

OPUS

SALMON ARM, B.C.

PROJECT # 26005

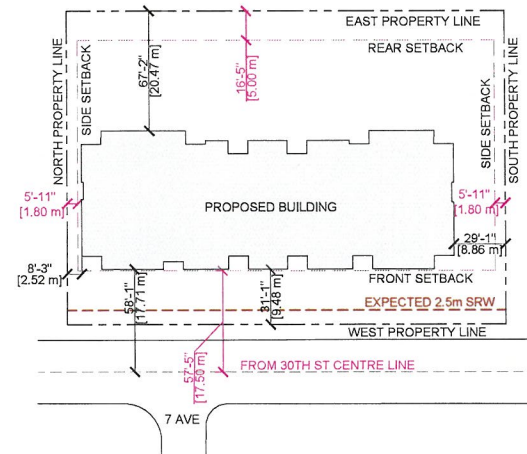
CIVIC ADDRESS: 700 30TH ST NE, SALMON ARM, BC,
LEGAL DESCRIPTION: PLAN 26408, REM LOT 2

ISSUED FOR REZONING, MARCH 12th, 2026



1 RENDER
A000 N.T.S.

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



2 BUILDING SETBACKS
A000 N.T.S.



3 CONTEXT PLAN
A000 N.T.S.

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

REVISION NO.	1	DATE:	2026.03.12
SITE INFORMATION			
LEGAL DESCRIPTION	Plan 26408, REM Lot 2		
CIVIC ADDRESS	700 30TH ST NE, SALMON ARM, BC		
ZONING	EXISTING R14	PROPOSED CD ZONE	
SITE AREA (ft ²)	BYLAW REFERENCE	MIN. REQUIRED	EXISTING (METRIC)
	Bylaw 2303 - Section 9 - 9.7.2	900.00 m ²	4,048.94 m ²
		9,687.52 ft ²	43,579.17 ft ²
			0.405 ha
SITE DATA			
UNIT DENSITY	Bylaw 2303 - Section 9 - 9.1.1	R-14	CD ZONE PROPOSED
	3-1.1 - 40 dwelling units per hectare (16.2 per acre)	42 / HA	110 / HA
	* 11.3 - Subject to providing the required amenities listed in Table 9-1.1, permitted density may increase as specified up to a maximum of 50 dwelling units per hectare.	16.2 UNITS	44 UNITS
	* Table 9-1.1 Provision of each rental dwelling unit = 2 units per hectare (0.8 units per acre)		
BUILDING HEIGHT	Bylaw 2303 - Section 9 - 9.4	42.85' (13m)	45.87' (14.00m)
	The maximum height of any proposed building shall be 10 metres (32.8 feet), except where this may be increased up to 12 metres (39.3 feet) via the Development Permit process, subject to provision of an amenity listed in Table 9-1.1.		
	* Table 9.1 Provision of each rental dwelling unit		
SITE COVERAGE	Bylaw 2303 - Section 9 - 9.5	55%	34%
SITE WIDTH	Bylaw 2303 - Section 9 - 9.8.1	30 m (98.5 ft)	75.35 m (247.21 ft)
SETBACKS			
FRONT LOT LINE	Bylaw 2303 - Section 4 - 4.8.1 - from center line of any designated arterial road or per OCP in zone R-14	57'-5" (17.6m)	56'-1" (17.31m)
REAR LOT LINE (N)	Bylaw 2303 - Section 9 - 9.9	16'-5" (5.0m)	67'-3" (20.47m)
INTERIOR SIDE LOT LINE (N)	Bylaw 2303 - Section 9 - 9.9	5'-11" (1.8m)	8'-3" (2.52m)
INTERIOR SIDE LOT LINE (S)	Bylaw 2303 - Section 9 - 9.9	5'-11" (1.8m)	29'-1" (8.86m)
BUILDING DATA			
UNIT MIX	DESCRIPTION	GROSS AREA (ft ²)	# OF UNITS
C1	2BR 28TH + DEN	1,050 ft ²	1
C2	2BR 28TH + DEN	1,050 ft ²	22
C3	2BR 28TH + DEN	1,070 ft ²	4
C4	2BR 28TH + DEN	1,070 ft ²	3
C5	2BR 28TH	1,060 ft ²	3
C6	2BR 18TH	980 ft ²	1
D1	3BR 28TH	1,180 ft ²	4
D2	3BR 28TH	1,220 ft ²	3
D3	3BR 28TH	1,160 ft ²	3
TOTAL UNITS			44
COMBINED (ft²)			48,270 ft²
UNIT C	2BR 28TH	77%	54
UNIT D	3BR 28TH	23%	10
TOTAL UNITS		100%	44
COMBINED (ft²)			51,780 ft²
PARKING DATA			
RESIDENTIAL	Bylaw 2303 - Table A1-1	1.5 per dwelling unit	66
VISITOR	every 10 dwelling units or portion thereof	1 per every 10 dwelling units or portion thereof	5
TOTAL PARKING			71
PROPOSED # OF STALLS			73
OTHER PARKING REQUIREMENT (INCLUDED IN TOTAL)			
SMALL CAR	Bylaw 2303 - Table A1-2.4	Max 20% of the total parking spaces required	15
ACCESSIBLE - CAR	Bylaw 2303 - Table A1-2.12.3	\$1-100 parking spaces required	3
ACCESSIBLE - VAN	Bylaw 2303 - Table A1-12.3		1
LOADING	N/A		N/A
BICYCLE PARKING	N/A		N/A
			8 visitor stalls
			48 secure stalls

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

IWA ARCHITECTS
Vpn 950 - 1500 W Georgia Street Vancouver, BC V6G 2Z5 | T. 604.685.3528
Vtc 104 - 232 Jackson Road, Victoria, BC V8W 1J5 | T. 250.579.4933

Architecture.
Made Personal.

4 PROJECT STATISTICS
A000 N.T.S.

COPYRIGHT RESERVED. ALL PARTS OF THE DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW

CLIENT:



GENERAL NOTES

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

SEAL:



CONSULTANT: 2026-03-12



PROJECT NAME:
OPUS

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

DRAWING TITLE:
COVER PAGE

PROJECT ID: 26005 DRAWN BY: ER
SCALE: FEVIEW BY: AW
DATE: 12/03/26

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR REZONING	260312
---	---------------------	--------

SEAL:



CONSULTANT: 2020-03-12



1100 850 - 1550 W. Georgia Street Vancouver, V6D 2Z6
 610-1104 - 1212 Jubilee Road Victoria, V8B 2Z8
 604-485-2122 | office@iwa.ca | www.iwa.ca

PROJECT NAME:
OPUS

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

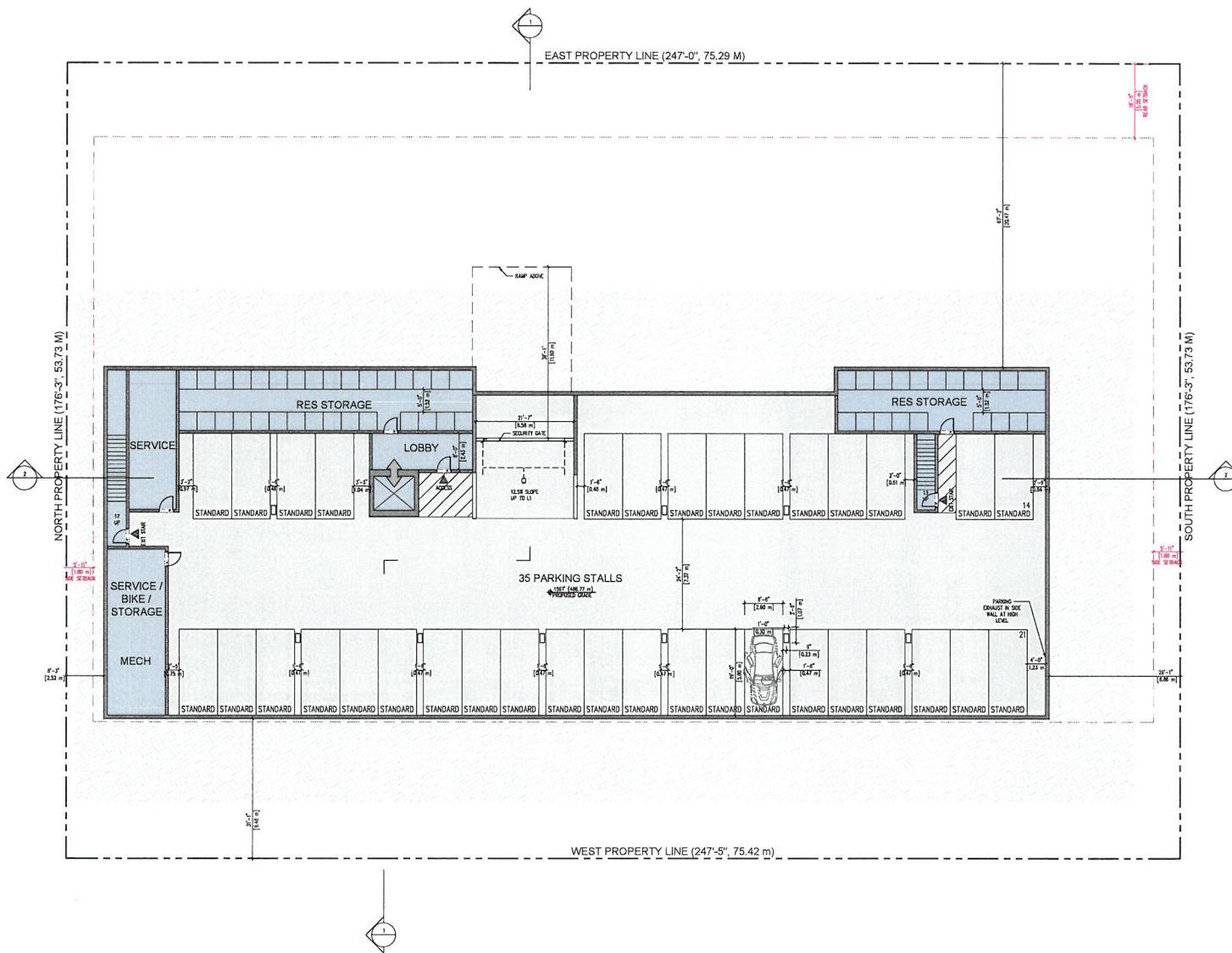
DRAWING TITLE:
RENDERS

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



1 ENTRY RENDER
 A052 R.T.S.

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



1 P1 - PARKING PLAN
A200 1/2" = 1'-0"

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW



OWNER/CLIENT:



GENERAL NOTES

1	ISSUED FOR REZONING	26/03/12
---	---------------------	----------

SEAL:



CONSULTANT: 2020-03-12

IWA ARCHITECTS

1111 850 - 1550 W. Georgia Street Vancouver, BC V6G 2Z6
 1110 154 - 3212 Jackson Road Victoria, BC V8B 0T5
 604.683.3523 | office@iwaarch.com | www.iwaarch.com

PROJECT NAME:

OPUS

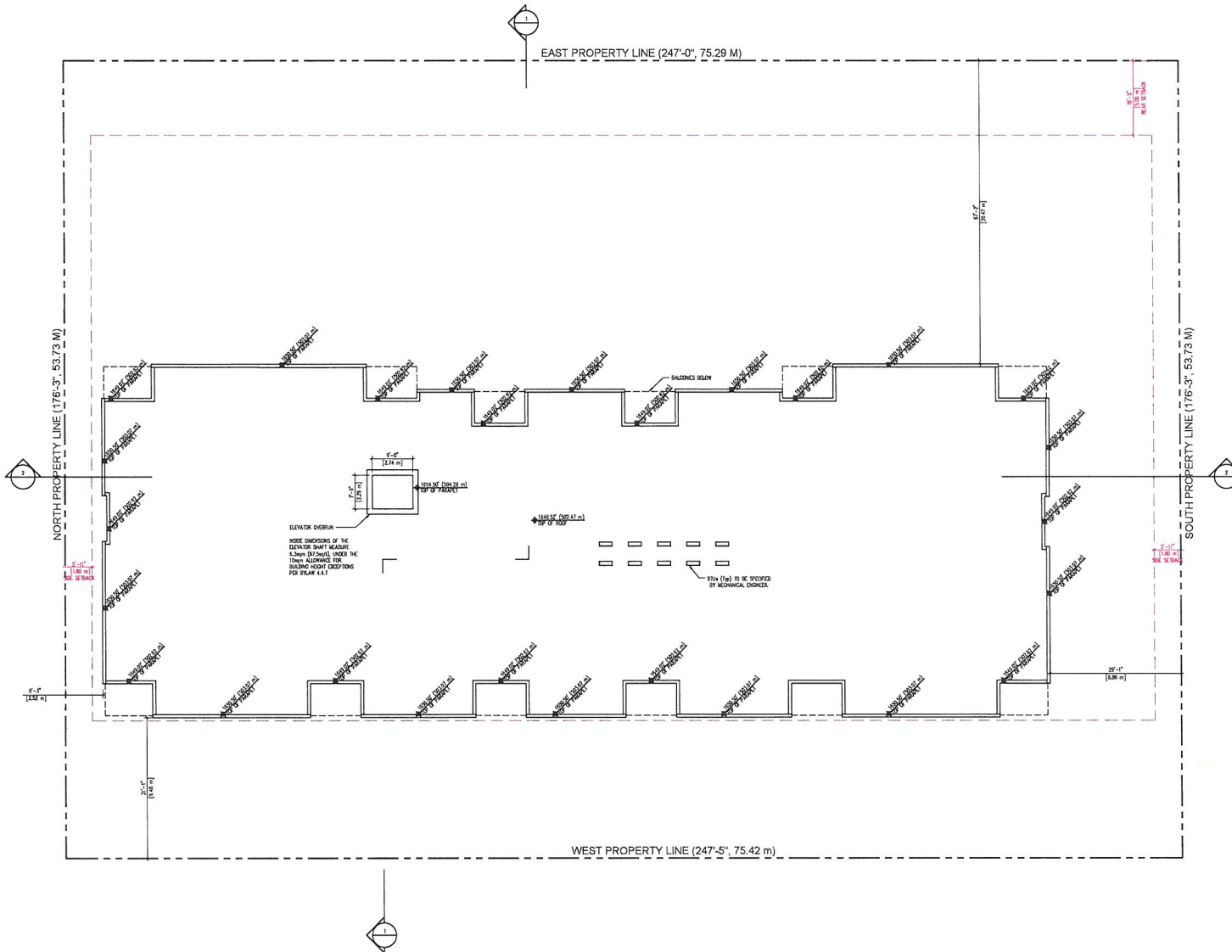
PROJECT ADDRESS:
 700 30TH STREET NE,
 SALMON ARM, B.C.

DRAWING TITLE
P1 - PARKING PLAN

PROJECT NO: 26005 DRAWN BY: ER

SCALE: AS NOTED REVIEW BY: AW

DWG NO: A200



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

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



OWNER/CLIENT:
CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES

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



CONSULTANT: 2026-03-12



110 - 850 - 1522 W. Georgia Street Vancouver, V6B 2Z6
 117 - 1204 - 2112 Jackson Park Victoria, V8B 2J5
 604.685.3524 | OFFICE@IWA-ARCH.CA | IWA-ARCH.CA

PROJECT NAME:
OPUS

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

DRAWING TITLE:
ROOF PLAN

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

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

1 NORTH ARROW



GENERAL NOTES:

1	ISSUED FOR REZONING	250212
---	---------------------	--------



CONSULTANT: 2026-03-12



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

PROJECT NAME:
OPUS

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

DRAWING TITLE:
ELEVATIONS

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



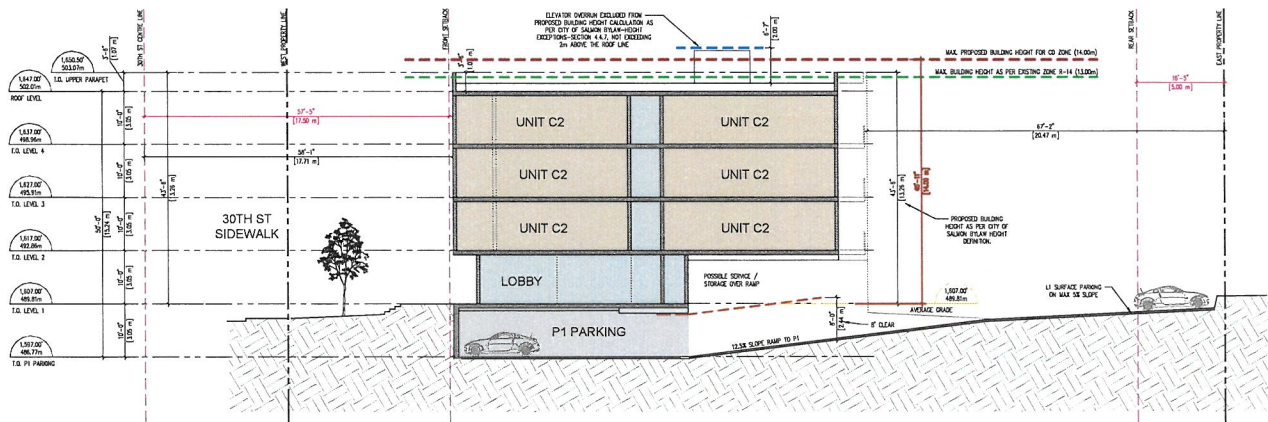
1 WEST ELEVATION
 A300 3/24' = 1'-0"

NOTE: ALL MATERIALS TO BE CONFIRMED AT DEVELOPMENT PERMIT

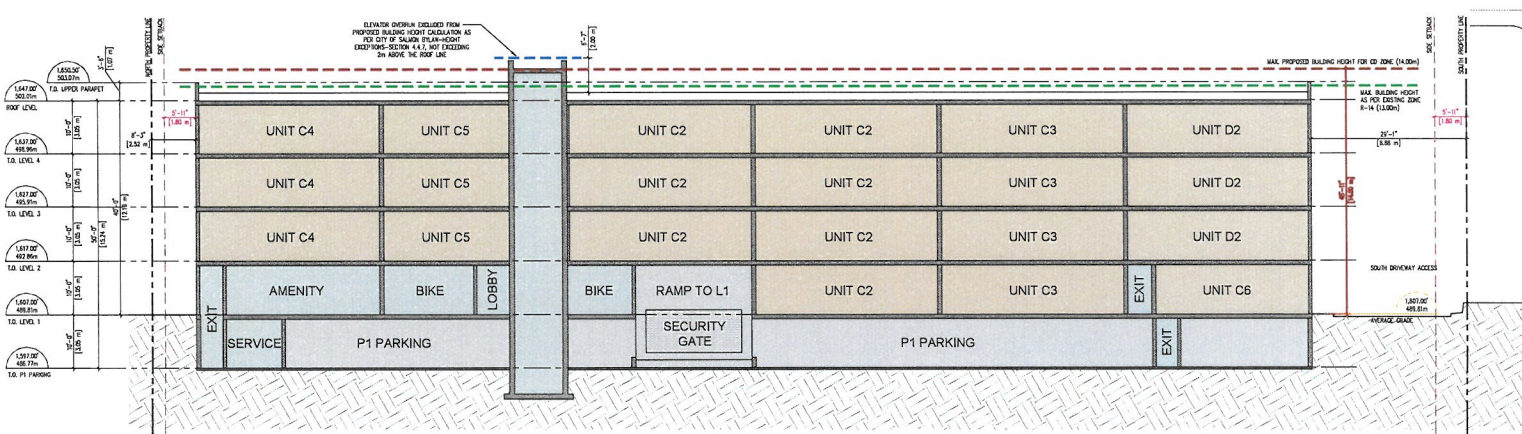
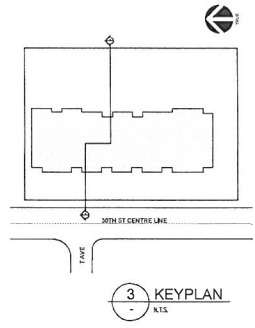
- LEGEND OF FINISHES
- 1 METAL SIDING - GREY, VERTICAL
 - 2 CEMENTITIOUS CLADDING - WHITE
 - 3 CEMENTITIOUS CLADDING - ORANGE



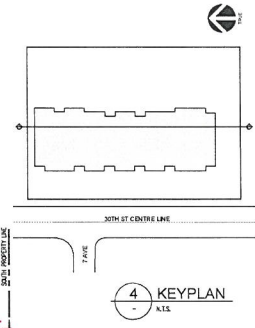
2 NORTH ELEVATION
 A300 3/24' = 1'-0"



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



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



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW

OWNER/CLIENT:
CROWN PACIFIC DEVELOPMENT CORP

GENERAL NOTES

1	ISSUED FOR REZONING	2020-12
---	---------------------	---------



CONSULTANT: 2020-03-12

IWA ARCHITECTS

PROJECT NAME:
OPUS

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

DRAWING TITLE:
SECTIONS

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