

April 25, 2022

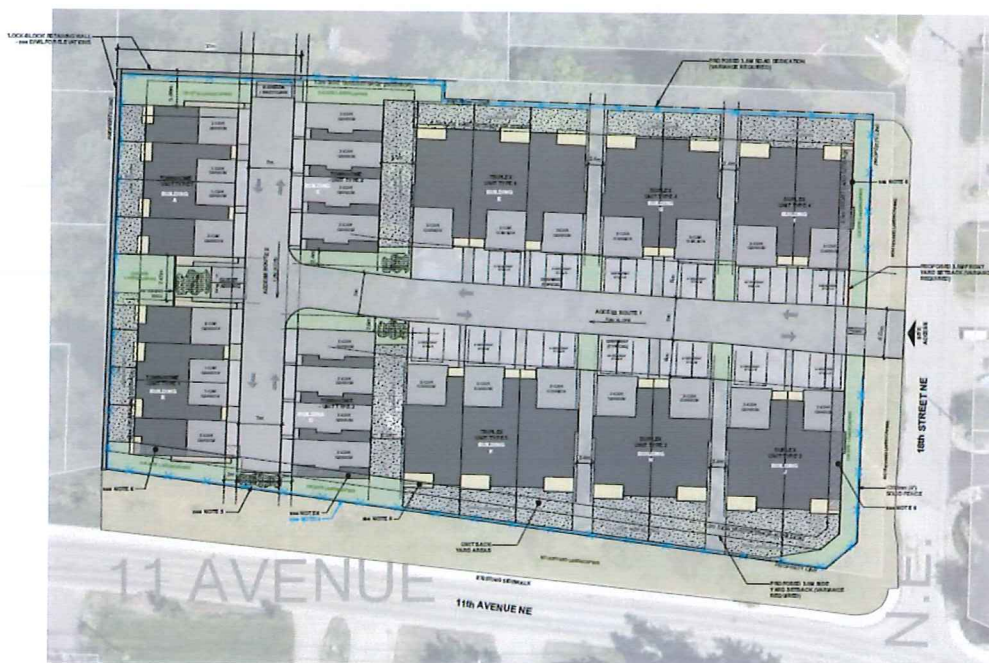
Late Item 23.1 & 23.2 - G. & N. Canzea - letter dated April 25, 2022
OCP4000-48 & ZON-1233
[Canzea Developments Ltd.; 1141 18 Street NE; MR to HR]

Hello Neighbour,

We would like to take this opportunity to introduce ourselves as the new owners of the property located at 1141 - 18 Street NE. We are Graham and Naomi from CanZea Developments Ltd. Our company is based out of Kamloops, but we have been working in Salmon Arm for the past 6 years. Our 2 main projects in Salmon Arm have been Hopkins Meadow located at 1611 - 10 Street SW and the 3 apartment buildings located at 540 - 3 Street SW. We have thoroughly enjoyed our time working in this beautiful community and have encountered the most amazing support from the residents as well as developing a good working relationship with the City's Planning, Development and Engineering Departments. If you would like to know more about us, please visit our website to learn more and to see photos of our completed projects.

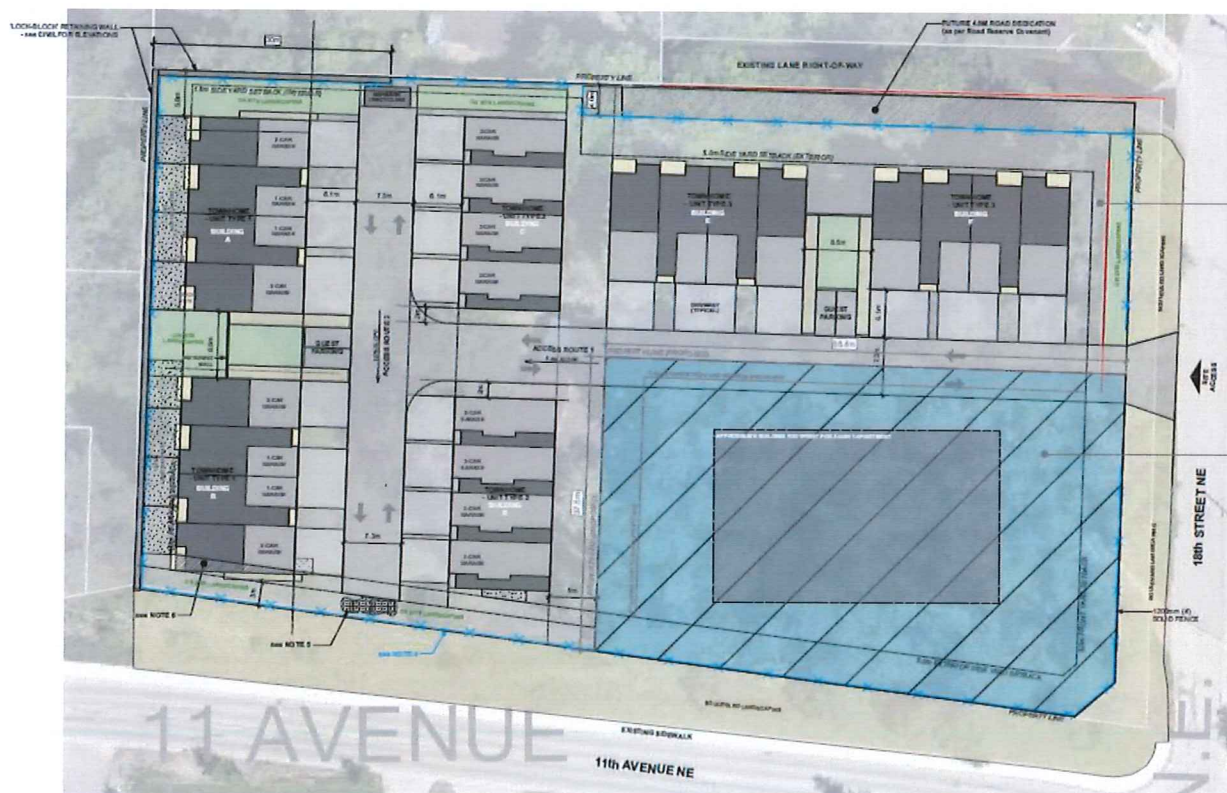
CanZeaDevelopments.com

The reason for our visit today is to keep you informed of our development plans for this 18 Street property. As you know, the previous owner of the property already had an approved Development Permit for 30 townhomes under the current R4 Zoning.



Current Approved Development Permit allows for 30 Townhomes under R4 Zoning

In recent years, while speaking with members of the community, there seems to be a common theme that there is fast growing need for more available housing in Salmon Arm. This made us think how can we as a developer provide more housing for the community? As we are all aware, land availability for development is in relatively scarce supply, so as developers we feel a certain responsibility to develop land in a way that will serve community requirements for housing for the next 50 years or more. Taking these factors into consideration we have formulated a mixed-use plan for this parcel of land. With this in mind, we are proposing to rezone a portion of the 18 Street property to R5 Zoning that would allow us to increase the density on that portion allowing us to provide an additional 24 living spaces. We would keep $\frac{3}{4}$ of the property as R4 and build 24 townhomes, but we are hoping to rezone the remaining $\frac{1}{4}$ of the property to R5 and build a small 24 unit apartment building as reflected in the drawing below. This property lends itself well to mixed use residential due to its relative proximity to schools, hospital, grocery shopping, and other amenities, as well as being on a bus route along 11 Avenue.



Proposed Development would keep 24 Townhomes and build an additional 24 units

We are excited about this opportunity and are also mindful of the surrounding neighbourhood and would be interested in hearing feedback from the neighbours that could help in the planning and design process.

Please feel free to contact us if you have any questions:

- Graham: grahamcanzeadev@gmail.com
- Naomi: naomicanzeadev@gmail.com