



## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Bylaw Amendment Application No. 1302

Legal: 1) Lots 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4214  
2) Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4214 &  
3) Lot 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4214  
Civic: 560, 580 & 610, Shuswap Street SE  
Owner: 1474042 B.C Ltd.  
Agent: Owner

Date: January 27, 2025

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### **Executive Summary/Purpose:**

To rezone the subject parcels from the R-10 (Residential) Zone to the R-5 (High Density Residential) Zone to permit future multi-family residential development.

### **Motion for Consideration:**

THAT: The committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning:

- 1) Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4214 (560 Shuswap Street SE)
- 2) Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4214 (580 Shuswap Street SE)
- 3) Lot 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4214 (610 Shuswap Street SE)

from R-10 (Residential Zone) to R-5 (High Density Residential Zone);

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

- i. Consolidation of the subject parcels;
- ii. Submission of Traffic Impact Analysis (TIA) completed to the satisfaction of the City Engineer with acknowledgement that the owner/applicant is responsible for any and all off-site improvements recommended by the TIA and the registration of a *Land Title Act*, Section 219 covenant to address the findings and recommendations of the TIA report, and;
- iii. Ministry of Transportation and Transit approval.

### **Staff Recommendation:**

THAT: the Motion for Consideration be adopted.

**Proposal:**

This proposal is to rezone the subject parcels from the R-10 (Residential) Zone to the R-5 (High Density Residential) Zone to permit future multi-family residential development.

**Background:**

The subject property consists of 560, 580, and 610 Shuswap Street SE (see Appendices 1 & 2). It is designated as High Density Residential (HR) in the City’s Official Community Plan (OCP) and zoned R-10 (Residential) according to the Zoning Bylaw (refer to Appendices 3 & 4). Once consolidated, the total area of the subject parcels would be 0.36 ha (0.89 ac). Currently, there are single-family dwellings on the parcels at 580 and 610 Shuswap Street SE (Appendix 6). Should the subject properties be rezoned, these homes will become non-conforming and one will need to be removed before lot consolidation. A comparison of the existing R-10 zone and the proposed R-5 zone regulations is referenced in Appendix 9.

Adjacent land uses include the following:

North:	Empty Lot	R-10 (Residential)
South:	Assisted Living Facility	P-3 (Institutional)
East:	Assisted Living Facility/Daycare Facility	P-3 (Institutional)
West:	Multi-family Dwellings	R-5 (High Density Residential)

**Relevant Policy(ies):**

The subject property is located in an appropriate location for high density housing forms. The location of this proposal meets the following criteria from the OCP Policy 8.3.19;

- a. good access to transportation routes, including transit, trails and sidewalks, and roads;
- b. good access to recreation, parks, and open space;
- c. good access to community services, e.g. commercial uses, daycares;
- d. sufficiently removed from incompatible land uses to ensure the health, safety, and welfare of the residents; and
- e. capable of being serviced with municipal, private, and Crown utilities including fire protection, in accordance with City standards and specifications.

OCP Policy 8.3.1 promotes new residential developments within the Urban Containment Boundary that offer a mix of housing types and densities. The R-5 Zone would allow for multi-family dwellings in the area, contributing to diversity in housing stock. Additionally, OCP Policy 8.2.3 encourages residential development that supports strong neighborhoods within compact communities. The increased density permitted under the R-5 Zone will provide more residents with improved access to services. The applicant has not indicated if the units would be rental or market housing.

Future development will require a Residential Development Permit as per OCP Policy 8.3.3 and as outlined in section 8.4 of the OCP, prior to the issuance of a Building Permit. At the time of Development Permit, issues such as site access, building massing and form and character, as well as, landscaping details would be subject to review.

**Referral Comments:**Fire Department

No Fire Department concerns.

Building Department

No concerns.

Engineering Department

The registration of a Section 219 covenant to address the requirements of a Traffic Impact Assessment (TIA) will be required prior to rezoning approval. The applicant has been advised that the covenant proposed as a condition of rezoning specifies that further development of the site (including a Development Permit) may not proceed until the report is complete, approved by the City Engineer and any improvements required as a result of that report are at the cost of the developer.

Servicing information provided to the applicant in advance of development outlines the servicing requirements for later stages of development (Appendix 7).

Ministry of Transportation and Transit

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

Planning Department

Once consolidated, the subject property would satisfy the minimum lot area requirements of the R-5 Zone (see Appendix 8). This consolidation would also provide greater flexibility in building alignment, considering the necessary setbacks and parking requirements. Since the proposed rezoning aligns with the OCP, staff support the application.

**Financial Considerations:**

N/A

**Committee Recommendations:**

N/A

**Public Consultation:**

Pursuant to the *Local Government Act* and the Development Procedures Bylaw, notices are mailed to land owners and occupiers within a 30 m radius of the application. Newspaper ads are placed in two editions of the local paper. The notices outline the purpose of the proposal. Pursuant to Section 464(2) and 467(2) of the *Local Government Act*, a Public Hearing cannot be held for this proposal. Written submissions received prior to First Reading of the Bylaw are posted on the City website with the Bylaw and staff report.

**Alternatives & Implications:**

N/A

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Subject Property Map
- Appendix 2 – Ortho Maps
- Appendix 3 – OCP Map
- Appendix 4 – Zoning Map
- Appendix 5 – Concept Design
- Appendix 6 – Site Photos
- Appendix 7 – Engineering Referral Response
- Appendix 8 – R-5 Zoning Regulations
- Appendix 9 – Zone Comparison Table

# Subject Property Map

451

450

451

430

450

470

481

470

490

121

5 AVE. S.E.

80

60

521

90

100

170

540

560

580

571

610

611

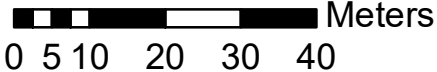
(615)

661

SHUSWAP ST. S.

680

711



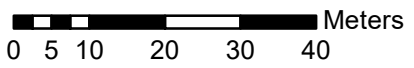
## Legend

 Parcels



 Subject Property



# Ortho Map



## Legend

-  Parcels
-  Subject Property



Ortho Map

5 AVE. S

90

521

540

560

571

580

610

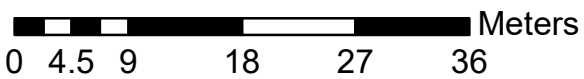
611

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ST. S.

680

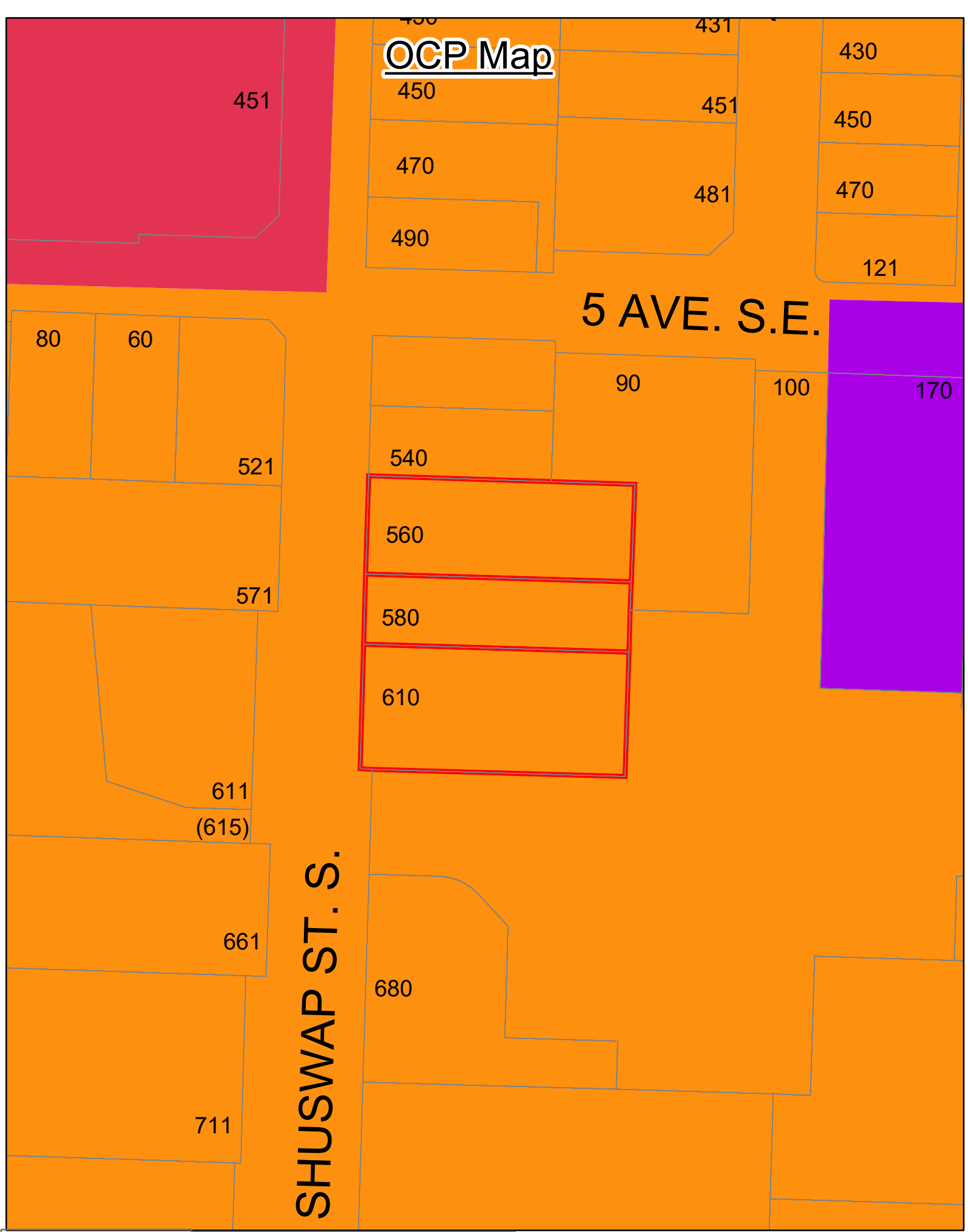


**Legend**

 Parcels

 Subject Property

# OCP Map



0 5 10 20 30 40 Meters

## Legend

Parcels

Subject Property

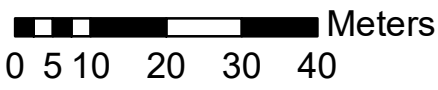
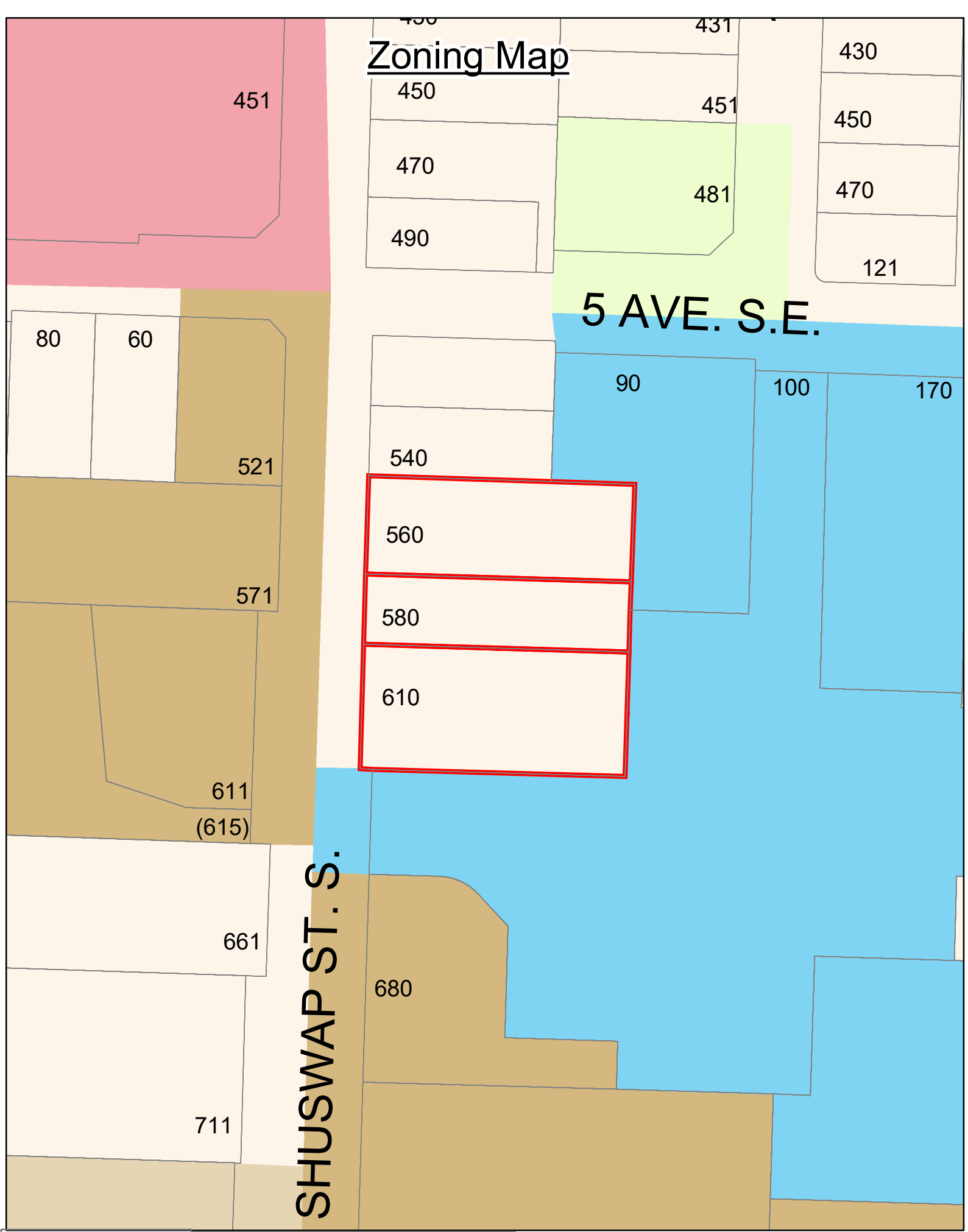
Institutional

Residential - High Density

Commercial - City Centre



# Zoning Map



## Legend

- |   |                  |   |      |   |      |
|---|------------------|---|------|---|------|
|  | Parcels          |  | C-2  |  | R-5  |
|  | Subject Property |  | CD-4 |  | R-10 |
|   |                  |  | P-3  |  | R-14 |







1. View from Shuswap Street looking east. Looking at the south portion of the subject properties (610 Shuswap Street).



2. View from Shuswap Street looking northeast towards the subject properties.

Photos taken on November 4, 2024.





3. View from Shuswap Street looking southeast.

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TO: Gary Buxton, Director of Planning  
DATE: October 31, 2024  
PREPARED BY: Mustafa Zakreet, Engineering Assistant  
APPLICANT: 1474042 B.C LTD, 1180 Rogers Way, Kamloops, B.C, V1S 1N5  
SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON- 1302  
LEGAL: Lots 1, 2 & 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4214  
CIVIC: 560, 580 & 610 Shuswap Street SE

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Further to your referral dated September 4, 2024, we provide the following servicing information. **As a condition of rezoning the Owner / Developer shall undertake a Traffic Impact Assessment (TIA). This shall include a Traffic Generation Analysis based on the highest and best use for the proposed zoning. Recommendations from the TIA may result in additional road improvement requirements. Prior to completion of rezoning a covenant shall be registered on title specifying that the requirements of the TIA are to be fulfilled prior to any further development.**

**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:**

Comments are based on the Subdivision/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. 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.

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8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the 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. Shuswap Street SE, on the subject property's western boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that 2.44m of additional dedication is required (to be confirmed by BCLS). However the City will require a statutory right of way for an additional 2.5m beyond the current road dedication for the construction of a multi-use path, to be constructed at the applicant/developers cost.
2. Shuswap Street SE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, multi-use path, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. As Shuswap Street SE is designated as an Arterial Road, accesses shall be limited. Only one driveway access will be permitted onto Shuswap Street SE. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

### **Water:**

1. The subject property fronts a 200mm diameter Zone 1 watermain on Shuswap Street SE. No upgrades will be required at this time.
2. Records indicate that the three subject properties are each serviced by a 25mm diameter services from the 200mm diameter watermain on Shuswap Street. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The proposed development is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water



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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.

### **Sanitary:**

1. The subject property fronts a 150 mm diameter sanitary sewer on Shuswap Street SE and backs on a 200mm diameter sanitary sewer main. As this property marks the commencement of the 150mm diameter sewer run and there are no additional benefiting properties, no upgrades or extensions to the existing sanitary sewer main is required.
2. Records indicate that the three subject properties are each serviced by a 100 mm service from the sanitary sewer on the properties back. 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 sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

### **Drainage:**

1. The subject property fronts a 300mm diameter storm sewer along Shuswap Street SE, which currently terminates approximately 10 meters south of the southern corner of 610 Shuswap Street SE. Extension of this storm main is necessary along the frontage of the subject properties to its furthest feasible point (minimum cover reached) or to the southern edge of 571 Shuswap Street SE whichever is shorter.
2. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020).
3. 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.
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 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

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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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**Mustafa Zakreet, EIT**  
Engineering Assistant

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

## **SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE**

### **Purpose**

- 10.1 The purpose of the R-5 Zone is to provide for high *density, multiple family residential development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the ***Fire Services Act, British Columbia Building Code***, and other applicable legislation. #2789

### **Regulations**

- 10.2 On a *parcel zoned R-5*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *R-5 Zone* or those regulations contained elsewhere in this Bylaw.

### **Permitted Uses**

- 10.3 The following uses and no others are permitted in the R-5 Zone:
- .1 *assisted living housing*; #4336
  - .2 *boarders*, limited to two;
  - .3 *boarding home*; #2789
  - .4 *commercial daycare facility*;
  - .5 *dining area*; #4336
  - .6 *duplex*; #4421
  - .7 *home occupation*; #2782
  - .8 *multiple family dwellings*;
  - .9 *rooming house*; #2789
  - .10 *triplex*; #3286
  - .11 *secondary suite* #4579
  - .12 *accessory use*.

### **Maximum Height of Principal Building**

- 10.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet). This may be increased to 15.0 metres (49.2 ft.), via the Development Permit process, if any of the special amenity(ies) in Table 3 are provided.

### **Maximum Height of Accessory Building**

- 10.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

### **Maximum Parcel Coverage**

- 10.6
- .1 The total maximum *parcel coverage* for *principal and accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*. #2811
  - .2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

### **Minimum Parcel Area**

- 10.7 The minimum *parcel area* shall be 775.0 square metres (8,342.3 square feet).

### **Minimum Parcel Width**

- 10.8 The minimum *parcel width* shall be 30.0 metres (98.5 feet).

### **Minimum Setback of Principal Buildings**

- 10.9 The minimum *setback* of *buildings* from the:
- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
  - .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
  - .3 *Interior side parcel line* shall be 2.4 metres (7.8 feet)
  - .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
  - .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811



## **SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED**

### **Minimum Setback of Accessory Buildings**

10.10 The minimum *setback* of accessory *buildings* from the:

- |    |   |                        |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be   | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be  | 1.0 metre (3.3 feet)   |
| .3 | <i>Interior side parcel line</i> shall be   | 1.0 metre (3.3 feet)   |
| .4 | <i>Exterior side parcel line</i> shall be   | 5.0 metres (16.4 feet) |
| .5 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811 |                        |

### **Maximum Density**

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

10.11

- .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.
- .3 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increase to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*. #4336

**TABLE 3**

<b>COLUMN I SPECIAL AMENITY TO BE PROVIDED</b>	<b>COLUMN II ADDED DENSITY</b>
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	<input type="checkbox"/> 4 units per hectare(1.2 units per acre) <input type="checkbox"/> 6 units per hectare(1.6 units per acre) <input type="checkbox"/> 8 units per hectare(2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	<input type="checkbox"/> 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>welling unit</i>	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	<input type="checkbox"/> 5 units per hectare (2.0 units per acre)

### **Parking**

10.12 Parking shall be required as per Appendix I.

Appendix 9 – Zone Comparison

Subject Property size: 0.36 hectare (0.89 acres).

<b><u>Regulations</u></b>	<b><u>R-10 Permitted</u></b>	<b><u>R-5</u></b>	<b><u>R-5 with Bonus</u></b>
<b>Density</b>	4 units	36 units	46 units
<b>Height</b>	10 m	12 m	15 m
<b>Parcel Coverage</b>	45 %	55 %	70%
<b>Setback – front</b>	6 m	5 m	5 m
<b>Setback – exterior side</b>	6 m	5 m	5 m
<b>Setback – interior side</b>	1.5 m	2.4 m	2.4 m
<b>Setback – rear</b>	6 m	5 m	5 m
<b>Parking</b>	5 parking stalls	1.25 per unit	1.25 per unit