



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, February 6, 2023
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 - 26	1.	Official Community Plan Amendment Application No. OCP4000-53 [1026082 BC Ltd./IBA Architecture Inc.; 1481 10 Street SW; MR to HR]
	2.	Zoning Amendment Application No. ZON-1255 [1026082 BC Ltd./IBA Architecture Inc.; 1481 10 Street SW; R-1 to R-5] <i>See Item 5.1 for Staff Report</i>
27 - 70	3.	Development Permit Application No. DP-447 [1026082 BC Ltd./IBA Architecture Inc.; 1481 10 Street SW; 19 Unit - High Density Residential]
71 - 86	4.	Development Variance Permit Application No. VP-568 [1197665 BC Ltd./Matejka Property Management and Developments Inc.; 2710 30 Avenue NE; Servicing requirements]
87 - 98	5.	Development Variance Permit Application No. VP-572 [Carlson, D.; 2091 20 Street NE; Setback requirements]
	6.	FOR INFORMATION
99 - 106	1.	Agricultural Land Commission - Reason for Decision - ALC Application No. 61531 - 3831 20 Avenue SE
	7.	IN-CAMERA
	8.	ADJOURNMENT

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TO: His Worship Mayor Harrison and Members of Council
 Date: January 20, 2023
 Subject: Official Community Plan Amendment Application No. OCP4000-53
 Zoning Bylaw Amendment Application No. 1255

Legal: Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 31437
 Civic: 1481 – 10 Street SW
 Owner/Applicant: 1026082 BC Ltd.
 Agent: IBA Architecture Inc. (R. Bestoon)

MOTION FOR CONSIDERATION

- THAT:** A bylaw be prepared for Council’s consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 31437 from MR (Medium Density Residential) to HR (High Density Residential);
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT:** Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council’s consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
 - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT:** A bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 31437 from R-1 (Single-Family Residential Zone) to R-5 (High Density Residential Zone);
- AND FURTHER THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to adoption of the associated Official Community Plan Amendment Bylaw.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The 0.2527 hectare (0.62 acre) subject parcel is located at 1481 – 10 Street SW (Appendix 1 & 2). The subject parcel is designated Medium Density Residential in the City’s Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The proposal is to amend the OCP and Zoning Bylaw to support high density residential development.

5.1/5.2

The OCP land use designation is proposed to be amended from Medium Density Residential to High Density, as well as the Zoning is proposed to be amended from R-1 (Single Family Residential) to R-5 (High Density Residential Zone). These amendments would support multi-family development under a Development Permit application (DP-447). The development proposal consists of triplex, 4-plex and 5 plex buildings for a total of 19 dwelling units as shown in the site plan and building concepts provided (Appendix 5). Site photos are attached as Appendix 6.

This area is comprised of a mix of residential zoned parcels (R-1 and R-4), as well as agricultural (A-1 and A-2) parcels. Present land uses adjacent to the subject parcel include the following:

- North: Medium Density OCP designation, Low Density Residential use (R-1) parcel,
- South: Medium Density Residential (R-4) parcel,
- West: ALR, Salmon Valley Agriculture (A-1) parcel, and
- East: Road (10 Street SW), with Medium Density Residential (R-4 and R-1) parcels beyond.

OCP POLICY

The subject parcel is designated Medium Density Residential in the OCP and is within Residential Development Area B, the second highest priority area for development. 10 Street SW is designated as an Urban Collector Road (OCP Map 12.1).

In consideration of the High Density/R-5 use of the site, the proposal appears to align with the OCP Urban Residential Objectives of Section 8.2 and Urban Residential Policies listed in Section 8.3, including providing a variety of housing types and options. In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing. OCP Map 11.2 designates a pedestrian corridor (greenway/sidewalk) along the 10 Street SW frontage of the subject property.

As per OCP residential policy, multi-family development is subject to a Development Permit application. The applicants have submitted an application (DP-447) demonstrating their intent for the site.

Local Government Act

Pursuant to Sections 475 and 476 of the *Local Government Act* (consultation during OCP development and amendments) the proposed OCP amendments were referred to the following external organizations:

Adams Lake Band	Appendix 7
Neskonlith Band	No response to date
Economic Development Society	Appendix 8
Interior Health	No comment to date
School District 83	No comment to date

A formal response was received from the Title and Rights Department of the Adams Lake Band and has been provided to the applicant for their information and potential action moving forward. Subsequently, the City inquired via Data Request to the Archeological Branch of British Columbia as to any Provincial records of known archeological sites related to the subject parcel. It is the responsibility of the proponent to proceed under the *Heritage Conservation Act* accordingly.

The Salmon Arm Economic Development Society recognizes the importance of housing options and supports the application as presented.

COMMENTS

Ministry of Transportation and Infrastructure

In response to the City's referral, the Ministry of Transportation and Infrastructure has advised that the proposal does not fall under Section 52 of the Transportation Act (development near controlled access highway) and as such will not require formal MOTI approval and signature.

Engineering Department

No concerns. Servicing and frontage improvements as per the Subdivision and Servicing Bylaw are required, as detailed in the attached memorandum (Appendix 9).

Building Department

No concerns.

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on March 13, 2023.

Planning Department

Keeping in mind the proposed High Density Residential OCP designation, the subject parcel is located in an area well-suited for development as proposed, within walking distance to commercial services, parks and greenspace, and the downtown area beyond. The subject parcel is just 360 m from the corner of 10 Avenue and 10 Street SW, within walking distance to Picadilly Mall and Blackburn Park. The proposed development is generally aligned with neighbouring land uses, situated between other residential parcels, with R-4 lots to the east and south, as well as commercial lands further to the north.

The maximum residential density permitted under R-5 (High Density) zoning is 100 dwelling units per hectare of land. As the subject parcel is 0.2527 hectares in area, the maximum permitted density under R-5 would be 25 dwelling units assuming the present gross areas of the subject parcel and no density bonus. With a density bonus under the R-5 Zone, the parcel could permit a total of 32 units (130 per hectare). The owner intends to develop a total of 19 dwelling units as supported by the proposed R-5 zoning, and the site appears to easily support the proposal within the regulations of the R-5 Zone. Staff feel that the proposed density represents a reasonable balance between growth management principles while respecting existing land uses: the proposed density (19 units) appears reasonably sensitive to established neighbouring land uses while representing an increase in present density and variety of housing type.

Table 1 – Zoning Analysis (0.25 hectare area)

	R-5	R-5 with Bonus	R-4	R-4 with Bonus	Proposed
Density	25 units	32 units	10 units	12 units	19 units
Height	12 m	15 m	10 m	13 m	10.7 m
Parcel Coverage	55 %	70 %	55 %	55 %	38.4%
Setback – front	5 m	5 m	5 m	5 m	5 m
Setback – interior side	2.4 m	2.4 m	1.2 / 1.8 m	1.2 / 1.8 m	2.4 m
Setback – rear	5 m	5 m	5 m	5 m	5 m
Parking	32	40	15	18	28
Small Car Spaces	6 (20%)	8 (20%)	3 (20%)	4 (20%)	3 (11%)

A site plan has been provided, indicating that the proposed R-5 Zone regulations can be met (Appendix 5). As detailed in the Zoning Analysis table above, the proposed development largely meets the regulations for development within the R4 Zone, with the exception of the proposed density. Any significant alteration in the development concept would be subject to the Development Permit process.

In consideration of the OCP's agricultural policies, fencing will be a required along the ALR boundary at the west parcel line and is to be completed to the ALC specifications for a Solid Wood Fence. Solid wood fencing is proposed. With the proposed R-5 zoning, there will also be a minimum 5.0 m building setback from the rear parcel line.

As previously noted, aligned with the requested OCP designation and rezoning, a form and character Development Permit application has been submitted to demonstrate how the proposed buildings, lot

grading, site and landscape designs will address the various requirements. Detailed review of this application will proceed through City staff, the Design Review Panel, and Council for consideration of approval.

CONCLUSION

Staff recognize the need for a range of diverse housing options within the community. Considering the specific location of the subject parcel including proximity to commercial and community lands, and potential for future development along the 10 Street SW corridor, an increase in the supply of dwelling units is deemed by staff to be a positive step towards addressing a pressing community need. The proposed High Density OCP land use designation and R-5 zoning of the subject property are therefore supported by staff. Specific details regarding the development of the site will be addressed through the Development Permit application, a building permit, and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, RPP, MCIP
Senior Planner



Reviewed by: Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

Subject Property Map

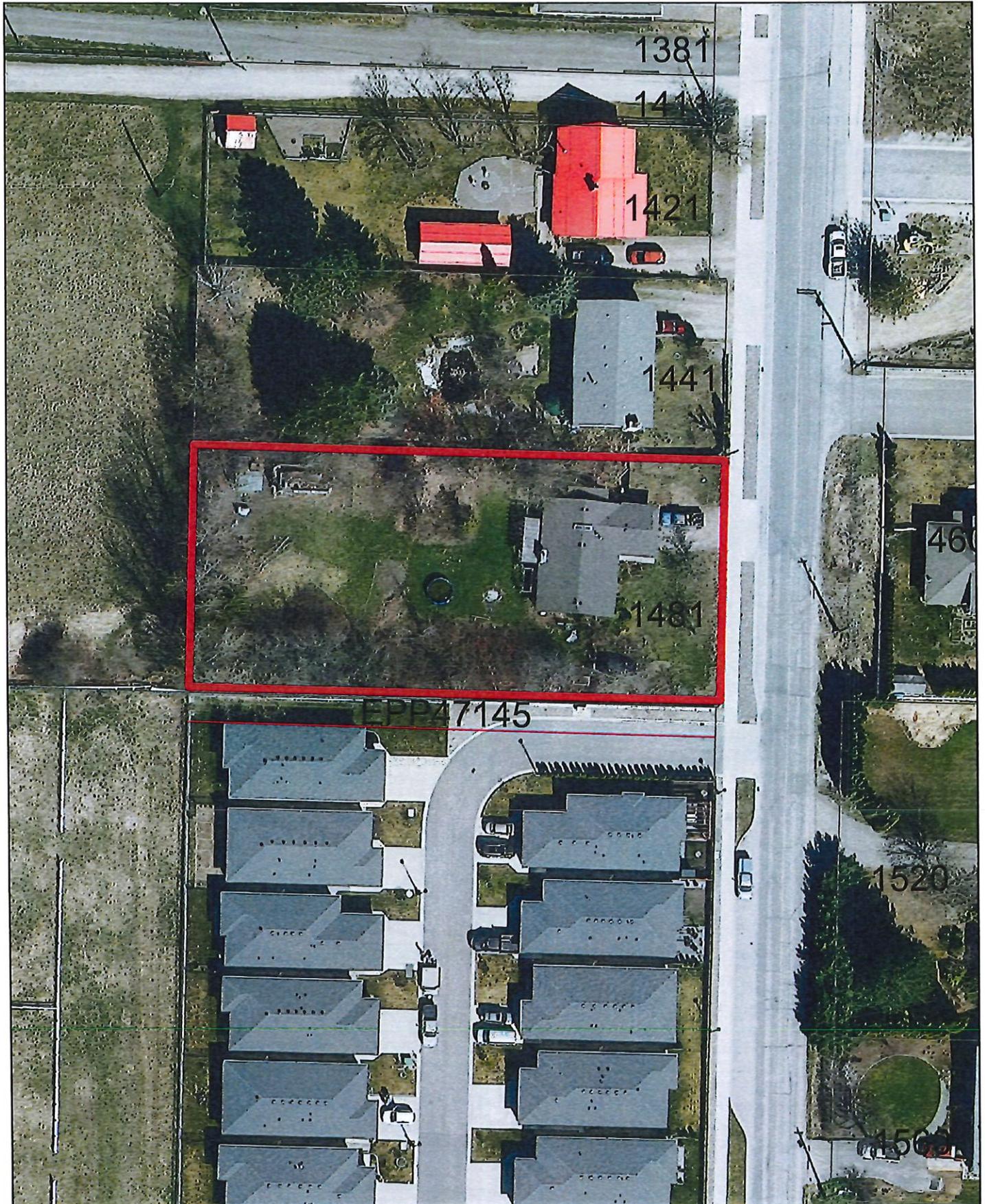
Appendix 1

P5



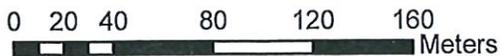
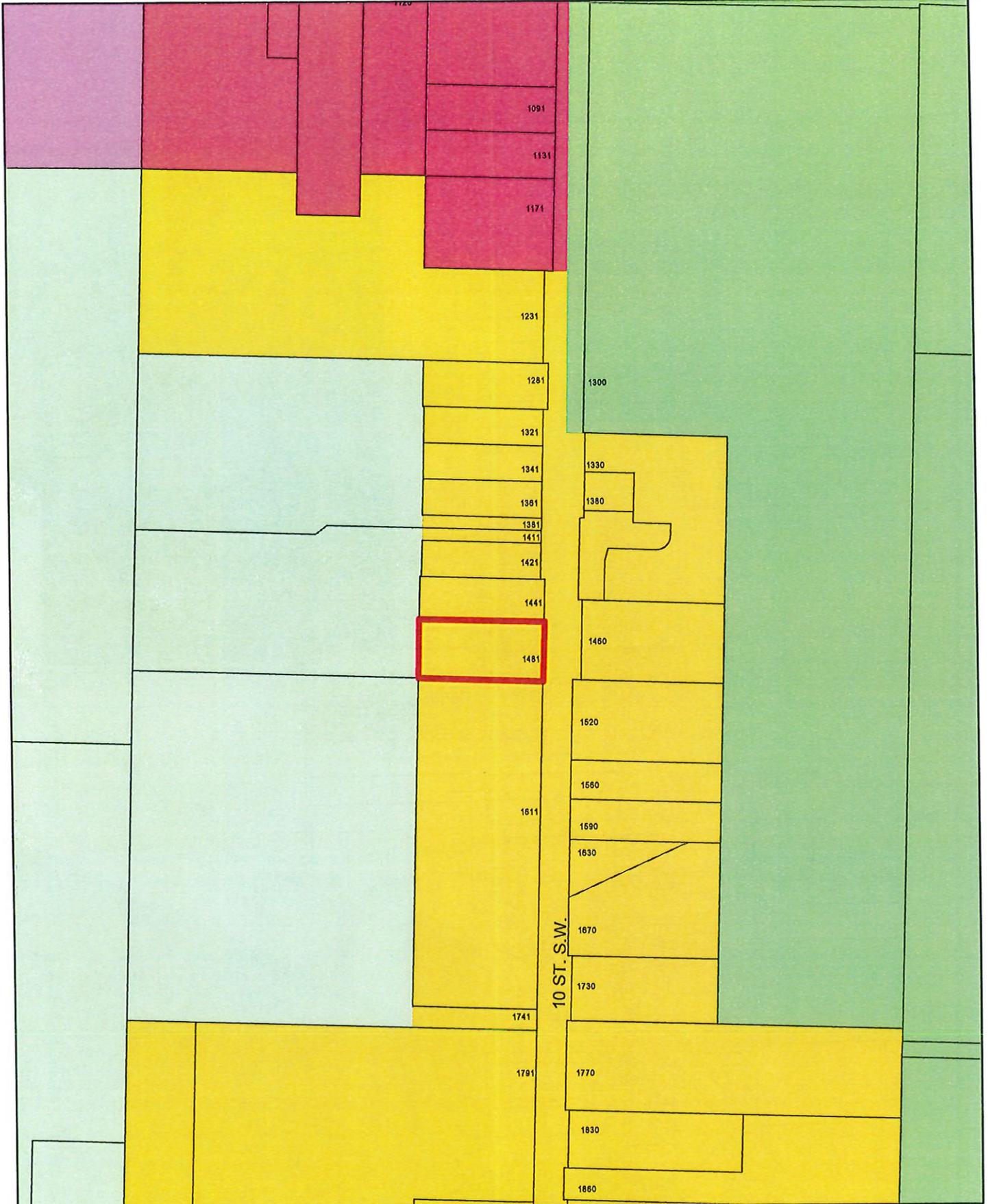
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 Subject Property
 Parcels

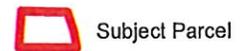
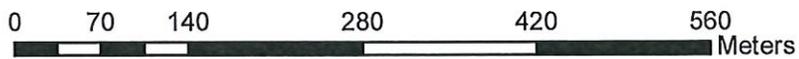
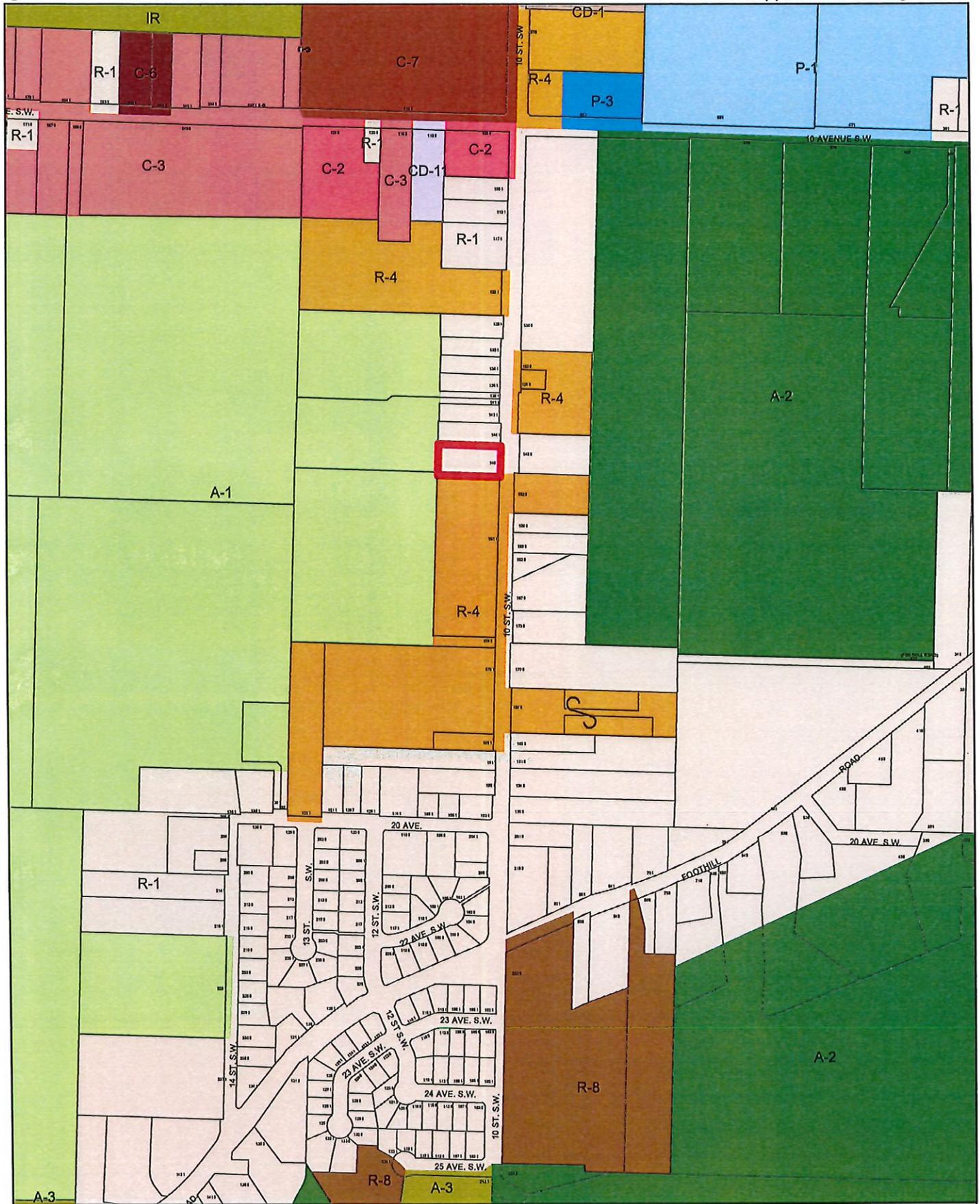


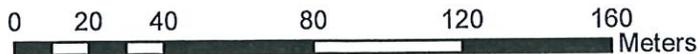
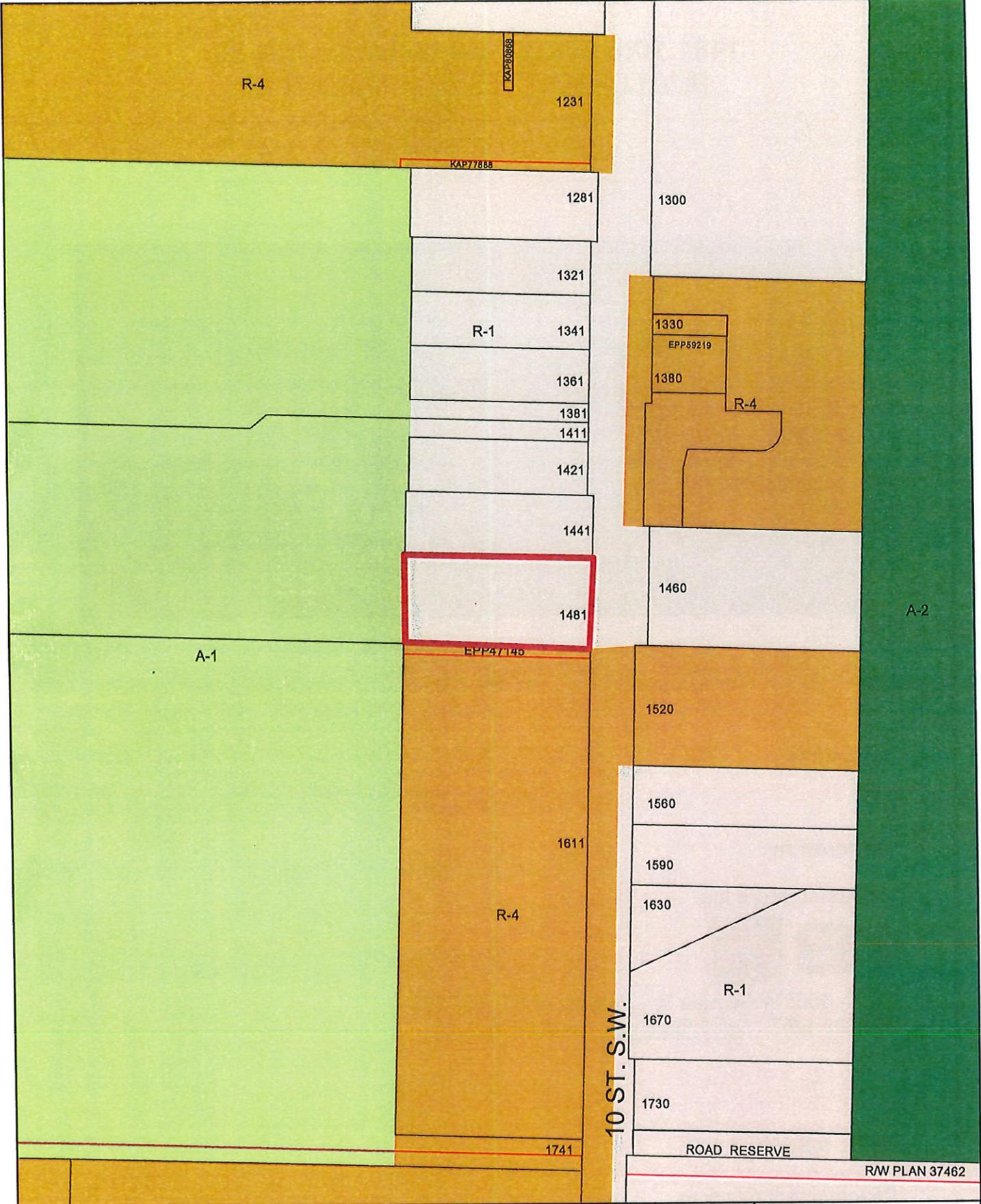
0 5 10 20 30 40 Meters

 Subject Parcel



- | | | | |
|---|---------------------------|---|------------------------------|
|  | Subject Parcel |  | Commercial - Highway Service |
|  | Salmon Valley Agriculture |  | Commercial - City Centre |
|  | Acreage Reserve |  | Residential - Medium Density |





 Subject Parcel

1481 10th STREET SW, SALMON ARM BC DEVELOPMENT PERMIT APPLICATION

DESIGN RATIONALE



2022.10.31

Prepared by:

IBA Architecture Inc.



2448 - 1055 W Georgia St., Vancouver BC, V6E 3P3
604 909 1267 | info@ibarch.ca | www.ibarch.ca

To be submitted to:

Development Services
City of Salmon Arm



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1.0 OVERVIEW

The proposed town housing development thoroughly addresses the main goals pursued by the City of Salmon Arm for these land uses. Strategies have been discussed among the project's Architect and the City Planning for minimizing the impact of the development on the natural environment, topography, open space, and visual character of Salmon Arm.

The OCP Future Land use Designation was adopted accordingly, and the aimed Zoning: R5 accepts that the form and character may include *multiple dwelling housing* units.

We believe that the proposed townhouse typology – Triplex, Fourplex, and Five plex– addresses all significant elements the OCP and are deemed to be quality yet affordable forms of housing in the Salmon Arm area market. They have become an excellent product type to satisfy the mid to upper market housing demand, much of which has not been available in the overall 10th street.

2.0 PROJECT DESCRIPTION

The suitable topography of the developable land lends itself to this multi-family form product type.

This townhouse form project develops along 10th street, on east side, with 5 residential buildings and a total number of 19 units. It comprises diversified building types – triplex, fourplex, and five -plex– and multiple configurations based on their relationship with the topographic setting and the road/grading.

This site, of approximately 0.25 Hectare among the multifamily and single-family residential area.

The architectural design has tackled a wide range of different floor plans options, in combination with diverse section developments. We propose full three storey units, and walk-out units, ensuring an attractive broad housing mix in this neighborhood.

The Architectural exterior design has been carefully designed taking in account the adjacent neighborhoods architectural context, and the specific sensibilities that were put on the table by the participants during the preliminary design stage. Therefore, a refined craftsman style with modern and vibrant looking neighborhood.

In addition, the buildings' envelope have been conceived with parameters that enable the efficiency of both energy and construction costs, emphasizing the differentiation of the buildings through the choice of colors, architectural accents and landscaping, rather than over-complicating the facades layout (form factor, opaque walls to openings ratio,...) or over-designing the buildings' elevations.

Special attention was given to the landscaped areas and to the interface with the pedestrian connectivity between the development and neighborhood.

Finally, an amenity area has been proposed in the rear side location, certainly adding a great supporting infrastructure for the use of the community.

3.0 SITE AND PARKING ACCESS

The proposed roads and the architectural design giving a responsible and conscious solution from many perspectives: cost efficiencies, yield efficiencies, tax impact to municipality, neighborhood character and efficient use of the land.

Regarding parking; the units have double and single garages, with a minimum driveway length of 7.5 m, and provisions for visitor on-site parking as per the Appendix I – Parking and Loading zoning bylaw.

4.0 ZONING AND OCP AMENDMENT

The current zone of the site is R1.

The developer of this site, decided to submit rezoning application to R5.

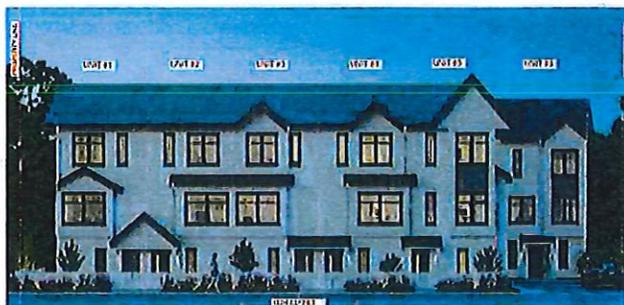
We recommend that the city of Salmon arm allow for the rezoning of this site to R5 for the following reasons:

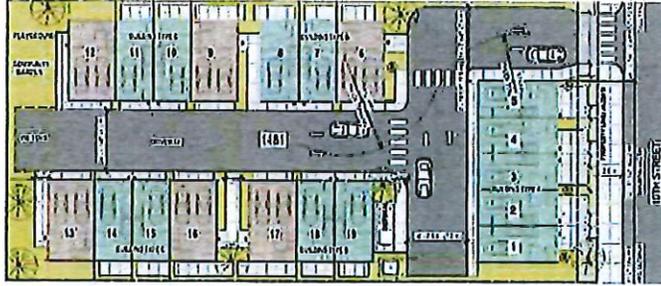
- The site will be more developable
- The developer feel that the design quality of this project can be inspirational for other future developments nearby that benefits the neighborhood
- The proposed area of the units benefits the resident of the building. And satisfy the community need for larger units with several bedrooms.

We think that the city will be supporting the rezoning of this site to R4 as the adjacent site (1611) is already rezoned to R4. However, the developer of this site (1481) submits rezoning application to R5.

We considered a several architectural design and planning strategies to satisfy the city that rezoning this site to R5 can be very logical, and R5 zone can be the best land use for this site:

1. We designed the site plan in a way that 6 units of this project orienting the 10th street. All the remaining units are located behind these 6 units. This way, we think we could make the real density of the project to be unseen from the 10th street. Which can positively impact the visual sense of the neighbourhood.





2. IBA designed this project with craftsman architecture style that reflects the context architecture style and created a great visual relationship between the 10th street and the front buildings by providing strong architectural elements. For example; bay windows, gabled roofs, different craftsman porch roofs, classical looking windows, etc. All these architectural themes taken from the context buildings and making this project to be more fitting and visually more acceptable for this neighborhood.
3. In designing the front side buildings, repetition has been reduced, by designing the front five units as one building. Each of the unit has a different exterior design, and all together form one building design. This strategy will make the look of the project to be less crowded.



4. A community garden and play area located on the rear side of the project. This will fulfill the need of the residence for the community area. This area unseen from the 10th street.
5. 3 meters evergreen fence proposed around this project to achieve the privacy for the neighbors.
6. While we are required to apply for the Zoning & OCP amendment for high-density R5, we meet all the requirements except density. For example, Setbacks, HT, Coverage area, and Parking requirements. More details provided below:

- The total required number of the parking spots for this project is 28 spots in R4 zoning bylaw. We have provided 28 parking spots.
- The maximum allowable coverage area is %55 in R5 & R4.
The proposed coverage area is %38
- The maximum allowable Hight in R4 is 13 meters (13 m, if any of the special amenity(ies) in Table 2 are provided),
Our proposed Hight is 10.7 meters for this rental townhouse.

Note: The maximum allowable number of units is 25 in R5 zoning.
 We provided 19 dwelling units which is below the maximum density of R5.

5.0 SUSTAINABILITY AND CRIME PREVENTION

This increased density over the traditional or even small-lot residential forms of housing is not only able to help mitigate increasing costs for first time buyers, but also enables efficiencies in achieving reductions in cost of city services per capita, energy consumption, carbon footprint, heat island effect,...

Envelope details that prevent water and moisture ingress, yet still allow the assemblies to dry, will prevent mould growth. Reducing thermal bridging combined with appropriate thermal insulation will reduce heating and cooling loads. Providing windows in all of the occupied spaces allows natural day lighting, and reducing energy consumption required for illumination. Operable windows also allow for natural ventilation, thus reducing the need for mechanical ventilation to provide fresh air and adding "liveability".

Extensive use of materials from natural sources is used to the largest extent possible, and thereby reduces the carbon footprint accordingly. A properly designed and detailed building will also reduce heating and cooling loads, increase air quality, and reduce energy consumption.

Carefully selected landscaping material will help reduce the project's use of water. This will prove an attractive, colorful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition. Special attention was placed on the connection to the adjacent parks and should provide a style of development which is highly desirable within the Salmon Arm community.

The design of the buildings and landscaping promote natural surveillance and does not provide opportunistic hiding spaces. The entrances are clearly visible from the street and well lit public sidewalks surround the building.

The intentions of CPTED have been addressed in the following ways: well maintained entrances and frontages are intended to promote pride in ownership amongst the residents. This will discourage vandalism, encourage surveillance, and will improve overall maintenance of the site. The ground-oriented entrance has been provided to reinforce this principle.

The social lifestyle of the site will help promote further surveillance and territorial reinforcement. Separation of private, semi-private and public spaces will be achieved with overall landscaping and finish materials to separate and add comfort to the residents and visitors. Large windows help to provide eyes to the street and surrounding areas. To support interaction and familiarity amongst the residents and users, an abundance of common outdoor space has been provided.

Site lighting to the streetscape and pathways will be clearly lit, to illuminate the faces of users, and provide illumination levels that do not create high contrast areas that could potentially conceal offenders.

This unique and attractive project will endure due to its sense of community, and the fact that it presents a prominent streetscape and connection to the surrounding neighborhood. It also provides well thought out external traffic patterns.

6.0 LANDSCAPING

The Developer has selected M2 Landscaping Architecture LTD. to create an interesting and aesthetically pleasing landscape solution the architectural style of the project. This will also compliment the character of the surrounding and future neighborhoods. The site design proposes a series of green pockets for the use and enjoyment of the families, with play areas for children to benefit from the outdoors.

Carefully selected landscaping material will help reduce the projects use of water. A number of annual and perennial shrubs have been selected for along 10th street and the internal roads throughout the site, and in special groupings adjoining the buildings' ends. This will prove an attractive, colorful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition. Trees will be planted along the roads. Given enough time to mature.

The landscape concept for the boundary areas, the 10th street, and the small community gardens, will provide a visually exciting and high volume of green space.

7.0 SUMMARY

The project owner and the design team feel that the combination of a quality design coupled with leading edge technology, pedestrian-friendly landscape features, and modern building materials will provide for a very functional and highly desired residential neighbourhood project.

It is also our desire that this project will be one of many to be built in an area critical to the continued sustainability and growth of our City internationally.

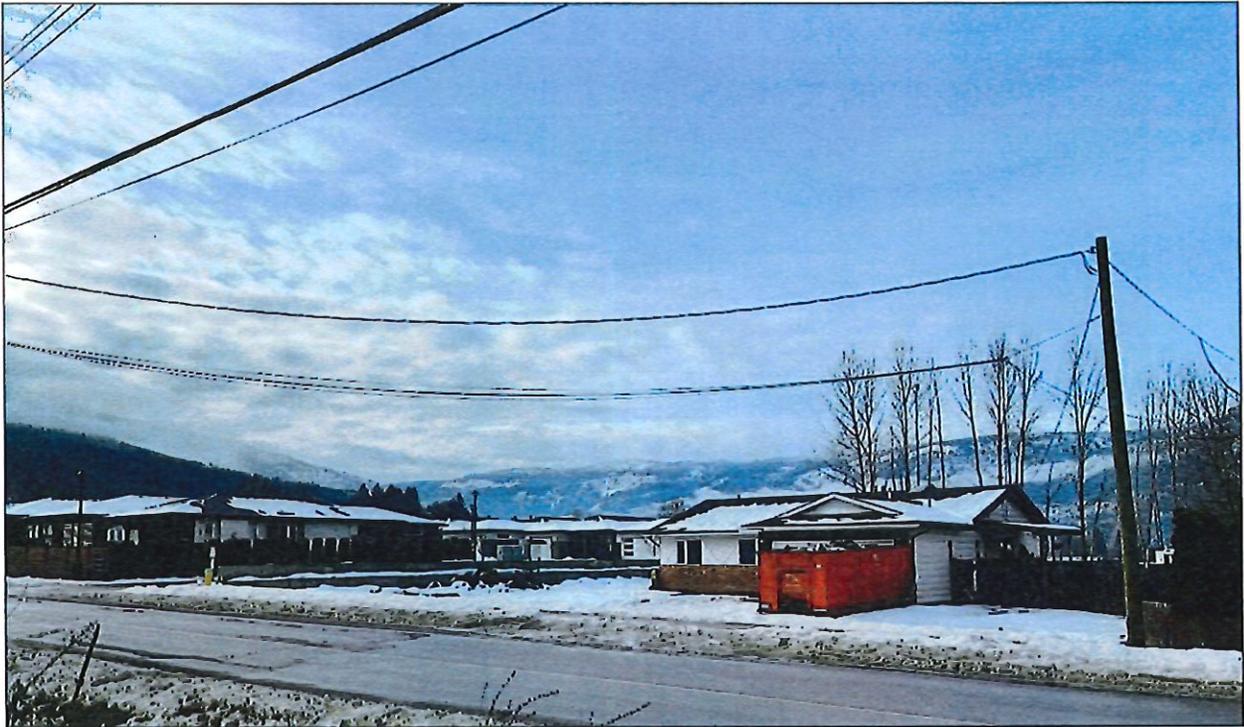
We look forward to your enthusiastic support and recognition for all the project brings to our community.

8.0 ARCHITECTURAL RENDERINGS





END



View of subject parcel southwest from 10 Street SW.



View of subject parcel northwest from 10 Street SW.



Adams Lake Indian Band

Project Name:

OCP4000-53 / 1481 - 10 STREET SW SALMON ARM

FN Consultation ID:

OCP-53

Consulting Org Contact:

Kathy FRESE

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Monday, November 21, 2022

Weytk,

Re: the OCP4000-53 / 1481 - 10 STREET SW SALMON ARM.

Through a preliminary analysis ALIB has identified some concerns which include:

Area of archaeological potential

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

Direction:

Be advised that the project area is located in an area of high archaeological potential according to the potential model developed by Arcas heritage consultants in 1997. Please make the developer aware of the archaeological potential and inform them that it is strongly recommended they contact a consulting archaeologist to conduct a permitted archaeological impact assessment at this location prior to any ground disturbance activities. A list of consulting archaeologists can be found here:

<https://www.bcapa.ca/consulting-firms/>

Archaeological sites, whether known or unknown, are protected by law under the Heritage Conservation Act. The HCA provides substantial penalties for destruction or unauthorized disturbance of archaeological sites including imprisonment for up to two years and fines of up to \$1,000,000.

Kukstemc,

Brent Davidson
Title and Rights Technical Coordinator
Adams Lake Indian Band



January 11, 2023

City of Salmon Arm
Chris Larson
PO Box 40
Salmon Arm BC, V1E 4N2

Dear Chris,

Re: OCP Amendment Application No OCP4000-53

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 1481 10th Street SW Salmon Arm, from Medium to High Density Residential to support proposed 19-unit multifamily development.

The SAEDS Board is supportive of expanding family housing options in our City, in order to support current and future growth trends. Based on the information provided, the Board supports the application. In discussion about this application the SAEDS Board did note increasing traffic congestion in this growing area, which we are confident will be considered by city planning staff in their assessment of this application. We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Laird", is written over a horizontal line.

Bill Laird,
Board Chairperson

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Director of Development Services
 DATE: January 5, 2023
 PREPARED BY: Chris Moore, Engineering Assistant
 APPLICANT: IBA Architecture Inc.
 SUBJECT: OFFICIAL COMMUNITY PLAN & ZONING AMENDMENT
 APPLICATION FILE NO. OCP4000-53 / ZON-1255
 LEGAL: LOT, SECTION 10, TOWNSHIP 20, RANGE 10, W6M, KDYD, PLAN 31437
 (PID: 003-716-3411)
 CIVIC: 1481 – 10 STREET SW

Further to your referral dated November 21, 2022, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

Engineering Department does not have any concerns related to the Re-zoning and OCP Amendment and recommends that they be approved.

Comments are based on the Subdivision/Development as proposed in the referral. If the development plans for the property to change significantly, comments below may change

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with (underground) electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope.

OFFICIAL COMMUNITY PLAN & ZONING AMENDMENT

APPLICATION FILE NO. OCP4000-53 / ZON-1255

January 5, 2023

Page 2

Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
10. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 10 Street SW, on the subject property's eastern boundary, is designated as an Urban Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 10 Street SW is currently constructed to an Interim Urban Collector Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, boulevard construction, street lighting, and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. The proposed strata road is at a different location of the existing letdown. The owner/ developer is responsible for removing and replacing the letdown.
5. As 10 Street SW is designated as a Collector Road, accesses shall be designed by keeping to a minimum number. Only one driveway access will be permitted onto 10 Street SW and a reciprocal access agreement will be required to service lots. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

**OFFICIAL COMMUNITY PLAN & ZONING AMENDMENT
APPLICATION FILE NO. OCP4000-53 / ZON-1255**

January 5, 2023

Page 3

1. The subject property fronts a 200 mm diameter Zone 1 watermain on 10 Street SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by an unknown size service from the 200mm diameter watermain on 10 Street SW. Due to size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The proposed development is to be serviced by metered water service connections, adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Street SW. No upgrades will be required at this time.
2. The remainder and proposed parcel(s) are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
4. Records indicate that the existing property is serviced by an unknown size service from the sanitary sewer on 10 Street SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 600mm diameter storm sewer on 10 Street SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 150 mm service from the stormsewer on 10 Street SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**OFFICIAL COMMUNITY PLAN & ZONING AMENDMENT
APPLICATION FILE NO. OCP4000-53 / ZON-1255**

January 5, 2023

Page 4

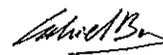
-
3. The subject property is in an area with current storm capacity concerns according to the Stormwater Master Plan Study (April 2020). It is anticipated that stormwater will require control to the 2-5 year pre-development flows. Owner / Developer's engineer shall review downstream capacity within the existing City Storm System to receive the proposed discharge from the development and upstream contributing drainage areas.
 4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
 5. Where onsite disposal of Stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
 6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.



Chris Moore
Engineering Assistant



Gabriel Bau Baiges P.Eng.
City Engineer

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: January 25, 2023

SUBJECT: Development Permit Application No. 447 (19 Unit – High Density Residential)

Legal: Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 31437
 Civic: 1481 – 10 Street SW
 Owner/Applicant: 1026082 BC Ltd.
 Agent: IBA Architecture Inc. (R. Bestoon)

MOTION FOR CONSIDERATION

THAT: Development Permit No. 447 be authorized for issuance for Lot 2, Section 10, Township 20, Range 10, W6M, KDYD, Plan 31437 (1481 – 10 Street SW) in accordance with the Development Permit drawings attached as Appendix 3 subject to:

1. Adoption of the associated Official Community Plan (Bylaw No. 4560) and Zoning Amendment (Bylaw No. 4561) Bylaws, and;
2. Receipt of an Irrevocable Letter of Credit in the amount of 125% of the landscape estimate for completion of the landscaping plan.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The subject parcel is located at 1481 – 10 Street SW (Appendix 1 and 2) and currently contains a single family dwelling, which was built in 1981. This application is to permit a new 19-unit residential development, as described in Appendix 3.

BACKGROUND

The subject property is 0.2527 hectares, designated Medium Density Residential (MR) in the City's Official Community Plan (OCP), and is zoned R-1 – Single Family Residential (Appendix 4 and 5). The City is in receipt of OCP and Zoning Bylaw amendment applications to support this proposed development (OCP4000-53 and ZON-1255).

Land uses adjacent to the subject property include the following:

North: single family dwelling	Zoned R-1
South: single family dwellings (Hopkins Meadow)	Zoned R-4
East: 10 Street SW; single family dwellings	Zoned R-1
West: single family dwelling and accessory buildings/structures (ALR)	Zoned A-1/R-1

5.3

Site photos are attached (Appendix 6). The proposed buildings are a refined craftsman style with modern and vibrant features, with pitched rooflines, comprised of five multiple family dwellings, all of which are situated along common access with garages and landscaped areas throughout.

COMMENTS

Building Department

Architect required for design and supervision of Building A. Roof overhangs between units 8 and 9 must be 2.4m apart or be of non-combustible construction.

Engineering Department

Comments attached (Appendix 7).

BC Hydro

BC Hydro has no objection with the proposed subdivision although Hydro may require a right of way depending on the scope of work involved. This can be achieved once the application for electrical service is received.

Design Review Panel

With the proposal for a high density residential development, the application was referred to the Design Review Panel (DRP) for review. The DRP was supportive of the application, sharing enthusiastic and positive comments on the proposed development and only noting concerns related to the roof pitch and the snow load with the potential for snow to fall. The January 18, 2023, DRP meeting minutes are attached (Appendix 8).

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Development Permit Procedures Bylaw* notices are mailed to landowners within a 30m 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 March 13, 2023.

Planning Department

The subject parcel is located in an area well-suited for higher-density residential development. This area features developed sidewalks, existing community parks (i.e. Blackburn Park), and proposed greenways, and is within walking distance (approximately 350m) of the Mall at Piccadilly and other commercial businesses. The surrounding neighbourhood has experienced significant residential development in the last number of years. Some notable developments in recent years include the Hopkins Meadow and Country View Estates developments to the south and the Valley Lane development to the northeast.

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

Siting and Building

The owner/applicant is proposing a 19-unit residential development in the form of five multiple family dwellings. The buildings will ultimately have a total combined footprint of ~38.4% (55% is permitted in both the R-4 and R-5 zones), situated along common access, with the five separate buildings allowing for articulation and a reduced overall massing. In addition, units 13-19 will have a 2.4-metre setback from the southern property line and approximately a 6.4-metre setback from the nearest building in the Hopkins Meadow development (due to a 4-metre Right of Way on the adjacent property), double the minimum 1.2-metre setback to the property line that would be required under alternate R-4 zoning. It is also worth noting that this proposal aligns well with OCP policy 8.4.11, as Building Type A (units 1-5) is oriented to the dominant street frontage.

The building design is of a refined craftsman style with modern and vibrant features, featuring different proposed exterior finishes, such as smooth white and dark grey stucco sidings, white straight edge hardie

shingle siding, artic white hardie trim board, and dark grey standing seam metal roof panels. OCP Residential Development Permit Area policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, which staff feel is achieved by the proposed design. As such, staff feel the design aligns well with OCP guidelines.

Landscape and Screening

The landscape plan (Appendix 9) prescribes a range of mostly shrubs and trees for screening, predominately along the perimeter of the property, as well as in between each building and at the back of each building, separating each of the units' patios, which staff view as aligned with OCP guidelines. The applicant has included trees adjacent to the street, which aligns with OCP policy 8.4.28.

In regards to screening, the applicant has proposed 2-metre-high wood fencing along the entire rear and the majority of both interior side yards. Additionally, the applicant has proposed 36" (3') high white wood picket fencing in the front yards of units 1-5 and around the visitor parking stalls at the back of the site. Staff believe that the proposed fencing along the western rear parcel line is consistent with the ALC's *Guide to Edge Planning* document.

Access and Parking Area

The subject property is a single-fronting interior parcel with vehicle access proposed via 10 Street SW. The 28 parking spaces proposed (in the form of garages and visitor spaces) meets the 24 required (1.25 parking spaces per dwelling unit) as specified in the R-5 Required Off-street Parking Spaces of the Zoning Bylaw. In addition, a community collection site is proposed adjacent to unit 19, which meets OCP guidelines.

Height and Density

In reference to the R-5 Zoning Bylaw regulations, the maximum height of principal buildings shall be 12.0 metres (39.4 feet), but may also be increased to 15.0 metres (49.2 feet) if a special amenity is provided. Since the maximum heights of the proposed buildings range from 10.7 m - 11.0 m, all proposed building heights are compliant with the R-5 zoning regulations.

The maximum residential density permitted under R-5 zoning is 100 dwelling units per hectare of land. Since the parcel is approximately 0.2527 hectares in area, the maximum permitted density under R-5 would be 25 dwelling units assuming: 1) some form of strata development; 2) the present gross area of the subject parcel; and 3) no density bonus. The proposed 19-unit development complies with the R-5 zoning regulations. The R-5 zoning regulations are discussed in the associated staff report (OCP4000-53 and ZON-1255).

Agricultural Land Reserve

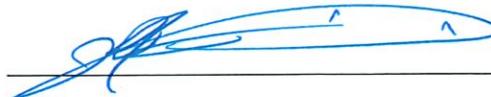
As seen in Appendix 10, the subject property borders land/another property within the ALR to the west. As such, the buffer between the road and the ALR boundary shown on the site plan in Appendix 3 and on the landscape plan, including fencing, (Appendix 9) should be maintained to be compliant with ALC regulations.

CONCLUSION

The applicant has been diligent in working with City staff and policies. The form and character of the proposed development are consistent with the OCP guidelines and well within the proposed R-5 zoning regulations. As such, staff recommend the issuance of Development Permit No. 447.



Prepared by: Evan Chorlton
Planner I



Reviewed by: Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

Subject Property Map

P30

1371 A-D

1151

821

681

1260

1200

1160

1120

1050

1091

1131

1171

1231

1281

1321

1341

1361

1381

1411

1421

1441

1481

1300

1330

1380

1460

1520

1560

1590

1630

1670

1730

1741

1791

1770

10 ST. S.W.



0 15 30 60 90 120
Meters

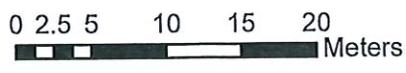
 Subject Property
 Parcels



1421

1441

1481

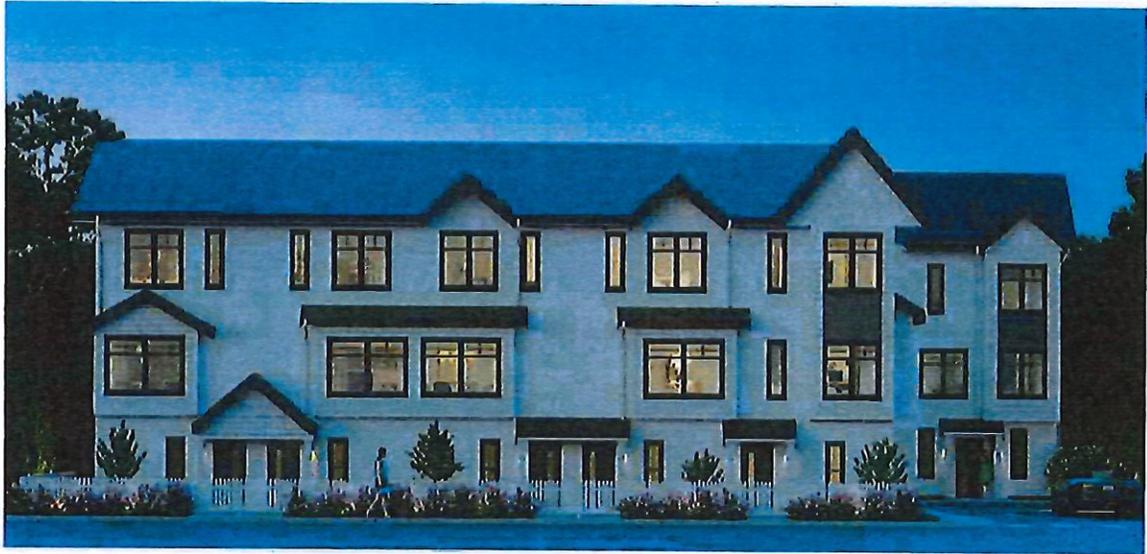


-  Subject Property
-  Parcels

1481 10th STREET SW, SALMON ARM BC
DEVELOPMENT PERMIT APPLICATION

DESIGN RATIONALE

APPENDIX 3



2022.10.31

Prepared by:

IBA Architecture Inc.



2448 - 1055 W Georgia St., Vancouver BC, V6E 3P3
604 909 1267 | info@ibarch.ca | www.ibarch.ca

To be submitted to:

Development Services
City of Salmon Arm



TABLE OF CONTENTS

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7.0	SUMMARY	4
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1.0 OVERVIEW

The proposed town housing development thoroughly addresses the main goals pursued by the City of Salmon Arm for these land uses. Strategies have been discussed among the project's Architect and the City Planning for minimizing the impact of the development on the natural environment, topography, open space, and visual character of Salmon Arm.

The OCP Future Land use Designation was adopted accordingly, and the aimed Zoning: R5 accepts that the form and character may include *multiple dwelling housing* units.

We believe that the proposed townhouse typology – Triplex, Fourplex, and Five plex– addresses all significant elements the OCP and are deemed to be quality yet affordable forms of housing in the Salmon Arm area market. They have become an excellent product type to satisfy the mid to upper market housing demand, much of which has not been available in the overall 10th street.

2.0 PROJECT DESCRIPTION

The suitable topography of the developable land lends itself to this multi-family form product type.

This townhouse form project develops along 10th street, on east side, with 5 residential buildings and a total number of 19 units. It comprises diversified building types – triplex, fourplex, and five -plex– and multiple configurations based on their relationship with the topographic setting and the road/grading.

This site, of approximately 0.25 Hectare among the multifamily and single-family residential area.

The architectural design has tackled a wide range of different floor plans options, in combination with diverse section developments. We propose full three storey units, and walk-out units, ensuring an attractive broad housing mix in this neighborhood.

The Architectural exterior design has been carefully designed taking in account the adjacent neighborhoods architectural context, and the specific sensibilities that were put on the table by the participants during the preliminary design stage. Therefore, a refined craftsman style with modern and vibrant looking neighborhood.

In addition, the buildings' envelope have been conceived with parameters that enable the efficiency of both energy and construction costs, emphasizing the differentiation of the buildings through the choice of colors, architectural accents and landscaping, rather than over-complicating the facades layout (form factor, opaque walls to openings ratio,...) or over-designing the buildings' elevations.

Special attention was given to the landscaped areas and to the interface with the pedestrian connectivity between the development and neighborhood.

Finally, an amenity area has been proposed in the rear side location, certainly adding a great supporting infrastructure for the use of the community.

3.0 SITE AND PARKING ACCESS

The proposed roads and the architectural design giving a responsible and conscious solution from many perspectives: cost efficiencies, yield efficiencies, tax impact to municipality, neighborhood character and efficient use of the land.

Regarding parking; the units have double and single garages, with a minimum driveway length of 7.5 m, and provisions for visitor on-site parking as per the Appendix I – Parking and Loading zoning bylaw.

4.0 ZONING AND OCP AMENDMENT

The current zone of the site is R1.

The developer of this site, decided to submit rezoning application to R5.

We recommend that the city of Salmon arm, allow for the rezoning of this site to R5 for the following reasons:

- The site will be more developable
- The developer feel that the design quality of this project can be inspirational for other future developments nearby that benefits the neighborhood
- The proposed area of the units benefits the resident of the building. And satisfy the community need for larger units with several bedrooms.

We think that the city will be supporting the rezoning of this site to R4 as the adjacent site (1611) is already rezoned to R4. However, the developer of this site (1481) submits rezoning application to R5.

We considered a several architectural design and planning strategies to satisfy the city that rezoning this site to R5 can be very logical, and R5 zone can be the best land use for this site:

1. We designed the site plan in a way that 6 units of this project orienting the 10th street. All the remaining units are located behind these 6 units. This way, we think we could make the real density of the project to be unseen from the 10th street. Which can positively impact the visual sense of the neighbourhood.





2. IBA designed this project with craftsman architecture style that reflects the context architecture style and created a great visual relationship between the 10th street and the front buildings by providing strong architectural elements. For example; bay windows, gabled roofs, different craftsman porch roofs, classical looking windows, etc. All these architectural themes taken from the context buildings and making this project to be more fitting and visually more acceptable for this neighborhood.
3. In designing the front side buildings, repetition has been reduced, by designing the front five units as one building. Each of the unit has a different exterior design, and all together form one building design. This strategy will make the look of the project to be less crowded.



4. A community garden and play area located on the rear side of the project. This will fulfill the need of the residence for the community area. This area unseen from the 10th street.
5. 3 meters evergreen fence proposed around this project to achieve the privacy for the neighbors.
6. While we are required to apply for the Zoning & OCP amendment for high-density R5, we meet all the R4 requirements except density. For example, Setbacks, HT, Coverage area, and Parking requirements. More details provided below:

- The total required number of the parking spots for this project is 28 spots in R4 zoning bylaw. We have provided 28 parking spots.
- The maximum allowable coverage area is %55 in R5 & R4.
The proposed coverage area is %38
- The maximum allowable Hight in R4 is 13 meters (13 m, if any of the special amenity(ies) in Table 2 are provided),
Our proposed Hight is 10.7 meters for this rental townhouse.

Note: The maximum allowable number of units is 25 in R5 zoning.
We provided 19 dwelling units which is below the maximum density of R5.

5.0 SUSTAINABILITY AND CRIME PREVENTION

This increased density over the traditional or even small-lot residential forms of housing is not only able to help mitigate increasing costs for first time buyers, but also enables efficiencies in achieving reductions in cost of city services per capita, energy consumption, carbon footprint, heat island effect,...

Envelope details that prevent water and moisture ingress, yet still allow the assemblies to dry, will prevent mould growth. Reducing thermal bridging combined with appropriate thermal insulation will reduce heating and cooling loads. Providing windows in all of the occupied spaces allows natural day lighting, and reducing energy consumption required for illumination. Operable windows also allow for natural ventilation, thus reducing the need for mechanical ventilation to provide fresh air and adding "liveability".

Extensive use of materials from natural sources is used to the largest extent possible, and thereby reduces the carbon footprint accordingly. A properly designed and detailed building will also reduce heating and cooling loads, increase air quality, and reduce energy consumption.

Carefully selected landscaping material will help reduce the projects use of water. This will prove an attractive, colorful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition. Special attention was placed on the connection to the adjacent parks and should provide a style of development which is highly desirable within the Salmon Arm community.

The design of the buildings and landscaping promote natural surveillance and does not provide opportunistic hiding spaces. The entrances are clearly visible from the street and well lit public sidewalks surround the building.

The intentions of CPTED have been addressed in the following ways: well maintained entrances and frontages are intended to promote pride in ownership amongst the residents. This will discourage vandalism, encourage surveillance, and will improve overall maintenance of the site. The ground-oriented entrance has been provided to reinforce this principle.

The social lifestyle of the site will help promote further surveillance and territorial reinforcement. Separation of private, semi-private and public spaces will be achieved with overall landscaping and finish materials to separate and add comfort to the residents and visitors. Large windows help to provide eyes to the street and surrounding areas. To support interaction and familiarity amongst the residents and users, an abundance of common outdoor space has been provided.

Site lighting to the streetscape and pathways will be clearly lit, to illuminate the faces of users, and provide illumination levels that do not create high contrast areas that could potentially conceal offenders.

This unique and attractive project will endure due to its sense of community, and the fact that it presents a prominent streetscape and connection to the surrounding neighborhood. It also provides well thought out external traffic patterns.

6.0 LANDSCAPING

The Developer has selected M2 Landscaping Architecture LTD. to create an interesting and aesthetically pleasing landscape solution the architectural style of the project. This will also compliment the character of the surrounding and future neighborhoods. The site design proposes a series of green pockets for the use and enjoyment of the families, with play areas for children to benefit from the outdoors.

Carefully selected landscaping material will help reduce the projects use of water. A number of annual and perennial shrubs have been selected for along 10th street and the internal roads throughout the site, and in special groupings adjoining the buildings' ends. This will prove an attractive, colorful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition. Trees will be planted along the roads. Given enough time to mature.

The landscape concept for the boundary areas, the 10th street, and the small community gardens, will provide a visually exciting and high volume of green space.

7.0 SUMMARY

The project owner and the design team feel that the combination of a quality design coupled with leading edge technology, pedestrian-friendly landscape features, and modern building materials will provide for a very functional and highly desired residential neighbourhood project.

It is also our desire that this project will be one of many to be built in an area critical to the continued sustainability and growth of our City internationally.

We look forward to your enthusiastic support and recognition for all the project brings to our community.

8.0 ARCHITECTURAL RENDERINGS





END



1481 TOWNHOUSES

1481 10TH STREET SW, SALMON ARM BC

ARCHITECTURAL SHEET LIST

- A000 COVER SHEET
- A001 ZONING-CODE ANALYSIS DATA SHEET
- A101 SITE PLAN & STREET ELEVATION
- A102 PROSPECTIVES
- A201 BUILDING A FLOOR PLANS
- A202 BUILDING B ELEVATIONS & HYD STUDY
- A203 BUILDING TYPE B FLOOR PLANS
- A204 BUILDING TYPE C ELEVATIONS & HYD STUDY
- A205 BUILDING TYPE C FLOOR PLANS
- A206 BUILDING TYPE C ELEVATION & HYD STUDY

LANDSCAPE SHEET LIST

- L1 OVERALL PLAN
- L2 TREE PLAN EAST
- L3 TREE PLAN WEST
- L4 SHRUB PLAN WEST
- L5 TREE PLAN EAST
- L6 LIGHTING PROPOSITIONS EAST
- L7 LIGHTING PROPOSITIONS WEST
- L8 LANDSCAPE DETAILS
- L9 LANDSCAPE DETAILS 2
- L10 SPECIFICATIONS

ARCHITECTURAL:

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PHONE: 604-909-1267
EMAIL: raman@ibarch.ca

LANDSCAPE:

M2 Landscape Architecture and Arboriculture Ltd.
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PHONE: (604) 553-0044
EMAIL: Bahareh.Nassiri@m2la.com

SURVEYOR:

Underhill & Underhill
CONTACT: Aaron G. Shufeldt
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NO.	DATE	BY	DESCRIPTION
			REVISONS - 6.5.12

ISSUED FOR
DEVELOPMENT
PERMIT

PROJECT
1481 TOWNHOUSES

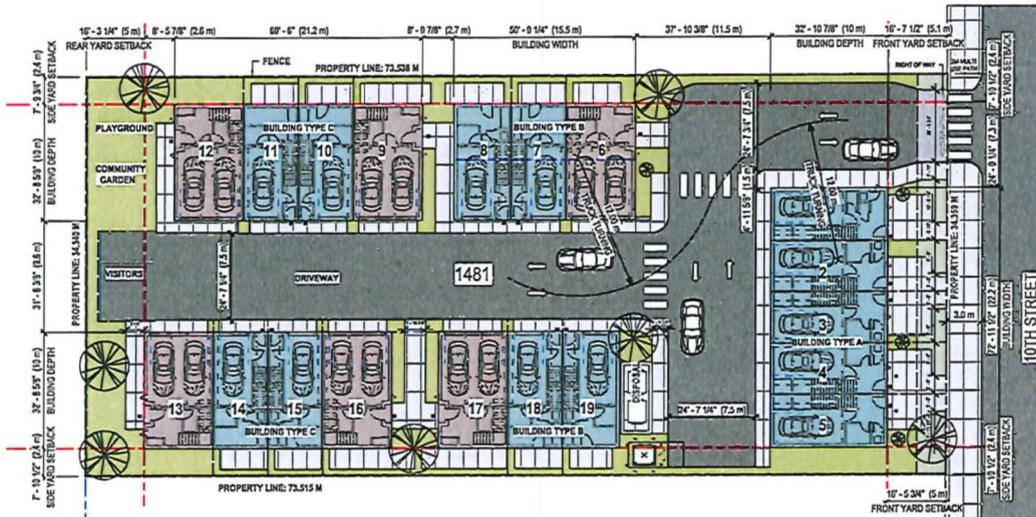
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1481 10TH STREET SW,
SALMON ARM BC

SHEET TITLE
COVER SHEET

A0.00

DESIGNED: Designer DRAWN: Author
SCALE: 1/2" = 1'-0" FILE: 0001
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1441

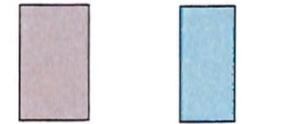


SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- S.O.D.
- ASPHALT GROUND
- SIDEWALK

SITE PLAN INFORMATION

LOT SIZE = 27185.33 SQFT
GROSS BUILDING AREA = 31325.00 SQFT
PARCEL SITE COVERAGE = 0.38.4%
PROPOSED NUMBER OF PARKING = 28



3 BED UNIT TYPE A
TOWN HOUSE
6 TOTAL

2 BED UNIT TYPE B
TOWN HOUSE
13 TOTAL

19 TOTAL UNITS

■ = UNIT ENTRANCE



SITE PLAN

1611

FRONT ELEVATION (FROM 10TH STREET)

NO.	DATE	BY	DESCRIPTION
			REVISING - US/UC

ISSUED FOR CLIENT REVIEW

PROJECT
1481 TOWNHOUSES

FOCUS/LOC
1481 10TH STREET SW,
SALMON ARM BC

SHEET TITLE
SITE PLAN & STREET ELEVATION

A1.01

DESIGNED: Designer DEANW Author
SCALE: As Indicated FILE: 0001
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IBACBA PROJECT: 2020-02-20 Salmon Arm
Townhouse 1481 10th Street SW BC
CADDW/1: 30th Street SW/14



1611

1481

1441

1441

STREET SCAPE (FROM 10TH STREET)



#1 FROM 10TH STREET



#3 FROM INTERIOR ROAD



#2 FROM 10TH STREET



IBA ARCHITECTURE INC.
DESIGN | DEVELOPMENT CONSULTING

1481 10TH STREET, SALMON ARM BC V0C 1P0
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NO.	DATE	BY	DESCRIPTION
			REVISIONS - U3JC

ISSUED FOR BUILDING PERMIT

PROJECT
1481 TOWNHOUSES

ADDRESS
**1481 10TH STREET SW,
SALMON ARM BC**

SHEET TITLE
PERSPECTIVES

A1.02

DESIGNED	DESIGNER	DRAWN	AUTH

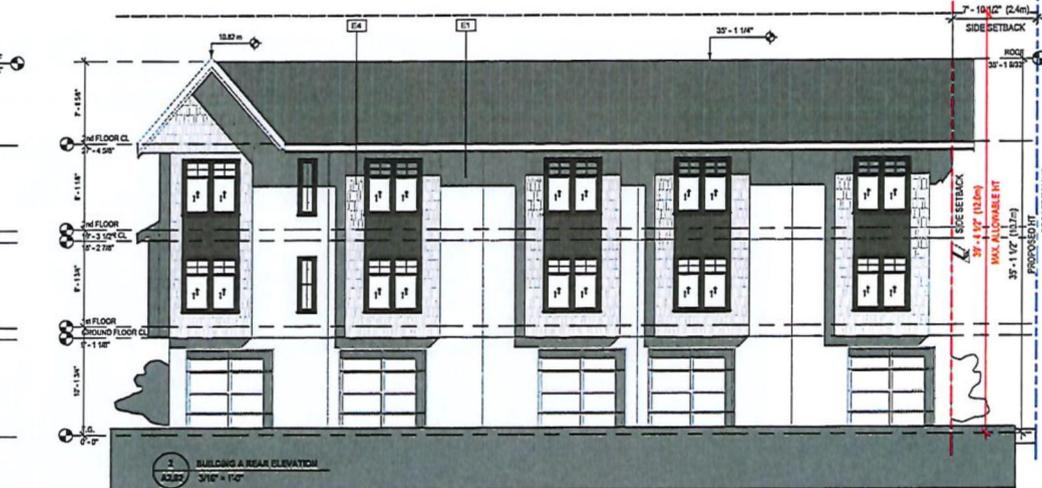
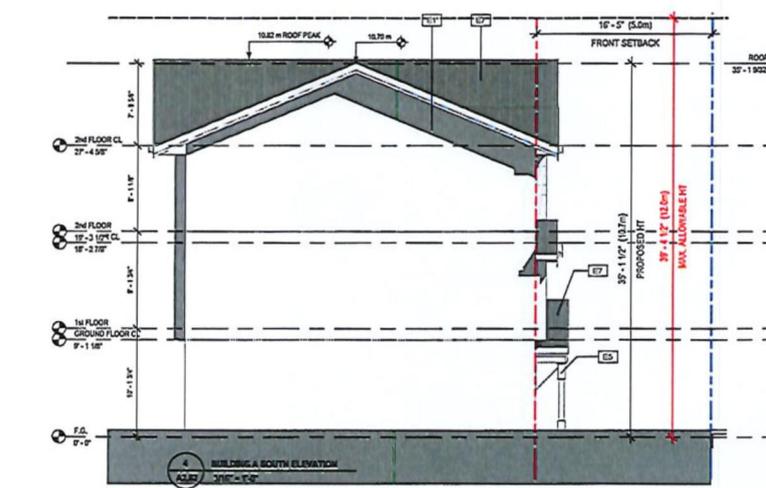
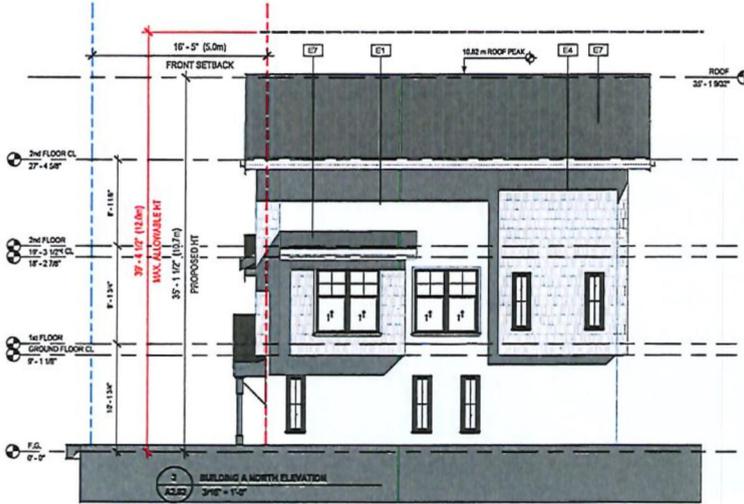
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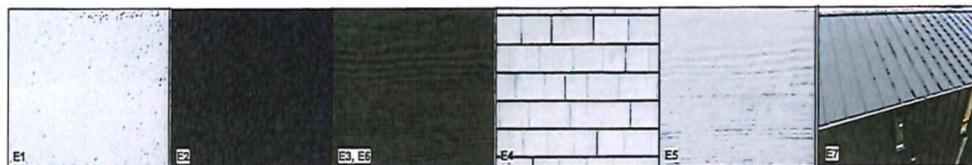
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DESIGN | DEVELOPMENT CONSULTING

240 - 1000 GARDNER STREET, VANCOUVER, BC V6E 4P1
Phone: 604-271-1111
www.iba.ca



MATERIAL KEYNOTE	
MATERIAL ID	DESCRIPTION
E1	STUCCO BOND - SMOOTH / WHITE
E2	STUCCO BOND - SMOOTH / DARK GRAY
E4	HANDAPPLIED STUCCO FINISH / EDGE WHITE
E3	HARDE TRIM BOARD / ARTIC WHITE
E7	STANDING SEAM METAL ROOF PANEL / DARK GRAY

MATERIAL LEGEND



NO.	DATE	BY	DESCRIPTION
			REV'SONS - SS/UC

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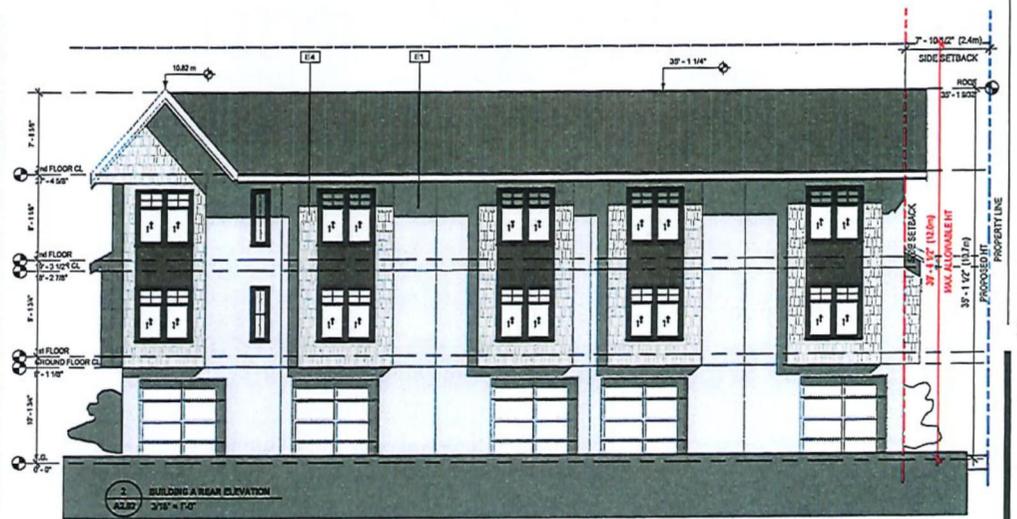
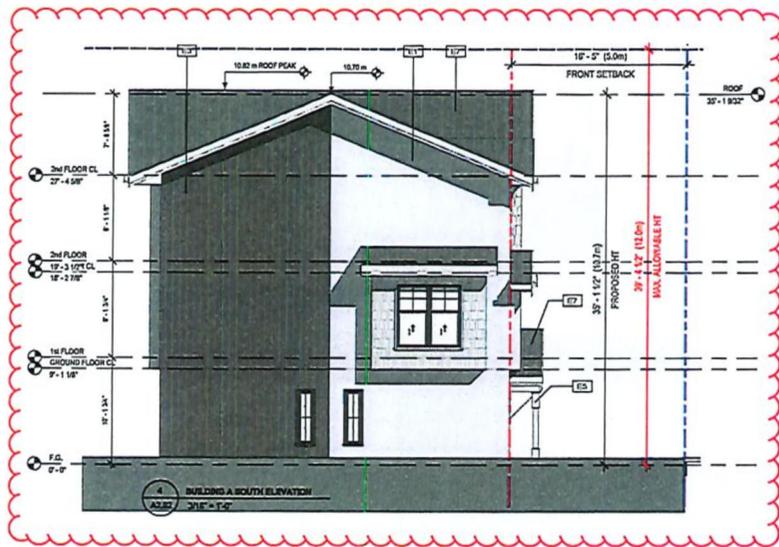
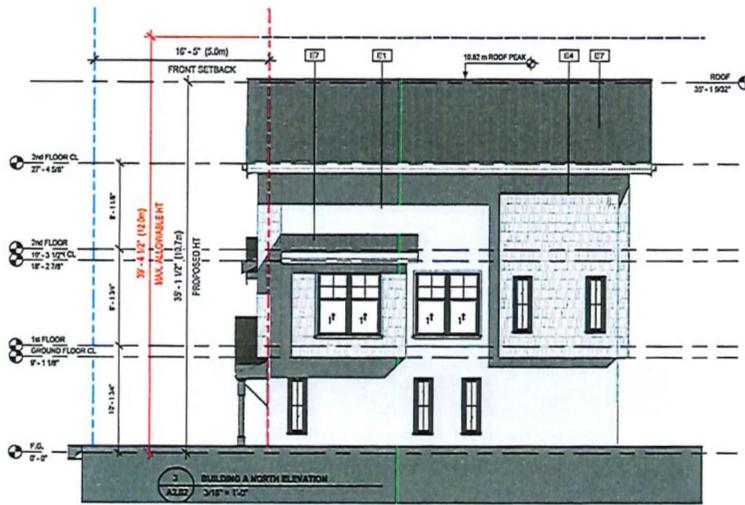
1481 TOWNHOUSES

1481 10TH STREET SW, SALMON ARM BC

BUILDING A ELEVATIONS & HT STUDY

A2.02

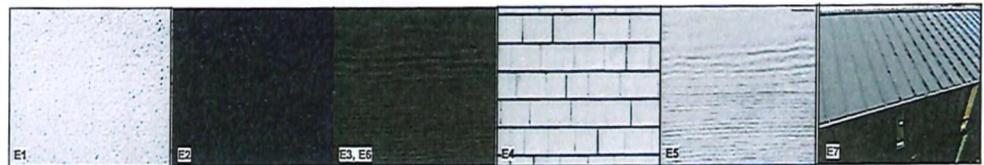
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RED = CHANGES TO FACADE

MATERIAL ID	MATERIAL KEYNOTE	DESCRIPTION
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E2	STUCCO BOARD - SMOOTH/ DARK GREY	
E3	HARDY PANE, VERTICAL BOARD SMOOTH/ BROWN GREY	
E4	HARDYSPRINGLE BOARD STUCCO/ EDGE/ WHITE	
E5	HARDY TRIM BOARD/ ARTIC WHITE	
E7	STANDING SEAM METAL ROOF PANEL/ DARK GREY	

MATERIAL LEGEND



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			REVISED - G3/C

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PROJ:GCT
1481 TOWNHOUSES

PROJ:BC
1481 10TH STREET SW, SALMON ARM BC

SHEET TITLE
BUILDING ELEVATIONS & HY STUDY

A2.02

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SCALE: As Indicated FILE: 000

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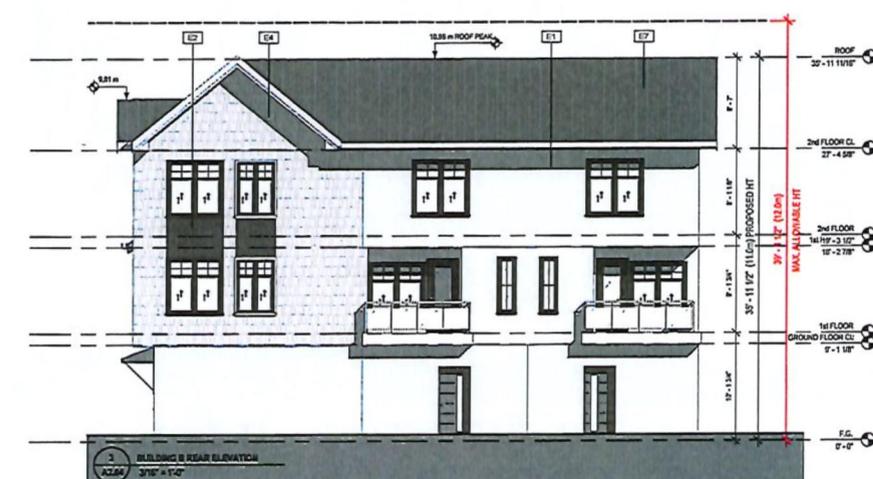
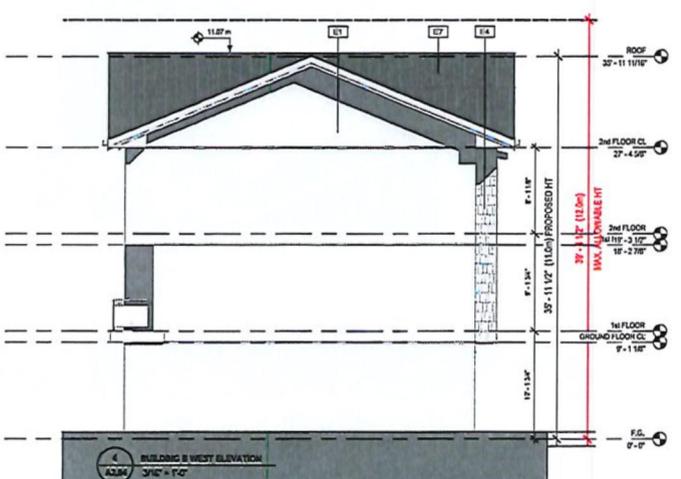
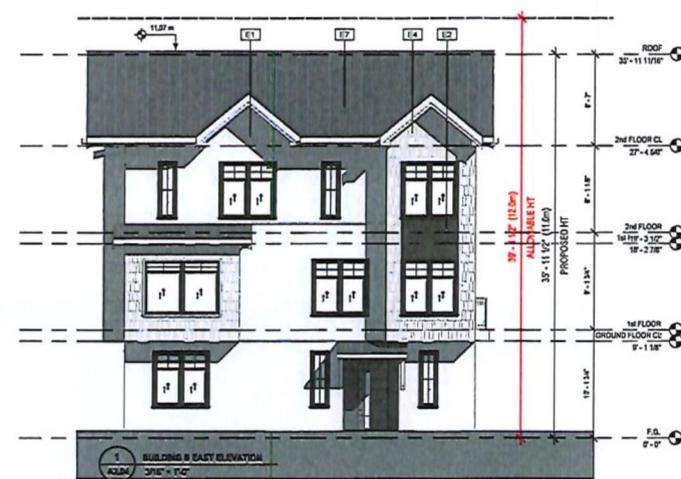
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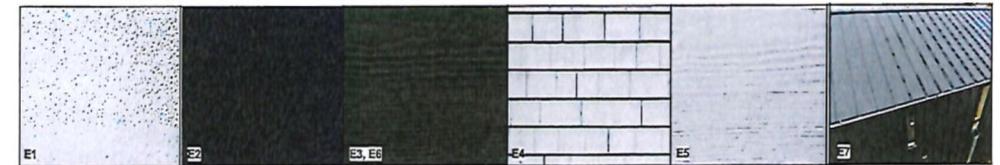
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MATERIAL KEYNOTE	
MATERIAL ID	DESCRIPTION
E1	STUCCO SIDING - SMOOTH/WHITE
E2	STUCCO SIDING - SMOOTH/ DARK GREY
E4	HARDSPINULE SIDING STRAIGHT EDGE/WHITE
E5	HARDER TRIM BOARD/ ANTIIC WHITE
E7	STANDING SEAM METAL ROOF PANEL/ DARK GREY

MATERIAL LEGEND



NO.	DATE	BY	DESCRIPTION	Author
			REVISIONS - 02/10	

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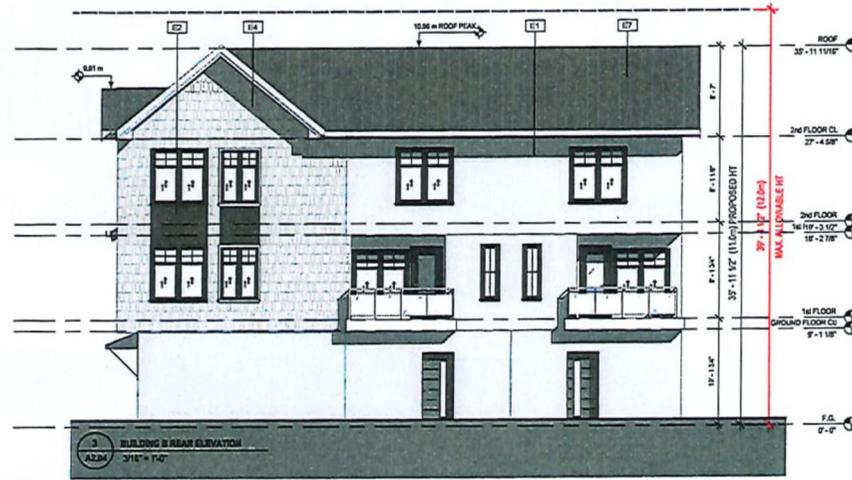
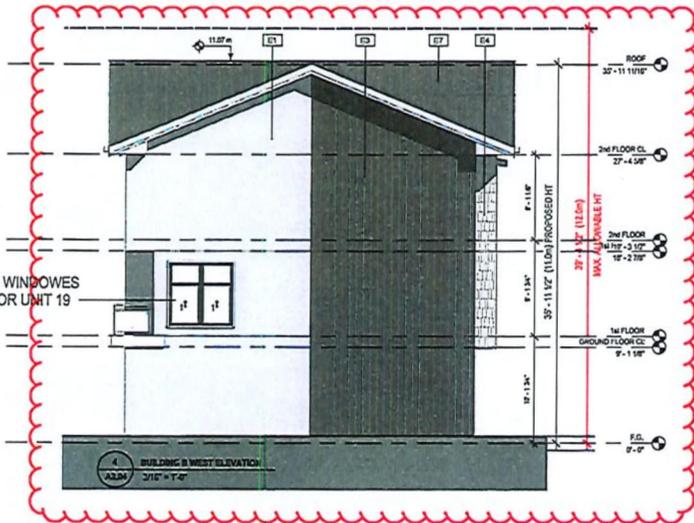
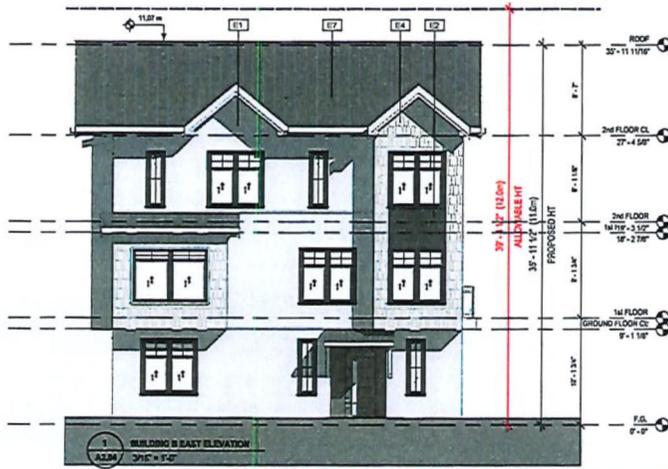
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1481 10TH STREET SW, SALMON ARM BC

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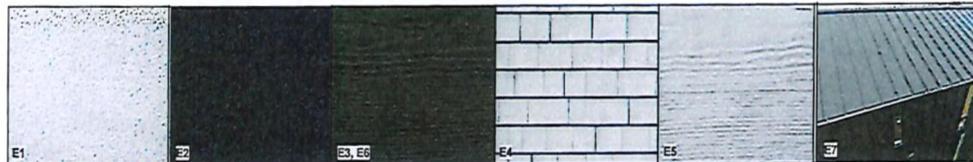
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BRITISH COLUMBIA
1481 TOWNHOUSES
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IBCA PROJECT: 2019-02-03 Salmon Arm
Townhouse 1481 10th Street SW 10
CAD: 1481 10th Street SW.rvt



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MATERIAL KEYNOTE	
MATERIAL ID	DESCRIPTION
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E2	STUCCO BOND - SMOOTH DARK GREY
E3	HARDI PANEL VERTICAL BOND SMOOTH IRON GREY
E4	HARDI PANEL SIDING STRAIGHT EDGE WHITE
E5	HARDI TRIM BOARD ARTIC WHITE
E7	STANDING SEAM METAL ROOF PANEL DARK GREY

MATERIAL LEGEND



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ECA



NO.	DATE	BY	DESCRIPTION
REVISIONS - 05/24			

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PROJECT
1481 TOWNHOUSES

1/SCALE
1481 10TH STREET SW, SALMON ARM BC

SHEET TITLE
BUILDING TYPE B ELEVATIONS & HT STUD

A2.04

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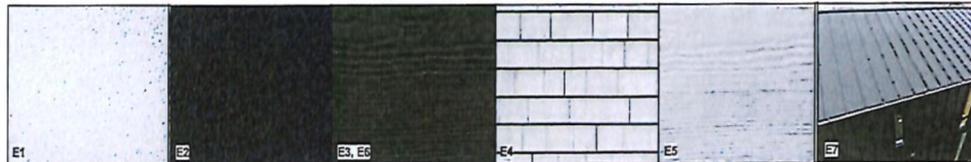
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MATERIAL KEYNOTE	
MATERIAL ID	DESCRIPTION
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E2	STUCCO SIDING - SMOOTH/DARK GREY
E4	HANDSPRINGLE SIDING - STRAIGHT EDGE/WHITE
E5	HANDSPRINGLE SIDING - STRAIGHT EDGE/WHITE
E7	STANDING SEAM METAL ROOF PANEL/DARK GREY

MATERIAL LEGEND



NO.	DATE	BY	DESCRIPTION
			REVISIONS - O/S/C

ISSUED FOR DEVELOPMENT PERMIT

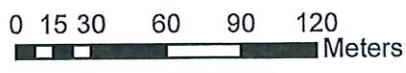
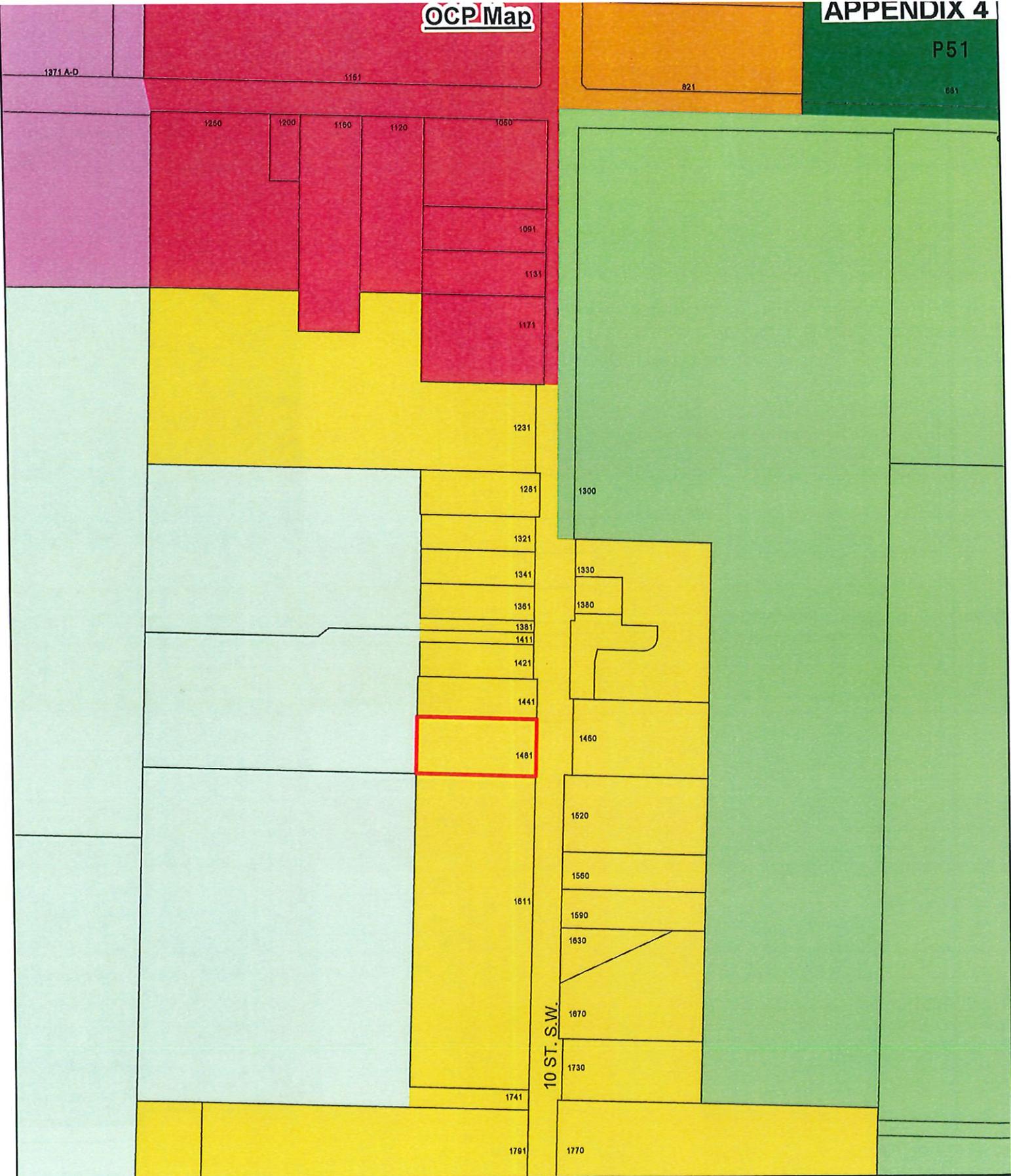
PROJECT
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ADDRESS
1481 10TH STREET SW, SALMON ARM BC

SHEET TITLE
BUILDING TYPE C ELEVATION & HT STUDY

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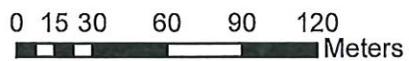
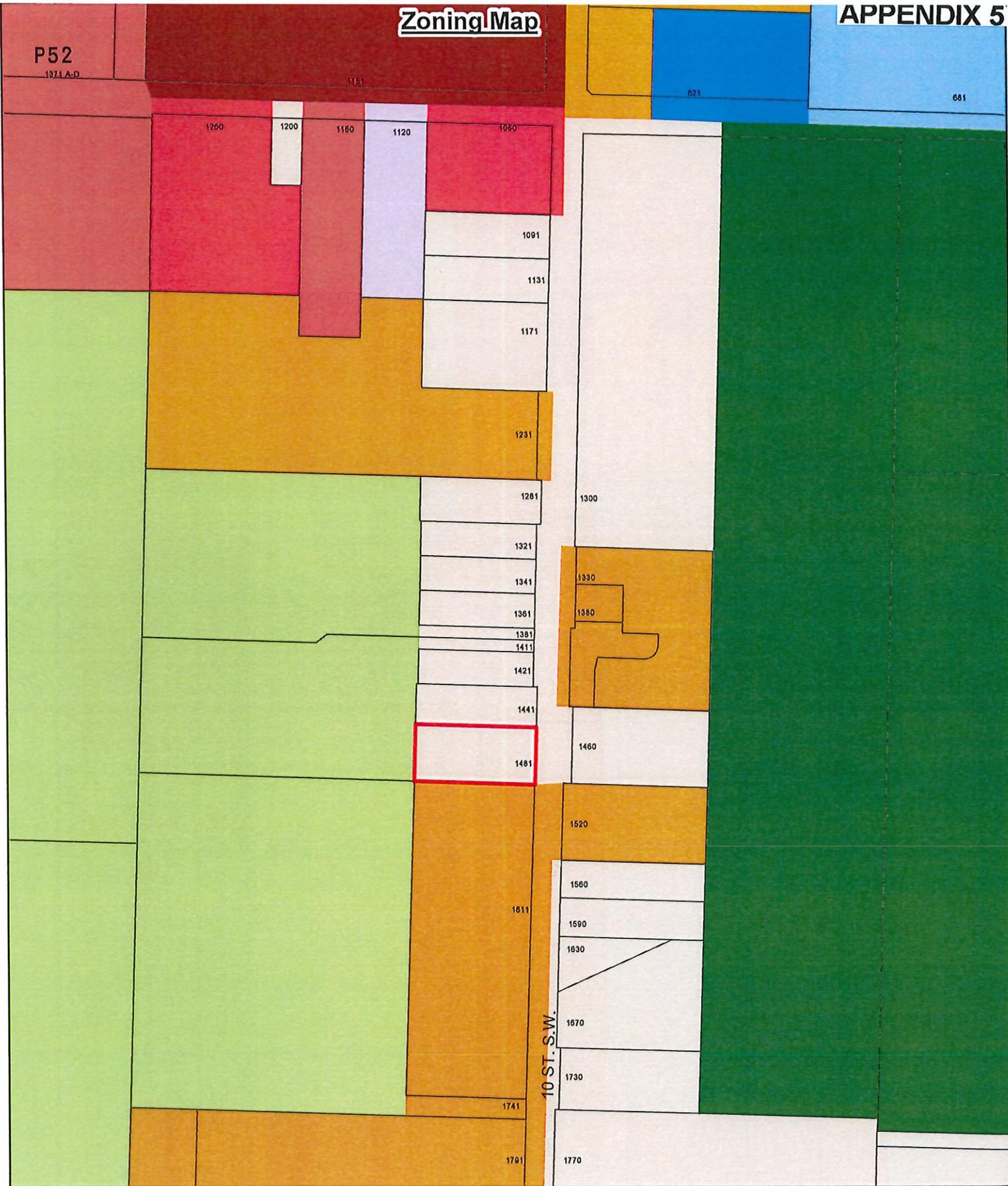
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Townhouse 1481 10th Street SW 1481-0
CADD/REV: Job Sheet DWG



- Subject Property
- Parcels
- Salmon Valley Agriculture
- Acreage Reserve
- Park
- Residential - Medium Density
- Residential - High Density
- Commercial - City Centre
- Commercial - Highway Service / Tourist

P52

1371 A-D



Subject Property	A-1	CD-11
Parcels	A-2	P-1
	C-2	P-3
	C-3	R-1
	C-7	R-4

APPENDIX 6



Photo 1: photo looking southwest at subject property and 10 Street SW



Photo 2: photo looking northwest at subject property and 10 Street SW



Photo 3: photo looking north at subject property from Hopkins Meadow subdivision

APPENDIX 7

TO: Director of Development Services
DATE: December 8, 2022
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: **IBA Architecture Inc.**
SUBJECT: **DEVELOPMENT PERMIT APPLICATION No. DP-447**
LEGAL: LOT, SECTION 10, TOWNSHIP 20, RANGE 10, W6M, KDYD, PLAN 31437
(PID: 003-716-3411)
CIVIC: **1481 – 10 STREET SW**

Further to your referral dated November 08, 2022, we provide the following servicing information.

Comments are based on the Subdivision/Development as proposed in the referral. If the development plans for the property to change significantly, comments below may change

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with (underground) electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

Development Permit: DP-447

December 8, 2022

Page 2

9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
10. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 10 Street SW, on the subject property's eastern boundary, is designated as an Urban Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 10 Street SW is currently constructed to an Interim Urban Collector Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, boulevard construction, street lighting, and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. The proposed strata road is at a different location of the existing letdown. The owner/ developer is responsible for removing and replacing the letdown.
5. As 10 Street SW is designated as a Collector Road, accesses shall be designed by keeping to a minimum number. Only one driveway access will be permitted onto 10 Street SW and a reciprocal access agreement will be required to service lots. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 200 mm diameter Zone 1 watermain on 10 Street SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by an unknown size service from the 200mm diameter watermain on 10 Street SW. Due to size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs

Development Permit: DP-447

December 8, 2022

Page 3

-
3. The proposed development is to be serviced by metered water service connections, adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
 4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
 5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Street SW. No upgrades will be required at this time.
2. The remainder and proposed parcel(s) are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
4. Records indicate that the existing property is serviced by an unknown size service from the sanitary sewer on 10 Street SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 600mm diameter storm sewer on 10 Street SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 150 mm service from the stormsewer on 10 Street SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with current storm capacity concerns according to the Stormwater Master Plan Study (April 2020). It is anticipated that stormwater will require control to the 2-5 year pre-development flows. Owner / Developer's engineer shall review downstream capacity within the existing City Storm System to receive the proposed discharge from the development and upstream contributing drainage areas.
4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.

Development Permit: DP-447

December 8, 2022

Page 4

5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.



Mustafa Zakreet
Engineering Assistant



Gabriel Bau Baiges P.Eng.
City Engineer

Present:

Trent Sismey (Panel Member)
 Marc Lamerton (Panel Member)
 Dennis Lowe (Panel Member)
 Bill Laird (Panel Member - Chair)
 Melinda Smyrl (Senior Planner)
 Evan Chorlton (Planner I) – left at 3:28pm
 Raman Beeston (applicant DP- 447)
 Jordan Grieve (applicant DP - 446)

Applications: Development Permit Applications No. DP- 447, DP- 446

Application No. DP- 447
1481 10 Street SW – IBA Architecture Inc. (Raman Beeston)

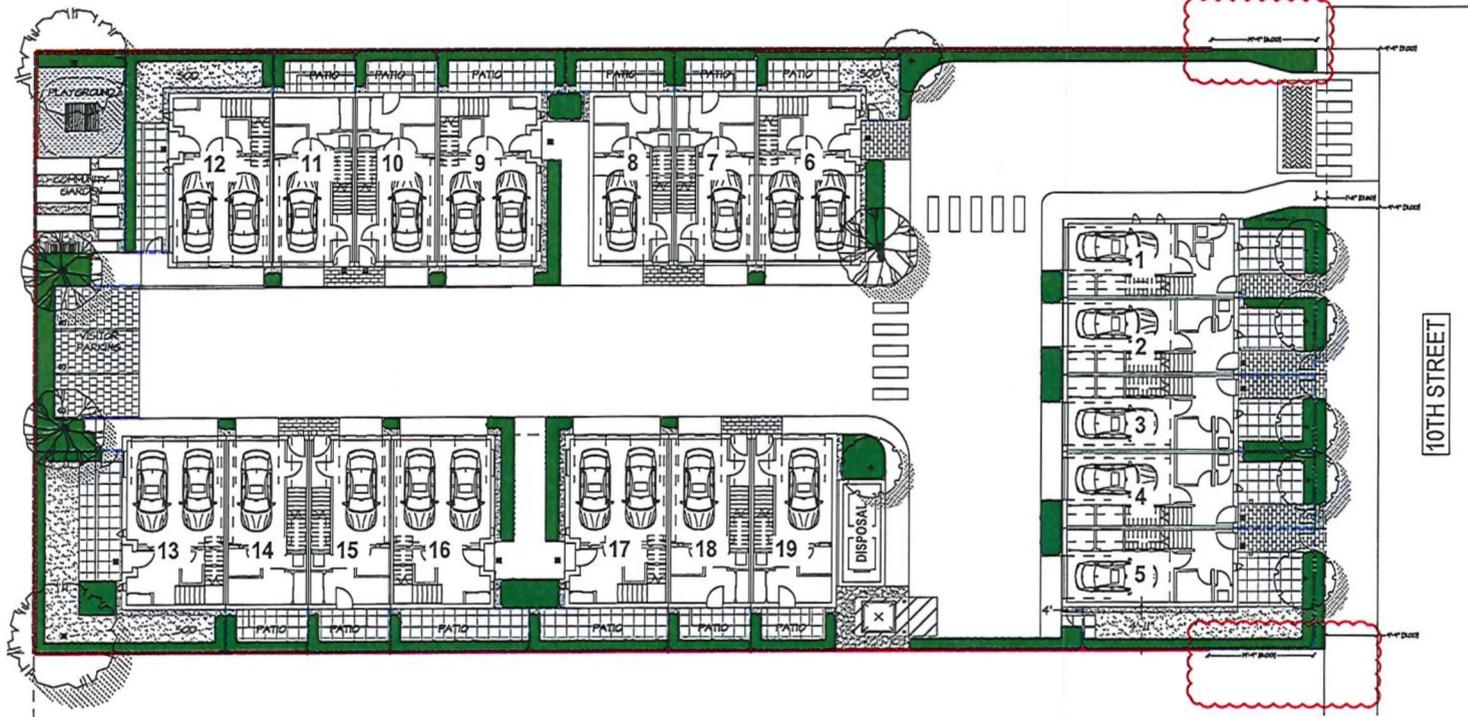
Staff provided an overview of the proposed development. Approximately 0.25ha in area the site is located south of Piccadilly Mall. The applicant is proposing 19 townhouse units, 3 storeys in height. The site is zoned R4 and designated Medium Density Residential in the OCP. To accommodate the proposed development there are accompanying OCP and Zoning Bylaw Amendment applications that are proceeding with the Development Permit application.

As noted on the site plan units 1 to 5 are oriented toward 10 Street SW. Street oriented buildings are encouraged in the OCP guidelines. The garages for each unit are accessed from an internal roadway. The building faces include multiple points of variation and relief and has been designed in consultation with the OCP. The landscaping shown on the plan includes fencing and areas consistent with the guidelines of the OCP. It was noted that along the west property line there is a shared boundary with the ALR. The applicant is proposing a 2m solid wood fence and common amenities along the boundary (play park and visitor parking) and this is consistent with ALC guidelines for developing adjacent to the ALR. In addition to the common areas on the west side of the site, the plan also shows a common garbage and recycling enclosure adjacent to the proposed unit #19; although, with individual garages unit pick up is an option through the City program. This area could be used for snow storage if curbside collection were used by the owners.

The Panel members noted that the streetscape, design and frontage has an urban appearance with a simple building presentation. The Panel was complimentary of building materials and attention to site planning details such as the common areas and snow storage/visitor parking. The Panel is enthusiastic about the development proposal and noted several positive components of the design and development proposal. The only noted concerns relate to the roof pitch and the snow load with the potential for snow falling on adjacent lots, entrances or units creating a hazard. It was noted the BC Building Code includes provisions to mitigate potential hazards brought about by snow loads.

Panel Recommendation

THAT the DRP supports application DP- 447 and shared enthusiastic and positive comments on the proposed development.



PAGE INDEX

- L1 OVERALL PLAN
- L2 TREE PLAN WEST
- L3 TREE PLAN EAST
- L4 SHRUB PLAN WEST
- L5 SHRUB PLAN EAST
- L6 LIGHTING/ IRRIGATION WEST
- L7 LIGHTING/ IRRIGATION EAST
- L8 LANDSCAPE DETAILS
- L9 LANDSCAPE DETAILS 2
- L10 SPECIFICATIONS

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 New Westminster, British Columbia
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 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
3		REV AS PER CITY COMMENT	PM
2		ISSUED FOR GP	ENJG
1		PRELIMINARY EXHIBIT	ENJG

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 1481 10TH STREET SW
 SALMON ARM, BC

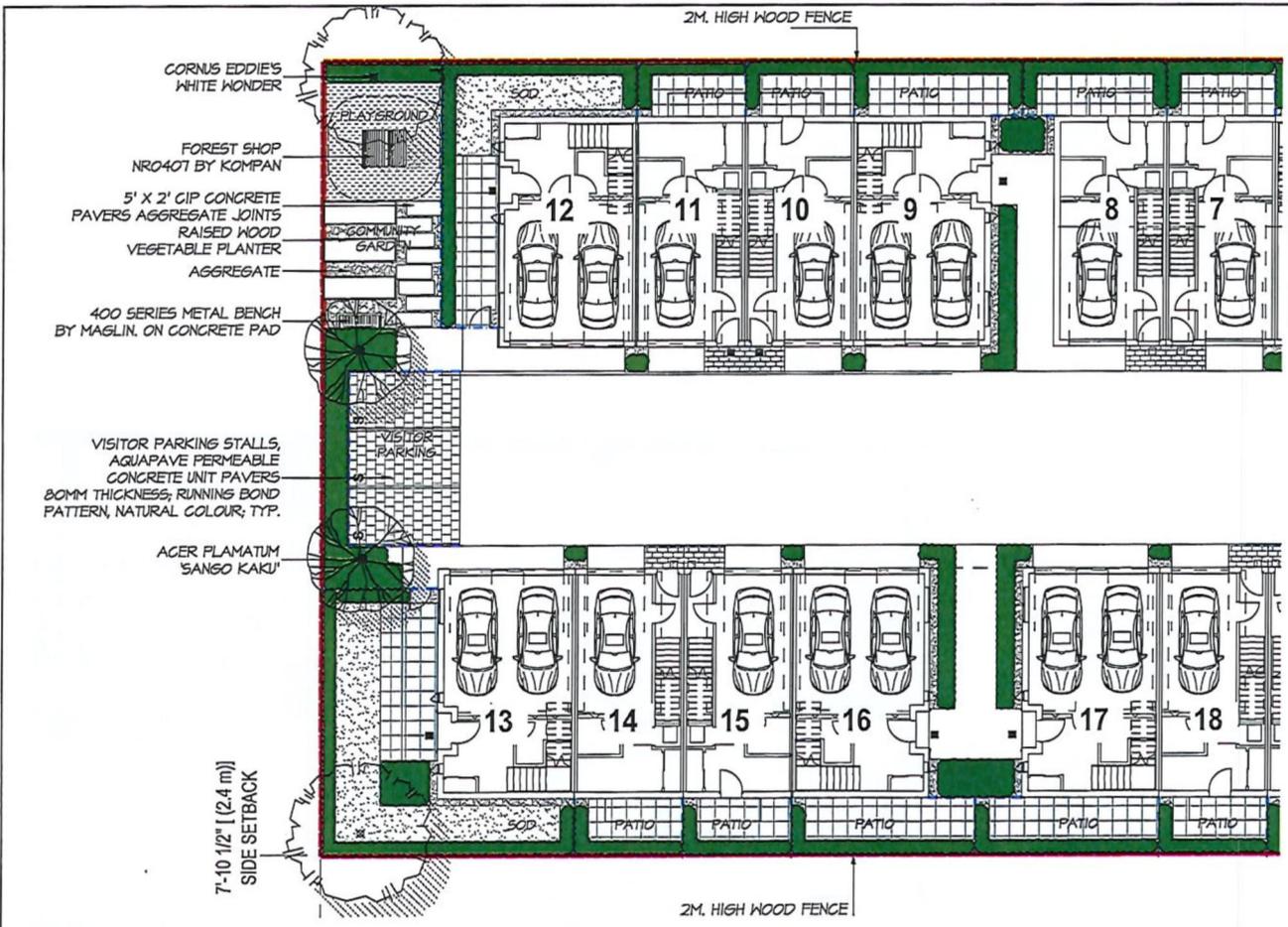
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M2LA PROJECT NUMBER:	22-003

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New Westminster, British Columbia
V3M 3J7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



FENCE LEGEND

— 2M. HIGH WOOD FENCE

- - - 36" HT. WHITE WOOD PICKET FENCE

HARDSCAPE LEGEND

NAME: CLASSIC STANDARD SERIES
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 8 1/8" X 4 7/16" X 3 1/8"
COLOUR: CHARCOAL
PATTERN: HERRINBONE

NAME: AGUAPAVE VENITIAN TYPE 3
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 9" X 9" X 3 9/16"
COLOUR: GRANITE
PATTERN: RUNNING BOND

NAME: TEXADA HYDRAPRESSED SLAB
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 24" X 24" X 2"
COLOUR: CHARCOAL
PATTERN: STACKED BOND

NAME: CLASSIC STANDARD SERIES
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 8 1/8" X 4 7/16" X 2 3/8"
COLOUR: SHADOW
PATTERN: RUNNING BOND

SOD LAWN

AGGREGATE

FIBAR MULCH FOR PLAY AREA

PLANT SCHEDULE-TREES

				M2 JOB NUMBER: 22 053
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER PLAMATUM 'SANSO KAKU'	CORAL BARK MAPLE	6CM CAL; 1.8M STD; B4B
	2	CORNUS EDDIE'S 'WHITE WONDER'	WHITE WONDER DOGWOOD	5CM CAL; 5TD FORM; B4B
	1	MALUS 'PUMILA'	HONEYCRISP	5CM CAL; 1.5M STD; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNRA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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1		PRELIMINARY DESIGN	DN/GE
2		ISSUED FOR CP	DN/GE
3		REVISED PER CITY GOVERNMENT	DN

PROJECT:
1481 TOWNHOUSES
1481 10TH STREET SW
SALMON ARM, BC

DRAWING TITLE:
TREE PLAN WEST

DATE: OCT 28 2022 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWING: DN/GE
DESIGN: DN/GE
CHK'D: PFF OF ID
M2LA PROJECT NUMBER: 22-053

L2

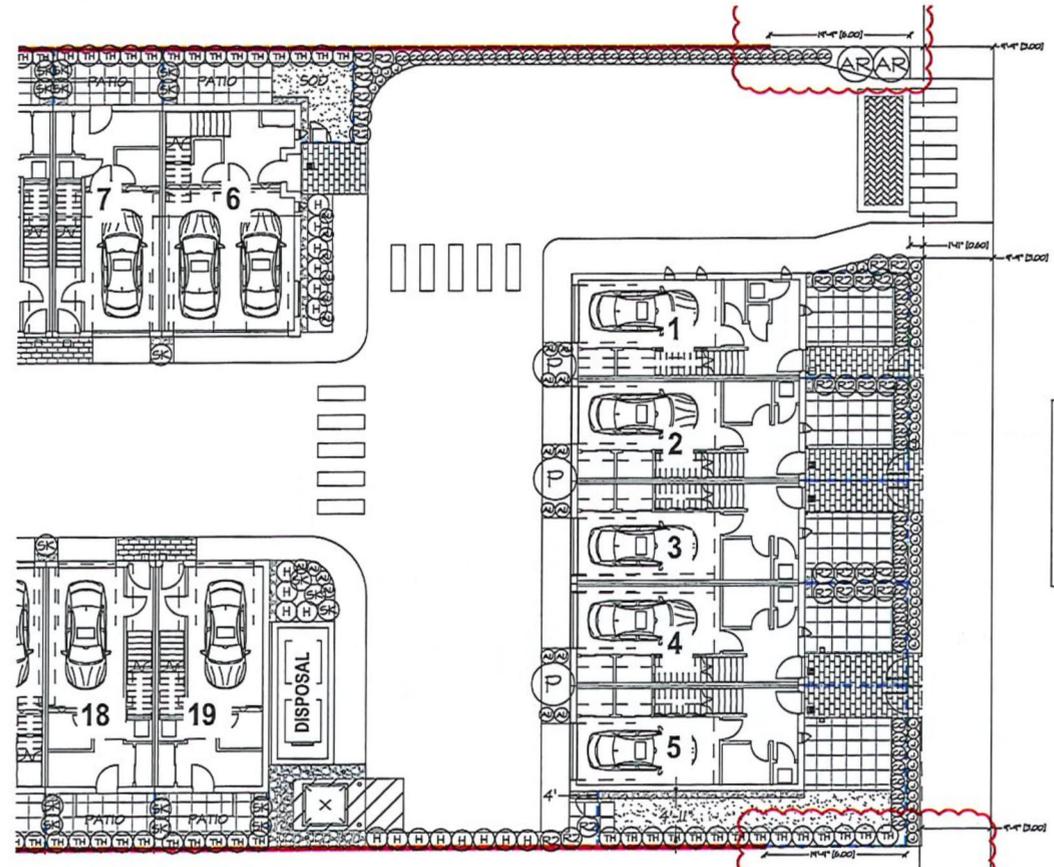
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V3M 3L7
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NO.	DATE	REVISION DESCRIPTION	DR.
1		PRELIMINARY DESIGN	ENL/JS
2		REVISED PER CITY	ENL/JS
3		REVISED PER CITY	ENL/JS



10TH STREET

PLANT SCHEDULE - SHRUBS M2 JOB NUMBER: 22 053

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUBS				
(1)	8	MAHONIA AQUIFOLIUM	OREGON GRAPE	#1 POT; 40CM
(2)	2	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA BLUE-VIOLET	#2 POT; 25CM
(3)	34	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT
(4)	30	EDONTIAS FORTUNEI 'COLORATUS'	WINTERCREPPER	#2 POT; 30CM
(5)	20	HYDRANSEA QUERCIFOLIA 'SNOWFLAKE'	SNOWFLAKE HYDRANSEA	#3 POT
(6)	35	RHODODENDRON 'P.L.M.'	RHODODENDRON LIGHT PURPLE; E. MAY	#2 POT; 30CM
(7)	24	SARGOCOGGA HOOKERIANA VAR. HUMILIS	HIMALAYAN SHEET BOX	#2 POT
(8)	50	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT
(9)	143	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.5M B&B
GRASS				
(10)	3	AMELANCHIER ALNIFOLIA	SASKATOON	#2 POT
PERENNIAL				
(11)	47	NEPETA X VERANICA 'DROPMORE'	CATMINT	15CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

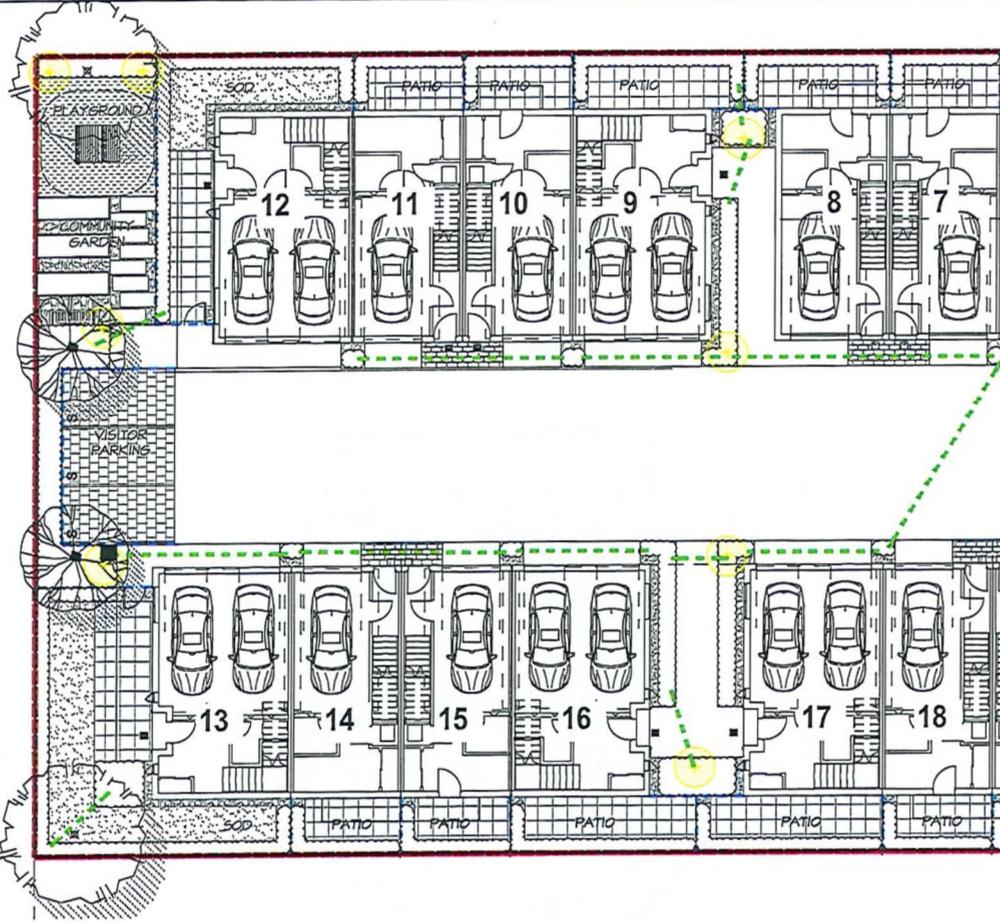
PROJECT:
1481 TOWNHOUSES
1481 10TH STREET SW
SALMON ARM, BC

DRAWING TITLE:
TREE PLAN EAST

DATE: 07/23/2022	DRAWING NUMBER:
SCALE: 3/8"=1'-0"	L3
DRAWING: ENL/JS	
DESIGN: ENL/JS	
CHK'D: HH	OF 10

M2LA PROJECT NUMBER: 22-003

7'-10 1/2" (2.4 m)
SIDE SETBACK



LIGHTING LEGEND

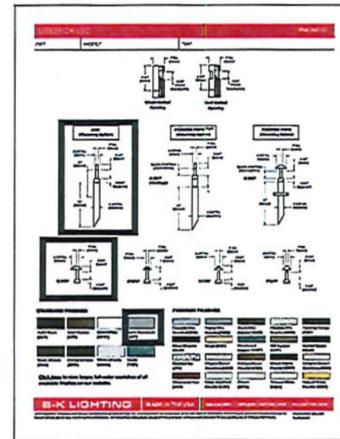
LITESTICK- LED STICK LIGHTING (REFER TO ELECTRICAL)

IRRIGATION LEGEND (TO BE REVIEWED & CONFIRMED WITH IRRIGATION CONSULTANT)

SLEEVES- IRRIGATION

HOSE BIB

NO.	DATE	REVISION DESCRIPTION	DR.
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18		REVISED FOR CITY COMMENT	ENG/JS



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NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR PERMITS	ENG/JS
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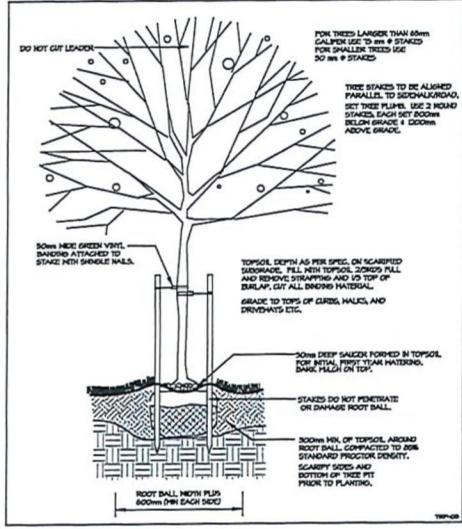
PROJECT:
1481 TOWNHOUSES
1481 10TH STREET SW
SALMON ARM, BC

DRAWING TITLE:
LIGHTING/ IRRIGATION WEST

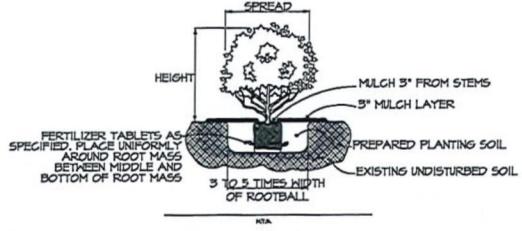
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SCALE: 3/32"=1'-0"
DRAWING: ENG/JS
DESIGN: ENG/JS
CHKD: MH
M2LA PROJECT NUMBER: 22-052

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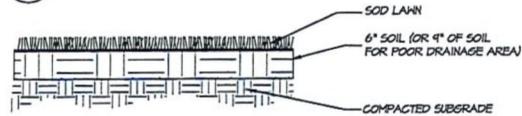
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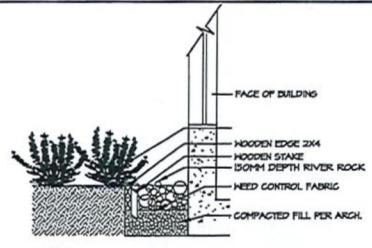
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LD SCALE: N.T.S.



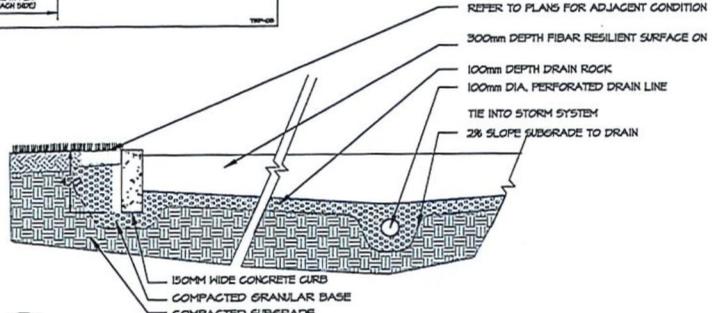
2 SHRUB ON GRADE
LD SCALE: N.T.S.



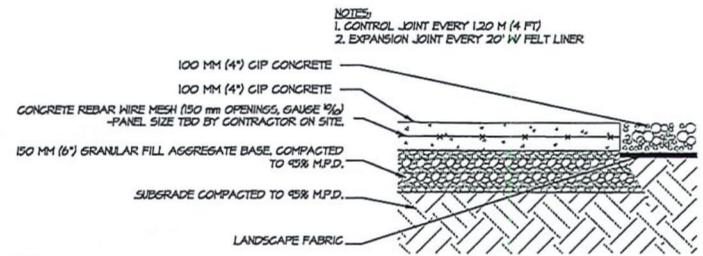
3 SOD ON GRADE
LD SCALE: 1\"/>



4 DRIP STRIP
LD SCALE: 1\"/>

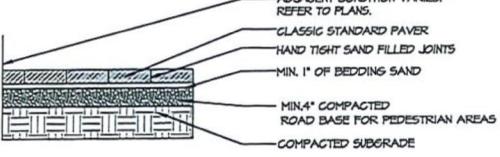


5 FIBAR ON GRADE
LD SCALE: 3/4\"/>



6 CIP CONCRETE SLABS W/ AGGREGATE JOINTS
LD SCALE: 1\"/>

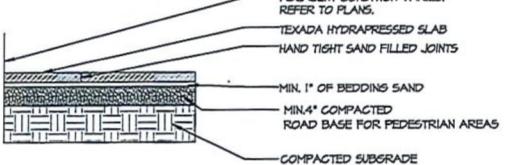
NAME: CLASSIC STANDARD SERIES
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 6\"/>



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
ALL COMPACTION TO 98% PROCTOR DENSITY
REFER TO PLAN FOR COLOUR AND PAVING PATTERN

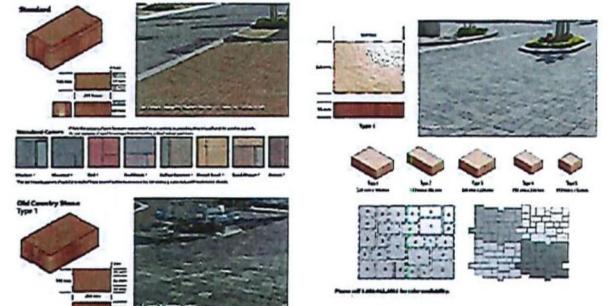
7 PAVERS ON GRADE (CLASSIC STANDARD)
LD SCALE: 1\"/>

NAME: TEXADA HYDRAPRESSED SLAB
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 24\"/>



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
ALL COMPACTION TO 98% PROCTOR DENSITY

8 PAVERS ON GRADE (TEXADA)
LD SCALE: 1\"/>



9 PAVERS ON GRADE (AQUAPAVERS)
LD SCALE: 1\"/>

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NO.	DATE	REVISION DESCRIPTION	DR.
1		PRELIMINARY OPTION	BNL/JC
2		REVISED FORM OF	BNL/JC
3		REVISED PER CITY COMMENT	BNL

PROJECT:
1481 TOWNHOUSES
1481 10TH STREET SW
SALMON ARM, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: OCT.28.2022	DRAWING NUMBER:
SCALE: 3/8\"/>	
DESIGNER: BNL/JC	L8
CHECKED: MM	
MGA PROJECT NUMBER:	22-023

PART ONE GENERAL REQUIREMENTS

1.1 INTENT

1.2 SITE USE / ZONING

1.3 LANDSCAPE DESIGN

1.4 MATERIALS

1.5 MAINTENANCE

1.6 ACCESSIBILITY

1.7 PLANTING

1.8 WATER

1.9 LIGHTING

1.10 SECURITY

1.11 SIGNAGE

1.12 UTILITIES

1.13 FENCES

1.14 PAVEMENT

1.15 CONCRETE

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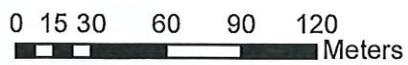
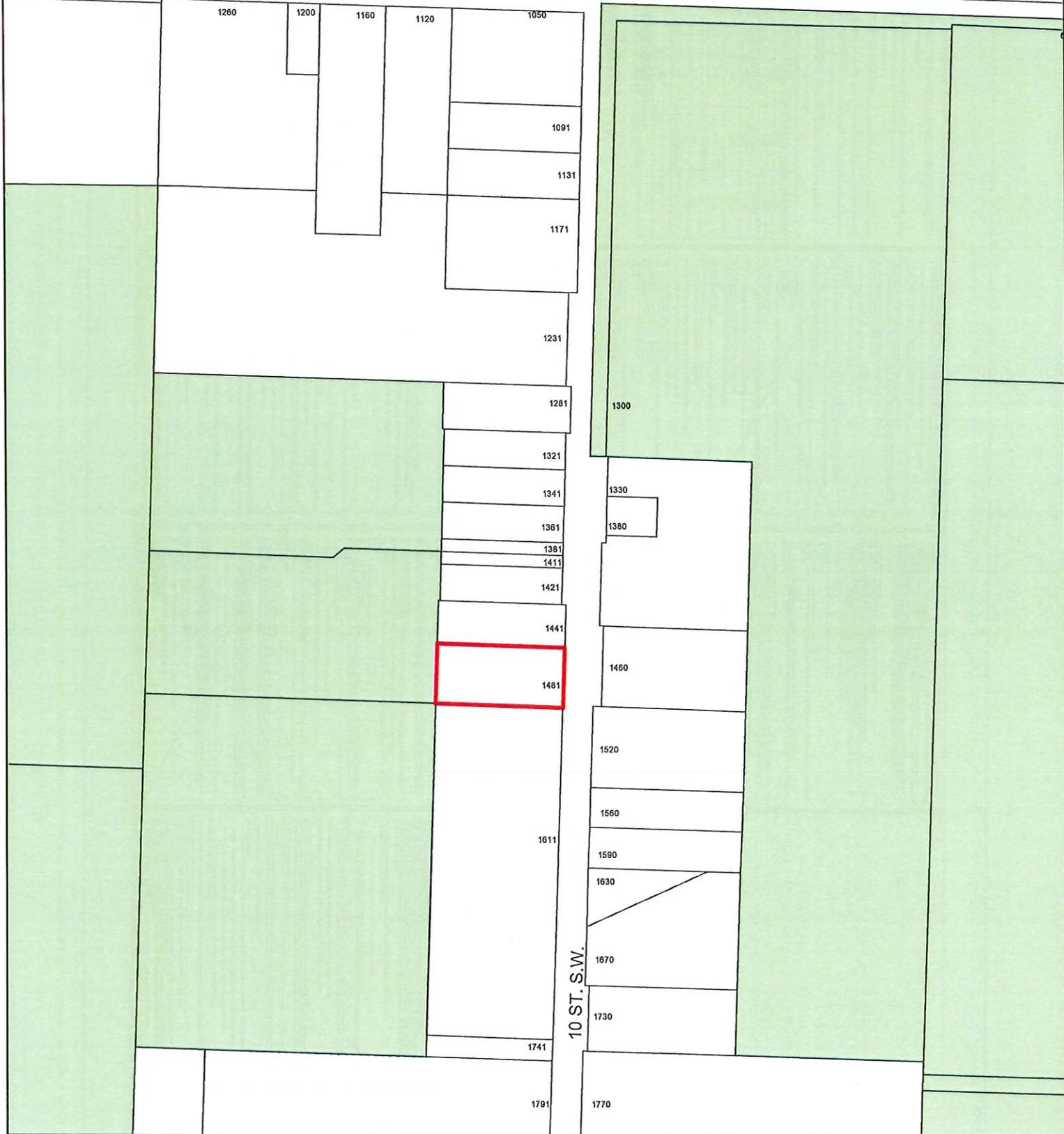
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 Subject Property

 Parcels

 ALR Lands

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: January 25, 2023

SUBJECT: Development Variance Permit Application No. VP-568 (Servicing)

Legal: Lot A, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1948
Except Plans 5734, 13562 and 25888
Civic Address: 2710 30 Avenue NE
Owner/Applicant: 1197665 BC Ltd. & Matejka Property Management and Developments Inc.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-568 be authorized for issuance for Subdivision Plan EPP112221 of Lot A, Section 24, Township 20, Range 10, W6M, KDYD, Plan 1948 Except Plans 5734, 13562 and 25888 which will vary Subdivision and Development Servicing Bylaw No. 4163 as follows:

Schedule B, Part 1, Section 5.4.6 – Service Requirements – reduce Fire Flow Standard from the Urban Area 60 litres-per-second to the Rural Area 30 litres-per-second standard.

STAFF RECOMMENDATION

THAT: Council support the Motion for Consideration.

PROPOSAL

The subject parcel is located at 2710 30 Avenue NE, is approximately 1.5 acres in area, and contains a single family dwelling and accessory buildings (to be removed).

The proponent applied on June 7, 2022 (Letter of Conditions issued in response on August 11, 2022) to subdivide the parcel (Appendix 1 & 2). This subdivision requires the installation of infrastructure and upgrades detailed by Subdivision and Development Servicing (SDS) Bylaw No. 4163, including upgrading the water main and the placement of a new hydrant along the frontage of the subject parcel. Due to the undersized water main extending east on 30 Avenue NE, the new hydrant is not expected to meet the current residential flow standard. This standard would be achieved by upgrading the length of existing water main along 30 Avenue NE approximately 215m east beyond the subject parcel.

As outlined in their letter of rationale (Appendix 3), the applicant requests Council vary the SDS Bylaw requirement to reduce the fire flow requirement to the Rural Area Standard.

BACKGROUND

The parcel is designated Low Density Residential and within Residential Development Area A in the City's Official Community Plan (OCP) and zoned R-8 (Residential Suite Zone) in the Zoning Bylaw (Appendix 4 & 5). With Agricultural Land Reserve lands located to the north of 30 Avenue NE, the subject parcel is on the boundary between Rural and Urban areas of the City. Site photos are attached as Appendix 6.

The fire flow requirements are specified within the SDS Bylaw, which details standards for development so those considering development may be informed in advance of the applicable standards. Schedule B, Part 1, Section 5.4.6 lists the Fire Flow Requirements as such:

Rural Areas	30 litres/sec
Single Family Dwelling / Mobile Home Parks / Duplex	60 litres/sec
Medium Density / Triplex / Fourplex	90 litres/sec
Commercial / Institutional / Apartments	150 litres/sec
Industrial	225 litres/sec

The City's Letter of Conditions issued in response to the Subdivision application noted that the subject parcel is located in an area identified for fire flow deficiency, that flow testing is required to confirm servicing is adequately sized to provide fire flows, and that the Owner/Developer is required to complete any subsequent upgrades necessary to meet these standards and is responsible for all associated costs.

COMMENTS

Engineering Department

The Engineering Department does not consider the proposed 30 l/s fire flow to be a concern considering the 60 l/s hydrant located 215 m east and the installation of an additional hydrant on the parcel frontage. Recommend the motion be adopted. Full comments attached as Appendix 7.

Fire Department

In agreement with comments from Engineering Department.

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m 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 February 13, 2023.

Planning Department

The applicant is requesting a variance to the Subdivision and Development Servicing Bylaw No. 4163. OCP policy 13.3.9 supports utilizing the Subdivision and Development Servicing Bylaw to identify works and services required at time of subdivision. Servicing requirements ensure that properties under development are connected to infrastructure systems, these systems are applicably upgraded to reflect the development standards required, and ensure that each system is consistently extended to the boundary of an adjacent property to mitigate any infrastructure gaps.

The applicant has not requested variances to any additional requirements including the installation of a new hydrant and the provision of dedication for future roadway noted for its importance to support future residential development. The future roadways would present options for additional service connections. The installation of the new hydrant within the frontage of the subject parcel is an improvement in coverage that would be expected to meet the Rural Area 30 l/s standard.

In order to achieve the Urban Area 60 l/s fire flow standard, the undersized water main along 30 Avenue NE running approximately 215m east to 30 Street NE would have to be upgraded. The letter of rationale provided (Appendix 3) includes an estimate of \$184,312.80 to complete this upgrade. The variance requested for fire flow reduction would waive the works extending beyond the subject parcel's frontage.

If the requested variance is supported, this upgrade may be completed as a future Capital Project (not currently budgeted for but expected due to age) or through future development. Staff note that parcels alongside the 30 Avenue NE corridor and in the general area have development potential, thus there is some limited probability of achieving future upgrades through development.

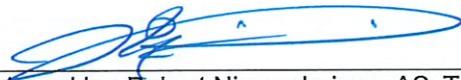
The Engineering and Fire Departments have considered the request relative to the location, and do not consider the proposed 30 l/s fire flow to be a concern considering the 60 l/s hydrant located 215 m east, the installation of an additional hydrant on the parcel frontage, potential future development, and the position of the parcel at the Rural/Urban area boundary.

CONCLUSION

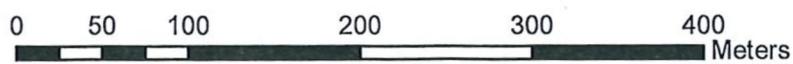
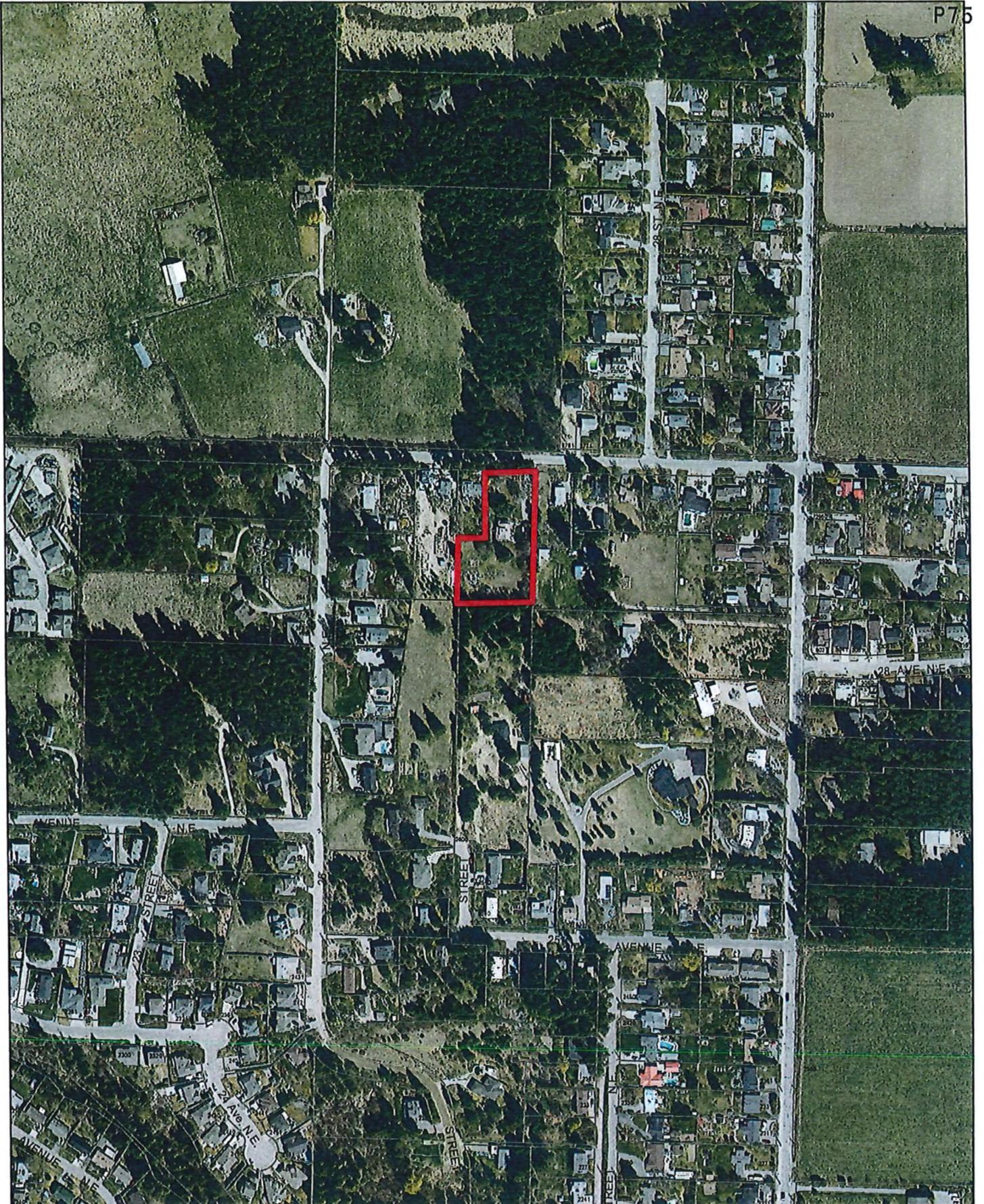
Noting the City's need to avoid service gaps and to provide expected levels of service as well as OCP policy, staff recognize the rationale behind the requested variance given the location of the parcel at the Rural/Urban area boundary. Considering the context of the subject parcel including its location at the Rural/Urban area boundary, the installation of the required frontage works improving hydrant coverage and meeting the road dedication requirements, aligned with the Engineering and Fire Department comments, staff have no concerns with the request.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



Reviewed by: Robert Niewenhuizen, ASCT
Director of Engineering and Public Works



 Subject Parcel

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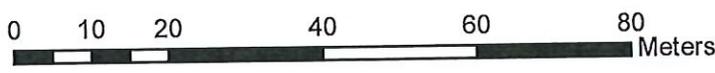
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 Subject Parcel

November 25, 2022

Dear Mayor and Council,

Re: Development Variance Permit Application
2710 30th Avenue NE Salmon Arm, BC

We are writing this letter to support our application to vary the residential fire hydrant flow requirement to the rural fire hydrant flow requirement as outlined in the City of Salmon Arm Subdivision and Development Services Bylaw No. 4163 for the proposed subdivision at 2710 30th Avenue NE.

To meet the Bylaw requirements we (the developers) are required to install a fire hydrant and meet the residential fire hydrant flow minimums for the proposed eight lot subdivision on the subject property.

Due to the size of the existing undersized water main along 30th Avenue NE the fire hydrant being installed for the proposed subdivision will be unable to meet the current residential fire hydrant flow standards. Following testing, our engineering firm has confirmed that the fire hydrant should be able to meet the rural fire hydrant flow standards of 30 liters per second.

To meet the residential hydrant flow standards, as outlined in the bylaw, the water main along 30 Avenue NE, from 30th Street NE to the subject property, would need to be upgraded to a six-inch main. Due to the costs associated, upgrading the 250-meter long water main would result in the small eight lot subdivision being unviable.

The fire hydrant being installed for the subdivision will not only improve fire protection for the subdivision and existing residents in the area but will be capable of the meeting the 60 liter per second fire hydrant flow once the City has upgraded the water main along 30th Avenue NE.

In addition, the Fire Chief has confirmed that City fire trucks carry 400 meters of fire hose. This allows, should more flow be necessary, the fire department the ability to connect to the fire hydrant at 30th Street NE and 30th Avenue NE. This hydrant currently exceeds the residential hydrant flow of sixty liters per second.

Kind regards,

George Simmons
Owner
1197665 BC Ltd.



Monday, December 05, 2022

Chris Larson, Interim Approving Officer
 City of Salmon Arm
 Box 40 500 2nd Avenue NE
 Salmon Arm, B.C. V1E 4N2

RE: 2710 - 30Ave NE, Subdivision Variances (CoSA File # 22.11)

Dear Mr. Chris Larson:

This letter is intended to provide insight into the *subdivision variance application* submitted for 2710 30 Ave NE (CoSA File # 22.11)

The subject parcel is located at 2710 30 Ave NE with 43.2m of frontage along 30th Ave NE in Salmon Arm, BC. The subject property consists of two rectangles – a narrow one on the north and a wider one on the south for a total of 0.6Ha (1.50 acres). The pre-existing single-family home has been demolished and some site clearing has begun.

The *owner* has submitted a subdivision application for the subdivision of eight fee simple lots. The City of Salmon Arm has requested that the *owner* complete the following as conditions to the issuance of the final subdivision approval:

- (1) Provide adequately sized water mains to provide fire flow in accordance with the requirements of the Subdivision and Development Servicing Bylaw No. 4163.
- (2) Upgrade the existing 100mm water main to 150mm water main across the parcel frontage.
- (3) Install a fire hydrant, fronting 2710 30th Ave NE, along 30th Ave NE.

Fire hydrant flow testing was completed by Lawson Engineering Ltd. (LEL) on October 5, 2022. LEL determined the theoretical flows at hydrant 85 to be 30 L/s. Hydrant 85 is the nearest hydrant to the development site and is located at the intersection of 30 Ave NE and 25 St NE, within 140m of the development site. LEL determined that if the new fire hydrant were to be installed on the upgraded 150mm water main fronting 2710 30th Ave NE it would achieve comparable flows of 30L/s. This is due to the restricting 100mm water main that feeds the system from the large trunk main in 30th St NE as well as the dead end nature to the 100mm water main. The Fire Flow Requirements as per the Subdivision and Development Servicing Bylaw No. 4163 are 60L/s for single family dwelling, mobile home parks, and duplexes.

As such, the *owner* is requesting the following variance:

- 1) *Subdivision & Development Servicing Bylaw No. 4163 (Schedule B, Part 1, Section 5.0):*

Waive the requirement to upgrade the 30th Ave NE water main from 30th St NE to achieve fire flows in accordance with the Subdivision Servicing Bylaw No. 4163.

The reasons for this variance request are the following:

- i) The developer will be installing a new fire hydrant fronting the development to increase fire hydrant coverage.
- ii) The developer will be installing the new 150mm water main or providing cash-in-lieu (at the Cities discretion) towards future water main upgrading, fronting the development, along 30th Ave NE.



- iii) The area is primarily comprised single family dwellings on large lots.
- iv) The existing fire flow at the newly installed fire hydrant provides sufficient fire flows for the rural area requirements.
- v) The existing hydrant at the intersection of 30 Street NE and 30 Ave NE is within 215m of the development and can provide sufficient flow to meet the bylaw requirement for urban developments (previously estimated by Omega Engineering).
- vi) In order to achieve a fire flow of 60L/s the developer would be required to upgrade 210m of water main and relative appurtenances directly from the trunk main in 30th St NE. As per attached Class D Opinion of Probable Costs, the owner would be required to pay an estimated **\$184,312.80** to complete the upgrade which would significantly reduce the feasibility of the 8-lot subdivision.

Based on the information provided above, the owner would request that the City provide this variance to waive the *owner's* responsibility of providing a fire flow of 60L/s at the development site. The applicant feels the requested variance will not take-away from present public value, meanwhile the upgrade would come at a significant expense to the *owner* and reduce the financial feasibility of the development site.

If you have questions or concerns, please don't hesitate to call or email.

Best Regards,

Lawson Engineering Ltd.

Jessica Johnson, P.Eng
Project Engineer
jjohnson@lawsonengineering.ca

Attachment(s):

- Class D Opinion of Probable Cost – *Offsite Watermain Upgrading (30th St NE – East PL of 2710 30th Ave NE)*

2710 30TH AVE NE SUBDIVISION
CLASS "D" OPINION OF PROBABLE COST
OFFSITE WATERMAIN UPGRADING (30th St NE - East PL of 2710 30th Ave NE)
2022-12-01

Item No.	MMCD REF.	DESCRIPTION OF WORK	UNIT	EST. QUANTITY	UNIT PRICE	AMOUNT \$
DIVISION 01 - GENERAL REQUIREMENTS						
1	01 53 01	Mobilization / Demobilization	LS	1	\$ 4,000.00	\$ 4,000.00
2	01 57 01	General Erosion and Sediment Control	LS	1	\$ 1,000.00	\$ 1,000.00
3	01 57 01	Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00
SUB-TOTAL DIVISION 01						\$ 15,000.00
DIVISION 03 - CONCRETE WORKS						
4	03 30 20	Remove and Dispose Existing Concrete Driveway	m	45	\$ 45.00	\$ 2,025.00
5	03 30 20	Supply & Install Concrete Driveway	m	45	\$ 255.00	\$ 11,475.00
SUB-TOTAL DIVISION 03						\$ 13,500.00
DIVISION 32 - ROADS AND SITE IMPROVEMENTS						
6	32 12 16	Remove & Dispose Existing Asphalt Driveway	m2	190	\$ 16.00	\$ 3,040.00
7	32 12 16	Supply & Place Asphalt (50mm - Driveways)	m2	190	\$ 36.00	\$ 6,840.00
8	32 92 19	Boulevard Landscaping (Reinstate to Original or Improved Condition)	LS	1	\$ 7,500.00	\$ 7,500.00
9	31 11 01	Tree Removal & Replacement	ea.	1	\$ 6,000.00	\$ 6,000.00
10	31 11 01	Hedge Removal & Replacement	ea.	1	\$ 3,000.00	\$ 3,000.00
SUB-TOTAL DIVISION 32						\$ 26,380.00
DIVISION 33 - UTILITIES (WATER)						
11	33 11 01	Supply & Install 150mm DR18 PVC Watermain	m	210	\$ 280.00	\$ 58,800.00
12	33 11 01	Supply & Install 25ø Water Service (From main to PL) c/w Tie-in to Existing	ea.	7	\$ 1,800.00	\$ 12,600.00
13	33 11 01	Tie-in to Existing Water Main at East PL of 2710 30 Ave NE	ea.	1	\$ 6,000.00	\$ 4,000.00
14	33 11 01	Tie in to Existing 100mm AC Water Main at Intersection of 28St NE c/w FFF Tee	ea.	1	\$ 15,000.00	\$ 12,000.00
15	33 11 01	Tie-in to Existing 200mm PVC Water Main in 30th Ave NE	ea.	1	\$ 6,000.00	\$ 4,000.00
SUB-TOTAL DIVISION 33						\$ 91,400.00

SUMMARY

DIVISION 01 - GENERAL REQUIREMENTS	<u>\$ 15,000.00</u>
DIVISION 03 - CONCRETE WORKS	<u>\$ 13,500.00</u>
DIVISION 32 - ROADS AND SITE IMPROVEMENTS	<u>\$ 26,380.00</u>
DIVISION 33 - UTILITIES (WATER)	<u>\$ 91,400.00</u>
SUB TOTAL	<u>\$ 146,280.00</u>
CONTINGENCY (20%)	<u>\$ 29,256.00</u>
SUB TOTAL	<u>\$ 175,536.00</u>
GST (5%)	<u>\$ 8,776.80</u>
TOTAL	<u>\$ 184,312.80</u>

1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.

2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction thereby affecting the final cost.

Exclusions:

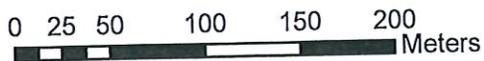
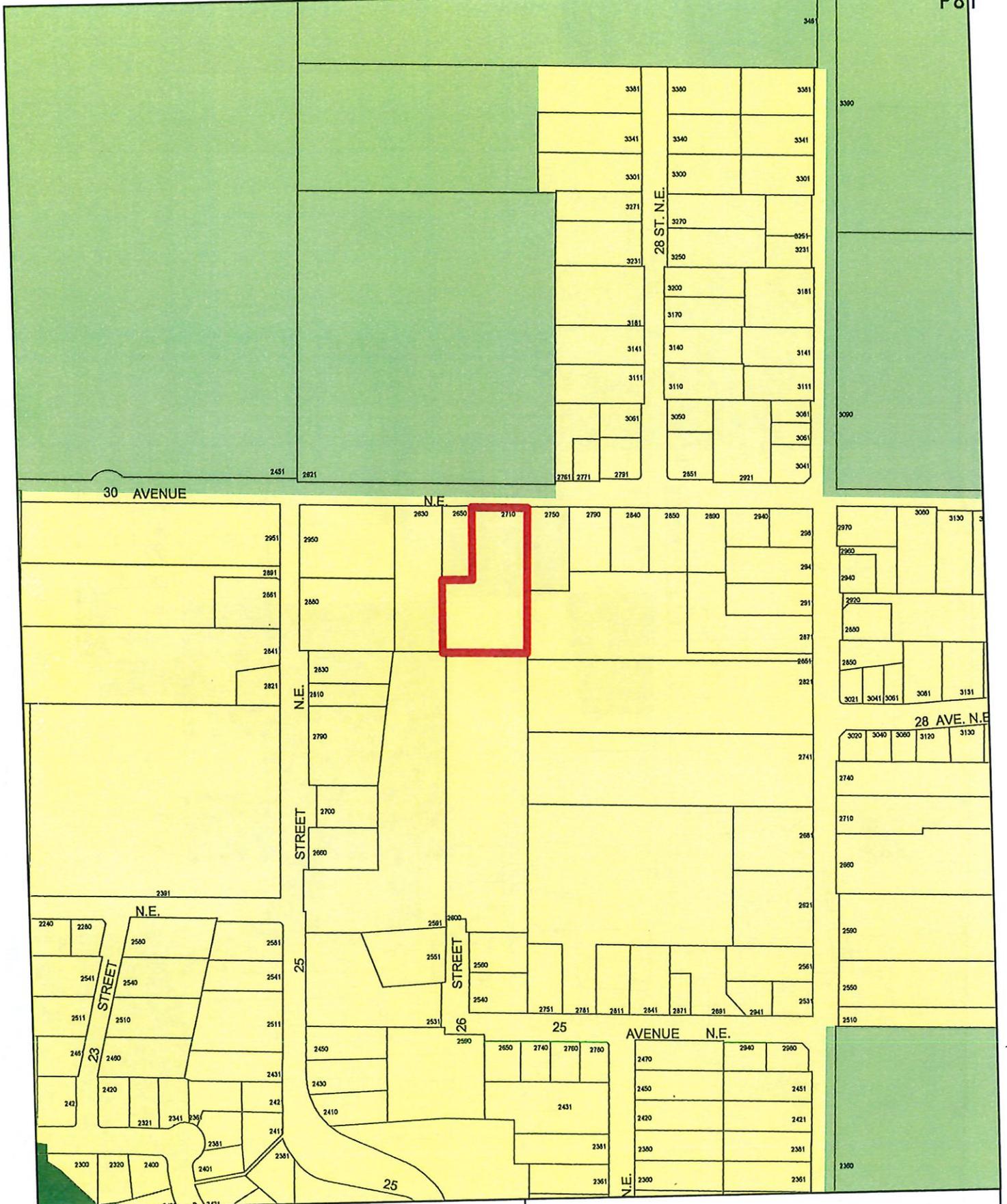
- Onsite Improvements
- Offsite Improvements Fronting 2710 30 Ave NE
- Asphalt Re & Re on 30th Ave NE (Design assumes all work in Boulevard)

Prepared by: Jessica Johnson, P.Eng



PN:1001279

Reviewed by: Stuart Purves, P.Eng



Subject Parcel



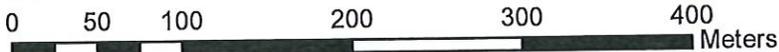
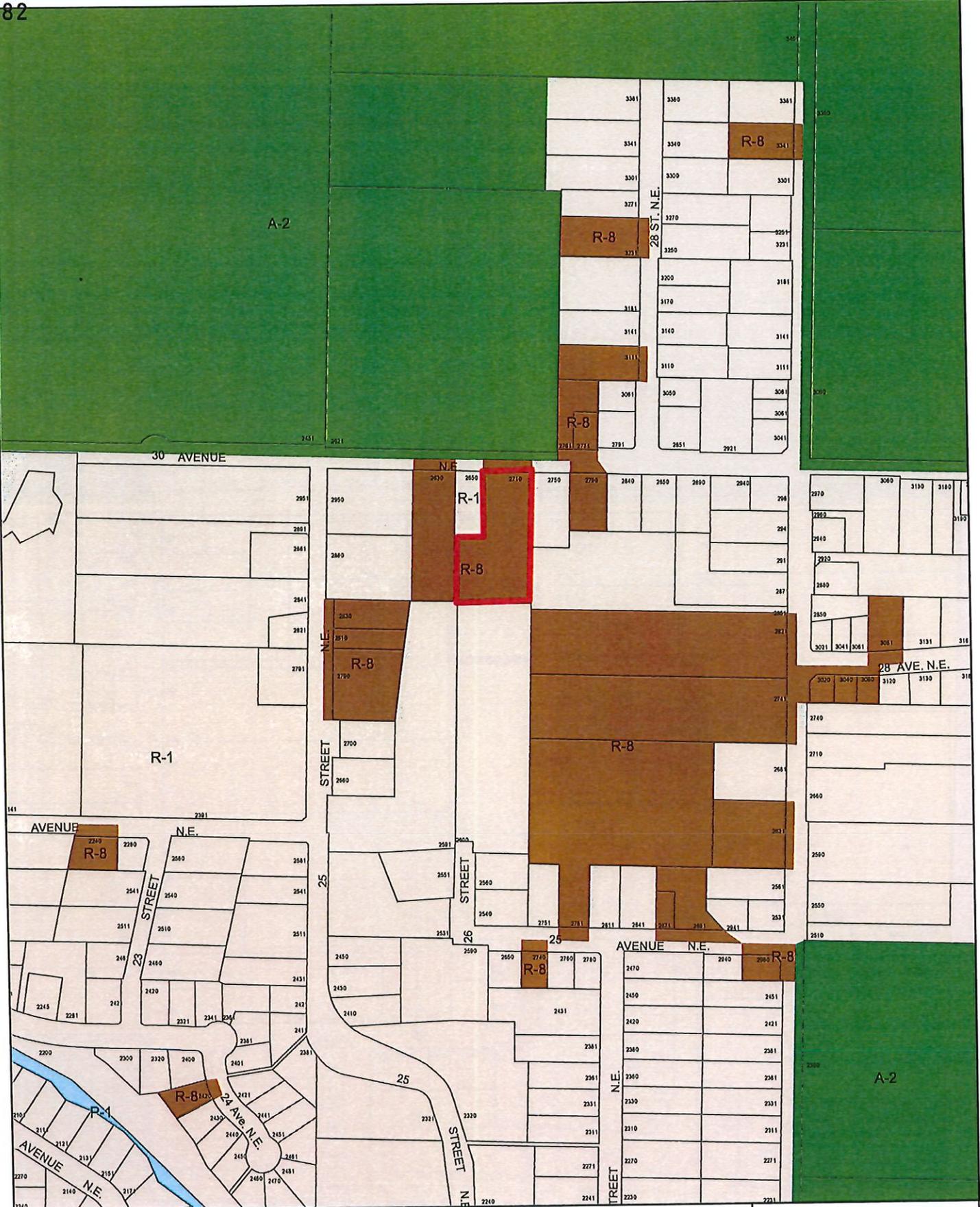
Park



Acreage Reserve



Low Density Residential





View of subject parcel looking southwest from 30 Avenue NE.



View of subject parcel looking southeast from 30 Avenue NE.



*Memorandum from the
Engineering and Public
Works Department*

TO: Director of Development Services
 DATE: 5 January 2023
 PREPARED BY: Chris Moore, Engineering Assistant
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 568**
 APPLICANT: **1197665 BC Ltd. and Matejka Property Management and Development Inc., PO Box 544 Stn. Main, Salmon Arm, BC V1E 4N7**
 LEGAL: Lot A Section 24, Township 20, Range 10, W6M, KDYD, Plan 1948 Except Plans 5734, 13562 and 25888
 CIVIC: **2710 – 30 Avenue NE**

Further to the request for variance dated 14 December, 2022; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variance:

The applicant is requesting that Council varies the following requirements of the Subdivision and Development Servicing Bylaw No. 4163 (SDSB):

Schedule B, Part 1, Section 5.4.6: Reduce the Fire Flow Requirement of 60 litres-per-second to 30 litres-per-second

Background:

The SDSB requires that the following fire flows must be met:

Rural Area: 30 litres/sec
 Urban Area: 60 litres/sec

The greater fire flow requirement in the Urban Area is due to increased density and the greater potential for fires involving multiple properties. Although this eight lot development is Urban in nature and located within the Urban Containment Boundary, it is noted that 30 Avenue NE consists mostly of large, well spaced lots, more typical of the Rural area.

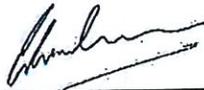
Hydrant #85, located 140m west, is the closest hydrant and can only achieve theoretical flows of 30 l/s. This is due to the currently undersized 100mm diameter watermain on 30 Avenue NE. There is however a second hydrant (Hydrant #87) located 215m to the east which achieves theoretical flows of 100 l/s, due to its being serviced directly from the 200mm watermain on 30 Street NE.

As a requirement of subdivision the developer is required to upgrade the 100mm watermain across his frontage to 150mm and install an additional fire hydrant, which at this time is also expected to achieve 30 l/s. The additional fire hydrant significantly improved the current spacing

of hydrants on 30 Avenue NE. Although not currently in our Capital Works budget, at some time in the future the existing Asbestos watermain installed in 1962 on 30 Avenue NE will be upgraded to 150mm and at that point all connected hydrants will achieve the required 60 l/s.

Recommendation:

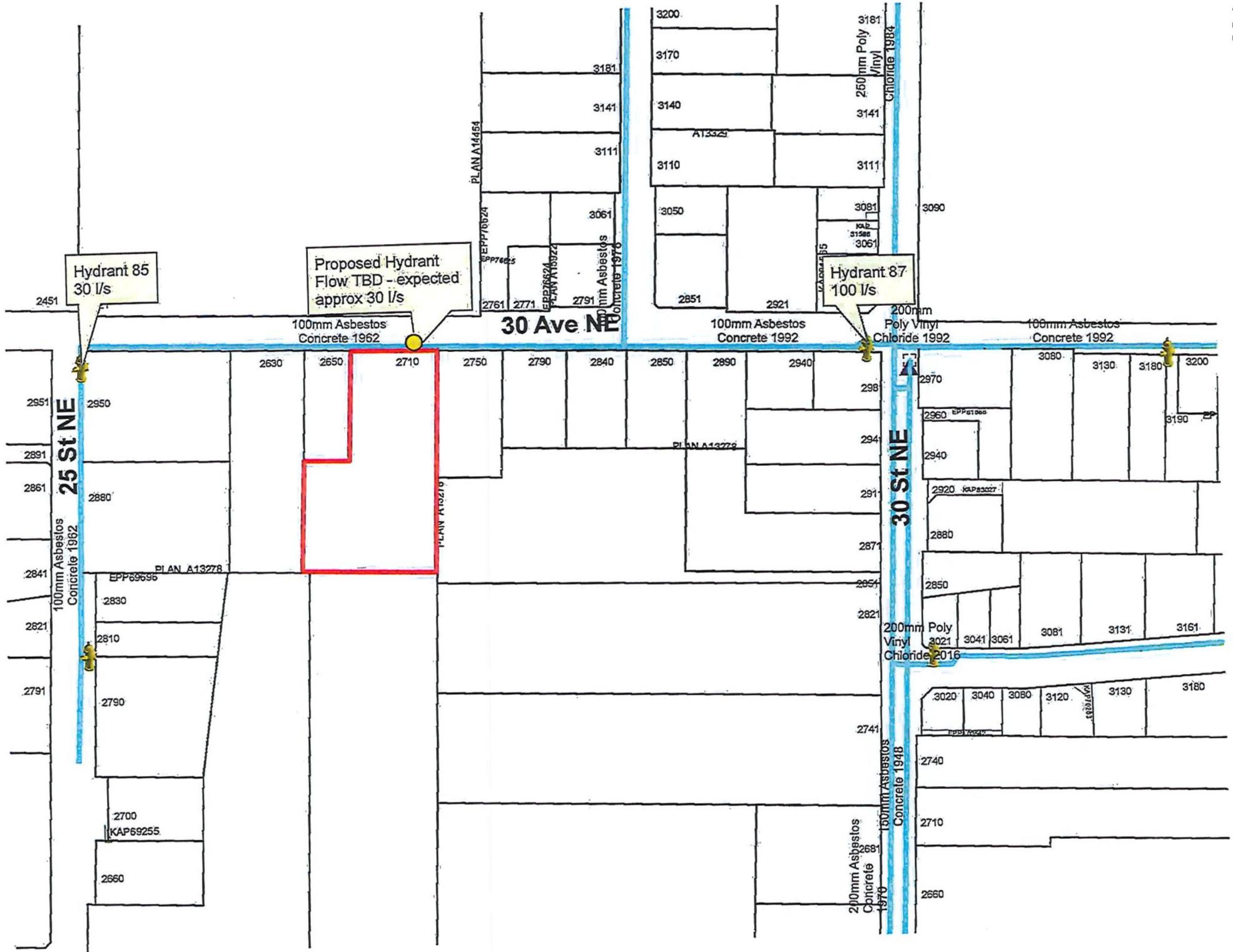
The Engineering Department does not consider the reduction of fire flows to 30 l/s in this location to be of concern, due primarily to the location of a hydrant only 215m to the east which exceeds the 60l/s requirement and the installation of an additional hydrant on the frontage of the development property. **The Engineering Department therefore recommends that the request to reduce the Fire Flow Requirement of 60 litres-per-second to 30 litres-per-second be approved.**



Chris Moore
Engineering Assistant



Gabriel Bau P.Eng.
City Engineer





TO: His Worship Mayor Harrison and Members of Council

DATE: January 6, 2023

SUBJECT: Development Variance Permit Application No. VP – 572
 Legal: Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP60647
 Civic Address: 2091 20 Street NE
 Owner/Applicant: Diana Carlson

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP – 572 be authorized for issuance for Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 60647 which will vary Zoning Bylaw No. 2303, Section 13.12.2 as follows:

- i. reduce the rear parcel line setback from 6.0m to 3.0m for an addition to the existing single family dwelling and in accordance with the drawings attached as Appendix 5.**

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The applicant is proposing to vary the rear parcel line setback in the R8 – Residential Suite Zone from 6.0m to 3.0m for an addition to the existing single family dwelling. The eave of the proposed addition would project into the setback an additional 0.3m. The applicant is proposing a building addition that is to include a lower floor garage and a bonus area above the garage.

BACKGROUND

The subject property is approximately 0.158ha (0.39ac) in area. The subject property is zoned R8 (Residential Suite Zone) in 2017 and is designated in the Official Community Plan (OCP) as Residential Medium Density. Subject property maps are enclosed as Appendices 1 to 4.

Adjacent land uses include the following:

North: Single Family Residence	Zoned R4
South: Single Family Residence (driveway)/ Seniors Assisted Living Facility (Andover Terrace)	Zoned R4/CD-14
East: Single Family Residence	Zoned R1
West: Single Family Residence	Zoned R1

The applicant is proposing to construct a garage addition to the existing building. A bonus room area is proposed above the garage addition. The drawings included with the application are enclosed as Appendix 5.

5.5

COMMENTS

Engineering Department

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

Public Consultation

Pursuant to the Local Government Act and City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30m 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 February 13, 2023.

Planning Department

Development Variance Permits 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 negative impact(s) on adjacent properties.

With regard to lot configuration, the property line along the curve of the cul-d-sac is considered the front parcel line as it is the shortest property line adjacent to the frontage or road and the parcel line opposite the front is considered the rear parcel line. Appendix 2 includes labels for the parcel lines as defined by Zoning Bylaw No. 2303. It should be noted that if the curve of the parcel line was shifted slightly, the west parcel line would have become the rear parcel line and a variance would not be required.

Instances in which the subject property and adjacent lots differ in zoning, staff evaluate setback variance requests of the subject property and the potential build-out of the adjacent parcel in order to consider potential negative impacts on future development. There are no current applications for the redevelopment of the adjacent parcel. However, should the parcel to the north (1971 20 Avenue NE) redevelop under the R4 zone in the future, the proposed rear parcel line setback on the subject property (3.0m) and the interior parcel line setback on the adjacent lot to the north (zone R4, 1.8m interior parcel line setback) would combine to create a minimum of 4.8m between buildings. The combined setbacks and site planning at the time of development would provide ample space for medium density development on the adjacent lot.

Staff support the variance request as the proposed rear parcel line setback variance does not present any perceived negative impact to the general form and character of the surrounding neighbourhood or to the lot directly adjacent to the variance request.

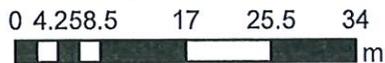
Should Council not support the variance application, the applicant would have to redesign the building addition to be conforming to the zoning bylaw regulations.



Prepared by Melinda Smyrl, MCIP, RPP
Planner



Reviewed by: Rob Niewenhuizen, ASCT
Director of Engineering and Public Works

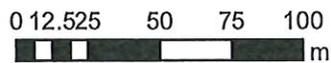
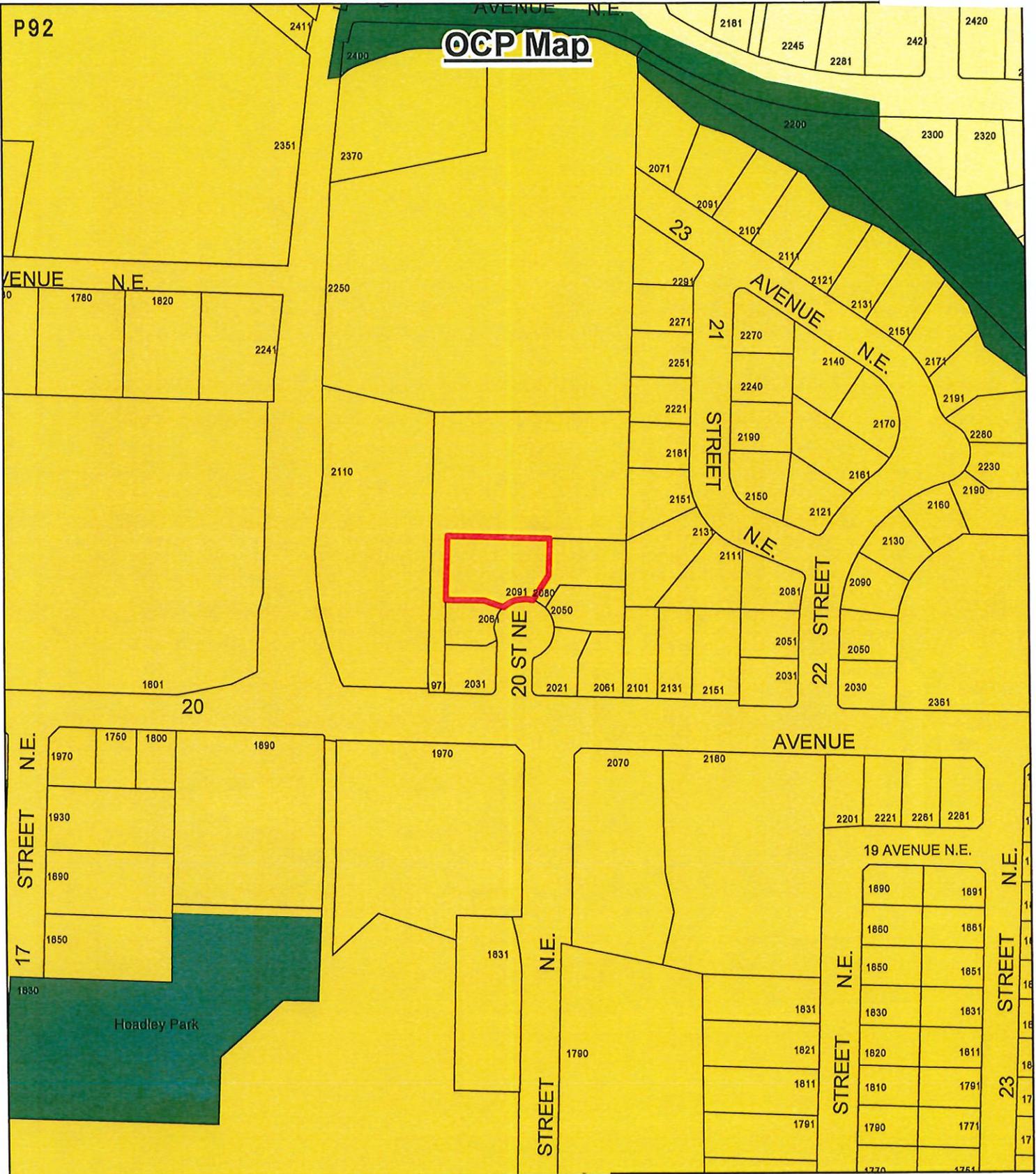


Subject Property



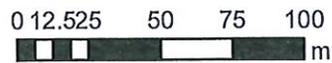
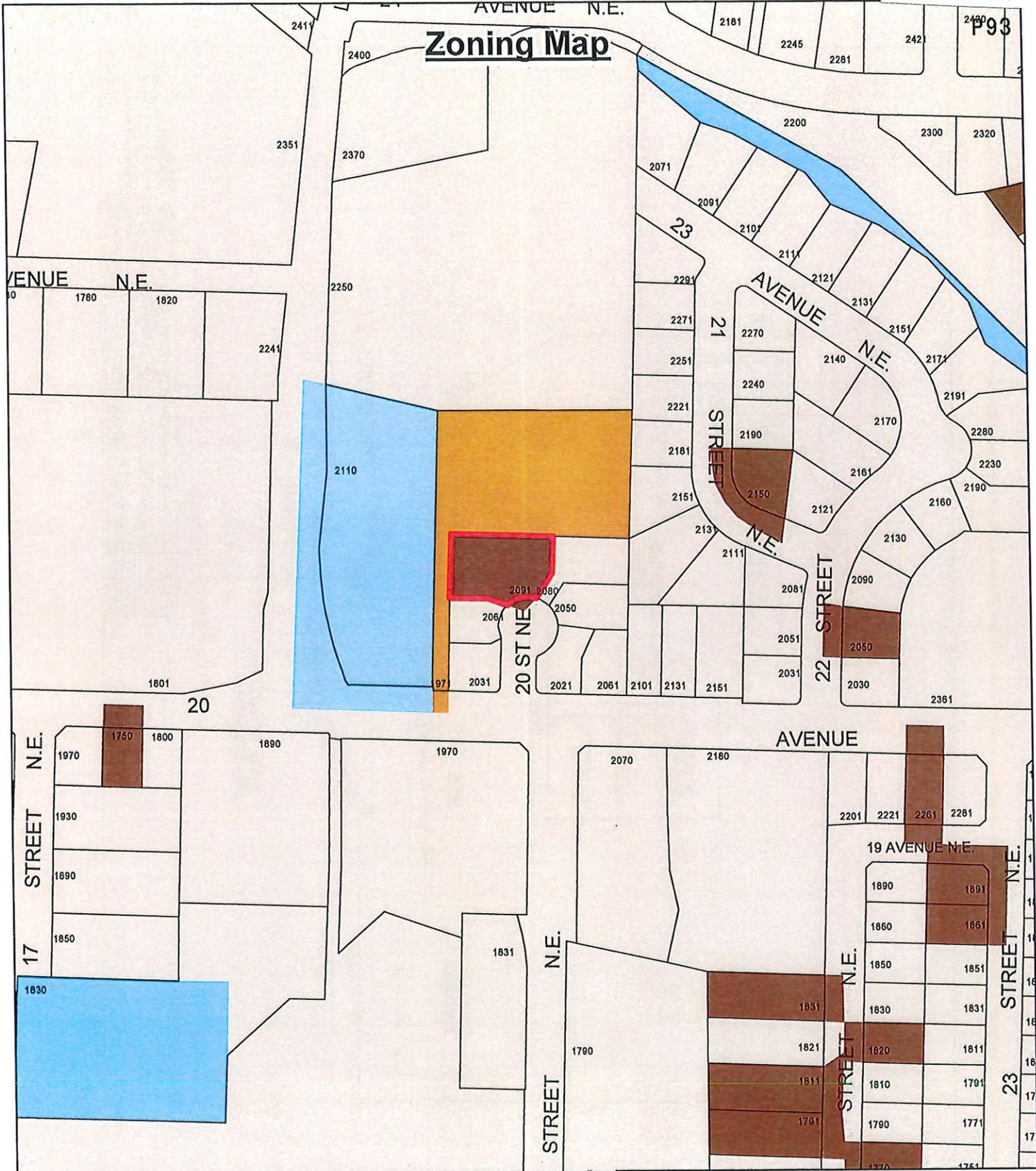
Parcels

OCP Map

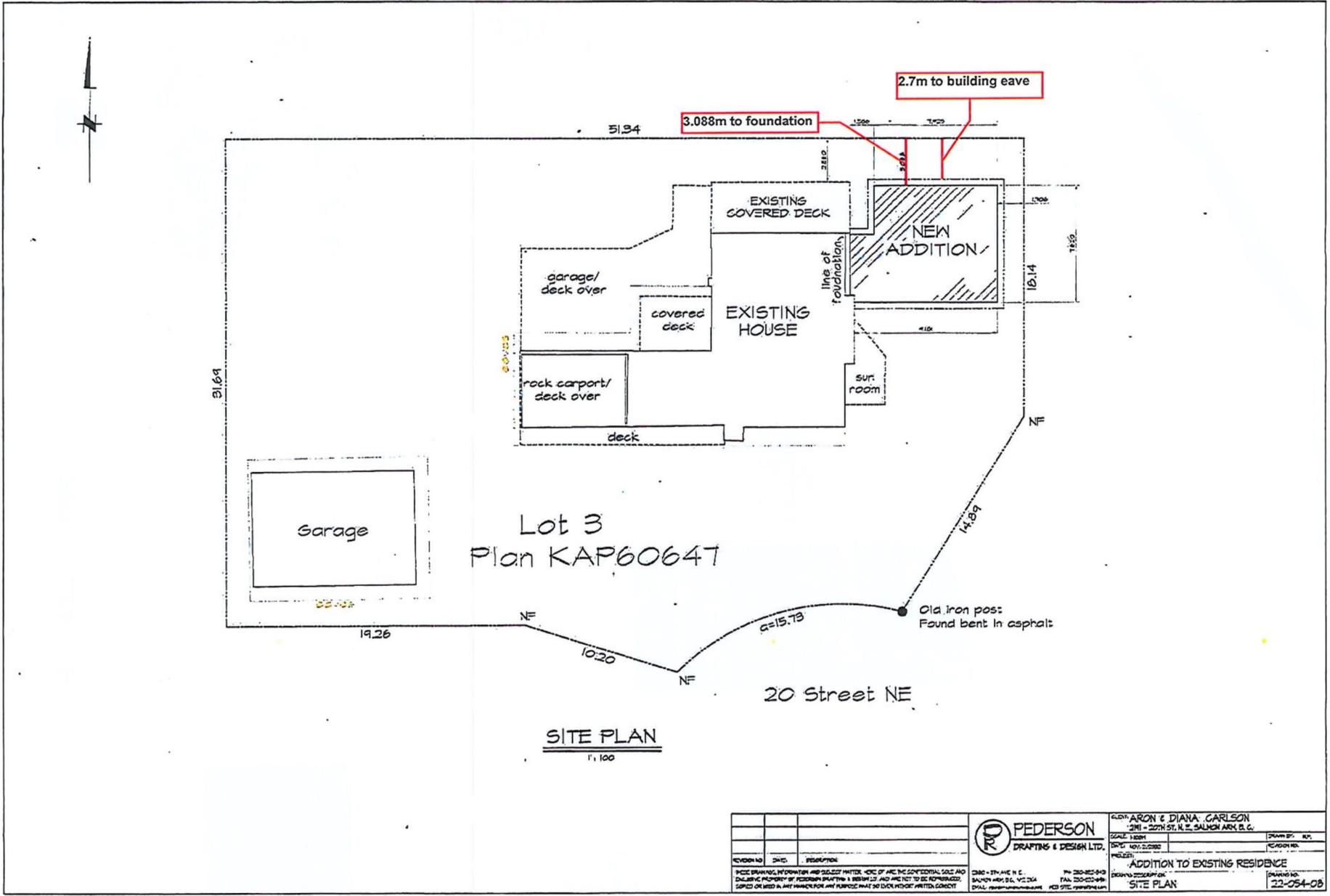


-  Subject Property
-  Park
-  Parcels
-  Residential - Low Density
-  Residential - Medium Density

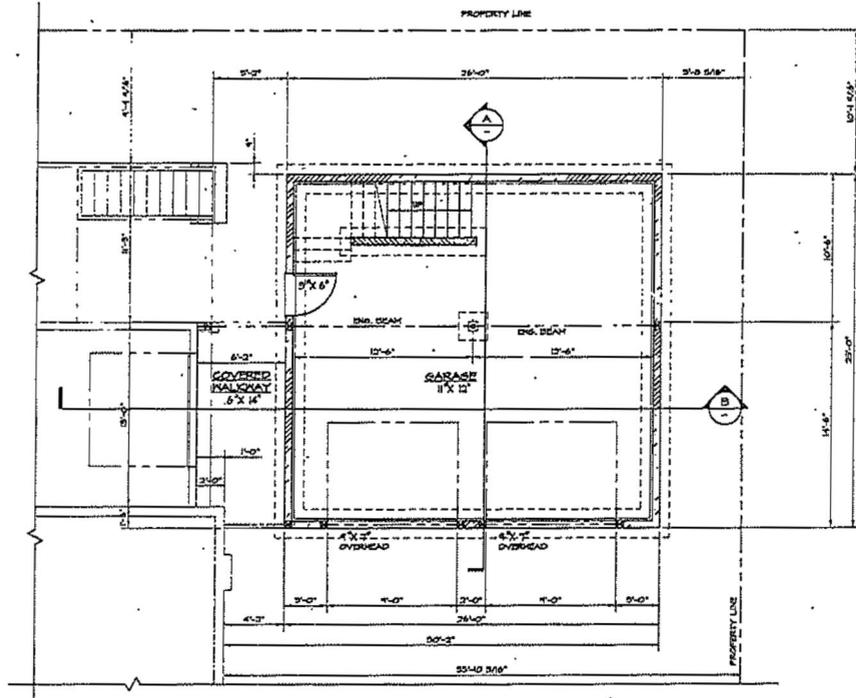
Zoning Map



- | | | | | | |
|--|------------------|---|-------|---|-----|
|  | Subject Property |  | CD-14 |  | R-4 |
|  | Parcels |  | P-1 |  | R-8 |
| | |  | R-1 | | |



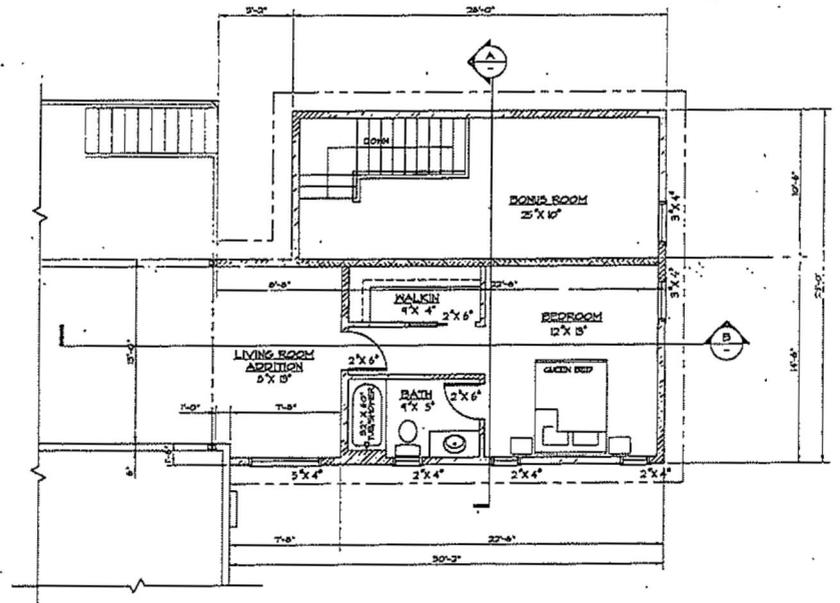
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SCALE: 1:800 DATE: NOV. 2002 PROJECT:	DRAWN BY: RPL CHECKED BY:	PROJECT DESCRIPTION: ADDITION TO EXISTING RESIDENCE	
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8'-0" CEILING
BASEMENT FLOOR PLAN

1/4" = 1'-0"

LIVING AREA OUTSIDE = 650 SQ. FT.
 LIVING AREA INSIDE = 600 SQ. FT.

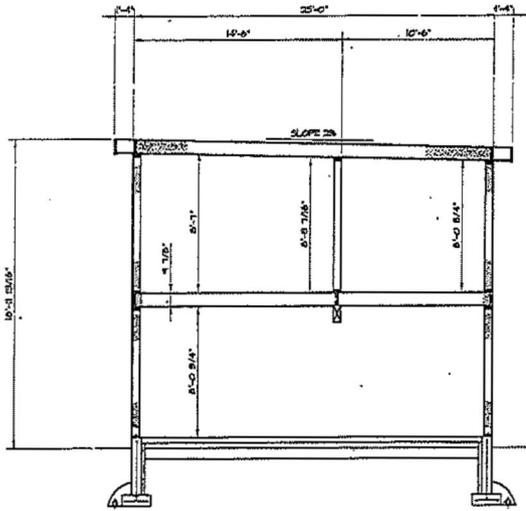


8'-0" CEILING
MAIN FLOOR PLAN

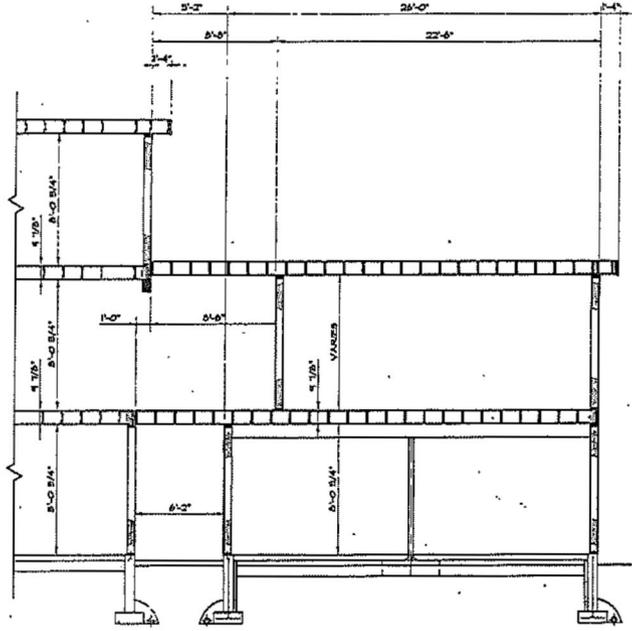
1/4" = 1'-0"

LIVING AREA OUTSIDE = 722 SQ. FT.
 LIVING AREA INSIDE = 874 SQ. FT.

REVISION NO. DATE DESCRIPTION			PEDERSON DRAFTING & DESIGN LTD.	CLIENT: ARON & DIANA CARLSON 216 - 20TH ST. N.E. SALMON ARK, B.C.	
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PROJECT:			3380 - 55th AVE. N.E. SALMON ARK B.C. V2E 2K4 TEL: 250-622-8442 FAX: 250-622-8441 WWW.PEDERSONDRAFTING.COM	ADDITION TO EXISTING RESIDENCE FLOOR PLANS	
DRAWER NO:			22-054-03		

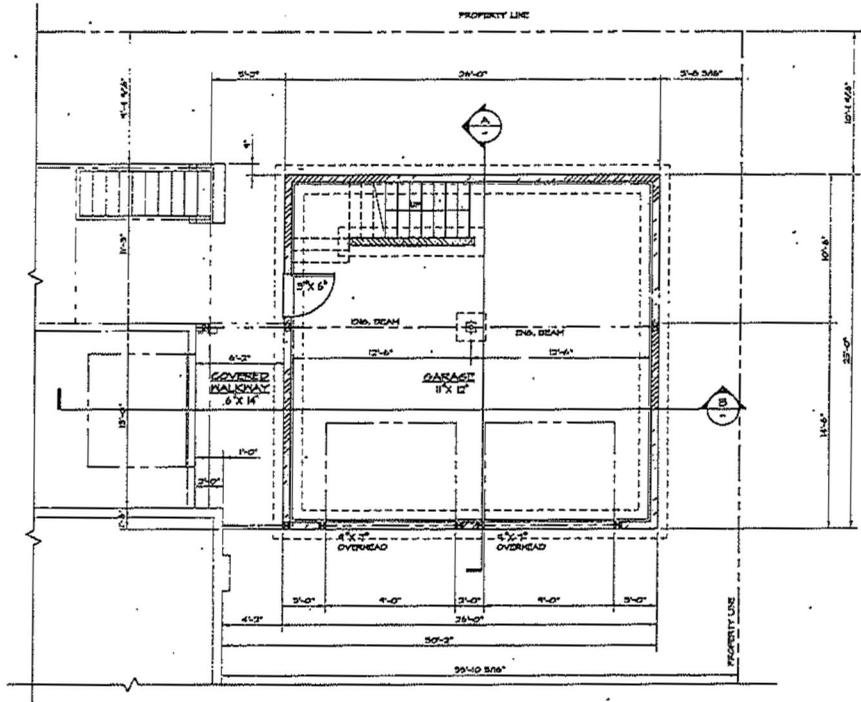


SECTION A
1/4" = 1'-0"



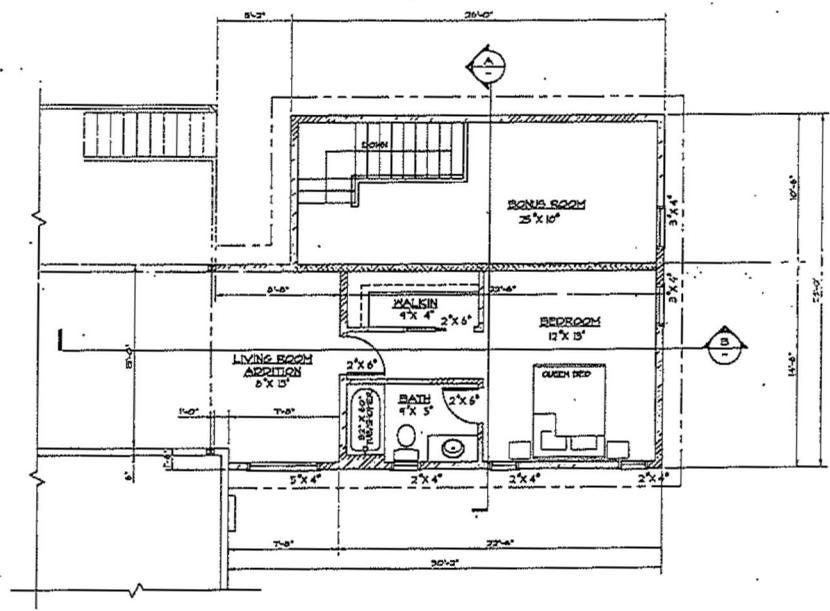
SECTION B
1/4" = 1'-0"

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2520 - 5TH AVE. N.E. SALMON ARH. B.C. V1E 2K4 EMAIL: rap@pederson.com.ca		PH: 250-433-2441 FAX: 250-432-4446 PDR SITE: pdr@pederson.com	PROJECT: ADDITION TO EXISTING RESIDENCE	
DRAWING DESCRIPTION: SECTIONS & DETAILS			DRAWING NO. 22-054-05	



8'-0" CEILING
BASEMENT FLOOR PLAN

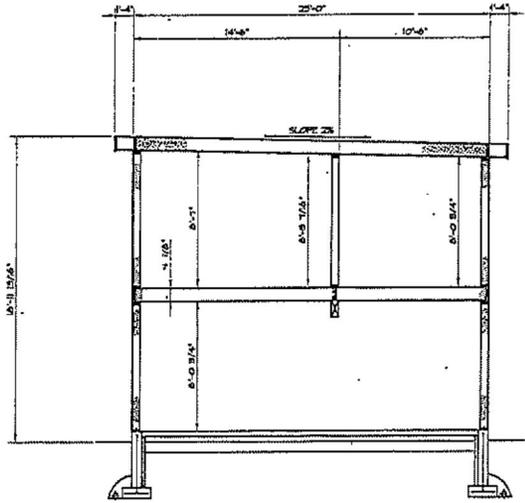
1/4" = 1'-0"
 LIVING AREA OUTSIDE • 690 SQ. FT.
 LIVING AREA INSIDE • 600 SQ. FT.



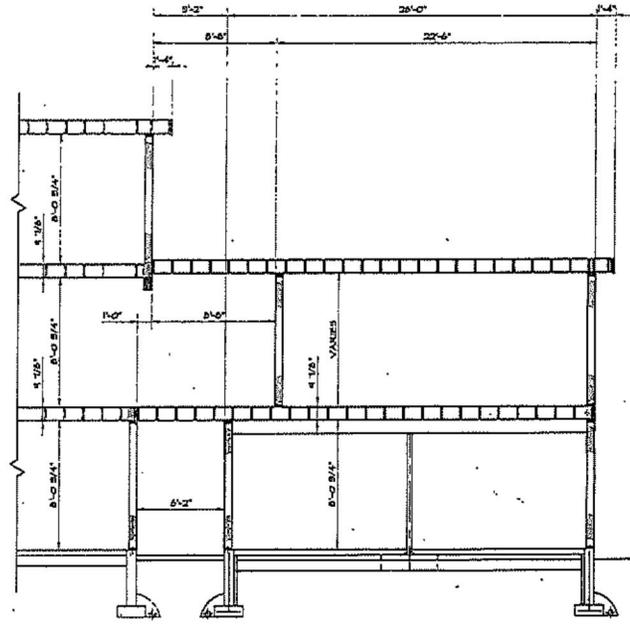
8'-0" CEILING
MAIN FLOOR PLAN

1/4" = 1'-0"
 LIVING AREA OUTSIDE • 722 SQ. FT.
 LIVING AREA INSIDE • 874 SQ. FT.

REVISION NO. DATE DESCRIPTION		PEDERSON DRAFTING & DESIGN LTD.	CLIENT: ARON & DIANA CARLSON 216 - 20TH ST. N. E. GALEN ARK. B.G.		DRAWN BY: N.P.
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PROJECT:			ADDITION TO EXISTING RESIDENCE		
FLOOR PLANS			DRAWING NO: 22-054-03		



SECTION A
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"

REVISION NO. DATE DESCRIPTION			CLIENT: ARON & DIANA CARLSON 2191 - 20TH ST. N. E. SALMON ARK B.C.	
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		2800 - 5th AVE. N.E. VANCOUVER, B.C. V6L 2G4 TEL: 778-432-8888 FAX: 778-432-8888 WWW.PEDERSONDESIGN.COM	PROJECT: ADDITION TO EXISTING RESIDENCE	
			DRAWING DESCRIPTION: SECTIONS & DETAILS	
			DRAWING NO: 22-054-05	



January 11, 2023

Agricultural Land Commission
 201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
www.alc.gov.bc.ca

ALC File: 61531
 Your File: ALC -407

Melinda Smyrl
City of Salmon Arm
DELIVERED ELECTRONICALLY

Dear Melinda Smyrl:

Re: Reasons for Decision - ALC Application 61531

Please find attached the Reasons for Decision of the Okanagan Panel for the above noted application (Resolution #18/2023). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
 - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
 - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#).

Page 1 of 2

Please refer to the ALC's [Information Bulletin 08 – Request for Reconsideration](#) for more information.

Please direct further correspondence with respect to this application to
ALC.Okanagan@gov.bc.ca

Yours truly,

A handwritten signature in black ink, appearing to read "Vidula Kulkarni", written over a horizontal line.

Vidula Kulkarni, Land Use Planner

Enclosure: Reasons for Decision (Resolution #18/2023)

cc: City of Salmon Arm (File: ALC -407). Attention: Melinda Smyrl

61531d1



**AGRICULTURAL LAND COMMISSION FILE 61531
REASONS FOR DECISION OF THE OKANAGAN PANEL**

Exclusion Application Submitted Under s.29(1) of the Agricultural Land Commission Act

Applicant: City of Salmon Arm

Property Owner: William Laird

Agent: Melinda Smyrl (City of Salmon Arm)

Property: Parcel Identifier: 011-710-276
Legal Description: Lot 17 Section 7 Township 20
Range 9 West of the 6th Meridian Kamloops
Division Yale District Plan 1230
Civic: 3831 20 Ave SE Salmon Arm BC
Area: 4 ha (entirely within the ALR)

Panel: Gerry Zimmermann, Okanagan Panel Chair
Joe Deuling
Jerry Thibeault



OVERVIEW

- [1] The Property is located within the Agricultural Land Reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* ("ALCA").
- [2] In 1988, the Commission endorsed amendments to the Salmon Arm Official Community Plan (OCP) to allow for designations including 'Special Development', 'Light Industrial', 'Heavy Industrial' and 'Industrial Reserve' in the vicinity of the Salmon Arm Airport. The Commission noted that consideration may be given to the eventual exclusion of the lands identified for non-farm designations from the ALR and that the exclusion could be accomplished as a single block application or through a series of applications if the non-farm development was going to be phased in over several years (ALC Resolution #109/88).
- [3] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s.29 (1) to exclude the 4 ha Property from the ALR (the "Proposal"). The purpose of the Proposal is to allow for the rezoning of the Property from A2 (Rural Holding Zone) to M2 (Light Industrial Zone).
- [4] The issue the Panel considered is whether the Proposal is consistent with the Commission's endorsement under ALC Resolution #109/88.
- [5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:
- 6 (1) The following are the purposes of the commission:
- (a) to preserve the agricultural land reserve;



- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

- (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
 - (a) the size, integrity and continuity of the land base of the agricultural land reserve;
 - (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

- [6] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.
- [7] On August 3, 2022, a Notice of Exclusion Meeting was provided to the Agent. On August 15, 2022, the Panel conducted a virtual meeting with the Agent and the Property Owner (the "Exclusion Meeting"). An exclusion meeting report was prepared and was certified as accurately reflecting the observations and discussions of the Exclusion Meeting by the Agent on August 16, 2022 (the "Exclusion Meeting Report").

**BACKGROUND**

- [8] The Property is located to the west of Shuswap Regional Airport in Salmon Arm.
- [9] The Property contains a residence and there are currently no agricultural uses.
- [10] In 1988, the Commission received a request to review amendments to the Salmon Arm OCP for lands within the ALR in the vicinity of the Salmon Arm Airport ("1988 Salmon Arm OCP Review"). By Resolution #109/88, the Commission endorsed the proposed amendments on specific properties in the ALR, including the Property. The specific land use designations proposed included 'Special Development', 'Light Industrial', 'Heavy Industrial' and 'Industrial Reserve'. In Resolution #109/88, the Commission noted that consideration may be given to the eventual exclusion of the lands identified for non-farm designations from the ALR and that the exclusion could be accomplished as a single block application or through a series of applications if the non-farm development was going to be phased in over several years.
- [11] The Salmon Arm OCP was updated again in 2002 and 2009 and the Property's industrial endorsement remained consistent.
- [12] The Property is currently zoned A2- Rural Holding Zone in the Zoning Bylaw. The Property is designated as Light Industrial and is within a Special Development Area identified in the City of Salmon Arm's (the "City") OCP for the future expansion of the City's Industrial Park. The City of Salmon Council Report (the "Salmon Arm Report") dated May 6th, 2021, states that Zoning Amendment Bylaw No. 4428 purposes to rezone the Property from A2 (Rural Holding Zone) to M2 (Light Industrial Zone).



[13] Additionally, the Salmon Arm Report states that the proposed M2 (Light Industrial Zone) would allow for 40 uses that range from manufacturing to larger scale repair and other uses that may require extensive outdoor storage.

[14] The Exclusion Meeting Report states that the City of Salmon Arm (the "City") was supportive of the Exclusion Application due to its consistency with the ALC's 1988 endorsement.

ANALYSIS AND FINDINGS

Issue: Whether Proposal is consistent with the Commission's endorsement under ALC Resolution #109/88

[15] The Panel reviewed ALC Resolution #109/88 that endorsed the eventual exclusion of lands identified in the 1988 endorsement for the purposes of conversion to 'Special Development', 'Light Industrial', 'Heavy Industrial' and 'Industrial Reserve'. The Panel considered the purpose of the Proposal as stated by the Applicant and finds that the Proposal to exclude to rezone the land to M2 (Light Industrial Zone) is consistent with the Commission's previous endorsement within ALC Resolution #109/88.

DECISION

[16] For the reasons given above, the Panel approves the Proposal to exclude the Property from the ALR subject to the following conditions:

- (a) the Property is rezoned in accordance with the light industrial designation endorsed in ALC Resolution #109/88;
- (b) Rezoning must be completed within 3 years from the date of this decision (by January 11, 2026).



- [17] The Commission will advise the Registrar of Land Titles that the property has been excluded from the ALR when it has received confirmation that the conditions of approval have been met.
- [18] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire, and a new application may be required.
- [19] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.
- [20] These are the unanimous reasons of the Panel.
- [21] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.
- [22] Resolution #18/2023
Released on January 11, 2023

A handwritten signature in black ink, appearing to read 'G. Zimmermann', with a long horizontal flourish extending to the right.

Gerry Zimmermann, Panel Chair
On behalf of the Okanagan Panel