# **SALMONARM**

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

#### June 12, 2025

### PROPERTY:

1231 – 1 Street SE

Lot 11, Section 11, Township 20 Range 10, W6M, KDYD, Plan 9916

### LOCATION:

East of Shuswap Street and South of 10 Avenue SE on the West side of 1 Street SE

#### PROPOSAL:

To construct two (2) Multi-Family Residential buildings with a total of 12 units

#### VARIANCE REQUEST:

#### Bylaw 2303:

- Table A1-1 Required Off-Street Parking Spaces reduce the number of parking spaces from 20 to 17, and
- 2. Section 4.12.1 (a) Fences and Retaining walls increase the height of a retaining wall from 2.0 m to 4.6 m



### Council Consideration:

### **Development Permit with Variance No. DP-460**

- Beginning at 7:00 pm, Monday June 23, 2025, during the Regular Council Meeting
- Council Chambers Salmon Arm City Hall, 500 2 Avenue NE



#### **INFORMATION:**

The staff report for the proposed Development Permit No. DP-460 is available for viewing on the City of Salmon Arm website at <a href="https://www.salmonarm.ca/468/Notices">https://www.salmonarm.ca/468/Notices</a> from June 12 - 23, 2025 inclusive.

If you wish to participate electronically, a link to the virtual meeting is available in the Agenda section on the City's website at <u>www.salmonarm.ca</u>. Electronic participation 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;
- c) Appearing in person or electronically, or represented by an agent, at the Hearing on Monday June 23, 2025.

Please note written and/or email submissions must be presented to the Administration Department no later than 10:00am on

#### Monday June 23, 2025.

Respectfully,

Development Services // For more information contact: planning@salmonarm.ca or 250.803.4000



### **DEVELOPMENT PERMIT**

Local Government Act (Part 14)

Bylaw No. 4640 SCHEDULE "C"

#### PERMIT NUMBER: DP-460

- AR Broadview Holdings Ltd. TO:
- RE: 1231 – 1 Street SE (PID: 009-634-207)
- This Development Permit is issued subject to compliance with all applicable City of Salmon Arm By-Laws except as specifically 1. varied by this Permit.
- 2. This Development Permit applies to, and only to (legal description),

#### Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916

and any and all buildings, structures and other development thereon.

#### 3. The City of Salmon Arm

Х Zoning Bylaw No. 2303

- Subdivision and Development Servicing Bylaw No. 4293
- Sign Bylaw No. 2880
- Х Required under Development Permit Areas (Official Community Plan Bylaw No. 4000)

Development Permit No. 460 be authorized for issuance for Lot 11 Section 11 Township 20 Range 10 W6M KDYD Plan 9916 (1231 1 Street SE) in accordance with the site plan, elevation drawings, and landscape plan attached as Appendix 6 & 8 in the staff report dated June 16, 2025.

AND THAT: The following variances to provisions of Zoning Bylaw No. 2303 be approved as follows:

- i) Table A1-1 Required Off-street Parking Spaces reduce the number of parking spaces from 20 to 17; and
   ii) Section 4.12.1 (a) Fences and Retaining Walls increase the height of a retaining wall from 2.0 m to 4.6 m.

AND THAT: A bylaw be prepared for Council's consideration, adoption of which would authorize the City to enter into a housing agreement for market rental housing for Lot 11 Section 11 Township 20 Range 10 W6M KDYD Plan 9916 (1231 1 Street SE).

AND FURTHER THAT: Issuance of Development Permit No. 460 be withheld subject to:

- I) the Registration of a Land Title Act Section 219 Covenant; and
- ii) the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscape estimate.
- The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit. 4.
- 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.
- 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 7. 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.
- Security in the amount of has been deposited as per Council's direction, in conjunction with Subsection 11 of 9. the City of Salmon Arm Development Permit Procedure Bylaw No. 4640.

AUTHORIZING RESOLUTION ADOPTED BY COUNCIL on the	day of	<u>,</u> 2025.
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ISSUED this day of , 2025.



### **REQUEST FOR DECISION**

To: Development & Planning Services Committee

Title: Development Permit Application No. DP 460

Legal:Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916Civic:1231 1 Street SEOwner:AR Broadview Holdings Ltd.Agent:Bluegreen Architecture Inc.

Date: June 16, 2025

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

The proposal is for the construction of two (2) multi-family residential buildings in a row housing format with a total of 12 units. The proposal also includes variance requests to reduce the number of parking spaces from 20 to 17 and to increase the maximum height of a retaining wall from 2.0 m to 4.6 m.

### Motion for Consideration:

THAT: the Committee recommend to Council that Development Permit No. DP-460 be authorized for issuance for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1231 1 Street SE) in accordance with the site plan, elevation drawings, and landscape plan attached as Appendices 6 and 8 in the staff report dated June 16, 2025.

AND THAT: The following variances to Zoning Bylaw No. 2303 be approved as follows:

- i) Table A1-1 Required Off-street Parking Spaces reduce the number of parking spaces from 20 to 17; and
- ii) Section 4.12.1 (a) Fences and Retaining Walls increase the height of a retaining wall from 2.0 m to 4.6 m.

AND THAT: Issuance of Development Permit No. 460 be withheld subject to:

- i) the Registration of a *Land Title Act* Section 219 Covenant on the Title of the subject parcel restricting residential use on the parcel to Rental Housing and;
- ii) the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscape estimate.

AND FURTHER THAT: A bylaw be prepared for Council's consideration, adoption of which would authorize the City to enter into a Housing Agreement for market rental housing for Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 (1231 1 Street SE).

### Staff Recommendation:

THAT: The Motion for Consideration be adopted.

### **Proposal:**

The proposal is for the construction of two (2) multi-family residential buildings in a row housing format with a total of 12 units. The proposal also includes a variance request to reduce the number of parking spaces from 20 to 17 and to increase the maximum height of a retaining wall from 2.0 m to 4.6 m.

### Background:

The subject parcel is located at 1231 1 Street SE (Appendices 1, 2, & 3). The subject parcel is approximately 0.28 ha (0.70 ac) The parcel is designated Medium Density Residential (MR) in the Official Community Plan (OCP) and split zoned R-14 (Compact/Strata Multi-Family) and R-10 (Residential) in the Zoning Bylaw (Appendices 4 & 5). The south portion of the property was recently rezoned to R-10 (Residential) and the applicant has also submitted a Subdivision application to subdivide the parcel in two (2) along this boundary. The north portion of the subject parcel, the area intended for multi-family residential development, is currently vacant.

A site plan and elevation drawings are attached as Appendix 6 and the design rationale is attached as Appendix 7. A landscape plan is attached as Appendix 8. Site photos are attached as Appendix 9.

Apart from the variance requests for the number of parking spaces and the height of a retaining wall, the proposal meets the requirements of the R-14 Zone (Appendix 10).

Adjacent land uses include the following:

North:	Single-family dwelling	Zoned R-10
South:	Single-family dwelling	Zoned R-10
East:	Single-family dwelling and accessory building	Zoned R-10
West:	Single-family dwellings	Zoned R-10

### **Relevant Policy(ies):**

### **OCP** Policies

This proposal aligns with the Residential Objectives and Policies listed in Section 8 of the OCP, which includes providing a variety of housing types and densities, as well as good access to transportation routes, parks and recreation, community services, and utility servicing.

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, landscaping and screening, as well as access, circulation, and parking area guidelines.

### Siting and Building

The proposal is complementary to the form and character of surrounding developments (OCP Policy 8.4.9.g.) and the design has attempted to work with the existing topography (OCP Policy 8.4.9.f.). The residential units are divided into two (2) buildings which face onto natural and public spaces (OCP Policy 8.4.10). The buildings are solar ready, demonstrating consideration for the use of alternative technologies for on-site energy production (OCP Policy 8.4.19). The exterior of both buildings is separated by a feature colour for the centre unit to break up the façade (OCP Policy 8.4.14).

### Landscaping and Screening

The landscape plan includes a small turf area, however most of the landscaping is native shrubs, perennials, and grasses, reducing the amount of irrigation needed (OCP Policy 8.4.21). Paved surfaces are limited to the parking area and sidewalks, allowing for more permeable surfaces (OCP Policy 8.4.20). Landscaping techniques including vegetative re-enforced sloped earth, check damns, and vegetative retaining walls are proposed with the aim to detain water on site.

A landscape buffer is provided along the perimeter of the site, particularly along the rear and interior side parcel lines (OCP Policy 8.4.30). The applicant has indicated that a composting system will be used to generate materials to be used for landscape maintenance and garden plots on the site (OCP Policy 8.4.35). An accessory building will be located between the two (2) residential buildings for refuse and recycling containers (OCP Policy 8.4.34).

Amenity space is provided in the form of a shared outdoor courtyard between the two (2) buildings as well as a community garden. There is also a turf area in the rear of the property and each unit has a private covered deck. These amenity spaces are located away from vehicular traffic and are accessible from the residential units (OCP Policy 8.4.25).

### Access, Circulation, and Parking Area

The internal road and parking system has been designed for efficient circulation and safe pedestrian routes from parking lots to building entrances are provided (OCP Policy 8.4.36). Parking areas will be hard surfaced in accordance with the City's Zoning Bylaw (OCP Policy 8.4.37).

### Priority Planning and Development Review Policy No. 3.21

As a "Purpose-Built Rental Housing" application, Council's Priority Planning and Development Review Policy would apply at time of Building Permit and all efforts would be made to ensure this proposal advances to meet prescribed timelines. As a Priority Application, in addition to advancing the Building Permit as a priority, under the City's Fee for Service Bylaw a reduced rate of 50% is provided for applicable application fees and charges.

### **Referral Comments:**

Fire Department No concerns.

Building Department No concerns.

### Engineering Department

Engineering Department comments are attached as Appendix 11. The requirements identified must be met prior to subdivision approval or building permit issuance.

### Design Review Panel

The Design Review Panel (DRP) is supportive of the application. Minutes from the DRP meeting are attached as Appendix 12.

### Planning Department

Tree Protection Bylaw No. 4637

The Tree Protection Bylaw requires parcels with an area of 2,201  $m^2$  to 2,550  $m^2$  to maintain a tree density of 16 trees. The landscape plan proposes 18 trees to be planted on the site, which exceeds the requirements of the bylaw.

### Parking Variance

Zoning Bylaw No. 2303 requires 1.5 parking spaces per dwelling unit in the R-14 zone as well as one (1) guest parking space for every 10 dwelling units for multi-family developments. With 12 dwelling units proposed, 20 parking spaces would be required one of which must be an accessible car space. The applicant is requesting to reduce the required number of parking spaces from 20 to 17. The applicant has provided a letter of rationale which is attached as Appendix 13.

With 17 parking stalls provided, there is at least one (1) parking stall per dwelling unit. Staff note that the lower units are small and therefore having one (1) parking spot per unit for these is reasonable. Topography of the site offers limited options to provide more parking. The subject parcel is located in an area with walking and biking options to the downtown area, commercial areas along 10 Avenue SW and Blackburn Park. Given the lot configuration providing parking stalls as required would result in a reduction in the number of units.

### Retaining Wall Variance

Zoning Bylaw No. 2303 allows fences and retaining walls in all residential zones to a maximum height of 2 m in rear and interior side yards. The applicant is requesting to increase the allowable height of a retaining wall from 2 m to 4.6 m. The applicant has provided a letter of rationale which is attached as Appendix 14. A site plan and elevation drawings for the proposed retaining wall are attached as Appendix 15.

The applicant has attempted to work with the topography of the site. The proposed retaining wall is terraced and vegetative to reduce the visual and structural impact of the proposed retaining wall.

### Community Housing Strategy and Housing Needs Assessment

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. The proposed purpose-built rentals in a multi-family housing format are supported in the Housing Strategy.

### Housing Agreement

A Housing Agreement and related covenant will secure the rental housing element. The agreement would be 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. The Housing Agreement ensures that should Council support the issuance of the Development Permit the units constructed may not be stratified or become market units. As proposed, the time frame is in perpetuity. Purpose built rentals are supported in the OCP and Housing Strategy, the Housing Agreement is the tool used to enforce that the units remain in the rental pool. Details of the Housing Agreement would be considered by Council as the Housing Agreement advances through the bylaw process.

The proposal aligns with the Residential Development Permit Area guidelines as described in the OCP. The form and character proposed is consistent with these guidelines. Overall, staff are satisfied with the design and support the Development Permit as proposed.

### **Financial Considerations:**

At the time of Building Permit Development Cost Charges would be charged at the High Density Residential rate.

### **Committee Recommendations:**

N/A

### **Public Consultation:**

Pursuant to the *Local Government Act* and City of Salmon Arm Development Permit Procedures Bylaw, notices are mailed to landowners within a 30 m radius of the application. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on June 23, 2025 at 7:00 p.m.

### Alternatives & Implications:

N/A

Prepared by: Planner II Reviewed by: Manager of Planning & Building Reviewed by: Director of Planning & Community Services Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 Location Map
- Appendix 2 Ortho Map
- Appendix 3 Subject Parcel
- Appendix 4 OCP Map
- Appendix 5 Zoning Map
- Appendix 6 Site Plan & Elevations
- Appendix 7 Design Rationale
- Appendix 8 Landscape Plan
- Appendix 9 Site Photos
- Appendix 10 R-14 Zone
- Appendix 11 Engineering Department Comments
- Appendix 12 Design Review Panel Meeting Minutes
- Appendix 13 Parking Variance
- Appendix 14 Retaining Wall Variance
- Appendix 15 Retaining Wall Site Plan & Elevations

Appendix 1 - Location Map



### Appendix 2 - Ortho Map





Parcels
Subject Parcel







### Appendix 4 - OCP Map



### Appendix 5 - Zoning Map



# Appendix 6 - Site Plan & Elevations **1ST STREET SALMON ARM**

**ISSUED FOR DEVELOPMENT PERMIT** 

SALMON ARM 10-PLEX

DATE: 15 OCTOBER 2024





CLIENT:

# AR BROADVIEW HOLDINGS LTD.

150 28th St NE, Salmon Arm BC V1E 1Z7 Contact: Cole Robillard 604-868-6198

# CONSULTANT TEAM:

ARCHITECTURAL BLUEGREEN ARCHITECTURE 1352 Ellis St #100, Kelowna, BC V1Y 1Z9 Contact: Kim Fuller (236) 420-3550

# 1231 1ST STREET, SALMON ARM, BC

# DRAWING LIST:

### ARCHITECTURAL

A0.1	COVER SHEET	A4.2
A0.2	CODE REVIEW	A4.3
A0.3	BUILDING ASSEMBLIES & ENERGRY CODE	A4.4
	REQUIREMENTS	A4.5
A0.4	DOOR ELEVATIONS & SCHEDULE	A4.6
A0.5	WINDOW ELEVATIONS & SCHEDULE	A4.7
A0.7	GENERAL NOTES 1/2	A4.8
A0.8	GENERAL NOTES 2/2	A5.0
A0.9	FINISH SCHEDULES	A5.1
A1.1	SITE PLAN	
A1.2	(BLDG A) SITE SECTIONS	A5.2
A1.3	(BLDG B) SITE SECTIONS	A5.3
A2.1	FULL BUILDING PLANS	
A2.2	BLDG A - LOWER & MAIN FLOOR PLANS	A5.4
A2.3	BLDG A - UPPER FLOOR & ROOF PLANS	A5.5
A2.4	BLDG B - LOWER & MAIN FLOOR PLANS	
A2.5	BLDG B - UPPER FLOOR & ROOF PLANS	A6.1
A2.6	BLDG A - LOWER & MAIN RCP	A6.2
A2.7	BLDG A - UPPER RCP	A6.3
A2.8	BLDG B - LOWER & MAIN RCP	A6.4
A2.9	BLDG B - UPPER RCP	A6.5
A2.10	COURTYARD, MECHANICAL & GARBAGE	A7.1
	REFUSE	A7.2
A3.1	ELEVATIONS - BUILDING A	
A3.2	ELEVATIONS - BUILDING B	A7.3
A3.3	REFUSE ENCLOSURE ELEVATIONS	A7.4
A4.1	BUILDING SECTION - BUILDING A	A7.5
		A7.6

TRUCT	URAL	LANDS
0.1	PROJECT NOTES	L1/4
1.1	FOUNDATION PLANS	L2/4
1.2	FOUNDATION DETAILS & SECTIONS	L3/4
		L4/4

### CIVIL

C-101	1st STREET UPGRADES
	ROAD & SHALLOW UTILITIES PLAN & PROFILE
C-102	1st STREET UPGRADES
	WATER PLAN & PROFILE
C-103	1st STREET UPGRADES
	STORM & SANITARY PLAN & PROFILE
C-104	SITE SERVICING
	ACCESS & STORM PLAN & PROFILE
C-105	SITE SERVICING
	SANITARY & WATER PLAN & PROFILE
C-106	SITE GRADING PLAN
C-107	WALL LAYOUT PLAN & PROFILE
C-301	1st STREET UPGRADES
	STREET CROSS SECTIONS
C-302	SITE SECTIONS
C-501	STANDARD DETAILS
C-502	TYPICAL SECTIONS
	ROAD @ DRIVE AISLE

### CIVIL

KERR WOOD LEIDAL CONSULTING ENGINEERS 202 - 3334 30th Ave., Vernon, BC V1T 2C8 Contact: Bruce VanCalsteren 250-503-0841

### STRUCTURAL

WILLERTON ENGINEERING LTD. 4408 28 St, Vernon, BC V1T 7P5 Contact: Christina Willerton 250-542-5434

### LANDSCAPING SEED AND SPARROW LANDSCAPE DESIGN 251 Lawrence Ave, Kelowna, BC V1Y 6L2 Contact: Christopher Szymberski 778-940-6175

**BUILDING SECTION - BUILDING B** BUILDING SECTIONS - ROWHOUSE 1 & 2 **BUILDING SECTIONS - ROWHOUSE 3 & 4** BUILDING SECTIONS - ROWHOUSE 5 & 6 WALL SECTIONS 1/2 WALL SECTIONS 2/2 REFUSE ENCLOSURE WALL SECTIONS PERSPECTIVE VIEWS RH1, RH3 STAIR PLANS, SECTIONS & DETAILS **RH2 STAIR PLANS, SECTIONS & DETAILS** STAIR TO RH1 LOWER, RH4 STAIR TO COURTYARD STAIR TO RH6 LOWER SOUTH SIDE EXTERIOR NORTHERN GUARDRAIL + DETAIL PLAN & SECTION DETAILS SECTION DETAILS MISC. ROOFING + LEADER DETAILS WINDOW + DOOR DETAILS WINDOW INSTALLATION SEQUENCE WASHROOM INTERIOR ELEVATIONS RH1 WASHROOM INTERIOR ELEVATIONS RH1, RH2 WASHROOM INTERIOR ELEVATIONS RH2 WASHROOM INTERIOR ELEVATIONS RH2 RH1, RH3, RH4, RH6 INTERIOR KITCHEN ELEVATIONS RH2, RH4 INTERIOR KITCHEN ELEVATIONS

SCAPING

CONCEPTUAL LAYOUT PLAN CONCEPTUAL GRADING PLAN CONCEPTUAL PLANTING PLAN CONCEPTUAL IRRIGATION PLAN

GEOTECH TETRA TECH GEOTECHNICAL ENGINEER 849 Fairweather PI, Vernon, BC V1T 9B5 Contact: Shane Greene 778-940-1205

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COVER SHEET

Job Number 23.1219LM 09/21/2

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Drawing Number

6'' = 1'-0''



SALMON ARM 10-PLI 1231 1st STREET SE,

PLAN 3490 LOT 11 PID 009-634-207

SITE AREA: 2942.5 s

**CITY OF SALMON AR** ZONE: R-14 - COMPA

9.3 PERMITTED U .1

9.4 MAXIMUM HEIC (RENTAL PROF

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> **ROWHOUSE 2** TOP OF AVERAG ROWHO

**ROWHOUSE 3** TOP OF <u>AVERAG</u> ROWHO

<u>BUILDING B</u> ROWHOUSE 4 TOP OF <u>AVERAC</u> ROWHO

**ROWHOUSE 5** TOP OF AVERAG ROWHO

**ROWHOUSE 6** TOP OF F AVERAC ROWHO

9.5 MAXIMUM HEIG BUILDING HEIG

9.6 MAXIMUM PAR PARCEL COVE

9.7 MINIMUM PAR .2 MIN. PARCE

9.8 MINIMUM PAR .1 MIN. PARCE

9.9 <u>MINIMUM SETE</u> .1 FRONT SETE .2 REAR SETBA .3 INTERIOR S .4 EXT SIDE SE

.7 MIN. SEPAR STRUCTURE 9.10 MINIMUM SET .1 FRONT SET

.2 REAR SETBA .3 INTERIOR SI .4 EXT SIDE SE

9.11 MAXIMUM DEN MAX DENSITY

OFF STREET PARKIN REQUIREMENTS ACCESSIBLE STALLS VISITOR TOTAL STALL DIMENSIONS SMALL CAR ALLOCA AISLE WIDTH (1 WAY AISLE WIDTH (2 WAY MIN LOADING WIDTH

4.12 FENCES AND RETAINING WALLS

UNIT FLOOR AREAS (PATIOS NOT INCLUDED):

3 BEDROOM END UNIT MAIN FLOOR ARE <u>UPPER FLOOR A</u> TOTAL AREA

<u>3 BEDROOM CENTER L</u> MAIN FLOOR ARE UPPER FLOOR AF TOTAL AREA

<u>1 BEDROOM END UNIT (UNITS 4, 6, 10, & 12):</u> LOWER FLOOR AREA 545 SQFT

<u>1 BEDROOM CENTER UNIT (UNITS 5, & 11):</u> LOWER FLOOR AREA 519 SQFT

SERVICE SPACE: MECH & ELEC ROOM 103 SQFT ACCESSED FROM LOWER COURTYARD

ASPHALT GROUND

FX				
, SALMON ARM, BC				BLUEGREEN
				architecture in ( #100-1353 Ellis Street
<u>sq m (31672.8 sq ft) (</u>	0.29425 hecta	re)		p:236.420.3550 www.bluegreenarchitecture.com
RM ZONING BYLAW ACT/STRATA MULTI-	NO. 2302 AN	ALYSIS: DENTIAL ZONE		ISSUED FOR DEVELOPMENT
050		REQUIRED	PROPOSED	PERMIT (RE-ISSUE)
<u>SES</u>		MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING	
<u>GHT OF PRINCIPAL I</u> PERTY)	<u>BUILDINGS</u>	13.0m (42.65 ft)		- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
				- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
ROOF: <u>Ge elevation:</u> DUSE Height:	384.34m <u>371.41m</u> 12.9m			- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.
ROOF	384 69m			THIS DOCUMENT HAS BEEN DIGITALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED
<u>GE ELEVATION:</u> DUSE HEIGHT:	<u>371.65m</u> 13.0m			BY THE ARCHITECTURAL INSTITUTE OF BC AND THE ENGINEERS AND GEOSCIENTISTS BC. THE AUTHORITATIVE ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE
ROOF: <u>Ge elevation:</u>	385.05m <u>372.02m</u>			ORIGINAL WHEN SUPPLIED BY THE ARCHITECT, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY-CERTIFIED ELECTRONIC FILE
OUSE HEIGHT:	13.0m			PROVIDED BY THE ARCHITECT.
Roof: <u>Ge elevation:</u> Duse height:	385.94m <u>372.91m</u> 13.0m			
ROOF: <u>SE ELEVATION:</u>	386.30m <u>373.26m</u>			Seal
ROOF:	386.65m			STERED AR CALL
<u>GE ELEVATION:</u> DUSE HEIGHT:	<u>373.57m</u> 13.0m			· AThi
<u>GHT OF ACCESSOR`</u> GHT:	Y BUILDINGS	6.0m (19.7 ft)	3.5m (11.3 ft) REFUSE	2024-11-21
<u>RCEL COVERAGE</u> ERAGE:		55%	46.3% (11,099.32ft <sup>2</sup> )	RECORD OF ISSUES
<u>CEL AREA</u> EL AREA:		900m <sup>2</sup>	2227.9m <sup>2</sup> (23980.55ft <sup>2</sup> )	NO.         DATE         DESCRIPTION           1         2024.09.23         ISSUED FOR DEVELOPMENT PERMIT
<u>CEL WIDTH</u> EL WIDTH:		30m	58.06m <sup>2</sup> (190.5ft)	2 2024.10.15 ISSUED FOR DEVELOPMENT PERMI
<u>BACK OF PRINCIPAL</u> BACK	BUILDING	2 0m (6 6 ft)	COMPLIES	
ACK		5.0m (16.4 ft)	COMPLIES	
ETBACK		2.0m (6.6 ft)	COMPLIES	
E		3.0m (9.8 ft)	7.01m (23.0ft)	
BACK OF ACCESSOF	RY BUILDING	5.0m(16.4.ff)	COMPLIES	
ACK		1.0m (3.3 ft)	COMPLIES	
IDE SETBACK ETBACK		0.6m (1.9 ft) 5.0m (16.4 ft)	COMPLIES COMPLIES	
<u>NSITY</u>		40 DWELLING/HECTARE +2 AS PER TABLE 9.1-3. 42 / ha x 0.29425 ha = 12.35	12 UNITS	
NG			18 57411 5	
S (6-25 STALLS)		1 STALL REQ. 1 PER 10 UNITS = 2 REQUIRED		
		2.6m X 5.8m (90 <sup>0</sup> )	2.6m X 5.8m ( $90^{\circ}$ )	2022-06-21  Issued for Client Review 2022-03-31  Issued for DP
(TION (, ANGLED)		20% (5.0m x 2.4m) 5.8m	NOT APPLICABLE NOT APPLICABLE	NO.DATEDESCRIPTIONRECORD OF REVISIONS
́/) Ч		7.3m 3.7m		Project
•		<b>V</b> .1111		

1 IN ALL RESIDENTIAL ZONES (A) 2.0 METRES (6.5 FT.) IN ALL REAR AND INTERIOR SIDE YARDS AND TO WITHIN 6.0 METRES (19.7 FT.) OF A FRONT PARCEL LINE OR EXTERIOR PARCEL LINE; (B) 1.2 METRES (3.9 FT.) IN ALL FRONT AND EXTERIOR SIDE YARDS. (C) 1.2 METRES (3.9 FT) FOR RETAINING WALLS LOCATED IN REQUIRED YARDS

(UNITS 1, 3, 7	<u>, &amp; 9):</u>
Ă	519 SQFT
<u>REA</u>	<u>601 SQFT</u>
	1120 SQFT
	0)
<u>INIT (UNIT 2.8</u>	<u>. 8):</u>
EA	459 SQFT
<u>REA</u>	<u>577 SQFT</u>
	1036 SQFT
(UNITS 4 6 1	0 & 12).

23.1219LM

04/16/21

As indicated

AI.

Salmon arm

10-PLEX

1231 1st Street

SITE PLAN

Sheet Title

Job Number

Revision Number

Drawing Number

![](_page_14_Figure_0.jpeg)

![](_page_14_Figure_1.jpeg)

BLUEG	REEN
architectu #100-1353 Ellis	ure inc
Kelowna, BC V p:236.420.3	1Y 1Z9 550
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awing Number

A1.2

GROUND WATER AND SOILS CONDITIONS ARE NOT SUITABLE FOR INFILTRATION AND ALL STORMWATER RUNOFF FROM ROOFS AND PAVED SURFACES SHOULD BE DIRECTED TO THE CITY STORM SYSTEM

![](_page_15_Figure_0.jpeg)

![](_page_15_Figure_1.jpeg)

EDGE OF ROAD					
			<u>-   </u>   <u></u>		

### GENERAL NOTE:

GROUND WATER AND SOILS CONDITIONS ARE NOT SUITABLE FOR INFILTRATION AND ALL STORMWATER RUNOFF FROM ROOFS AND PAVED SURFACES SHOULD BE DIRECTED TO THE CITY STORM SYSTEM

EXISTING TREE TO BE REMOVED

(SEE LANDSCAPING)

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			_ 		
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		-       - 	   _	<u>-</u> 	
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BLUEGREEN architecture inc #100-1353 Ellis Street Kelowna, BC V1Y 129 p:236.420.3550 www.bluegreenarchitecture.com

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![](_page_15_Picture_15.jpeg)

![](_page_15_Picture_16.jpeg)

![](_page_15_Picture_17.jpeg)

 
 RECORD OF ISSUES

 NO.
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 1
 2024.09.23
 ISSUED FOR DEVELOPMENT PERMIT

 2
 2024.10.15
 ISSUED FOR DEVELOPMENT PERMIT

2022-06-21 Issued for Client Review 2022-03-31 Issued for DP IO. DATE DESCRIPTION RECORD OF REVISIONS

roject

### SALMON ARM 10-PLEX

1231 1st Street

Sheet Title

Drawing Number

(BLDG B) SITE SECTIONS

ıber	23.1219LM
	11/15/21
	1 : 100
Number	1

A1.3

![](_page_16_Figure_0.jpeg)

A2.1

![](_page_17_Figure_0.jpeg)

![](_page_17_Picture_3.jpeg)

A2.10

![](_page_18_Figure_0.jpeg)

![](_page_18_Figure_1.jpeg)

NOTE: ELEVATION HEIGHTS BASED OF 375.88m	OOFF RH-1 MAIN FLOOR ELEVATION	
		architecture inc #100-1353 Ellis Street Kelowna, BC V1Y 1Z9 p:236.420.3550 www.bluegreenarchitecture.com
		ISSUED FOR DEVELOPMENT PERMIT (RE-ISSUE)
BLDG A - T.O. ROOF 30' - 1"		THIS DRAWING MUST NOT BE SCALED.     VERIFY ALL DIMENSIONS AND DATUMS     PRIOR TO COMMENCEMENT OF WORK.     REPORT ALL ERRORS AND OMISSIONS     TO THE ARCHITECT.     VARIATIONS AND MODIFICATIONS ARE     NOT ALLOWED WITHOUT WRITTEN
		PERMISSION FROM THE ARCHITECT. - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT. THIS DOCUMENT HAS BEEN DIGITALLY CERTIFIED WITH DIGITAL CERTIFICATE AND
RH2 - UPPER FLOOR 11' - 3 5/8"		ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ARCHITECTURAL INSTITUTE OF BC AND THE ENGINEERS AND GEOSCIENTISTS BC. THE AUTHORITATIVE ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY-CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.
<u>RH2 - MAIN FLOOR</u> 1' - 2"		
		Seal
		RECORD OF ISSUES       NO.     DATE     DESCRIPTION       1     2024.09.23     ISSUED FOR DEVELOPMENT PERMIT       2     2024.10.15     ISSUED FOR DEVELOPMENT PERMIT
BLDG A - T.O. ROOF 30' - 1"		
RH3 - UPPER FLOOR 12' - 5 5/8"		2022-06-21 Issued for Client Review 2022-03-31 Issued for DP
RH3 - MAIN FLOOR 2' - 4"	5	Project SALMON ARM 10-PLEX
RH3 - LOWER FLOOR -7' - 9 5/8"		1231 1st Street
		Sheet Title ELEVATIONS - BUILDING A
18.81m² (202.4 sqft) PENINGS: 2.97m² (32.0 sqft) IINGS: 15.8% 25.0%		Job Number 23.1219LM Date 06/19/18
55.65m² (599.0 sqft) PENINGS: 3.16m² (34.0 sqft) NNGS: 5.7% 13.5%		Scale 1/8" = 1'-0" Revision Number 1 Drawing Number

![](_page_19_Figure_0.jpeg)

![](_page_19_Figure_1.jpeg)

<u>UPPER UNIT</u> EXPOSED SURFACE AREA:

DFFERONTEXPOSED SURFACE AREA:55.65m² (599.0 sqft)AREA OF UNPROTECTED OPENINGS:5.95m² (64.0 sqft)% OF UNPROTECTED OPENINGS:10.7%% OF OPENINGS ALLOWED13.5%

![](_page_19_Figure_6.jpeg)

 3
 SOUTH ELEV

 A3.2
 1/8" = 1'-0"

LOWER UNIT EXPOSED SURFACE AREA: AREA OF UNPROTECTED OPENINGS % OF UNPROTECTED OPENINGS

<u>UPPER UNIT</u> EXPOSED SURFACE AREA: AREA OF UNPROTECTED OPENINGS % OF UNPROTECTED OPENINGS

NOTE: ELEVATION HEIGHTS BASED OFF RH-1 MAIN FLOOR ELEVATION OF 375.88m	BLUEGREEN
	architecture inc #100-1353 Ellis Street Kelowna, BC V1Y 129 p:236.420.3550 www.bluegreenarchitecture.com
BLDG B - T.O. ROOF 35' - 4 1/4"	ISSUED FOR DEVELOPMENT PERMIT (RE-ISSUE)
	- THIS DRAWING MUST NOT BE SCALED. - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL FRODS AND OMISSIONS
25 - 2 1/2" 🗢 ້ວ ີດ RH5 - UPPER FLOOR	TO THE ARCHITECT. - VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
16' - 2 1/2" 18 17 10	- ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT. THIS DOCUMENT HAS BEEN DIGITALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ARCHITECTURAL INSTITUTE OF BC AND THE ENGINEERS AND GEOSCIENTISTS BC. THE AUTHORITATIVE ORIGINAL HAS
RH5 - MAIN FLOOR 6' - 0 7/8"	BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY-CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.
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BLDG B - T.O. ROOF 35' - 4 1/4"	
RH6 - ROOF 26' - 4 1/2"	
$ \begin{array}{c}                                     $	2022-06-21 Issued for Client Review 2022-03-31 Issued for DP
RH6 - MAIN FLOOR 7' - 2 7/8"	NO. DATE DESCRIPTION RECORD OF REVISIONS Project SALMON ARM
RH6 - LOWER FLOOR -2' - 10 3/4"	IU-FLEX
	1231 1st Street Sheet Title ELEVATIONS - BUILDING B
23.37m² (251.5 sqft) IINGS: 2.97m² (32.0 sqft)	Job Number 23.1219LM
55.65m <sup>2</sup> (599.0 sqft) IINGS: 5.95m <sup>2</sup> (64.0 sqft) iS: 10.7%	Date         04/06/22           Scale         1/8" = 1'-0"           Revision Number         1
	Drawing Number

![](_page_20_Picture_0.jpeg)

![](_page_20_Picture_1.jpeg)

![](_page_20_Picture_2.jpeg)

![](_page_20_Picture_3.jpeg)

![](_page_20_Picture_4.jpeg)

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![](_page_20_Picture_10.jpeg)

![](_page_20_Picture_11.jpeg)

RECORD OF ISSUES

1	2024.09.23	ISSUED FOR DEVELOPMENT PERMIT
2	2024.10.15	ISSUED FOR DEVELOPMENT PERMIT

NO. DATE DESCRIPTION RECORD OF REVISIONS

oiect

SALMON ARM 10-PLEX

1231 1st Street

Sheet Title PERSPECTIVE VIEWS

23.1219LM Job Number 10/09/24

evision Number

Drawing Number

A5.0

### Appendix 7 - Design Rationale MULTI-FAMILY RENTAL UNITS

### Form + Character

The proposed design features two structures that present as a row housing typology. In response to the site, each party wall steps the structure down, northward keeping the lower level aligned to the existing grade. This design intention is in response to the sloping site conditions to allow water run-off to occur naturally. These two buildings will be cladd in white board and batton with a feature color in the centre unit. The saw-tooth roof will be ashpalt singles. White down spouts tie into the storm system.

These two structures mirror eachother with a waste management room between them accessed from the parking area. The lower level of the wast management room is the main electrical room for the development which will be accessed off a shared courtyard.

![](_page_21_Picture_4.jpeg)

**PERSPECTIVE - LOOKING SOUTH WEST** 

![](_page_21_Picture_6.jpeg)

### **PERSPECTIVE - LOOKING NORTH WEST**

### Material / Colour Pallet

"EVENING BLUE" - JAMES HARDIE
CEDAR BOARDS
EGG-SHELL BLUE PAINTED DOORS
"ARCTIC WHITE" - JAMES HARDIE

![](_page_21_Picture_11.jpeg)

### MULTI-FAMILY RENTAL UNITS

### **Mixed Unit Types**

Each building consists of units:

- 1 Studio
- 2 1 Bedrooms
- 3 3 Bedrooms

This mixture of unit types will allow for different demographics to live in the same building and ensure that large families and smaller house-holds can find adequate housing.

The two mirrored structures share a small common courtyard, seen below for shared events.

![](_page_22_Figure_8.jpeg)

LM21-14 1231 1st Street October 30, 2024

![](_page_22_Picture_10.jpeg)

![](_page_22_Picture_11.jpeg)

### **MULTI-FAMILY RENTAL UNITS**

### **Shared/Private Elements**

In a multifamily development, providing moments where neighbours can cross paths but also collectively meet is just as important as ensuring privacy.

### Shared Space

The development will feature a small, shared courtyard between the structures as well as a garden shed within a community garden. Places where kids can run and play in the lower area will also be open as a shared space.

### Private Space

Sound transfer is an important aspect to multifamily development. Good sound transfer ratings and avoiding flanking sound is one way to ensure privacy and good neighbourly relations. No stairs separate any units and the 4 bedroom unit located in the centre with no units above/below will also assist in controlling sound transfer.

Private outdoor space is also important. Decks have been considered to ensure privacy in each unit.

![](_page_23_Figure_8.jpeg)

### P5 - PARTY WALL

(1 HOUR FRR, 57 STC, BCBC A9.10.3.1.A W13a):

- 5/8" TYPE 'X' GYPSUM WALL BOARD 2X4 WOOD STUD @ 16" O.C. c/w ACOUSTIC INSULATION
- 1" AIR SPACE
- 2X4 WOOD STUD @ 16" O.C. c/w ACOUSTIC INSULATION 5/8" TYPE 'X' GYPSUM WALL BOARD (NOTE: APPLY CONTINUOUS ACOUSTICAL SEALANT TO BASE PERIMETER OF WALLS, AROUND ELECTRICAL AND ANY OTHER

OPENINGS, AND AT THE JUNCTION OF INTERSECTING PARTITIONS. SHEATHING AND ANY OTHER MEMBRANE IS NOT TO BE LOCATED WITHIN THE AIR SPACE AS IT WILL ADVERSELY EFFECT THE ACOUSTIC PERFORMANCE OF THE PARTY WALL. )

![](_page_23_Picture_15.jpeg)

**REAR ELEVATION** Each unit has a private deck with views to the west

![](_page_23_Picture_18.jpeg)

### **Retaining Walls and Fill**

Drainage is one of the major factors to steep slope design. Ensuring the parking area and roof drain into the storm drains requires us to locate the parking and structure much higher then desired. This water will drain into a storm water tank located under the parking lot. This strategy will require a great amount of fill. The design has located each structure at different heights to lessen the building height to reduce retaining walls and fill required. Exposed retaining walls will be terraced, to reduce the visual and structural impact.

![](_page_24_Figure_2.jpeg)

**BUILDING A SITE SECTION** 

![](_page_24_Figure_4.jpeg)

![](_page_24_Figure_5.jpeg)

LM21-14 1231 1st Street October 30, 2024

**BUILDING B SITE SECTION** 

architecture inc

### **Drainage + Detention + Retention**

We have designed the buildings and parking area to feed into the city storm management system. Additionaly, as a steep slope development we are proposing landscaping techniques that will detain water and retaining walls that are vegitative with the aim to detain water on our site and have less impact on the properties below.

The landscape plan identifies the vegitative re-inforced sloped-earth and check dams.

![](_page_25_Picture_4.jpeg)

(LEFT) VEGETATIVE RETAINING WALL (RIGHT) VEGETATIVE SLOPED EARTH

LM21-14 1231 1st Street October 30, 2024

![](_page_25_Picture_7.jpeg)

![](_page_25_Picture_8.jpeg)

![](_page_25_Picture_9.jpeg)

![](_page_25_Picture_10.jpeg)

### **ENVIRONMENTAL CONSIDERATIONS**

### Solar Ready

The two buildings will be fed by a mechancia/electrical building that is located between them on the lower level. The building will be designed to be solar ready and the client will impliment this set at a later date. The angle of the roofs are ideal for solar collection and will be designed to take on solar panels in the future.

![](_page_26_Picture_3.jpeg)

![](_page_26_Figure_4.jpeg)

**GARBAGE SHED PLAN** 

### **On-site Community Garden + Waste Managment**

Waste management of a multifamily building is an important part of the design process. Having a clear system for organizing and managing the waste as well as making it accessible to tentants is paramount.

Food waste makes up a large portion of garbage and can be turned into soil. As such, this project aims to provide a composting program that integrates with a community garden for residents that wish to participate.

A central, enclosed waste room is proposed that separates recycling from garbage. After consulatation with local private waste collection services, this design proposes the waste room have a barn door for easy access so that an operator can easily access the room. The truck can drive into the parking area and reverse out.

LM21-14 1231 1st Street October 30, 2024

### **GARBAGE SHED SECTION**

![](_page_26_Picture_12.jpeg)

### LANDSCAPE DESIGN

### Fire smart landscaping:

The landscape design aims to integrate Fire Smart best practices, while balancing the other needs and aspirations for the landscape (i.e. community vegetable garden (southern boundary of the property); shared herbaceous and shrub garden (northwestern boundary of the property); softening the presence of and framing the buildings from the view of 1st St and the proposed parking lot; incorporation of indigenous plants for habitat value, reduction in maintenance and resource needs, and integration with the adjacent forested areas; detention and settling of stormwater; etc. Implimenting "check dams" where we can, and providing plantable concrete blocks for retaining are other ways that we aim to assist in passive water retention and fire smart landscaping.

### Tree Retention:

Although much of the site will inhabit the new residence, we surveyed all existing trees and had aimed to keep what we had where possible. A tree protection plan & construction strategy was developed to retain suitable trees on the site but the efforts and cost to save the 2 Fir trees along 1st Street is no longer feasible. You will see a note on the Civil Drawing (C301) to retain these 2 trees but we can no longer achieve this goal and the landsape drawings have removed them from the scope.

### **Vegitative retaining walls**

Vegitative retaining walls can assist with slope stabilization. Native plants have also been proposed to require less irrigation. Terracing these walls can also reduce their size and visual impact.

### **Passive Water Detention: Check Dams**

The landscape design aims to plant and contour the land to create berms and basins that assist in detaining water. This is important to assist in a greater response to a steep slope neighbourhood. Detaining water on each site can assist in less impact on the community below.

![](_page_27_Picture_9.jpeg)

![](_page_27_Picture_10.jpeg)

![](_page_27_Picture_11.jpeg)

LM21-14 1231 1st Street October 30, 2024

![](_page_27_Picture_13.jpeg)

![](_page_27_Picture_14.jpeg)

![](_page_27_Picture_15.jpeg)

![](_page_28_Figure_0.jpeg)

L1	CONCEPTUAL LAYOUT PLAN (1:125)
L2	CONCEPTUAL GRADING - BLACK & WHITE (1:125)
L3	CONCEPTUAL PLANTING LAYOUT - BLACK & WHITE (1:125)
L4	CONCEPTUAL IRRIGATION STRATEGY (1:125)

![](_page_28_Picture_3.jpeg)

![](_page_28_Picture_4.jpeg)

		Scale:	Project #:	lss	ssued For / Revision				
E1ß	$\frown$	1:125	21-013	1	21/01/22	Sch. Design & Tree Protection	4		
	$  \longrightarrow \mathbf{N}  $	Design by:	Issue Date:	2	03/14/22	Concept Design & Tree Protection	5		
		CS	25/03/22	3	03/25/22	Reissue: Concept Design Package	6		

![](_page_29_Figure_0.jpeg)

![](_page_29_Figure_1.jpeg)

![](_page_29_Picture_2.jpeg)

SEED & SPARROW DESIGN 624 Coronation Ave. Kelowna, BC V1Y7A1 Hello@SeedAndSparrow.ca

Project Title: Salmon Arm 10-Plex

		Scale:	Project #:	lss	Issued For / Revision				
E 1.ß	$\frown$	1:125	21-013	1	21/01/22	Sch. Design & Tree Protection	4		
	$  ( \rightarrow_{N}  $	Design by:	Issue Date:	2	03/14/22	Concept Design & Tree Protection	5		
		CS	25/03/22	3	03/25/22	Reissue: Concept Design Package	6		

# Plant List

Pla	nt L	IST			
TREES	;				
ID	Qty	Latin Name	Common Name	Scheduled Size	
ARU	1	Acer rubrum	Red Maple	6cm CAL	
AGR	3	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Saskatoon	6cm CAL	
смо	5	Crataegus mordenensis 'Toba'	Toba Hawthome	6cm CAL	
PTQ	4	Populus tremulaides	Quaking Aspen	6cm CAL	
PDD	1	Prunus domestica 'Damson'	'Damson' Plum	6cm CAL	
PAC	1	Prunus sect. Ameniaca 'Canadian White Blenheim'	'Canadian White Blenheim' Apricot	6cm CAL	
TPE	3	Thuja plicata 'Excelsa'	Excelsa Red Cedar	10' Tal	

15 M

## **Plant List**

Perer	nnials	& Grasses		
ID	Qty	Latin Name	Common Name	Scheduled Size
AMI	138	Achillea millefolium	Common Yanow	#01 CONT./0.45m O.C. SPACING
ABF	10	Agastache 'Blue Fortune'	Blue Fortune Hyssop	#01 CONT./0.45m O.C. SPACING
ACE	245	Allium cemuum	Nodding Onion	4"POT / 0.15m O.C. SPACING
ASC	36	Allium schoenoprasum	Chives	#01 CONT./0.30m O.C. SPACING
ATU	14	Allium tuberosum	Garlic Chives	#01 CONT./0.30m O.C. SPACING
AMA	27	Ameria maritima 'Alba'	White Sea Thrift	4" POT / 0.25m O.C. SPACING
ADM	5	Aruncus dioicus 'Misty Lace'	Misty Lace Goat's Beard	#01 CONT./0.450m O.C. SPACING
ALA	6	Aster lateriflorus 'Prince'	Calico Aster	#01 CONT./0.90m O.C. SPACING
BMJ	11	Brunnera macrophylla 'Jack Frost'	Jack Frost Siberian Bugloss	#01 CONT./0.45m O.C. SPACING
DCB	23	Deschampsia cespitosa 'Bronzeschleier'	Bronze Veil Tufted Hair Grass	#01 CONT. / 0.60m O.C. SPACING
EPU	42	Echinacea purpurea	Purple Coneflower	#01 CONT./0.60m O.C. SPACING
EDL	16	Eupatorium dubium 'Little Joe'	Little Joe Pye Weed	#02 CONT./0.60m O.C. SPACING
FAN	93	Fragaria x ananassa 'Fort Laramie'	Strawberry	#01 CONT./0.25m O.C. SPACING
GLI	50	Gaura lindheimeri	White Gaura	#01 CONT./0.60m O.C. SPACING
GRO	7	Geranium x 'Rozanne'	Rozanne Cranesbill	#01 CONT./0.60m O.C. SPACING
HCY	12	Heuchera cylindrica	Roundleaf Alumroot	#01 CONT./0.30m O.C. SPACING
КМА	77	Koeleria macrantha	Junegrass	#01 CONT./0.60m O.C. SPACING
LAN	9	Lavandula angustifolia	Lavender, English Lavender	#01 CONT./0.60m O.C. SPACING
MST	5	Matteuccia struthiopteris	Ostrich Fern	#01 CONT./1.00m O.C. SPACING
MSM	17	Miscanthus sinensis 'Moming Light'	Moming Light Maiden Grass	#02 CONT./1.00m O.C. SPACING
MDI	13	Monarda didyma	Beebalm	#01 CONT./0.45m O.C. SPACING
NFA	57	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#01 CONT./0.45m O.C. SPACING
RHC	5	Rheum x hybridum 'C anada Red'	Canada Red Rhubarb	#01 CONT./0.90m O.C. SPACING
SOF	11	Salvia officinalis	Culinary Sage	#01 CONT./0.60m O.C. SPACING
SOT	11	Salvia officinalis 'Tricolor'	Tricolor Culinary Sage	#01 CONT./0.45m O.C. SPACING
SSB	68	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	#01 CONT./0.60m O.C. SPACING
TPR	58	Thymus praecox	Creeping Thyme	4" POT / 0.30m O.C. SPACING
TVU	11	Thymus vulgaris	Culinary Thyme	#01 CONT./0.50m O.C. SPACING

# **Plant List**

Shruk	5				
ID	Qty	Latin Name	Common Name	Scheduled Size	
AAL	5	Amelanchier alnifolia	Saskatoon	#05 CONT./3.00m O.C. SPACING	
AAR	5	Amelanchier alnifolia 'Regent'	Regent Saskatoon	#05 CONT./1.50m O.C. SPACING	
CVA	14	Calluna vulgaris 'Aphrodite'	Aphrodite Scotch Heather	#02 CONT./0.45m O.C. SPACING	1
CSE	25	Comus sericea	Red Osier Dogwood	#02 CONT./1.80m O.C. SPACING	
EDA	4	Erica x darleyensis 'Arthur Johnson'	Arthur Johnson Winter Heath	#02 CONT./0.75m O.C. SPACING	5
HDI	4	Holodiscus discolor	Ocean Spray	#05 CONT./2.40m O.C. SPACING	
HAP	1	Hydrangea anomala subsp petiolaris	Climbing Hydrangea	#02 CONT./1.00m O.C. SPACING	
JSB	10	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	#05 CONT./0.90m O.C. SPACING	
JBS	5	Juniperus squamata 'Blue Star'	Blue star Juniper	#02 CONT./1.00m O.C. SPACING	
LCA	2	Lonicera caerulea 'Aurora'	Aurora Haskap	#02 CONT./1.00m O.C. SPACING	
LCB	2	Lonicera caerulea 'Borealis'	Borealis Haskap	#02 CONT./1.00m O.C. SPACING	
MAQ	34	Mahonia aquifolium	Oregon Grape Holly	#02 CONT./1.20m O.C. SPACING	
PLE	20	Philadelphus lewisii	Mock Orange	#05 CONT./2.10m O.C. SPACING	
PSN	3	Philadelphus 'Snowbelle'	Snowbelle Mock Orange	#05 CONT./1.00m O.C. SPACING	
RGL	7	Rhus glabra	Smooth Sumac	#05 CONT./2.00m O.C. SPACING	
RUC	6	Ribes uva crispa x 'Captivator'	Captivator Gooseberry	#02 CONT./1.00m O.C. SPACING	
RNW	14	Rosa x 'Nearly Wild'	Nearly Wild Rose	#02 CONT./0.90m O.C. SPACING	
SPU	14	Salix purpea 'Nana'	Dwarf Arctic Willow	#02 CONT./1.20m O.C. SPACING	
SAC	3	Sambucus caerulea	Blue Elder	#05 CONT./4.00m O.C. SPACING	
SCY	3	Sambucus canadensis 'York'	York Elderberry	#05 CONT./2.00m O.C. SPACING	
SBE	12	Spiraea betulifolia	Birchleaf Spirea	#02 CONT./1.00m O.C. SPACING	
VNB	4	Vaccinium x 'Northblue'	Northblue Blueberry	#02 CONT./0.75m O.C. SPACING	$\supset$
VNC	4	Vaccinium x 'Northcountry'	North Country Blueberry	#02 CONT./0.60m O.C. SPACING	

![](_page_30_Picture_7.jpeg)

# SEED & SPARROW DESIGN

Hello@SeedAndSparrow.ca

Salmon Arm 10-Plex 624 Coronation Ave. Kelowna, BC V1Y7A1

**Project Title:** 

# **Project Location:**

\_\_\_\_

NEIGHBOURING

HOUSE

**Drawing Title:** Conceptual Planting Plan

1231 1st Street SE, Salmon Arm, BC, VII

![](_page_30_Figure_13.jpeg)

	Scale:	Project #:	lss	ssued For / Revision				
E 1,ß	 1:125	21-013	1	21/01/22	Sch. Design & Tree Protection	4		
	Design by:	Issue Date:	2	03/14/22	Concept Design & Tree Protection	5		
	CS	25/03/22	3	03/25/22	Reissue: Concept Design Package	6		

![](_page_31_Figure_0.jpeg)

### **IRRIGATION LEGEND**

![](_page_31_Picture_2.jpeg)

## WATER CONSERVATION CALCULATIONS

TOTAL LANDSCAPE AREA: 1,115m<sup>2</sup> LANDSCAPE MAXIMUM WATER BUDGET (WB): 892m<sup>3</sup> / YEAR ESTIMATED LANDSCAPE WATER USE (WU): 542m<sup>3</sup> / YEAR WATER BALANCE: 350m<sup>3</sup> (UNDER) / YEAR

![](_page_31_Picture_5.jpeg)

![](_page_31_Picture_6.jpeg)

![](_page_31_Picture_7.jpeg)

![](_page_31_Picture_8.jpeg)

![](_page_31_Picture_9.jpeg)

![](_page_31_Picture_10.jpeg)

![](_page_31_Picture_11.jpeg)

![](_page_31_Picture_12.jpeg)

![](_page_31_Picture_13.jpeg)

![](_page_31_Picture_14.jpeg)

![](_page_31_Figure_17.jpeg)

![](_page_31_Picture_18.jpeg)

SEED & SPARROW DESIGN

624 Coronation Ave. Kelowna, BC V1Y7A1 Hello@SeedAndSparrow.ca **Project Title:** Salmon Arm 10-Plex

		Scale:	Project #:	lss	Issued For / Revision									
E 1./3	$\frown$	1:125	21-013	1	21/01/22	Sch. Design & Tree Protection	4							
	$\left \left( \rightarrow \mathbf{N}\right \right $	Design by:	Issue Date:	2	03/14/22	Concept Design & Tree Protection	5							
		CS	25/03/22	3	03/25/22	Reissue: Concept Design Package	6							

### Photos Taken: April 29, 2025

![](_page_32_Picture_2.jpeg)

Facing northeast from 1 Street SE in front of subject parcel.

![](_page_32_Picture_4.jpeg)

Facing southwest from 1 Street SE in front of subject parcel.

![](_page_33_Picture_0.jpeg)

View of proposed development site facing northeast from subject parcel.

![](_page_33_Picture_2.jpeg)

View of proposed development site facing northwest from subject parcel.

### SECTION 9 - R-14 - COMPACT/STRATA MULTI-FAMILIY RESIDENTIAL ZONE

### Purpose

9.1 The purpose of the R-14 Zone is to provide for ground-oriented attached dwellings on strata lots or for rental occupancy, in rowhouses, clusters or duplex building forms on lands designated in the OCP as medium and high density.

### **Regulations**

9.2 On a *parcel zoned* R-14, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-14 *Zone* or those regulations contained elsewhere in this Bylaw.

### Permitted Uses

- 9.3 The following uses and no others are permitted in the R-14 *Zone*:
  - .1 multiple family dwellings
  - .2 triplexes
  - .3 duplexes
  - .4 assisted living housing with or without a dining area
  - .5 secondary suites
  - .6 boarding home
  - .7 commercial daycare facility
  - .8 group childcare
  - .9 family childcare facility
  - .10 home occupation
  - .111 accessory use

#### Maximum Height of Principal Buildings

9.4 The maximum *height* of *any principal 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 provision of an amenity listed in Table 9.1.

### **Maximum Height of Accessory Buildings**

9.5 The maximum *height* of any accessory *building* shall be 6 metres (19.7 feet).

#### Maximum Parcel Coverage

9.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

### **Minimum Parcel Area**

9.7

- .1 The minimum *parcel area* for a *duplex* shall be 600 square metres (6,458.6 square feet).
- .2 The minimum *parcel area* for all other uses shall be 900 square metres (9,687.8 square feet).
- .3 *Duplexes, triplexes* and *multiple family dwellings* may be subdivided into strata lots smaller than the preceding provided the *parcel* is comprehensively developed under a single Development Permit.

### SECTION 9 - R-14 - COMPACT/STATA MULTI-FAMILY RESIDENTIAL ZONE - CONTINUED

### Minimum Parcel Width

9.8

- .1 The minimum parcel width shall be 30 metres (98.5 feet).
- .2 The minimum *parcel width* for a *duplex parcel* shall be 14 metres (45.9 feet).
- .3 Notwithstanding the preceding, *duplexes, triplexes* and *multiple family dwellings* may be subdivided into narrower strata lots provided the *parcel* is comprehensively developed under a single Development Permit.

#### Minimum Setback of Principal Buildings

- 9.9 The minimum *setback* of *principal buildings* from the:
  - .1 Front parcel line - adjacent to a highway shall be 5.0 metres (16.4 feet) - adjacent to an internal access route shall be 2.0 metres (6.6 feet) .2 Rear parcel line shall be 5.0 metres (16.4 feet) .3 Interior side parcel line - adjacent to a parcel zoned R-14 shall be 1.2 metres (3.9 feet) 1.8 metres (5.9 feet) - all other cases shall be .4 Exterior side parcel line - adjacent to a highway shall be 5.0 metres (16.4 feet) - adjacent to an access route shall be 2.0 metres (6.6 feet)
  - .5 Minimum clear driveway length for accessing any garage or carport shall be 5 metres (16.4 feet).
  - .6 Minimum separation between residential *buildings* on the same *parcel* of not more than one storey in height shall be 1.5 metres (4.9 feet)
  - .7 Minimum separation between residential *buildings* on the same *parcel* of more than one storey in height shall be 3 metres (9.8 feet)

Refer to Section 4.9 for "Special Building Setbacks" which may apply.

#### Minimum Setback of Accessory Buildings

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

.1	Front parcel line shall be	5.0 metres (16.4 feet)
.2	<i>Rear parcel line</i> shall be	1.0 metre ( 3.3 feet)
.3	Interior side parcel line shall be	0.6 metre (1.9 feet)
.4	Exterior side parcel line shall be	5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

### SECTION 9 - R-14 - COMPACT/STATA MULTI-FAMILY RESIDENTIAL ZONE - CONTINUED

### Maximum Density

- 9.11 The maximum permitted *density* based on the gross *parcel* area, shall be as follows:
  - .1 40 dwelling units per hectare (16.2 per acre); or
  - .2 50 dwelling units or sleeping units per hectare (20.2 per acre) for Assisted Living Housing; and
  - .3 subject to providing the specified amenity(ies) listed in Table 9.1, permitted density may increase as specified up to a maximum of 50 *dwelling units* per hectare (20.2 per acre); and

for the purposes of the R-14 Zone, secondary suites shall not be included in the calculation of density.

#### Parcel Specific Single Family Dwellings (detached)

- 9.12 To recognize zoning compliance, the following strata lot developments are permitted to retain existing detached single family dwellings:
  - .1 231 20 Street NE, Plan EPP126010 (PID 031 983 855)
  - .2 2751 15 Avenue, NE, Plan EPS 8 (PID 027 455 327)
  - .3 111 Harbourfront Drive NW, PLAN KAS881 (PID 016 997 905)

### 

9.13 Required off-street parking shall be as prescribed in Appendix I.

### TABLE 9.1

AMENITY TO BE PROVIDED	ADDED DENSITY
<ol> <li>Provision of each fully accessible dwelling unit (e.g. wheelchair access)</li> </ol>	□ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 to 10 children 11 to 15 children 16 or more children	<ul> <li>□ 3 units per hectare (1.2 units per acre)</li> <li>□ 4 units per hectare (1.6 units per acre)</li> <li>□ 7 units per hectare (2.8 units per acre)</li> </ul>
<ol> <li>Provision of below grade parking for at least 50% of the required off street parking</li> </ol>	□ 10 units per hectare (4.0 units per acre)
<i>3.</i> Provision of each rental d <i>welling unit</i>	□ 2 units per hectare (0.8 units per acre)
<ul> <li>Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under s.</li> <li>483 of the Local Government Act</li> </ul>	□ 5 units per hectare (2.0 units per acre)

**CITY OF** Appendix 11 - Engineering Department Comments

# SALMONARM

Memorandum from the Engineering and Public Works Department

TO:	Gary Buxton, Director of Planning
DATE:	April 8, 2025
PREPARED BY:	Chris Moore, Engineering Assistant
APPLICANT:	Bluegreen Architecture Inc
SUBJECT:	DP-460/SUB-25.03
LEGAL:	Lot 11, Section 11, Township 20, Range 10 W6M KDYD Plan 9916
CIVIC:	1231 1 Street SE

Further to your referral dated January 24, 2025, we provide the following servicing information.

Comments are based on the Subdivision/Development as proposed in the referral. If the development plans for the property change significantly, comments below may change

### General:

- 1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
- 2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
- 3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
- 4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
- 5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
- 6. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
- 7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
- 8. At the time of subdivision / building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
- 9. For the off-site improvements at the time of subdivision / 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:

- Street SE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.38m of additional road dedication is required (to be confirmed by a BCLS). Additional dedication may also be required from the subject property at the southern end of 1 Street SE to allow the road to terminate perpendicular to the southern property line.
- 2. 1 Street SE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
- 3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
- 4. The maximum allowable cul-de-sac length in the urban area is 160m. Since the subject property is located approximately 150m from the centre of 10 Avenue SE a secondary means of access will not be required. However, since there is currently no turnaround at the end of 1 Street SE, the construction of a turnaround will be required. A temporary cul-de-sac is required by the bylaw (as per Specification Drawing No. RD-11A) as 1 Street SE will likely be extended south in the future. Under Section 3.4 of the bylaw, an alternate turn-around option may be requested in writing provided it meets service levels prescribed in the bylaw including the turning templates for both Fire and Refuge vehicles.

### Water:

- 1. The subject property fronts a 100mm diameter Zone 1 watermain on 1 Street SE. Upgrading this watermain to 150mm diameter across the frontage of the property is required.
- The existing (southern) lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
- 3. Records indicate that the existing property is serviced by a service of unknown size from the 100mm diameter watermain on 1 Street SE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
- 4. The proposed (northern) lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.

- 5. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
- 6. The subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). Owner's/developer's consulting engineer shall confirm that the upgraded dead-end main has sufficient capacity to achieve required fire flows. Otherwise, Owner/Developer responsible for any upgrades to the water system required to achieve fire flows.
- 7. Fire protection requirements to be confirmed with the Building Department and Fire Department.
- 8. Fire hydrant installation will be required. Owner's consulting Engineer shall review the site to ensure placement of fire hydrants meet the medium density spacing requirements of 90 meters.

### Sanitary:

- The subject property fronts a 200mm diameter sanitary sewer terminating at the northern property line on 1 Street SE. This sanitary sewer is to be extended across the frontage of the subject property to the southern property line. The subject property also fronts a 200mm diameter sanitary sewer along the western property boundary that terminates approximately 40 meters south of the north property line. An additional 3m of right of way is required adjacent to the western property line for this sewer, providing a total right of way width of 6m.
- 2. The remainder and proposed parcel(s) are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
- 3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer in the right of way on the western property line. This service will traverse the proposed lot must be protected by easement and if necessary relocated outside of the proposed building envelope and inspected by the Building Inspector. Owner / Developer is responsible for all associated costs.
- 4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

### Drainage:

1. The subject property fronts a 250 mm diameter storm sewer stub on 1 Street SE at the northern property boundary. Owner / Developer will be required to extend the 250 mm diameter storm sewer main for the entire length of the 1 Street SE frontage.

- 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 proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

### Geotechnical:

1. A geotechnical report in accordance with the Engineering Department's Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.

### Garbage, Recycling and Food Waste:

- 1. Strata developments may apply to opt-in to the City's Garbage, Recycling and Food Waste Curbside Collection program. To qualify, strata developments must satisfy the following requirements:
  - Adequate Road widths (minimum 7.3m measured from face of curb) and truck turning movements including turnarounds shall be properly analysed to accommodate service vehicles.
  - All dwelling units within the development must have direct road access and an enclosed space for bin storage, thereby preventing wildlife access to bins and ensuring compliance with relevant bylaws.

Where these conditions cannot be met, alternative arrangements must be made for commonarea collection bins.

Chris Moore Engineering Assistant

Awit

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

![](_page_41_Picture_1.jpeg)

**DESIGN REVIEW PANEL** 

February 13, 2025, 2:30 pm - Online, City Hall

Present: Aiden Poehnell (Panel Member) Verna Burton (Panel Member) Bill Laird (Panel Member - Chair) Marc Lamerton (Panel Member) Dennis Lowe (Panel Member) Aubree Jeffrey (staff) Chris Larson (staff) Morgan Paiement (staff)

### 1. Development Permit Application No. DP-460 1231 1 Street SE – Robillard C. (BlueGreen Architecture)

The application was presented by staff and the applicant with their agent. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing and snow clearing/storage. It was noted that the DRP had previously reviewed this proposal and had previously supported it.

The DRP is supportive:

#### **Panel Recommendation**

THAT the DRP supports application DP-460.

### 2. Development Permit Application No. DP-461 811 28 Street NE – Crowne Pacific – B Giese (WA Architects)

The application was presented by staff and the applicant. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing, snow clearing/storage and the amenity spaces. This location was noted as a gateway to the community and the design of the building is thought to offer a positive impression.

The DRP is supportive:

### **Panel Recommendation**

THAT the DRP supports application DP-461 as presented.

### 3. Development Permit Application No. DP-463 2991 9 Avenue SW – SmartCentres – B Savard (Aplin Martin)

The application was presented by staff and the applicant with their agents. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing and the importance of this location

Design Review Panel - February 13, 2025 Meeting Minutes

as the west gateway to the community. Given the importance of this location as the west gateway to the community, the DRP discussed potential enhancements to the proposed design of the building to offer a more positive aesthetic impression. The DRP suggests consideration for some additional combination of features to enhance the proposed design such as:

additional building or roof features to create additional roofline articulation, varied window treatments to further break up building massing, enhanced or expanded entry areas to further break up building massing, enhanced relief between balcony features to further break up building massing, or additional use of exterior colours to further break up building massing.

The DRP is supportive of the concept subject to enhancement of the proposed building's form and character:

#### Panel Recommendation

THAT the DRP supports application DP-461 subject to additional enhancement to the proposed building exteriors, noting the size and scale of the proposed buildings and their location at a prominent gateway to the community.

### 4. Development Permit Application No. DP-464 621 10 Street SW - Sash Developments - A Neufeld

The application was presented by staff and the applicant. The application was reviewed and discussed by the DRP. The DRP positively noted the efforts to break up the commercial building mass with glass and exterior wall treatments, as well as landscape screening.

The DRP is supportive:

#### Panel Recommendation

THAT the DRP supports application DP-464 as presented.

Next meeting proposed March 13, 2025.

Endorsed on behalf of Design Review Panel

# Appendix 13 - Parking Variance

### Letter of Purpose

This 12 unit row housing development proposes a total of 17 parking stalls.

As this is an R-14 zone, our project is required by "Zoning Bylaw 2303, 1995 | Appendix 1 - Off Street Parking and Loading", to provide 1.5 stalls per dwelling unit with 2 additional guest stalls, totalling 20 parking stalls with 1 being accessible.

- 1 Within the off-street parking and loading bylaw that dates from 1995 there is no distinction on number of bedrooms in relation to the parking stalls for this zone. Other Authorities Having Jurisdiction allow for lower parking stall requirements for studio and 1 bedroom units with the understanding that these units would most-likely only need 1 stall or less.
- 2 Due to the steep slope of this site, we cannot provide more parking stalls while aiming to meet storm management requirements.
- 3 With the close proximity to downtown, we believe this is a rational variance request. This development is a 20 min walk or 7 min bike ride to downtown. Schools, shops and parks are located close enough that a family could share one vehicle or use other modes of transportation.
- 4 As a community-focused, family development complete with a shared garden, playground and community courtyard, the project supports reducing car reliance.

### Reference:

Zoning Bylaw 2303, 1995

### Appendix 1 - OFF STREET PARKING AND LOADING

### **Residential Requirements:**

Guest Parking- multi-family (applicable to all developments with over 6 units)

Compact/Stata Multi- Family R-14 1.5 per dwelling unit

Kimberly Fuller M.Arch BEDS BFA Associate Principal, AIBC kfuller@bluegreenarch.com www.bluegreenarchitecture.com p.236.420.3550 ext. 203 c.250.768.5960

Appendix 14 - Retaining Wall Variance

![](_page_44_Picture_1.jpeg)

Project No.: 23.1219LM

## LETTER OF RATIONAL

May 28,2025

Address: 1231 1<sup>st</sup> Street SE, Salmon Arm Development Permit No. DP-460-1231 1 Street SE

Re: Retaining Wall Variance

To: City of Salmon Arm

Attention: Morgan Paiement (she/her) | Planner II

The City of Salmon Arm's zoning bylaw requires a variance for retaining walls greater then 2 m or 1.2 m depending on location. Please accept this letter as a variance request to increase the allowable height of the northern retaining wall within with this development permit application. Also included is a geotechnical design that was developed for building permit. The design aims to maximize the upper vegetative terrace as much as possible at 0.5/1 slope that is 1.5 m in height. The remaining lower terrace is a concrete block wall, due to its slope and the remaining space between the property line will be approximately 2.63 m in height.

![](_page_44_Figure_10.jpeg)

Orange circle identifies the location of the terraced, vegetative retaining wall at north side of building A.

Due to the steep slope of this site, great care has been taken into the placement of the buildings. This placement is largely due to storm water requirements from the City of Salmon Arm. Because we needed to site our parking area and storm detention tanks in such a way as to drain back into the higher roadway, we were required to keep our parking lot at a certain elevation to ensure that the parking area and roof drains could tie into the City storm management system. In doing so, and in an effort to provide accessible access as much as possible for the units, the parking and building elevations cannot be moved. This strategy requires a great amount of fill, as seen below. (yellow is fill, orange is existing grade)

![](_page_45_Picture_1.jpeg)

### LETTER OF RATIONAL

![](_page_45_Figure_3.jpeg)

Building Site Section Looking North

The design places each structure and unit at different heights to lessen the building height and reduce fill requirements. In doing so, the northern unit of building A is the lowest grade on site to reduce the retaining required there. See site section below of buildings.

![](_page_45_Figure_6.jpeg)

Building Site Section Looking East

![](_page_46_Picture_0.jpeg)

### LETTER OF RATIONAL

![](_page_46_Figure_3.jpeg)

Despite these moves, we are still left with a retaining wall along the north end of the property. We have proposed this retaining wall to be terraced and vegetative as much as possible, to reduce the visual and structural impact.

Civil Site Plan of retaining wall

![](_page_46_Figure_6.jpeg)

#### CROSS SECTION - MAXIMUM HEIGHT

Geotechnical section of retaining wall

![](_page_47_Picture_1.jpeg)

### LETTER OF RATIONAL

Additionally, as a steep slope development we are proposing landscaping techniques at the lowest level of the lot (west) that will detain water on our site and have less impact on the properties below. See the image below showing an excerpted site plan of check dams on the western edge of the property.

![](_page_47_Picture_4.jpeg)

To manage all design requirements onsite, a steep slope property will inevitably have some form of retaining. As such, we request your support to vary this retaining wall.

Kind Regards,

Kimberly Fuller M.Arch BEDS BFA Associate Principal, AIBC kfuller@bluegreenarch.com www.bluegreenarchitecture.com 100 - 1353 Ellis Street, Kelowna, BC, V1Y 1Z9 p.236.420.3550 ext. 203 c.250.768.5960

![](_page_48_Figure_0.jpeg)

![](_page_48_Figure_1.jpeg)

					REVISIONS			DRAWI	NG STATUS	PERMIT
MU	DATE	DWN	CKD	APR	DESCRIPTION	NUM	DATE	APR	DESCRIPTION	
						А	SEPT 22/22	GM	ISSUED FOR REVIEW	
						В	OCT 5/22	GM	ISSUED FOR REVIEW - REV1	

![](_page_49_Picture_0.jpeg)

						В	OCT 5/22	GM	ISSUED FOR REVIEW - REV1	
						Α	SEPT 22/22	GM	ISSUED FOR REVIEW	
UM	DATE	DWN	CKD	APR	DESCRIPTION	NUM	DATE	APR	DESCRIPTION	
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![](_page_50_Figure_0.jpeg)

![](_page_50_Figure_7.jpeg)

PROFESSIONAL SEAL

	REVISIONS							NG STATUS	PERMIT
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					A	SEPT 22/22	GM	ISSUED FOR REVIEW	
					В	OCT 5/22	GM	ISSUED FOR REVIEW- REV1	

![](_page_51_Figure_0.jpeg)

# ÆXPOSED HEIGHT OF 1.81m

# MIN 0.40m EMBEDMENT

# 0.15m BASE LEVELING PAD

6 DEG 2.21m KEYSTONE COMPAC III -----RETAINING WALL BLOCKS FINISHED GROUND \_\_\_\_\_\_2.00m\_\_\_ MIN 0.40m EMBEDMENT-

# **CROSS SECTION - MAXIMUM HEIGHT AT 2:1 FILL SECTION**

					REVISIONS			DRAWI	NG STATUS	PERMIT
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						A	SEPT 22/22	GM	ISSUED FOR REVIEW	
						В	OCT 5/22	GM	ISSUED FOR REVIEW- REV1	

![](_page_51_Figure_26.jpeg)

Scale 1:20

2:1 FILL SLOPE —

![](_page_51_Figure_27.jpeg)

![](_page_52_Figure_0.jpeg)

Image:											
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					*	REVISIONS			DRAWI	NG STATUS	PERMIT

![](_page_52_Picture_6.jpeg)

![](_page_52_Picture_7.jpeg)

![](_page_52_Picture_9.jpeg)

![](_page_52_Picture_12.jpeg)

1231 1ST STREET SE
<b>IORTH RETAINING WALL</b>
SALMON ARM, B.C.

NORTH RETAINING WALL DETAILS

PROJECT No.OFFICE<br/>KELDES<br/>MGCKD<br/>MGREV<br/>0DRAWING704-ENG.KGE003200-02KELMGMG0CO5DATE:<br/>SEPT 22, 2022SHEET No.<br/>3 of 4DWN<br/>KPAPP<br/>GMSTATUS<br/>ACO5

DATE: SEPT 22, 2022

TETRA TECH PROFESSIONAL SEAL

### **RETAINING WALL GENERAL NOTES**

### CONSTRUCTION NOTES

- 1. A QUALIFIED ENGINEER OR TECHNICIAN SHALL SUPERVISE THE WALL CONSTRUCTION TO VERIFY FIELD AND SITE SOIL CONDITIONS.
- 2. WALL CONSTRUCTION SHALL BE CARRIED OUT UNDER TETRA TECH'S SUPERVISION TO ENSURE INTENDED DESIGN IS ACHIEVED AND TO CONFORM TO REQUIRED FIELD REVIEW.

### SURFACE DRAINAGE NOTES

- 1. RAINFALL AND OTHER WATER SOURCES SUCH AS IRRIGATION ACTIVITIES CAN BE DEFINED AS SURFACE WATER. THE RETAINING WALL DESIGN SHALL TAKE INTO CONSIDERATION THE MANAGEMENT OF THIS WATER.
- 2. SITE GRADING SHALL BE DESIGNED TO ROUTE SURFACE WATER AROUND AND AWAY FROM THE WALL.
- 3. THE INTERNAL DRAINAGE SYSTEM OF THE RETAINING WALL IS DESIGNED TO REMOVE INCIDENTAL WATER THAT INFILTRATES INTO THE SOIL BEHIND THE WALL. ADEQUATE STORM WATER DRAINAGE SYSTEMS ARE REQUIRED TO COMPLETELY DRAIN THE AREA AROUND THE RETAINING WALL STRUCTURE.
- 4. GROUND WATER CAN BE PRESENT WITHIN THE SOIL DUE TO SURFACE INFILTRATION OR WATER TABLE FLUCTUATION. IF GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION, AN ADEQUATE DRAINAGE SYSTEM MUST BE INSTALLED OR THE WALL DESIGN MUST CONSIDER THE PRESENCE OF WATER WITHIN THE SOIL MASS.
- 5. ALL WATER COLLECTION DEVICES SUCH AS ROOF DOWNSPOUTS, STORM SEWERS, AND CURB GUTTERS MUST BE DESIGNED TO ACCOMMODATE MAXIMUM FLOW RATES AND OUTLET OUTSIDE THE RETAINING WALL AREA.
- 8. RETAINING WALLS IN CONDITIONS THAT ALLOW STANDING WATER TO OVERLAP THE WALL FACE ARE CONSIDERED WATER APPLICATIONS. THESE WALLS REQUIRE SPECIFIC DESIGN AND CONSTRUCTION STEPS TO ENSURE PERFORMANCE.

### WALL CONSTRUCTION

### 1. EXCAVATION

- A. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES THAT PERMIT STANDARD CONSTRUCTION ACTIVITIES TO CONSTRUCT RETAINING WALL AS PER TYPICAL SECTIONS. CONTRACTOR SHALL USE CAUTION NOT TO OVER-EXCAVATE BEYOND APPROPRIATE LINES, OR TO DISTURB THE BASE ELEVATIONS BEYOND THOSE SHOWN.
- B. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING STRUCTURES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL ENSURE ALL SURROUNDING STRUCTURES ARE PROTECTED FROM THE EFFECTS OF WALL EXCAVATION.

### 2. FOUNDATION SOIL PREPARATION

- A. FOUNDATION SOIL SHALL BE DEFINED AS ANY SOILS LOCATED BENEATH A WALL.
- B. FOUNDATION SOIL SHALL BE EXCAVATED AS DIMENSIONED ON THE PLANS AND COMPACTED TO A MINIMUM OF 100% OF STANDARD PROCTOR (ASTM D698) OR VISUAL CONFIRMATION OF COMPACTIVE EFFORTS PRIOR TO PLACING LEVELING PAD.
- C. FOUNDATION SOIL SHALL BE EXAMINED BY THE ON-SITE SOILS ENGINEER POST COMPACTION AND REBAR PLACEMENT, TO ENSURE THAT THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS ASSUMED DESIGN STRENGTH. SOIL NOT MEETING THE REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIAL.

### 3. REINFORCED SOIL

А. В.	THE REINFORCED SOIL MATERIAL SHALL BE REVIEWED PRIOR TO PLACEMENT. THE FOLLOWING SPECIFICATIONS ARE SET OUT AS MINIMUM ACHIEVABLE CONSTRUCTION PRACTICES:	6.	GE
	<ul> <li>B.1. LOOSE LIFT NOT TO EXCEED 300 mm IN DEPTH UNLESS APPROVED BY GEOTECHNICAL ENGINEER.</li> </ul>	А.	re Df
	B.2. MOISTURE CONDITIONING REQUIRED TO BE AT ±2% OF OPTIMUM MOISTURE CONTENT.	В.	RE
	B.3. COMPACTIVE EFFORT TO 100% OF STANDARD PROCTOR (ASTM D698)OR VISUAL CONFIRMATION OF LEVEL OF COMPACTIVE EFFORTS.	C.	TH
	B.4. REPRESENTATIVE IN-SITU DENSITY TESTING TO BE CONDUCTED ON EACH LIFT PRIOR TO ANY FURTHER FILL PLACEMENT.	D.	TH NC
C.	COMPACTIVE EFFORT TO BE VERIFIED TO BEYOND 1.0 m OF FACE OF WALL. LIGHT COMPACTIVE EFFORT TO BE EFFORT IS REQUIRED WITHIN 1.0 m OF FACE OF WALL, DEGREE OF COMPACTIVE EFFORT TO BE		CC
П	ESTABLISHED ON SITE.	7. 1	0N
U.	D.1. PLACEMENT SHALL BE DONE USING METHODS WHICH DO NOT LEAD TO SEGREGATION OR DEGRADATION OF AGGREGATE.	Α.	CC HA
	D.2. SHAPE EACH LAYER TO SMOOTH CONTOUR AND COMPACT TO SPECIFIED DENSITY BEFORE SUCCEEDING LAYER IS PLACED.	В.	PL MA
	D.3. REMOVE AND REPLACE PORTION OF ANY LAYER IN WHICH MATERIAL HAS BECOME SEGREGATED DURING SPREADING OR HAS BECOME SATURATED OR FROZEN.	C.	CC AS
		D.	C( C(
4.	DRAINAGE	TYPIC	AL
		•	CE
A.	THE REINFORCED SOIL STRUCTURE HAS BEEN DESIGNED ON THE BASIS THAT THE	•	AC
	FOR SEEPAGE AND SUBSURFACE WATER THE DESIGN COLLECTION AND DIVERSION	•	
	OF PONDING WATER SHALL BE THE RESPONSIBILITY OF OTHERS.	•	IN-
Β.	CARE SHALL BE TAKEN NOT TO CONTAMINATE DRAIN ROCK WITH FINE-GRAINED	•	IN
C	SUILS OR OTHER DELETERIOUS MATERIAL.	•	CC
U.	HYDRAULIC PRESSURES TO BUILD UP BEHIND THE PROPOSED WALL DURING DRAW DOWN.		
П	ALL DOWN SPOTS, ROOF LEADERS AND STORM OUTELOWS TO BE DIRECTED AWAY		

- D. ALL DOWN SPOTS, ROOF LEADERS AND STORM OUTFLOWS TO BE DIRECTED AWAY FROM WALL.
- E. FREE DRAINING GRANULAR MATERIAL SHALL COMPRISE OF PARTICLES SIZE RANGE FROM 75 mm TO 12.5 mm DIAMETER, WITH LESS THAN 5% PASSING THE 200 SIEVE.

### 5. CONCRETE BLOCKS

- A. INTERLOCKING CONCRETE BLOCKS SHALL BE KEYSTONE COMPAC III HEWN BLOCK ACCEPTABLE TO THE ENGINEER/OWNER REPRESENTATIVE.
- B. THE RETAINING WALLS SHALL BE CONSTRUCTED WITH PRECAST MONOLITHIC CONCRETE BLOCKS IN ACCORDANCE WITH THE DIMENSIONS, LINES AND GRADES SHOWN ON THE DRAWINGS. BLOCKS SHALL BE 203mm H x 305mm D x 457mm L WITH A WEIGHT OF 35 Kg.
- C. CONCRETE BLOCKS SHOULD BE INTER-CONNECTED USING KEYSTONE CONNECTION PINS.

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## EOGRID

EINFORCEMENT STRIPS SHALL BE PLACED BETWEEN EACH LAYER OF BLOCKS AS SHOWN IN RAWINGS.

EINFORCEMENT STRIPS SHALL BE PLACED SUCH THAT DIRECTION OF REINFORCEMENT IS ERPENDICULAR TO WALL FACE.

THE LENGTH OF THE STRIPS WILL BE AS PER TYPICAL SECTIONS AND EXTEND FROM THE FACE OF THE CONCRETE BLOCKS.

NO OVERLAP SHOULD BE PROVIDED BETWEEN GEOGRID STRIPS WITHOUT PROVIDING A 75mm COVER BETWEEN GEOGRID LAYERS.

## FINES CONCRETE

CONCRETE WILL BE PER TYPICAL MIX DESIGN AND PLACED IN A SEMI-LIQUID STATE ALLOWING TO IARDEN IN PLACE.

PLACEMENT SHOULD CONSIST OF MINIMAL COMPACTION AND PLACEMENT WORK TO LEVEL MATERIAL AND FILL ALL VOIDS.

CONCRETE CONSIST OF PORTLAND CEMENT, WATER AND  $\frac{1}{2}$ " AND  $\frac{3}{4}$ " COARSE AGGREGATE, FLY ASH MAY BE USED AS REQUIRED.

CONCRETE WILL BE MACHINE MIXED AND QUANTITY OF WATER WILL NOT EXCEED REQUIRED TO COMPLETELY COAT ALL AGGREGATE WITHOUT FORMING EXCESSIVE GROUT.

CEMENT - PORTLAND CEMENT, TYPE 1 OR II, ASTM C150

GGREGATE - No. 57 OR No. 6 STONE OR EQUIVALENT, ASTM C33

GGREGATE/CEMENT RATIO - APPROX 6:1 BY WEIGHT

VATER/CEMENT RATIO - 0.35 TO 0.45 BY WEIGHT

N-PLACE VOID RATIO - 20% - 30%

N-PLACE UNIT WEIGHT = 110 TO 130 lbs/cf

COMPRESSIVE STRENGTH - 2,000psi NOMINALLY @ 28 DAYS