

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

**Monday, April 7, 2025, 8:00 a.m.  
Council Chambers of City Hall  
500 – 2 Avenue NE, Salmon Arm, BC**

---

	<b>Pages</b>
<b>1. CALL TO ORDER</b>	
<b>2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY</b> <i>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.</i>	
<b>3. ADOPTION OF AGENDA</b> <u>Motion for Consideration</u> THAT: the Agenda be adopted as presented.	
<b>4. APPROVAL OF MINUTES</b> <u>Motion for Consideration</u> THAT: the Development and Planning Services Committee Meeting Minutes of March 17, 2025 be approved.	4 - 6
<b>5. DISCLOSURE OF INTEREST</b>	
<b>6. REPORTS</b>	
6.1 Development Variance Permit Application No. VP-612 Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47381 Civic: 370 20 Street SE Owner: McMinn, C. & Scorgie, R.  <u>Motion for Consideration</u> THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP – 612 be authorized for issuance varying the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47381 (370 20 Street SE) as follows:  1. Section 6.4.8. - waive the sanitary main upgrade requirement along the east parcel line; and  2. Section 7.5.3. - waive the storm main upgrade (cash-in-lieu) requirement along the east parcel line.	7 - 25
6.2 Development Permit Application No. DP-463 (Highway Service / Tourist Commercial) Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan	26 - 56

EPP10328, Except Plans EPP17085 and EPP18478  
Civic: 2991 - 9 Avenue SW  
Owner: Salmon Arm Shopping Centres Ltd. And Calloway REIT (Salmon Arm) Inc.  
Agent: SmartCentres Management Services Inc. (Savard, B.)

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 463 be authorized for issuance for that part of Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328 Except Plans EPP17085 and EPP18478 (2991 9 Avenue SW) in accordance with the drawings dated March 13, 2025 attached to this memorandum;

AND THAT: issuance of Development Permit No. 463 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

6.3 Zoning Bylaw Amendment Application ZON-1306

57 - 71

SSMUH Rezoning

Legal: 1) South portion of Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916

2) Strata Lots 1 to 30, Section 18, Township 20, Range 9, W6M, EPS2062 (Carriage Lane)

Civic: 1) 1231 1 Street SE

Civic 2) 481 Highway 97B NE

Owner: N/A

Agent: N/A

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 the South portion of Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 from R-14 (Compact/Strata Multi-Family Residential Zone) to R-10 (Residential Zone);

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 Strata Lots 1 - 30, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPS2062 (Carriage Lane) from R-6 (Mobile Home Park Residential) to R-10 (Residential Zone).

6.4 Development Variance Permit Application No. VP-610

72 - 92

Legal: Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687

Civic: 1281 15 Street SE

Owner: L. & C. Fitt

Agent: L. & C. Fitt

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-610 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for the frontages of Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687, as follows:

1. waive the requirement to upgrade 13 Avenue SE to the Urban Local

Road (RD-2) standard; and

2. waive the requirement to install three (3) street lights along 13 Avenue SE and 15 Street SE.

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

March 17, 2025, 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 D. Cannon  
Councillor S. Lindgren  
Councillor D. Gonella

ABSENT: Councillor L. Wallace Richmond

STAFF PRESENT: Chief Administrative Officer E. Jackson  
Director of Planning & Community Services G. Buxton  
Manager of Planning & Building M. Smyrl  
Planner A. Jeffrey  
Deputy Corporate Officer B. Puddifant  
Corporate Officer R. West

Other Staff present: D. Gerow, Manager of Roads & Parks, H. Flinkman, Senior Manager of HR & Communications

---

#### 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 Cannon

**Seconded by:** Councillor Lindgren

THAT: the Agenda be adopted as presented.

Carried Unanimously

**4. APPROVAL OF MINUTES**

**Moved by:** Councillor Gonella  
**Seconded by:** Councillor Lavery

THAT: the Development and Planning Services Committee Meeting Minutes of March 3, 2025 be approved.

Carried Unanimously

**5. DISCLOSURE OF INTEREST**

**6. REPORTS**

6.1 Development Permit Application No. 464

Legal: Lot A, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP136896

Civic: 621 10 Street SW

Owner: Bartle & Gibson Co. Ltd.

Agent: Angus Neufeld / Sash Developments Ltd.

A. Neufeld, Sash Developments Ltd., the agent, outlined the application and was available to answer questions from the Committee.

M. Lower, Bartle & Gibson Co. Ltd., was available to answer questions from the Committee.

**Moved by:** Councillor Flynn  
**Seconded by:** Councillor Lindgren

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 464 be authorized for issuance for Lot A, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP136896 (621 10 Street SW) in accordance with drawings attached as Appendix 7 in the staff report dated March 17, 2025;

AND THAT: Issuance of Development Permit No. 464 be withheld subject to receipt of an Irrevocable Letter of Credit in the amount of 125% of the Estimate for landscaping.

Carried Unanimously

**7. FOR INFORMATION**

7.1 Issuance of Development Permits - Procedure  
For Information.

7.2 Official Community Plan Update (Phase 4)  
For Information.

**8. IN-CAMERA**

**9. ADJOURNMENT**

There being no further business on the agenda, the meeting adjourned at 9:20 a.m.

---

MAYOR, A. HARRISON



## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Variance Permit Application No. VP-612 (Servicing)

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47381

Civic: 370 20 Street SE

Owner: McMinn, C. & Scorgie, R.

Date: April 7, 2025

---

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

The applicant is requesting to vary servicing requirements triggered through a subdivision application to subdivide one residential parcel into two parcels.

### **Motion for Consideration:**

THAT: the Committee recommends to Council that Development Variance Permit No. VP – 612 be authorized for issuance varying the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47381 (370 20 Street SE) as follows:

1. Section 6.4.8. - waive the sanitary main upgrade requirement along the east parcel line; and
2. Section 7.5.3. - waive the storm main upgrade (cash-in-lieu) requirement along the east parcel line.

### **Staff Recommendation:**

The motion for consideration be defeated.

### **Proposal:**

The applicant has applied to subdivide one residential parcel into two parcels and is requesting to vary the Subdivision and Development Servicing (SDS) Bylaw to waive sanitary and storm service upgrades required through the Subdivision Application.

### **Background:**

The subject parcel is located on 20 Street SE between Okanagan Avenue and Auto Road, and is just over 1,330 square metres in area (Appendices 1, 2 and 3). The subject property is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R10 – Residential Zone in Zoning Bylaw No. 2303 (Appendix 4 and 5).

Adjacent land use is similarly designated R10 Zoned residential parcels in all directions.

The applicant has made a Subdivision application (SUB 24.04) which triggers the provisions of the Subdivision and Development Servicing (SDS) Bylaw No 4293 requiring the completion of service works.

Through this development, the applicant would be required to complete service upgrade works including sanitary main and storm main upgrades. The applicant has provided a letter detailing their request to reduce these requirements (Appendix 6). The City's Engineering and Public Works Department has commented on this in their review of the proposal (Appendix 7).

**Relevant Policy(ies):**

OCP Policy

The subject parcel is within the Low Density Residential designated area of the OCP. The subdivision and residential use proposed is in alignment with the OCP.

Zoning Bylaw

The subject parcel is zoned R10 - Residential in Zoning Bylaw which permits the current and proposed use and regulates building heights and setback requirements.

Subdivision and Development Servicing Bylaw

The SDS Bylaw details servicing levels required for development. The subject property is within the Urban Development Area; therefore, while full upgrades to the services along the subject parcel's frontages to the applicable standard are required, the proposal is exempt from frontage upgrades (such as sidewalk, curb/gutter, and streetlights). Standard service levels (sanitary, water, and storm water infrastructure) must be met.

**Referral Comments:**

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

The Engineering Department has provided comments and alternatives which form the basis for the above staff recommendation to deny the requested variances. The Engineering Department comments are attached as Appendix 7.

As stated in these comments, the subject property is within the Urban Development Area of the Subdivision and Development Servicing Bylaw, and subdivision requires upgrades of the sanitary and storm main services along the subject parcel's frontages to meet current standards.

The Engineering Department supports the request to waive the upgrade of the east sanitary sewer main, as calculations show the existing main can convey future flow for maximum development potential at this location.



The Engineering Department does not support the request to waive the upgrade of the storm sewer main along the east portion of the subject parcel. This storm main is 200mm in diameter, and an upgrade to 250mm is required. As this is premature, a cash in lieu payment for the future upgrade would be acceptable. As calculations show that potential storm events in combination with maximum upstream development potential would exceed the capacity of the existing 200mm main. The alternative motion contained in this Staff Report has been crafted to achieve this recommendation.

Other  
None

Planning Department

When considering servicing variances a number of factors are taken into consideration, including physical or legal constraints, scale of proposed development and growth potential in the area. The subject property is within the Urban Containment Boundary and zoned R10 (Residential Zone), which supports the proposed subdivision and residential use of the parcel.

Staff note that the subject parcel is situated within an established residential area, close to a number of community facilities including schools and recreation facilities. Staff recognize that scope of requisite improvements is large relative to the proposed project; however, completely offsetting the cost of upgrading and constructing servicing works onto the City is problematic. Waiving the requirements places additional financial burden on the City for the improvements in the future and increased costs on future developers of adjacent properties. Servicing requirements are in place to support the parcels being developed and the population growth in an area. As such, staff do not fully support the servicing variances as requested by the applicant be granted.

While staff recommend not issuing the full servicing variance request, an alternative for consideration to partially support the variances requested has been suggested. This alternative motion supports for the request to vary the sanitary sewer requirements, however staff do not recommend support for the storm main upgrade request.

Table 1: DVP-612 – Applicant’s Proposal, Alternate and Staff Recommendations

<b>SDS Bylaw Requirements</b>	<b>Applicant’s Proposal</b>	<b>Staff Alternate Recommendation</b>
<b>Storm sewer main upgrade along east parcel line</b>	Waive upgrade requirement.	Deny request to waive requirement.  Note need for improved storm capacity.
<b>Sanitary sewer main upgrade along east parcel line</b>	Waive upgrade requirement.	Support the request.

**Financial Considerations:**

Waiving servicing requirements places potential increased financial burden on the City in the completion of the improvements in the future.

**Committee Recommendations:**

N/A

**Public Consultation:**

Pursuant to the *Local Government Act* and City of Salmon Arm Development Variance 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 April 14, 2025 at 7:00pm.

**Alternatives & Implications:**

Should Council wish to advance in alignment with the staff recommendations above, staff propose the following Motion for Consideration:

THAT: the Committee recommends to Council that Development Variance Permit No. VP – 612 be authorized for issuance varying the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP47381 (370 20 Street SE) as follows:

1. Section 6.4.8. - waive the sanitary main upgrade requirement along the east parcel line.

The alternative motion above assumes all other upgrades to the applicable standards are completed, specifically the cash-in-lieu for storm main upgrades.

In considering the above motion, staff recognize that scope of requisite improvements in this case may be considered to be large relative to the proposed project. Council may wish to advance any alternative option or support the Motion for Consideration as requested by the applicant with further decreased service levels more supportive of the applicant’s proposal.

As noted previously in this report, one of the implications of granting serving variances is potential increased financial burden on future developers or the City for the completion of the works.

Prepared by: Senior Planner

Reviewed by: Manager of Planning & Building, Director of Planning & Community Services

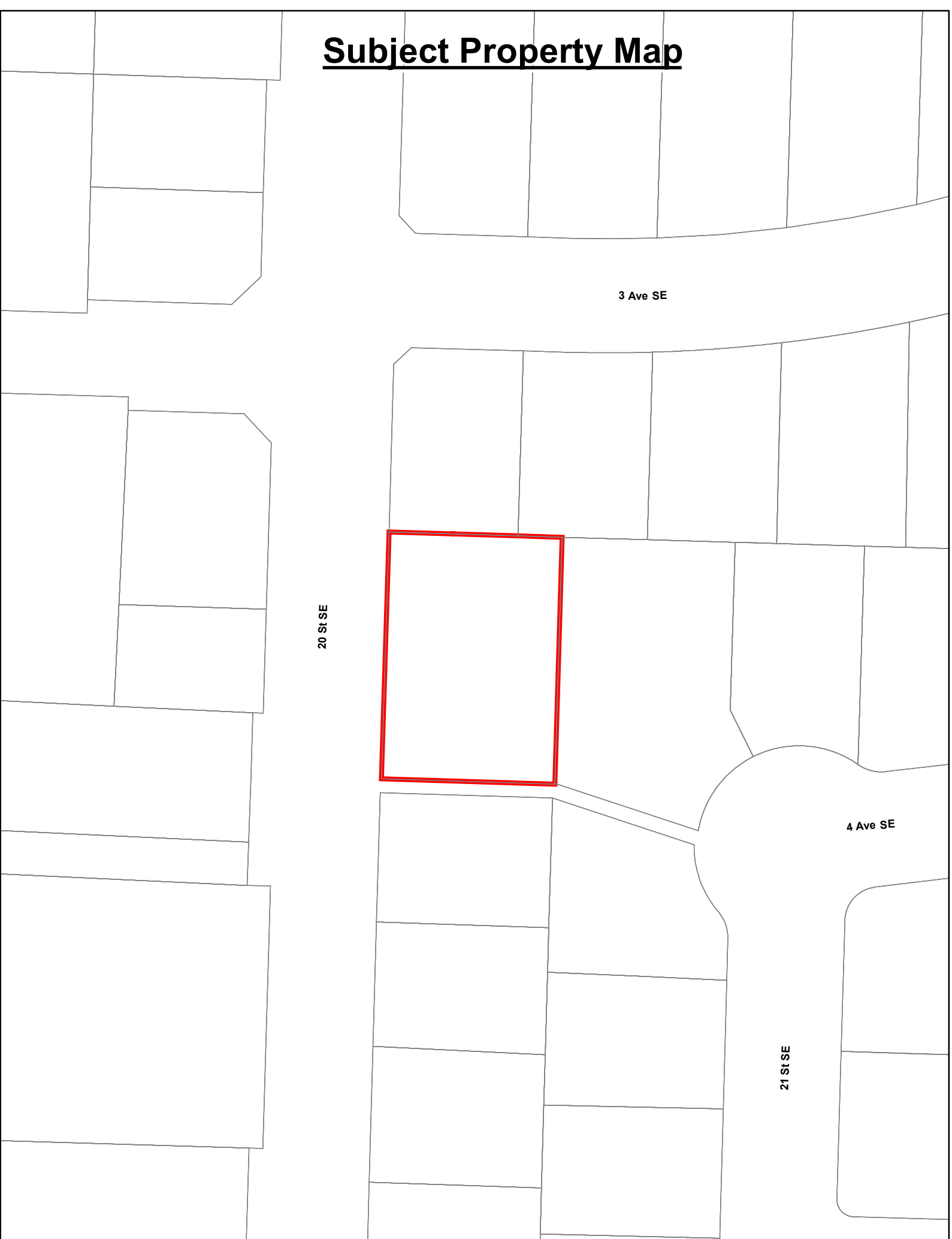
Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Location
- Appendix 2 – Ortho Map
- Appendix 3 – Ortho Map – Parcel View
- Appendix 4 – OCP

- Appendix 5 – Zoning
- Appendix 6 – Applicant's Letter
- Appendix 7 – Engineering Report

# Subject Property Map



20 St SE

3 Ave SE

4 Ave SE

21 St SE



0 5 10 20 30 40  
Page 12 of 92  
Meters

## Legend

 Parcels  Subject Property

# Ortho Map



3 Ave SE

20 St SE

4 Ave SE

21 St SE



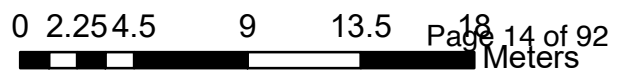
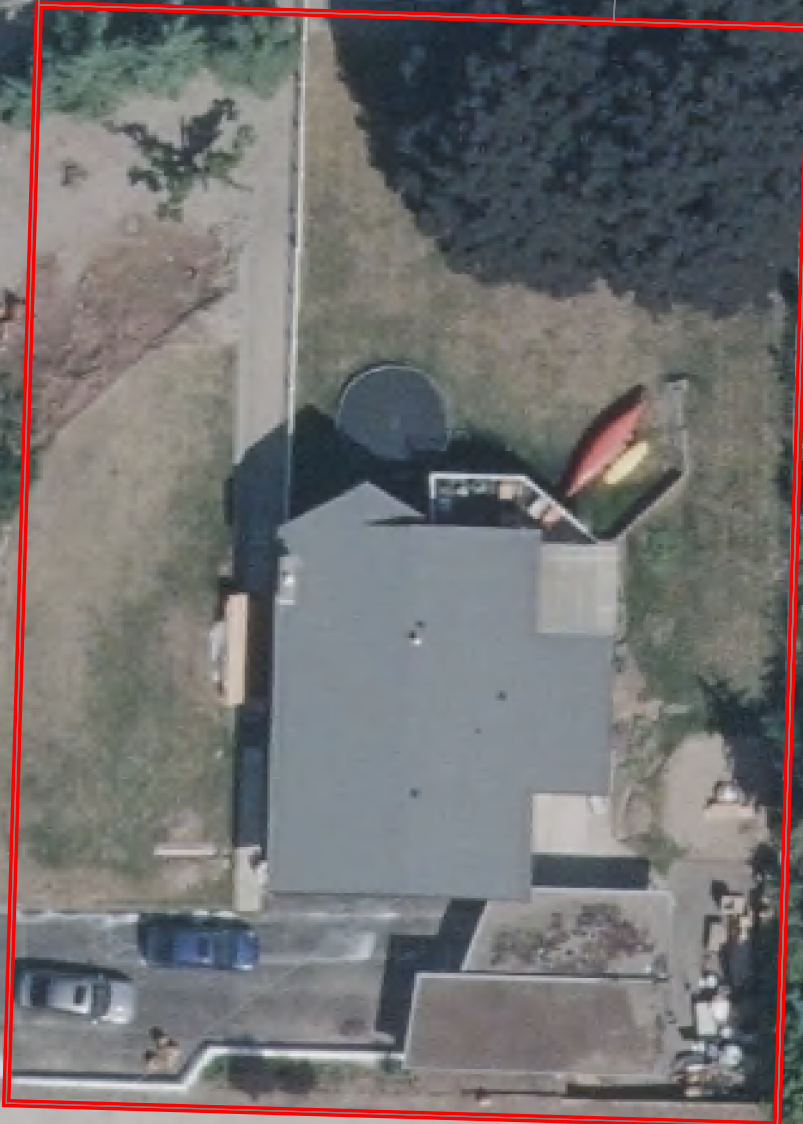
0 5 10 20 30 40  
Page 13 of 92  
Meters

## Legend

Parcels  Subject Property

# Ortho Map

20 St SE



## Legend

-  Parcels
-  Subject Property

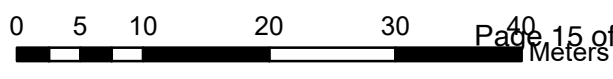
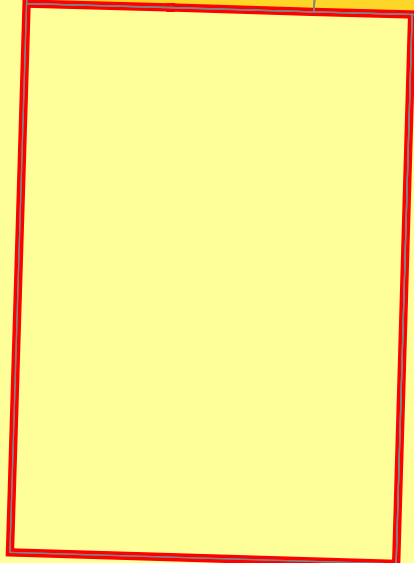
# OCP Map

3 Ave SE





20 St SE

4 Ave SE

21 St SE



### Legend

-  Parcels
-  Subject Property
-  Residential - Low Density
-  Residential - Medium Density

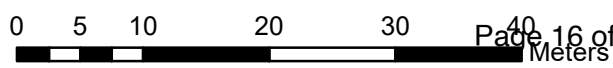
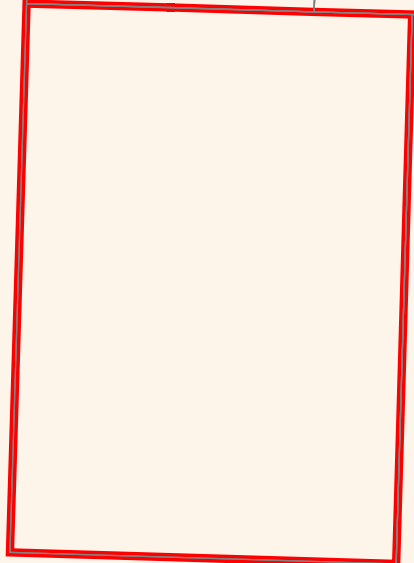
# Zoning Map

3 Ave SE




20 St SE

4 Ave SE

21 St SE



## Legend

-  Parcels
-  Subject Property
-  R-10



## MEMORANDUM

Thursday, November 28, 2024

TO: Mr. Chris Larson, Approving Officer, City of Salmon Arm  
FROM: Dave Sonmor, P.Eng, Civil Engineer

### **Subject: 370 – 20<sup>th</sup> Street SE - PLR file number 24.04 Variance Request**

The following memorandum is meant to provide insight into the variance(s) the property owner (Mr. Ryan Scorgie) and consultant (Lawson Engineering Ltd.) have proposed in regards to the PLR dated September 12<sup>th</sup> 2024 City of Salmon Arm file number 24.04.

The proposed subdivision is located at 370 – 20<sup>th</sup> street SE Salmon Arm and includes subdivision of one (1) low density residential lot into two (2) low density residential lots. The proposed subdivision is located on 20<sup>th</sup> street at a local high point between Auto Road and Okanagan Ave. The City of Salmon Arm has requested that the owner complete the following as conditions of subdivision approval:

- 1) Sanitary Sewer Section (a): *“A 200mm sanitary main runs along the north parcel line, while a 150mm sanitary sewer main runs along the east parcel line. The extension of the 200mm sanitary sewer main along the 20<sup>th</sup> street frontage is required. Upgrading the 150mm main to 200mm along the east parcel line is required. Owner/Developer will be responsible for all associated costs”*

And;

- 2) Drainage Section (a): *“The subject parcel fronts a 450mm storm sewer on 20<sup>th</sup> street SE, a 250mm storm sewer along the north parcel line, and a 200mm storm sewer along the east parcel line. Upgrading the 200mm storm sewer main to 250mm along the east parcel line is required. As this upgrade is premature, a cash-in-lieu payment towards future upgrade will be required. the Owner/Developer will be responsible for all associated costs.”*

The owner is requesting the following variances:

- 1) Subdivision and Development Servicing Bylaw 4293 Schedule B Part 1, Section 6.4.8

Waive the requirement to upgrade the existing 150mm Sanitary main located along the eastern parcel line.

And;

- 2) Subdivision and Development Servicing Bylaw 4293 Schedule B Part 1, Section 7.5.3

Waive the requirement to provide cash-in-lieu payment towards future upgrade of the existing 200mm storm main located along the eastern parcel line.



- 1) It is in LELs opinion that the existing 150mm sanitary main is of sufficient capacity to accommodate all existing development as well as any potential future development to be serviced. The existing 150mm main is approximately 45m in length and currently services 11 low density single family homes. As the subject main is located at the top of a local high point, no potential exists for future expansion of its catchment area. LEL performed flow calculations as per the City of Salmon Arm Bylaw 4293 demonstrating that, under both existing conditions, and a proposed future scenario in which the population of each lot is doubled due to the passing of provincial housing bills 44 and 47, the existing main has the capacity to service its entire catchment area without need for current or future upgrades. Under current conditions, with 11 lots at 3.3 people per lot and an average dry weather flow rate (ADWF) of 450L/person/day, total ADWF was calculated to be 0.19 L/sec. A peaking factor of 4.34 was then applied with an Infiltration rate of 0.1 L/sec/ha over a total catchment area of 0.93ha resulting in a total peak wet weather flow rate (PWWF) of **0.91 L/sec** under existing conditions. Under assumed future conditions occupancy was doubled for each of the existing 11 serviced lots for a total calculated ADWF of 0.38 L/sec. A peaking factor of 4.28 was then applied along with Infiltration resulting in a total PWWF of **1.71 L/sec**. The above calculated PWWF's were then reviewed against existing pipe capacity. Assuming a Mannings n value of 0.011, a minimum grade of 1.0% as stipulated in City of Salmon Arm Bylaw, and pipes flowing at 75% full, the existing 150mm main has the capacity to convey **16 L/sec**, or roughly 10 times to calculated PWWF with a projected doubling of population density. For the reasons listed above it is in LELs opinion that the existing sanitary main does not require upgrades to function as intended and that upgrading of the existing sanitary main should be eliminated as a condition of subdivision.
  
- 2) It is in LELs opinion that, due to location and topography, the existing 200mm storm main is of sufficient capacity to accommodate runoff from the 25 year storm event. The existing 200mm main is approximately 45m in length and currently services a combined catchment area of approximately 1 hectare. As the subject main is located at the top of a local highpoint and in a developed residential area, limited potential exists for dramatic increase in impermeable area. LEL performed flow calculations as per the City of Salmon Arm Bylaw 4293 demonstrating that under the current, fully developed site conditions, the existing main has the capacity to service the entire catchment area without need for current or future upgrades. Under existing conditions, a Tc value of 15 minutes, a 25 year rainfall intensity of 58 mm/hr + 10%, a runoff coefficient of 0.55, and a catchment area of 0.95 hectares were used to calculate a total 25 year runoff rate of approximately **93 L/sec**. the existing pipe was then reviewed for capacity. With an estimated slope of 8%, a Mannings n value of 0.011, and pipes flowing at 75% full, the existing 200mm storm main has the capacity to convey approximately **100 L/sec**, exceeding the anticipated 25 year run off. For the reasons listed above it is in LELs opinion that the existing storm main does not require upgrades to function as intended and that cash-in-lieu payment for future upgrades of the existing storm main should be eliminated as a condition of subdivision.

## Closure

Recommendations presented herein are based on the calculations and design review completed by LEL following review of City of Salmon Arm Bylaw 4293 along with online mapping for the subject property.

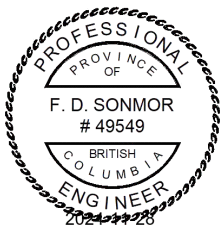
This report has been prepared for use by Mr. Ryan Scorgie and the City of Salmon Arm. Any use which a third party may make of this report, are the responsibility of such third parties. LEL does not accept responsibility for damages suffered, if any, by any third party as a result of decisions made or actions taken based on this report.

Should there be any questions or concerns with any information provided in this report, please feel free to contact the undersigned at your earliest convenience.

Sincerely,

Lawson Engineering Ltd.,  
Permit Number: 1001279

Prepared By:



David Sonmor, P.Eng  
Project Engineer  
[dsonmor@lawsonengineering.ca](mailto:dsonmor@lawsonengineering.ca)

### Storm calculations:

<b>Project:</b>	370 20th St SE	<b>LEL Project #:</b>	369-1
<b>Date:</b>	22-Nov-24	<b>Prepared By:</b>	FDS
<b>Location:</b>	Salmon Arm BC	<b>Checked By:</b>	FDS
<b>Post-Development:</b>			
<i>Time of Concentration: FAA Method (<math>T_c = ((3.260334 * (1.1 - C)) * ((L^{0.5}) * (S^{-0.333})))</math>)</i>			
<b><math>T_c = T_i + T_t</math></b>			
$T_i =$	12.69	$C =$	0.55
$T_i$ (Min. (CoSA = 15min)) =	15	$L =$	200
$T_t =$	15	$S =$	8
$T_t =$	0.00		
<b><math>T_c =</math></b>	<b>15.00</b>		

<b>25 Year pipe flow Calculation</b>					
	<b>T<sub>c</sub> (min)</b>	<b>Runoff Coefficient (C)</b>	<b>Area (ha.)</b>	<b>Intensity (mm/hr)</b>	<b>Q (m3/s)</b>
$Q_{\text{post - 25 Year}}$	15.00	0.55	0.95	63.8	<b>0.0925986</b>

### **Manning Formula Uniform Pipe Flow at Given Slope and Depth**

#### EXISTING STORM MAIN

Select Units: m

#### Inputs:

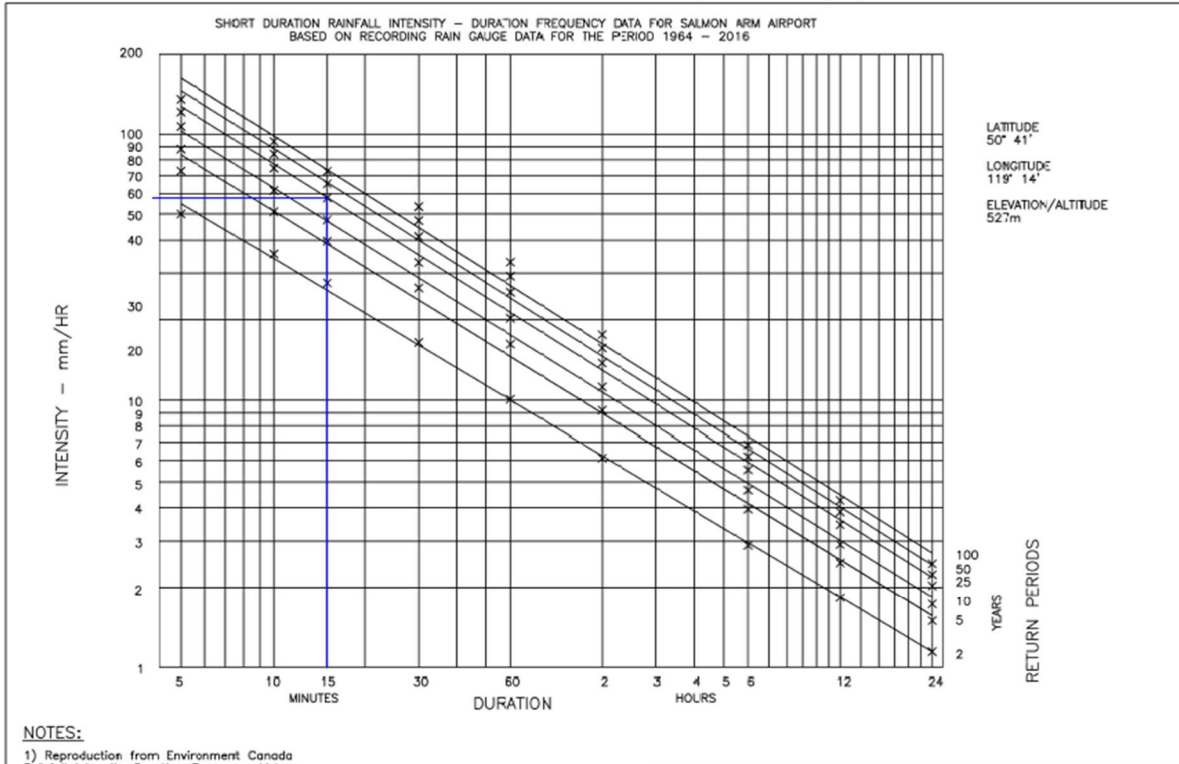
Pipe Diameter, $d_o$	0.2000	m
Manning Roughness, $n$	0.0110	
Pressure slope (possibly equal to pipe slope), $S_o$	8.0000	% slope
Percent of (or ratio to) full depth (100% or 1 if flowing full)	0.7500	fraction

#### Results:

Flow, $Q$	0.1000	$m^3/s$
Velocity, $v$	3.9556	m/s
Velocity head, $h_v$	0.7978	m
Flow Area, $A$	0.0253	$m^2$
Wetted Perimeter, $P$	0.4189	m
Hydraulic Radius	0.0603	m
Top Width, $T$	0.1732	m
Froude Number, $F$	3.3120	
Shear Stress (tractive force), $\tau$	117.6720	Pa



Subdivision and Development Servicing Bylaw No. 4293 – Schedule B, Part 2



**NOTES:**

- 1) Reproduction from Environment Canada Rainfall Intensity–Duration Frequency Values 2016
- 2) Calculated flows shall be adjusted for Climate Change as per EGBC best practices.

APPROVED



RAINFALL INTENSITY–DURATION DATA

**CITY OF SALMON ARM**

No.	REVISION	Date
A	SDSB 4293 – ISSUED FOR APPROVAL	06/12/23

SPECIFICATION DRAWING No.: **ST-7**

Adopted by Council June 26, 2023

### Sanitary Calculations:

ADWF	450	L/pop/day
pop/lot	3.3	
lot count	11	
total pop	36.3	
PF1	4.34	
PF2	4.28	
A	0.93	ha
I&I	0.1	L/sec/ha
sec/day	86400	
min slope	1%	

ADWF (L/sec)	PDWF (L/sec)	PWWF (L/sec)
0.19	0.82	0.91
0.38	1.62	1.71

### Manning Formula Uniform Pipe Flow at Given Slope and Depth

#### EXISTING SANITARY MAIN

Select Units: m


**Inputs:**


Pipe Diameter, $d_o$	0.1500	m
Manning Roughness, $n$	0.0110	
Pressure slope (possibly equal to pipe slope), $S_o$	1.0000	% slope
Percent of (or ratio to) full depth (100% or 1 if flowing fu	0.7500	fraction

**Results:**

Flow, $Q$	0.0164	$m^3/s$
Velocity, $v$	1.1544	m/s
Velocity head, $h_v$	0.0680	m
Flow Area, $A$	0.0142	$m^2$
Wetted Perimeter, $P$	0.3142	m
Hydraulic Radius	0.0453	m
Top Width, $T$	0.1299	m
Froude Number, $F$	1.1144	
Shear Stress (tractive force), $\tau$	11.0318	Pa


 = Proposed New Lot

 = Proposed New Location of Building Footprint

 = Remainder Lot containing original home

 = City Storm System

 = City Sanitary System

 = City Water System

 = Water Shut Off

 = Gas Line



RECEIVED  
MAY 24 2024  
CITY OF SALMON ARM

---

TO: Director of Development Services  
DATE: 29 January 2025  
PREPARED BY: Mustafa Zakreet, Engineering Assistant  
SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 612**  
OWNER: Ryan Scorgie / Cam McMinn  
APPLICANT: **Ryan Scorgie / Cam McMinn**  
LEGAL: Lot 1, Section 13 Township 20, Range 10, W6M KDYD, Plan KAP47381  
CIVIC: **370– 20 Street SE**

---

Further to the request for variance dated December 04, 2024 the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variance:

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4293 (SDSB).

### 1. Sanitary sewer main upgrades

#### Background:

A subdivision application has been submitted to the City, proposing to subdivide one low-density residential lot into two. A condition of approving this application is to upgrade the existing 150mm sanitary sewer main, which runs along the east parcel line, to a 200mm main as the Subdivision Development Servicing Bylaw (SDSB) requires a minimum sanitary pipe diameter of 200mm.

Lawson Engineering has presented a technical argument, supported by calculations, demonstrating that the existing 150mm sanitary sewer main can convey the future flow for the maximum potential development that can be connected to this main per the current Official Community Plan designation. The City's engineering team has verified these calculations and tested them against more extreme scenarios, confirming their accuracy.



*Figure 1- Sanitary Sewer line Requiring Upgrade*

#### Recommendation:

**The Engineering Department recommends supporting the request to waive the upgrade of the sanitary sewer main.**



**2. To waive requirement to provide cash-in-lieu for future storm main upgrade.**

A subdivision application has been submitted to the City, proposing to subdivide one low-density residential lot into two. A condition of approving this application is to upgrade the existing 200 mm diameter storm sewer main, which runs along the east property line as the Subdivision Development Servicing Bylaw (SDSB) requires a minimum storm sewer pipe diameter of 250mm.

Lawson Engineering has submitted a technical assessment, supported by calculations, which suggests that the existing 200mm storm sewer main is adequate and does not require upgrading.

According to their calculations, the approximate runoff rate during a 25-year storm event is 93 liters per second (L/s), while the existing 200mm pipe has a capacity of 100 L/s, providing a buffer of approximately 7%.

However, the City's engineering team has re-evaluated these calculations, taking into account the current zoning bylaw, which allows for up to 60% impervious surface area. Our revised calculations indicate a runoff rate of 103 L/s, exceeding the existing pipe capacity.



Given that both calculations are based on a 25-year storm event, and acknowledging the potential for more severe storms, we strongly recommend upgrading the storm sewer main to ensure adequate capacity and mitigate potential flooding risks.

**Recommendation:**

**The Engineering Department recommends supporting the request to waive the upgrade of the storm main be denied and a cash-in-lieu payment toward the future upgrade be made.**

---

**Mustafa Zakreet, EIT**  
Engineering Assistant

---

**Jenn Wilson P.Eng.,**  
City Engineer

## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. DP-463 (Highway Service / Tourist Commercial)

Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328, Except Plans EPP17085 and EPP18478  
Civic: 2991 - 9 Avenue SW  
Owner: Salmon Arm Shopping Centres Ltd. And Calloway REIT (Salmon Arm) Inc  
Agent: SmartCentres Management Services Inc. (Savard, B.)

Date: April 7, 2025

---

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

This proposal is for two 6-storey residential multiple family buildings consisting of 129 and 93 dwelling units, subject to the guidelines of the “Highway Service Tourist Commercial Permit Area”.

### **Motion for Consideration:**

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 463 be authorized for issuance for that part of Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328 Except Plans EPP17085 and EPP18478 (2991 9 Avenue SW) in accordance with the drawings dated March 13, 2025 attached to this memorandum;

AND THAT: issuance of Development Permit No. 463 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper’s estimate for completion of the landscaping plan.

### **Staff Recommendation:**

THAT: the Motion for Consideration be adopted.

### **Proposal:**

This proposal is for two 6-storey residential multiple family buildings consisting of 129 and 93 dwelling units, subject to the guidelines of the “Highway Service Tourist Commercial Permit Area”.

### **Background:**

The subject parcel is located at 2991 – 9 Avenue SW, and is comprised of the developed and undeveloped portions of the Smart Centres property (Appendix 1 & 2). Development on the site has largely proceeded to date under a series of Development Permit applications which were considered and supported through 2008 to 2011.

The subject parcel is designated Highway/Tourist Commercial in the City's Official Community Plan (OCP) and zoned CD-8 (Comprehensive Development Zone) in the Zoning Bylaw (Appendix 3 & 4). This large parcel is approximately 25 hectares (61.75 acres) in area, which includes nearly 16.5 hectares (41 acres) of undevelopable land adjacent Shuswap Lake. The developable portion of the parcel is just over 8.5 hectares. This particular application targets potential development over the south portion of the site, approximately 3.2 hectares of land south of 9 Avenue SW.

While the development site already features a range of commercial services including restaurants, retail and grocery stores, the site also includes a number of additional community features including natural areas, developed trails, patio space, sidewalks, and access to transit service.

The proposed development was considered under a recent Zoning Amendment Application (ZON-1284) which included amendments to the setback, parking, and building height regulations.

The applicant has provided letters of rationale, site plans and building elevations detailing their design (Appendix 5 & 6). They propose the development of two 6-level residential multiple family buildings consisting of 129 and 93 dwelling units, as shown in the proposed Development Permit drawings attached as Appendix 6.

The proposed buildings as illustrated would have footprints of approximately 1,523 square metres (16,393 sq.ft.) and 1,116 square metres (12,012 sq.ft.), and 6 storeys to a height of 18.3 metres.

**Relevant Policy(ies):**

The proposed development is subject to the guidelines of the "Highway Service Tourist Commercial Permit Area" as described in the OCP and further in this report, which suggest characteristics under the categories of *siting and building*, *landscape and screening*, as well as *access, circulation and parking area* guidelines. Furthermore, Zoning Bylaw regulations are applicable, as well as the Tree Protection Bylaw No. 4637.

**Referral Comments:**

Fire Department

No concerns.

Building Department

N/A

Engineering Department

Servicing requirements for future development have been provided to the applicant. Confirmation of adequate waste management facilities will be required. Installation of two crosswalks over 9 Avenue SW will be required. Comments attached (Appendix 7).

BC Hydro

No objections.

Rogers

No conflicts with existing Rogers assets.

## Fortis

No concerns.

## Design Review Panel

With the proposal for Highway Service Tourist Commercial development, the application was referred to the Design Review Panel (DRP) for review. The DRP was supportive of the proposal, subject to conditions. The DRP positively noted the need for housing and expressed their aesthetic concerns relative to the subject parcels location at the western gateway of the community.

The DRP suggested consideration for some additional combination of features to enhance the proposed design such as:

- additional building or roof features to create additional roofline articulation,
- varied window treatments to further break up building massing,
- enhanced or expanded entry areas to further break up building massing,
- enhanced relief between balcony features to further break up building massing, or
- additional use of exterior colours to further break up building massing.

The DRP is supportive of the concept subject to enhancement of the proposed buildings' form and character:

The February 13, 2025 DRP meeting minutes are attached (Appendix 8).

The applicant has subsequently amended their proposal to include several elements to address the DRP comments. The following changes have been made:

- Emphasized the entrance with a larger canopy
- Adjusted the roofline articulation per the City's comments
- Added two symmetrical wooden blocks to add diversity and movement to the façade.
- Added wood cladding to the balcony canopy on the top floor to create a cohesive connection for the entire building
- Added 4 level 2 charging stations to the site plan – 2 for each building
- Black staircase to break up the façade facing the highway and 9 Ave SW. This has been done on all staircases on both buildings.

In the opinion of staff, these changes bring the proposal into a stronger alignment with the OCP DP area guidelines.

## Planning Department

The proposed development is subject to the guidelines of the "Highway Service Tourist Commercial Permit Area" as described in the OCP, defining characteristics under the topics of *siting and building, landscape and screening*, as well as *access, circulation and parking area* guidelines.

### *Siting and Building Guidelines*

The applicant is proposing a multiple family residential development in the form of two 6-level buildings.

### Building A:

The building has a footprint of approximately 1,523 square metres in area, and reaches a maximum height of 18.3 metres. The building is set to the west of the wetland area, and features an articulated building footprint, stepped at the primary entry.

#### Building B:

Building B is slightly smaller, with a footprint of approximately 1,116 square metres in area, and reaches a maximum height of 18.3 metres. The building is set to the east of the wetland area.

The building design is generally consistent across both buildings, a contemporary style with a varied facade and linear roofline providing visual interest, incorporating a range of colour and cladding materials. Architectural features and details are reasonably unified on all elevations. The entrance features create easily identifiable and protected access points, while the design features, balconies, as well as the varied materials and colour choices create visual interest.

OCP Development Permit Area policy 9.6.11 encourages breaking up building massing and encourages varied facades and rooflines, all of which staff feel is achieved by the proposed building designs and site plan. The varied building types, articulation of the facades, rooflines and the position of the buildings limit related impacts, and the different materials and designs proposed offer visual interest. As such, staff's opinion is that the design achieves the intent of the guidelines as outlined in the OCP.

#### *Landscape and Screening Guidelines*

A landscape plan has been submitted that staff suggest aligns with OCP guidelines. The landscape plan prescribes perimeter plantings to compliment existing plantings along all parcel lines, reducing the impact of the parking area and providing an alignment of street trees to the north and south in alignment with OCP Policy 9.6.28.

As the site is subject to the provisions of the Tree Protection Bylaw No. 4637, any tree removal restricted by this bylaw is prohibited. Under this bylaw, trees may be authorized to be removed under the provisions of a valid development permit issued by the City. Replacement trees are proposed as per the attached landscape plan. The landscape plan proposes 33 new trees, and notes 10 existing trees. Under the Bylaw, the tree density target for this site is 71 trees. Where a proposed landscape plan does not meet or exceed the tree density target, a fee of \$500 is required to be deposited into a City reserve fund for tree planting.

An estimate for the landscape materials and works including fencing and irrigation has been included totalling \$123,179.25. A 125% security will be required for issuance of the Development Permit should it be supported.

A wetland area affects a significant portion of this site, and should serve to provide privacy and natural greenspace between the two buildings. Retention of this area aligns with OCP 9.6.9 and 9.6.21. This wetland is subject to the Provincial Riparian Area Regulations, and the applicant's have submitted a RAPR report reflecting this proposal worked to address these regulations.

#### *Access, Circulation and Parking Area Guidelines*

Vehicle access proposed is via two access routes, one existing (OCP 9.6.38) and one proposed additional access, which should aid in circulation. Both indoor bicycle parking and EV parking is proposed. Parking areas are over outdoor areas (182 stalls) and include 4 EV charging stalls and 6 accessible stalls. As per the CD-8 Zone, 0.82 parking stalls are required, which was supported by Council through the consideration of the zoning. The proposal also features indoor bicycle storage areas in both buildings (37 bike lockers in Building A and 32 in Building B). 10 outdoor

bike racks are also proposed. The Zoning Bylaw further specifies surfacing, grading and drainage requirements for off-street parking.

The applicant is applying for a Development Permit to support the development of a two-building multiple family residential development. The applicant has actively worked to meet and address the concerns of the DRP, making multiple amendments to enhance their proposal. The proposed buildings are reasonably articulated and featured, separated by a natural wetland. In the opinion of staff, the proposal should contribute positively to the western gateway of the community. Staff recommend that the proposal aligns with the Development Permit Area guidelines as described in the OCP and support the proposal.

**Financial Considerations:**

This application is advancing as a standard development application, not subject to Council's Priority Policy at the direction of the applicant, and would be subject to applicable application fees and Development Cost Charges. At the time of Building Permit the DCCs would be calculated based on High Density Residential DCC rate.

**Committee Recommendations:**

n/a

**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 directs those with an interest in the proposal to the City of Salmon Arm website for additional information. It is expected that Council will consider this application at their meeting held on April 14, 2025.

**Alternatives & Implications:**

Council may deliberate and determine an alternative way in which to proceed.

Prepared by: Senior Planner

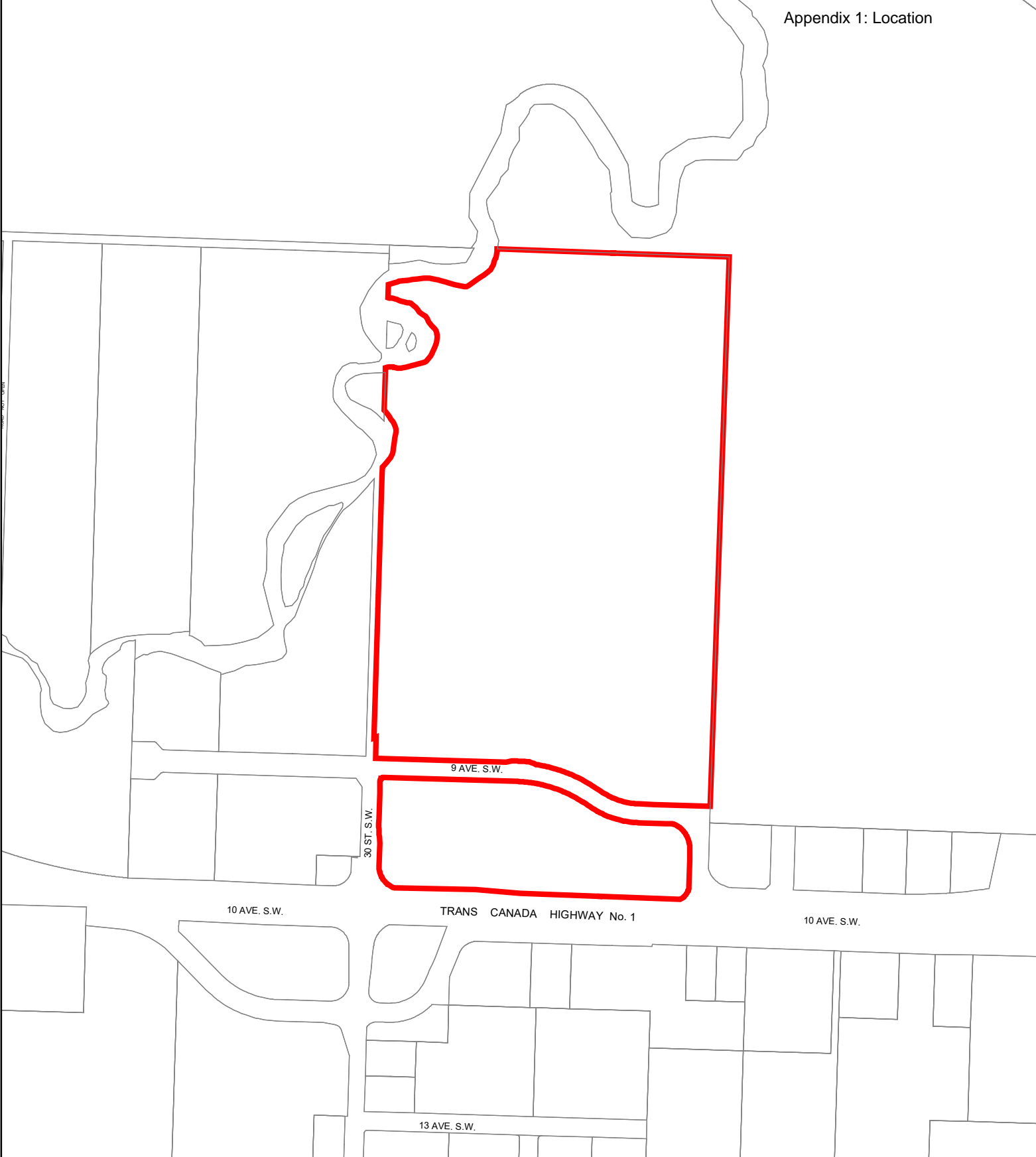
Reviewed by: Manager of Planning & Building



Reviewed by: Director of Planning & Community Services

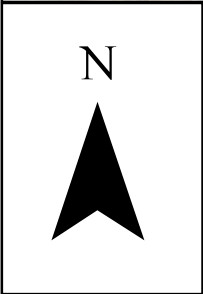
Approved by: Chief Administrative Officer

**Attachments:**

- Appendix 1 – Location Map
- Appendix 2 – Aerial Map
- Appendix 3 – OCP
- Appendix 4 – Zoning
- Appendix 5 – Design Rationale Letters
- Appendix 6 – Site Plans and Elevations
- Appendix 7 – Engineering Report
- Appendix 8 – DRP Minutes



-  Parcels
-  Subject Parcel



**Streams / RR Lakes / Rivers**

**TYPE**

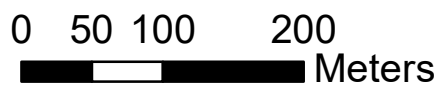
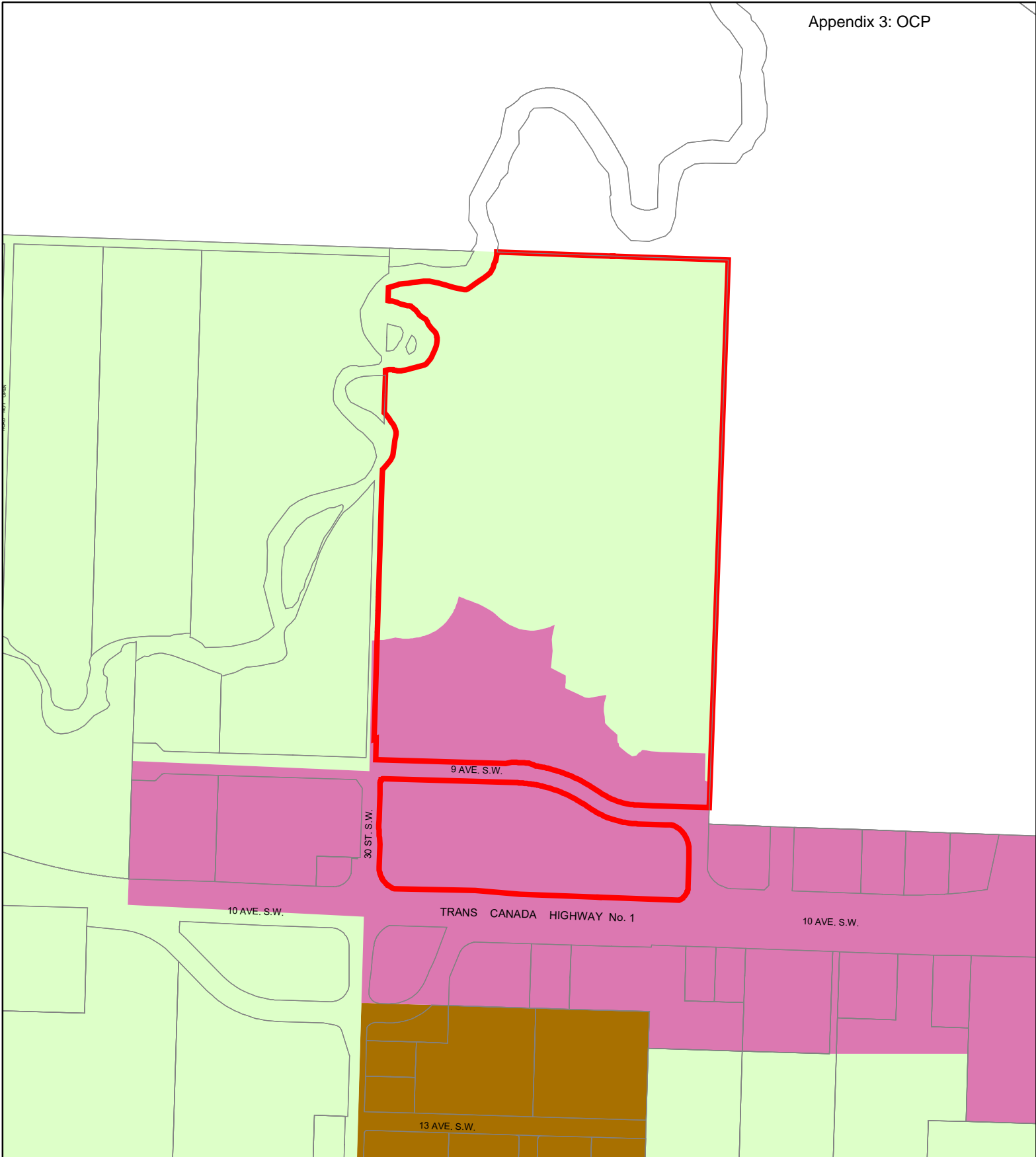
— Streams






**TYPE**

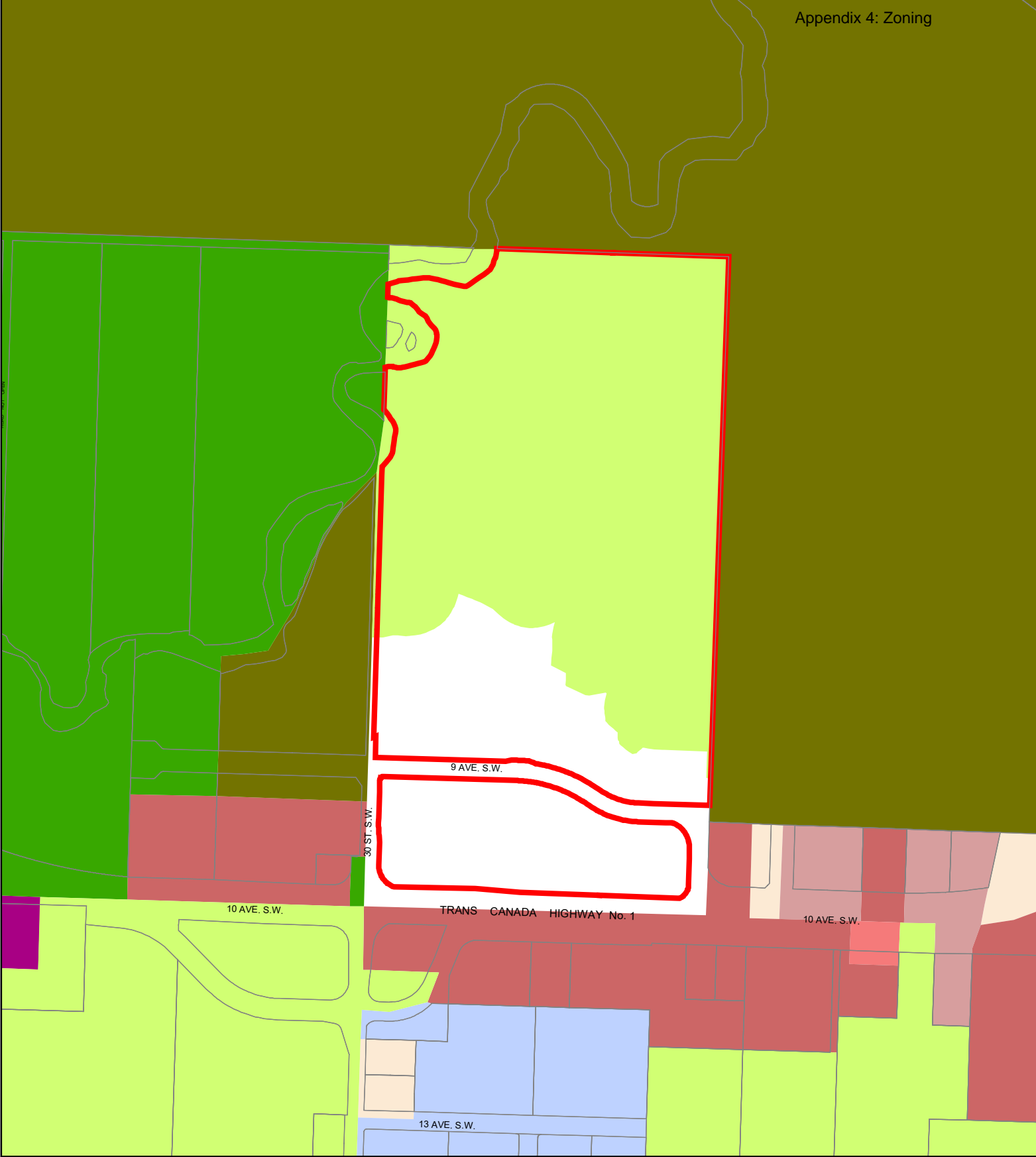
Swamp













Parcels  
Subject Parcel





-  Parcels
-  Subject Parcel
-  Salmon Valley Agriculture
-  Commercial - Highway Service / Tourist
-  Industrial - General



	Parcels		A-1		C-3		C-8
	Subject Parcel		A-2		C-4		IR
			A-3		C-5		M-1
							R-1



December 20, 2024

File No. 23-2028

Attention: Brent Savard,  
Senior Director, Smart Centres

Dear Sir/Madam,

Re: Residential Development at 2991 10th Ave. SW, Salmon Arm

---

The project consists of two blocks of six-storey buildings, comprising a total of 222 units, located in the heart of the SmartCentres shopping centre. The site is surrounded by picturesque mountains and a vibrant environment offering a range of outdoor activities.

#### Building Design and Character

The design of the buildings incorporates distinct façade elements divided into three horizontal bands to ensure the buildings avoid appearing bland or monolithic:

- **Ground-Oriented Façade (First Band):**  
The first two levels are clad in vertical charcoal vinyl siding, emphasizing the ground connection. Wood-tone accents enhance the main entrances and architectural features, including post claddings, fascia for second-level decks, and main entrance canopies with adjacent siding treatments.
- **Middle Façade (Second Band):**  
The central three levels are defined by horizontal white siding, creating a sense of lightness and contrast.
- **Upper Façade (Third Band):**  
The top level features vertical charcoal vinyl siding, echoing the materiality of the ground-oriented façade for a cohesive look.
- **Balconies:**  
The balconies are thoughtfully designed to be grouped together, creating a semi-recessed and projected zone on the façade. This arrangement adds depth and visual interest to the building's exterior.
- **Roof Design:**  
The roof follows a simple West Coast architectural style with clean, unbroken lines. Stepped parapet walls are designed to recede and align with the lower façade, emphasizing the roof's thin, horizontal profile.



### Orientation and Views

The buildings are carefully positioned to maximize stunning views of the surrounding mountains. A significant SPEA located centrally creates a generous buffer between the buildings, enhancing privacy while offering shared scenic views. Additionally, the indoor and outdoor amenity spaces provide residents with a private gathering area, fostering a sense of community.

### Colour Palette and Material Strategy

The colour palette is thoughtfully chosen to harmonize the new buildings with the existing architectural context. No new colours or materials have been introduced, ensuring the design seamlessly integrates with its surroundings.

A handwritten signature in black ink, appearing to read "H. Rad".

Homayoun Shokouhi Rad,  
Manager, BC Architecture  
Architect, AIBC, AAA, MRAIC



## MEMORANDUM

Date: December 20, 2024 PMG Project No: 24-195

Project: Residential Development  
2991 10<sup>th</sup> Avenue SW, Salmon Arm

Subject: Landscape Design Rationale

To: Brent Savard, Senior Director, Development  
[bsavard@smartcentres.com](mailto:bsavard@smartcentres.com)

From: Ben Aldaba  
[ben@pmglandscape.com](mailto:ben@pmglandscape.com)

<input type="checkbox"/> as requested	<input type="checkbox"/> for your information	<input type="checkbox"/> for your comment
<input type="checkbox"/> for your estimate	<input type="checkbox"/> for your approval	<input type="checkbox"/> for your use

## MEMO:

This two (2) 6 storey residential development is situated north of the Trans-Canada Highway and east of 30<sup>th</sup> St. SW, and within the existing SmartCentres shopping centre in Salmon Arm. Site landscape integrates with the adjacent shopping centre via matching of some trees and shrubs and will improve upon the form and character of the surrounding commercial development with additional canopy trees and ornamental grasses and shrubs. The plant palette consists of a mix of native, native-adapting and drought tolerant trees shrubs and grasses that will provide a hardy mix of foundation planting and year round interest. All new landscape areas will be irrigated with an automatic high efficiency system.

Outdoor amenity areas are provided for both buildings: Building A includes a seating area and open lawn for flex use. Building B amenity, the larger of the two spaces, includes a yoga deck that ties into the indoor amenity room, group seating opportunities and a natural log/climbing area for kid's play. There is a perimeter walkway around both buildings that allow for pedestrian connectivity around the development and the nearby commercial amenities and trail network. Lit bollards are provided on the perimeter walkway at key points to assist with wayfinding.

The amenity areas will be fenced to help ensure privacy for residents, and the existing SPEA area between the buildings will be delineated via wood rail fence.

Ben Aldaba, BCSLA | CSLA  
**Principal | Managing Director**  
Landscape Architect

Page 1

Suite C100 – 4185 Still Creek Drive, Burnaby, British Columbia, V5C 6G9, ph. (604)294-0011, fx. (604)294-0022  
[www.pmglandscape.com](http://www.pmglandscape.com)

# SMARTCENTRES RESIDENTIAL DEVELOPMENT

2991 9 AVENUE SW, SALMON ARM, BC

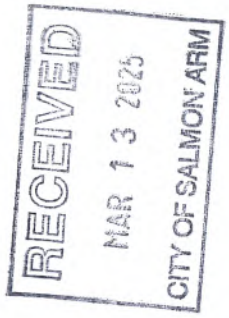


**CLIENT:**  
 COMPANY NAME: SMARTCENTRES REAL ESTATE INVESTMENT TRUST  
 ADDRESS: 1100 BORDEN DRIVE, SUITE #101, VANICUT, VANICUT, BC, CANADA  
 CONTACT: BRITT BLAVARD  
 PHONE: (604) 465-5170  
 EMAIL: bblavard@smartcentres.com

**ARCHITECT:**  
 COMPANY NAME: JPI IN PARTNERSHIP LIMITED  
 ADDRESS: 107 WEST HASTINGS STREET - SUITE 418, VANCOUVER, BC, CANADA  
 CONTACT: JESSIE JAY  
 PHONE: (604) 681-2500  
 EMAIL: jessie@jpi.ca

**LANDSCAPE ARCHITECT:**  
 COMPANY NAME: PAUL LANDSCAPE ARCHITECTS  
 ADDRESS: 405 FENLON STREET, SUITE 200, VANICUT, BC, CANADA  
 CONTACT: BEAUMUNDINA NICOLA  
 PHONE: (604) 465-5170  
 EMAIL: bnicola@paulandscape.com

DRAWINGS LIST		
NO.	NAME	DATE
1	CONCEPT PLAN	2024.02.28
2	PRELIMINARY SITE PLAN	2024.03.15
3	PRELIMINARY ARCHITECTURAL ELEVATIONS	2024.03.15
4	PRELIMINARY LANDSCAPE ARCHITECTURE	2024.03.15
5	PRELIMINARY CIVIL ENGINEERING	2024.03.15
6	PRELIMINARY ELECTRICAL ENGINEERING	2024.03.15
7	PRELIMINARY MECHANICAL ENGINEERING	2024.03.15
8	PRELIMINARY PLUMBING ENGINEERING	2024.03.15
9	PRELIMINARY FIRE ENGINEERING	2024.03.15
10	PRELIMINARY ENVIRONMENTAL ENGINEERING	2024.03.15
11	PRELIMINARY STRUCTURAL ENGINEERING	2024.03.15
12	PRELIMINARY TRAFFIC ENGINEERING	2024.03.15



1016-1177 West Hastings St  
 Vancouver, BC V6E 4A3  
**APLIN MARTIN**  
 SALES

**ISSUANCE SCHEDULE**

No.	DATE	DESCRIPTION
1	2024.02.28	ISSUED FOR ICP
2	2025.03.15	RE-ISSUED FOR ICP

INVESTIGATE AND PREPARE PLANS FOR THE CITY OF SALMON ARM. THE CITY OF SALMON ARM IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROPERTY INFORMATION	ZONING INFORMATION	CONTRACT INFORMATION	CLIENT INFORMATION
<b>ADDRESS:</b> 2991 9 AVENUE SW, SALMON ARM, BC <b>LEGAL DESCRIPTION:</b> LOT 1 SECTION 15 TOWNSHIP 20 RANGE 10 DISTRICT 10 SALMON ARM DISTRICT PLAN EPP10028 DIVISION VALE DISTRICT PLAN EPP10028 EXCEPT PLANS EPP17095 AND EPP18478 <b>PID:</b> 028-004-837 <b>VICINITY MAP:</b>	<b>MINIMUM SITE AREA:</b> 2,023.43 sq.m. / 21,789 sq.ft. (0.5 ± / 0.2 ha) <b>GROSS SITE AREA:</b> 6,438.50 sq.m. / 69,282.00 sq.ft. (1.59 ac / 0.64 ha) <b>RESIDENTIAL PARCEL A:</b> 5,111.80 sq.m. / 55,023.00 sq.ft. (1.26 ac / 0.51 ha) <b>RESIDENTIAL PARCEL B:</b> 1,326.70 sq.m. / 14,259.00 sq.ft. (0.30 ac / 0.12 ha) <b>SITE WIDTH:</b> 150.0 m / 492.1 ft <b>MINIMUM SITE WIDTH:</b> 692.6 m / 2272.1 ft <b>EXISTING NORTH - SOUTH:</b> 35.14 m / 115.27 ft <b>EXISTING EAST - WEST:</b> 118.7 ft <b>BUILDING AREA:</b> ALLOWABLE MAX GROUND FLOOR AREA OF A BUILDING: 10,776.4 sq.m. / 116,009 sq.ft. <b>PROPOSED RESIDENTIAL BUILDING A:</b> 3,522.75 sq.m. / 37,890.77 sq.ft. <b>TOTAL GROUND FLOOR AREA:</b> 6,895.20 sq.m. / 74,276.12 sq.ft. <b>PROPOSED RESIDENTIAL BUILDING B:</b> 3,372.50 sq.m. / 36,216.36 sq.ft. <b>TOTAL GROUND FLOOR AREA:</b> 6,895.20 sq.m. / 74,276.12 sq.ft. <b>TOTAL GROUND FLOOR AREA:</b> 6,895.20 sq.m. / 74,276.12 sq.ft. (INCLUDING INDOOR AMENITY)	<b>BUILDING HEIGHT:</b> RESIDENTIAL MULTIPLE FAMILY DWELLING BUILDING ALLOWABLE MAX HEIGHT: 19.3m (62'-4") <b>PROPOSED HEIGHT BLDG A &amp; B:</b> 18.3m (60'-0") <b>UNITS:</b> RESIDENTIAL BUILDING A: 120 UNITS RESIDENTIAL BUILDING B: 93 UNITS TOTAL UNIT COUNT: 213 UNITS <b>EFFICIENCY:</b> BLDG A: 81.12 U.P.A. / 164.69 U.P.H.A BLDG B: 73.81 U.P.A. / 182.35 U.P.H.A <b>INDOOR AMENITY:</b> RESIDENTIAL BUILDING A & B: 71 sq.m. / 759 sq.ft. <b>OUTDOOR AMENITY:</b> RESIDENTIAL BUILDING A & B: 44 sq.m. / 474 sq.ft. + 183 sq.m. / 1,974 sq.ft. <b>TOTAL:</b> 227 sq.m. / 2,448 sq.ft. <b>PARKING:</b> PARKING REQUIRED (CD-B): 0.82 SPACES PER DWELLING UNIT PARKING PROVIDED: 192 STALLS INCLUDING 14 SMALL CARS - 14% RESIDENTIAL BUILDING A: 0.82 SPACES PER DWELLING UNIT RESIDENTIAL BUILDING B: 0.82 SPACES PER DWELLING UNIT TOTAL PARKING PROVIDED: 192 STALLS (4 EV STALLS) ACCESSIBLE PARKING REQUIRED: 6 STALLS (4 CAR & 2 VAN SPACES) RESIDENTIAL BUILDING A & B: 6 STALLS (4 CAR & 2 VAN SPACES) ACCESSIBLE PARKING PROVIDED: 6 STALLS (4 CAR & 2 VAN SPACES) <b>BIKE LOCKERS (INDOOR):</b> BIKE LOCKERS PROVIDED: 37 (BLDG A) + 32 (BLDG B) TOTAL BIKE LOCKERS PROVIDED: 69 BIKE LOCKERS <b>BIKE RACKS (OUTDOOR):</b> BIKE RACKS PROVIDED: 4 (BLDG A) + 6 (BLDG B) TOTAL BIKE RACKS PROVIDED: 10 BIKE RACKS	<b>CONTACT:</b> BRITT BLAVARD <b>PHONE:</b> (604) 465-5170 <b>EMAIL:</b> bblavard@smartcentres.com <b>ARCHITECT:</b> JPI IN PARTNERSHIP LIMITED <b>ADDRESS:</b> 107 WEST HASTINGS STREET - SUITE 418, VANCOUVER, BC, CANADA <b>CONTACT:</b> JESSIE JAY <b>PHONE:</b> (604) 681-2500 <b>EMAIL:</b> jessie@jpi.ca <b>LANDSCAPE ARCHITECT:</b> PAUL LANDSCAPE ARCHITECTS <b>ADDRESS:</b> 405 FENLON STREET, SUITE 200, VANICUT, BC, CANADA <b>CONTACT:</b> BEAUMUNDINA NICOLA <b>PHONE:</b> (604) 465-5170 <b>EMAIL:</b> bnicola@paulandscape.com
<b>PROPERTY INFORMATION:</b> ADDRESS: 2991 9 AVENUE SW, SALMON ARM, BC LEGAL DESCRIPTION: LOT 1 SECTION 15 TOWNSHIP 20 RANGE 10 DISTRICT 10 SALMON ARM DISTRICT PLAN EPP10028 DIVISION VALE DISTRICT PLAN EPP10028 EXCEPT PLANS EPP17095 AND EPP18478 PID: 028-004-837 VICINITY MAP:	<b>ZONING INFORMATION:</b> EXISTING ZONING: CD-8 COMPREHENSIVE DEVELOPMENT ZONE - 8 PROPOSED ZONING: UNCHANGED OCP DESIGNATION: COMMERCIAL HWY SERVICE / TOURIST	<b>CONTRACT INFORMATION:</b> CONTRACT NO.: 2024-001 CONTRACT DATE: 2024.02.28 DRAWN BY: JAY CHECKED BY: JAY SCALE: AS SHOWN SHEET NO.: 1 OF 1 COVER PAGE	<b>CLIENT INFORMATION:</b> COMPANY NAME: SMARTCENTRES REAL ESTATE INVESTMENT TRUST ADDRESS: 1100 BORDEN DRIVE, SUITE #101, VANICUT, VANICUT, BC, CANADA CONTACT: BRITT BLAVARD PHONE: (604) 465-5170 EMAIL: bblavard@smartcentres.com <b>ARCHITECT:</b> JPI IN PARTNERSHIP LIMITED ADDRESS: 107 WEST HASTINGS STREET - SUITE 418, VANCOUVER, BC, CANADA CONTACT: JESSIE JAY PHONE: (604) 681-2500 EMAIL: jessie@jpi.ca <b>LANDSCAPE ARCHITECT:</b> PAUL LANDSCAPE ARCHITECTS ADDRESS: 405 FENLON STREET, SUITE 200, VANICUT, BC, CANADA CONTACT: BEAUMUNDINA NICOLA PHONE: (604) 465-5170 EMAIL: bnicola@paulandscape.com

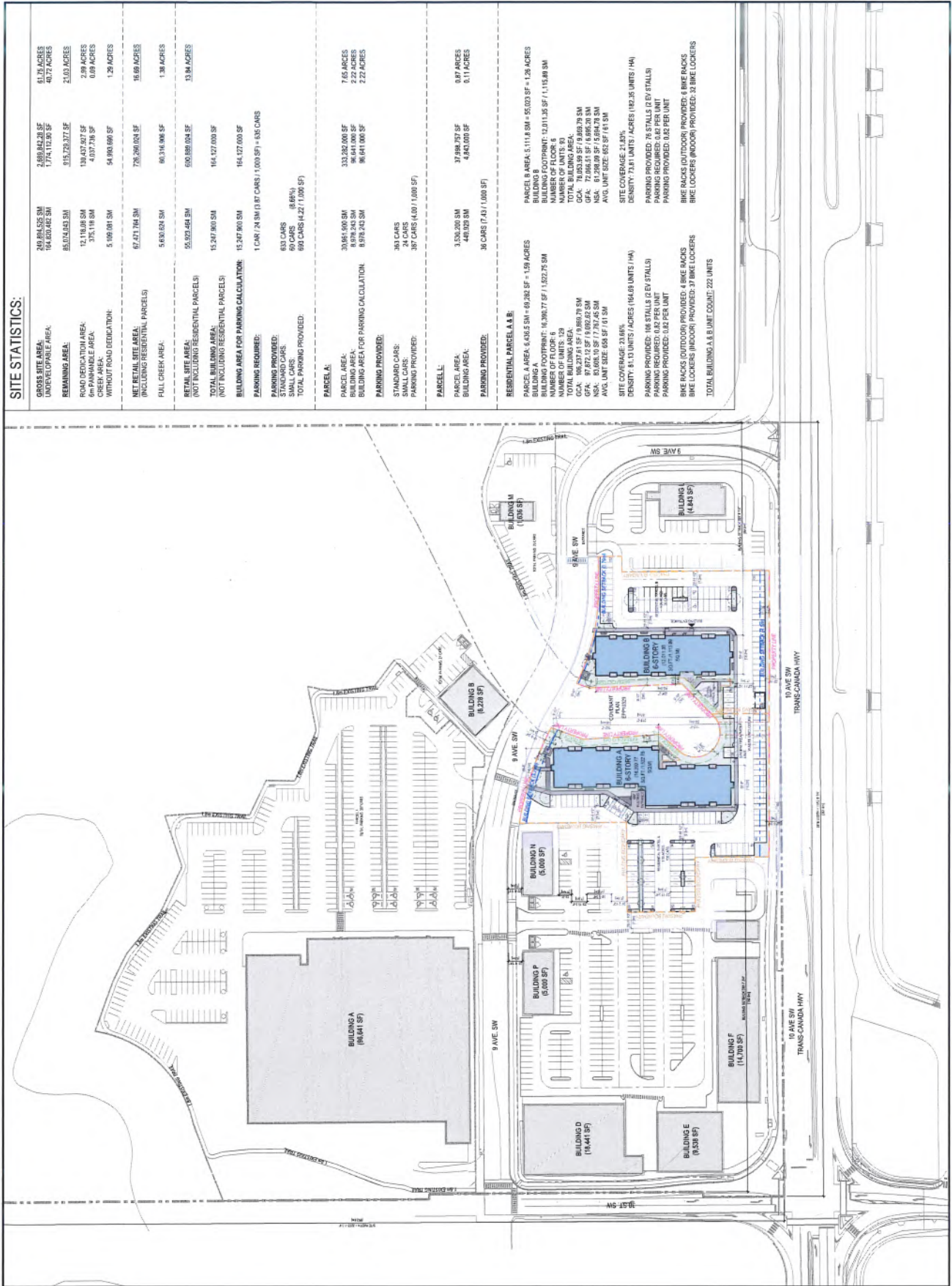
PROVIDER AND ARCHITECTURE: APLN MARTIN  
 PROJECT NO: 2020-01-001  
 DATE: 2020-01-001  
 SCALE: 1/8" = 1'-0"

**ISSUANCE SCHEDULE**  
 No. DATE DESCRIPTION  
 1 2020-01-001 ISSUED FOR PERMIT  
 2 2020-01-001 REISSUED FOR EIP



**SMARTCENTRES RESIDENTIAL DEVELOPMENT**  
 2291 6 AVE SW, SALMON ARM, BC  
 PROJECT NO: 2020-01-001  
 PROJECT NAME: SMARTCENTRES RESIDENTIAL DEVELOPMENT  
 PROJECT NO: 2020-01-001  
 DATE: 2020-01-001  
 SCALE: 1/8" = 1'-0"

CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT



**SITE STATISTICS:**

GROSS SITE AREA	249,894,526 SQ. M	2,689,842.26 SF	91.76 ACRES
UNDEVELOPABLE AREA	164,620,482 SQ. M	1,774,112.90 SF	40.72 ACRES
REMAINING AREA	85,074,043 SQ. M	915,729,317 SF	21.03 ACRES
ROAD RESERVATION AREA	12,140,818 SQ. M	130,427,507 SF	2.99 ACRES
PLANNING AREA	375,116 SQ. M	4,027,778 SF	0.91 ACRES
CREEK AREA	5,169,001 SQ. M	54,993,690 SF	1.26 ACRES
WITHOUT ROAD DEDICATION			
NET RETAIL SITE AREA (INCLUDING RESIDENTIAL PARCELS)	67,471,761 SQ. M	726,260,004 SF	16.60 ACRES
FULL GREEN AREA	5,600,624 SQ. M	60,314,868 SF	1.38 ACRES
NET SITE AREA (NOT INCLUDING RESIDENTIAL PARCELS)	55,922,468 SQ. M	600,945,136 SF	13.84 ACRES
TOTAL BUILDING AREA (NOT INCLUDING RESIDENTIAL PARCELS)	15,247,900 SQ. M	164,127,000 SF	
BUILDING AREA FOR PARKING CALCULATION	15,247,900 SQ. M	164,127,000 SF	
PARKING REQUIRED:	1 CAR / 24 SQ. M (1/8" CAR) / 1,000 SF = 535 CARS		
PARKING PROVIDED:	632 CARS		
STANDARD CARS	486 CARS		
TOTAL PARKING PROVIDED:	690 CARS (422 / 1,000 SF)		
<b>PARCEL A:</b>			
PARCEL AREA:	3,061,500 SQ. M	332,282,000 SF	7.65 ACRES
BUILDING AREA:	879,243 SQ. M	9,341,000 SF	2.22 ACRES
BUILDING AREA FOR PARKING CALCULATION:			
PARKING PROVIDED:	384 CARS		
STANDARD CARS:	24 CARS		
PARKING PROVIDED:	387 CARS (4.00 / 1,000 SF)		
<b>PARCEL B:</b>			
PARCEL AREA:	3,526,262 SQ. M	37,848,772 SF	8.67 ACRES
BUILDING AREA:	448,000 SQ. M	4,843,000 SF	1.11 ACRES
PARKING PROVIDED:	36 CARS (7.43 / 1,000 SF)		
<b>RESIDENTIAL PARCELS A &amp; B:</b>			
PARCEL A AREA:	6,432.5 SQ. M = 69,362 SF = 1.59 ACRES		
BUILDING A:	16,386.27 SF / 1,522.75 SQ. M		
NUMBER OF FLOORS:	6		
TOTAL BUILDING AREA:	96,237.41 SF / 8,889.79 SQ. M		
GCA:	17,872.15 SF / 1,652.42 SQ. M		
GPA:	79,365.26 SF / 7,237.37 SQ. M		
AVG. UNIT SIZE:	658 SF / 61 SQ. M		
SITE COVERAGE:	21.8%		
DENSITY:	141.3 UNITS / ACRES (162.35 UNITS / HA)		
PARKING PROVIDED:	108 STALLS (2 EV STALLS)		
PARKING REQUIRED:	3.6 PER UNIT		
PARKING PROVIDED:	108 PER UNIT		
BIKE RACKS (OUTDOOR):	PROVIDED: 4 BIKE RACKS		
BIKE RACKS (INDOOR):	PROVIDED: 3 BIKE RACKS		
TOTAL BUILDING A & B UNIT COUNT:	222 UNITS		
<b>PARCEL C:</b>			
PARCEL A AREA:	5,118 SQ. M = 55,023 SF = 1.26 ACRES		
BUILDING B:	12,011.26 SF / 1,119.49 SQ. M		
NUMBER OF FLOORS:	6		
TOTAL BUILDING AREA:	76,053.99 SF / 7,048.79 SQ. M		
GCA:	17,872.15 SF / 1,652.42 SQ. M		
GPA:	58,181.84 SF / 5,396.37 SQ. M		
AVG. UNIT SIZE:	652 SF / 61 SQ. M		
SITE COVERAGE:	21.8%		
DENSITY:	131.1 UNITS / ACRES (149.35 UNITS / HA)		
PARKING PROVIDED:	75 STALLS (2 EV STALLS)		
PARKING REQUIRED:	3.6 PER UNIT		
PARKING PROVIDED:	108 PER UNIT		
BIKE RACKS (OUTDOOR):	PROVIDED: 6 BIKE RACKS		
BIKE RACKS (INDOOR):	PROVIDED: 32 BIKE RACKS		

115-1177 West Hastings St  
**APLIN MARTIN**  
 ARCHITECTS

ISSUANCE AND PROVISIONS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION PROVIDED IN THIS PLAN AND THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION PROVIDED IN THIS PLAN AND THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION PROVIDED IN THIS PLAN AND THE ACCURACY OF THE INFORMATION PROVIDED.

**ISSUANCE SCHEDULE**

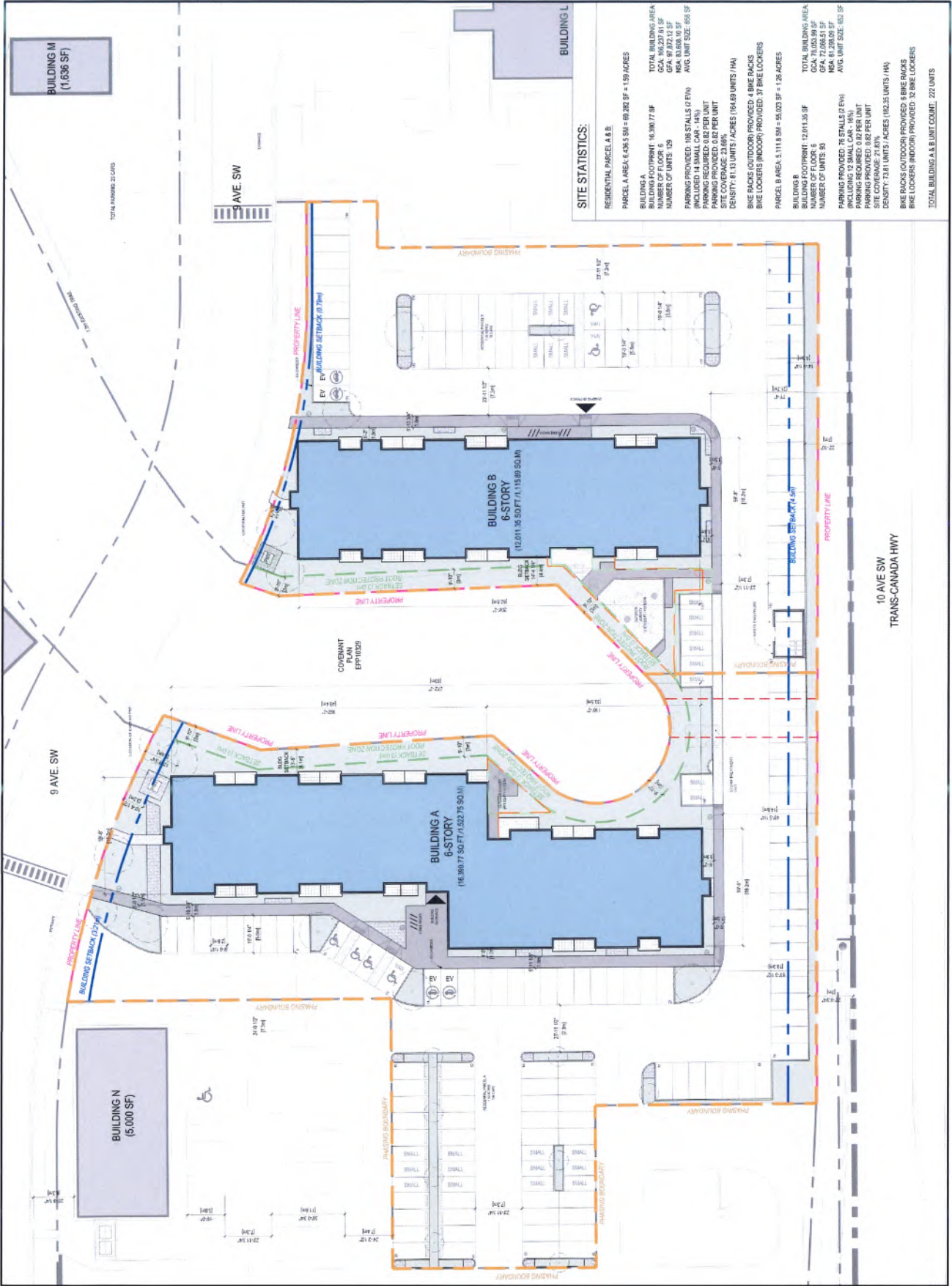
No.	DATE	DESCRIPTION
1	2024/02/28	ISSUED FOR ICP
2	2023/03/04	RE-ISSUED FOR ICP



**SMARTCENTRES RESIDENTIAL DEVELOPMENT**  
 2991 9 AVE SW, SALMON ARM, BC  
 PROJECT NORTH  
 PROJECT SOUTH  
 PROJECT WEST  
 PROJECT EAST

**ENLARGED SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 SHEET: A102

CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT



**SITE STATISTICS:**

**RESIDENTIAL PARCELS A & B:**  
 PARCEL A AREA: 6,435.5 SQM = 89,282 SF = 1.59 ACRES  
 PARCEL B AREA: 5,111.8 SQM = 69,023 SF = 1.26 ACRES

**BUILDING A:**  
 TOTAL BUILDING AREA: 16,380 SF  
 GCA: 16,237 SF  
 NUMBER OF FLOORS: 6  
 GFA: 97,922 SF  
 NUMBER OF UNITS: 126  
 AVS. UNIT SIZE: 693 SF

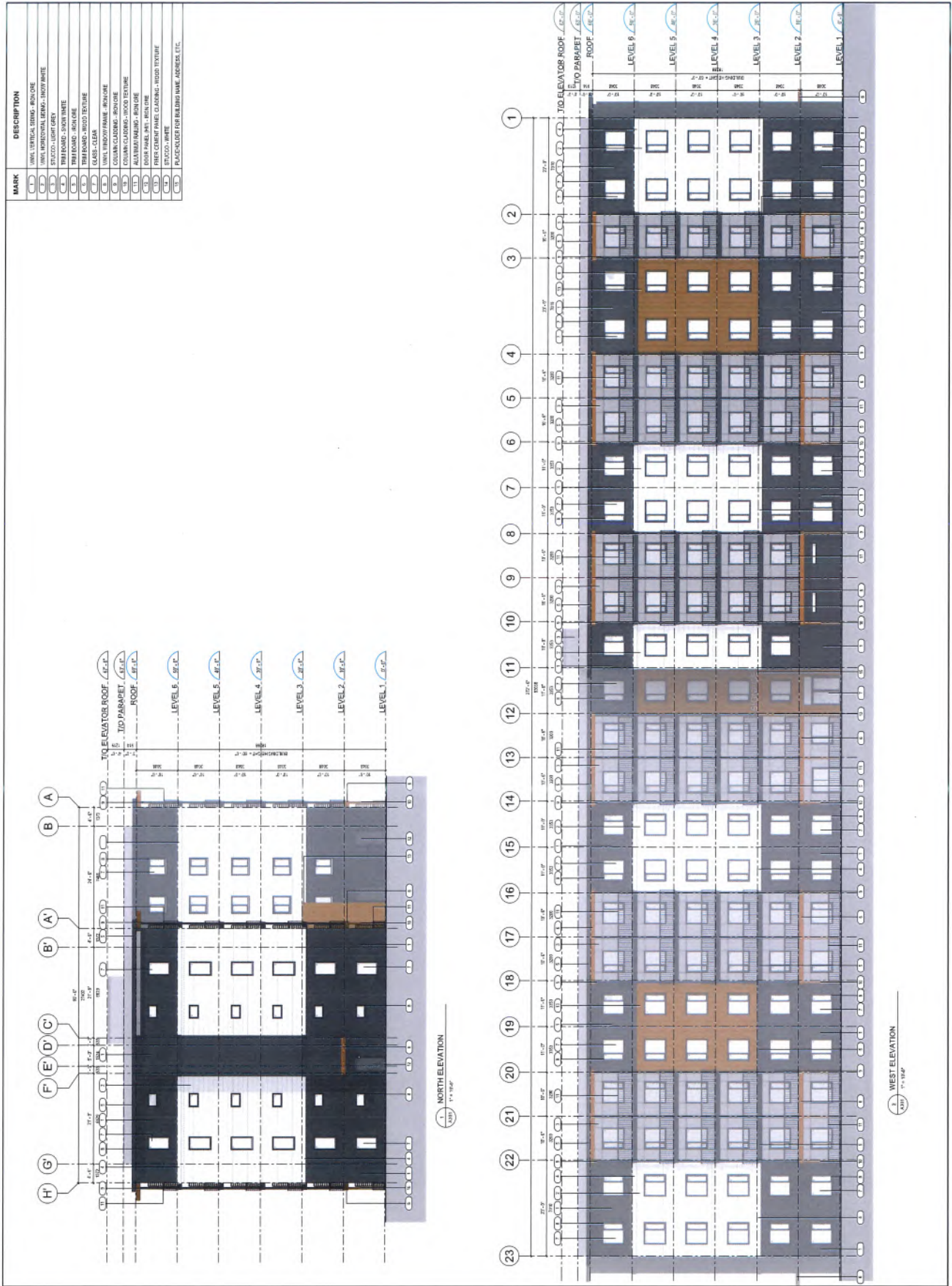
**BUILDING B:**  
 TOTAL BUILDING AREA: 12,011 SF  
 GCA: 76,603 SF  
 NUMBER OF FLOORS: 6  
 GFA: 72,666 SF  
 NUMBER OF UNITS: 90  
 AVS. UNIT SIZE: 603 SF

**COVENANT (MAN EPP18029):**  
 BUILDING SETBACK (3.7m)  
 EV BY BUILDING SETBACK (3.7m)  
 BACK SETBACK (3.7m)  
 SIDE SETBACK (3.7m)  
 FRONT PROTECTIVE ZONE  
 ROAD PROTECTIVE ZONE

**OTHER STATISTICS:**  
 PARKING PROVIDED: 188 STALLS (2 EV) (INCLUDED 14 SMALL CAR - 14%)  
 PARKING REQUIRED: 0.82 PER UNIT  
 SITE COVERAGE: 23.8% PER UNIT  
 DENSITY: 81.13 UNITS / ACRES (184.69 UNITS / HA)  
 BIKE RACKS (OUTDOOR) PROVIDED: 8 BIKE RACKS  
 BIKE LOCKERS (INDOOR) PROVIDED: 37 BIKE LOCKERS  
 BIKE RACKS (OUTDOOR) PROVIDED: 8 BIKE RACKS  
 BIKE LOCKERS (INDOOR) PROVIDED: 37 BIKE LOCKERS

**TOTAL BUILDING A & B UNIT COUNT: 222 UNITS**





**ISSUANCE SCHEDULE**  
 No. DATE DESCRIPTION  
 1 2024/12/08 ISSUED FOR DP  
 2 2025/03/05 RE-ISSUED FOR DP

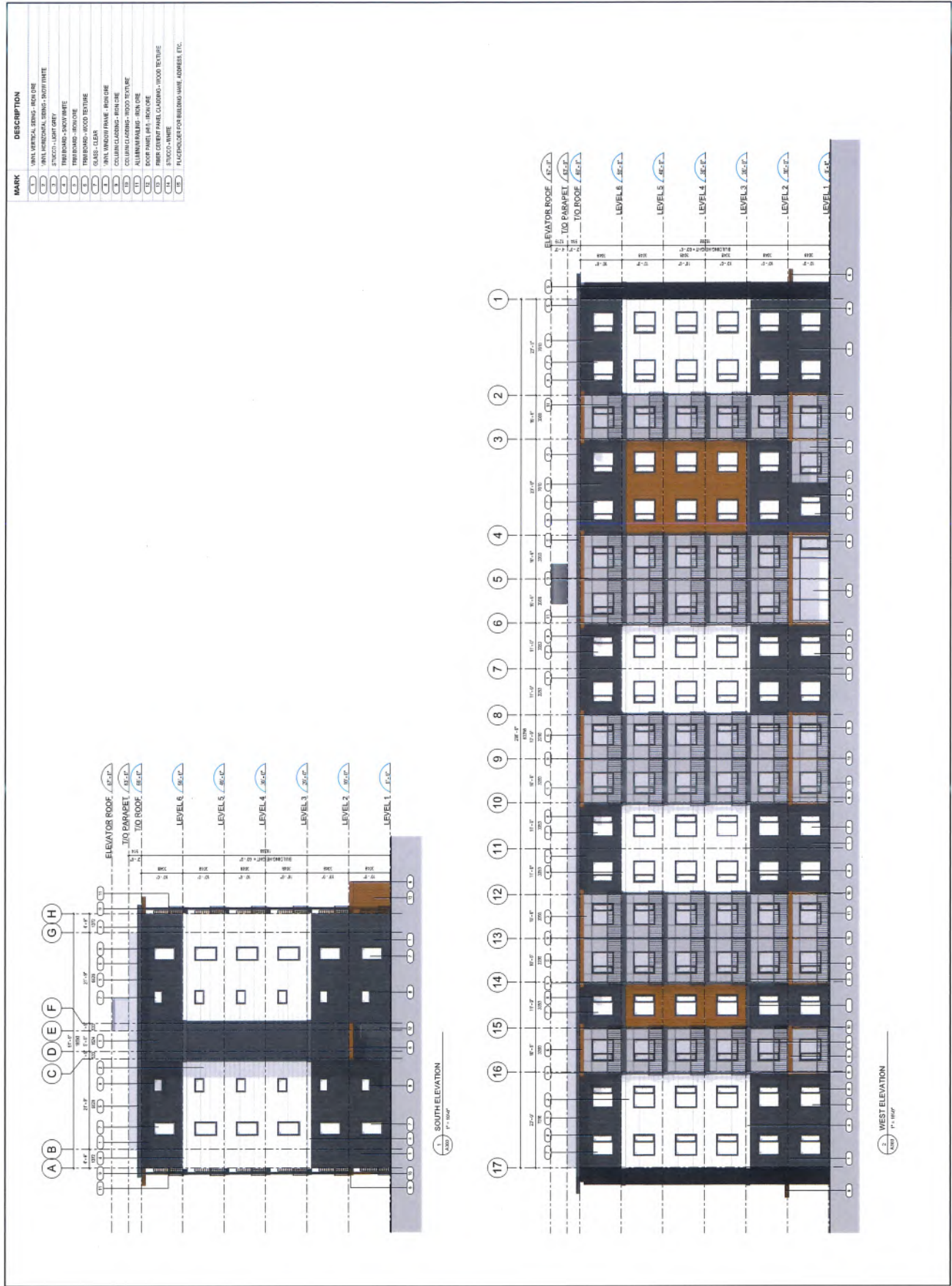
**SMARTCENTRES RESIDENTIAL DEVELOPMENT**  
 2991 9 AVE. SW, SALMON ARM, BC

**BUILDING ELEVATIONS**

AS ISSUED

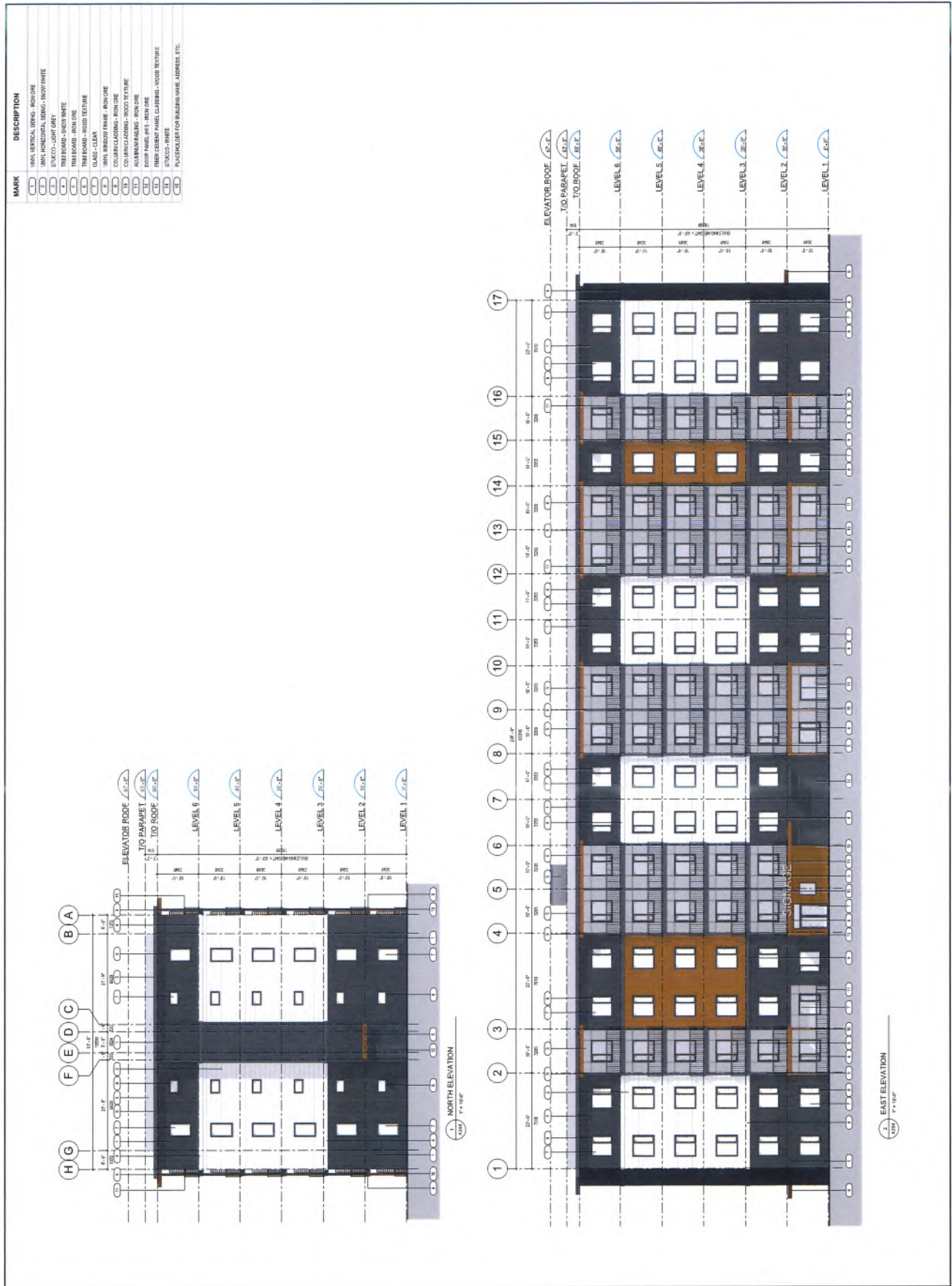
**A301**





ISSUANCE SCHEDULE  
 No. DATE DESCRIPTION  
 1 2024/02/28 ISSUED FOR DP  
 2 2025/03/08 REISSUED FOR DP

PROJECT NAME: SMARTCENTRES RESIDENTIAL DEVELOPMENT  
 PROJECT ADDRESS: 2991 6 AVE SW, SALMON ARM, BC  
 PROJECT NUMBER: 24-0209  
 PROJECT ARCHITECT: APLIN MARTIN  
 DRAWN BY: VO/KN  
 CHECKED BY: HR  
 SHEET TITLE: BUILDING B ELEVATIONS  
 SCALE: AS SHOWN  
 SHEET NO.: A303



1916-1177 West Hastings St  
Vancouver BC V6E 2E6  
**APLIN MARTIN**  
ARCHITECTS

ISSUANCE SCHEDULE  
No. DATE DESCRIPTION  
1 2024/10/28 ISSUED FOR DP  
2 2025/01/28 REISSUED FOR DP

**SMARTCENTRES**  
RESIDENTIAL DEVELOPMENT  
2951 6 AVE SW, SALMON ARM, BC  
APLIN MARTIN ARCHITECTS  
PROJECT NO: 24-0008  
ISSUANCE SCHEDULE: 10/28/2024  
DRAWN BY: YOUNG  
CHECKED BY: HR  
DATE: 10/28/2024  
SCALE: AS SHOWN  
SHEET NO: A304  
BUILDING & ELEVATIONS  
CURRENT ISSUANCE: REISSUED FOR DP

APLIN MARTIN REALTY  
 2951 3 AVE SW, SALMON ARM, BC  
 V2H 1G1  
 TEL: 250-835-1111  
 FAX: 250-835-1112  
 WWW: WWW.APLINMARTINREALTY.COM

**ISSUANCE SCHEDULE**  
 No. DATE DESCRIPTION  
 1 2024/12/20 ISSUED FOR PERMIT

**SMARTCENTRES RESIDENTIAL DEVELOPMENT**  
 2951 3 AVE SW, SALMON ARM, BC  
 V2H 1G1

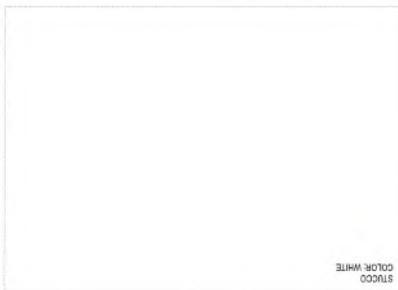
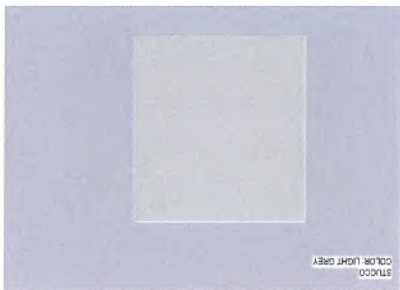
**PROJECT INFO**  
 PROJECT NO: 24-0208  
 START DATE: 2024  
 DRAWN BY: T/CVN  
 CHECKED BY: HR

**MATERIAL BOARD**

SCALE: 1" = 16'-0"  
 SHEET NO.:

**A501**

CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT

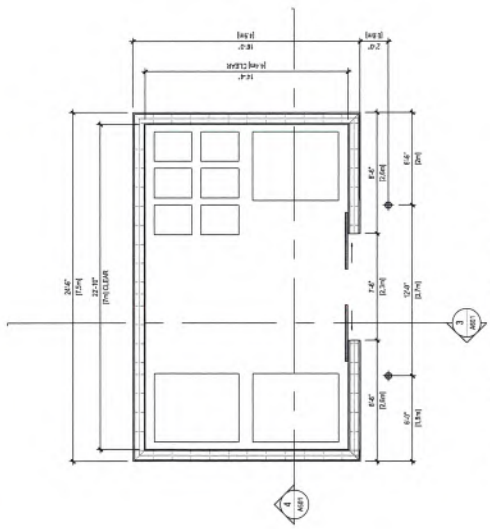


APLUN MARTIN ARCHITECTS INC. IS AN INCORPORATED PROFESSIONAL FIRM IN THE PROVINCE OF BRITISH COLUMBIA. THE FIRM'S REGISTRATION NUMBER IS 118-1177. THE FIRM'S REGISTERED OFFICE IS 118-1177 WEST HASTINGS STREET, VANCOUVER, BC V6E 2V4. THE FIRM'S REGISTRATION NUMBER IS 118-1177. THE FIRM'S REGISTERED OFFICE IS 118-1177 WEST HASTINGS STREET, VANCOUVER, BC V6E 2V4.

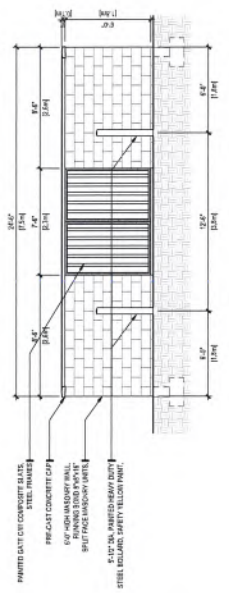
ISSUANCE SCHEDULE	NO.	DATE	DESCRIPTION
1	2014/02/28	ISSUED FOR DEVELOPMENT PERMIT	

PROJECT NAME	2991 9 AVE. SW, SALMON ARM, BC
PROJECT NUMBER	118-1177
PROFESSIONAL	23-2028
START DATE	2014
DRAWN BY	YD/VA
CHECKED BY	HR
DATE	2014-02-28
SCALE	1/4" = 1'-0"
SHEET NO.	A601

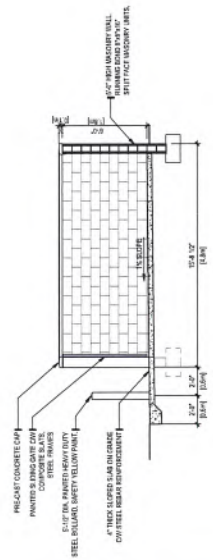
CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT



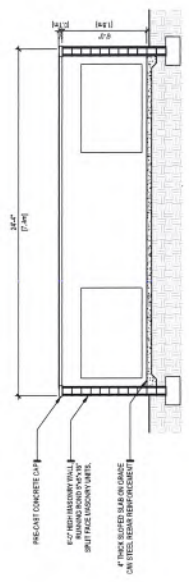
1 WASTE ENCLOSURE - PLAN  
 (ASB) / SCALE 1/4" = 1'-0"



2 WASTE ENCLOSURE - FRONT ELEVATION  
 (ASB) / SCALE 1/4" = 1'-0"



3 WASTE ENCLOSURE - SECTION 1  
 (ASB) / SCALE 1/4" = 1'-0"



4 WASTE ENCLOSURE - SECTION 2  
 (ASB) / SCALE 1/4" = 1'-0"

APLIN MARTIN  
 2991 9 AVE. SW, SALMON ARM, BC  
**SMARTCENTRES  
 RESIDENTIAL  
 DEVELOPMENT**

DATE	23-03-2024
PROJECT	2024
DESIGNER	ADORN
SCALE	1:1
PROJECT NO.	HR
DATE	23-03-2024
PROJECT	2024
DESIGNER	ADORN
SCALE	1:1
PROJECT NO.	HR
DATE	23-03-2024
PROJECT	2024
DESIGNER	ADORN
SCALE	1:1
PROJECT NO.	HR

**A701**

116-1177 West Hastings St  
 VANCOUVER, BC  
**APLIN MARTIN**

PLANNING AND PROFESSIONAL ARCHITECTURE  
 116-1177 West Hastings St  
 VANCOUVER, BC  
 TEL: 604-681-1177  
 WWW.APLINMARTIN.COM

**REVISIONS**

No.	DATE	DESCRIPTION
1	20/03/2024	ISSUED FOR DP
2	20/03/2024	RE-ISSUED FOR DP



VIEW 1 - BUILDING A



VIEW 2 - BUILDING B





© Copyright reserved. This drawing and design is the property of the firm and shall not be reproduced or used for other projects without their permission.

**omg**  
 LANDSCAPE ARCHITECTS  
 Suite C100 - 4185 East Creek Drive  
 Vancouver, BC V6X 2G6  
 Tel: 604-294-0911 | Fax: 604-294-0022

SCALE

NO.	DATE	REVISION / DESCRIPTION	BY	CHK
1	24 DEC 18	EXTENDING EXISTING SETBACK	MM	MM
2	24 DEC 18	REVISION FOR SUBMITTAL	MM	MM

PROJECT

RESIDENTIAL DEVELOPMENT

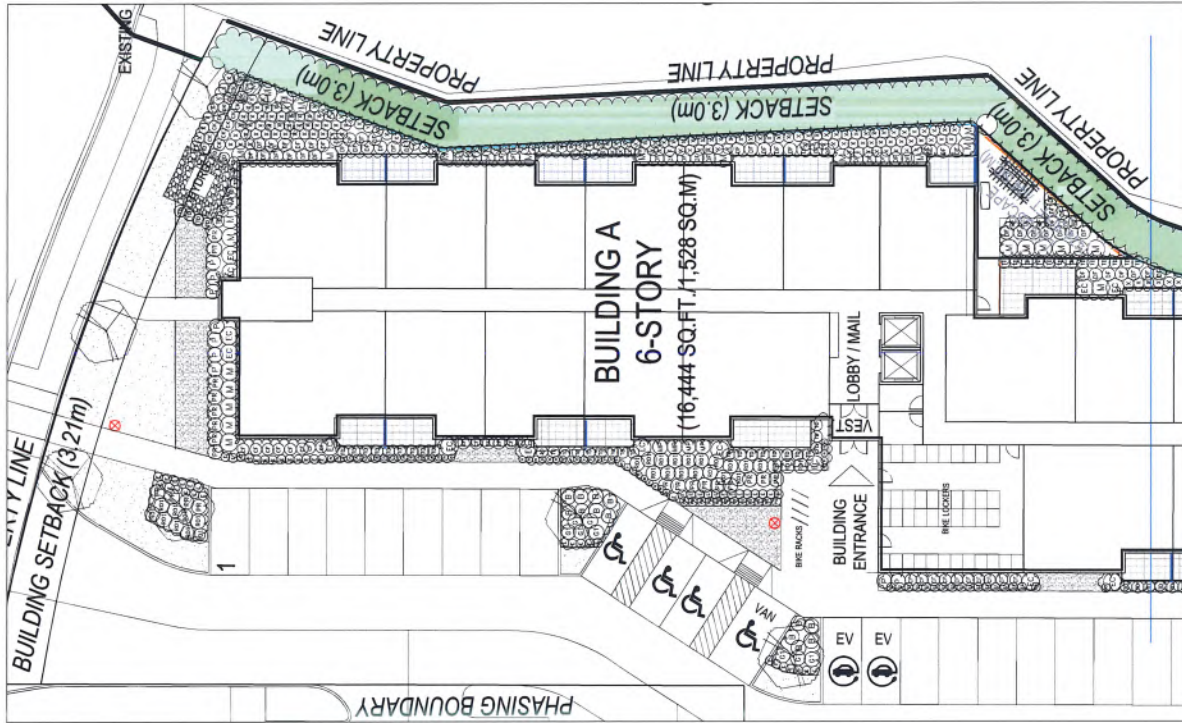
TRANS-CANADA HWY.  
 SALMON ARMS, B. C.

DRAWING TITLE

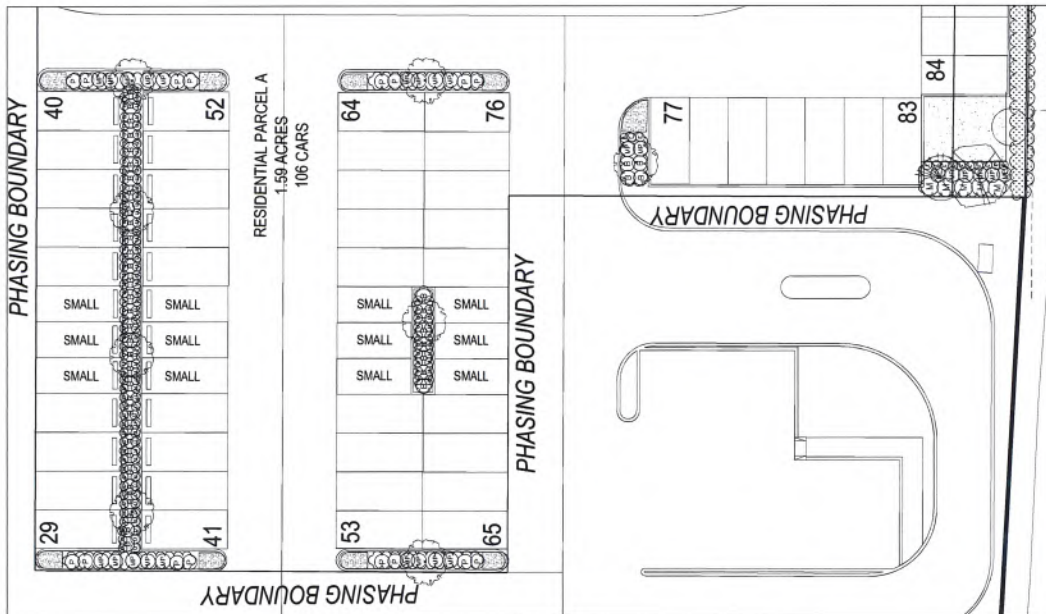
LANDSCAPE SHRUB PLAN

DATE	PLACED BY	DRAWING NUMBER
24 DEC 18	1150	L2
DESIGNED BY	MM	
DRAWN BY	MM	
CHECKED BY	MM	

PROJECT NUMBER 24-155



24155-2.P





TREES

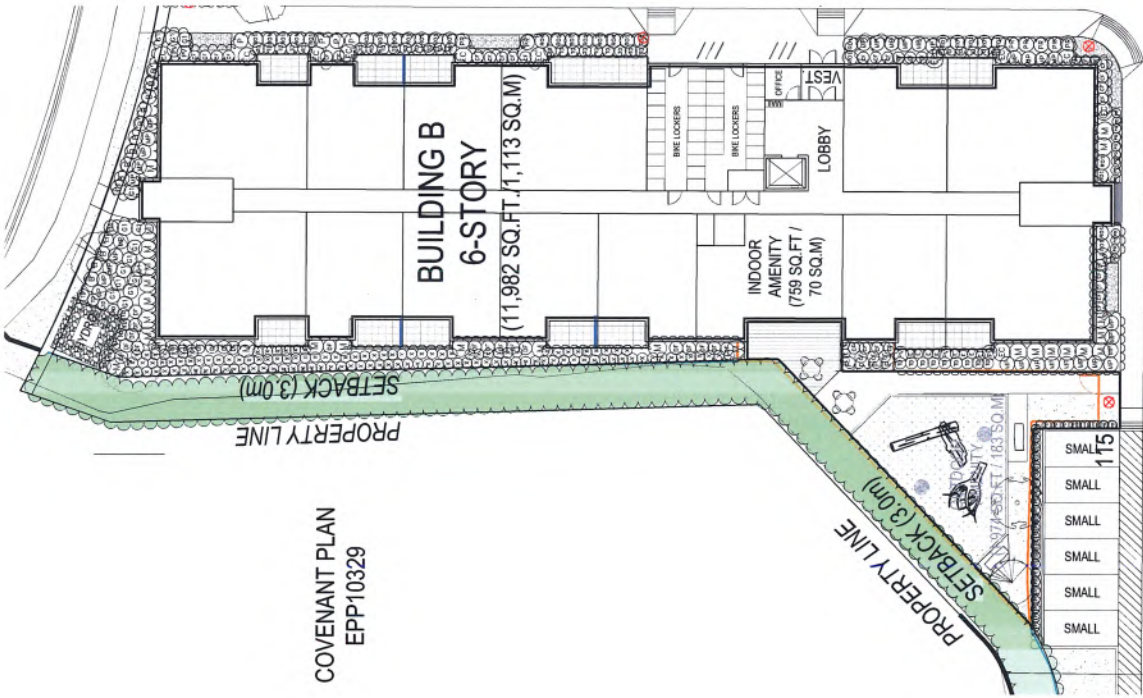
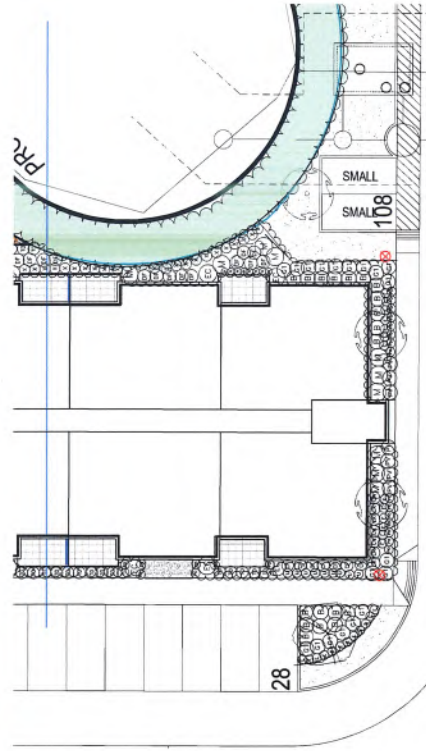
FRAXINUS PENNSYLVANICA, GLEDITSIA T. INERMIS 'SHADEMASTER', PINUS SYLVESTRIS 'PHAROS SPINE'

PRUNUS PENNSYLVANICA

HONEY HOLLAND LIGHT

SORBUS AUCUPARIA 'ASTIGATA'

PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / FORM	DATE PROJECT NUMBER: 24-195
99	BURNING BUSH	BY POT. 60CM	RESIDENTIAL DEVELOPMENT TRANS-CANADA HWY. SALMON ARM, B.C.
98	ROSE OLIVE	BY POT. 60CM	
97	COMPACT WAX MAHONIA	BY POT. 60CM	
96	MAHONIA	BY POT. 60CM	
95	MAHONIA	BY POT. 60CM	
94	POTENTIAL FRAXINUS SYMBRASE REAUTY	BY POT. 60CM	
93	POTENTIAL FRAXINUS SYMBRASE REAUTY	BY POT. 60CM	
92	ROSA 'GEOURGE VANCOUVER'	BY POT. 60CM	
91	ROSA 'GEOURGE VANCOUVER'	BY POT. 60CM	
90	TRILIA OCCIDENTALIS 'TROPICAL SPINE'	BY POT. 60CM	
89	TRILIA OCCIDENTALIS 'TROPICAL SPINE'	BY POT. 60CM	
88	CALAMAGROSTIS ALTA 'WAVE FORESTERY'	BY POT. 60CM	
87	FEATHER FLEET GRASS	BY POT. 60CM	
86	EMMA FESCUE	BY POT. 60CM	
85	NEE WORTH GRASS	BY POT. 60CM	
84	PUNICIA VIRGATA 'MINT STAIRS BUNNY'	BY POT. 60CM	
83	FRAXINUS SYLVESTRIS	BY POT. 60CM	
82	FRAXINUS SYLVESTRIS	BY POT. 60CM	
81	FRAXINUS SYLVESTRIS	BY POT. 60CM	
80	FRAXINUS SYLVESTRIS	BY POT. 60CM	
79	FRAXINUS SYLVESTRIS	BY POT. 60CM	
78	FRAXINUS SYLVESTRIS	BY POT. 60CM	
77	FRAXINUS SYLVESTRIS	BY POT. 60CM	
76	FRAXINUS SYLVESTRIS	BY POT. 60CM	
75	FRAXINUS SYLVESTRIS	BY POT. 60CM	
74	FRAXINUS SYLVESTRIS	BY POT. 60CM	
73	FRAXINUS SYLVESTRIS	BY POT. 60CM	
72	FRAXINUS SYLVESTRIS	BY POT. 60CM	
71	FRAXINUS SYLVESTRIS	BY POT. 60CM	
70	FRAXINUS SYLVESTRIS	BY POT. 60CM	
69	FRAXINUS SYLVESTRIS	BY POT. 60CM	
68	FRAXINUS SYLVESTRIS	BY POT. 60CM	
67	FRAXINUS SYLVESTRIS	BY POT. 60CM	
66	FRAXINUS SYLVESTRIS	BY POT. 60CM	
65	FRAXINUS SYLVESTRIS	BY POT. 60CM	
64	FRAXINUS SYLVESTRIS	BY POT. 60CM	
63	FRAXINUS SYLVESTRIS	BY POT. 60CM	
62	FRAXINUS SYLVESTRIS	BY POT. 60CM	
61	FRAXINUS SYLVESTRIS	BY POT. 60CM	
60	FRAXINUS SYLVESTRIS	BY POT. 60CM	
59	FRAXINUS SYLVESTRIS	BY POT. 60CM	
58	FRAXINUS SYLVESTRIS	BY POT. 60CM	
57	FRAXINUS SYLVESTRIS	BY POT. 60CM	
56	FRAXINUS SYLVESTRIS	BY POT. 60CM	
55	FRAXINUS SYLVESTRIS	BY POT. 60CM	
54	FRAXINUS SYLVESTRIS	BY POT. 60CM	
53	FRAXINUS SYLVESTRIS	BY POT. 60CM	
52	FRAXINUS SYLVESTRIS	BY POT. 60CM	
51	FRAXINUS SYLVESTRIS	BY POT. 60CM	
50	FRAXINUS SYLVESTRIS	BY POT. 60CM	
49	FRAXINUS SYLVESTRIS	BY POT. 60CM	
48	FRAXINUS SYLVESTRIS	BY POT. 60CM	
47	FRAXINUS SYLVESTRIS	BY POT. 60CM	
46	FRAXINUS SYLVESTRIS	BY POT. 60CM	
45	FRAXINUS SYLVESTRIS	BY POT. 60CM	
44	FRAXINUS SYLVESTRIS	BY POT. 60CM	
43	FRAXINUS SYLVESTRIS	BY POT. 60CM	
42	FRAXINUS SYLVESTRIS	BY POT. 60CM	
41	FRAXINUS SYLVESTRIS	BY POT. 60CM	
40	FRAXINUS SYLVESTRIS	BY POT. 60CM	
39	FRAXINUS SYLVESTRIS	BY POT. 60CM	
38	FRAXINUS SYLVESTRIS	BY POT. 60CM	
37	FRAXINUS SYLVESTRIS	BY POT. 60CM	
36	FRAXINUS SYLVESTRIS	BY POT. 60CM	
35	FRAXINUS SYLVESTRIS	BY POT. 60CM	
34	FRAXINUS SYLVESTRIS	BY POT. 60CM	
33	FRAXINUS SYLVESTRIS	BY POT. 60CM	
32	FRAXINUS SYLVESTRIS	BY POT. 60CM	
31	FRAXINUS SYLVESTRIS	BY POT. 60CM	
30	FRAXINUS SYLVESTRIS	BY POT. 60CM	
29	FRAXINUS SYLVESTRIS	BY POT. 60CM	
28	FRAXINUS SYLVESTRIS	BY POT. 60CM	



COVENANT PLAN  
EPP10329

© Copyright reserved. This drawing and design is the property of omg LANDSCAPE ARCHITECTS and shall not be reproduced or used for other projects without their permission.

**omg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 88th Street Drive  
Vancouver, B.C. V6N 1T3  
P: 604 294 0011 | F: 604 294 0022



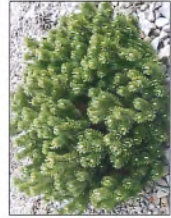
© Copyright reserved. This drawing and design is the property of pmg LANDSCAPE ARCHITECTS and shall not be reproduced or used for other projects without their permission.

**pmg**  
**LANDSCAPE ARCHITECTS**  
 Suite C100 - 4185 Hill Creek Drive  
 Vancouver, BC V6X 4L8  
 P: 604.294.9311 F: 604.294.0022

SEAL:



POTENTILLA FRUTICOSA 'PRIMROSE BEAUTY'



PINUS MUGO 'PUMILIO'



MAHONIA AQUIFOLIUM 'COMPACTA'



EUONYMUS ALATA 'COMPACTUS'



CORNUS SERICEA 'KELSEY'



BERBERIS THUNBERGII 'ROSE GLOW'



POTENTILLA FRUTICOSA 'RED ACE'



ROSA x 'GEORGE VANCOUVER'



THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'



CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'



FESTUCA IDAHENSIS



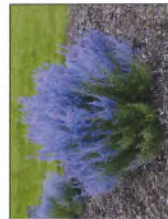
MISCANTHUS SINENSIS 'PURPURASCENS'



PANICUM VIRGATUM 'ROTSTRAHLBUSCH'



ECHINACEA PURPUREA



PEROVSKIA ATRIPLICIFOLIA



ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'



MAHONIA REPENS

**SHRUBS**

**GRASSES**

**PERENNIALS**

**GROUND COVERS**

NO.	DATE	REVISION DESCRIPTION	DR

CLIENT:

PROJECT:  
**RESIDENTIAL DEVELOPMENT**

TRANS-CANADA HWY.  
 SALMON ARM, B.C.

DRAWING TITLE:  
**LANDSCAPE IMAGES**

DATE: 24 DEC 18 DRAWING NUMBER: **L5**  
 SCALE: MM DESIGN: MM  
 CHECKED: MM

PNO PROJECT NUMBER: 24-135

© Copyright reserved. This drawing and design is the property of omg LANDSCAPE ARCHITECTS and shall not be reproduced or used for other projects without their permission.

**omg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Bull Creek Drive  
Vancouver, BC V6J 3A7  
P: 604.294.0011 F: 604.294.0022

25/AL

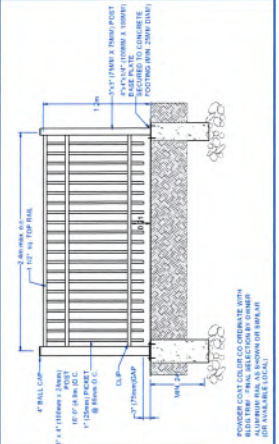
NO.	DATE	REVISION DESCRIPTION	BY

## Appendix 6 Site Plans and Elevations

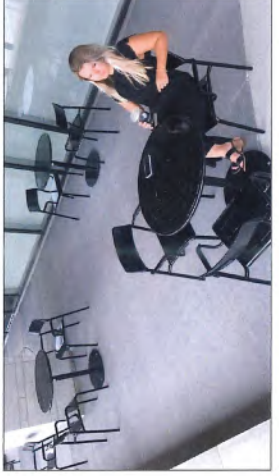
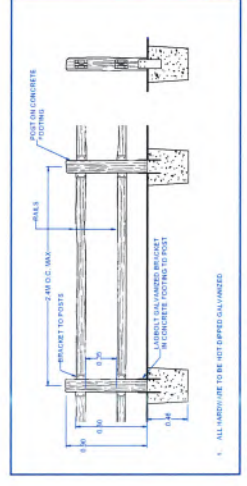
PROJECT: **RESIDENTIAL DEVELOPMENT**  
TRANS-CANADA HWY.  
SALMON ARM, B.C.

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: H.REC.19  
SCALE: MM  
DRAWN: MM  
DESIGN: MM  
CHECK: MM  
DRAWING NUMBER: **L6**  
PROJECT NUMBER: 24-135



BASALT BENCH



MAGLIN FORO TABLE & CHAIRS



CORA BIKE RACK



HINKEY - BOLLARD LIGHT

# CITY OF SALMON ARM

*Memorandum from the  
Engineering and Public  
Works Department*

TO: Gary Buxton, Director of Planning  
 DATE: February 18, 2025  
 PREPARED BY: Chris Moore, Engineering Assistant  
 APPLICANT: **Smart Centres Management Services Inc. / Brent Savard**  
 SUBJECT: **DP-463**  
 LEGAL: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328,  
 Except Plans EPP17085 and EPP18478  
 CIVIC: **2991 9 Avenue SW**

Further to your referral dated February 7, we provide the following servicing information. 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 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.

**DP – 463 - Smart Centres Management Services Inc**

February 18, 2025

Page 2

---

**Active Transportation:**

1. Due to the volume of pedestrians generated by this development, two crosswalks will be required across 9 Avenue SW. The drawing submitted indicates these crosswalks, the exact location shall be subject to approval of detailed engineering design. Owner / developer is responsible for all associated costs.

**Servicing:**

The subject property is fully serviced with storm, sanitary and water. Subject to the following, no further upgrades are anticipated.

1. Owner / Developer's engineer is be required to prove that there is sufficient downstream capacity within the existing City Sanitary System to receive the proposed discharge from the development, including a review of the lift station at 2270 10 Ave SW. Any necessary upgrades will be the responsibility of the Owner / Developer, however the Owner may be entitled to DCC credits if the upgrades are considered excess or extended.
2. Owner / Developer's engineer shall confirm that the existing Oil and Grit Separators installed at the outfall to the creek have sufficient capacity for the proposed development and that they will provided adequate protection for the creek.

**Geotechnical:**

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

**Garbage / Recycling / Food Waste**

1. Further information shall be provided concerning the location, size and specification of storage / collection facilities for garbage / recycling / food waste. Owner / Developer's consultant shall demonstrate that adequate facilities are being provided for each building.



---

**Chris Moore**  
Engineering Assistant



---

**Jenn Wilson P.Eng.**  
City Engineer



**DESIGN REVIEW PANEL**  
February 13, 2025, 2:30 pm - Online, City Hall

Present: Aiden Poehnell (Panel Member)  
Verna Burton (Panel Member)  
Bill Laird (Panel Member - Chair)  
Marc Lamerton (Panel Member)  
Dennis Lowe (Panel Member)  
Aubree Jeffrey (staff)  
Chris Larson (staff)  
Morgan Paiement (staff)

**1. Development Permit Application No. DP-460**  
**1231 1 Street SE – Robillard C. (BlueGreen Architecture)**

The application was presented by staff and the applicant with their agent. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing and snow clearing/storage. It was noted that the DRP had previously reviewed this proposal and had previously supported it.

The DRP is supportive:

**Panel Recommendation**

THAT the DRP supports application DP-460.

**2. Development Permit Application No. DP-461**  
**811 28 Street NE – Crowne Pacific – B Giese (WA Architects)**

The application was presented by staff and the applicant. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing, snow clearing/storage and the amenity spaces. This location was noted as a gateway to the community and the design of the building is thought to offer a positive impression.

The DRP is supportive:

**Panel Recommendation**

THAT the DRP supports application DP-461 as presented.

**3. Development Permit Application No. DP-463**  
**2991 9 Avenue SW – SmartCentres – B Savard (Aplin Martin)**

The application was presented by staff and the applicant with their agents. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing and the importance of this location

Design Review Panel – February 13, 2025 Meeting Minutes

as the west gateway to the community. Given the importance of this location as the west gateway to the community, the DRP discussed potential enhancements to the proposed design of the building to offer a more positive aesthetic impression. The DRP suggests consideration for some additional combination of features to enhance the proposed design such as:

- additional building or roof features to create additional roofline articulation,
- varied window treatments to further break up building massing,
- enhanced or expanded entry areas to further break up building massing,
- enhanced relief between balcony features to further break up building massing, or
- additional use of exterior colours to further break up building massing.

The DRP is supportive of the concept subject to enhancement of the proposed building's form and character:

**Panel Recommendation**

THAT the DRP supports application DP-461 subject to additional enhancement to the proposed building exteriors, noting the size and scale of the proposed buildings and their location at a prominent gateway to the community.

**4. Development Permit Application No. DP-464  
621 10 Street SW – Sash Developments – A Neufeld**

The application was presented by staff and the applicant. The application was reviewed and discussed by the DRP. The DRP positively noted the efforts to break up the commercial building mass with glass and exterior wall treatments, as well as landscape screening.

The DRP is supportive:

**Panel Recommendation**

THAT the DRP supports application DP-464 as presented.

**Next meeting proposed March 13, 2025.**



Endorsed on behalf of Design Review Panel





## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: ZON-1306 – SSMUH Rezoning - 1231 1 Street SE & 481 Highway 97B NE

Legal: 1) South portion of Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916  
2) Strata Lots 1 to 30, Section 18, Township 20, Range 9, W6M, EPS2062 (Carriage Lane)

Civic: 1) 1231 1 Street SE  
2) 481 Highway 97B NE

Owner: NA  
Agent: NA

Date: April 7, 2025

---

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

To rezone Carriage Lane strata from R-6 (Mobile Home Park Residential Zone) to R-14 (Compact/Strata Multi-Family Residential Zone) and the south portion of 1231 1 Street SE from to R-14 (Compact/Strata Multi-Family Residential Zone) to R-10 (Residential Zone) to align existing uses. Proposed Zoning Maps are included in Appendices 1 and 2.

### **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 the South portion of Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 from R-14 (Compact/Strata Multi-Family Residential Zone) to R-10 (Residential Zone);

AND THAT: the Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Strata Lots 1 to 30, Section 18, Township 20, Range 9, W6M, EPS2062 (Carriage Lane) from R-6 (Mobile Home Park Residential) to R-10 (Residential Zone).

### **Staff Recommendation:**

That the Motion for Consideration be adopted.

**Proposal:**

This application is a City initiated file to rezone the Carriage Lane strata from R-6 (Mobile Home Park Residential Zone) to R-14 (Compact/Strata Multi-Family Residential Zone) and the south portion of 1231 1 Street SE from to R-14 (Compact/Strata Multi-Family Residential Zone) to R-10 (Residential Zone) to reflect the current uses and bring the subject property into conformance with Zoning Bylaw No. 2303.

**Background:**

**1231 1 Street SE (Appendix 1 - Maps)**

The subject property is approximately 0.2 ha (0.7 ac) in area, designated in the Official Community Plan (OCP) as Residential Medium Density and zone R-14 (Compact/Strata Multi-Family Residential Zone) in the Zoning Bylaw.

Adjacent land uses are as follows:

North: Single family dwelling	Zoned R-10
South: Single family dwelling	Zoned R-10
East: Single family dwelling & accessory building/structure	Zoned R-10
West: Single family dwellings	Zoned R-10

In 2021, the subject property was rezoned from R-1 (Single Family Residential) to R-4 (Medium Density Residential to support the development of a multi-family residential development. The developer intended to retain the existing single family dwelling as part of that proposal and the R-4 zoning allowed for the use at that time.

In 2024, as part of the Small-scale Multi-unit Housing (SSMUH) rezoning package, the subject property was rezoned to the R-14 zone, which did not include single family dwelling as a permitted use, rendering (albeit inadvertently) the existing dwelling as a legally non-conforming use. During the SSMUH process, most R-4 zoned sites were rezoned to R-14 assuming an intent to develop multi family housing in the future. Rezoning the portion containing the single detached dwelling would remedy this situation and make the single detached dwelling legally conforming again.

Council issued form and character Development Permit No. 442 in 2022. The Development Permit expired in 2024. The owner has submitted a new Development Permit proposal for a multi-family development on the north portion of the property and intends to retain the existing single family dwelling. In order to advance the new Development Permit and Subdivision applications, the split zoning is required to bring the site into compliance with the current zoning regulations and allow for the development of multi-family development on the north portion of the subject property.

**481 Highway 97B NE/Carriage Lane Strata (Appendix 2 - Maps)**

The subject property developed over 10 years ago as a strata titled manufactured (modular) home development, totalling 30 strata parcels.

Adjacent land uses are as follows:

North: Park (Haney Heritage Village & Park	Zoned P-1
South: Commercial Campground	Zoned C-5
East: Single family dwelling & Agriculture (ALR)	Zoned A-2

West: Single family dwellings & Agriculture (ALR)                      Zoned A-2

Staff have reviewed the subject property and rezoning to R-10 aligns with SSMUH legislation and with the ultimate build out of the property with manufactured homes (modular units). Rezoning to R-10 would allow for accessory dwelling units such as suites to be developed on each parcel. The current R-6 zoning does not allow the existing modular units to develop accessory dwelling units.

**Relevant Policy(ies):**

N/A

**Referral Comments:**

Planning Department

Through the SSMUH bylaw amendment process staff endeavored to be as accurate as possible in assessing current uses on sites and aligning those uses with the appropriate zoning. Staff recognize that the bylaw amendments brought forward as part of the SSMUH requirements were swift and given the short timeframe minor rezoning of a similar nature may be necessary from time to time.

Given the rationale noted above and that the OCP designation supports the rezoning, staff support the rezoning of the subject properties.

**Financial Considerations:**

N/A

**Committee Recommendations:**

N/A

**Public Consultation:**

The proposed rezoning is consistent with the OCP, within the Urban Containment Boundary and supports residential uses; therefore a Statutory Public Hearing will not be held. First reading of the bylaw is expected at the April 28, 2025 Regular Council meeting. Council may consider up to three readings of the bylaw at that time. Notice of first reading of the bylaw will be mailed and hand delivered to all properties within 30m of the subject properties. Newspaper ads will be placed in two editions in advance of first reading of the bylaws.

**Alternatives & Implications:**

Should Council not rezone the subject properties then the current zoning would remain in effect. This would leave the Carriage Lane property inconsistent with the SSMUH legislation and hinder multi family development on the 1231 1 Street SE.

Prepared by: Manager of Planning and Building

Reviewed by: Director of Planning & Community Services

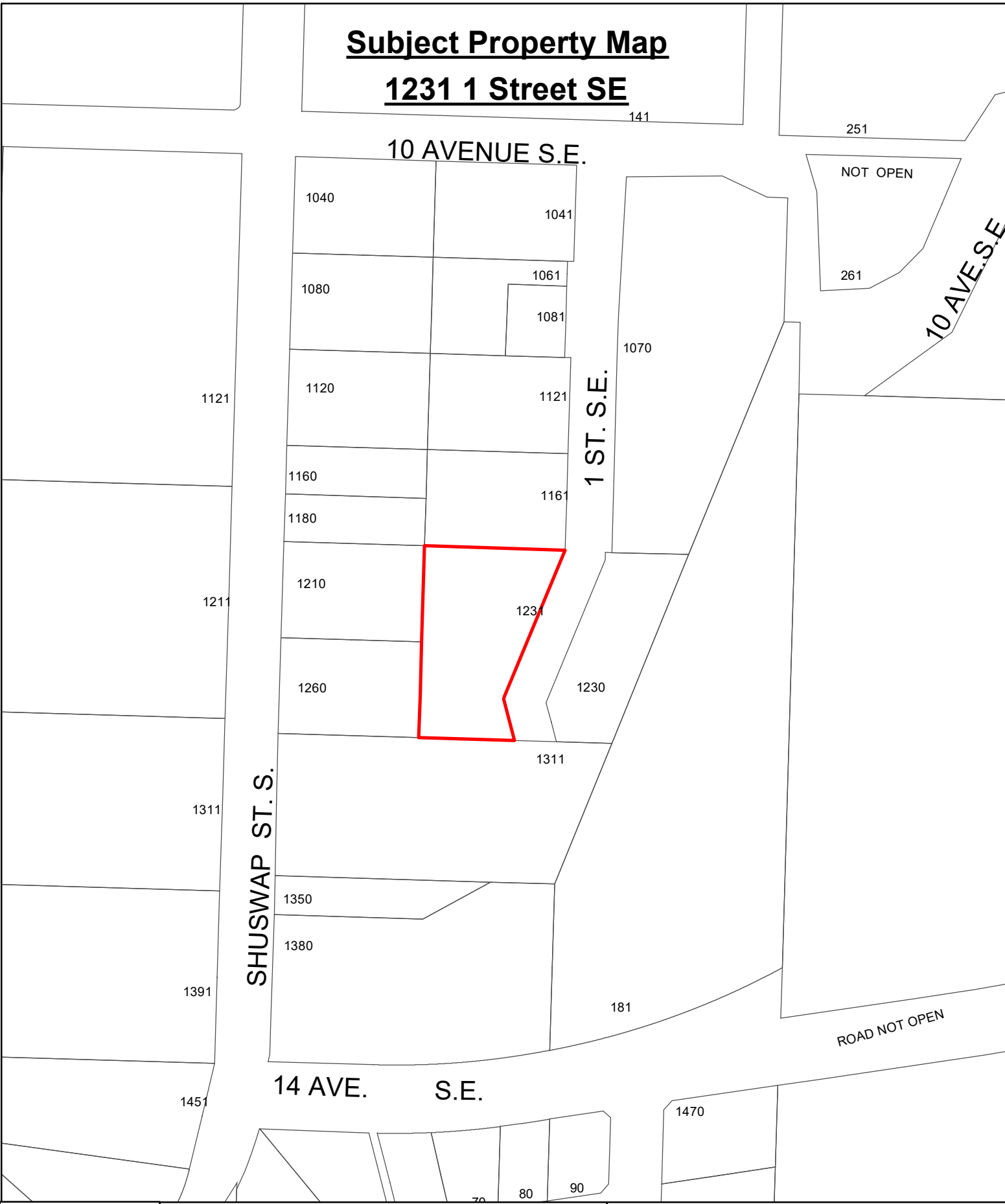
Approved by: Chief Administrative Officer



Attachments:

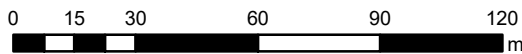
- Appendix 1 – 1231 1 Street SE Maps
- Appendix 2 – 481 Highway 97B NE Maps

# Subject Property Map

## 1231 1 Street SE

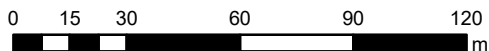


-  Subject Property
-  Parcels



# Zoning Map

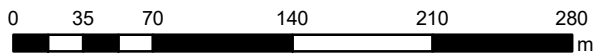
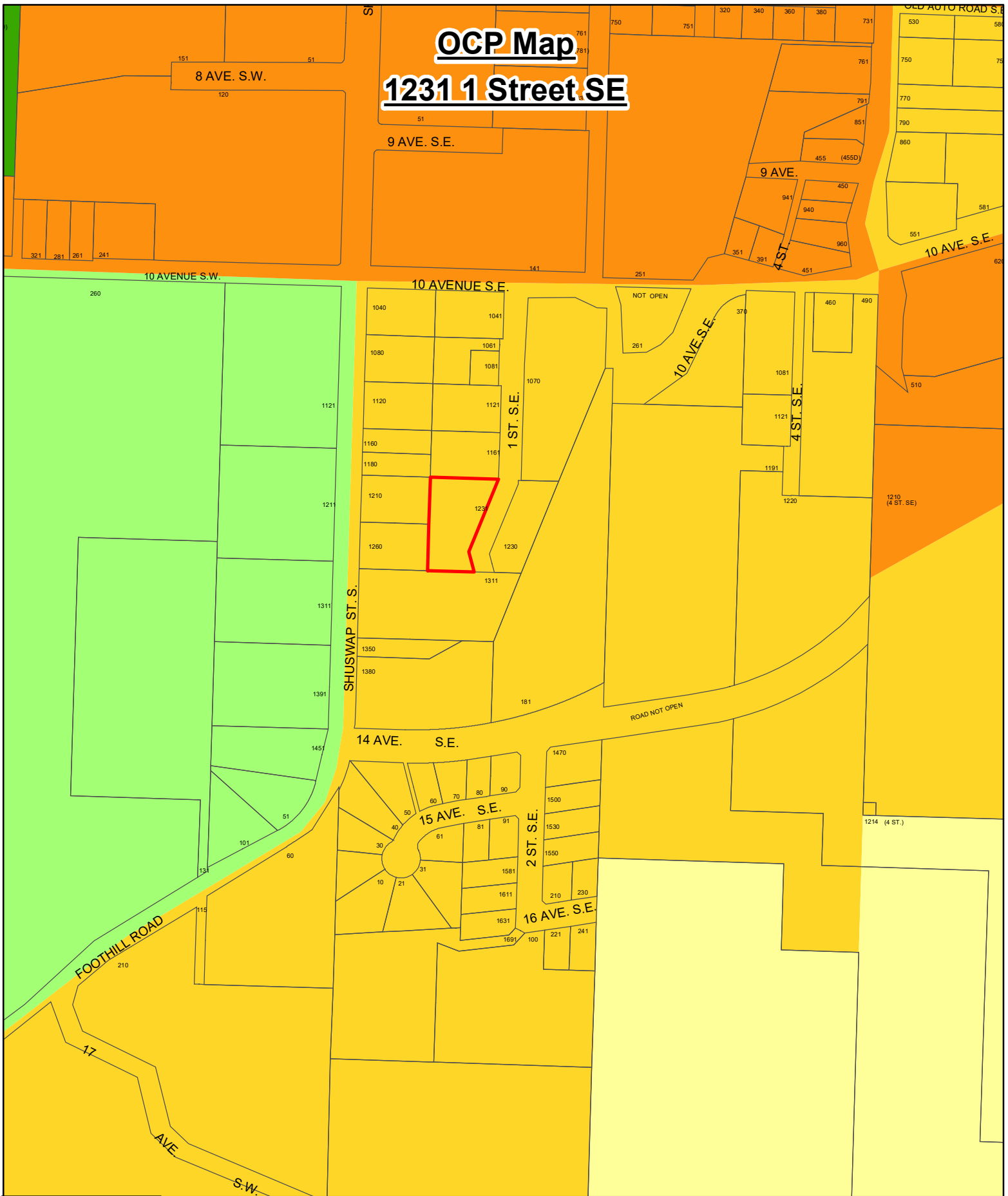
## 1231 1 Street SE



- Subject Property
- A-2
- A-3
- R-10
- R-14
- Parcels

# OCP Map

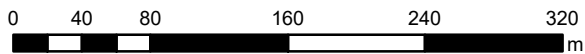
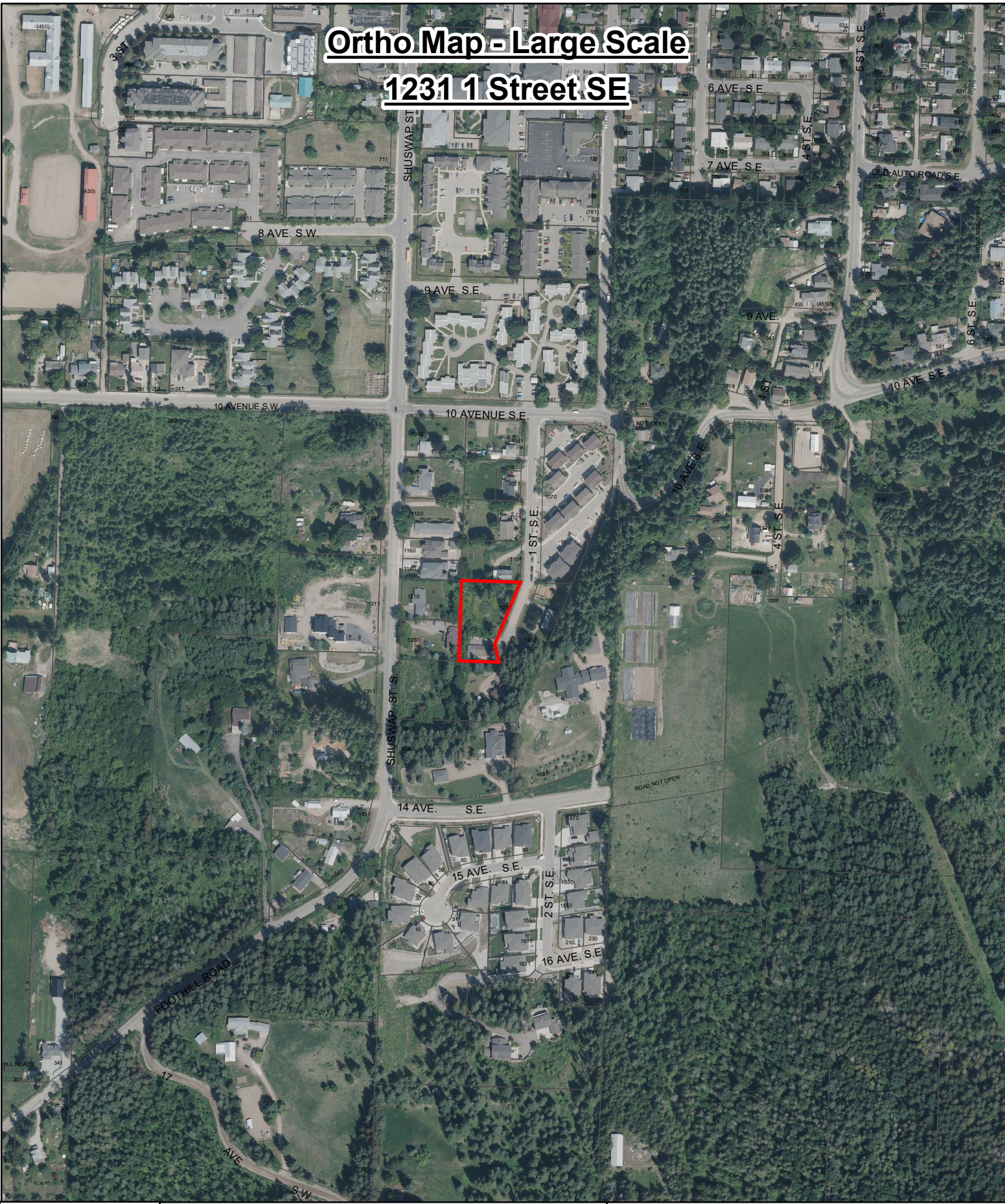
## 1231 1 Street SE





- Subject Property
- Acreage Reserve
- Residential - Medium Density
- Parcels
- Park
- Residential - High Density
- Residential - Low Density

# Ortho Map - Large Scale

## 1231 1 Street SE



-  Subject Property
-  Parcels

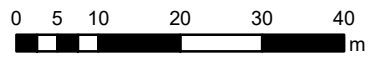
**Ortho Map - Small Scale**



**1231 1 Street SE**



WAP ST. S.

1 ST. S.E.

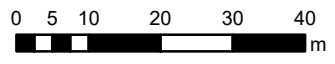
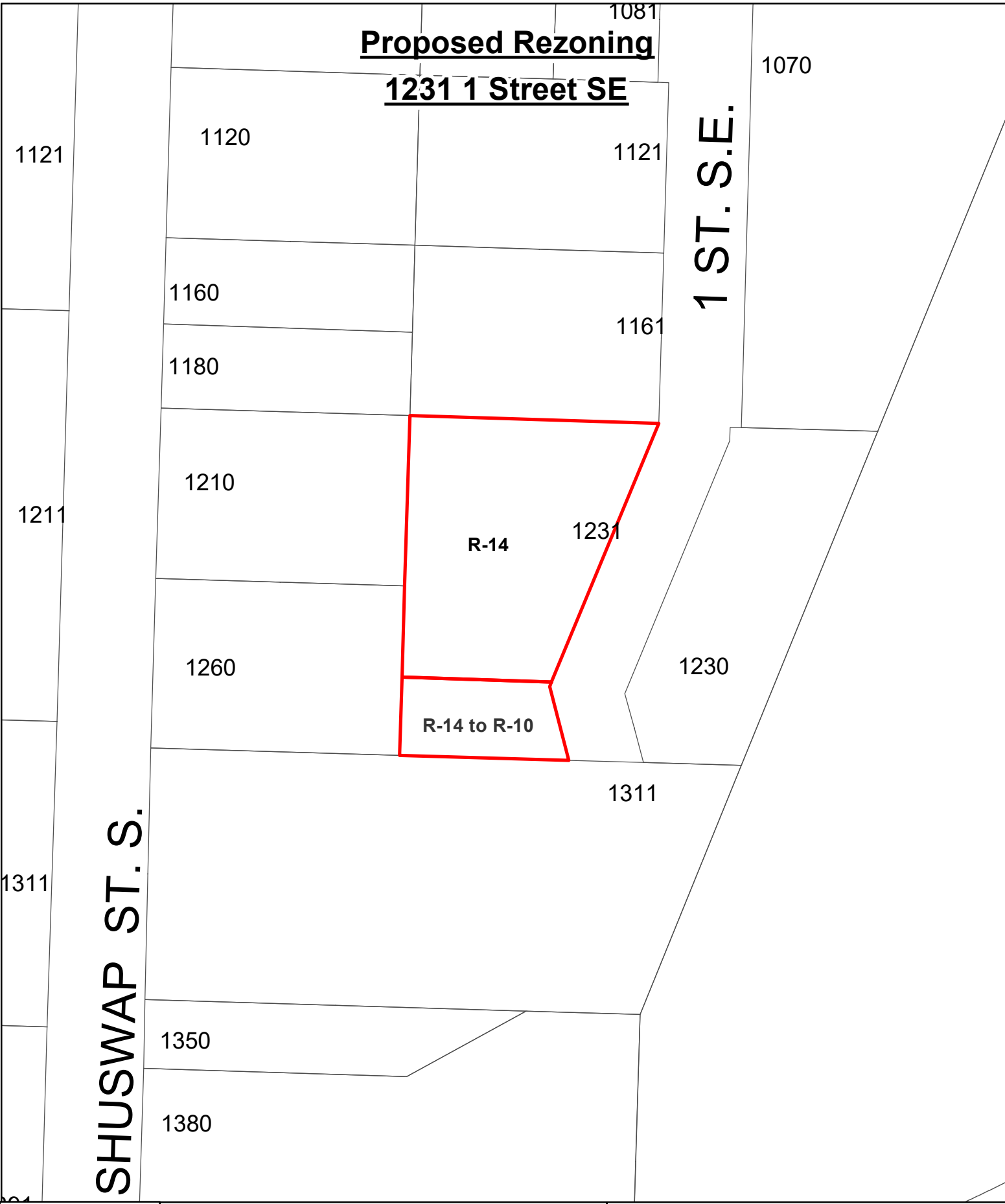




-  Subject Property
-  Parcels



**Proposed Rezoning**

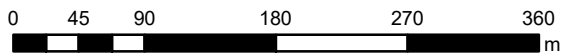
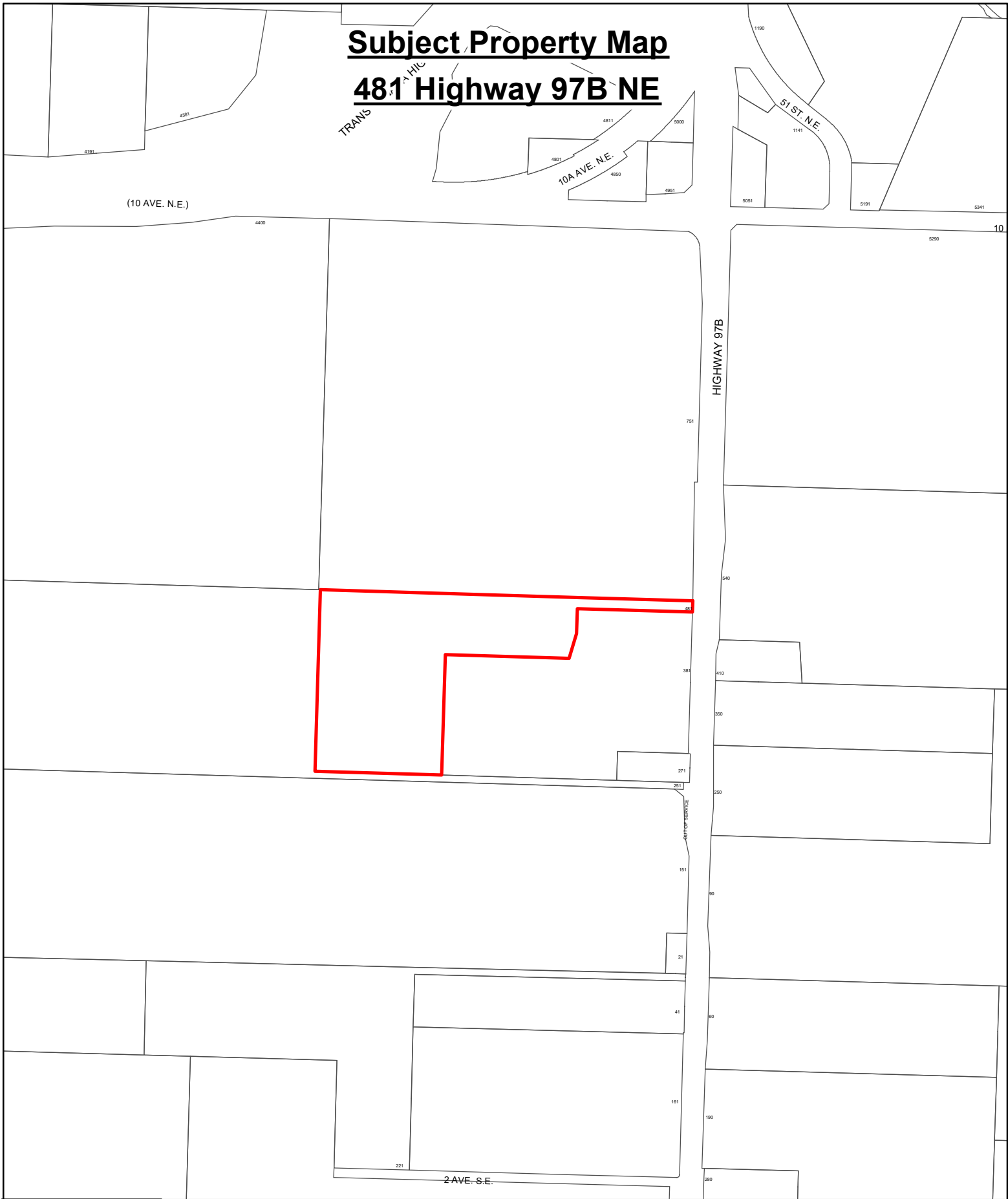
**1231 1 Street SE**





-  Subject Property
-  Parcels

# Subject Property Map

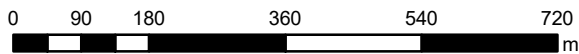
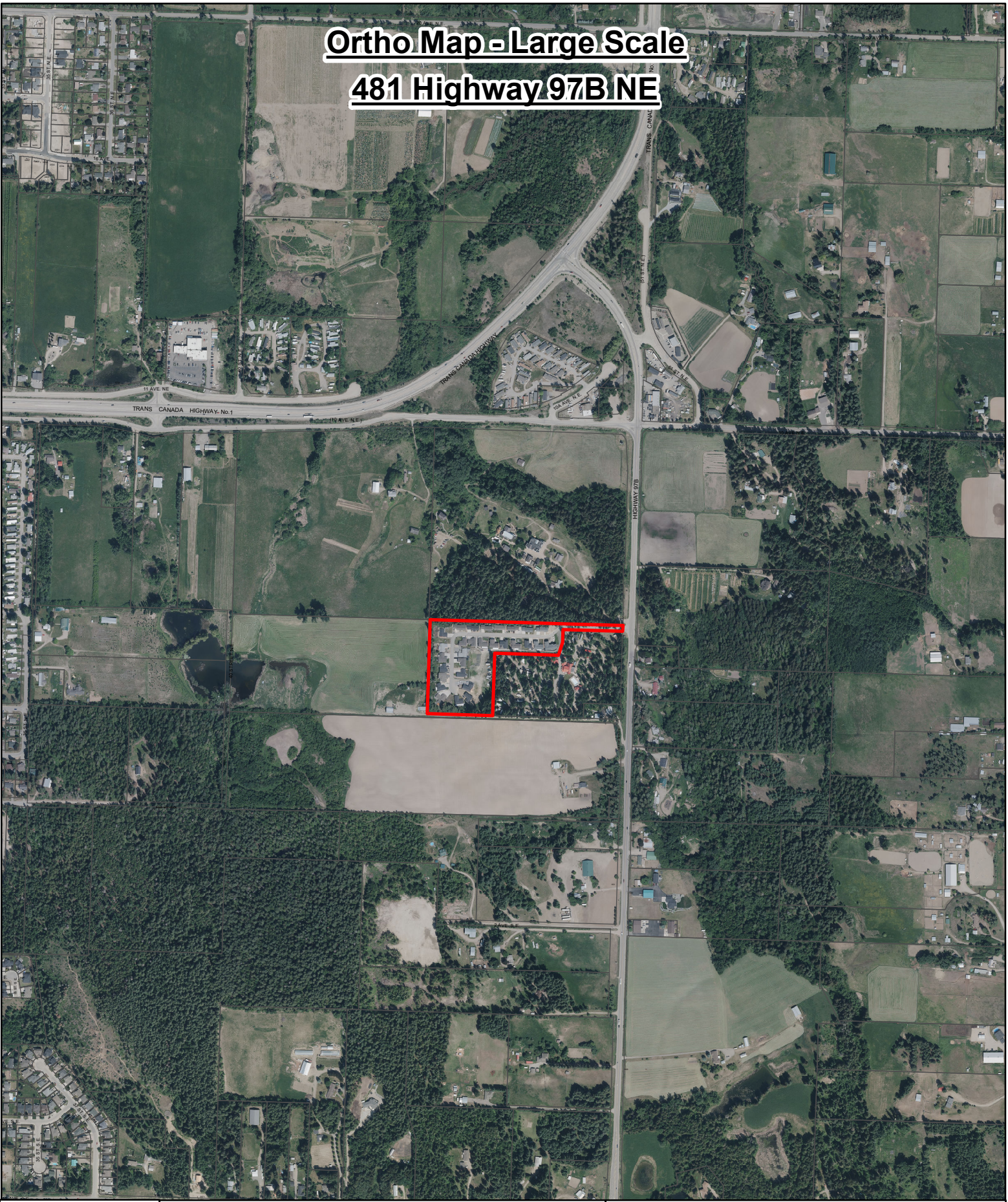
## 481 Highway 97B NE





-  Subject Property
-  Parcels

# Ortho Map - Large Scale

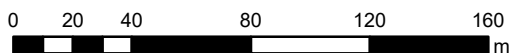
## 481 Highway 97B NE





-  Subject Property
-  Parcels

# Ortho Map - Small Scale

## 481 Highway 97B NE

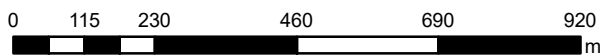
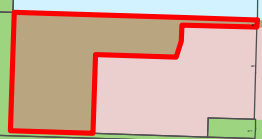
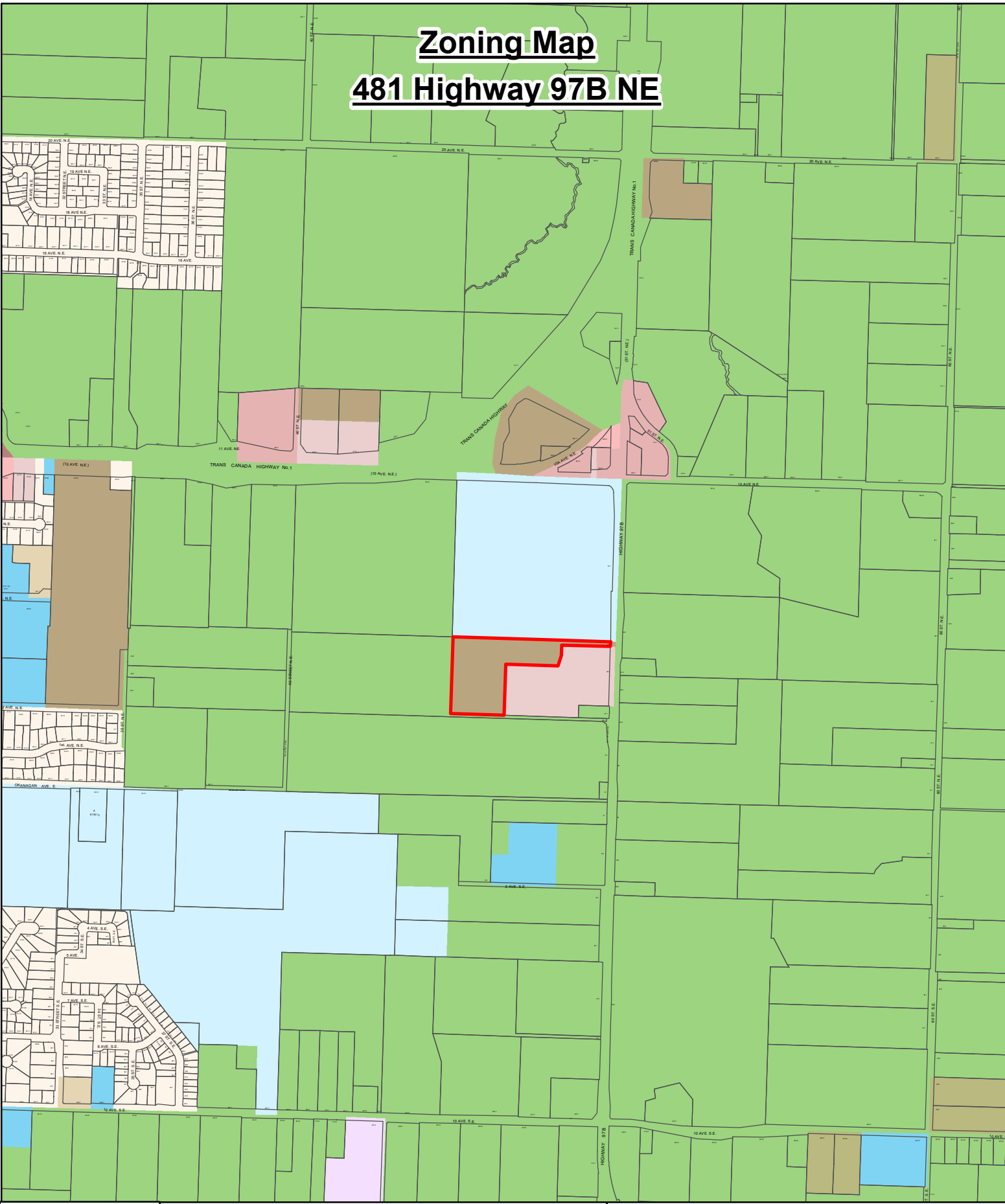


-  Subject Property
-  Parcels



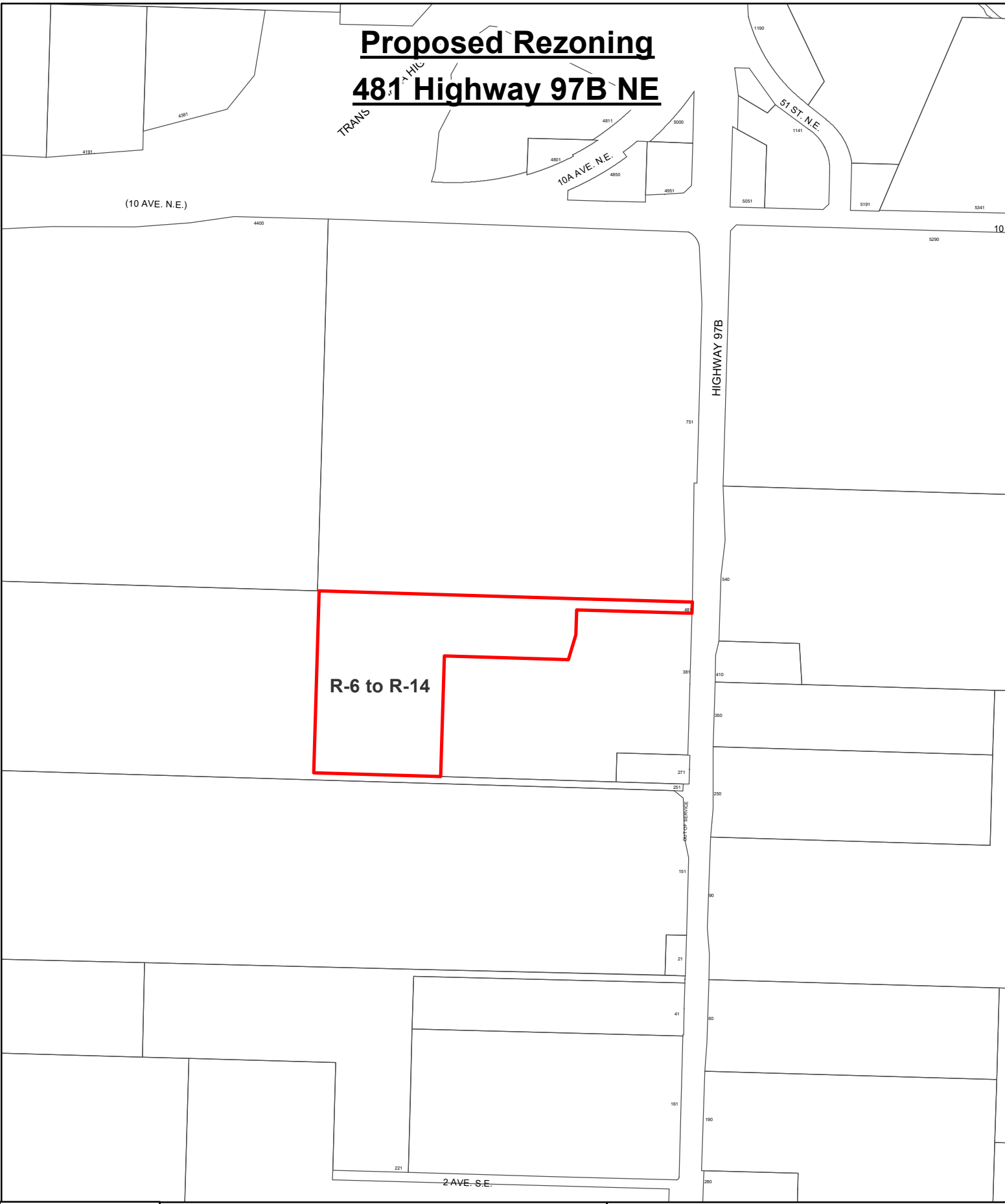
# Zoning Map

## 481 Highway 97B NE

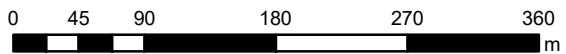




	Subject Property		A-2		C-6		P-3
	Parcels		A-3		M-1		R-6
			C-3		M-2		R-10
			C-4		P-1		R-14
			C-5		P-2		

# Proposed Rezoning 481 Highway 97B NE



R-6 to R-14



-  Subject Property
-  Parcels



## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Variance Permit Application No. VP-610

Legal: Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687  
Civic: 1281 15 Street SE  
Owner: L. & C. Fitt  
Agent: L. & C. Fitt

Date: April 7, 2025

---

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

The applicant is requesting to waive servicing upgrades that would be triggered by the proposal for a two (2) lot subdivision.

### **Motion for Consideration:**

THAT: the Committee recommends to Council that Development Variance Permit No. VP-610 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for the frontages of Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687, as follows:

1. waive the requirement to upgrade 13 Avenue SE to the Urban Local Road (RD-2) standard; and
2. waive the requirement to install three (3) street lights along 13 Avenue SE and 15 Street SE.

### **Staff Recommendation:**

THAT: The motion for consideration be defeated.

An alternative motion has been provided in this report.

### **Proposal:**

The applicant is requesting to waive servicing upgrades that would be triggered by the proposal for a two (2) lot subdivision. A letter submitted by the applicant in support of their application is attached as Appendix 9.

### **Background:**

The subject property is located at 1281 15 Street SE (Appendices 1, 2 & 3). The subject property is designated Low Density Residential (LR) in the City's Official Community Plan (OCP) and zoned R-10 (Residential) in the Zoning Bylaw (Appendices 4 & 5). The subject property is 0.2 ha



(0.5 ac) in area and contains a single-family dwelling. A sketch plan is attached as Appendix 6. Site photos are attached as Appendix 7.

Adjacent land uses include the following:

North:	Single-Family Dwelling	R-17 (Large Parcel Residential)
South:	Vacant	R-10 (Residential)
East:	Single-Family Dwelling	R-17 (Large Parcel Residential)
West:	Single-Family Dwelling	R-17 (Large Parcel Residential)

The applicant has submitted a Subdivision Application for a two (2) lot subdivision. This triggers the provisions of the Subdivision and Development Servicing (SDS) Bylaw No. 4293 for frontage and service works.

Through this proposed development, the applicant is required under the SDS Bylaw to upgrade the frontage along 13 Avenue SE to the current Urban Local Road standard in accordance with Specification Drawing No. RD-2 (Appendix 8). This may include, but is not limited to, road widening and construction, curb and gutter, boulevard construction, street lighting, and street drainage.

To meet the lighting standards of the SDS Bylaw, three (3) additional street lights would be required, assuming that the existing pole mounted lease lights are removed, as per City policy. One (1) light would be required at the intersection of 15 Street SE and 13 Avenue SE and one (1) light on each road approximately 40m from the first light.

The Opinion of Probable Costs (OPC) provided by the applicant’s consulting Engineer total \$71,020.00 for these works. The Engineer’s estimates are dated February 2025 and are included as a part of Appendix 9.

Table 1 (later in this report) provides a summary of the requirements of the SDS Bylaw and the applicant’s requests.

**Relevant Policy(ies):**

The SDS Bylaw identifies the requisite service levels.

**Referral Comments:**

Fire Department

No concerns.

Building Department

N/A

Engineering Department

The Engineering Department has provided comments and alternatives which form the basis for the staff recommendation to deny the requested variances. The Engineering Department comments are attached as Appendix 10.

As stated in these comments, the subject property is within the Urban Development Area of the SDS Bylaw, which requires full upgrades of the roads, works, and services along the subject

parcel's frontages. The City's servicing report in response to the Subdivision application noted these requisite upgrades.

The SDS Bylaw exempts the provision of underground distribution wiring, ornamental street lighting, constructed highways including curb and gutter, sidewalks, trails, roadside corridors, boulevards and signage at the time of subdivision if all of the following apply:

- a. the subdivision is located in an Urban Development Area;
- b. the parcel being subdivided is zoned and intended for a low density residential development;
- c. the total parcel area is less than 1,800m<sup>2</sup>;
- d. new street or street extensions are not required to service the subdivision; and
- e. existing works and services have sufficient capacity for any demands directly attributable to the proposed development.

Since the total parcel area is 2,000m<sup>2</sup> it does not meet this exemption.

#### Other

N/A

#### Planning Department

When considering servicing variances a number of factors are taken into consideration, including physical or legal constraints, scale of proposed development, and growth potential in the area. The subject property is within the Urban Containment Boundary and zoned R-10 (Residential). Given the OCP designation of Low Density Residential (LDR), the land is intended for development as proposed. Staff note that under the zoning regulations for the R-10 zone, up to four Accessory Dwelling units could be developed on each proposed lot.

Waiving the requirements entirely would place additional financial burden on the City for the improvements in the future or increase costs onto future developers of adjacent properties. Servicing requirements are in place to support the parcels being developed and the population growth in an area, which increases the need for safety improvements. Staff do not recommend the variances as requested by the applicant be granted and have provided an alternative to providing the full scope of servicing requirements if Council chooses to waive part of the requirements.

Generally, road improvements, such as road widening and construction, occur at the time of development or as capital projects. The SDS Bylaw is structured so that should a Subdivision or Building Permit be applied for there is an opportunity for the City to evaluate existing infrastructure and require service levels be brought to current standards. In the staff analysis of a servicing variance, the timing and location of capital projects and the development potential of adjacent lands are considered.

Should Council wish to move forward in alignment with these suggestions in whole or in part, staff recommend the following conditions be applied:

1. require upgrades to 13 Avenue SE to the Urban Local Road (RD-2) standard; and
2. require the installation of one (1) street light along 15 Street SE.

Staff have attempted to summarize these options in Table 1 below.

Table 1: VP-610 – Applicant’s Proposal, Alternate, and Staff Recommendations

<b>SDS Bylaw Requirements</b>	<b>Applicant’s Proposal</b>	<b>Staff Alternate Recommendation</b>	<b>Minimum Suggested Requirements</b>
Upgrade 13 Avenue SE to the Urban Local Road (RD-2) standard. • General Requirements (\$15,000.00) • Concrete Works (\$11,660.00) • Earthworks (\$1,380.00) • Road and Site Improvements (\$17,480.00)  <b>\$45,520.00</b>	Waive the requirement to upgrade 13 Avenue SE to the Urban Local Road (RD-2) standard.  <b>\$0.00</b>	Deny request to waive requirements.  <b>\$45,520.00</b>	Require upgrades to 13 Avenue SE to the Urban Local Road (RD-2) standard.  <b>\$45,520.00</b>
Install three (3) street lights along 13 Avenue SE and 15 Street SE.  <b>\$25,500.00</b> <b>(3 x 8,500.00)</b>	Waive the requirement to install three (3) street lights along 13 Avenue SE and 15 Street SE.  <b>\$0.00</b> <b>(0 x 8,500.00)</b>	Deny request to waive requirements.  <b>\$25,500.00</b> <b>(3 x 8,500.00)</b>	Require the installation of one (1) street light along 15 Street SE (waive the requirement for two (2) streetlights along 13 Avenue SE)  <b>\$8,500.00</b> <b>(1 x 8,500.00)</b>

**Financial Considerations:**

Waiving servicing requirements will place additional financial burden on the City for the improvements in the future.

**Committee Recommendations:**

N/A

**Public Consultation:**

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 Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on April 14, 2025 at 7:00pm.

**Alternatives & Implications:**

Should Council wish to waive part of the requirements, staff propose the following motion for consideration:

THAT: Development Variance Permit No. VP-610 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for the frontages of Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687, waiving the requirement to install two (2) street lights along 13 Avenue SE.

The alternative motion above assumes all other upgrades to the applicable standards are completed.

Prepared by: Planner II

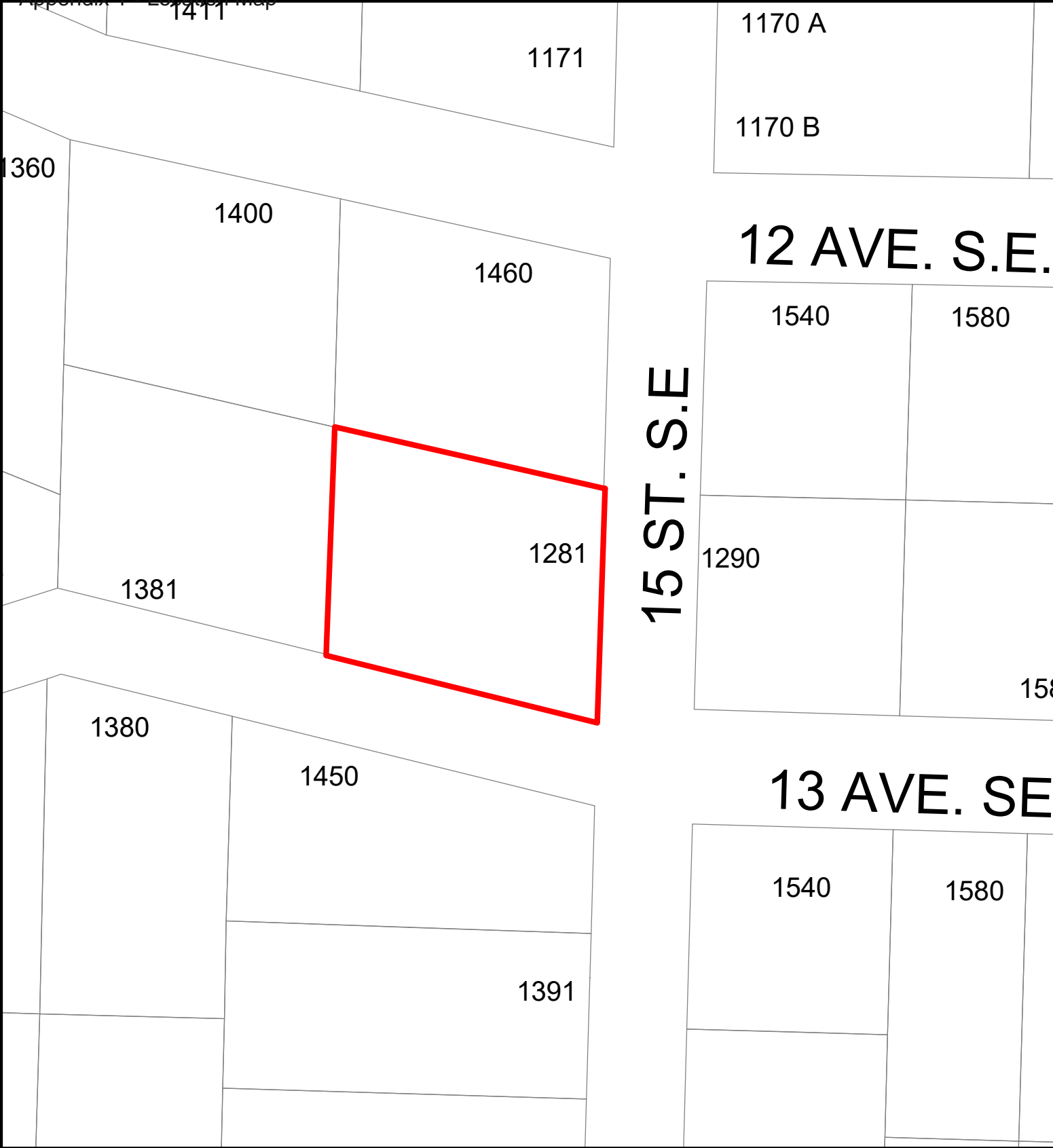
Reviewed by: Manager of Planning & Building

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 – Sketch Plan
- Appendix 7 – Site Photos
- Appendix 8 – RD-2 Road Cross Section
- Appendix 9 – Letter of Purpose and Cost Estimate
- Appendix 10 – Engineering Comments



- Parcels
- Subject Parcel



-  Parcels
-  Subject Parcel



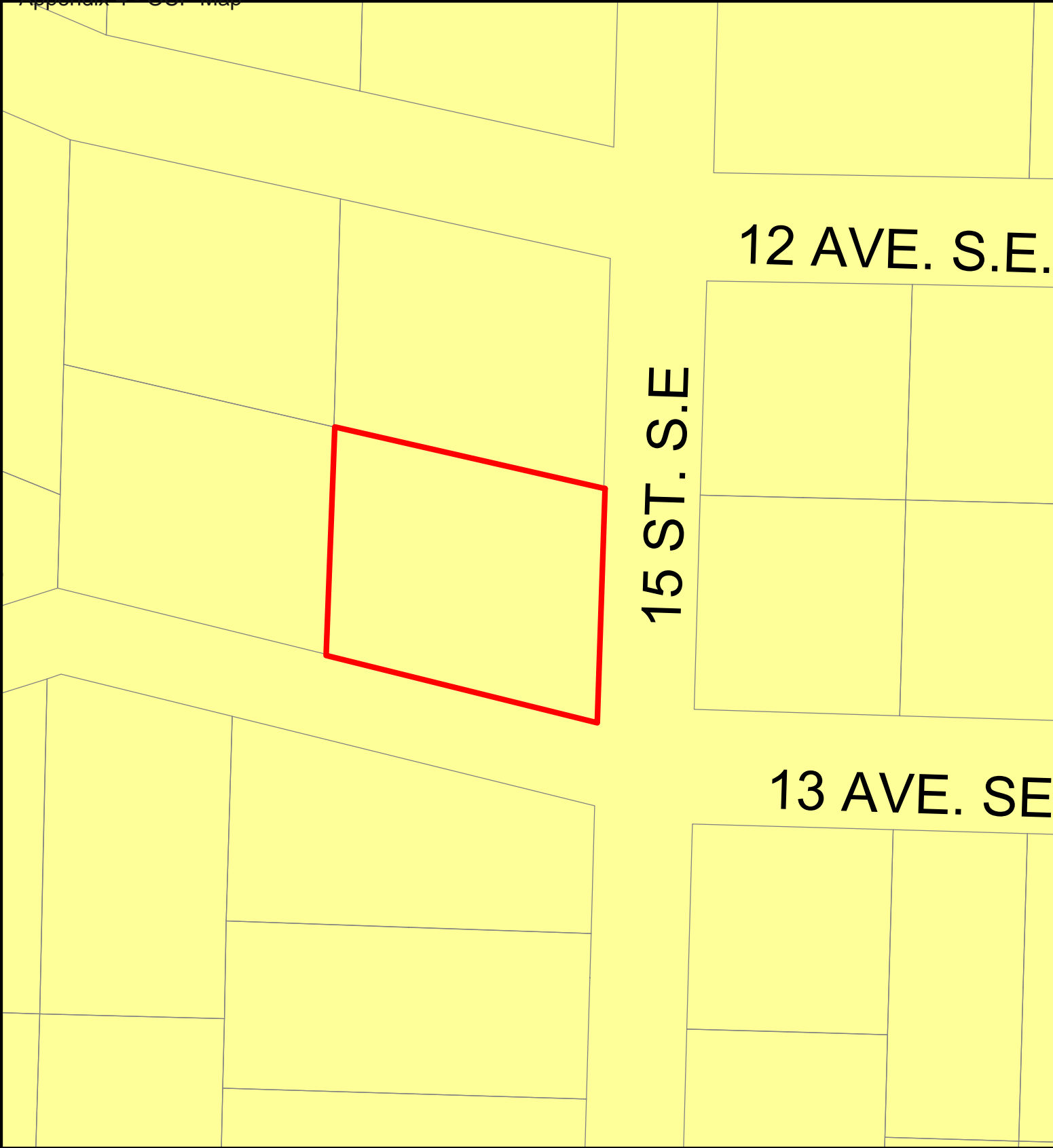
15 ST. S.E.




15



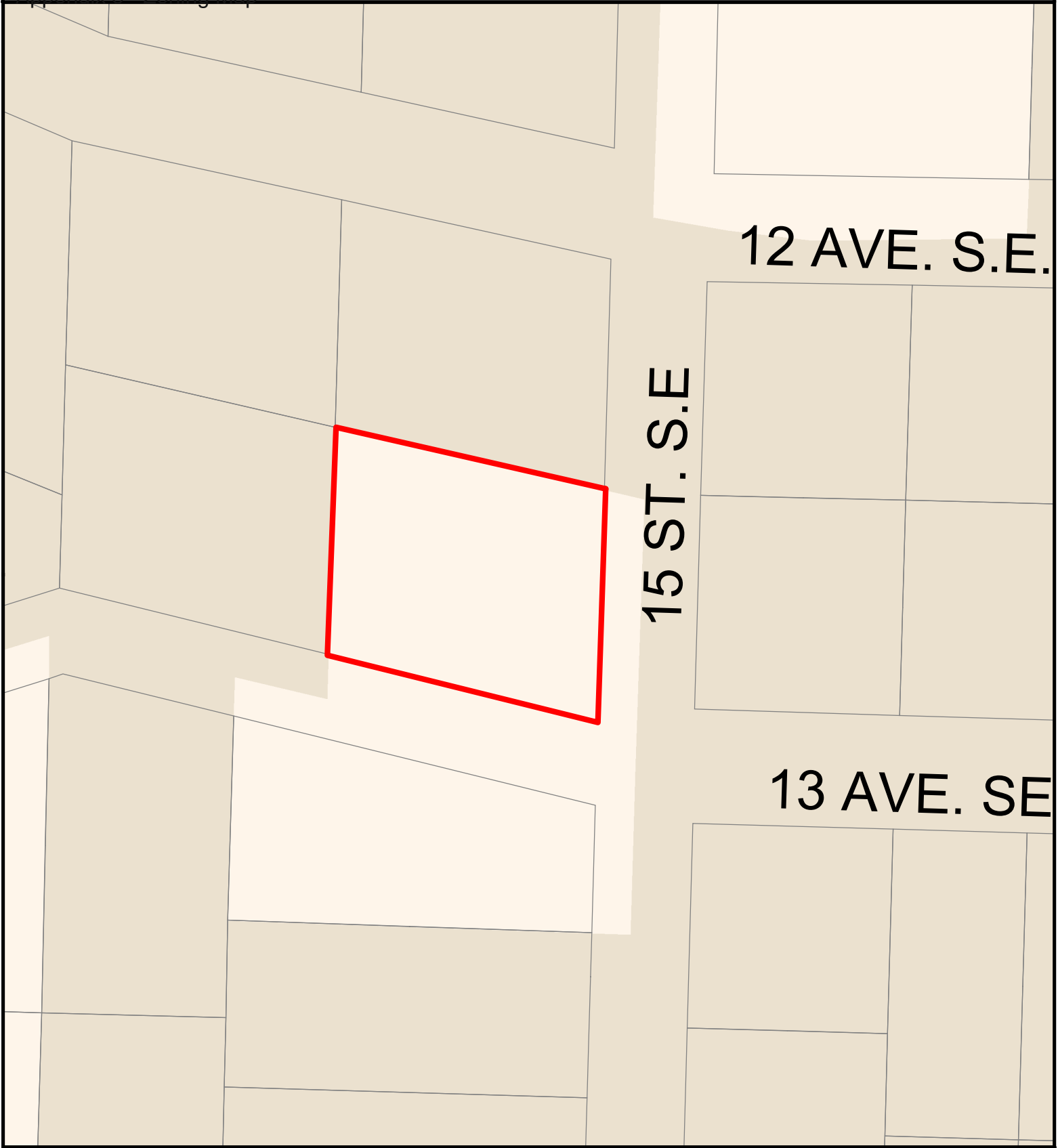
0 5 10 20  
Meters





- Parcels
- Subject Parcel

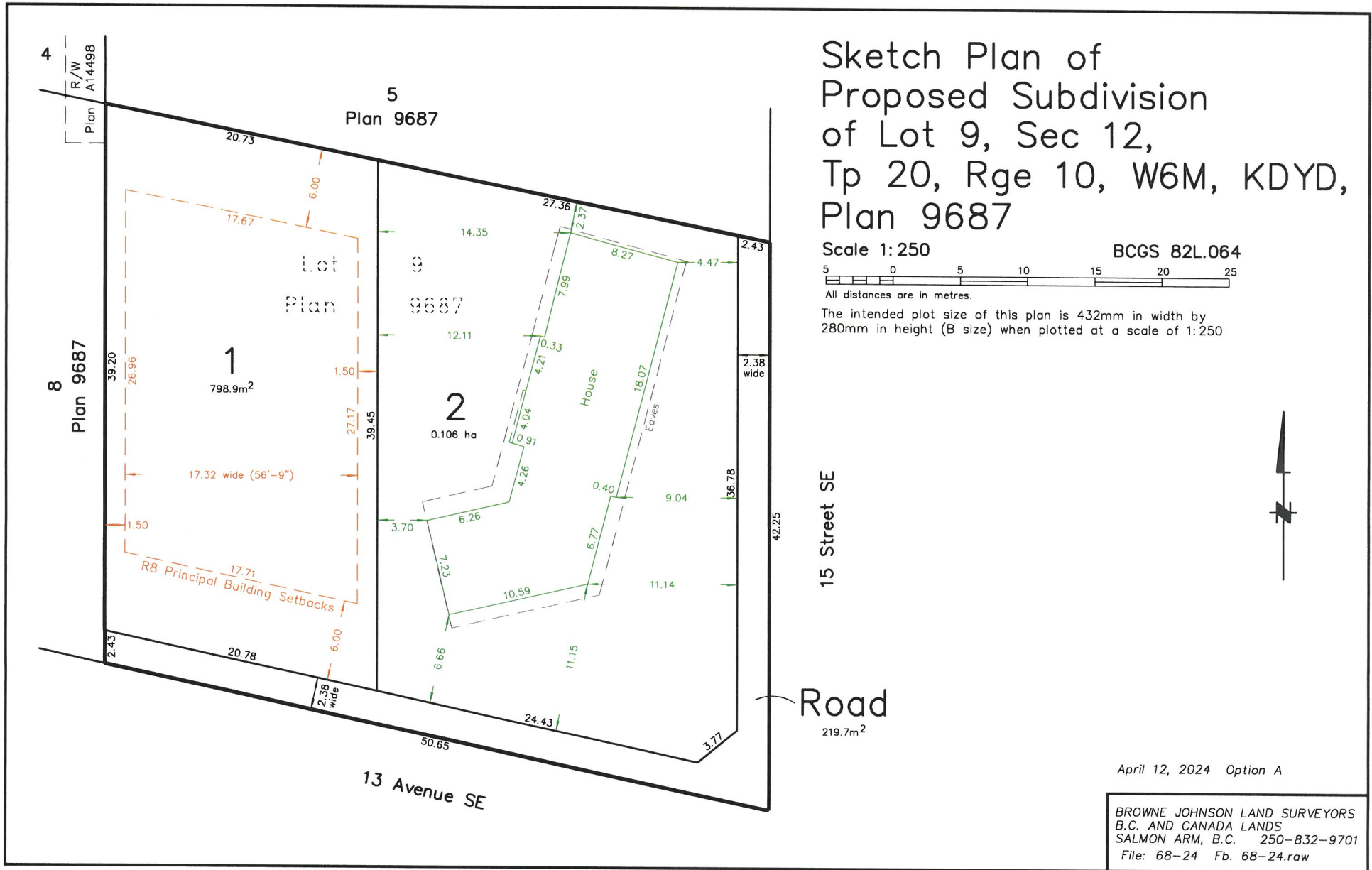


-  Residential - Low Density
-  Parcels
-  Subject Parcel





-  R-10
-  R-17
-  Parcels
-  Subject Parcel



Photos Taken: January 28, 2025



View of 13 Avenue SE from the intersection of 13 Avenue SE and 15 Street SE facing west.



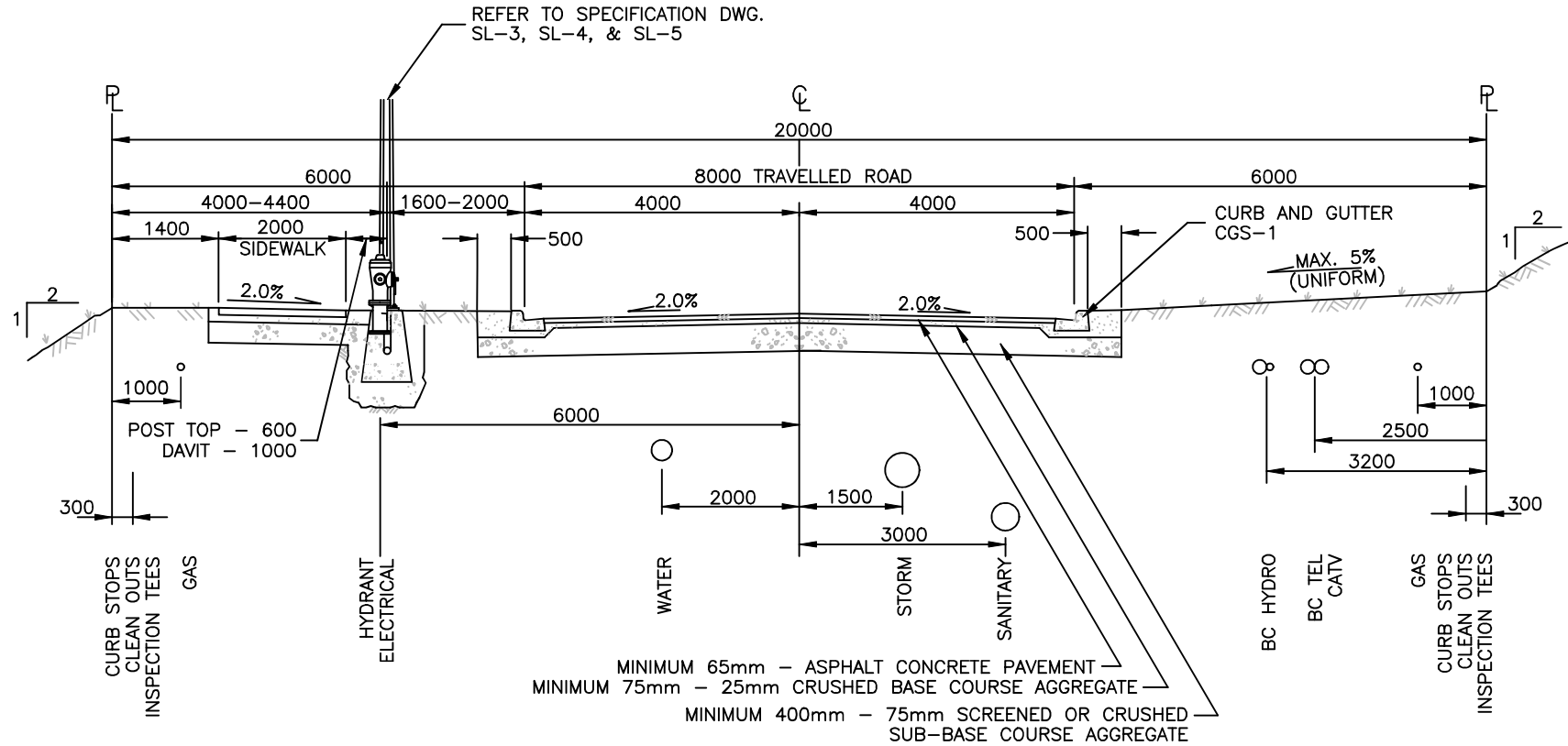
View of 13 Avenue SE from the SW corner of the subject parcel facing east.



View of subject parcel and 15 Street SE from the intersection of 15 Street SE and 13 Avenue SE facing north.



View of 15 Street SE from the SE corner of the subject parcel facing north.



**NOTES:**

- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

APPROVED



20m R/W Urban Local Road  
Cross-Section

**CITY OF SALMON ARM**

No.	REVISION	Date
A	SDSB 4293 – ISSUED FOR APPROVAL	06/12/23

SPECIFICATION  
DRAWING No.:

RD-02



Wednesday, February 26, 2025

Chris Larson, Approving Officer  
 City of Salmon Arm  
 Box 40 500 2<sup>nd</sup> Avenue NE  
 Salmon Arm, B.C. V1E 4N2

RE: 1281 15 Street SE Subdivision – Variance Permit Application

Dear Mr. Chris Larson:

Further to the Preliminary Layout Review #24.03 for 1281 15 Street SE this letter is intended to provide insight into the variance the property owners (Charles & Lana Fitt) and their consultant (Lawson Engineering Ltd.) have proposed regarding this application.

The proposed single family residential subdivision is located at 1281 15 Street SE, North of the intersection of 13 Ave SE and 15 Street SE in Salmon Arm, BC. The subject parcel is a 0.5-acre parcel that currently consists of a singular family dwelling, having the majority of it being cleared with some remaining vegetation along the Eastern and Southern property-line. The intention of this subdivision is to establish a new single-family dwelling on the vacant parcel of land. The City of Salmon Arm has requested that the *owner* complete the following as conditions to subdivision approval:

- 1) 13 Avenue 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, curb & gutter, boulevard construction, street lighting, and street drainage. The owner/developer is responsible for all associated costs.
- 2) 15 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 street lighting. The owner/developer is responsible for all associated costs.

The *owner* is requesting the following variances in accordance with the *Subdivision & Development Servicing Bylaw No. 4293 (Schedule B, Part 2)*:

- 1) Waive the requirement to upgrade 44.0m to meet the Urban Local Road (RD-2) standard along 13 Ave SE:
  - a) *Following visual review of the existing road, it has a crossfall to the South. It appears overland flows will be conveyed to the existing drainage ditch fronting 1450 13 Ave SE. Implementing the City proposed upgrades will burden the owner with significant financial costs and limited opportunity to add valuable infill to the City.*
  - i) As per the attached Class D *Opinion of Probable Costs* the *owners* would be required to pay an estimated **\$46,820.00** to upgrade the road widening, curb and gutter boulevard construction and required drainage.
- 2) Waive the requirements to install one new streetlights along 13 Ave SE.
  - a) *LEL notes that there are currently two existing streetlights along 13 Ave SE (Davits on BC Hydro poles). One at the intersection of 13 Ave SE and 15 Street SE, as well as one adjacent to the Western property line of the subject parcel. It is in LEL's opinion that the addition of a single residence on a previously vacant parcel of property will not significantly increase traffic, vehicular or bicycle, along 13 Ave SE, however it would impose significant financial burdens on the owner offering limited opportunities to recover losses.*

- i) As per the attached Class D *Opinion of Probable Costs* the owners would be required to pay an estimated **\$8,500.00** to add one additional streetlights at this location, as well as any associated BC Hydro costs.
- 3) Waive the requirements to install two new streetlights along 15 Street SE.
- a) *LEL notes that there is currently one existing streetlight at the intersection of 15 Street SE and 12 Ave SE which is less than 50m from the Northern property line of the subject parcel. It is in LEL's opinion that the addition of a single residence on a previously vacant parcel of property will not significantly increase traffic, vehicular or bicycle, along 15 Ave SE, however it would impose significant financial burdens on the owner offering limited opportunities to recover losses.*
  - i) As per the attached Class D *Opinion of Probable Costs* the owners would be required to pay an estimated **\$17,000.00** to add two additional streetlights at this location, as well as any associated BC Hydro costs.

Based on the information provided above, we request that the City provide these variances to waive the *owners'* responsibility of paying for the road widening, upgrading curb and gutter boulevard construction and required drainage along 13 Ave SE, and the installation of 4 additional street lights along 15 Street SE and 13 Ave SE. We feel that the City proposed upgrades provide minimal public value while coming at a significant expense to the *owner*.

If you have questions or concerns, please don't hesitate to call or email.

Best Regards,

Lawson Engineering Ltd.

**Prepared by:**



Josh Niewenhuizen  
Junior Engineer, EIT.  
[jniewenhuizen@lawsonengineering.ca](mailto:jniewenhuizen@lawsonengineering.ca)

**Reviewed by:**



Blake Lawson  
Project Engineer, P.Eng  
[blawson@lawsonengineering.ca](mailto:blawson@lawsonengineering.ca)

Attachments:

- Class D Opinion of Probable Cost – 1281 15<sup>th</sup> Street SE - Lawson Engineering LTD. – February 26, 2025

**CHARLES AND LANA FITT  
1281 15 STREET SE SUBDIVISION  
CLASS 'D' OPINION OF PROBABLE COSTS**

2025-02-26

Item No.	MMCD REF.	DESCRIPTION OF WORK	UNIT	EST. QUANTITY	UNIT PRICE	AMOUNT \$
<b>1.0 DIVISION 01 - GENERAL REQUIREMENTS</b>						
1.1	01 53 01	Mobilization / De-mobilization	LS	1	5,000.00	5,000.00
1.1	01 55 01	Traffic Control & Traffic Management	LS	1	10,000.00	10,000.00
<b>SUB-TOTAL DIVISION 03</b>						<b>\$ 15,000.00</b>
<b>2.0 DIVISION 03 - CONCRETE WORKS</b>						
2.1	03 30 20	Supply & Install Curb & Gutter	m	44	\$ 265.00	\$ 11,660.00
<b>SUB-TOTAL DIVISION 03</b>						<b>\$ 11,660.00</b>
<b>3.0 DIVISION 31 - EARTHWORKS</b>						
3.1	31 24 13	Common Excavation & Re-use in Boulevard (Curbing & Roads)	m³	46	\$ 30.00	\$ 1,380.00
<b>SUB-TOTAL DIVISION 31</b>						<b>\$ 1,380.00</b>
<b>4.0 DIVISION 26 - ELECTRICAL</b>						
4.1	31 24 13	Supply and Install Post Top Street Light, Base, Conduit & Conductor	ea	3	\$ 8,500.00	\$ 25,500.00
<b>SUB-TOTAL DIVISION 32</b>						<b>\$ 25,500.00</b>
<b>5.0 DIVISION 32 - ROADS AND SITE IMPROVEMENTS</b>						
5.1	31 11 16.1	Supply & Place 25mm Crushed Granular Base Aggregate (75mm)	m³	12	\$ 105.00	\$ 1,260.00
5.2	32 11 16.1	Supply & Place 75mm Select Granular Subbase Aggregate (400mm)	m³	34	\$ 70.00	\$ 2,380.00
5.3	32 11 23	Remove Existing Asphalt	m²	74	\$ 20.00	\$ 1,480.00
5.4	32 11 23	Supply & Install Asphalt (65mm Thick)	m²	74	\$ 140.00	\$ 10,360.00
5.5	32 11 16.1	Boulevard grading and Restoration - Including Top Soil, Hydroseed, Mulch (As Required)	LS	1	\$ 2,000.00	\$ 2,000.00
<b>SUB-TOTAL DIVISION 32</b>						<b>\$ 17,480.00</b>
<b>6.0 DIVISION 33 - UTILITIES (WATER)</b>						
6.1	33 11 01	Supply & Install 25mm Water Service to Tie-in to Existing at PL c/w Corp. Stop, Curb Stop & Pit Setter	ea.	2	\$ 3,500.00	\$ 7,000.00
<b>SUB-TOTAL DIVISION 33 (WATER WORKS)</b>						<b>\$ 7,000.00</b>
<b>7.0 DIVISION 33 - UTILITIES (STORM)</b>						
7.1	33 44 01	Supply & Install Catchbasin c/w 200ø SDR35 PVC Connection to Proposed Drywell	ea.	1	\$ 3,800.00	\$ 3,800.00
7.2	34 44 01	Supply & Install 1200ø SDR35 PVC Connection to Drywell	ea.	1	\$ 12,500.00	\$ 12,500.00
<b>SUB-TOTAL DIVISION 33 (STORM WORKS)</b>						<b>\$ 16,300.00</b>
<b>8.0 DIVISION 33 - UTILITIES (SANITARY)</b>						
8.1	33 30 01	Supply & Install 100mm Sanitary Service and Tie-in to Existing Manhole in Right of Way	ea.	1	\$ 1,800.00	\$ 1,800.00
<b>SUB-TOTAL DIVISION 33 (SANITARY WORKS)</b>						<b>\$ 1,800.00</b>



**SUMMARY**

<b>DIVISION 01 - GENERAL REQUIREMENTS</b>	<u>\$ 15,000.00</u>
<b>DIVISION 03 - CONCRETE WORKS</b>	<u>\$ 11,660.00</u>
<b>DIVISION 31 - EARTHWORKS</b>	<u>\$ 1,380.00</u>
<b>DIVISION 26 - ELECTRICAL</b>	<u>\$ 25,500.00</u>
<b>DIVISION 32 - ROADS AND SITE IMPROVEMENTS</b>	<u>\$ 17,480.00</u>
<b>DIVISION 33 - UTILITIES (WATER)</b>	<u>\$ 7,000.00</u>
<b>DIVISION 33 - UTILITIES (STORM)</b>	<u>\$ 16,300.00</u>
<b>DIVISION 33 - UTILITIES (SANITARY)</b>	<u>\$ 1,800.00</u>
<b>SUB TOTAL</b>	<u>\$ 96,120.00</u>
A. ENGINEERING & CONTINGENCY (20%)	<u>\$ 19,224.00</u>
B. MATERIAL TESTING & GEOTECHNICAL (1%)	<u>\$ 961.20</u>
<b>SUB TOTAL</b>	<u>\$ 116,305.20</u>
<b>GST (5%)</b>	<u>\$ 5,815.26</u>
<b>TOTAL</b>	<u><b>\$ 122,120.46</b></u>

1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.

2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction thereby affecting the final cost.




---

 Prepared by: Josh Niewnhuizen, EIT.

---

 Reviewed by: Blake Lawson, P.Eng  
 Permit Number: 1001279



*Memorandum from the  
Engineering and Public  
Works Department*

---

TO: Director of Development Services  
DATE: 22 January 2025  
PREPARED BY: Chris Moore, Engineering Assistant  
SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 610**  
OWNER: **Lana and Charles Fitt**  
APPLICANT: **Lana and Charles Fitt**  
LEGAL: Lot 9, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687  
CIVIC: **1281– 15 Street SE**

---

Further to the request for variance dated November 19, 2024 the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variance:

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4293 (SDSB).

**1. Waive the requirement to upgrade 13 Avenue SE to the Urban Local Road (RD-2) standard**

**Background:**

13 Avenue 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, curb & gutter, boulevard construction, street lighting, and street drainage. Owner / Developer is responsible for all associated costs.

The Owner's Engineer, Lawson Engineering Ltd (LEL) have stated that *"Following visual review of the existing road, it has a crossfall to the South. It appears overland flows will be conveyed to the existing drainage ditch fronting 1450 13 Avenue SE."*

The existing road may have a slight super-elevation to the south, but this does not meet the City's standards. The RD-2 standard is for a fully crowned road, this being the most effective method of dealing with surface water and snow melt and safest cross section for vehicular traffic. In the future when this road is repaved the crown would be reinstated and when the property on the south side of the road is developed, the ditch will be removed.

Boulevard and driveway grading at 2% towards the road, along with Curb and gutter are required to control the surface water runoff from the road and to prevent storm water from running onto private property. As the area re-develops, impermeable areas will increase which increases stormwater runoff volumes and concentrations. The proposed lot is significantly lower than 13 Avenue SE and as such without curb and gutter there is a risk that during a heavy storm, surface water from the road will flow into the new lot, putting the City in a position of potential liability.

Curb and gutter also creates a barrier to protect the boulevard area from vehicular traffic, allowing safer pedestrian movements and protects landscaped areas from plows.

**Recommendation:**

**The Engineering Department recommends that request to waive the requirement to upgrade 13 Avenue SE to the Urban Local Road (RD-2) standard be denied.**

The City is consistently seeking to upgrade its infrastructure to the standards as established in the SDSB. Waiving the requirement to upgrade 13 Avenue SE to the RD-2 standard would leave this section of road in a sub-standard condition without appropriate stormwater controls. This increases both liability and operational concerns.

**2. Waive the requirements to install streetlights.**

**Background:**

To meet the lighting standards of the SDSB, three additional street lights would be required. This assumes that the existing pole mounted lease lights are removed, as per City policy. One light would be required at the intersection of 15 Street SE and 13 Avenue SE and one light on each road approximately 40m from the first light.

The replacement of BC Hydro lease lights with City owned lights significantly reduces the annual Operations and Maintenance costs. Furthermore, upgrading the lighting to meet current standards provides increased safety for road users and home owners.

**Recommendation:**

**The Engineering Department recommends that request to waive the requirement to install streetlights be denied.**

In the interests of annual costs and safety, street lighting should be provided. Should Council decide to waive this requirement, the Engineering department would recommend at a minimum one new City light should be installed at the north end of the frontage on 15 Street SE as there are currently no lights between 12 Avenue SE and 13 Avenue SE. Refer to attached plan for Street light locations.



---

**Chris Moore**  
Engineering Assistant



---

**Jenn Wilson P.Eng.,**  
City Engineer



-  Existing Pole Mounted Lease Light to be retained
-  Existing Pole Mounted Lease Light to be removed
-  Existing LED City Street Light
-  Proposed LED City Street Light

