



## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Bylaw Amendment Application No. 1300 & Development Variance Permit  
Application No. 606

Legal: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1,  
Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198  
Civic: 821 & 861 - 28 Street NE  
Owner: Fireside Electric Ltd., Thompson J.  
Agent: Crowne Pacific Development Corp. / Giese B.

Date: October 7, 2024

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### Executive Summary/Purpose:

This proposal is requesting a rezoning amendment from C-3 to C-6 in order to construct a 6 story mixed-use building including purpose built rental units.

Two variances are requested to Zoning Bylaw No.2303:

- 1) Section 4.12.(a) - Height of a retaining wall and fence from 2m to 3m.
- 2) Section 20.5 - Maximum height increase from 19m to 20m.

Motion for Consideration:

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005 and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198 from C-3 (Service Commercial) to C-6 (Tourist / Recreational Commercial);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:

- a. The consolidation of the subject parcels;
- b. The Registration of a Land Title Act Section 219 Covenant on the Title of the subject parcel restricting residential use to Rental Housing; and
- c. Ministry of Transportation and Infrastructure approval.

AND FURTHER THAT: Development Variance Permit No. 606 be authorized for issuance for the subject parcel(s) subject to the final approval of Zoning Bylaw Amendment Application No. 1300 by Council to vary the provisions of

Zoning Bylaw No. 2303 as follows and as shown in Appendix 10 attached to the staff report dated October 7, 2024:

Section 4.12.1a – increase the maximum height of a retaining wall and fence in an interior yard from 2.0 metres (6.5 feet) to 3.8 metres (12.5 feet); and

Section 20.5 – increase the maximum height of a principle building from 19 metres (62.3 feet) to 20 metres (65.62 feet) in accordance with the attached drawings.

**Staff Recommendation:**

THAT: The motion for consideration be adopted.

**Proposal:**

This proposal is requesting a rezoning amendment for two parcels from C-3 to C-6 in order to construct a 6 story mixed-use building including purpose built rental units.

Two variances are requested to Zoning Bylaw No.2303:

- 1) Section 4.12.(a) - Height of a retaining wall and fence from 2m to 3m.
- 2) Section 20.5 - Maximum height increase from 19m to 20m.

**Background:**

The two subject parcels are approximately one acre in area within the commercial area of 9 Avenue NE, south of the Trans Canada Highway, between the Recreation Centre and arena grounds to the west and south, with 30 Street NE and Trans Canada Highway commercial area to the east and north (see Appendix 1 and 2). The parcels are designated Commercial – Highway Service / Tourist (HC) in the City’s Official Community Plan (OCP) and currently zoned C-3 (Service Commercial) in the Zoning Bylaw (Appendix 3 and 4). The purpose of this application is to rezone the subject parcels to allow for potential future mixed commercial and residential use, as described in the design rationale provided and shown in the attached development concept which would require consolidation of the parcels (Appendix 5). The C-6 zone regulations are attached (Appendix 6).

The subject property is located within the commercial corridor east of the City Centre to 30 Street NE as identified in the OCP, an area characterized by residential, commercial and institutional uses. The Zoning Map attached shows the mix of zones in the immediate area, predominantly Commercial (C-3 and C-6) and Institutional (P-1) zones. Adjacent zoning and land uses include the following:

North:	C-6	Commercial
East:	C-3 and R-10	Commercial with Residential beyond
West:	P-1	Institutional
South:	P-1	Institutional

The subject parcels are adjacent to the Recreation Centre complex to the east and south, with the access route running along the south parcel line. It is important to note that what appears to be a road along the south parcel line of the subject parcels is not actually a dedicated roadway, but is an access route internal to City lands.

One of the subject parcels is currently vacant while the other contains an existing single family dwelling, as shown in site photos attached (Appendix 7).

**Relevant Policy(ies):**

OCP POLICY

The subject parcels are within a Commercial designated area and the proposed zoning amendment aligns with the HC (Highway Service / Tourist Commercial) designation in the OCP. This amendment would align with the Commercial Objectives and Policies listed in OCP Section 9, which include supporting commercial uses within the primary commercial areas of the City.

The proposed zoning amendment would also align with the OCP's Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types and housing options. In terms of siting, the proposal appears aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

Development of the parcel is subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area and detailed consideration through the Development Permit application process.

Priority Planning and Development Review Policy No. 3.21

As a "Purpose-Built Rental Housing" application, Council's Priority Planning and Development Review Policy applies and all efforts have been made to ensure this proposal advances to meet prescribed timelines. In order to qualify as a priority application, the rental housing element must be secured.

The requirement of a Section 219 covenant restricting the residential use to rental housing secures the City's interest at this Zoning stage.

At the development permit stage, a Housing Agreement and related covenant will be required to further secure the rental housing element of this proposal. Under Section 483 of the Local Government Act, a Housing Agreement is a tool that can include provisions that cannot be included as zoning requirements or enforced under a covenant, including terms and conditions regarding housing units such as the form of tenure. Notice must be filed in the Land Title Office that the land is subject to a Housing Agreement, and this notice will appear on the title, binding the property owner.

The agreement would be registered as both a covenant under section 219 of the Land Title Act and as a Housing Agreement under section 483 of the Local Government Act as combined companion instruments to secure the rental units into the future.

**Referral Comments:**

Ministry of Transportation and Infrastructure

Preliminary approval has been granted as of September 3, 2024 (Appendix 8).

Engineering Department

No concerns with rezoning. Servicing requirements for future development have been provided to the applicant. Comments attached (Appendix 9).

The proposed development includes two access/egress points from the subject parcels to 8 Avenue NE. 8 Avenue NE is designated as a constructed but not dedicated Road. The land is public road maintained for access to the Recreation Centre, Curling Rink, Rogers Arena and Okanagan College. The future Road is to be dedicated and constructed to a Local Road standard, a total of 20m width centred on the existing road centreline.

In order to proceed to the Building Permit stage, the proposed development must access via a dedicated Road. At this time initiating the dedication of the entire length of 8 Avenue NE is premature for the City. The owner will be responsible for all associated legal and survey costs to complete the dedication of 8 Avenue NE along the south property line of the subject parcels. In addition to the dedication of the constructed portion of road, the owner will be required to provide the necessary Road dedication along the frontage.

#### BC Hydro

Right of way required prior to development.

#### Planning Department

The surrounding neighbourhood has been undergoing slow development, moving from a mix of older single family housing residential development, towards newer commercial and institutional development. Staff note that this proposal would not alter the amount of commercial land base within the City, rather it would offer a shift from the vehicle-oriented service and storage commercial uses of the C-3 zone, to the C-6 zone which offers more options for mixed commercial uses with residential use above. Residential use is permitted across the majority of the Commercial Zones, including the C-1, C-2, C-2(A), C-3, C-5, C-6, and C-10 zones. Typically, this is within a mixed-use building, with upper level residential use complimenting ground-level commercial use, as proposed.

Aligned with the mixed use development concept proposed, the C-6 Zone has a number of more flexible regulations relative to the C-3 Zone. These include a more permissive maximum height allowance (19 m versus 10 m in C-3), and more lenient setback requirements (including no front setback requirement versus 6 m in C-3). These are in keeping with the intent of the C-6 Zone to accommodate pedestrian oriented businesses with a mixture of land uses in an integrated manner. Staff note that the C-6 Zone is more supportive of residential use as the increased building height allows for additional upper floor dwelling units.

The residential element of this proposal generally aligns with the strategic themes identified in the Salmon Arm Community Housing Strategy considering density and diversity that fits with the character of the community, and developing opportunities to address rental housing needs. Within the Community Housing Strategy, Apartment Building Housing accounted for 13% of the housing stock within Salmon Arm (2016).

The intent for the subject parcel under application is illustrated by a development concept attached as Appendix 5. Future development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area (provided to applicant), with future development requiring review through a form and character Development Permit application.

#### Variances

Two variances have been requested at this stage, an increase to the maximum permitted principle building height and an increase to the maximum combined height of a retaining wall and fence.

These are shown in the development concept drawings (Appendix 5) and detailed in Appendix 10.

#### *Retaining Wall and Fence Variance*

The proposed retaining wall and fence runs north-south across the western portion of the parking area, supporting the central parking area. It is subject to Zoning Bylaw Section 4.12.1a, with the request to increase the maximum height of a retaining wall and fence from 2.0 metres (6.5 feet) to 3.8 metres (12.5 feet) in accordance with the attached drawings. The retaining wall is proposed to be 2.5 metres in height, with a 1.07 metre guardrail set on top. In reviewing this request staff have considered that the wall is a reasonable height relative to development on the site and is of a size that is consistent with similar walls in this general area, with a form that appears to reasonably align with the proposed building on the site. The position of the wall does not significantly affect the streetscape, and the slope over the site presents a reasonable rationale for such a wall and fence. The fence serves as a “guardrail” on top of the wall for safety purposes and is proposed to be open and visually light to avoid creating any sort of screen or physical barrier. Considering these factors, staff are not concerned with this requested variance.

#### *Building Height Variance*

With respect to building height and the request to increase the maximum height of a principle building, staff note that the increase from 19 metres to 20 metres equates to an approximately 5% increase and is by definition “minor” (less than 15% as per the Development Procedures Bylaw). Furthermore, the proximity of the proposed building to the existing adjacent uses (i.e. Roger’s Rink, curling rink, and college) help to isolate the impact of the proposed building from different potentially more sensitive uses (i.e. residential neighbourhood to the south and southeast).

### CONCLUSION

The OCP Highway Commercial designation supports the proposed C-6 zoning. The subject parcel is considered by staff to be well-suited for the proposed C-6 uses, being well positioned within the uptown commercial area, within close proximity to services and facilities, the Trans Canada Highway and closely connected to the active transportation network and the recreation complex. Staff view the proposed Zoning Bylaw amendment as presented to be consistent with OCP residential objectives and policy, as well as the Community Housing Strategy, supporting housing diversity and an additional housing format. The proposed C-6 zoning of the subject property is consistent with the OCP and is therefore supported by staff.

Staff consider the variance related to building height to be minor, while the requested retaining wall and fence request is seen to be reasonable within the context of the site and proposal. Staff have no concerns with the variances requested.

As previously noted, development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area and detailed consideration through the Development Permit application process.

#### **Financial Considerations:**

N/A

#### **Committee Recommendations:**

N/A

**Public Consultation:**

Related to ZON-1300, pursuant to the *Local Government Act* bylaw amendment notices are mailed and hand delivered to occupiers and land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper. The notices advise of the date that Council is to consider first reading of the bylaw. Given that the subject property is within the Urban Containment Boundary, the OCP designation is consistent with the proposed zoning and the purpose of the rezoning is largely to provide residential units, Council is prohibited from holding a Public Hearing on the bylaw.

Related to VP-606, pursuant to the *Local Government Act* and City of Salmon Arm Development Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the evening session Hearing and information regarding attending the Hearing. It is expected that Council will consider issuance of this Development Variance Permit following the adoption of the associated zoning amendment bylaw.

**Alternatives & Implications:**

N/A

Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning & Community Services

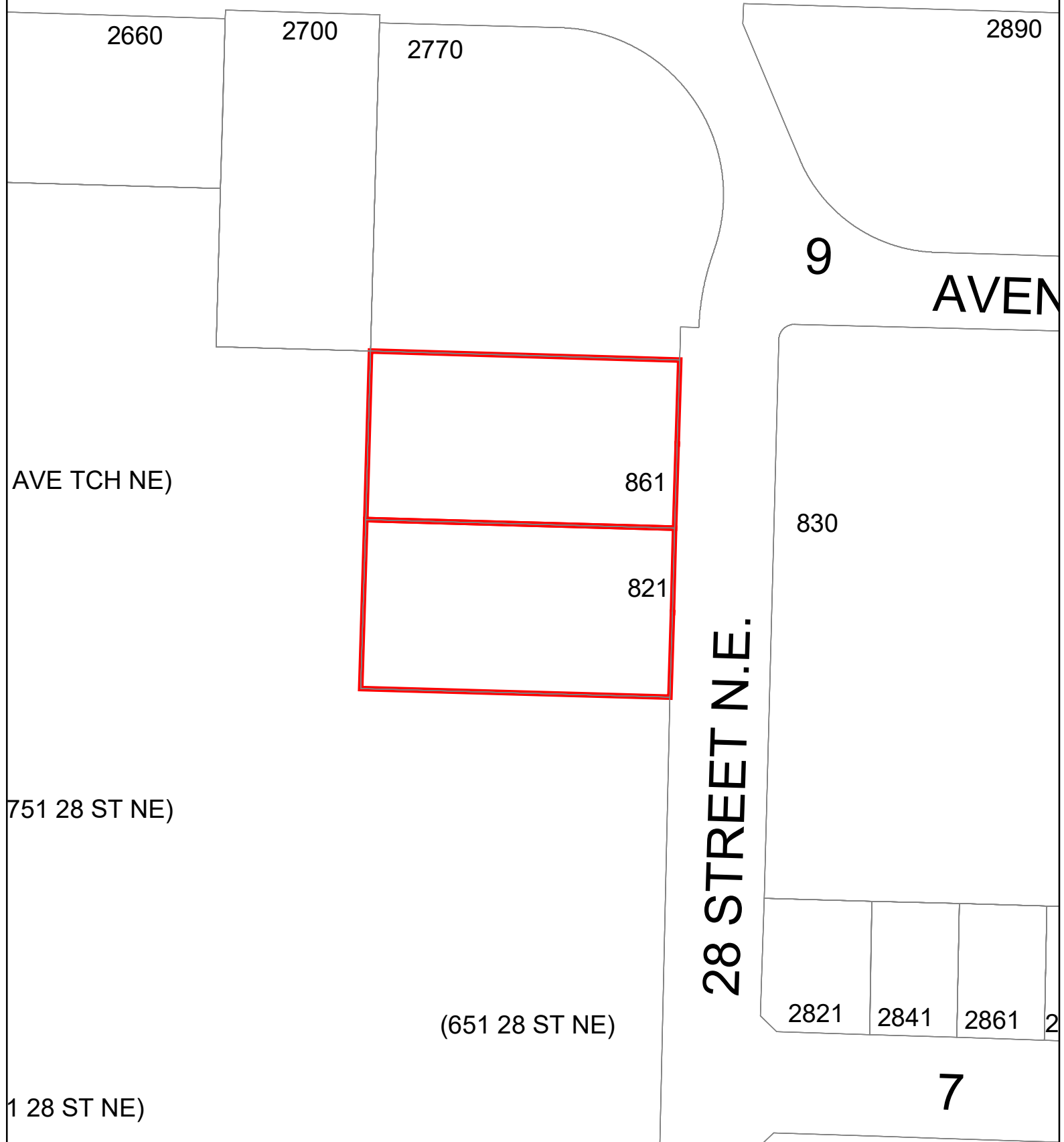
Approved by: Chief Administrative Officer

**Attachments:**

- Appendix 1 – Location
- Appendix 2 – Aerial
- Appendix 3 – OCP
- Appendix 4 – Zoning
- Appendix 5 – Letter and Site Plans
- Appendix 6 – C6 Zone Regulations
- Appendix 7 – Site Photos
- Appendix 8 – MOTI
- Appendix 9 – Engineering Report
- Appendix 10 – Variances

# Subject Property Map

Appendix 1



AVE TCH NE)

751 28 ST NE)

1 28 ST NE)

(651 28 ST NE)

28 STREET N.E.

9

AVENUE

830

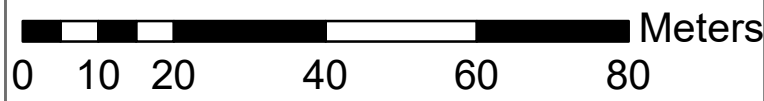
2821

2841



2861

2890

7



## Legend

-  Parcels
-  Subject Property

# Ortho Map

Appendix 2

2801

2660

2700

2770

2890

9

AVE

0 AVE TCH NE)

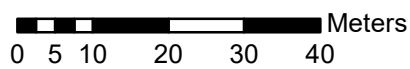
861

830

821

28 STREET N.E.

(751 28 ST NE)



## Legend

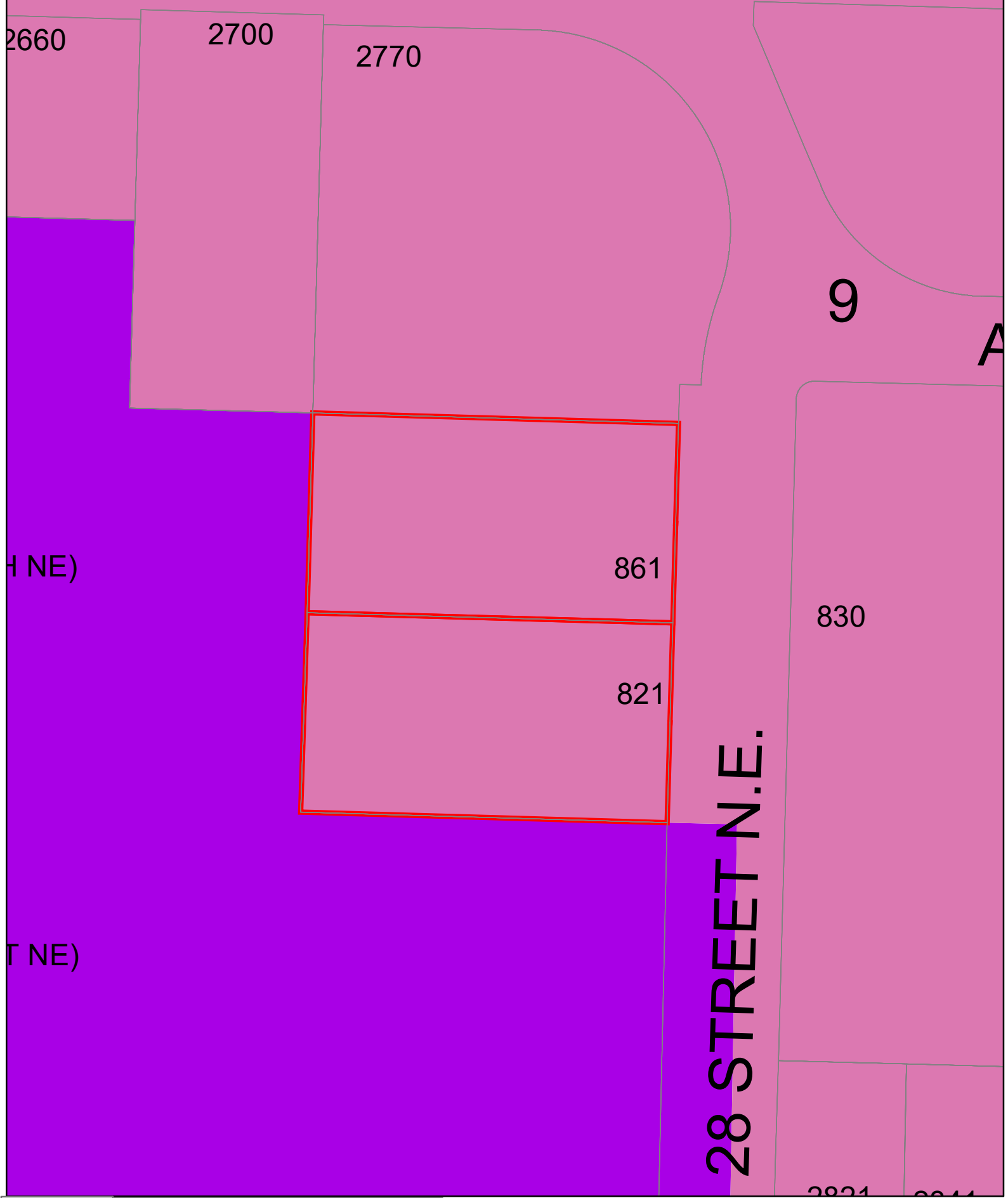
 Parcels

 Subject Property



# OCP Map

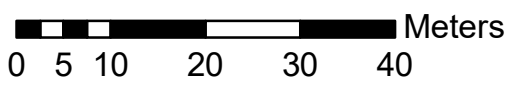
Appendix 3







H NE)

T NE)

28 STREET N.E.



## Legend

-  Parcels
-  Subject Property
-  Institutional
-  Commercial - Highway Service / Tourist

# Zoning Map

Appendix 4

2660

2700

2770

9

A

H NE)

861

830

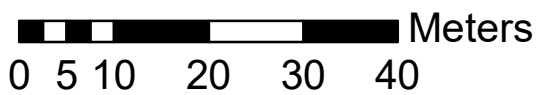
821

28 STREET N.E.





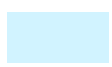
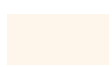
T NE)

2821

2841



## Legend

-  Parcels
-  Subject Property
-  C-3
-  C-6
-  P-1
-  R-10



September 6, 2024

## DESIGN RATIONALE

The HUB, Salmon Arm, BC

Project: #24025

*The Design team of this project respectfully acknowledges that the land on which we propose to build these homes is on the unceded traditional territory of the Secwepemc Peoples, the traditional keepers of this land.*

WA Architects Ltd.

We are building communities.

### | PRINCIPALS

Neil Banich  
DESIGN DIRECTOR

Joel Smith  
ARCHITECT AIBC, AAA, SAA, AIA

David Echaiz-McGrath  
ARCHITECT AIBC, AAA, SAA

Barry Weih  
PRINCIPAL (HONORARY)  
ARCHITECT AIBC, AAA,  
SAA, LEED® AP

### | STUDIOS

#### VAN

950 — 1500 W Georgia Street  
Vancouver, BC V6G 2Z6  
604.685.3529

#### VIC

104 — 3212 Jacklin Road  
Victoria, BC V9B 0J5  
250.391.4933

[wa-arch.ca](http://wa-arch.ca)

## Site Context

The proposed six (6) storey purpose-built rental housing development to be situated on a two (2) lot consolidation is located in a well-developed area adjacent to the Trans-Canada Highway. Directly flanking the two (2) properties to the South and West are institutional zones, with the North and East being of the same commercial zoning for highway services and tourists. There is also a community park and medium density residential lots in the immediate vicinity. The site is within a one-minute cycle to major bicycle routes and is sited next to major transit and urban arterial corridors, giving it easy access to both motorized and non-motorized transportation networks. In addition, the surrounding area is well-supplied with retail and commercial services, schools, parks, recreational centres, and other various amenities and employment opportunities, all within a short walking distance. Given the growing nature of the City and its demographic, a multi-family rental housing development is an appropriate response to this central neighbourhood.

## Land Use

We are seeking to consolidate two (2) lots and rezone the site from C3 to C6 (Tourist / Recreation Commercial Zone) on the recommendation of the Salmon Arm Planning Department. The C6 zoning will follow the general trend for the City's commercial areas and will support the current proposal for this site. The existing property at 861 28<sup>th</sup> Street Northeast is a vacant lot with little vegetation, but for some abutting property line trees and shrubbery, and the property at 821 28<sup>th</sup> Street Northeast is of a single-family dwelling. This development proposal supports the densification of land use within an already highly developed area of the City, with the aim to increase the variety of available housing types.

## Project Statistics and Programming

The two (2) lot consolidation development at 861 and 821 28<sup>th</sup> Street Northeast will consist of one six (6) storey wood-frame residential program. The total proposed 73 purpose-built rental units have a mix of one (1) and two (2) bedrooms, with a total of nine (9) different unit types. Of the 29 (40% of the total) 1-bedroom units, the majority (at 83% or 24 units) have an additional den space, divided between two (2) unit types of 642 ft<sup>2</sup> and 766 ft<sup>2</sup>, with the remaining 5 units at 594 ft<sup>2</sup>. The 2-bedroom units boast six (6) different unit types, ranging in size from 805 ft<sup>2</sup> to a generous 1099 ft<sup>2</sup>. While all 2-bedroom units have 2 baths, almost half also enjoy a den. With this mix, the development will provide a total of 61,594 ft<sup>2</sup> (5,722.27 m<sup>2</sup>) of rentable area.

Residential parking will be provided for through a combination of below grade (35 stalls) and on-site surface (82 stalls) parking. In consideration of grade changes, access to surface parking will be incorporated into two levels, with entry points off the two-way paved municipal road running the length of the South side of the development. Ramp access to the underground parkade will be provided for from the lower surface



parking level, in the far Northwest corner. A retaining wall will be added between the upper and lower surface parking areas given the ground elevation changes and also act as an attractive feature wall that will coordinate with the building façade.

To give maximum street exposure and visual appeal, the building is front facing along 28<sup>th</sup> NE Street, with the parking in behind the building, hidden from the street view. Raised planters will line the sidewalk and act as a buffer between the public realm and private patios of the residential units at grade. A tiered exterior aspect has been included at the partially exposed underground parkade on the building's North face, with the additional advantage of inserting greenery along North property line.

At grade, an office space measuring 1254 ft<sup>2</sup> will be occupied by Veyron Properties Ltd. and will serve as their regional office, in the service of the public of Salmon Arm. Adjacent to this office space is a semi-private facility at 1362 ft<sup>2</sup>. This is programmed for a work café in recognition of the global and local trends towards remote working, and which provides some limited access to the residents' guests. Both spaces are strategically placed at the corner of the building and are directly accessible from 28<sup>th</sup> NE Street to boost engagement and collaboration at this junction.

There is also an immense recreational amenity programmed for, boasting two areas: an outdoor space of 1649 ft<sup>2</sup> and an indoor space of 998 ft<sup>2</sup>, positioned together on the top floor. These amenity provisions enhance the overall useable space for residents and their guests and expand upon the liveability of the private units.

### **Development Permit Variances Requested**

#### Building height Variance (CoSA Zoning Bylaw 2303 – 20.5)

The proposal is seeking a relaxation of 1 m with respect to building height. To achieve the desired number of storeys in order to maximize the provision of more diversified housing stock in an already well-developed area, and in consideration that this request is only a 5% increase on permitted height, it is hoped that it will be met in the spirit of supporting urban containment.

#### Retaining wall Variance (CoSA Zoning Bylaw 2303 – 4.12)

The proposal is seeking a relaxation of 1.71 m with respect to the rear lot retaining wall and guardrail. In order to accommodate the building's accessibility needs and street access grades for vehicles, given the sloping terrain, a higher retaining wall was deemed structurally necessary. To minimize the visual impact of the wall, we have added some architectural treatments. Notably as well, this request includes the guardrail (1.07 m), which may seem to fall into the fence category. However, given that the guardrail is not used for screening, but is only in place for public safety and is designed to be visually light, offering almost unobstructed views, it is hoped that its inclusion not be considered when visualizing the overall impact of the retaining wall.

### **Form and Character**

The design of this building was carried out with meticulous attention to detail. The inspiration was to create a striking departure from the basic, yet still provide highly useable and accessible spaces. To achieve this, the visual massing is articulated with a mingling of recessed and cantilevered projections and balconies, along with the incorporation of continuous decking, that extend upon the lines and offset the varying rectangular projections of the discrete components. Moreover, the interplay of angles along the façade and at grade not only provide eye-catching features, but also accentuate the differing aspects of the building. All together, this creates a decidedly effective relief along the building's exterior.



The stacking of units on the front right half, with contrasting colouration, produce a townhouse feel at the first four levels, which then, given the eyebrow separation for the upper two levels aids in conferring a welcoming, less imposing appearance at the pedestrian scale. When this is juxtaposed with the geometrical prominence of the left half, the non-uniformity provides intrigue that draws the eye across the length of the structure. The addition of colours and shading highlight the series of components in the horizontal plane, as well as the entrances and amenity and office spaces, while the darkening at the sides and recesses draw one to the vertical plane. These together spotlight the distinctive details of the massing and articulation and provide sufficient variation to make the building a visual interest piece.

The large glazing on the Southeast corner of the building will serve to activate the street corner at the pedestrian scale. At grade units are provided with landscaping buffers for screening from the sidewalks and for screening the generous terraces of the front facing units, but with enough separation to allow for a private entrance into those spaces. Notably as well, the planter boxes follow the angling of the projected amenity spaces at grade and the coordinated angled aesthetic of the stepped back upper levels. The distinctive cantilevering of the top-level outdoor amenity space, while providing for a larger area, at the same time respects the angling of the South end of the building. This aids in finishing off this very distinguishing offset feature of the visual massing that wraps around the South side of the building.

The East or rear-facing side of the building is guided by the same concepts as the other faces, giving the building a modern feeling of artistic imbalance, yet with an overall engaging effect of balance. The strategic lining and placement of landscaped features along and around the surface parking, as well as the texturized and creatively detailed retaining wall, complete the area.

### **Regional Growth**

Being the largest community in the Shuswap region, Salmon Arm serves as the economic and commercial centre of the area. Combine this fact with its picturesque setting along the shores of the breathtaking Shuswap Lake and surrounding majestic mountains and sweeping valleys, the city is a highly attractive place to settle.

Statistics show that the community is growing and is in need of more diversified housing options, having over 50% of the housing stock currently supplied by single detached homes. This proposal aims to address this need. We firmly believe that together with the City and with the right planning and input from various professionals, this development will benefit the flourishing community. We look forward to working with the City to realize the potential of these properties.

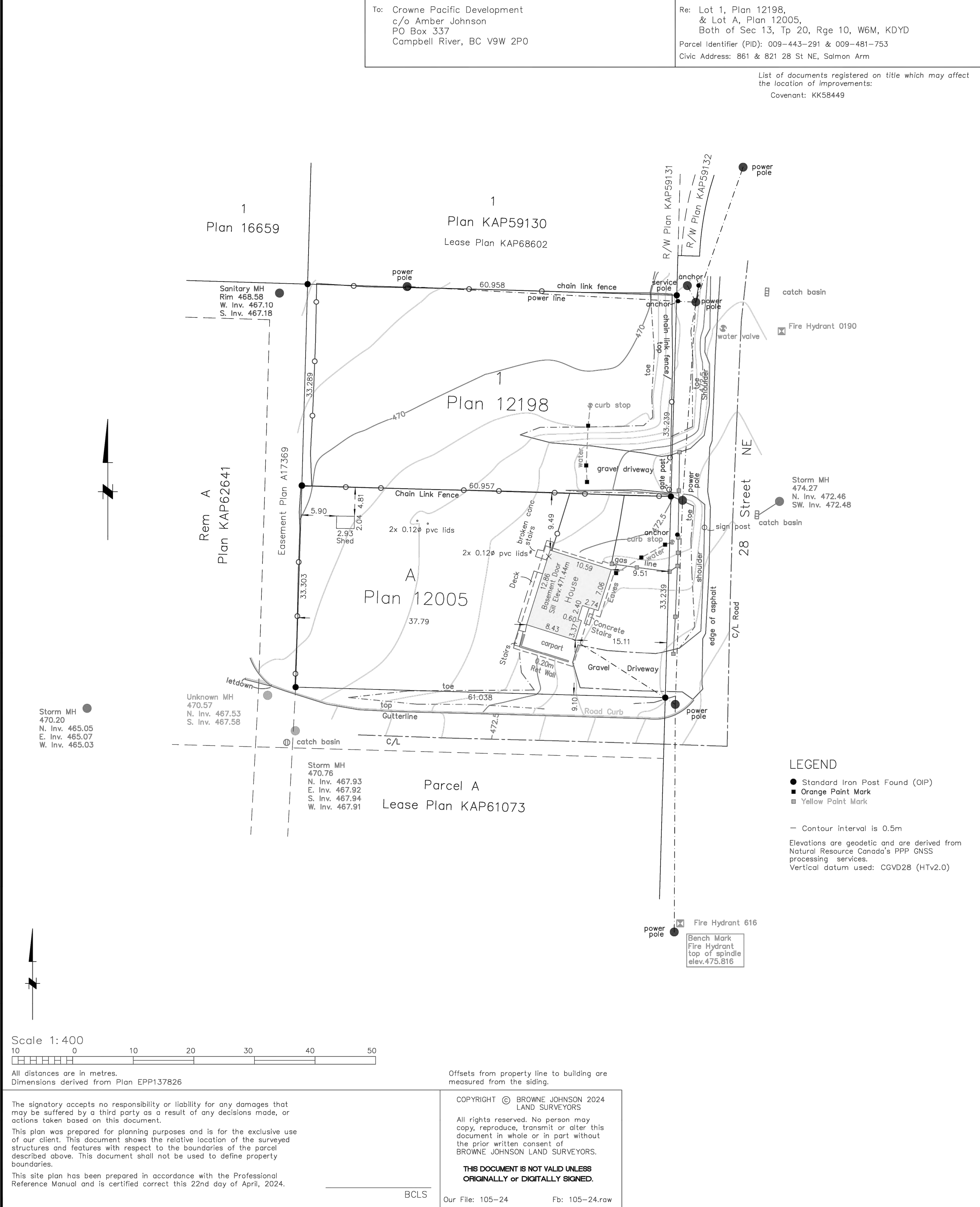
WA Architects Ltd.

**BC LAND SURVEYOR'S SITE PLAN**

To: Crowne Pacific Development  
c/o Amber Johnson  
PO Box 337  
Campbell River, BC V9W 2P0

Re: Lot 1, Plan 12198,  
& Lot A, Plan 12005,  
Both of Sec 13, Tp 20, Rge 10, W6M, KDYD  
Parcel Identifier (PID): 009-443-291 & 009-481-753  
Civic Address: 861 & 821 28 St NE, Salmon Arm

List of documents registered on title which may affect the location of improvements:  
Covenant: KK58449



The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.  
This plan was prepared for planning purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property boundaries.  
This site plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 22nd day of April, 2024.

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All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS.  
**THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED.**  
Our File: 105-24 Fb: 105-24.raw

1 EXISTING SURVEY  
A001 N.T.S.

**WA DISCLAIMER: THE SURVEY IS NOT DRAWN BY WA ARCHITECTS AND APPEARS FOR REFERENCE ONLY.**

NORTH ARROW:

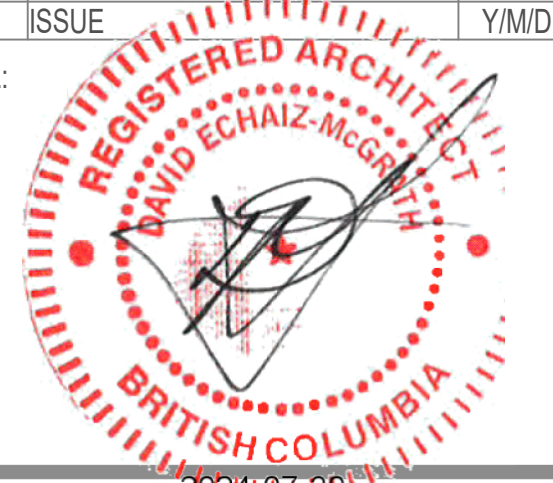
OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
1	ISSUED FOR REZONING	24/07/30

SEAL:



CONSULTANT:



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5  
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**THE HUB**

PROJECT ADDRESS:  
**861 & 821 28TH STREET NE  
SALMON ARM, B.C.**

DRAWING TITLE:

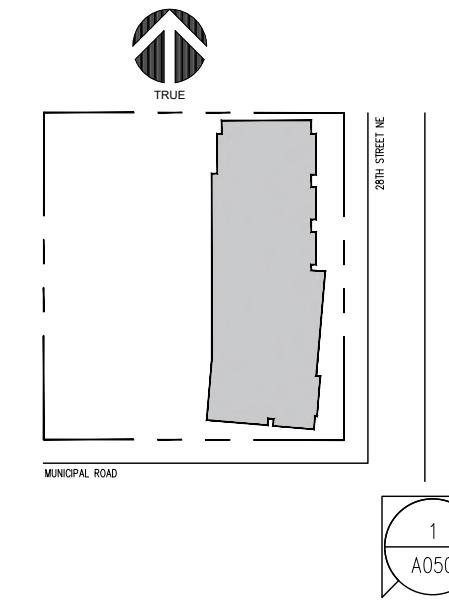
**EXISTING SURVEY**

PROJECT NO: 24025 DRAWN BY: ER

SCALE: N.T.S. REVIEW BY: AE

DWG NO: A001





**2 KEY PLAN**  
A050 N.T.S



**1 RENDER - SOUTH EAST VIEW**  
A050 N.T.S

NORTH ARROW:

OWNER/CLIENT:

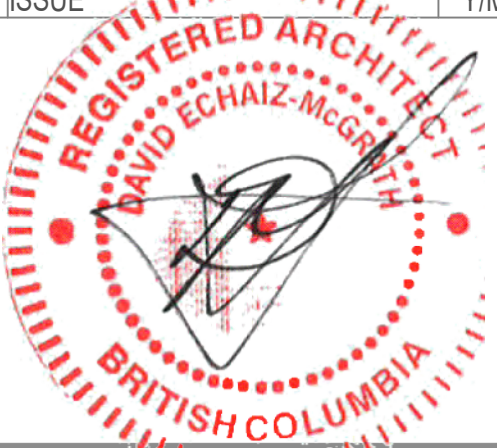


**CROWNE PACIFIC**  
DEVELOPMENT CORP

GENERAL NOTES:


NO.	ISSUE	Y/M/D
1	ISSUED FOR REZONING	24/07/30

SEAL:



CONSULTANT: 2024-07-30



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jackie Road Victoria, V8B 0J5  
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
**861 & 821 28TH STREET NE  
SALMON ARM, B.C.**

DRAWING TITLE:  
**RENDERS**

PROJECT NO: 24025 DRAWN BY: M/ER

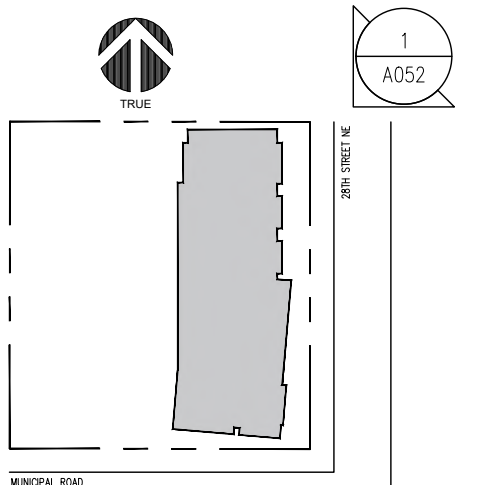
SCALE: N.T.S. REVIEW BY: AE

DWG NO: A050





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NORTH ARROW:

OWNER/CLIENT:



CROWNE PACIFIC  
DEVELOPMENT CORP

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR REZONING	24/07/30

1 ISSUED FOR REZONING 24/07/30  
NO. ISSUE Y/M/D



CONSULTANT: 2024-07-30

**IWA ARCHITECTS**

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5  
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
**861 & 821 28TH STREET NE  
SALMON ARM, B.C.**

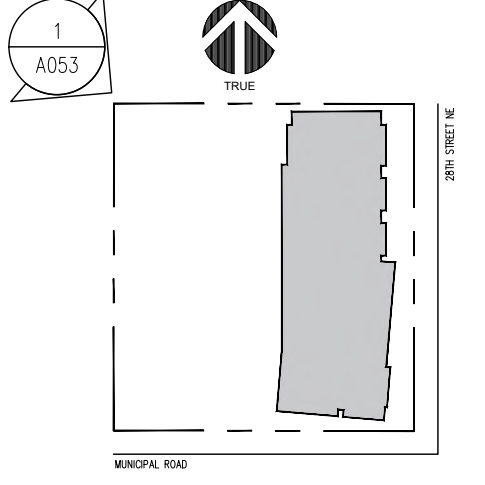
DRAWING TITLE:  
**RENDERS**

PROJECT NO: 24025 DRAWN BY: M/PER  
SCALE: N.T.S. REVIEW BY: AE  
DWG NO: **A052**



1 RENDER - NORTH EAST VIEW  
A052 N.T.S

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**2 KEY PLAN**  
A053 N.T.S.

NORTH ARROW:

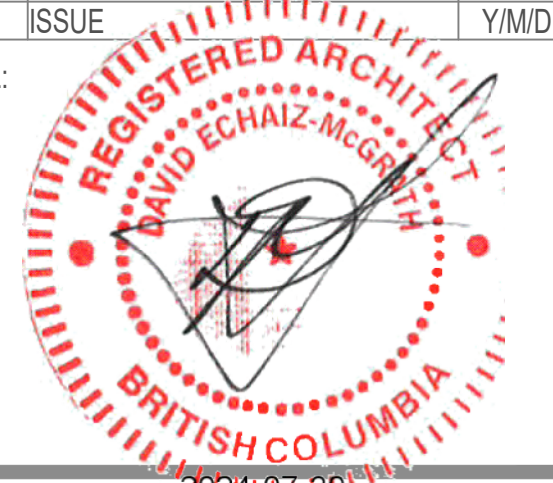
OWNER/CLIENT:



GENERAL NOTES:


1	ISSUED FOR REZONING	24/07/30
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT: 2024-07-30



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jackie Road Victoria, V8B 0J5  
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
**861 & 821 28TH STREET NE  
SALMON ARM, B.C.**

DRAWING TITLE:  
**RENDERS**

PROJECT NO: 24025 DRAWN BY: MPIER

SCALE: N.T.S. REVIEW BY: AE

DWG NO: **A053**

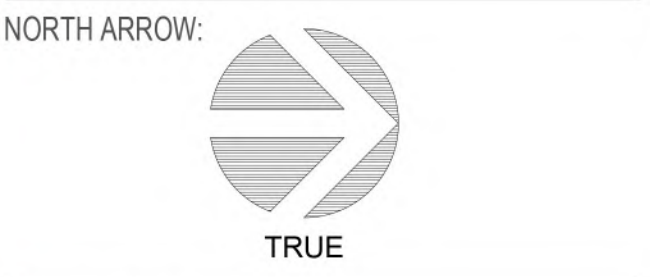


**1 RENDER - NORTH WEST VIEW**  
A053 N.T.S.



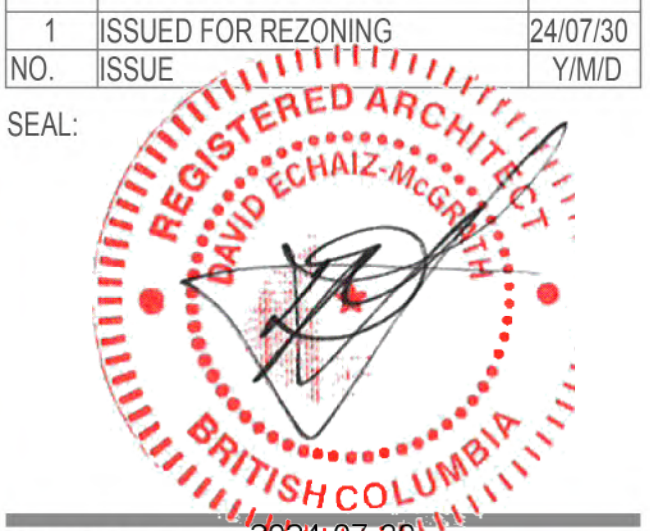


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GENERAL NOTES:

1	ISSUED FOR REZONING	24/07/30
NO.	ISSUE	Y/M/D



CONSULTANT: 2024-07-80



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
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 604.685.3529 | office@wa-arch.ca | wa-arch.ca

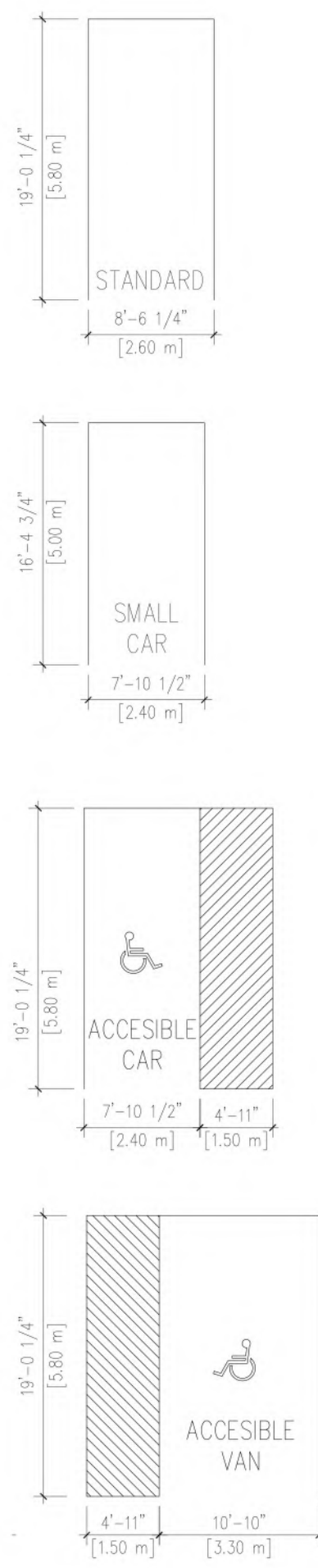
PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
**861 & 821 28TH STREET NE  
 SALMON ARM, B.C.**

DRAWING TITLE:  
**SITE PLAN**

PROJECT NO: 24025 DRAWN BY: MPI/ER  
 SCALE: 1/16" = 1'-0" REVIEW BY: AE  
 DWG NO: **A100**

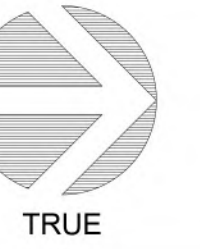
**PARKING LEGEND**



**1** PARKADE PLAN  
A200 3/32" = 1'-0"

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NORTH ARROW:



OWNER/CLIENT:



CROWNE PACIFIC DEVELOPMENT CORP

GENERAL NOTES:


1	ISSUED FOR REZONING	24/07/30
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT: 2024-07-30

**IWA ARCHITECTS**

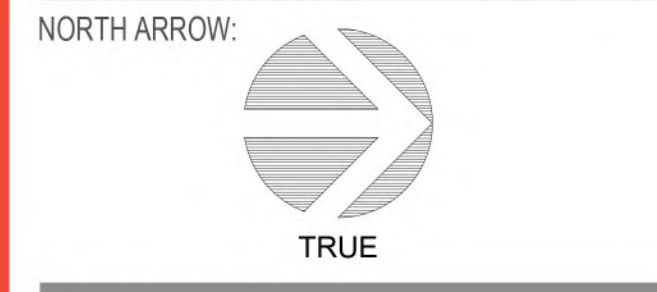
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5  
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
**861 & 821 28TH STREET NE  
SALMON ARM, B.C.**

DRAWING TITLE:  
**PARKADE PLAN**

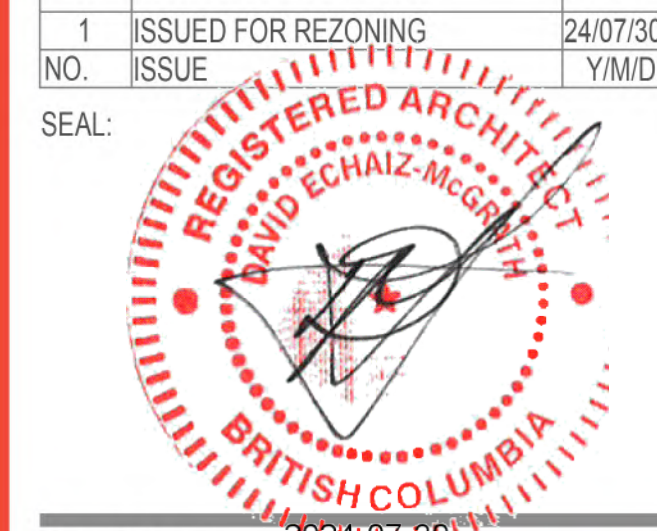
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SCALE: 3/32" = 1'-0" REVIEW BY: AE  
DWG NO: A200



OWNER/CLIENT:  
**CROWNE PACIFIC**  
 DEVELOPMENT CORP

GENERAL NOTES:

1	ISSUED FOR REZONING	24/07/30
NO.	ISSUE	Y/M/D



CONSULTANT:



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
 VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5  
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:  
**THE HUB**

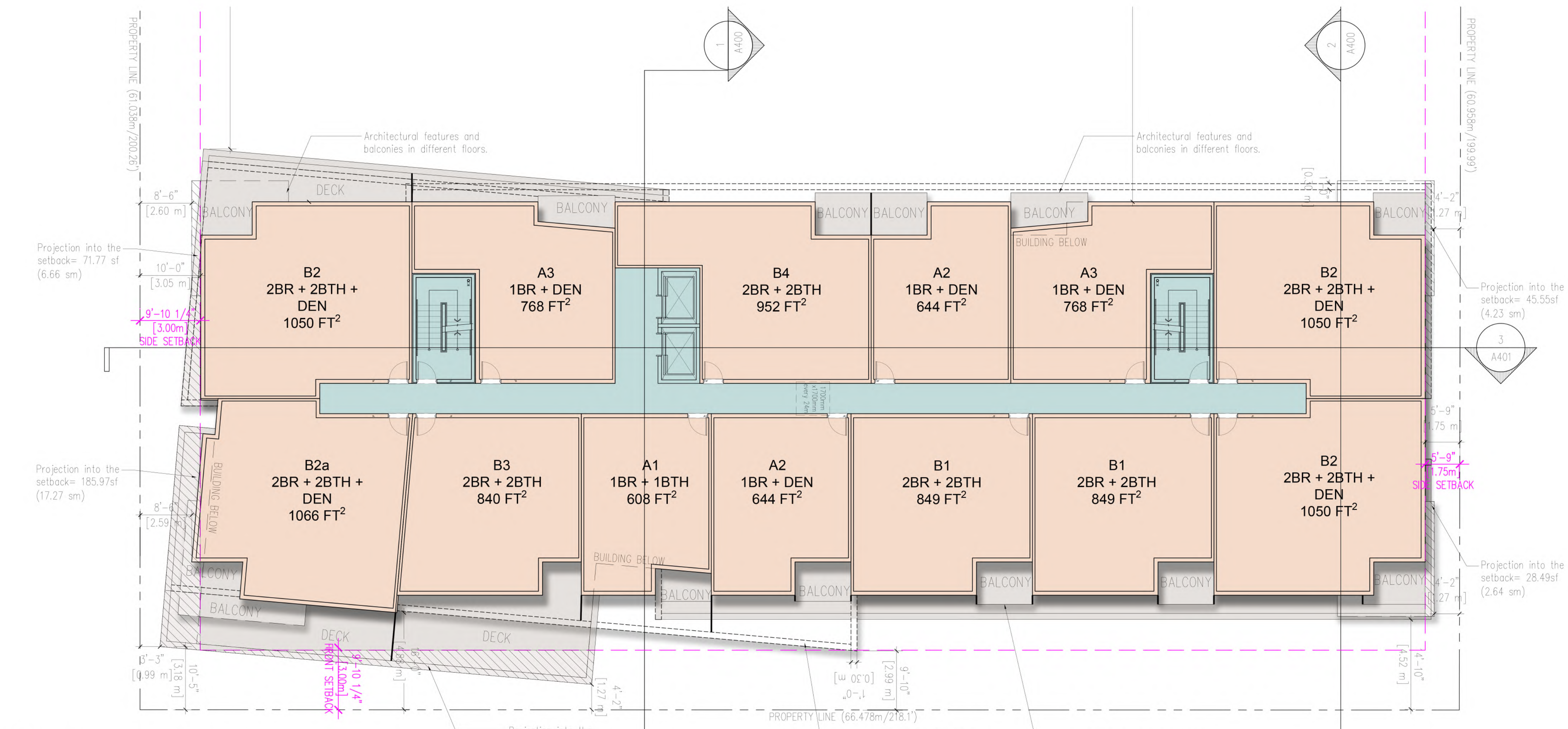
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**821 28TH STREET NE  
 SALMON ARM, B.C.**

DRAWING TITLE:  
**GROUND FLOOR /  
 PARKADE PLAN**

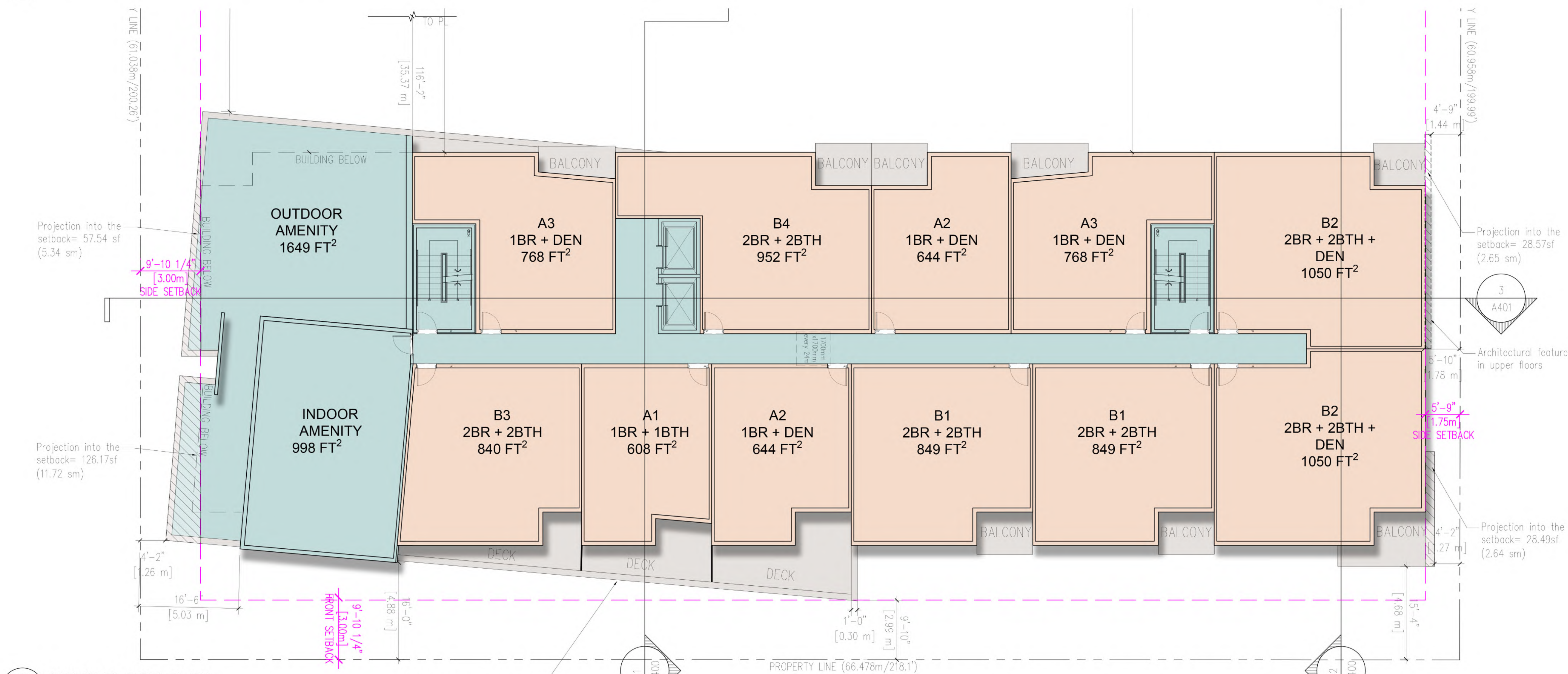
PROJECT NO: 24025 DRAWN BY: MPI/ER  
 SCALE: 3/32" = 1'-0" REVIEW BY: AE  
 DWG NO: **A201**



**1** GROUND FLOOR / PARKADE PLAN  
 3/32" = 1'-0"

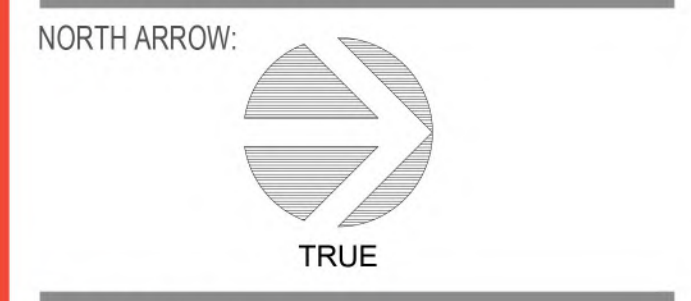


**1 SECOND TO FIFTH FLOOR PLANS**  
A202 3/32" = 1'-0"



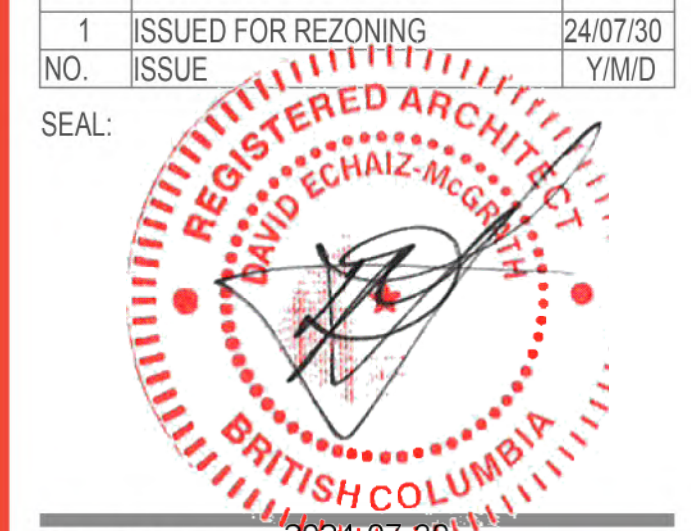
**2 SIXTH FLOOR PLAN**  
A202 3/32" = 1'-0"

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GENERAL NOTES:

1	ISSUED FOR REZONING	24/07/30
NO.	ISSUE	Y/M/D



CONSULTANT: 2024-07-80



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PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
**821 28TH STREET NE  
SALMON ARM, B.C.**

DRAWING TITLE:  
**FLOOR PLANS**

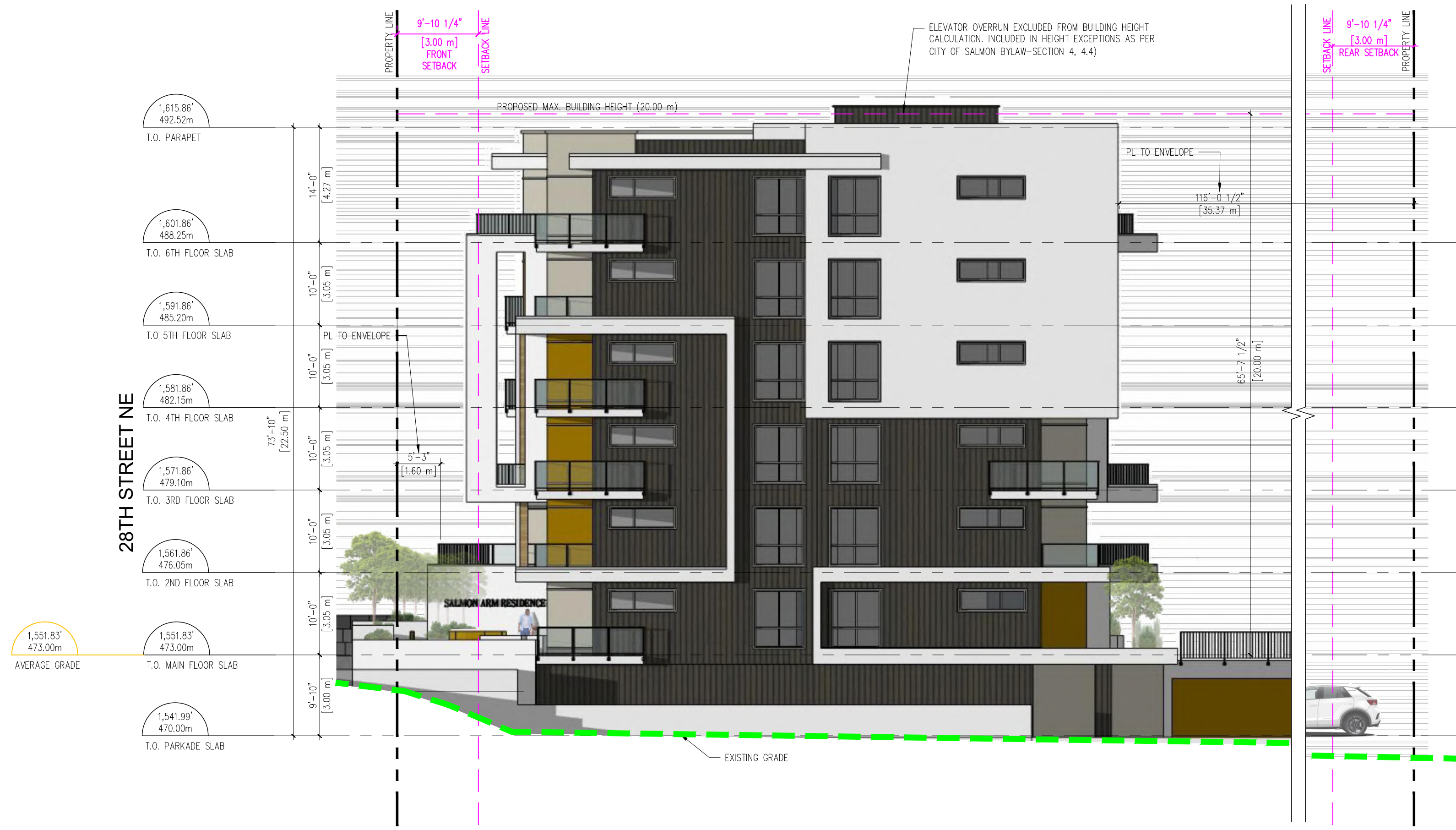
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1	ISSUED FOR REZONING	24/07/30
NO.	ISSUE	Y/M/D

SEAL: 

CONSULTANT: 2024-07-30



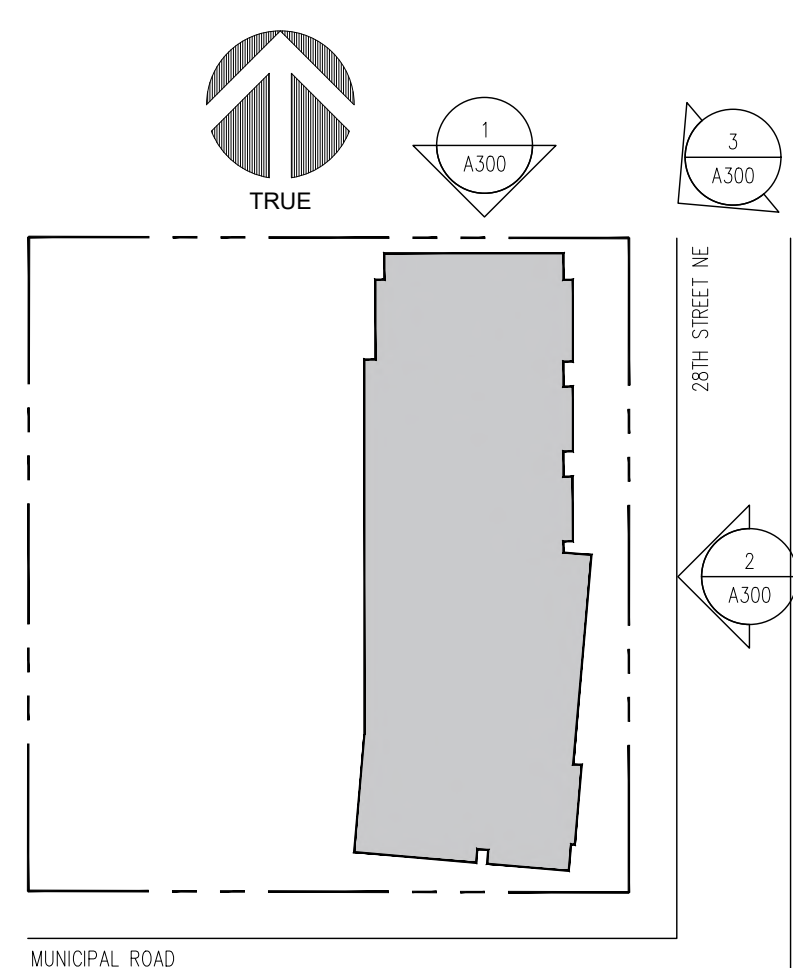
**1 NORTH ELEVATION**  
A300 3/32\"/>



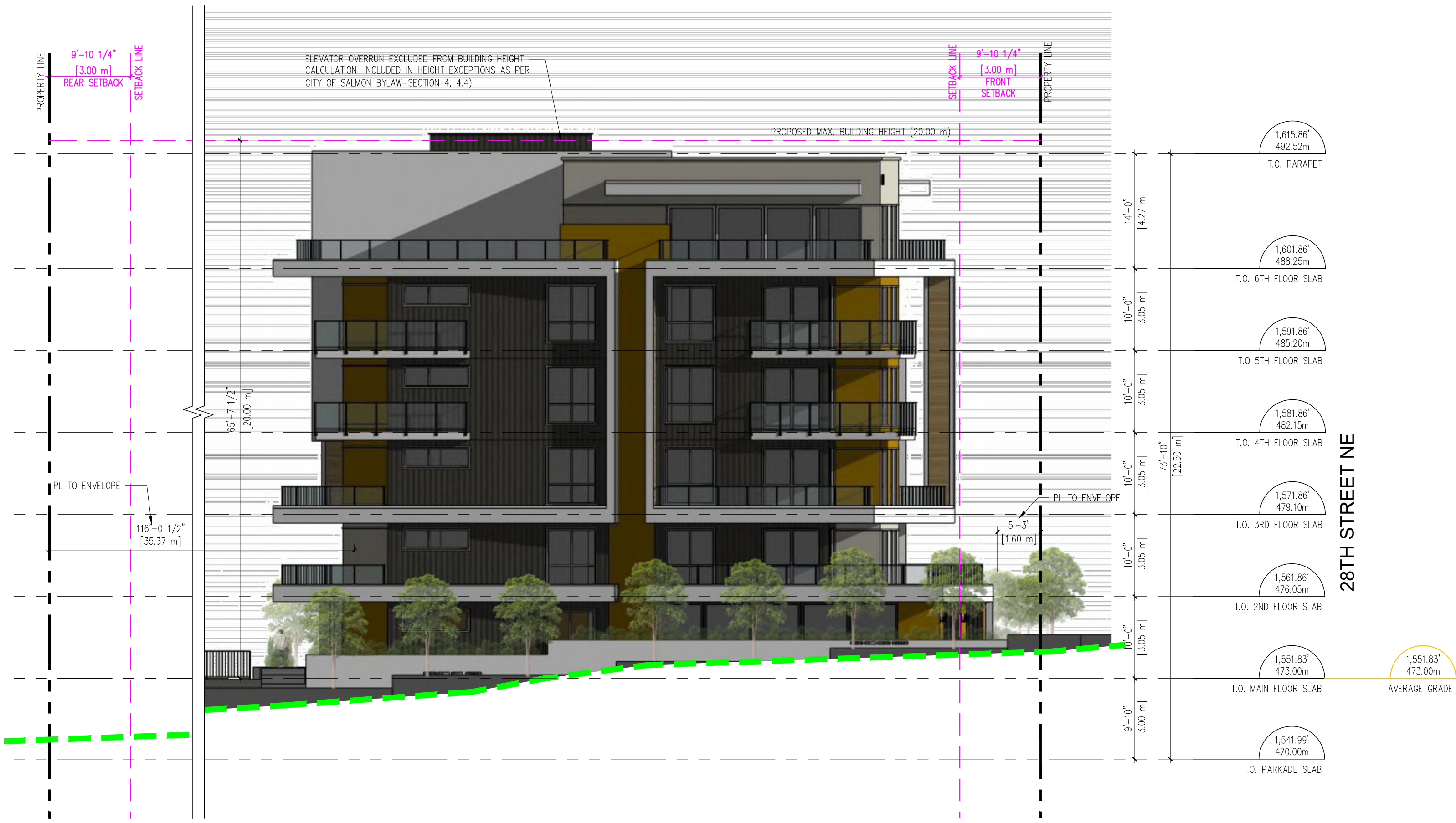
**3 NORTH-EAST VIEW**  
A300 N.T.S.



**2 EAST ELEVATION**  
300 3/32\"/>



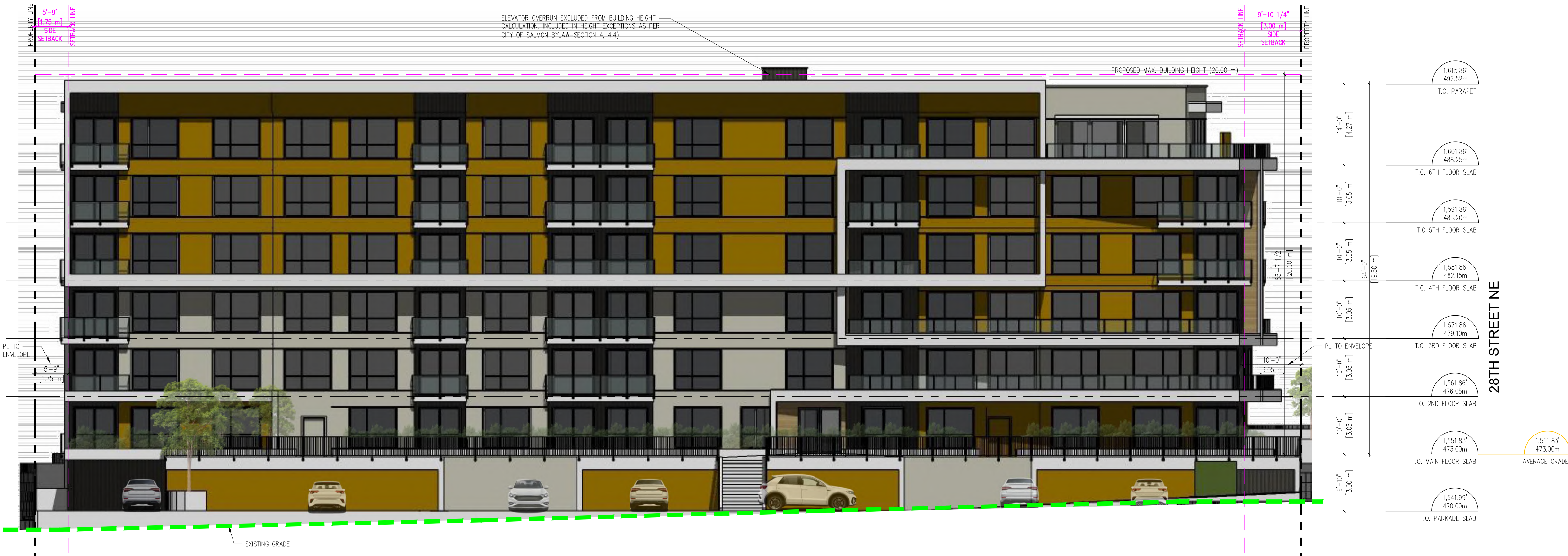
**4 KEY PLAN**  
N.T.S.



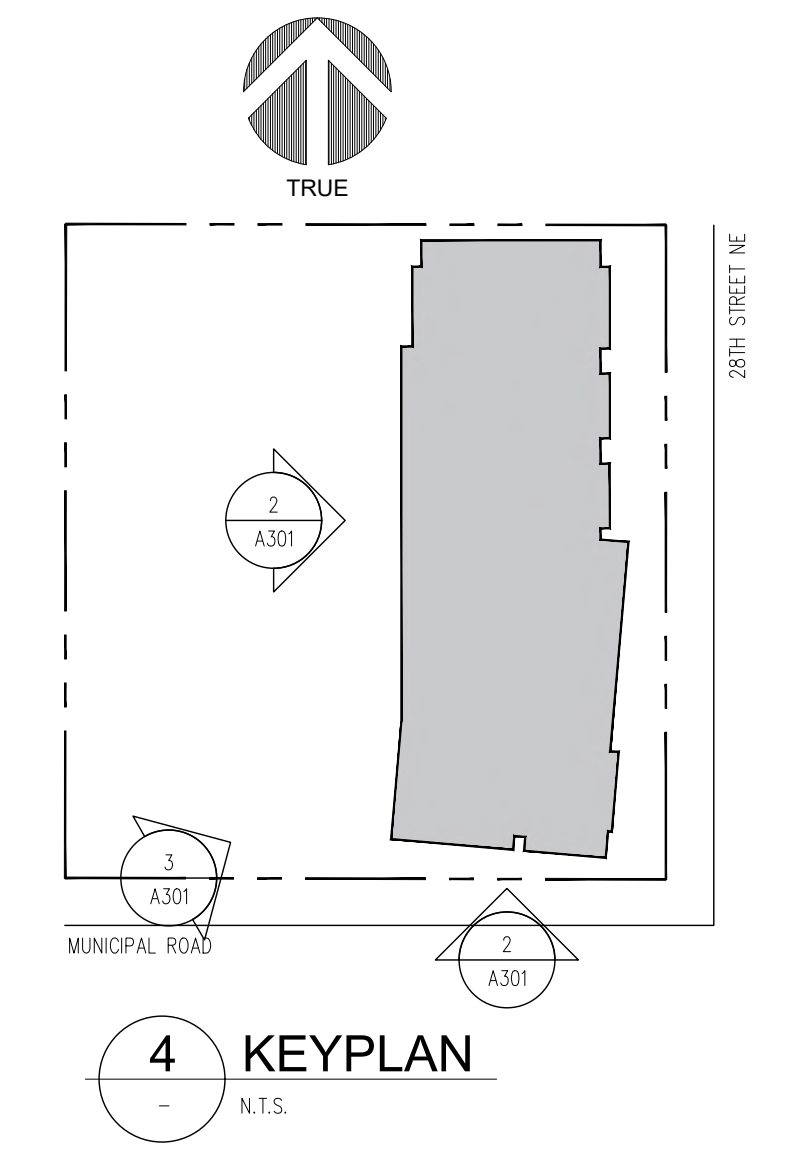
**1** SOUTH ELEVATION  
A301 3/32" = 1'-0"



**3** SOUTH-WEST VIEW  
A301 N.T.S.



**2** WEST ELEVATION  
A301 3/32" = 1'-0"



**4** KEYPLAN  
N.T.S.

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR REZONING	24/07/30
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT: 2024-07-30



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jackie Road Victoria, V8B 0J5  
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
**861 & 821 28TH STREET NE  
SALMON ARM, B.C.**

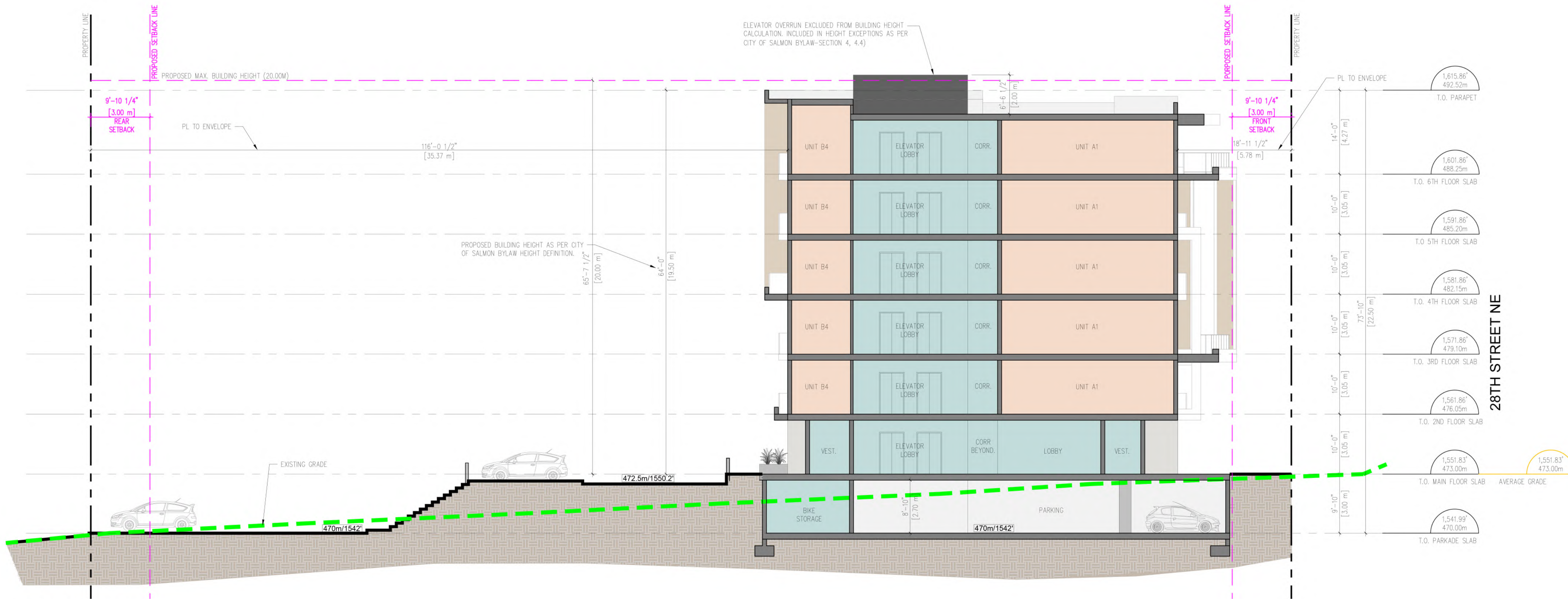
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PROJECT NO: 24025 DRAWN BY: MP

SCALE: REVIEW BY: AE

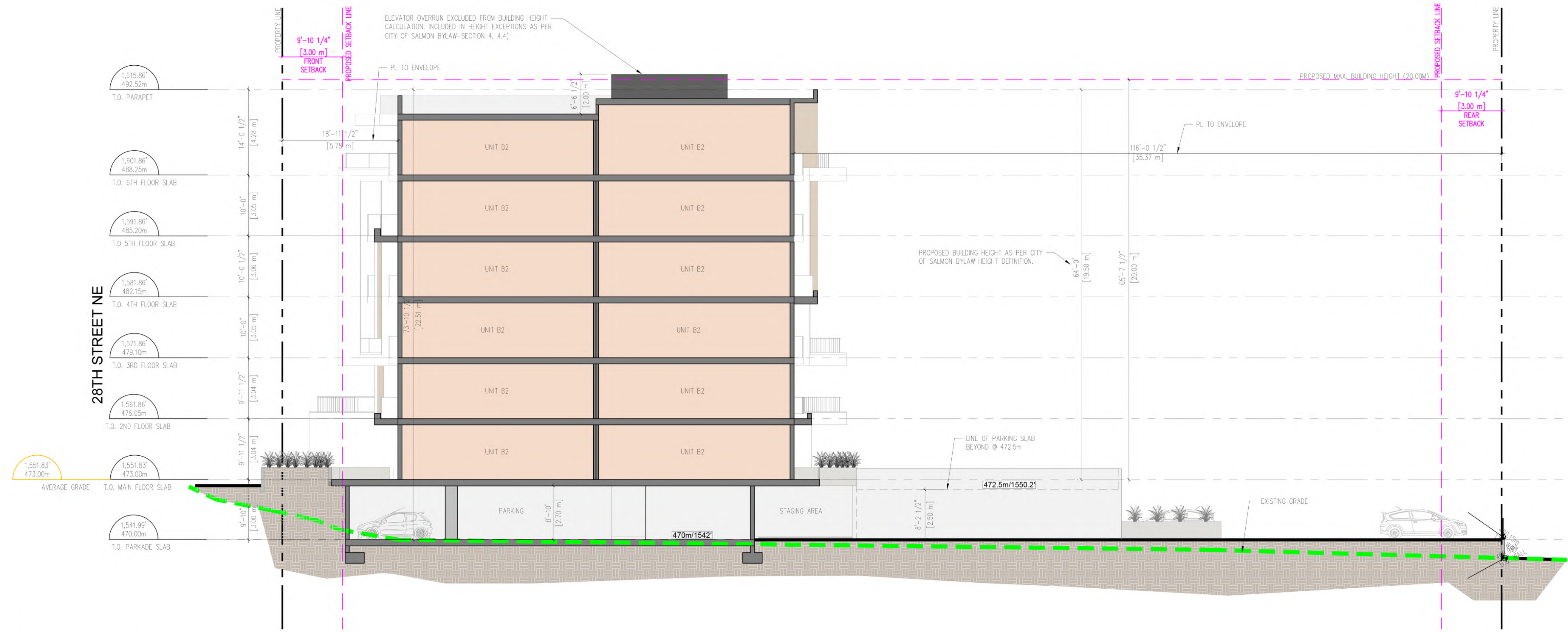
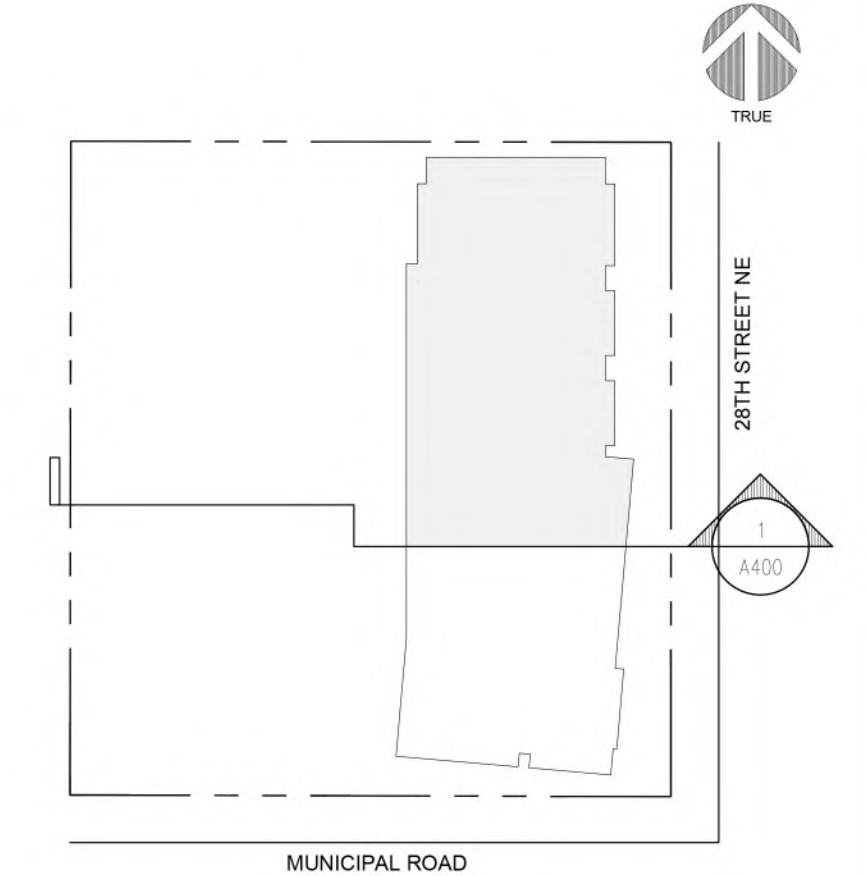
DWG NO: **A301**





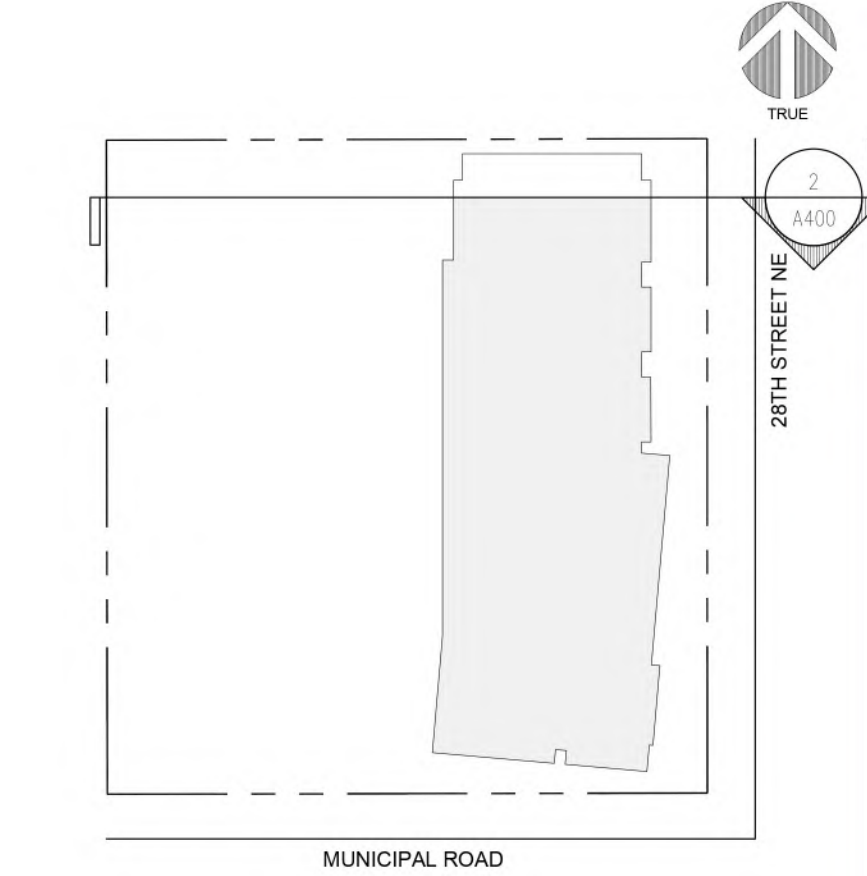
1 SECTION A  
A400 3/32" = 1'-0"

3 KEY PLAN  
N.T.S.



2 SECTION B  
A400 3/32" = 1'-0"

4 KEY PLAN  
N.T.S.



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NORTH ARROW:  
OWNER/CLIENT:  
**CROWNE PACIFIC**  
DEVELOPMENT CORP

GENERAL NOTES:

NO.	ISSUE	DATE
1	ISSUED FOR REZONING	24/07/30
2		
3		
4		
5		
6		
7		
8		
9		
10		

SEAL:

REGISTERED ARCHITECT  
DAVID ECHALZ-McGONAGH  
BRITISH COLUMBIA

CONSULTANT:  
2024-07-30

**IWA ARCHITECTS**

VAN 950 - 1509 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5  
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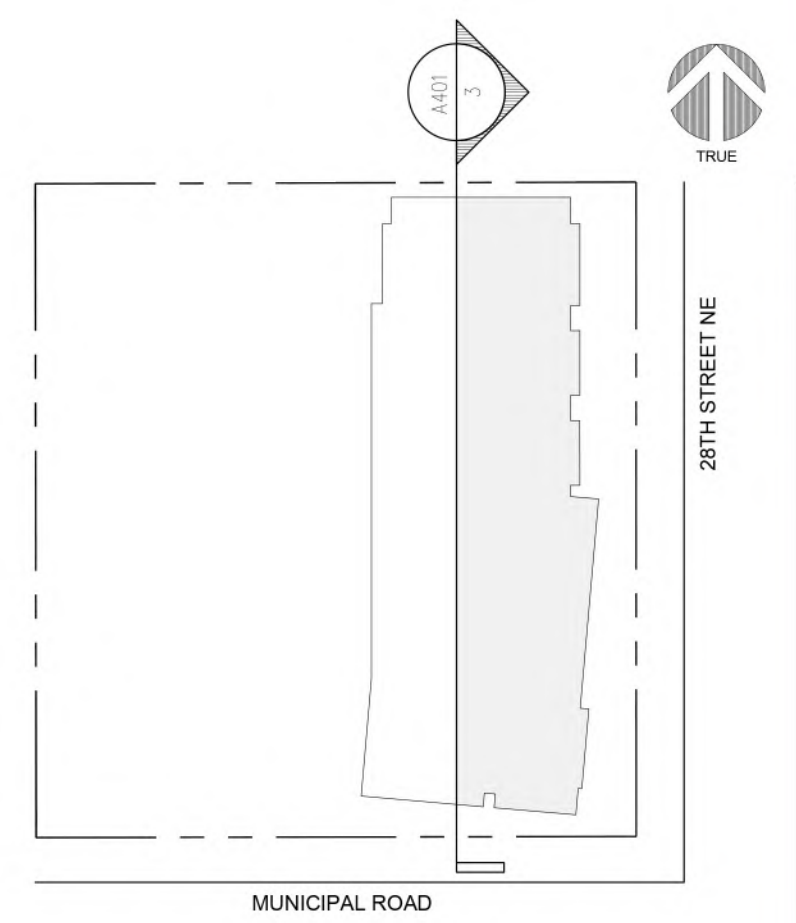
PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
861 & 821 28TH STREET NE  
SALMON ARM, B.C.

DRAWING TITLE:  
**SECTIONS**

PROJECT NO: 24025 DRAWN BY: ER  
SCALE: 3/32" = 1'-0" REVIEW BY: AE  
DWG NO: A400

NORTH ARROW:



**2 KEY PLAN**  
N.T.S.

OWNER/CLIENT:  
**CROWNE PACIFIC**  
DEVELOPMENT CORP

GENERAL NOTES:


1	ISSUED FOR REZONING	24/07/30
NO.	ISSUE	Y/M/D



CONSULTANT: 2024-07-30



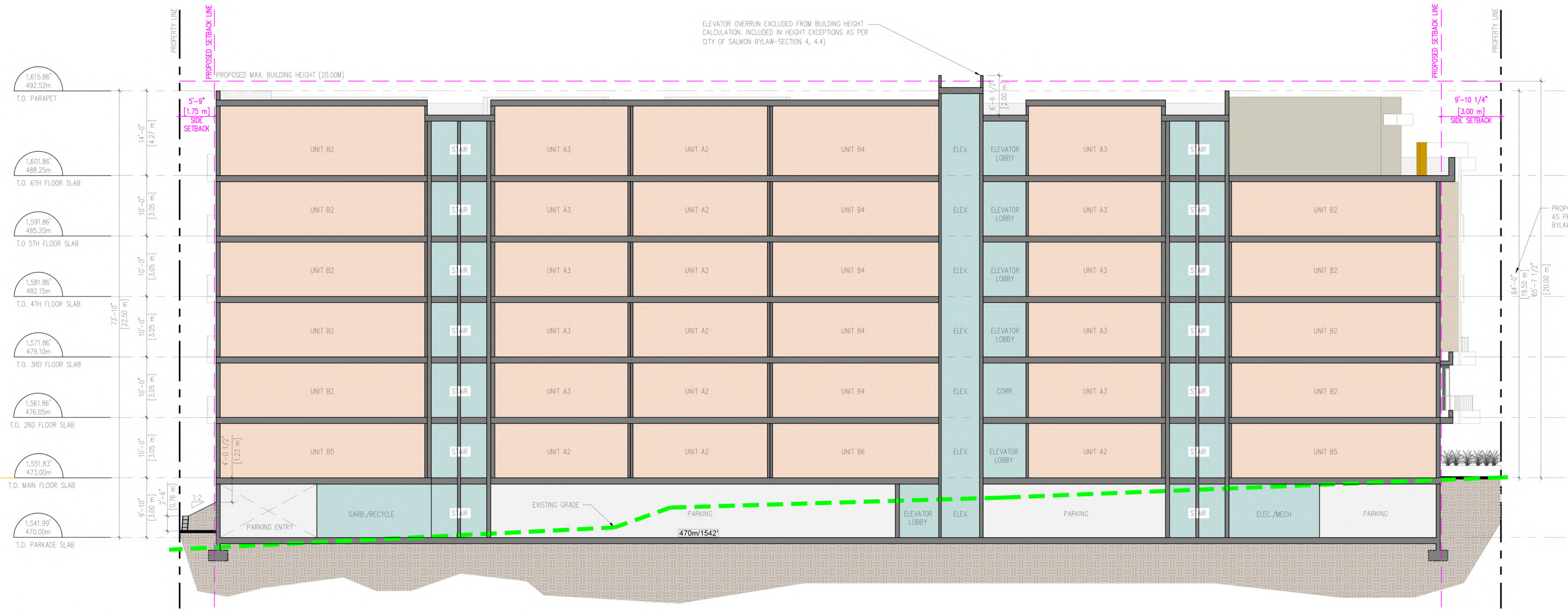
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
 VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5  
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
**861 & 821 28TH STREET NE**  
SALMON ARM, B.C.

DRAWING TITLE:  
**SECTIONS**

PROJECT NO: 24025 DRAWN BY: MP  
 SCALE: 3/32" = 1'-0" REVIEW BY: AE  
 DWG NO: **A401**



**1 SECTION A**  
A401 3/32" = 1'-0"

**Purpose**

20.1 The C-6 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses. The area zoned C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

**Regulations**

20.2 On a *parcel zoned C-6*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 Zone or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

20.3 The following uses and no others are permitted in the C-6 Zone:

- .1 art gallery;
- .2 banking kiosk;
- .3 boat and marine sales, repair and rental, including outside covered or screened storage;
- .4 *commercial daycare facility #3637*
- .5 convention centre;
- .6 craft making and sales;
- .7 farmers market;
- .8 *health service centre*;
- .9 *high technology research and development; #4368*
- .10 *home occupation; #2782*
- .11 *hotel*;
- .12 library;
- .13 *licensee retail store; #3223*
- .14 *mobile food vending; #4340*
- .15 motel;
- .16 museum;
- .17 night club;
- .18 *offices; #3426*
- .19 *outside vending; #2837*
- .20 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw. *#3163*
- .21 *personal service establishment*;
- .22 pub;
- .23 *private utility; #3060*
- .24 *recreation facility - indoor*;
- .25 *recreation facility - outdoor*;
- .26 *resort accommodation; #3517*
- .27 *restaurant*;
- .28 *retail store; #4005*
- .29 theatre;
- .30 *upper floor dwelling units; #2554*
- .31 *work/live studios; #3167 and*
- .32 *accessory use*.

**Accessory Uses**

20.4

- .1 Outside storage and *warehouse* facilities are only permitted within Area "B" as shown on Schedule "C" attached to and forming part of this Bylaw. #2554 #3426

**Maximum Height of Principal Buildings**

20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet). #2748

**Maximum Height of Accessory Buildings**

20.6 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

**Minimum Parcel Size or Site Area**

20.7 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

**Minimum Parcel or Site Width**

20.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

**Minimum Setback of Principal and Accessory Buildings**

20.9 The minimum *setback* of the *principal* and *accessory buildings* from the:

- .1 *Rear parcel line* adjacent to a residential zone shall be 3.0 metres (9.8 feet)
- .2 *Interior side parcel line* adjacent to a residential zone shall be 3.0 metres (9.8 feet)

**Outside Storage**

20.10 Outside storage shall be screened as per Appendix III.

**Parking and Loading**

20.11 Parking and loading shall be required as per Appendix I.



View northwest of subject parcels from 28 Street NE at the Recreation complex entrance.



View southwest of subject parcels from 28 Street NE.





Your File #: ZON-1300 & VP-606  
eDAS File #: 2024-04147  
Date: Sep/03/2024

City of Salmon Arm  
500 2nd Avenue NE  
PO Box 40  
Salmon Arm, BC V1E 4N2  
Canada

Attention: Kathy Frese

**Re: ZONING AMENDMENT APPLICATION FILE NO.1300 and VARIANCE PERMIT  
APPLICATION FILE NO. VP- 606**

- **PID 009-443-291, LOT 1 SECTION 13 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 12198**
- **PID 009-481-753, LOT A SECTION 13 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 12005**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions, please feel free to call Beth Bahm at (778) 576-1114.  
Yours truly,

Beth Bahm  
Okanagan Shuswap Development Services

Local District Address
<p>Salmon Arm Area Office            Bag 100 Stn Main            850C 16th Street NE            Salmon Arm, BC V1E 4S4            Canada            Phone: (250) 712-3660 Fax: (250) 833-3380</p>

---

TO: Gary Buxton, Director of Planning  
 DATE: August 20, 2024  
 PREPARED BY: Chris Moore, Engineering Assistant  
 OWNER: Fireside Electric Ltd., Jerry Thompson  
 APPLICANT: **Crowne Pacific Development Corp.** / Brett Giese  
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO.1300 and  
 VARIANCE PERMIT APPLICATION FILE NO. VP- 606**  
 LEGAL: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12005  
 and Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 12198  
 CIVIC: **861 & 821 - 28 Street NE.**

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Further to your referral dated August 8, 2024, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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

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

**General:**

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe

**ZONING AMENDMENT APPLICATION FILE NO.1300 and  
VARIANCE PERMIT APPLICATION FILE NO. VP- 606**

August 20, 2024

Page 2

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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.

**Roads / Access:**

1. 28 Street NE, on the subject property's eastern 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. 28 Street NE is currently constructed to an Interim Local Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, and street drainage. Where three phase hydro services are located on poles, the developer is not required to relocate these underground. However hydro and Telecommunication services to the development property and to street lights must be below ground, Owner / Developer is responsible for all associated costs.
3. The property fronts onto City owned land along the southern boundary. The parcel is the recreation complex and includes internal roadways for public use, including 8 Avenue NE along the subject property's southern frontage. 8 Avenue NE, will constructed as a local roadway, is not a dedicated and the currently development layout is proposing two accesses onto the City parcel. The City will permit the proposed accesses upon dedication of the parcel land as a dedicated roadway; the applicant is responsible for all associated work and cost to complete the dedication of 8 Avenue NE across the subject parcel's southern property line within the City's parcel as well as any necessary dedication from the subject parcels. The City will require a total of 20.0m road dedication to be centred on the existing road centerline. Engineering notes that City Council will be required to sign off on the road dedication plan.
4. 8 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to sidewalk, boulevard construction, street lighting, fire hydrants and street drainage. Owner / Developer is responsible for all associated costs
5. 3.0m by 3.0m corner cuts are required to be dedicated at the intersection of 28 Street NE and 8 Avenue NE.

**ZONING AMENDMENT APPLICATION FILE NO.1300 and  
VARIANCE PERMIT APPLICATION FILE NO. VP- 606**

August 20, 2024

Page 3

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**Water:**

1. The subject property fronts a 200mm diameter Zone 4 watermain on 28 Street NE. No upgrades will be required at this time.
2. Records indicate that the existing properties are serviced by two 19mm diameter services from the 200mm diameter watermain on 28 Street NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The proposed parcel 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 (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the high density spacing requirements of 90 meters. One additional hydrant is required at the western end of the frontage onto 8 Avenue NE.

**Sanitary:**

1. The subject property fronts a 200mm diameter sanitary sewer on the west property line. No upgrades will be required at this time.
2. Records indicate that the existing properties are serviced by two 100mm services from the sanitary sewer on the west property line. Only one sanitary service to be used, all existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject 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 costs.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

**Drainage:**

1. The subject property partially fronts a 250mm diameter storm sewer on 28 Street NE and a 300mm storm sewer terminates at the western limit of the frontage onto 8 Avenue NE.

**ZONING AMENDMENT APPLICATION FILE NO.1300 and  
VARIANCE PERMIT APPLICATION FILE NO. VP- 606**

August 20, 2024

Page 4

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Extension of the storm sewer system may be required to service road drainage on the subject property's frontage.

2. Records indicate that 821 28 Street NE is serviced by a 250mm diameter service from the 300mm storm sewer on 8 Avenue NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020)
4. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
5. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
6. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Geotechnical:**

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



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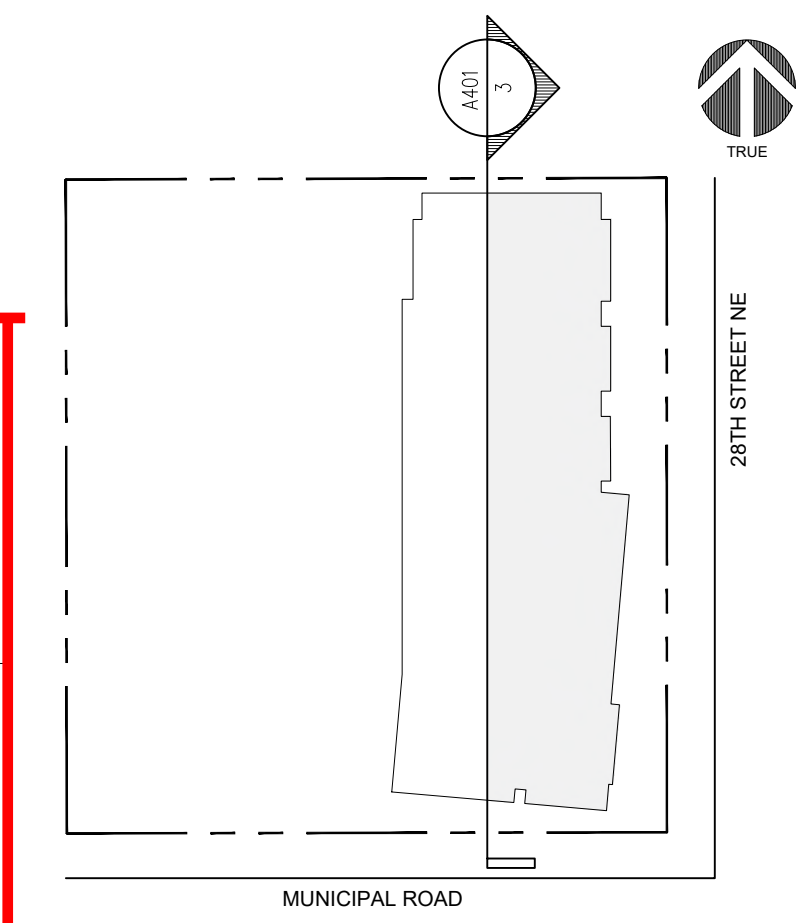
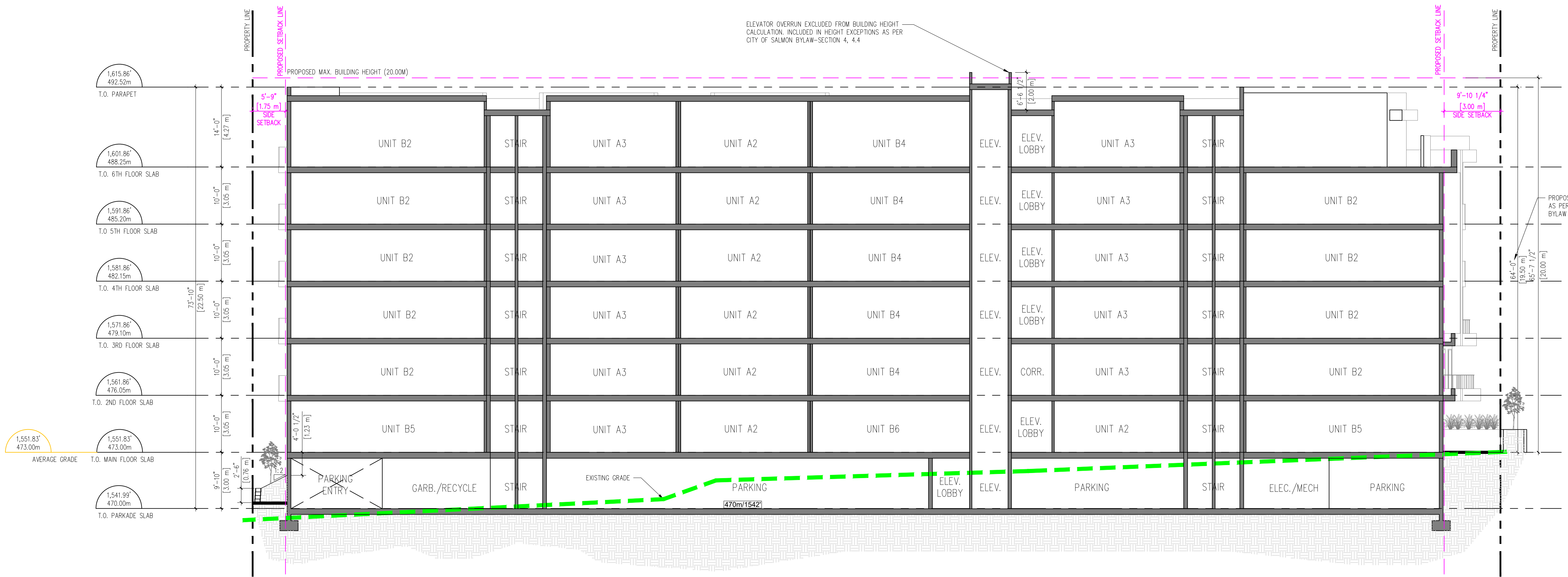
**Chris Moore**  
Engineering Assistant



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**Jenn Wilson P.Eng.**  
City Engineer

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR CITIES REVISION	24/09/06
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



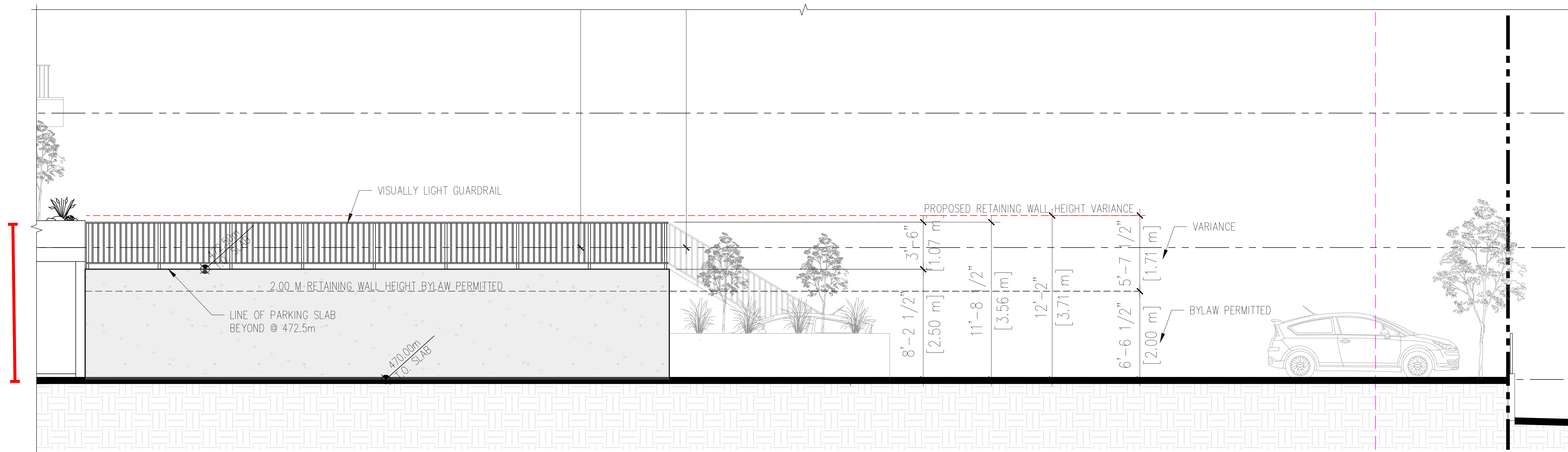
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jackie Road Victoria, V8B 0J5  
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:  
**THE HUB**

PROJECT ADDRESS:  
**861 & 821 28TH STREET NE  
SALMON ARM, B.C.**

DRAWING TITLE:  
**SECTIONS**

PROJECT NO: 24025 DRAWN BY: ER  
SCALE: 3/32" = 1'-0" REVIEW BY: AE  
DWG NO: **A401**



Retaining Wall Variance