



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. DP 460

Legal: Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916
Civic: 1231 1 Street SE
Owner: AR Broadview Holdings Ltd.
Agent: Bluegreen Architecture Inc.

Date: June 16, 2025

Executive Summary/Purpose:

The proposal is for the construction of two (2) multi-family residential buildings in a row housing format with a total of 12 units. The proposal also includes variance requests to reduce the number of parking spaces from 20 to 17 and to increase the maximum height of a retaining wall from 2.0 m to 4.6 m.

Motion for Consideration:

THAT: the Committee recommend to Council that Development Permit No. DP-460 be authorized for issuance for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1231 1 Street SE) in accordance with the site plan, elevation drawings, and landscape plan attached as Appendices 6 and 8 in the staff report dated June 16, 2025.

AND THAT: The following variances to Zoning Bylaw No. 2303 be approved as follows:

- i) Table A1-1 – Required Off-street Parking Spaces – reduce the number of parking spaces from 20 to 17; and
- ii) Section 4.12.1 (a) – Fences and Retaining Walls – increase the height of a retaining wall from 2.0 m to 4.6 m.

AND THAT: Issuance of Development Permit No. 460 be withheld subject to:

- i) the Registration of a *Land Title Act* Section 219 Covenant on the Title of the subject parcel restricting residential use on the parcel to Rental Housing and;
- ii) the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscape estimate.

AND FURTHER THAT: a bylaw be prepared for Council's consideration, adoption of which would authorize the City to enter into a Housing Agreement for market rental housing for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1231 1 Street SE).

Staff Recommendation:

THAT: the Motion for Consideration be adopted.

Proposal:

The proposal is for the construction of two (2) multi-family residential buildings in a row housing format with a total of 12 units. The proposal also includes a variance request to reduce the number of parking spaces from 20 to 17 and to increase the maximum height of a retaining wall from 2.0 m to 4.6 m.

Background:

The subject parcel is located at 1231 1 Street SE (Appendices 1, 2, & 3). The subject parcel is approximately 0.28 ha (0.70 ac) The parcel is designated Medium Density Residential (MR) in the Official Community Plan (OCP) and split zoned R-14 (Compact/Strata Multi-Family) and R-10 (Residential) in the Zoning Bylaw (Appendices 4 & 5). The south portion of the property was recently rezoned to R-10 (Residential) and the applicant has also submitted a Subdivision application to subdivide the parcel in two (2) along this boundary. The north portion of the subject parcel, the area intended for multi-family residential development, is currently vacant.

A site plan and elevation drawings are attached as Appendix 6 and the design rationale is attached as Appendix 7. A landscape plan is attached as Appendix 8. Site photos are attached as Appendix 9.

Apart from the variance requests for the number of parking spaces and the height of a retaining wall, the proposal meets the requirements of the R-14 Zone (Appendix 10).

Adjacent land uses include the following:

North: Single-family dwelling	Zoned R-10
South: Single-family dwelling	Zoned R-10
East: Single-family dwelling and accessory building	Zoned R-10
West: Single-family dwellings	Zoned R-10

Relevant Policy(ies):**OCP Policies**

This proposal aligns with the Residential Objectives and Policies listed in Section 8 of the OCP, which includes providing a variety of housing types and densities, as well as good access to transportation routes, parks and recreation, community services, and utility servicing.

The proposed development is subject to the guidelines of the Residential Development Permit Area as described in the OCP, suggesting characteristics under the topics of siting and building, landscaping and screening, as well as access, circulation, and parking area guidelines.

Siting and Building

The proposal is complementary to the form and character of surrounding developments (OCP Policy 8.4.9.g.) and the design has attempted to work with the existing topography (OCP Policy 8.4.9.f.). The residential units are divided into two (2) buildings which face onto natural and public spaces (OCP Policy 8.4.10). The buildings are solar ready, demonstrating consideration for the use of alternative technologies for on-site energy production (OCP Policy 8.4.19). The exterior of

both buildings is separated by a feature colour for the centre unit to break up the façade (OCP Policy 8.4.14).

Landscaping and Screening

The landscape plan includes a small turf area, however most of the landscaping is native shrubs, perennials, and grasses, reducing the amount of irrigation needed (OCP Policy 8.4.21). Paved surfaces are limited to the parking area and sidewalks, allowing for more permeable surfaces (OCP Policy 8.4.20). Landscaping techniques including vegetative re-enforced sloped earth, check dams, and vegetative retaining walls are proposed with the aim to detain water on site.

A landscape buffer is provided along the perimeter of the site, particularly along the rear and interior side parcel lines (OCP Policy 8.4.30). The applicant has indicated that a composting system will be used to generate materials to be used for landscape maintenance and garden plots on the site (OCP Policy 8.4.35). An accessory building will be located between the two (2) residential buildings for solid waste and recycling containers (OCP Policy 8.4.34).

Amenity space is provided in the form of a shared outdoor courtyard between the two (2) buildings as well as a community garden. There is also a turf area in the rear of the property and each unit has a private covered deck. These amenity spaces are located away from vehicular traffic and are accessible from the residential units (OCP Policy 8.4.25).

Access, Circulation, and Parking Area

The internal road and parking system has been designed for efficient circulation and safe pedestrian routes from parking lots to building entrances are provided (OCP Policy 8.4.36). Parking areas will be hard surfaced in accordance with the City's Zoning Bylaw (OCP Policy 8.4.37).

Priority Planning and Development Review Policy No. 3.21

As a "Purpose-Built Rental Housing" application, Council's Priority Planning and Development Review Policy would apply at time of Building Permit and all efforts would be made to ensure this proposal advances to meet prescribed timelines. As a Priority Application, in addition to advancing the Building Permit as a priority, under the City's Fee for Service Bylaw a reduced rate of 50% is provided for applicable application fees and charges (excluding DCCs).

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

Engineering Department comments are attached as Appendix 11. The requirements identified must be met prior to subdivision approval or building permit issuance.

Design Review Panel

The Design Review Panel (DRP) is supportive of the application. Minutes from the DRP meeting are attached as Appendix 12.

Planning Department

Tree Protection Bylaw No. 4637

The Tree Protection Bylaw requires parcels with an area of 2,201 m² to 2,550 m² to maintain a tree density of 16 trees. The landscape plan proposes 18 trees to be planted on the site, which exceeds the requirements of the bylaw.

Parking Variance

Zoning Bylaw No. 2303 requires 1.5 parking spaces per dwelling unit in the R-14 zone as well as one (1) guest parking space for every 10 dwelling units for multi-family developments. With 12 dwelling units proposed, 20 parking spaces would be required one of which must be an accessible car space. The applicant is requesting to reduce the required number of parking spaces from 20 to 17. The applicant has provided a letter of rationale which is attached as Appendix 13.

With 17 parking stalls provided, there is at least one (1) parking stall per dwelling unit. Staff note that the lower units are small and therefore having one (1) parking spot per unit for these is reasonable. Topography of the site offers limited options to provide more parking. The subject parcel is located in an area with walking and biking options to the Downtown area, commercial areas along 10 Avenue SW and Blackburn Park. Given the lot configuration providing parking stalls as required would result in a reduction in the number of dwelling units.

Retaining Wall Variance

Zoning Bylaw No. 2303 allows fences and retaining walls in all residential zones to a maximum height of 2 m in rear and interior side yards. The applicant is requesting to increase the allowable height of a retaining wall from 2 m to 4.6 m. The applicant has provided a letter of rationale which is attached as Appendix 14. A site plan and elevation drawings for the proposed retaining wall are attached as Appendix 15.

The applicant has attempted to work with the topography of the site. The proposed retaining wall is terraced and vegetative to reduce the visual and structural impact of the proposed retaining wall.

Community Housing Strategy and Housing Needs Assessment

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. The proposed purpose-built rentals in a multi-family housing format are supported in the Housing Strategy.

Housing Agreement

A Housing Agreement and related covenant will secure the rental housing. 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. The Housing Agreement ensures that should Council support the issuance of the Development Permit the units constructed may not be stratified. As proposed, the time frame is in perpetuity. Purpose built rentals are supported in the OCP and Housing Strategy, the Housing Agreement is the tool used to enforce that the units remain in the rental pool. Details of the Housing Agreement would be considered by Council as the Housing Agreement advances through the bylaw process.

The proposal aligns with the Residential Development Permit Area guidelines as described in the OCP. The form and character proposed is consistent with these guidelines. Overall, staff are satisfied with the design and support the Development Permit as proposed.

Financial Considerations:

At the time of Building Permit Development Cost Charges would be charged at the High Density Residential 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 landowners within a 30 m radius of the application. The notices outline the proposal and advise 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 June 23, 2025 at 7:00 p.m.

Alternatives & Implications:

N/A

Prepared by: Planner II

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 – Subject Parcel
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Plan & Elevations
- Appendix 7 – Design Rationale
- Appendix 8 – Landscape Plan
- Appendix 9 – Site Photos
- Appendix 10 – R-14 Zone
- Appendix 11 – Engineering Department Comments
- Appendix 12 – Design Review Panel Meeting Minutes
- Appendix 13 – Parking Variance
- Appendix 14 – Retaining Wall Variance
- Appendix 15 – Retaining Wall Site Plan & Elevations