



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, June 19, 2023
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

GoTo Meeting Link: <https://meet.goto.com/877601757>
Phone Access: Access Code: 877-601-757 / Canada: +1 (647) 497-9373

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 - 8	1.	Zoning Amendment Application No. ZON-1263 [City of Salmon Arm; 341 - 361 Fraser Avenue NW; M-2 to CD-20] - Presentation by BC Housing
9 - 16	2.	Zoning Amendment Application No. ZON-1258 [Klatt, A. & S./Green Emerald Construction Inc.; 5131 75 Avenue NE; R-1 to R-8]
	6.	FOR INFORMATION
	7.	ADJOURNMENT

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 16, 2023

Subject: Zoning Bylaw Amendment Application No. 1263

Legal: A portion of Parcel A, Block B, Section 14, Township 20, Range 10, West of the 6th. Meridian, KDYD Plan 1523, and a portion of Lot A, Section 14, Township 20, Range 10, West of the 6th. Meridian, KDYD Plan 38914
 Civic: 341 – 361 Fraser Avenue N.W.
 Owner/Agent: City of Salmon Arm

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning a portion of Parcel A, Block B, Section 14, Township 20, Range 10, West of the 6th. Meridian, KDYD Plan 1523, and a portion of Lot A, Section 14, Township 20, Range 10, West of the 6th. Meridian, KDYD Plan 38914 from the M-2 (Light Industrial Zone) to a new CD-20 (Comprehensive Development Zone -20).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

This proposal is to rezone the parcel from the M-2 (Light Industrial Zone) to a new CD-20 (Comprehensive Development Zone -20) to accommodate the construction of a shelter to accommodate unhoused individuals in the community. BC Housing is funding and managing the construction of the shelter, while the Canadian Mental Health Association (CMHA) will operate the shelter once constructed. The shelter aims to provide up to 25 beds, as well as daily meals and support services. The land is owned by the City and will be leased to BC Housing. A separate Council decision is required with respect to a lease.

BACKGROUND

The subject parcel is located at 341-361 Fraser Avenue NW (Appendix 1 and 2), is approximately 1,900 square metres in area, and is currently vacant industrial land. The parcel is designated Medium Density Residential and outside Residential Development Area A in the City's Official Community Plan (OCP), within the Urban Containment Boundary, and zoned M-2 (Light Industrial) in the Zoning Bylaw (Appendix 3 & 4). A shelter would be consistent with the Medium Density Residential designation.

The rezoning is supported by the following OCP policy:

8.3.27 - Support community support services and uses, such as shelters, transition / youth homes and other forms of social housing within the Urban Containment Boundary in locations near local services.

15.3.4 - Community support services and uses, such as shelters, transition / youth homes and other forms of social housing, are supported within the Urban Containment Boundary.

Congregate Housing is also allowed in the C-2 Zone (Town Centre Commercial Zone), which is consistent with an adjacent property.

The subject parcel is located an area with a diversity of current zoning:

- R-4 (Medium Density Residential Zone) to the north (currently vacant)
- R-1 (Single Family Residential Zone) to the north (currently vacant)
- C-2 (Town Centre Commercial Zone) to the south (currently vacant)
- R-1 (Single Family Residential Zone) to the south
- CD-7 (Comprehensive Development Zone (single family with suites)) to the east

The proposed CD-20 Zone is separated from the adjacent CD-7 by a strip of land that is 7.0m (23 feet) wide, that will allow for separation and potential buffering of the proposed shelter from the adjacent dwellings in addition to any efforts undertaken on the CD-20 (shelter) site.

COMMENTS

Engineering Department

No objections to the proposed rezoning.

Building Department

No concerns. Building Permit application required for development.

Fire Department

No objections to the proposed rezoning.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners 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 interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. A Notice of Development sign will also be posted at the site. It is expected that the Hearing for this application will be held on July 24, 2023.

Planning Department

The future development as proposed is a shelter for unhoused members of the community. While the number of unhoused members of the community is not clearly understood, it appears to be a growing problem that has, at times, manifested itself in homeless encampments located on municipal lands. Currently the City has accommodated an encampment just to the north of the proposed location of the rezoning, immediately adjacent to Peter Jannink Nature Park.

Common law precedent in BC municipalities has established that if there are no (or inadequate) shelter facilities in a community, then unhoused individuals are allowed to use municipal lands and parks for erecting temporary shelters. A municipality may limit the location and duration of the use of public lands for temporary shelter, but cannot simply prohibit it. This entails the municipality actively moving unhoused individuals around the community, and requires substantial bylaw enforcement funds and resources (as has been seen in 2022 and 2023). However, if shelter facilities do exist in adequate numbers (and it is anticipated that the shelter can meet local needs), then a municipality may partially or completely prohibit the use of parks for temporary shelter. If the City therefore wants to effectively manage the location of unhoused individuals in the community, having an adequate shelter is a necessary pre-cursor.

A shelter is likely to:

- Reduce the likelihood of unhoused individuals camping or creating encampments in public spaces
- Increase dignity and quality of life for vulnerable people

- Reduce social isolation for vulnerable people
- Reduce disruptive behaviors, such as late night noise and fires
- Manage disruptive behaviors through on site support services
- Fill current gaps in the housing continuum
- Reduce impacts on policing services and health services

The particular site was selected based on the fact that the City has very few land assets to choose from, and that for a shelter to be successful it needs to be close to daily needs and services for unhoused individuals, and close to a transit route. This is the only site that effectively meets those criteria. The site also avoids concentrating social support functions in one area of the community, and should lessen the impact that the current encampment creates. Based on research that BC Housing has undertaken in other communities, there is no evidence that supportive housing such as shelters reduces property values in their vicinity.

The uses permitted in the CD-20 zone encompass a range of living options for unhoused individuals that are defined in the Zoning Bylaw:

- *community shelter*
- *congregate housing*
- *shelter*

BC Housing is proposing the construction of a modular building for the shelter. Modules that comprise the building are constructed in 3.66m by 18.3m (12 feet x 60 feet) dimensions, and are proposed to be assembled in a 18.3m by 18.3m (60 feet x 60 feet) single storey structure that will be about 4.0m in height above existing grade. The site dimensions are approximately 42.0m width and 45.0m depth, so the 18.3m module will fit onto the site and allow for generous setbacks. The proposed building would have a site coverage of less than 20%, allowing for ample landscaping and other outdoor elements. The setbacks have been established to allow the building considerable flexibility to locate on the site (e.g. for an accessory storage building). The height limit has been set at 11.0m to allow for possible vertical expansion as needed in the future. Parking requirements have been established at 1 stall per 10 shelter beds, meaning that 3 parking stalls would likely be required for the proposed structure. Given that unhoused individuals likely do not have personal vehicles, the parking requirement covers staff needs.

Given the proximity to the TransCanada Highway, the rezoning will need to be ratified by MoTI. Staff will submit the bylaw to MoTI when approved by Council.

CONCLUSION

The proposed CD-20 zoning of the subject parcel is consistent with the OCP. The rezoning would also facilitate the development and construction of a housing form that is critically needed in the community.



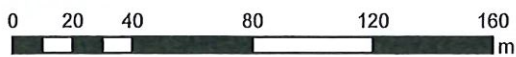
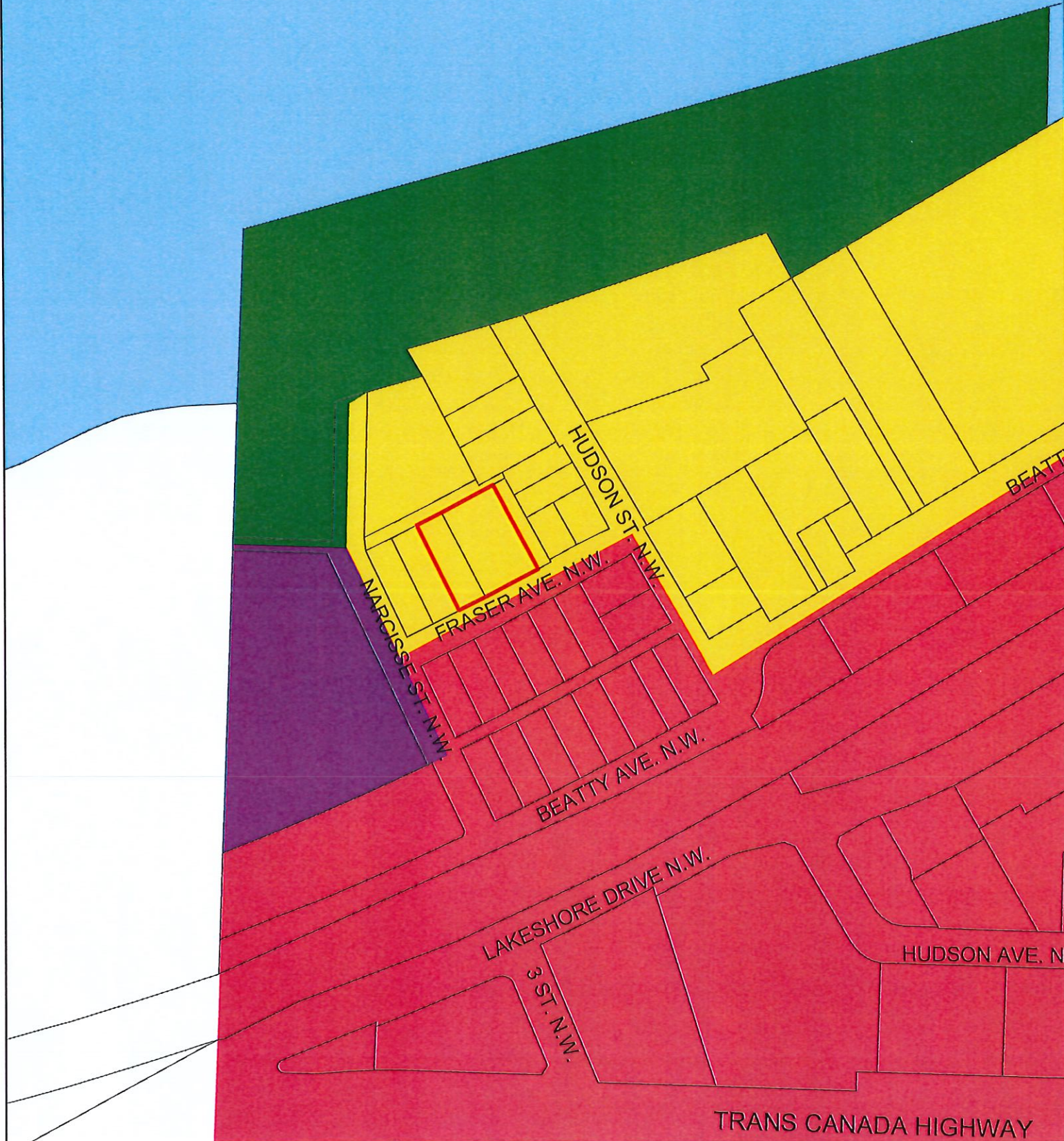
Prepared by: Gary Buxton, MCIP, RPP
Director of Planning & Community
Services



-  Subject Property
-  Parcels

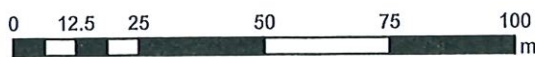
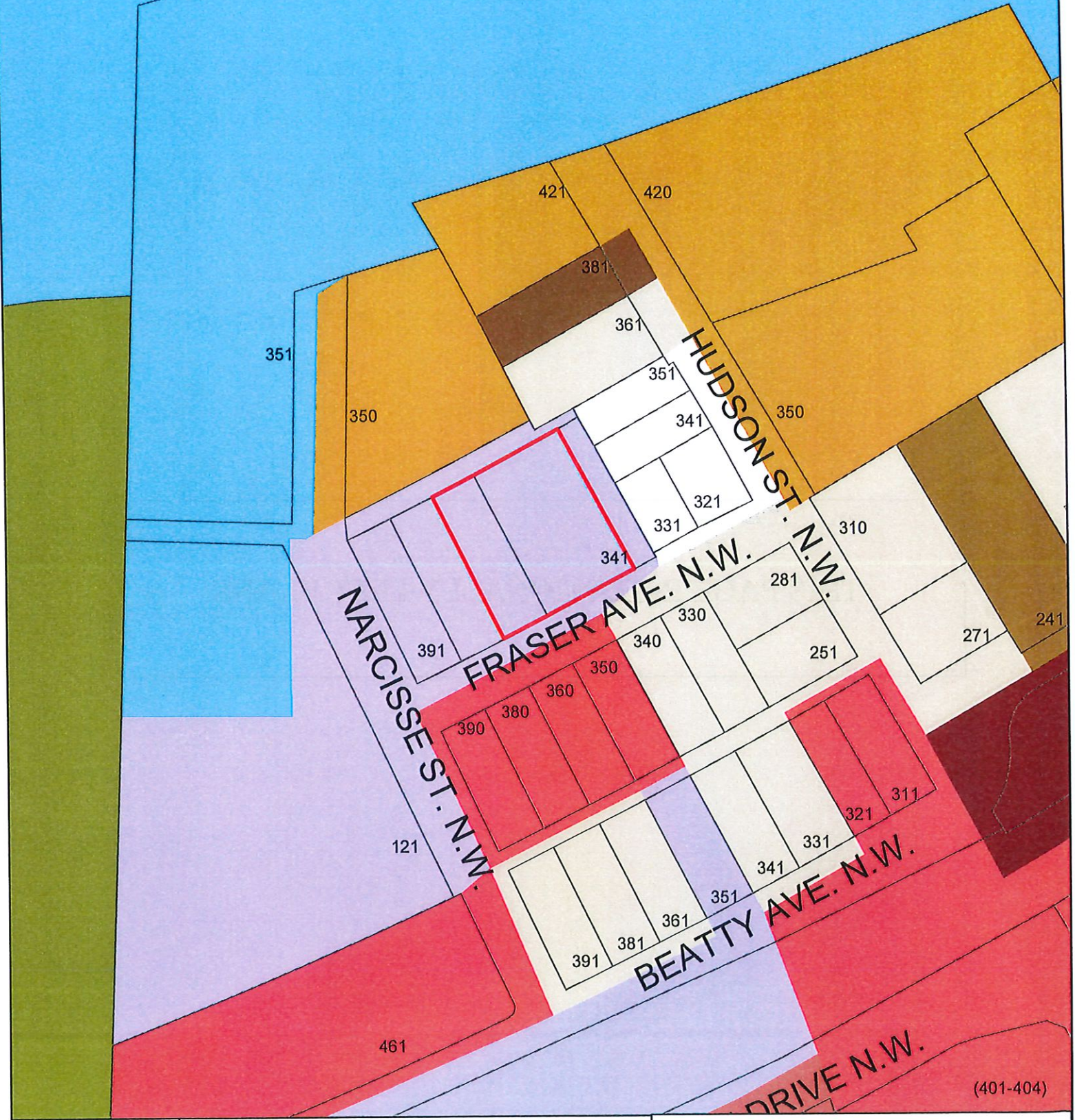


-  Subject Property
-  Parcels



- Subject Property
- Park
- Environmentally Sensitive Lake Areas
- Institutional
- Residential - Medium Density
- Commercial - City Centre
- Parcels

Zoning Map



Subject Property	C-2	P-1
Parcels	C-3	R-1
	C-6	R-4
	IR	R-5
	M-2	R-8

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 14, 2023

Subject: Zoning Bylaw Amendment Application No. 1258

Legal: Lot 1 District Lot 6412 and Section 5, Township 21, Range 9, W6M, KDYD, Plan KAP69981

Civic: 5131 – 75 Avenue NE

Owner: Klatt. A. & S.

Agent: Green Emerald Construction Inc. (Arsenault, G.)

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1 District Lot 6412 and Section 5, Township 21, Range 9, W6M, KDYD, Plan KAP69981 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

PROPOSAL

This proposal is to rezone the subject parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit future redevelopment including the construction and use of a *detached suite*.

BACKGROUND

The subject parcel is located at 5131 – 75 Avenue NE (Appendix 1 and 2) in Canoe, is approximately 885 square metres in area, and contains an existing single family dwelling (to be removed). 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 development of the site is subject to a variance application (VP-569) and is not considered within this report. Notwithstanding the proposed siting, the parcel meets the conditions to permit a *detached suite* in the proposed R-8 Zone.

The area is largely comprised of R-1 zoned parcels containing single family dwellings. There are presently six R-8 zoned parcels within the vicinity of the subject parcel. Site photos are attached as Appendix 5.

The subject parcel is affected by restrictions resulting from the natural terrain. Directly adjacent to Shuswap Lake, the subject property is entirely within the 30 m streamside protection and enhancement area (SPEA) specified by the Province's Riparian Area Protection Regulations (RAPR). The City's Floodplain Provisions also specify a 15 m setback from the natural boundary of the lake. The applicant has submitted a RAPR report to the Province, which is subject to review. A variance application (VP-569) has been submitted to shift the building envelop south, towards the road and away from Shuswap Lake and the Floodplain setback.

No development on the site is permitted until Provincial acceptance of the RAPR report and the registration of a RAPR covenant on the Title of the subject parcel.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property has potential to easily meet the conditions for the

development of a *secondary suite* (or *detached suite*), including sufficient space for an additional off-street parking stall.

COMMENTS

Engineering Department

No objections to the proposed rezoning.

Building Department

No concerns. Development Cost Charges apply to a *detached suite*.

Fire Department

No concerns.

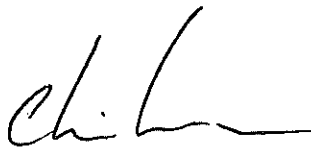
Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners 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 interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R-8 rezoning for parcels < 0.4 ha do not require the posting of a Notice of Development sign. It is expected that the Hearing for this application will be held on July 10, 2023.

Planning Department

Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw, RAPR, and BC Building Code requirements. Development on the site is not permitted until Provincial acceptance of the RAPR report and the subsequent registration of a covenant registered on the Title of the subject parcel addressing RAPR and the City's Floodplain Provisions.

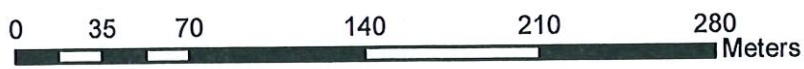
The subject parcel is well suited to R-8 development with sufficient area to meet all R-8 Zone requirements, including the provision of onsite parking. The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner

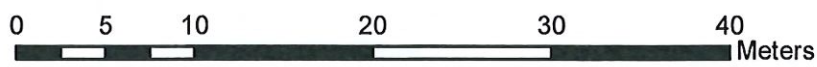



Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services

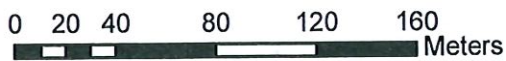
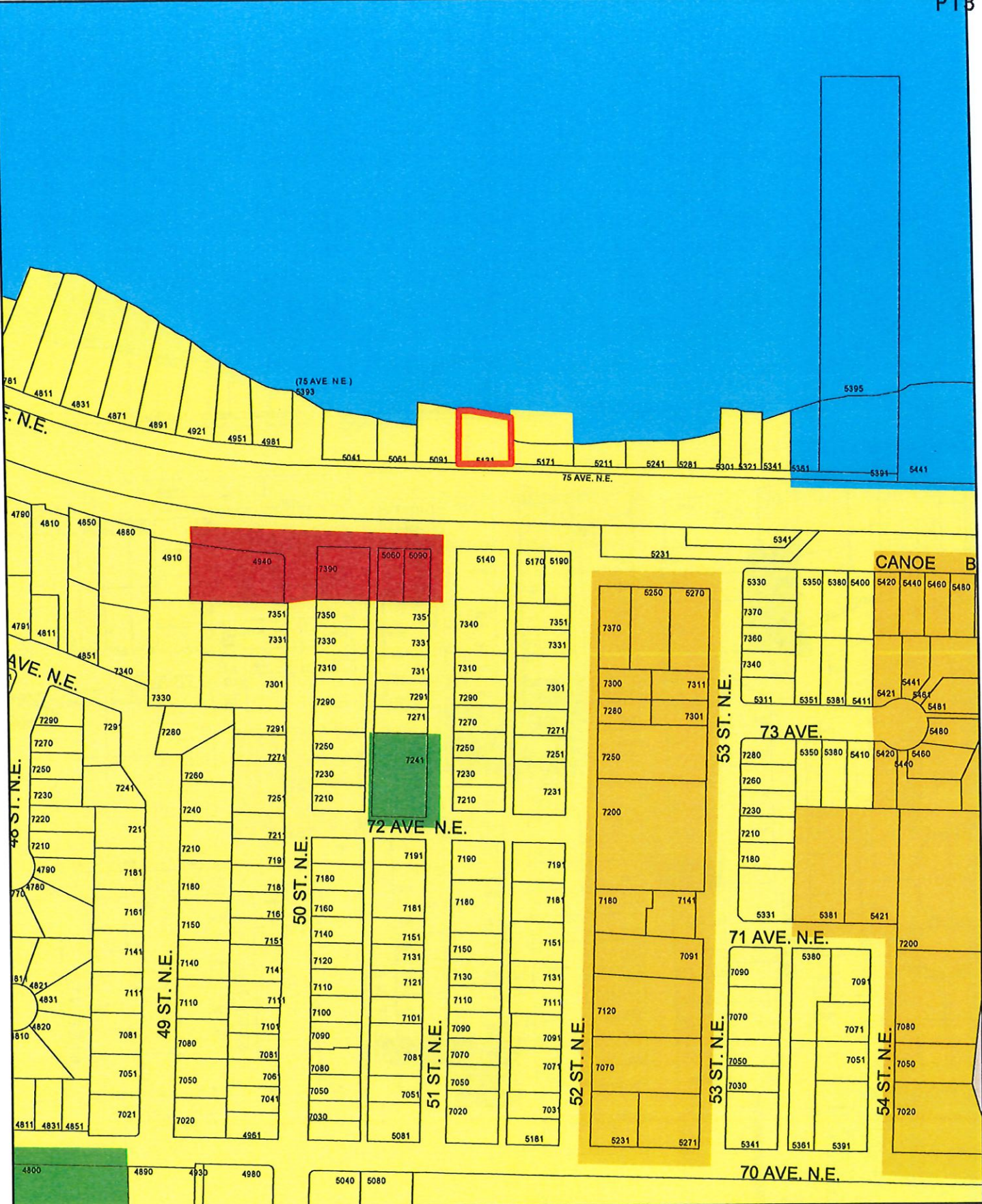


 Subject Parcel

P12

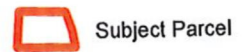
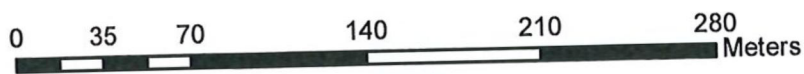
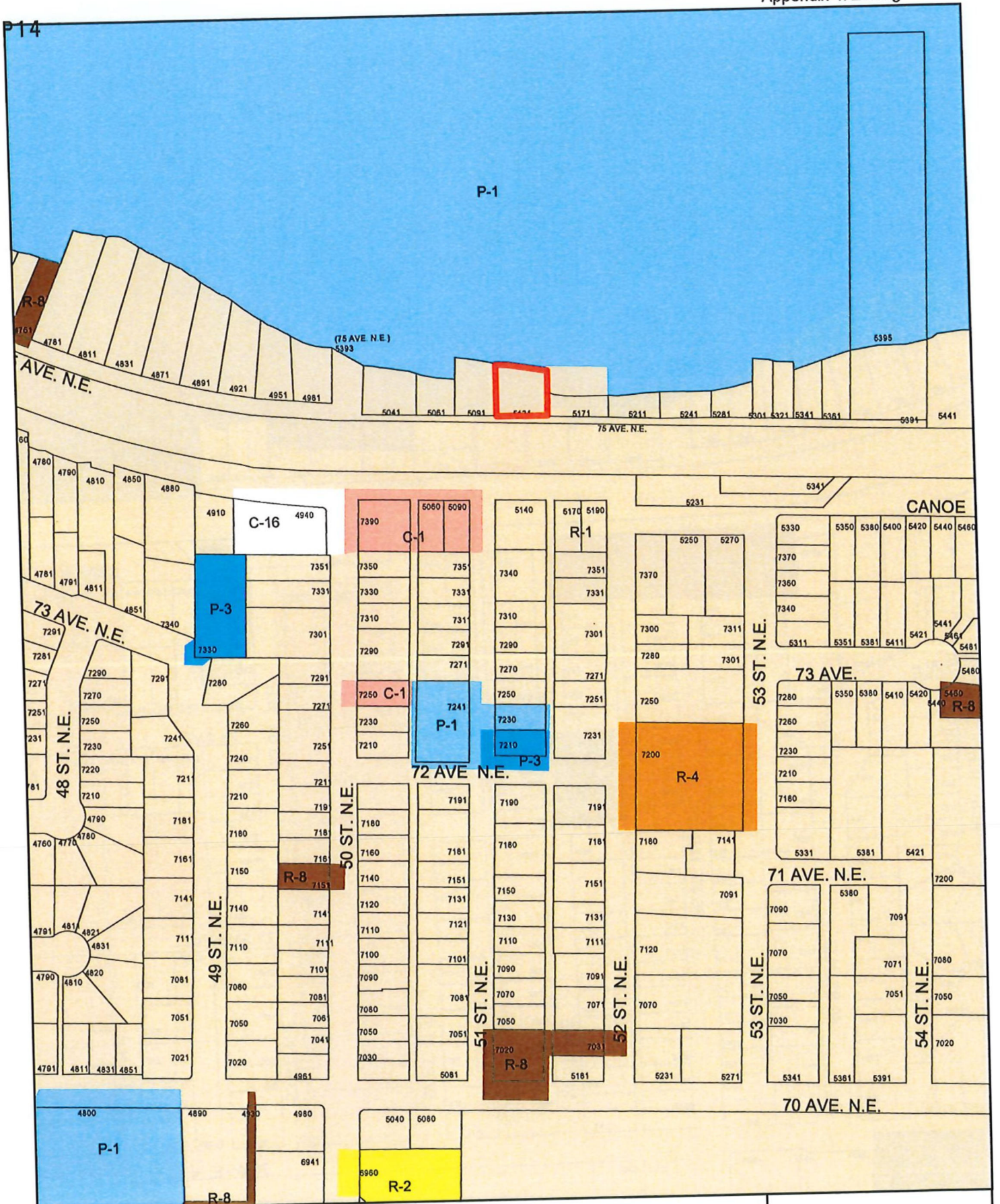


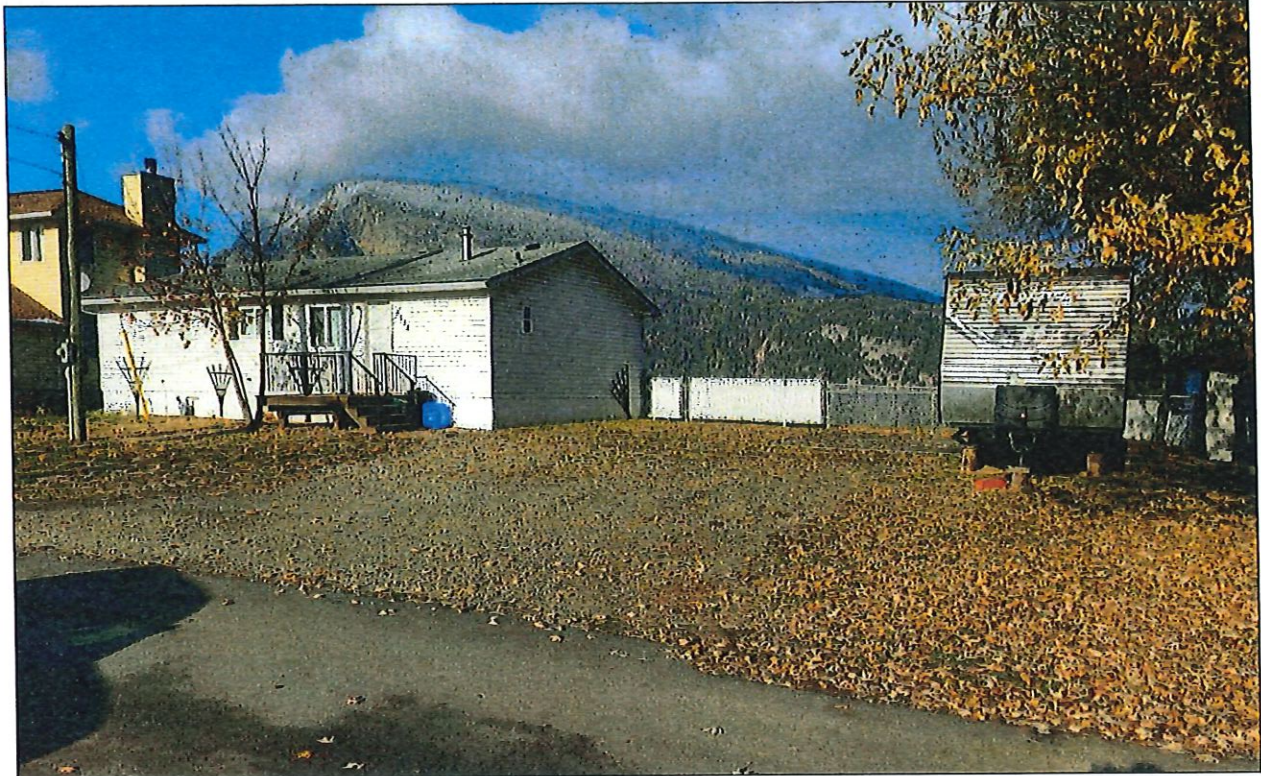
 Subject Parcel



- | | | | |
|---|-----------------|---|----------------------------|
|  | Subject Parcel |  | Medium Density Residential |
|  | Park |  | Low Density Residential |
|  | Lake Recreation |  | Commercial - Neighbourhood |

P14





View of subject parcel looking northwest from 75 Ave NE.



View of subject parcel looking northeast from 75 Ave NE.

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