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February 16, 2024

City of Salmon Arm
Development Services Department
Box 40, 500-2 Avenue NE
Salmon Arm, BC V1E 4N2

Attn: Chris Larson, Senior Planner

RE: Zoning Text Amendments for the property located at 2991 9 Ave. SW, Salmon Arm, BC.

On behalf of Salmon Arm Shopping Centres and Calloway REIT (Salmon Arm) Inc. (“SmartCentres”), please find enclosed a zoning text amendment application to amend the Comprehensive Development Zone 8 (CD-8) of the City of Salmon Arm Zoning Bylaw No. 2303 to permit multiple family dwellings for the property located at 2991 9 Ave., SW in Salmon Arm, BC.

More specifically, please find enclosed the following:

1. Application – Zoning Amendment Application form for the following:
 - a. **Permitted Uses:** Addition of multiple family dwelling as a permitted use under the CD-8 Zone;
 - b. **Maximum Height of Principal and Accessory Buildings:** Increase the maximum height of the principal building from 12.0 m (39.4 ft.) to 19.0 m (62.3 ft.);
 - c. **Parking Requirements:** Site specific parking requirement to reduce the minimum parking requirements of Schedule “A” of Zoning Bylaw No. 2303, required off-street parking spaces from 1.25 per dwelling unit to 0.82 stalls per dwelling unit;
 - d. **Minimum Setback of Principal and Accessory Buildings:** Reduce the minimum setback for principal and accessory buildings from 6.0 m (19.7 ft.) to a minimum of 1.34 m for Buildings P, 2.65 m for Building N and 3.21 m for residential Building A and 0.79 m for residential Building B; and
 - e. **Minimum Parcel Size or Site Area:** Reduce the minimum parcel size or site area from 2.0 hectares (5.0 acres) to 0.202 hectares (0.50 acres)
2. Cheque in the amount of Eight-Hundred Dollars (\$800.00)
3. Ownership (Certificate of Title, Letter of Authorization)
4. Context Site Plans (Existing and Proposed/Conceptual Site Plans, Floor Plans, and Massing Plans)
5. Parking Study completed by Creative Transportation Solutions (“CTS”)

PROPOSED DEVELOPMENT:

SmartCentres is proposing zoning text amendments that would permit the development of multiple family dwelling units on the subject property. The purpose of the text amendments is to position the property to allow-residential development to occur when the market and financial conditions improve. The intent is to phase the municipal approvals process, with the initial step being the zoning text amendments, followed by development permits for one or more residential buildings.

As part of the proposed development, the plan for the shopping centre would be reconfigured to include new residential buildings as well as two (2) repositioned retail buildings. The intent is to maintain a strong retail component in combination with the proposed residential development to service both new residents and the larger community. Shopping centres are continuing to evolve and are transforming into mixed-use livable communities. The addition of residential will help support the community by providing for new housing options and support the existing retailers located in the shopping centre and the commercial corridor along the Trans-Canada Highway in Salmon Arm.

The proposed concept plan is as follows:

- Two (2) six (6) storey residential buildings consisting of approximately 130 units in residential Building “A” and 95 units in residential Building “B” for a total of 225 dwelling units.
- The proposed residential buildings would include a variety of one-bedroom and two-bedroom, units. A conceptual floor plan is included as part of the application.
- Reconfiguration of the proposed retail to include two (2) new retail buildings (Building P and Building N) consisting of approximately 5,000 sf each.
- The existing buildings will be incorporated into the updated overall concept/development plan.
- The final plans will be determined with the Development Permit application(s).

ZONING TEXT AMENDMENTS:

The Salmon Arm Official Community Plan identifies the subject site as Commercial – Highway Service/Tourist within the Commercial Corridor West of City Centre to 30th St. SW. The site is zoned CD-8. The intent of the zone is to provide for the development of a regional shopping centre which includes residential uses. Currently, the existing CD-8 zone only permits for upper floor dwelling units. As part of the proposal, there are a number of zoning text amendments being requested as part of the application to vary a number of regulations in order to permit the multiple family dwellings as an outright permitted use in the context of the existing shopping centre and the CD-8 zone. The proposed zoning text amendments are detailed as follows:

Permitted Uses:

As part of the list of permitted uses of the CD-8 Zone of the City of Salmon Arm Zoning Bylaw No. 2303, upper floor dwelling units are permitted as part of the shopping centre. Upper Floor Dwelling units are defined as a dwelling unit that are located above the ground floor of industrial, commercial, retail or office uses and contains a separate entrance. Based on the current zoning, residential is an outright permitted use on the subject property. In addition to the Upper Floor Dwelling units, SmartCentres is proposing the addition of the Multiple Family Dwellings to the list of permitted uses. The intent is to allow for the flexibility to incorporate or to not incorporate retail on the ground floor depending on retail and/or residential demand. The additional use would also allow for the residential to function separately and not within a mixed-use building but rather within in a mixed-used development. Experience indicates that cost premiums associated with mixed-use buildings to accommodate the combination of uses can render those buildings non-viable.

Maximum Height of Principal and Accessory Buildings:

The City of Salmon Arm Zoning Bylaw No. 2303 requires a minimum building height for principal and accessory buildings of 12.0 m (39.4 ft.) in the CD-8 zone. A zoning text amendment is being requested to increase the minimum building height to 19 m (62.3 ft.). The intent of the zoning text amendment is to accommodate multiple family dwellings on the subject property for a building of up to a maximum of six (6) floors.

Parking Requirements:

The City of Salmon Arm Zoning Bylaw No. 2303 Schedule "A" requires a minimum of 1.25 parking spaces per dwelling unit. A zoning text amendment is being requested to reduce the minimum parking requirement to 0.82 stalls per dwelling unit. A detailed parking analysis has been completed by CTS and is included as part of the zoning text amendment application.

Minimum Setback of Principal and Accessory Buildings:

The City of Salmon Arm Zoning Bylaw No. 2303 requires a minimum setback for principal buildings and accessory buildings from all parcel lines of 6.0 m (19.7 ft.) in the CD-8 zone. A zoning text amendment is being requested to reduce the minimum setback requirements for principal and accessory buildings to 1.34 m for Buildings P, 2.65 m for Building N and 3.21 m for residential Building A and 0.79 m for residential Building B along 9th Ave. SW. The intent of the zoning text amendment is to reduce the minimum setback requirements to maximize the site area for parking and building area for retail and multiple family residential, while maintaining landscaping and sidewalk widths appropriate for pedestrian circulation. The proposed building setbacks are consistent with those previously approved for the subject property for buildings adjacent to 9th Ave. SW.

Minimum Parcel Size or Site Area:

The CD-8 Zone of the City of Salmon Arm Zoning Bylaw No. 2303 requires a minimum parcel size or site area of 2.0 hectares (5.0 acres). A zoning text amendment is being requested to reduce the minimum parcel size to 0.202 hectares (0.50 acres). The current minimum parcel size does not allow for the flexibility to subdivide the parcel for commercial purposes (i.e., attract new owner users or uses) and/or a subdivision may be required for financing for the proposed residential development, or it may be developed in partnership with a third party.

Should you require any additional information pertaining to the zoning text amendment, please do not hesitate to contact me.

Sincerely,



Brent Savard
Senior Director, Development – Western Canada