



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. DP-461

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP142023

Civic: 811 28 Street NE

Owner: 1514000 BC LTD.

Agent: Crowne Pacific Development Corp. (B. Giese)

Date: March 3, 2025

Executive Summary/Purpose:

This proposal is to support the development of a mixed commercial and residential building consisting of ground-level commercial space with 73 residential upper level dwelling units, subject to the guidelines of the "Highway Service Tourist Commercial Permit Area".

Motion for Consideration:

THAT: the Committee recommends to Council that Development Permit No. 461 be authorized for issuance for that part of Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP142023 (811 28 Street NE) in accordance with Appendix 7 attached to the Staff Report dated March 3, 2025;

AND THAT: issuance of Development Permit No. 461 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:

A 6 storey (19.57 metre) mixed commercial and residential building is proposed consisting of ground-level commercial space with 73 residential upper level dwelling units and under-building parking.

Background:

The subject parcel is located at 811 28 Street NE, within the commercial area of 9 Avenue NE, south of the Trans Canada Highway, between the recreation centre and arena grounds to the west and south, with 30 Street NE and Trans Canada Highway commercial area to the east and north (Appendix 1 and 2). The parcel is designated as Highway Service Tourist Commercial in the Official Community Plan (OCP) and zoned C-6 Tourist/Recreation Commercial in the Zoning

Bylaw (Appendix 3 and 4). The parcel is within the commercial corridor east of the City Centre to 30 Street NE as identified in the OCP, an area characterized by residential, commercial and institutional uses.

The approximate 3,906 m² parcel was recently consolidated from two parcels as a condition of a recent Zoning Amendment Application (ZON-1300) and currently contains an older single family dwelling. Recent site photos are attached (Appendix 5). Along with ZON-1300, a Development Variance Permit Application (VP-606) was approved to allow for increased retaining wall height (2 to 3.8 m), as well as increased Principle Building Height (19 to 20 m).

The applicant has provided a letter of rationale detailing their design (Appendix 6). They propose the development of a new mixed use building largely consisting of upper level purpose built rental dwelling units with some ground level commercial space, as shown in the proposed Development Permit drawings attached as Appendix 7. The uses as proposed are permitted in the C-6 zone.

The proposed building as illustrated would have a footprint of approximately 1,210 square metres and 6 storeys to a height of 19.57 metres (as per VP-606).

Relevant Policy(ies):

Official Community Plan (OCP) Policy

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. This proposal aligns with the Residential Objectives and Policies listed in OCP Section 8, which includes providing a variety of housing types and housing options, as well as good access to transportation routes, recreation, community services, and utility servicing. Furthermore, Zoning Bylaw regulations as detailed under the C-6 Zone are applicable, as well as the Tree Protection Bylaw No. 4637.

The proposal generally aligns with the strategic themes identified in the Salmon Arm Community Housing Strategy considering density and diversity that fits with the character of the community, and developing opportunities to address rental housing needs.

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. A Housing Agreement and related covenant will secure the rental housing element. 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.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

Servicing requirements for future development have been provided to the applicant. Frontage and service upgrades are required. Comments attached (Appendix 8).

Staff note that the proposal includes access onto the internal public lands of the recreation complex to the south. The access route along the subject parcel's south boundary provides access to the Recreation Centre, Arena and Curling Rink and is constructed to an interim standard, but is not dedicated as road. The proposed development would not impact the use of those facilities. Staff intend to proceed with dedicating the length of what would be future 8 Avenue NE along the subject parcel's south boundary as public road, the City will not be able to issue a Building Permit until this is done. The costs associated with the road dedication (i.e. legal survey, registration, etc.) would be the responsibility of the developer.

The current status of the 8 Avenue NE is undedicated but constructed road with public access. Typically, development must access public roadway, given the current status as noted above, a change in status is pending, staff are of the opinion that the access to 8 Avenue NE as shown in the site plan is acceptable at this time.

The City will require a total of 20.0m road dedication to be centred on the existing road centerline.

BC Hydro

No objections, working with customer regarding the right-of-way required.

Rogers

Existing Rogers aerial cable on Telus strand along east and north parcel lines.

Telus

No objection.

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 Panel was supportive of the proposal as presented. The DRP positively noted the need for housing and the positive contribution the proposed design will have on the eastern gateway to the community.

The February 13, 2025 DRP meeting minutes are attached (Appendix 9).

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 mixed-use development in a 6-storey building. The building has a footprint of approximately 1,210 m² in area, and reaches a maximum height of 19.57 metres above grade (as per VP-606). The building is set along the eastern portion of the parcel, adjacent to 28 Avenue NE.

The building design is a contemporary style with a varied facade and linear roofline providing visual interest, incorporating a range of cladding materials. Architectural features and details are reasonably unified on all elevations. The entrance features create easily identifiable and protected access points, while the angular design features, balconies, as well as the varied materials and colour choices create visual interest. Unique geometric architectural features break up the massing of the proposed building. The southeast facing elevation proposed at the corner of 28 Street and 8 Avenue NE is well featured including the ground level commercial space of the building, and in the opinion of staff should positively contribute to the streetscape.

The building features underground or underbuilding parking, an indoor bicycle storage area, and an indoor waste and recycling area, as well as outdoor patio spaces and indoor amenity areas. The majority of units feature balconies or patio spaces. These serve to add additional visual interest to the proposed building.

Landscape and Screening Guidelines

The landscape plan has been submitted that staff suggest aligns with OCP guidelines. The estimate for landscaping is \$116,010 including irrigation. The landscape plan prescribes perimeter plantings along all parcel lines, reducing the impact of the parking area and providing an alignment of street trees.

As the site is subject to the provisions of the Tree Protection Bylaw No. 4637, 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 site is estimated to contain approximately 20 trees, with the landscape plan proposing 41 new trees. As under the Bylaw, the tree density target for this site is 34 trees, the proposed landscape plan exceeds the tree density target, and no Tree Density Target Fee payment is required as a condition of the issuance of this Development Permit.

Access, Circulation and Parking Area Guidelines

Vehicle access proposed is via two access routes, which should aid in circulation. Parking areas are broken up, split into two outdoor areas (44 and 18 stalls) and an indoor under-building parkade (34 stalls). There are a total of 96 parking stalls proposed (95 are required) across the development. The proposal also features a 1,500 ft² indoor bicycle storage area. The Zoning Bylaw further specifies surfacing, grading and drainage requirements for off-street parking.

In the opinion of staff, the proposed building is reasonably articulated, well featured and should contribute positively at the eastern gateway to the community. Staff recommend that the proposal aligns with the Development Permit Area guidelines as described in the OCP and thus is supported by staff.

Financial Considerations:

As a Priority Application, in addition to advancing the proposal as a priority, under the City's Fee for Service Bylaw a reduced rate is provided for applicable application fees and charges.

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 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 March 10, 2025.

Alternatives & Implications:

Council may not support the proposal, either in whole or in part. Council may direct staff to amend components of the proposal. If the motion for consideration is defeated, the parcels would remain as presently zoned, and an application to support an alternative development proposal would be required.

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 – Ortho Map
- Appendix 3 – OCP
- Appendix 4 – Zoning
- Appendix 5 – Site Photos
- Appendix 6 – Design Letter
- Appendix 7 – Proposal Plans and Elevations
- Appendix 8 – Engineering Report
- Appendix 9 – DRP Minutes