



## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. DP-463 (Highway Service / Tourist Commercial)

Legal: Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328, Except Plans EPP17085 and EPP18478  
Civic: 2991 - 9 Avenue SW  
Owner: Salmon Arm Shopping Centres Ltd. And Calloway REIT (Salmon Arm) Inc  
Agent: SmartCentres Management Services Inc. (Savard, B.)

Date: April 7, 2025

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### **Executive Summary/Purpose:**

This proposal is for two 6-storey residential multiple family buildings consisting of 129 and 93 dwelling units, subject to the guidelines of the "Highway Service Tourist Commercial Permit Area".

### **Motion for Consideration:**

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 463 be authorized for issuance for that part of Lot 1, Section 15, Township 20, Range 10, W6M, KDYD, Plan EPP10328 Except Plans EPP17085 and EPP18478 (2991 9 Avenue SW) in accordance with the drawings dated March 13, 2025 attached to this memorandum;

AND THAT: issuance of Development Permit No. 463 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:**

This proposal is for two 6-storey residential multiple family buildings consisting of 129 and 93 dwelling units, subject to the guidelines of the "Highway Service Tourist Commercial Permit Area".

### **Background:**

The subject parcel is located at 2991 – 9 Avenue SW, and is comprised of the developed and undeveloped portions of the Smart Centres property (Appendix 1 & 2). Development on the site has largely proceeded to date under a series of Development Permit applications which were considered and supported through 2008 to 2011.

The subject parcel is designated Highway/Tourist Commercial in the City's Official Community Plan (OCP) and zoned CD-8 (Comprehensive Development Zone) in the Zoning Bylaw (Appendix 3 & 4). This large parcel is approximately 25 hectares (61.75 acres) in area, which includes nearly 16.5 hectares (41 acres) of undevelopable land adjacent Shuswap Lake. The developable portion of the parcel is just over 8.5 hectares. This particular application targets potential development over the south portion of the site, approximately 3.2 hectares of land south of 9 Avenue SW.

While the development site already features a range of commercial services including restaurants, retail and grocery stores, the site also includes a number of additional community features including natural areas, developed trails, patio space, sidewalks, and access to transit service.

The proposed development was considered under a recent Zoning Amendment Application (ZON-1284) which included amendments to the setback, parking, and building height regulations.

The applicant has provided letters of rationale, site plans and building elevations detailing their design (Appendix 5 & 6). They propose the development of two 6-level residential multiple family buildings consisting of 129 and 93 dwelling units, as shown in the proposed Development Permit drawings attached as Appendix 6.

The proposed buildings as illustrated would have footprints of approximately 1,523 square metres (16,393 sq.ft.) and 1,116 square metres (12,012 sq.ft.), and 6 storeys to a height of 18.3 metres.

**Relevant Policy(ies):**

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. Furthermore, Zoning Bylaw regulations are applicable, as well as the Tree Protection Bylaw No. 4637.

**Referral Comments:**

Fire Department

No concerns.

Building Department

N/A

Engineering Department

Servicing requirements for future development have been provided to the applicant. Confirmation of adequate waste management facilities will be required. Installation of two crosswalks over 9 Avenue SW will be required. Comments attached (Appendix 7).

BC Hydro

No objections.

Rogers

No conflicts with existing Rogers assets.

## Fortis

No concerns.

## 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 DRP was supportive of the proposal, subject to conditions. The DRP positively noted the need for housing and expressed their aesthetic concerns relative to the subject parcels location at the western gateway of the community.

The DRP suggested consideration for some additional combination of features to enhance the proposed design such as:

- additional building or roof features to create additional roofline articulation,
- varied window treatments to further break up building massing,
- enhanced or expanded entry areas to further break up building massing,
- enhanced relief between balcony features to further break up building massing, or
- additional use of exterior colours to further break up building massing.

The DRP is supportive of the concept subject to enhancement of the proposed buildings' form and character:

The February 13, 2025 DRP meeting minutes are attached (Appendix 8).

The applicant has subsequently amended their proposal to include several elements to address the DRP comments. The following changes have been made:

- Emphasized the entrance with a larger canopy
- Adjusted the roofline articulation per the City's comments
- Added two symmetrical wooden blocks to add diversity and movement to the façade.
- Added wood cladding to the balcony canopy on the top floor to create a cohesive connection for the entire building
- Added 4 level 2 charging stations to the site plan – 2 for each building
- Black staircase to break up the façade facing the highway and 9 Ave SW. This has been done on all staircases on both buildings.

In the opinion of staff, these changes bring the proposal into a stronger alignment with the OCP DP area guidelines.

## 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 multiple family residential development in the form of two 6-level buildings.

### Building A:

The building has a footprint of approximately 1,523 square metres in area, and reaches a maximum height of 18.3 metres. The building is set to the west of the wetland area, and features an articulated building footprint, stepped at the primary entry.

#### Building B:

Building B is slightly smaller, with a footprint of approximately 1,116 square metres in area, and reaches a maximum height of 18.3 metres. The building is set to the east of the wetland area.

The building design is generally consistent across both buildings, a contemporary style with a varied facade and linear roofline providing visual interest, incorporating a range of colour and cladding materials. Architectural features and details are reasonably unified on all elevations. The entrance features create easily identifiable and protected access points, while the design features, balconies, as well as the varied materials and colour choices create visual interest.

OCP Development Permit Area policy 9.6.11 encourages breaking up building massing and encourages varied facades and rooflines, all of which staff feel is achieved by the proposed building designs and site plan. The varied building types, articulation of the facades, rooflines and the position of the buildings limit related impacts, and the different materials and designs proposed offer visual interest. As such, staff's opinion is that the design achieves the intent of the guidelines as outlined in the OCP.

#### *Landscape and Screening Guidelines*

A landscape plan has been submitted that staff suggest aligns with OCP guidelines. The landscape plan prescribes perimeter plantings to compliment existing plantings along all parcel lines, reducing the impact of the parking area and providing an alignment of street trees to the north and south in alignment with OCP Policy 9.6.28.

As the site is subject to the provisions of the Tree Protection Bylaw No. 4637, any tree removal restricted by this bylaw is prohibited. Under this bylaw, 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 landscape plan proposes 33 new trees, and notes 10 existing trees. Under the Bylaw, the tree density target for this site is 71 trees. Where a proposed landscape plan does not meet or exceed the tree density target, a fee of \$500 is required to be deposited into a City reserve fund for tree planting.

An estimate for the landscape materials and works including fencing and irrigation has been included totalling \$123,179.25. A 125% security will be required for issuance of the Development Permit should it be supported.

A wetland area affects a significant portion of this site, and should serve to provide privacy and natural greenspace between the two buildings. Retention of this area aligns with OCP 9.6.9 and 9.6.21. This wetland is subject to the Provincial Riparian Area Regulations, and the applicant's have submitted a RAPR report reflecting this proposal worked to address these regulations.

#### *Access, Circulation and Parking Area Guidelines*

Vehicle access proposed is via two access routes, one existing (OCP 9.6.38) and one proposed additional access, which should aid in circulation. Both indoor bicycle parking and EV parking is proposed. Parking areas are over outdoor areas (182 stalls) and include 4 EV charging stalls and 6 accessible stalls. As per the CD-8 Zone, 0.82 parking stalls are required, which was supported by Council through the consideration of the zoning. The proposal also features indoor bicycle storage areas in both buildings (37 bike lockers in Building A and 32 in Building B). 10 outdoor

bike racks are also proposed. The Zoning Bylaw further specifies surfacing, grading and drainage requirements for off-street parking.

The applicant is applying for a Development Permit to support the development of a two-building multiple family residential development. The applicant has actively worked to meet and address the concerns of the DRP, making multiple amendments to enhance their proposal. The proposed buildings are reasonably articulated and featured, separated by a natural wetland. In the opinion of staff, the proposal should contribute positively to the western gateway of the community. Staff recommend that the proposal aligns with the Development Permit Area guidelines as described in the OCP and support the proposal.

**Financial Considerations:**

This application is advancing as a standard development application, not subject to Council's Priority Policy at the direction of the applicant, and would be subject to applicable application fees and Development Cost Charges. At the time of Building Permit the DCCs would be calculated based on High Density Residential DCC rate.

**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 directs those with an interest in the proposal to the City of Salmon Arm website for additional information. It is expected that Council will consider this application at their meeting held on April 14, 2025.

**Alternatives & Implications:**

Council may deliberate and determine an alternative way in which to proceed.

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 – Aerial Map
- Appendix 3 – OCP
- Appendix 4 – Zoning
- Appendix 5 – Design Rationale Letters
- Appendix 6 – Site Plans and Elevations
- Appendix 7 – Engineering Report
- Appendix 8 – DRP Minutes