



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Amendment Application No. 1303

Legal: Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4136, Except Plans B6340 & KAP71233
Civic: 680 10 Street SW
Owner: A., G. & G. Walters
Agent: G. Arsenault

Date: January 20, 2025

Executive Summary/Purpose:

To rezone the subject parcel from the R-10 (Residential) Zone to the R-5 (High Density Residential) Zone to construct a multi-family residential development.

Motion for Consideration:

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4136, Except Plans B6340 & KAP71233 (680 10 Street SW) from R-10 (Residential) to R-5 (High Density Residential);

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

- i. lot consolidation with the parcel of land legally described as Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 2016, Except Plan KAP71234 (710 10 Street SW); and
- ii. Ministry of Transportation and Transit approval.

Staff Recommendation:

THAT: the Motion for Consideration be adopted.

Proposal:

This proposal is to rezone the subject parcel from the R-10 (Residential) Zone to the R-5 (High Density Residential) Zone to allow construction of a multi-family residential development.

Background:

The subject property is located at 680 10 Street SW (Appendices 1, 2 & 3). The subject property is designated High Density Residential (HR) in the City's Official Community Plan (OCP) and zoned R-10 (Residential) in the Zoning Bylaw (Appendices 4 & 5). The subject parcel, once consolidated with 710 10 Street SW, would be approximately 0.29 ha (0.72 ac) in area. A single-family dwelling currently exists on each of the parcels.

A proposed site plan is attached as Appendix 6. Site photos are attached as Appendix 7.

Adjacent land uses include the following:

North:	Single-Family Dwelling	R-14 (Compact/Strata Multi-Family)
South:	Single-Family Dwelling	R-5 (High Density Residential)
East:	Single-Family Dwelling	R-14 (Compact/Strata Multi-Family)
West:	Vacant	C-3 (Service Commercial)

The maximum density permitted in the R-10 zone is 4 units. The maximum density in the R-5 zone is 100 units per ha or 130 units per ha if amenities are provided. Once combined with the parcel at 710 10 Street SW, a maximum of 29-37 units could be permitted, subject to setbacks, height, and parcel coverage.

Relevant Policy(ies):

The subject property is located in an appropriate location for high density housing forms. OCP Policy 8.3.19 encourages residential developments and subdivisions to meet the following criteria:

- 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, library, post office;
- 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.

The location of this proposal meets the above criteria.

OCP Policy 8.3.1 encourages new residential developments within the Urban Containment Boundary that create a mix of residential housing types and densities. Supporting this zoning amendment will allow for multi-family dwellings in this area and could diversify the housing stock. OCP Policy 8.2.3 encourages residential development that will support strong neighbourhoods in compact communities. The increased density supported in the R-5 Zone will enable more residents to have better access to services.

The 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.

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, site access, building massing, form and character, and landscaping will be reviewed.

Referral Comments:

Fire Department

No concerns.

Building Department

N/A

Engineering Department

The Engineering Department does not have any concerns related to the rezoning. Engineering comments concerning future subdivision or development are attached as Appendix 8.

Other

Ministry of Transportation and Transit (MoTT)

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

Table 1: Zone Comparison

<u>Regulation</u>	<u>R-10</u>	<u>R-5</u>
Purpose	Ground-oriented small scale residential use comprising of single family dwellings and duplexes, either with or without secondary suites and detached accessory dwelling units	High density multiple family residential development
Residential Permitted Uses	Single family dwelling Duplex Secondary suite Accessory dwelling unit	Duplex Triplex Multiple family dwellings Secondary suite Assisted living housing
Maximum Number of Dwelling Units/Density	4	100/ha (max. 130/ha with amenities or for assisted living housing)
Minimum Parcel Area	450m ²	775m ²
Minimum Parcel Width	14m	30m
Maximum Parcel Coverage	45%	55% (70% if all required parking, except visitor parking, is provided underground)
Minimum Permeable Surface Parcel Coverage	40%	Reviewed through DP
Minimum Number of Parking Spaces per Dwelling Unit	Single family dwelling – 2 Duplex – 2 Secondary suite – 1 Accessory dwelling unit – 1	1.25
Maximum Principal Building Height	10m	12m (15m with amenities)
Principal Building Front Setback	6m	5m
Principal Building Rear Setback	6m	5m
Principal Building Interior Side Setback	1.5m	2.4m

Principal Building Exterior Side Setback	6m	5m
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Planning Department

The subject property does not meet the minimum parcel width in the R-5 Zone (30 m). However, if consolidated with the parcel at 710 10 Street SW, the consolidated parcel would meet the requirements of the R-5 Zone (Appendix 9) with respect to minimum lot area and width. The consolidation would also allow for more options for the layout of buildings given the setbacks and parking requirements. Given that the proposed rezoning is consistent with the OCP staff are supportive of the application, subject to lot consolidation with the parcel at 710 10 Street SW.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the Local Government Act and the Zoning 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 II

Reviewed by: Manager of Planning & Building

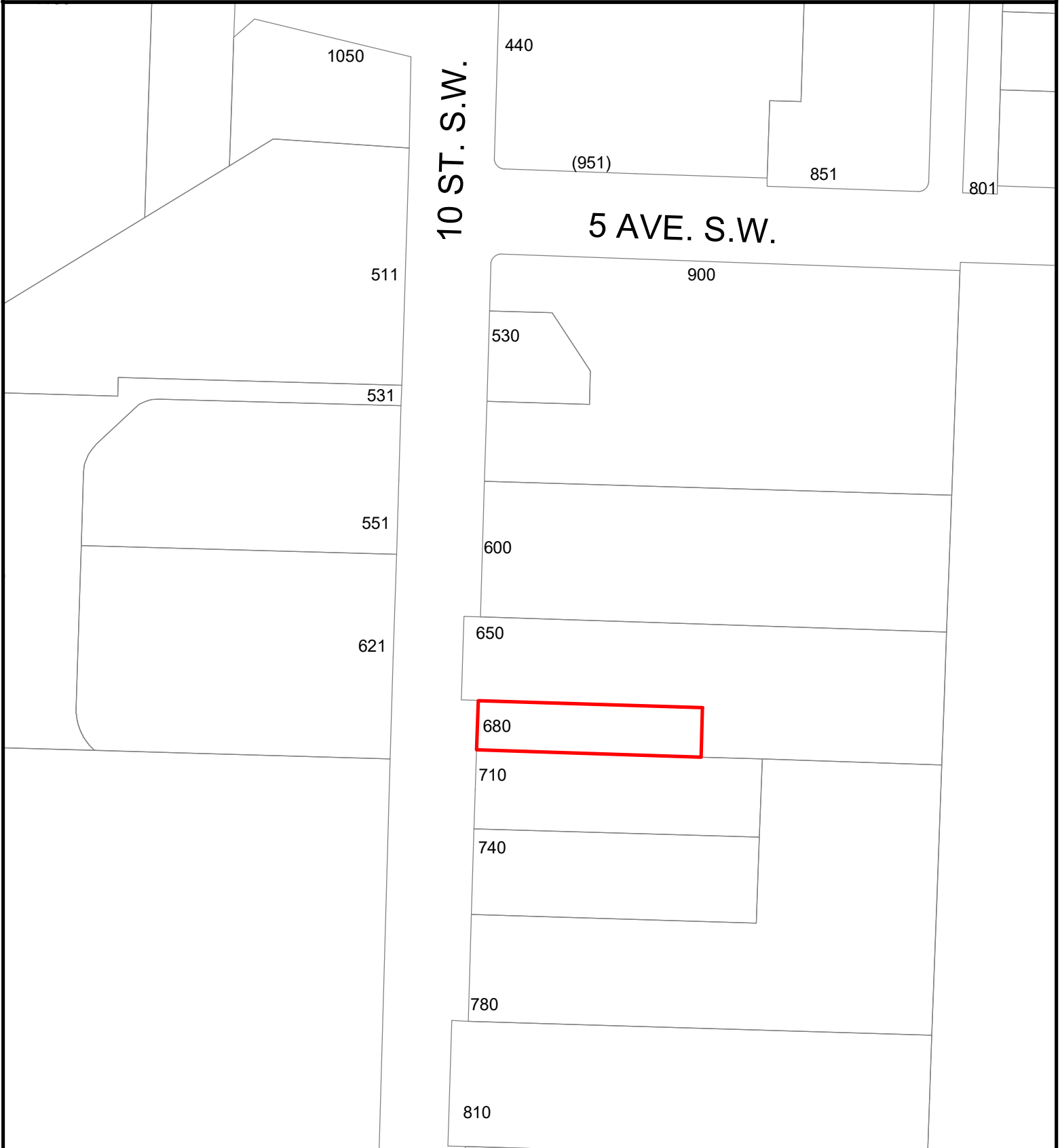
Reviewed by: Director of Planning & Community Services



Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Property
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Plan
- Appendix 7 – Site Photos
- Appendix 8 – Engineering Comments
- Appendix 9 – R-5 Zone

Appendix 1 - Location Map



-  Parcels
-  Subject Parcel

Appendix 2 - Ortho Map



Parcels



Subject Parcel

Appendix 3 - Subject Property



N



0 10 20 40 Meters

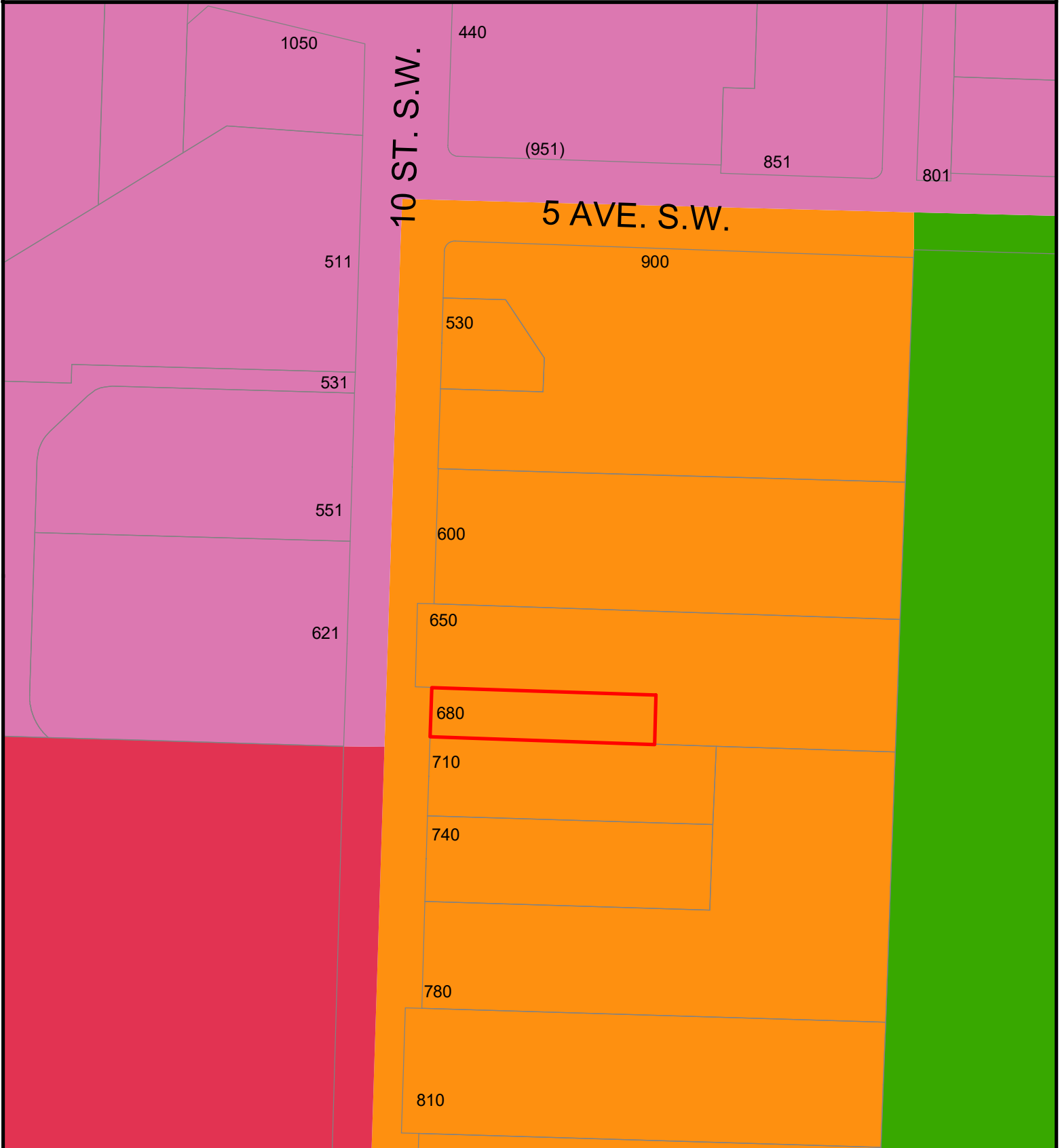


Parcels



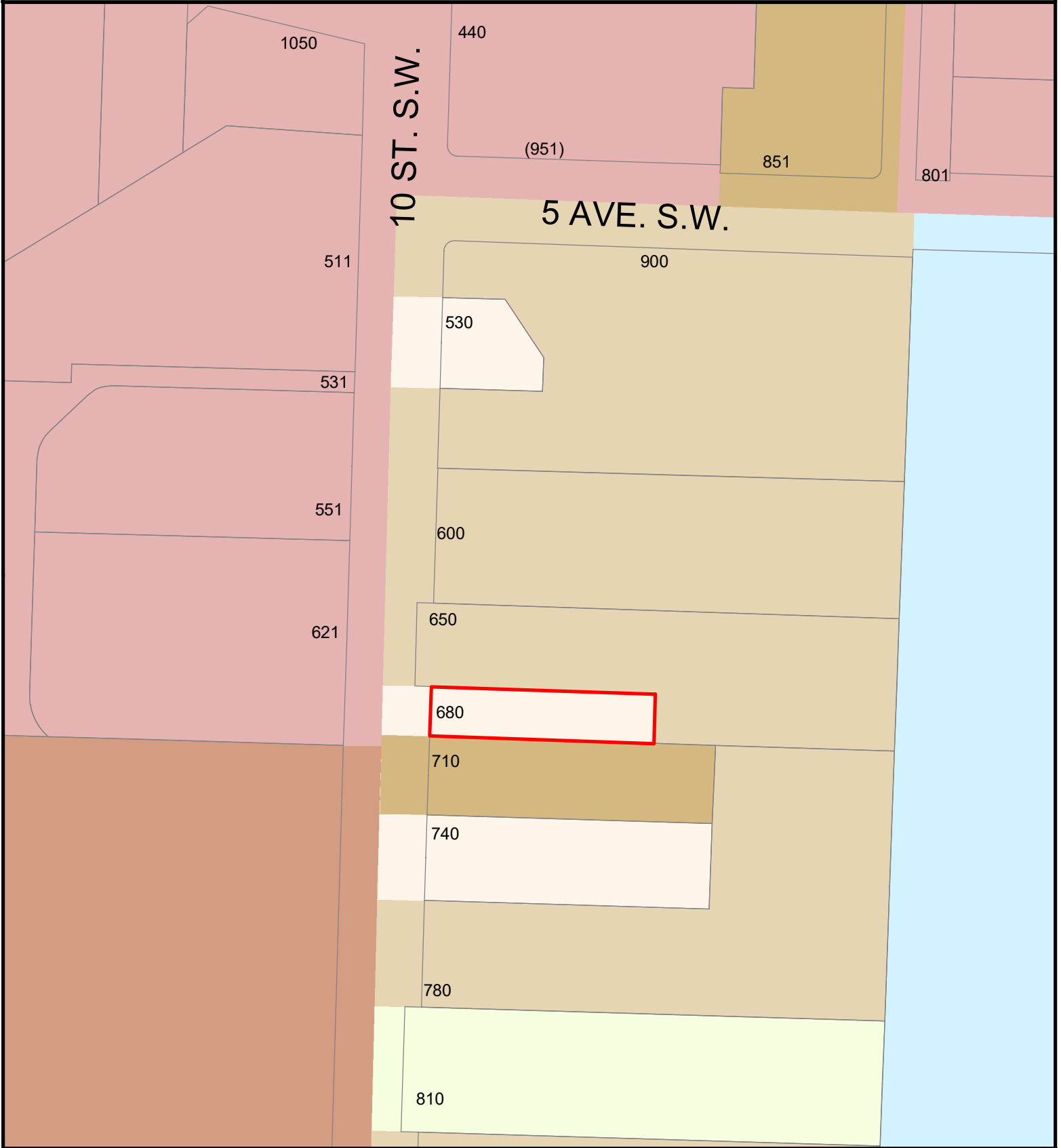
Subject Parcel










Appendix 4 - OCP Map



- Parcels
- Subject Parcel
- Park
- Residential - High Density
- Commercial - City Centre
- Commercial - Highway Service / Tourist

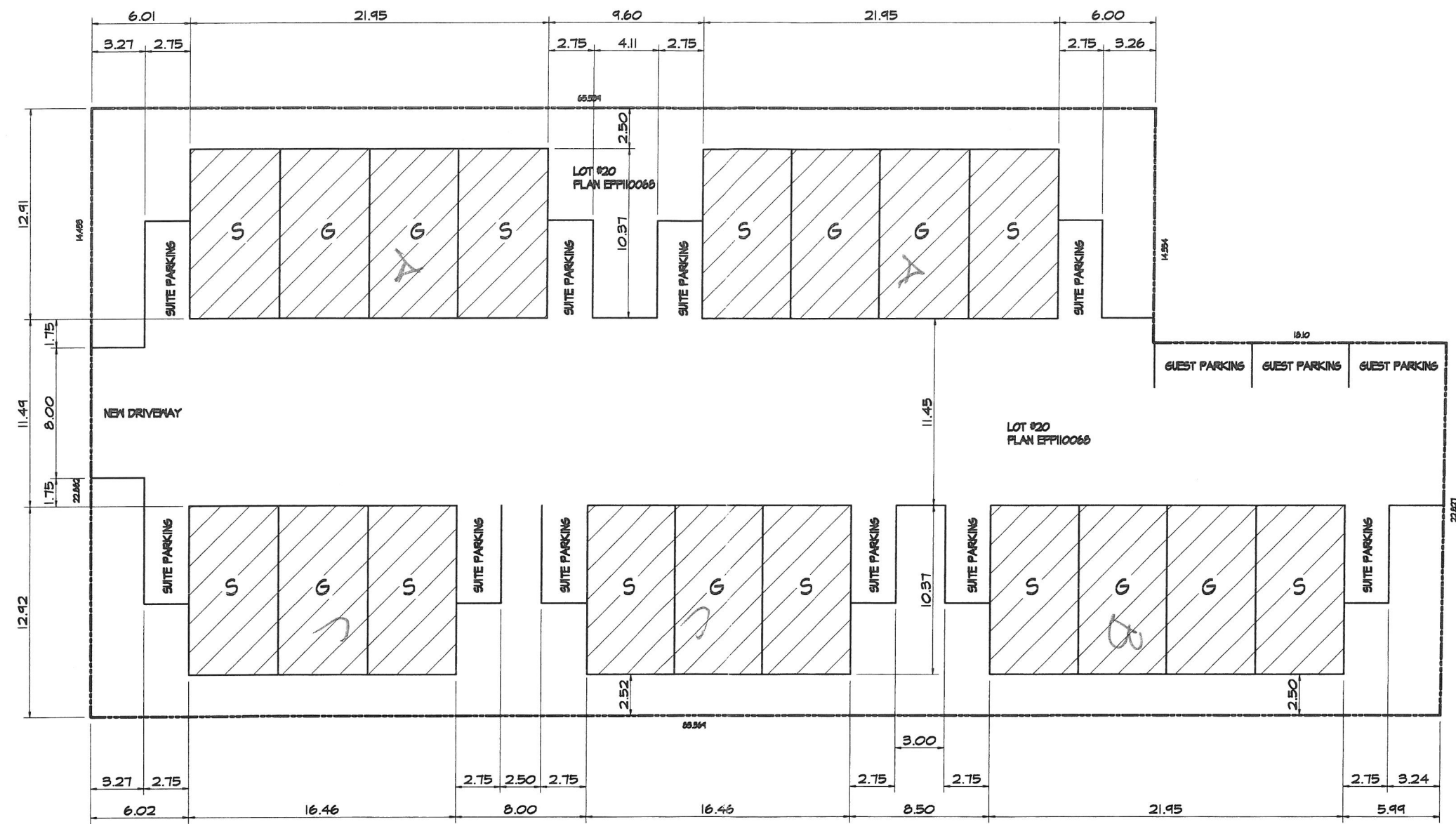
Appendix 5 - Zoning Map



	Parcels		C-3		R-5
	Subject Parcel		C-7		R-10
			CD-1		R-14
			P-1		



10TH STREET S. W.



SITE PLAN

1 : 150

- (3) BEDROOM PLUS GARAGE UNITS = 8 UNITS
- (2) BEDROOM AND NO GARAGE UNITS = 10 UNITS
- (1) BEDROOM SUITES = 10 UNITS

- TOTAL NUMBER OF UNITS = 28 UNITS**



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REVISION NO.	DATE	DESCRIPTION

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CLIENT: GREEN EMERALD CONSTRUCTION
 710 - 10TH STREET S. W., SALMON ARM, B. C.
 SCALE: 1:50M
 DATE: SEPT. 04/2024
 PROJECT: NEW 4PLEX DEVELOPMENT
 DRAWING DESCRIPTION: SITE PLAN
 DRAWN BY: R.P.
 REVISION NO.
 DRAWING NO: 24-036-02



View of subject property looking southeast from 10 Street SW



View of subject property looking east from edge of subject property



Looking south from subject property



Looking north from subject property



*Memorandum from the
Engineering and Public
Works Department*

TO: Gary Buxton, Director of Planning
DATE: December 10, 2024
PREPARED BY: Chris Moore, Engineering Assistant
OWNER: Alun, Glyn & Gwilym Walters, 1980 10 Street SW Salmon Arm, BC V1E 1T9
APPLICANT: **Gary Arsenault**, 2100 45 Avenue NE Salmon Arm, BC V1E 2A3
LEGAL: Lot 2, Section 14, Township 20, Range 10, W6M, KDYD, Plan 4136, Except Plans B6340 & KAP71233
CIVIC: **680 - 10 Street SW**
SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON- 1303**

Further to your referral dated October 25, 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 recommends that it 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 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. 10 Street SW, on the subject property's western boundary, is designated as an Urban Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 10 Street SW is currently constructed to an Interim Local Collector Road standard. Upgrading to the current Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, Multiuse Path, boulevard construction, street lighting and one fire hydrant. Owner / Developer is responsible for all associated costs.

Water:

1. The subject property fronts a 250mm diameter Zone 1 watermain on 10 Street SW. No upgrades will be required at this time.
2. 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 meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
4. Records indicate that the existing property is serviced by a 19mm service from the 250mm diameter watermain on 10 Street SW. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.

7. Fire hydrant installation will be required. One additional fire hydrant is required to meet the medium density spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Street SW. No upgrades will be required at this time.
2. The proposed development is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development.
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 10 Street SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
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 fronts a 375mm diameter storm sewer on 10 Street SW. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced by storm service. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. There are existing capacity concerns in the 10 Avenue SW storm sewer from 10 Street SW to the TCH. Onsite retention of the 25 year post development flows and release at 5 year pre-development flows will be required.
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) and Category B (Pavement Structural Design), is required.



Chris Moore
Engineering Assistant



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 *public use*;
- .10 *public utility*;
- .11 *rooming house*; #2789
- .12 *triplex*; #3286
- .13 *secondary suite* #4579
- .14 *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 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* 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

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
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.