



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Amendment Application No. 1313

Legal: Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, except Plan 28836
Civic: 700 30 Street NE
Owner: TSL Developments Ltd.
Agent: Hayley Kyle – Crowne Pacific Corporation

Date: April 20, 2026

Executive Summary/Purpose:

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

Motion for Consideration:

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

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

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

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

- iii. Ministry of Transportation and Transit approval.

Staff Recommendation:

The motion for consideration be adopted.

Proposal:

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

Background:

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

Adjacent land uses include the following:

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

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

R-14 Density:

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

Proposed CD-28 Density

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

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

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

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

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

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

Relevant Policies:

Official Community Plan No. 4707

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

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

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

Priority Planning and Development Review Policy No. 3.21

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

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

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

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

Referral Comments:

Fire Department

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

Building Department

No concerns.

Engineering Department

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

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

Ministry of Transportation and Transit

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

Planning Department

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

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

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

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

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

Financial Considerations:

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

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

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

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

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

Committee Recommendations:

N/A

Public Consultation:

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

Alternatives & Implications:

N/A

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

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