



APLIN MARTIN

December 20, 2024

File No. 23-2028

Attention: Brent Savard,
Senior Director, Smart Centres

Dear Sir/Madam,

Re: Residential Development at 2991 10th Ave. SW, Salmon Arm

The project consists of two blocks of six-storey buildings, comprising a total of 222 units, located in the heart of the SmartCentres shopping centre. The site is surrounded by picturesque mountains and a vibrant environment offering a range of outdoor activities.

Building Design and Character

The design of the buildings incorporates distinct façade elements divided into three horizontal bands to ensure the buildings avoid appearing bland or monolithic:

- **Ground-Oriented Façade (First Band):**
The first two levels are clad in vertical charcoal vinyl siding, emphasizing the ground connection. Wood-tone accents enhance the main entrances and architectural features, including post claddings, fascia for second-level decks, and main entrance canopies with adjacent siding treatments.
- **Middle Façade (Second Band):**
The central three levels are defined by horizontal white siding, creating a sense of lightness and contrast.
- **Upper Façade (Third Band):**
The top level features vertical charcoal vinyl siding, echoing the materiality of the ground-oriented façade for a cohesive look.
- **Balconies:**
The balconies are thoughtfully designed to be grouped together, creating a semi-recessed and projected zone on the façade. This arrangement adds depth and visual interest to the building's exterior.
- **Roof Design:**
The roof follows a simple West Coast architectural style with clean, unbroken lines. Stepped parapet walls are designed to recede and align with the lower façade, emphasizing the roof's thin, horizontal profile.



Orientation and Views

The buildings are carefully positioned to maximize stunning views of the surrounding mountains. A significant SPEA located centrally creates a generous buffer between the buildings, enhancing privacy while offering shared scenic views. Additionally, the indoor and outdoor amenity spaces provide residents with a private gathering area, fostering a sense of community.

Colour Palette and Material Strategy

The colour palette is thoughtfully chosen to harmonize the new buildings with the existing architectural context. No new colours or materials have been introduced, ensuring the design seamlessly integrates with its surroundings.

A handwritten signature in black ink, appearing to read "H. Rad", is positioned above the typed name.

Homayoun Shokouhi Rad,
Manager, BC Architecture
Architect, AIBC, AAA, MRAIC



MEMORANDUM

Date: December 20, 2024 PMG Project No: 24-195

Project: Residential Development
2991 10th Avenue SW, Salmon Arm

Subject: Landscape Design Rationale

To: Brent Savard, Senior Director, Development
bsavard@smartcentres.com

From: Ben Aldaba
ben@pmglandscape.com

<input type="checkbox"/> as requested	<input type="checkbox"/> for your information	<input type="checkbox"/> for your comment
<input type="checkbox"/> for your estimate	<input type="checkbox"/> for your approval	<input type="checkbox"/> for your use

MEMO:

This two (2) 6 storey residential development is situated north of the Trans-Canada Highway and east of 30th St. SW, and within the existing SmartCentres shopping centre in Salmon Arm. Site landscape integrates with the adjacent shopping centre via matching of some trees and shrubs and will improve upon the form and character of the surrounding commercial development with additional canopy trees and ornamental grasses and shrubs. The plant palette consists of a mix of native, native-adapting and drought tolerant trees shrubs and grasses that will provide a hardy mix of foundation planting and year round interest. All new landscape areas will be irrigated with an automatic high efficiency system.

Outdoor amenity areas are provided for both buildings: Building A includes a seating area and open lawn for flex use. Building B amenity, the larger of the two spaces, includes a yoga deck that ties into the indoor amenity room, group seating opportunities and a natural log/climbing area for kid's play. There is a perimeter walkway around both buildings that allow for pedestrian connectivity around the development and the nearby commercial amenities and trail network. Lit bollards are provided on the perimeter walkway at key points to assist with wayfinding.

The amenity areas will be fenced to help ensure privacy for residents, and the existing SPEA area between the buildings will be delineated via wood rail fence.

Ben Aldaba, BCSLA | CSLA
Principal | Managing Director
Landscape Architect