Appendix 14 - Retaining Wall Variance



Project No.: 23.1219LM

LETTER OF RATIONAL

May 28,2025

Address: 1231 1st Street SE, Salmon Arm Development Permit No. DP-460-1231 1 Street SE

Re: Retaining Wall Variance

To: City of Salmon Arm

Attention: Morgan Paiement (she/her) | Planner II

The City of Salmon Arm's zoning bylaw requires a variance for retaining walls greater then 2 m or 1.2 m depending on location. Please accept this letter as a variance request to increase the allowable height of the northern retaining wall within with this development permit application. Also included is a geotechnical design that was developed for building permit. The design aims to maximize the upper vegetative terrace as much as possible at 0.5/1 slope that is 1.5 m in height. The remaining lower terrace is a concrete block wall, due to its slope and the remaining space between the property line will be approximately 2.63 m in height.



Orange circle identifies the location of the terraced, vegetative retaining wall at north side of building A.

Due to the steep slope of this site, great care has been taken into the placement of the buildings. This placement is largely due to storm water requirements from the City of Salmon Arm. Because we needed to site our parking area and storm detention tanks in such a way as to drain back into the higher roadway, we were required to keep our parking lot at a certain elevation to ensure that the parking area and roof drains could tie into the City storm management system. In doing so, and in an effort to provide accessible access as much as possible for the units, the parking and building elevations cannot be moved. This strategy requires a great amount of fill, as seen below. (yellow is fill, orange is existing grade)



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Building Site Section Looking North

The design places each structure and unit at different heights to lessen the building height and reduce fill requirements. In doing so, the northern unit of building A is the lowest grade on site to reduce the retaining required there. See site section below of buildings.



Building Site Section Looking East



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Despite these moves, we are still left with a retaining wall along the north end of the property. We have proposed this retaining wall to be terraced and vegetative as much as possible, to reduce the visual and structural impact.

Civil Site Plan of retaining wall



CROSS SECTION - MAXIMUM HEIGHT

Geotechnical section of retaining wall



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Additionally, as a steep slope development we are proposing landscaping techniques at the lowest level of the lot (west) that will detain water on our site and have less impact on the properties below. See the image below showing an excerpted site plan of check dams on the western edge of the property.



To manage all design requirements onsite, a steep slope property will inevitably have some form of retaining. As such, we request your support to vary this retaining wall.

Kind Regards,

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