

Office Locations:

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.