

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

**Monday, October 7, 2024, 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** 4 - 6
Motion for Consideration
THAT: the Development and Planning Services Committee Meeting Minutes of September 3, 2024 be approved.
- 5. DISCLOSURE OF INTEREST**
- 6. REPORTS** 7 - 36
 - 6.1 Development Permit Application No. 455 7 - 36
Legal: Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527
Civic: 231 - 7 Street SE
Owner: 438198BC Ltd.
Agent: J. Purewal

Motion for Consideration
THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 455 be authorized for issuance for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527 in accordance with the site plan and elevation drawings attached as Appendix 6, 7 & 8 in the staff report dated October 7, 2024.

AND THAT: the following variances to provisions of Zoning Bylaw No. 2303 be approved as follows:

Section 10.4 – Maximum Height of the Principal Building – increase the height of the principal building from 15 m (49.2 ft) to 16 m (52.5 ft).

Section 4.12.1 (a) – Fences and Retaining Walls – increase the height of

the retaining wall from 2 m (6.5 ft) to 4 m (13.1 ft).

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would authorize the City to enter into a housing agreement for market rental housing for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527.

AND THAT: issuance of Development Permit No. 455 be withheld subject to:

- i. the Registration of a Land Title Act Section 219 Covenant; and
- ii. the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscape estimate.

- 6.2 Development Permit Application No. 458 37 - 51
Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 42481, Except Plan EPP126392
Civic: 1160 4 Avenue SW
Owner: SA Valley Tire Ltd. / W. Laird
Agent: W. Laird

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 458 be authorized for issuance for Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 42481, Except Plan EPP126392 in accordance drawings attached as Appendix 7.

- 6.3 Development Variance Permit Application No. 605 52 - 75
Legal: Lot 1, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17283
Civic: 3361 16 Avenue NE
Owner: Daniel Folkman
Agent: Owner

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 605 be authorized for issuance for Lot 1, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17283 to facilitate the construction of an Accessory Dwelling Unit by varying Zoning Bylaw No. 2303, as follows:

- i) Section 6.12.2 reducing the rear parcel line setback from 3.0 m to 1.4 m; and
- ii) Section 6.12.4 reducing the interior side parcel line setback from 2.0 m to 1.4 m

- 6.4 Zoning Bylaw Amendment Application No. 1300 76 - 113
Legal: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198
Civic: 821 & 861 - 28 Street NE
Owner: Fireside Electric Ltd., J. Thompson
Agent: Crowne Pacific Development Corp. / B. Giese

Motion for Consideration

THAT: the Development and Planning Services 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 A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1, Section 13, Township 20,

Range 10, W6M, KDYD, Plan 12198 from C-3 (Service Commercial) to C-6 (Tourist / Recreational Commercial);

AND THAT: final Reading of the Zoning Amendment Bylaw be withheld subject to:

- a. The consolidation of the subject parcels;
- b. The Registration of a Land Title Act Section 219 Covenant on the Title of the subject parcel restricting residential use to Rental Housing; and
- c. Ministry of Transportation and Infrastructure approval.

6.5 Development Variance Permit No. 606

(see Item 6.4 for Staff Report)

Legal: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005

and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198

Civic: 821 & 861 28 Street NE

Owner: Fireside Electric Ltd., J. Thompson

Agent: Crowne Pacific Development Corp./B. Giese

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 606 be authorized for issuance for Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198 subject to the final approval of Zoning Amendment Application No. 1300 to vary the provisions of Zoning Bylaw No. 2303 as follows and as shown in Appendix 10 attached to the Staff Report dated October 7, 2024:

Section 4.12.1a - increase the maximum height of a retaining wall and fence in an interior yard from 2.0 metres (6.5 feet) to 3.8 metres (12.5 feet); and

Section 20.5 - increase the maximum height of a principle building from 19 metres (62.3 feet) to 20 metres (65.62 feet) in accordance with the drawings attached to the Staff Report dated October 7, 2024.

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

September 3, 2024, 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 D. Gonella

ABSENT: Councillor S. Lindgren

STAFF PRESENT: Chief Administrative Officer E. Jackson
Director of Engineering & Public Works R. Niewenhuizen
Director of Planning & Community Services G. Buxton
Deputy Corporate Officer B. Puddifant
Corporate Officer R. West
Manager of Planning & Building M. Smyrl
Planner, M. Paiement

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 Lavery

Seconded by: Councillor Cannon

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

Moved by: Councillor Cannon
Seconded by: Councillor Flynn

THAT: the Development and Planning Services Committee Meeting Minutes of August 19, 2024 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

6. REPORTS

6.1 Development Permit Application No. 457

Legal: Lot 1, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan EPP136050

Civic: 981 – 12 Street SE

Owner: Terra Civis Inc.

Agent: Browne Johnson Land Surveyors

Councillor Gonella entered the meeting at 8:03 a.m.

Councillor Gonella declared a conflict as the agent is a sponsor of the Roots and Blues Festival operated by his employer, the Salmon Arm Folk Music Society, and left the meeting at 8:06 a.m.

M. Mason, Browne Johnson Land Surveyors, and M. McColl, Onsite Engineering, the agents for the owner, were available to answer questions from the Committee.

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Cannon

THAT: The Development and Planning Services Committee recommends to Council that Development Permit No. 457 be authorized for issuance for Lot 1, Sections 13 and 14, Township 20, Range 10, W6M, KDYD, Plan EPP136050 in accordance with the drawings dated June 11, 2024 and attached to this memorandum;

AND THAT: Development Permit No. 457 include the following variance to Zoning Bylaw No. 2303:

Section 4.12.1a – increase the maximum height of a retaining wall and fence in an interior yard from 2.0 metres (6.5 feet) to 2.6 metres (8 feet) in accordance with the attached drawings; and

Section 4.12.1b – increase the maximum height of a retaining wall in an exterior yard from 1.2 metres (3.9 feet) to 3.7 metres (12.1 feet) in accordance with the drawings attached as Appendix 7.

Carried Unanimously

7. FOR INFORMATION

8. IN-CAMERA

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 8:11 a.m.

MAYOR, A. HARRISON

REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. 455

Legal: Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527
Civic: 231 - 7 Street SE
Owner: 438198BC Ltd.
Agent: J. Purewal

Date: October 7, 2024

Executive Summary/Purpose:

The proposal is for the construction of a 4-storey apartment building with 19 units including the requested variances to increase the height of the principal building from 15 m (49.2 ft) to 16 m (52.5 ft) and to increase the height of the retaining wall from 2 m (6.5 ft) to 4 m (13.1 ft).

Motion for Consideration:

THAT: Development Permit No. 455 be authorized for issuance for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527 (231 7 Street SE) in accordance with the site plan and elevation drawings attached as Appendix 6, 7 & 8 in the staff report dated October 7, 2024.

AND THAT: The following variances to provisions of Zoning Bylaw No. 2303 be approved as follows:

Section 10.4 – Maximum Height of the Principal Building – increase the height of the principal building from 15 m (49.2 ft) to 16 m (52.5 ft).

Section 4.12.1 (a) – Fences and Retaining Walls – increase the height of the retaining wall from 2 m (6.5 ft) to 4 m (13.1 ft).

AND THAT: A bylaw be prepared for Council’s consideration, adoption of which would authorize the City to enter into a housing agreement for market rental housing for Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527.

AND THAT: Issuance of Development Permit No. 455 be withheld subject to:
i) the Registration of a Land Title Act Section 219 Covenant; and
ii) the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscape estimate.

Staff Recommendation:

THAT: The Motion for Consideration be adopted.

Proposal:

The proposal is for the construction of a 4-storey apartment building with 19 units and includes variance requests to increase the height of the principal building from 15 m (49.2 ft) to 16 m (52.5 ft) and to increase the height of the retaining wall from 2 m (6.5 ft) to 4 m (13.1 ft).

Background:

The subject parcel is located at 231 7 Street SE (Appendices 1, 2, & 3). The subject parcel is approximately 0.1499 ha (0.3704 ac). The parcel is designated High Density Residential (HR) in the Official Community Plan (OCP) and zoned R-5 (High Density Residential) in the Zoning Bylaw (Appendices 4 & 5). The subject parcel is currently vacant and the topography slopes downward from the southeast corner toward the northwest corner. The proposed development is close to Downtown, parks, and transit.

A site plan is attached as Appendix 6, building elevations are attached as Appendix 7, and retaining wall elevations are attached as Appendix 8. A landscape plan is attached as Appendix 9 and site photos are attached as Appendix 10.

With the exception of the variance request for the building height and retaining wall height, the proposal meets the requirements of the R-5 Zone (Appendix 11).

Adjacent land uses include the following:

North:	Single-family dwellings	Zoned R-10
South:	Single-family dwelling	Zoned R-10
East:	Four-plexes	Zoned R-14
West:	Vacant parcel / Single-family dwelling	Zoned R-5 / R-10

Relevant Policies:

The proposed development is subject to the guidelines of the Residential Development Permit Area as described in the OCP, suggesting characteristics under the topics of siting and building, landscaping and screening, as well as access, circulation and parking area guidelines.

Siting and Building

The main pedestrian entrance to the building is oriented towards the street frontage of 7 Street SE, with a well defined entry and walkways to and from the street (OCP Policy 8.4.11). There is limited surface parking along the 7 Street SE frontage and includes visitor and accessible parking stalls. The parking garage faces and is accessed by the lane along the rear parcel line (OCP Policy 8.4.12). The design of the building takes advantage of the site topography and limits the amount of site grading by situating the parking garage access from the lane.

The façade is well designed with articulated roof lines and visual interest (OCP Policy 8.4.14). The entry points and balconies have roofs overhead for weather protection (OCP Policy 8.4.16).

Landscaping and Screening

Many landscaped areas have been identified in the landscape plan, allowing for natural infiltration of rain water (OCP Policy 8.4.20). Sod has been limited to highly visible areas along 7 Street SE with other vegetation and granular mulch identified for the rest of the landscaped areas (OCP

Policy 8.4.21). Trees are to be planted along 7 Street SE and along the northeast corner along the lane, as per the landscape plan (OCP Policy 8.4.28).

The refuse and recycling container area is accessible to residents and to container pick-up trucks. The refuse and recycling area is at the rear of the building along the lane and is not visible from public streets (OCP Policy 8.4.34).

Access, Circulation, and Parking Area

Parking areas will be hard surfaced (OCP Policy 8.4.37). The applicant has ensured that curb let-downs will be provided to accommodate universal accessibility from disabled parking spaces to the building (OCP Policy 8.4.40) and 19 secure parking spaces have been provided underground (OCP Policy 8.4.43).

Referral Comments:

Fire Department

The Fire Department has no concerns with the increase in building height and will address fire fighting capabilities to serve the development.

Building Department

No concerns.

Engineering Department

Engineering Department comments are attached as Appendix 12.

Design Review Panel

The Design Review Panel supports the application as presented. The minutes from the Design Review Panel meeting are attached as Appendix 13.

Planning Department

Variances are considered on a site by site basis and when evaluating variance requests the following factors are considered: the size of the variance requested, the form and character of the neighbourhood, and the characteristics of the site.

Building Height

The proposed building height exceeds the bonus height of 15 m permitted in the R-5 Zone. Building heights on adjacent properties are significantly shorter as they are single-family dwellings and four-plexes. The topography of the subject parcel slopes downward from the southeast corner toward lower ground in the northwest corner creating a greater height particularly from the north and west parcel lines. The applicant has worked with the existing topography of the site and provided parking underground rather than surface parking. Although the size of the variance requested is significant in relation to surrounding building heights, the north and west elevations are along lanes and therefore will have minimal impact on adjacent properties and on the streetscape.

Retaining Wall Height

The proposed retaining wall is located along the north and west parcel lines in the corner of the parcel where the topography slopes downward. The retaining wall is required to minimize site grading. Because of its location along the lanes, the retaining wall will have minimal visual impact on adjacent properties. The retaining wall only covers half of the north and west frontages and is

setback from neighbouring properties and 7 Street SE. Parts of the retaining wall are stepped back and landscaping surrounds the wall to minimize the visual impact.

Housing Agreement

The proposed purpose built rentals in a multi-family housing format is supported in the Housing Strategy. The Housing Agreement ensures that should Council support the issuance of the Development Permit the units constructed may not be stratified or become market units. As proposed, the time frame is in perpetuity. Purpose built rentals are supported in the OCP and Housing Strategy, the Housing Agreement is the tool used to enforce that the units remain in the rental pool. Details of the Housing Agreement would be considered by Council as the Housing Agreement advances through the bylaw process.

The proposal aligns with the Residential Development Permit Area guidelines as described in the OCP. The form and character proposed is consistent with these guidelines. Overall, staff are satisfied with the design and support the Development Permit as proposed.

Financial Considerations:

At the time of Building Permit Development Cost Charges would be charged at the High Density Residential rate (\$6,064.31 per dwelling unit).

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the Local Government Act and Development Permit Procedures Bylaw, notices are mailed to land owners within a 30 m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on October 15, 2024.

Alternatives & Implications:

N/A

Prepared by: Planner II

Reviewed by: Manager of Planning & Building

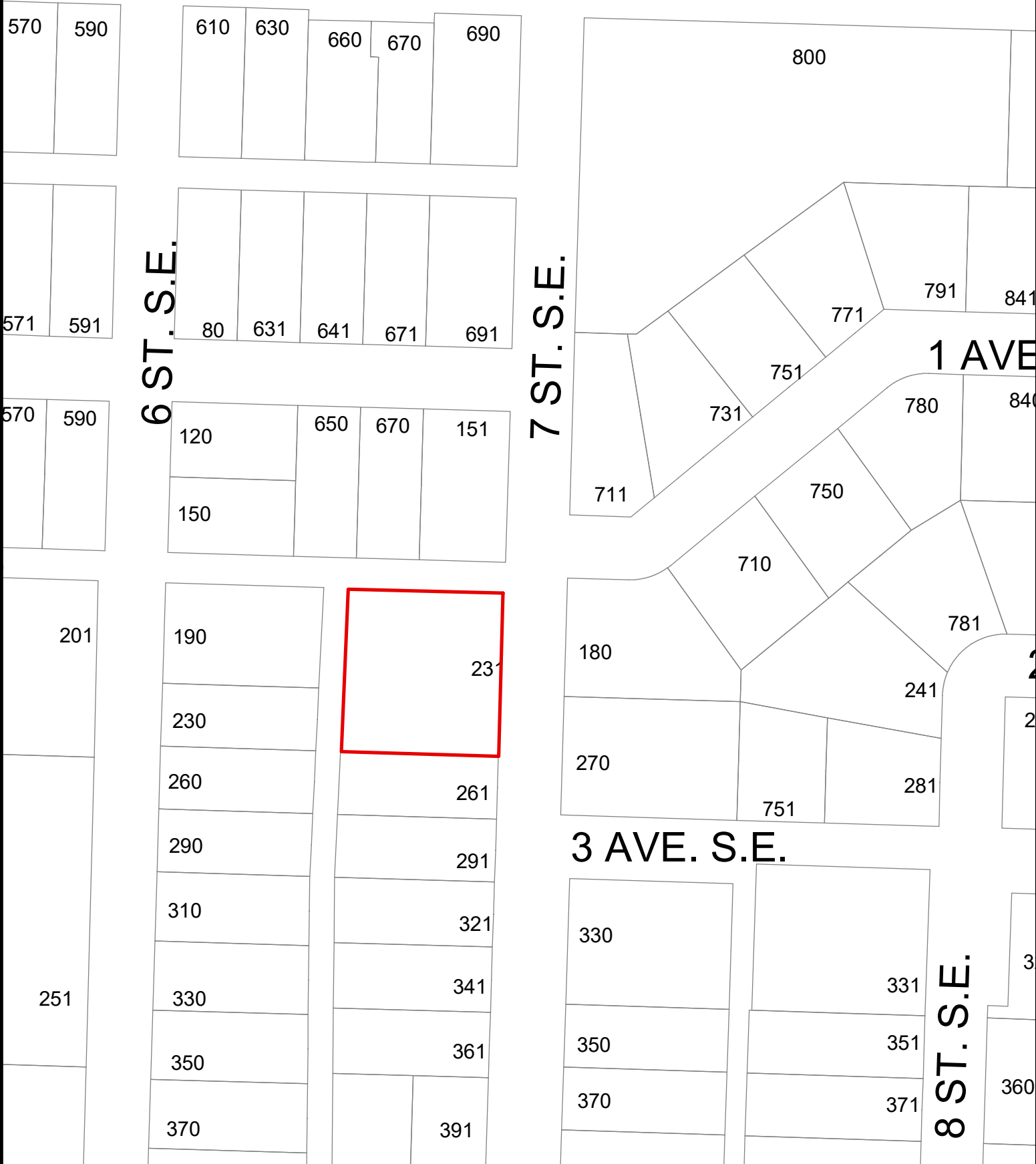
Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

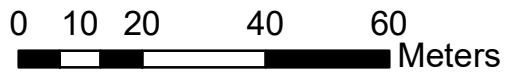
Attachments:

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Property
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Plan
- Appendix 7 – Building Elevations
- Appendix 8 – Retaining Wall Elevations
- Appendix 9 – Landscape Plan
- Appendix 10 – Site Photos

- Appendix 11 – R-5 Zone
- Appendix 12 – Engineering Department Comments
- Appendix 13 – Design Review Panel Minutes



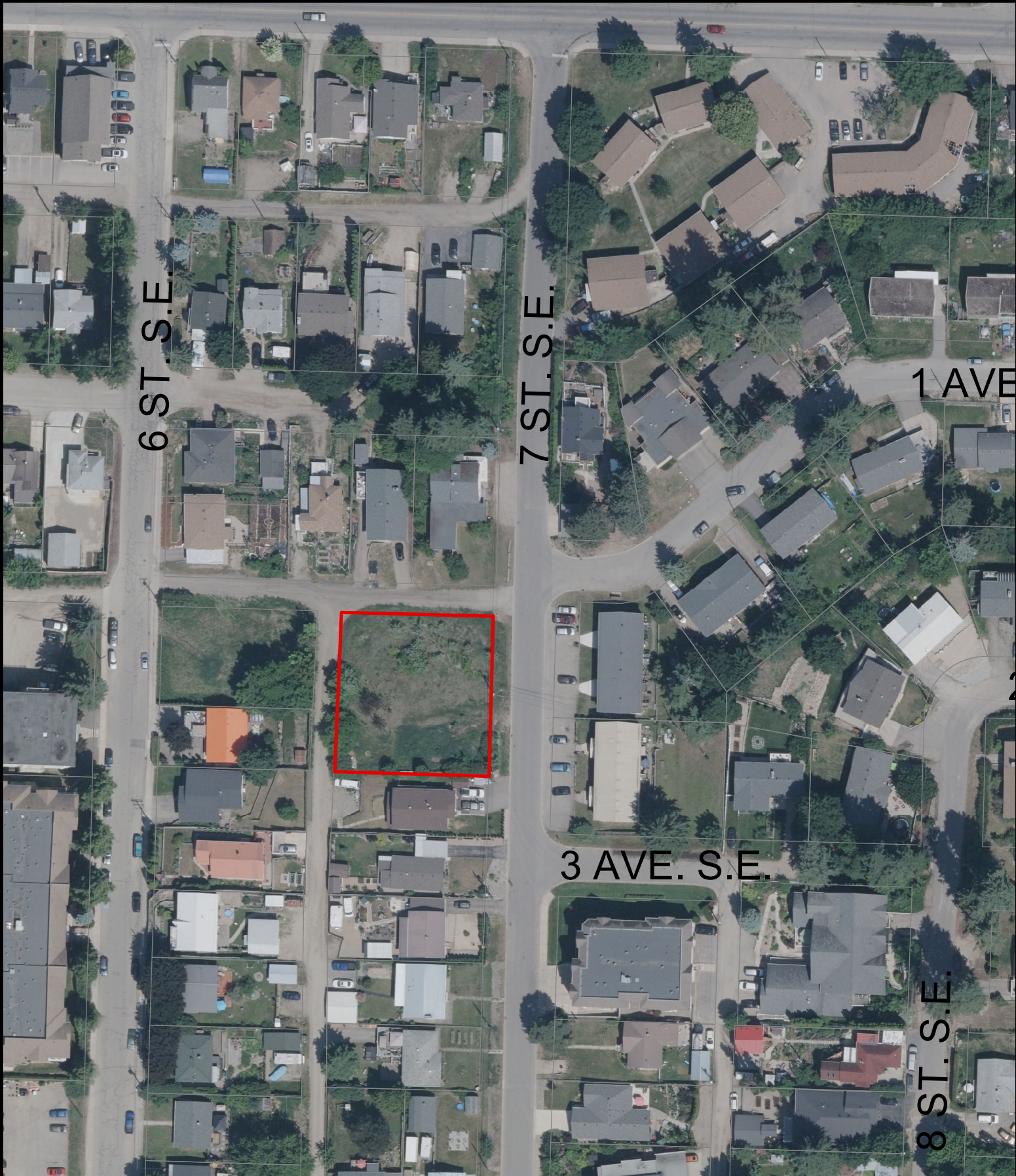
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Parcels



Subject Parcel



N



0 10 20 40 60 Meters



Parcels



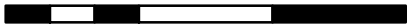
Subject Parcel



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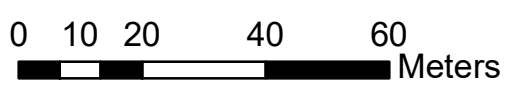
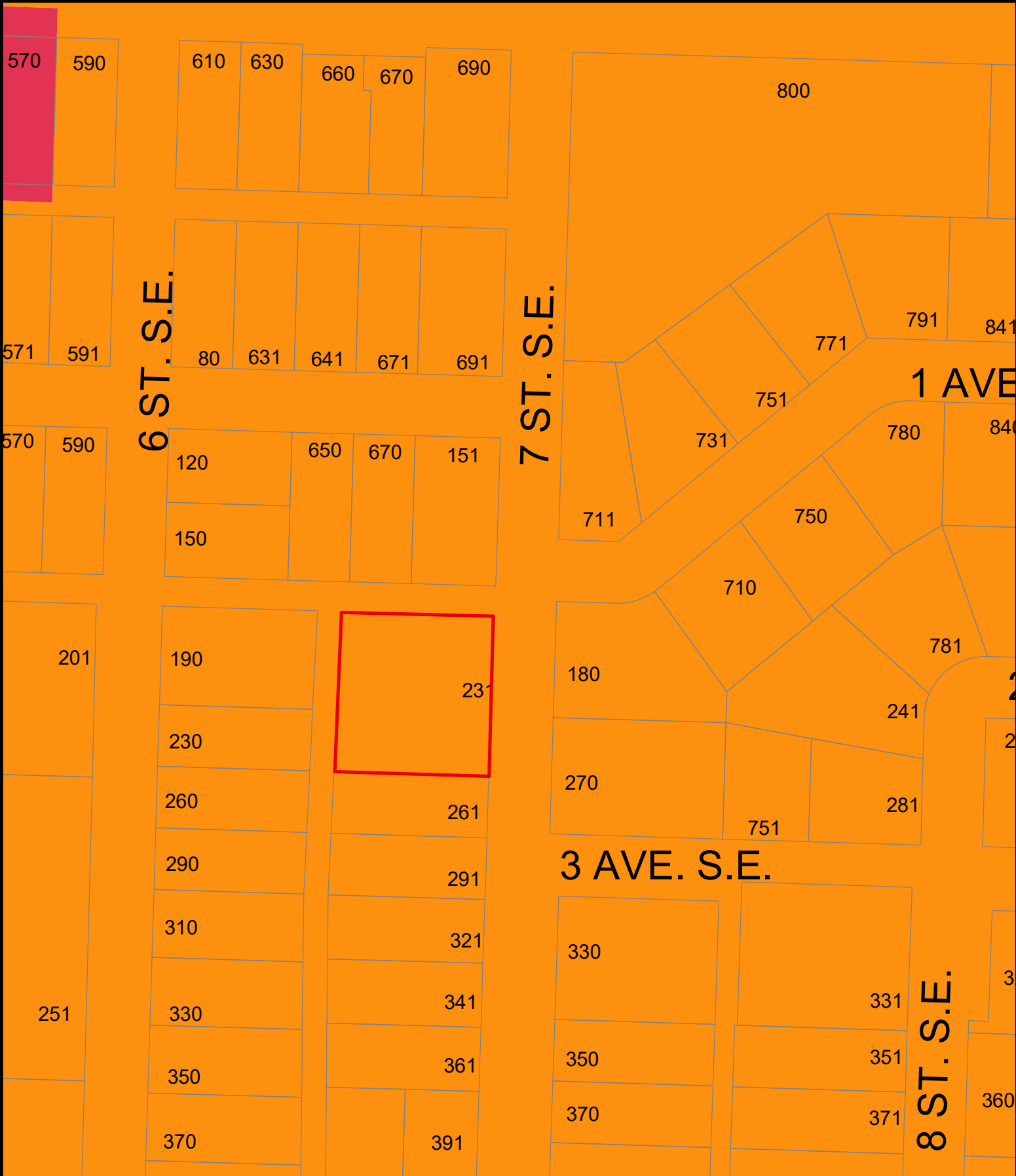
0 4.5 9 18 27 Meters



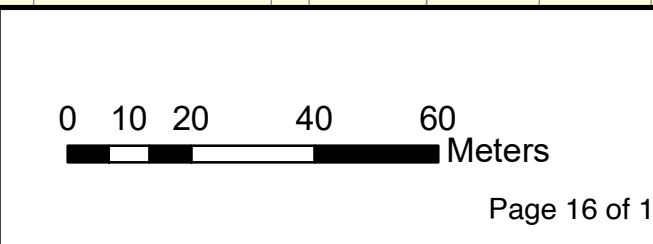
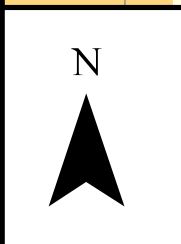
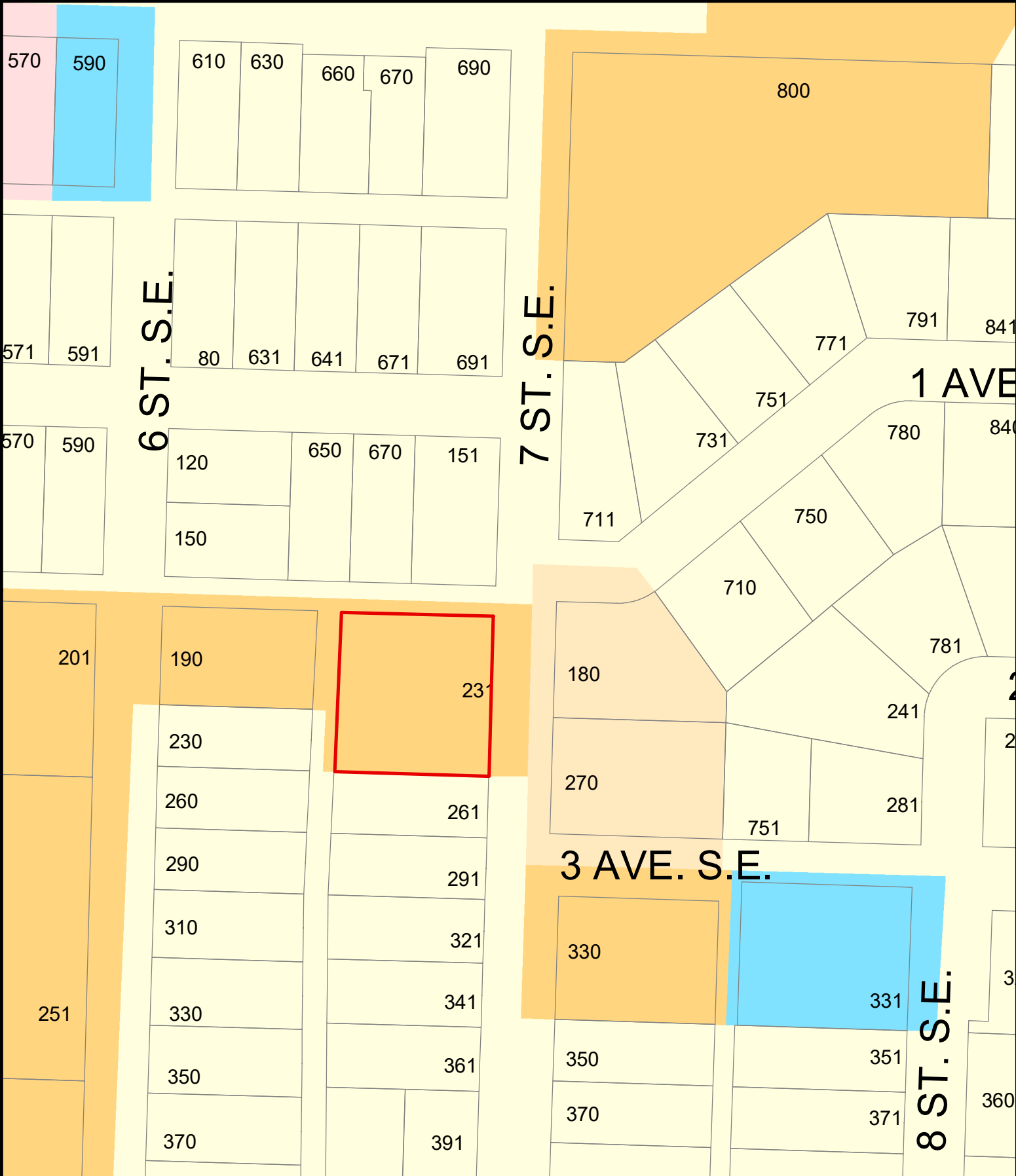
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





Subject Parcel



- Subject Parcel
- Parcels
- Residential - High Density
- Commercial - City Centre



	C-2		R-10		R-5
	P-3		R-14		Parcels
	Subject Parcel				



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PROPOSED APARTMENTS
J-P ESTATE

Project Address:
231 7th STREET SE
SALMON ARM, B.C.

Issued:
01 - 04/22/2024 - ISSUED FOR GP
02 - 08/27/2024 - REISSUED FOR GP

Project No. Version:
EG1784 V2

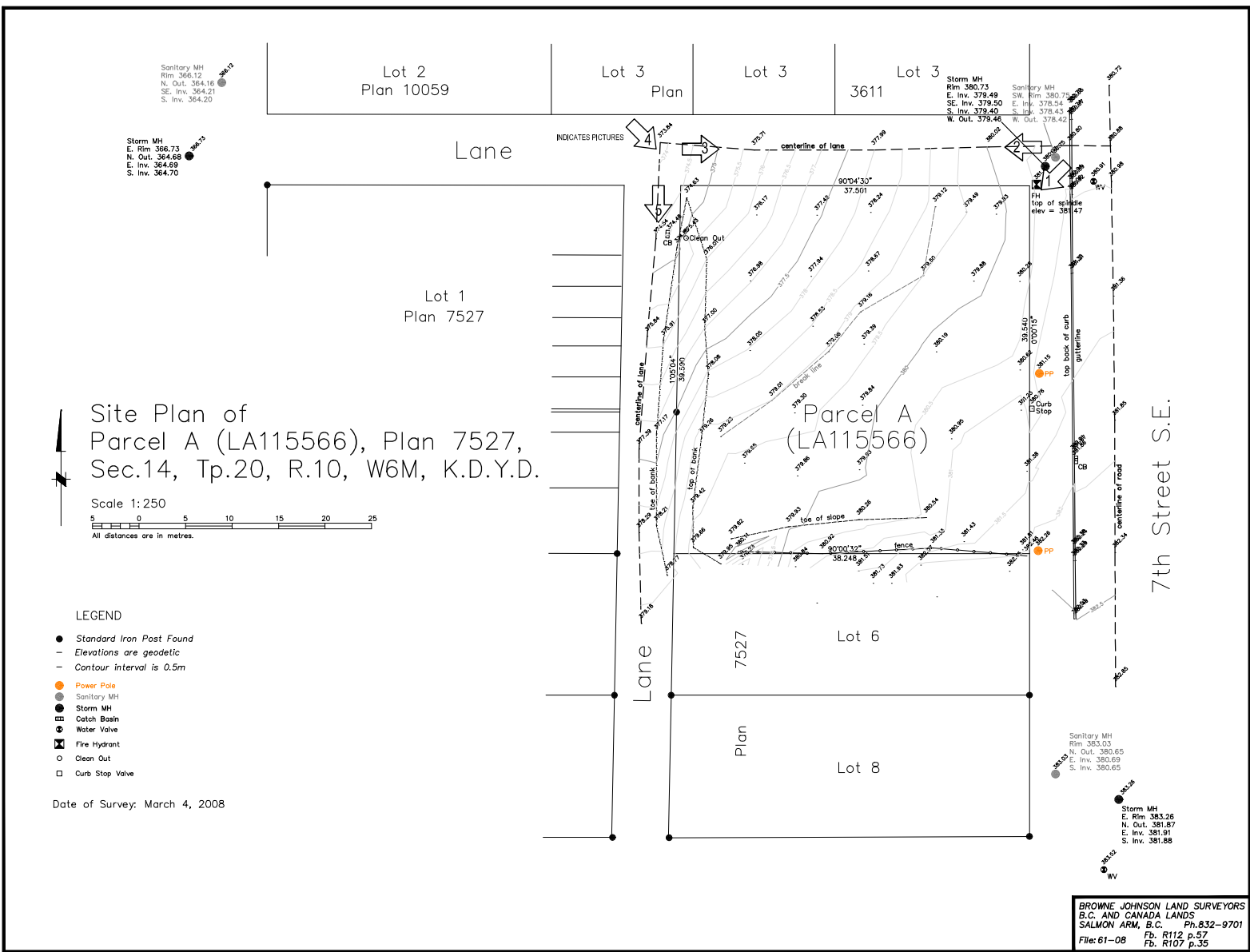
Date:
08/27/2024

Drawing Title

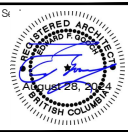
SURVEY PLAN

Drawing No.

DP1.1

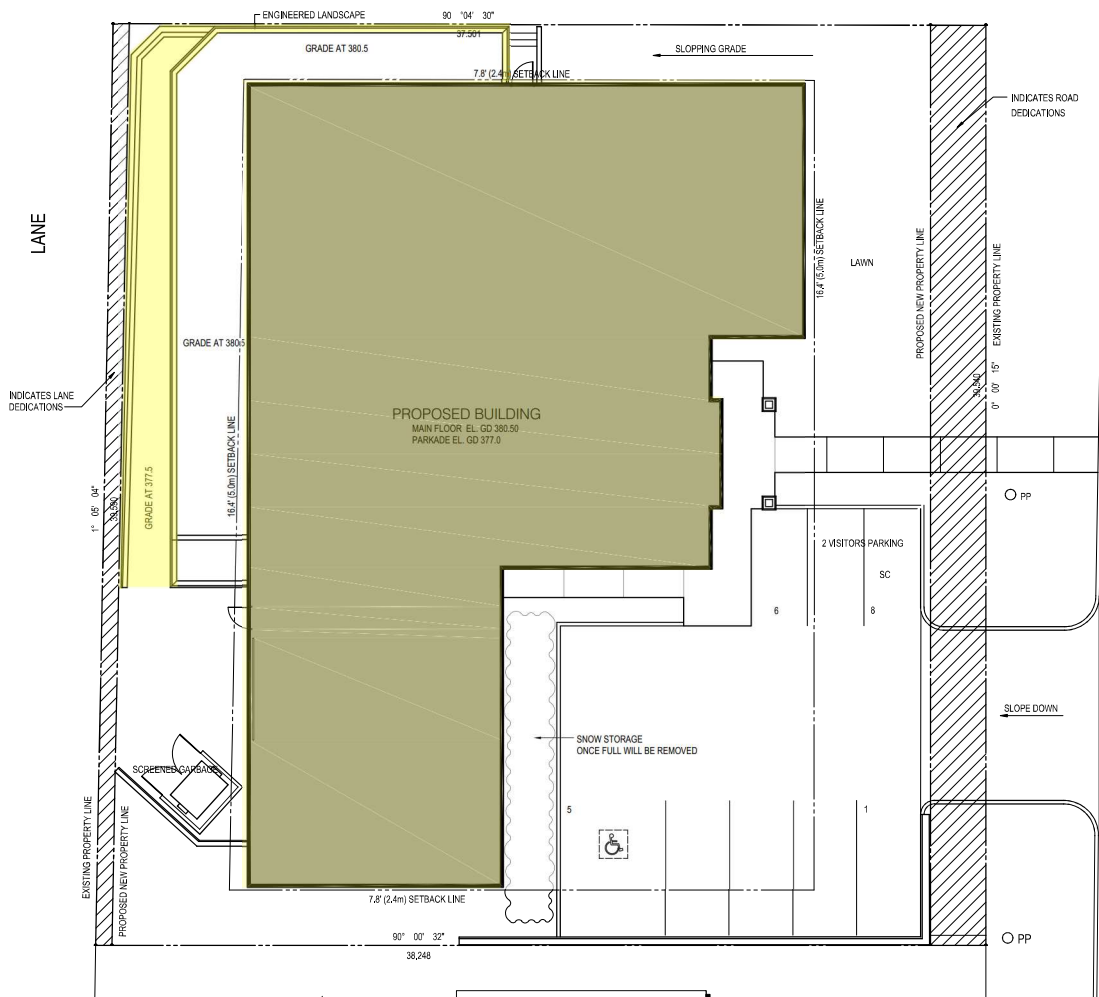


BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph. 832-9701
File: 61-08 Fb. R112 p.57
Fb. R107 p.35



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LANE



PROJECT INFO:		BUILDING FOOT PRINT AREA (SF/SM)	
CIVIC ADDRESS:	231 - 7th STREET S.E.	MAIN FLOOR FOOTPRINT	6,563.5sf (606.8sm)
LEGAL DESCRIPTION:	PARCEL A (LA115566), PLAN 7527 SEC. 14, TP 20, R 10, W6W, K.D.Y.D.	BUILDING GFA (SF/SM):	
ZONING:	R5 - HIGH DENSITY RESIDENTIAL ZONE	PARKADE LEVEL	7,882.6sf (732.3sm)
SITE AREA:	16,138.0SF (1,499.2SM)	FIRST FLOOR	6,363.3sf (591.2sm)
		SECOND FLOOR	6,363.3sf (591.2sm)
		THIRD FLOOR	6,363.3sf (591.2sm)
		FOURTH FLOOR	6,363.3sf (591.2sm)
		TOTAL GROSS AREA	33,335.8sf (3,097.1sm)

CITY OF SALMON ARM ZONING BYLAW NO. 2303 (1995)

BYLAW	PROPOSED
R-5 HIGH DENSITY RESIDENTIAL ZONE	R-5 HIGH DENSITY RESIDENTIAL ZONE
10.1 PURPOSE HIGH DENSITY RESIDENTIAL	10.1 PURPOSE HIGH DENSITY RESIDENTIAL
10.2 REGULATIONS R-5 ZONE	10.2 REGULATIONS R-5 ZONE
10.3 PERMITTED USES MULTIPLE FAMILY DWELLINGS	10.3 PERMITTED USES MULTIPLE FAMILY DWELLINGS
10.4 MAX. HEIGHT PRINCIPLE BUILDING 15.0 M (49.2 FT.) VIA CP PROCESS	10.4 HEIGHT PRINCIPLE BUILDING 16.23 M (53.25 FT.) FROM MID GRADE
10.5 MAX. HEIGHT ACCESSORY BUILDING NA	10.5 MAX. HEIGHT ACCESSORY BUILDING NA
10.6 MAX. PARCEL COVERAGE 1, PRINCIPLE BUILDING 45% 2, NA	10.6 PARCEL COVERAGE 1, PRINCIPLE BUILDING 40.7% 2, NA
10.7 MIN. PARCEL AREA 775.0 SM (8,342,3.0 SF)	10.7 PARCEL AREA 1495.2 SM (16138.0 SF)
10.8 MIN. PARCEL WIDTH 39.4 M (129.27 FT.)	10.8 PARCEL WIDTH 39.4 M (129.27 FT.)
10.9 MIN. SETBACKS PRINCIPLE BUILDING FRONT 5.0 M (16.4 FT) REAR 5.0 M (16.4 FT) INTERIOR SIDE 2.4 M (7.8 FT) EXTERIOR SIDE NA	10.9 MIN. SETBACKS PRINCIPLE BUILDING FRONT 5.0 M (16.4 FT) REAR 5.0 M (16.4 FT) INTERIOR SIDE 2.4 M (7.8 FT) EXTERIOR SIDE NA
10.10 MIN. SETBACK ACCESSORY BUILDINGS NA	10.10 MIN. SETBACK ACCESSORY BUILDINGS NA
10.11 MAX. DENSITY 100 UNITS PER HA / 0.1489 HA = 14.89 UNITS 130 UNITS PER HA WITH SPECIAL AMENITIES / 0.148 HA = 19.3 UNITS	10.11 MAX. DENSITY 100 UNITS PER HA / 0.1489 HA = 14.89 UNITS 130 UNITS PER HA WITH SPECIAL AMENITIES / 0.148 HA = 19.3 UNITS
10.12 PARKING REQUIRED 1.25 STALLS PER UNIT 1.25 x 20 = 25 STALLS	10.12 PARKING PROVIDED 19 IN PARKADE 6 OUTSIDE 2 VISITORS 27 TOTAL

7th STREET S.E.

NOTE
FOR LANDSCAPING REFER TO L.1.1

PROPOSED APARTMENTS
J-P ESTATE

Project Address:
231 7th STREET S.E.
SALMON ARM, B.C.

Issued:
01 - 04/20/2024 - ISSUED FOR CP
02 - 08/08/2024 - SNOW STORAGE ADDED

Project No. EG1784
Version:
Date

Drawing Title
SITE PLAN

Drawing No.
DP1.3



Edward F. Gooch Architect
 9834-105 Street
 Edmonton, AB T5K 1A6
 Office: (780) 423-3424



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PROPOSED APARTMENTS
 J-P ESTATE

Project Address:
 231 7th STREET SE
 SALMON ARMA, B.C.

Issued:
 01 - 04/25/2024 - ISSUED FOR DP
 02 - 08/27/2024 - REISSUED FOR DP

Project No. Version:
 EG1784 V2

Date
 08/27/2024

Drawing Title
 RENDERING
 FRONT

Drawing No.
 DP0.1



Edward F. Gooch Architect
 9834-105 Street
 Edmonton, AB T5K 1A6
 Office: (780) 423-3424



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 231 7th STREET SE
 SALMON ARMA, B.C.

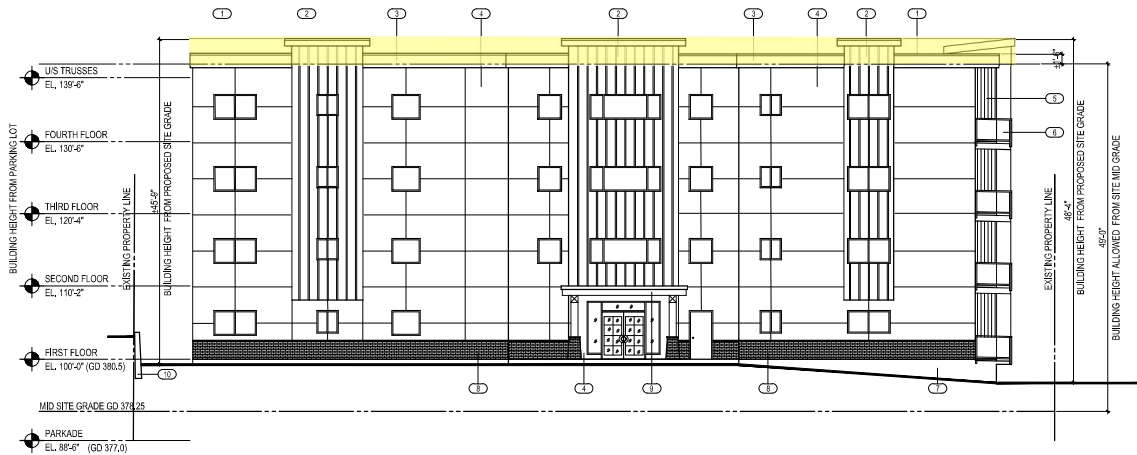
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 01 - 04/22/2024 - ISSUED FOR DP
 02 - 08/27/2024 - ISSUED FOR DP

Project No. Version:
 EG1784 V2

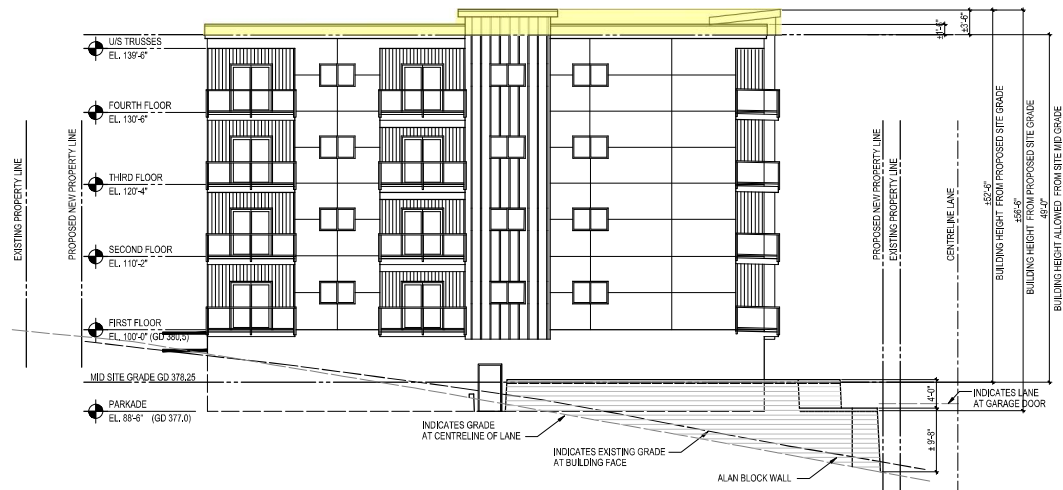
Date
 08/27/2024

Drawing Title
 RENDERING
 REAR

Drawing No.
 DP0.2



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1. FLASHING
2. BOARD AND BATTEN HARDIE BOARD
3. SMART BOARD FASCIA
4. STUCCO BOARD
5. VERTICAL HARDIE BOARD
6. GLASS HANDRAIL
7. PARSED CONCRETE WALL
8. STONE VENEER
9. ENTRY ROOF
10. RETAINING WALL

NOTE
THE SITE SLOPES DOWN 24' FROM THE SOUTHEAST CORNER TO THE NORTH WEST CORNER.

NOTE
HIGH POINT GD 782.0
LOW POINT GD 374.5
MID POINT GD 378.25



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ISSUED FOR BUILDING PERMIT REVIEW

PROPOSED APARTMENTS
J-P ESTATE

Project Address: 231 7th Street SE, SALMON ARM, BC

Project No. EG1784
Version: V3
Date: 08/27/2024

Drawing Title: ELEVATIONS

Drawing No.: DP3.1



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PROPOSED APARTMENTS
 J-P ESTATE

Project Address:
 231 7th Street SE
 SALMON ARM, BC

Issued:
 01 - 04/20/2024 - ISSUED FOR DP
 02 - 08/08/2024 - RETAINING WALL NOTES ADDED
 02 - 08/27/2024 - RESUBMITTED FOR DP

Project No. Version:
 EG1784 V3
 Date:
 08/27/2024

Drawing Title

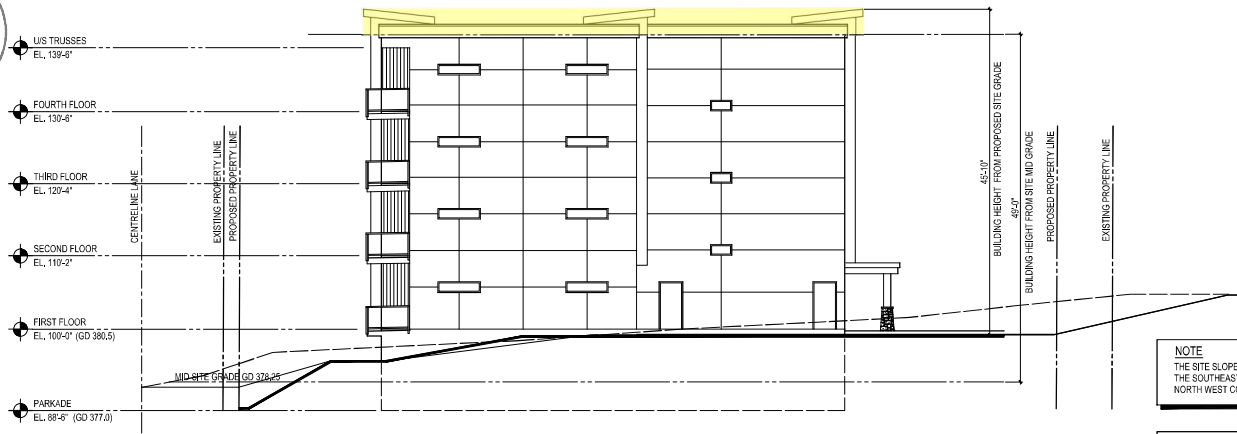
ELEVATIONS

Drawing No.

DP3.2



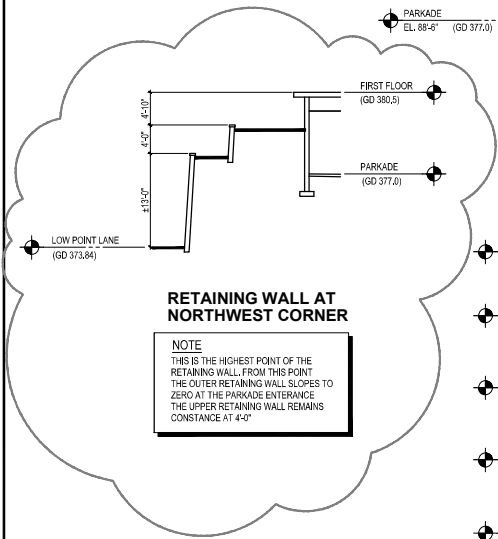
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

NOTE
 THE SITE SLOPES DOWN 24.8' FROM THE SOUTHEAST CORNER TO THE NORTH WEST CORNER.

NOTE
 HIGH POINT GD 782.0
 LOW POINT GD 374.5
 MID POINT GD 378.25



RETAINING WALL AT NORTHWEST CORNER

NOTE
 THIS IS THE HIGHEST POINT OF THE RETAINING WALL. FROM THIS POINT THE OUTER RETAINING WALL SLOPES TO ZERO AT THE PARKADE ENTRANCE. THE UPPER RETAINING WALL REMAINS CONSTANCE AT 4'-0"



Edward F. Gooch Architect
 9834-105 Street
 Edmonton, AB T5K 1A6
 Office: (780) 423-3424



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PROPOSED APARTMENTS
 J-P ESTATE

Project Address:
 231 7th STREET SE
 SALMON ARMA, E.C.

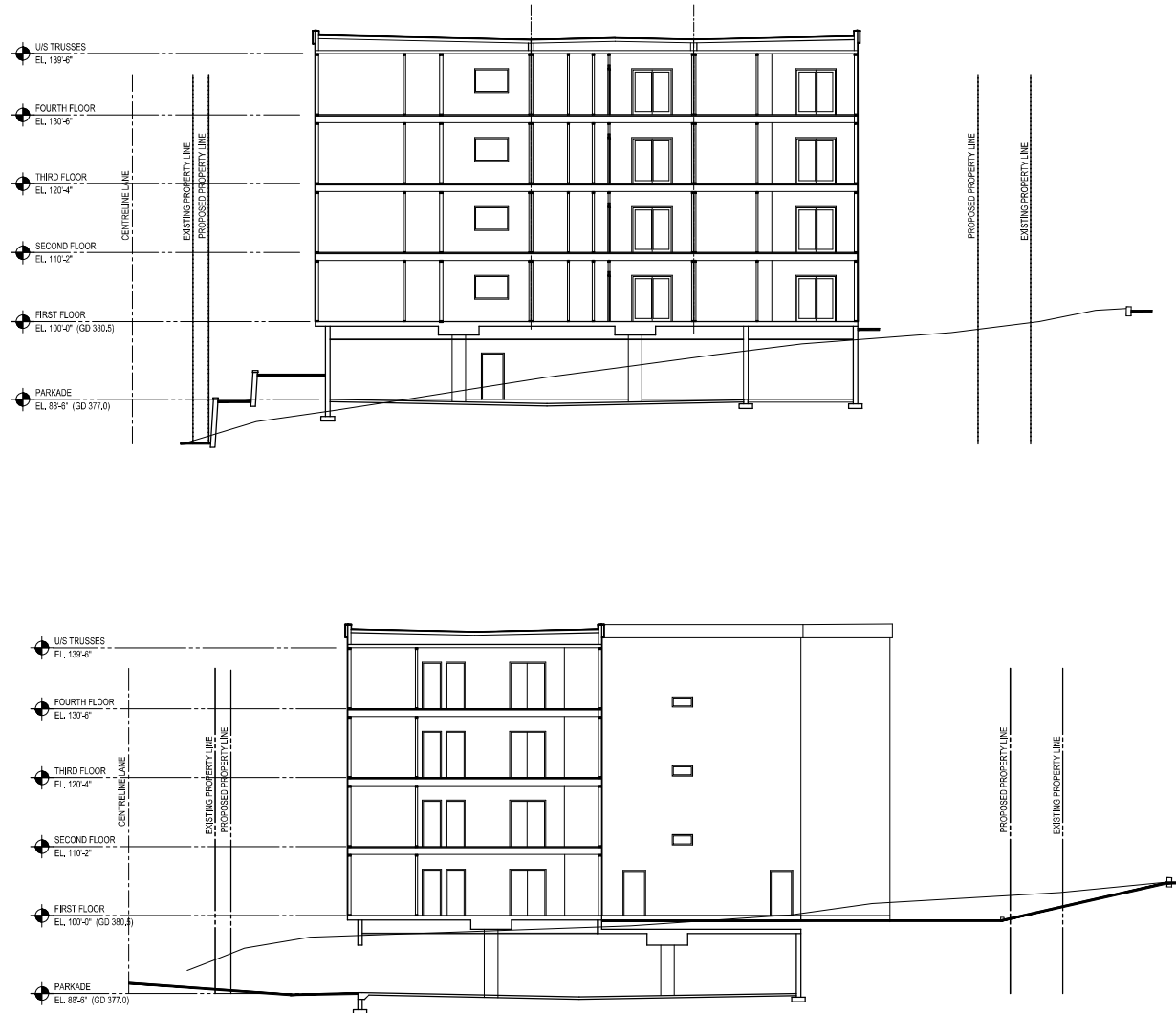
Issued:
 01 - 04/22/2024 - ISSUED FOR GP
 02 - 08/27/2024 - REISSUED FOR DP

Project No. EG1784 Version: V2

Date
 08/27/2024

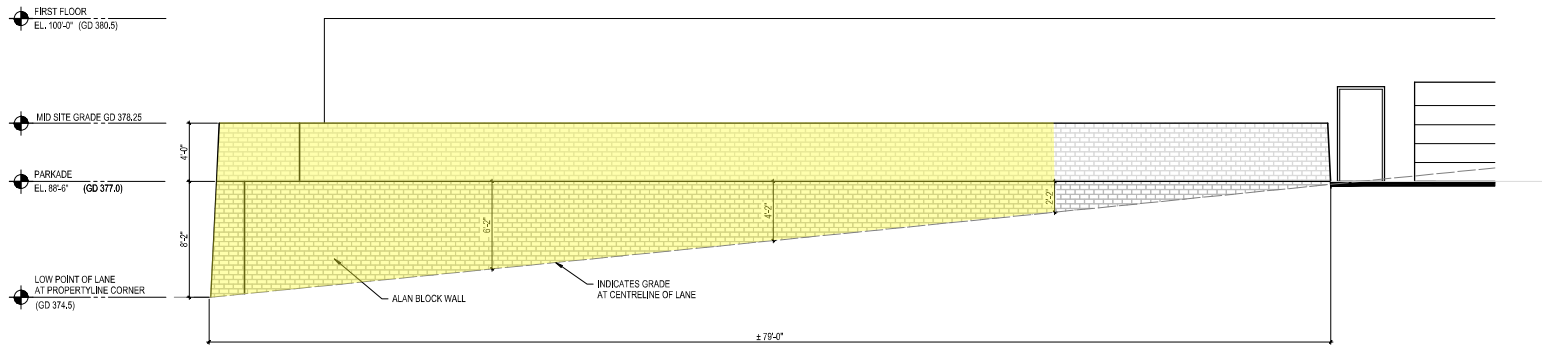
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 BUILDING SECTIONS

Drawing No.
 DP4.1

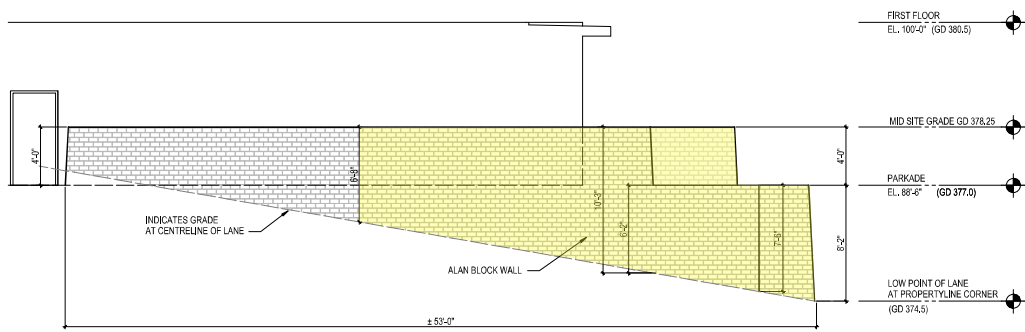


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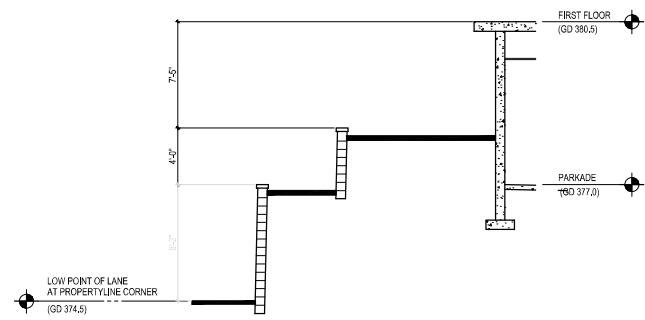
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RETAINING WALL WEST ELEVATION
 SCALE: 1/4" = 1'-0"



RETAINING WALL NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



RETAINING WALL AT NORTHWEST CORNER

PROPOSED APARTMENTS
 J-P ESTATE

Project Address:
 231 7th Street SE
 SALMON ARM, B.C.

Issued: 01 - 09/03/2024 - ISSUED FOR DP

Project No. EG1784 Version: V1

Date: 09/03/2024

Drawing Title

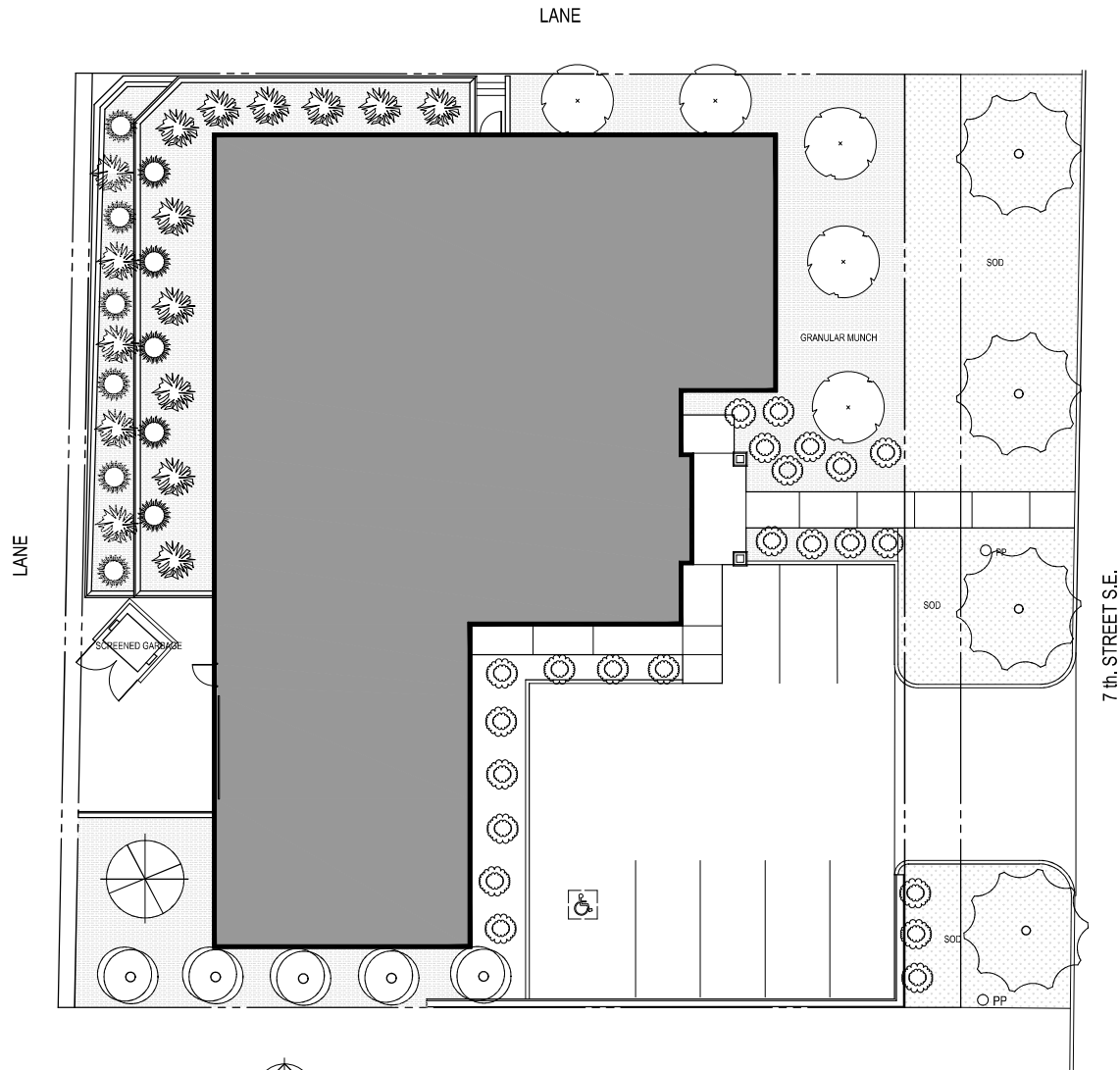
RETAINING WALL ELEVATIONS

Drawing No.








DPRW



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PLANT LIST

-  COLORADO SPRUCE
-  PAUL'S SCARLET HAWTHORN
-  PRINCESS KAY PLUM
-  LILAC
-  BUFFALO JUNIPER
-  VIRGINIA CREEPER
-  DIAMOND GRASS

LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"



**PROPOSED APARTMENTS
 J-P ESTATE**

Project Address:
 231 7th STREET SE
 SALMON ARM, B.C.

Issued:
 01 - 04/22/2024 - ISSUED FOR DP

Project No. Version:
 EG1784 V1

Date
 04/22/2024

Drawing Title

LANDSCAPE PLAN

Drawing No.

DPL1.1



View of the subject property facing southeast from the intersection of the two lanes.



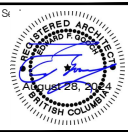
View of the subject property and lane facing southwest from 7 Street SE.



View of the subject property and lane facing east from the intersection of the two lanes.



View of the lane facing north from the west parcel line of the subject property.



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ARIAL VIEW OF SITE



PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5

**PROPOSED APARTMENTS
 J-P ESTATE**

Project Address:
 231 7th STREET SE
 SALMON ARMA, B.C.

Issued:
 01 - 06/25/2024 - ISSUED FOR DP
 02 - 08/27/2024 - REISSUED FOR DP

Project No. EG1784 Version: V2

Date: 08/27/2024

Drawing Title

SITE PICTURES

Drawing No.
DP1.2

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE

Purpose

10.1 The purpose of the R-5 Zone is to provide for high *density, multiple family residential development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the ***Fire Services Act, British Columbia Building Code***, and other applicable legislation. #2789

Regulations

10.2 On a *parcel zoned R-5*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *R-5 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

10.3 The following uses and no others are permitted in the *R-5 Zone*:

- .1 *assisted living housing*; #4336
- .2 *boarders*, limited to two;
- .3 *boarding home*; #2789
- .4 *commercial daycare facility*;
- .5 *dining area*; #4336
- .6 *duplex*; #4421
- .7 *home occupation*; #2782
- .8 *multiple family dwellings*;
- .9 *public use*;
- .10 *public utility*;
- .11 *rooming house*; #2789
- .12 *triplex*; #3286
- .13 *secondary suite* #4579
- .14 *accessory use*.

Maximum Height of Principal Building

10.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet). This may be increased to 15.0 metres (49.2 ft.), via the *Development Permit* process, if any of the special amenity(ies) in Table 3 are provided.

Maximum Height of Accessory Building

10.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

10.6

- .1 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*. #2811
- .2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

Minimum Parcel Area

10.7 The minimum *parcel area* shall be 775.0 square metres (8,342.3 square feet).

Minimum Parcel Width

10.8 The minimum *parcel width* shall be 30.0 metres (98.5 feet).

Minimum Setback of Principal Buildings

10.9 The minimum *setback* of *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line* shall be 2.4 metres (7.8 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

Minimum Setback of Accessory Buildings

10.10 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 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

10.11

- .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.
- .3 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increase to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 3

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	<input type="checkbox"/> 4 units per hectare(1.2 units per acre) <input type="checkbox"/> 6 units per hectare(1.6 units per acre) <input type="checkbox"/> 8 units per hectare(2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	<input type="checkbox"/> 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>welling unit</i>	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	<input type="checkbox"/> 5 units per hectare (2.0 units per acre)

Parking

10.12 Parking shall be required as per Appendix I.

TO: Gary Buxton, Director of Planning
DATE: June 25, 2024
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: JASBINDER PUREWAL/438198 BC LTD.
SUBJECT: **DEVELOPMENT PERMIT No. DP-455**
LEGAL: Parcel A (LA115566), Section 14, Township 20, Range 10, KDYD, Plan 7527
CIVIC: **231 – 7 Street SE**

Further to your referral dated May 16, 2024, we provide the following servicing information.

Engineering Department does not have any concerns related to the height variance request.

Comments are based on the Subdivision/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. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of building permit the applicant will be required to submit for City review and 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.

SUBDIVISION APPLICATION FILE: DP-455

June 25, 2024

Page 2

9. 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. 7 Street SE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.44m of additional road dedication is required (to be confirmed by a BCLS).
2. 7 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, road widening and construction, sidewalk, boulevard construction, street lighting and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. The subject property fronts onto a lane along the northern boundary. A lane requires a total dedication of 7.3m. Existing records indicates that no further dedication is required. (To be confirmed by BCLS).

The lane is currently an undeveloped gravel road used by local traffic only. The owner/developer will be required to develop and construct the lane frontage to the applicable standard (RD-12A). The owner/developer is responsible for all associated costs.

It is noted that the existing grade of the lane is steep. The applicant is to be advised that the lane grade can not be more than 12% and the maximum grade for the lot access shall be 15% in accordance with the Subdivision and Development Servicing Bylaw No 4293.

4. The subject property backs onto another lane, along the western boundary. This lane requires a total dedication of 7.3 meters. Current records indicate that an additional dedication of 0.65m is required (to be confirmed by BCLS).

The lane is currently an undeveloped gravel road used by local traffic only. The owner/developer will be required to develop and construct the lane frontage to the applicable standard (RD-12A). The owner/developer is responsible for all associated costs.

5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
6. The northern laneway intersects 7 Street SE creating a misaligned intersection with 1 Avenue SE. Owner/Developer to engage a qualified engineer to review the intersection safety. Owner/Developer is responsible for all necessary improvements and associated costs.
7. A 3.0m by 3.0m corner cut is required to be dedicated at the two intersections of:

SUBDIVISION APPLICATION FILE: DP-455

June 25, 2024

Page 3

- 7 Street SE and the northern lane
- The northern lane and western lane

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 7 Street SE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 12.5mm service from the 200mm diameter watermain on 7 Street SE. Due to size and / or age of the existing service, upgrading to a new metered service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, 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 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 7 Street SE and a 200mm diameter sanitary sewer main on the north lane. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 7 Street SE. The subject property is to be serviced by a single sanitary service connection adequately sized to satisfy the servicing requirements of the development. 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. The subject property fronts a 250mm diameter storm sewer on 7 Street SE and a 200mm diameter main within the lane on the north property boundary. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced from the storm sewer mains.
3. The subject property is in an area with current storm capacity concerns according to the Stormwater Master Plan Study (April 2020). It is anticipated that stormwater will require control

SUBDIVISION APPLICATION FILE: DP-455

June 25, 2024

Page 4

to the 2-5 year pre-development flows. Owner / Developer's engineer shall review downstream capacity within the existing City Storm System to receive the proposed discharge from the development and upstream contributing drainage areas.

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(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may 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.



Mustafa Zakreet, EIT
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer

Present: Al Waters (Panel Member)
Verna Burton (Panel Member)
Bill Laird (Panel Member - Chair)
M. Mason & M. McColl (Applicants – DP-457)
E. Gooch (Applicant – DP-455)
V. Topping & J. Kirkham (Applicants – DP-456)
Chris Larson (Senior Planner)
Aubree Jeffrey (Planner)

Absent: Trent Sismey (Panel Member)
Dennis Lowe (Panel Member)
Marc Lamerton (Panel Member)

Application No. DP-457
981 12 Street SE – Terra Civis / Browne Johnson (amendment and variance)

Staff and the agents provided an overview of the proposal under current application, noting that this project has proceeded under a previous DP but that through development on the site the need for retaining walls has been clarified and the previously approved designs of two of the buildings requires change. Panel members asked questions to clarify and discussed the proposal, positively noting the proposed retaining wall's design and finishes at this key visible location. The DRP noted no concerns with the proposed buildings or the retaining wall variances. The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-457 as presented.

Application No. DP-456
2401 9 Avenue SW – Travelodge Motel / MQN Architects

Staff and the design team provided an overview of the proposal under current application. It was noted that the proposal site and landscape plan will be revised based on staff comments to incorporate pedestrian access and additional landscaping / street trees. Panel members discussed the proposal, including snow clearance, additional landscaping, and pedestrian circulation, noting their general support with these changes expected to be incorporated. There was discussion regarding enhancement of the street-facing south elevation potentially being enhanced, but it was noted that this proposed building is accessory to the existing building, is reasonably featured, and that the proposed landscaping contributes to interest in the building face. The height variance was considered minor. With this noted, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-456 as presented.

Application No. DP-455
231 7 Street SE – Purewal, J. / 438198BC Ltd. (EFG Architect)

Staff and the designer provided an overview of the proposal under current application. Panel members discussed the proposal, noting the need for housing, and the positive form and character proposed. The balcony features for each unit were noted. Clarification was requested regarding the retaining wall height and location of the garbage/recycling enclosure. Snow clearance and lane access was discussed. The height variance was considered minor. The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-455 as presented.



Endorsed on behalf of Design Review Panel



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No.458

Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 42481, Except Plan EPP126392
Civic: 1160 4 Avenue SW
Owner: SA Valley Tire Ltd. / W. Laird
Agent: W. Laird

Date: October 7, 2024

Executive Summary/Purpose:

The applicant is proposing to enclose a commercial storage area along the east side of the building. This development would be adding approximately 120.3m² of building area. A letter provided by the applicant is included as Appendix 6.

Motion for Consideration:

THAT: Development Permit No. 458 be authorized for issuance for Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan 42481, Except Plan EPP126392 (1160 4 Avenue SW) in accordance drawings attached as Appendix 7.

Staff Recommendation:

Staff recommend issuance of Development Permit No. 458.

Proposal:

To review the Development Permit package attached as Appendix 7. The applicant is proposing to enclose a commercial storage area along the east side of the primary building. The area was previously used as an open vehicle storage bay. This development would be adding approximately 120.3m² of internal building area. A letter provided by the applicant is included as Appendix 6.

Background:

The subject property is located at 1160 4 Avenue SW (Appendix 1 and 2), adjacent to Trans Canada Highway/ It is zoned C-3 (Service Commercial Zone), and is subject to the "Highway Service / Tourist Commercial Development Permit Area" guidelines. (Appendix 3 and 4).

Adjacent land uses include the following:

North:	Highway/ Adams Lake Band	Zoned IR
South:	Commercial (Kal Tire Ltd)	Zoned C-3

East:	Commercial (Shuswap Xtreme)	Zoned C-3
West:	Commercial (Braby Holdings Ltd.)	Zoned C-3

This application is to permit the development of an addition for storage to the existing commercial building, as shown in the site photos attached as Appendix 5. The subject property currently serves as a commercial retail store and commercial kitchen space. The attached site photos illustrate the area of the proposed addition, which currently features existing screening. This screening will be replaced with walls as shown in the Development Permit No. 458 drawings. The drawings submitted in support of the application are enclosed as Appendix 7.

There are no variances associated with this proposal.

Relevant Policy(ies):

Commercial Development Permits are required for additions greater than 100m². Development Permits are not needed for exterior additions under 100 m² in Highway Service Tourist Commercial areas (OCP 9.6.45.a).

The Highway Service/Tourist Commercial Development Permit Area serves as a gateway to the community, playing a role in shaping a positive image for the area. Located on the west side of the City Centre, this area is intended to accommodate vehicle service and retail warehousing operations.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

No concerns.

Planning Department

The proposal is for a relatively minor commercial addition to an existing structure which involves enclosing an open (without walls) roofed area. The addition measures 120 m², slightly exceeding the exemption limit for a Development Permit application. Development Permits are not needed for exterior additions under 100 m² in Highway Service Tourist Commercial areas (OCP 9.6.45.a). However, since the proposed addition is 120 m², a development permit is required.

Siting and Building

Site and design of the proposed development generally shares the same form and character of the surrounding neighbourhood. This is a relatively simple addition that reasonably aligns with the OCP land use designation/ Development Permit Area guidelines.

Landscape and Screening

There are no site changes proposed.

Form and Character

The design reflects the utilitarian construction and appearance typical of such storage buildings. From a form and character perspective, the design is reasonably consistent with the “Highway Service/Tourist Commercial” guidelines in the OCP.

The proposal aligns with the zoning bylaw regulations on screening storage areas, enhancing the uniformity of the building. In the opinion of staff, the proposal reasonably aligns with the Development Permit area guidelines. The proposal is supported by staff.

Financial Considerations:

N/A

Committee Recommendations:

With the proposed building exceeding 100 square metres, the application was referred to the Design Review Panel (DRP) for review. The proposal was supported as presented on September 9, 2024.

Public Consultation:

Pursuant to the *Local Government Act* and *City of Salmon Arm Development Permit Procedures Bylaw* notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on October 15, 2024.

Alternatives & Implications:

N/A

Prepared by: Planner I

Reviewed by: Manager of Planner and Building

Approved by: Chief Administrative Officer

Attachments:

Appendix 1 – Subject Property Map

Appendix 2 – Ortho Maps

Appendix 3 – OCP Map

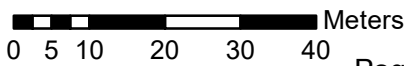
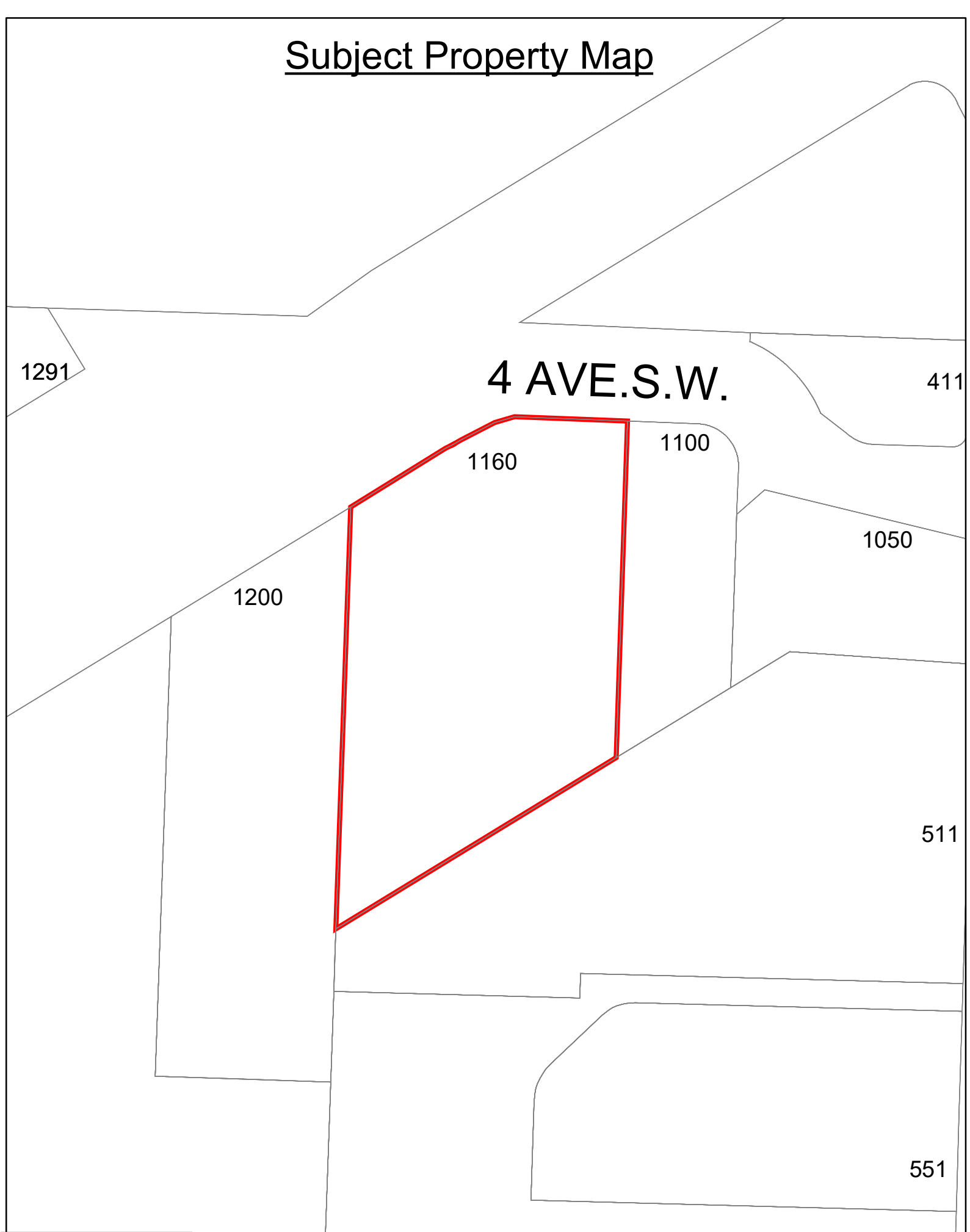
Appendix 4 – Zoning Map

Appendix 5 – Site Photos

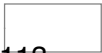

Appendix 6 – DP-458 Letter of Intent

Appendix 7 – Site Plan

Subject Property Map



Legend

-  Parcels
-  Subject Property



1291

4 AVE. S.W.

41

1160

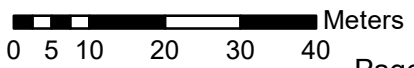
1100

1050

1200

51

551



Legend



Parcels



Subject Property

4 AVE. S.W.

1100

1160

200



0 4.25 8.5 17 25.5 34 Meters
Page 42 of 113

Legend

 Parcels

 Subject Property

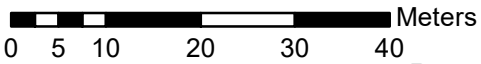
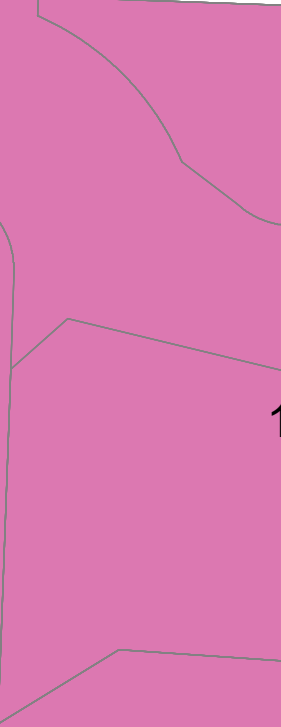
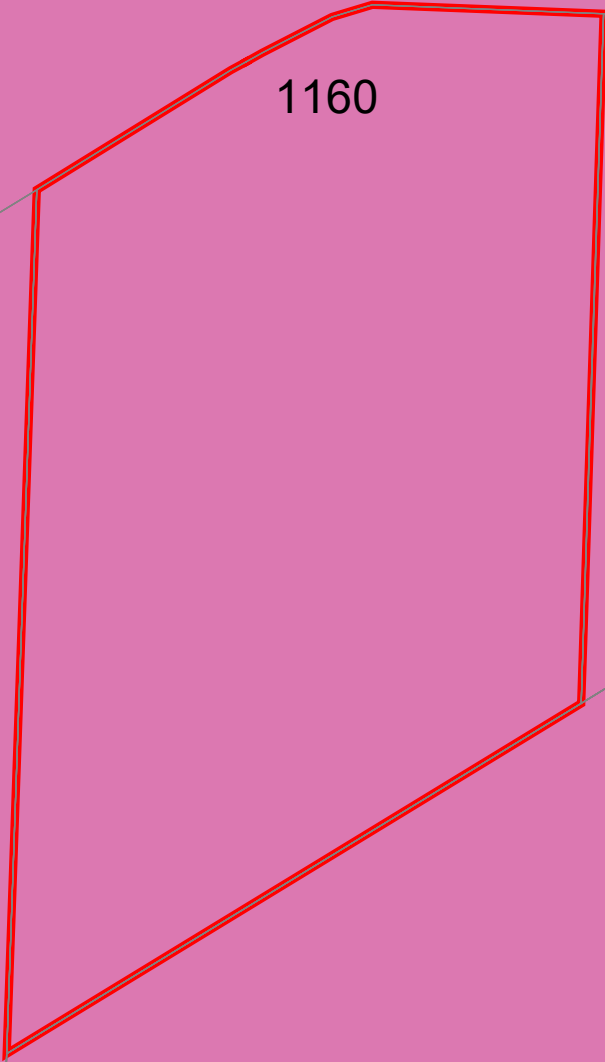
OCP Map

4 AVE.S.W.

1160

1100

1200




Legend

 Parcels

 Subject Property

 Commercial - Highway Service / Tourist

 Indian Reserve

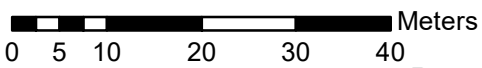
Zoning Map

4 AVE. S.W.

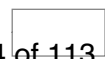
1160

1100

1200



Legend



Parcels



Subject Property



C-3



R-10



IR



1. View of the open roofed area. Facing North West towards the front property line.



2. View of the open roofed area. Facing South.

Photos taken on September 13, 2024

SA Valley Tire Ltd.
Box 1022
Salmon Arm BC
V1E4P2

Aug. 07, 2024

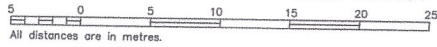
It is our intention to close in the existing "truck Canopy" on the east side of the building,
Per attached plans.

We will apply vertical steel sheeting similar to the existing east wall and overhead doors per
attached photos.

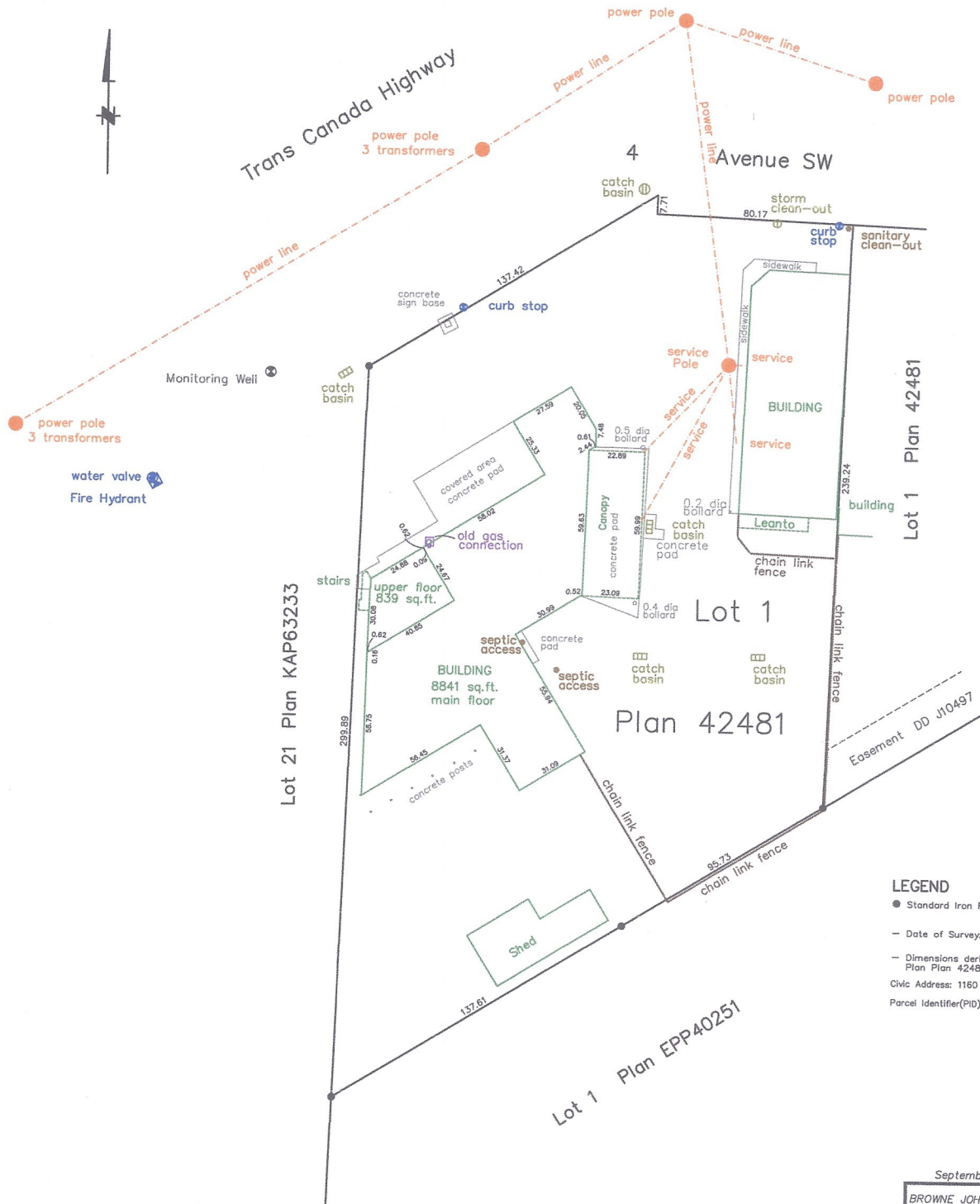
W. Laird.



Site Plan of Lot 1, Sec 15, Tp 20, Rge 10, W6M, KDYD, Plan 42481

Scale 1in = 30ft BCGS 82L.064

 All distances are in metres.

The intended plot size of this plan is 17" in width by 22" in height (C size) when plotted at a scale of 1" = 30'

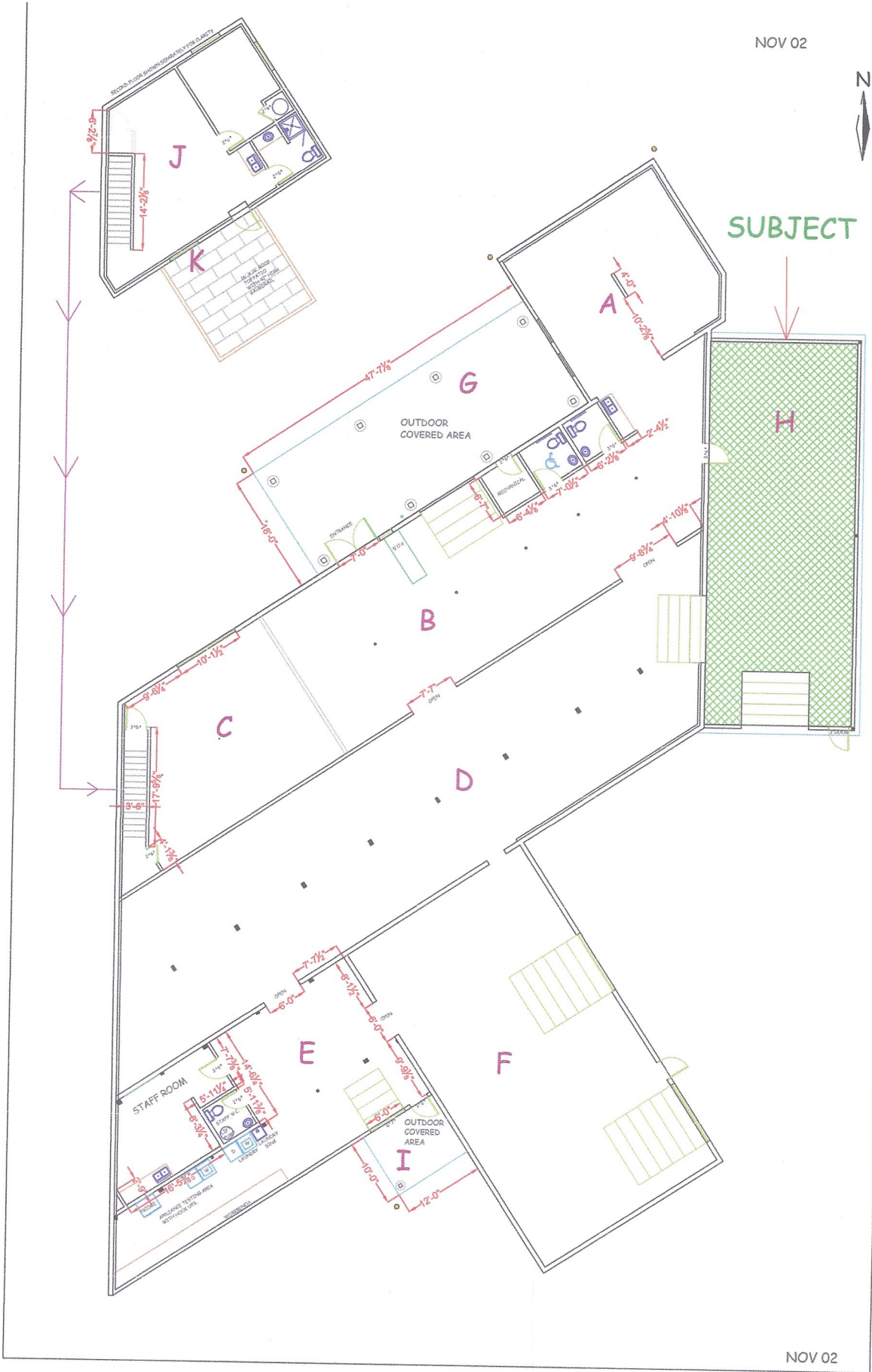


LEGEND
 ● Standard Iron Post Found
 - Date of Survey: September 2nd, 2020
 - Dimensions derived from Plan Plan 42481
 Civic Address: 1160 4 Avenue SW, Salmon Arm
 Parcel Identifier(PID): 015-645-304

September 8, 2020
 BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 321-20 321-20.raw

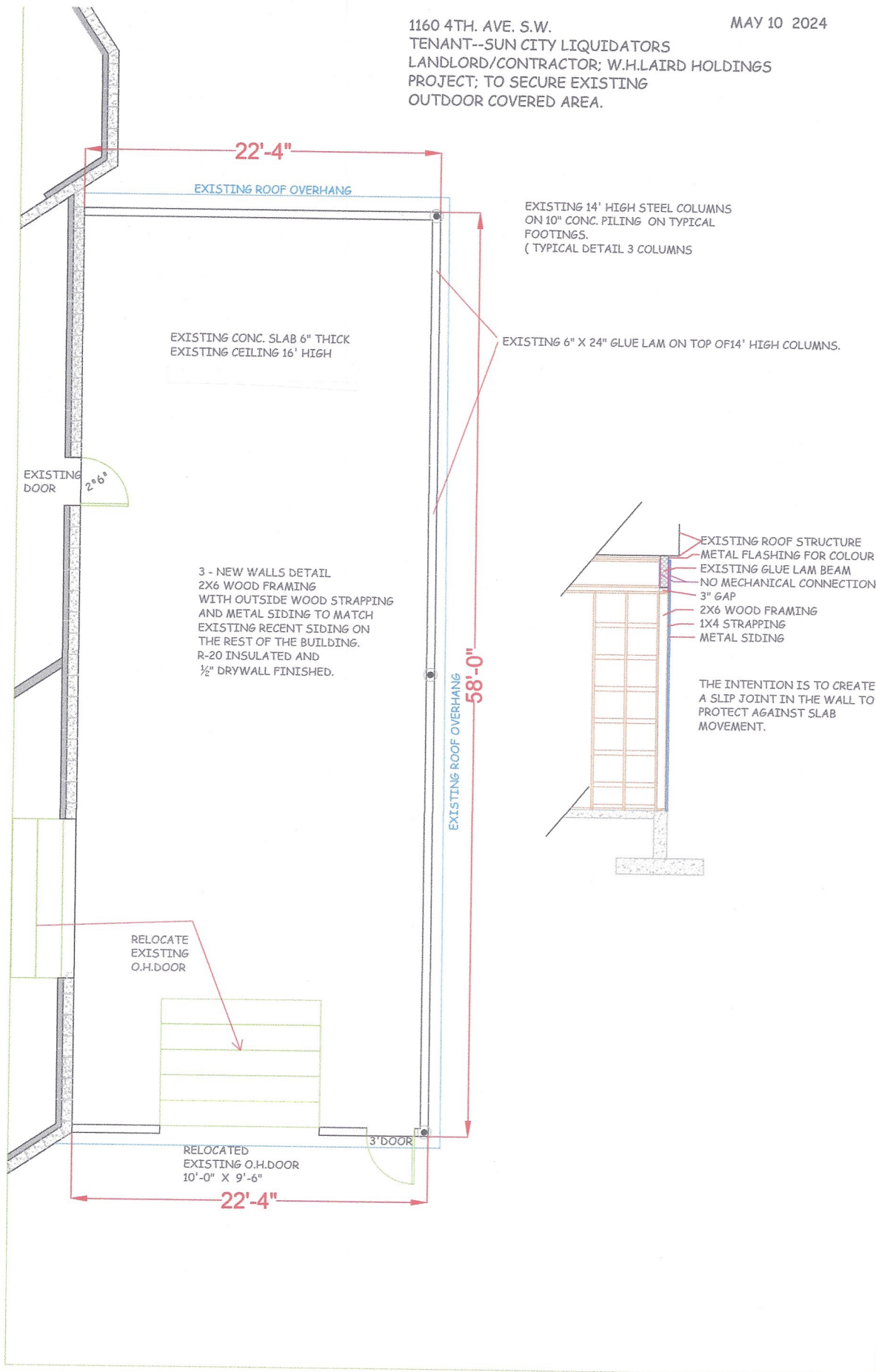


SUBJECT



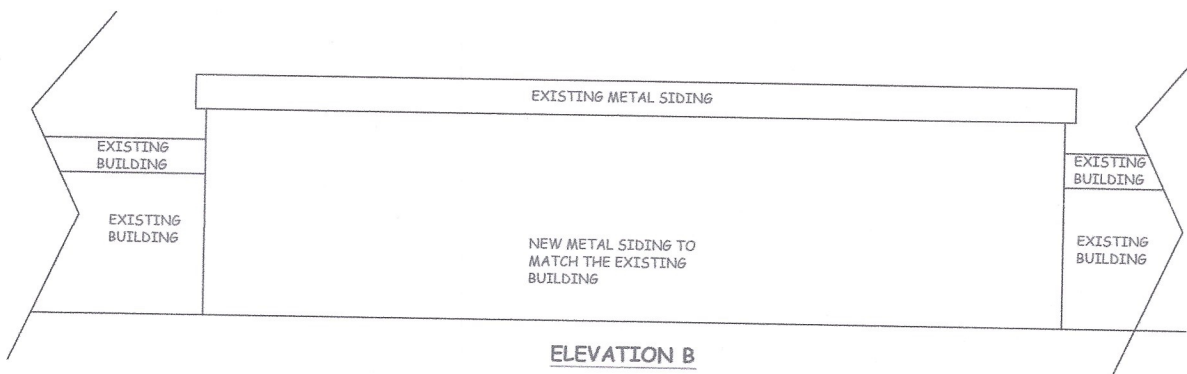
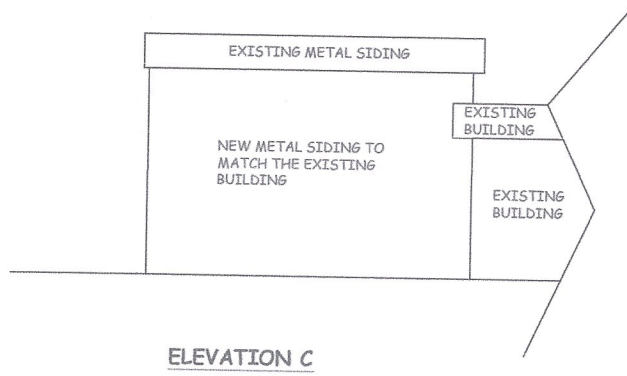
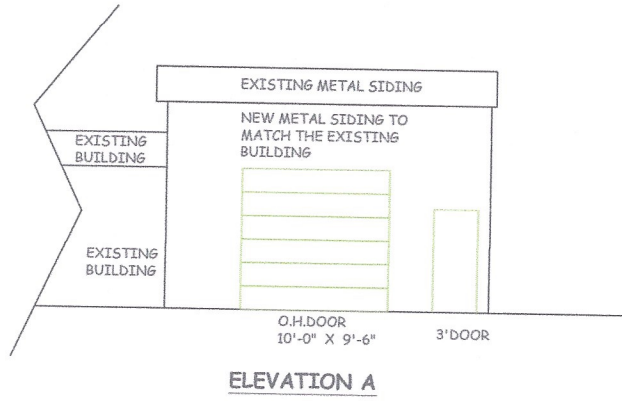
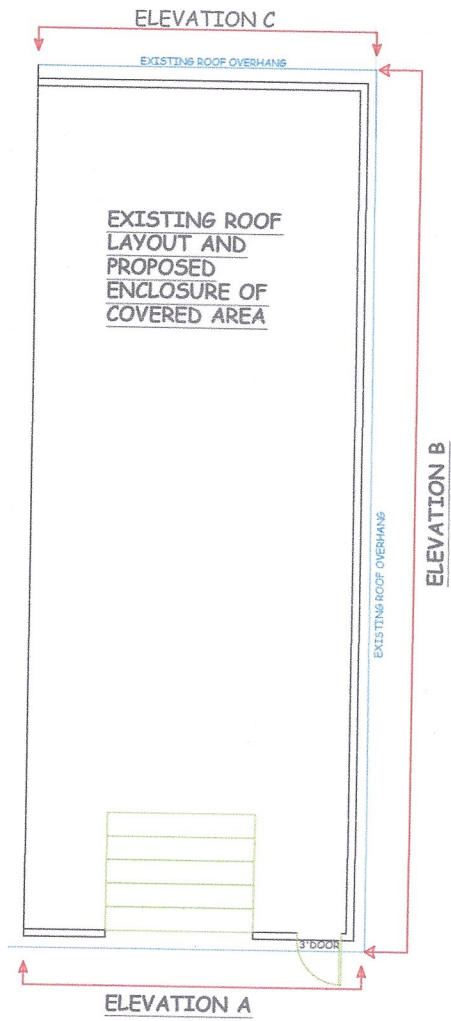
1160 4TH. AVE. S.W.
 TENANT--SUN CITY LIQUIDATORS
 LANDLORD/CONTRACTOR; W.H.LAIRD HOLDINGS
 PROJECT; TO SECURE EXISTING
 OUTDOOR COVERED AREA.

MAY 10 2024

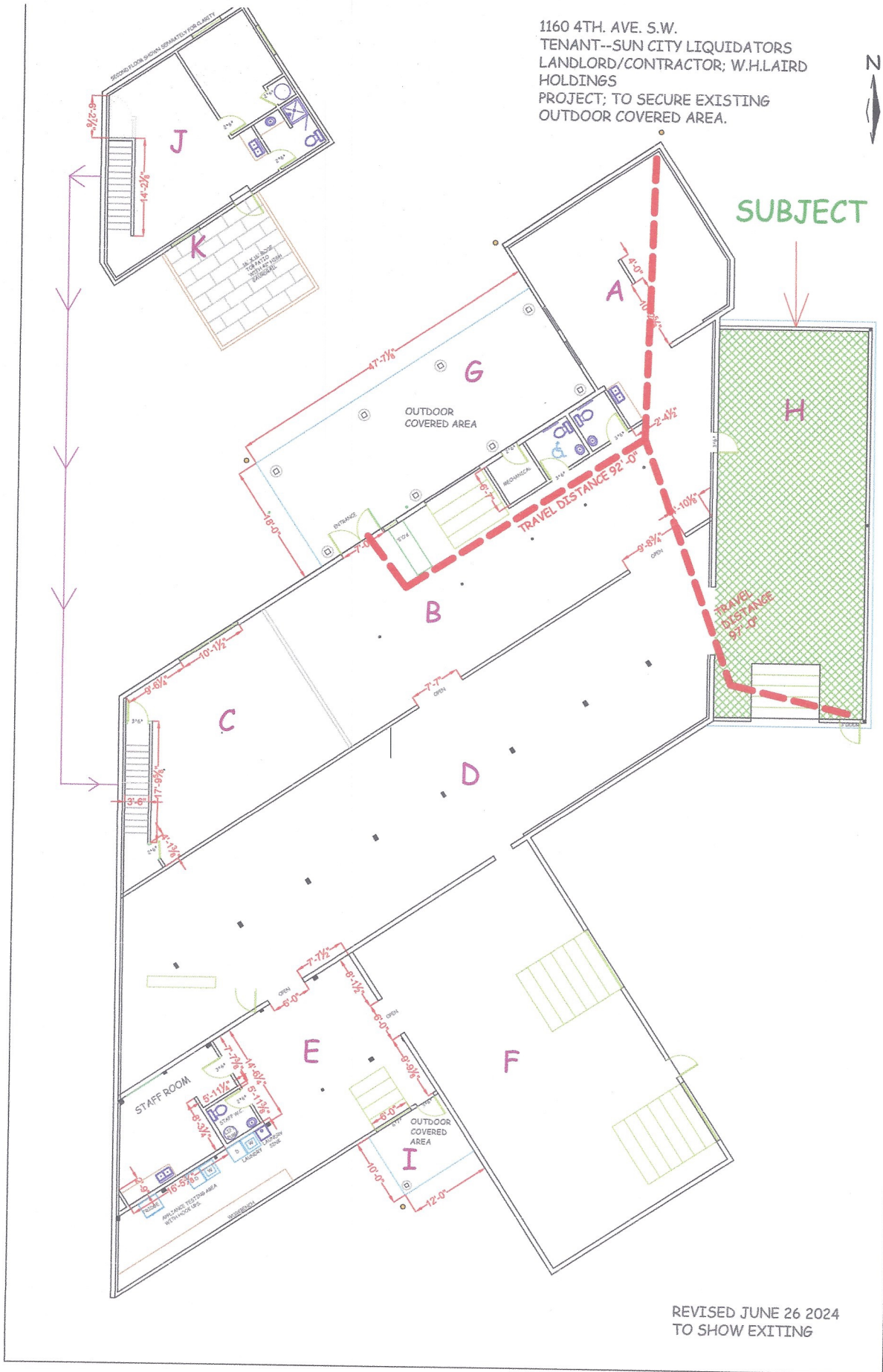


JUNE 6 2024

1160 4TH. AVE. S.W.
TENANT--SUN CITY LIQUIDATORS
LANDLORD/CONTRACTOR;
W.H.LAIRD HOLDINGS
PROJECT; TO SECURE EXISTING
OUTDOOR COVERED AREA.



1160 4TH. AVE. S.W.
 TENANT--SUN CITY LIQUIDATORS
 LANDLORD/CONTRACTOR; W.H.LAIRD HOLDINGS
 PROJECT: TO SECURE EXISTING OUTDOOR COVERED AREA.



REVISED JUNE 26 2024
 TO SHOW EXITING

REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Variance Permit Application No.605

Legal: Lot 1, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17283
Civic: 3361 16 Avenue NE
Owner: Daniel Folkman
Agent: Owner

Date: October 7, 2024

Executive Summary/Purpose:

The subject parcel is located at 3361 16 Avenue NE (Appendices 1 and 2). The proposal is to reduce the rear parcel line setback from 3.0 m to 1.4 m and the side parcel line setback from 2.0 m to 1.4 m in order to construct an Accessory Dwelling Unit (ADU) in place of an existing 28 m² shed in the northeast corner of the property.

Motion for Consideration:

THAT: Council authorize the issuance of Development Variance Permit No.605 for Lot 1, Section 19, Township 20, Range 9, W6M, KDYD, Plan 17283 (3361 16 Avenue NE) to facilitate the construction of an Accessory Dwelling Unit by varying Zoning Bylaw No. 2303, as follows:

- i) Section 6.12.2 - reducing the rear parcel line setback from 3.0 m to 1.4 m; and
- ii) Section 6.12.4 - reducing the interior side parcel line setback from 2.0 m to 1.4 m

Staff Recommendation:

That the motion for consideration be adopted.

Proposal:

The subject parcel is located at 3361 16 Avenue NE (Appendices 1 and 2). The proposal is to reduce the rear parcel line from 3.0 m to 1.4 m and the side parcel line from 2.0 m to 1.4 m in order to construct an Accessory Dwelling Unit (ADU) in place of an existing 28 m² shed in the northeast corner of the property.

Background:

The subject property is designated Low Density Residential (LR) in the Official Community Plan (OCP), and is zoned R-10 (Residential Zone) in the Zoning Bylaw (Appendices 3 and 4). The property is located close to Salmon Arm Secondary School. Land uses adjacent to the subject property include the following:

North:	P-1 (Park and Recreation Zone)	Park
South:	R-10 (Recreation Zone)	Single Family Dwelling
East:	R-10 (Recreation Zone)	Single Family Dwelling
West:	R-10 (Recreation Zone)	Single Family Dwelling

The subject property is approximately 0.37 acres (1497.34 m²) in area and is comprised of a single family dwelling, attached garage, and a garden shed (to be demolished).

The property owner is proposing a 625 ft² (58 m²) ADU. The proposed location of the ADU is in the northeast corner of the property, where a garden shed is currently. The property owner intends to remove the garden shed and construct the ADU as shown in the site plan attached as Appendix 7. Removal of the garden shed would not require a demolition permit as it is less than 100ft² in area and is not on permanent foundation.

In the R-10 zone the minimum side parcel line setback is 2.0 m and the building may be no greater than 6.0 m in height and the rear parcel line setback is 3.0 m. The proposed ADU is 5.9 m in height, which would meet zoning regulations height. Following a site visit conducted on August 28, 2024, it has been confirmed that the parking requirements have been satisfactorily met. No further variances are being requested.

Relevant Policy(ies):

Development Permits are needed for proposals involving three (3) or four (4) detached dwelling units. Since only one (1) detached dwelling unit is being proposed, only a building permit is required.

The proposed ADU complies with the Infill Residential Development Permit Area requirements outlined in the Official Community Plan (OCP) by ensuring consistency with the local streetscape, including the height and scale of surrounding buildings (OCP 8.5.5). Additionally, the proposed ADU adheres to the Landscape and Site Plan Guidelines by preserving mature trees and garden areas through thoughtful positioning of the building (OCP 8.5.10).

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns. Removal of the garden shed would not require a demolition permit as it is less than 100ft² in area and is not on permanent foundation.

Engineering Department

No concerns.

Other

N/A

Planning Department

Development Variance Permits are considered on a case-by-case basis and in doing so a number of factors are taken into consideration when reviewing a request. These factors include site-specific conditions such as lot configuration, existing structures, and potential impact(s) on adjacent properties. The proposed building location shown on the site plan (Appendix 7) is in the location of the existing shed structure and would pose no significant impact to the adjacent properties.

The proposed location for the ADU will enable the retention of the existing trees and garden. Additionally, the property to the north (along the rear parcel line) is zoned as P-1 (Park and Recreation Zone) and does not have any residential use. The park is currently un-programmed park space that is part of a greenway trail connection.

Minimum setback requirements in the Zoning Bylaw are in place to ensure minimum distances between buildings across parcel lines and to ensure continuity of development amongst multiple parcels in a given area of similar zoning. In considering the factors noted above, staff are in support of the variance request.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and Development Procedures Bylaw, notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that Council will consider issuance of this Development Variance Permit on October 15, 2024.

Alternatives & Implications:

Council may not support the issuance of the Development Variance Permit. The applicant would then be required to site the building compliant with the zoning regulations. This may impact mature landscaping and trees.

Prepared by: Planner I
Reviewed by: Manager of Planning and Building
Reviewed by: Director of Planning & Community Services
Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Subject Property Map
- Appendix 2 – Ortho Maps
- Appendix 3 – OCP Map
- Appendix 4 – Zoning Map
- Appendix 5 – Site Photos
- Appendix 6 – Letter of purpose
- Appendix 7 – Site Plan
- Appendix 8 – R-10 (Residential Zone)

Subject Property Map

32 STRE

33 ST. 1 E

35 ST

1830

1831

1820

1875

3211

3251

1811

1810

3451

1865

18 AVE N.E.

3190

3210

3250

3280

3300

3450

3456

1735

3271

3301

3331

3361

3391

3451

3455

16 AVE N.E.

3270

3300

3310

3350

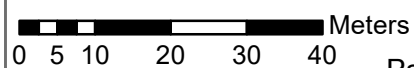
3390

3450

3456


3490

3500



Legend

 Parcels

 Subject Property

Ortho Map



32 STREET N.E.

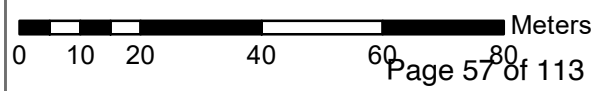
19 AVE N.E.

33 ST. N.E.



35 ST. N.E.

18 AVE N.E.

VE. N.E.

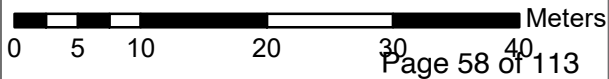


Legend



-  Parcels
-  Subject Property

Ortho Map

AVE N.E.



Legend

-  Parcels
-  Subject Property

33 ST

3211

3251

1811

1810

3451

18 AVE N.E.

3210

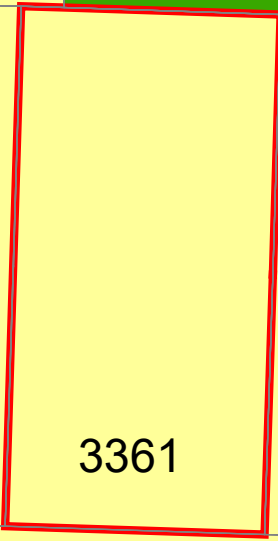
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3280

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34



71

3301

3331

3361

3391

3451

345

0

3300

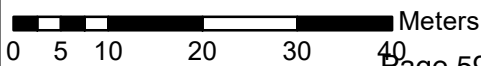
3310

3350

3390

3450

34



Legend

Parcels



Subject Property

Acreage Reserve

Park

Residential - Low Density

Zoning Map

3211

3251

1011

333

1810

3451

18 AVE N.E.

3210

3250

3280

3300

3450

34

17

71

3301

3331

3361

3391

3451

345

0

3300

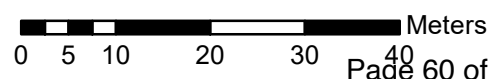
3310

3350

3390

3450

34



Legend

Parcels

Subject Property

A-2

R-10



1. View of the rear (north) parcel line, facing east.



2. View of side/interior parcel line. Looking towards the rear (north) parcel line.



3. View of the back yard on the subject property.



4. View from the front property line. Looking north towards subject property.

Daniel Folkman



July 18, 2024

City of Salmon Arm
Planning Department
Salmon Arm, BC

Dear Members of the Planning Department,

I am writing to request a variance to the setback requirements for my property located at 3361 16 Ave NE, Salmon Arm. Specifically, I am seeking to reduce the regular setbacks from 2 meters on the side and 3 meters at the back to 1.4 meters on the side and 1.4 meters at the back. This adjustment aligns with the setback requirements for auxiliary buildings, which is appropriate given the intended use of the space for a garden guesthouse of similar size.

There are several reasons for this variance request:

1. **Preservation of Trees:** The reduced setbacks will allow me to preserve two large growth birch trees and a rare Northern Catalpa tree. These trees are significant not only for their aesthetic and environmental value but also for the biodiversity they support. I am in favor of preserving large trees whenever possible, and granting this variance would be consistent with that objective.
2. **Conformity with Existing Structures:** The existing legacy building on the property is positioned closer to the fence than the proposed new structure would be with the requested variance. Therefore, granting this variance would result in greater conformity with setback regulations compared to the current state.
3. **Adjacent Greenspace:** There is a greenspace behind my property that is designated as non-developable. This means that the reduced setback at the back will not impact any future developments or cause any encroachments on neighboring properties.

4. Housing Supply: This variance will facilitate the construction of a garden guesthouse, thereby contributing to the housing supply in Salmon Arm. Given the current demand for additional housing options, this would be a beneficial addition to the community.

I am committed to ensuring that the new structure will be built to high standards that Mark at Whitstone Developments provides and will enhance the aesthetic appeal of the neighborhood. I believe this variance is in the best interest of both my property and the broader community.

Thank you for considering my request. I am available to provide any additional information or to discuss this matter further at your convenience.

Sincerely,

Daniel Folkman





250.804.5403
MRGDESIGN.CA



whitstone
DEVELOPMENTS LTD.

250.832.2567
WHITSTONE.CA



AI GENERATED RENDER FOR CONCEPTUAL PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT FINAL PRODUCT

CLIENT **FOLKMAN**

JOB **CARRIAGE**

336 1 16 AVE NE
SALMON ARM, B.C.

JOB # **7904**

REVISIONS

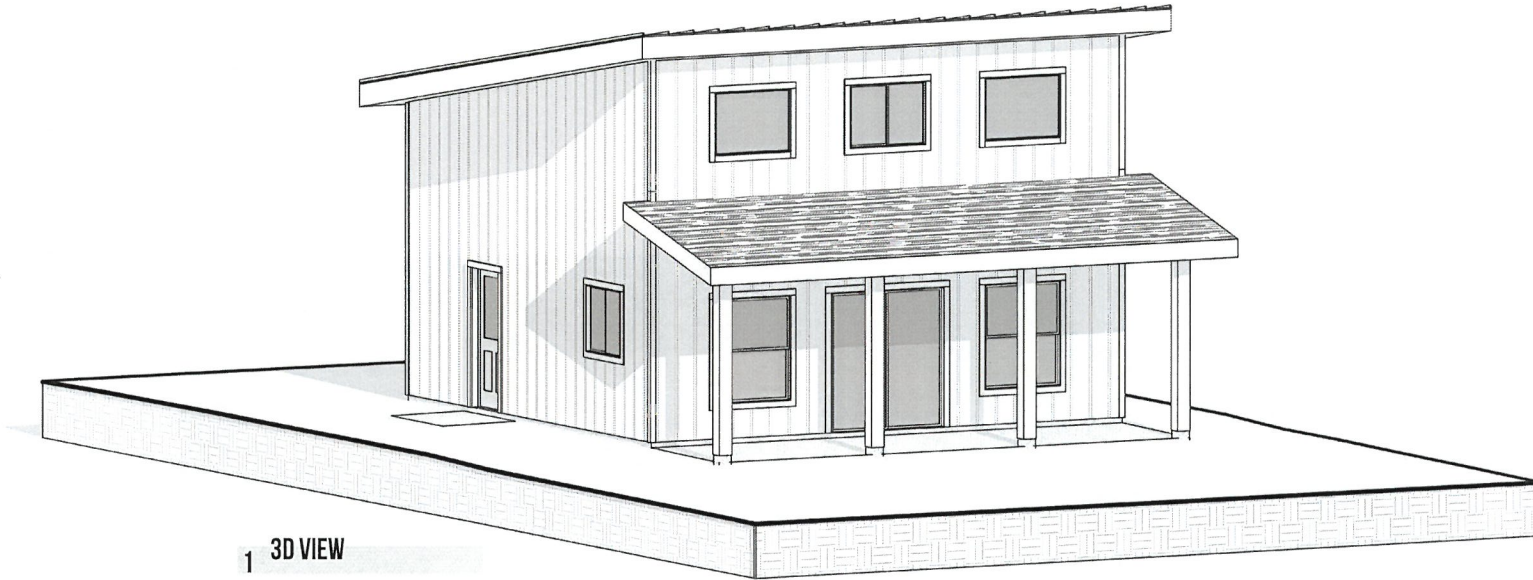
CONCEPT	JUNE 25 2024
REVIEW	JUNE 29 2024
PERMIT	JUL 4 2024
REVISED SITE	JUL 30 2024

DATE **JULY 30 2024**

DRAWING **COVER**

SCALE

PAGE **AO**



1 3D VIEW

GENERAL NOTES

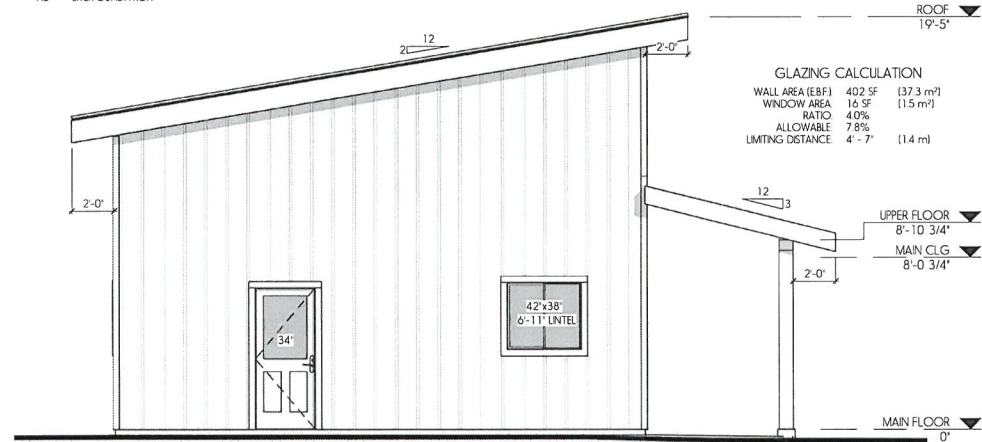
- 1 ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE & ALL OTHER CODES, ZONINGS AND BYLAWS THAT MAY APPLY.
- 2 THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO MRG IMMEDIATELY.
- 3 ALL FRAMING MATERIAL TO BE SPF#2 OR BETTER
- 4 CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS, FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS
- 5 ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL
- 6 DAMPPROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL
- 7 6 ML ULTRAVIOLET RESISTANT POLY VAPOUR BARRIER ON A) 4" OF GRANULAR COMPACTIBLE FILL UNDER EXTERIOR OR GARAGE SLABS OR B) 4" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS
- 8 ALL FOUNDATION DRAINS TO BE 4" PERFORATED PVC, WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS
- 9 GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING
- 10 ALL TRUSSES, I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION
- 11 CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE
- 12 ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300 A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF, AND MINIMUM 25% TO BE LOCATED AT SOFFIT
- 13 DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING
- 14 ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS
- 15 RAINWATER LEADERS NOT SHOWN ON PLAN CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE
- 16 ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE
- 17 APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY
- 18 REFER TO LAYOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER AND ROOF TRUSS MANUFACTURER FOR BEAM POST AND FOOTING LOCATIONS AND SIZES AND ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON MRG PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS
- 19 MRG RESIDENTIAL DESIGN ACCEPTS NO LIABILITY AND SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS WITH THIS SET OF DRAWINGS THAT MAY NEGATIVELY AFFECT CONSTRUCTION IF ERRORS ARE FOUND, PLEASE CONTACT MRG AT YOUR EARLIEST CONVENIENCE

SHEET LEGEND

- A0 COVER
- A1 NOTES/3D
- A2 FLOORS
- A3 ELEVATIONS
- A4 SECTIONS
- A5 SITE/FOUNDATION

FINISHED AREA

MAIN FLOOR	625 SF
UPPER FLOOR	197 SF
TOTAL AREA	822 SF



3 LEFT ELEVATION
1/4" = 1'-0"

CLIENT **FOLKMAN**

JOB **CARRIAGE**

3361 16 AVE NE
SALMON ARM, B.C.

JOB # **7904**

REVISIONS

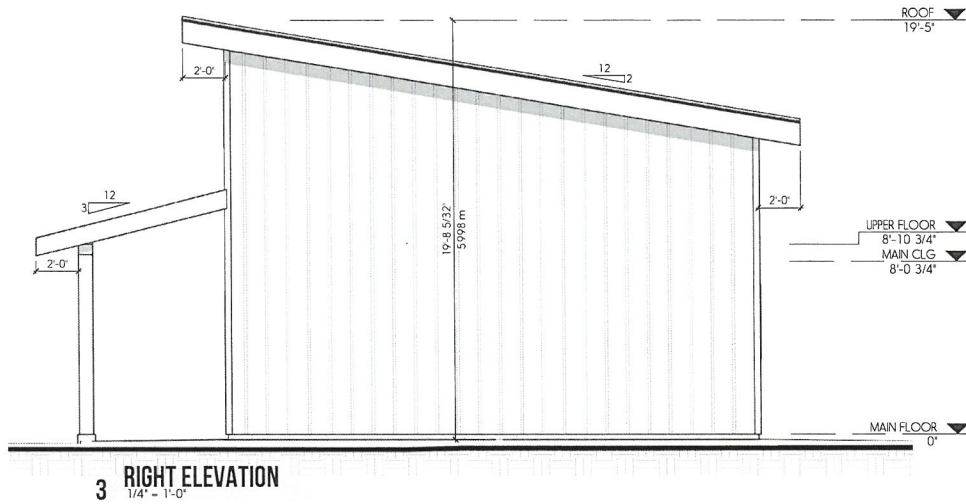
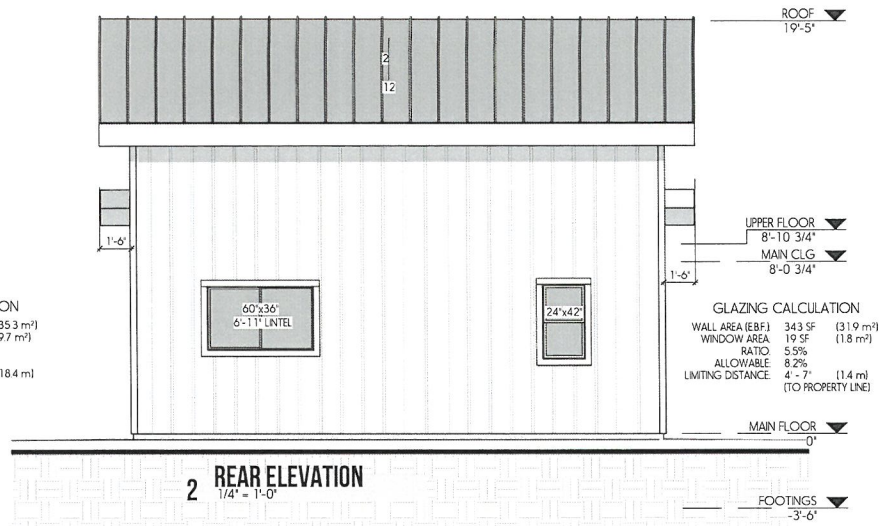
CONCEPT	JUNE 25 2024
REVIEW	JUNE 29 2024
PERMIT	JUL 4 2024
REVISED SITE	JUL 30 2024

DATE **JULY 30 2024**

DRAWING **NOTES/3D**

SCALE **1/4" = 1'-0"**

PAGE **A1**

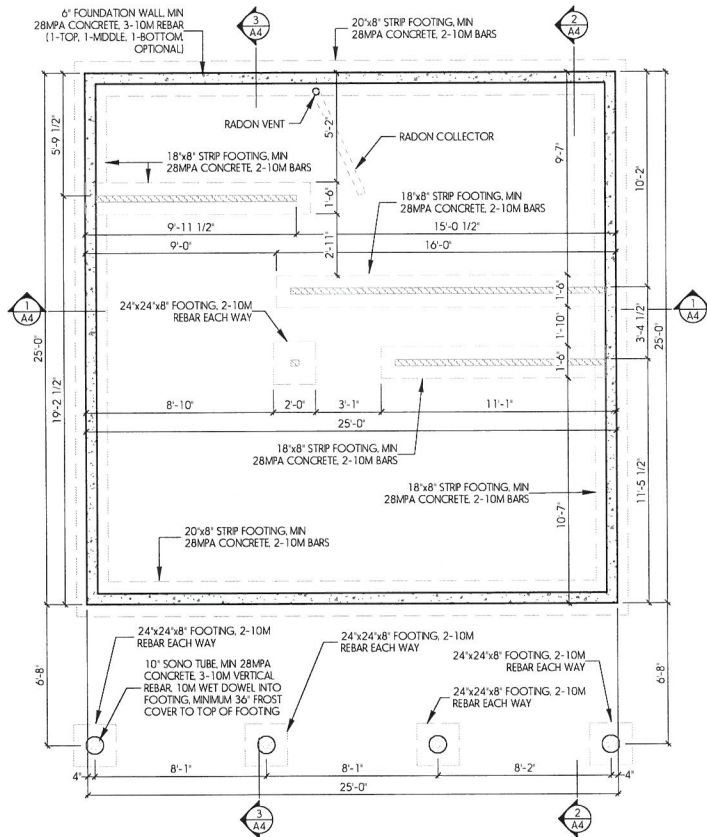


CLIENT **FOLKMAN**
JOB **CARRIAGE**
3361 16 AVE NE
SALMON ARM, B.C.
JOB # **7904**

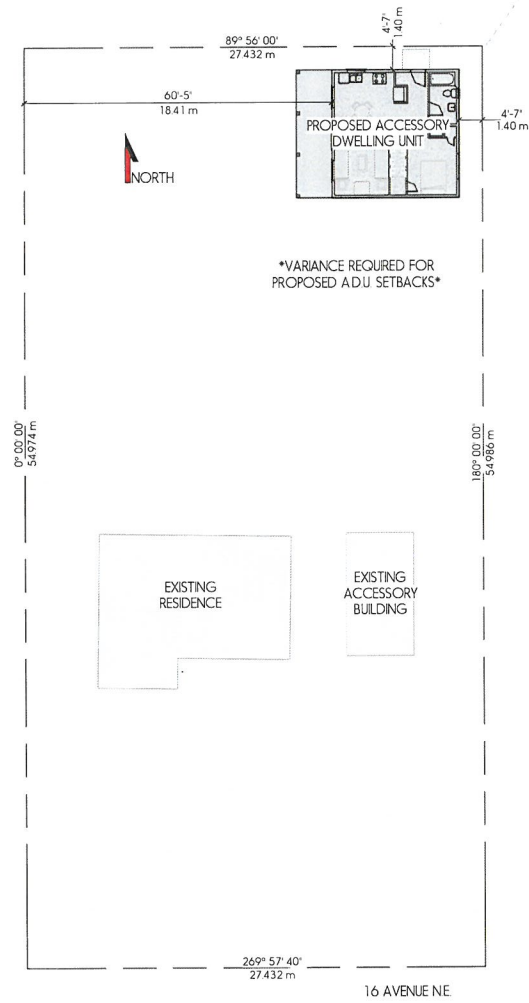
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CONCEPT	JUNE 25 2024
REVIEW	JUNE 29 2024
PERMIT	JUL 4 2024
REVISED SITE	JUL 30 2024

DATE **JULY 30 2024**
DRAWING **ELEVATIONS**
SCALE **1/4" = 1'-0"**
PAGE

A3



2 FOUNDATION
1/4" = 1'-0"



1 SITE
1" = 200'



250.804.5403
MRGDESIGN.CA



250.832.2567
WHITSTONE.CA

CLIENT **FOLKMAN**

JOB **CARRIAGE**

3361 16 AVENUE NE
SALMON ARM, B.C.

JOB # **7904**

REVISIONS	
CONCEPT	JUNE 25 2024
REVIEW	JUNE 29 2024
PERMIT	JUL 4 2024
REVISED SITE	JUL 30 2024

DATE **JULY 30 2024**

DRAWING **SITE/FOUNDATION**

SCALE **AS INDICATED**

PAGE **A5**

CITY OF SALMON ARM

BYLAW NO. 4653

A bylaw to amend “District of Salmon Arm Zoning Bylaw No. 2303”

WHEREAS pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of the City of Salmon Arm is legislated to require enabling of small-scale multi-unit housing across serviced, primarily single family residential zoned lands within the Urban Containment Boundary;

AND WHEREAS as required by the Province of British Columbia no Public Hearing was held;

NOW THEREFORE the Council of the City of Salmon Arm in open meeting assembled enacts as follows:

1. “District of Salmon Arm Zoning Bylaw No. 2303” is hereby amended as follows:
 - a) by deleting the definition of “detached suite” in Section 2 and adding the following in alphabetic order:

ACCESSORY DWELLING UNIT means a *dwelling unit* constructed in accordance with the BC Building Code that is contained within an accessory *building* or a part of a *building*, that is accessory to a *principal use dwelling*, and shall not include a *mobile home, manufactured home, travel trailer, recreational vehicle, or a storage container*;
 - b) by replacing the definition of “duplex” in Section 2 with the following:

DUPLEX means any *building* divided into two *dwelling units* sharing at least one heated wall or floor, whether strata titled or one real estate entity;
 - c) by replacing the definition of “detached suite” in Section 2 with the following:

SECONDARY SUITE means a self-contained *dwelling unit* within but accessory to a *principal use single family dwelling* or *duplex* sharing at least one heated wall or floor; comprising of one real estate entity with shared utility services; having a separate entrance to the exterior or a shared space; and having an Occupancy Certificate attesting compliance to the BC Building Code.
 - d) by replacing the definition of “dwelling unit” in Section 2 with the following:

DWELLING UNIT means accommodation in a *building* providing interconnected spaces that include bedroom(s), bathroom(s), and one kitchen all intended for the permanent or long term domestic residential use of one *family*.

- e) by adding the following to Section 2 in alphabetic order:
- *PERMEABLE SURFACE* means a porous material that enables stormwater to be absorbed and percolated into subsurface soils, such that it will not run-off, collect, or pool in the course of normal storm events.
- f) by deleting the definition of “suite;”
- g) by adding the following to Section 2 in alphabetic order:
- SHORT TERM RENTAL* means the rental of any *dwelling unit* or part thereof for periods of 29 days or less.
- h) by replacing all references to “detached suite” with “accessory dwelling unit;”
- i) by replacing Section 4.2 *Accessory Dwelling Unit* with the following:

Accessory Dwelling Unit

4.2

- .1 No accessory *building* or *structure* shall be used as a *dwelling unit* except for an approved *Accessory Dwelling Unit*.
- .2 An *Accessory Dwelling Unit* entrance shall be accessible via an unobstructed minimum 1.2 metre wide (4 feet) and 2.1 metre (7 feet) high illuminated, constructed pedestrian walkway from the public road and from the off-street parking space(s).
- .3 An *Accessory Dwelling Unit* address shall be identified and visible from the public road frontage.
- .4 An *Accessory Dwelling Unit* shall be oriented and appropriately screened with landscaping or solid fencing to provide privacy in relation to neighbouring properties.
- .5 An *Accessory Dwelling Unit* shall be appropriately serviced.
- .6 No *Accessory Dwelling Unit* shall be used for *short term rental* or *bed and breakfast*.
- .7 Subdivision and strata subdivision of an *Accessory Dwelling Unit* is prohibited.

- j) by adding the following as Section 4.14

Permeable Lot Coverage

4.14 For the purposes of this Bylaw and the calculation of minimum permeable lot coverage, measured horizontally, the following surfaces or finishes are not permeable:

- .1 buildings and roofed structures, with the exception of those with green roofs that reduce storm water discharge by more than 25% (by both rate and quantity);
- .2 asphalt, concrete, grouted pavers, and similar hard surfacing;
- .3 non-permeable artificial turf;
- .4 tongue in groove and vinyl or fibreglass decking;

And for clarity, structures designed to retain water such as swimming pools, reflecting pools and ornamental ponds, shall be considered permeable.

- k) by revising Section 5.1 to remove references to R1, R2 and R8 zones from Columns I and II;
- l) by adding to Section 5.1 R-10, under Column I, and Residential Zone, under Column II;
- m) by replacing Sections 6, 7 and 13 with Schedule "A," the R-10 - Residential Zone, attached hereto and forming a part of this Bylaw;
- n) revising Bylaw 2303 Scheduled Zoning Maps for all R-1, R-2 and R-8 Zone lands to become R-10 Zone;

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. 4653**”

READ A FIRST TIME THIS 22 DAY OF APRIL 2024

READ A SECOND TIME THIS 22 DAY OF APRIL 2024

READ A THIRD TIME THIS 10 DAY OF JUNE 2024

ADOPTED BY COUNCIL THIS DAY OF 2024

MAYOR

CORPORATE OFFICER

Schedule "A"

SECTION 6 – R-10 - RESIDENTIAL ZONE

Purpose

- 6.1 The purpose of the R-10 Zone is to permit ground-oriented small scale residential use comprising of *single family dwellings* and *duplexes*, either with or without *secondary suites*, and detached *accessory dwelling units*, developed up to a maximum density that is based upon *parcel area*.

Regulations

- 6.2 On a *parcel zoned R-10*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-10 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 6.3 The following uses and no others are permitted in the R-10 Zone:
- .1 *single family dwelling with or without secondary suite(s)*;
 - .2 *duplex with or without secondary suite(s)*;
 - .3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;
 - .4 *accessory use*;
 - .5 *bed and breakfast* limited to two let rooms within a *principal single family dwelling only*;
 - .6 *boarders*, limited to a maximum of two;
 - .7 *family childcare facility* within a *principal single family dwelling only*;
 - .8 *group childcare* within a *principal single family dwelling only*;
 - .9 *home occupation*;

Maximum Number of Buildings and Dwellings Units

- 6.4 No more than two *dwelling units* are permitted on a *parcel* of area 4050 square metres (1 acre) or more, where the largest *building* is deemed the *principal building*; and
- No more than three *dwelling units* are permitted per *parcel* of area less than 280 square metres (3014 square feet), where the largest *building* is deemed the *principal building*; and
- No more than four *dwelling units* are permitted per *parcel* of area between 280 and 4050 square metres (3014 square feet and 1 acre), where the largest *building* is deemed the *principal building*.

Maximum Height of Principal Building

- 6.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 6.6
- .1 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).
 - .2 Subject to increased setbacks, the maximum *height* of an *accessory building* containing one or more *accessory dwelling units* shall be 7.5 metres (24.6 feet).

Maximum Building Parcel Coverage

6.7 The total maximum *parcel coverage* for all *buildings* shall be 45% of *parcel area*; whereby, within this cap, up to 20% of *parcel area* may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise any and all other *accessory buildings*.

Permeable Surface Parcel Coverage

6.8 Water permeable surfaces, as regulated in Section 4 of this Bylaw, shall cover at minimum 40% of the *parcel area*.

Minimum Parcel Area

6.9 The minimum *parcel area* for the purposes of subdivision shall be 450 square metres (4,843.9 square feet).

Minimum Parcel Width

6.10 The minimum *parcel width* shall be 14 metres (45.9 feet).

Minimum Setback of Principal Building

6.11 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Notwithstanding the preceding a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet).
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply

Minimum Setback of any Accessory Dwelling Unit

6.12 The minimum *setback* of any building with one or more *accessory dwelling unit(s)* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet) where 6.0 metres or less in *height*
- .3 *Rear parcel line* shall be 6.0 metres (9.8 feet) where 6.0 to 7.5 metres in *height*
- .4 *Interior side parcel line* shall be 2.0 metres (6.5 feet) where 6.0 metres or less in *height*
- .5 *Interior side parcel line* shall be 4.0 metres (6.5 feet) where 6.0 to 7.5 metres in *height*
- .6 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .7 *Parcel line* adjacent to a lane 1.2 metres (3.9 feet)

6.13 The minimum separation between buildings with dwelling units upon a parcel shall be 3.0 metres (9.8 feet).

Minimum Setback of Accessory Buildings

6.14 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Parking

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



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Bylaw Amendment Application No. 1300 & Development Variance Permit
Application No. 606

Legal: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1,
Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198
Civic: 821 & 861 - 28 Street NE
Owner: Fireside Electric Ltd., Thompson J.
Agent: Crowne Pacific Development Corp. / Giese B.

Date: October 7, 2024

Executive Summary/Purpose:

This proposal is requesting a rezoning amendment from C-3 to C-6 in order to construct a 6 story mixed-use building including purpose built rental units.

Two variances are requested to Zoning Bylaw No.2303:

- 1) Section 4.12.(a) - Height of a retaining wall and fence from 2m to 3m.
- 2) Section 20.5 - Maximum height increase from 19m to 20m.

Motion for Consideration:

THAT: A bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198 from C-3 (Service Commercial) to C-6 (Tourist / Recreational Commercial);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

- a. The consolidation of the subject parcels;
- b. The Registration of a Land Title Act Section 219 Covenant on the Title of the subject parcel restricting residential use to Rental Housing; and
- c. Ministry of Transportation and Infrastructure approval.

AND FURTHER THAT: Development Variance Permit No. 606 be authorized for issuance for the subject parcel(s) subject to the final approval of Zoning Bylaw Amendment Application No. 1300 by Council to vary the provisions of

Zoning Bylaw No. 2303 as follows and as shown in Appendix 10 attached to the staff report dated October 7, 2024:

Section 4.12.1a – increase the maximum height of a retaining wall and fence in an interior yard from 2.0 metres (6.5 feet) to 3.8 metres (12.5 feet); and

Section 20.5 – increase the maximum height of a principle building from 19 metres (62.3 feet) to 20 metres (65.62 feet) in accordance with the attached drawings.

Staff Recommendation:

THAT: The motion for consideration be adopted.

Proposal:

This proposal is requesting a rezoning amendment for two parcels from C-3 to C-6 in order to construct a 6 story mixed-use building including purpose built rental units.

Two variances are requested to Zoning Bylaw No.2303:

- 1) Section 4.12.(a) - Height of a retaining wall and fence from 2m to 3m.
- 2) Section 20.5 - Maximum height increase from 19m to 20m.

Background:

The two subject parcels are approximately one acre in area within the commercial area of 9 Avenue NE, south of the Trans Canada Highway, between the Recreation Centre and arena grounds to the west and south, with 30 Street NE and Trans Canada Highway commercial area to the east and north (see Appendix 1 and 2). The parcels are designated Commercial – Highway Service / Tourist (HC) in the City’s Official Community Plan (OCP) and currently zoned C-3 (Service Commercial) in the Zoning Bylaw (Appendix 3 and 4). The purpose of this application is to rezone the subject parcels to allow for potential future mixed commercial and residential use, as described in the design rationale provided and shown in the attached development concept which would require consolidation of the parcels (Appendix 5). The C-6 zone regulations are attached (Appendix 6).

The subject property is located within the commercial corridor east of the City Centre to 30 Street NE as identified in the OCP, an area characterized by residential, commercial and institutional uses. The Zoning Map attached shows the mix of zones in the immediate area, predominantly Commercial (C-3 and C-6) and Institutional (P-1) zones. Adjacent zoning and land uses include the following:

North:	C-6	Commercial
East:	C-3 and R-10	Commercial with Residential beyond
West:	P-1	Institutional
South:	P-1	Institutional

The subject parcels are adjacent to the Recreation Centre complex to the east and south, with the access route running along the south parcel line. It is important to note that what appears to be a road along the south parcel line of the subject parcels is not actually a dedicated roadway, but is an access route internal to City lands.

One of the subject parcels is currently vacant while the other contains an existing single family dwelling, as shown in site photos attached (Appendix 7).

Relevant Policy(ies):

OCP POLICY

The subject parcels are within a Commercial designated area and the proposed zoning amendment aligns with the HC (Highway Service / Tourist Commercial) designation in the OCP. This amendment would align with the Commercial Objectives and Policies listed in OCP Section 9, which include supporting commercial uses within the primary commercial areas of the City.

The proposed zoning amendment would also align with the OCP's Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types and housing options. In terms of siting, the proposal appears aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

Development of the parcel is subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area and detailed consideration through the Development Permit application process.

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. Under Section 483 of the Local Government Act, a Housing Agreement is a tool that can include provisions that cannot be included as zoning requirements or enforced under a covenant, including terms and conditions regarding housing units such as the form of tenure. 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 property owner.

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.

Referral Comments:

Ministry of Transportation and Infrastructure

Preliminary approval has been granted as of September 3, 2024 (Appendix 8).

Engineering Department

No concerns with rezoning. Servicing requirements for future development have been provided to the applicant. Comments attached (Appendix 9).

The proposed development includes two access/egress points from the subject parcels to 8 Avenue NE. 8 Avenue NE is designated as a constructed but not dedicated Road. The land is public road maintained for access to the Recreation Centre, Curling Rink, Rogers Arena and Okanagan College. The future Road is to be dedicated and constructed to a Local Road standard, a total of 20m width centred on the existing road centreline.

In order to proceed to the Building Permit stage, the proposed development must access via a dedicated Road. At this time initiating the dedication of the entire length of 8 Avenue NE is premature for the City. The owner will be responsible for all associated legal and survey costs to complete the dedication of 8 Avenue NE along the south property line of the subject parcels. In addition to the dedication of the constructed portion of road, the owner will be required to provide the necessary Road dedication along the frontage.

BC Hydro

Right of way required prior to development.

Planning Department

The surrounding neighbourhood has been undergoing slow development, moving from a mix of older single family housing residential development, towards newer commercial and institutional development. Staff note that this proposal would not alter the amount of commercial land base within the City, rather it would offer a shift from the vehicle-oriented service and storage commercial uses of the C-3 zone, to the C-6 zone which offers more options for mixed commercial uses with residential use above. Residential use is permitted across the majority of the Commercial Zones, including the C-1, C-2, C-2(A), C-3, C-5, C-6, and C-10 zones. Typically, this is within a mixed-use building, with upper level residential use complimenting ground-level commercial use, as proposed.

Aligned with the mixed use development concept proposed, the C-6 Zone has a number of more flexible regulations relative to the C-3 Zone. These include a more permissive maximum height allowance (19 m versus 10 m in C-3), and more lenient setback requirements (including no front setback requirement versus 6 m in C-3). These are in keeping with the intent of the C-6 Zone to accommodate pedestrian oriented businesses with a mixture of land uses in an integrated manner. Staff note that the C-6 Zone is more supportive of residential use as the increased building height allows for additional upper floor dwelling units.

The residential element of this proposal generally aligns with the strategic themes identified in the Salmon Arm Community Housing Strategy considering density and diversity that fits with the character of the community, and developing opportunities to address rental housing needs. Within the Community Housing Strategy, Apartment Building Housing accounted for 13% of the housing stock within Salmon Arm (2016).

The intent for the subject parcel under application is illustrated by a development concept attached as Appendix 5. Future development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area (provided to applicant), with future development requiring review through a form and character Development Permit application.

VariANCES

Two variances have been requested at this stage, an increase to the maximum permitted principle building height and an increase to the maximum combined height of a retaining wall and fence. These are shown in the development concept drawings (Appendix 5) and detailed in Appendix 10.

Retaining Wall and Fence Variance

The proposed retaining wall and fence runs north-south across the western portion of the parking area, supporting the central parking area. It is subject to Zoning Bylaw Section 4.12.1a, with the request to increase the maximum height of a retaining wall and fence from 2.0 metres (6.5 feet) to 3.8 metres (12.5 feet) in accordance with the attached drawings. The retaining wall is proposed to be 2.5 metres in height, with a 1.07 metre guardrail set on top. In reviewing this request staff have considered that the wall is a reasonable height relative to development on the site and is of a size that is consistent with similar walls in this general area, with a form that appears to reasonably align with the proposed building on the site. The position of the wall does not significantly affect the streetscape, and the slope over the site presents a reasonable rationale for such a wall and fence. The fence serves as a “guardrail” on top of the wall for safety purposes and is proposed to be open and visually light to avoid creating any sort of screen or physical barrier. Considering these factors, staff are not concerned with this requested variance.

Building Height Variance

With respect to building height and the request to increase the maximum height of a principle building, staff note that the increase from 19 metres to 20 metres equates to an approximately 5% increase and is by definition “minor” (less than 15% as per the Development Procedures Bylaw). Furthermore, the proximity of the proposed building to the existing adjacent uses (i.e. Roger’s Rink, curling rink, and college) help to isolate the impact of the proposed building from different potentially more sensitive uses (i.e. residential neighbourhood to the south and southeast).

CONCLUSION

The OCP Highway Commercial designation supports the proposed C-6 zoning. The subject parcel is considered by staff to be well-suited for the proposed C-6 uses, being well positioned within the uptown commercial area, within close proximity to services and facilities, the Trans Canada Highway and closely connected to the active transportation network and the recreation complex. Staff view the proposed Zoning Bylaw amendment as presented to be consistent with OCP residential objectives and policy, as well as the Community Housing Strategy, supporting housing diversity and an additional housing format. The proposed C-6 zoning of the subject property is consistent with the OCP and is therefore supported by staff.

Staff consider the variance related to building height to be minor, while the requested retaining wall and fence request is seen to be reasonable within the context of the site and proposal. Staff have no concerns with the variances requested.

As previously noted, development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area and detailed consideration through the Development Permit application process.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

Related to ZON-1300, pursuant to the *Local Government Act* bylaw amendment notices are mailed and hand delivered to occupiers and land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper. The notices advise of the date that Council is to consider first reading of the bylaw. Given that the subject property is within the Urban Containment Boundary, the OCP designation is consistent with the proposed zoning and the purpose of the rezoning is largely to provide residential units, Council is prohibited from holding a Public Hearing on the bylaw.

Related to VP-606, pursuant to the *Local Government Act* and City of Salmon Arm Development Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the evening session Hearing and information regarding attending the Hearing. It is expected that Council will consider issuance of this Development Variance Permit following the adoption of the associated zoning amendment bylaw.

Alternatives & Implications:

N/A

Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning & Community Services

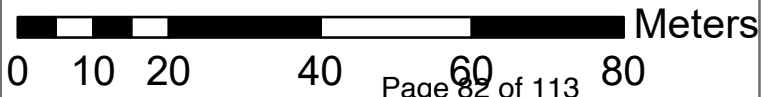
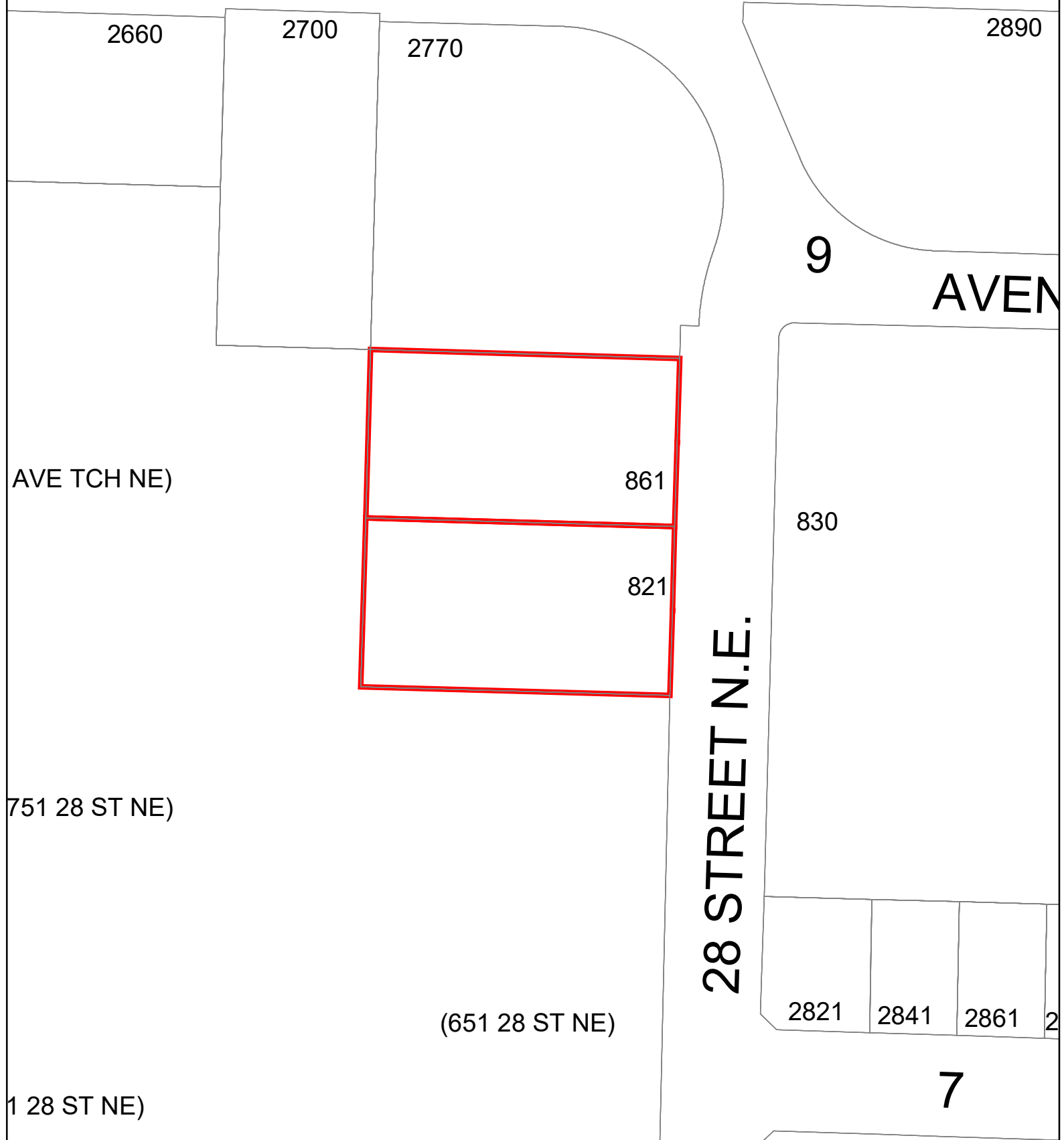
Approved by: Chief Administrative Officer

Attachments:



- Appendix 1 – Location
- Appendix 2 – Aerial
- Appendix 3 – OCP
- Appendix 4 – Zoning
- Appendix 5 – Letter and Site Plans
- Appendix 6 – C6 Zone Regulations
- Appendix 7 – Site Photos
- Appendix 8 – MOTI
- Appendix 9 – Engineering Report
- Appendix 10 – Variances

Subject Property Map

Appendix 1



Legend

-  Parcels
-  Subject Property

Ortho Map

2801

2660

2700

2770

2890

9

AVE

0 AVE TCH NE)

861

830

821

28 STREET N.E.

(751 28 ST NE)



0 5 10 20 30 40 Meters

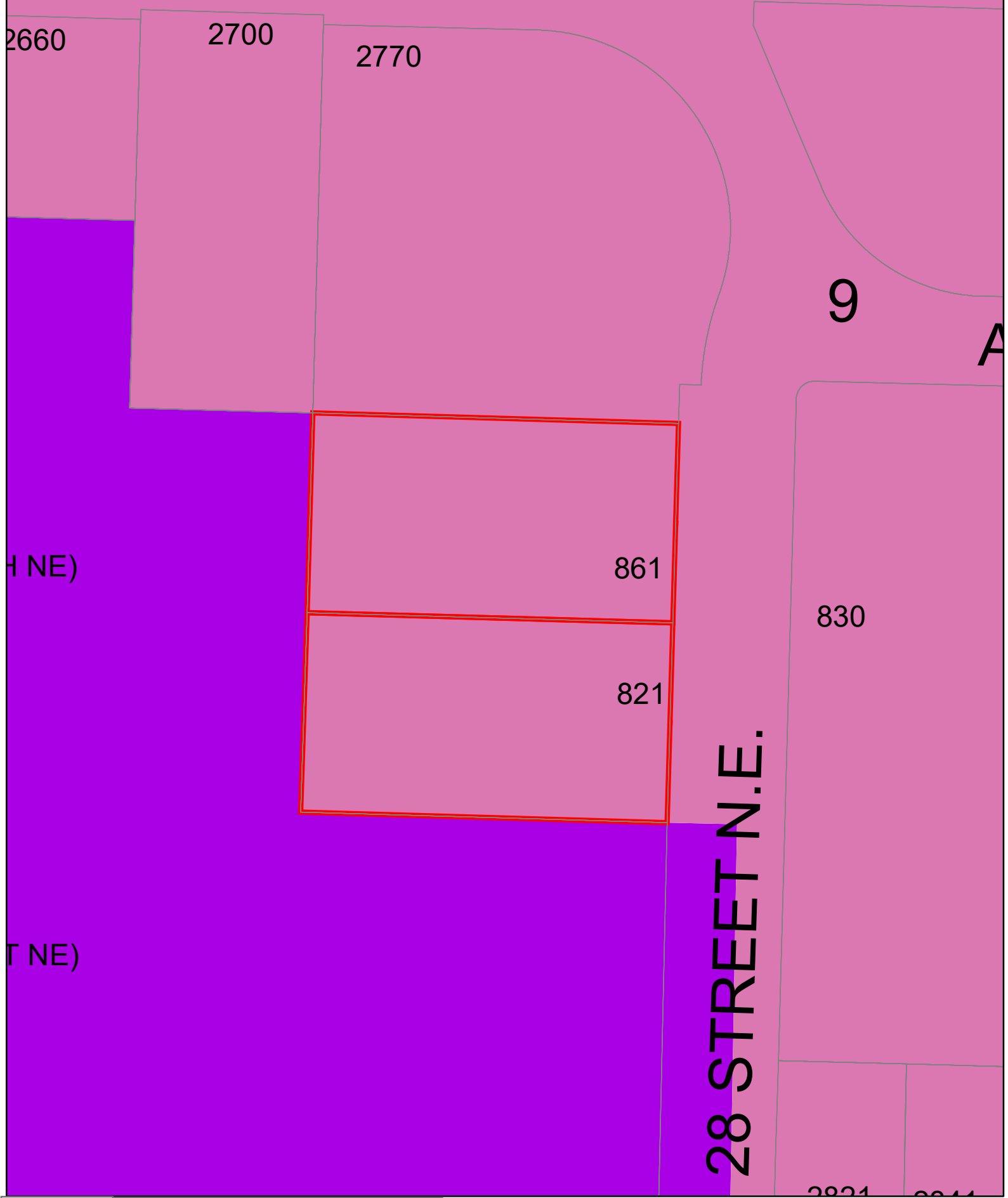
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 Parcels

 Subject Property

OCP Map

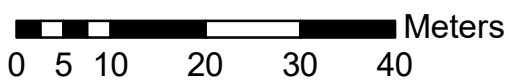
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
H NE)



T NE)

28 STREET N.E.



Legend

-  Parcels
-  Subject Property

-  Institutional
-  Commercial - Highway Service / Tourist

Zoning Map

Appendix 4

2660

2700

2770

9

H NE)

861

830

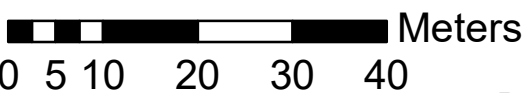
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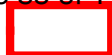
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Legend



Parcels



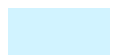
Subject Property



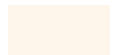
C-3



C-6



P-1



R-10



September 6, 2024

DESIGN RATIONALE

The HUB, Salmon Arm, BC

Project: #24025

The Design team of this project respectfully acknowledges that the land on which we propose to build these homes is on the unceded traditional territory of the Secwepemc Peoples, the traditional keepers of this land.

WA Architects Ltd.

| PRINCIPALS

Neil Banich
DESIGN DIRECTOR

Joel Smith
ARCHITECT AIBC, AAA, SAA, AIA

David Echaiz-McGrath
ARCHITECT AIBC, AAA, SAA

Barry Weih
PRINCIPAL (HONORARY)
ARCHITECT AIBC, AAA,
SAA, LEED AP

| STUDIOS

VAN

950 — 1500 W Georgia Street
Vancouver, BC V6G 2Z6
604.685.3529

VIC

104 — 3212 Jacklin Road
Victoria, BC V9B 0J5
250.391.4933

wa-arch.ca

We are building communities.

Site Context

The proposed six (6) storey purpose-built rental housing development to be situated on a two (2) lot consolidation is located in a well-developed area adjacent to the Trans-Canada Highway. Directly flanking the two (2) properties to the South and West are institutional zones, with the North and East being of the same commercial zoning for highway services and tourists. There is also a community park and medium density residential lots in the immediate vicinity. The site is within a one-minute cycle to major bicycle routes and is sited next to major transit and urban arterial corridors, giving it easy access to both motorized and non-motorized transportation networks. In addition, the surrounding area is well-supplied with retail and commercial services, schools, parks, recreational centres, and other various amenities and employment opportunities, all within a short walking distance. Given the growing nature of the City and its demographic, a multi-family rental housing development is an appropriate response to this central neighbourhood.

Land Use

We are seeking to consolidate two (2) lots and rezone the site from C3 to C6 (Tourist / Recreation Commercial Zone) on the recommendation of the Salmon Arm Planning Department. The C6 zoning will follow the general trend for the City's commercial areas and will support the current proposal for this site. The existing property at 861 28th Street Northeast is a vacant lot with little vegetation, but for some abutting property line trees and shrubbery, and the property at 821 28th Street Northeast is of a single-family dwelling. This development proposal supports the densification of land use within an already highly developed area of the City, with the aim to increase the variety of available housing types.

Project Statistics and Programming

The two (2) lot consolidation development at 861 and 821 28th Street Northeast will consist of one six (6) storey wood-frame residential program. The total proposed 73 purpose-built rental units have a mix of one (1) and two (2) bedrooms, with a total of nine (9) different unit types. Of the 29 (40% of the total) 1-bedroom units, the majority (at 83% or 24 units) have an additional den space, divided between two (2) unit types of 642 ft² and 766 ft², with the remaining 5 units at 594 ft². The 2-bedroom units boast six (6) different unit types, ranging in size from 805 ft² to a generous 1099 ft². While all 2-bedroom units have 2 baths, almost half also enjoy a den. With this mix, the development will provide a total of 61,594 ft² (5,722.27 m²) of rentable area.

Residential parking will be provided for through a combination of below grade (35 stalls) and on-site surface (82 stalls) parking. In consideration of grade changes, access to surface parking will be incorporated into two levels, with entry points off the two-way paved municipal road running the length of the South side of the development. Ramp access to the underground parkade will be provided for from the lower surface



parking level, in the far Northwest corner. A retaining wall will be added between the upper and lower surface parking areas given the ground elevation changes and also act as an attractive feature wall that will coordinate with the building façade.

To give maximum street exposure and visual appeal, the building is front facing along 28th NE Street, with the parking in behind the building, hidden from the street view. Raised planters will line the sidewalk and act as a buffer between the public realm and private patios of the residential units at grade. A tiered exterior aspect has been included at the partially exposed underground parkade on the building's North face, with the additional advantage of inserting greenery along North property line.

At grade, an office space measuring 1254 ft² will be occupied by Veyron Properties Ltd. and will serve as their regional office, in the service of the public of Salmon Arm. Adjacent to this office space is a semi-private facility at 1362 ft². This is programmed for a work café in recognition of the global and local trends towards remote working, and which provides some limited access to the residents' guests. Both spaces are strategically placed at the corner of the building and are directly accessible from 28th NE Street to boost engagement and collaboration at this junction.

There is also an immense recreational amenity programmed for, boasting two areas: an outdoor space of 1649 ft² and an indoor space of 998 ft², positioned together on the top floor. These amenity provisions enhance the overall useable space for residents and their guests and expand upon the liveability of the private units.

Development Permit Variances Requested

Building height Variance (CoSA Zoning Bylaw 2303 – 20.5)

The proposal is seeking a relaxation of 1 m with respect to building height. To achieve the desired number of storeys in order to maximize the provision of more diversified housing stock in an already well-developed area, and in consideration that this request is only a 5% increase on permitted height, it is hoped that it will be met in the spirit of supporting urban containment.

Retaining wall Variance (CoSA Zoning Bylaw 2303 – 4.12)

The proposal is seeking a relaxation of 1.71 m with respect to the rear lot retaining wall and guardrail. In order to accommodate the building's accessibility needs and street access grades for vehicles, given the sloping terrain, a higher retaining wall was deemed structurally necessary. To minimize the visual impact of the wall, we have added some architectural treatments. Notably as well, this request includes the guardrail (1.07 m), which may seem to fall into the fence category. However, given that the guardrail is not used for screening, but is only in place for public safety and is designed to be visually light, offering almost unobstructed views, it is hoped that its inclusion not be considered when visualizing the overall impact of the retaining wall.

Form and Character

The design of this building was carried out with meticulous attention to detail. The inspiration was to create a striking departure from the basic, yet still provide highly useable and accessible spaces. To achieve this, the visual massing is articulated with a mingling of recessed and cantilevered projections and balconies, along with the incorporation of continuous decking, that extend upon the lines and offset the varying rectangular projections of the discrete components. Moreover, the interplay of angles along the façade and at grade not only provide eye-catching features, but also accentuate the differing aspects of the building. All together, this creates a decidedly effective relief along the building's exterior.



The stacking of units on the front right half, with contrasting colouration, produce a townhouse feel at the first four levels, which then, given the eyebrow separation for the upper two levels aids in conferring a welcoming, less imposing appearance at the pedestrian scale. When this is juxtaposed with the geometrical prominence of the left half, the non-uniformity provides intrigue that draws the eye across the length of the structure. The addition of colours and shading highlight the series of components in the horizontal plane, as well as the entrances and amenity and office spaces, while the darkening at the sides and recesses draw one to the vertical plane. These together spotlight the distinctive details of the massing and articulation and provide sufficient variation to make the building a visual interest piece.

The large glazing on the Southeast corner of the building will serve to activate the street corner at the pedestrian scale. At grade units are provided with landscaping buffers for screening from the sidewalks and for screening the generous terraces of the front facing units, but with enough separation to allow for a private entrance into those spaces. Notably as well, the planter boxes follow the angling of the projected amenity spaces at grade and the coordinated angled aesthetic of the stepped back upper levels. The distinctive cantilevering of the top-level outdoor amenity space, while providing for a larger area, at the same time respects the angling of the South end of the building. This aids in finishing off this very distinguishing offset feature of the visual massing that wraps around the South side of the building.

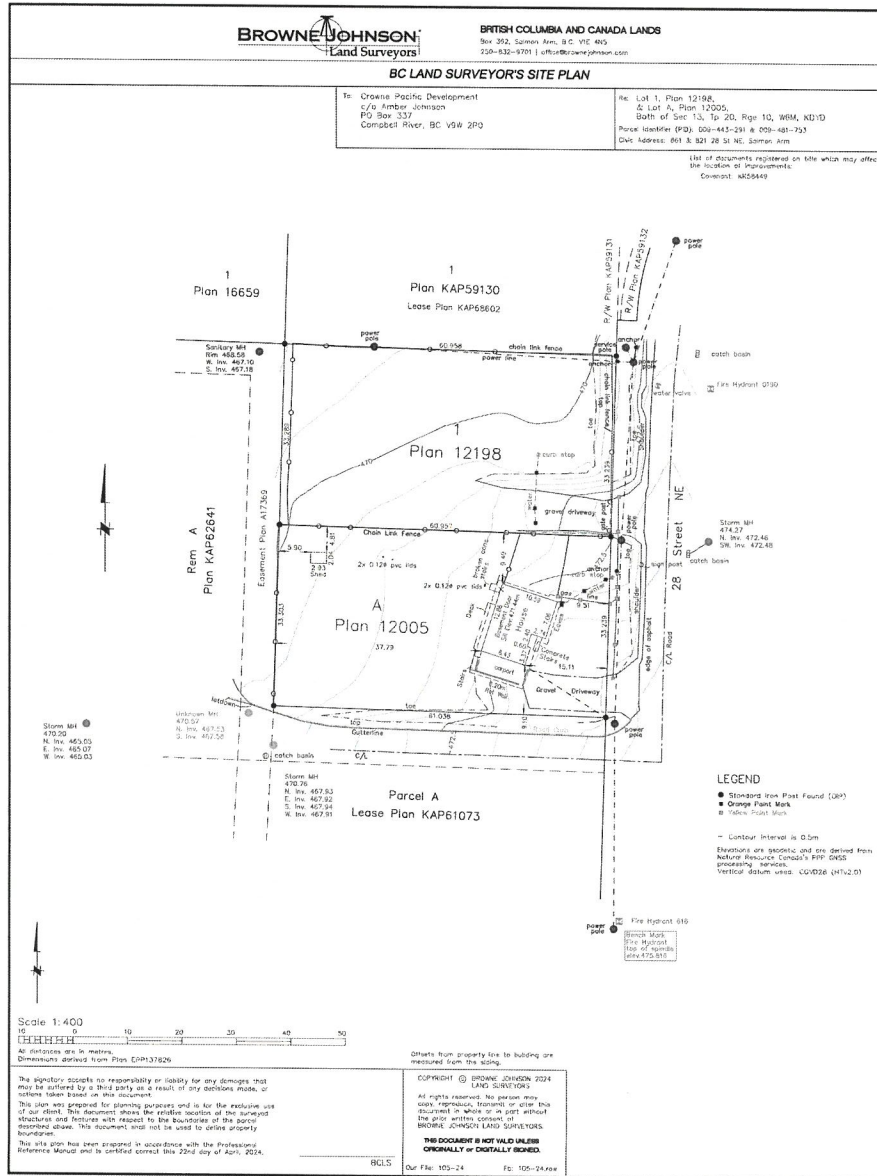
The East or rear-facing side of the building is guided by the same concepts as the other faces, giving the building a modern feeling of artistic imbalance, yet with an overall engaging effect of balance. The strategic lining and placement of landscaped features along and around the surface parking, as well as the texturized and creatively detailed retaining wall, complete the area.

Regional Growth

Being the largest community in the Shuswap region, Salmon Arm serves as the economic and commercial centre of the area. Combine this fact with its picturesque setting along the shores of the breathtaking Shuswap Lake and surrounding majestic mountains and sweeping valleys, the city is a highly attractive place to settle.

Statistics show that the community is growing and is in need of more diversified housing options, having over 50% of the housing stock currently supplied by single detached homes. This proposal aims to address this need. We firmly believe that together with the City and with the right planning and input from various professionals, this development will benefit the flourishing community. We look forward to working with the City to realize the potential of these properties.

WA Architects Ltd.



1 EXISTING SURVEY
N15

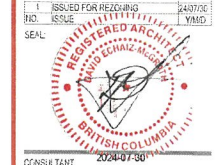
WA DISCLAIMER: THE SURVEY IS NOT DRAWN BY WA ARCHITECTS AND APPEARS FOR REFERENCE ONLY.

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OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:

1	ISSUED FOR REZONING	240700
2	ISSUE	YMSD



CONSULTANT:
IWA ARCHITECTS

1401 880 - 1300 W. Georgia Street Vancouver, V6G 2Z6
416 304 - 3212 Seattle, WA, Victoria, V8B 1Z2
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PROJECT NAME:
THE HUB

PROJECT ADDRESS:
**661 & 821 28TH STREET NE
SALMON ARM, B.C.**

DRAWING TITLE:
EXISTING SURVEY

PROJECT NO: 24025 DRAWN BY: ER
SCALE: N.T.S. REVIEW BY: AE
DATE: A001



1 AVERAGE GRADE CALC.
A002 1/8" = 1'-0"

AVERAGE GRADE CALC.	
FINISH GRADE AT GROUND FLOOR	
POINT 1	473.00
POINT 2	473.00
POINT 5	473.00
POINT 6	473.00
AVERAGE GRADE	473.00

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OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES

NO.	ISSUED FOR REVISION	DATE
1	ISSUED FOR REVISION	24/07/20
	ISSUE	YMO



CONSULTANT: 2020-07-30

IWA ARCHITECTS

1750 555 - 1500 W. Georgia Street Vancouver, V6G 2B9
 250 554 - 2212 Jackson Road Victoria, V8B 2Z5
 250.893.3323 | office@iwa-arch.ca | www.iwa-arch.ca

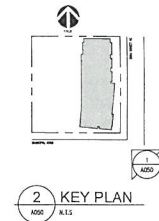
PROJECT NAME:
THE HUB

PROJECT ADDRESS:
881 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
AVERAGE GRADE CALC.

PROJECT NO. 24025 DRAWN BY: ER
 SCALE: 1/8" = 1'-0" REVIEW BY: AE
 DRG NO. A002

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1 RENDER - SOUTH EAST VIEW
A1:5

NORTH ARROWS:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
1	ISSUED FOR REVIEWING	24.07.2024

SEAL:



CONSULTANT:



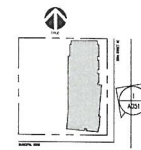
2111 955 - 1500 W. Georgia Street Vancouver, V6G 2E6
250 100 - 2012 Jackson Road Victoria, V8B 0S5
604.883.5323 | info@iwa-architects.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
861 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

PROJECT NO. 24025 DRAWN BY: MP/ER
SCALE: N.T.S. REVIEW BY: AE
DWG NO. **A050**



2 KEY PLAN
A051 N.T.S



1 RENDER - EAST VIEW FROM 28TH STREET NE
A051 N.T.S

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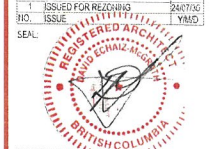
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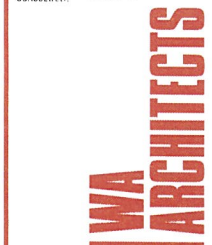


GENERAL NOTES:

NO.	ISSUE	DATE	BY
1	ISSUED FOR REZONING	24/07/20	YMD



CONSULTANT: 2024-07-30



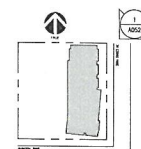
1170 895 - 1155 W. Georgia Street Vancouver, V6B 2Z4
 110 124 - 2212 Jackson Road Victoria, V8B 0J5
 604.683.3825 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
851 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

PROJECT NO. 24025 DRAWN BY: MP/ER
 SCALE: N.T.S. REVIEW BY: AE
 DWG NO. A051



2 KEY PLAN
A02 N.T.S.



1 RENDER - NORTH EAST VIEW
A02 N.T.S.

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NORTH ARROW:

OWNER/CLIENT:



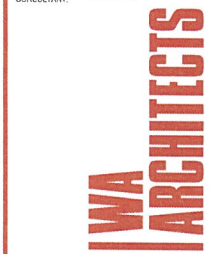
GENERAL NOTES:

1 ISSUED FOR REZONING 24/07/20
FIG. ISSUE Y.M.D.

SEAL:



CONSULTANT: 2024-07-20



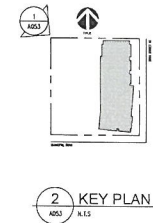
1245 W 85 - 1505 W George Street Vancouver, V6E 2B6
210, 104 - 3212 Jackson Road Victoria, V8B 1J5
604.693.3920 office@iwa-arch.ca | www.iwa.ca

PROJECT NAME
THE HUB

PROJECT ADDRESS
851 & 828 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE
RENDERS

PROJECT FIG. 24025 DRAWN BY: MPEP
SCALE: N.T.S. REVIEW BY: AE
DWG NO. **A052**



1 RENDER - NORTH WEST VIEW
A053 N.E.S

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NORTH ARROW:

OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:

1	ISSUED FOR REZONING	24/07/20
2	ISSUE	VALID



CONSULTANT: 2024-07-30

IWA ARCHITECTS

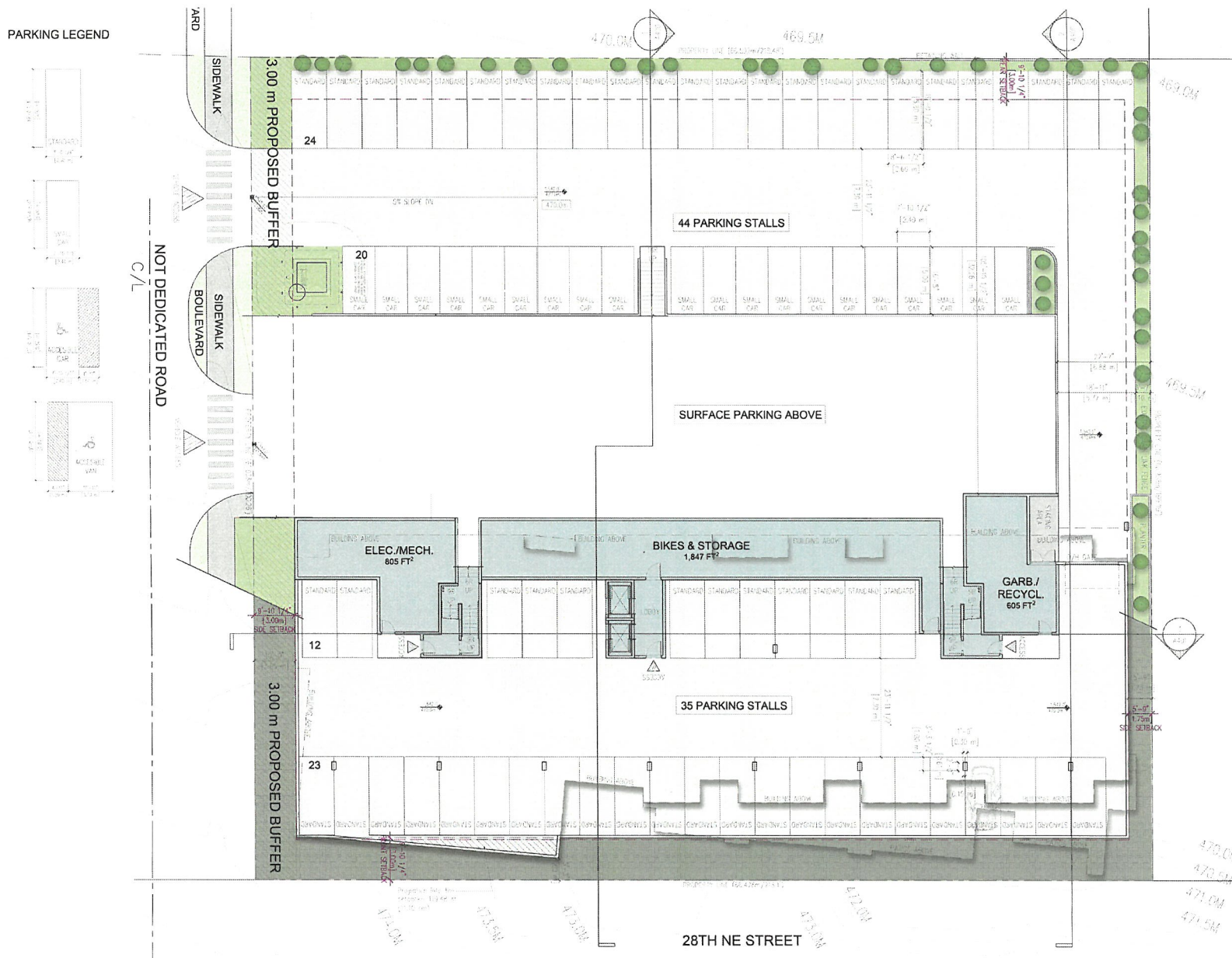
838 805 - 1550 W. Georgia Street Vancouver, B.C. V6G 2Z6
250-104 - 3212 Jackson Road Victoria, B.C. V8B 2G5
604-883-3127 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:
THE HUB

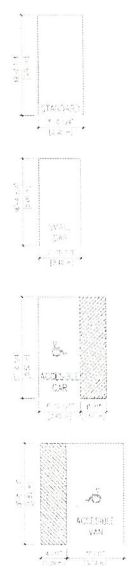
PROJECT ADDRESS:
851 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

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SCALE: N.T.S. REVIEW BY: AE
DWG NO. **A053**

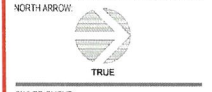


PARKING LEGEND



1 PARKADE PLAN
1:50

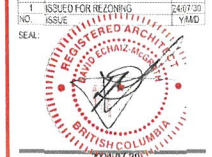
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OWNER/CLIENT:
CROWNE PACIFIC
DEVELOPMENT CORP

GENERAL NOTES

NO.	ISSUE	DATE	BY
1	ISSUED FOR REZONING	24/07/20	YAMD



CONSULTANT:



1/40 850 - 1550 W. Georgia Street Vancouver, V6G 2E6
416 684 2233 J. Kelly 416 684 2234
604 684 5520 Office 416 684 2234

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
**861 & 821 28TH STREET NE
SALMON ARM, B.C.**

DRAWING TITLE:
PARKADE PLAN

PROJECT NO: 24025 DRAWN BY: MPIER
SCALE: 3/32" = 1'-0" REVIEW BY: AE
DWG NO: **A200**



1 GROUND FLOOR / PARKADE PLAN
NOT TO SCALE

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GENERAL NOTES

NO.	ISSUE	DATE
1	ISSUED FOR RE-ZONING	24/07/20
		Y.M.D

SEAL:



CONSULTANT: 2024/07/30



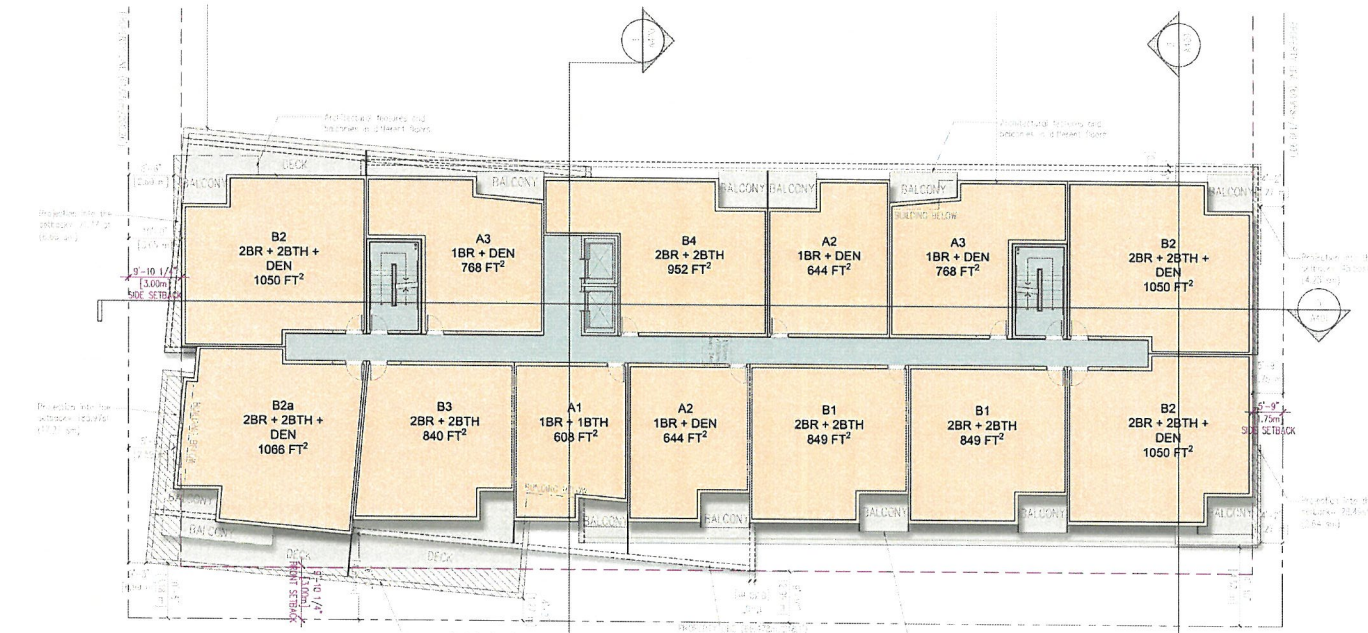
1740 830 - 1330 St. George Street Victoria, V8S 2Z6
117 104 - 2012 Jackson Road Victoria, V8B 2J2
438 430 3224 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

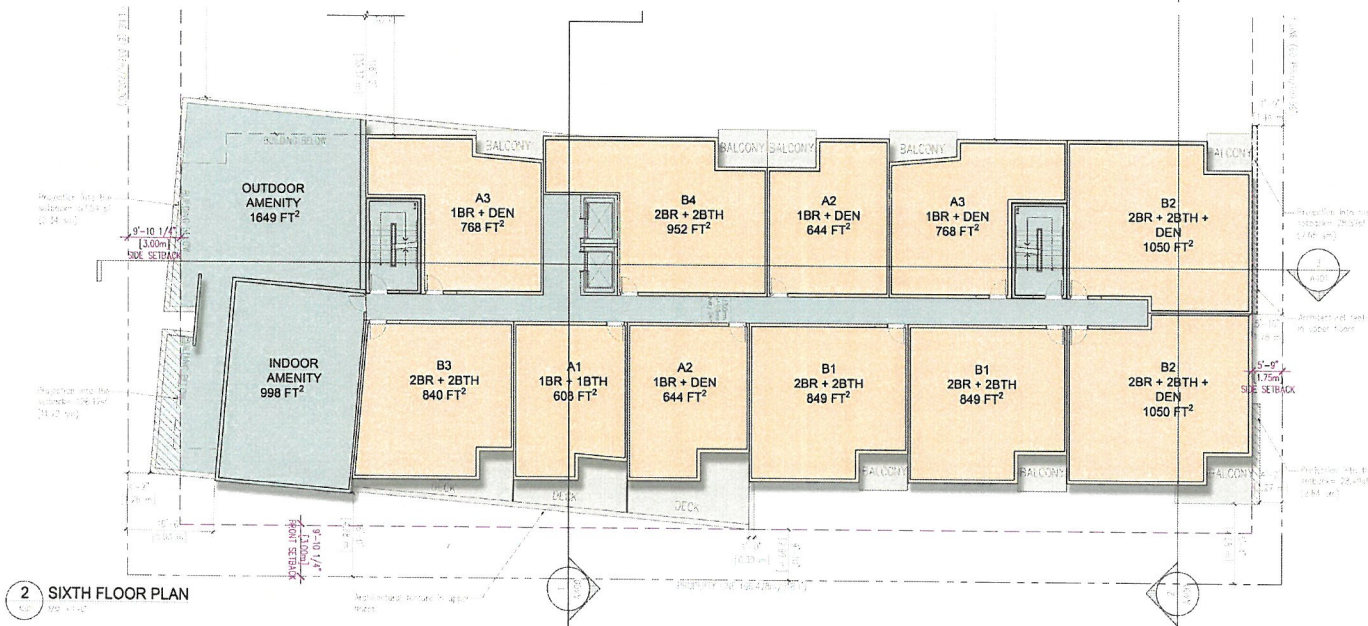
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**621 28TH STREET NE
SALMON ARRA, B.C.**

DRAWING TITLE:
**GROUND FLOOR /
PARKADE PLAN**

PROJECT NO: 24025 DRAWN BY: MPEJER
SCALE: 3/32" = 1'-0" REVIEW BY: AE
DWG NO: A201



1 SECOND TO FIFTH FLOOR PLANS



2 SIXTH FLOOR PLAN

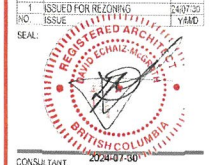
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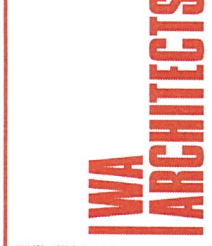
OWNER/CLIENT
CROWNE PACIFIC
 DEVELOPMENT CORP

GENERAL NOTES

NO.	ISSUE	DATE
1	ISSUED FOR REZONING	24/07/20



CONSULTANT: 2024-07-30



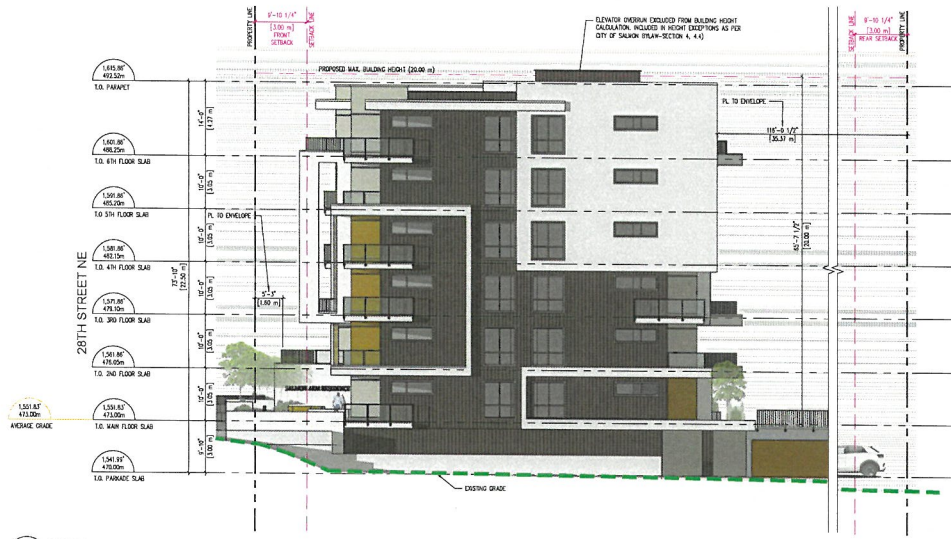
1740 BSA - 1500 B. Douglas Street Vancouver, V6B 2G6
 610 104 - 2212 JAKSON ROAD VANCOUVER, V6B 1Z2
 604 686 3529 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
 821 28TH STREET NE
 SALMON ARM, B.C.

DRAWING TITLE:
FLOOR PLANS

PROJECT NO: 24025 DRAWN BY: MPIER
 SCALE: 3/32" = 1'-0" REVIEW BY: AE
 DWG NO: A202



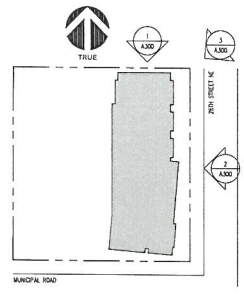
1 NORTH ELEVATION
3/32" = 1'-0"



3 NORTH-EAST VIEW
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



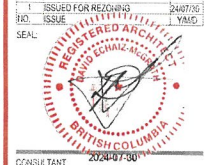
4 KEYPLAN
3/32" = 1'-0"

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OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:

1	ISSUED FOR REZONING	24/07/20
	REV. ISSUE	Y.M.D.



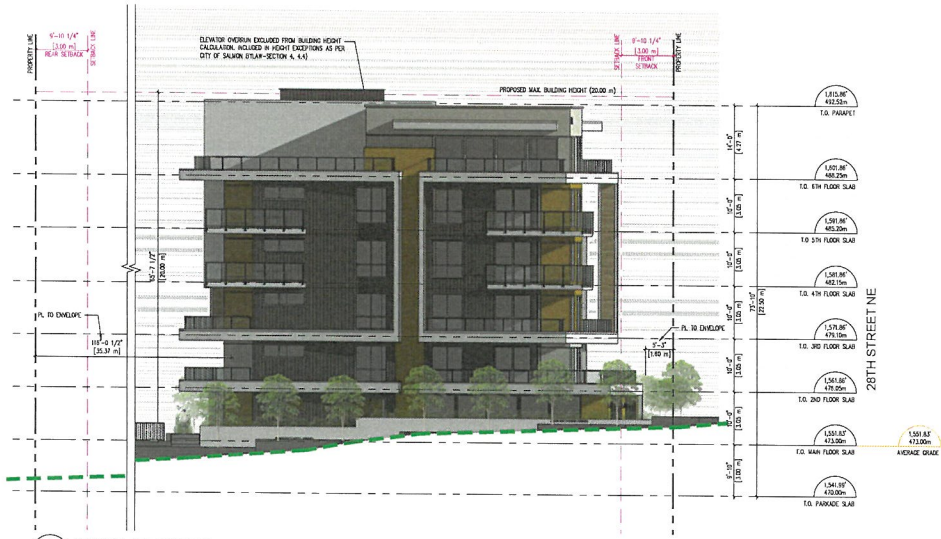
CONSULTANT:
IWA ARCHITECTS

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
851 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
ELEVATIONS

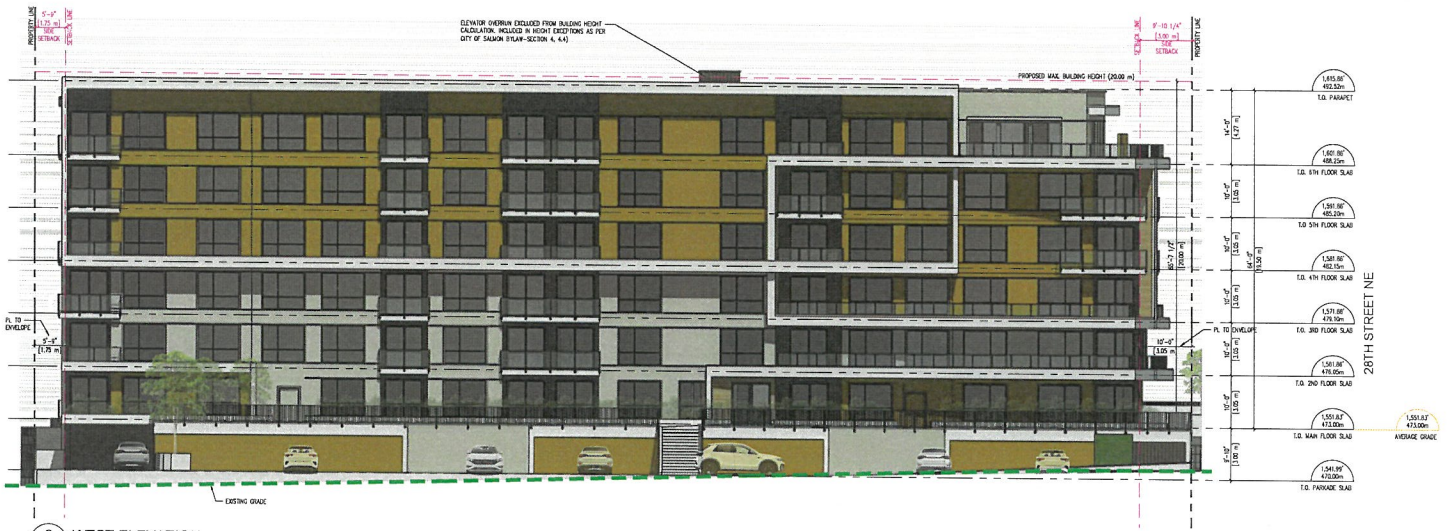
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SCALE: REVIEW BY: AE
DATE: 2024-07-30
A300



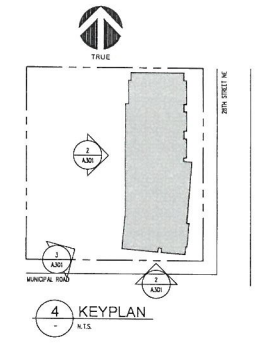
1 SOUTH ELEVATION
ASB 3/32" = 1'-0"



3 SOUTH-WEST VIEW
K.I.S.



2 WEST ELEVATION
ASB 3/32" = 1'-0"



4 KEYPLAN
N.T.S.

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NORTH ARROW:

OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:

NO.	ISSUE	DATE	BY
1	ISSUED FOR REZONING	24/07/20	Y.M.D.

REGISTERED ARCHITECT
BRITISH COLUMBIA
CONSULTANT: 2024-07-30

IWA ARCHITECTS

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
851 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
ELEVATIONS

PROJECT NO. 24026 DRAWN BY: MP
SCALE: REVIEW BY: AE
DATE: A301



LEGEND OF FINISHES

- ① — CEMENTITIOUS - WHITE
- ② — CEMENTITIOUS - BEIGE
- ③ — CEMENTITIOUS - YELLOW
- ④ — METAL SIDING - DARK GREY
- ⑤ — VINYL SIDING - WOOD
- ⑥ — ALUMINUM FRAMED GUARDRAIL - WHITE GLAZING
- ⑦ — EXTERIOR SLIDING PATIO DOOR - BLACK
- ⑧ — METAL FLASHING - WHITE
- ⑨ — VINYL WINDOW - BLACK
- ⑩ — ALUMINUM SIGNAGE

1 RENDER
A350 N.T.S.



① — CEMENTITIOUS - WHITE



② — CEMENTITIOUS - BEIGE



③ — CEMENTITIOUS - YELLOW



④ — METAL SIDING - DARK GREY



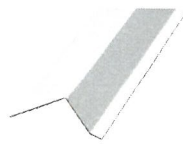
⑤ — VINYL SIDING - WOOD



⑥ — ALUMINUM FRAMED GUARDRAIL - WHITE GLAZING



⑦ — EXTERIOR SLIDING PATIO DOOR - BLACK



⑧ — METAL FLASHING - WHITE



⑨ — VINYL WINDOW - BLACK



⑩ — ALUMINUM SIGNAGE

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

1 ISSUED FOR REZONING 24025C
 NO. ISSUE V.M.D.

SEAL:



CONSULTANT: 2024-07-30

IWA ARCHITECTS

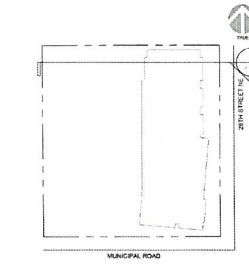
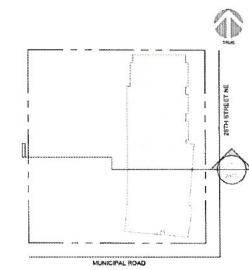
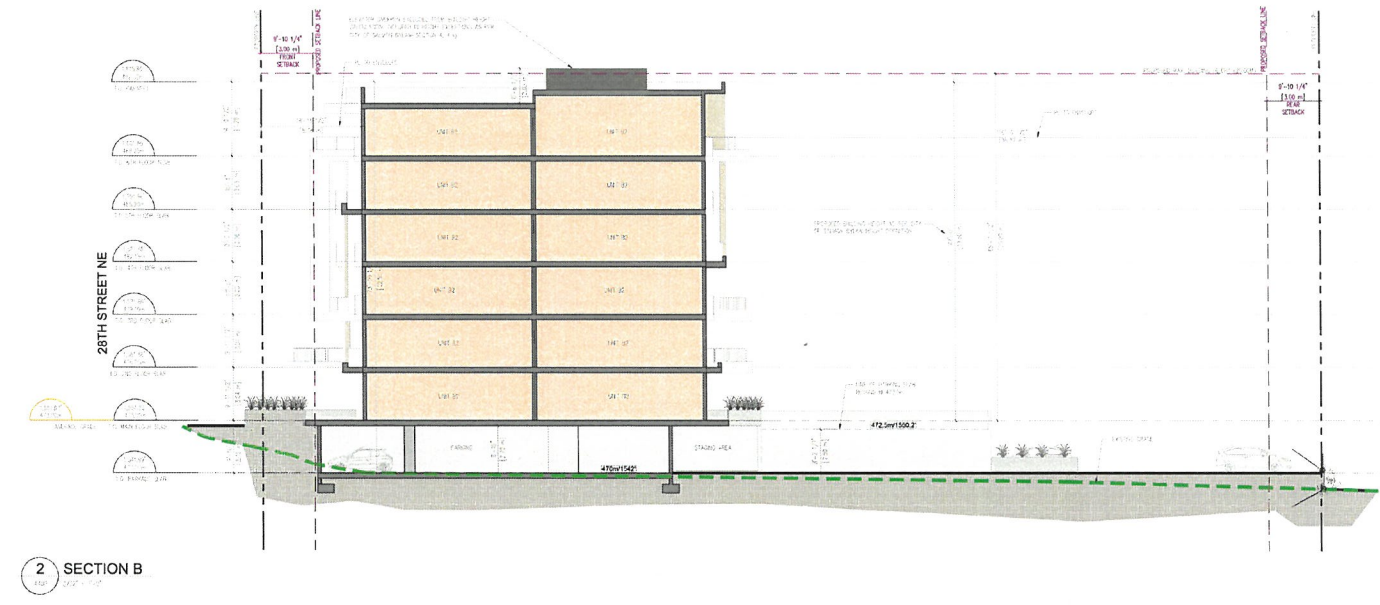
1101 855 - 1302 W. GERRARD STREET VANCOUVER, V6G 2Z6
 1101 154 - 3212 JACQUES BOUL. VICTORIA, B.C. V8L 1Z5
 284.889.8529 | info@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
 881 & 841 28TH STREET NE
 SALMON ARM, B.C.

DRAWING TITLE:
MATERIAL BOARD

PROJECT NO. 24025 DRAWN BY: MP/ER
 SCALE: N.T.S. REVIEW BY: AE
 DWG. NO. A350



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NORTH ARROW:

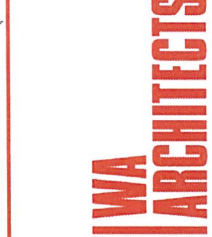
OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:

NO.	ISSUE	DATE
1	ISSUED FOR REZONING	24/07/20



CONSULTANT: 2022407360



1/4" = 1'-0" Georgia Street Vancouver, V6G 2Z5
1/4" = 1'-0" 2222 Junction Road Victoria, V8B 2T5
604 443 3329 4171-4181 Ave. S.E. Kelowna BC

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
**81 & 821 28TH STREET NE
SALMON ARM, B.C.**

DRAWING TITLE:
SECTIONS

PROJECT NO: 24025 DRAWN BY: ER
SCALE: 3/32" = 1'-0" REVIEW BY: AE
DWG NO: **A400**

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NORTH ARROW

OWNER/CLIENT



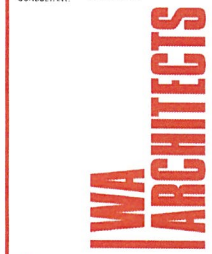
GENERAL NOTES

NO.	ISSUE	DATE
1	ISSUED FOR REZONING	5/4/2020
		Y.M.D.

SEAL



CONSULTANT 2020-07-30



749 815 - 1500 W. Georgia Street Vancouver, V6C 2Z8
 610 554 - 2112 Jackson Road Victoria, V8B 0Z5
 604 680 3028 - office@iwa.arch.ca | iwa.arch.ca

PROJECT NAME

THE HUB

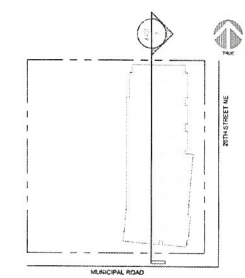
PROJECT ADDRESS
 801 & 821 26TH STREET NE
 SALMON ARRI, B.C.

DRAWING TITLE
SECTIONS

PROJECT NO. 24026 DRAWN BY: MP

SCALE: 3/32" = 1'-0" REVIEW BY: AE

DWG NO: **A401**



2 KEY PLAN



1 SECTION A

Purpose

20.1 The C-6 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses. The area zoned C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

20.2 On a *parcel zoned C-6*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

20.3 The following uses and no others are permitted in the C-6 Zone:

- .1 art gallery;
- .2 banking kiosk;
- .3 boat and marine sales, repair and rental, including outside covered or screened storage;
- .4 *commercial daycare facility* #3637
- .5 convention centre;
- .6 craft making and sales;
- .7 farmers market;
- .8 *health service centre*;
- .9 *high technology research and development*; #4368
- .10 *home occupation*; #2782
- .11 *hotel*;
- .12 library;
- .13 *licensee retail store*; #3223
- .14 *mobile food vending*; #4340
- .15 motel;
- .16 museum;
- .17 night club;
- .18 *offices*; #3426
- .19 *outside vending*; #2837
- .20 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw. #3163
- .21 *personal service establishment*;
- .22 pub;
- .23 *private utility*; #3060
- .24 *recreation facility - indoor*;
- .25 *recreation facility - outdoor*;
- .26 *resort accommodation*; #3517
- .27 *restaurant*;
- .28 *retail store*; #4005
- .29 theatre;
- .30 *upper floor dwelling units*; #2554
- .31 *work/live studios*; #3167 and
- .32 *accessory use*.

Accessory Uses

20.4

- .1 Outside storage and *warehouse* facilities are only permitted within Area "B" as shown on Schedule "C" attached to and forming part of this Bylaw. #2554 #3426

Maximum Height of Principal Buildings

20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet). #2748

Maximum Height of Accessory Buildings

20.6 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

20.7 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

20.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

Minimum Setback of Principal and Accessory Buildings

20.9 The minimum *setback* of the *principal* and *accessory buildings* from the:

- .1 *Rear parcel line* adjacent to a residential zone shall be 3.0 metres (9.8 feet)
- .2 *Interior side parcel line* adjacent to a residential zone shall be 3.0 metres (9.8 feet)

Outside Storage

20.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

20.11 Parking and loading shall be required as per Appendix I.



View northwest of subject parcels from 28 Street NE at the Recreation complex entrance.



View southwest of subject parcels from 28 Street NE.



Your File #: ZON-1300 & VP-606
eDAS File #: 2024-04147
Date: Sep/03/2024

City of Salmon Arm
500 2nd Avenue NE
PO Box 40
Salmon Arm, BC V1E 4N2
Canada

Attention: Kathy Frese

Re: ZONING AMENDMENT APPLICATION FILE NO.1300 and VARIANCE PERMIT APPLICATION FILE NO. VP- 606

- **PID 009-443-291, LOT 1 SECTION 13 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 12198**
- **PID 009-481-753, LOT A SECTION 13 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 12005**

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 feel free to call Beth Bahm at (778) 576-1114.
Yours truly,

Beth Bahm
Okanagan Shuswap Development Services

Local District Address
<p>Salmon Arm Area Office Bag 100 Stn Main 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: (250) 833-3380</p>

TO: Gary Buxton, Director of Planning
 DATE: August 20, 2024
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Fireside Electric Ltd., Jerry Thompson
 APPLICANT: **Crowne Pacific Development Corp.** / Brett Giese
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO.1300 and
 VARIANCE PERMIT APPLICATION FILE NO. VP- 606**
 LEGAL: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005
 and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198
 CIVIC: **861 & 821 - 28 Street NE.**

Further to your referral dated August 8, 2024, we provide the following servicing information. **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:**

Engineering Department does not have any concerns related to the Re-zoning and Variance request and recommends that they be approved.

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 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

**ZONING AMENDMENT APPLICATION FILE NO.1300 and
VARIANCE PERMIT APPLICATION FILE NO. VP- 606**

August 20, 2024

Page 2

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. 28 Street NE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 28 Street NE 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, sidewalk, boulevard construction, street lighting, and street drainage. Where three phase hydro services are located on poles, the developer is not required to relocate these underground. However hydro and Telecommunication services to the development property and to street lights must be below ground, Owner / Developer is responsible for all associated costs.
3. The property fronts onto City owned land along the southern boundary. The parcel is the recreation complex and includes internal roadways for public use, including 8 Avenue NE along the subject property's southern frontage. 8 Avenue NE, will constructed as a local roadway, is not a dedicated and the currently development layout is proposing two accesses onto the City parcel. The City will permit the proposed accesses upon dedication of the parcel land as a dedicated roadway; the applicant is responsible for all associated work and cost to complete the dedication of 8 Avenue NE across the subject parcel's southern property line within the City's parcel as well as any necessary dedication from the subject parcels. The City will require a total of 20.0m road dedication to be centred on the existing road centerline. Engineering notes that City Council will be required to sign off on the road dedication plan.
4. 8 Avenue NE 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 sidewalk, boulevard construction, street lighting, fire hydrants and street drainage. Owner / Developer is responsible for all associated costs
5. 3.0m by 3.0m corner cuts are required to be dedicated at the intersection of 28 Street NE and 8 Avenue NE.

**ZONING AMENDMENT APPLICATION FILE NO.1300 and
VARIANCE PERMIT APPLICATION FILE NO. VP- 606**

August 20, 2024

Page 3

Water:

1. The subject property fronts a 200mm diameter Zone 4 watermain on 28 Street NE. No upgrades will be required at this time.
2. Records indicate that the existing properties are serviced by two 19mm diameter services from the 200mm diameter watermain on 28 Street NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density spacing requirements of 90 meters. One additional hydrant is required at the western end of the frontage onto 8 Avenue NE.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on the west property line. No upgrades will be required at this time.
2. Records indicate that the existing properties are serviced by two 100mm services from the sanitary sewer on the west property line. Only one sanitary service to be used, all existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

Drainage:

1. The subject property partially fronts a 250mm diameter storm sewer on 28 Street NE and a 300mm storm sewer terminates at the western limit of the frontage onto 8 Avenue NE.

**ZONING AMENDMENT APPLICATION FILE NO.1300 and
VARIANCE PERMIT APPLICATION FILE NO. VP- 606**

August 20, 2024

Page 4

Extension of the storm sewer system may be required to service road drainage on the subject property's frontage.

2. Records indicate that 821 28 Street NE is serviced by a 250mm diameter service from the 300mm storm sewer on 8 Avenue NE. 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 Study (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(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may 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:

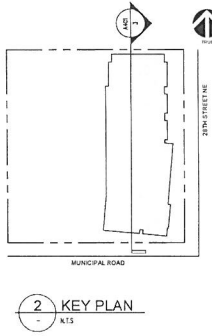
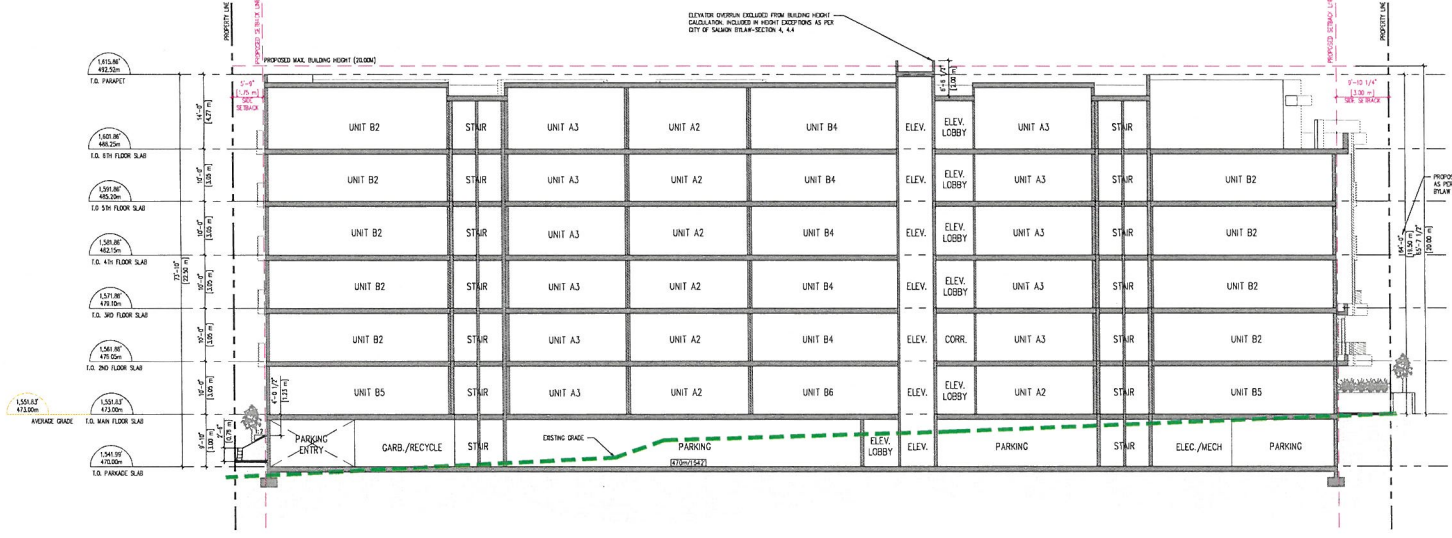
1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer



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OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:

NO.	REVISION	DATE
1	ISSUED FOR CITY'S REVIEW	24/09/20
2	REV. ISSUE	YTD

CONSULTANT:

IWA ARCHITECTS

438 955 - 1550 W. Georgia Street Vancouver, V6G 2Z6
 604 684 - 3212 Jackson Road Victoria, V8B 2J7
 604 685 3322 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
THE HUB

PROJECT ADDRESS:
861 & 821 28TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
SECTIONS

PROJECT NO: 24026 DRAWN BY: ER
 SCALE: 3/32" = 1'-0" REVIEW BY: AE
 DATE: A401

