

Luke Gubbels

Salmon Arm, BC

Salmon Arm Mayor and Council  
City of Salmon Arm  
500- 2 Ave NE  
Salmon Arm, BC

October 11, 2025

Re: Development Permit with Variance No. DP-449; 1150 12<sup>th</sup> Ave SE Salmon Arm

Mayor and members of Council and the Development and Planning Services Committee,

I am writing as a resident of Salmon Arm and the Hillcrest neighbourhood to express my concerns with the variance requests and some of the issues I anticipate with the development proposed at 1150 12<sup>th</sup> Ave SE.

There are several concerns with this development proposal, but with respect to the development permit variance request, the primary issue is the driveway variance request. The bylaw requiring driveways to be 5 meters in length is critical to a development of this density on a lot this size in allowing it to function. Reduction of the driveway length to 0.6m will not allow for on street parking and no room to maneuver within the development. As the units are planned for 2 and 3 bedrooms with 50/50 rental ownership mix, one can expect a lot of cars to be moving in upon completion. With the assumption that most of the residence will have 2 vehicles, it can be expected that 172 vehicles would require parking at this development at any given time. Assuming that not all vehicles will be present and that not everyone will have 2 vehicles, we can use the factor of 1.5 vehicles per unit, as suggested for a development of this density. This still equates to 129 vehicles. The assumption is that all cars will be always parked within their garages, but with minimal storage available, its fair to assume that this will not be possible in all cases. According to the plans provided, it looks like there are 40 double garages and 44 single garages for 124 parking spaces inside the homes. Even if 75% leave space in their garages open for cars and accounting for the 18 visitor parking spots planned, it still leaves approximately 20 vehicles with no space to park. This would also not include space for any additional vehicles including visitors, work vehicles, Day Care workers, Day Care Bus, trailers or recreational vehicles. There is no on street parking allowance in this plan, and no parking provision on 12<sup>th</sup> Ave SE or 10<sup>th</sup> St SE. When this development property overflows, where will this overflow go?

Outside of the Development permit variance request I would like to highlight potential issues with development of the property at 1150 12<sup>th</sup> Ave.

Currently there is no bus route past this property and no sidewalks that connect to downtown. The closest bus stop is 300m uphill or 1100m downhill. The developer would be required to contribute to Salmon Arm's active transportation plan by building a 3m wide multi use path along the south side of 12<sup>th</sup> Ave. However, even with this benefit considered, this development does not represent a walkable neighbourhood and the reliance on vehicle transportation will be most likely be required.

The property at 1150 12<sup>th</sup> Ave has a mix of mature deciduous and coniferous trees with a dense overstory tree canopy. Apart from Badger Park, this tree cover represents the last contiguous area of large trees in the Hillcrest neighbourhood. The 0.5-acre portion in the southeast corner of the property is home to many birds and nests and part of a larger network of trees that continue onto the surrounding properties. I have concerns with the removal of this large grouping of trees in the center of this network, as they provide a buffer to the remaining mature coniferous trees on the neighbouring properties. Before development approval is granted, it would be prudent to properly assess the wind firmness and terrain stability of the adjacent trees and properties and the hazard the removal of the tree canopy overstory may create.

Before council approves this development, I feel it is essential to get detailed information on the lighting plan, as an 86-unit development has potential to seriously impact light pollution and the dark sky enjoyment of the neighbourhood.

The additional day care space within this community is great, and from my experience, the additional childcare space is needed. I am unsure this location and size of the facility is appropriate, and am concerned that the additional volume of traffic, parking and traffic flow in and out of the development property will negatively impact use and enjoyment of this area.

Salmon Arm's official community plan speaks to promoting a green sustainable city, creating housing diversity that is affordable and gives council the tools to create multi family housing options that suit local site conditions. An 86-unit housing development proposal for this location meets many of the housing goals for Salmon Arm however, it does not meet them all. Left out of this development proposal is attention to the goals of sustainability, livability, walkability and the compatibility within the existing neighbourhood.

Thank you for your time and consideration of my concerns regarding the development of 1150 12<sup>th</sup> Ave SE Salmon Arm.

Sincerely,



---

Luke Gubbels