



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. 449

Legal: Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plan B5363

Civic: 1150 12 Avenue SE

Owner: Sunnyhill Town Homes Ltd.

Agent: Flat Architecture Inc. (R. Warraich)

Date: October 6, 2025

Executive Summary/Purpose:

To review a development permit application for an 86-unit multi-family residential townhouse development and commercial daycare.

Motion for Consideration:

THAT: the Committee recommends to Council that Development Permit No. 449 be authorized for issuance for Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plan B5363 (1150 12 Avenue SE) in accordance with the site plan, elevation drawings, and landscape plan attached as Appendices 6 and 7 in the staff report dated October 6, 2025.

AND THAT: the following variances to Zoning Bylaw No. 2303 be approved in accordance with the site plan attached as Appendix 14 in the staff report dated October 6, 2025 and as follows:

Section 9.9 – Minimum Setback of Principal Buildings

- .1 Reduce the front parcel line setback from 5 m to 3.5 m for a deck on Building 1;
- .4 Reduce the exterior side parcel line from 5 m to 3.5 m for decks on Buildings 4 and 9
- .5 Reduce the minimum clear driveway length for accessing any garage or carport from 5 m to 0.6 m

AND THAT: issuance of Development Permit No. 449 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 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plan B5363 (1150 12 Avenue SE).

Staff Recommendation:

THAT: The Motion for Consideration be adopted.

Proposal:

The proposal is for the construction of an 86-unit multi-family residential townhouse development and commercial daycare.

Background:

The subject parcel is located at 1150 12 Avenue SE (Appendices 1, 2 & 3). The subject parcel is approximately 2.16 ha (5.34 ac) and there is an existing single-family dwelling on the parcel. The single-family dwelling would be demolished as part of this proposed development. The parcel is designated Medium Density Residential (MR) in the Official Community Plan (OCP) and zoned R-14 (Compact/Strata Multi-Family Residential) in the Zoning Bylaw (Appendices 4 & 5).

Adjacent land uses include the following:

North:	Single-family dwellings and accessory buildings	Zoned R-10
South:	Single-family dwellings	Zoned R-10
East:	Single-family dwelling	Zoned R-10
West:	Mobile home park	Zoned R-6

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

Except for the requested variances to the minimum setbacks of the principal buildings, the proposal meets the requirements of the R-14 Zone (Appendix 9).

Relevant Policy(ies):

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. A checklist of the Residential Development Permit Area guidelines is attached as Appendix 10 and more detail is provided below.

Siting and Building

In terms of the design of the site layout and building locations, it is staff’s opinion that the applicant has met the following guidelines (OCP Policy 8.4.9):

- Retain and protect as much natural vegetation, rocks, and unique site features as possible
- Work with the existing topography, minimizing the need for cut and fill or tall retaining walls
- Be complementary with and add value to the form and character of surrounding developments

The residential buildings have been designed in smaller blocks and the number of units in a single building do not exceed twelve (12) (OCP Policy 8.4.10). The rear of the buildings face a pedestrian walkway and landscape features, which lead to outdoor site amenities (OCP Policy 8.4.10). Some of the residential buildings exceed four (4) units however contrary to OCP Policy 8.4.10, no projection of 0.75 m is provided to break up the facade.

The buildings, however, have been designed with varied facades and articulated roof lines, providing visual interest and reflecting the character of Salmon Arm (OCP Policy 8.4.14). Weather protection over entry points, balconies, and porches has been provided (OCP Policy 8.4.16). It does not appear that the use of alternative technologies for on-site energy production has been considered (OCP Policy 8.4.19).

Landscaping and Screening

Mowed grass has been limited to areas used for recreation, maximizing diverse and low maintenance vegetation (OCP Policy 8.4.21). Walkways and amenity areas have been located away from vehicular traffic and are easily accessible from residential units (OCP Policy 8.4.25).

Trees have been provided around the site in accordance with OCP Policies 8.4.28 and 8.4.29. Solid landscaping and fencing have been provided along the site's perimeter, this meets OCP Policy 8.4.30 for interior and rear lot lines but is contrary to OCP Policy 8.4.32 for along street frontages. Irrigation has not been identified in the landscape plan (OCP Policy 8.4.23).

A refuse and recycling container area surrounded by landscaping is provided for the commercial daycare (OCP Policy 8.4.34). It is proposed that the residential development will opt-in to the City's curbside collection program to have individual pick up at each unit.

Access, Circulation, and Parking Area

The applicant has reduced the amount of asphalt paving by introducing permeable "Barkman Broadway" pavers for the outdoor parking areas and the ends of the internal access roads (OCP Policy 8.4.38 & 8.4.39).

The internal road and parking system is designed for efficient circulation of vehicles and pedestrian routes are provided at the rear of the residential buildings however, there are no pedestrian routes along the internal roads to the building entrances (OCP Policy 8.4.36). Curb let-downs to accommodate universal accessibility from accessible parking spaces to buildings are not shown on the site plans (OCP Policy 8.4.40).

Lighting designs have not been provided and therefore it cannot be determined if OCP Policies 8.4.44 and 8.4.45 have been met.

Referral Comments:

Fire Department

No Fire Department concerns. The Fire Department had initial concerns about the narrow road widths made narrower by cantilevered buildings and the impact this may have on fire apparatus access, particularly the aerial apparatus, and were also concerned about access and egress and wanted to see road B made into a full access road rather than the dead end as proposed. The architect has since updated the drawings with wider road widths and greater distances between the road and the building face. With regard to road B, the applicant has explained that due to on site grading road B can not be a full movement access road connecting to 12 Avenue SE. The Fire Department has confirmed that these changes are acceptable.

Building Department

No concerns.

Engineering Department

Engineering Department comments are attached as Appendix 11. The Engineering requirements are provided as a courtesy at the Development Permit stage and become applicable at the time of Building Permit. Staff note that road dedication will be required along the 12 Avenue SE frontage, 20m road dedication is required for 10 Street SE which bisects the property and a 5m by 5m corner cut at the intersection. All road dedications must be confirmed by a BC Land Surveyor. A Multi Use Path (MUP) 3m in width is required along the west portion of the 10 Street SE and a sidewalk on the east side of the road. The developer is also advised the upgrading the adjacent waterline from 150mm to 200mm is eligible for Development Cost Charge credits, subject to approval of the Engineering Department.

The Engineering comments note that internal roadways are to be a minimum 7.3m in width and no concerns with regard to the variance request. The applicant has also worked with the Fire Department and Engineering Department concerns regarding providing additional vehicular access to the site for emergency response.

Design Review Panel

The Design Review Panel (DRP) is supportive of the application as presented. The DRP advised the applicant to consider providing additional parking and points of access. Minutes from the DRP meeting are attached as Appendix 12. The architect has since updated the site plan to include an additional three (3) parking stalls close to the daycare.

Planning Department

Tree Protection Bylaw No. 4637

The Tree Protection Bylaw requires parcels with an area larger than 3,250 m² to maintain a tree density of 30 trees plus one (1) additional tree for each 200 m² in parcel area above 3,250 m². Since the parcel is 16,400 m² in area, the required tree density for this site would be 96 trees. The landscape plan proposes 100 trees to be planted on the site and indicates that some existing trees will be retained. As noted in the Motion for Consideration, a security is required for landscaping.

Setback Variance

Variance requests are considered on a case-by-case basis and in doing so a number of factors are taken into consideration when reviewing a request. These factors include site-specific conditions such as lot configuration, negative impact to general form and character of the surrounding neighbourhood, and potential negative impact(s) on adjacent properties.

Zoning Bylaw No. 2303 requires minimum setbacks for buildings to ensure minimum distances between buildings across parcel lines and to ensure continuity of development amongst multiple parcels in a given area of similar zoning.

The proposal includes a variance request to reduce the front and exterior side parcel line setbacks from 5 m to 3.5 m to allow decks that project into the front and exterior setbacks. Zoning Bylaw No. 2303 also requires a minimum clear driveway length of 5 m for accessing any garage or carport. The proposal includes a variance request to reduce the setback from 5.0m to 0.6 m driveways. Not all driveways are 0.6m in length, the driveway lengths vary from 1.3 to 0.6m.

The proposed projection of decks into the setback areas is relatively minor, as highlighted in Appendix 14. The decks are unenclosed and do not significantly add to the building massing.

Some of the decks in the setback areas are along exterior parcel lines and therefore do not impact adjacent properties.

Staff note that the short distance of 0.6 m does not allow for a vehicle to be parked in front of the garage. The proposed site plan shows a combination of a single and double cars garages for the units, 18 visitor parking spaces (including 7 in close proximity to the daycare) and 6 accessible spaces. Parking space front of the units may obstruct traffic moving through the development; however, any “no parking” enforcement or signage would be addressed by the strata corporation. Staff are supportive of the variance as adequate visitor and accessible parking spaces are provided on site. Additionally, the proposed drawings illustrate pathways between buildings and multiple common amenity and playground areas for on site recreation which helps to reduce pedestrian need to use the car access routes.

A letter of rationale for the requested variances is attached as Appendix 13. A site plan showing the requested variances is attached as Appendix 14. In considering the factors noted above, staff are not concerned with variance requests.

Community Housing Strategy and Housing Needs Assessment

The proposal generally aligns with the strategic themes identified in the Community Housing Strategy considering density and diversity that fits with the character of the community, and developing opportunities to address rental housing needs. Both the proposed purpose-built rentals and market units in a multi-family housing format are supported in the Housing Strategy. The Housing Strategy also identifies the need for a variety of housing and this proposal provides addition townhouse-style units on the market (both rental and ownership) that increases the availability of varying unit types and sizes.

Housing Agreement

A Housing Agreement and related covenant will secure the rental housing at time of Development Permit. 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 identified as rental units must remain as rental units. As proposed, the time frame is in perpetuity or 25 years. 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. A suggested layout of the rental and market units is attached as Appendix 15. This proposed layout is subject to change and will be confirmed through the Housing Agreement.

The proposal aligns with most of the Residential Development Permit Area guidelines as described in the OCP. The form and character proposed is consistent with these guidelines. The variance requests are minor and are not anticipated to have an impact on the surrounding neighbourhood. Overall, staff are satisfied with the design and support the development permit and variance requests 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 Procedures Bylaw notices are mailed to landowners within a 30 m radius of the application. The notices outline the proposal and advises 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 October 14, 2025 at 7:00 p.m.

Alternatives & Implications:

N/A

Prepared by: Planner II

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning and 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 & Elevation Drawings
- Appendix 7 – Landscape Plan
- Appendix 8 – Site Photos
- Appendix 9 – R-14 Zone
- Appendix 10 – Residential Development Permit Area Checklist
- Appendix 11 – Engineering Department Comments
- Appendix 12 – Design Review Panel Meeting Minutes
- Appendix 13 – Letter of Rationale for Variances
- Appendix 14 – Site Plan Showing Variances
- Appendix 15 – Rental & Strata Units