

Appendix 9 - Letter of Purpose and Cost Estimate



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825C Lakeshore Drive West
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Salmon Arm, BC V1E 4N2

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Wednesday, February 26, 2025

Chris Larson, Approving Officer
City of Salmon Arm
Box 40 500 2nd Avenue NE
Salmon Arm, B.C. V1E 4N2

RE: 1281 15 Street SE Subdivision – Variance Permit Application

Dear Mr. Chris Larson:

Further to the Preliminary Layout Review #24.03 for 1281 15 Street SE this letter is intended to provide insight into the variance the property owners (Charles & Lana Fitt) and their consultant (Lawson Engineering Ltd.) have proposed regarding this application.

The proposed single family residential subdivision is located at 1281 15 Street SE, North of the intersection of 13 Ave SE and 15 Street SE in Salmon Arm, BC. The subject parcel is a 0.5-acre parcel that currently consists of a singular family dwelling, having the majority of it being cleared with some remaining vegetation along the Eastern and Southern property-line. The intention of this subdivision is to establish a new single-family dwelling on the vacant parcel of land. The City of Salmon Arm has requested that the *owner* complete the following as conditions to subdivision approval:

- 1) 13 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, boulevard construction, street lighting, and street drainage. The owner/developer is responsible for all associated costs.
- 2) 15 Street 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 street lighting. The owner/developer is responsible for all associated costs.

The *owner* is requesting the following variances in accordance with the *Subdivision & Development Servicing Bylaw No. 4293 (Schedule B, Part 2)*:

- 1) Waive the requirement to upgrade 44.0m to meet the Urban Local Road (RD-2) standard along 13 Ave SE:
 - a) *Following visual review of the existing road, it has a crossfall to the South. It appears overland flows will be conveyed to the existing drainage ditch fronting 1450 13 Ave SE. Implementing the City proposed upgrades will burden the owner with significant financial costs and limited opportunity to add valuable infill to the City.*
 - i) As per the attached Class D *Opinion of Probable Costs* the *owners* would be required to pay an estimated **\$46,820.00** to upgrade the road widening, curb and gutter boulevard construction and required drainage.
- 2) Waive the requirements to install one new streetlights along 13 Ave SE.
 - a) *LEL notes that there are currently two existing streetlights along 13 Ave SE (Davits on BC Hydro poles). One at the intersection of 13 Ave SE and 15 Street SE, as well as one adjacent to the Western property line of the subject parcel. It is in LEL's opinion that the addition of a single residence on a previously vacant parcel of property will not significantly increase traffic, vehicular or bicycle, along 13 Ave SE, however it would impose significant financial burdens on the owner offering limited opportunities to recover losses.*

- i) As per the attached Class D *Opinion of Probable Costs* the owners would be required to pay an estimated **\$8,500.00** to add one additional streetlights at this location, as well as any associated BC Hydro costs.
- 3) Waive the requirements to install two new streetlights along 15 Street SE.
- a) *LEL notes that there is currently one existing streetlight at the intersection of 15 Street SE and 12 Ave SE which is less than 50m from the Northern property line of the subject parcel. It is in LEL's opinion that the addition of a single residence on a previously vacant parcel of property will not significantly increase traffic, vehicular or bicycle, along 15 Ave SE, however it would impose significant financial burdens on the owner offering limited opportunities to recover losses.*
 - i) As per the attached Class D *Opinion of Probable Costs* the owners would be required to pay an estimated **\$17,000.00** to add two additional streetlights at this location, as well as any associated BC Hydro costs.

Based on the information provided above, we request that the City provide these variances to waive the *owners'* responsibility of paying for the road widening, upgrading curb and gutter boulevard construction and required drainage along 13 Ave SE, and the installation of 4 additional street lights along 15 Street SE and 13 Ave SE. We feel that the City proposed upgrades provide minimal public value while coming at a significant expense to the *owner*.

If you have questions or concerns, please don't hesitate to call or email.

Best Regards,

Lawson Engineering Ltd.

Prepared by:



Josh Niewenhuizen
Junior Engineer, EIT.
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Reviewed by:



Blake Lawson
Project Engineer, P.Eng
blawson@lawsonengineering.ca

Attachments:

- Class D Opinion of Probable Cost – 1281 15th Street SE - Lawson Engineering LTD. – February 26, 2025

**CHARLES AND LANA FITT
1281 15 STREET SE SUBDIVISION
CLASS 'D' OPINION OF PROBABLE COSTS**

2025-02-26

Item No.	MMCD REF.	DESCRIPTION OF WORK	UNIT	EST. QUANTITY	UNIT PRICE	AMOUNT \$
1.0 DIVISION 01 - GENERAL REQUIREMENTS						
1.1	01 53 01	Mobilization / De-mobilization	LS	1	5,000.00	5,000.00
1.1	01 55 01	Traffic Control & Traffic Management	LS	1	10,000.00	10,000.00
SUB-TOTAL DIVISION 03						\$ 15,000.00
2.0 DIVISION 03 - CONCRETE WORKS						
2.1	03 30 20	Supply & Install Curb & Gutter	m	44	\$ 265.00	\$ 11,660.00
SUB-TOTAL DIVISION 03						\$ 11,660.00
3.0 DIVISION 31 - EARTHWORKS						
3.1	31 24 13	Common Excavation & Re-use in Boulevard (Curbing & Roads)	m³	46	\$ 30.00	\$ 1,380.00
SUB-TOTAL DIVISION 31						\$ 1,380.00
4.0 DIVISION 26 - ELECTRICAL						
4.1	31 24 13	Supply and Install Post Top Street Light, Base, Conduit & Conductor	ea	3	\$ 8,500.00	\$ 25,500.00
SUB-TOTAL DIVISION 32						\$ 25,500.00
5.0 DIVISION 32 - ROADS AND SITE IMPROVEMENTS						
5.1	31 11 16.1	Supply & Place 25mm Crushed Granular Base Aggregate (75mm)	m³	12	\$ 105.00	\$ 1,260.00
5.2	32 11 16.1	Supply & Place 75mm Select Granular Subbase Aggregate (400mm)	m³	34	\$ 70.00	\$ 2,380.00
5.3	32 11 23	Remove Existing Asphalt	m²	74	\$ 20.00	\$ 1,480.00
5.4	32 11 23	Supply & Install Asphalt (65mm Thick)	m²	74	\$ 140.00	\$ 10,360.00
5.5	32 11 16.1	Boulevard grading and Restoration - Including Top Soil, Hydroseed, Mulch (As Required)	LS	1	\$ 2,000.00	\$ 2,000.00
SUB-TOTAL DIVISION 32						\$ 17,480.00
6.0 DIVISION 33 - UTILITIES (WATER)						
6.1	33 11 01	Supply & Install 25mm Water Service to Tie-in to Existing at PL c/w Corp. Stop, Curb Stop & Pit Setter	ea.	2	\$ 3,500.00	\$ 7,000.00
SUB-TOTAL DIVISION 33 (WATER WORKS)						\$ 7,000.00
7.0 DIVISION 33 - UTILITIES (STORM)						
7.1	33 44 01	Supply & Install Catchbasin c/w 200ø SDR35 PVC Connection to Proposed Drywell	ea.	1	\$ 3,800.00	\$ 3,800.00
7.2	34 44 01	Supply & Install 1200ø SDR35 PVC Connection to Drywell	ea.	1	\$ 12,500.00	\$ 12,500.00
SUB-TOTAL DIVISION 33 (STORM WORKS)						\$ 16,300.00
8.0 DIVISION 33 - UTILITIES (SANITARY)						
8.1	33 30 01	Supply & Install 100mm Sanitary Service and Tie-in to Existing Manhole in Right of Way	ea.	1	\$ 1,800.00	\$ 1,800.00
SUB-TOTAL DIVISION 33 (SANITARY WORKS)						\$ 1,800.00

SUMMARY

DIVISION 01 - GENERAL REQUIREMENTS	<u>\$ 15,000.00</u>
DIVISION 03 - CONCRETE WORKS	<u>\$ 11,660.00</u>
DIVISION 31 - EARTHWORKS	<u>\$ 1,380.00</u>
DIVISION 26 - ELECTRICAL	<u>\$ 25,500.00</u>
DIVISION 32 - ROADS AND SITE IMPROVEMENTS	<u>\$ 17,480.00</u>
DIVISION 33 - UTILITIES (WATER)	<u>\$ 7,000.00</u>
DIVISION 33 - UTILITIES (STORM)	<u>\$ 16,300.00</u>
DIVISION 33 - UTILITIES (SANITARY)	<u>\$ 1,800.00</u>
SUB TOTAL	<u>\$ 96,120.00</u>
A. ENGINEERING & CONTINGENCY (20%)	<u>\$ 19,224.00</u>
B. MATERIAL TESTING & GEOTECHNICAL (1%)	<u>\$ 961.20</u>
SUB TOTAL	<u>\$ 116,305.20</u>
GST (5%)	<u>\$ 5,815.26</u>
TOTAL	<u>\$ 122,120.46</u>

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 & materials at the time of construction thereby affecting the final cost.



 Prepared by: Josh Niewnhuizen, EIT.

 Reviewed by: Blake Lawson, P.Eng
 Permit Number: 1001279