

**City of Salmon Arm  
Development and Planning Services Committee**

**Monday, April 20, 2026, 8:00 a.m.  
Council Chambers of City Hall  
500 – 2 Avenue NE, Salmon Arm, BC**

**Pages**

- 1. CALL TO ORDER**
- 2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY**  
*We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.*
- 3. ADOPTION OF AGENDA**  
Motion for Consideration  
THAT: the Agenda be adopted as presented.
- 4. APPROVAL OF MINUTES** 3 - 6  
Motion for Consideration  
THAT: the Development and Planning Services Committee Meeting Minutes of April 7, 2026 be approved.
- 5. DISCLOSURE OF INTEREST**
- 6. REPORTS**  

6.1 Zoning Amendment Application No. 1313 7 - 45  
Legal: Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408,  
except Plan 28836  
Civic: 700 30 Street NE  
Owner: TSL Developments Ltd.  
Agent: Hayley Kyle – Crowne Pacific Corporation

Motion for Consideration  
THAT: the Committee recommends to Council that a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by adding “CD-28 Comprehensive Development Zone – 28” as outlined in the report dated April 20, 2026;

AND THAT: the Committee recommends to Council that a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, except Plan 28836 (700 30 Street NE) from R-14 (Compact/ Strata Multi-family Residential Zone) to CD-28 (Comprehensive Development Zone - 28).

AND THAT: final reading of the bylaw be withheld subject to:

- i. The registration of a Land Title Act Section 219 Covenant on the Title of the subject parcel restricting residential use to Rental Housing;
- ii. Submission of Traffic Impact Analysis (TIA) completed to the satisfaction of the City Engineer and the registration of a *Land Title Act* Section 219 covenant to address the findings and recommendations of the TIA report with acknowledgement that the owner is responsible for any and all off-site improvements recommended by the TIA, or in lieu of the submission of that TIA, the owner provide a cash contribution toward road improvements as per the TIA completed for the same subject property dated January 6, 2021, and;
- iii. Ministry of Transportation and Transit approval.

7. **FOR INFORMATION**

8. **IN-CAMERA**

9. **ADJOURNMENT**

## DEVELOPMENT AND PLANNING SERVICES

### Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm

April 7, 2026, 8:00 a.m.  
Council Chambers of City Hall  
500 – 2 Avenue NE, Salmon Arm, BC

COUNCIL PRESENT: Mayor A. Harrison  
Councillor K. Flynn  
Councillor T. Lavery  
Councillor L. Wallace Richmond  
Councillor D. Cannon  
Councillor S. Lindgren  
Councillor D. Gonella

STAFF PRESENT: Chief Administrative Officer E. Jackson  
Director of Planning & Community Services G. Buxton  
Director of Engineering & Sustainability J. Wilson  
Director of Operations D. Gerow  
Manager of Planning & Building M. Smyrl  
Deputy Corporate Officer B. Puddifant  
Corporate Officer R. West

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#### 1. CALL TO ORDER

Mayor Harrison called the meeting to order at 8:00 a.m.

#### 2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

*We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.*

#### 3. ADOPTION OF AGENDA

**Moved by:** Councillor Flynn  
**Seconded by:** Councillor Wallace Richmond

THAT: the Agenda be adopted as presented.

Carried Unanimously

**4. APPROVAL OF MINUTES**

**Moved by:** Councillor Gonella  
**Seconded by:** Councillor Lindgren

THAT: the Development and Planning Services Committee Meeting Minutes of February 17, 2026 be approved.

Carried Unanimously

**5. DISCLOSURE OF INTEREST**

Mayor Harrison declared a conflict with Item 6.1 as the applicant is a family member. Councillor Cannon will assume the Chair during this item.

**6. REPORTS**

Mayor Harrison declared a conflict and left the meeting at 8:02 a.m. Deputy Mayor Cannon assumed the Chair.

**6.1 Manager of Planning & Building and Director of Engineering & Sustainability – Development Variance No. 624**

Legal: Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750, Except Plans 6555 and EPP53189

Civic: 4811 45 Street SW

Owner: Nicholas Harrison and Karlene Carvalho

Agent: N/A

N. Harrison, the owner, outlined and application and was available to answer questions from the Committee.

**Moved by:** Councillor Wallace Richmond

**Seconded by:** Councillor Lavery

THAT: the Committee recommends to Council that Development Variance Permit No. 624, be authorized for issuance for Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750 Except Plans 6555 and EPP53189 (4811 45 Street SW) to vary the provisions of the Subdivision and Development Servicing Bylaw No. 4293 by waiving the requirement to install a fire hydrant on the south side of Foothill Road SW.

Carried Unanimously

**6.2 Director of Planning & Community Services – Building Bylaw No. 4725 – Zero Carbon Step Code**

Mayor Harrison returned to the meeting at 8:11 a.m. and resumed the Chair.

Councillor Wallace Richmond left the meeting at 9:16 a.m.

**Moved by:** Councillor Lindgren

**Seconded by:** Councillor Gonella

THAT: the Committee recommends to Council that staff be directed to prepare amendments to Building Bylaw No. 4725 to require that building permits submitted to the City need to meet the following Zero Carbon Step Code requirements of the BC Building Code on the following schedule:

- EL-2 – June 1, 2027
- EL-3 – June 1, 2029
- EL-4 – as required by the Province

**Amendment:**

**Moved by:** Councillor Lindgren

**Seconded by:** Councillor Lavery

THAT: Council adopt the Zero Carbon Step Code requirements on the following schedule:

- EL-2 - January of 2027
- EL-3 - January of 2028
- EL-4 - January of 2029

Opposed (5): Mayor Harrison, Councillor Flynn, Councillor Lavery, Councillor Wallace Richmond, and Councillor Cannon

Defeated

**Amendment:**

**Moved by:** Councillor Lavery

**Seconded by:** Councillor Gonella

THAT: Council adopt the Zero Carbon Step Code requirements on the following schedule:

- EL-2 - June of 2027
- EL-3 - June of 2028
- EL-4 - June of 2029

Opposed (4): Mayor Harrison, Councillor Flynn, Councillor Wallace Richmond, and Councillor Cannon

Defeated

**Moved by:** Councillor Lindgren

**Seconded by:** Councillor Gonella

THAT: the Committee recommends to Council that staff be directed to prepare amendments to Building Bylaw No. 4725 to require that building permits submitted to the City need to meet the following Zero Carbon Step Code requirements of the BC Building Code on the following schedule:

- EL-2 – June 1, 2027
- EL-3 – June 1, 2029
- EL-4 – as required by the Province

Opposed (4): Mayor Harrison, Councillor Flynn, Councillor Lavery, and Councillor Cannon

Defeated

**7. FOR INFORMATION**

**8. IN-CAMERA**

**9. ADJOURNMENT**

There being no further business on the agenda, the meeting adjourned at 9:27 a.m.

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MAYOR, A. HARRISON



## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Amendment Application No. 1313

Legal: Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, except Plan 28836

Civic: 700 30 Street NE

Owner: TSL Developments Ltd.

Agent: Hayley Kyle – Crowne Pacific Corporation

Date: April 20, 2026

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### **Executive Summary/Purpose:**

This proposal is requesting a rezoning amendment from R-14 to CD-28 to allow construction of a new 4-storey, 44-unit residential building.

### **Motion for Consideration:**

THAT: the Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by adding "CD-28 Comprehensive Development Zone – 28" as outlined in the report dated April 20, 2026;

AND THAT: the Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, except Plan 28836 (700 30 Street NE) from R-14 (Compact/ Strata Multi-family Residential Zone) to CD-28 (Comprehensive Development Zone - 28).

AND THAT: final reading of the bylaw be withheld subject to:

- i. The registration of a Land Title Act Section 219 Covenant on the Title of the subject parcel restricting residential use to Rental Housing;
- ii. Submission of Traffic Impact Analysis (TIA) completed to the satisfaction of the City Engineer and the registration of a *Land Title Act* Section 219 covenant to address the findings and recommendations of the TIA report with acknowledgement that the owner is responsible for any and all off-site improvements recommended by the TIA, or in lieu of the submission of that TIA, the owner provide a cash contribution toward road improvements as per the TIA completed for the same subject property dated January 6, 2021, and;

- iii. Ministry of Transportation and Transit approval.

**Staff Recommendation:**

The motion for consideration be adopted.

**Proposal:**

This proposal is requesting a rezoning amendment from R-14 to CD-28 to allow construction of a new 4-storey, 44-unit residential building. A letter of intent from the applicant is included as Appendix 1.

**Background:**

The subject property is located at 700 30 Street NE (see Appendices 2 & 3). It is currently zoned R-14 (Compact/ Strata Multi-Family Residential Zone) and is designated in the City’s Official Community Plan (OCP) as Medium Density (Appendix 4 & 5). The existing Single-Family Dwelling and accessory buildings on the property are going to be demolished. A site plan is attached as Appendix 6. Site Photos are attached as Appendix 7.

Adjacent land uses include the following:

North:	Single Family Dwellings	R-10 (Residential)
South:	Elementary School	P-3 (Institutional)
East:	Church/ Pre-School	P-3 (Institutional)
West:	Single Family Dwellings	R-10 (Residential)

The purpose of the CD-28 zone is to enable the applicants to align with the medium-density policies outlined in the Official Community Plan Bylaw No. 4707. The density regulations under the existing R-14 zoning are not consistent with the updated provisions of the OCP. The CD-28 Zone will specifically accommodate the planned multi-family building. The proposed CD -28 Zone is attached as Appendix 8. A brief comparison of the permitted density within the zones is provided below.

**R-14 Density:**

- 40 dwelling units per hectare (16.2 per acre); or
- 50 dwelling units or sleeping units per hectare (20.2 per acre) for Assisted Living Housing; and
- subject to providing the specified amenity(ies) listed in Table 9.1, permitted density may increase as specified up to a maximum of 50 dwelling units per hectare (20.2 per acre); and
  - for the purposes of the R-14 Zone, secondary suites shall not be included in the calculation of density.

**Proposed CD-28 Density**

- 100 dwelling units per hectare (40.5 per acre) for Multiple Family Housing, Multiple Family Housing in Mixed Use Buildings; or
- 110 dwelling units per hectare (44.5 per acre) where a minimum of 50% of the dwelling units are provided as affordable housing or purpose-built rental housing.

Under the proposed density allowance, the subject property could accommodate up to 44 units.

The applicant is proposing a consolidated list of permitted uses to align with the overall future development plan for a multi-family residential building, including possible home occupation, childcare, and accessory uses.

<b>R-14 Permitted Uses</b>	<b>Proposed CD-28 Permitted Uses</b>
1. multiple family dwellings	1. multiple dwellings
2. triplexes	2. commercial daycare facility
3. duplexes	3. group childcare
4. assisted living housing with or without a dining area	4. family childcare facility
5. secondary suites	5. home occupation
6. boarding home	6. accessory use
7. commercial daycare facility	
8. group childcare	
9. family childcare facility	
10. home occupation	
11. accessory use	

Staff note that there is a difference with regard to allowable building height between the R-14 zone (13 metres) and CD-28 zone (14 metres).

In support of the rezoning application the applicant has submitted conceptual drawings (Appendix 9) that illustrate a 4-storey building with below-grade and on-site surface parking. Site Plan, Landscaping and Building massing will be reviewed in more detail at time of a Development Permit application.

**Relevant Policies:**

Official Community Plan No. 4707

The subject property is situated within an area designated as appropriate for medium density residential development. It benefits from strong connectivity to transportation networks, including transit services, trails, sidewalks, and roadways. The site also offers convenient access to recreational amenities, parks, and open spaces, and is located in close proximity to essential community services such as commercial areas (shopping), schools, and recreational facilities.

The OCP Urban Residential policies encourage new residential development within the Urban Containment Boundary that supports a diverse mix of housing types and densities. Approval of the proposed zoning amendment would enable multi-family residential development on the property, thereby contributing to the diversification of the local housing stock. This aligns with OCP objectives that promote the development of purpose-built rental housing to enhance housing stability and security of tenure.

Future development of the property would be subject to a Development Permit in accordance with the OCP Multi-Family Residential Development Permit Area guidelines. At the time of Development Permit, issues such as site access, building massing and form and character, as well as, landscaping details would be subject to review.

Priority Planning and Development Review Policy No. 3.21

As a “Purpose-Built Rental Housing” application, Council’s Priority Planning and Development Review Policy applies and all efforts have been made to ensure this proposal advances to meet

prescribed timelines. In order to qualify as a priority application, the rental housing element must be secured.

The requirement of a Section 219 covenant restricting the residential use to rental housing secures the City's interest at this Zoning stage.

At the Development Permit stage, a Housing Agreement and related covenant will be required to further secure the rental housing element of this proposal. A Housing Agreement is a tool to include provisions that can not be included as zoning requirements or enforced under a covenant. Under Section 483 of the *Local Government Act*, a Housing Agreement can permit terms and conditions regarding the housing units including the form of tenure. The agreement would be registered as both a covenant under Section 219 of the *Land Title Act* and as a Housing Agreement under Section 483 of the *Local Government Act* as combined companion instruments to secure the rental units into the future. Notice must be filed in the Land Title Office that the land is subject to a housing agreement, and this notice will appear on the title, binding the agreement to the property.

**Referral Comments:**

Fire Department

The Fire Department has no concerns at this time. The applicant will continue to work with the Fire Department to address access to the east side of the building during the Development Permit stage.

Building Department

No concerns.

Engineering Department

No concerns with rezoning. Servicing requirements for future development have been provided to the applicant. The Engineering Servicing Report is attached as Appendix 10.

The Engineering report details that the existing intersection of 9 Ave NE and 30 St NE presents safety concerns when considered with an increase in units or density in the area. This has been highlighted in Traffic Impact Assessments (TIA) completed in the area and for the subject property under previous development applications. The TIA dated in 2021 notes that a proportion of the impact to the intersection could be offset by calculating a proforma amount in relation to the number of units proposed, as a contribution to the upgrade of the intersection. Rather than complete a new TIA, if the developer agrees, the Engineering Department would support the additional pro-rata payment of \$28,800 towards the future upgrades (24 additional dwellings x \$1200). Further details are provided in the Engineering Report.

Ministry of Transportation and Transit

Preliminary approval has been granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act* as of April 8, 2026 (Appendix 11).

Planning Department

The proposed rezoning aligns with the strategic themes identified in the Salmon Arm Community Housing Strategy, particularly in supporting increased housing density and diversity in a manner that complements the character of the community, while also creating opportunities to address rental housing needs. According to the Housing Strategy, apartment buildings accounted for approximately 13% of Salmon Arm's housing stock in 2016. Given that the proposal is to

accommodate future rental housing and has been ‘fast-tracked’ as per Council’s policy, previously mentioned in this report, the registration of a Section 219 covenant at the time of rezoning secures the City’s interest in the future use as purpose built rental units.

The proposed CD-28 zone aligns with the OCP Medium Density Designation and resolves a misalignment of the OCP designations and zoning as the review of Zoning Bylaw No. 2303 continues. In considering the proposed height within the CD-28 zone, staff note that the adjustment represents a minor one-metre increase compared to the R-14 zone. Staff have no concerns with the proposed height in the CD-28 zone, as this minor increase in height will enable the applicant to achieve the unit count outlined in the conceptual drawings. Without the additional height, the total number of units would be reduced. Staff are supportive of the addition of the CD-28 zone into Zoning Bylaw No. 2303.

In considering the proposal staff note that a residential development in this neighbourhood will have strong connectivity to transit, trails, sidewalks, and roads, as well as close proximity to parks (Little Mountain Park), Salmon Arm Recreation Centre, nearby commercial areas, and schools (preschool to college). These factors align with good planning practices which encourage compact communities which enable people to live, work and play in their neighbourhoods and reduce reliance on vehicles.

Given the reasons above, staff support the rezoning of the subject property from R-14 to CD-28. The proposed CD-28 zone is consistent with the Residential Medium Density OCP designation. As the proposed rezoning is consistent with the Official Community Plan, staff recommend support for the application.

**Financial Considerations:**

Staff note that the Development Cost Charges Bylaw No. 3600 is under review and Council has given second reading to the Bylaw. There may be amendments to rates in the proposed bylaw as the City continues to advance further readings of the bylaw in conjunction with feedback expected from the Inspector of Municipalities.

Under the current DCC Bylaw (Medium Density Residential, per Dwelling Unit):

44 units at \$6,390.63 = \$304,947.72 (less \$9,529.62 for existing home) = \$295,418.10

Under the proposed DCC bylaw, rates will increase over a four year period to lessen the impact of the overall rate increase (as indicated below). This application would pay the rate in effect at the time of the Building Permit application. The applicant has been advised of the pending increases.

Existing rate: \$6,930.63 44 x \$6,930.63 = \$304,947.72	Proposed Year 1: \$7,396 44 x \$7,396 = \$325,424	Proposed Year 2: \$8,030 44 x \$8,030 = \$353,320	Proposed Year 3: \$8,760 44 x \$8,760 = \$385,440	Proposed Year 4: \$9,135 44 x \$9,135 = \$401,940
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*\*A DCC credit for the existing single family dwelling on the property is also reflected in these numbers.*

**Committee Recommendations:**

N/A

**Public Consultation:**

Pursuant to the Local Government Act and the Zoning Bylaw, notices are mailed to land owners and occupiers within a 30 m radius of the application. Newspaper ads are placed in two editions of the local paper. The notices outline the purpose of the proposal. Pursuant to Section 464(2) and 467(2) of the Local Government Act, a Public Hearing is prohibited for this proposal. Written submissions received prior to First Reading of the Bylaw are posted on the City website with the Bylaw and staff report.

**Alternatives & Implications:**

N/A

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

**Attachments:**

- Appendix 1 – Letter of Intent
- Appendix 2 – Subject Property Map
- Appendix 3 – Ortho Maps
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Plan
- Appendix 7 – Site Photos
- Appendix 8 – Proposed CD-28 Zone
- Appendix 9 – Concept Design
- Appendix 10 - Engineering Comments
- Appendix 11 – Ministry of Transportation and Transit Preliminary Approval



**CROWNE PACIFIC**  
DEVELOPMENT CORP

Hayley Kyle  
Pre-Construction Manager  
Crowne Pacific Development Corp  
101-810 Island Hwy  
Campbell River, BC, V9W 2C2  
Hayley.kyle@crownepacific.com

March 11, 2026

City of Salmon Arm  
Development Services Department  
P.O. Box 40, 500 – 2 Ave NE  
Salmon Arm, BC, V1E 4N2

To Melinda,

**Re: Letter of Intent – 700 30<sup>th</sup> ST NE Salmon Arm**

Crowne Pacific Development Corp. is proposing the development of a 44-unit, four-storey purpose-built rental apartment building at 700 30th Street NE in Salmon Arm, BC.

The purpose of this application is to rezone the property to better align with the City of Salmon Arm’s 2025 Official Community Plan (OCP). The property is currently designated Residential Multi-Family in the OCP, which supports a density of up to 110 units per hectare. The existing R-14 zoning does not fully reflect this density framework, and the proposed rezoning is intended to bring the zoning into alignment with the OCP designation.

Through discussions with City staff, we are proposing the creation of a new Comprehensive Development (CD) zone that will generally follow the intent and form of the existing R-14 zone, while allowing for the density supported by the OCP and a minor height adjustment of 1 metre to accommodate a four-storey building on this property.

While the detailed design of the project is still being refined, the development will be designed to include 44 purpose-built rental units, primarily consisting of two- and three-bedroom units intended to support families and long-term residents in the community. The project will be designed to incorporate shared indoor and outdoor amenity spaces, including opportunities for communal gathering areas and a potential community garden.

Parking will be designed to be partially located underground, supporting the City’s objective of reducing the visual impact of surface parking and increasing landscaped open space. The remainder of the surface parking will be located toward the rear of the site, allowing the building to maintain a strong street-oriented presence along 30th Street NE.

The building will be designed with architectural articulation and varied façade elements to create a pedestrian-scaled streetscape and ensure the building massing is compatible with surrounding residential developments. Landscaping and outdoor spaces will be incorporated to enhance the overall livability of the project and contribute positively to the neighborhood character.

This rezoning application will allow the property to realize the residential density envisioned in the OCP while contributing additional purpose-built rental housing within an established area of Salmon Arm that is close to schools, parks, and local amenities.

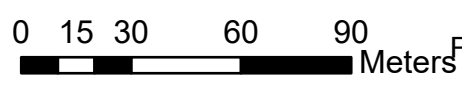
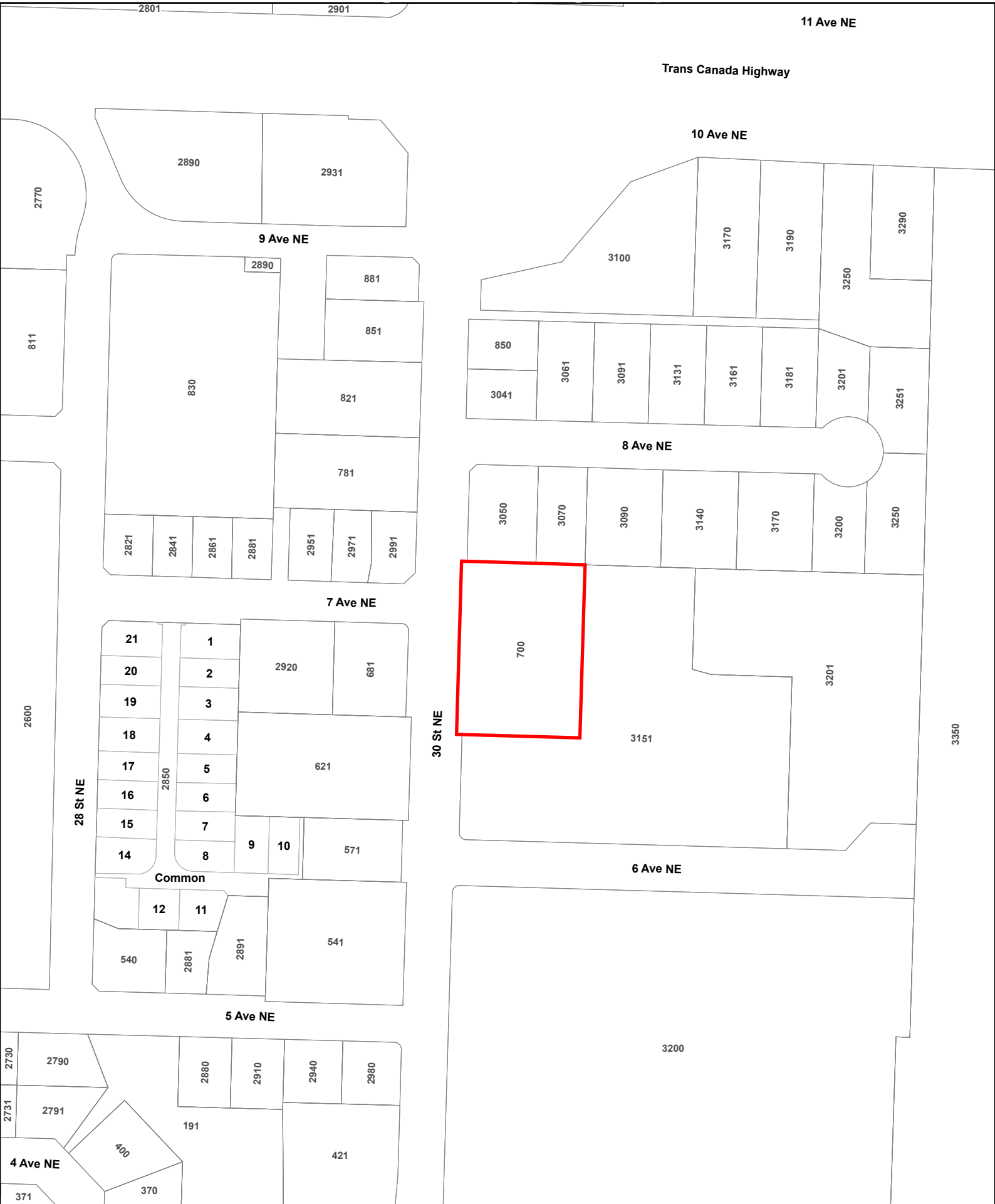
Crowne Pacific Development Corp. looks forward to continuing to work collaboratively with the City of Salmon Arm as the design evolves throughout the rezoning process.

Sincerely,



Hayley Kyle

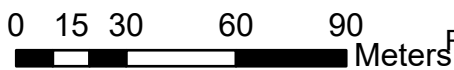
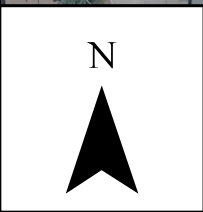
# Subject Property Map



## Legend

- Subject Property
- Parcels

# Ortho Map



## Legend

Subject Property

Parcels

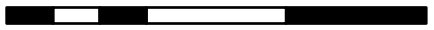
# Ortho Map



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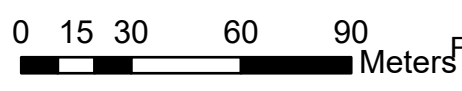
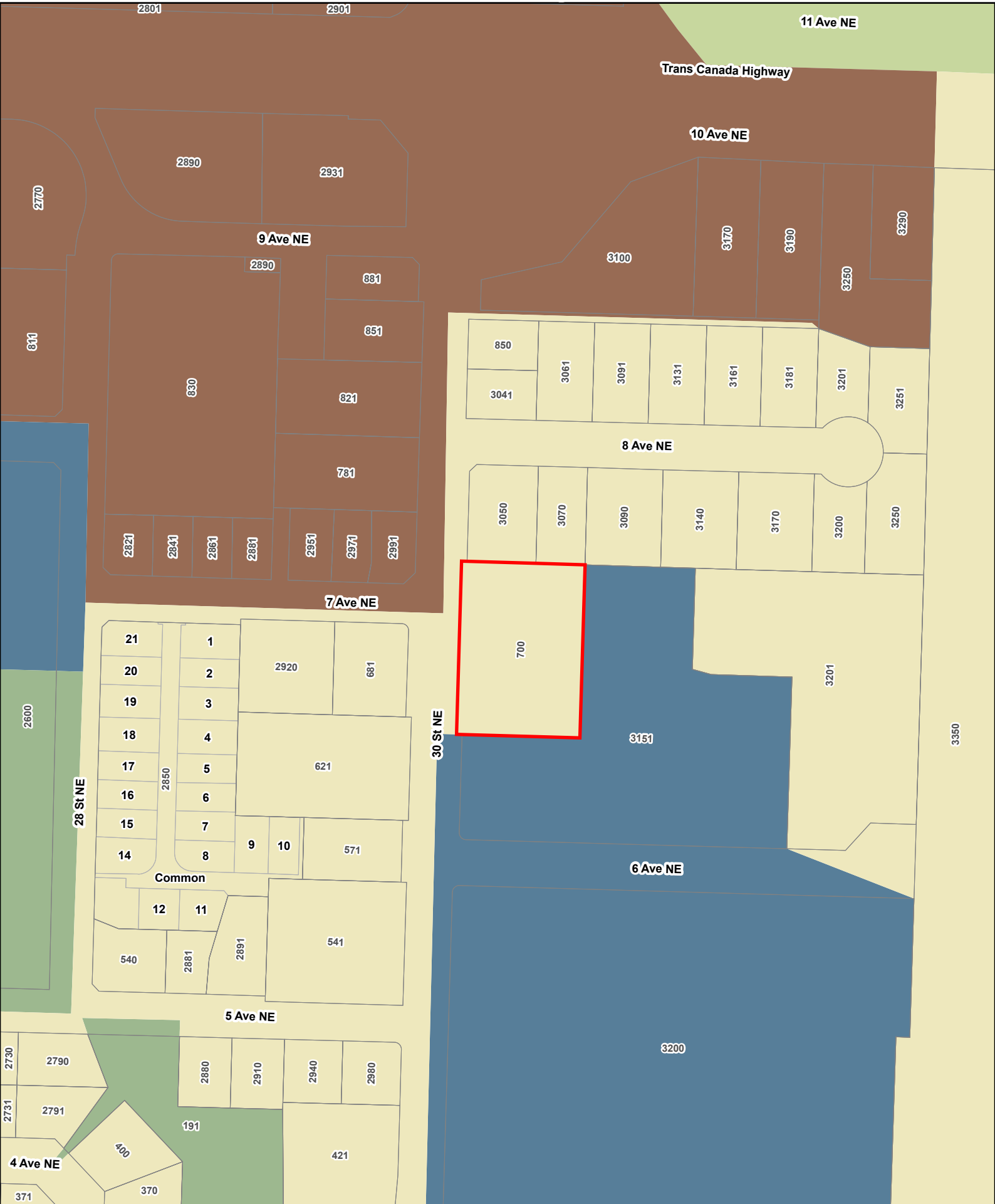


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## Legend

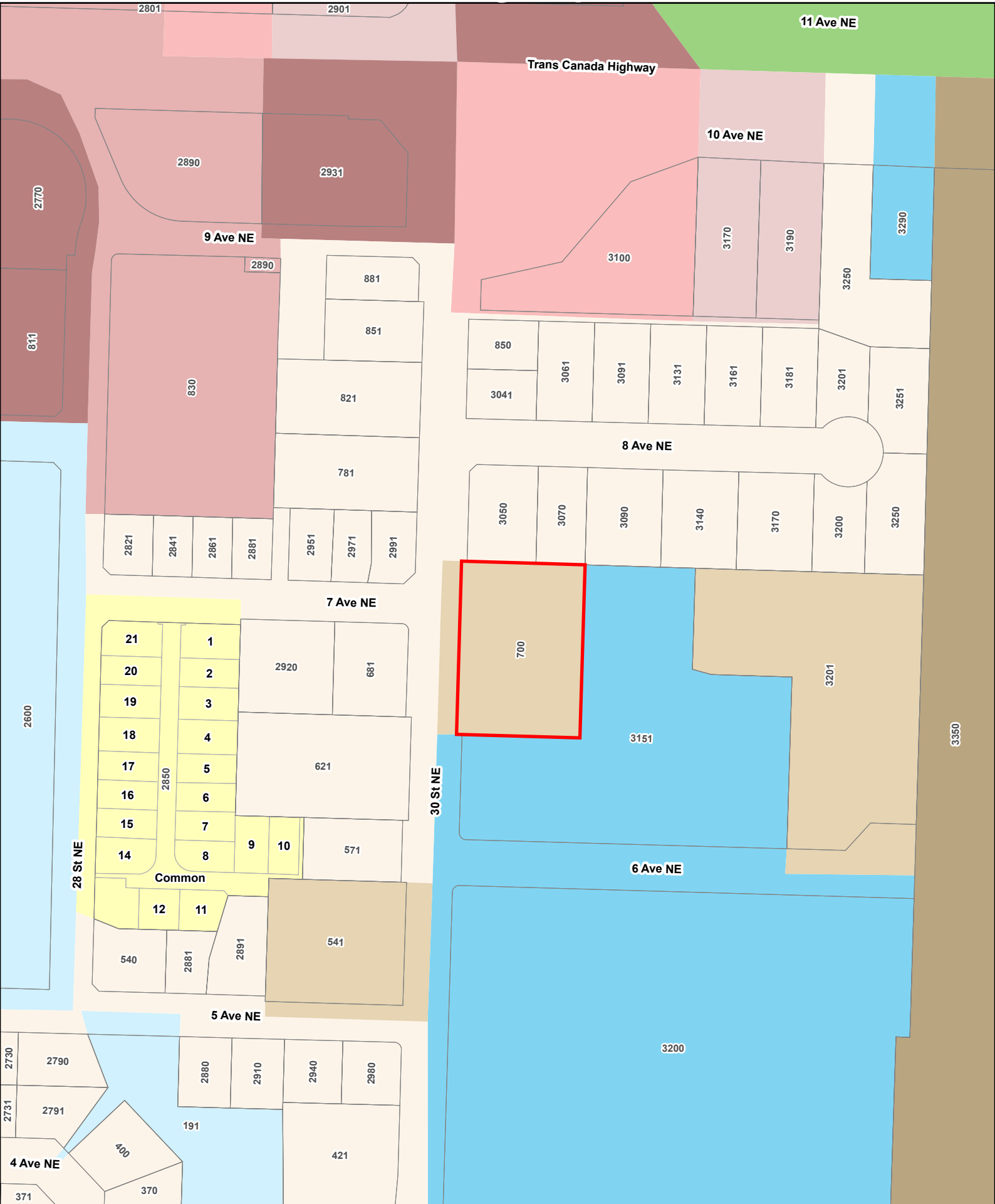
 Subject Property  Parcels

# OCP Map



- Legend**
- Subject Property
  - Parcels
  - Acreage Reserve
  - Commercial Highway Service/Tourist
  - Institutional
  - Park
  - Residential Medium Density

# Zoning Map



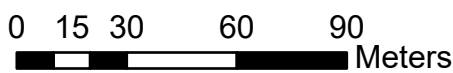
### Legend

- Subject Property
- A-2
- C-4
- C-6
- P-3
- R-10
- R-14
- C-3
- C-5
- P-1
- R-6
- R-11

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Parcels

N







1. View from the northwest corner of the property. Facing south - along 30<sup>th</sup> Street NE.



2. View from the northwest corner of the property. Facing east.



3. View from the southwest corner. Facing north.

## **Section 66 – CD-28– Comprehensive Development Zone - 28**

### **Purpose**

66.1 The purpose of the CD-28 Zone is to accommodate a multi-family development. Development within the CD-28 Zone shall be subject to the relevant Development Permit Area Guidelines of the Official Community Plan.

### **Regulations**

66.2 On a parcel zoned CD-28, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-28 Zone or those regulations contained elsewhere in this Bylaw.

### **Permitted Uses**

66.3 The following uses and no others are permitted in the CD-28 zone:

- .1 multiple dwellings
- .2 commercial daycare facility
- .3 group childcare
- .4 family childcare facility
- .5 home occupation
- .6 accessory use

### **Maximum Height of Principal Buildings**

66.4 The maximum height of any principal building shall be 14 metres (45.9 feet)

### **Maximum Height of Accessory Buildings**

66.5 The maximum height of any accessory building shall be 6 metres (19.7 feet).

### **Maximum Parcel Coverage**

66.6 The total maximum parcel coverage for principal and accessory buildings shall be 55% of the parcel area, of which 10% shall be the maximum parcel coverage for accessory buildings.

### **Minimum Parcel Area**

66.7 The minimum parcel area for all other uses shall be 900 square metres (9,687.8 square feet).

### **Minimum Parcel Width**

66.8 The minimum parcel width shall be 30 metres (98.5 feet)

### **Minimum Setback of Principal Buildings**

66.9 The minimum setback of principal buildings from the:

- .1 Front parcel line
  - adjacent to a highway shall be 5.0 meters (16.4 feet)
  - adjacent to an internal access route shall be 2.0 meters (6.6 feet)
- .2 Rear parcel line shall be 5.0 metres (16.4 feet)
- .3 Interior side parcel line
  - adjacent to a parcel zoned R-14 shall be 1.2 metres (3.9 feet)
  - all other cases shall be 1.8 metres (5.9 feet)
- .4 Exterior side parcel line
  - adjacent to a highway shall be 5.0 metres (16.4 feet)
  - adjacent to an access route shall be 2.0 metres (6.6 feet)
- .5 Minimum clear driveway length for accessing any garage or carport shall be 5 metres (16.4 feet).
- .6 Minimum separation between residential buildings on the same parcel of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .7 Minimum separation between residential buildings on the same parcel of more than one storey in height shall be 3 metres (9.8 feet)

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

## **Section 66 – CD-28– Comprehensive Development Zone – 28 - CONTINUED**

### **Minimum Setback of Accessory Buildings**

- 66.10 The minimum setback of accessory buildings from the:
- |                                       |                        |
|---------------------------------------|------------------------|
| .1 Front parcel line shall be         | 5.0 metres (16.4 feet) |
| .2 Rear parcel line shall be          | 1.0 metre (3.3 feet)   |
| .3 Interior side parcel line shall be | 0.6 metre (1.9 feet)   |
| .4 Exterior side parcel line shall be | 5.0 metres (16.4 feet) |

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply

### **Maximum Density**

- 66.11 The maximum permitted density based on the gross parcel area, shall be as follows:
- .1 100 dwelling units per hectare (40.5 per acre) for Multiple Family Housing, Multiple Family Housing in Mixed Use Buildings; or
  - .2 110 dwelling units per hectare (44.5 per acre) where a minimum of 50% of the dwelling units are provided as affordable housing or purpose-built rental housing.

### **Parking**

- 66.12 Required off-street parking shall be as prescribed in Appendix I.

# OPUS

## SALMON ARM, B.C.

### PROJECT # 26005

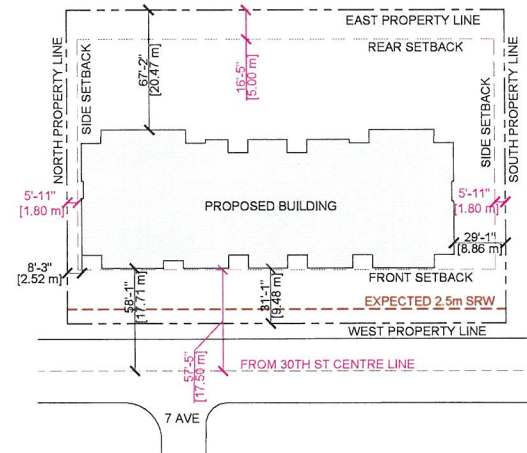
CIVIC ADDRESS: 700 30TH ST NE, SALMON ARM, BC,  
LEGAL DESCRIPTION: PLAN 26408, REM LOT 2

ISSUED FOR REZONING, MARCH 12th, 2026



1 RENDER  
A000 N.T.S.

ARCHITECTURAL DRAWING LIST	PROJECT TEAM
A000 COVER SHEET	CLIENT: CROWNE PACIFIC DEVELOPMENT CORP 101-801 ISLAND HIGHWAY CAMBELL RIVER, BC V9W 2P0 TEL: 250.287.6673 CONTACT: BRETT GIESE
A001 SURVEY	
A002 AVERAGE GRADE CALC.	
A050 RENDERS	
A051 RENDERS	
A052 RENDERS	ARCHITECT: WA ARCHITECTS LTD. SUITE 950-1500 W GEORGIA STREET, VANCOUVER, B.C. TEL: 604.685.3528 CONTACT: DAVID ECHAIZ-MCGRATH ADRIAN WONG
A100 SITE PLAN	
A200 FLOOR PLANS	
A201 FLOOR PLANS	
A202 FLOOR PLANS	
A300 ROOF PLAN	SURVEYOR: GENTECH ENGINEERING INC. 551 TRANS-CANADA HWY #3 SALMON ARM, BC, V1E 4N5 TEL: 250.832.7662 CONTACT: BRIAN K. HILLSON
A303 ELEVATIONS	
A400 SECTIONS	
	CIVIL: LANSON ENGINEERING LTD. 2110 11 AVE NE # 201, SALMON ARM, BC, V1E 2V5 TEL: 250.832.3220 CONTACT: ALISTAIR WATERS



2 BUILDING SETBACKS  
A000 N.T.S.



3 CONTEXT PLAN  
A000 N.T.S.

PROJECT STATS  
700 30th St NE, Salmon Arm, BC  
Project No. 26005

REVISION NO.	1	DATE:	2026.03.12
<b>SITE INFORMATION</b>			
LEGAL DESCRIPTION	Plan 26408, REM Lot 2		
CIVIC ADDRESS	700 30TH ST NE, SALMON ARM, BC		
<b>ZONING</b>		<b>EXISTING</b>	<b>PROPOSED</b>
		R-14	CD ZONE
SITE AREA (ft <sup>2</sup> )	BYLAW REFERENCE	MIN. REQUIRED	EXISTING (METRIC)
	Bylaw 2303 - Section 9 - 9.7.2	900.00 m <sup>2</sup>	4,048.94 m <sup>2</sup>
		9,687.52 ft <sup>2</sup>	43,579.17 ft <sup>2</sup>
			0.405 ha
<b>SITE DATA</b>			
UNIT DENSITY	Bylaw 2303 - Section 9 - 9.1.1	R-14	CD ZONE PROPOSED
	3-1.1 - 40 dwelling units per hectare (16.2 per acre)	42 / HA	110 / HA
	* 11.3 - Subject to providing the required amenities (Table 9 - Table 9.1), permitted density may increase as specified up to a maximum of 50 dwelling units per hectare.	16.2 UNITS	44 UNITS
	* Table 9.1 Provision of each rental dwelling unit = 2 units per hectare (0.8 units per acre)		
BUILDING HEIGHT	Bylaw 2303 - Section 9 - 9.4	42.85' (13m)	45.82' (14.00m)
	The maximum height of any proposed building shall be 10 metres (32.8 feet), except where this may be increased up to 12 metres (39.3 feet) via the Development Permit process, subject to provision of an amenity listed in Table 9 - 1.		
	* Table 9.1 Provision of each rental dwelling unit		
SITE COVERAGE	Bylaw 2303 - Section 9 - 9.5	55%	34%
SITE WIDTH	Bylaw 2303 - Section 9 - 9.8.1	30 m (98.5 ft)	75.35 m (247.21 ft)
<b>SETBACKS</b>			
FRONT LOT LINE	Bylaw 2303 - Section 4 - 4.8.1 - from center line of any designated arterial road as per OCP in zone R-14	57'-5" (17.6m)	56'-1" (17.31m)
REAR LOT LINE	Bylaw 2303 - Section 9 - 9.9	16'-5" (5.0m)	67'-3" (20.47m)
INTERIOR SIDE LOT LINE (N)	Bylaw 2303 - Section 9 - 9.9	5'-11" (1.8m)	8'-3" (2.52m)
INTERIOR SIDE LOT LINE (S)	Bylaw 2303 - Section 9 - 9.9	5'-11" (1.8m)	20'-1" (6.00m)
<b>BUILDING DATA</b>			
UNIT MIX	DESCRIPTION	GROSS AREA (ft <sup>2</sup> )	# OF UNITS
C1	2BR 28TH + DEN	1,050 ft <sup>2</sup>	1
C2	2BR 28TH + DEN	1,050 ft <sup>2</sup>	22
C3	2BR 28TH + DEN	1,070 ft <sup>2</sup>	4
C4	2BR 28TH + DEN	1,070 ft <sup>2</sup>	3
C5	2BR 28TH	1,060 ft <sup>2</sup>	3
C6	2BR 18TH	980 ft <sup>2</sup>	1
D1	3BR 28TH	1,180 ft <sup>2</sup>	4
D2	3BR 28TH	1,220 ft <sup>2</sup>	3
D3	3BR 28TH	1,160 ft <sup>2</sup>	3
<b>TOTAL UNITS</b>			<b>44</b>
<b>COMBINED (ft<sup>2</sup>)</b>			<b>48,270 ft<sup>2</sup></b>
UNIT C	2BR 28TH	77%	54
UNIT D	3BR 28TH	23%	10
<b>TOTAL UNITS</b>		<b>100%</b>	<b>44</b>
<b>COMBINED (ft<sup>2</sup>)</b>			<b>48,270 ft<sup>2</sup></b>
<b>PARKING DATA</b>			
	BYLAW REFERENCE	DESCRIPTION	REQUIRED # OF STALLS
RESIDENTIAL	Bylaw 2303 - Table A1-1	1.5 per dwelling unit	66
VISITOR	every 10 dwelling units or portion thereof	1 per every 10 dwelling units or portion thereof	5
<b>TOTAL PARKING</b>			<b>71</b>
<b>PROPOSED # OF STALLS</b>			<b>73</b>
<b>OTHER PARKING REQUIREMENT (INCLUDED IN TOTAL)</b>			
SMALL CAR	Bylaw 2303 - Table A1-2.4	Max 20% of the total parking spaces required	15
ACCESSIBLE - CAR	Bylaw 2303 - Table A1-2.12.3	\$1-100 parking spaces required	3
ACCESSIBLE - VAN	Bylaw 2303 - Table A1-12.3		1
LOADING	N/A		N/A
BICYCLE PARKING	N/A		N/A
			8 visitor stalls
			48 secure stalls

Notes  
\*Where the calculation of the required off-street parking spaces or loading spaces results in a fraction, one parking or loading space shall be provided in respect of that fraction.  
\*Where the area has not been approved for the zoning R-14.  
\*Naturally shown in the municipality is conceptual and not final. The proposed materials will be finalized during the Development Permit stage.

IWA ARCHITECTS  
Vpn 950 - 1500 W Georgia Street Vancouver, BC V6G 2Z5 | T. 604.685.3528  
Vtc 104 - 232 Jackson Road, Victoria, BC V8W 0J5 | T. 250.579.4933

Architecture.  
Made Personal.

4 PROJECT STATISTICS  
A000 N.T.S.

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NORTH ARROW

CLIENT:



GENERAL NOTES

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING	26/03/26

SEAL:



CONSULTANT: 2026-03-12



Vpn 950 - 1500 W Georgia Street Vancouver, BC V6G 2Z5  
Vtc 104 - 232 Jackson Road Victoria, BC V8W 0J5  
604.685.3528 | office@iwa-arch.ca | www.iwa-arch.ca

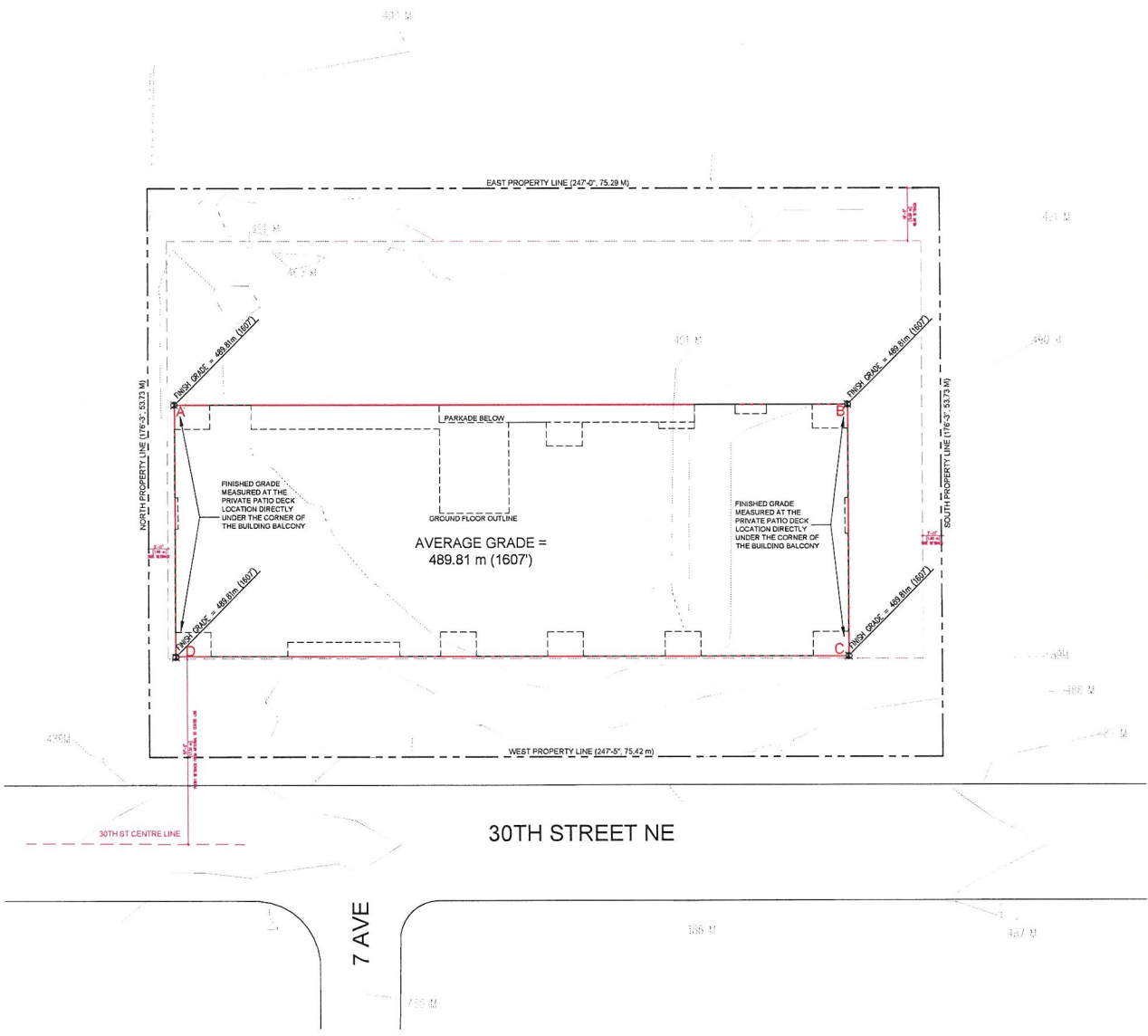
PROJECT NAME:  
OPUS

PROJECT ADDRESS:  
700 30TH STREET NE,  
SALMON ARM, B.C.

DRAWING TITLE:  
COVER PAGE

PROJECT ID: 26005 DRAWN BY: ER  
SCALE: FEWBY: AW  
DATE: 2026-03-12





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OWNER/CLIENT  
**CROWNE PACIFIC DEVELOPMENT CORP**

GENERAL NOTES

1	ISSUED FOR REZONING	26/03/22
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CONSULTANT: 2026-03-12

**IWA ARCHITECTS**

1100 850 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
712 788 - 2322 Jaxson Place Victoria, V8K 2J2  
804.695.2529 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME  
**OPUS**

PROJECT ADDRESS:  
**700 30TH STREET NE,  
SALMON ARM, B.C.**

DRAWING TITLE  
**AVERAGE GRADE CALC.**

PROJECT NO: 26026 DRAWN BY: ER  
SCALE: AS NOTED REVIEW BY: AW  
DWG NO: **A002**







1 ENTRY RENDER  
A052 K.T.S.

NOTE:  
MATERIALITY SHOWN IN THE RENDERINGS IS CONCEPTUAL AND NOT FINAL. THE PROPOSED MATERIALS WILL BE DEVELOPED DURING THE DEVELOPMENT PERMIT STAGE.

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NORTH ARROW:

OWNER/CLIENT:  
**CROWNE PACIFIC DEVELOPMENT CORP**

GENERAL NOTES:

1	ISSUED FOR REZONING	260312
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CONSULTANT: 2020-03-12



1140 850 - 1550 W. Georgia Street Vancouver, V6G 2Z6  
610-104-1212 2612 Jumbo Road Victoria, V8B 2Z8  
604-485-2122 | office@iwa.ca | www.iwa.ca

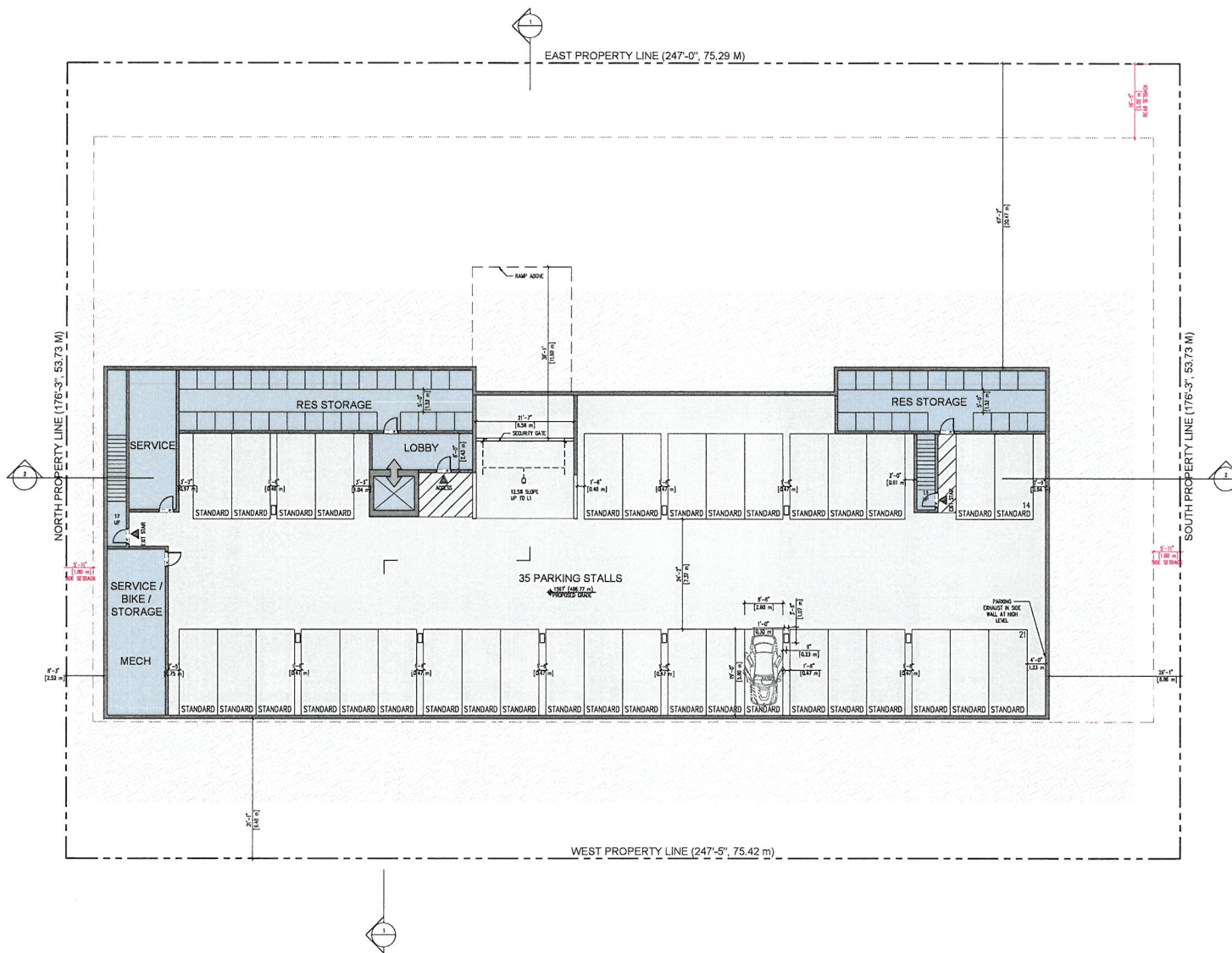
PROJECT NAME:  
**OPUS**

PROJECT ADDRESS:  
**700 30TH STREET NE,  
SALMON ARM, B.C.**

DRAWING TITLE:  
**RENDERS**

PROJECT NO: 26005 DRAWN BY: ER  
SCALE: AS NOTED REVIEW BY: AW  
DWG NO: **A052**





1 P1 - PARKING PLAN  
 1/2" = 1'-0"

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NORTH ARROW



OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR REZONING	26/03/12
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SEAL:



CONSULTANT: 2020-03-12



1141 850 - 1550 W. Georgia Street Vancouver, BC V6G 2Z6  
 110 - 104 - 3212 JUNCTION ROAD Victoria, BC V8B 0T5  
 604.683.3523 | office@iwaarch.com | www.iwaarch.com

PROJECT NAME:

OPUS

PROJECT ADDRESS:  
 700 30TH STREET NE,  
 SALMON ARM, B.C.

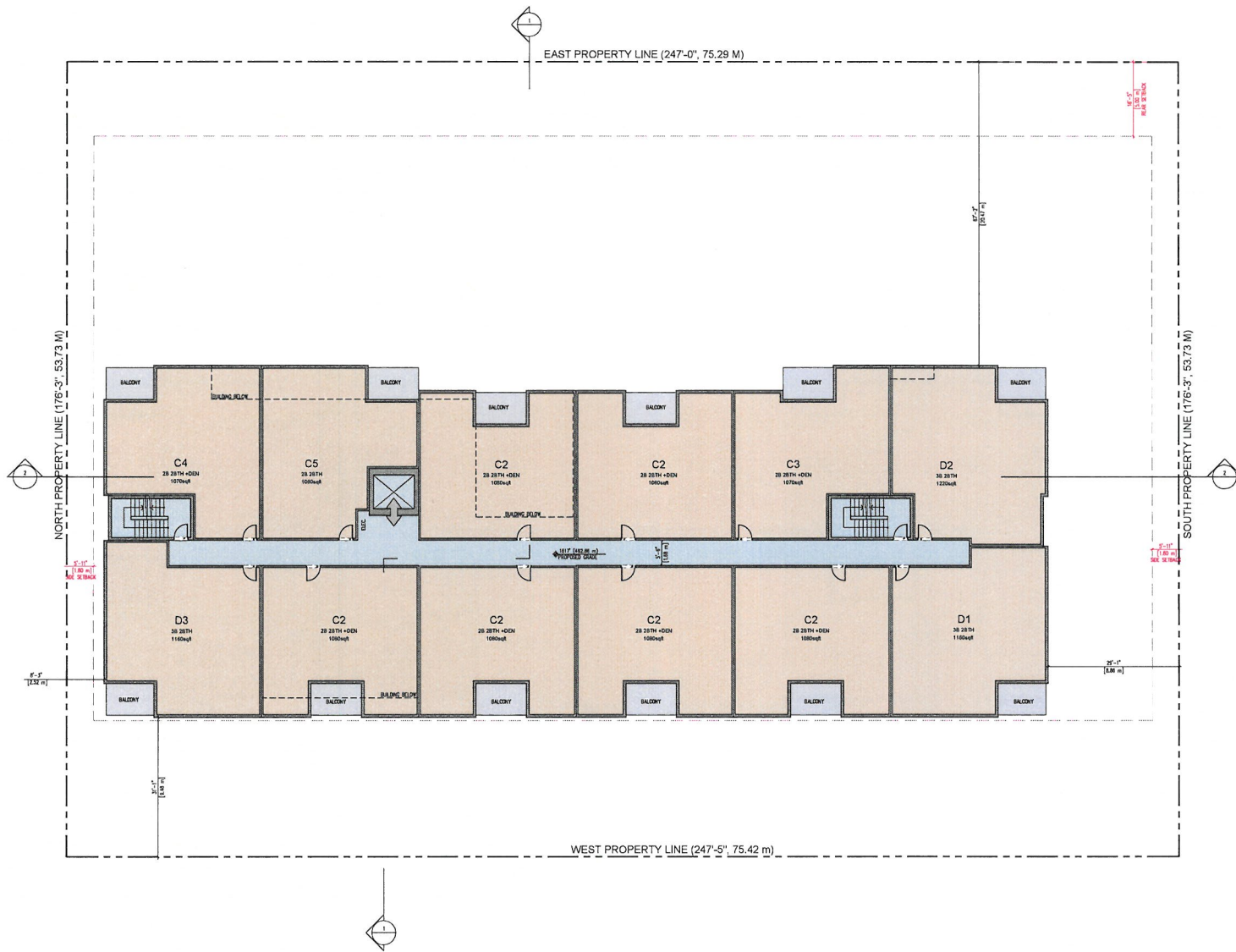
DRAWING TITLE:  
**P1 - PARKING PLAN**

PROJECT NO: 26005 DRAWN BY: ER

SCALE: AS NOTED REVIEW BY: AW

DWG NO: A200





1 TYPICAL LEVEL 2 - 4 PLAN  
 1/2" = 1'-0"

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OWNER/CLIENT:  
**CROWNE PACIFIC**  
 DEVELOPMENT CORP

GENERAL NOTES

1	ISSUED FOR REZONING	26/03/22
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CONSULTANT: 2020-03-12

**IWA ARCHITECTS**

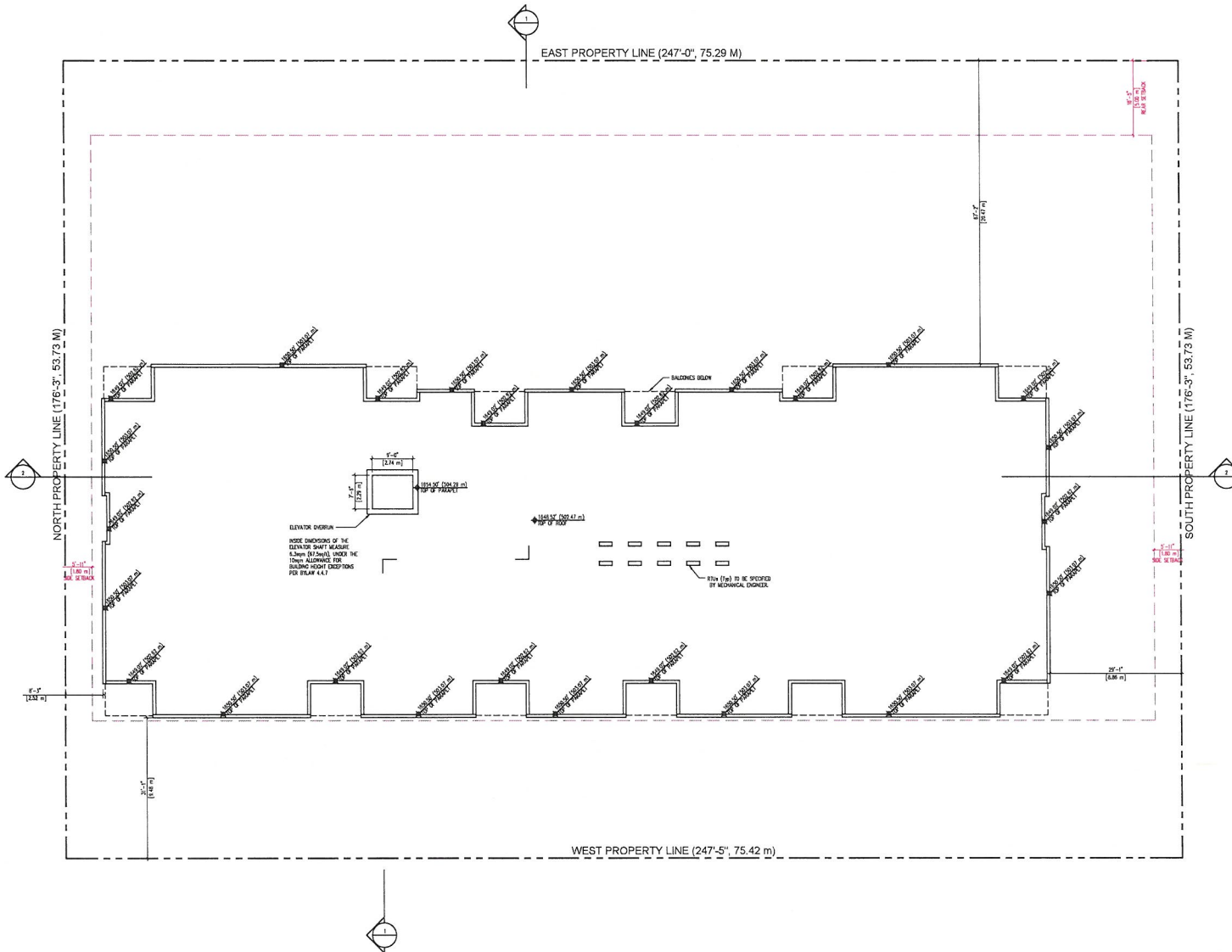
VAN 650 - 1550 W. Georgia Street Vancouver, V6G 2Z6  
 TEL 604 - 253-2400 Seattle Street West Seattle, WA 98144  
 604.885.2522 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:  
**OPUS**

PROJECT ADDRESS:  
 700 30TH STREET NE,  
 SALMON ARM, B.C.

DRAWING TITLE  
**TYPICAL LEVEL 2 - 4  
 PLAN**

PROJECT NO: 26005 DRAWN BY: ER  
 SCALE: AS NOTED REVIEW BY: AW  
 DWG NO: **A202**



1 ROOF PLAN  
A203 3/32" = 1'-0"

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OWNER/CLIENT:  
**CROWNE PACIFIC DEVELOPMENT CORP**

GENERAL NOTES

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING	26/01/12



CONSULTANT: 2026-03-12



1100 850 - 1512 W. Georgia Street Vancouver, V6B 2Z6  
1107 1204 - 2112 Jackson Park Victoria, V8B 2J5  
604.685.3524 | OFFICE@IWA-ARCH.CA | IWA-ARCH.CA

PROJECT NAME:  
**OPUS**

PROJECT ADDRESS:  
**700 30TH STREET NE,  
SALMON ARM, B.C.**

DRAWING TITLE:  
**ROOF PLAN**

PROJECT NO: 26005 DRAWN BY: ER  
SCALE: AS NOTED REVIEW BY: AW  
DWG NO: **A203**

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1 NORTH ARROW



GENERAL NOTES:

1	ISSUED FOR REZONING	250212
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CONSULTANT: 2026-03-12



1544 850 - 1500 W. Georgia Street Vancouver, V6G 2Z8  
 110 154 - 3212 Jubilee Road Victoria, V8B 0Z5  
 855.883.3532 | office@iwaarch.ca | www.iwaarch.ca

PROJECT NAME:  
**OPUS**

PROJECT ADDRESS:  
 700 30TH STREET NE,  
 SALMON ARM, B.C.

DRAWING TITLE:  
**ELEVATIONS**

PROJECT NO: 26005 DRAWN BY: ER  
 SCALE: AS NOTED REVIEW BY: AW  
 DWG NO: **A300**



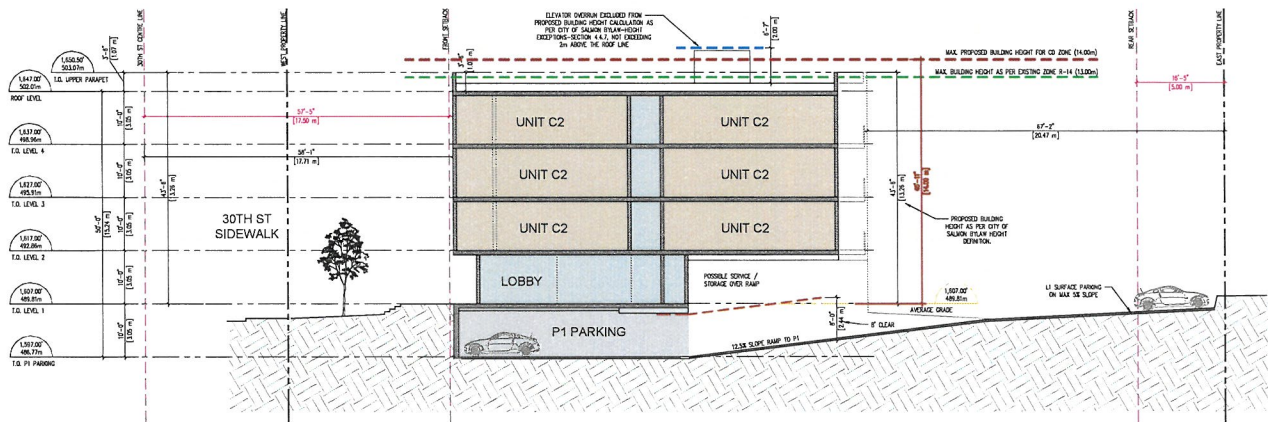
1 WEST ELEVATION  
 A300 3/24' = 1'-0"

NOTE: ALL MATERIALS TO BE CONFIRMED AT DEVELOPMENT PERMIT

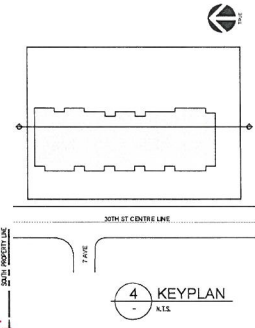
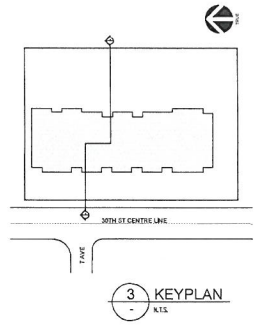
- LEGEND OF FINISHES
- 1 METAL SIDING - GREY, VERTICAL
  - 2 CEMENTITIOUS CLADDING - WHITE
  - 3 CEMENTITIOUS CLADDING - ORANGE



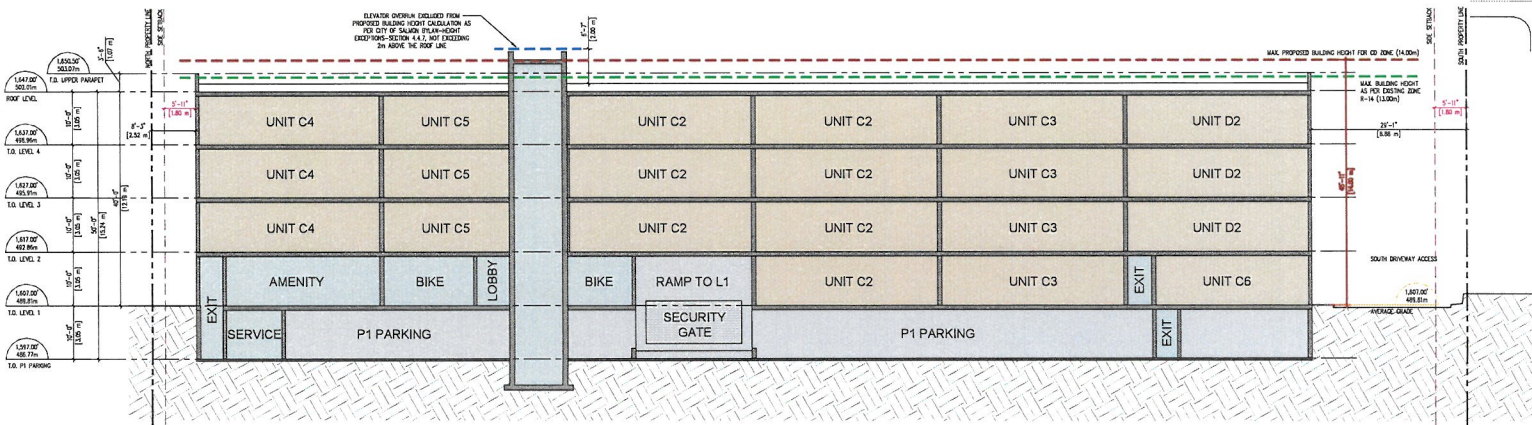
2 NORTH ELEVATION  
 A300 3/24' = 1'-0"



1 SECTION 1  
1/8" = 1'-0"



2 SECTION 2  
1/8" = 1'-0"



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NORTH ARROW

OWNER/CLIENT:



GENERAL NOTES

1	ISSUED FOR REZONING	2026-03-12
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SEAL:



CONSULTANT: 2026-03-12

**IWA ARCHITECTS**

110 850 - 1500 W. Georgia Street Vancouver, V6G 2Z4  
 112 128 - 2512 JACOBI ROAD VICTORIA, V8B 2Z5  
 604.685.3522 | office@iwaarch.ca | www.iwaarch.ca

PROJECT NAME  
**OPUS**

PROJECT ADDRESS:  
**700 30TH STREET NE,  
SALMON ARM, B.C.**

DRAWING TITLE:  
**SECTIONS**

PROJECT NO: 28005 DRAWN BY: ER  
 SCALE: AS NOTED REVIEW BY: AW  
 DWG NO: **A400**



**Memorandum from the  
Engineering and Public  
Works Department**

---

TO: Gary Buxton, Director of Planning  
 DATE: March 25, 2026  
 PREPARED BY: Chris Moore, Engineering Assistant  
**ZONING FILE NO: ZON-1313**  
**OWNER: Crowne Pacific Development Corp.**  
 LEGAL: Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408,  
 except Plan 28836  
**CIVIC: 700 30 Street**

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Further to your referral dated March 18, 2026, we provide the following service information.

**With the exception of the Traffic Impact Assessment comments (Roads item 5.), the following comments and servicing requirements are not conditions for Rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages.**

Comments are based on the Development as proposed in the referral. If the development plans for the property change significantly, comments below may change

**General:**

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of building permit the applicant will be required to submit for City review and

**ZONING AMENDMENT APPLICATION FILE NO. ZON- 1313**

March 25, 2026

Page 2

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approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

- 8. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

**Roads / Access:**

- 1. 30 Street NE, on the subject property’s western boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required (to be confirmed by BCLS). However, the City will require a statutory right of way for an additional 2.5m beyond the current road dedication for the construction of a multi-use path (MUP). It is noted that the layout submitted currently shows landscaping within the area required for the MUP.
- 2. 30 Street NE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, curb & gutter, multi-use path, boulevard construction and street lighting. Owner / Developer is responsible for all associated costs.
- 3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
- 4. As 30 Street NE is designated as an Arterial Road, access shall be designed by keeping to a minimum number. Only one driveway access will be permitted onto 30 Street NE all unused driveways shall be removed. Owner / Developer responsible for all associated costs. The layout submitted has the access to the development at the south end of the property which is supported by the Engineering Department.
- 5. The intersection of 9 Avenue NE and 30 Street NE has significant safety concerns and development of the subject property will further exasperate this situation. **It is recommended that Council require, as a condition for rezoning, the applicant to carry out a Traffic Impact Assessment (TIA) considering the impact of the proposed development on this intersection.** However, with the previous rezoning (ZON-1183) a TIA was completed which concluded that the proposed development (20 dwelling units) would cause a 1.1% increase in traffic at this intersection, and the developer was asked to pay a \$24,000 (\$1200 per

**ZONING AMENDMENT APPLICATION FILE NO. ZON- 1313**

March 25, 2026

Page 3

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dwelling) payment towards the anticipated cost of the future upgrades. (See attached memo). Rather than complete a new TIA, if the developer agrees, the Engineering Department would support the additional pro-rata payment of \$28,800 towards the future upgrades. (24 additional dwellings x \$1200).

**Water:**

1. The subject property fronts a 200mm diameter Zone 4 watermain on the east side of 30 Street NE and a 300mm diameter Zone 4 watermain on the west side of 30 Street NE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 19mm service from the watermains on 30 Street NE, however, it is not clear which watermain this is connected to. Upgrading to a new metered service (from the 200mm watermain on the east side of 30 Street NE) is required. Water meter will be supplied by the City at the time of development, at the Owner / Developer's cost. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The subject property is in an area with sufficient fire flows and pressures according to the 2025 Water Study (AECOM).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

**Sanitary:**

1. A 150mm diameter sanitary sewer terminates at the south-west corner of the subject property. No upgrades will be required at this time. However, developer's Engineer is to confirm that this sewer has sufficient capacity for the proposed development flows. Owner / Developer responsible for any upsizing requirements.
2. Records indicate that the existing property is serviced by a 100mm service from the existing sanitary sewer. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

**Drainage:**

1. A 200mm diameter storm sewer terminates at the south-west corner of the subject property. No upgrades will be required at this time. However, developer's Engineer is to confirm that there is sufficient capacity for the proposed development flows to the outfall at the Ruth Park pond. Owner / Developer responsible for any upsizing requirements.

**ZONING AMENDMENT APPLICATION FILE NO. ZON- 1313**


March 25, 2026

Page 4

- 
2. There are no records of the existing property being connected to the existing storm sewer. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
  3. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan (April 2020).
  4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
  5. Where onsite disposal of stormwater is recommended by the ISMP, an “Alternative Stormwater System” shall be provided in accordance with Section 7.2.
  6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer’s engineer will be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Geotechnical:**

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.

  
\_\_\_\_\_  
**Chris Moore**  
Engineering Assistant

*Sandra Plank*  
\_\_\_\_\_  
**Sandra Plank, P.Eng.**  
Manager of Engineering

---

TO: Kevin Pearson, Director of Development Services  
DATE: 05 February 2021  
OWNER: **Edelweiss Properties Inc.** - 3648 Walnut Glen Road, West Kelowna, BC V4T 2R7  
APPLICANT: **TSL Developments** – 1441 – 10 Avenue SE, Salmon Arm, BC V1E 1T2  
CIVIC: **700 – 30 Street NE**  
SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1183**  
**TRAFFIC AND DEVELOPMENT STUDY**

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The applicant instructed WSP to carry out a Traffic Impact Assessment on this proposed development, which was received by the City January 6, 2021.

The study confirmed that traffic generated by the northbound traffic from the proposed development would lead to a 1.1% increase in traffic volumes at the 9 Avenue / 30 Street NE intersection.

Preliminary estimates based on concept designs puts the cost of closing the west access onto 9 Ave and the realignment of 9 Ave at \$3.2M

Since 30 Street NE is a collector road, it is eligible for 25% DCC funding. The proportional cost therefore, based on a 1.1% share of the 75% remaining is:

$$\mathbf{\$3.2M \times 75\% \times 1.1\% = \$24,000}$$

The Engineering Department recommends that the developer pays \$24,000 towards future improvement work at the 9 Avenue NE / 30 Street NE intersection.

Concerns about the location of the access from the subject property in relation to 7 Avenue NE have now been addressed, as shown in the report. The proposed access is now opposite 7 Avenue NE that is considered a safer location than the previous offset location.

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**Chris Moore**  
Engineering Assistant

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**Jenn Wilson P.Eng., LEED® AP**  
City Engineer


**DEVELOPMENT SERVICES  
PRELIMINARY BYLAW  
COMMUNICATION**

Your File #: ZON-1313  
PASport File 2026-01394  
Date: Apr/08/2026

City of Salmon Arm  
500 2nd Avenue NE  
PO Box 40  
Salmon Arm, British Columbia  
V1E4N2

**Re: Proposed Bylaw for:**

PID: 002-015-421

Lot 2 Sec 18 Twp 20 Rge 9 W6M KDYD Plan 26408 Except Plan 28836

Preliminary Approval is granted for the rezoning to CD-28 for one year pursuant to Section 52(3)(a) of the *Transportation Act*.

If you have any questions, please contact Candice Benner at (236) 420-7313.

Yours truly,

Candice Benner  
Development Services - Okanagan Shuswap

Local District Address
<p>Salmon Arm Area Office 850C 16 Street SE Salmon Arm, British Columbia V1E 2V1 Canada Phone: (250) 712-3660 Email: DS.SalmonArm@gov.bc.ca</p>



Your File #: ZON-1313  
PASport File 2026-01774  
Date: Apr/09/2026

City of Salmon Arm  
500 2nd Avenue NE  
PO Box 40  
Salmon Arm, BC V1E4N2

**Re: Proposed Bylaw 4751 for:**  
PID: 002-015-421  
Lot 2 Sec 18 Twp 20 Rge 9 W6M KDYD Plan 26408 Except Plan 28836

Consistent with the Preliminary Approval granted under File No. 2026-01394,  
Preliminary Approval is granted for the rezoning for one year pursuant to Section  
52(3)(a) of the *Transportation Act*.

If you have any questions, please contact Candice Benner at (236) 420-7313.

Yours truly,

Candice Benner  
Development Services - Okanagan Shuswap

Local District Address
<p>Salmon Arm Area Office 850C 16 Street SE Salmon Arm, British Columbia V1E 2V1 Canada Phone: (250) 712-3660 Email: DS.SalmonArm@gov.bc.ca</p>