



AGENDA

City of Salmon Arm Development and Planning Services Committee

Monday, July 6, 2020
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 - 12	1.	Zoning Amendment Application No. ZON-1177 [Wood Creek Construction Ltd./Zimmerman, V.; 1181 17 Avenue SE; R-1 to R-8]
13 - 36	2.	Development Permit Application No. DP-427 [Habitat for Humanity/GTA Architecture Ltd.; 1351 10 Avenue NE; Multi-Family Residential]
	6.	PRESENTATIONS
	1.	Director of Development Services – Wildfire Management & Development Permit Area Considerations
	7.	FOR INFORMATION
	8.	IN CAMERA SESSION
	9.	CORRESPONDENCE
	10.	ADJOURNMENT

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To: His Worship Mayor Harrison and Members of Council

Date: June 19, 2020

Subject: Zoning Bylaw Amendment Application No. 1177

Legal: Lot 34, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP83069

Civic: 1181 – 17 Avenue SE

Owner/Applicant: Wood Creek Construction Ltd. / V. Zimmerman

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 34, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP83069 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The subject parcel is located at 1181 – 17 Avenue SE, in the new Byersview Subdivision (Appendix 1 & 2). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit a secondary suite within a new single family dwelling.

BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The neighbourhood is largely comprised of R-1 zoned parcels containing single family dwellings. There are two other lots in the subdivision that have been rezoned to R-8 to permit a secondary suite in a new house, one in 2017 and one in late 2019. There are still many larger rural properties zoned A-2 to the south and east of Byersview. Recently in 2019, a large A-2 zoned parcel to the east was rezoned to R-8 in preparation for a future subdivision.

The subject parcel is a corner lot with an area of approximately 0.104 hectares (.25 acres). The parcel fronts 17 Avenue SE and although the east parcel line is adjacent to 12 Street SE, 12 Street is a closed road and considered a proposed greenway in the OCP. Thus, this parcel line is treated as an interior side parcel line and not an exterior parcel line. The size and width of the subject property can meet the conditions as specified within the proposed R-8 Zone.

The applicant wishes to construct a new house with a secondary suite on the lower level. Site photos and building plans have been submitted, see Appendices 5 & 6. The lower level floor plan indicates the proposed suite to be 83.6 m² (900 ft²) and the site plan shows a double car garage and driveway. Thus, the size of the suite is within the maximum 90 m² (968.8 ft²); and, the provision to provide an additional off-street parking stall for the suite can be fulfilled.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of *secondary suites* in all residential designated areas subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTSEngineering Department

No concerns.

Building Department

BC Building Code will apply. No concerns with proposed zoning.

Fire Department

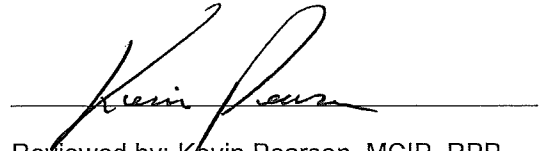
No concerns.

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP; and, the plans provided indicate that the requirements specified in the R-8 Zone can be achieved, including the provision of onsite parking. Therefore, this application is supported by staff. Development of a single family dwelling with an associated secondary suite requires a building permit and is subject to meeting Zoning Bylaw and BC Building Code regulations.



Prepared by: Denise Ackerman
Planner, Development Services



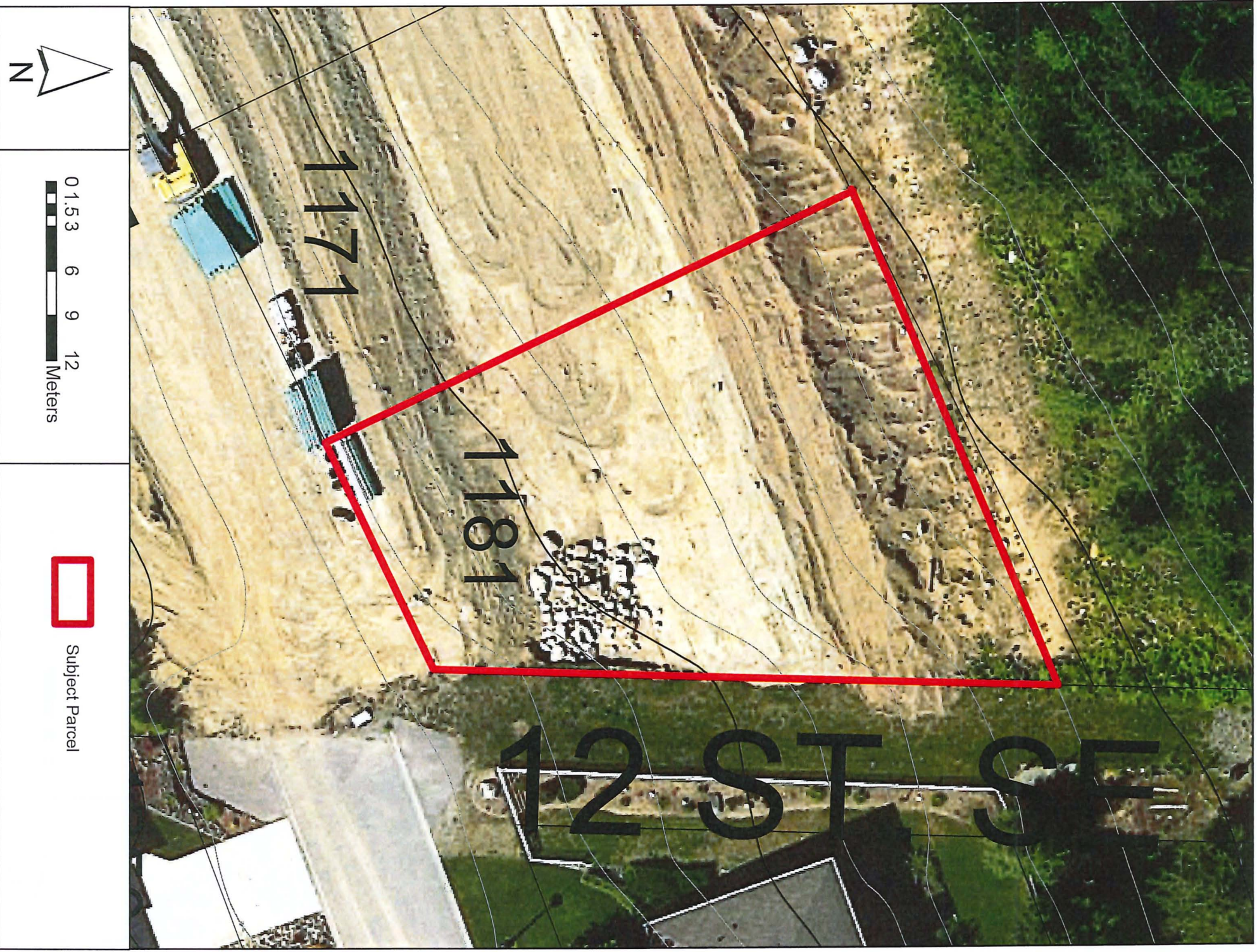
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

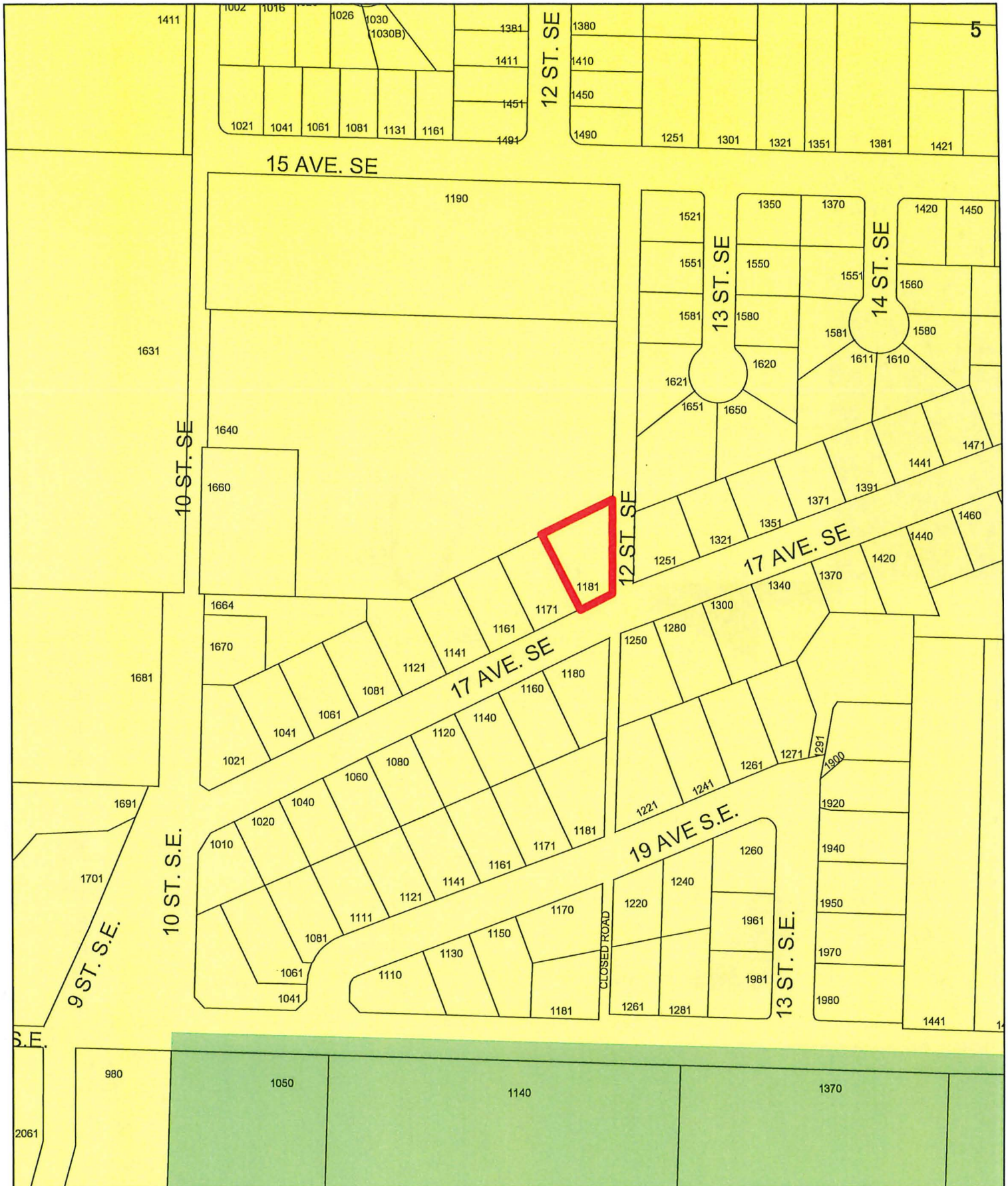


0 12.5 25 50 75 100 Meters



Subject Parcel





Subject Parcel

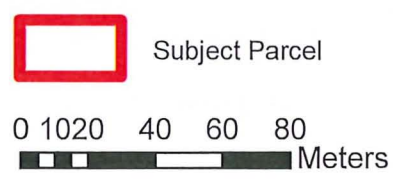
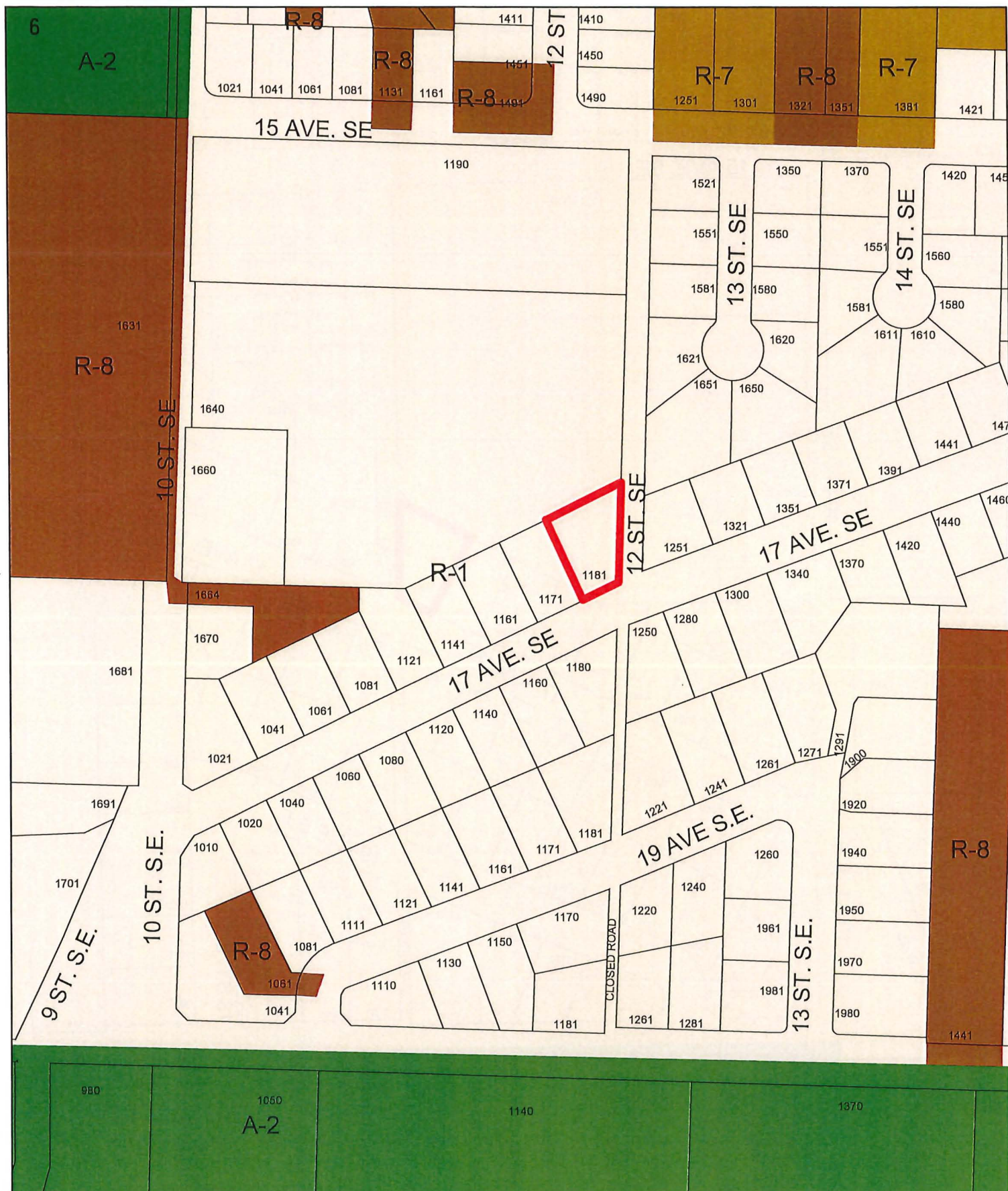
0 10 20 40 60 80
Meters



LR - Low Density Residential



AR - Acreage Reserve



- R-1 Single Family Residential Zone
- R-8 Residential Suite Zone
- R-7 Large Lot Single Family Residential Zone
- A-2 Rural Holding Zone



View of subject property looking southeast



View of subject property looking southwest



View of subject property looking southeast



View of subject property



SHEET LEGEND
A1 - SITE PLAN & NOTES
A2 - ELEVATIONS
A3 - MAIN FLOOR
A4 - MAIN FLOOR PLAN
A5 - BASEMENT LAYOUT
A6 - BASEMENT PLAN
A7 - FOUNDATION PLAN
A8 - ROOF & DETAILS
A9 - SECTIONS & WINDOW/DOOR SCHEDULES

LOT AREA: 11237 SQ FT.
MAIN FLOOR AREA: 1717 SQ FT.
DEV. BASEMENT FLOOR: 1573 SQ FT.
(SECONDARY SUITE AREA - 900 SQ FT.)
TOTAL FOOTPRINT AREA: 2738 SQ FT.
RATIO: 24%
ALLOWABLE: 45.0%

LOT 34, SEC 12, TP 20, R 10, W6M, KDYD, Plan EPP69286
BYERSVIEW

NOTE: GEOMATIC/SURVEY/GRADES
REQ'D

1. ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER CODES, ZONING, AND BYLAWS THAT MAY APPLY.
2. THE CONTRACTOR AND ALL SUB-TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL. AND SHALL REPORT AND DISCREPANCIES THAT AFFECT DESIGN TO WOOD CREEK IMMEDIATELY
3. ALL FRAMING MATERIAL TO BE S.P.F. #2 OR BETTER WITH THE EXCEPTION OF WALL STUDS
4. CONCRETE FOOTINGS AND WALLS TO BE A MINIMUM 28MPA @ 28 DAYS. FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
5. ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
6. DAMP PROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
7. 6 MIL. ULTRAVIOLET RESISTANT POLY VAPOUR BARRIER ON A.) 4" OF GRANULAR COMPACTABLE FILL UNDER EXTERIOR OR GARAGE SLABS. OR B.) 4" OF 3" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS.
8. ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK. DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS.
9. GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
10. ALL TRUSSES I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION.
11. CONTRACTOR TO VERIFY ALL PROPERTY AND FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
12. ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF. MINIMUM 25% TO BE LOCATED AT SOFFIT.
13. DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING.
14. ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
15. RAIN WATER LEADERS NOT SHOWN ON PLAN . CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE.
16. ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF THE HOME OWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
17. APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
18. REFER TO LAOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER, AND ROOF TRUSS MANUFACTURER FOR BEAM, POST, FOOTING LOCATIONS AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON WOOD CREEK PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING, OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.

THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY.

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NO.	DATE	DESCRIPTION
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REVISIONS



LEGAL DESCRIPTION

LOT 34, SEC 12, TP 20, R 10, WGM
KODY. Plan E77P00280

PROJECT NO.

CUSTOMER
WINTERS

SHEET TITLE
**SITE PLAN &
GENEREAL
NOTES**

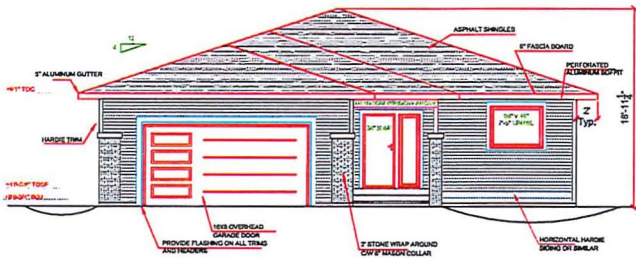
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MAY 11 2000

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DRUM

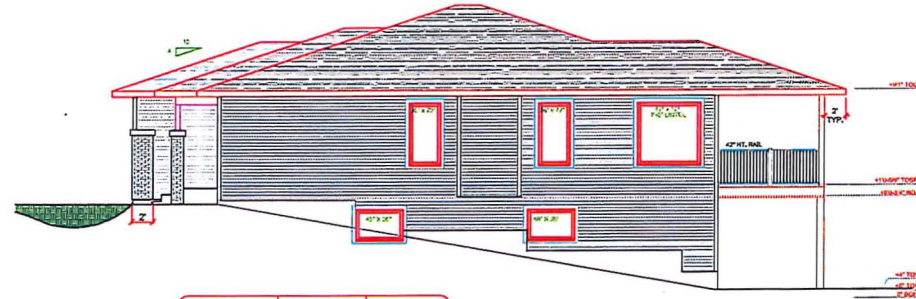
2

A-1



GLAZING CALCULATIONS	
WALL AREA (CLF)	481 sq ft (44.27 sq m)
WINDOW AREA	63 sq ft (5.83 sq m)
RAIO	12%
ALLOWABLE	100%
LIMITING DISTANCE	18.20m (59.71 ft)

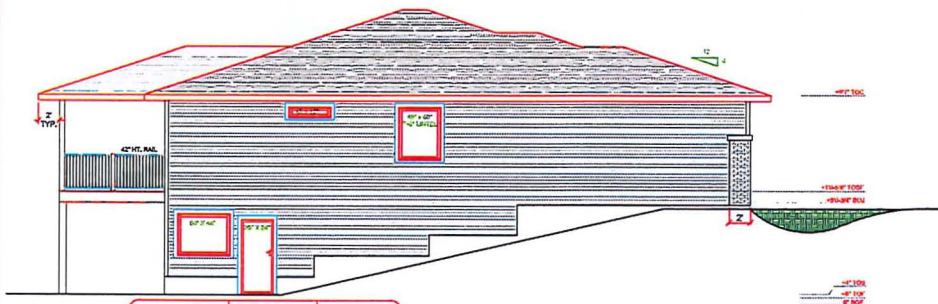
FRONT ELEVATION



GLAZING CALCULATIONS		LEFT	RIGHT
WALL AREA	420 sq ft (38.84 sq m)	287 sq ft (26.54 sq m)	
WINDOW AREA	80 sq ft (7.42 sq m)	80 sq ft (7.42 sq m)	
RAIO	11.2%	10%	
ALLOWABLE	12%	20%	
LIMITING DISTANCE	3.5m (11.48 ft)	4.21m (13.81 ft)	

RIGHT ELEVATION

CONSTRUCTION OPTIONS
NO H.R.V. INSTALLED
NO SPRINKLER SYSTEM
CONC. FOUNDATION &
FRAMED WALLS



GLAZING CALCULATIONS		LEFT	RIGHT
WALL AREA	420 sq ft (38.84 sq m)	287 sq ft (26.54 sq m)	
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LIMITING DISTANCE	3.5m (11.48 ft)	4.21m (13.81 ft)	

LEFT ELEVATION



GLAZING CALCULATIONS	
WALL AREA (CLF)	481 sq ft (44.27 sq m)
WINDOW AREA	63 sq ft (5.83 sq m)
RAIO	12%
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LIMITING DISTANCE	18.20m (59.71 ft)

REAR ELEVATION

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REV. DATE DESCRIPTION

REVISIONS



LEGAL DESCRIPTION

LOT 34, SEC 12, TP 26, R 10, W6M
RDVD, Plan E770881

PROJECT NO.

WINTERS

WEEK NO.

ELEVATIONS

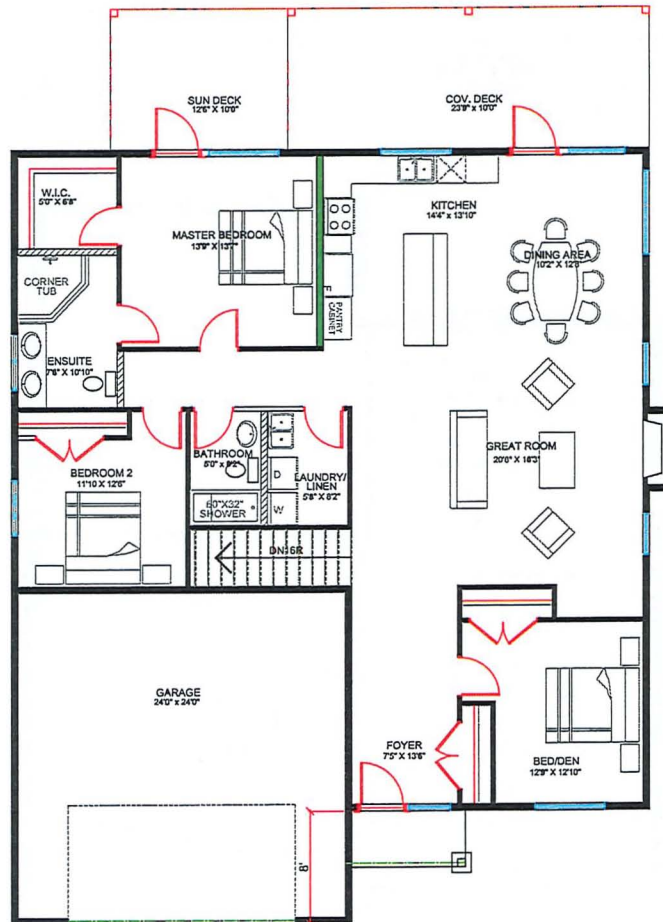
DATE: MAY 11/2020

SCALE: 3/16"=1'

DRAWN: PC

CHECKED: XX

A-2



- SAFE & SOUND INSULATION
- PLUMB WALL
- L.B. WALL

- FLOOR NOTES**
1. FRAMED EXTERIOR WALLS DOES NOT INCLUDE EXTERIOR SHEATHING.
 2. ALL DIMENSIONS SHOWN ARE TO FRAMING AND DO NOT INCLUDE DRYWALL OR OTHER FINISHES
 3. ALL HEADERS TO BE 3-2X10 IN 2X6 WALLS AND 2-2X10 IN 2X4 WALLS UNLESS NOTED OTHERWISE
 4. ALL DOORS AND WINDOWS FRAMED 4-1/2" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE
 5. ALL DOOR SLABS TO MEASURE 80" IN HEIGHT UNLESS OTHERWISE NOTED
 6. INDIVIDUAL ROOM AREAS ARE CALCULATED FROM INSIDE OF FRAMING WHEREAS THE OVERALL FLOOR AREA IS CALCULATED TO OUTSIDE EXTERIOR WALLS

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NO.	DATE	DESCRIPTION
1	APR 2020	INCREASED GARAGE INCLUDED PORCH
2	APR 2020	DECK F. WOODS DECK BY E. STUBBS
3	APR 2020	MOVES HIGHT F. KITCHEN WALL
4	APR 2020	MOVES HIGHT F. BED ROOM FLOOR
5	APR 2020	DECK FLOOR FLOOR PLAN
6	APR 2020	DECK FLOOR FLOOR PLAN
7	APR 2020	DECK FLOOR FLOOR PLAN
8	APR 2020	DECK FLOOR FLOOR PLAN
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18	APR 2020	DECK FLOOR FLOOR PLAN
19	APR 2020	DECK FLOOR FLOOR PLAN
20	APR 2020	DECK FLOOR FLOOR PLAN

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7	APR 2020	DECK FLOOR FLOOR PLAN
8	APR 2020	DECK FLOOR FLOOR PLAN
9	APR 2020	DECK FLOOR FLOOR PLAN
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18	APR 2020	DECK FLOOR FLOOR PLAN
19	APR 2020	DECK FLOOR FLOOR PLAN
20	APR 2020	DECK FLOOR FLOOR PLAN



LEGAL DESCRIPTION
LOT 7, SEC 11, TP 20, R 10, W54, W54

PROJECT NO.
CUSTOMER
LOT 7 - FHE

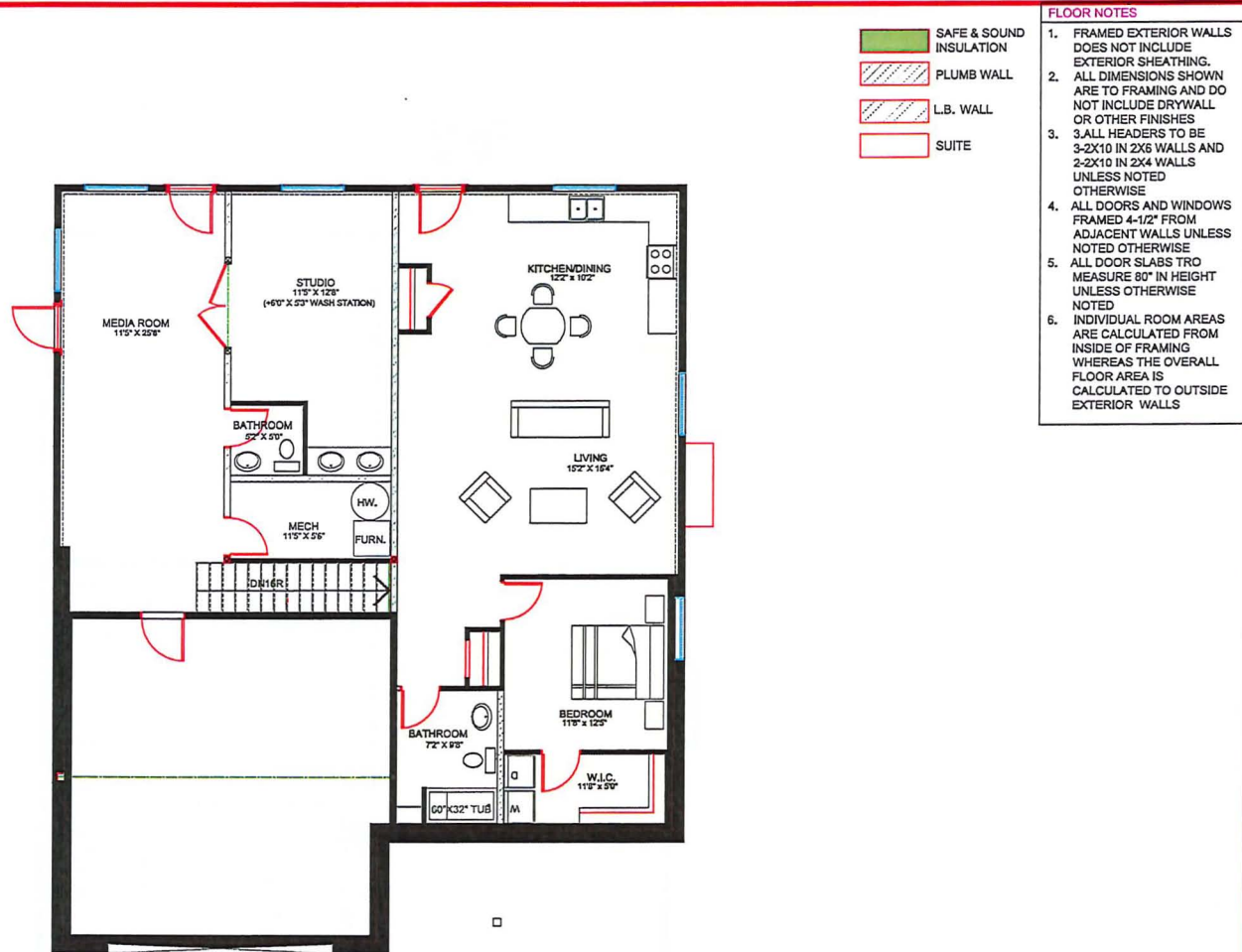
SHEET TITLE
MAIN FLOOR LAYOUT

DATE: APR 2020
SCALE: 1/4"=1'
DESIGNER: PC
CHECKER: XX

A-3

MAIN FLOOR 1717 SQ. FT.
Garage - 532 SQ. FT.
Deck/Porch Area - 380 SQ. FT.
9' Ceilings





DEV. BASEMENT 1573 SQ. FT.

Suite - 900 SQ. FT.
9' Ceilings

SUITE AREA
900 SQ. FT.



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REVISIONS

NO.	DATE	DESCRIPTION
1	APR 2020	NOTED PER THE LATEST NOTES
2	APR 2020	REV. 1. REVISIONS (REV. 1.1) - 1.1
3	APR 2020	REV. 2. REVISIONS (REV. 2.1) - 2.1
4	APR 2020	REV. 3. REVISIONS (REV. 3.1) - 3.1
5	APR 2020	REV. 4. REVISIONS (REV. 4.1) - 4.1
6	APR 2020	REV. 5. REVISIONS (REV. 5.1) - 5.1
7	APR 2020	REV. 6. REVISIONS (REV. 6.1) - 6.1
8	APR 2020	REV. 7. REVISIONS (REV. 7.1) - 7.1
9	APR 2020	REV. 8. REVISIONS (REV. 8.1) - 8.1
10	APR 2020	REV. 9. REVISIONS (REV. 9.1) - 9.1
11	APR 2020	REV. 10. REVISIONS (REV. 10.1) - 10.1
12	APR 2020	REV. 11. REVISIONS (REV. 11.1) - 11.1
13	APR 2020	REV. 12. REVISIONS (REV. 12.1) - 12.1
14	APR 2020	REV. 13. REVISIONS (REV. 13.1) - 13.1
15	APR 2020	REV. 14. REVISIONS (REV. 14.1) - 14.1
16	APR 2020	REV. 15. REVISIONS (REV. 15.1) - 15.1
17	APR 2020	REV. 16. REVISIONS (REV. 16.1) - 16.1
18	APR 2020	REV. 17. REVISIONS (REV. 17.1) - 17.1
19	APR 2020	REV. 18. REVISIONS (REV. 18.1) - 18.1
20	APR 2020	REV. 19. REVISIONS (REV. 19.1) - 19.1
21	APR 2020	REV. 20. REVISIONS (REV. 20.1) - 20.1
22	APR 2020	REV. 21. REVISIONS (REV. 21.1) - 21.1
23	APR 2020	REV. 22. REVISIONS (REV. 22.1) - 22.1
24	APR 2020	REV. 23. REVISIONS (REV. 23.1) - 23.1
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71	APR 2020	REV. 70. REVISIONS (REV. 70.1) - 70.1
72	APR 2020	REV. 71. REVISIONS (REV. 71.1) - 71.1
73	APR 2020	REV. 72. REVISIONS (REV. 72.1) - 72.1
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76	APR 2020	REV. 75. REVISIONS (REV. 75.1) - 75.1
77	APR 2020	REV. 76. REVISIONS (REV. 76.1) - 76.1
78	APR 2020	REV. 77. REVISIONS (REV. 77.1) - 77.1
79	APR 2020	REV. 78. REVISIONS (REV. 78.1) - 78.1
80	APR 2020	REV. 79. REVISIONS (REV. 79.1) - 79.1
81	APR 2020	REV. 80. REVISIONS (REV. 80.1) - 80.1
82	APR 2020	REV. 81. REVISIONS (REV. 81.1) - 81.1
83	APR 2020	REV. 82. REVISIONS (REV. 82.1) - 82.1
84	APR 2020	REV. 83. REVISIONS (REV. 83.1) - 83.1
85	APR 2020	REV. 84. REVISIONS (REV. 84.1) - 84.1
86	APR 2020	REV. 85. REVISIONS (REV. 85.1) - 85.1
87	APR 2020	REV. 86. REVISIONS (REV. 86.1) - 86.1
88	APR 2020	REV. 87. REVISIONS (REV. 87.1) - 87.1
89	APR 2020	REV. 88. REVISIONS (REV. 88.1) - 88.1
90	APR 2020	REV. 89. REVISIONS (REV. 89.1) - 89.1
91	APR 2020	REV. 90. REVISIONS (REV. 90.1) - 90.1
92	APR 2020	REV. 91. REVISIONS (REV. 91.1) - 91.1
93	APR 2020	REV. 92. REVISIONS (REV. 92.1) - 92.1
94	APR 2020	REV. 93. REVISIONS (REV. 93.1) - 93.1
95	APR 2020	REV. 94. REVISIONS (REV. 94.1) - 94.1
96	APR 2020	REV. 95. REVISIONS (REV. 95.1) - 95.1
97	APR 2020	REV. 96. REVISIONS (REV. 96.1) - 96.1
98	APR 2020	REV. 97. REVISIONS (REV. 97.1) - 97.1
99	APR 2020	REV. 98



To: His Worship Mayor Harrison and Members of Council

Date: June 29, 2020

Subject: Development Permit Application No. DP-427 (Multi-Family Residential)
 Legal: Lot B, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP70506
 Civic: 1351 10 Avenue NE
 Owner/Applicant: Habitat for Humanity / GTA Architecture Ltd.

MOTION FOR CONSIDERATION

THAT: Development Permit No. 427 be authorized for issuance for Lot B, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP70506 (1351 10 Avenue NE) in accordance with the elevations and site plan attached in Appendix 5;

AND THAT: Development Permit No. 427 include the following variance to Zoning Bylaw No. 2303:

1. Section 10.9.3 – reduce the northwest interior side parcel line setback from 2.4 metres to 1.4 metres as shown in the site plan attached in Appendix 5;

AND FURTHER THAT: Issuance of Development Permit No. 427 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 landscaping.

STAFF RECOMMENDATION

That Council approve the proposed Development Permit drawings attached as Appendix 5, including the requested variance to the Zoning Bylaw.

PROPOSAL

The subject parcel is located at 1351 10 Avenue NE (Appendix 1 and 2), designated High Density Residential in the City's Official Community Plan (OCP), and zoned R-5 High Density Residential Zone in the Zoning Bylaw (Appendix 3 and 4).

This application is to permit a new 20-unit residential development in the form of a multi-family building as shown on the site plans and building elevations attached as Appendix 5. As multi family development is proposed, as specified by the OCP a Development Permit application to guide the form and character is required prior to development. A 3 m wide easement exists over the southern portion of the subject parcel. A variance has been requested related to the north-west interior parcel line setback.

BACKGROUND

The 1,652 square metre vacant parcel (site photos attached as Appendix 6) is within the City's downtown residential area, was zoned R-5 in 2007 (from P-3, under application ZON-855), and was also the subject of an approved Development Permit Application (DP-341) in 2007 with a design for a 5-storey (14.4 m) 24 unit multi family building (Appendix 7), which ultimately did not proceed. Previously the parcel was rezoned from R-5 to P-3 in 2002 to support a proposed assisted living building which also did not proceed. The current application is to permit the development of a unique 5-storey 20 unit multifamily residential building, as shown in the proposed Development Permit drawings.

There is a restrictive covenant registered on the title of the subject property in 2001 that limits the height of any building to four storeys above a basement. The proposed building is a four storey structure above a basement, however the building mass is generally less: 3 storeys above the basement with the fourth storey consisting of elevator and stairway extensions accessing the rooftop patio.

COMMENTS

Building Department

Subject to BC Building Code requirements, Part 3 building requires full professional review at time of development. No concern with variance.

Fire Department

No concerns.

Engineering Department

Engineering comments are attached as Appendix 8.

Design Review Panel

With committees inactive due to the COVID-19 pandemic, the application was not referred to the Design Review Panel (DRP) for review.

Planning Department

OCP Residential Development Permit Area Guidelines

The proposed development is subject to the guidelines of the "Residential Development Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, landscape design, as well as access, circulation and parking area guidelines.

Siting and Building

The applicant is proposing a 20 unit development in the unique form of a 5 level building, set towards the north portion of the parcel. The building has a footprint of 1071 square metres in area on the 1,652 square metre parcel (65% parcel coverage), and a maximum height of 14.7 metres above grade. Both the roofline and, as described in the next section, the facades of the buildings are stepped, allowing for visual interest.

The building design is a contemporary style, featuring varied facades providing visual interest, incorporating high quality materials with proposed cladding including stucco, metal, and concrete siding. Multiple balconies and patios serve to further enhance the detailed facades. The building provides an articulated roofline, stepping back above the first storey pedestal / parkade, and then stepping back again after the fourth storey, aligned with the OCP guidelines. The fifth storey is a large roof-top patio, with two relatively minimal extensions for elevator and stair access.

The building features multiple large outdoor patio areas, including a large top level patio, and patios on either side of the building. This allows for relatively generous sightlines around the mass of the building.

Furthermore, an easement existing along the east parcel line was revealed subsequent to the design being submitted. The design will be slightly revised with the lower pedestal wall shifting approximately 55 cm to the west to avoid encroaching on the easement area, as indicated on the drawings of Appendix 5.

Staff note that the building is set into a significant slope and that retaining walls have been identified along the northwest and northeast parcel lines, as well as along a portion of the south east parcel line. Due to their position along the rear of the building along the base of the slope and underground relative to adjacent parcels, they will have limited impact.

Landscape Design

A site plan has been submitted with a range of plantings proposed around the building. A unique landscape wall is proposed on the building's east facing wall. The large outdoor patio areas are additionally proposed to incorporate several planters and a wide range of plantings.

Related to landscaping, the parcel is located on a designated "local road" and is subject to OCP 8.4.28 which requires the planting of a uniform alignment of street trees planted at 10 metre intervals along the public boulevard. Consistent with the streetscape which features a combination of boulevard trees and on-site plantings, the applicant has included boulevard trees, with maple trees proposed on the site plan. Bonding as included in the Motion for Consideration will be held to ensure the completion of landscaping including boulevard trees.

Access, Circulation and Parking Area

Vehicle access proposed is via a single access. 25 parking spaces have been provided as required, all are enclosed parking spots.

Zoning: Land Use, Height, and Setbacks

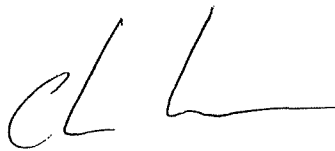
The proposed development meets the applicable land use requirement of the R-5 zoning regulations contributing to a mixture of residential housing types. The density of the 20 units proposed is supported within the R-5 zone (up to 21 units would be supported). The building is below the maximum permitted height and meets covenant restrictions. However, one variance has been requested for the setback along the northwest interior parcel line.

Staff note the setback variance requested is minimal: 2.4 m decreased to 1.4 m along the north-west interior parcel line. This has been requested to support the parkade and a walkway allowing access to the rear of the property. Staff note that the parkade is nearly entirely underground, and will have limited impact on the adjacent property at the north-west corner of the parcel. As such, staff feel this requested setback variance is reasonable.

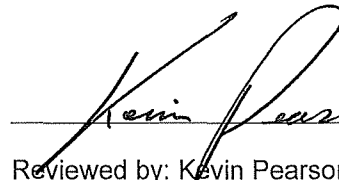
CONCLUSION

The applicant is applying for a Development Permit to support a multi family residential development within the Residential Development Permit Area. The proposed building design substantially aligns with the Development Permit Area guidelines as described in the OCP. The setback variance is viewed as minimal and is supported by staff.

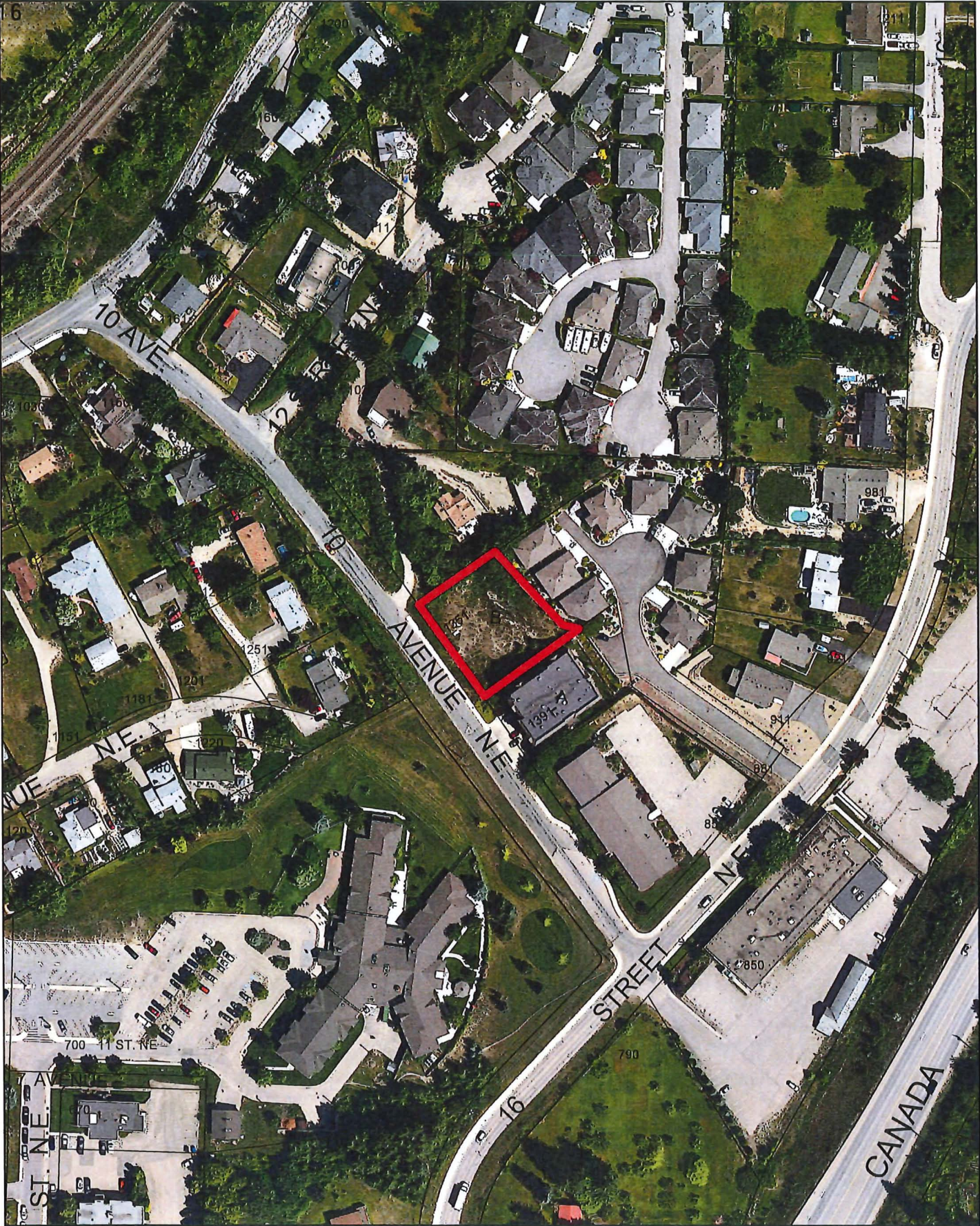
The applicant has been forthcoming, presenting their plans and design in local media and on site well in advance of the application. The building design is of high quality. Staff support the proposal including the setback variance as presented.



Prepared by: Chris Larson, MCP
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 20 40 80 120 160 Meters

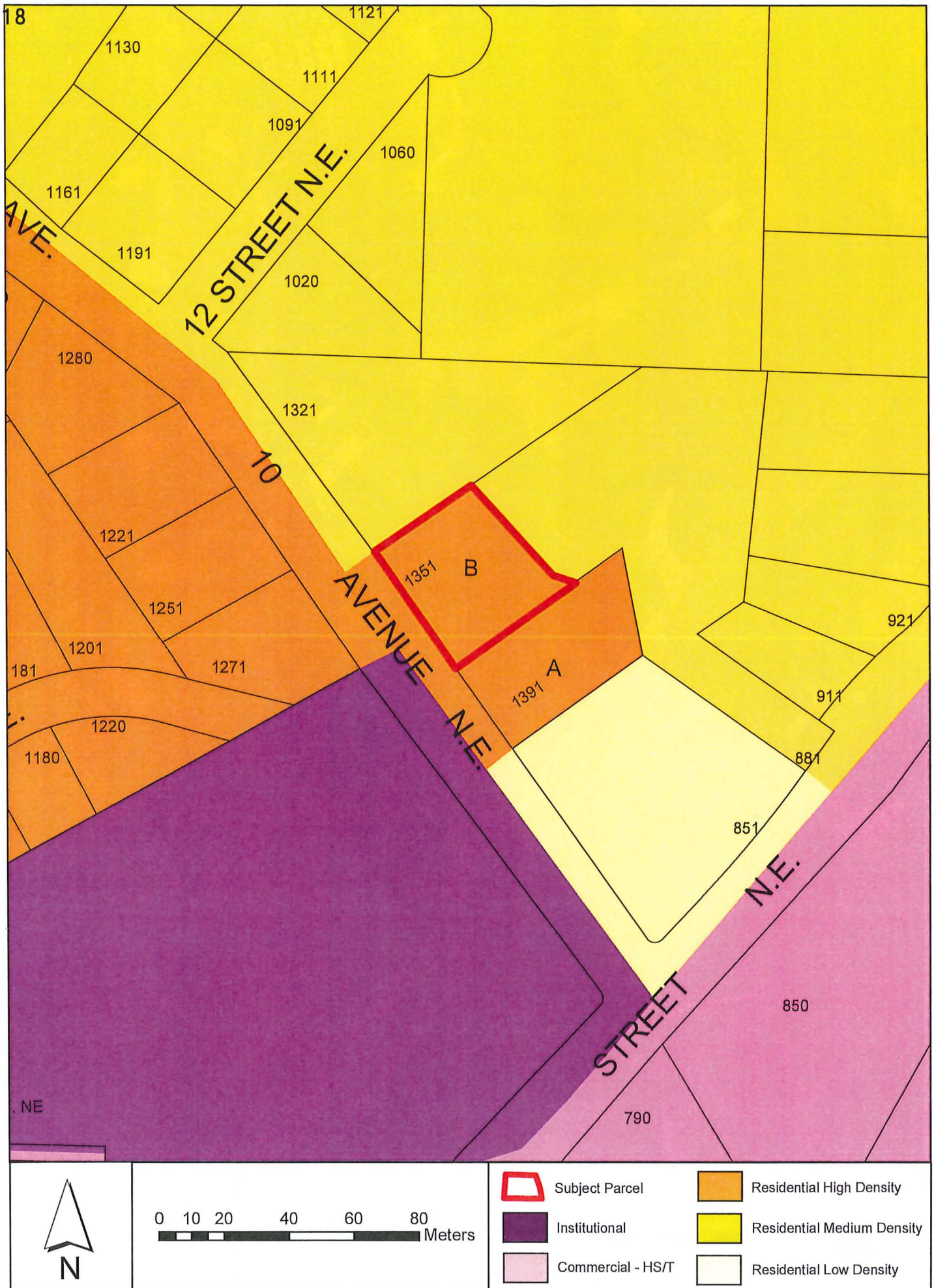
 Subject Parcel

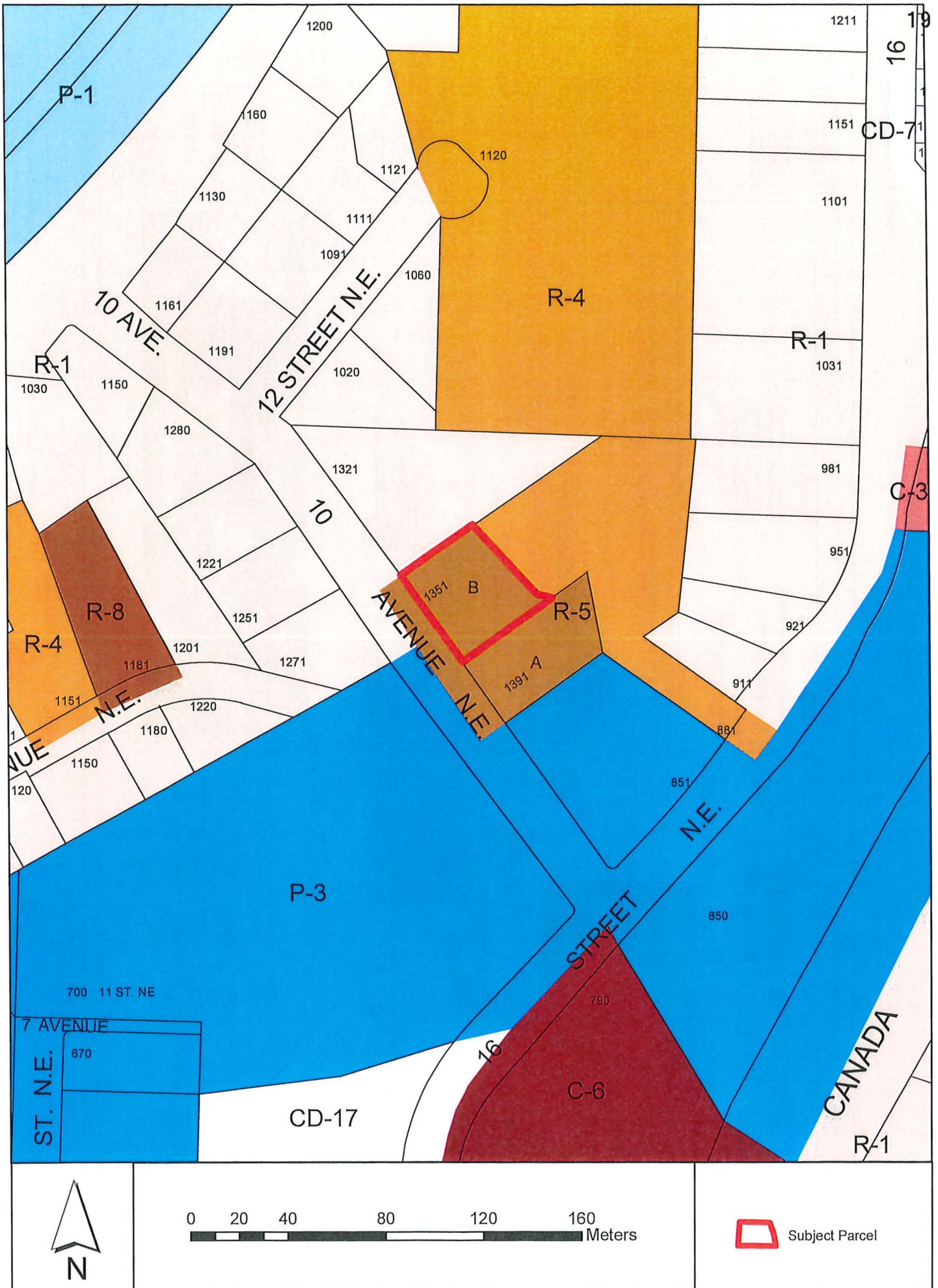


0 10 20 40 60 80 Meters



Subject Parcel





HABITAT FOR HUMANITY

1351 10TH AVENUE NE, SALMON ARM

LOCATION MAP



CONSULTANTS:

ARCHITECTURAL:

GTA ARCHITECTURE LTD.
CONTACT: SAMMI BOSTON
245-1188 SPRINGFIELD ROAD
KELOWNA, B.C. V1Y 1S9
PHONE: (250) 878-1888, FAX: (250) 878-4300
EMAIL: gta@gtaarch.ca

LANDSCAPE:

OUTLAND DESIGN LANDSCAPE ARCHITECTURE
CONTACT: KIM MOHAMMED
202-280 FLO ROAD
KELOWNA, B.C. V1Y 1S9
PHONE: (250) 864-6770
EMAIL: OFFICE@OUTLANDDESIGN.CA

SURVEYOR:

CNIL:

LIST OF DRAWINGS:

#	DESCRIPTION
A100	COVER PAGE
A101	SITE PLANS
A102	PERSPECTIVE & MATERIALS
A201	PROP. PARKING SLAB FLOOR PLAN
A202	PROP. MAIN FLOOR PLANS
A203	PROP. SECOND FLOOR PLANS
A204	PROP. THIRD FLOOR PLAN
A205	PROP. ROOF PLAN
A206	UNITS FLOOR PLANS
A300	PROP. FRONT ELEVATION
A301	PROP. REAR ELEVATION
A302	PROP. WEST ELEVATION
A303	PROP. EAST ELEVATION

SYMBOL LEGEND:

	GRID LINE		FRONT TYPE		ASSEMBLY TYPE REFERENCE		ROOM TYPE REFERENCE
	STRUCTURAL MEMBER		STRUCTURAL MEMBER		BUILDING SECTION MARKER		ROOM TYPE REFERENCE
	SHEET NUMBER		SHEET NUMBER		WALL SECTION MARKER		ROOM TYPE REFERENCE
	SHEET NUMBER		SHEET NUMBER		WINDOW TYPE REFERENCE		ROOM TYPE REFERENCE
	SHEET NUMBER		SHEET NUMBER		WINDOW TYPE REFERENCE		ROOM TYPE REFERENCE
	SHEET NUMBER		SHEET NUMBER		WINDOW TYPE REFERENCE		ROOM TYPE REFERENCE
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	SHEET NUMBER		SHEET NUMBER		WINDOW TYPE REFERENCE		ROOM TYPE REFERENCE
	SHEET NUMBER		SHEET NUMBER		WINDOW TYPE REFERENCE		ROOM TYPE REFERENCE
	SHEET NUMBER		SHEET NUMBER		WINDOW TYPE REFERENCE		ROOM TYPE REFERENCE

PROJECT INFO:

CIVIL ADDRESS: 1351 10TH AVENUE NE, SALMON ARM

LEGAL DESCRIPTION: LOT B, PLAN KAP70506,
SEC.131P.10, R.10, W.M., K.D.Y.D.

ZONING: RS

LOT AREA: 1,652.25 SQ.M. (17,784.69 SQ.FT.)

FLOOR AREAS:

PARKING FLOOR AREA: 11,532.50 SQ.FT.

MAIN FLOOR AREA: 8,868.49 SQ.FT.

SECOND FLOOR AREA: 6,255.28 SQ.FT.

THIRD FLOOR AREA: 6,254.74 SQ.FT.

ROOF FLOOR AREA: 858.25 SQ.FT.

TOTAL GROSS AREA: 31,765.21 SQ.FT.

CITY OF SALMON ARM ZONING BYLAW NO. 8000 ANALYSIS:

BRITISH COLUMBIA BUILDING CODE 2018 ANALYSIS:

SECTION 18 - PARKING AND LOADING
OFF-STREET VEHICLE PARKING

ALL RESIDENTIAL USES IN THE RS ZONE: 1.25 PER DWELLING UNIT
TOTAL REQUIRED: 1.25 X 20 UNITS = 25 PARKING STALLS
TOTAL PROPOSED: 25 PARKING STALLS
COVERED: 25
UNCOVERED: 0

PARKING SPACES FOR THE DISABLED
a) PER B.C. BUILDING CODE: 1/100 PROP: 4

SECTION 18 - RS - HIGH DENSITY MULTIPLE HOUSING

TABLE 3 SUBDIVISION REGULATIONS

MINIMUM LOT WIDTH: 30.0m (EXISTING: 43m)
MINIMUM LOT DEPTH: 35.0m (EXISTING: 35.8m)
MINIMUM LOT AREA: 1400 m² (EXISTING: 1652.25m²)

SECTION 18 DEVELOPMENT REGULATIONS

MAX HEIGHT: IS THE LESSER OF 12.0m-15m OR 4.5 STOREYS

SITE COVERAGE: 50-70%

MAX FLOOR AREA RATIO: 1.1

MIN FRONT YARD: 5.0M

MIN SIDE YARD (INTERIOR): 2.4 M

MIN SIDE YARD (EXTERIOR): 5.0 M

MIN REAR YARD: 5.0m

MAX BUILDING FRONTAGE: 30m

PROP: 4 STOREYS (14.7m)

PROP: 10% MAIN FLOOR

OR: 34.8% IF TAKEN FROM PARKING FOOT PRINT

PROP: 1.07

PROP: 5.0M

PROP: 2.4M (PARKING FLOOR)

PROP: 5.0M (MAIN FLOOR), 1.5m (PARKING FLOOR)

PROP: 5.0m

PROP: 25m



RENDERING

Notes:

- THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT.
- VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION. REVISIONS TO THIS DRAWING WILL BE MADE AS NECESSARY.
- WHEN WORKING ON EXISTING STRUCTURES, ALL EXISTING STRUCTURES ARE TO BE MAINTAINED AND REPAIRS ARE TO BE MADE AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NO.	DATE	BY	DESCRIPTION
1	2024-03-28	REVISIONS	REVISIONS

2024

gta

GTA ARCHITECTURE LTD.
245-1188 SPRINGFIELD ROAD
KELOWNA, B.C. V1Y 1S9
PHONE: (250) 878-1888
FAX: (250) 878-4300
EMAIL: gta@gtaarch.ca

DEVELOPED BY

PROJECT

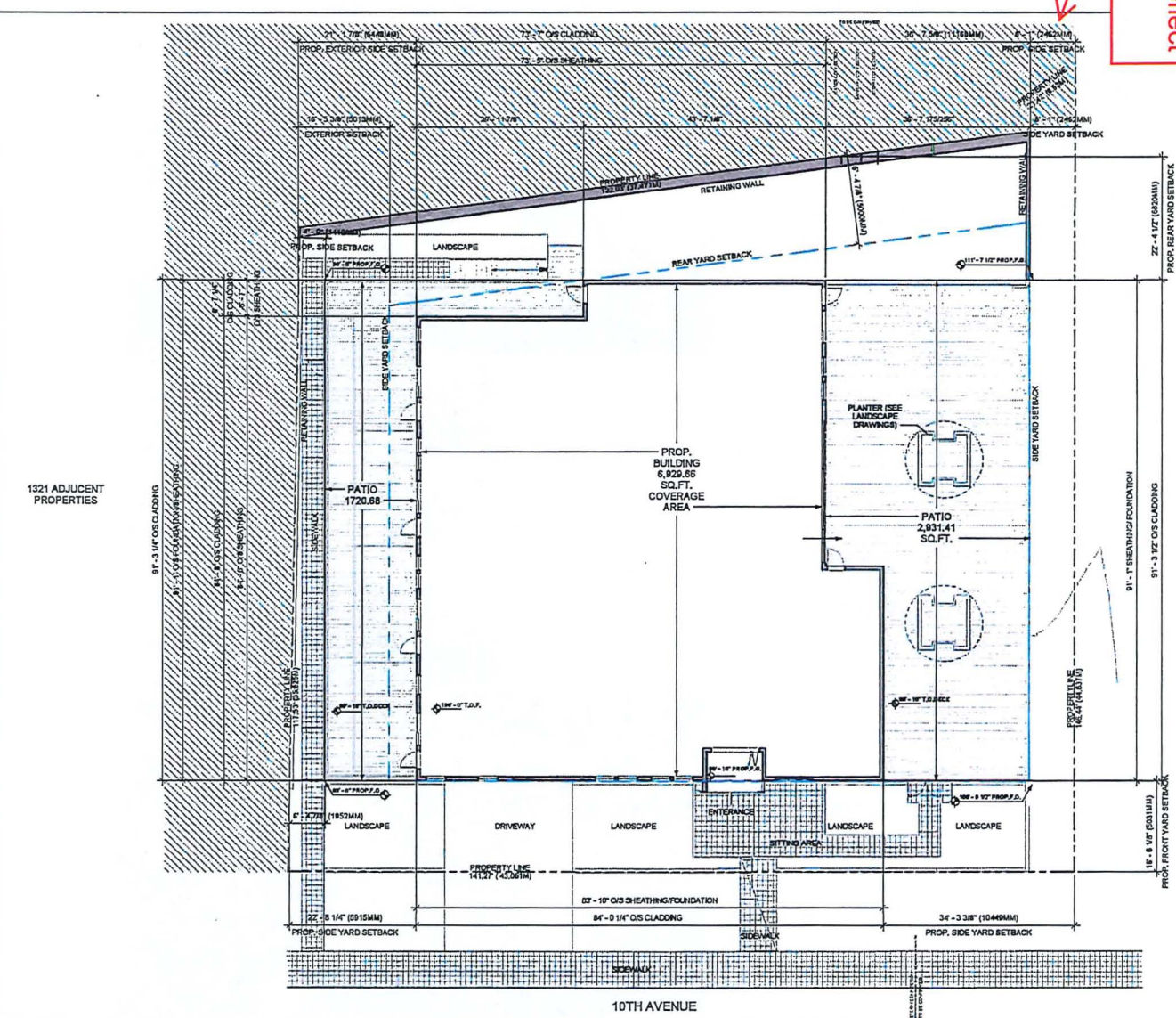
HABITAT FOR HUMANITY

SHEET 10/10

COVER PAGE

REVISION	BY	DESCRIPTION
1	CTA	A100
2	180710	PH. A18-09

Setback to be increased
~55 cm to reflect
easement



<p>Notes:</p> <ul style="list-style-type: none"> 1. PRELIMINARY LAYOUT BEHOLD. 2. WHEN ALL LAYOUTS ARE COMPLETE, THE PROJECT WILL BE SUBMITTED TO THE CITY OF VANCOUVER FOR REVIEW AND APPROVAL. 3. THE LAYOUTS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF VANCOUVER. 4. THE LAYOUTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE APPROVAL OF THE CITY OF VANCOUVER. 			
NO.	DATE	BY	DESCRIPTION
1	2024.08.14	DTF	STREET CLOSURE DRAFT
<p>SCALE</p>			
<p>gta</p> <p>GTA ARCHITECTURE LTD.</p> <p>200 WEST 4TH AVENUE, SUITE 200 VANCOUVER, BC V6B 1A1 TEL: 604.681.1234 WWW.GTAARCHITECTURE.COM</p>			
<p>DEVELOPED BY:</p>			
<p>PROJECT:</p> <p>HABITAT FOR HUMANITY</p> <p>1321 10TH AVENUE, VANCOUVER</p>			
<p>PROJECT TITLE:</p> <p>SITE PLANS</p>			
DESIGNED BY:	AUTHOR:	DESIGNED BY:	PROJECT NO.:
DESIGNED BY:	DESIGNER:	DESIGNED BY:	PROJECT NO.:
SCALE:	1/8" = 1'-0"	SCALE:	1/8" = 1'-0"
DATE:	2024.08.14	DATE:	2024.08.14



ALUMINUM FAUX WOOD PRE-FINISHED LONG BOARD "LIGHT FIR"

PREFINISHED METAL CAP FLASHING

STUCCO CLADDING "BENJAMIN MOORE OC-85 CHANTILLY LACE"

STUCCO CLADDING "BENJAMIN MOORE" DARK GREY



VISUAL GLAZING - DOUBLE GLAZED "LIGHT GREY"

ENGINEERED GUARDRAIL POWDER COATED W/ TEMPERED GLASS "CHARCOAL GREY"

DOUBLE GLAZED VINYL WINDOWS



ALUMINUM FAUX WOOD PRE-FINISHED LONG BOARD "LIGHT FIR"

VISUAL GLAZING - DOUBLE GLAZED "LIGHT GREY"

PAINTED CONCRETE WALL

GENERAL NOTES:

1. ALL EXTERIOR WOOD TRIM INCLUDING FASCIAS, BARGE BOARDS, BELLY BOARDS, AND CORNER BOARDS IS SMOOTH, SANDED FIR OR CEDAR MATERIAL ON 3 SIDES WITH PAINTED FINISH, COMBED OR TEXTURED WOOD PRODUCTS ARE NOT APPROVED.
2. ALL SOFFITS INCLUDING PORCHES, BAYS AND EAVES, ARE WOOD TONGUE-AND-GROOVE (OR V-JOINT) SOFFITS, SMOOTH SANDED WITH PAINT OR SOLID STAIN FINISH.
3. ALL WINDOWS TO HAVE BALANCED SASH. (I.E. BOTH OPERABLE AND NON-OPERABLE WINDOWS TO HAVE SASHES OF THE SAME DIMENSION).
4. ALL WINDOWS TO HAVE TRUE-DIVIDED LITES (I.E. INDIVIDUAL GLAZING UNITS BETWEEN MUNTIN BARS, OR EQUIVALENT WITH EXTERIOR AND INTERIOR MOUNTED MUNTIN BARS AND INTERNAL SPACER BARS).

NOTES:
- ALL EXTERIOR WOOD TRIM IS SMOOTH, SANDED FIR OR CEDAR MATERIAL ON 3 SIDES WITH PAINTED FINISH, COMBED OR TEXTURED WOOD PRODUCTS ARE NOT APPROVED.
- ALL SOFFITS INCLUDING PORCHES, BAYS AND EAVES, ARE WOOD TONGUE-AND-GROOVE (OR V-JOINT) SOFFITS, SMOOTH SANDED WITH PAINT OR SOLID STAIN FINISH.
- ALL WINDOWS TO HAVE BALANCED SASH. (I.E. BOTH OPERABLE AND NON-OPERABLE WINDOWS TO HAVE SASHES OF THE SAME DIMENSION).

NO. DATE (BY) DESCRIPTION
DESIGN CONCEPT

DESIGN

gta

GTA ARCHITECTURE LTD.
214 HANOVER STREET
VANCOUVER, BC
V6C 2K8

DEVELOPED BY

PROJECT

HABITAT FOR HUMANITY

1301 10TH AVENUE W.
VANCOUVER

SHEET TITLE

PERSPECTIVE & MATERIALS

DESIGNED BY

GTA

REVIEWED BY

GTA

SCALE

1/12" = 1'-0"

DATE

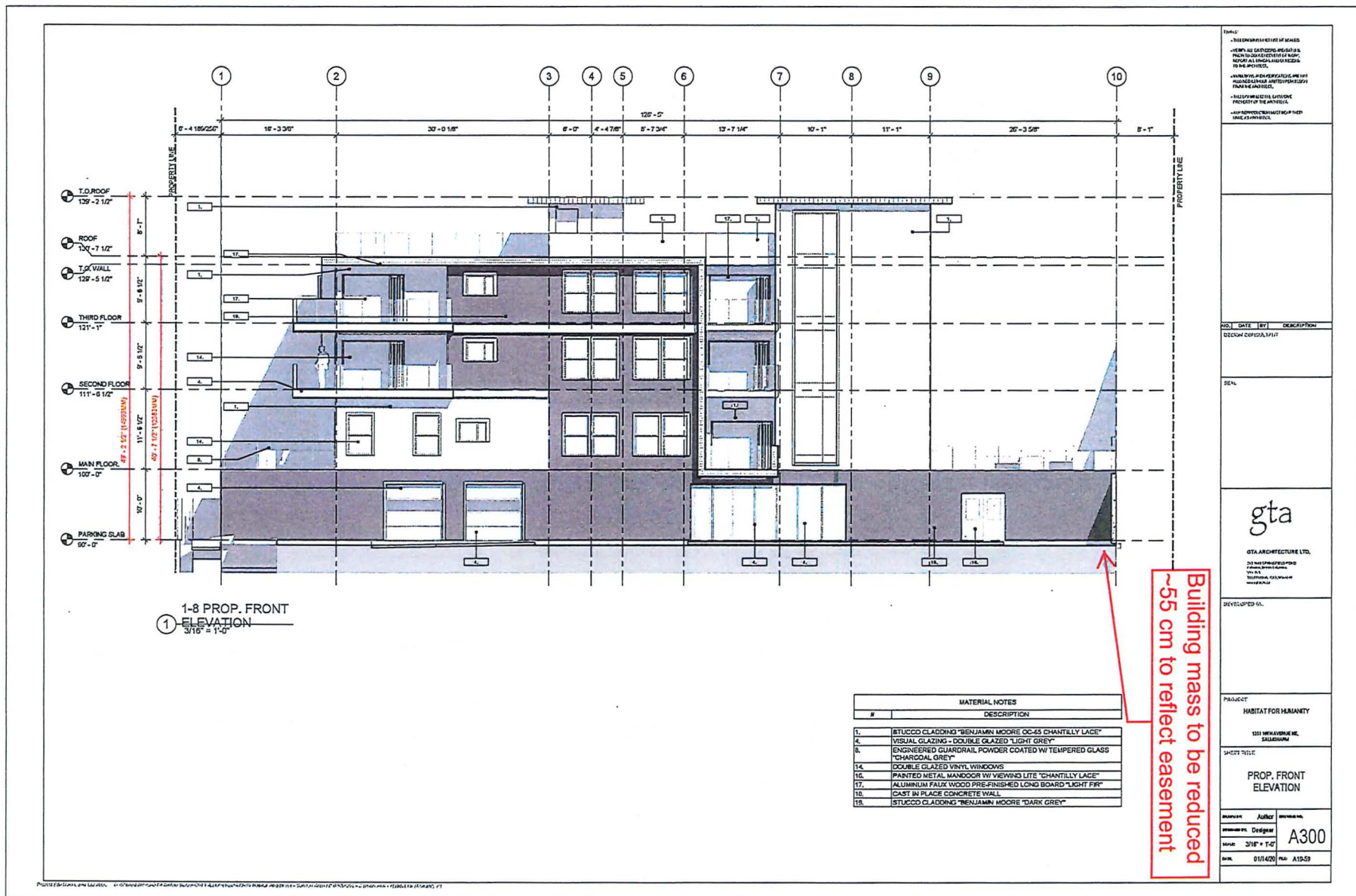
05/22/20

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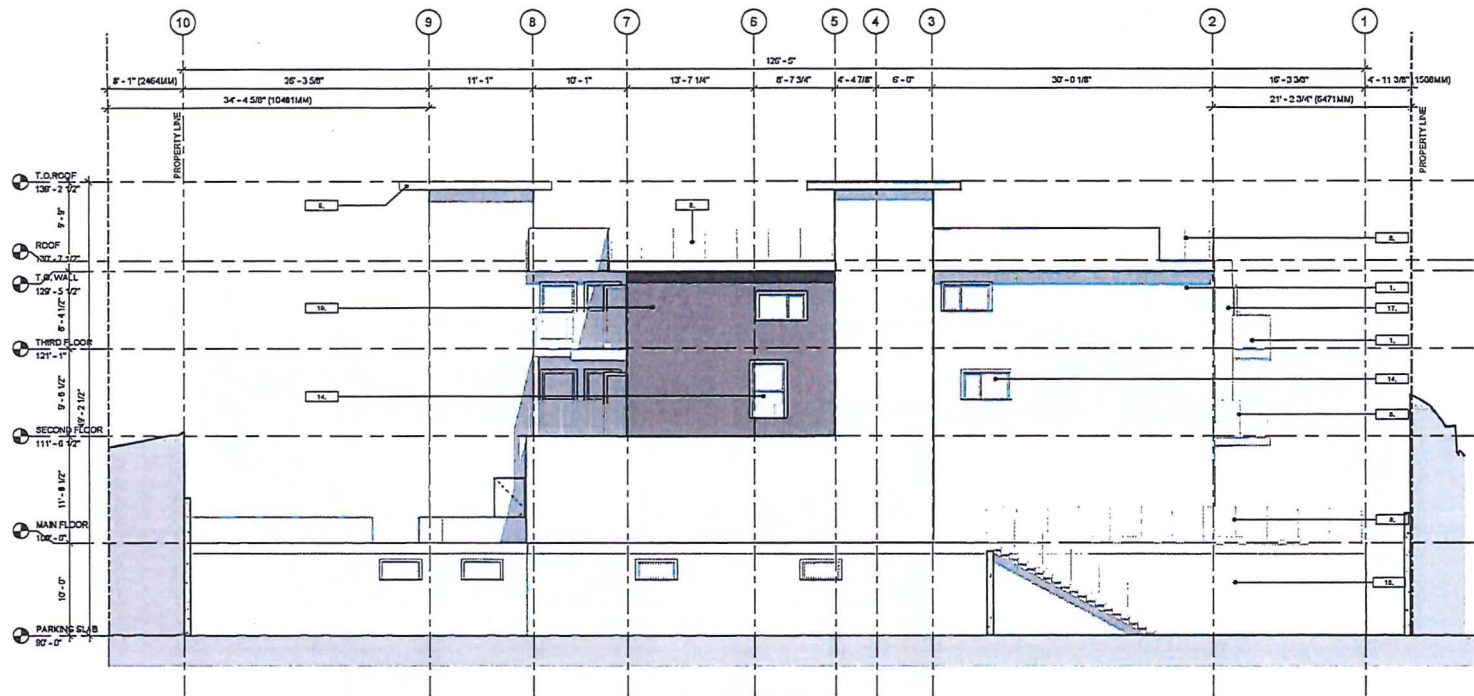
A102

REV.

A102-01



NOTES:
 - ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - MATERIALS AND FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 - THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES.
 - THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES.
 - THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES.



1-8 PROP. REAR
 ELEVATION
 3/16" = 1'-0"

MATERIAL NOTES	
#	DESCRIPTION
1.	STUCCO CLADDING "BENJAMIN MOORE OC-65 CHANTILLY LACE"
2.	PRE-FINISHED FASCIA "CHARCOAL GREY"
3.	ENGINEERED GLAZERAIL, POWDER COATED W/ TEMPERED GLASS "CHARCOAL GREY"
4.	DOUBLE GLAZED VINYL WINDOWS
5.	ALUMINUM FAUX WOOD PRE-FINISHED LONG BOARD "LIGHT FIR"
6.	CAST IN PLACE CONCRETE WALL
7.	STUCCO CLADDING "BENJAMIN MOORE "DARK GREY"

NO. DATE (BY) DESCRIPTION
 DESIGN CONSULTANT

SIGN

gta

GTA ARCHITECTURE LTD.
 1000 10TH AVENUE N.E.
 SUITE 100
 SEASIDE, CALIFORNIA 94060

DEVELOPED BY

PROJECT

HABITAT FOR HUMANITY

1000 10TH AVENUE N.E.

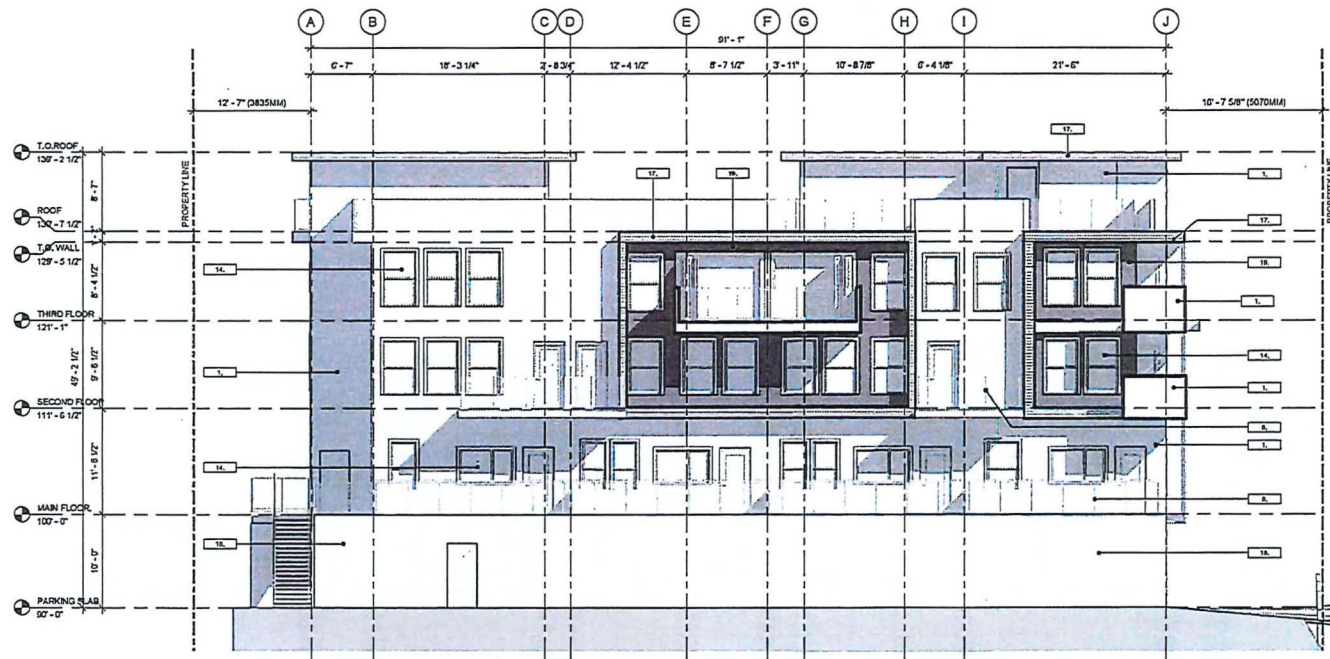
SHEET TITLE

PROP. REAR
 ELEVATION

DRAWN BY: JH
 CHECKED BY: GTA
 SCALE: 3/16" = 1'-0"
 DATE: 11/27/19

A301

Rev. 11/27/19



② 1-8 PROP WEST ELEV.
3/16" = 1'-0"

MATERIAL NOTES	
#	DESCRIPTION
1.	STUCCO CLADDING "BENJAMIN MOORE OCAS CHANTILLY LACE"
2.	ENGINEERED QUADRIL POWDER COATED W/ TEMPERED GLASS "CHARCOAL GREY"
14.	DOUBLE GLAZED VINYL WINDOWS
17.	ALUMINUM FALK WOOD PRE-FINISHED LONG BOARD "LIGHT FIR"
18.	CAST IN PLACE CONCRETE WALL
19.	STUCCO CLADDING "BENJAMIN MOORE "DARK GREY"

NOTES:
 • THIS DRAWING IS NOT FOR CONSTRUCTION.
 • VERIFY ALL DIMENSIONS AND NOTES.
 • PRIOR TO ANY CONSTRUCTION, THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE ARCHITECT.
 • THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE ARCHITECT.
 • THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE ARCHITECT.
 • THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE ARCHITECT.

NO. DATE (BY) DESCRIPTION
 DEC 20 2018 (JLH) 1/17

2018

gta

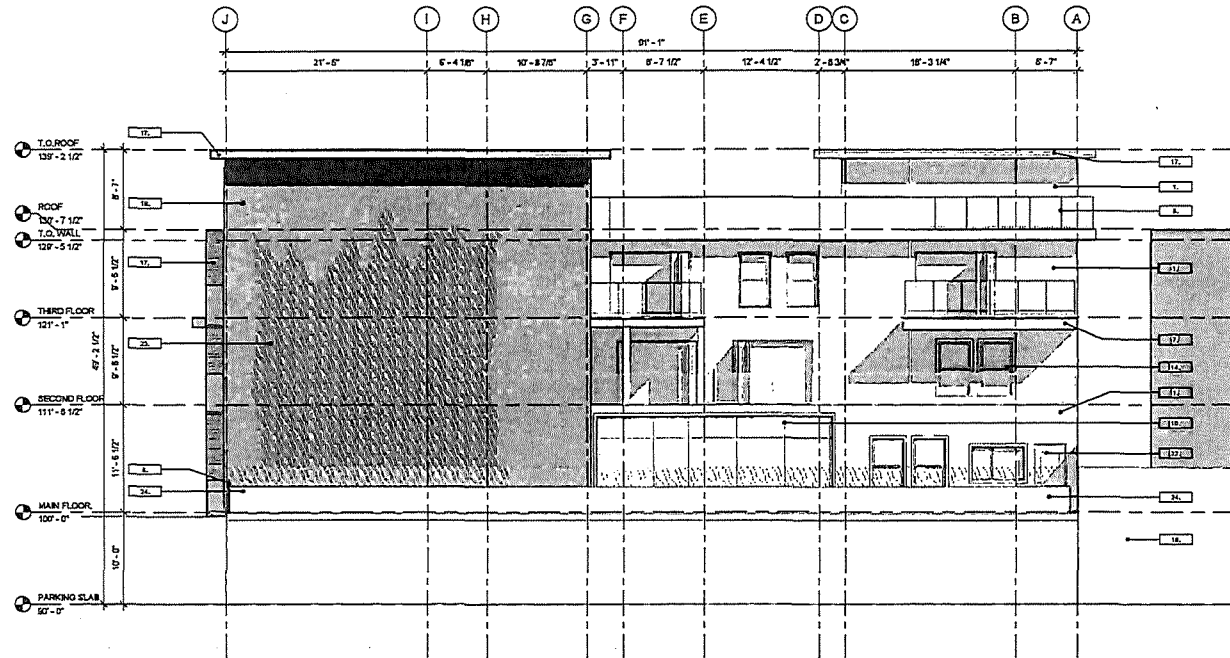
GTA ARCHITECTURE LTD.
 1211 WILLOWDALE RD.
 WILLOWDALE, ONTARIO
 M2H 1C1

PROJECT
 HABITAT FOR HUMANITY

SHEET TITLE
 PROP. WEST ELEVATION

DESIGNED BY: GTA
 DRAWN BY: JH
 SCALE: 3/16" = 1'-0"
 DATE: 10/27/18 REV: A18-03

A302



1-8 PROP. EAST
ELEVATION
①
3/16" = 1'-0"

MATERIAL NOTES	
#	DESCRIPTION
1.	STUCCO CLADDING "BENJAMIN MOORE OC-65 CHANTILLY LACE"
7.	PRE-FINISHED FASCIA "BENJAMIN MOORE OC-65 CHANTILLY LACE"
8.	ENGINEERED QUARTERAIL POWDER COATED W/ TEMPERED GLASS "CHARCOAL GREY"
10.	PRE-FINISHED ALUMINUM CURTAIN WALL "GREY"
14.	DOUBLE GLAZED VINYL WINDOWS
17.	ALUMINUM PAUL VICOZ PRE-FINISHED LONG BOARD "LIGHT FIR"
18.	CAST IN PLACE CONCRETE WALL
19.	STUCCO CLADDING "BENJAMIN MOORE" "DARK GREY"
22.	SOLID WOOD DOOR CW TEMPERED DML GLAZED LITE (PAINTED)
23.	VERTICAL PLATES
24.	RAISED PLANTER W/SCREENING PLANTING

NOTES:
- THE PROPOSED EAST ELEVATION IS A PROPOSED ELEVATION OF THE BUILDING. IT IS NOT A FINAL ELEVATION. IT IS SUBJECT TO THE APPROVAL OF THE ARCHITECT.
- THE PROPOSED EAST ELEVATION IS A PROPOSED ELEVATION OF THE BUILDING. IT IS NOT A FINAL ELEVATION. IT IS SUBJECT TO THE APPROVAL OF THE ARCHITECT.
- THE PROPOSED EAST ELEVATION IS A PROPOSED ELEVATION OF THE BUILDING. IT IS NOT A FINAL ELEVATION. IT IS SUBJECT TO THE APPROVAL OF THE ARCHITECT.

NO. DATE BY DESCRIPTION

01/01/2020 1/1/20

SEAL

gta

GTA ARCHITECTURE LTD.

300 West Broadway, Suite 100
Vancouver, BC V6B 5K1
Tel: 604.681.1111
Fax: 604.681.1112

DEVELOPED BY:

PROJECT:

HABITAT FOR HUMANITY

1201 WEST BROADWAY, SUITE 100

SHEET TITLE:

PROP. EAST ELEVATION

DATE: 01/01/2020

BY: A19-58

SCALE: 3/16" = 1'-0"

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

NO. 12

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NO. 14

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NO. 19

NO. 20

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NO. 37

NO. 38

NO. 39

NO. 40

NO. 41

NO. 42

NO. 43

NO. 44

NO. 45

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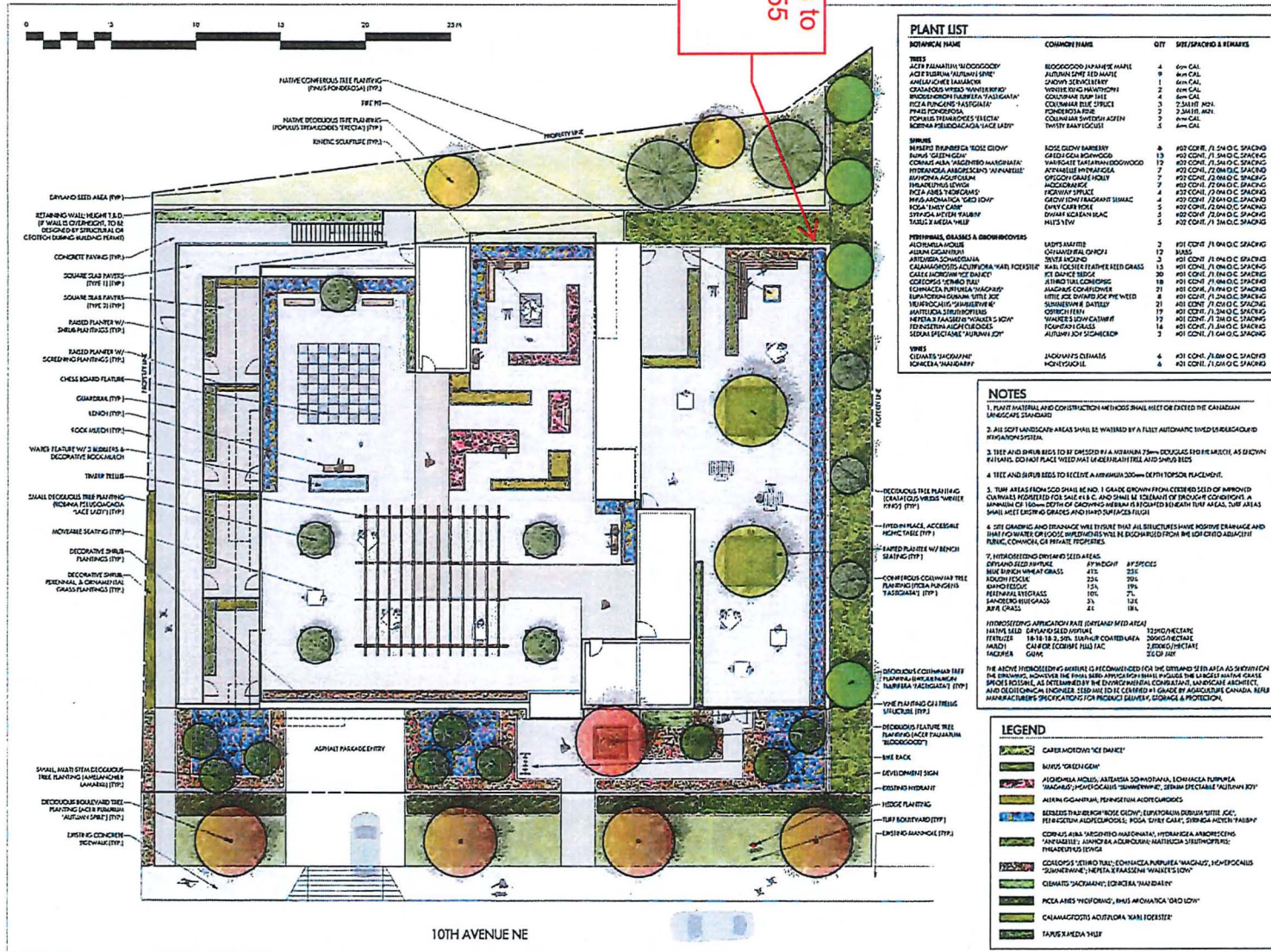
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Building mass to be reduced ~55 cm to reflect easement



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

203-590-4107 Fax
Kelowna, BC V1Y 7S7
T 1234 868 9270
www.cdnorthwest.ca



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HABITAT FOR HUMANITY

CONCEPTUAL LANDSCAPE PLAN

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Chris Larson

From: raman@gtarch.ca
Sent: June-29-20 1:55 PM
To: Chris Larson
Cc: 'Victoria Feil'
Subject: Following up

Hi Chris,

It was really nice to speak with you over the phone,

Below are the high lights for the council that may be a support for our design...

- 1- We required 2.4 M of setbacks form the eastern side of the property line. But we provided 10.5m considering to not obstacle the eastern side view. The parking lot wall is under the ground and can not been seen from the neighbours buildings.
- 2- The HT of the building is lower than the HT of the hill behind the project. So we don't obstacle the view of the neighbour behind the building.
- 3- We provided vertical landscape for the eastern side neighbour.
- 4- The project is designed in a way to have a strong relationship between outside and inside of the building, this is by providing more landscapes-patios and also openings.

Please let me know if you have any questions,

Sincerely,

Raman Bestoon

Intern Architect (AIBC) & Project Manager

The logo for Starchitect, featuring the letters 'sta' in a stylized, handwritten font.

ARCHITECTURE

architecture, planning, interior design,
building envelope consultation

1889 Springfield Rd, Suite 243
Kelowna, British Columbia. V1Y 5V5
tel: 250.979.1668 ext:209 fax: 250.979.4366

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Attention: To do our part in containing the spread of COVID-19, we are encouraging all meetings to be conducted virtually. We will also continue to be accessible via email and telephone. We thank you for your patience and understanding.



View of vacant subject parcel looking north-east from 10 Avenue NE.



View of vacant subject parcel looking south-east from 10 Avenue NE.



**CITY OF
SALMON ARM**

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: June 23, 2020
PREPARED BY: Matt Gienger, Engineering Assistant
APPLICANT: **GTA Architecture Ltd.**
SUBJECT: **DEVELOPMENT PERMIT AMENDMENT APPLICATION No. DP-427**
LEGAL: Lot B Section 13 Township 20 Range 10 W6M KDYD Plan KAP 70506
CIVIC: **1351 10 Avenue NE**

Further to your referral dated June 1, 2020, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Development Permit; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

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 4163. 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 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 and 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.
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.

DEVELOPMENT PERMIT AMENDMENT APPLICATION NO. DP-427

June 5, 2020

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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 subdivision / 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 Avenue NE, on the subject properties southwest boundary, is designated as an Urban Local Road standard, with an ultimate 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 BCLS).
2. 10 Avenue NE is currently constructed to an Interim Urban Local Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, separated sidewalk, boulevard construction, street lighting, and hydro and telecommunications. As sidewalk upgrades are premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. 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. Access to 10 Ave NE shall be designed by keeping to a minimum number. Only one (1) driveway access will be permitted, up to a maximum of 8.0m width for high density residential use. Existing letdown may be required to be relocated or altered. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a Zone 1 watermain on 10 Avenue NE that transitions from 200mm to 150mm diameter. Upgrading the 150mm diameter section of water main is required. As this upgrade is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
2. The property is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost.
3. Records indicate that the property is serviced by a 150mm service from the 200mm diameter watermain on 10 Avenue NE. This service terminates in a Nelson Box approximately 4-5m from property line and approximately 2m northwest of hydrant (to be confirmed by Public Works). Extending this water service to the property line is required. Owner / Developer is responsible for all associated costs.
4. Records indicate that the property has a second water service, 100mm diameter from the private easement on the south eastern boundary of the property. This service is required to be decommissioned as only one service is permitted per property. Owner / Developer is responsible for all associated costs.

DEVELOPMENT PERMIT AMENDMENT APPLICATION NO. DP-427

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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. An existing fire hydrant on 10 Avenue NE is within 45m of all extents of the property's frontage and therefore complies with 90m hydrant spacing requirements for high density residential. No additional fire hydrants are required.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Avenue NE, and a 200mm diameter private sanitary sewer within easement along the property's southeast and northeast boundary. No upgrades are anticipated subject to item 2.
2. The property is to be serviced by a single sanitary service connection from 10 Avenue NE adequately sized (minimum 100mm diameter) 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 Sanitary System to receive the proposed discharge from the development. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 300mm diameter storm sewer and 1200mm diameter storm sewer on 10 Avenue NE, and a 250mm diameter private storm sewer within easement along the property's southeast and northeast boundary. No upgrades are anticipated subject to item 4.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The property shall be serviced by a single storm service connection from 10 Avenue NE 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.

DEVELOPMENT PERMIT AMENDMENT APPLICATION NO. DP-427

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Geotechnical:

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

Easements:


1. A 3.0m wide private utilities easement exists on the property's southeastern boundary. No part of the building or any structure may encroach an easement or Right Of Way. Applicant to verify all terms set out in the easement document and, if any variation is required, an amendment to the easement document is required subject to approval of all parties named on the easement.

Variance request:

The applicant has requested to vary Zoning Bylaw 10.9.3 to decrease the west interior side parcel line setback. **Engineering Staff have no concerns with this request.**



Matt Gienger
Engineering Assistant


Jenn Wilson P.Eng., LEED ® AP
City Engineer

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