC V1E 4N2

OEL File#: 1873-3
City File#: DP-429

Attn: Salmon Arm Mayor and Council, Director of Development Services

Re: Letter of Rationale for proposed retaining wall heights for the new Development Permit Application at 981 – 12 Street SE and 1017 – 10 Avenue SE

On behalf of our client, we request a variance of retaining wall heights, as required by Zoning Bylaw 2303. This request is part of the new Development Permit Application.

In April 2023 City Staff approved the engineering plans for the subject development Buena Vista. The site plan indicated several retaining walls, but details regarding width, height or material was not provided. The design for the walls is now completed and it is noted that two walls exceed the maximum allowable wall height of respectively 1.2 meters along an internal lot line, and 2.0 meters along the Auto Road fronting lot line.

The wall at the entrance of development was constructed using Lock-Blocks. It has an approximate height of 1.4 m over approximately 22.5 m, but it tapers down over the remaining distance of the wall. We propose to install a 1.2 m privacy fence on top of the wall along the property line with 932 12th Street SE. We have been and still are communicating with the neighbor about the appearance of the fence. Please see attached figures for pictures of the installed wall.

The toe of the wall facing Auto Road is at the property line. It will be constructed using grey and brown stained Verti-blocks, and it will have a varying height and width. The maximum exposed height of the wall will be 3.66 m (12 ft, or 6 Verti-blocks). The top row of blocks will be 7.32 m, and then each row down will step out 1.83 m (6 ft, or 1.5 Verti-blocks); the longest row will be 21.96 m (72 ft, or 18 Verti-blocks). Please see attached figures for IFC drawings of the proposed wall and the proposed staining.

We request the variance for the following reasons:

- The wall along the strata access road entrance is needed to retain the parking stalls and driveway. The wall height itself is below the maximum allowable height. The developer intends to install a 1.2 m privacy fence on top of the wall to provide some privacy between for the neighbouring properties, and to provide a physical barrier to allow for safer parking maneuvers.

- The wall along Auto Road is only visible from Auto Road and no residents are directly affected by a visual disturbance. The increase in height is not too substantial and the wall is located at a fair distance from the Multi Use Path. We have determined that the wall is required to retain the strata access road, which encroaches on the 5 m setback at the west end of the subdivision; this encroachment was approved in the original Development Permit. A sloped embankment would require reducing the driveway length and access to Building J would no longer be feasible.

The wall location will have a minor effect on the location of the trees shown in the landscaping plan. The two trees located within the footprint of the wall will need to be shifted, with the following restrictions on their final placement:

- Minimum 5 m behind the back of the wall
- Minimum 2.5 m beyond the ends of the wall

Once the wall is installed, we recommend the tree locations be finalized in the field.

We trust this will meet with your requirements at this time. If you have any questions, please don't hesitate to contact the undersigned.

Sincerely,
Onsite Engineering Ltd.

Prepared by:



Megan McColl, EIT
Junior Engineer

Reviewed by:



Joel McAllister, P.Eng.
Principal and Project Manager



Photo 1: Lock-Block retaining wall along property line between 981 12 Street NE and 931 12 Street NE. Development Permit application proposes to install a privacy fence along the top of the retaining wall.

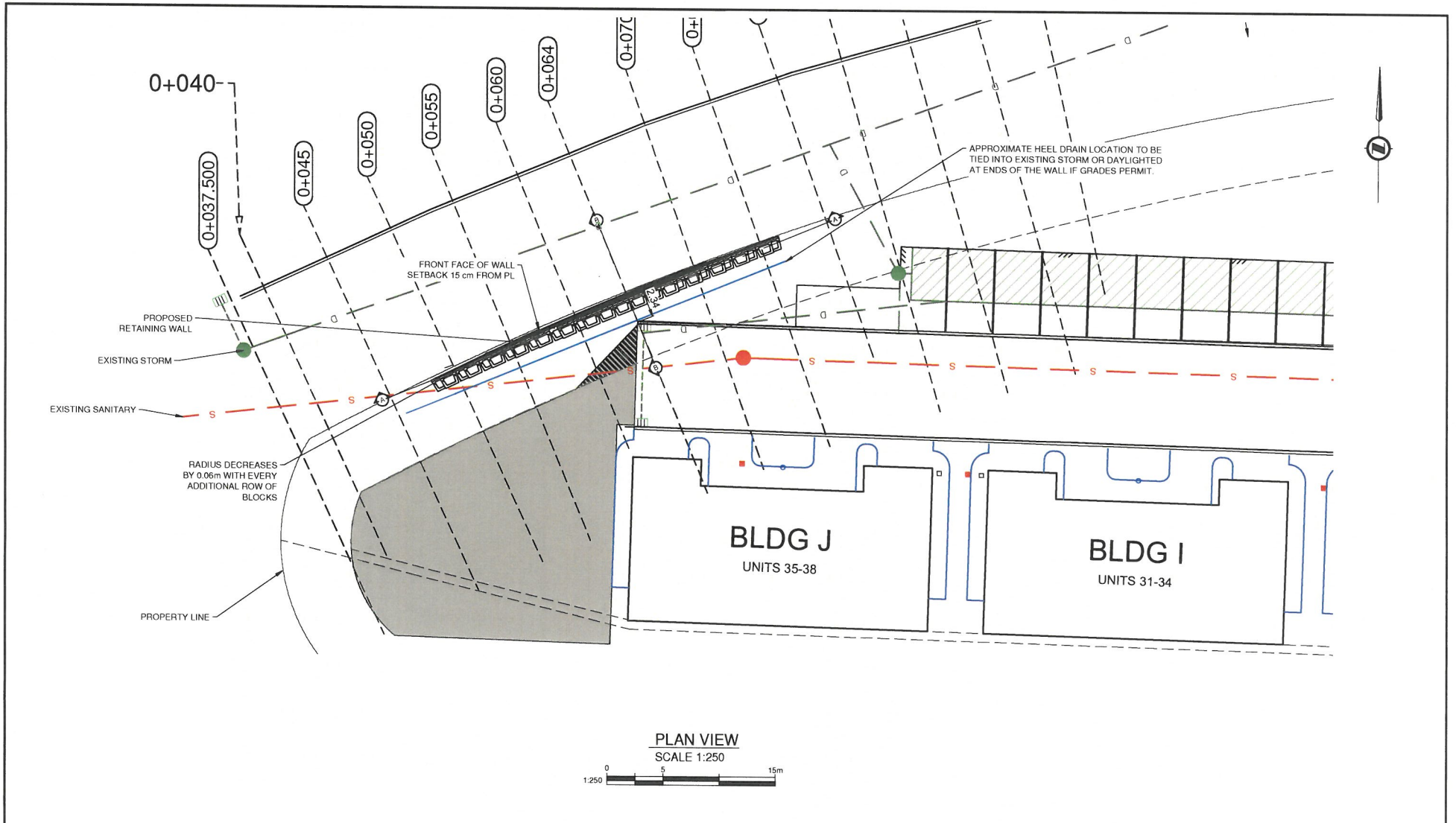


Photo 2: Parking area at top of Lock-Block retaining wall.



Photo 3: Existing Verti-block retaining wall on another property. The proposed Verti-block retaining wall along Auto Road SE is planned to have similar staining.

IFC Drawings for proposed Verti-block retaining wall along Auto Road SE attached.



REV NO	REVISIONS	DATE	DRAWN	APPRD
A	ISSUED FOR DISCUSSION	JULY 22, 2024	PM	BK
0	ISSUED FOR CONSTRUCTION	JULY 24, 2024	PM	BK



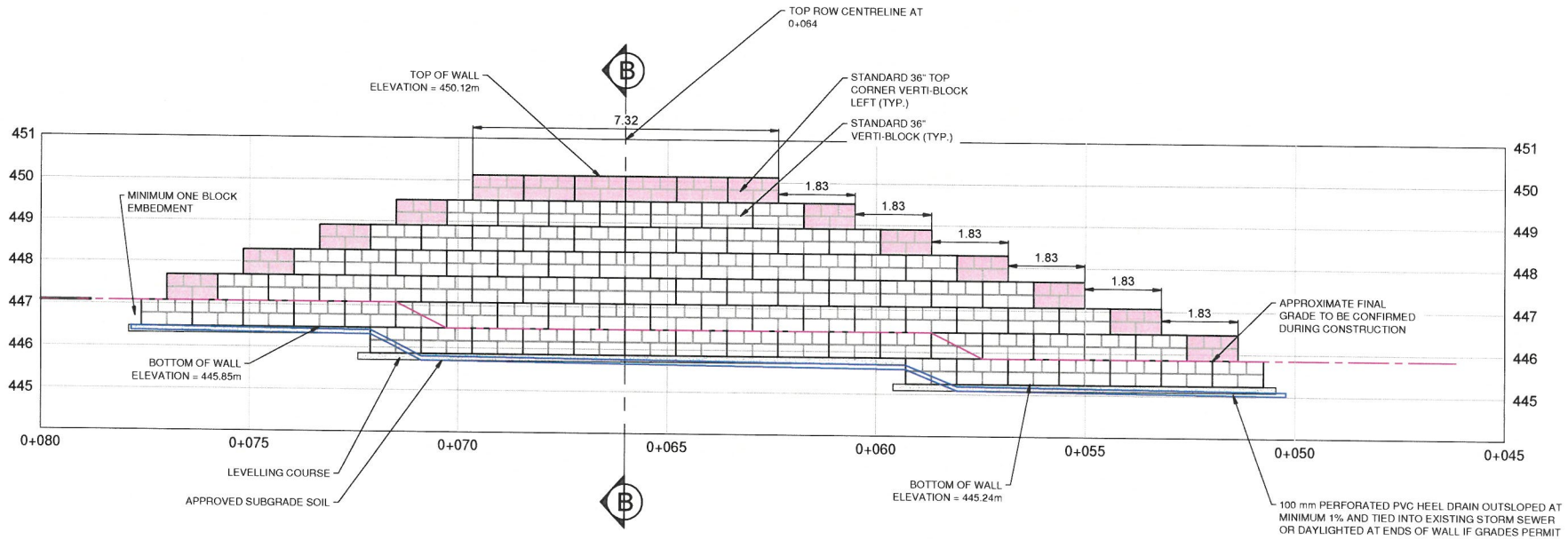
DESIGNED:	PM
DRAWN:	PM
CHECKED:	BK
SURVEYED:	-
DATE:	JULY 2024

ONSITE
Engineering Ltd.

INTERIOR OPERATIONS
#201-231 TRANS CANADA HWY
SALMON ARM, BC, V1E 4R1
PH: 250-933-5643
FAX: 866-235-6943
EGBC PERMIT TO PRACTICE No.: 100278

TERRA CIVIS INC.
BUENA VISTA SUBDIVISION
981 12TH STREET SE, SALMON ARM
RETAINING WALL PLAN & PROFILE

CLIENT PROJECT NO.	----
OEL PROJECT NO.	1873-4
DRAWING NO.	S-101
SHEET	2 OF 4
REV	0



RETAINING WALL PROFILE SECTION A
SCALE 1:100

PARTIAL MATERIALS LIST	
QTY	ITEM DESCRIPTION
88	STANDARD 36" VERTI-BLOCK
16	STANDARD 36" TOP VERTI-BLOCK

REV NO	REVISIONS	DATE	DRAWN	APPRD
A	ISSUED FOR DISCUSSION	JULY 22, 2024	PM	BK
0	ISSUED FOR CONSTRUCTION	JULY 24, 2024	PM	BK



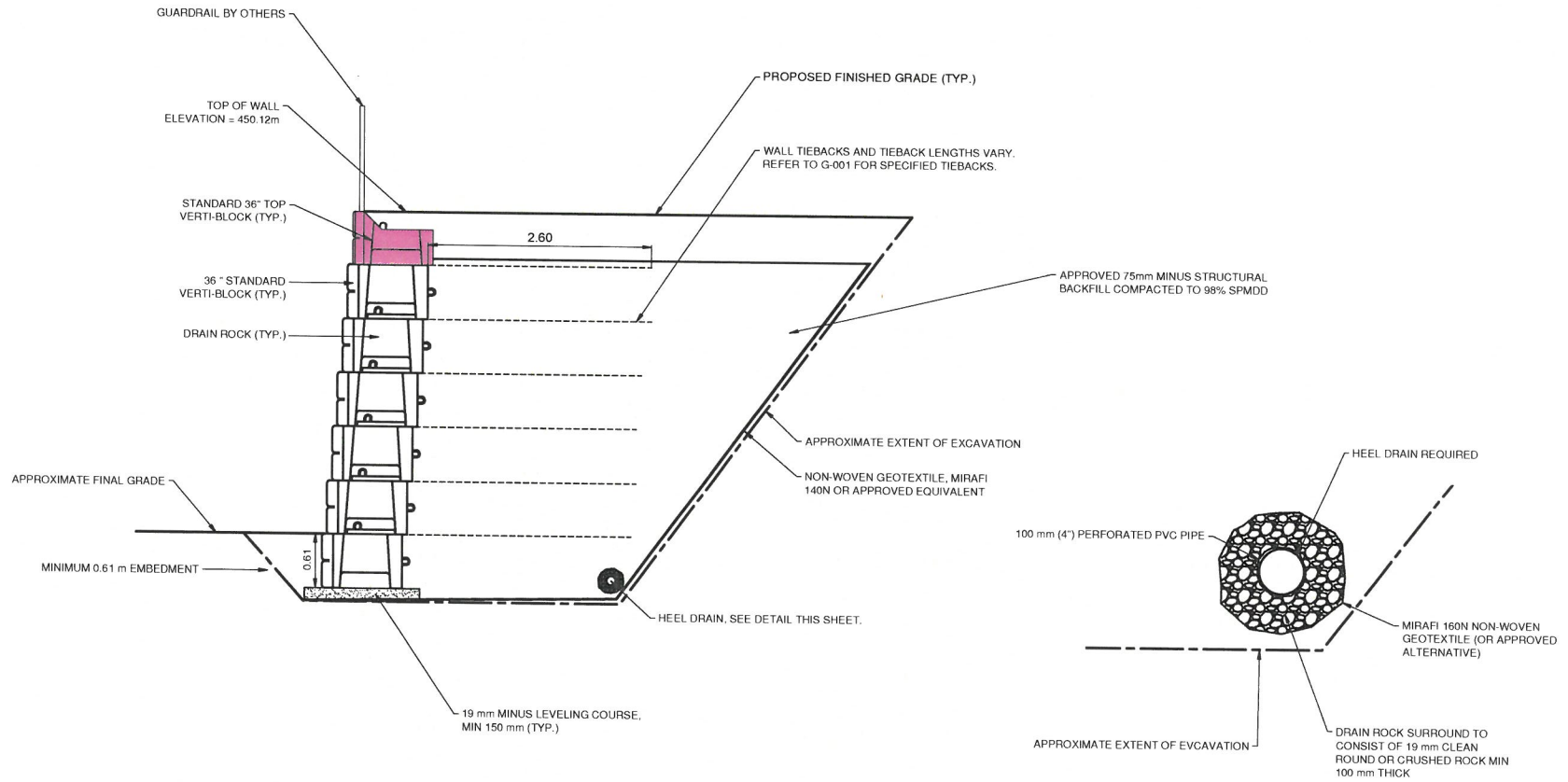
DESIGNED:	PM
DRAWN:	PM
CHECKED:	BK
SURVEYED:	-
DATE:	JULY 2024

ONSITE
Engineering Ltd.

INTERIOR OPERATIONS
#201-231 TRANS CANADA HWY
SALMON ARM, BC, V1E 4R1
PH: 250-933-5643
FAX: 866-235-6943
EDRC PERMIT TO PRACTICE No. 1902578

TERRA CIVIS INC.
BUENA VISTA SUBDIVISION
981 12TH STREET SE, SALMON ARM
RETAINING WALL PROFILE

CLIENT PROJECT NO.	----
OEL PROJECT NO.	1873-4
DRAWING NO.	S-102
SHEET:	3 OF 4
REV	0



RETAINING WALL SECTION B
SCALE 1:50

HEEL DRAIN DETAIL
SCALE 1:10

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR DISCUSSION	JULY 22, 2024	PM	BK
0	ISSUED FOR CONSTRUCTION	JULY 24, 2024	PM	BK



DESIGNED:	PM
DRAWN:	PM
CHECKED:	BK
SURVEYED:	-
DATE:	JULY 2024

ONSITE
Engineering Ltd.
INTERIOR OPERATIONS
#201 231 TRANS CANADA HWY
SALMON ARM, BC, V1E 4R1
PH: 250-833-5643
FAX: 866-235-6943
EGBC PERMIT TO PRACTICE No. 1003678

TERRA CIVIS INC.
BUENA VISTA SUBDIVISION
981 12TH STREET SE, SALMON ARM
RETAINING WALL CROSS SECTIONS

CLIENT PROJECT NO.
OEL PROJECT NO.	1873-4
DRAWING NO.	S-103
SHEET:	4 OF 4
REV	0

Present: Al Waters (Panel Member)
Verna Burton (Panel Member)
Bill Laird (Panel Member - Chair)
M. Mason & M. McColl (Applicants – DP-457)
E. Gooch (Applicant – DP-455)
V. Topping & J. Kirkham (Applicants – DP-456)
Chris Larson (Senior Planner)
Aubree Jeffrey (Planner)

Absent: Trent Sismey (Panel Member)
Dennis Lowe (Panel Member)
Marc Lamerton (Panel Member)

Application No. DP-457
981 12 Street SE – Terra Civis / Browne Johnson (amendment and variance)

Staff and the agents provided an overview of the proposal under current application, noting that this project has proceeded under a previous DP but that through development on the site the need for retaining walls has been clarified and the previously approved designs of two of the buildings requires change. Panel members asked questions to clarify and discussed the proposal, positively noting the proposed retaining wall's design and finishes at this key visible location. The DRP noted no concerns with the proposed buildings or the retaining wall variances. The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-457 as presented.

Application No. DP-456
2401 9 Avenue SW – Travelodge Motel / MQN Architects

Staff and the design team provided an overview of the proposal under current application. It was noted that the proposal site and landscape plan will be revised based on staff comments to incorporate pedestrian access and additional landscaping / street trees. Panel members discussed the proposal, including snow clearance, additional landscaping, and pedestrian circulation, noting their general support with these changes expected to be incorporated. There was discussion regarding enhancement of the street-facing south elevation potentially being enhanced, but it was noted that this proposed building is accessory to the existing building, is reasonably featured, and that the proposed landscaping contributes to interest in the building face. The height variance was considered minor. With this noted, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-456 as presented.

Buena Vista Lane

Address: 201 22nd St, Solon, IA, 52386
Project Contact: Michael Thibault
252, 222, 2041
Author Contact: Rudy Hays
252, 222, 2041

Issued Date: 21.12.15
Scale: 3/8" = 1'-0"

Building A
Front &
Rear
Elevations

A6

Appendix 9 - DP-429: Elevations & Site Plans

Elevations approved under previous Development Permit Application DP-429.

Rear Elevation had been proposed as two visible levels, with an underground basement built into the slope, as shown below.

DP-457 proposes an amendment to this Building A and B form, with three levels visible, featuring walkout basements.



Buildings A & B Front Elevation:
Average height 34'-6 1/2" (22 1/2' maximum height)



Rear Elevation:

RECEIVED

MAR 25 2022

12th Street SE

Development Info

Legal Description:
Property # 1
Lot 2, Section 13, Township 20, Range 10, West 6, KDYD KAP82883, PID 026-623-388
881 12th Street SE, Salmon Arm, BC

Property # 2
Lot 2, Section 13, Township 20, Range 10, West 6, KDYD KAP87228, PID 027-569-246
1017 Auto Road, Salmon Arm, BC

Lot Size (Total):
0.987ha (2.39ac) (104 087acft)

Lot Coverage:
24 886acft - 23.7% < 65%

Zoning Analysis:
Medium Density R-4
0.987ha (2.39acres) @ 16.2units/acre = 58 Units
Parking required = 1.5sets/unit = 87 stalls
Proposed = 62 stalls
33 garage, 8 carport, 42 off lane

Required Backsets:
Front yard = 5.0m (16.4ft)
Rear yard = R-4 = 3.0m (9.8ft)
Side yard = All other = 5.0m (16.4ft)
Interior R-4 = 1.2 (3.9ft)
Interior other = 1.0m (3.0ft)
Minimum separation between buildings more than one storey = 3.0m (9.8ft)

Maximum Height:
Permitted = 10.0m (32.8ft)
Proposed = Buildings A&B @ 10.52m, Buildings D&E @ < 10.0m, and Buildings C & F-J @ 10.26m

Project Summary

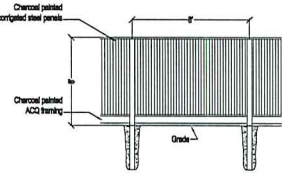
Buildings A-C, F-J
-4 units per building
-3 levels (kitchen, dining room, living room - main floor, 3 bedrooms - upper floor, laundry, garage, entry - basement)
-169.56m (182'44") floor area

Buildings D & E
-3 units per building
-3 levels (kitchen, dining room, living room - main floor, 3 bedrooms - upper floor, laundry, family room - basement)
-169.56m (182'44") floor area

Total units = 38

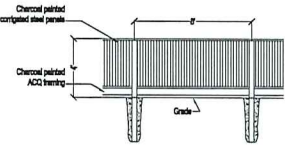
Site Plan Notes

- See DS/DA for landscape layout and details.
- Final alignment of buildings and roadways to be determined.
- See civil design drawings for site servicing and grading plans details.



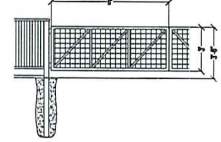
6' Privacy Fence Details:
Scale: 1/2" = 1'-0"

This profile is used:
-Along South property line from the end of the existing cedar hedge to west elevation of building J.
-Along both the east and north property line bordering the Montessori School property.

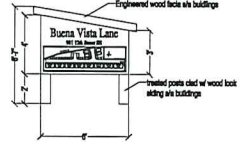


4' Privacy Fence Details:
Scale: 1/2" = 1'-0"

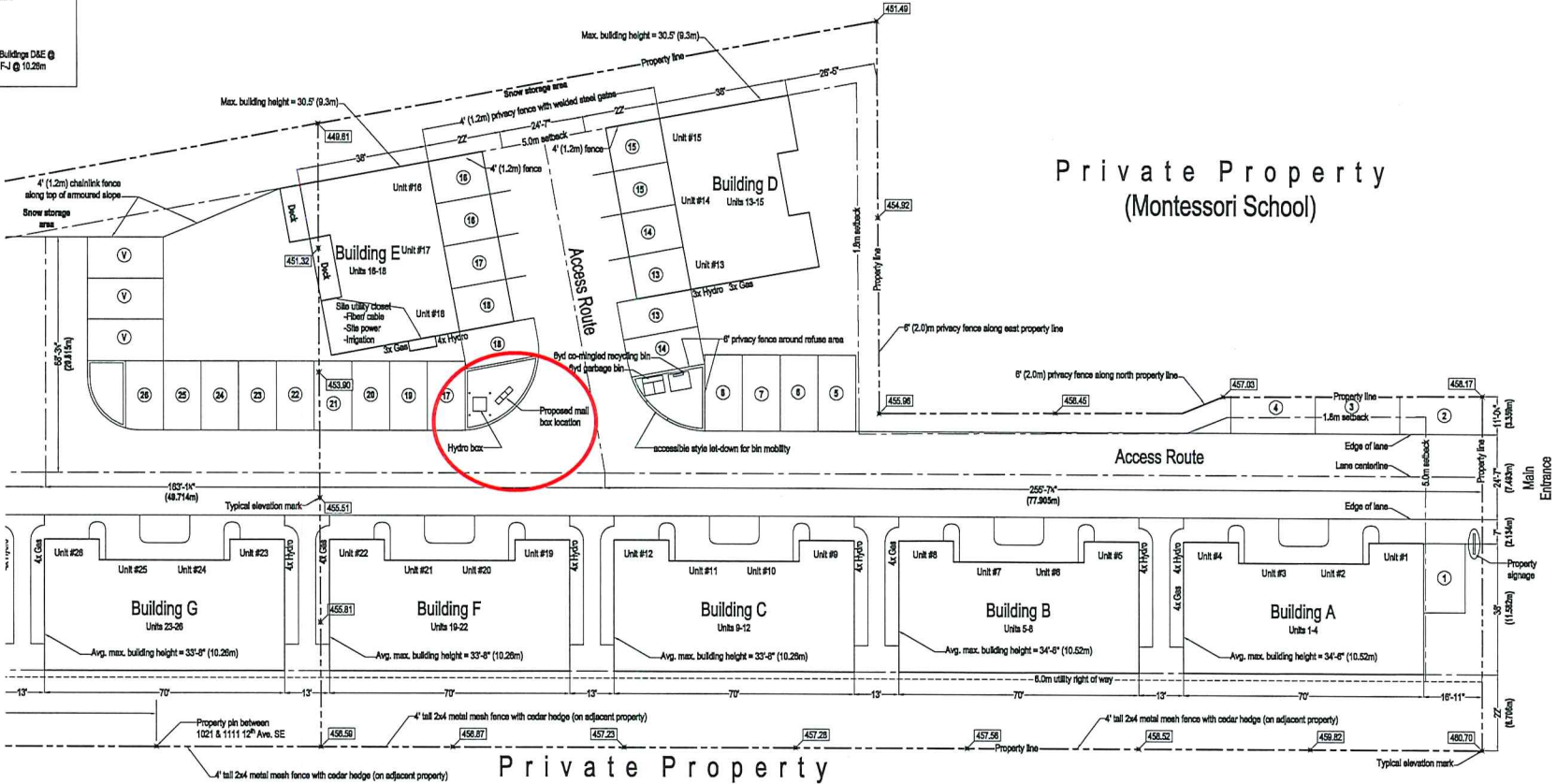
This profile is used:
-Along side and between the corners of buildings D & E



Gates between buildings D & E:
Scale: 1/2" = 1'-0"



Signage Details:
Scale: 1/2" = 1'-0"

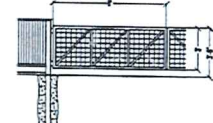
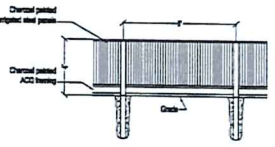
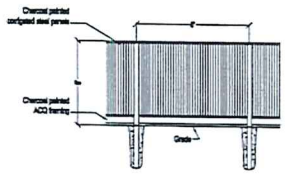
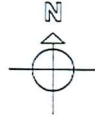


Planting Legend:

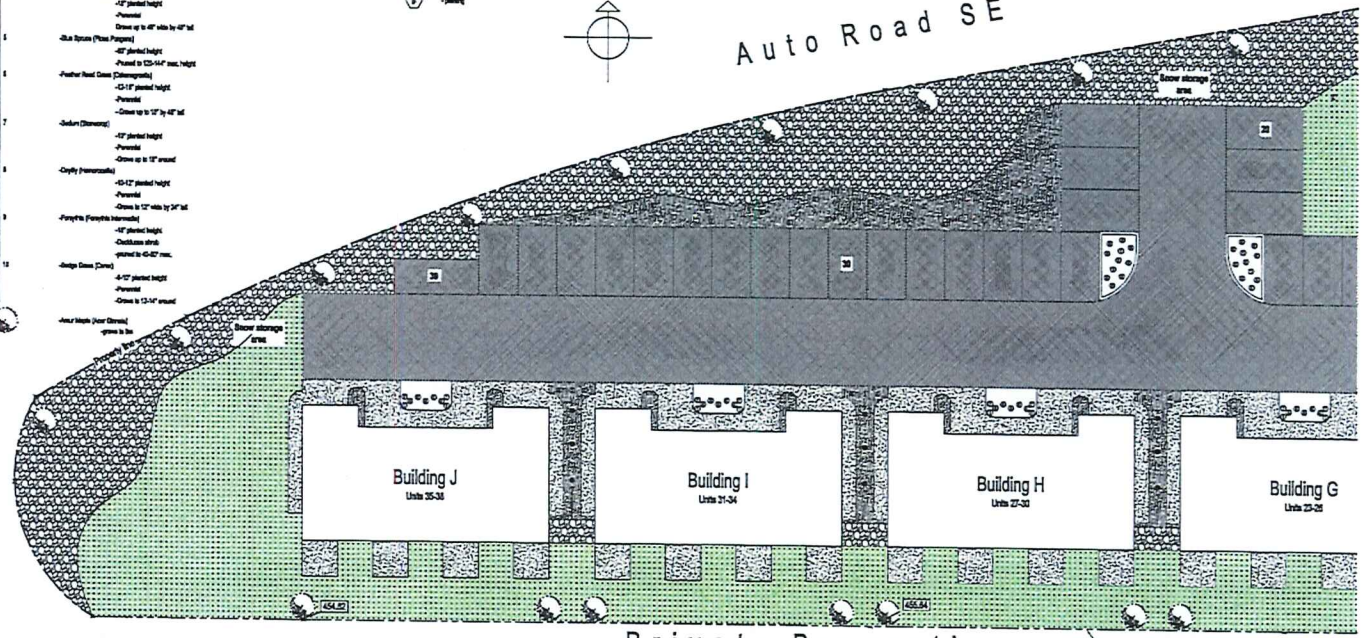
- 1. **Lavender (Landscape Architect)**
-12' planted height
-6" spread
-Close up to 20' wide by 24' tall
- 2. **Capul Rose - yellow**
-13-24' planted height
-6" spread
-Close up to 20' wide by 24' tall
- 3. **White Rose (Landscape Architect)**
-12' planted height
-6" spread
-Close up to 20' tall
- 4. **Indigo Factory**
-12' planted height
-6" spread
-Close up to 40' wide by 40' tall
- 5. **Blue Stone (Blue Poppy)**
-12' planted height
-6" spread
-Close up to 20-40' wide by 24' tall
- 6. **Prother Road Rose (Landscape Architect)**
-13-17' planted height
-6" spread
-Close up to 12' by 40' tall
- 7. **Indigo (Landscape)**
-12' planted height
-6" spread
-Close up to 12' around
- 8. **Clayton (Landscape)**
-13-17' planted height
-6" spread
-Close up to 12' wide by 24' tall
- 9. **Purple (Landscape Architect)**
-12' planted height
-6" spread
-Close up to 40-50' tall
- 10. **Orange Rose (Rose)**
-12' planted height
-6" spread
-Close up to 20-40' around
- 11. **White Maple (Tree Rose)**
-6" spread
-Close up to 12' around

Landscape Materials Legend:

- Clear T1-treated oak
- Concrete
- Chopped granite stone
- Asphalt
- Impacted leaf
- Impacted stone (3-12" stone)
- Gravel



Auto Road SE



Private Properties
(Single Family Residential)

Revisions:

Buena Vista Lane

Appendix 9 - DP-429 -
 Address: 891 12th St SE
 Saturn, Ariz, BC
 Design Contact: Michael Thomas
 250. 253. 5041
 Builder Contact: Rudy Heide
 250. 804. 8641
 Drawing Date: 22.05.04
 Scale (LIND): 1/4\"/>

Landscape
plan contents

Evaluations & Site Plans
D4