

Appendix 10 - Residential Development Permit Area Checklist

FILE #: DP-449

Address: 1150 12 Avenue SE

Residential Development Permit Area – Planning Check

Y- Yes

P- Partially Addressed

N-No

N/a – Not Applicable

Objectives

	Y	P	N	N/A
To promote quality building, site and landscape design with high level architectural standards that support a green and sustainable city, compact and distinct community, housing diversity, and other goals and objectives of this OCP.	x			
To provide the City with the ability to tailor new multiple family housing development projects to local site conditions.	x			
To encourage safe pedestrian access within and around multiple family developments.		x		
To promote environmentally sensitive building and landscape approaches.	x			

Siting and Building Guidelines

	Y	P	N	N/A
Design the site layout and building locations to: <ul style="list-style-type: none"> a. retain and protect as much natural vegetation, rocks, and unique site features as possible, including unique tree species, mature trees that are not a hazard, other significant vegetation, nesting areas, and other wildlife habitat; b. minimize the impact of building shadows on nearby residential sites and buildings; c. reduce shadowing of outdoor use areas; d. encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles; e. retain distant views of landscape features; f. work with the existing topography, minimizing the need for cut and fill or tall retaining walls; and g. be complementary with or add value to the form and character of surrounding developments. 		x		

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Design residential buildings in smaller blocks and clusters, and relate buildings to natural and public spaces such as paths, greenways, landscape features, site amenities, parks and roads. Minimize the length and massing of facades to take advantage of views and natural site features, and to improve the visual interest of building elevations. The number of adjacent units in a single building should not exceed 12. Variation of facades with setbacks or projections of 0.75 metres or more should be provided if building blocks have facades extending beyond 4 units.		X		
Orient building frontages and main entrances to the dominant street frontage, with well defined entries and walkways from entries to the street.	X			
Design with parking garages or carports facing away from the street as much as possible.	X			
Consider the safety and security of residents in the design and layout of the development with a particular focus on Crime Prevention through Environmental Design (CPTED) principles.		X		
Design buildings with varied facades and articulated roof lines, or design in a contemporary style that offers visual interest. The intent of this guideline is to discourage large bland buildings that do not reflect the character or scale of Salmon Arm.	X			
Use durable and high quality building materials, integrating natural materials such as local stone, brick, and wood, as well as low-e glazing.		X		
Consider weather protection over entry points, balconies and porches, e.g., roof overhead, or area inset below the floor above.	X			
Design facades and rooflines of accessory structures and buildings in a manner that is consistent with the architectural design of the principal buildings.				X
Screen roof top mechanical equipment from views in a manner that is consistent with the architectural design of the building. Locations of ground level air conditioning units and HVAC mechanical equipment should be sited in a manner that does not impact adjacent residential lots. Screening of on-grade large mechanical equipment with noise and vibration abatement material is encouraged.				X
Consider the use of alternative technologies for on-site energy production, e.g., geothermal, photo-voltaic and fuel cells, heat pumps.			X	

Landscape and Screening Guidelines

	Y	P	N	N/A
Maximize the amount of landscaped areas on site and minimize the amount of impervious paved surfaces to increase the natural infiltration (absorption) of rain water and to provide a more natural character.	X			
Limit mowed grass to highly visible areas and locations used for recreation in order to maximize areas for native, diverse and low maintenance vegetation.	X			
Select trees and other plants that will be readily established and provide significant visual impact upon planting, without adversely affecting daylight or sunlight penetration into buildings or open spaces when fully grown.	X			
In the landscape plan, consider finished site grades, location and heights of retaining walls, underground irrigation alignments, utilities, views, shade and sun angles, needs for privacy or screening, user safety, maintenance and irrigation requirements, and all other typical site planning criteria.		X		
Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, allow sunlight and daylight into buildings.		X		
Locate walkways and amenity areas (plazas, courtyards, patios, etc.) away from vehicular traffic, with maximum accessibility to residential units, and accentuate them with landscaping.	X			
Developments are encouraged to incorporate native, low maintenance and xeriscape (drought resistant, low water requirement) concepts in landscape plans.			X	
Encourage the use of water filtration/re-use systems that collect stormwater and rainwater for irrigation, if designed by a professional, recognizing that it is expensive to provide such systems on a practical scale.			X	
Plant a uniform alignment of street trees along public streets at the spacing recommended by the City. Appropriate spacings are 15 metres along arterials, 10 metres along local and collector roads, lower spacing for smaller trees. If boulevard tree planting is not feasible along a street right-of-way, then tree planting along the front and exterior lot boundaries may be required at appropriate intervals.	X			
For street tree selection along public boulevards, use the City's "Landscape Standards and Recommended Species Guide" as a reference.	X			
Visual screening in the form of solid landscaping and/or fencing may be required along some segments of a site's perimeter, in particular along interior and rear lot lines and around outdoor storage areas.	X			
Where landscaping for visual screening is required, plants selected shall be of sufficient height at maturity to provide a continuous screen not less than 2 metres in height and	X			

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planted at a sufficient density to provide a hedge effect. Alternate screening measures such as decorative solid fencing or decorative walls not less than 2 metres in height may be considered instead of or in combination with planting.				
Avoid using fences along street frontages to screen the development. Where a fence is unavoidable, use a transparent fence, e.g., lattice, metal, and add landscaping that allows views into the development.			X	
Design location and directional signs (consistent with the City's address/directional sign guidelines), maps and mail box fixtures to be low profile, ground oriented and externally lit with low intensity fixtures accentuated by landscaping.	X			
Locate refuse and recycling container areas where they are accessible to residents and to container pick-up trucks, screen them with an appropriate durable enclosure, and provide landscaping around the perimeter of the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets.		X		
Consider the provision of a composting system to generate materials that can be used for landscape maintenance or garden plots on the site.			X	

Access, Circulation and Parking Area Guidelines

	Y	P	N	N/A
Design the internal road and parking system for efficient circulation of all types of vehicles, with a layout that discourages speeding, and provides safe pedestrian routes from parking lots to building entrances.		X		
Parking areas shall be hard surfaced in accordance with the City's Zoning Bylaw.	X			
Encourage reducing the amount of asphalt paving and introducing other materials where possible, preferably permeable, e.g., permeable pavers, reinforced grass such as Grass-Pave.	X			
Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.	X			
Provide curb let-downs to accommodate universal accessibility from disabled parking spaces to buildings.			X	
Avoid parking areas in excess of 5 stalls in front yards. In parking areas in excess of 20 stalls, intersperse intensively landscaped islands or bioswales at least 1.5 metres wide, planted with hardy vegetation and shade trees. Provide landscaping at the ends of parking rows, within and around parking lots as needed to define parking clusters, increase human comfort, provide visual relief, and increase infiltration of rain water.	X			
Encourage shared driveways to units with individual vehicular access.				X

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Encourage underground or below grade parking that is well-lit and secured.				x
Include low intensity lighting in parking areas, designed and constructed for safety and convenient pedestrian and vehicular access.			x	
Design on-site lighting to minimize glare and overspill into the development, to adjacent properties, and into the sky. Submission of a detailed lighting plan may be required.			x	

Notes:

Reviewed by: Planner II

Date: August 18, 2025