

# SMARTCENTRES RESIDENTIAL DEVELOPMENT

2991 9 AVENUE SW, SALMON ARM, BC



**CLIENT:**  
 COMPANY NAME: SMARTCENTRES REAL ESTATE INVESTMENT TRUST  
 ADDRESS: 1100 BORDENWAY AVENUE, SUITE 301, VANICUT, VANCOUVER, BC, CANADA  
 CONTACT: BRETT BLAVARD  
 PHONE: 604-460-5170  
 EMAIL: bblavard@smartcentres.com

**ARCHITECT:**  
 COMPANY NAME: JPI IN PARTNERSHIP WITH LTD.  
 ADDRESS: 107 WEST HASTINGS STREET - SUITE 418, VANCOUVER, BC, CANADA  
 CONTACT: JESSICA HENNING  
 PHONE: 604-675-2000  
 EMAIL: jhenning@jpi.com

**LANDSCAPE ARCHITECT:**  
 COMPANY NAME: PALM LANDSCAPE ARCHITECTS  
 ADDRESS: 405 FENNER AVENUE, SUITE 200, VANICUT, VANCOUVER, BC, CANADA  
 CONTACT: BEAUHARNAUD, NICOLA  
 PHONE: 604-681-8888  
 EMAIL: info@palm.ca

**DRAWINGS LIST**


NO.	DATE	DESCRIPTION	BY	CHKD.	REVISION	REVISION DESCRIPTION
1	2024.02.28	CONCEPT PLAN	JPH	JPH		
2	2024.03.01	CONCEPT PLAN	JPH	JPH		
3	2024.03.01	CONCEPT PLAN	JPH	JPH		
4	2024.03.01	CONCEPT PLAN	JPH	JPH		
5	2024.03.01	CONCEPT PLAN	JPH	JPH		
6	2024.03.01	CONCEPT PLAN	JPH	JPH		
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99	2024.03.01	CONCEPT PLAN	JPH	JPH		
100	2024.03.01	CONCEPT PLAN	JPH	JPH		

**RECEIVED**  
 MAR 13 2025  
 CITY OF SALMON ARM

1116-1177 West Hastings St  
 Vancouver, BC V6E 4E3  
**APLIN MARTIN**  
 ARCHITECTS

ISSUANCE SCHEDULE  
 1. 2024.03.01 ISSUED FOR DP  
 2. 2025.03.01 RE-ISSUED FOR DP

INVESTOR AND OPERATOR'S OBLIGATIONS  
 THE INVESTOR AND OPERATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER RELEVANT AGENCIES. THE INVESTOR AND OPERATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER RELEVANT AGENCIES. THE INVESTOR AND OPERATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER RELEVANT AGENCIES.

PROPERTY INFORMATION	ZONING INFORMATION	MINIMUM SITE AREA	BUILDING HEIGHT	
<b>ADDRESS:</b> 2991 9 AVENUE SW, SALMON ARM, BC <b>LEGAL DESCRIPTION:</b> LOT 1 SECTION 15 TOWNSHIP 20 RANGE 10 DISTRICT 10 SALMON ARM DISTRICT PLAN EPP10028 DIVISION VALE DISTRICT PLAN EPP10028 EXCEPT PLANS EPP17095 AND EPP18478 <b>PID:</b> 028-004-837 <b>VICINITY MAP:</b> 	<b>EXISTING ZONING:</b> CD-8 COMPREHENSIVE DEVELOPMENT ZONE - 8 <b>PROPOSED ZONING:</b> UNCHANGED <b>OCF DESIGNATION:</b> COMMERCIAL HWY SERVICE / TOURIST	<b>MINIMUM SITE AREA:</b> 2,023.43 sq.m. / 21,789 sq.ft. (0.5 ± / 0.2 ha) <b>GROSS SITE AREA:</b> 6,436.50 sq.m. / 69,282.00 sq.ft. (1.59 ac / 0.64 ha) <b>RESIDENTIAL PARCEL A:</b> 5,111.80 sq.m. / 55,023.00 sq.ft. (1.26 ac / 0.51 ha) <b>RESIDENTIAL PARCEL B:</b> 1,324.70 sq.m. / 14,259.00 sq.ft. (0.30 ac / 0.12 ha)	<b>RESIDENTIAL MULTIPLE FAMILY DWELLING BUILDING</b> <b>ALLOWABLE MAX HEIGHT:</b> 19.0m (62'-4") <b>PROPOSED HEIGHT BLDG A &amp; B:</b> 18.3m (60'-0")	
<b>MINIMUM SITE WIDTH:</b> 150.0 m / 492.1 ft <b>REFER TO OVERALL SITE PLAN:</b> <b>EXISTING NORTH - SOUTH:</b> 35.14 m / 115.27 ft <b>EXISTING EAST - WEST:</b> 35.14 m / 115.27 ft	<b>MINIMUM FLOOR AREA OF A BUILDING:</b> 10,776.4 sq.m. / 116,009 sq.ft. <b>PROPOSED RESIDENTIAL BUILDING A:</b> 3,522.75 sq.m. / 37,892.77 sq.ft. <b>TOTAL GROSS FLOOR AREA:</b> 6,862.28 sq.m. / 73,795.15 sq.ft. <b>PROPOSED RESIDENTIAL BUILDING B:</b> 3,339.53 sq.m. / 35,912.35 sq.ft. <b>TOTAL GROSS FLOOR AREA:</b> 6,862.28 sq.m. / 73,795.15 sq.ft. (INCLUDING INDOOR AMENITY)	<b>UNITS</b> RESIDENTIAL BUILDING A: 120 UNITS RESIDENTIAL BUILDING B: 93 UNITS <b>TOTAL UNIT COUNT:</b> 213 UNITS <b>EFFICIENCY:</b> BLDG A: 81.12 U.P.A. / 164.69 U.P.H.A BLDG B: 73.81 U.P.A. / 182.35 U.P.H.A	<b>INDOOR AMENITY</b> RESIDENTIAL BUILDING A & B: 71 sq.m. / 759 sq.ft.	
<b>LOT COVERAGE</b> RESIDENTIAL PARCEL A: 23.65% RESIDENTIAL PARCEL B: 21.85%	<b>YARDS &amp; SETBACKS:</b> (BASED ON CD-8) <b>FRONT YARD SETBACK (NORTH):</b> 3.2m (10'-4") BLDG A: 5.14m (16'-9") 0.7m (2'-3 3/8") BLDG B: 0.7m (2'-4") <b>REAR YARD SETBACK (SOUTH):</b> 6.0m (19'-8 1/4") (FOR ALL PARCELS) <b>SIDE YARD SETBACK (EAST):</b> 6.0m (19'-8 1/4") (FOR ALL PARCELS) <b>SIDE YARD SETBACK (WEST):</b> 6.0m (19'-8 1/4") (FOR ALL PARCELS)	<b>OUTDOOR AMENITY</b> RESIDENTIAL BUILDING A & B: 44 sq.m. / 474 sq.ft. + 183 sq.m. / 1,974 sq.ft. <b>TOTAL:</b> 227 sq.m. / 2,448 sq.ft.	<b>OUTDOOR AMENITY</b> RESIDENTIAL BUILDING A & B: 44 sq.m. / 474 sq.ft. + 183 sq.m. / 1,974 sq.ft. <b>TOTAL:</b> 227 sq.m. / 2,448 sq.ft.	
<b>DENSITY:</b> RESIDENTIAL PARCEL A: 81.12 UNITS / ACRES (164.69 UNITS / HA) RESIDENTIAL PARCEL B: 73.81 UNITS / ACRES (182.35 UNITS / HA)	<b>REQUIRE:</b> 23.65% 21.85%	<b>PROPOSED:</b> BLDG A: 5.14m (16'-9") BLDG B: 0.7m (2'-4")	<b>PARKING</b> PARKING REQUIRED (CD-8): 0.82 SPACES PER DWELLING UNIT PARKING PROVIDED: 192 STALLS INCLUDING 14 SMALL CARS - 14% RESIDENTIAL BUILDING A: 0.82 SPACES PER DWELLING UNIT RESIDENTIAL BUILDING B: 0.82 SPACES PER DWELLING UNIT <b>TOTAL PARKING PROVIDED:</b> 192 STALLS (4 EV STALLS) <b>ACCESSIBLE PARKING REQUIRED:</b> 6 STALLS (4 CAR & 2 VAN SPACES) <b>ACCESSIBLE PARKING PROVIDED:</b> 6 STALLS (4 CAR & 2 VAN SPACES)	<b>BIKE LOCKERS (INDOOR)</b> BIKE LOCKERS PROVIDED: 37 (BLDG A) + 32 (BLDG B) <b>TOTAL BIKE LOCKERS PROVIDED:</b> 69 BIKE LOCKERS <b>BIKE RACKS (OUTDOOR)</b> BIKE RACKS PROVIDED: 4 (BLDG A) + 6 (BLDG B) <b>TOTAL BIKE RACKS PROVIDED:</b> 10 BIKE RACKS

2991 9 AVE SW, SALMON ARM, BC  
**SMARTCENTRES RESIDENTIAL DEVELOPMENT**  
 APLIN MARTIN ARCHITECTS

DATE: 2024.03.01  
 DRAWN BY: JPH  
 CHECKED BY: JPH  
 SCALE: AS SHOWN

PROJECT NO: 2024-03-01  
 SHEET NO: A000

REVISIONS:  
 1. 2024.03.01 ISSUED FOR DP  
 2. 2025.03.01 RE-ISSUED FOR DP

CURRENT ISSUANCE: RE-ISSUED FOR DP



18-1177 West Hastings St  
 VANCOUVER, BC V6Z 1S1  
 TEL: 604.681.1177  
 WWW.APLN.MARTIN.COM

ISSUANCE SCHEDULE  
 No. DATE DESCRIPTION  
 1 2024/02/28 ISSUED FOR DEVELOPMENT PERMIT  
 2 2025/01/15 REISSUED FOR EIP



SMARTCENTRES  
 RESIDENTIAL DEVELOPMENT  
 22911 AVE SW, SALMON ARM, BC  
 PROJECT NO: 2024-01  
 PROJECT DATE: 2024  
 DRAWN BY: YOUNG  
 CHECKED BY: HR  
 PROJECT MANAGER: APLN MARTIN  
 OVERALL SITE PLAN  
 SCALE: 1/8" = 1'-0"  
 SHEET NO: A101

CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT



115-1177 West Hastings St  
**APLIN MARTIN**  
 ARCHITECTS

ISSUANCE AND PROVISIONS ARE SUBJECT TO THE APPROVAL OF AMALTICITY. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND FEES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND FEES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND FEES.

**ISSUANCE SCHEDULE**

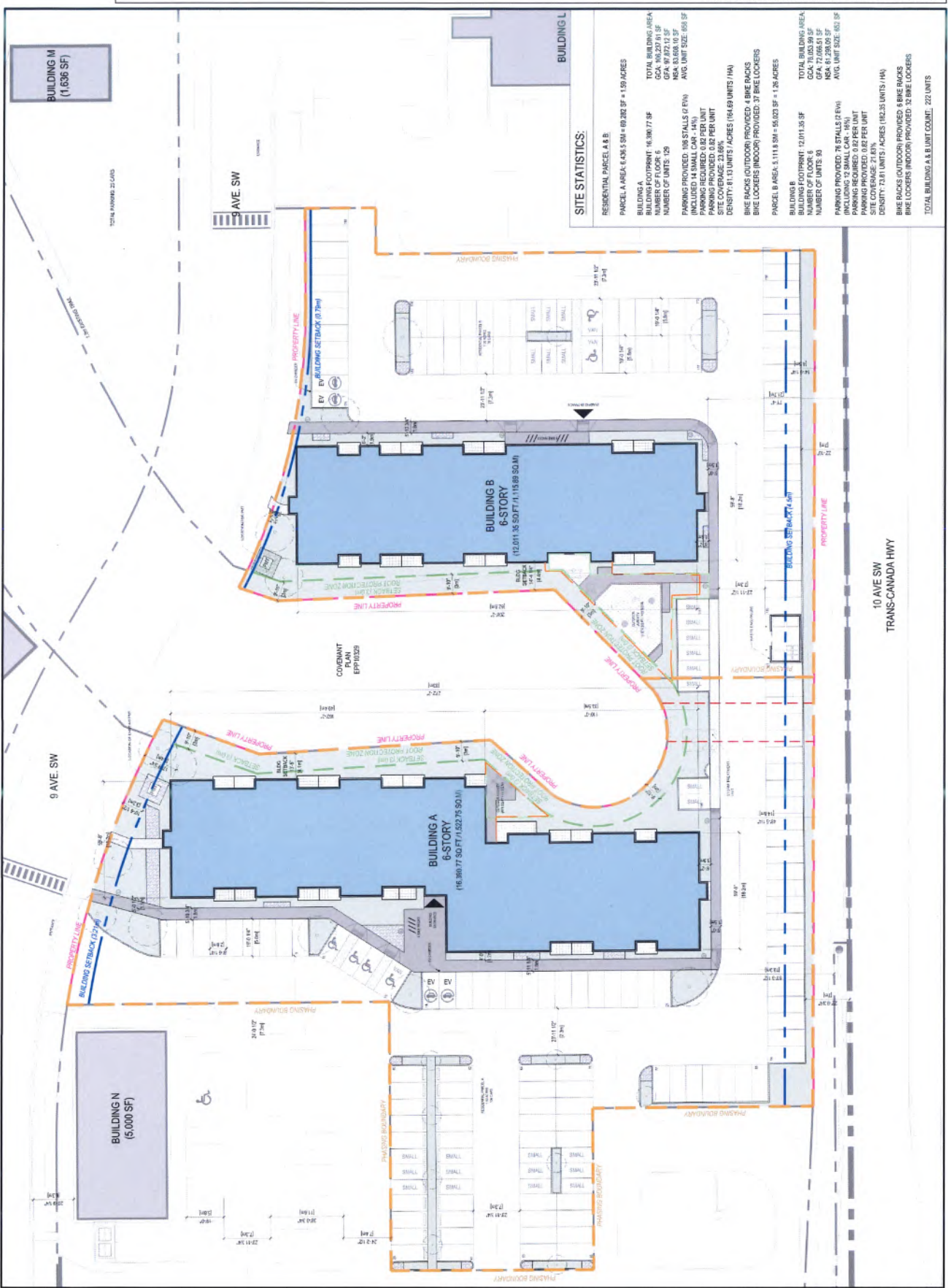
No.	DATE	DESCRIPTION
1	2024/02/28	ISSUED FOR ICP
2	2023/03/04	RE-ISSUED FOR ICP



**SMARTCENTRES RESIDENTIAL DEVELOPMENT**  
 2991 9 AVE SW, SALMON ARM, BC  
 PROJECT NO: 23-2028  
 START DATE: 2024  
 DRAWN BY: APLIN  
 CHECKED BY: HE  
 SCALE: 3/8" = 1'-0"

**ENLARGED SITE PLAN**  
 ISSUED FOR DEVELOPMENT PERMIT

**A102**



10 AVE SW  
 TRANS-CANADA HWY

9 AVE SW

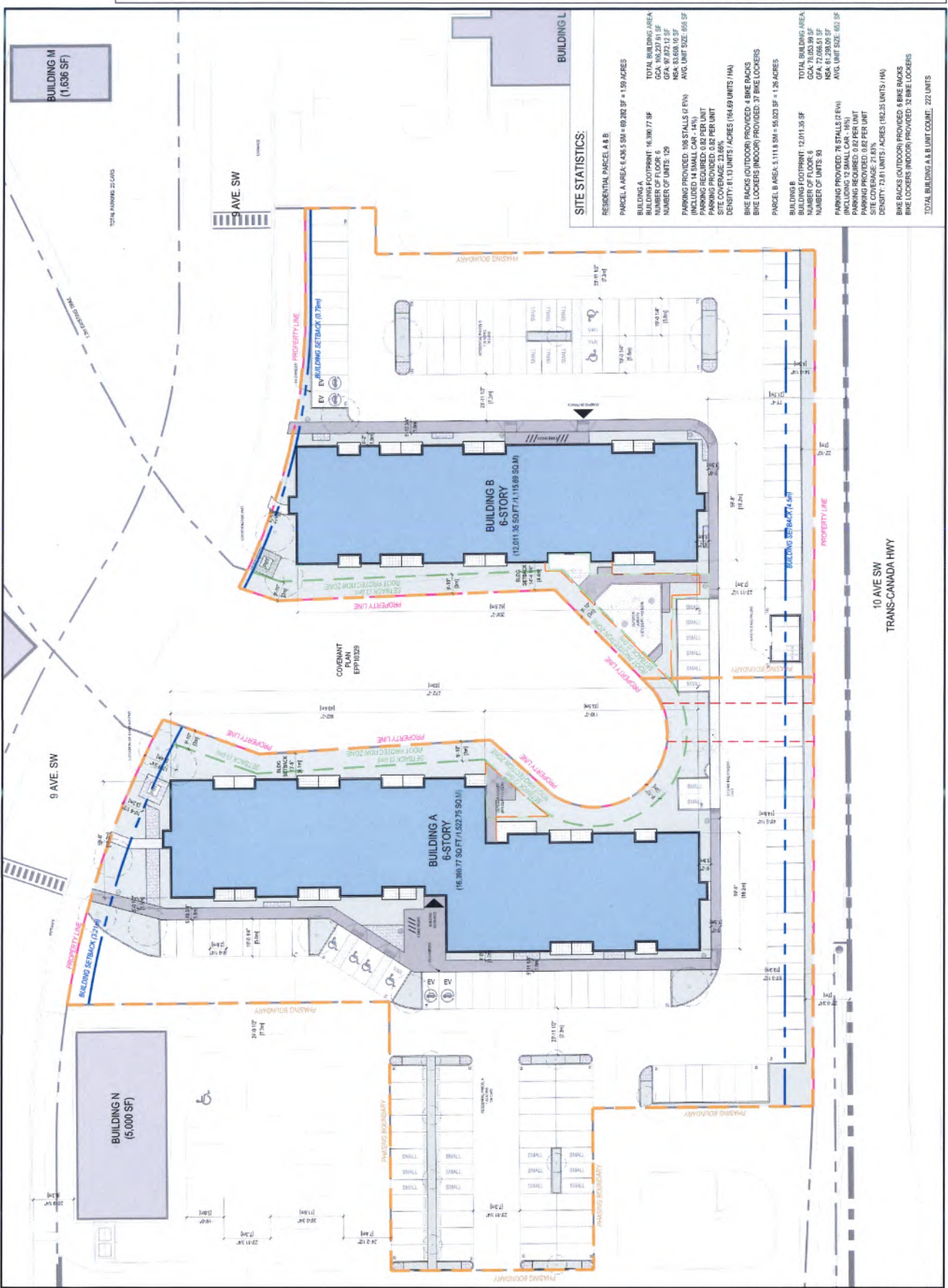
BUILDING M  
 (1,636 SF)

BUILDING N  
 (5,000 SF)

BUILDING A  
 6-STORY  
 (16,380 SF / 1,522.75 SQ M)

BUILDING B  
 6-STORY  
 (12,011 SF / 1,119.89 SQ M)

BUILDING L







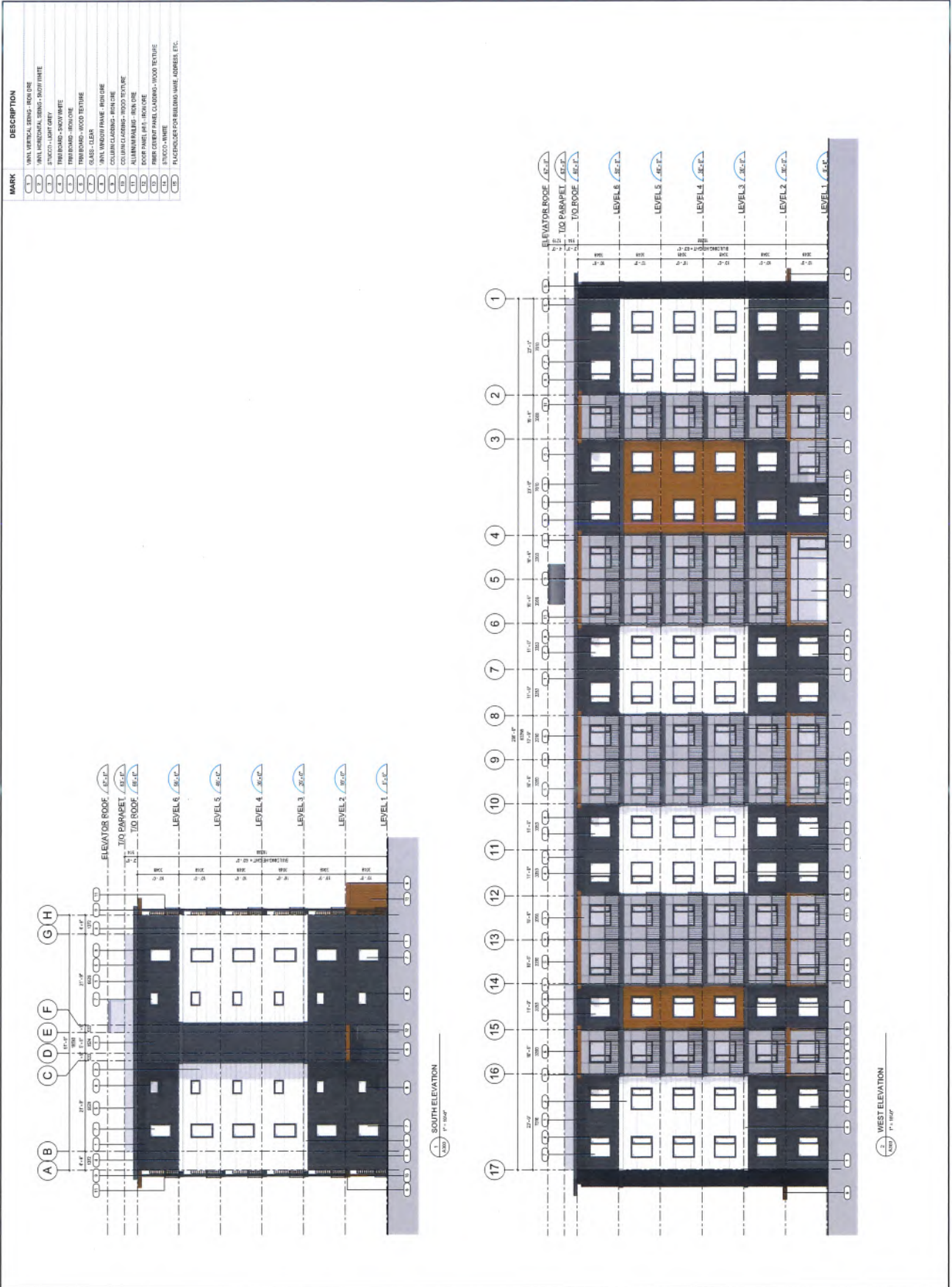
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**ISSUANCE SCHEDULE**  
DATE DESCRIPTION  
1 2024/02/28 ISSUED FOR DP  
2 2025/03/08 REISSUED FOR DP

**SMARTCENTRES RESIDENTIAL DEVELOPMENT**  
2991 6 AVE SW, SALMON ARM, BC  
PROJECT NAME  
PROJECT NO: 24-0209  
PROJECT ADDRESS  
DESIGNED BY: VONK  
CHECKED BY: HR  
DATE: 2024/02/28  
PROJECT NO: 24-0209  
PROJECT ADDRESS: 2991 6 AVE SW, SALMON ARM, BC  
DESIGNED BY: VONK  
CHECKED BY: HR  
DATE: 2024/02/28  
PROJECT NAME: SMARTCENTRES RESIDENTIAL DEVELOPMENT  
PROJECT ADDRESS: 2991 6 AVE SW, SALMON ARM, BC  
DESIGNED BY: VONK  
CHECKED BY: HR  
DATE: 2024/02/28

**BUILDING B ELEVATIONS**  
SHEET NO: A303  
SCALE: AS SHOWN  
SHEETING: A303

CURRENT ISSUE: REISSUED FOR DP



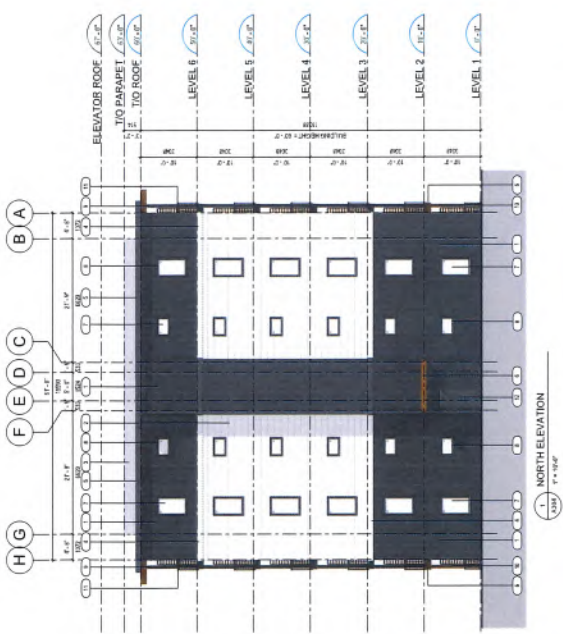
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**ISSUANCE SCHEDULE**  
No. DATE DESCRIPTION  
1 2024/10/28 ISSUED FOR DP  
2 2025/01/28 REISSUED FOR DP

**SMARTCENTRES RESIDENTIAL DEVELOPMENT**  
2951 6 AVE SW, SALMON ARM, BC  
PROJECT NAME: SMARTCENTRES  
PROJ. NO.: 24-0000  
ISSUE DATE: 2024  
DRAWN BY: YOUN  
CHECKED BY: HR  
DATE: 2024/10/28  
SCALE: AS SHOWN  
SHEET NO.: A304

CURRENT ISSUE: REISSUED FOR DP

MARK	DESCRIPTION
( )	WALL VERTICAL GRAB - BROWN
( )	WALL HORIZONTAL GRAB - BROWN/WHITE
( )	STUCCO - LIGHT GREY
( )	TRIM BOARD - SMOKE WHITE
( )	TRIM BOARD - BROWN
( )	TRIM BOARD - WOOD TEXTURE
( )	GLASS - CLEAR
( )	WALL WINDOW FRAME - BROWN
( )	WALL WINDOW GLASS - CLEAR
( )	COLUMN CLADDING - WOOD TEXTURE
( )	ALUMINUM CLADDING - BROWN
( )	DOOR FRAME - BROWN
( )	DOOR GLASS - CLEAR
( )	FINISH GRAB PANEL CLADDING - WOOD TEXTURE
( )	STUCCO - WHITE
( )	FLUORESCENT LIGHT FIXTURE



1 EAST ELEVATION  
1" = 1/8"

1 NORTH ELEVATION  
1" = 1/8"

APLIN MARTIN REALTY  
 2951 9 AVE SW, SALMON ARM, BC  
 V2H 1G2  
 TEL: 250-835-1111  
 FAX: 250-835-1112  
 WWW: WWW.APLINMARTINREALTY.COM

**ISSUANCE SCHEDULE**  
 No. DATE DESCRIPTION  
 1 20/11/2020 ISSUED FOR PERMIT

**SMARTCENTRES RESIDENTIAL DEVELOPMENT**  
 2951 9 AVE SW, SALMON ARM, BC  
 V2H 1G2

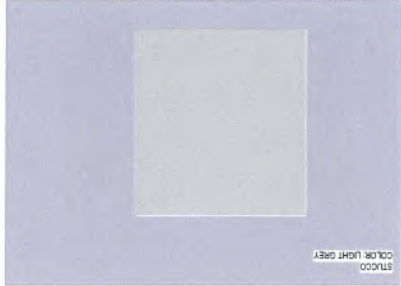
**PROJECT INFORMATION**  
 PROJECT NO: 20-2020  
 START DATE: 2024  
 DRAWN BY: JCVN  
 CHECKED BY: HR

**MATERIAL BOARD**

SCALE: 1" = 16'-0"  
 SHEET NO.:

**A501**

CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT



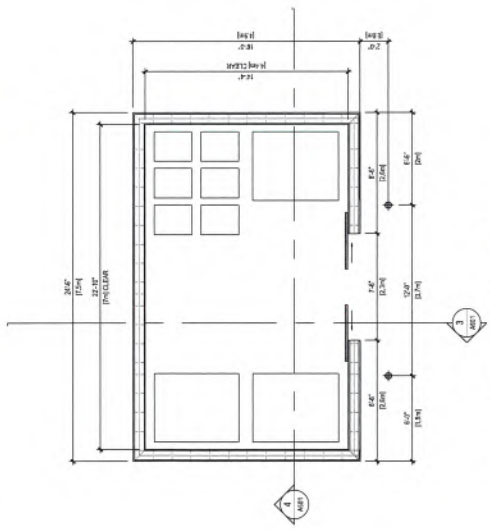


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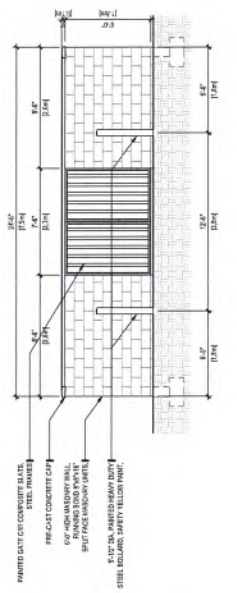
ISSUANCE SCHEDULE	NO.	DATE	DESCRIPTION
1	2014/02/20	ISSUED FOR DEVELOPMENT PERMIT	

PROJECT NAME	2991 9 AVE. SW, SALMON ARM, BC
PROJECT NUMBER	23-2020
PROFESSION	ARCHITECTURE
START DATE	2014
DESIGNED BY	APLUN MARTIN
CHECKED BY	HR
DATE	2014-02-20
SCALE	1/4" = 1'-0"
WASTE ENCLOSURE DEVELOPMENT PERMIT	

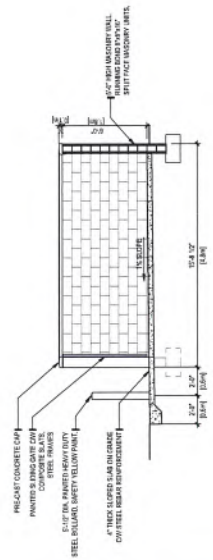
CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT



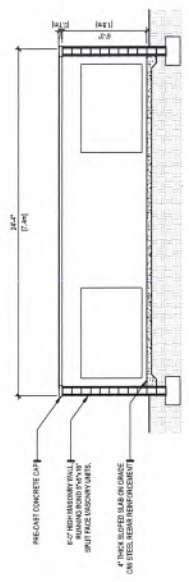
1 WASTE ENCLOSURE - PLAN  
 (ASB) / SCALE 1/4" = 1'-0"



2 WASTE ENCLOSURE - FRONT ELEVATION  
 (ASB) / SCALE 1/4" = 1'-0"



3 WASTE ENCLOSURE - SECTION 1  
 (ASB) / SCALE 1/4" = 1'-0"



4 WASTE ENCLOSURE - SECTION 2  
 (ASB) / SCALE 1/4" = 1'-0"

APLIN MARTIN  
 2991 9 AVE. SW, SALMON ARM, BC  
**SMARTCENTRES  
 RESIDENTIAL  
 DEVELOPMENT**

DATE: 23-03-2024  
 PROJECT: 2024  
 DRAWN: JDOHN  
 CHECKED: HR  
 SCALE: 1:100  
 SHEET: PERSPECTIVES

A701

REISSUED FOR DP

CURRENT ISSUANCE

NOTES:  
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 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

118-1177 West Hastings St  
 Vancouver, BC V6E 2E9  
**APLIN MARTIN**

REVISIONS SCHEDULE  
 No. DATE DESCRIPTION  
 1 20/03/2024 ISSUED FOR DP  
 2 20/03/2024 REISSUED FOR DP



VIEW 1 - BUILDING A



VIEW 2 - BUILDING B



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SCALE

NO.	DATE	REVISION / DESCRIPTION	BY	CHK
1	24 DEC 18	EXISTING LAYOUT	OMG	OMG
2	24 DEC 18	REVISION FOR SUBMITTAL	OMG	OMG

PROJECT

RESIDENTIAL DEVELOPMENT

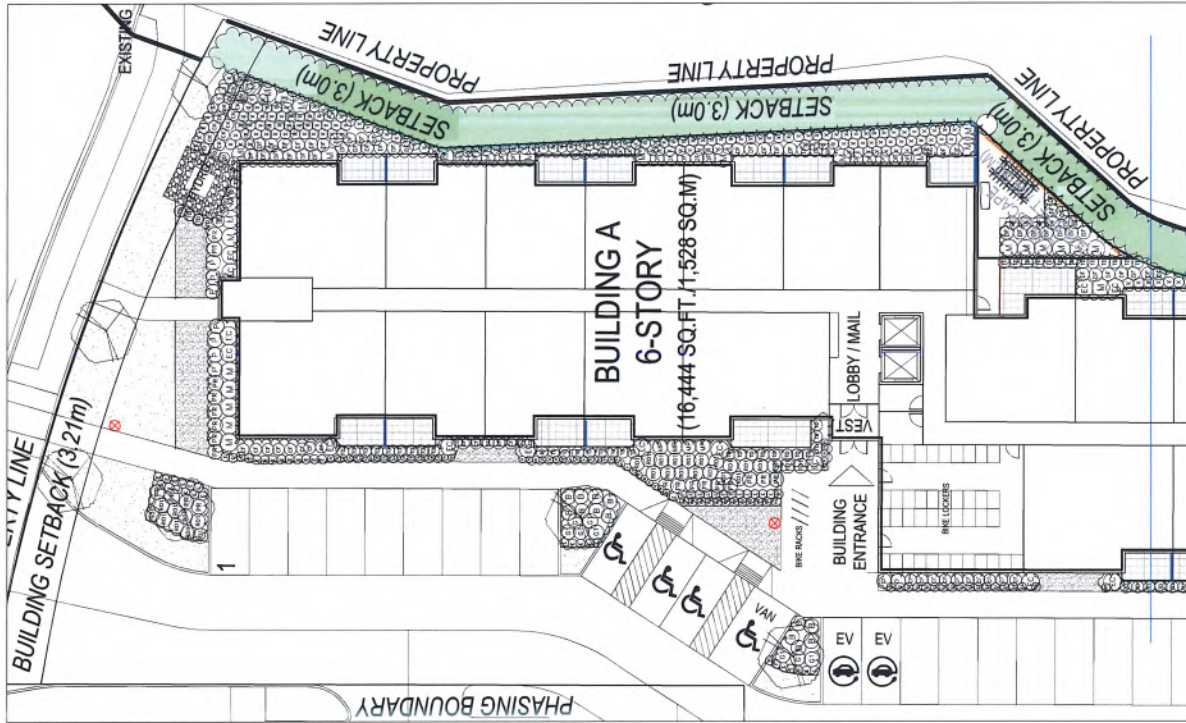
TRANS-CANADA HWY.  
SALMON ARMS, B. C.

DRAWING TITLE

LANDSCAPE SHRUB PLAN

DATE	DATE	SCALE	DRAWING NUMBER
24 DEC 18	24 DEC 18	1:500	L2
DESIGNER	CHK	APP	DATE
OMG	OMG	OMG	OMG

PROJECT NUMBER 24-155



24155-2.P

