

500 – 2 Avenue NE
PO Box 50 Salmon Arm, BC V1E4N2
250.803.4000 // www.salmonarm.ca

June 11, 2026

Permit Notice

Council Consideration:

Development Permit No. DP-473

- Monday June 22, 2026 commencing at 1:00pm during the Regular Council Meeting
- Council Chambers - Salmon Arm City Hall, 500 2 Avenue NE

PROPERTY:

700 30 Street NE

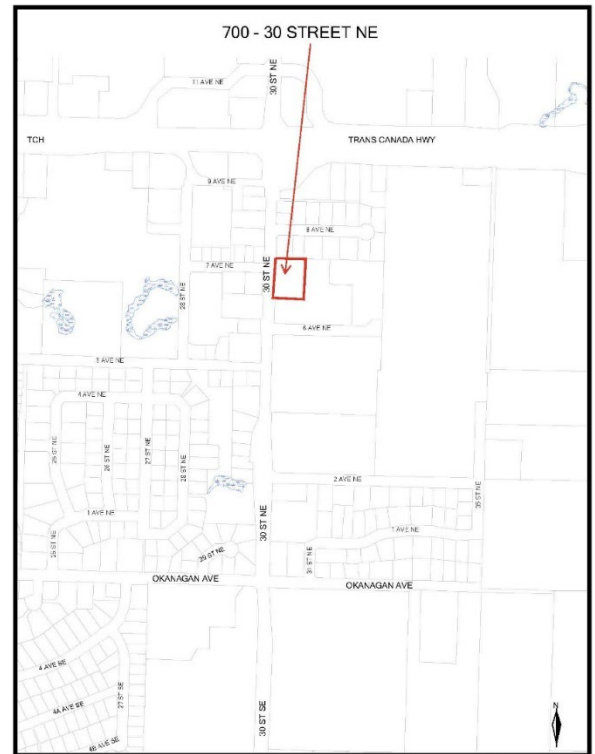
Lot 2, Section 18, Township 20 Range 9, W6M, KDYD, Plan 26408
Except Plan 28836

LOCATION:

South of Trans-Canada Highway and north of Okanagan Avenue NE, on the east side of 30 Street NE

PROPOSAL:

Development of a 4-storey, 44-unit residential building. The building area is approximately 1,388.5 m², with a maximum height of 14m.



INFORMATION:

If you wish to attend electronically, a link to the virtual meeting is available in the Agenda section on the City's website at <https://www.salmonarm.ca>. Electronic attendance is accommodated through computer with internet access or telephone.

All persons who wish to register an opinion to Council for consideration on the proposed Development Permit may do so either by:

- a) Written submission, that may be dropped off at City Hall in the drop box to the left of the main entrance;
- b) Email submission to cityhall@salmonarm.ca;

The staff report for the proposed Development Permit No. DP-473 is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/468/Notices> from **June 11 to June 22, 2026** inclusive.

Respectfully,

Development Services // *For more information contact:* planning@salmonarm.ca // 250.803.4024

DEVELOPMENT PERMIT
Local Government Act (Part 14)

Bylaw No. 4640

PERMIT NUMBER: **DP-473**

SCHEDULE "C"

TO: TSL Developments Ltd.

LOCATION: 700 - 30 STREET NE / PID: 002-015-421

-
1. This Development Permit is issued subject to compliance with all applicable City of Salmon Arm By-Laws except as specifically varied by this Permit.
 2. This Development Permit applies to, and only to (legal description),
Lot 2, Section 18, Township 20, Range 9, W6M, KDYD Plan 26408, Except Plan 28836
and any and all buildings, structures and other development thereon.
 3. The City of Salmon Arm
 Zoning Bylaw No. 2303
 Subdivision and Development Servicing Bylaw No. 4293
 Sign Bylaw No. 2880
 Required under Development Permit Areas (Official Community Plan Bylaw No. 4000)
-

THAT: the Committee recommends to Council that Development Permit Application No. DP-473 be authorized for issuance for Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, Except Plan 28836 (700 30 Street NE) in accordance with the drawings attached to the staff report dated June 15, 2026 as Appendix 1;

AND THAT: Issuance of Development Permit No. DP-473 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
5. This Permit is **not** a Building or Sign Permit.
6. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.
7. The terms of the Permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the Permit.
8. **If the Permittee or its successor(s) in title does not substantially commence any construction with respect to which this permit was issued within 2 years after the date it was issued, the Permit shall lapse.**
9. Security in the amount of \$ _____ been deposited as per Council's direction, in conjunction with Subsection 11 of the City of Salmon Arm Development Permit Procedure Bylaw No. 4640.

AUTHORIZING RESOLUTION ADOPTED BY COUNCIL on the _____ day of _____, 2026.

ISSUED this _____ day of _____, 2026.

CORPORATE OFFICER
Rhonda West



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Planner I – Development Permit Application No. DP-473

Legal: Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, Except Plan 28836

Civic: 700 30 Street NE

Owner: TSL Development Ltd. (Crowne Pacific Development Corporation)

Agent: Hayley Kyle – Crowne Pacific Development Corporation

Date: June 15, 2026

Executive Summary/Purpose:

This proposal is for the development of a 4-storey, 44-unit residential building, subject to the guidelines of the Multi-Family Residential Development Permit Area.

Motion for Consideration:

THAT: the Committee recommends to Council that Development Permit Application No. DP-473 be authorized for issuance for Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, Except Plan 28836 (700 30 Street NE) in accordance with the drawings attached to the staff report dated June 15, 2026 as Appendix 1;

AND THAT: Issuance of Development Permit No. DP-473 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

Staff Recommendation:

THAT: the motion for Consideration be adopted.

Proposal:

A 4-storey purpose built rental residential building is proposed, consisting of 44 units including a mix of 2-bedroom and 3-bedroom units. A Letter of Intent from the applicant is included as Appendix 2.

Background:

The subject property is located at 700 30 Street NE, along the east side of 30 Street NE, south of Trans Canada Highway (Appendix 3 & 4). The subject property is approximately 0.4 hectares (1 acre) in size. The parcel is designated as Medium Density Residential in the Official Community Plan (OCP) and zoned Comprehensive Development Zone-28 (CD-28) in the Zoning Bylaw (Appendix 5 & 6).

The applicant is proposing to construct a 4-storey purpose built rental residential building consisting of 44 units. The building area is approximately 1,388.5 m², with a maximum height of 14m. The architectural drawings and elevations are attached as Appendix 1. A site plan and site photos are attached as Appendix 7 & 8. The landscape plan is attached as Appendix 9.

Adjacent land uses include the following:

North:	Single Family Dwellings	R-10 (Residential)
South:	Elementary School	P-3 (Institutional)
East:	Church/ Pre-School	P-3 (Institutional)
West:	Single Family Dwellings	R-10 (Residential)

Relevant Policies:

The subject property is situated within an area designated for medium density residential development. It benefits from strong connectivity to transportation networks, including transit services, trails, sidewalks, and roadways. The site also offers convenient access to parks and open spaces and is located in close proximity to essential community services such as commercial areas (shopping), schools, and recreational facilities.

The OCP Urban Residential policies encourage new residential development within the Urban Containment Boundary that supports a diverse mix of housing types and densities. Approval of the proposed development proposal would contribute to the diversification of the local housing stock. This aligns with OCP objectives that promote the development of purpose-built rental housing to enhance housing stability and security of tenure. This proposal aligns with the Residential Objectives and Policies including providing housing, as well as good access to transportation routes, recreation, community services, and utility servicing.

The proposed building and site are subject to the guidelines of the Multi-Family Residential Development Permit Area, which suggest characteristics under the categories of siting and building, landscape and screening, as well as access, circulation and parking area guidelines. A Multi-family Residential Development Permit Area Guidelines checklist is attached as Appendix 10.

Housing Strategy

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 and developing opportunities to address rental housing needs.

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 efforts have been made to ensure this proposal advances to meet prescribed timelines. A Housing Agreement has been 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.

Tree Protection Bylaw No. 4637

The Tree Protection Bylaw requires parcels with an area over 4,048 m² to maintain a tree density of 35 trees. The landscape plan proposes 35 trees to be planted on the site, which meets the requirements of the Bylaw.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

The applicant has worked with the Engineering Department to address safety concerns at the intersection of 30 Street NE and 7 Avenue NE by siting the building along the north property line and placing the access along the south property line. By off-setting the access as proposed it reduces potential traffic turning conflicts at 7 Avenue SE.

Servicing requirements for future development have been provided to the applicant. These include frontage works such as a multi-use path. The Engineering Servicing Report is attached as Appendix 11.

Design Review Panel

As this is a proposal for a Multi-Family Residential Development, the application was referred to the Design Review Panel (DRP) for review. The Panel was complimentary of the amenity space, ample storage, and the landscaping along the streetscape. Furthermore, the DRP noted the importance of the location as a connective corridor between the highway, schools, and the recreation centre, and is pleased to see related frontage improvements coming at this location. The DRP supported DP-473 as presented.

The May 20, DRP meeting minutes are attached (Appendix 12).

Planning Department

In consideration of the proposed building design, staff note it features a contemporary architectural style with articulated facades and varied rooflines that contribute to visual interest. Architectural features and detailing are cohesively integrated across all elevations. Entrance elements provide clearly identifiable and weather-protected access points, while balconies, varied materials, and coordinated colour selections enhance the overall articulation and visual character of the development.

The proposed building is located towards the northwestern portion of the subject property. The site layout has been intentionally designed to locate parking at the rear of the building while maintaining clear, safe, and accessible pedestrian connections to the main entrances front and rear. The proposed plan also includes a pedestrian pathway connecting residents to the outdoor amenity area located along the north property line. All parking requirements are met, and the proposal includes 52 bicycle parking stalls.

The proposed landscaping is consistent with the applicable guidelines, as demonstrated in the attached checklist, including compliance with the minimum tree replacement requirement of 35 trees. The refuse and recycling container area will be appropriately screened within a dedicated enclosure to minimize visual impacts on the surrounding development.

The OCP encourages the use of varied facades, articulated massing, and diverse rooflines to reduce perceived building scale and enhance architectural interest. Staff are of the opinion that the proposed building design and site layout successfully achieve these objectives. The variation in building form, facade articulation, roofline treatment, and building placement helps mitigate potential visual impacts, while the proposed material and colour palette contributes to an attractive and engaging streetscape. As such, staff consider the proposal to be consistent with the intent of the applicable OCP design guidelines.

Financial Considerations:

Staff note that the Development Cost Charges Bylaw No. 3600 is under review and Council has given third reading to the Bylaw. There may be amendments to rates in the proposed bylaw as the City continues to advance further readings of the bylaw in conjunction with feedback expected from the Inspector of Municipalities.

Under the current DCC Bylaw (Medium Density Residential, per Dwelling Unit):

44 units at \$6,930.63 = \$304,947.72 (less \$9,529.62 for existing home) = \$295,418.10

Under the proposed DCC bylaw, rates will increase over a four-year period (as indicated below). This application would pay the rate in effect at the time of the Building Permit application. The applicant has been advised of the pending increases.

Existing rate: \$6,930.63 44 x \$6,930.63 = \$304,947.72	Proposed Year 1: \$7,409 44 x \$7,409 = \$325,996	Proposed Year 2: \$8,044 44 x \$8,044 = \$353,936	Proposed Year 3: \$8,774 44 x \$8,774 = \$386,056	Proposed Year 4: \$9,149 44 x \$9,149 = \$402,556
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Committee Recommendations:

N/A

Public Consultation:

Pursuant to the Local Government Act and the Development Permit Procedures Bylaw, notices are mailed to landowners within a 30m radius of the application. The notice outlines the proposal, provides information regarding attending the meeting and advises those with an interest in the proposal to provide a written submission prior to the meeting. It is expected that this application will be considered in the business portion of the regular Council meeting on June 22, 2026, as there are no variances related to the application.

Alternatives & Implications:

Council may not support the proposal, either in whole or in part, and provide reasons for the decision. Council may direct staff to request that the applicant amend components of the proposal. If the motion for consideration is defeated, the parcel would remain as presently zoned, and an application to support an alternative development proposal would be required.

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning and Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Architectural Drawings
- Appendix 2 – Letter of Intent
- Appendix 3 – Subject Property Map
- Appendix 4 – Ortho Maps
- Appendix 5 – OCP Map
- Appendix 6 – Zoning Maps
- Appendix 7 – Site Plan
- Appendix 8 – Site Photos
- Appendix 9 – Landscape Plan
- Appendix 10 – DPA Checklist
- Appendix 11 – Engineering Comments
- Appendix 12 – DRP Meeting Minutes

OPUS

SALMON ARM, B.C.

PROJECT # 26005

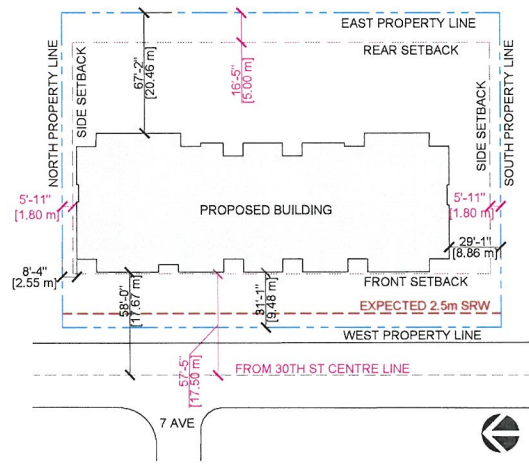
CIVIC ADDRESS: 700 30TH ST NE, SALMON ARM, BC,
LEGAL DESCRIPTION: PLAN 26408, REM LOT 2

ISSUED FOR DEVELOPMENT PERMIT, APRIL 24TH, 2026



1 RENDER
ADD K13

ARCHITECTURAL DRAWING LIST	PROJECT TEAM
A000 COVER SHEET A001 SURVEY A002 AVERAGE GRADE CALC. & OCCUPANT LOAD A050 RENDERS A061 RENDERS A100 SITE PLAN A200 FLOOR PLANS A201 FLOOR PLANS A202 FLOOR PLANS A203 ROOF PLAN A300 ELEVATIONS A301 ELEVATIONS A350 MATERIAL BOARD A400 SECTIONS A401 SECTIONS	CLIENT: CROWNE PACIFIC DEVELOPMENT CORP 101-801 ISLAND HIGHWAY CAMPBELL RIVER, BC V9W 2P0 TEL: 250.287.6673 CONTACT: BRETT GIESE ARCHITECT: WA ARCHITECTS LTD. SUITE 950-1500 W GEORGIA STREET, VANCOUVER, B.C. TEL: 604.685.3529 CONTACT: DAVID ECHAZIZ-MCGRATH ADRIAN WONG SURVEYOR: GENTECH ENGINEERING INC. 551 TRANS-CANADA HWY #3 SALMON ARM, BC V1E 4N5 TEL: 250.832.7652 CONTACT: BRIAN K. HILLSON
LANDSCAPE DRAWING LIST	CIVIL: LAWSON ENGINEERING LTD. 2110 11 AVE NE # 201, SALMON ARM, BC V1E 2V5 TEL: 250.832.3220 CONTACT: ALISTAIR WATERS
CIVIL DRAWING LIST	LANDSCAPE: PMG LANDSCAPE ARCHITECTS SUITE C100 - 4185 STILL CREEK DRIVE, BURNABY, BC V5C 6G9 TEL: 604.294.0011 CONTACT: CAMERON WOODRUFF



2 BUILDING SETBACKS
ADD K13



3 CONTEXT PLAN
ADD K13

PROJECT STATS
700 30th St NE, Salmon Arm, BC
Project No. 26005

REVISION NO.	2	DATE:	2026 04 22
SITE INFORMATION			
LEGAL DESCRIPTION	PLAN 26408, REM Lot 2		
CIVIC ADDRESS	700 30TH ST NE, SALMON ARM, BC		
ZONING	EXISTING R14	PROPOSED CD ZONE	
SITE AREA (R²)	BYLAW REFERENCE	MIN. REQUIRED	EXISTING (METRIC)
	Bylaw 2303 - Section 9 - 9.7.2	900.00 m²	4,048.84 m²
			EXISTING (IMPERIAL)
			9,887.52 R²
			0.409 ha
SITE DATA			
	Bylaw 2303 - Section 9 - 9.11	R-14	CD ZONE PROPOSED
UNIT DENSITY	8.11 - 48 dwelling units per hectare (19.2 per acre) 8.11.3 - Subject to providing the specified amenities listed in Table 9.1, permitted density up to a maximum of 95 dwelling units per hectare *Table 9.1 Provision of each residential unit = 7 units per hectare (8.8 units per acre)	42 / HA	110 / HA
		16.2 UNITS	44 UNITS
BUILDING HEIGHT	Bylaw 2303 - Section 9 - 9.4 The maximum height of any proposed building shall be 10 metres (32.8 feet), except where this may be increased up to 13 metres (42.7 feet) via the Development Permit process, subject to approval of an advisory board as Table 9.1 *Table 9.1 Provision of each residential unit	42.65' (13m)	45.93' (14.00m)
SITE COVERAGE	Bylaw 2303 - Section 9 - 9.5	55%	34%
SITE WIDTH	Bylaw 2303 - Section 9 - 9.1	30 m (98.5 ft)	75.42 m (247.42 ft)
SETBACKS			
FRONT LOT LINE	Bylaw 2303 - Section 4 - 4.9.1 - from center line of any designated Arterial street as per OCP in zone R-14	57'-6" (17.5m)	56'-0" (17.67m)
REAR LOT LINE	Bylaw 2303 - Section 9 - 9.9	16'-0" (5.0m)	67'-2" (20.46m)
INTERIOR SIDE LOT LINE (N)	Bylaw 2303 - Section 9 - 9.9	8'-11" (1.8m)	8'-4" (2.54m)
INTERIOR SIDE LOT LINE (S)	Bylaw 2303 - Section 9 - 9.9	5'-11" (1.8m)	29'-1" (8.86m)
BUILDING DATA			
UNIT MIX	DESCRIPTION	GROSS AREA (R²)	# OF UNITS
	C1	2BR 1BTH	900 R²
	C2	2BR 2BTH +DEN	1,080 R²
	C3	2BR 2BTH +DEN	1,070 R²
	C4	2BR 2BTH +DEN	1,070 R²
	C5	2BR 2BTH	1,080 R²
	D1	3BR 2BTH	1,150 R²
	D2	3BR 2BTH	1,220 R²
	D3	3BR 2BTH	1,160 R²
	D4	3BR 2BTH	1,400 R²
		TOTAL UNITS	44
			48,990 R²
UNIT MIX	DESCRIPTION	% OF UNITS	# OF UNITS
	UNIT C	75%	33
	UNIT D	25%	11
		TOTAL UNITS	44
			48,990 R²
PARKING DATA			
	BYLAW REFERENCE	DESCRIPTION	REQUIRED # OF STALLS
RESIDENTIAL	Bylaw 2303 - Table A1-1	1.5 per dwelling unit	66
VISITOR	every 10 dwelling units or portion thereof	1 per every 10 dwelling units or portion thereof	5
		TOTAL PARKING	71
OTHER PARKING REQUIREMENT (INCLUDED IN TOTAL)			
SMALL CAR	Bylaw 2303 - Table A1-2-4	Max 20% of the total parking spaces required	15
ACCESSIBLE - CAR	Bylaw 2303 - Table A1-2-12.3	\$1-100 parking spaces required	3
ACCESSIBLE - VAN	Bylaw 2303 - Table A1-12.3		1
LOADING	N/A	N/A	N/A
BICYCLE PARKING	N/A	N/A	6 visitor stalls 46 secure stalls

*Where the calculation of the required off-street parking spaces or loading spaces results in a fraction, one parking or loading space shall be provided in respect of that fraction.
**Where the area was not a requirement for the parking lot.

WA ARCHITECTS
1500 950 - 1500 W Georgia Street Vancouver, BC V6G 2T6 | T: 604.685.3529
VIC: 104 - 1320 Jackson Road Victoria, BC V8B 6G5 | T: 250.591.6975

Architecture.
Made Personal.

4 PROJECT STATISTICS
ADD K13

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CLIENT/AGENT:



GENERAL NOTES:

NO.	ISSUE	DATE	BY
1	ISSUED FOR DEVELOPMENT PERMIT	25/04/26	
2	ISSUED FOR RECORDING	26/04/26	
3	ISSUE	Y.M.D.	



CONSULTANT: 2026-04-24



1500 950 - 1500 W Georgia Street Vancouver, V6G 2T6
VIC: 104 - 1320 Jackson Road Victoria, BC V8B 6G5
TEL: 604.685.3529 | OFFICE@WAARCHITECTS.COM | WAARCHITECTS.COM

PROJECT NAME:
OPUS

PROJECT ADDRESS:
700 30TH STREET NE,
SALMON ARM, B.C.

DRAWING TITLE:
COVER PAGE

PROJECT ID: 26005 DRAWN BY: ER
SCALE: REVIEW BY: AW
DWG ID: A000



1 PERSPECTIVE RENDER 1
ADD K.S.L.



2 PERSPECTIVE RENDER 2
ADD K.S.L.



3 PERSPECTIVE RENDER 3
ADD K.S.L.

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1 NORTH ARROW

CLIENT:



GENERAL NOTES

2	ISSUED FOR DEVELOPMENT PERMIT	26/04/24
1	ISSUED FOR REZONING	26/03/22
NO.	ISSUE	Y/M/D



CONSULTANT: 2020-04-24



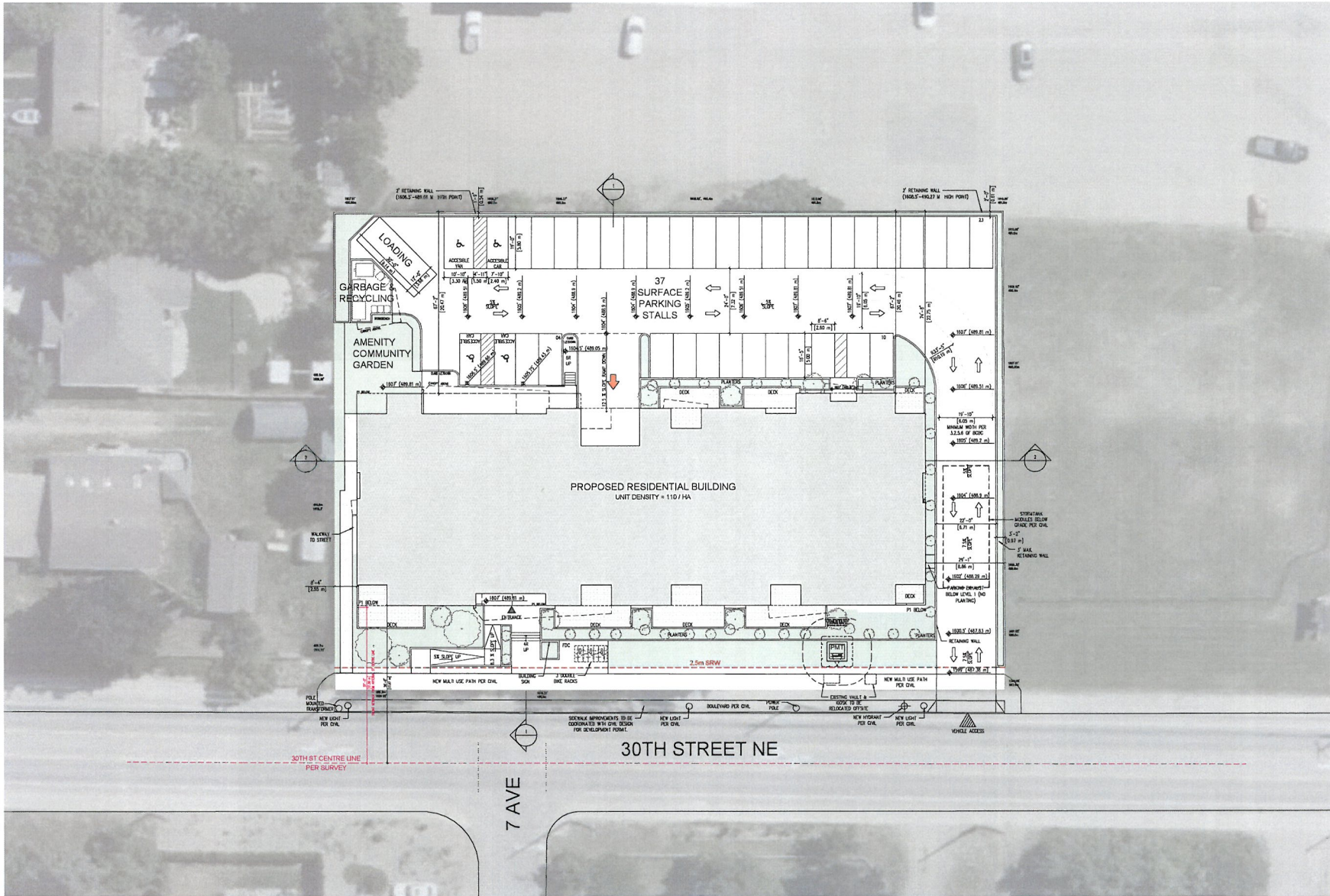
YWA 850 - 1800 W. Georgia Street Vancouver V6G 2S6
TEL: 604-273-2272 Jubilee Place Victoria V8B 2S5
604-685-3522 | office@iwaarch.com | www.iwa.ca

PROJECT NAME:
OPUS

PROJECT ADDRESS:
700 30TH STREET NE,
SALMON ARM, B.C.

DRAWING TITLE:
RENDERS

PROJECT NO: 26005 DRAWN BY: ER
SCALE: AS NOTED REVIEW BY: AW
DWG NO: A050



1 SITE PLAN
 ALSO 1/8" = 1'-0"

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OWNER/CLIENT
CROWNE PACIFIC
 DEVELOPMENT CORP

GENERAL NOTES

2	ISSUED FOR DEVELOPMENT PERMIT	26/04/24
1	ISSUED FOR REZONING	26/03/22
IND.	ISSUE	26/03/22
SEAL:		



CONSULTANT: 2020-04-24

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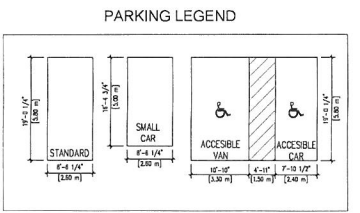
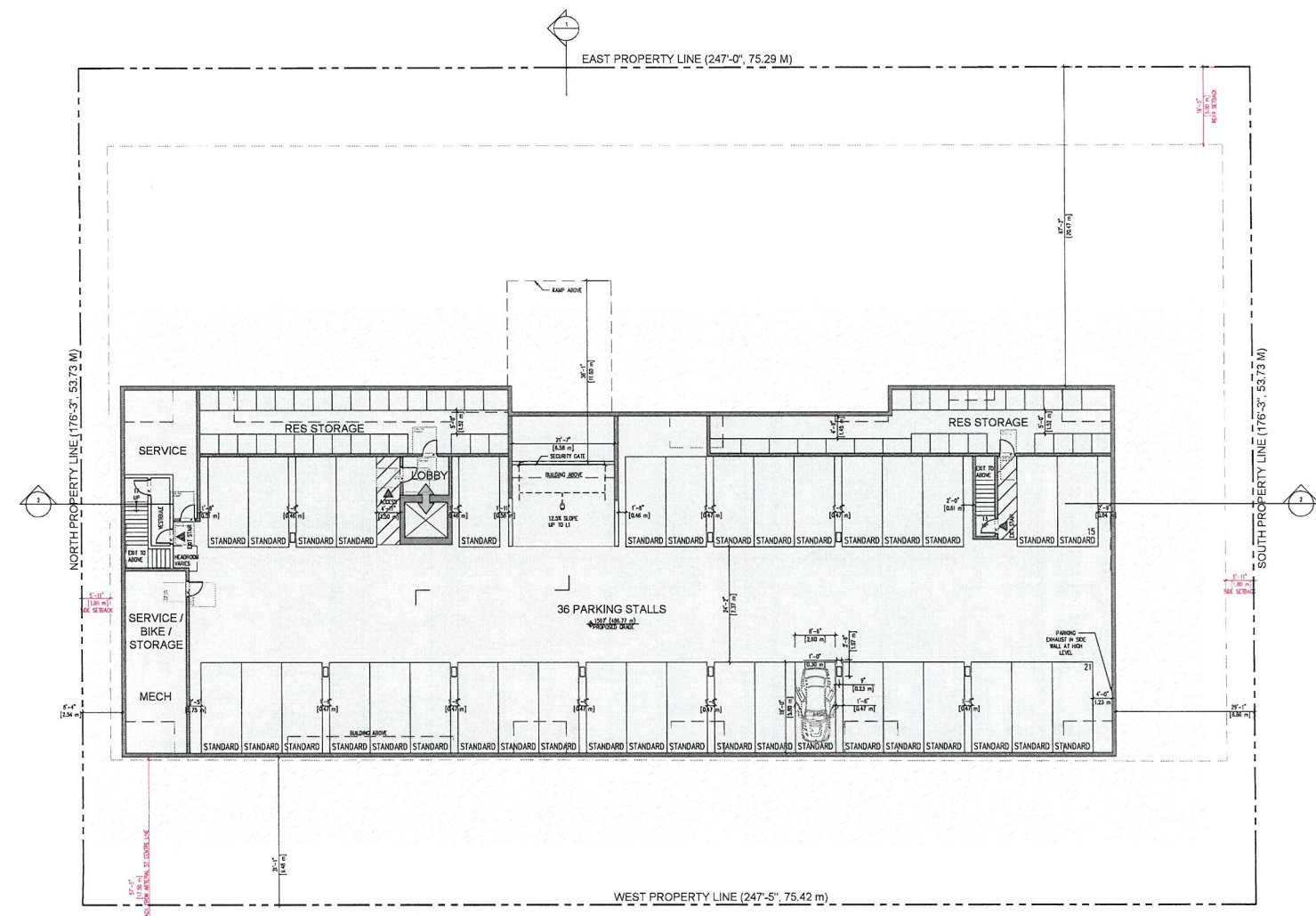
1140 850 - 1550 W. Georgia Street Vancouver, V6E 2Z6
 1100 704 - 2212 Jackson Street Victoria, V8B 2Z6
 424.885.2528 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME
OPUS

PROJECT ADDRESS
 700 30TH STREET NE,
 SALMON ARM, B.C.

DRAWING TITLE
SITE PLAN

PROJECT NO: 26005 DRAWN BY: ER
 SCALE: AS NOTED REVIEW BY: AW
 DATE: 2024-04-24



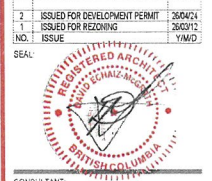
1 P1 - PARKING PLAN
A200 1/32" = 1'-0"

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GENERAL NOTES:

1	ISSUED FOR DEVELOPMENT PERMIT	20/04/21
2	ISSUED FOR REZONING	20/02/21
NO.	ISSUE	Y.M.D.



CONSULTANT: 2020-04-24



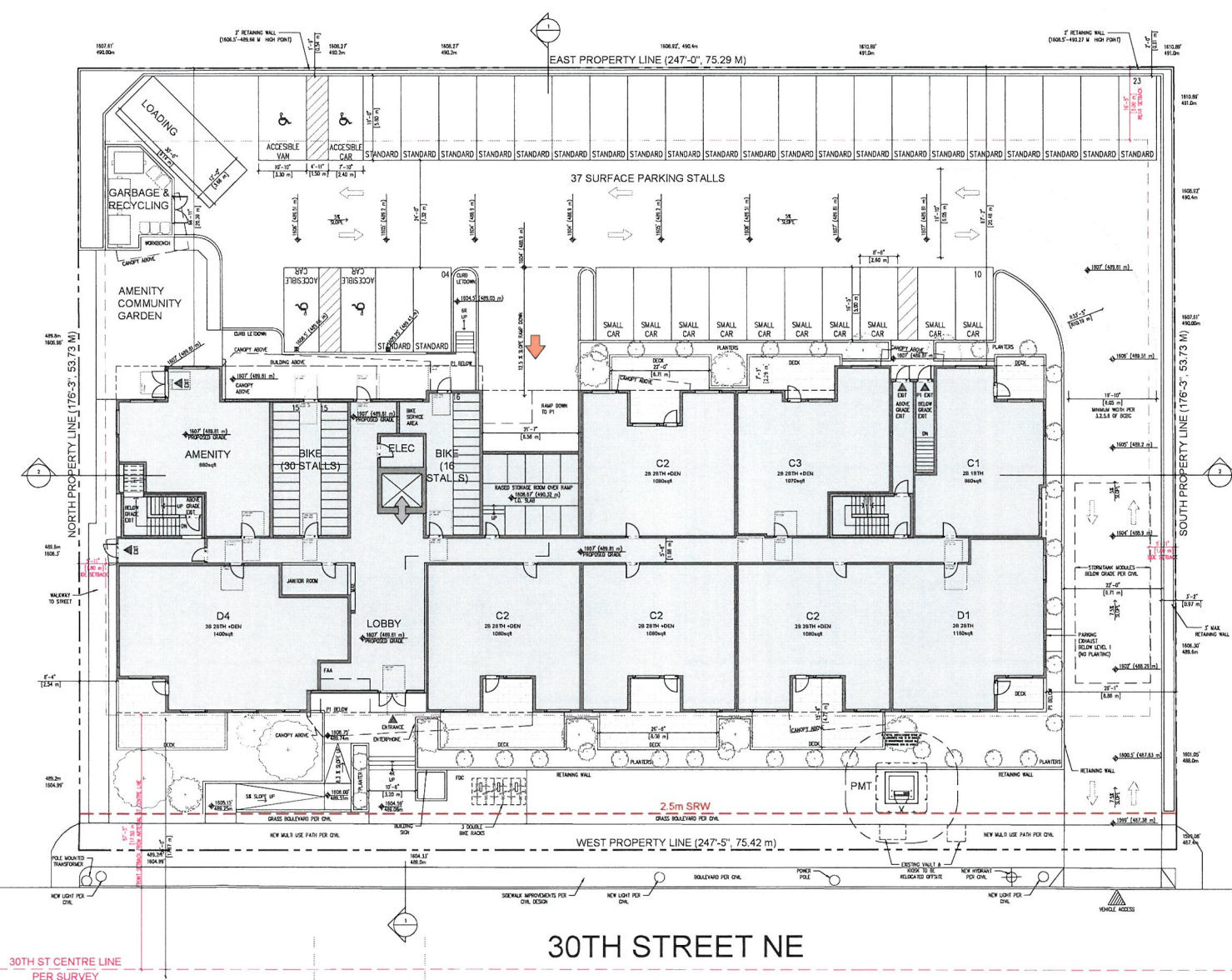
1711 850 - 1520 W. Georgia Street | Vancouver, V6G 2Z6
112 - 150 - 2212 Jervis Road | Victoria, V8B 2Z6
604-883-3529 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:
OPUS

PROJECT ADDRESS:
700 30TH STREET NE,
SALMON ARM, B.C.

DRAWING TITLE:
P1 - PARKING PLAN

PROJECT NO: 26005 DRAWN BY: ER
SCALE: AS NOTED REVIEW BY: AW
DATE: 2020-04-24



1 GROUND LEVEL PLAN
1/8" = 1'-0"

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OWNER/CLIENT:
CROWNE PACIFIC
DEVELOPMENT CORP

GENERAL NOTES:

2	ISSUED FOR DEVELOPMENT PERMIT	260424
1	ISSUED FOR REZONING	260312
1	ISSUE	260312
		260312



CONSULTANT: 2020-04-24

IWA ARCHITECTS

JAN 850 - 1500 W. Georgia Street Vancouver, V6G 2Z6
410 - 604 - 3212 Pacific Road Victoria, V8B 0J5
614 - 487-3128 | office@iwaarch.ca | www.iwa.ca

PROJECT NAME:
OPUS

PROJECT ADDRESS:
700 30TH STREET NE,
SALMON ARB., B.C.

DRAWING TITLE:
GROUND LEVEL PLAN

PROJECT NO: 26005 DRAWN BY: ER
SCALE: AS NOTED REVIEW BY: AW
DATE: 2020-04-24

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CLIENT:
**CROWNE PACIFIC
 DEVELOPMENT CORP**

GENERAL NOTES:

2	ISSUED FOR DEVELOPMENT PERMIT	260424
1	ISSUED FOR REZONING	260312
	ISSUE	YMD

SEAL:



CONSULTANT: 2020-04-24

**IWA
 ARCHITECTS**

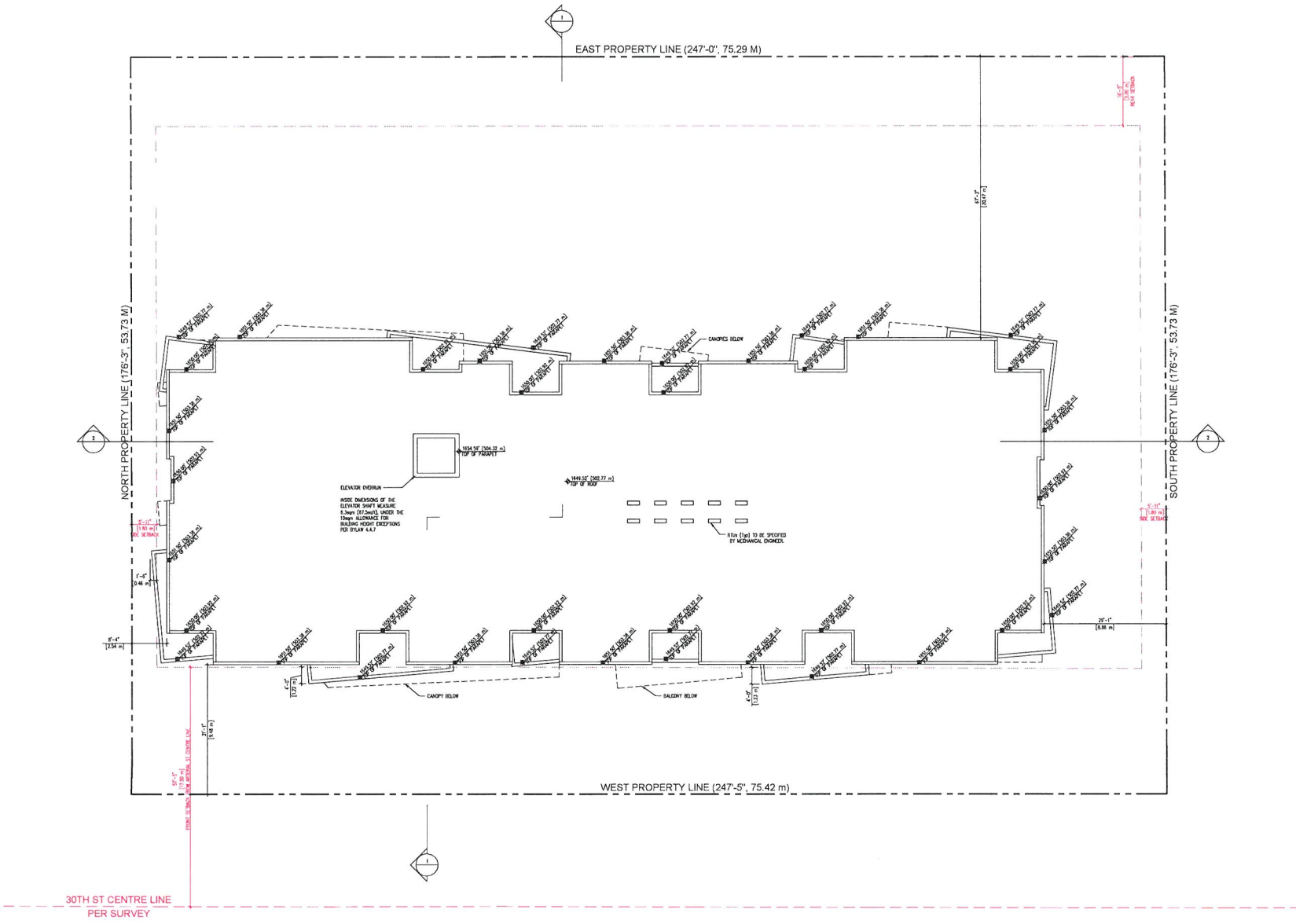
100-1000 W. Georgia Street Vancouver, V6G 2G9
 114-114-1141 Pacific Road Victoria, V8B 2G9
 604-885-3528 office@iwarchitects.com www.iwa.ca

PROJECT NAME:
OPUS

PROJECT ADDRESS:
**700 30TH STREET NE,
 SALMON ARM, B.C.**

DRAWING TITLE:
ROOF PLAN

PROJECT NO: 26005 DRAWN BY: ER
 SCALE: AS NOTED REVIEW BY: AW
 DWG NO: **A203**



1 ROOF PLAN
 A203 1/2" = 1'-0"

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NORTH ARROW

OWNER/CLIENT:



GENERAL NOTES

1	ISSUED FOR DEVELOPMENT PERMIT	260424
2	ISSUED FOR REZONING	2602012
3	ISSUE	2602012



CONSULTANT: 2026-04-24



PROJECT NO: 26005 DRAWN BY: ER
SCALE: AS NOTED REVIEW BY: AW
DWG NO: A300

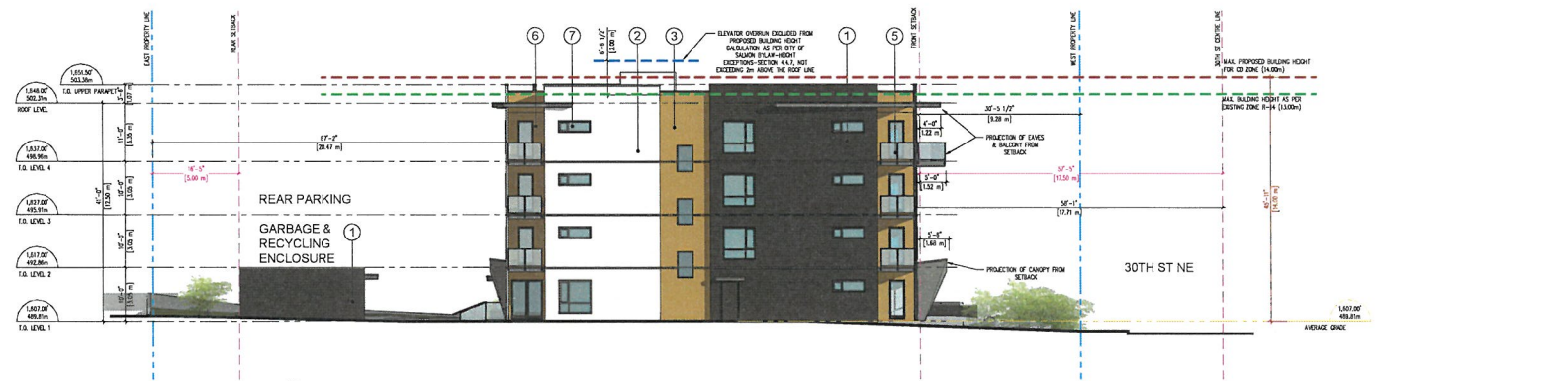
PROJECT NAME:
OPUS

PROJECT ADDRESS:
700 30TH STREET NE,
SALMON ARM, B.C.

DRAWING TITLE:
ELEVATIONS



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



2 NORTH ELEVATION
1/8" = 1'-0"

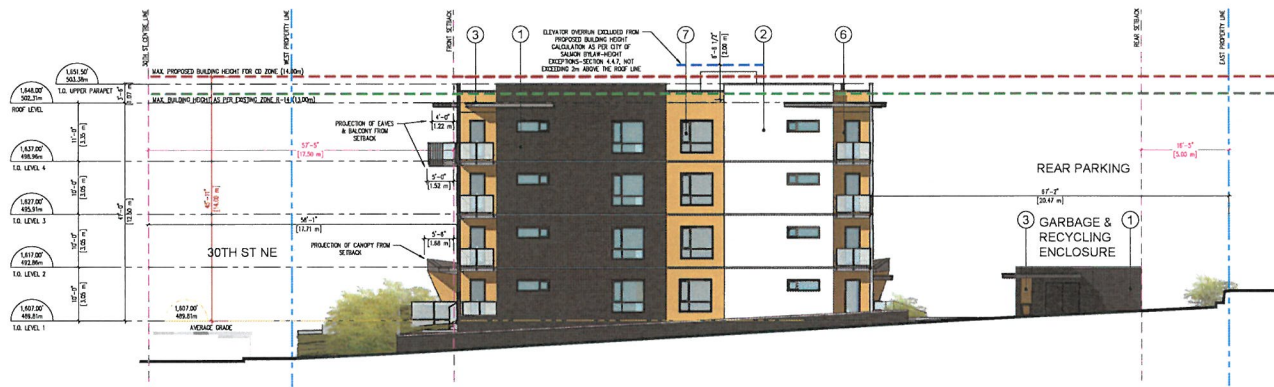


3 PERSPECTIVE OF NORTH AND WEST ELEVATION
1/8" = 1'-0"

LEGEND OF FINISHES	
1	METAL SIDING - CHARCOAL
2	CEMENTITIOUS CLADDING - WHITE
3	CEMENTITIOUS CLADDING - ORANGE
4	FIBER CEMENT SOFFIT - WHITE
5	ALUMINUM FRAMED QUADRAL, CHARCOAL, - CLEAR TRANSPARENT GLASS.
6	EXTERIOR VINYL DOOR - CHARCOAL
7	VINYL WINDOW - WHITE/CHARCOAL
8	ALUMINUM STOREFRONT - CHARCOAL
9	BUILDING SIGNAGE TO BE DESIGNED BY OTHERS



1 EAST ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"



3 PERSPECTIVE OF SOUTH AND EAST ELEVATIONS
3/32" = 1'-0"

LEGEND OF FINISHES	
①	METAL SIDING - CHARCOAL
②	CEMENTITIOUS CLADDING - WHITE
③	CEMENTITIOUS CLADDING - ORANGE
④	FIBER CEMENT SOFFIT - WHITE
⑤	ALUMINUM FRAMED GUARDRAIL CHARCOAL, - CLEAR TRANSPARENT GLASS
⑥	EXTERIOR VINYL DOOR - CHARCOAL
⑦	VINYL WINDOW - WHITE/CHARCOAL
⑧	ALUMINUM STOREFRONT - CHARCOAL
⑨	BUILDING SIGNAGE TO BE DESIGNED BY OTHERS

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CLIENT:

CROWNE PACIFIC
 DEVELOPMENT CORP

GENERAL NOTES

NO.	ISSUE	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2020/04
2	ISSUED FOR REZONING	2020/012
3	ISSUE	2020/012



CONSULTANT: 2020-04-24

WA ARCHITECTS

1140 850 - 1500 W. Georgia Street Vancouver, V6D 2Z8
 781 894 - 1212 Jackson Street Victoria, V8B 2Z8
 804.883.3523 | office@waaarch.ca | waaarch.ca

PROJECT NAME:
OPUS

PROJECT ADDRESS:
 700 30TH STREET NE,
 SALMON ARM, B.C.

DRAWING TITLE:
ELEVATIONS

PROJECT NO: 26005 DRAWN BY: ER
 SCALE: AS NOTED REVIEW BY: AW
 ENG NO: A301



CROWNE PACIFIC
DEVELOPMENT CORP

Hayley Kyle
Pre-Construction Manager
Crowne Pacific Development Corp
101-810 Island Hwy
Campbell River, BC, V9W 2C2
Hayley.kyle@crownepacific.com

April 24, 2026

City of Salmon Arm
Development Services Department
P.O. Box 40, 500 – 2 Ave NE
Salmon Arm, BC, V1E 4N2

To Development Services,

Re: Letter of Intent – 700 30th ST NE Salmon Arm

Crowne Pacific Development Corp. is pleased to submit this Development Permit application for a proposed 44-unit, four-storey purpose-built rental apartment building located at 700 30th Street NE in Salmon Arm, BC.

The intent of this application is to advance a thoughtfully designed multi-family residential development that contributes positively to the surrounding neighbourhood while aligning with the City's objectives for quality design, livability, and pedestrian-oriented streetscapes.

The proposed development consists of a four-storey building containing 44 rental units, comprised of a mix of two- and three-bedroom layouts intended to accommodate families and long-term residents. The building has been designed with a modern architectural approach, featuring clean lines, articulated building massing, and a sleek exterior finish.

The exterior design will utilize a combination of materials to achieve visual interest and durability. The primary cladding will consist of fibre cement panels in a clean white finish, paired with a secondary accent material in either a warm orange or bronze/copper tone, providing contrast and architectural emphasis. In addition, charcoal metal siding will be incorporated as a complementary material option, contributing to a sleek, contemporary aesthetic. Together, these materials are intended to create a balanced composition that is modern, visually engaging, and contextually appropriate.

A strong emphasis has been placed on landscaping and the pedestrian experience along 30th Street NE. The front of the building will incorporate generous landscaped areas designed to create an inviting interface with the public, soften the building edge, and enhance walkability along the street.

Amenity features within the development include a dedicated indoor amenity room for residents, as well as a secured and fenced community garden space. The garden area will include raised planters and a workbench, providing opportunities for resident interaction, urban gardening, and shared community use.

Overall, the project has been designed as a contemporary residential building that fits within the surrounding neighbourhood context while contributing new purpose-built rental housing. The design strengthens the street edge along 30th Street NE through building orientation and landscaping, and introduces a range of dwelling types and shared amenities intended to support everyday livability and resident interaction.

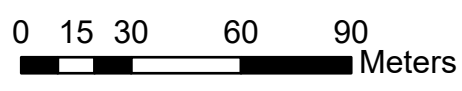
Crowne Pacific Development Corp. looks forward to working with the City of Salmon Arm through the Development Permit review process and continuing to refine the project to ensure it meets both design expectations and community objectives.

Sincerely,



Hayley Kyle

Subject Property Map



Legend

-  Subject Property
-  Parcels

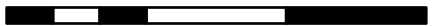
Ortho Map



N



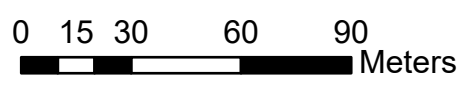
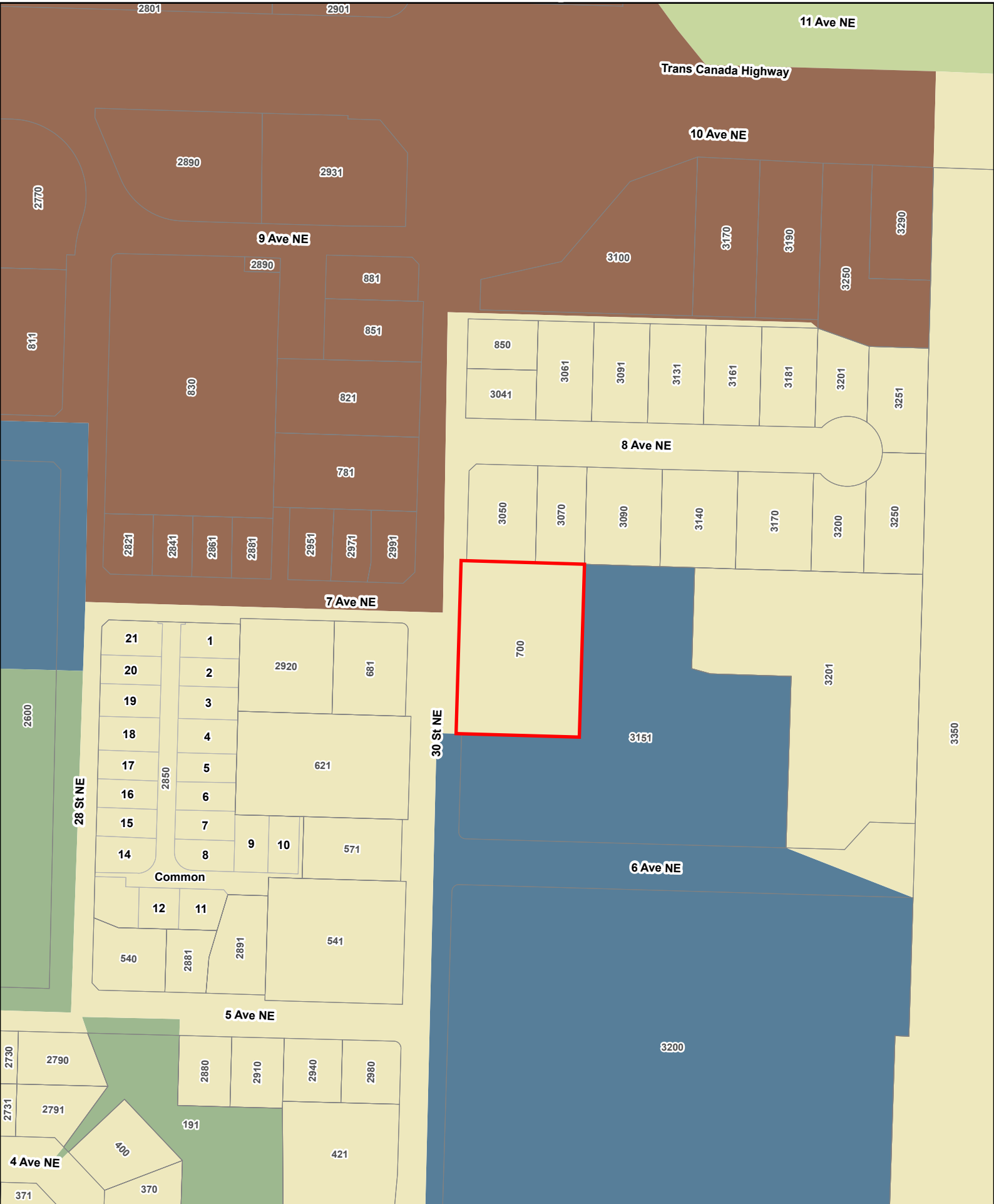
0 5 10 20 30 Meters



Legend

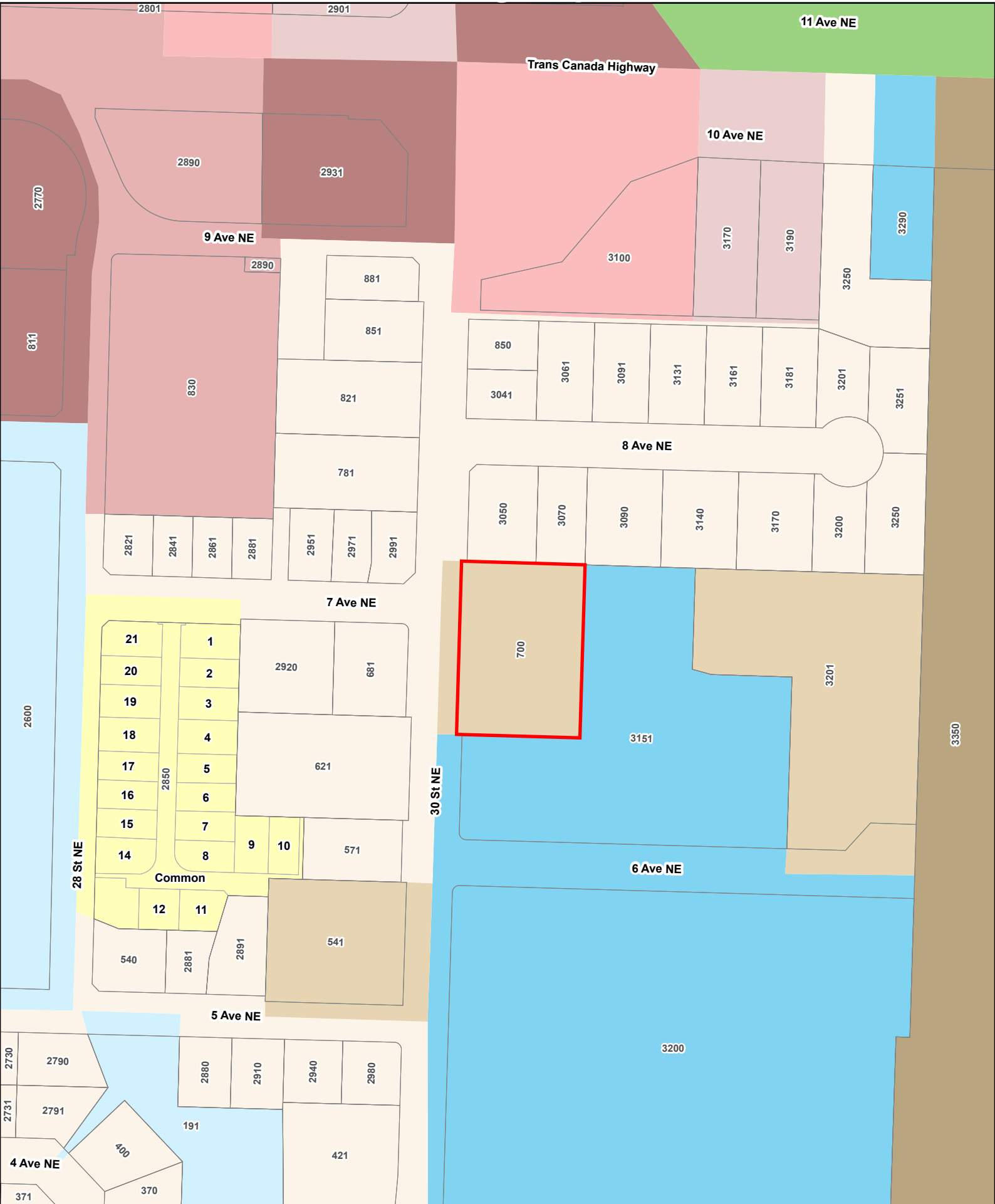
 Subject Property  Parcels

OCP Map



- Legend**
- Subject Property (Red outline)
 - Parcels (Thin black outline)
 - Acreage Reserve (Light green fill)
 - Commercial Highway Service/Tourist (Brown fill)
 - Institutional (Blue fill)
 - Park (Dark blue fill)
 - Residential Medium Density (Yellow fill)

Zoning Map



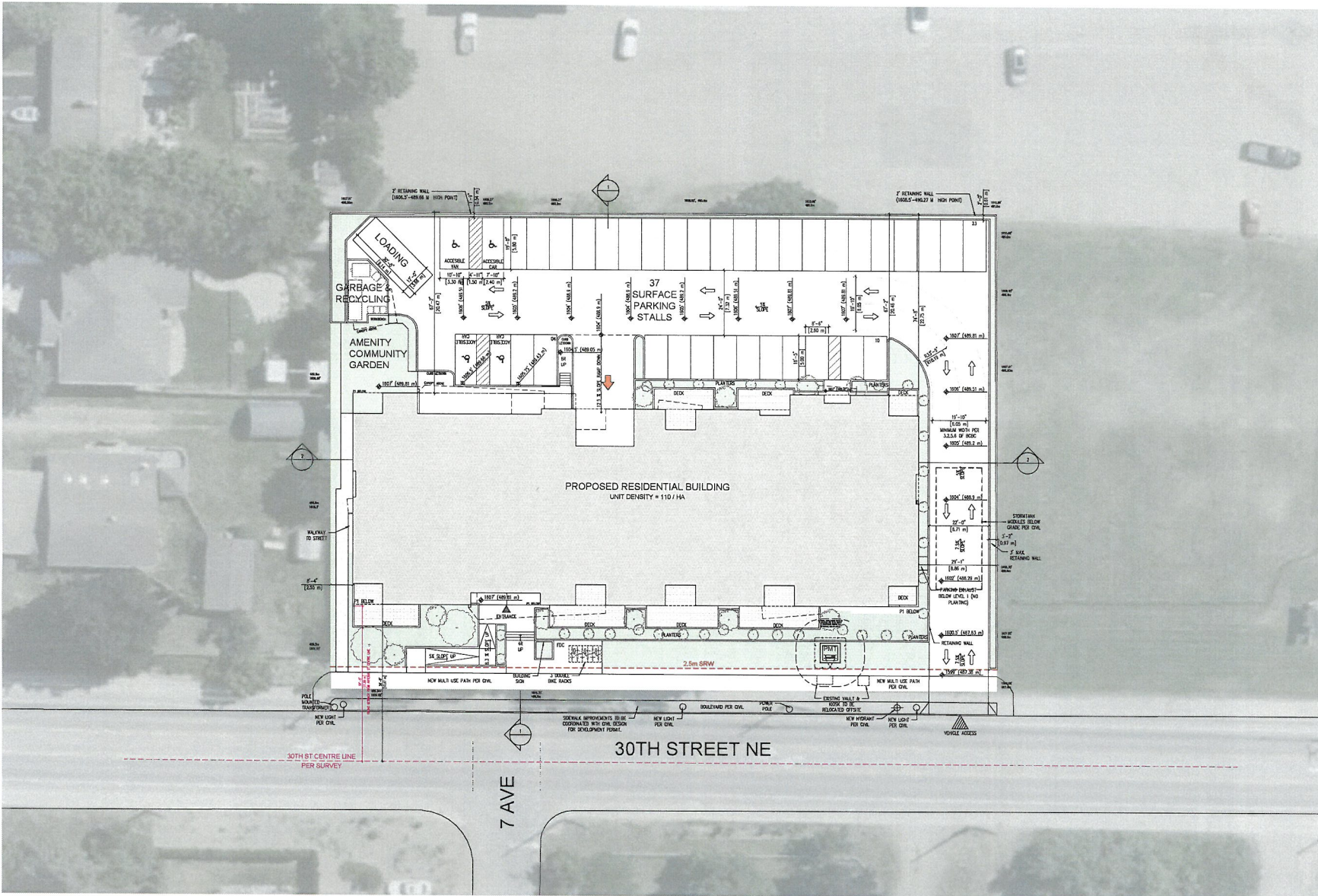
N



0 15 30 60 90 Meters

Legend

- Subject Property
- A-2
- C-3
- C-4
- C-5
- C-6
- P-1
- P-3
- R-6
- R-11
- Parcels
- R-10
- R-14



1 SITE PLAN
 AND 1/8" = 1'-0"

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

2	ISSUED FOR DEVELOPMENT PERMIT	260474
1	ISSUED FOR REZONING	260372
NO.	ISSUE	Y.M.D.



CONSULTANT: 2020-04-24



1145 850 - 1520 W. Georgia Street Vancouver, V6G 2E8
 1125 154 - 2212 Jackson Road Victoria, V8B 0Z8
 604-585-3122 | Office@iwaarch.ca | www.iwaarch.ca

PROJECT NAME
OPUS

PROJECT ADDRESS:
 700 30TH STREET NE,
 SALMON ARM, B.C.

DRAWING TITLE
SITE PLAN

PROJECT NO: 26005 DRAWN BY: ER
 SCALE: AS NOTED REVIEW BY: AW
 DWG NO: A100



1. View from the northwest corner of the property. Facing south - along 30th Street NE.



2. View from the northwest corner of the property. Facing east.



3. View from the southwest corner. Facing north.

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LANDSCAPE ARCHITECTS
Suite C100 - 4185 58th Creek Drive
Burnaby, British Columbia, V5G 0G9
p. 604-294-0111, f. 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	26 MAR 20	ISSUED FOR OP	RP
2	26 MAR 20	CITY COMMENTS	RP
3	26 MAR 20	PAID FOR BIDDING	RP

CLIENT:

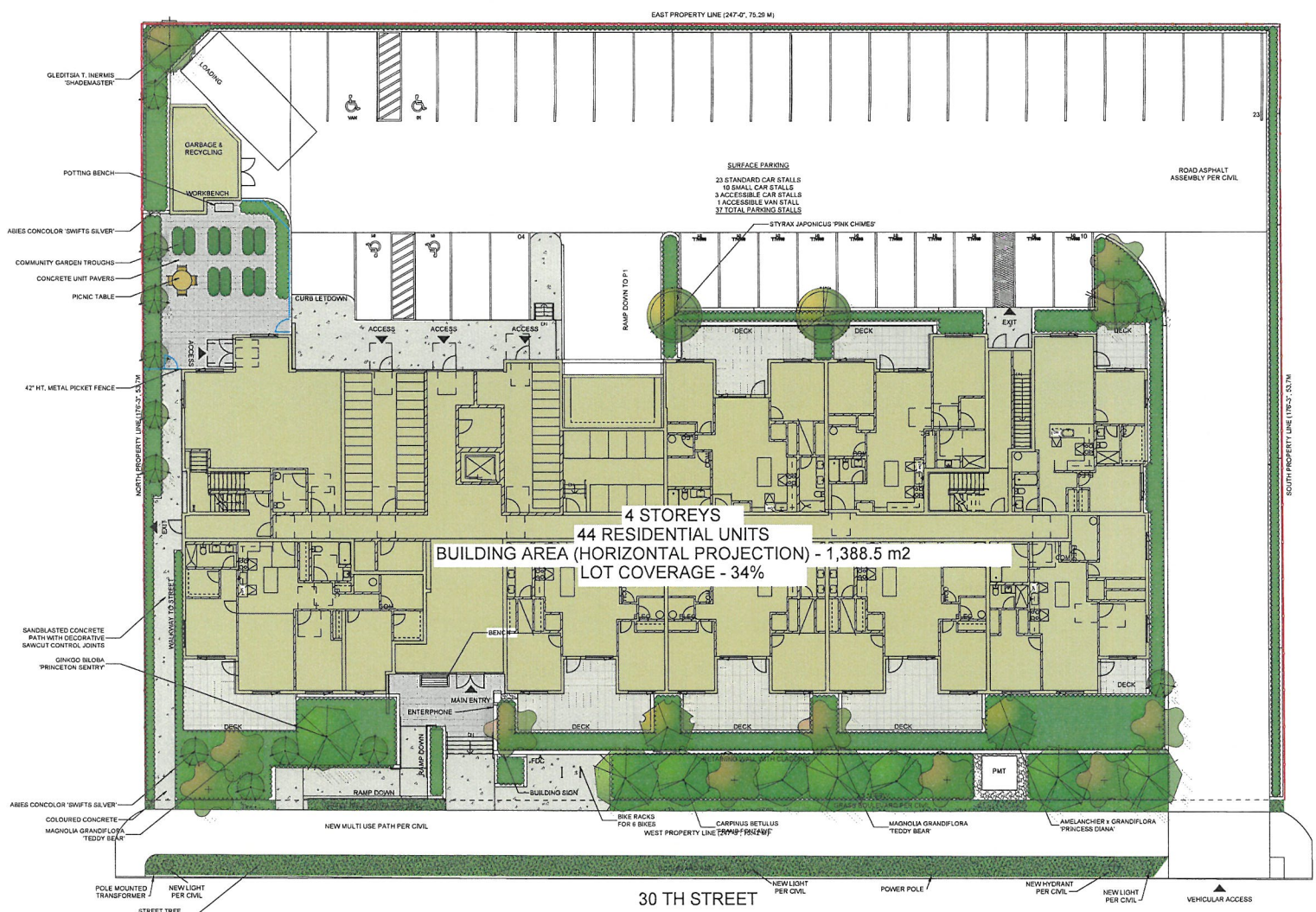
PROJECT:
OPUS

700 30TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 26.MAR.20 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: RU
DESIGN: RU
CHKD: RK OF 5

PMG PROJECT NUMBER: 26-035



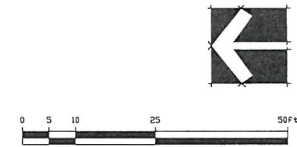
4 STOREYS
44 RESIDENTIAL UNITS
BUILDING AREA (HORIZONTAL PROJECTION) - 1,388.5 m2
LOT COVERAGE - 34%

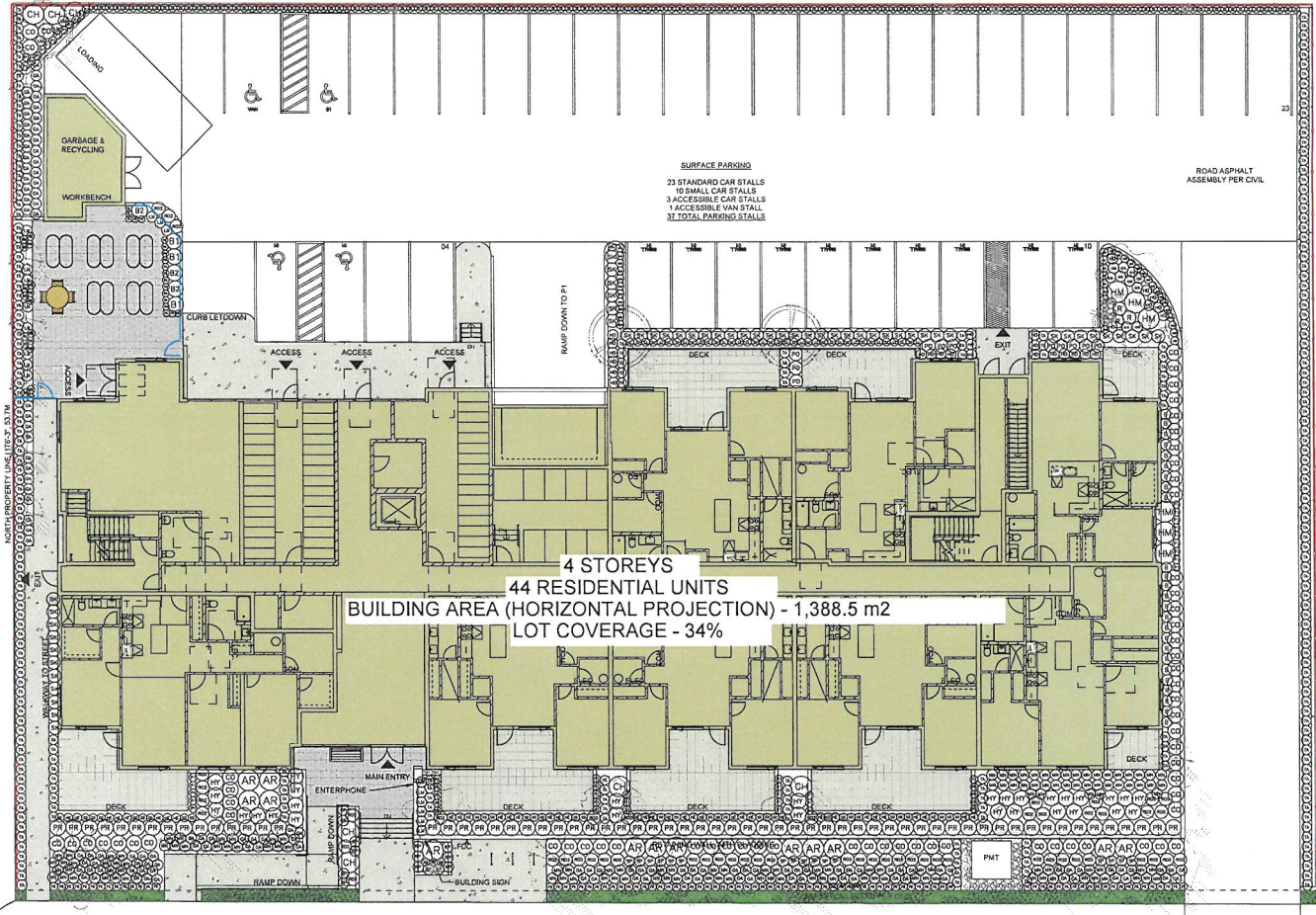
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 26-035	PLANTED SIZE / REMARKS
1	12	ABIES CONCOLOR 'SWIFTS SILVER'	SWIFTS SILVER WHITE FIR		3M HT, B&B
2	1	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY		5CM CAL, B&B
3	1	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM		5CM CAL, B&B
4	1	GINKGO BILOBA 'PRINCETON SENTINEL'	PRINCETON SENTINEL MAHONIAHUR		5CM CAL, 2M STD, B&B
5	2	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST		5CM CAL, 1.5M STD, B&B
6	2	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR SOUTHERN MAGNOLIA		3M HT, B&B
7	2	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL		5CM CAL, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * B&B=SHOULD NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: 35 REPLACEMENT TREES REQUIRED. 35 REPLACEMENT TREES PROVIDED.
NOTE: Irrigation to be designed and built by a qualified I&M contractor. Ask out correction provided by mechanical consultant





4 STOREYS
 44 RESIDENTIAL UNITS
 BUILDING AREA (HORIZONTAL PROJECTION) - 1,388.5 m2
 LOT COVERAGE - 34%

PLANT SCHEDULE			PMG PROJECT NUMBER: 26-035	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	13	ARELITUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT, 60CM
	25	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM
	7	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT, 50CM
	65	CORNUS SERICEA	RED TWIG DOGWOOD	#3 POT, 50CM
	6	HYDRANGEA MACROPHYLLA 'Nikko BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT, 60CM
	29	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGEA, WHITE	#2 POT, 50CM
	129	MAKONIA NERVOSEA	LONGLEAF MAHONIA	#2 POT, 40CM
	63	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM
	3	RHOODODENDRON 'BOW BELLS'	RHOODODENDRON	#3 POT, 50CM
	55	ROSA 'MIDLAND RED'	MIDLAND ROSE, RED	#2 POT, 40CM
	14	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREeping ROSEMARY	
	52	SPIRAEA JAPONICA (10% MALE)	JAPANESE SPIRAEA	#2 POT, 30CM
	16	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT, 40CM
	253	TAXUS MEDIA 'HILLI'	HILLI YEW	1.5M BALL
	3	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT, 60CM
3	VACCINIUM 'SUNSHINE BLUE'	SUNSHINE BLUEBERRY	#2 POT, 50CM	
GRASS	39	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	87	FESTUCA OVINA 'CLUCK'	BLUE FESCUE	#1 POT
	35	IMPERATA CYLINDRICA 'RED BARN'	BLOOD GRASS	#1 POT
	53	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT

PERENNIAL			
10	ASTILBE x ARENDSI 'RED SENTINEL'	FALSE SPIREA, RED	#1 POT
35	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT, 20CM
30	HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT, 1 EYE
153	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDY 'LIFT	SCM POT
20	LAVENDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
38	LIROPE MUSCARI	BLUE LILY-TURT	#1 POT
23	RUEBECKIA FULGIDA VAR SULLIVANTI 'GOLDSTURM/RUEBECKIA, YELLOW'		15CM POT
19	FRAXINIA x ANANASSA	GARDEN STRAWBERRY	SCM POT
128	GAULTHERIA SMALLGON	SALAL	#1 POT, 20CM
11	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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 Suite C100 - 4185 568 Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p. 604 294-0311 | f. 604 294-0322

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.07.24	REVISED FOR BP	RJ
2	26.MAR.25	CITY COMMENT	RJ
3	26.MAR.25	REVISED FOR REZONING	RJ

CLIENT:

PROJECT:

OPUS

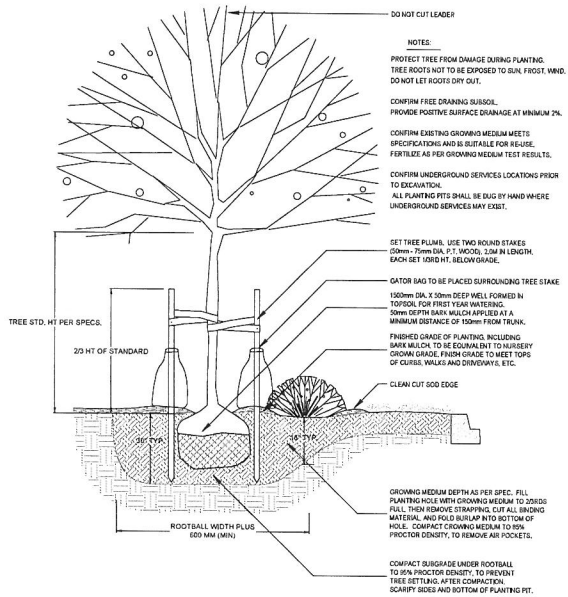
700 30TH STREET NE
 SALMON ARM, B.C.

DRAWING TITLE:

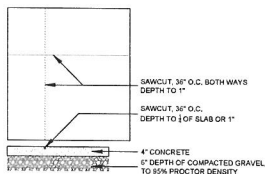
PLANTING PLAN

DATE: 26.MAR.25 DRAWING NUMBER:
 SCALE: 1/32" = 1' - 0"
 DRAWN: RJ
 DESIGN: RJ
 CHKD: RK OF 5

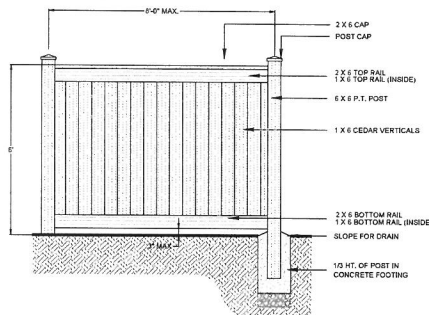
SEAL:



1 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"

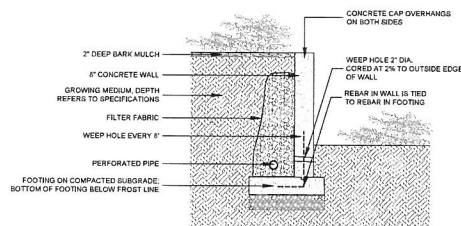


2 CONCRETE SAW CUTS
1/2" = 1'-0"



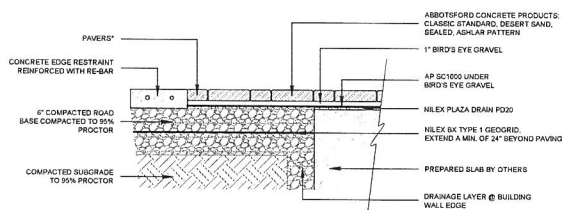
NOTES:
ALL POSTS TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #3 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
1. TO BE MINIMUM #3 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

3 6' HT. WOOD FENCE
1/2" = 1'-0"



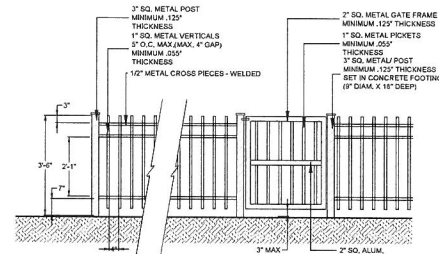
NOTE: FOR STONE VENEER, MECHANICAL TIES SHOULD BE USED EVERY 16 IN. TO 18 IN. TO SECURE STONE TO WALL. CONSULT MECHANICAL ENGINEER FOR REBAR SPECIFICATION.

4 CONCRETE RETAINING WALL ON GRADE
1/2" = 1'-0"



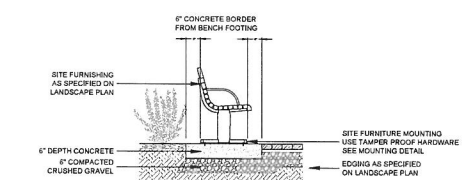
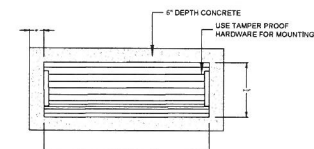
NOTE: PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. PAVERS NOT TO BE CUT MORE THAN HALF SIZE. ALL PAVERS TO BE DIAMOND CUT. *ALL PAVERS FOR PEDESTRIAN AREAS TO BE 50MM THICK.

5 PAVERS ON GRADE AND SLAB
1" = 1'-0"



NOTE: INDUSTRIAL-GRADE METAL FENCING HEAVY DUTY HANDLE & HINGES ANMA 2002 COMPLIANT POWDER-COATING COLOUR OF FENCE TO BE APPROVED BY LANDSCAPE ARCHITECT

6 42" HT. METAL PICKET FENCE
1/2" = 1'-0"



7 BENCH ON CONCRETE PAD
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	26.APR.24	ISSUED FOR CP	SI
2	26.MAR.22	OPEN COMMENTS	SI
3	26.MAR.21	ISSUED FOR REVISION	SI

CLIENT:

PROJECT:

OPUS

700 30TH STREET NE
SALMON ARM, B.C.

DRAWING TITLE:
LANDSCAPE DETAIL

DATE: 26.MAR.20 DRAWING NUMBER:

SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHKD: RK OF 5

L5

FILE #:_DP 473 (Crowne Pacific)_

Address:_ 700 30 Street NE____

B. Multi-Family Residential Development Permit Area – Planning Check**Y- Yes****P- Partially Addressed****N-No****N/a – Not Applicable*****Objectives***

	Y	P	N	N/A
<p>To promote quality building, site and landscape design with high architectural standards that support the objectives of this Official Community Plan (OCP).</p> <ul style="list-style-type: none"> • To ensure new multiple family housing development projects respond to and address local site conditions. • To promote landscape design requiring enhanced parcel permeability and tree cover. • To encourage safe pedestrian and vehicle access within and around multi- family developments. • To encourage the development of safe, functional, and livable multi family developments and neighbourhoods. 	√			

Siting and Building Guidelines

	Y	P	N	N/A
1. Take advantage of existing site topography while retaining as much natural vegetation, especially mature healthy trees, and unique site features as possible;			√	
2. Minimize the use of monolithic retaining walls where possible, and to break any retaining structures into stepped, smaller increments not exceeding 2.0 in height for any single retaining wall;				√
3. Situate the building(s) in relation to these site features and amenities, parks, greenways, etc. delineating clearly between public, semi-private and private spaces;	√			
8. Consider the safety and security of residents in the design and layout of the development with a focus on Crime Prevention through Environmental Design (CPTED) principles;		√		
9. Strongly discourage walled or gated developments that completely block off visibility from the street; Strongly discourage walled or gated developments that completely block off visibility from the street;	√			
10. Set parking away from the dominant street frontage with clear safe vehicle ingress/egress;	√			

FILE #: DP 473 (Crowne Pacific)

Address: 700 30 Street NE

11. Provide and design quality outdoors spaces for residents that foster social gatherings, physical fitness for all ages, structured or unstructured play, and/or gardening;	✓			
12. Prioritize on-site outdoor children’s play areas in landscaped areas for those developments located in excess of 400m of a public playground;				✓
13. Create safe non-vehicular transportation connections from the dominant street frontage and access points to all of the buildings outdoor spaces;	✓			
14. Create pedestrian and cycling connections that provide both internal connectivity and efficient links to existing or planned neighbouring sidewalks and trails on adjacent streets or adjacent developments;	✓			
15. Provide bicycle parking (racks or lockers) indoors in secure areas with good visibility, access, and lighting, and located preferably near entrances. Exterior bike parking should be covered where possible; and	✓			
16. Minimize the impact of building shading on adjacent residences and outdoor use areas.			✓	

Architectural Guidelines

	Y	P	N	N/A
1. Design buildings with varied facades and visual interest, with variation of facades with setbacks or projections of 0.75 metres or more; large scale, monolithic or bland blocks of buildings are discouraged.	✓			
2. Design all buildings with universal design principles in mind, including: <ul style="list-style-type: none"> • being useful and marketable to people with diverse abilities; • accommodating a wide range of individual preferences and abilities; • being simple and intuitive use and should be easy to understand; • communicating necessary information effectively to the user; • minimizing hazards; • being efficiently and comfortably usable; • appropriately size and spaces regardless of user’s body size, posture, or mobility 	✓			
3. The requirements for varied and articulated facades will be considered in conjunction with meeting the building performance requirements of the BC Energy BC Energy StepCode or Zero Carbon “Steps” and accommodations made to meet these requirements.				✓
4. Designs should incorporate a wide variety of roof styles, provided rooftops are well organized and attractive when seen from above, neighbouring buildings and the street.	✓			
5. Design buildings with well defined entries and walkways from entries to the street or circulation systems, and consider weather protection over entry points, balconies and porches when possible.	✓			

	Y	P	N	N/A
6. Design buildings with ground floor residential units that provide a front door and direct access to the exterior where possible		✓		
7. All dwelling units should have easy access to useable private or semi-private outdoor amenity space.	✓			
8. Design buildings with parking garages or carports facing away from the street as much as possible, in order that the vehicular access is not a dominant design element.	✓			
9. Use a mix of durable and high quality building materials with consideration to maintenance and the integration of natural materials where possible.		✓		
10. Design and finishes of accessory structures/buildings shall be consistent with the architecture of the principal buildings.				✓
11. Enable natural light into interior spaces and outdoor use areas to reduce the energy needs, using passive solar principles where possible.				✓
12. Consider the use of alternative technologies for on-site energy production, e.g. solar, micro wind turbines, geothermal, fuel cells and heat pumps.				✓
13. Include areas for secure bike storage and parking in all multi family developments, particularly in apartment buildings where each unit may not have direct access to the ground floor. Bicycle racks, lockers or indoor storage should be provided in a secured area with good visibility, access, and lighting, and located preferably near entrances. Exterior bike parking should be covered where possible.	✓			
14. Screen roof top mechanical equipment from views in a manner that is consistent with the architectural design of the building. Locations of ground level air conditioning units and HVAC mechanical equipment should be sited in a manner that does not impact adjacent residential lots. Screening of on-grade large mechanical equipment with noise and vibration abatement material is encouraged.	✓			
15. Exceptions to Development Permit Area (DPA) guidelines or variances to building projections into minimum setback areas and minor variances to maximum building height established by the Zoning Bylaw may be considered for energy efficient buildings that commit to achieve BC Energy StepCode or Zero Carbon “Steps” in excess of the requirements of the Building Bylaw.				✓

Landscape and Screening Guidelines

	Y	P	N	N/A
1. Maximize the amount of landscaped areas on site and minimize the amount of impervious paved surfaces to increase the natural infiltration (absorption) of rain water and to provide a more natural character.		√		
2. Limit mowed ornamental grass lawn areas to highly visible areas and locations used for recreation in order to maximize areas for native, diverse and low maintenance vegetation.	√			
3. Select trees and other plants that will be readily established and provide significant visual impact upon planting, without adversely affecting daylight or sunlight penetration into buildings, areas for food growing or open spaces when fully grown.	√			
4. Select and plant native and/or drought tolerant trees and plants suitable for the local climate, using the City's "Landscape Standards and Recommended Species Guide" (as amended from time to time) as a reference.	√			
5. Trees should provide adequate shade to any outdoor amenity, social areas and play spaces.	√			
6. Design the landscape plan with maintenance requirements in mind.	√			
7. Developments are encouraged to incorporate native, low maintenance and xeriscape (drought resistant, low water requirement) concepts in landscape plans.		√		
8. Encourage the use of water filtration/reuse systems that collect stormwater and rainwater for irrigation.			√	
9. Design the landscape plan to limit the need for irrigation, and limit necessary irrigation to any landscape areas dedicated to food production.		√		
10. Developments are encouraged to incorporate species and plantings in accordance with FireSmart BC Landscaping Best Practices.		√		
11. Consider energy efficiency and conservation in landscape design, e.g. moderate wind, provide shade in summer, allow sunlight and daylight into buildings.		√		
12. Locate walkways and amenity areas (plazas, courtyards, patios, etc.) away from vehicular traffic, with maximum accessibility to residential units, and accentuate them with landscaping.	√			
13. Plant a uniform alignment of street trees along public streets at the spacing recommended by the City. Appropriate spacing is 15 metres along arterials, 10 metres along local and collector roads, lower spacing for smaller trees. If boulevard tree planting is not feasible along a street right-of-way, then tree planting along the front and exterior lot boundaries may be required at appropriate intervals. For street tree selection along		√		

FILE #: DP 473 (Crowne Pacific)_

Address: 700 30 Street NE

public boulevards, use the City’s “Landscape Standards and Recommended Species Guide” (as amended from time to time) as a reference.				
14. Visual screening in the form of solid landscaping and/or fencing may be required along some segments of a site’s perimeter, in particular along interior and rear lot lines and around outdoor storage areas.	✓			
15. Where landscaping for visual screening is required, plants selected shall be of sufficient height at maturity to provide a continuous screen not less than 2 metres in height and planted at a sufficient density to provide a hedge effect. Alternate screening measures such as decorative solid fencing or decorative walls not less than 2 metres in height may be considered instead of or in combination with planting.				✓
16. Avoid using fences along street frontages to screen the development. Where a fence is unavoidable, use a transparent fence, e.g. lattice, metal, and add landscaping that allows views into and from the development.	✓			
17. Design location and directional signs (consistent with the City’s address/ directional sign guidelines), maps and mail box locations to be low profile, ground oriented and externally lit with low intensity fixtures accentuated by landscaping.	✓			
18. Locate refuse and recycling container areas and structures where they are accessible to residents and for servicing, screen them with an appropriate durable enclosure, and provide landscaping around the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets.	✓			
19. Developments are encouraged to include space for food garden spaces and spaces for food production.	✓			
20. Consider the provision of a composting system to generate materials that can be used for landscape maintenance or garden plots on the site.				✓

Access, Circulation and Parking Guidelines

	Y	P	N	N/A
1. Design the internal road system to discourage speeding, and provide safe pedestrian routes from sidewalks and parking lots to building entrances.	✓			
2. Providing shared driveway access and shared parking areas should be considered whenever possible.				✓
3. Parking areas shall be hard surfaced in accordance with the Zoning Bylaw.	✓			
4. Include areas for convenient guest parking when necessary. Smaller visitor parking areas, in close proximity to individual units or buildings, are favoured over large parking areas.	✓			

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Address: 700 30 Street NE

5. Include areas design to accommodate snow collection and storage for the winter months (these areas can be shared with parking requirements).	✓			
6. Reduce the amount of asphalt paving and introducing other materials where possible, preferably permeable, e.g. permeable pavers, reinforced grass such as Grass-Pave.			✓	
7. Encourage bio-swales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.			✓	
8. Provide curb let-downs from accessible parking spaces to buildings.	✓			
9. Avoid parking areas where possible in front yards. In parking areas in excess of 20 stalls, intersperse intensively landscaped islands or bioswales at least 1.5 metres wide, planted with hardy vegetation and shade trees. Provide landscaping at the ends of parking rows, within and around parking lots as needed to define parking clusters, increase human comfort, provide visual relief, and increase infiltration of rain water.		✓		
10. Encourage shared driveways to units with individual vehicular access.				✓
11. Encourage underground or below grade parking that is well-lit and secured.	✓			

Lighting Guidelines

	Y	P	N	N/A
1. All exterior lights should emit the minimum illumination level required for safety and should not exceed 3000K light colour temperatures to reduce light pollution and nuisance.				
2. Exterior lighting should be directed or shielded to illuminate the ground so as to not create unnecessary glare or light trespass on adjacent properties.				
3. All light fixtures shall be full cut-off fixtures mounted such that no light projects above the horizontal plane.				
4. Non-full cutoff fixtures may be used where the architecture of the building restricts light above the horizontal plane or the luminaire is mounted less than 1.0m above grade for the purpose of pedestrian lighting.				

Notes: **Lighting details to be provided at Building Permit stage.

Reviewed by: Aubree Jeffrey and Gary Buxton

Date: May 22, 2026



***Memorandum from the
Engineering and Public
Works Department***

TO: Gary Buxton, Director of Planning
 DATE: May 27, 2026
 PREPARED BY: Chris Moore, Engineering Assistant
 FILE NO: **DP-473**
 OWNER: **Crowne Pacific Development Corp.**
 LEGAL: Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan
 26408, except Plan 28836
 CIVIC: **700 30 Street**

Further to your referral dated April 27, 2026, we provide the following service information.

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.

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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. 30 Street NE, 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 no additional road 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 (MUP). It is noted that the layout submitted currently shows landscaping within the area required for the MUP.
2. 30 Street NE 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, curb & gutter, multi-use path, boulevard construction and street lighting. 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 30 Street NE is designated as an Arterial Road, access shall be designed by keeping to a minimum number. Only one driveway access will be permitted onto 30 Street NE all unused driveways shall be removed. Owner / Developer responsible for all associated costs. The layout submitted has the access to the development at the south end of the property which is supported by the Engineering Department.
5. The intersection of 9 Avenue NE and 30 Street NE has significant safety concerns and development of the subject property will further exasperate this situation. **It is recommended that the applicant carry out a Traffic Impact Assessment (TIA) considering the impact of the proposed development on this intersection.** However, with the previous rezoning (ZON-1183) a TIA was completed which concluded that the proposed development (20 dwelling units) would cause a 1.1% increase in traffic at this intersection, and the developer was asked to pay a \$24,000 (\$1200 per dwelling) payment towards the anticipated cost of the future upgrades. (See attached memo). Rather than complete a new TIA, if the developer

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agrees, the Engineering Department would support the additional pro-rata payment of \$28,800 towards the future upgrades. (24 additional dwellings x \$1200).

Water:

1. The subject property fronts a 200mm diameter Zone 4 watermain on the east side of 30 Street NE and a 300mm diameter Zone 4 watermain on the west side of 30 Street NE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 19mm service from the watermain on 30 Street NE, however, it is not clear which watermain this is connected to. Upgrading to a new metered service (from the 200mm watermain on the east side of 30 Street NE) is required. Water meter will be supplied by the City at the time of development, at the Owner / Developer's cost. 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 sufficient fire flows and pressures according to the 2025 Water Study (AECOM).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. A 150mm diameter sanitary sewer terminates at the south-west corner of the subject property. No upgrades will be required at this time. However, developer's Engineer is to confirm that this sewer has sufficient capacity for the proposed development flows. Owner / Developer responsible for any upsizing requirements.
2. Records indicate that the existing property is serviced by a 100mm service from the existing sanitary sewer. 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. A 200mm diameter storm sewer terminates at the south-west corner of the subject property. No upgrades will be required at this time. However, developer's Engineer is to confirm that there is sufficient capacity for the proposed development flows to the outfall at the Ruth Park pond. Owner / Developer responsible for any upsizing requirements.
2. There are no records of the existing property being connected to the existing storm sewer. All

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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 (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 shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer will 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.



Nate Johnson, AScT
Engineering Assistant



Sandra Plank, P.Eng.
Manager of Engineering



DESIGN REVIEW PANEL
May 20, 2026 - Online, City Hall

Present: Aiden Poehnell (Panel Member)
Al Waters (Panel Member)
Bill Laird (Panel Member - Chair)
Marc Lamerton (Panel Member)
Verna Burton (Panel Member)
Haley Kyle – Applicant
David McGrath - Applicant

3:04 – 3:39pm

Application No. DP-473

The DRP reviewed and commented on the proposed DP-473 (multi family residential) for the site at 700 30 Street NE.

The application was presented by staff and detailed by the applicants.

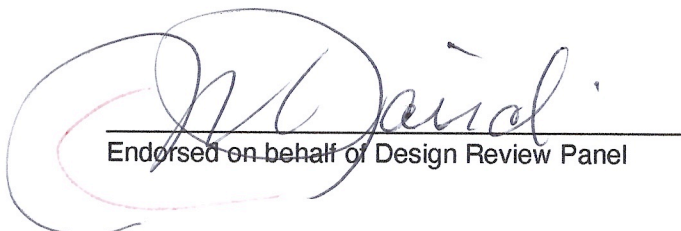
In support of the proposal, the DRP is complimentary of the proposed design, which is modern with pleasing details and varied materials. The DRP is further complimentary of the amenity space, ample storage, and the landscaping along the streetscape.

Furthermore, the DRP noted the importance of this location as a connective corridor between the highway, schools, and the recreation centre, and is pleased to see related frontage improvements coming at this location.

The DRP supports DP-473 as presented.

Panel Recommendation

THAT the DRP supports application DP-473 as presented.



Endorsed on behalf of Design Review Panel