



DEVELOPMENT and PLANNING SERVICES COMMITTEE

Monday, June 18, 2018

City of Salmon Arm

Council Chamber

City Hall, 500 - 2 Avenue NE

8:00 a.m.

Page #	Section	Item#
	1.	<u>CALL TO ORDER</u>
	2.	<u>REVIEW OF THE AGENDA</u>
	3.	<u>DECLARATION OF INTEREST</u>
	4.	<u>PRESENTATION</u> n/a
	5.	<u>REPORTS</u>
1 - 40	5.1	DP-418, Canzea Developments Ltd., 250 – 5 Avenue SW, 97 Unit Residential Development
41 - 66	5.2	DP-419, 1112031 BC Ltd. / Exel Construction Ltd., 481 Harbourfront Drive NE, 3 Storey Mixed Use Development
	6.	<u>FOR INFORMATION</u> n/a
	7.	<u>IN CAMERA</u> n/a
	8.	<u>LATE ITEM</u> n/a
	9.	<u>ADJOURNMENT</u>

<http://www.salmonarm.ca/agendacenter>

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City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: June 13, 2018

SUBJECT: Development Permit No. 418 (Form and Character – Multi-Family)
 Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP52591
 Civic Adresse: 250 – 5 Avenue SW
 Owner/Applicant: Canzea Developments Ltd. c/o Graham Richardson

MOTION FOR CONSIDERATION

THAT: Development Permit No. 418 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP52591 in accordance with the elevations, site and landscaping plan dated May 9, 2018 and attached in Appendix 5 of this memorandum;

AND THAT: The following variances to Zoning Bylaw No. 2303 be approved for Development Permit No. 418:

- 1) Section 10.4 – Maximum Height of Principal Building – increase the maximum height of a principle building from 15.0 m (49.2 ft) to 15.8 m (51.8 ft) for Buildings 1, 2 and 3 as shown in Appendix 5; and
- 2) Appendix 1 – Offstreet Parking and Loading – Table A1-3 – decrease the minimum aisle width for 2-way traffic from 7.3 m (23.9 ft) to 6.0 m (19.6 ft) as shown in Appendix 5.

AND FURTHER THAT: Issuance of Development Permit No. DP-418 be withheld subject to the following:

- 1) Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan; and
- 2) Registration of a 6 m wide statutory right-of-way and reference plan along the southern parcel boundary for the City's sanitary sewer main (to replace the existing 3 m wide statutory right-of-way referenced to Plan A13748).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 250 – 5 Avenue SW as shown on APPENDIX 1 and 2. The proposal is to construct a 97 unit multi-family development within three buildings. Building 1 (35 units), Building 2 (35

units) and Building 3 (27 units) are four storey, wood framed structures with underground parking. Each building is a mix of one and two bedroom units ranging from approximately 980 ft² to 1100 ft². A common access road running along the south property line will connect all the buildings and separate above ground parking areas. At this time, the proposed development is individually owned strata units and any future rental component is undetermined.

Site photos are attached as APPENIDX 3, a letter of rationale by the applicant is attached as APPENDIX 4 and the proposed Development Permit drawings are attached as APPENDIX 5.

BACKGROUND

The subject parcel is designated High Density Residential (HDR) in the City's Official Community Plan (OCP) and is zoned R-5 (High Density Residential) in the Zoning Bylaw. In general the surrounding neighborhood is also designated HDR and consists of a number of high density residential developments to the south and the east.

The subject property is .81 ha in size with approximately 90 m of frontage along 5 Avenue SW and 70 m along 3 Street SW. The property is irregular in shape with a large area fronting 5 Avenue SW and 3 Street SW with a narrow pinch point to another open area in the south east corner. Adjacent land uses are described as follows:

- North: 5 Avenue SW / City of Salmon Arm - sports field (P-3)
- South: High Density Residential (R-5) / Cambridge Court (two four-storey condominiums) / The Grey Stone (four-storey condominium)
- East: High Density Residential (R-5) / The Okanagan (four-storey condominium)
- West: 3 Street SW / City owned – Roots and Blues (P-3) / Fall Fair Ground (P-1)

A Development Permit (DP – 348) was approved in 2008 for a 52 unit row house style residential development however the developer did not proceed with construction.

COMMENTS

Design Review Panel

A Design Review Panel (DRP) meeting was held on May 24, 2018. Minutes of that meeting are attached as APPENDIX 6.

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

Comments are attached as APPENDIX 8.

Planning Department

Form and Character Development Permit

The proposed development is subject to the "Residential Development Permit Area" design guidelines of the OCP, which are attached as APPENDIX 7. Staff considers this proposed development to be consistent with the relevant design guidelines.

Proposed Development Plan

Density

The R-5 zone allows for a maximum density (100 units/per hectare) of 81 units on the 0.81 ha property. However with the provision of special amenities the density can be increased to a maximum of 130 units/per hectare. The proposed development has a total of 97 units with two additional amenities to provide for the increase in density to a maximum of 105 units. The first amenity proposed is 12 units which cater to the disabled (wheelchair accessibility) and provides a potential bonus of 2 units/per hectare per unit for an increase of 19 units. The second amenity proposed is the provision of below grade parking for at least 50% of the required off street parking which provides a potential bonus of 10 units/per hectare for an increase of 8 units.

Building Siting and Height

The three rectangular shaped buildings would be four storeys with below grade parking. All buildings are shown to be in compliance with minimum setbacks of 5 m (16.4 ft) from the front, exterior, and rear property lines and 2.4 m (7.9 ft) from interior property lines. All three buildings are slightly over the maximum height of 15.0 m (49.2 ft) permitted in the R-5 zone with a height bonus. The heights of the buildings vary slightly but with a maximum of 15.8 m (51.8 ft) at the highest point. Building height on this site and development plan is measured from the lowest grade surrounding the building envelope.

The siting of Buildings 1 and 2 are situated to preserve some of the view corridors from the Cambridge Court development to the south. Internal access routes and parking areas also space the two buildings further north on the property away from existing development. This also provides for building frontages to dominate the street frontages while screening the parking and carport structures from the street.

Site Access and Offstreet Parking

The site will be accessed from 3 Street SW by a 7.3 m wide common access road. The common access road will run down the south property boundary and narrow slightly to 6.0 m to access proposed Building 3 in the south east corner. The Zoning Bylaw requires 1.25 stalls per unit in the High Density Residential zone for a total of 122 stalls required. A total of 122 stalls are shown on the site plan with 61 being located in below grade parking, 25 surface parking stalls, and 36 carport parking stalls. In general the surface parking is spread out throughout the development and located off of the street frontages.

Form and Character

The three rectangular buildings have a flat roof and somewhat articulated roofline with increased height in certain locations. Proposed materials include a variety of hardi plank and panel siding, board and batten siding, and brick veneer. The varying materials are used to break up the elevations vertically and horizontally to create a more dynamic facade. The covered entryways are simple with large glass doors and windows surrounded by the brick veneer. Each building has a common room on the fourth floor with a small roof top terrace approximately 230 ft² in size. The outside terrace will be partially covered with a pergola extension. Each building has below grade parking and standard garage door access; however Building 2 has an attached carport structure changing the form and character on the south elevation slightly. Garbage and recycling bins are proposed in the south-west corner adjacent to the common access road.

The DRP reviewed the application and recommended support for the design with no changes to the building form and character.

Landscaping

The proposed landscaping plan (APPENDIX 5) shows a variety of trees and shrubs spaced out throughout the development aligned with OCP guidelines. Three types of large tree are proposed,

including twelve 'Shademaster' trees along the 3 Street SW and 5 Avenue SW frontages and one near the access lane and Building 3. Outlining the interior parking areas, nine 'Ivory Silk' trees are proposed and one 'Pinus Nigra' in the north-west corner of Building 2. All the buildings have a variety of intensive shrubs surrounding the building footprints with a large open lawn area between Buildings 1 and 2.

Proposed Zoning Bylaw Variances

The applicant is requesting two variances to Zoning Bylaw No. 2303; first to increase the maximum height of a principle building and second to reduce the minimum drive aisle width for 2-way traffic.

The first variance request is to increase the maximum height of principle buildings from 15.0 m (49.2 ft) to 15.8 m (51.8 ft), an increase of 0.8 m (2.6 ft). Each building's height varies however each building is slightly over what is permitted in the R-5 zone with density bonus. In staff's opinion, the minor increase in height is not anticipated to have any negative impacts on the surrounding developments. Given the relatively flat topography in the general vicinity, massing of the proposed buildings and height of surrounding developments, the view corridors will be maintained as much as possible when considering this type of high density development. Height is most evident from the street and is to accommodate articulated rooflines. Staff does not have any objections to the variance request.

The second variance request is to reduce the minimum drive aisle width for 2-way traffic from 7.3 m (23.9 ft) to 6.0 m (19.6 ft), for approximately 12 m in length, to accommodate the common access route to Building 3 in the south-east corner. In this location, the property narrows substantially to a pinch point of approximately 7.6 m in width between property lines. Realignment of the access road is difficult due to the required angle of the common access route in relation of adjacent parking stalls and loading areas. Staff does not anticipate any negative impacts and the Engineering and Fire Department do not have any objections to the variance request.

Frontage Improvements and Development Cost Charges (DCC's)

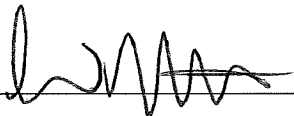
The Subdivision and Development Servicing Bylaw No. 4163 requires that 5 Avenue SW be upgraded to the Urban Collector Road standard and 3 Street SW be upgraded to the Urban Local Road standard. Upgrading may include, but is not limited to, sidewalk, boulevard construction, parking stalls, street lighting, fire hydrants and underground hydro and telecommunications.

DCC's for the proposed development will be required at the High Density rate of \$6,064.31/per unit. The total DCC charge for the proposed 97 unit development would be \$588,238.07.

CONCLUSION

The proposal is to construct a 97 unit multi-family apartment development within three buildings at 250 – 5 Avenue SW. The application addresses the "Residential Development Permit Area" design guidelines of the OCP. The form and character is generally consistent with the design guidelines of the OCP. The two requested variances are considered minor and should not negatively impact the adjacent properties.

Application DP-418 is recommended for approval by staff, subject to the conditions outlined in the Motion for Consideration being completed to the satisfaction of the City.

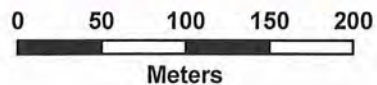


Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer

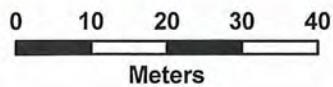
Reviewed by the C.A.O.




Location Map



 Subject Parcel



 Subject Parcel

APPENDIX 3



Photo 1: Photo looking south west at the subject property and 5 Avenue SW.



Photo 2: Photo looking south at the subject property and 3 Street SW.



Photo 3: Photo looking south east at the subject property.



Photo 4: Photo looking from the subject property looking south east at the proposed location of Building 3.

Canzea Developments Ltd.
2079 Hugh Allan Dr.
Kamloops, B.C. V1S 2B6

March 12, 2018

City of Salmon Arm
Development Services Department
PO Box 40, 500 – 2nd Ave NE
Salmon Arm, BC V1E 4N2

To whom it may concern,

Re: Letter of Proposal for Multi-family Development at 250-5th Ave SW. Salmon Arm, B.C.

Our company has recently purchased property at 250-5th Ave SW. In Salmon Arm, B.C. We are asking the city to approve this application to allow for a 3 building, 105-unit multi-family apartment development.

Please find the enclosed, as per the City of Salmon Arm Development Permit Application Submission requirements:

- Development Permit Waiver Application Form
- Current title
- Site plan
- Phase 1 Elevations
- Lot grading plan
- Landscape plan
- Colour Renderings
- Application fee

Should you require additional information regarding our proposal, please let us know. We would be happy to supply any documents you require.

Sincerely,

Graham Richardson
Canzea Developments Ltd.
2079 Hugh Allan Drive
Kamloops, BC V1S 2B6
250-377-3456

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MAY - 9 2018
CITY OF
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Buildings
 Kitchens

NO. DATE RECORD OF REVISIONS

1 2018.05.09 RECORD OF REVISIONS

2 2018.05.09 RECORD OF REVISIONS

3 2018.05.09 RECORD OF REVISIONS

NO. DATE RECORD OF REVISIONS

Page 1
250 - 5th AVE SW
RESIDENTIAL DEVELOPMENT
Salmon Arm, BC

Sheet Title
PRELIMINARY
SITE PLAN

SA Number 17.594
Date 2017-10-12
Scale 1:740 (1" = 20'-0")
Drawing Number 0
Drawing Title
AO-100

Zoning Summary

Zone: R-5 Multiple Family Dwellings

	Required/Prohibited	Proposed
Maximum Height of Principal Building	15.0 m (by DP)	15.0 m
Maximum Height of Accessory Building	6.0 m	3.0 m
Maximum Parcel Coverage		
Principal Buildings	10 %	299 sq m
Accessory Buildings	55 %	3348 sq m
Total		41.1%
Minimum Parcel Area	775.0 sq m.	8146.7 sq m
Setbacks - Principal Building		
Front	5.0 m	5.10 m
Rear	5.0	16.46
Interior Side	7.4	5.50
Exterior Side	5.0	9.10
Setback - Accessory Buildings	1.0	1.10
Maximum Density		
Base density	101 units/hectare	
Additional for Amenity	24	
+12 Wheelchair units @ 2/m	10	
+50% parking underground	134	
Max allowable density	130 units/hectare	119 units/hectare
Total Number of Units		31 units
Parking Stalls		
Underground Parking		61 stalls
Carport Parking		36
Surface Parking		25
1.25 Stalls per unit Total	122 stalls	122 stalls





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- Streets
- Lots

These drawings are preliminary in nature, and no assurance is given that the information contained herein is correct or that the information will be updated or revised to reflect any changes to the project. The drawings are to be used for informational purposes only and do not constitute a contract. The user assumes all responsibility for the use of these drawings.

Consult:

NO.	DATE	REVISION / REVISION

Project:
**250 - 5th AVE SW
RESIDENTIAL DEVELOPMENT**
Solomon Arm, BC

**PRELIMINARY
SITE PLAN**

Job Number: 17594
Date: 2017-08-12
Scale: 1:240 (1" = 2'-0")
Revision Number: 0

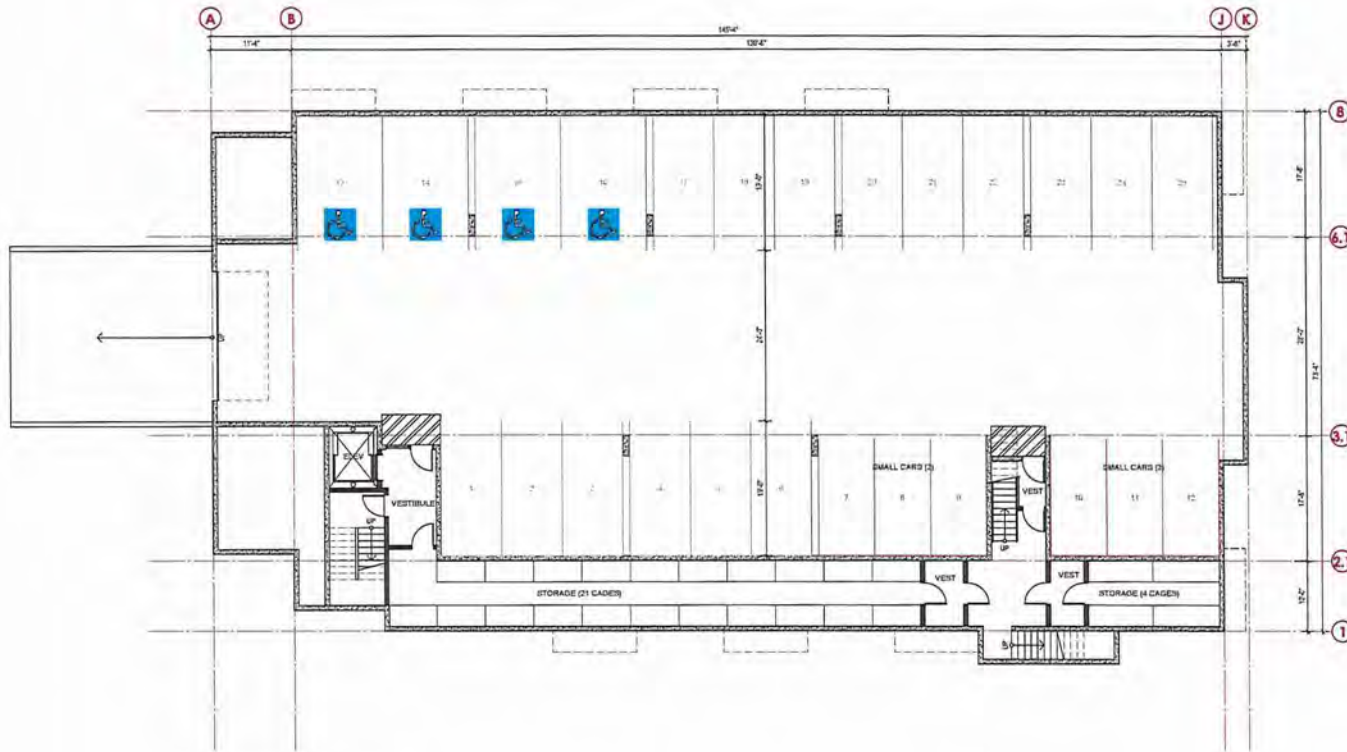
Sheet Title:
AO-100

Zoning Summary		
Zone: R-6 Multiple Family Dwellings	Required/Permitted	Allowed
Maximum Height of Principal Building	15.0 m (50 FT)	See Elevation
Maximum Height of Accessory Building	8.0 m	3.0 m
Maximum Parcel Coverage		2996 sq.m
Principal Buildings	10 %	480
Accessory Buildings	55 %	3348 sq.m
Total		41.1%
Minimum Parcel Area	775.9 sq.m	8148.7 sq.m
Setbacks - Principal Building		
Front	5.0 m	5.18 m
Rear	5.0	10.46
Interior Side	2.4	5.00
Exterior Side	5.0	5.16
Setback - Accessory Buildings	1.8	1.10
Maximum Density		
Base density	100 units/hectare	
Additional for Assembly		
+ 12 wheelchair units @ 20%	24	
+ 50% + parking underground	10	
Subtotal	134	
Max allowable density	130 units/hectare	119 units/hectare
Total Number of Units	133.8 units	97 units
Parking Stalls		
Underground Parkades		81 stalls
Carport Parking		36
Surface Parking		75
1.26 Stalls per unit total	122 stalls	122 stalls



Variance Request to reduce Drive Aisle Width from 7.3 m to 6.0 m

AO-100



FLOOR PLAN - Parking Level
Scale: 1/8" = 1'-0"



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- ▢ Existing
- ▢ Future

504

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Carroll Park

NO.	DATE	REVISIONS

NO. DATE RECORD OF REVISIONS

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Project
250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT
Solomon Arms, BC

Building Title
BUILDING 1
Parking Level Plan

Job Number: 17-524
Date: 2018-01-08
Scale: 1/8" = 1'-0"
Revision Number: 0
Drawing Number:

A1-200



104

These drawings are instruments of service, and the entire property of the architect and are to be used by the contractor/contractor for the project only and not for any other purpose.

The drawings are not to be used. The general contractor shall verify all dimensions, areas and levels prior to commencement of work. The architect shall not be responsible for any errors or omissions on the drawings.

Consultants:

ARCHITECTURE
 DESIGN DESCRIPTION

NO. DATE RECORD OF REVISIONS

NO.	DATE	RECORD OF REVISIONS

1. CONSULTANT CHECK FOR DEVELOPMENT PERMIT

NO. DATE RECORD OF REVISIONS

Page 1
250 - 5th AVE SW
RESIDENTIAL DEVELOPMENT
Solomon Arms, BC

Project Title
BUILDING 1
Level 1 Plan

Job Number: 17.594
Date: 2018-01-08
Scale: 1/8" = 1'-0"
Revision Number: 0
Drawing Number:

A1-201



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-  Kitchen
-  Bathroom



FLOOR PLAN - Levels 2 & 3
Scale: 1/8" = 1'-0"

These drawings are preliminary in nature, and the customer is advised that they are not intended for use in any way other than as a guide to the general concept of the building.

This drawing set will be subject to the general contractor's verification of all dimensions, details and materials. It is the responsibility of the contractor to ensure that the drawings are interpreted correctly and that the construction conforms to the drawings.

Consultants

 Bluegreen Architecture Inc.

NO. DATE REVISIONS

1. 2017-10-24 ISSUED FOR CONSTRUCTION PERMIT

NO. DATE REVISIONS

Project
250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT
Salmon Arm, BC

Sheet Title
BUILDING 1
Level 2&3 Plans

Job Number: 17-294

Date: 2017-10-24

Scale: 1/8" = 1'-0"

Revision Number: 0

Drawing Number

A1-202



FLOOR PLAN - Level 4
Scale: 1/8" = 1'-0"



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Legend:
■ Kitchens
□ Bathrooms

This drawing is independent of other drawings and shall not be construed as such. The general contractor shall verify all dimensions, fixtures and materials to be used in the construction of the building. The drawing shall not be used for any other purpose. This drawing is not to be used for any other purpose. The general contractor shall verify all dimensions, fixtures and materials to be used in the construction of the building. This drawing is not to be used for any other purpose.

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS
1	2018-01-08	ISSUE FOR PERMIT

Project
250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT
Salmon Arm, BC

Sheet Title
BUILDING 1
Level 4 Floor Plan

Job Number: 17-594
Date: 2018-01-08
Scale: 1/8" = 1'-0"
Revision Number: 0
Drawing Number:

A1-204



WEST ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES



EAST ELEVATION
Scale: 1/8" = 1'-0"



NORTH ELEVATION
Scale: 1/8" = 1'-0"



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- Elevations
- Sections

DATE: _____

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Scale: _____

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

1. 2018-07-06 REVISION PER ARCHITECT

NO. | DATE | REVISIONS

NO. | DATE | REVISIONS

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250 - 5th AVE SW
RESIDENTIAL DEVELOPMENT
Salmon Arm, BC

BUILDING 1 Elevations

Job Number: 17-594

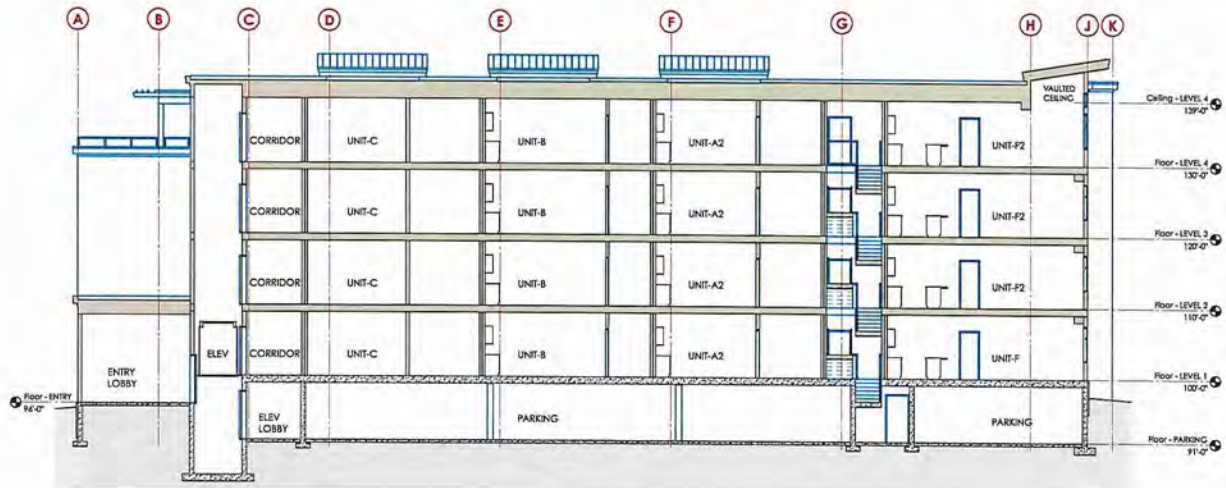
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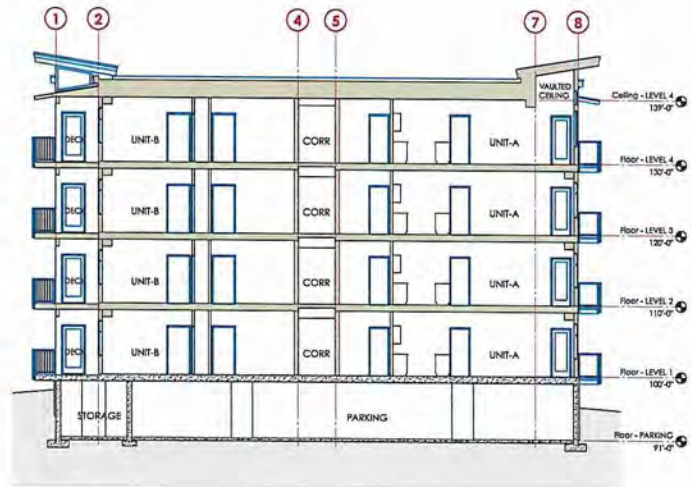
Revision Number: 0

Drawing Number:

A1-300



LONGITUDINAL SECTION
Scale: 1/8" = 1'-0"



CROSS SECTION
Scale: 1/8" = 1'-0"



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█ Corridor
□ Balcony

BA

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Construction

REVISIONS

NO. DATE REVISION DESCRIPTION

1 2018-02-21 REVISION FOR EXISTING FLOOR PLAN

NO. DATE REVISION DESCRIPTION

Project
**250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT**
Solomon Ave., BC

Sheet Title
**BUILDING 1
Sections**

Job Number 17.594

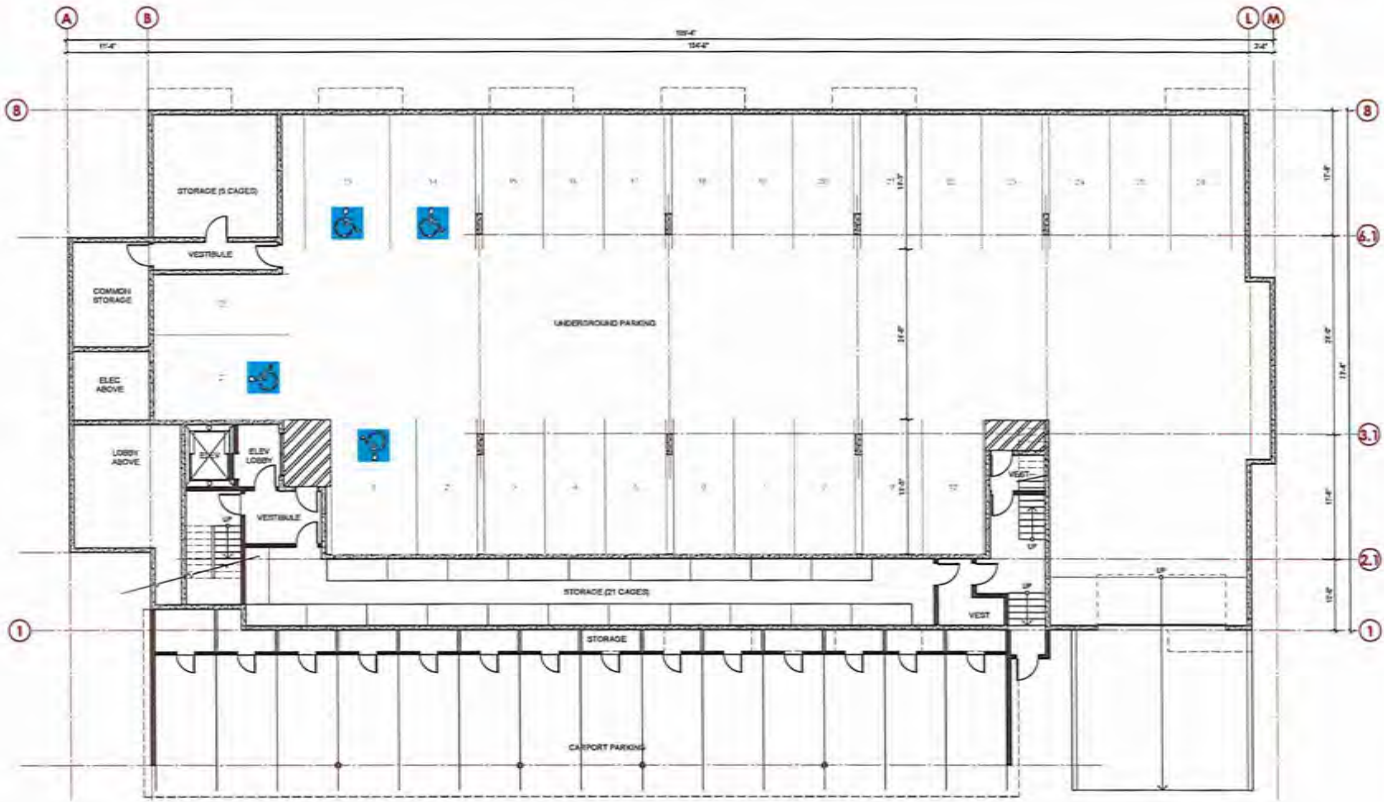
Date 2018-02-21

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

A1-400



FLOOR PLAN - Parking Level
Scale: 1/8" = 1'-0"



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- Rework
- Release

12
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NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

Project
250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT
Solomon Ave, SC

BUILDING 2
Parking Level Plan

Job Number: 17-2594
Date: 2018-02-08
Scale: 1/8" = 1'-0"
Revision Number: 0
Drawing Number:

A2-200



FLOOR PLAN - Level 1
Scale: 1/8" = 1'-0"



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- Kitchens
- Bedrooms

108

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Consultants

REVISIONS

NO. DATE REVISION

1 2018-02-08

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5 2018-02-08

6 2018-02-08

7 2018-02-08

8 2018-02-08

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40 2018-02-08

Project
**250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT**
Solomon Arm, BC

Sheet Title

**BUILDING 2
Level 1 Plan**

Sub Number 17.594

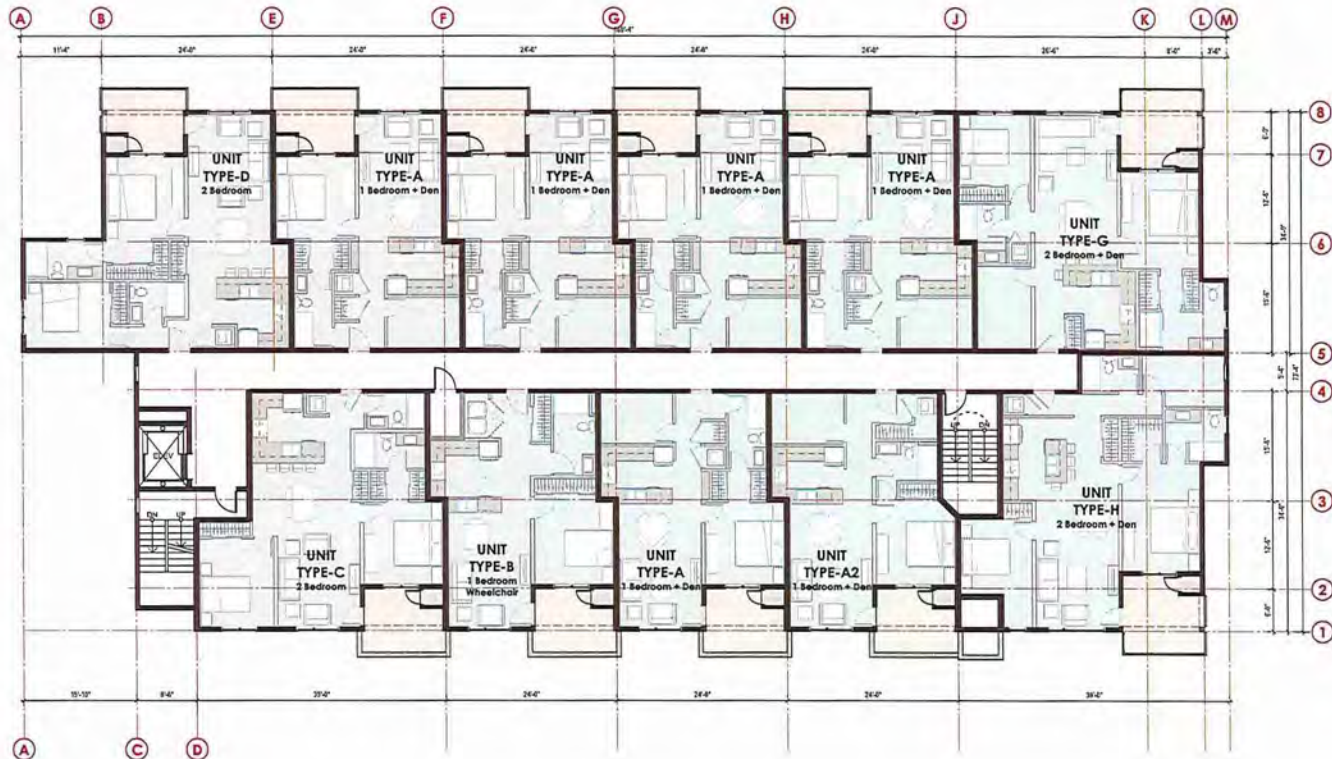
Date 2018-02-08

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

A2-201



FLOOR PLAN - Levels 2 & 3
Scale: 1/8" = 1'-0"



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Drawings

REVISIONS

NO.	DATE	RECORD OF REVISIONS

REVISIONS

NO.	DATE	RECORD OF REVISIONS
1	2018-02-08	ISSUED FOR DEVELOPER PERMIT

Page: **250 - 5th AVE SW RESIDENTIAL DEVELOPMENT**
Salmon Arm, BC

Sheet Title: **BUILDING 2 Level 2&3 Plans**

Sheet Number: 17.594

Date: 2018-02-08

Scale: 1/8" = 1'-0"

Revision Number: 0

Drawing Number: **A2-202**



FLOOR PLAN - Level 4
Scale: 1/8" = 1'-0"



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■ Kitchens
□ Balconies

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Consultants:

BCMECA Building Description

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF REVISIONS
1	2018-02-08	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	RECORD OF REVISIONS

Project
**250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT**
Salmon Arm, BC

Sheet Title
**BUILDING 2
Level 4 Floor Plan**

Job Number: 17-594

Date: 2018-02-08

Scale: 1/8" = 1'-0"

Revision Number: 0

Drawing Number: **A2-204**



EXTERIOR FINISHES

 THIN BRICK VENEER	 HARDE PLANK LAP SIDING 7" ENCLOSURE COBBLE STONE
 HARDE PANEL WITH REVEAL JOINTS IRON GRAY	 HARDE PLANK LAP SIDING 7" ENCLOSURE ACID PWTYER
 BOARD & BATTEN SIDING HARDE BATTEN @ 8 1/4" OC ON HARDE PANEL COUNTRYLANE RED	 HARDE PLANK LAP SIDING 7" ENCLOSURE IRON GRAY



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- Envelope
- Elevation

S/E

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Construction

NO. DATE RECORD OF REVISIONS

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Project
**250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT**
Salmon Arm, BC

Sheet Title
**BUILDING 2
Elevations**

Job Number: 17.594

Date: 2018-02-10

Scale: 1/8" = 1'-0"

Revision Number: 0

Drawing Number

A2-300



EXTERIOR FINISHES

- THIN BRICK VENEER
- HARDE PANEL WITH REVEAL JOINTS IRON GRAY
- BOARD & BATTEN SIDING HARDE BATTENS @ 1" OC ON HARDE PANEL COUNTRYLANE RED
- HARDE PLANK LAP SIDING 7" EXPOSURE COBBLE STONE
- HARDE PLANK LAP SIDING 7" EXPOSURE ACID PEWTER
- HARDE PLANK LAP SIDING 7" EXPOSURE IRON GRAY



77 - 436 (near 300)
Kamloops, BC, V1C 4V9
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- Elevations
- Release

5/18

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Consultant



2025 Revision - Review through

NO. DATE RECORD OF REVISION

NO.	DATE	RECORD OF REVISION

2 2025-05-18 REVISION FOR DEVELOPER REVIEW

1 2025-03-15 REVISION FOR DEVELOPER REVIEW

NO. DATE RECORD OF REVISION

Project

250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT
Solomon Arms, BC

Sheet Title

BUILDING 2
Elevations

She Number 17.514

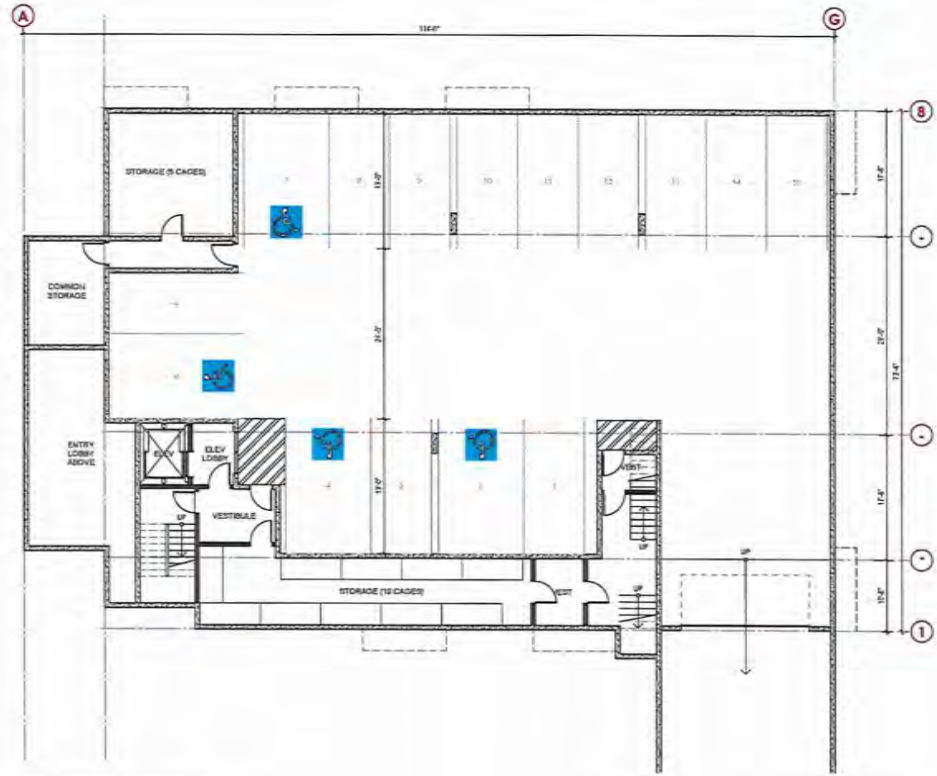
Date 2018-02-10

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

A2-301



FLOOR PLAN - Parking Level
 Scale: 1/8" = 1'-0"



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Consultants:

NO.	DATE	REVISION OR REVISION

Legend:

NO.	DATE	REVISION OR REVISION

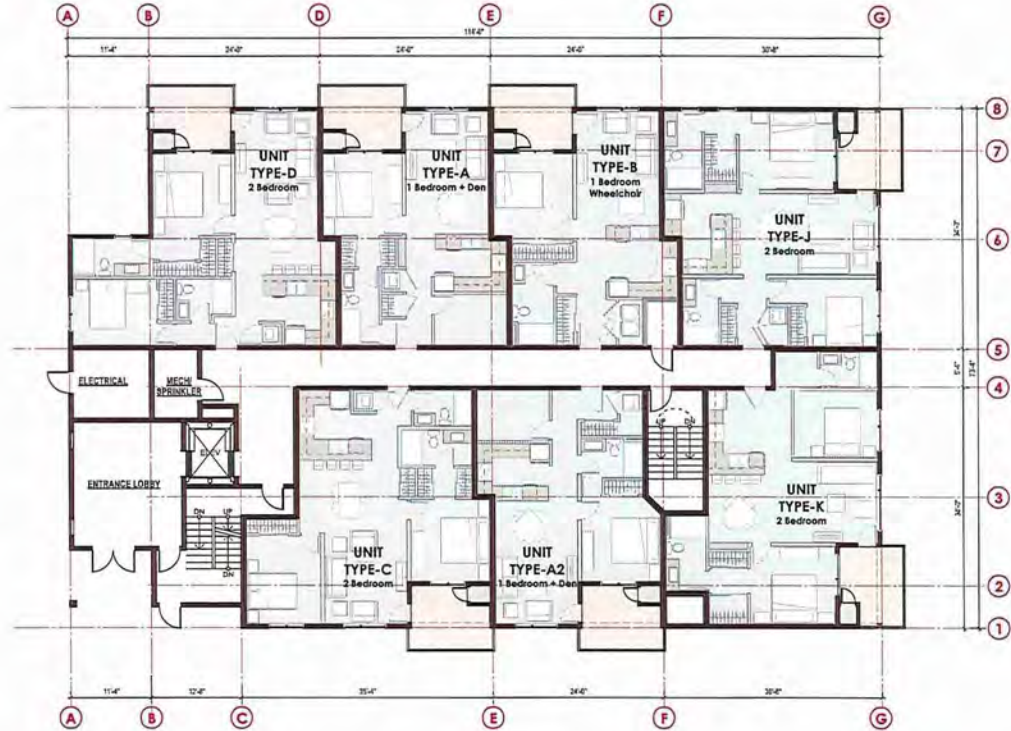
Project:

**250 - 5th AVE SW
 RESIDENTIAL
 DEVELOPMENT
 Solon, GA, GA**

**BUILDING 3
 Parking Level Plan**

Sheet Number: 17.594
 Date: 2018-02-08
 Scale: 1/8" = 1'-0"
 Revision Number: 0
 Drawing Number:

A3-200



FLOOR PLAN - Level 1
Scale: 1/8" = 1'-0"



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Consultants

Building Structure

REV. DATE RECORD OF REVISIONS

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2018.02.29 17.594 01

2018.02.29 17.594 01

Page 1
250 - 5th AVE SW
RESIDENTIAL
DEVELOPMENT
Salmon Arm, BC

Building 3
Level 1 Plan

Task Number 17.594

Date 2018-02-28

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

A3-201



FLOOR PLAN - Levels 2 & 3
 Scale: 1/8" = 1'-0"

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DATE: 02/08/2018

NO.	DATE	REVISION DESCRIPTION

NO.	DATE	RECORD OF REVISIONS

**250 - 5th AVE SW
 RESIDENTIAL
 DEVELOPMENT**
 Salomon Arms, BC

**BUILDING 3
 Level 283 Plans**

Job Number: 17,594
 Date: 2018-02-08
 Scale: 1/8" = 1'-0"
 Revision Number: 0
 Drawing Number: A3-202



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



EAST ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES

- THIN BRICK VENEER
- HARDE PANEL WITH REVEAL JOINTS
IRON GRAY
- BOARD & BATTEN SIDING
HARDE SATTING @ 1" OC ON HARDE PANEL
COUNTRYLANE RED
- HARDE PLANK LAP SIDING
7" EXPOSURE
COBBLE STONE
- HARDE PLANK LAP SIDING
7" EXPOSURE
AGED PEWTER
- HARDE PLANK LAP SIDING
7" EXPOSURE
IRON GRAY



NORTH ELEVATION
Scale: 1/8" = 1'-0"



WEST ELEVATION
Scale: 1/8" = 1'-0"

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 Contrace
 Elevation

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NO.	DATE	DESCRIPTION

NO.	DATE	REVISIONS

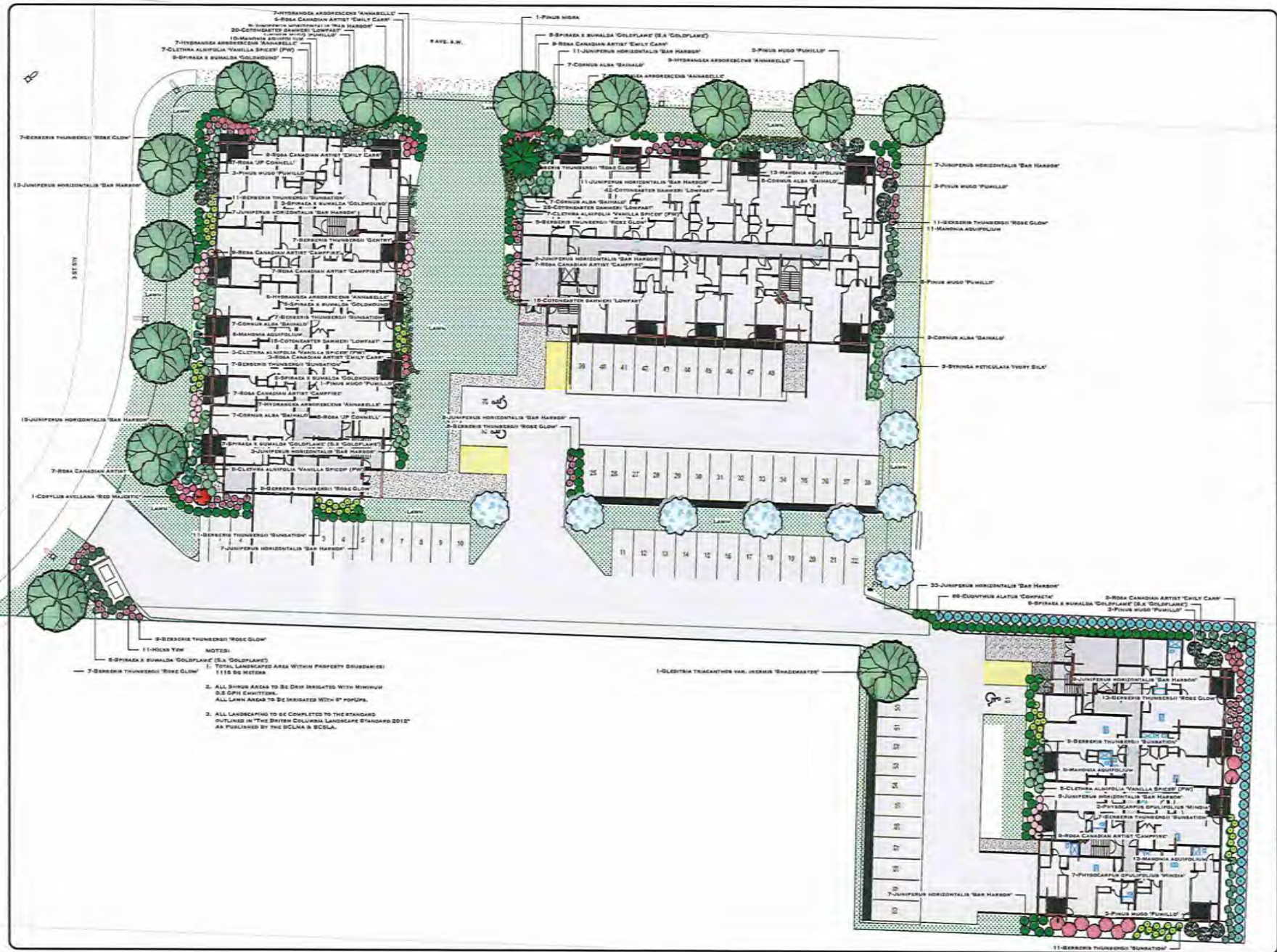
NO.	DATE	ISSUED FOR	REVISION

Project
**250 - 5th AVE SW
 RESIDENTIAL
 DEVELOPMENT**
 Solomon Arms, BC

Drawing Title
**BUILDING 3
 Elevations**

Job Number: 17594
 Title: 2018-03-15
 Scale: 1/8" = 1'-0"
 Revision Number: 0

Drawing Number
A3-300



- NOTES:
- TOTAL LANDSCAPE AREA WITHIN PROPERTY BOUNDARIES: 1116 SQ METERS
 - ALL SHRUB AREAS TO BE DRIP IRRIGATED WITH MINIMUM 0.8 GPH @ 10FT SPACING.
ALL LAWN AREAS TO BE IRRIGATED WITH 6" PIPING.
 - ALL CARDBOARDS TO BE COMPLETED TO THE STANDARDS OUTLINED IN "THE BRITISH COLUMBIA LANDSCAPE STANDARD 2017" AS PUBLISHED BY THE BCLNA & BCSLA.



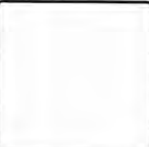
DATE	DATE

Review 15 May 2018
Review 22 February 2018

DRAWN BY: ER

DATE: February 2018

SCALE: 1:200



PROJECT:

250 5TH AVE SW

SALMON ARM, BC

DRAWING TITLE:

LANDSCAPE PLAN

DRAWING NO.

L-1'



CITY OF SALMON ARM
DESIGN REVIEW PANEL MINUTES

May 24, 2018
Room No. 100, City Hall

Present: Bill Laird (Panel Chair)
Paul Burrows (Panel Member)
Dennis Lowe (Panel Member)
Trent Sismey (Panel Member)
Marc Lamerton (Panel Member and Applicant DP-419)
Graham Richardson (Applicant DP-418)
Rick Semenzin (Applicant DP-419)
Wes Miles (Planning and Development Officer)
Chris Larson (Planning and Development Officer)

**Application 1: Proposed High Density Residential Development at 250 – 5 Avenue SW
Development Permit Application No. DP-418**

**Application 2: Proposed City Centre Commercial Development at 481 – Harbourfront Drive NE
Development Permit Application No. DP-419**

The meeting was called to order at 2:00 p.m.

Development Permit Application No. DP-418

The Applicant summarized the proposal, referring to the site plans and building elevations, providing an explanation of the rationale of building siting and practical considerations for phasing the development of the 3 buildings. The Applicant clarified that some of the siding will be a vinyl material (plank), however the colours will remain as presented.

Panel members discussed the proposal. Questions were addressed regarding the landscaping, building design, and siding. The DRP suggested exploring alternative options to vinyl. The variances requested were considered to be reasonable. The DRP is supportive of the proposal.

Panel Recommendation

THAT the application drawings under review for application DP-418 be supported noting the need for this form of housing.



Bill Laird, Panel Chair

8.4 Residential Development Permit Area

Designation

Pursuant to Section 919.1(1)(f) of the *Local Government Act*, all land located within the Medium and High Density Residential designated areas, as shown on Map A-1 Land Use, is designated "Residential Development Permit Area".

Objectives

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

Submission Requirements

- 8.4.5 Drawings submitted for a Development Permit application must meet the following minimum requirements:
 - a. The site plan must include lot dimensions and setback dimensions taken from the building to the property line; pedestrian and vehicular access and parking layout, with dimensions for parking stalls; refuse and recycling container areas; mechanical equipment at grade; and all surface materials such as paving and landscape areas;
 - b. A grading and drainage plan must indicate existing and proposed grades, proposed building floor elevations, location, layout, and elevations at top and bottom of all steps and retaining walls; and on-site infiltration areas and storm drainage;
 - c. Drawings illustrating the building appearance shall indicate the materials, finish and colour of the buildings;
 - d. A landscape plan must indicate existing vegetation to be retained and protected; hard surfaces; steps and retaining walls; mowed and rough grass areas; planting areas; a planting plan with a plant list showing the number, species and sizes of proposed plants; extent and type of irrigation, and landscape amenity features, e.g., site furniture, play areas, gathering areas; and an address and directional sign plan.

- 8.4.6 Development permit application drawings should be prepared by a registered architect or a draftsman with experience in urban design.
- 8.4.7 Landscape plans should be prepared by a registered landscape architect or a landscape designer with experience in environmentally sensitive and multi-family landscape design.
- 8.4.8 Prior to formal site planning, applicants are encouraged to consult with the City's Development Services Department to determine which natural features should remain on the development site.

Siting and Building Guidelines

- 8.4.9 Design the site layout and building locations to:
 - a. retain and protect as much natural vegetation, rocks, and unique site features as possible, including unique tree species, mature trees that are not a hazard, other significant vegetation, nesting areas, and other wildlife habitat;
 - b. minimize the impact of building shadows on nearby residential sites and buildings;
 - c. reduce shadowing of outdoor use areas;
 - d. encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles;
 - e. retain distant views of landscape features;
 - f. work with the existing topography, minimizing the need for cut and fill or tall retaining walls; and
 - g. be complementary with or add value to the form and character of surrounding developments.
- 8.4.10 Design residential buildings in smaller blocks and clusters, and relate buildings to natural and public spaces such as paths, greenways, landscape features, site amenities, parks and roads. Minimize the length and massing of facades to take advantage of views and natural site features, and to improve the visual interest of building elevations. The number of adjacent units in a single building should not exceed 12. Variation of facades with setbacks or projections of 0.75 metres or more should be provided if building blocks have facades extending beyond 4 units.
- 8.4.11 Orient building frontages and main entrances to the dominant street frontage, with well defined entries and walkways from entries to the street.
- 8.4.12 Design with parking garages or carports facing away from the street as much as possible.
- 8.4.13 Consider the safety and security of residents in the design and layout of the development with a particular focus on Crime Prevention through Environmental Design (CPTED) principles.



- 8.4.14 Design buildings with varied facades and articulated roof lines, or design in a contemporary style that offers visual interest. The intent of this guideline is to discourage large bland buildings that do not reflect the character or scale of Salmon Arm.
- 8.4.15 Use durable and high quality building materials, integrating natural materials such as local stone, brick, and wood, as well as low-e glazing.
- 8.4.16 Consider weather protection over entry points, balconies and porches, e.g., roof overhead, or area inset below the floor above.
- 8.4.17 Design facades and rooflines of accessory structures and buildings in a manner that is consistent with the architectural design of the principal buildings.
- 8.4.18 Screen roof top mechanical equipment from views in a manner that is consistent with the architectural design of the building. Locations of ground level air conditioning units and HVAC mechanical equipment should be sited in a manner that does not impact adjacent residential lots. Screening of on-grade large mechanical equipment with noise and vibration abatement material is encouraged.
- 8.4.19 Consider the use of alternative technologies for on-site energy production, e.g., geothermal, photovoltaic and fuel cells, heat pumps.

Landscape and Screening Guidelines

- 8.4.20 Maximize the amount of landscaped areas on site and minimize the amount of impervious paved surfaces to increase the natural infiltration (absorption) of rain water and to provide a more natural character.
- 8.4.21 Limit mowed grass to highly visible areas and locations used for recreation in order to maximize areas for native, diverse and low maintenance vegetation.
- 8.4.22 Select trees and other plants that will be readily established and provide significant visual impact upon planting, without adversely affecting daylight or sunlight penetration into buildings or open spaces when fully grown.
- 8.4.23 In the landscape plan, consider finished site grades, location and heights of retaining walls, underground irrigation alignments, utilities, views, shade and sun angles, needs for privacy or screening, user safety, maintenance and irrigation requirements, and all other typical site planning criteria.
- 8.4.24 Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, allow sunlight and daylight into buildings.

- 8.4.25 Locate walkways and amenity areas (plazas, courtyards, patios, etc.) away from vehicular traffic, with maximum accessibility to residential units, and accentuate them with landscaping.
- 8.4.26 Developments are encouraged to incorporate native, low maintenance and xeriscape (drought resistant, low water requirement) concepts in landscape plans.
- 8.4.27 Encourage the use of water filtration/re-use systems that collect stormwater and rainwater for irrigation, if designed by a professional, recognizing that it is expensive to provide such systems on a practical scale.
- 8.4.28 Plant a uniform alignment of street trees along public streets at the spacing recommended by the City. Appropriate spacings are 15 metres along arterials, 10 metres along local and collector roads, lower spacing for smaller trees. If boulevard tree planting is not feasible along a street right-of-way, then tree planting along the front and exterior lot boundaries may be required at appropriate intervals.
- 8.4.29 For street tree selection along public boulevards, use the City's "Landscape Standards and Recommended Species Guide" as a reference.
- 8.4.30 Visual screening in the form of solid landscaping and/or fencing may be required along some segments of a site's perimeter, in particular along interior and rear lot lines and around outdoor storage areas.
- 8.4.31 Where landscaping for visual screening is required, plants selected shall be of sufficient height at maturity to provide a continuous screen not less than 2 metres in height and planted at a sufficient density to provide a hedge effect. Alternate screening measures such as decorative solid fencing or decorative walls not less than 2 metres in height may be considered instead of or in combination with planting.
- 8.4.32 Avoid using fences along street frontages to screen the development. Where a fence is unavoidable, use a transparent fence, e.g., lattice, metal, and add landscaping that allows views into the development.
- 8.4.33 Design location and directional signs (consistent with the City's address/directional sign guidelines), maps and mail box fixtures to be low profile, ground oriented and externally lit with low intensity fixtures accentuated by landscaping.
- 8.4.34 Locate refuse and recycling container areas where they are accessible to residents and to container pick-up trucks, screen them with an appropriate durable enclosure, and provide landscaping around the perimeter of the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets.

- 8.4.35 Consider the provision of a composting system to generate materials that can be used for landscape maintenance or garden plots on the site.

Access, Circulation and Parking Area Guidelines

- 8.4.36 Design the internal road and parking system for efficient circulation of all types of vehicles, with a layout that discourages speeding, and provides safe pedestrian routes from parking lots to building entrances.
- 8.4.37 Parking areas shall be hard surfaced in accordance with the City's Zoning Bylaw.
- 8.4.38 Encourage reducing the amount of asphalt paving and introducing other materials where possible, preferably permeable, e.g., permeable pavers, reinforced grass such as Grass-Pave.
- 8.4.39 Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.
- 8.4.40 Provide curb let-downs to accommodate universal accessibility from disabled parking spaces to buildings.
- 8.4.41 Avoid parking areas in excess of 5 stalls in front yards. In parking areas in excess of 20 stalls, intersperse intensively landscaped islands or bioswales at least 1.5 metres wide, planted with hardy vegetation and shade trees. Provide landscaping at the ends of parking rows, within and around parking lots as needed to define parking clusters, increase human comfort, provide visual relief, and increase infiltration of rain water.
- 8.4.42 Encourage shared driveways to units with individual vehicular access.
- 8.4.43 Encourage underground or below grade parking that is well-lit and secured.
- 8.4.44 Include low intensity lighting in parking areas, designed and constructed for safety and convenient pedestrian and vehicular access.
- 8.4.45 Design on-site lighting to minimize glare and overspill into the development, to adjacent properties, and into the sky. Submission of a detailed lighting plan may be required.

Exemptions

8.4.46 Development permits are not required in the Residential Development Permit Area for:

- a. interior renovations;
- b. an exterior renovation which does not require a building permit;
- c. an exterior addition with less than 50 square metres of floor area, in which the design is consistent with the form and character of the existing buildings as determined by the Development Services Department;
- d. an accessory building with less than 50 square metres of floor area, in which the design is consistent with the form and character of the existing principal buildings as determined by the Development Services Department;
- e. development of a duplex that is not part of a multiple family development;
- f. development of a single family dwelling;
- g. development of a secondary suite or similar accessory residential structure; or
- h. subdivision.



City of Salmon Arm
**Memorandum from the Engineering
 and Public Works Department**

To: Kevin Pearson, Director of Development Services
 Date: 16 April 2018
 Prepared by: Chris Moore, Engineering Assistant
APPLICANT: Canzea Developments Ltd. 2079 Hugh Allan Drive, Kamloops, V1S 2B6
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. DP-418
 LEGAL: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP52591
CIVIC: 250 – 5 Avenue SW

Further to your referral dated 28 March 2018 we provide the following servicing information. **The following comments and servicing requirements are not conditions for Development Permit; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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. The subject property shall be serviced with underground electrical and telecommunication wiring upon development.
4. Properties 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 at time 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 development 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 APPLICATION NO. DP-418

16 April 2018

Page 2

9. For the off-site improvements at the time of development 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. 5 Avenue SW, on the subject properties northern 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 BCLS).
2. 3 Street SW, on the subject properties western boundary, is designated as an Urban Local 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).
3. 5 Avenue SW is currently constructed to an Interim Urban Collector Road standard. Upgrading to the Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to: sidewalk, boulevard construction, parking stalls, street lighting, fire hydrants and underground hydro (3 phase is exempt) and telecommunications. Owner / Developer is responsible for all associated costs.
4. 3 Street SW is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road Standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, street lighting, fire hydrants, street drainage and underground hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
6. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of 5 Avenue SW and 3 Street SW.
7. Internal roadways are to be a minimum of 7.3m measured from face of curb (per City standard RD-12). Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

Water:

1. The subject property fronts 200mm diameter Zone 1 watermains on 5 Avenue SW and 3 Street SW. No upgrades will be required at this time.

DEVELOPMENT PERMIT APPLICATION NO. DP-418

16 April 2018

Page 3

2. The property is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of development, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is not serviced.
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.
6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density residential spacing requirements of 150 meters.
7. Backflow Prevention Devices shall be installed in accordance with the City's Cross Connection Control Bylaw 3934.

Sanitary:

1. The subject property fronts 200mm diameter sanitary sewers on 5 Avenue SW and 3 Street SW. No upgrades will be required to these sewers.
2. A 150mm diameter sanitary sewer is located in a right of way on the southern boundary. Upgrading this sewer to a 200mm diameter sanitary sewer is required and the right of way is to be increased to 6m total width.
3. The property is 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 cost.
4. Records indicate that the existing property is not serviced.

Drainage:

1. The subject property fronts a 300mm diameter storm sewer on 5 Avenue SW and a 450mm diameter storm water sewer on 3 Street SW. No upgrades are anticipated at this time, subject to item 4.
2. 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 APPLICATION NO. DP-418

16 April 2018

Page 4

3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed lot(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), is required



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng., LEED® AP
City Engineer



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: June 12, 2018

Subject: Development Permit Application No. DP-419 (Mixed Use – Commercial / Residential)
 Legal: Lot D, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP62328
 Civic: 481 Harbourfront Drive NE
 Owner: 1112031 BC Ltd.
 Applicant: Exel Construction Ltd.

MOTION FOR CONSIDERATION

THAT: Development Permit No. 419 be authorized for issuance for that part of Lot D, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP62328 (481 Harbourfront Drive NE) in accordance with the drawings dated May 4, 2018 and attached in Appendix 6 of this memorandum;

AND THAT: Issuance of Development Permit No. 419 be withheld subject to the following:

1. Registration of Section 219 *Land Title Act* covenant(s) on title ensuring the linkage of the subject parcel, 481 Harbourfront Drive NE, and 650 Marine Park Drive for the purpose of meeting the offstreet parking requirements of the Zoning Bylaw;
2. Registration of a Section 219 *Land Title Act* covenant(s) on title to acknowledge the restrictions of Riparian Areas Regulation Assessment Report number 427 dated April 17, 2007;
3. Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan; and
4. Written confirmation from a Qualified Environmental Professional (QEP) that the construction and riparian planting will be monitored by a QEP for compliance with the Riparian Areas Regulation Assessment Report number 427 dated April 17, 2007, and in accordance with the landscaping plan dated May 1, 2018 and attached in Appendix 6 of this memorandum.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The subject parcel is located at 481 Harbourfront Drive NE (Appendix 1 and 2). The approximate 3,136 square meter parcel is currently vacant. The parcel is designated as Commercial City Centre land in the Official Community Plan (OCP) Bylaw and zoned C-6 Tourist/Recreation Commercial in the Zoning Bylaw (Appendix 3 and 4). Site photos are attached as Appendix 5.

This application is to permit the development of one mixed use commercial residential building, as shown in the proposed Development Permit drawings attached as Appendix 6. The office use and upper floor dwelling units proposed are permitted uses in the C-6 zone. The proposed building as illustrated would have a footprint of approximately 687 square metres and is comprised of 4 storeys to a height of 15.8 metres (the maximum height permitted in the C-6 Zone is 19 metres). The applicant has provided a letter of rationale attached as Appendix 7.

The subject parcel is adjacent to Shuswap Lake and Marine Park with an elevated walkway across the northern portion of the parcel via a right-of-way. A Riparian Areas Regulation (RAR) report has been completed for the parcel which provides additional guidance on how development may proceed adjacent the lake.

COMMENTS

Building Department

As a Part III building, full sprinkler and involvement of registered professions is required as per BCBC.

Fire Department

No concerns.

Engineering Department

No concerns. Upgrades to the property's frontage have largely been completed, with the exception of a street light. Engineering comments are attached as Appendix 8.

Design Review Panel

With the proposal for City Centre Commercial development, the application was referred to the Design Review Panel (DRP) for review. The Panel was supportive of the proposal as presented. The May 24, 2018 DRP meeting minutes are attached as Appendix 9.

Planning Department

The proposed development is subject to the guidelines of the "City Centre Development Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, facade design, access, circulation and parking area, as well as landscape guidelines.

Siting and Building

The applicant is proposing a mixed use 8 unit development in the form of 6 commercial spaces (including one spaces prescribed as a "law office") over 3 levels, and 2 upper level residential units. The building has a footprint of 687 square metres in area, and reaches a maximum height of 15.8 metres above grade (under the 19 metre maximum height permitted in the C-6 zone). The building is set along the north parcel boundary generally following the linear shoreline (rip-rap bank), with an angular south-west facing elevation arranged to face the curving street frontage. The building design is a contemporary style with varied facades and linear rooflines providing visual interest, incorporating high quality materials with proposed cladding including stucco, stone, fiberboard, and metal siding. The height is substantially consistent with adjacent developments.

Facade

Architectural details such as fibreboard and composite wood cladding are reasonably unified on all elevations. The entrance patio creates an easily identifiable and protected access point oriented towards the street, while the angular design, upper level patios, as well as the varied materials and colour choices create visual interest.

Landscape and Screening

The landscape plan has been completed in alignment with the RAR report and OCP guidelines. The estimate for landscaping is roughly \$27,000 and includes irrigation. The landscape plan prescribes perimeter plantings along the west, south and east parcel lines, reducing the impact of the parking. The rear yard of the building is proposed to be essentially filled with a range of RAR plantings. As further described in this report, a post-construction report from a Qualified Environmental Professional will be required to ensure ultimate compliance with RAR.

Servicing

Related to landscaping on the site, frontage improvements to the Local Road standard have been completed. Frontage upgrades are expected to only include installation of a street light.

Access, Circulation and Parking Area

Vehicle access proposed is via a single shared 5.8 metre wide access route. There are a total of 49 parking stalls proposed (47 are required): 8 secure building parking stalls proposed, 2 loading stalls, 14 stalls on site, with 27 stalls proposed on a parcel west of Harbourfront Drive (650 Marine Park Drive).

The location of parking on another parcel is supported by the Zoning Bylaw in non-residential zones, subject to the parcels being located within 300 metres of each other (the applicable distance is just under 50 metres) and the registration of a covenant securing the arrangement, recognizing the challenges in meeting parking requirements. The Zoning Bylaw further specifies surfacing, grading and drainage requirements for offstreet parking.

Riparian Areas Regulation

The subject properties are within 30 m of the High Water Mark (HWM) of Shuswap Lake; therefore the Provincial Riparian Areas Regulation (RAR) applies to this proposal. A Riparian Areas Assessment Report was completed April 17, 2007 (Assessment 427). The Qualified Environmental Professional's (QEP) report identifies the Streamside Protection and Enhancement Area to be 30 m from the HWM of Shuswap Lake (348.7 m); however the report identifies that the building may be located 6 m back from the HWM and will not result in Harmful Alteration, Disruption or Destruction (HADD) of fish habitat. Staff note that the site plan indicates a slightly greater 7.5 m setback from the HWM.

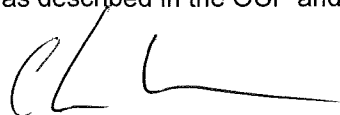
An existing Section 219 Restrictive Covenant was registered May 1, 1998 outlining requirements from the Department of Fisheries and Oceans (DFO) for works and landscaping within the riparian area. Both the QEP and Landscape Architect have confirmed that the proposed landscaping plan and development are in compliance with the covenant and RAR. A post-construction report from a Qualified Environmental Professional will be required to ensure ultimate compliance with RAR.

Walkway Contribution

A Development Agreement exists between the City and owners of the subject parcel for financial contribution to the waterfront walkway constructed in 2005. The cost is calculated at \$347.55 per lineal metre of parcel frontage measured along the northerly boundaries. The total length of northern frontage is 28 m making the total required contribution by the developer \$9,731.40 required at the time of Building Permit application (measurements/calculations to be confirmed).

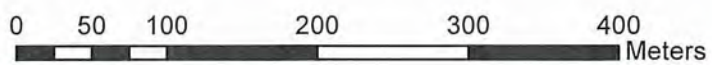
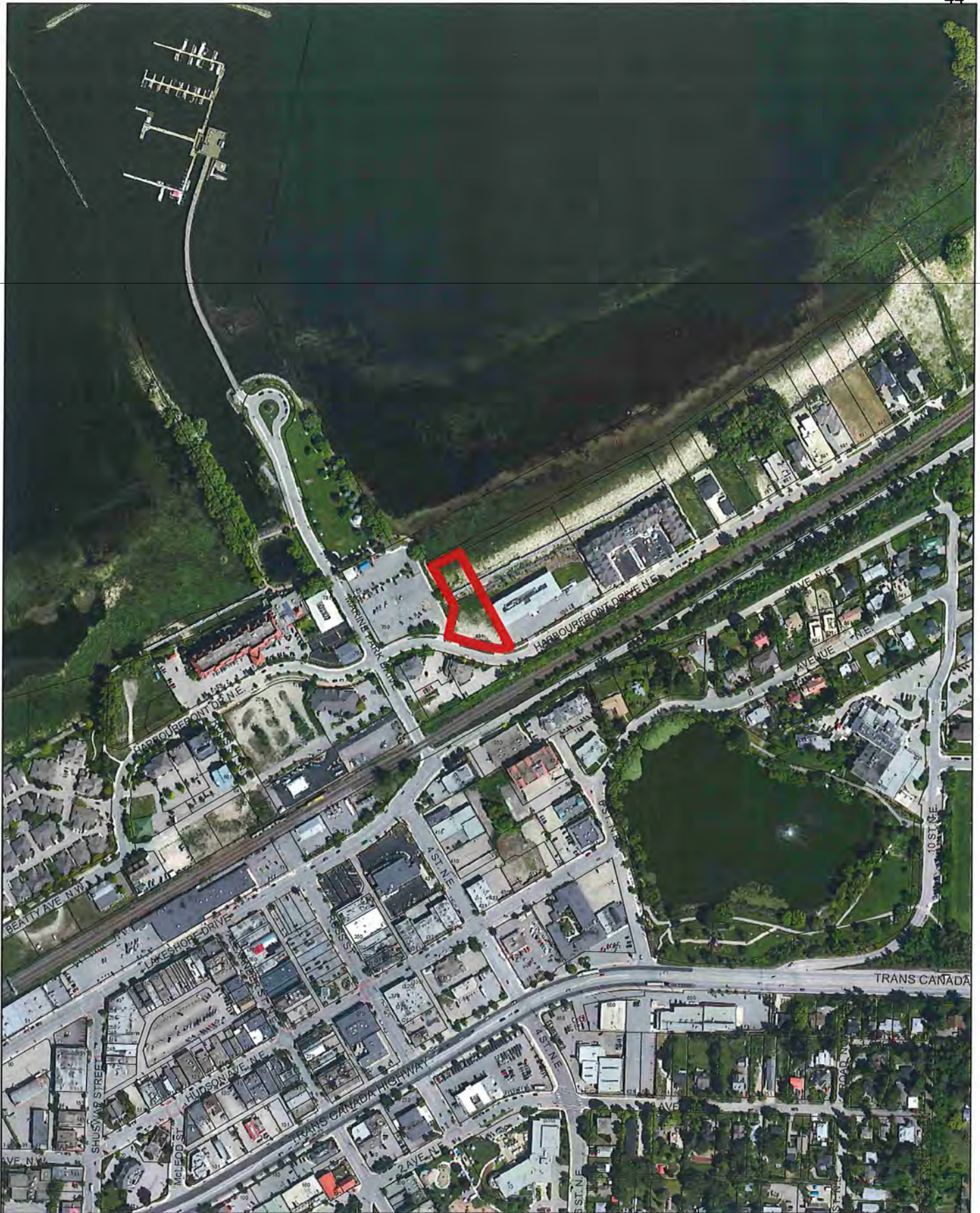
CONCLUSION

The applicant is applying for a Development Permit to support a multi use commercial / residential development (one mixed use building). The proposal aligns with the Development Permit Area guidelines as described in the OCP and is supported by staff.

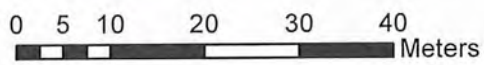


Prepared by: Chris Larson, MCP
Planning and Development Officer

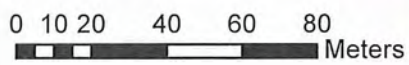
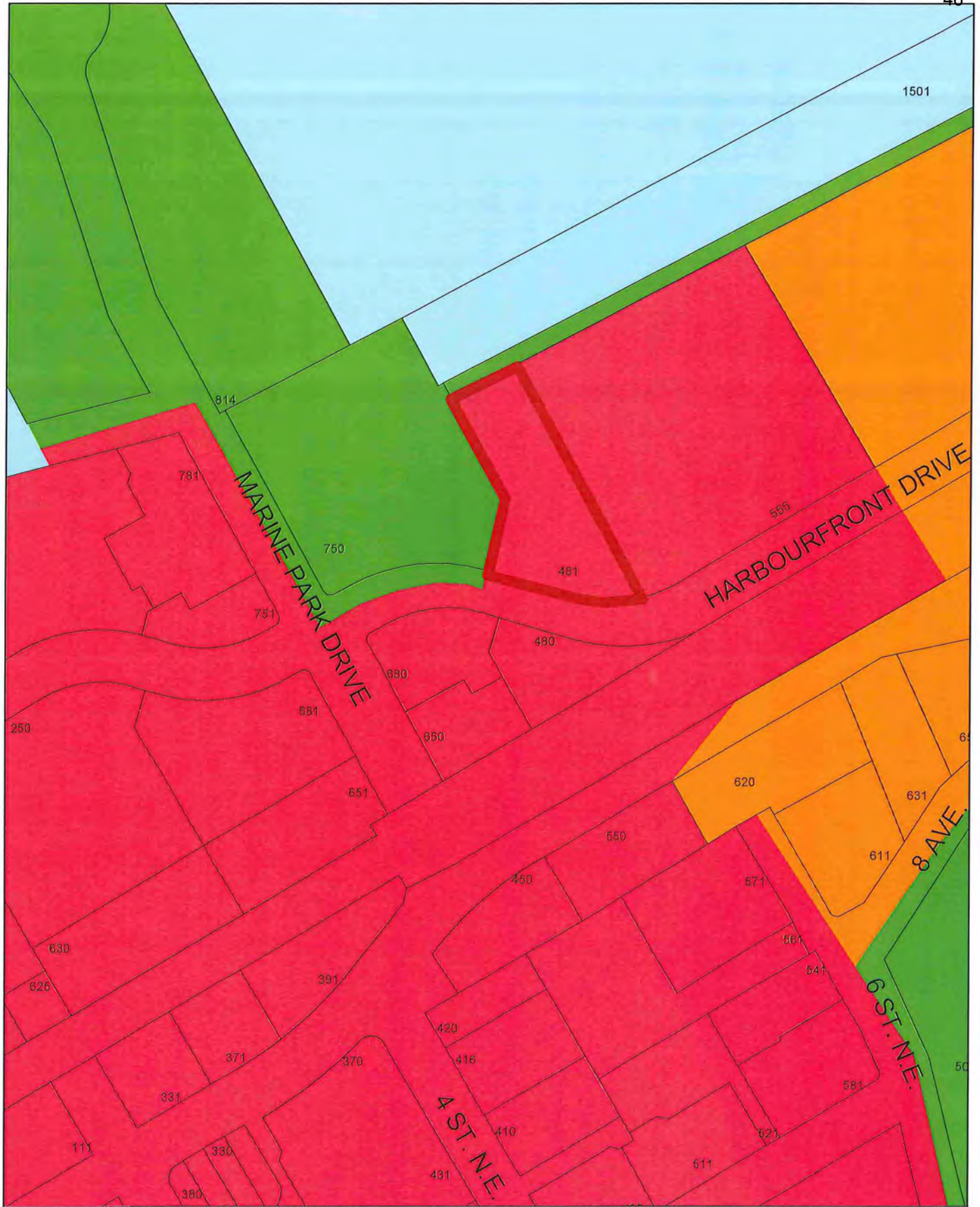
Reviewed by: Carl Bannister, C.A.O.








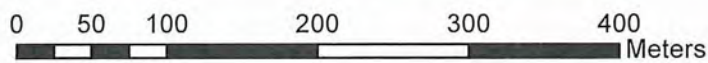
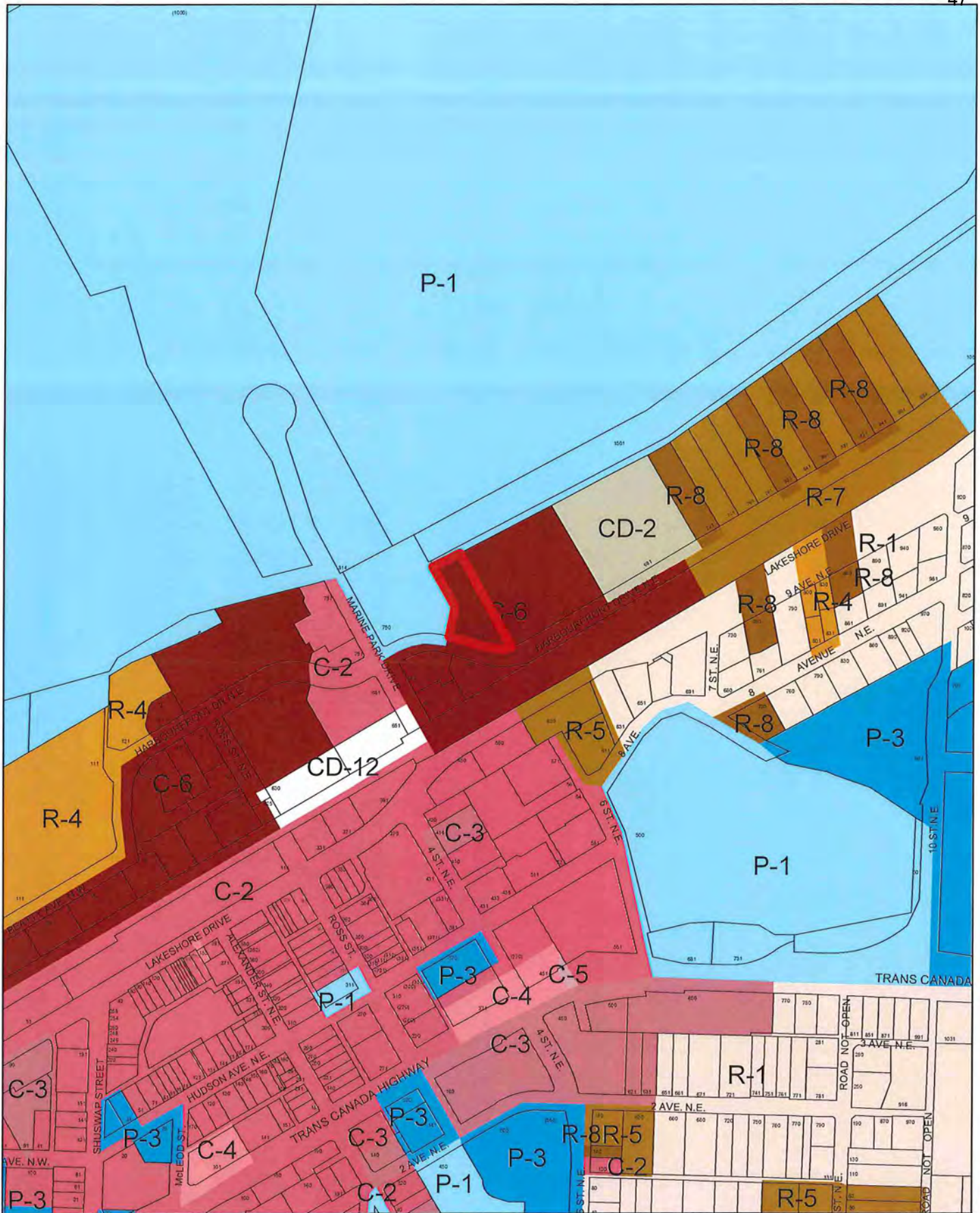
Subject Parcel



Subject Parcel



- | | | | |
|---|--------------------------------------|---|----------------------------|
|  | Subject Property |  | Park |
|  | Town Center |  | Residential - High Density |
|  | Environmentally Sensitive Lake Areas | | |



Subject Parcel

Appendix 5: Site Photos



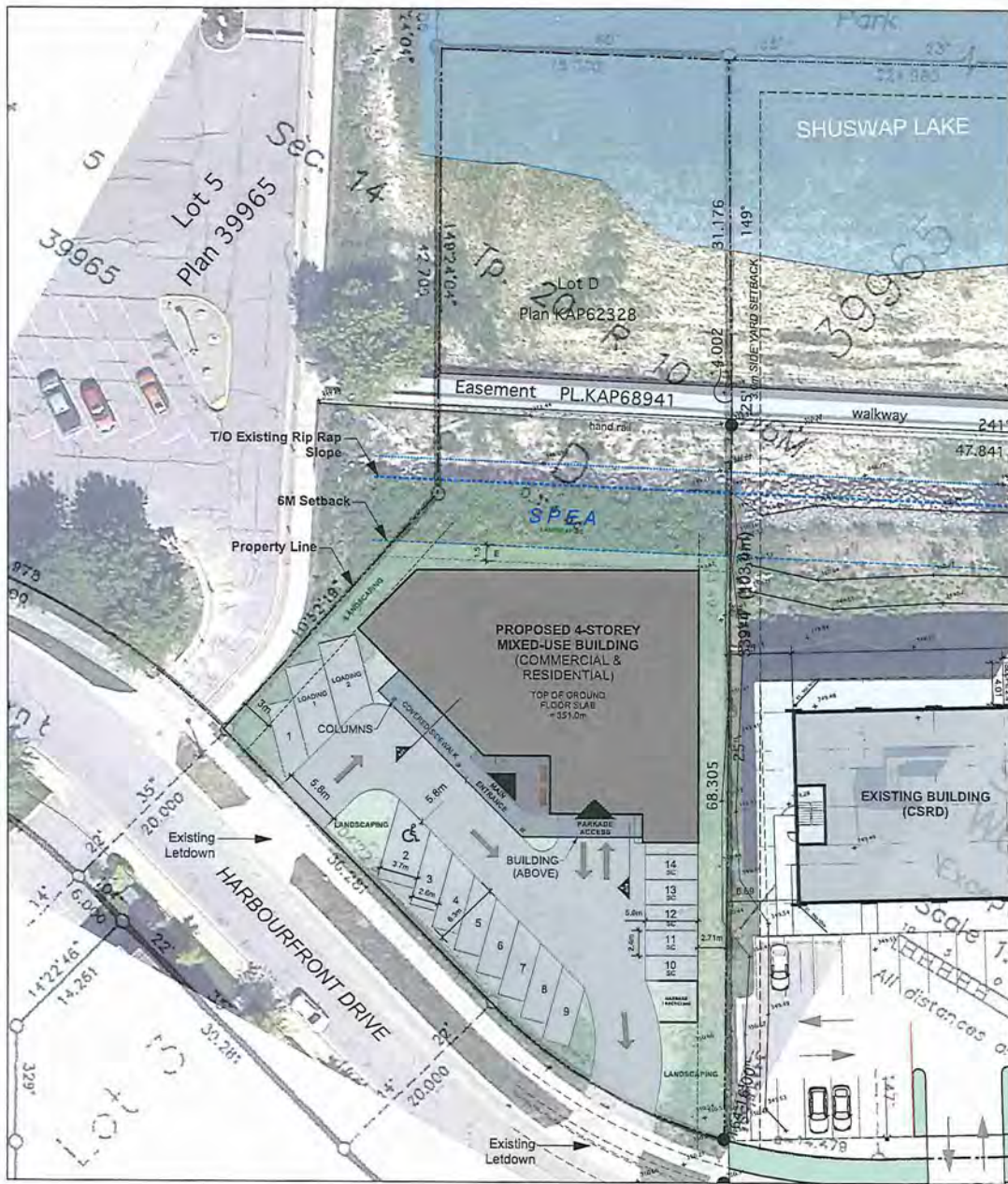
View north of subject property.



View east of subject property.



View north-west of subject property.



DRAWING LIST

- A00 Site Plan & Development Data
- A01 Schematic Site Sections
- A02 Ground Floor Plan
- A03 Second Floor Plan
- A04 Third Floor Plan
- A05 Fourth Floor Plan
- A06 Roof Plan
- A07 South Elevation
- A08 Southwest Elevation
- A09 North Elevation
- A10 East Elevation
- L01 Landscape Plan

DEVELOPMENT DATA

Zoning: C-6 - Tourist / Recreation Commercial
 OCP Designation: Commercial City Centre
 Proposed Uses:
 - Offices (Permitted)
 - Upper Floor Dwelling Units (Permitted)
 Maximum Height of Principal Building:
 - 19.0m (62'-4")
 - Proposed 15.0m (51'-10")
 Required Building Setbacks:
 - adjacent to non-residential zones = no setbacks required
 Site Area:
 3,136.82m (33,796.7sf)
 Building Area:
 687.2m (7,396.5sf)
 Gross Floor Area:
 - Ground Floor 254.9m (2,743.4sf) + Parking Garage 312.1m (3,359.8sf)
 - Second Floor 687.2m (7,396.5sf)
 - Third Floor 337.8m (3,638.4sf)
 - Fourth Floor 472.6m (5,087.5sf)
 TOTAL 1,852.5m (20,116.5 sf)
 + Parking Garage = 2,264.5m (24,375.95sf)
 Parking Required:
 - Office 64
 - Residential 3
 - TOTAL 47
 Parking Provided:
 - Onsite
 - Regular = 16
 - Small Car = 5 Stalls
 - Accessible = 1 Stall
 - Subtotal = 22 Stalls (14 Stalls Outside, 8 Stalls in Secure Building Parking) (Plus 2 Loading Stalls)
 - Offsite*
 - Regular = 23 Stalls
 - Small Car = 4 Stalls
 - Subtotal = 27 Stalls
 - TOTAL = 49 Stalls
 * Development to include secondary property for parking, located at: 650 Marine Park Drive. The property is approximately 70m from the subject building and will include a restrictive Covenant formally linking the required parking in the 481 Harbourfront Drive development.

SITE PLAN NOTES

1. See Landscape Plan for details on 'Landscaping' areas.
2. Riparian Area Setback requirements detailed in RAR Report on file for the subject property (completed by EBA Engineering, 2007).
3. Site grading, servicing, access, and parking to be detailed by Civil Engineer at Building Permit stage.

ISSUE **DATE**

Issue	Date

DRAWN BY: PL
DATE: Mar 2018
SCALE: 1:500

A
ARCHITECT

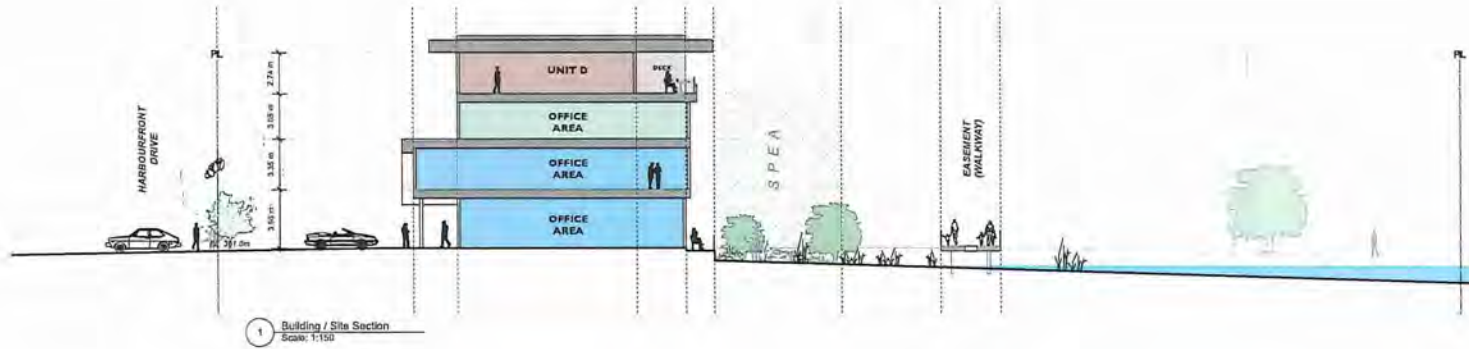
P.O. BOX 2229
 418-B HWY 16E
 SULLY/ANN BC V1E 4E1
 T 250-515-9481
 F 250-515-9482
 WWW.MICROPEDIA

PROJECT:
The DOVEWOOD Building

481 Harbourfront Drive
 Sully/Ann BC

DRAWING TITLE:
SITE PLAN & DEVELOPMENT DATA

DRAWING NO:
A00



1 Building / Site Section
Scale: 1:150



2 Building / Site Section
Scale: 1:150

PRELIMINARY BUILDING CODE ANALYSIS (2012 BRITISH COLUMBIA BUILDING CODE)	
Building Area: 661.0sm (7,115.2sf)	Applicable Building Code Section: 3.2.2.50
Building Height: 4-Storays	Sprinklered: Yes
Streets Facing: 1 Street	Max. Storays: 6
Applicable Building Code: Part 3	Max. Building Area: 1,800sm (if 4 storays)
Multiple Major Occupancies:	Construction Type: Combustible or Non-Combustible
Group F-3 (Storage Garage)	Required Fire Resistance Ratings:
Group D (Office)	Floors = 1 h
Group C (Residential)	Loadbearing Walls, Columns = 1 h
Required Fire Separations:	
Between Group F-3 & Other Occupancies = 1.5 hr (as per Section 3.3.5.5)	
Between Group D & C = 1 h	



ISSUE DATE

Development Form Rev. 1.0.18

DRAWN BY: PL

DATE: May 2018

SCALE: as noted



NO. BC21-239
4143 - 6th ST. N.
SURREY, BC V4A 4H1
TEL: 604-591-1111
WWW.MARKSHED.CO

PROJECT:
The DOVEWOOD Building

481 Harbourfront Drive
Salmon Arm, BC

DRAWING TITLE:
SCHEMATIC SITE SECTIONS

DRAWING NO:
A01



GROUND FLOOR GROSS AREA = 2,743.4sf
(+ PARKING GARAGE)



UNIVERSITY OF SOUTH ALABAMA ARCHITECTURE
100 UNIVERSITY BLVD. SOUTH ALABAMA, AL 36688
334-885-5200

ISSUE	DATE
Development Phase	11-6-2018

DRAWN BY: JLS
DATE: May 2018
SCALE: 3/16" = 1'-0"



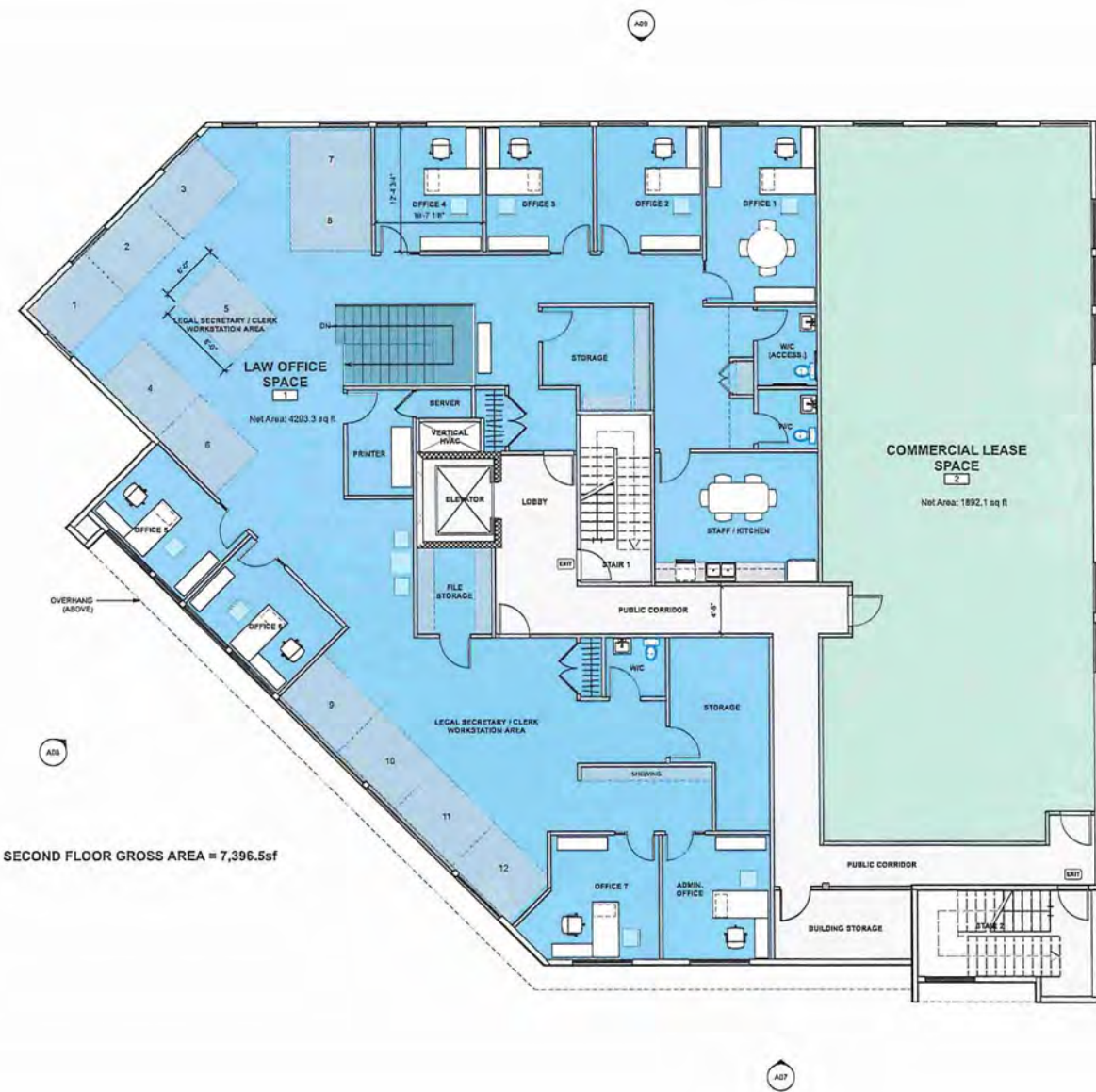
PO. BOX 2159
4818 - 4th ST. SE
SALMON ARM, BC V1E 4R3
7 250 515 4801
J.Lewis@universityarchitect.ca
www.universityarchitect.ca

PROJECT: 17-001
The DOVEWOOD Building

481 Harbourfront Drive
Salmon Arm, BC

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWING NO:
A02



SECOND FLOOR GROSS AREA = 7,396.5sf



ISSUE	DATE
Design/Revised	May 2018

DRAWN BY: PL
 DATE: May 2018
 SCALE: 3/16" = 1'-0"

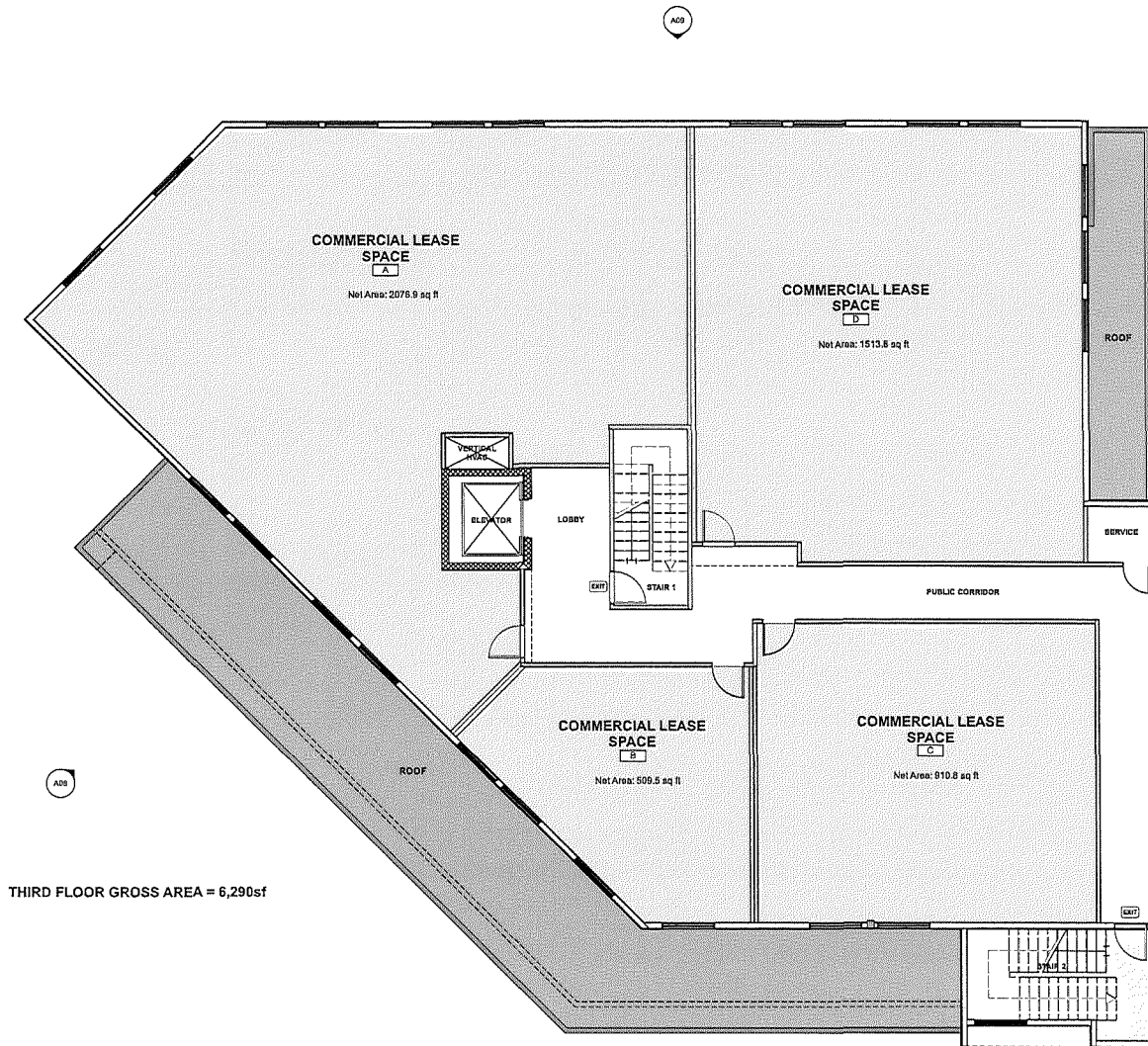


RD BOX 2319
 418-468-0786
 SALEPN@ARCHITECTURE.COM
 T 250-511-4600
 E info@architect.com
 W www.architect.com

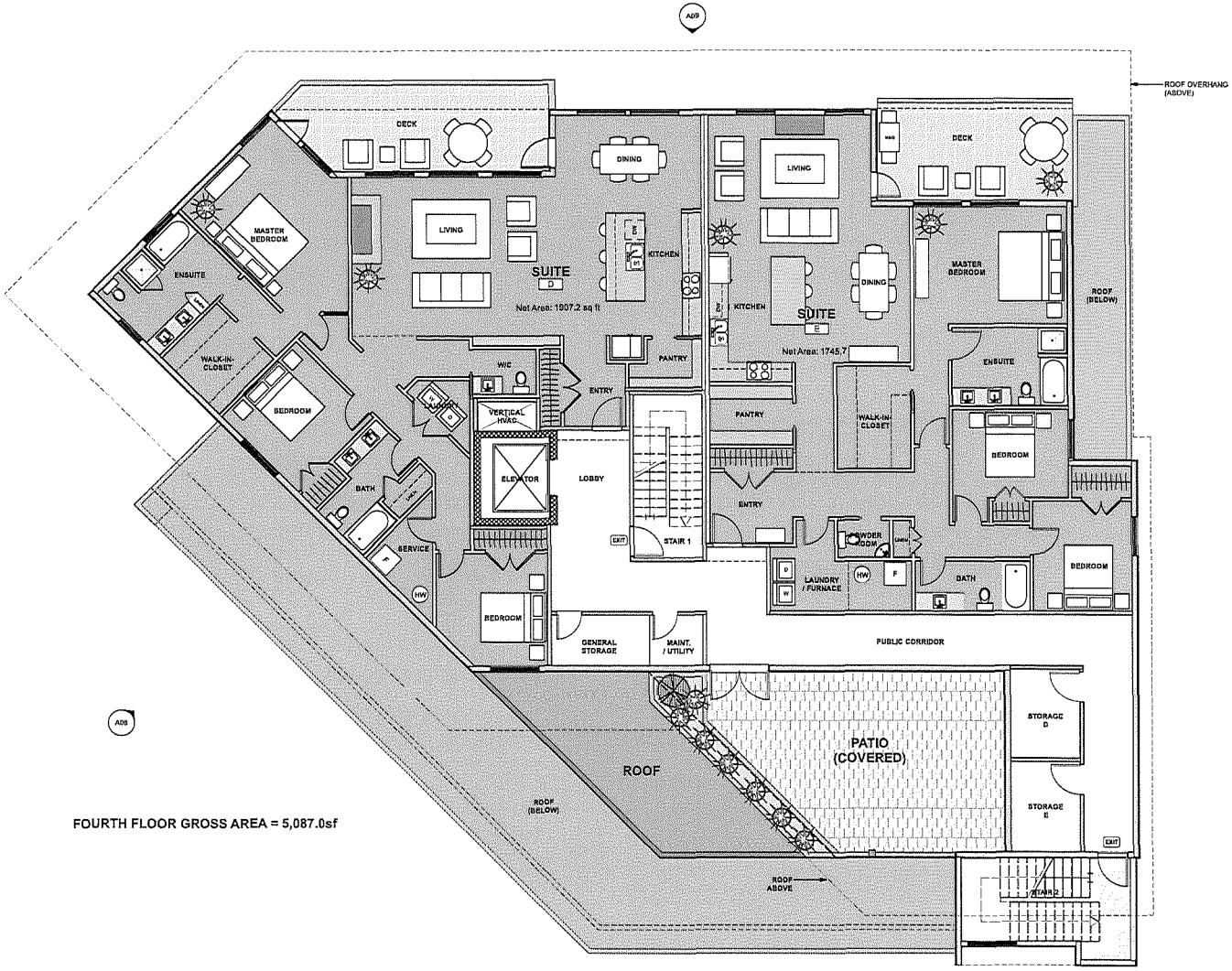
PROJECT: 17-001
The DOVEWOOD Building

481 Harbourfront Drive
 Salmon Arm, BC
 DRAWING TITLE:
SECOND FLOOR PLAN

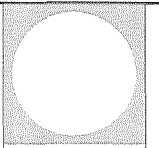
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A03



<small>APPROVAL BY REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT 1. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE 2. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE 3. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE</small>	
ISSUE	DATE
Development Permit	15th Nov 2018
DRAWN BY: PTL	
DATE: May 2018	
SCALE: 3/16" = 1'-0"	
<small>PO BOX 2350 6540 - 490 STREET SALMON ARM, BC V1E 4R3 T 250.515.4801 E info@architect.com W www.architect.com</small>	
PROJECT: 17-003 The DOVEWOOD Building	
<small>481 Harbourfront Drive Salmon Arm, BC</small>	
DRAWING TITLE: THIRD FLOOR PLAN	
DRAWING NO: A04	



FOURTH FLOOR GROSS AREA = 5,087.0sf



ADDRESS: 481 Harbourfront Drive, Salmon Arm, BC V1E 4R3
 TEL: 250-835-4861
 E: info@architect.ca
 W: www.architect.ca

ISSUE: _____ DATE: _____
 Description: REVISED Plan # 2116

DRAWN BY: ML
 DATE: May 2016
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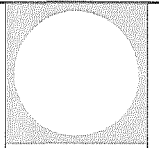
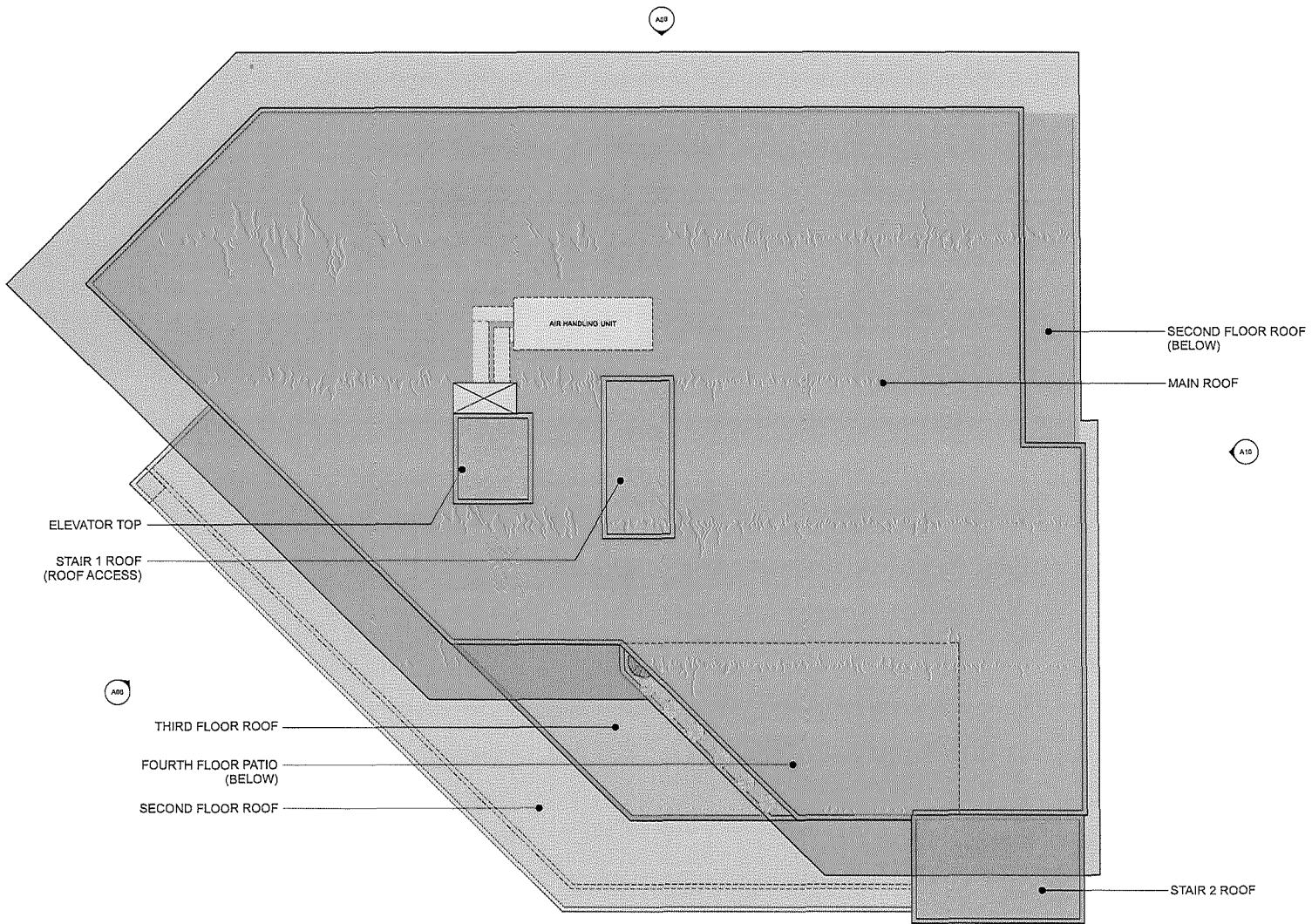
A ARCHITECT
 P.O. BOX 2359
 KLASER, STEENE
 SALMON ARM, BC V1E 4R3
 T 250 835 4861
 E info@architect.ca
 W www.architect.ca

PROJECT: 17-001
The DOVEWOOD Building

481 Harbourfront Drive
 Salmon Arm, BC

DRAWING TITLE:
FOURTH FLOOR PLAN

DRAWING NO:
A05



REGISTERED ARCHITECT
 BRITISH COLUMBIA
 REG. NO. 11111

ISSUE	DATE
Development Permit	May 4, 2018

DRAWN BY: PL
DATE: May 26, 18
SCALE: 3/16" = 1'-0"



PO BOX 2350
 418 - 460 JET NE
 SALMON ARM, BC V1E 4R1
 T 250 515 4801
 E mail@plarchitect.ca
 W www.plarchitect.ca

PROJECT: 17-053
The DOVEWOOD Building

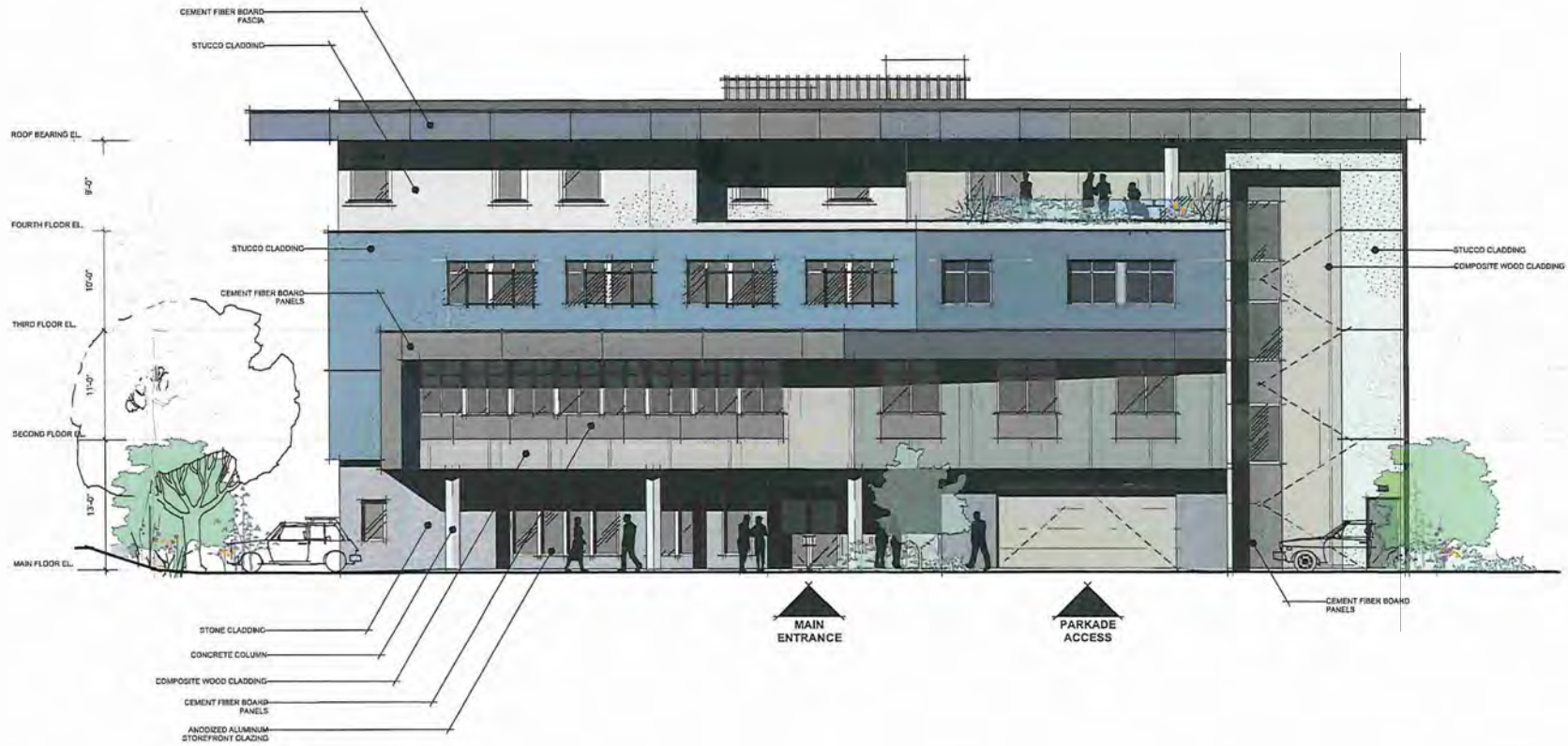
481 Harbourfront Drive
 Salmon Arm, BC

DRAWING TITLE:
ROOF PLAN

DRAWING NO.:
A06



MATERIAL LEGEND



11-11-2018 10:00 AM
 11-11-2018 10:00 AM
 11-11-2018 10:00 AM

ISSUE	DATE
Discussed items	Page 4 of 10

DRAWN BY: FE
DATE: 11/11/2018
SCALE: 3/8" = 1'-0"



RD. BOX 2350
 HUB - 40 ST. N.E.
 SALEM, ARIZ. 85701-0235
 T 520.835.4861
 E nord@northstar.ca
 W www.northstar.ca

PROJECT: 17403
The DOVEWOOD Building

481 Harbourfront Drive
 Salmon Arm, BC

DRAWING TITLE:
SOUTH ELEVATION

DRAWING NO:
A07



ISSUE	DATE
Development Plans	May 4, 2018

DRAWN BY: JS
 DATE: Mar 2018
 SCALE: 3/8" = 1'-0"

A
 ARCHITECT
 102 BOX 2326
 HUB - VAN ISLE
 1420 KILBY ST. V1E 4K7
 T 250.511-1661
 E mail@ndarchitects.ca
 W www.ndarchitects.ca

PROJECT: 17401
The DOVEWOOD Building

481 Horseshoe Drive
 Salmon Arm BC

DRAWING TITLE:
SOUTHWEST ELEVATION

DRAWING NO:
A08



ISSUE	DATE
Development Permit	May 4, 2018

DRAWN BY: JSL
DATE: May 2018
SCALE: 3/16" = 1'-0"

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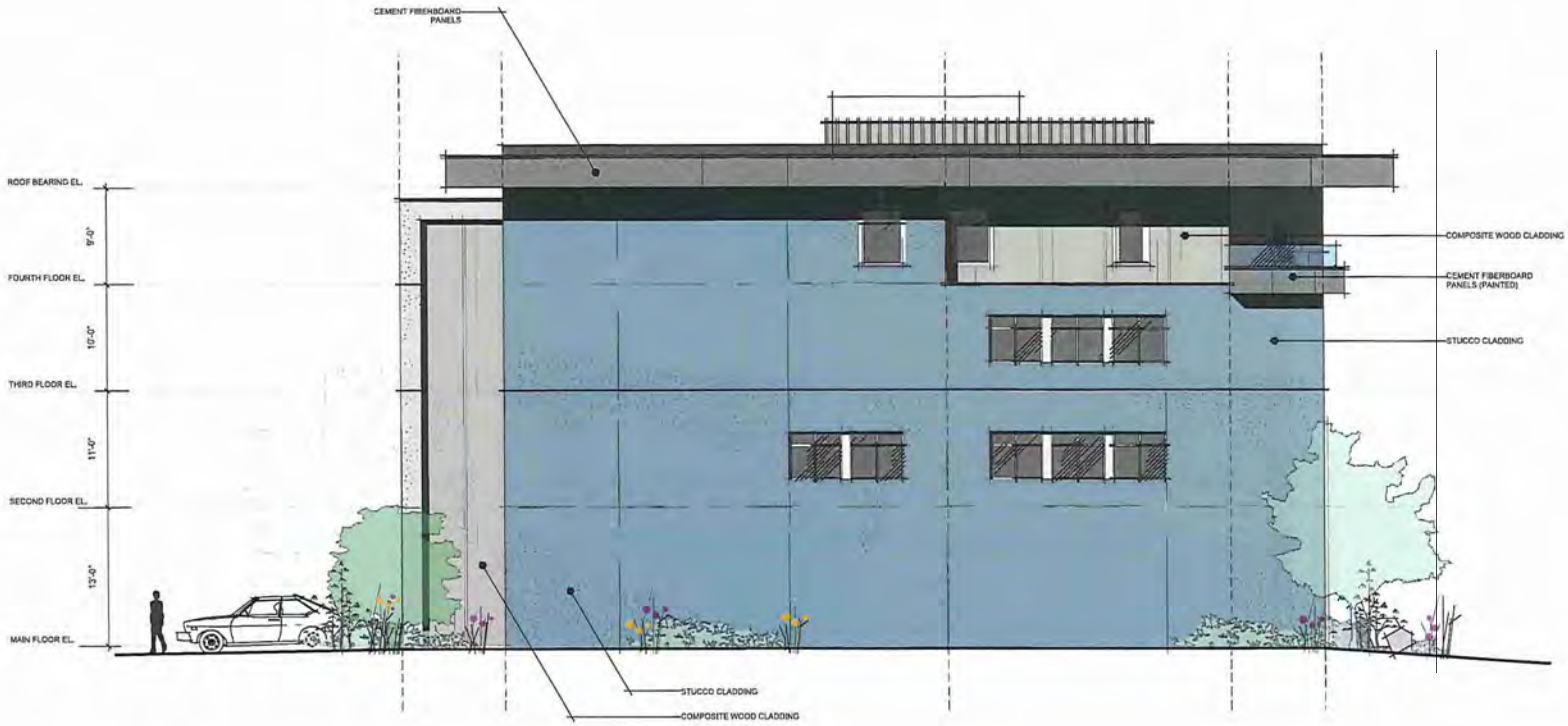
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 1145 - 101 ST SE
 SAPOON APART BC VIE #13
 T 226-01-8833
 E m@architects.ca
 W www.architects.ca

PROJECT: 17401
The DOVEWOOD Building

481 Hartcourt Road
 Salmon Arm, BC

DRAWING TITLE:
 NORTH ELEVATION

DRAWING NO:
 A09



ISSUE	DATE
Checkered Print	May 4 2018

DRAWN BY: H.E.
 DATE: May 2018
 SCALE:

A ARCHITECT

10, 104 2359
 1163 - 140 ST W
 SAULICHA, B.C. V1L 4K3
 T 226-55-4664
 F 226-55-4812
 W www.miamber.ca

PROJECT: 17401
The DOVEWOOD Building

481 Hartouffert Drive
 Sulmon Arm, BC

DRAWING TITLE:
EAST ELEVATION

DRAWING NO:
A10



ISSUE	DATE
SUBMISSION	01 MAY 2016
REVIEW	17 APRIL 2016

DRAWN BY: PE
 DATE: March 2016
 SCALE:

A RCHITECT
 PO BOX 270
 418 B - 40 51 NE
 SAPODIAWAY BC V1E 9K1
 T 250 45-8811
 E eric@ericreynard.ca
 W www.ericreynard.ca

ERIC REYNARD
 Landscape Architect
 Eric Reynard BCSLA CSLA
 1979 198 2004 2011 2012 2013 2014 2015 2016 2017
 (then 2010-2011) 2012-2016 2017

PROJECT:
 The DOVEWOOD Building

181 Harbourfront Drive
 Vancouver, BC

DRAWING TITLE:
 LANDSCAPE PLAN

DRAWING NO:
L01



MARC A. LAMERTON, Principal
 Architect AIBC
 B.A., M.Arch., LEED AP

May 04, 2018

To: *City of Salmon Arm
 Development Services Department
 Box 40, 500 – 2nd Avenue N.E.
 Salmon Arm, BC, V1E 4N2*

Re: *Development Permit Application – 481 Harbourfront Drive - Design Rationale*

The proposed development at the above noted address involves the construction of a 4-storey, mixed-use building with a total gross floor area of around 24,000sf. The first floor will include the main Lobby, plus commercial (office) space and 8 indoor parking stalls. The second and third floors will be entirely office use, and the fourth floor will contain two residential units overlooking Shuswap Lake (plus a south-facing patio amenity area). Overall, the project is consistent with the vision of the Official Community Plan and the Zoning, which encourages mixed-use developments of this kind.

During the first phase of the project, a feasibility study was undertaken. At this stage, the project team discovered that the restrictions inherent to the site meant that some creativity would be needed to overcome the challenges. Firstly, we worked through the details of the Riparian Area Regulation Report that was previously registered (and still valid) for the property. The Report specified a 6m SPEA from the top of the existing rip-rap slope, plus a 1.5 meter buffer (for building maintenance and access).

The other restriction was the shape of the property itself. With the site being narrow at the back (north), and flaring out towards a curving section of Harbourfront Drive, it was clear that a non-orthogonal design solution would be needed. The desire to develop the site to its 'highest and best use' meant literally building higher, and resulted in a 4-storey project (though not close to the 19m height maximum for this zone), with a forty-five degree angle use in plan to adapt to the lot geometry.

Parking - as is typical with larger developments - was also a challenge. The decision to include 3 floors of office space, along with the 2 residential units, yielded a requirement of 47 parking stalls (plus 2 loading stalls). Even with a relatively compact building footprint (which includes the 8 indoor stalls), we were only able accommodate 22 stalls on site. After exploring a few options of how to deal with the parking shortage (including a possible Variance Request), the Owner made the conscientious move to acquire a nearby property for the sole purpose of providing the required parking. The property, located at 650 Marine Park Drive, is across the street from the proposed building and has not proven (because of its adjacency to the CP Rail line) to be a suitable site for building. The formal link between the Harbourfront Drive building and the Marine Park Drive parking area will be formally enshrined via a legal covenant registered on both titles.

The general design approach for the building is intended to reflect both the natural setting and the urban fabric of this prime location. Earth-tone colours were chosen as a way to harmonize with the lakefront environment, evoking both the water and the flora along its edges. The material palette was selected to be durable and well-suited to the building typology, while still providing enough variation to satisfy the OCP guidelines and produce an interesting architectural result.

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MARC A. LAMERTON, Principal
Architect AIBC
B.A., M.Arch., LEED AP

The building form is essentially contemporary in character, fitting in with newer buildings like the CSRD and the Shoreline residential development, while respecting the more traditional nature of Lakeside Manor and the Prestige Inn. The incorporation of a flat roof design helps to keep the overall building height and visual impact to a minimum, while allowing for convenient location of screened mechanical equipment. Overhangs are provided – where practical – to offer some protection from southern sun, while ample windows are located on the north building elevation to take advantage of the remarkable views of Shuswap Lake.

Landscaping will be provided onsite to soften the effects of the parking / drive aisle area and the building itself. The planting specified for the SPEA zone meets the requirements of the RAR Report and is consistent with other improvements to the foreshore in this part of Salmon Arm.

The project team is very excited about moving on to the next phase of this development and we look forward to working with City Staff, Council, and members of the public towards a wonderful result.

Should you have any questions regarding the proposed development, please do not hesitate to contact me.

Yours very truly,

Marc Lamerton, Architect AIBC
B.A., M.Arch, LEED AP



City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

To: Kevin Pearson, Director of Development Services
DATE: 06 June 2018
PREPARED BY: Chris Moore, Engineering Assistant
OWNER: 1112031 BC Ltd., Box 2, Salmon Arm, BC, V1E 4N2
APPLICANT: Exel Construction Ltd., Box 1086, Salmon Arm, BC, V1E 4P2
AGENT: Rick Semenzin, Box 1086, Salmon Arm, BC, V1E 4P2
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. DP-419
LEGAL: Lot D, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP62328
CIVIC: 481 Harbourfront Drive NE

Further to your referral dated 15 May 2018 we provide the following servicing information. **The following comments and servicing requirements are not conditions for Development Permit; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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. The proposed development shall be serviced with underground electrical and telecommunication wiring upon development.
4. Properties 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 may be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of development 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.
8. 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.

DEVELOPMENT PERMIT APPLICATION NO. DP-419

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Roads / Access:

1. Harbourfront Drive NE, on the subject properties southern boundary, is designated as an Urban Local 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. Harbourfront Drive NE is currently constructed to Local Road standard. One additional Street Light is required but no further upgrading is necessary. Owner / Developer is responsible for all associated costs.

Water:

1. The subject property fronts a 250mm diameter Zone 1 watermain on Harbourfront Drive NE. No upgrades will be required at this time.
2. The property is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use. 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.
3. Records indicate that the existing property is serviced by a service of unknown size from the 250mm diameter watermain on Harbourfront Drive NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. 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 Harbourfront Drive NE. No upgrades will be required at this time.
2. The property 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. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on Harbourfront Drive NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

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Drainage:

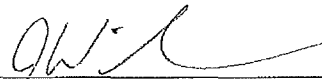
1. The subject property fronts a 525mm diameter storm sewer on Harbourfront Drive NE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 250mm service from the storm sewer on Harbourfront Drive NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. 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.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed lot(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), is required



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng., LEED ® AP
City Engineer

Design Review Panel – May 24, 2018 Meeting Minutes

Prior to the discussion of DP-419, panel members Marc Lamerton and Bill Laird excused themselves.

Paul Burrows was appointed as Acting Panel Chair.

Development Permit Application No. DP-419

The Applicants summarized the proposal, referring to the site plans and building elevations, providing an explanation of the rationale of building siting which is aligned with the street frontage. This proposal includes a modern design standard with high quality finishes aligned to some degree with recent development along Harbourfront. Secure under building parking is proposed, along with on site surface parking. To meet the parking requirements of the Zoning Bylaw, additional parking will be provided across Harbourfront on a nearby property.

Panel members discussed the proposal, noting the quality of the proposed overall design and building materials. Questions were addressed regarding the approach to parking, with the DRP noting that the neighbours sharing access will be directly affected and very interested in how the offsite parking lot functions. Potential future changes in the area were noted associated with the potential underpass and changes to the rail crossing at Marine Park Drive. The DRP is supportive of the proposal.

Panel Recommendation

THAT the application drawings under review for application DP-419 be supported as presented.

The meeting adjourned at 3:10 p.m.

Paul Burrows

Endorsed by Paul Burrows, Acting Panel Chair