



**CROWNE PACIFIC**  
DEVELOPMENT CORP

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

March 11, 2026

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

To Melinda,

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

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

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

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

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

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

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

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

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

Sincerely,



Hayley Kyle