
FW: Development Permit with Variance No. DP-449

From cityhall <cityhall@Salmonarm.ca>

Date Fri 10/10/2025 1:47 PM

To Melinda Smyrl <msmyrl@salmonarm.ca>; Kathy Frese <kfrese@salmonarm.ca>; Rhonda West <rwest@salmonarm.ca>



From: [REDACTED]

Sent: Friday, October 10, 2025 1:41 PM

To: cityhall <cityhall@Salmonarm.ca>

Subject: Development Permit with Variance No. DP-449

We are writing as residents and homeowners of [REDACTED] Street SE, which directly adjoins the property at 1150 – 12 Avenue SE, we wish to formally express our opposition to the developer's application seeking to reduce the minimum clear driveway length required for access for the following reasons:

1. Reducing the minimum driveway length will not stop all people from parking on the shortened driveways and therefore may result in vehicles overhanging sidewalks or encroaching onto the street, creating safety hazards for pedestrians, cyclists, and other drivers. This is especially concerning in winter months when visibility is reduced and road conditions are poor.
2. Snow removal along the interior streets will be impacted. The minimal space between the street and the residential improvements will mean that less snow can be stored there resulting in larger central snow piles, which can also create safety hazards and impede vehicle movement. Larger snow piles will take longer to melt in the spring and may overwhelm the storm drainage system or cause snow melt to drain into neighbouring properties. As snow removal will be the responsibility of the strata corporation, they will be inclined to use the cheapest methods of snow removal, not the best.
3. Shorter driveways may not accommodate standard-sized vehicles fully, leading to increased reliance on on-street parking, particularly for delivery vehicles who will not be inclined to use visitor parking spots. This could exacerbate congestion and reduce availability of parking for residents and visitors.
4. There are only six parking spaces allocated to the commercial daycare on site. Where are parents going to park when they are picking up and dropping off their children? If parents or daycare staff are utilizing the visitor parking on a regular basis, that will leave very few spaces for visitors to the residents of the development.
5. The applicant has not demonstrated sufficient hardship or unique site conditions that would warrant a departure from the established bylaw. The variance appears to be driven by a desire to accommodate the developer and to maximize the developer's profits rather than by necessity.

The existing regulations were designed to maintain a consistent and functional streetscape. Reducing driveway size by the degree requested will take away places for children to play safely outside and for neighbours to meet one another in a comfortable setting. The City will not be responsible to monitor

street parking in this strata development, but it is irresponsible to knowingly create a situation where problems will develop with the knowledge that the problem will be passed on to future owners simply to accommodate the desire of a developer to over-fill the development property for their own benefit.

We would also like to express concerns about the removal of the existing tree canopy on the development property and to urge the City to impose conditions that protect the existing natural landscape. The trees in question form part of a small but vital urban forest that extends into our backyard and contributes significantly to the ecological, aesthetic, and social value of our neighbourhood.

The removal of so many mature trees will disrupt local biodiversity, eliminate wildlife habitat, and reduce carbon sequestration. These trees play a crucial role in mitigating urban heat, improving air quality, and managing stormwater runoff, and reducing street noise. This is a small forest, but it supports a diverse wildlife population including squirrels, bats, Steller's Jays, hummingbirds and multiple other bird species, and transient wildlife such as deer and moose. If the developer removes all or most of the trees on the development property, this wildlife population will be left with a few small islands of trees with no safe corridors between them.

The trees in our backyard are protected by a covenant registered in favour of the City of Salmon Arm and they cannot be cut down, trimmed, pruned, defoliated, altered, removed, or tampered with in any way so that they can remain in perpetuity. If you permit the adjoining trees to be removed, this will irreparably harm the trees in our backyard and contribute to their early demise.

We urge you to assist us in preserving the trees in our backyard in perpetuity by exploring alternatives in the adjacent forested area. Ironically, when we purchased our property, we were advised that it was the then-owner of the development property who requested the tree protection covenant, and now the owner of that same property wants to contribute to its downfall.

Sincerely,
Andrew and Elizabeth Sadorsky