

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

Tuesday, February 18, 2025, 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 January 20, 2025 be approved.
5. **DISCLOSURE OF INTEREST**
6. **REPORTS**
 - 6.1 Zoning Bylaw Amendment Application No. ZON-1304 6 - 22
Legal: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687
Civic: 1400 12 Avenue SE
Owner: F. & J. Noort
Agent: P. Warburton

Motion for Consideration
THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687 from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone
 - 6.2 Development Variance Permit Application No. VP-609 (Servicing) 23 - 51
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.

Motion for Consideration
THAT: the Development and Planning Services 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.

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

January 20, 2025, 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

1. CALL TO ORDER

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

Councillor Cannon entered the meeting 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 Lindgren

Seconded by: Councillor Flynn

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Lindgren
Seconded by: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee Meeting Minutes of December 16, 2024 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

6. REPORTS

6.1 Zoning Amendment Application No. 1303

Legal: Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4136,
Except Plans B6340 & KAP71233
Civic: 680 10 Street SW
Owner: A., G. & G. Walters
Agent: G. Arsenault

G. Arsenault, agent for the owners, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Lavery
Seconded by: Councillor Gonella

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4136, Except Plans B6340 & KAP71233 (680 10 Street SW) from R-10 (Residential) to R-5 (High Density Residential);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

- i. lot consolidation with the parcel of land legally described as Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 2016, Except Plan KAP71234 (710 10 Street SW); and
- ii. Ministry of Transportation and Transit approval.

Carried Unanimously

7. FOR INFORMATION

7.1 Director of Planning & Community Services – Official Community Plan Review Update
For information.

8. IN-CAMERA

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 9:00 a.m.

MAYOR, A. HARRISON



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Bylaw Amendment Application No. ZON-1304

Legal: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687

Civic: 1400 12 Avenue SE

Owner: F. & J. Noort

Agent: P. Warburton

Date: February 18, 2025

Executive Summary/Purpose:

To rezone the subject parcel from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone to allow for a two (2) lot subdivision.

Motion for Consideration:

THAT: the Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687 from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone

Staff Recommendation:

THAT: the Motion for Consideration be adopted.

Proposal:

This proposal is to rezone the subject parcel from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone to allow for a two (2) lot subdivision.

Background:

The subject parcel is located at 1400 12 Avenue SE (Appendices 1, 2 & 3). The subject parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP) and zoned R-17 (Large Parcel Residential) in the Zoning Bylaw (Appendices 4 & 5). The subject parcel is 0.2 ha (0.5 ac) in area and a single-family dwelling exists on the parcel.

A sketch plan, showing the existing single-family dwelling and the proposed 2 lot subdivision, is attached as Appendix 6. Site photos are attached as Appendix 7.

Adjacent land uses include the following:

North:	Single family dwelling	R-17 (Large Parcel Residential)
South:	Single family dwelling	R-17 (Large Parcel Residential)
East:	Single family dwelling	R-17 (Large Parcel Residential)
West:	Single family dwelling	R-17 (Large Parcel Residential)

Relevant Policy(ies):

Policy 4.4.1 of the OCP supports new growth within the Urban Containment Boundary, including new development and subdivision.

The proposal generally aligns with the strategic themes identified in the Salmon Arm Community Housing Strategy considering density and diversity that fits with the character of the community.

Referral Comments:

Fire Department

No Fire Department Concerns.

Building Department

N/A

Engineering Department

The Engineering Department does not have any concerns related to the rezoning. Engineering comments based on the proposed subdivision are outlined in Appendix 8.

Other

N/A

Planning Department

The two (2) proposed lots meet the requirements of the R-10 Zone (Appendix 9), including setbacks. As per the R-10 Zone, up to four (4) dwelling units would be permitted on each of the new proposed lots, subject to setbacks, parcel coverage, topography, etc. The rezoning and subdivision would allow for more dwelling units.

Given that the proposed rezoning is consistent with the OCP staff are supportive of the application. A comparison of the zones can be found in Table 1: Zone Comparison below.

Financial Considerations:

None.

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two (2) editions of the local paper. The notices outline the purpose of the proposal and advise of the date that Council is considering first reading of the zoning amendment bylaw. Pursuant to Section 464(2) and 467(2) of the *Local Government Act*, a Public Hearing cannot be held for this proposal. Written submissions received prior to first reading of the Bylaw are posted on the City website

with the Bylaw and staff report. It is expected that First Reading of the Bylaw will be held on March 10, 2025.

Table 1: Zone Comparison

Regulation	R-17	R-10
Permitted Uses	Single family dwelling with or without secondary suite(s) Duplex with or without secondary suite(s) Accessory dwelling unit(s) Bed and breakfast Boarders Family childcare facility Group childcare Home occupation Accessory use	Single family dwelling with or without secondary suite(s) Duplex with or without secondary suite(s) Accessory dwelling unit(s) Bed and breakfast Boarders Family childcare facility Group childcare Home occupation Accessory use
Maximum Number of Dwelling Units	4	2 (for parcels with an area of 4,050m ² or more) 3 (for parcels with an area of less than 280m ²) 4 (for parcels with an area of more than 280m ² but less than 4,050m ²)
Minimum Parcel Area	1,330m ²	450m ²
Minimum Parcel Width	22m	14m
Maximum Parcel Coverage	40% (including 15% for accessory dwelling units and 10% for accessory buildings)	45% (including 20% for accessory dwelling units and 10% for accessory buildings)
Minimum Permeable Surface Parcel Coverage	50%	40%
Minimum Number of Parking Spaces per Dwelling Unit	2 (for Single family dwelling or Duplex) 1 (for Accessory dwelling unit or Secondary suite)	2 (for Single family dwelling or Duplex) 1 (for Accessory dwelling unit or Secondary suite)
Maximum Principal Building Height	10m	10m
Principal Building Front Setback	6m	6m
Principal Building Rear Setback	6m	6m
Principal Building Interior Side Setback	2m	1.5m
Principal Building Exterior Side Setback	6m	6m

Maximum Accessory Dwelling Unit Building Height	7.5m	6m (7.5m subject to increased setbacks)
Accessory Dwelling Unit Front Setback	6m	6m
Accessory Dwelling Unit Rear Setback	6m	3m (6m if 6m to 7.5m in height)
Accessory Dwelling Unit Interior Side Setback	4m	2m (4m if 6m to 7.5m in height)
Accessory Dwelling Unit Exterior Side Setback	6m	6m
Accessory Dwelling Unit Setback to a Lane	2m	1.2m
Maximum Accessory Building Height	6m	6m
Accessory Building Front Setback	6m	6m
Accessory Building Rear Setback	1m	1m
Accessory Building Interior Side Setback	1m	1m
Accessory Building Exterior Side Setback	6m	6m

Alternatives & Implications:

Given the lot area of the subject property (approximately 0.2ha) and the R-17 zone requirements for minimum parcel area (0.133ha), if the bylaw is not adopted the subject property could not be subdivided.

Prepared by: Planner II

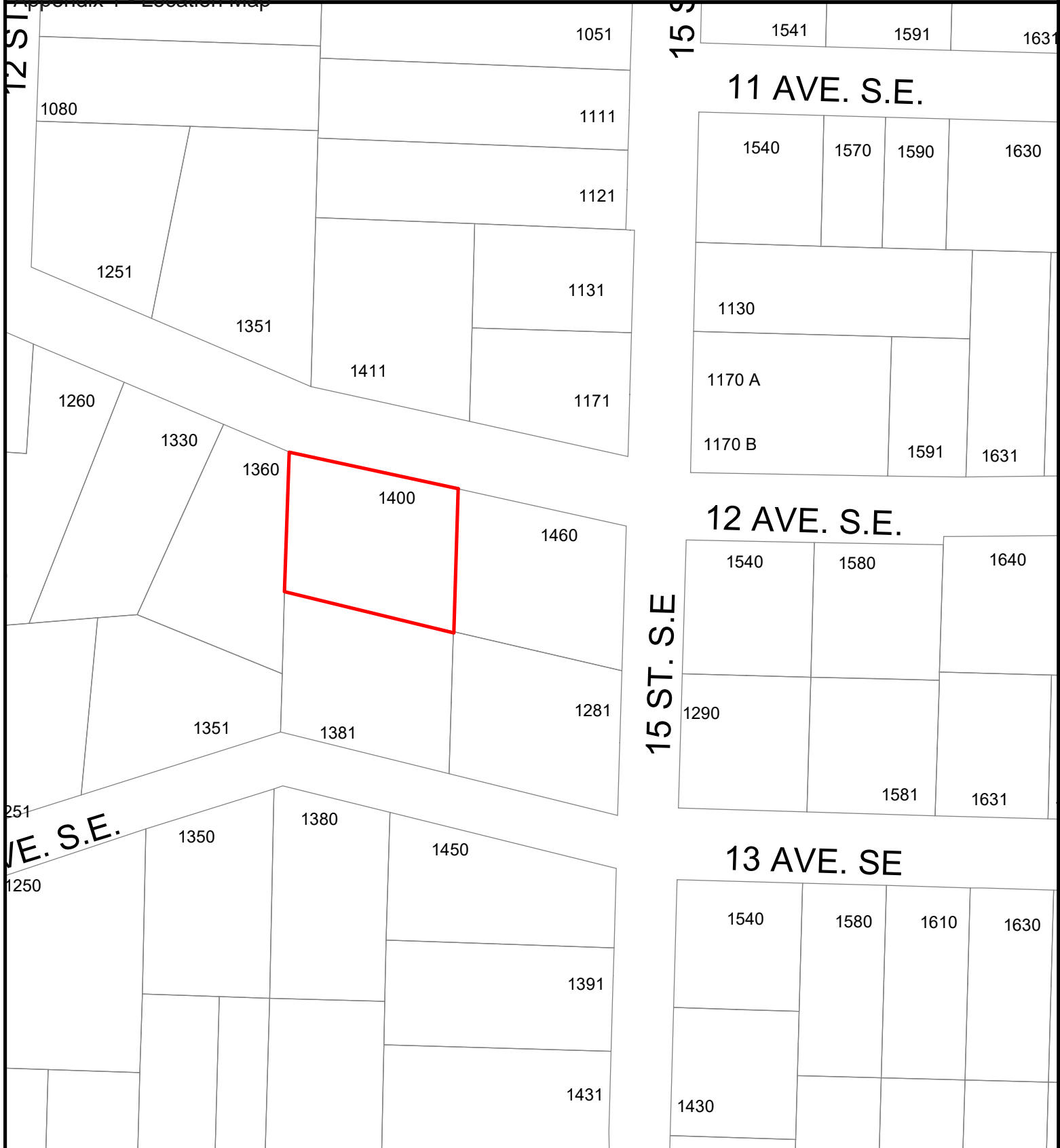
Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Parcel
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Sketch Plan
- Appendix 7 – Site Photos
- Appendix 8 – Engineering Comments
- Appendix 9 – R-10 Zone



12 St. S.E.

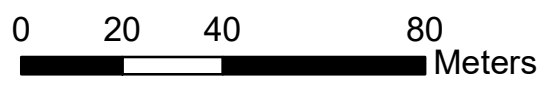
15 St. S.E.

11 AVE. S.E.

12 AVE. S.E.

15 ST. S.E.

13 AVE. SE



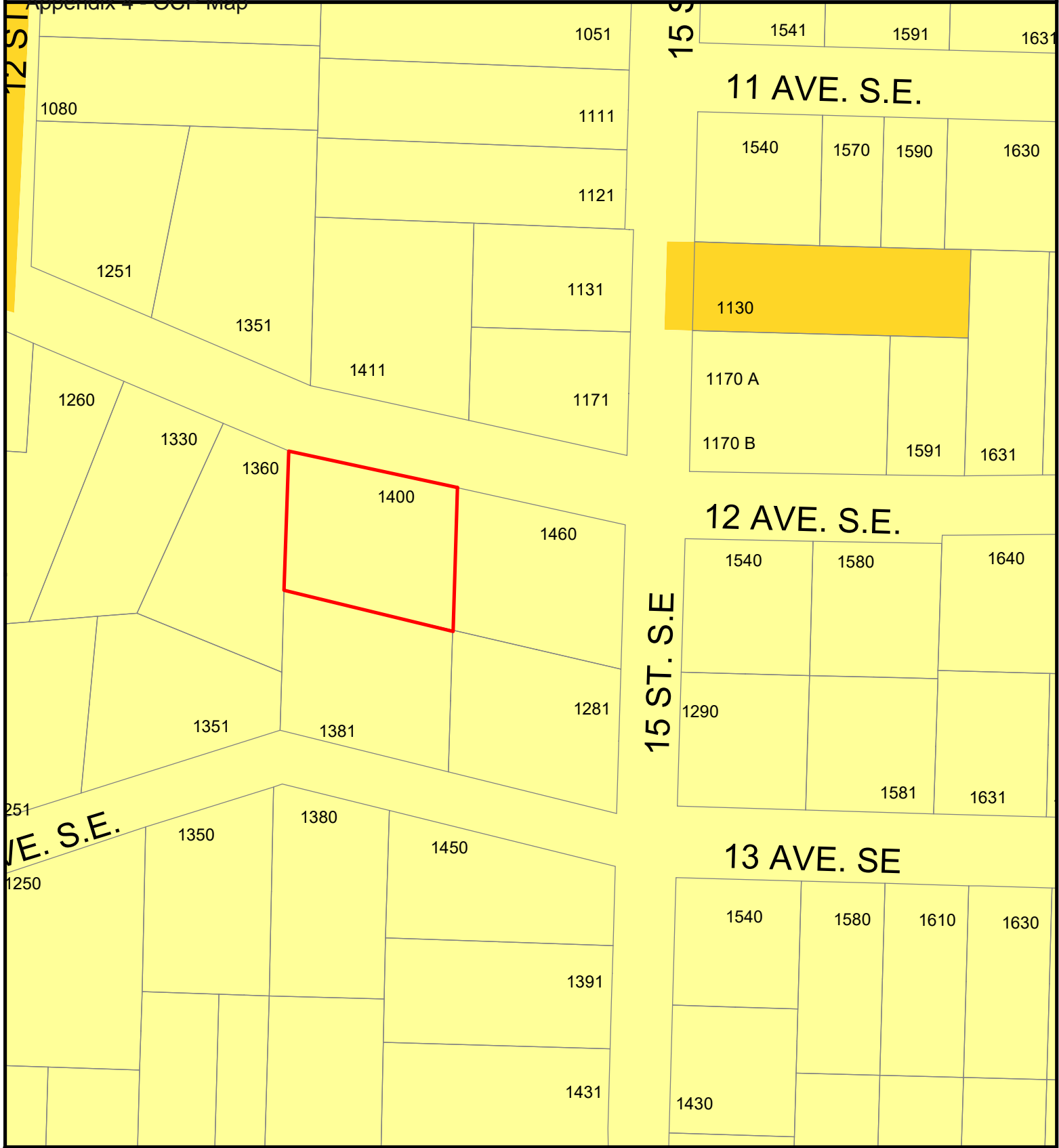
□ Parcels
 □ Subject Parcel



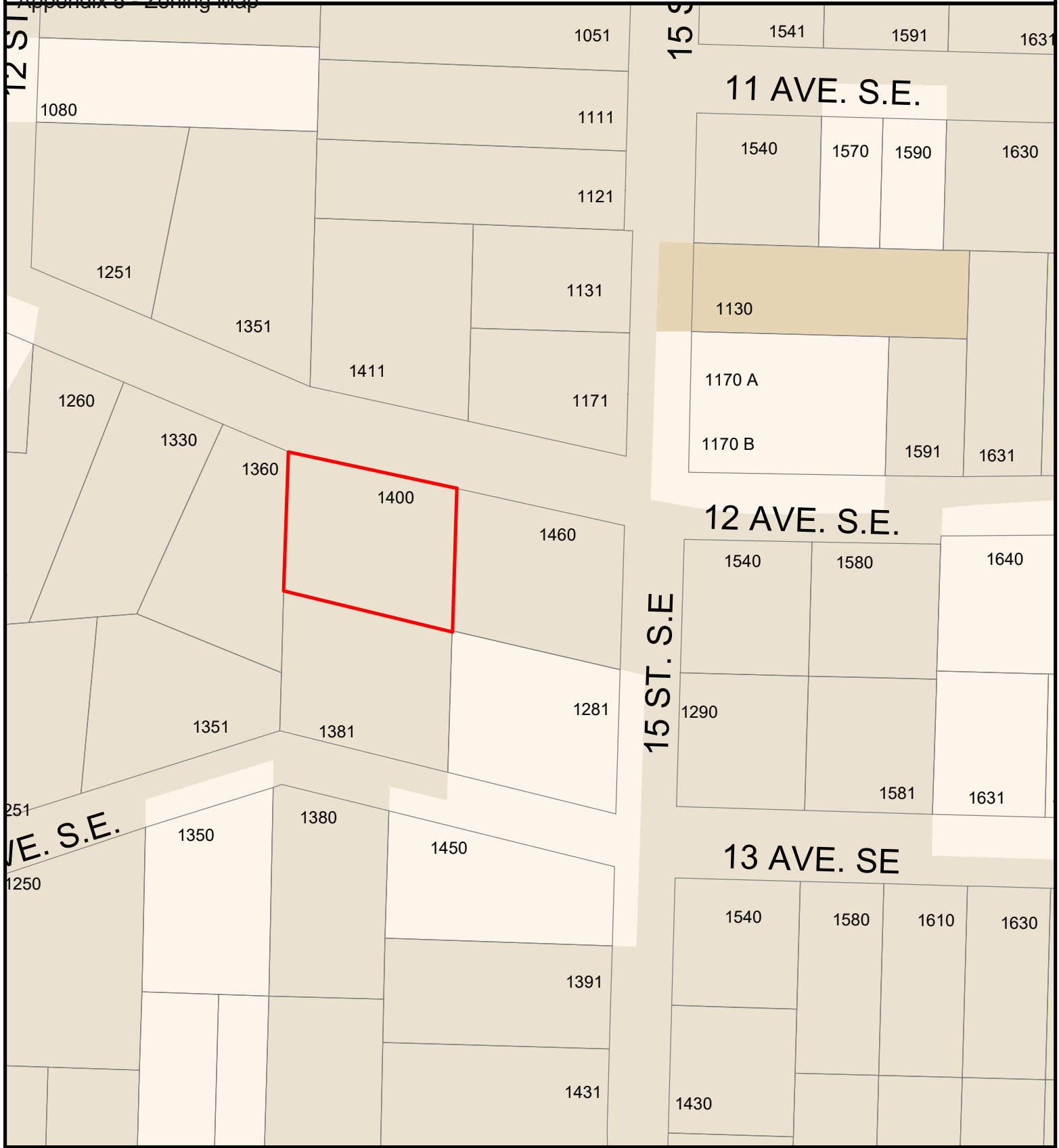
- Parcels
- Subject Parcel



□ Parcels
□ Subject Parcel



- Residential - Low Density
- Residential - Medium Density
- Parcels

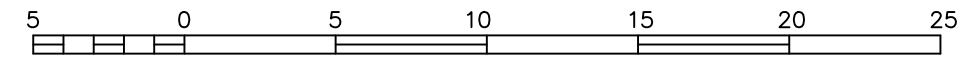


- R-10
- R-14
- R-17
- Parcels
- Subject Parcel

Sketch Plan of Proposed Subdivision of Part of Lot 4, Sec 12, Tp 20, Rge 10, W6M, KDYD, Plan 9687

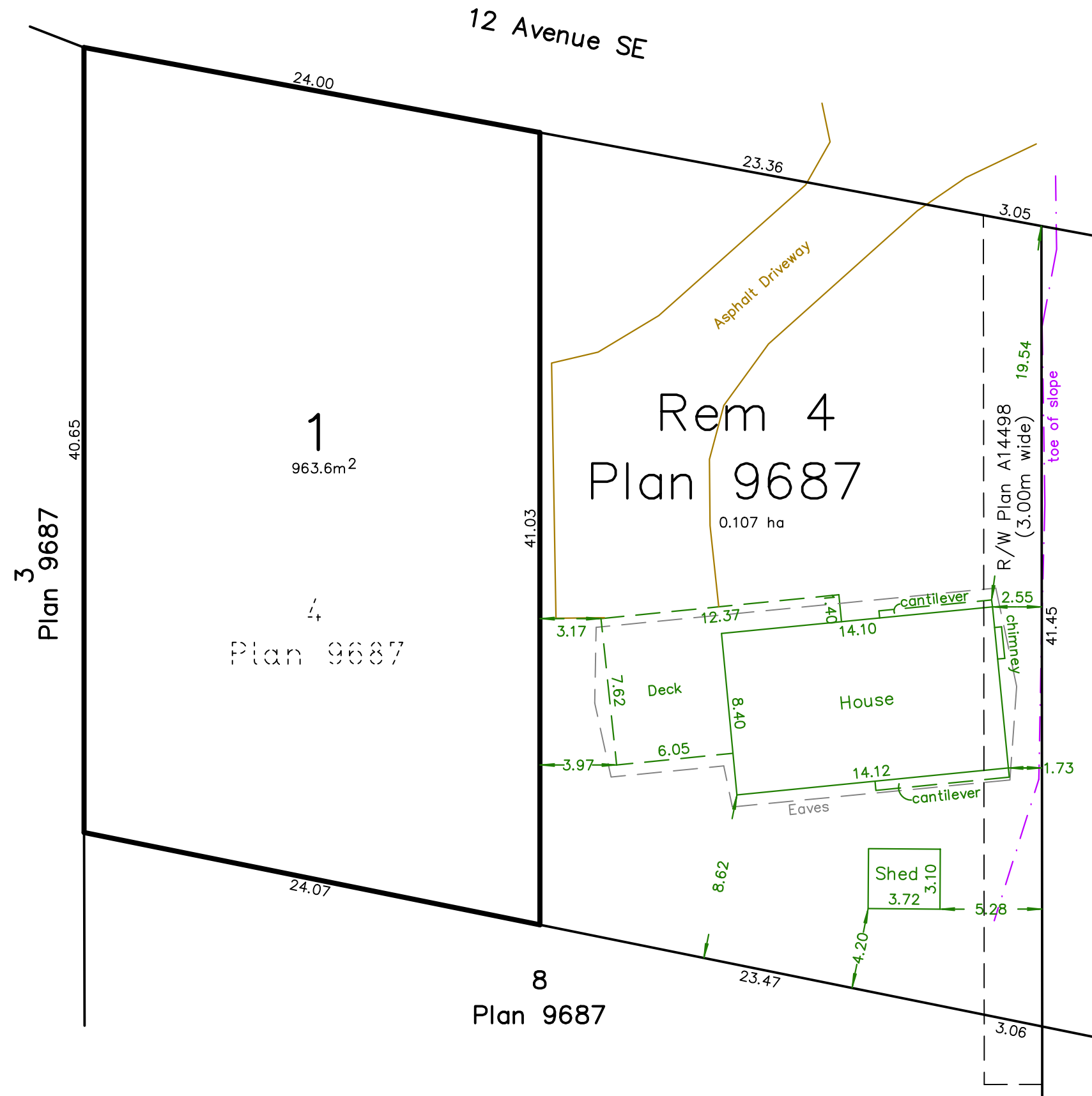
Scale 1:250

BCGS 82L.064



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250



October 11, 2024

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 304-24 Fb. 304-24.raw

Photos Taken: January 28, 2025



View of subject parcel (proposed remainder lot) looking south from 12 Avenue SE.



View of subject parcel (proposed lot 1) looking south from 12 Avenue SE.



View of 12 Avenue SE looking east from subject parcel.



View of 12 Avenue SE looking west from subject parcel.

TO: Gary Buxton, Director of Planning
DATE: January 30, 2025
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: Paul Warburton
SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON- 1304 & SUB-24.15
LEGAL: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687
CIVIC: 1400 12 Ave SE

Further to your referral dated December 23, 2024, we provide the following servicing information. **Engineering Department does not have any concerns related to the Re-zoning and recommends that they be approved.**

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

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of subdivision the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
8. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval, detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

ZONING AMENDMENT APPLICATION FILE NO. ZON- 1304 & SUB-24.15

January 30, 2025

Page 2

1. 12 Avenue SE, on the subject property's northern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 12 Avenue SE is currently constructed to an Interim Local Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, offset sidewalk, boulevard construction, street lighting, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

Water:

1. The subject property fronts a 100mm diameter Zone 4 watermain on 12 Avenue SE. Upgrading this watermain to 150mm diameter across the frontage of the property is required.
2. Records indicate that the existing property is serviced by a 19mm service from the 100mm diameter watermain on 12 Avenue SE. Due to size and age of the existing service, upgrading to a new metered service (minimum 25mm) is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 150mm diameter sanitary sewer on 12 Avenue SE and along the property east line. Since 150mm sanitary main is the first and second run of the pipe, the property is located in low density area as designated in the Official Community Plan with limited development potential, no upgrade is required.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer along the east property line. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

ZONING AMENDMENT APPLICATION FILE NO. ZON- 1304 & SUB-24.15

January 30, 2025

Page 3

3. The remainder and proposed parcel(s) are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with no current sanitary capacity concerns according to the City of Salmon Arm Sanitary Sewer Master Plan (Urban Systems 2016).

Drainage:

1. The subject property fronts a 300 mm diameter storm sewer on 12 Avenue SE. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced from the storm sewer on 12 Avenue SE.
3. The subject property is in an area with current storm capacity concerns in the downstream network according to the Stormwater Master Plan (April 2020). Additional retention/detention requirements may be necessary due to limited downstream capacity.
4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer will be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Mustafa Zakreet, EIT
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer

SECTION 6 - R-10 - RESIDENTIAL ZONE**Purpose**

6.1 The purpose of the R-10 Zone is to permit ground-oriented small scale residential use comprising of *single family dwellings* and *duplexes*, either with or without *secondary suites*, and detached *accessory dwelling units*, developed up to a maximum density that is based upon *parcel area*.

Regulations

6.2 On a *parcel zoned R-10*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-10 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

6.3 The following uses and no others are permitted in the R-10 Zone:

- .1 *single family dwelling with or without secondary suite(s)*;
- .2 *duplex with or without secondary suite(s)*;
- .3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;
- .4 *accessory use*;
- .5 *bed and breakfast* limited to two let rooms within a *principal single family dwelling only*;
- .6 *boarders*, limited to a maximum of two;
- .7 *family childcare facility* within a *principal single family dwelling only*;
- .8 *group childcare* within a *principal single family dwelling only*;
- .9 *home occupation*;

Maximum Number of Building and Dwelling Units

6.4 No more than two *dwelling units* are permitted on a *parcel* of area 4050 square metres (1 acre) or more, where the largest *building* is deemed the *principal building*; and

No more than three *dwelling units* are permitted per *parcel* of area less than 280 square metres (3014 square feet), where the largest *building* is deemed the *principal building*; and

No more than four *dwelling units* are permitted per *parcel* of area between 280 and 4050 square metres (3014 square feet and 1 acre), where the largest *building* is deemed the *principal building*

Maximum Height of Principal Building

6.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

6.6

- .1 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).
- .2 Subject to increased setbacks, the maximum *height* of an *accessory building* containing one or more *accessory dwelling units* shall be 7.5 metres (24.6 feet).

Maximum Building Parcel Coverage

6.7 The total maximum *parcel coverage* for all *buildings* shall be 45% of *parcel area*; whereby, within this cap, up to 20% of *parcel area* may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise any and all other *accessory buildings*.

Permeable Surface Parcel Coverage

6.8 Water permeable surfaces, as regulated in Section 4 of this Bylaw, shall cover at minimum 40% of the *parcel area*.

Minimum Parcel Area

6.9 The minimum *parcel area* for the purposes of subdivision shall be 450 square metres (4,843.9 square feet).

Minimum Parcel Width

6.10 The minimum *parcel width* shall be 14 metres (45.9 feet)

SECTION 6 - R-10 - RESIDENTIAL ZONE - CONTINUED

Minimum Setback of Principal Building

- 6.11 The minimum *setback* of the *principal building* from the:
- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
 - .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
 - .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
 - .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
 - .5 Notwithstanding the preceding a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel* line provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).
 - .6 Refer to Section 4.9 for “Special Building Setbacks” which may apply

Minimum Setback of any Accessory Dwelling Unit

- 6.12 The minimum *setback* of any building with one or more *accessory dwelling unit(s)* from the:
- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
 - .2 *Rear parcel line* shall be 3.0 metres (9.8 feet) where 6.0 metres or less in *height*
 - .3 *Rear parcel line* shall be 6.0 metres (9.8 feet) where 6.0 to 7.5 metres in *height*
 - .4 *Interior side parcel line* shall be 2.0 metres (6.5 feet) where 6.0 metres or less in *height*
 - .5 *Interior side parcel line* shall be 4.0 metres (6.5 feet) where 6.0 to 7.5 metres in *height*
 - .6 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
 - .7 *Parcel line* adjacent to a lane 1.2 metres (3.9 feet)
- 6.13 The minimum separation between buildings with dwelling units upon a parcel shall be 3.0 metres (9.8 feet).

Minimum Setback of Accessory Buildings

- 6.14 The minimum *setback* of accessory *buildings* from the:
- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
 - .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
 - .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
 - .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
 - .5 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Parking

- 6.15 Required off-street parking shall be as prescribed in Appendix I.



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
5 Avenue SW – RD-3 Standard -road widening and boulevard / Multi-Use Path -street-lighting	Waive frontage upgrade requirements.	Deny request to all waive requirements. Note need for improved street-lighting. Note that MUP is identified in AT Plan.	Recommend all road dedications be required.
3 Street SW – RD-2 Standard	Waive frontage upgrade requirements.	Support the request.	Recommend all road dedications be required.

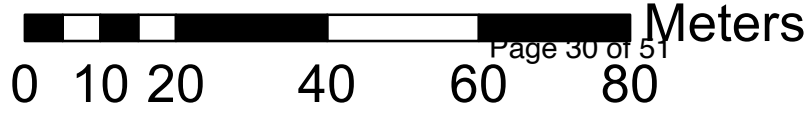
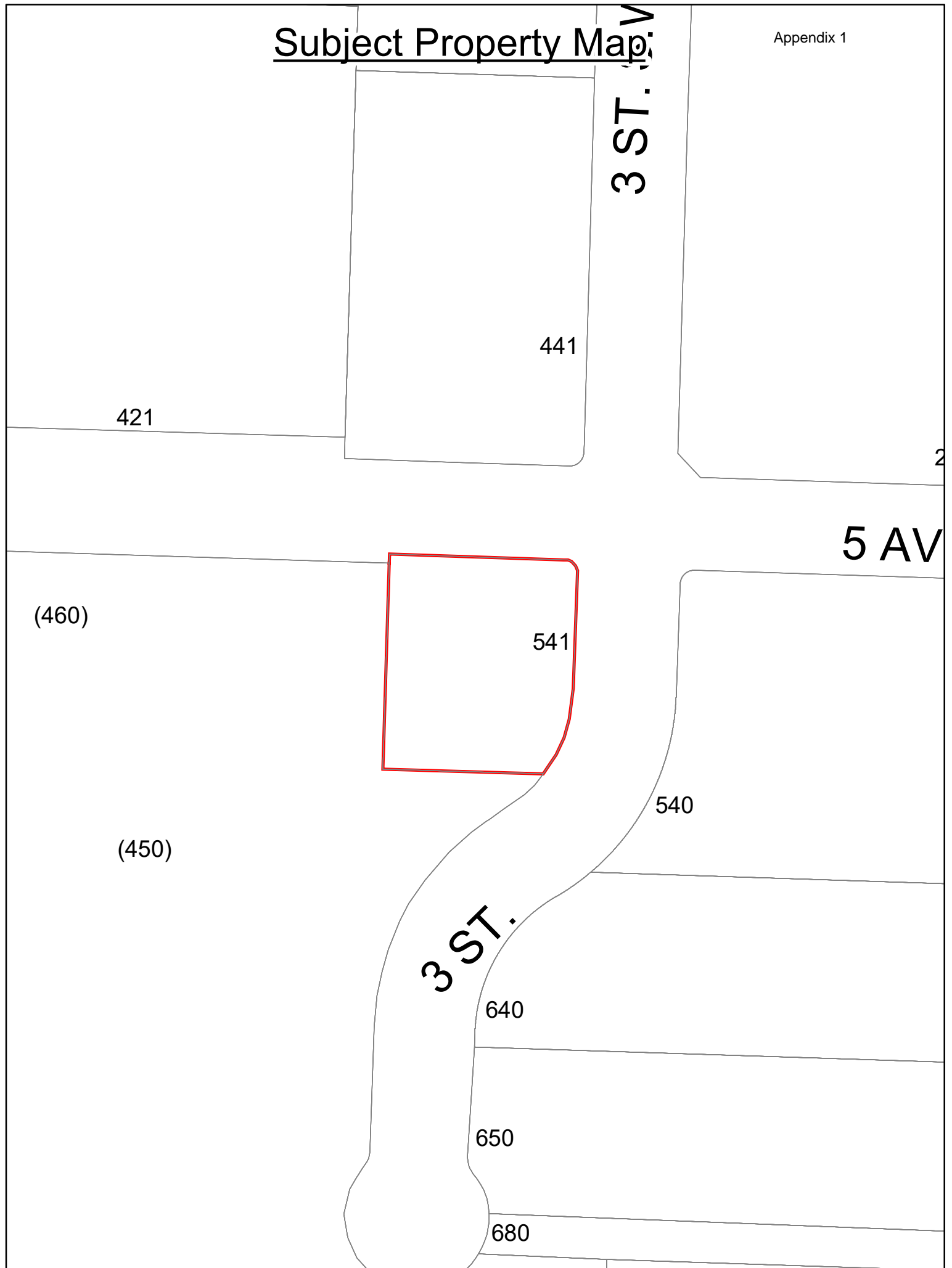
Prepared by: Senior Planner
 Reviewed by: Manager of Planning & Building
 Reviewed by: Director of Planning & Community Services
 Approved by: Chief Administrative Officer

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

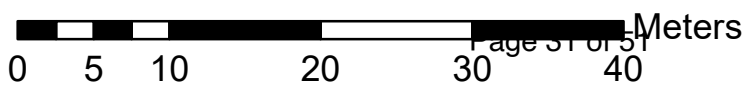
-  Parcels
-  Subject Property





541

540

ST.



Legend

-  Parcels
-  Subject Property

OCP Map

Appendix 3

3 ST. S.V

421

441

2

5 AV

(460)

541

(450)

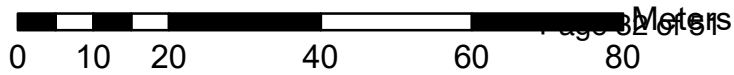
540

3 ST.

640

650

680



Legend

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

Zoning Map

Appendix 4

3 ST. S.V

441

421

5 AV

(460)

541

(450)

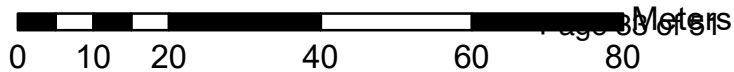
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3 ST.

640

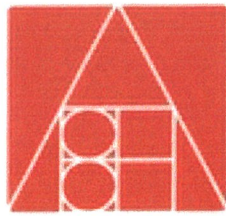
650

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.

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.

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 32e, 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 75e, 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 & 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

541 3rd Street SW Frontage Upgrades

Page 3 of 3

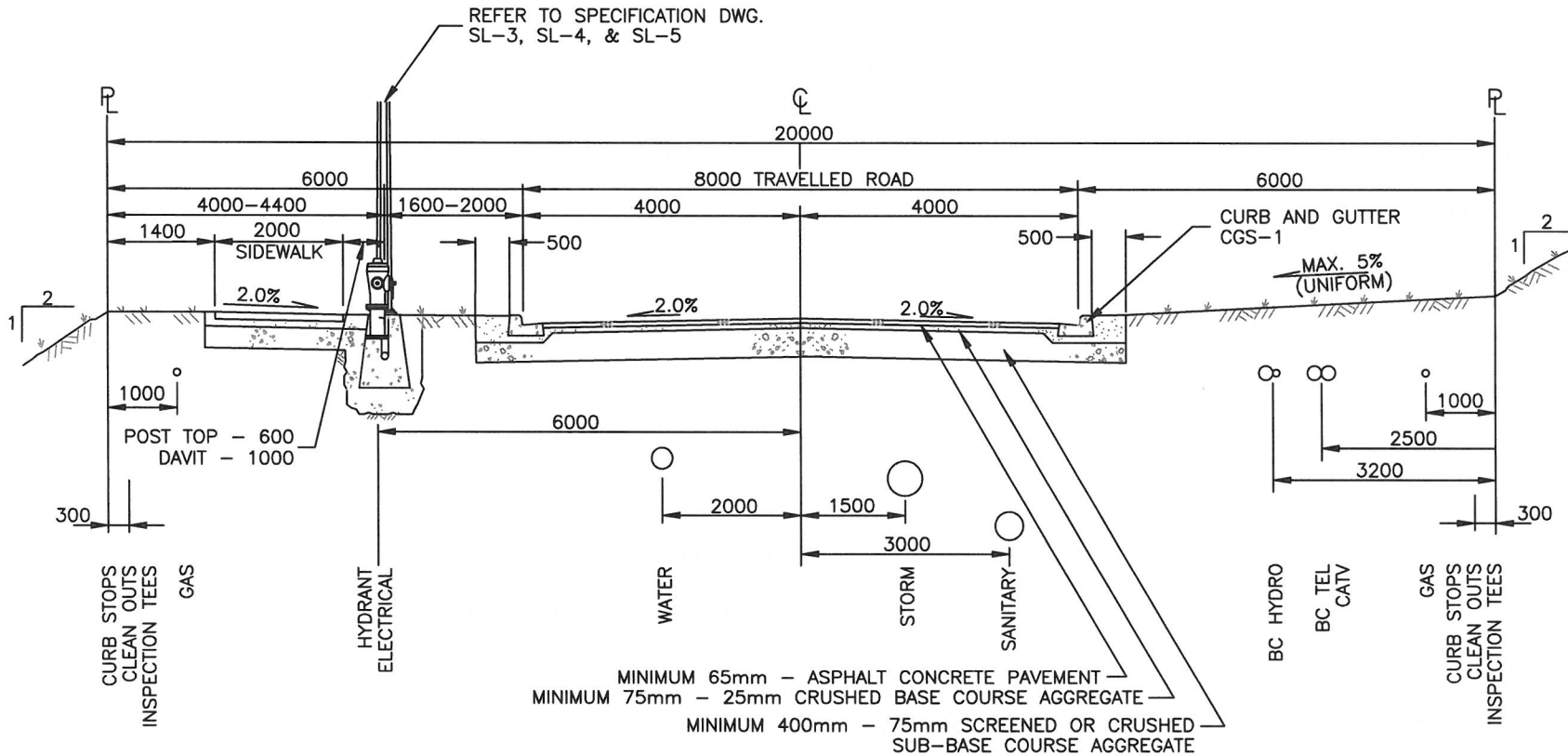
June 2024

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:

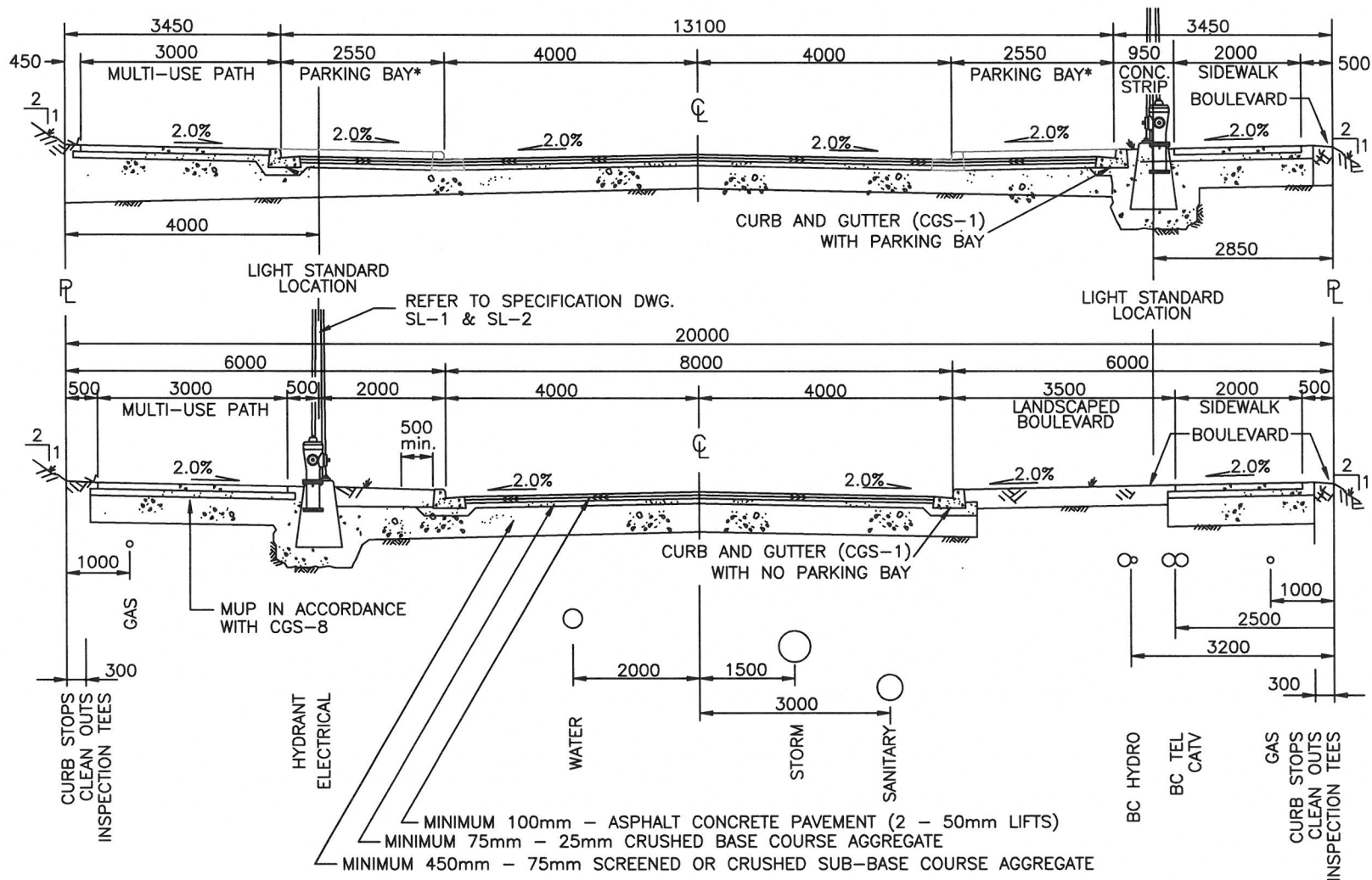
- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V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

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




NOTES:

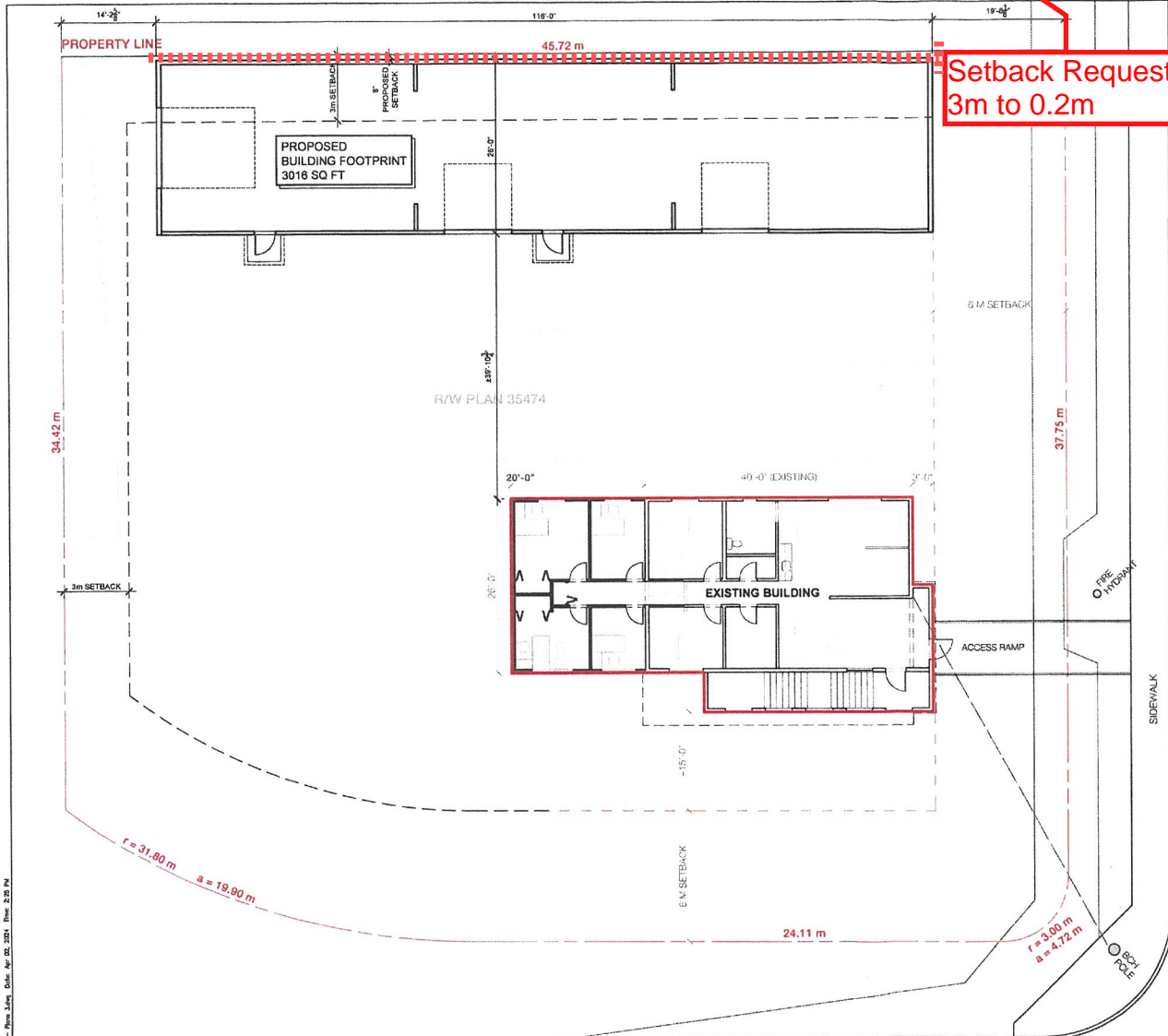
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* Parking bay shall be located on either or both sides of the roadway per design criteria in Schedule B-1.0 section 4.8.14

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



Setback Request:
3m to 0.2m

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 COPYRIGHTED 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

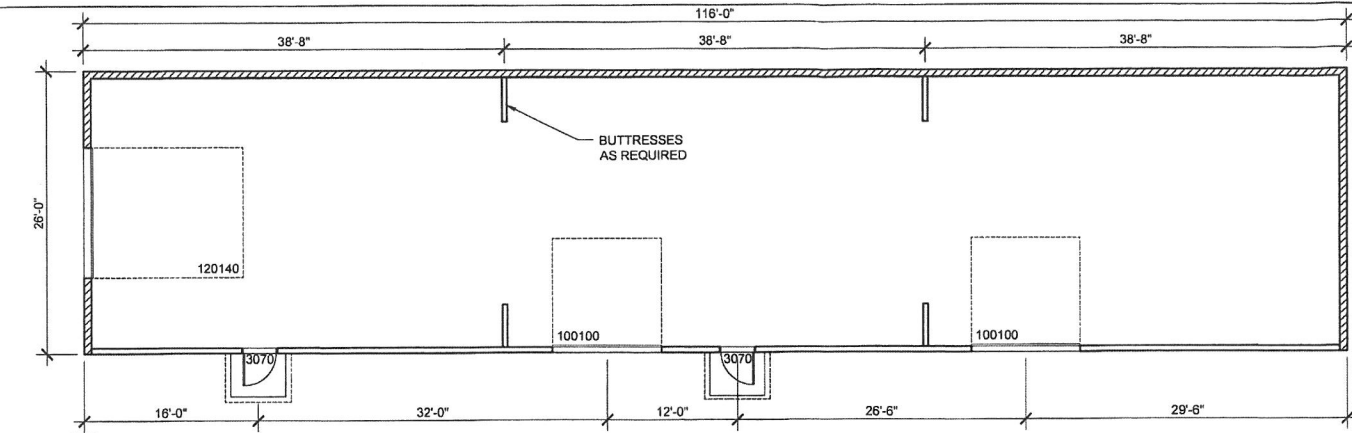


ROOTS AND BLUES
STORAGE BUILDING

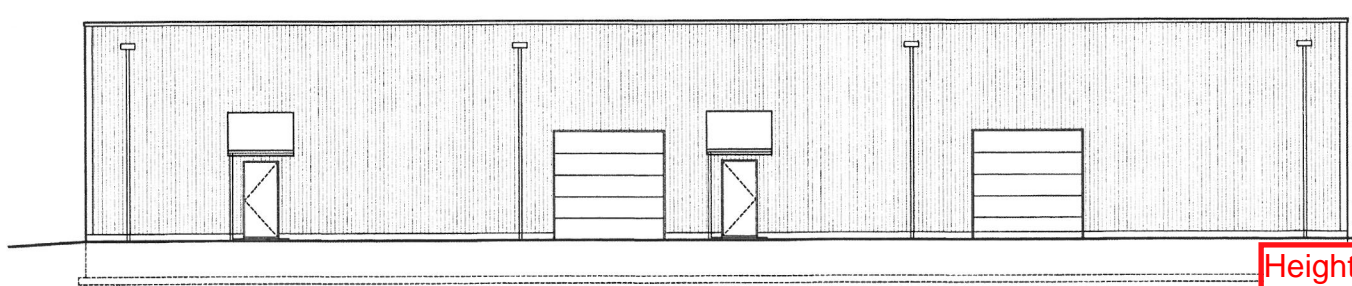
**MAIN FLOOR PLAN /
EAST ELEVATION**

ADDRESS	541 3RD ST SW		
CLIENT	DAVID GONELLA		
DATE	2023-10-04	SCALE	AS SHOWN
PROJECT NO.		SHEET NO.	
REV.	1	DRAWN	AL
			A1.0

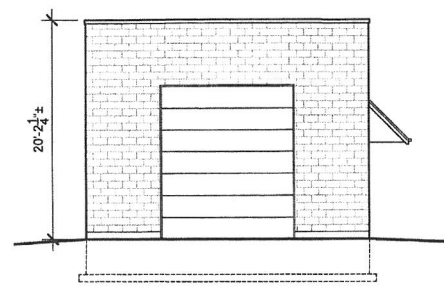
1 SITE PLAN
A1.0 SCALE: 1/8" = 1'-0"



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

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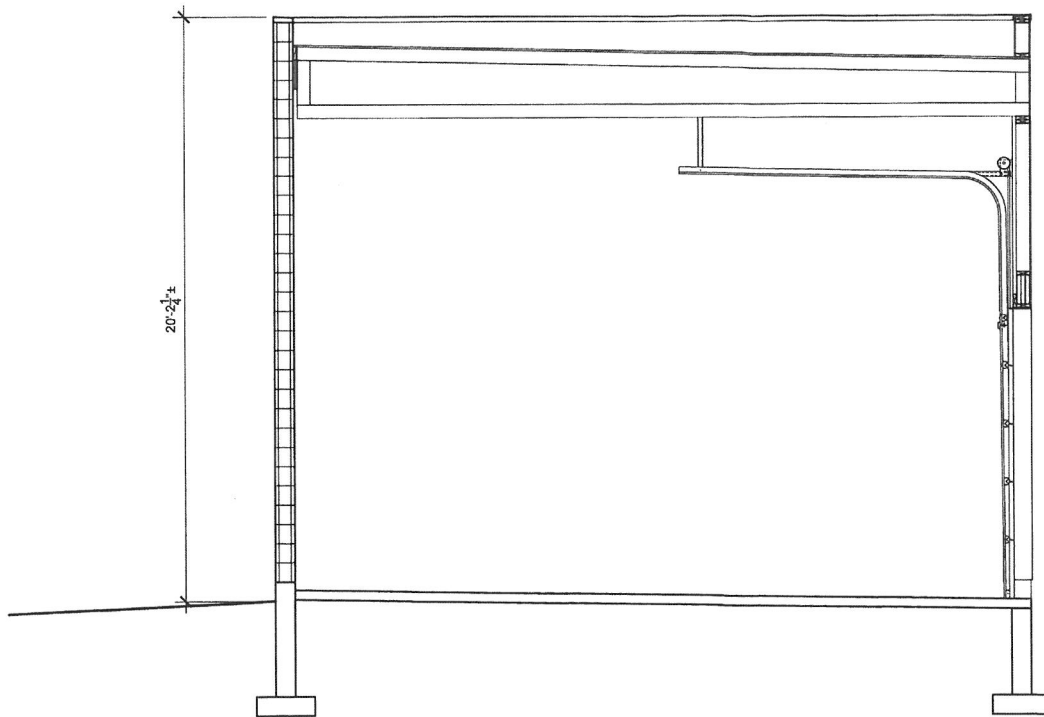
ISSUE FOR
 2023-10-04 REVIEW
 2024-04-02 CONSULTANTS COORDINATION

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	

Notes: Roots and Blues Storage - Plan, 3/24/24, Date: Apr 02, 2024, Time: 2:25 PM



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

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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

Name: Roots and Blues Storage - Area 3.0.dwg Date: Apr 02, 2024, Time: 2:25 PM