

November 8, 2024

DESIGN RATIONALE

The HUB, Salmon Arm, BC

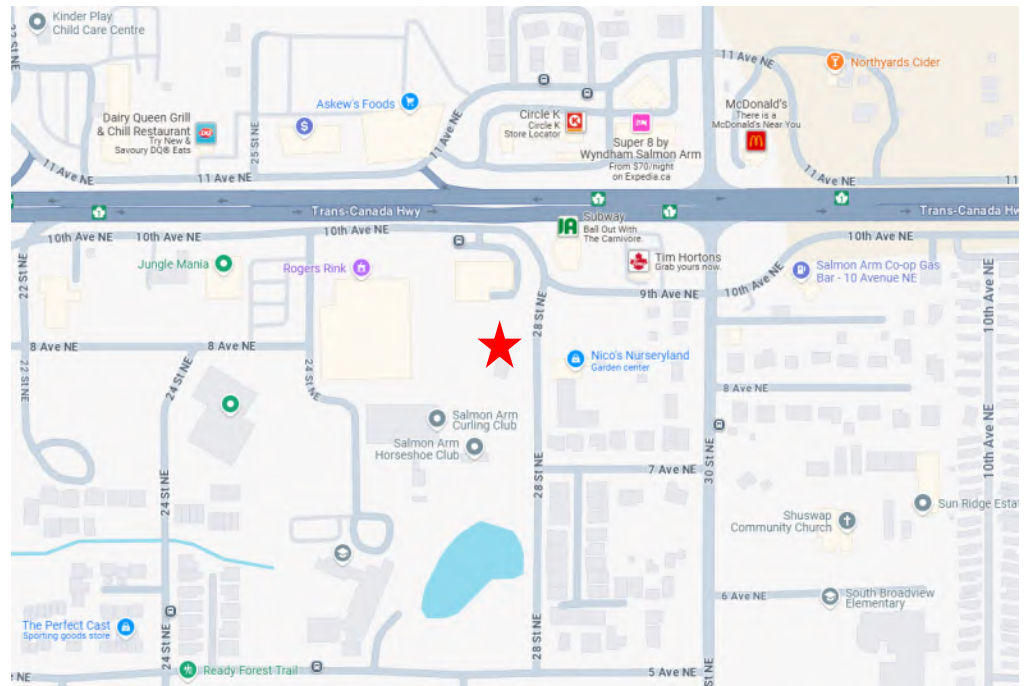
Project: #24025

The Design team of this project respectfully acknowledges that the land on which we propose to build these homes is on the unceded traditional territory of the Secwepemc Peoples, the traditional keepers of this land.

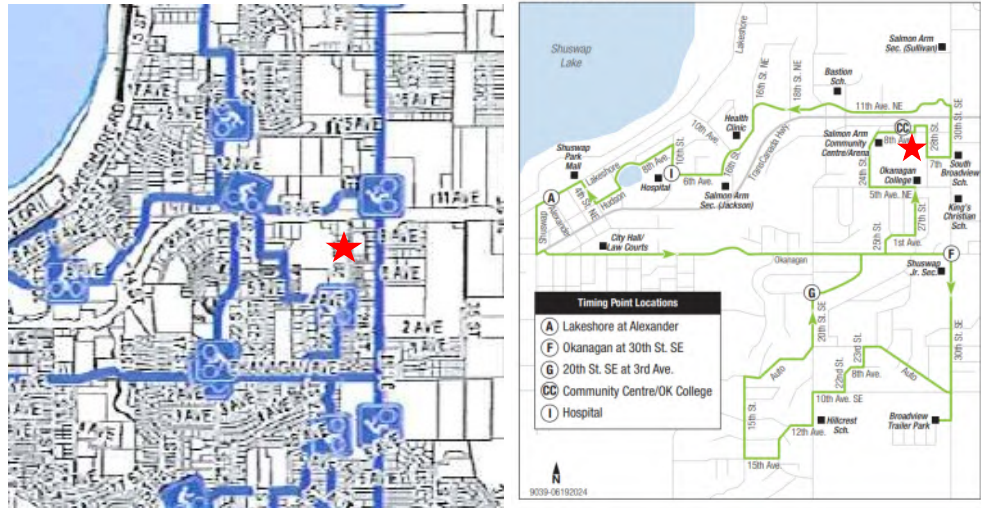
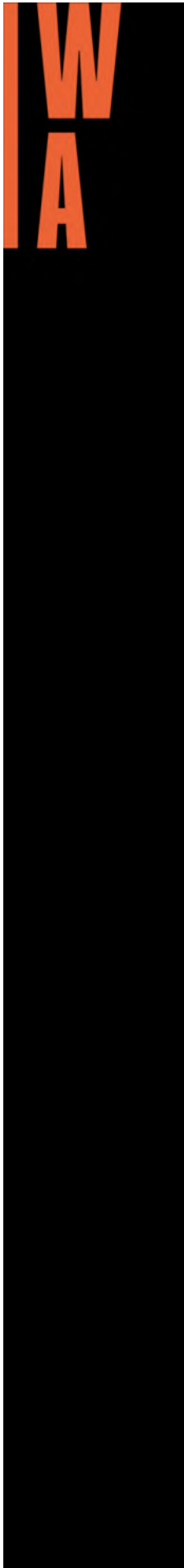
We are building communities.

Site Context

The proposed six (6) storey purpose-built rental housing development to be situated on a two (2) lot consolidation is located in a well-developed area adjacent to the Trans-Canada Highway. Directly flanking the two (2) properties to the South and West are institutional zones, with the North and East being of the same commercial zoning for highway services and tourists. There is also a community park and medium density residential lots in the immediate vicinity.



The site is within a one-minute cycle to major bicycle routes and is sited next to major transit and urban arterial corridors, giving it easy access to both motorized and non-motorized transportation networks. In addition, the surrounding area is well-supplied with retail and commercial services, schools, parks, recreational centres, and other various amenities and employment opportunities, all within a short walking distance. Given the growing nature of the City and its demographic, a multi-family rental housing development is an appropriate response to this central neighbourhood.



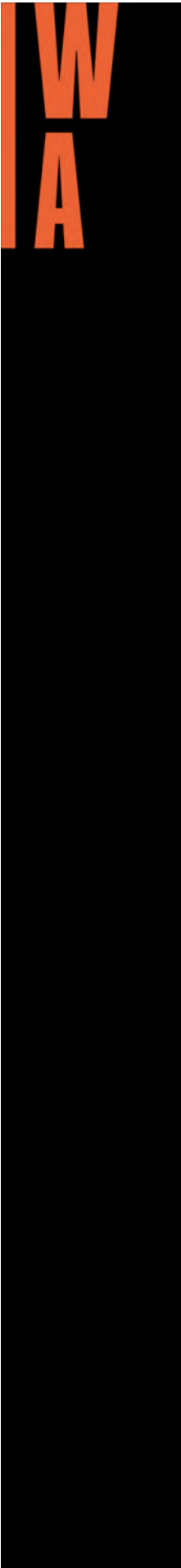
Land Use

The site has recently been rezoned from C3 to C6 (Tourist / Recreation Commercial Zone) on the recommendation of the Salmon Arm Planning Department. The current proposal, under C6 zoning, will allow this site to realize its potential. The existing property at 861 28th Street Northeast is a vacant lot with little vegetation, but for some abutting property line trees and shrubbery, and the property at 821 28th Street Northeast is of a single-family dwelling. This development proposal supports the densification of land use within an already highly developed area of the City, with the aim to increase the variety of available housing types.

Project Statistics and Programming

The two (2) lot consolidation development at 861 and 821 28th Street Northeast will consist of one six (6) storey wood-frame residential program. The total proposed 73 purpose-built rental units have a mix of one (1) and two (2) bedrooms, with a total of thirteen (13) different unit types. Of the 29 (40% of the total) 1-bedroom units, 10 units at 742 ft² enjoy an additional den space, with the remaining 19 units ranging in size from 596 ft² to 618 ft². The 2-bedroom units boast nine (9) different unit types, ranging in size from 827 ft² to a generous 1085 ft². While all 2-bedroom units have 2 baths, almost half also enjoy a den. With this mix, the development will provide a total of 60,274 ft² (5,599.64 m²) of rentable area.

Residential Units		
Unit Type	Unit Area (square feet)	Number of Units
1 Bedroom 1 Bath	596	5
1 Bedroom 1 Bath	612	12
1 Bedroom 1 Bath	618	2
1 Bedroom 1 Bath + Den	742	10
2 Bedroom 2 Bath	827	12
2 Bedroom 2 Bath	840	5
2 Bedroom 2 Bath	855	1
2 Bedroom 2 Bath	952	5
2 Bedroom 2 Bath + Den	1002	11
2 Bedroom 2 Bath + Den	1036	4
2 Bedroom 2 Bath + Den	1051	1
2 Bedroom 2 Bath + Den	1063	4
2 Bedroom 2 Bath + Den	1085	1



Residential (and office) parking will be provided for through a combination of below grade (34 stalls) and on-site surface (63 stalls) parking. In consideration of grade changes, access to surface parking will be incorporated into two levels, with entry points off 8th Avenue, running the length of the South side of the development. Ramp access to the underground parkade will be provided for from the lower surface parking level, in the far Northwest corner. A retaining wall will be added between the upper and lower surface parking areas given the ground elevation changes and also act as an attractive feature wall that will coordinate with the building façade. As well, the development has the added benefit a bicycle and storage room of 1,500 ft², accessible from the underground parkade.

To give maximum street exposure and visual appeal, the building is front facing along 28th NE Street, with the parking in behind the building, hidden from the street view. Raised planters will line the sidewalk and act as a buffer between the public realm and private patios of the residential units at grade. A tiered exterior aspect has been included at the partially exposed underground parkade on the building's North face, with the additional advantage of inserting greenery along North property line.

At grade, an office space measuring 1252 ft² will be occupied by Veyron Properties Ltd. and will serve as their regional office, in the service of the public of Salmon Arm. Adjacent to this office space is a multi-purpose room at 1319 ft². This is programmed for a tenant business centre in recognition of the global and local trends towards remote working, and which provides some limited access to the residents' guests. Both spaces are strategically placed at the corner of the building and are directly accessible from 28th NE Street to boost engagement and collaboration at this junction.

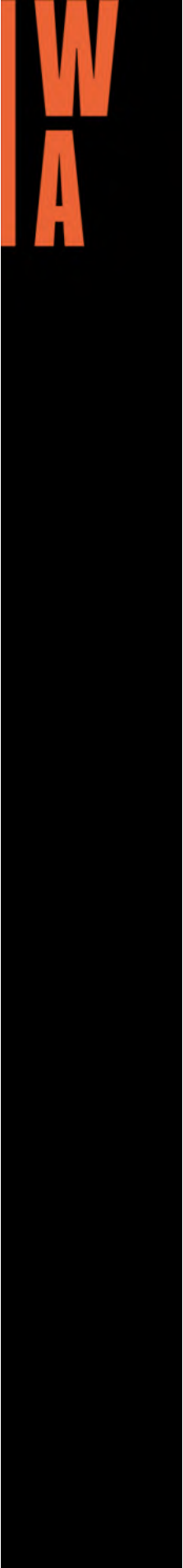
There is also an immense recreational amenity programmed for, boasting two areas: an outdoor space of 1459 ft² and an indoor space of 998 ft², positioned together on the top floor. These amenity provisions enhance the overall useable space for residents and their guests and expand upon the liveability of the private units.

Landscaping design adjacent to the property line and throughout the surface parking is being provided for context only, but will be jointly decided upon under the direction and advice of the City of Salmon Arm.

Form and Character

The design of this building was carried out with meticulous attention to detail. The inspiration was to create a striking departure from the basic, yet still provide highly useable and accessible spaces. To achieve this, the visual massing is articulated with a mingling of recessed and cantilevered projections and balconies, along with the incorporation of continuous decking, that extend upon the lines and offset the varying rectangular projections of the discrete components. Moreover, the interplay of angles along the façade and at grade not only provide eye-catching features, but also accentuate the differing aspects of the building. All together, this creates a decidedly effective relief along the building's exterior.

The stacking of units on the front right half, with contrasting colouration, produce a townhouse feel at the first four levels, which then, given the eyebrow separation for the upper two levels aids in conferring a welcoming, less imposing appearance at the pedestrian scale. When this is juxtaposed with the geometrical prominence of the left half, the non-uniformity provides intrigue that draws the eye across the length of the structure. The addition of soft earth tones, with a darker banding, against a pale hue highlights the series of components in the horizontal plane, as well as the entrances in the vertical plane, and the strategically placed wood-like cladding not only exudes a warmth but also provides a texturized offset to the vertically positioned pale cladding.



These features serve to spotlight the distinctive details of the massing and articulation, providing sufficient variation to make the building a visual interest piece.

The large glazing on the Southeast corner of the building will serve to activate the street corner at the pedestrian scale. At grade units are provided with landscaping buffers for screening from the sidewalks and for screening the generous terraces of the front facing units, but with enough separation to allow for a private entrance into those spaces. Notably as well, the planter boxes follow the angling of the projected amenity spaces at grade and the coordinated angled aesthetic of the stepped back upper levels. The distinctive cantilevering of the top-level outdoor amenity space, while providing for a larger area, at the same time respects the angling of the South end of the building. This aids in finishing off this very distinguishing offset feature of the visual massing that wraps around the South side of the building.

The East or rear-facing side of the building is guided by the same concepts as the other faces in its geometric design and palette. Yet it offers a striking accentuation of the asymmetry between the North and South sides of the building. All together, this gives the building a modern feeling of artistic imbalance, yet with an overall engaging effect of balance.

Regional Growth

Being the largest community in the Shuswap region, Salmon Arm serves as the economic and commercial centre of the area. Combine this fact with its picturesque setting along the shores of the breathtaking Shuswap Lake and surrounding majestic mountains and sweeping valleys, the city is a highly attractive place to settle.

Statistics show that the community is growing and is in need of more diversified housing options, having over 50% of the housing stock currently supplied by single detached homes. This proposal aims to address this need. We firmly believe that together with the City and with the right planning and input from various professionals, this development will benefit the flourishing community. We look forward to working with the City to realize the potential of this site.

WA Architects Ltd.

PROJECT STATS

THE HUB, 861 & 821 28TH STREET NORTHEAST, SALMON ARM, B.C.

Project No. 24025

REVISION NO. - 4				DATE: 2025-01-14	
SITE INFORMATION					
LEGAL DESCRIPTION		Lot 1, Plan 12198, & Lot A, Plan 12005, Both of Sec 13, Tp 20, Rge 10, W6M, KDYD			
CIVIC ADDRESS		861 & 821 28TH STREET NORTHEAST, SALMON ARM, B.C.			
ZONING					
		ZONING		PROPOSED	
		C6			
SITE AREA (ft²)	BYLAW REFERENCE	MIN. REQUIRED	EXISTING (METRIC)	EXISTING (IMPERIAL)	
	Bylaw 2303 - 20.7	325.00 m²	3,906.45 m²	42,048.67 ft²	
FAR					
	BYLAW REFERENCE	BYLAW - DESCRIPTION	REQUIRED	PROPOSED	
FAR	N/A	N/A	N/A	N/A	
GROSS FLOOR AREA	N/A	N/A	N/A	73,279.00 ft²	
PROJECT DATA					
SITE COVERAGE		N/A		N/A	
BUILDING HEIGHT*	Bylaw 2303 - 20.5	The maximum height of the principal buildings shall be 19.0 meters.	20.0m*	19.57m	
SETBACKS					
			REQUIRED	PROPOSED	
				BUILDING SETBACKS (TO ENVELOPE)	
Front (28th Ave)	Bylaw 2303 - 17.8.1	Front setback shall be provided of not less than 6.0 metres (19.7ft) in depth.	0.00m	4.89 m (16.04 ft)	Ground floor projection of 1.18 m (3.87 ft) applies only to 19% out of the total building footprint.
Side (8th Ave)	Bylaw 2303 - 17.8.4	Side setback shall be provided of not less than 6.0 metres (19.7ft) in depth common to an access route excluding lanes and walkways.	0.00m	2.12 m (6.96 ft)	Second floor projection of 1.53 m (5.02 ft) applies only to 2% out of the total building footprint.
Rear	Bylaw 2303 - 17.8.2	Rear setback shall be provided of not less than 1.0 metres (3.3ft) in width that is not adjacent to a residential zone	0.00m	35.37m (116.04 ft)	
Side	Bylaw 2303 - 17.8.3	Side setback shall be provided of not less than 1.0 metre (3.3ft) in width that is not adjacent to a residential zone	0.00m	1.84m (6.04 ft)	
Interior side parcel line	Bylaw 2303 - 20.9	The minimum interior side parcel line of the principal and accessory buildings adjacent to residential zone shall be 3.0 meters.	3.00m	N/A	
BUILDING DATA					
UNIT MIX	DESCRIPTION	GROSS AREA		# OF UNITS	COMBINED
A1	1 BR 1 BTH	596.00 ft²		5	276.85 m² 2,980.00 ft²
A2	1 BR 1 BTH	612.00 ft²		12	682.28 m² 7,344.00 ft²
A3	2 BR 1 BTH	742.00 ft²		10	689.34 m² 7,420.00 ft²
A4	1 BR 1 BTH	618.00 ft²		2	114.83 m² 1,236.00 ft²
B1	2BR 2BTH	827.00 ft²		12	921.97 m² 9,924.00 ft²
B2	2BR 2BTH + DEN	1,002.00 ft²		11	1,023.98 m² 11,022.00 ft²
B2A	2BR 2BTH + DEN	1,063.00 ft²		4	395.02 m² 4,252.00 ft²
B2B	2BR 2BTH + DEN	1,036.00 ft²		4	384.99 m² 4,144.00 ft²
B3	2BR 2BTH	840.00 ft²		5	390.19 m² 4,200.00 ft²
B4	2BR 2 BTH	952.00 ft²		5	442.22 m² 4,760.00 ft²
B5	2BR 2 BTH	1,051.00 ft²		1	97.64 m² 1,051.00 ft²
B5A	2BR 2 BTH	1,085.00 ft²		1	100.80 m² 1,085.00 ft²
B6	2BR 2 BTH	855.00 ft²		1	79.43 m² 855.00 ft²
TOTAL UNITS	(Saleable Area)			73	5,599.54 m² 60,273.00 ft²
UNIT MIX					
	DESCRIPTION	% OF UNITS	# OF UNITS	COMBINED	
Unit A	1 BR 1 BTH	26%	19	1,073.96 m² 11,560.00 ft²	
Unit B	2 BR 2BTH	74%	54	4,525.58 m² 48,713.00 ft²	
TOTAL UNITS		100%	73	5,599.54 m² 60,273.00 ft²	
PARKING DATA					
	BYLAW	BYLAW - DESCRIPTION	# OF UNIT	REQUIRED # OF STALLS AS PER BYLAW	PROPOSED - # OF STALLS (TO MEET THE BYLAW)
RESIDENTIAL	Bylaw 2303 - Table A1-1	*Multi-Family R-5, 1.25 per dwelling unit.	73	91.25	96.0
OFFICE	Bylaw 2303 - Table A1-1	1 per 35 m² of gross floor area	116.31	3.32	
TOTAL PARKING				94.57	
				95**	
OTHER PARKING REQUIREMENT (INCLUDED IN TOTAL)					
	Bylaw	BYLAW - DESCRIPTION	REQUIRED - # OF STALLS		PROPOSED - # OF STALLS
VISITOR		NOT REQUIRED	N/A		N/A
ACCESSIBLE	Bylaw 2303 - Bylaw 2303 - Appendix I, 12.3	Total number of parking spaces required= 51-100 (Note: based on 96 total parking required) Total number of accessible parking to be provided= 4 stalls Accessible car spaces to be provided= 3 Accessible Van spaces to be provided= 1	3 Car	1 Van	3 Car, 1 Van
SMALL CAR	Bylaw 2303 - Appendix I, 4	MAX 20% of required spaces	20% (19 Stalls)		20.8% (20 Stalls)

*20.0 m required building height as per variance requested in rezoning stage.

*1.71 m retaining wall height variance requested in rezoning stage not affected.

**Where the calculation of the required off-street parking spaces or loading spaces results in fraction, one parking or loading space shall be provided in respect of that fraction.

***Gross floor area was not a requirement for the zoning, please refer to A100 to see GFA.



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