

October 2, 2025

Hearing Notice

Council Consideration:

Development Permit with Variance No. DP-449

- Beginning at 7:00pm, Tuesday October 14, 2025, during the Regular Council Meeting
- Council Chambers - Salmon Arm City Hall, 500 – 2 Avenue NE

PROPERTY:

1150 – 12 Avenue SE

Lot 5, Section 12, Township 20 Range 10, W6M, KDYD,
Plan 782 Except Plan B5363

LOCATION:

Southeast of 10 Avenue SE and Auto Road SE
intersection and west of 12 Street SE on the South side
of 12 Avenue SE

PROPOSAL:

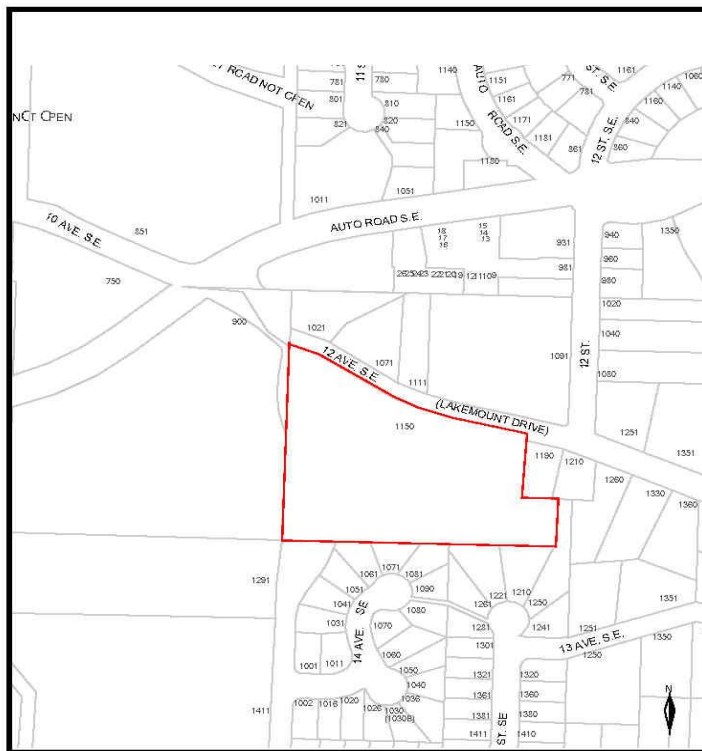
To construct an 86-unit multi-family town house
development and commercial daycare in accordance
with the site plan, elevation drawings and landscape plan
attached as Appendices 6 & 7 in the staff report dated
October 6, 2025. In addition, request for the following
Variances:

BYLAW VARIANCE REQUEST:

Variance to Zoning Bylaw 2303 as follows:

Section 9.9 – Minimum Setback of Principal Buildings

- .1 Reduce the front parcel line setback from 5 m to 3.5 m
for a deck on Building 1
- .4 Reduce the exterior side parcel line setback from 5 m
to 3.5 m for decks on Buildings 4 and 9
- .5 Reduce the minimum clear driveway length for
accessing any garage or carport from 5 m to 0.6 m



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INFORMATION:

The staff report for the proposed Development Permit No. DP-449 is available for viewing on the City of Salmon Arm website at [Public Hearing Notices | Salmon Arm, BC - Official Website](#) from **October 2 - 14, 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 www.salmonarm.ca. 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 **Tuesday October 14, 2025.**

Please note written and/or email submissions must be presented to the Administration Department no later than **10:00am on Tuesday October 14, 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

PERMIT NUMBER: **DP-449**

SCHEDULE "C"

TO: Sunnyhill Town Homes Ltd. for:

LOCATION: 1150 – 12 Avenue SE (PID: 005-092-311)

1. This Development Permit is issued subject to compliance with all applicable City of Salmon Arm By-Laws except as specifically varied by this Permit.
2. This Development Permit applies to, and only to (legal description),
Lot 5, Section 12 Township 20, Range 10, W6M KDYD Plan 782 Except Plan B5363
and any and all buildings, structures and other development thereon.
3. The City of Salmon Arm
 - ☒ Zoning Bylaw No. 2303
 - ☐ Subdivision and Development Servicing Bylaw No. 4293
 - ☐ Sign Bylaw No. 2880
 - ☒ Required under Development Permit Areas (Official Community Plan Bylaw No. 4000)

THAT: the Committee recommends to Council that Development Permit No. 449 be authorized for issuance for Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plan B5363 (1150 12 Avenue SE) in accordance with the site plan, elevation drawings, and landscape plan attached as Appendices 6 and 7 in the staff report dated October 6, 2025.

AND THAT: the following variances to Zoning Bylaw No. 2303 be approved in accordance with the site plan attached as Appendix 14 in the staff report dated October 6, 2025 and as follows:

Section 9.9 – Minimum Setback of Principal Buildings

- .1 Reduce the front parcel line setback from 5 m to 3.5 m for a deck on Building 1;
- .4 Reduce the exterior side parcel line from 5 m to 3.5 m for decks on Buildings 4 and 9
- .5 Reduce the minimum clear driveway length for accessing any garage or carport from 5 m to 0.6 m

AND THAT: issuance of Development Permit No. 449 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 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plan B5363 (1150 12 Avenue SE)

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

AUTHORIZING RESOLUTION ADOPTED BY COUNCIL on the _____ day of _____, 2025.

ISSUED this _____ day of _____, 2025.

CORPORATE OFFICER
Rhonda West



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Permit Application No. 449

Legal: Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plan B5363
Civic: 1150 12 Avenue SE
Owner: Sunnyhill Town Homes Ltd.
Agent: Flat Architecture Inc. (R. Warraich)

Date: October 6, 2025

Executive Summary/Purpose:

The proposal is for the construction of an 86-unit multi-family residential townhouse development and commercial daycare.

Motion for Consideration:

THAT: the Committee recommends to Council that Development Permit No. 449 be authorized for issuance for Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plan B5363 (1150 12 Avenue SE) in accordance with the site plan, elevation drawings, and landscape plan attached as Appendices 6 and 7 in the staff report dated October 6, 2025.

AND THAT: the following variances to Zoning Bylaw No. 2303 be approved in accordance with the site plan attached as Appendix 14 in the staff report dated October 6, 2025 and as follows:

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- .1 Reduce the front parcel line setback from 5 m to 3.5 m for a deck on Building 1;
- .4 Reduce the exterior side parcel line from 5 m to 3.5 m for decks on Buildings 4 and 9
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AND THAT: issuance of Development Permit No. 449 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 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plan B5363 (1150 12 Avenue SE)

Staff Recommendation:

THAT: The Motion for Consideration be adopted.

Proposal:

The proposal is for the construction of an 86-unit multi-family residential townhouse development and commercial daycare.

Background:

The subject parcel is located at 1150 12 Avenue SE (Appendices 1, 2 & 3). The subject parcel is approximately 2.16 ha (5.34 ac) and there is an existing single-family dwelling on the parcel. The single-family dwelling would be demolished as part of this proposed development. The parcel is designated Medium Density Residential (MR) in the Official Community Plan (OCP) and zoned R-14 (Compact/Strata Multi-Family Residential) in the Zoning Bylaw (Appendices 4 & 5).

Adjacent land uses include the following:

North:	Single-family dwellings and accessory buildings	Zoned R-10
South:	Single-family dwellings	Zoned R-10
East:	Single-family dwelling	Zoned R-10
West:	Mobile home park	Zoned R-6

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

Except for the requested variances to the minimum setbacks of the principal buildings, the proposal meets the requirements of the R-14 Zone (Appendix 9).

Relevant Policy(ies):

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. A checklist of the Residential Development Permit Area guidelines is attached as Appendix 10 and more detail is provided below.

Siting and Building

In terms of the design of the site layout and building locations, it is staff's opinion that the applicant has met the following guidelines (OCP Policy 8.4.9):

- Retain and protect as much natural vegetation, rocks, and unique site features as possible
- Work with the existing topography, minimizing the need for cut and fill or tall retaining walls
- Be complementary with and add value to the form and character of surrounding developments

The residential buildings have been designed in smaller blocks and the number of units in a single building do not exceed twelve (12) (OCP Policy 8.4.10). The rear of the buildings face a pedestrian walkway and landscape features, which lead to outdoor site amenities (OCP Policy 8.4.10). Some of the residential buildings exceed four (4) units however contrary to OCP Policy 8.4.10, no projection of 0.75 m is provided to break up the facade.

The buildings, however, have been designed with varied facades and articulated roof lines, providing visual interest and reflecting the character of Salmon Arm (OCP Policy 8.4.14). Weather protection over entry points, balconies, and porches has been provided (OCP Policy 8.4.16). It does not appear that the use of alternative technologies for on-site energy production has been considered (OCP Policy 8.4.19).

Landscaping and Screening

Mowed grass has been limited to areas used for recreation, maximizing diverse and low maintenance vegetation (OCP Policy 8.4.21). Walkways and amenity areas have been located away from vehicular traffic and are easily accessible from residential units (OCP Policy 8.4.25).

Trees have been provided around the site in accordance with OCP Policies 8.4.28 and 8.4.29. Solid landscaping and fencing have been provided along the site's perimeter, this meets OCP Policy 8.4.30 for interior and rear lot lines but is contrary to OCP Policy 8.4.32 for along street frontages. Irrigation has not been identified in the landscape plan (OCP Policy 8.4.23).

A refuse and recycling container area surrounded by landscaping is provided for the commercial daycare (OCP Policy 8.4.34). It is proposed that the residential development will opt-in to the City's curbside collection program to have individual pick up at each unit.

Access, Circulation, and Parking Area

The applicant has reduced the amount of asphalt paving by introducing permeable "Barkman Broadway" pavers for the outdoor parking areas and the ends of the internal access roads (OCP Policy 8.4.38 & 8.4.39).

The internal road and parking system is designed for efficient circulation of vehicles and pedestrian routes are provided at the rear of the residential buildings however, there are no pedestrian routes along the internal roads to the building entrances (OCP Policy 8.4.36). Curb let-downs to accommodate universal accessibility from accessible parking spaces to buildings are not shown on the site plans (OCP Policy 8.4.40).

Lighting designs have not been provided and therefore it cannot be determined if OCP Policies 8.4.44 and 8.4.45 have been met.

Referral Comments:

Fire Department

No Fire Department concerns. The Fire Department had concerns about the narrow road widths made narrower by cantilevered buildings and the impact this may have on fire apparatus access, particularly the aerial apparatus. They were also concerned about access and egress and wanted to see road B made into a full access road rather than the dead end as proposed. The architect has since updated the drawings with wider road widths and greater distances between the road and the building face. With regard to road B, the applicant has explained that due to on site grading road B can not be a full movement access road connecting to 12 Avenue SE. The Fire Department has confirmed that these changes are acceptable.

Building Department

No concerns.

Engineering Department

Engineering Department comments are attached as Appendix 11. The Engineering requirements are provided as a courtesy at the Development Permit stage and become applicable at the time of Building Permit. Staff note that road dedication will be required along the 12 Avenue SE frontage, 20m road dedication is required for 10 Street SE which bisects the property and a 5m by 5m corner cut at the intersection. All road dedications must be confirmed by a BC Land Surveyor. A Multi Use Path (MUP) 3m in width is required along the west portion of the 10 Street SE and a sidewalk on the east side of the road. The developer is also advised the upgrading the adjacent waterline from 150mm to 200mm is eligible for Development Cost Charge credits, subject to approval of the Engineering Department.

The Engineering comments note that internal roadways are to be a minimum 7.3m in width and no concerns with regard to the variance request. The applicant has also worked with the Fire Department and Engineering Department concerns regarding providing additional vehicular access to the site for emergency response.

Design Review Panel

The Design Review Panel (DRP) is supportive of the application as presented. The DRP advised the applicant to consider providing additional parking and points of access. Minutes from the DRP meeting are attached as Appendix 12. The architect has since updated the site plan to include an additional three (3) parking stalls close to the daycare.

Planning Department

Tree Protection Bylaw No. 4637

The Tree Protection Bylaw requires parcels with an area larger than 3,250 m² to maintain a tree density of 30 trees plus one (1) additional tree for each 200 m² in parcel area above 3,250 m². Since the parcel is 16,400 m² in area, the required tree density for this site would be 96 trees. The landscape plan proposes 100 trees to be planted on the site and indicates that some existing trees will be retained. As noted in the Motion for Consideration, a security is required for landscaping.

Setback Variance

Variance requests are considered on a case-by-case basis and in doing so a number of factors are taken into consideration when reviewing a request. These factors include site-specific conditions such as lot configuration, negative impact to general form and character of the surrounding neighbourhood, and potential negative impact(s) on adjacent properties.

Zoning Bylaw No. 2303 requires minimum setbacks for buildings to ensure minimum distances between buildings across parcel lines and to ensure continuity of development amongst multiple parcels in a given area of similar zoning.

The proposal includes a variance request to reduce the front and exterior side parcel line setbacks from 5 m to 3.5 m to allow decks that project into the front and exterior setbacks. Zoning Bylaw No. 2303 also requires a minimum clear driveway length of 5 m for accessing any garage or carport. The proposal includes a variance request to reduce the setback from 5.0m to 0.6 m driveways. Not all driveways are 0.6m in length, the driveway lengths vary from 1.3 to 0.6m.

The proposed projection of decks into the setback areas is relatively minor, as highlighted in Appendix 14. The decks are unenclosed and do not significantly add to the building massing. Some of the decks in the setback areas are along exterior parcel lines and therefore do not impact adjacent properties.

Staff note that the short distance of 0.6 m does not allow for a vehicle to be parked in front of the garage. The proposed site plan shows a combination of a single and double cars garages for the units, 18 visitor parking spaces (including 7 in close proximity to the daycare) and 6 accessible spaces. Parking space front of the units may obstruct traffic moving through the development; however, any “no parking” enforcement or signage would be addressed by the strata corporation. Staff are supportive of the variance as adequate visitor and accessible parking spaces are provided on site. Additionally, the proposed drawings illustrate pathways between buildings and multiple common amenity and playground areas for on site recreation which helps to reduce social interactions along the car access routes.

A letter of rationale for the requested variances is attached as Appendix 13. A site plan showing the requested variances is attached as Appendix 14. In considering the factors noted above, staff are not concerned with variance requests.

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. Both the proposed purpose-built rentals and market units in a multi-family housing format are supported in the Housing Strategy. The Housing Strategy also identifies the need for a variety of housing and this proposal provides addition townhouse-style units on the market (both rental and ownership) that increases the availability of varying unit types and sizes.

Housing Agreement

A Housing Agreement and related covenant will secure the rental housing at time of Development Permit. 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 identified as rental units may not be sold. As proposed, the time frame is in perpetuity or 25 years. 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. A suggested layout of the rental and market units is attached as Appendix 15. This proposed layout is subject to change and will be confirmed through the Housing Agreement.

The proposal aligns with most of the Residential Development Permit Area guidelines as described in the OCP. The form and character proposed is consistent with these guidelines. The variance requests are minor and are not anticipated to have an impact on the surrounding neighbourhood. Overall, staff are satisfied with the design and support the development permit and variance requests 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 Procedures Bylaw notices are mailed to landowners within a 30 m radius of the application. The notices outline the proposal and advises 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 October 14, 2025 at 7:00 p.m.

Alternatives & Implications:

N/A

Prepared by: Planner II

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning and Community Services

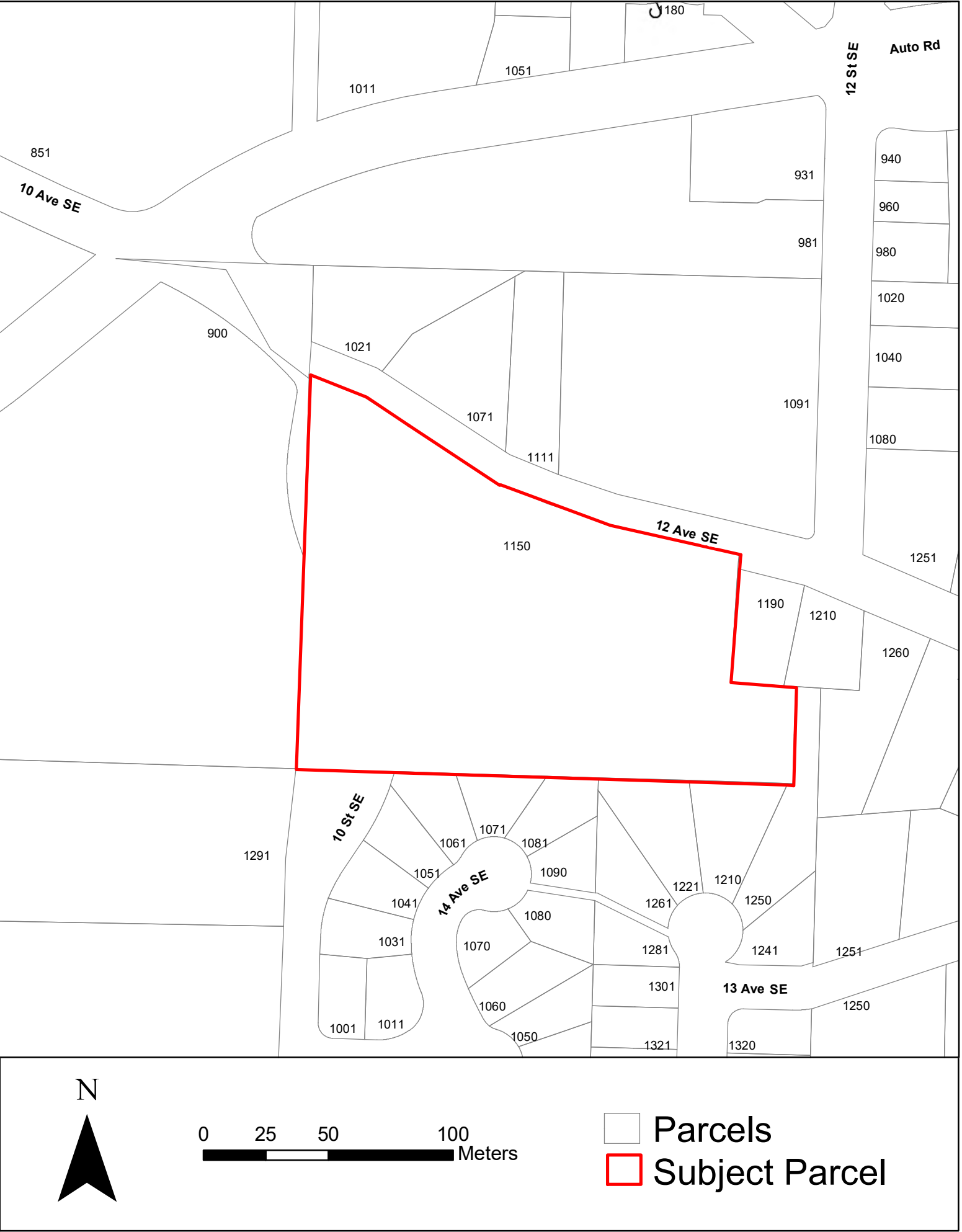
Approved by: Chief Administrative Officer

Attachments:

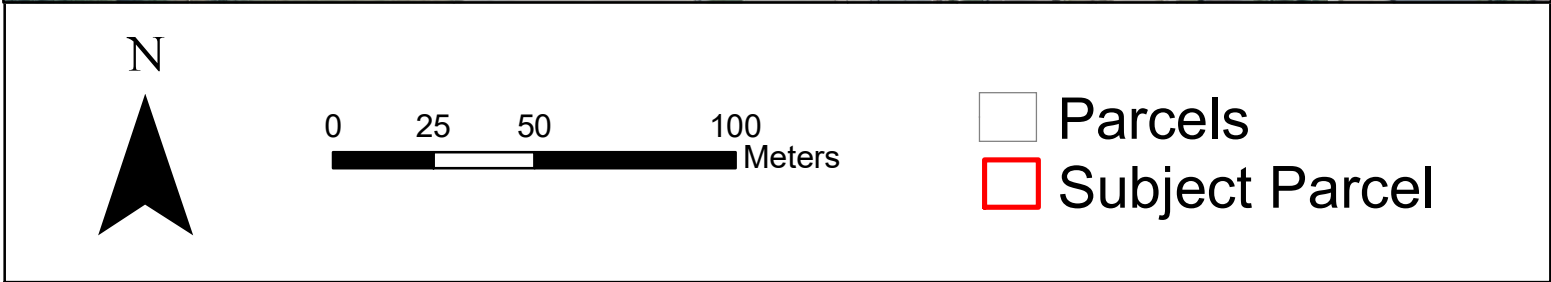
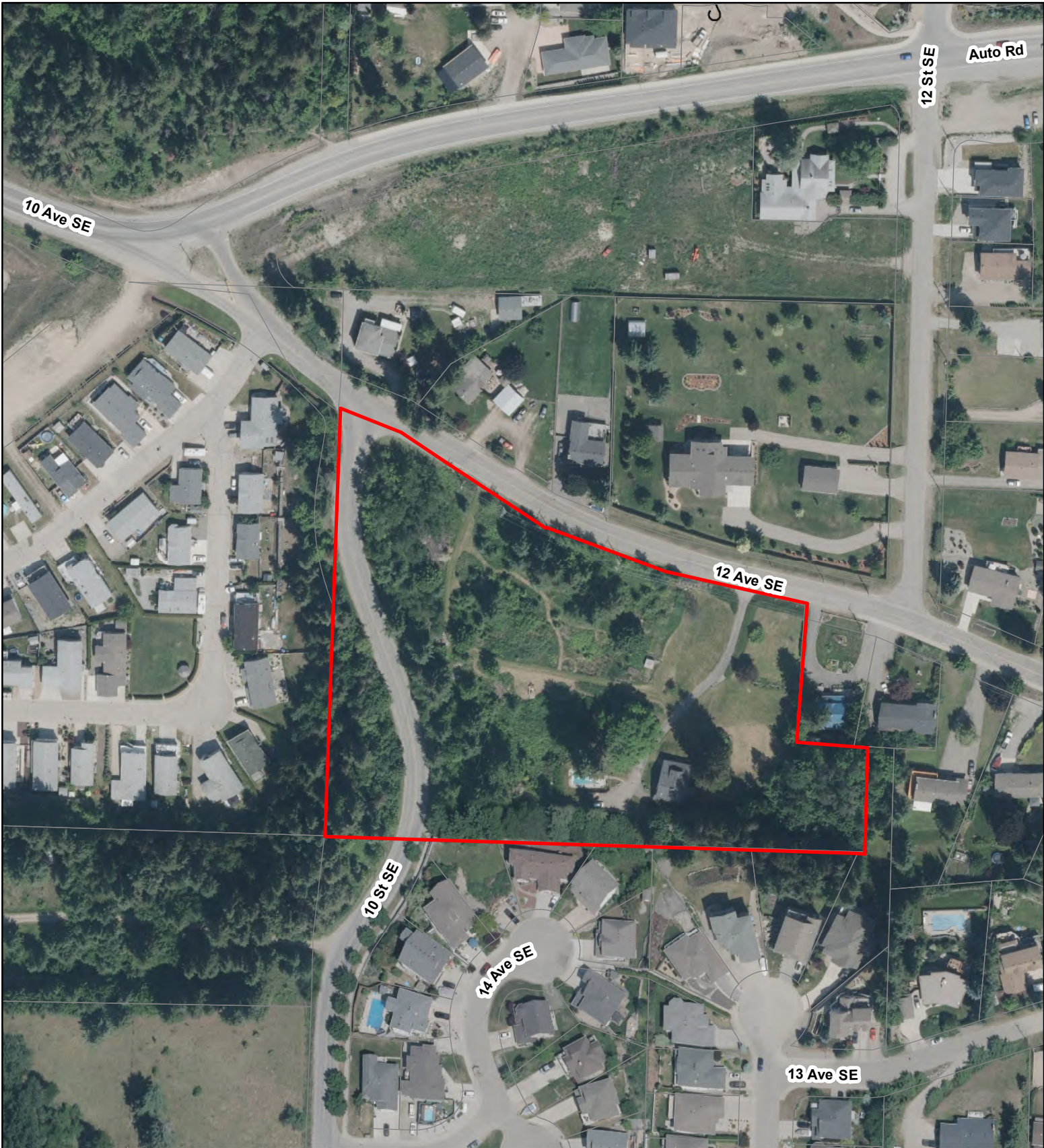
- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Parcel
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Plan & Elevation Drawings
- Appendix 7 – Landscape Plan
- Appendix 8 – Site Photos

- Appendix 9 – R-14 Zone
- Appendix 10 – Residential Development Permit Area Checklist
- Appendix 11 – Engineering Department Comments
- Appendix 12 – Design Review Panel Meeting Minutes
- Appendix 13 – Letter of Rationale for Variances
- Appendix 14 – Site Plan Showing Variances
- Appendix 15 – Rental & Strata Units

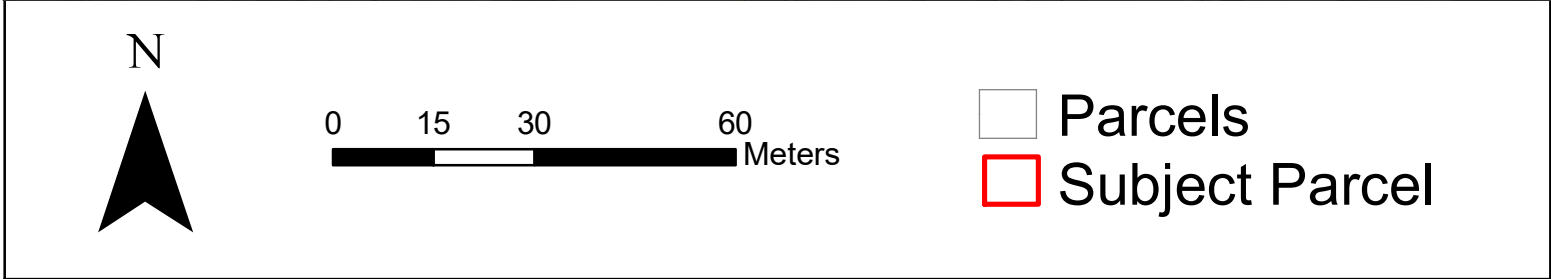
Appendix 1 - Location Map



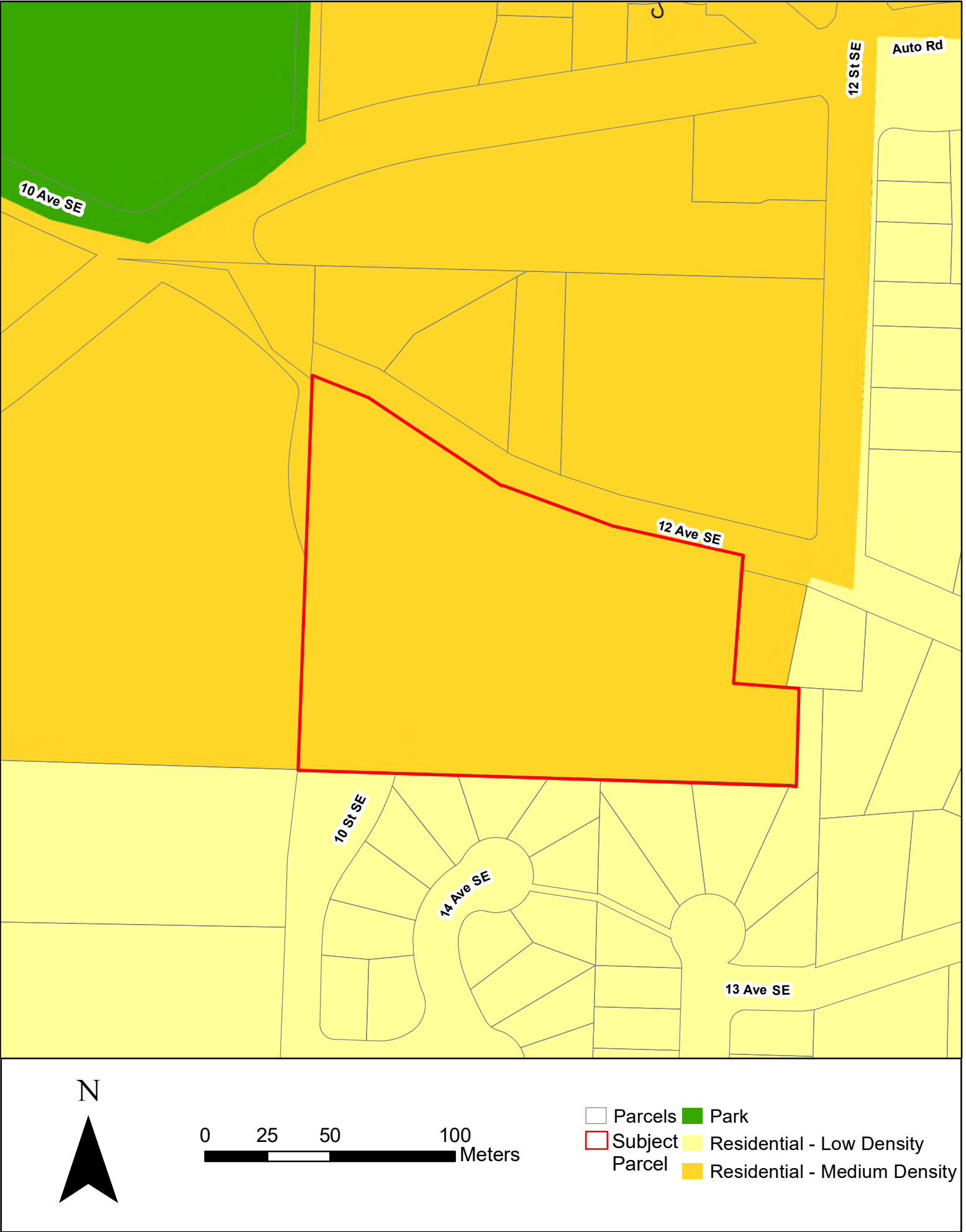
Appendix 2 - Ortho Map



Appendix 3 - Subject Parcel



Appendix 4 - OCP Map



Appendix 5 - Zoning Map



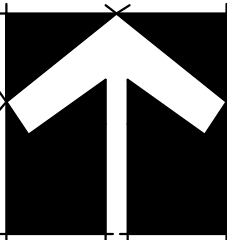
Appendix 7 - Landscape Plan

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

86 UNIT TOWNHOUSE
DEVELOPMENT
1150 12TH AVE SE
SALMON ARM

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 2025.05.21 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: GHN
DESIGN: GHN
CHK'D: CLG

L1

OF 3

PMG PROJECT NUMBER:

25-071

FENCING LEGEND


- 6" HEIGHT WOOD PRIVACY FENCE
- 42" STREET FRONTAGE PICKET FENCE
- 6" HEIGHT METAL FENCE AND GATE

MATERIALS LEGEND

- SAWCUT CONCRETE
- EXPOSED AGGREGATED CONCRETE
- BARKMAN BROADWAY - PERMEABLE
SIZE: 300X160X100 MM - COLOR: NATURAL
- BARKAMN TERRACE SLAB
SIZE 610X610X51 MM - COLOUR: NATURAL
- BARKMAN BROADWAY - 65 MM - PATTERN 2
SIZE: 600X600, 300X300, 600X600X65 MM - COL
- BARKMAN BROADWAY 65MM
SIZE: 300X150X65 MM - COLOR: GRAPHITE
- RUBBER SAFETY TILE
VARIOUS COLORS AS SHOWN
- POURED IN PLACE RUBBER
BEIGE AND BLACK
- POLISHED RIVER ROCK
- PLANTED AREA
SHRUB, GROUNDCOVER, PERENNIAL
- EVERGREEN HEDGING
- SODLAWN

FURNITURE LEGEND

- ADIRONDACK CHAIR
MAGLIN - MORE SPECIFICATIONS TBD
- 26" HARDWOOD TABLE
SOLUS - MORE SPECIFICATIONS TBD
- PICNIC TABLE
MAGLIN - MORE SPECIFICATIONS TBD
- BBQ
NEW AGE- SPECIFICATIONS TBD
- BACKED BENCHES
MAGLIN- MORE SPECIFICATIONS TBD
- BIKE RACKS
MAGLIN - MORE SPECIFICATIONS TBD
- GARDEN PLOT 2X2'
LIFESPACE- MORE SPECIFICATIONS TBD
- TOOLSHED
BAYSIDE- MORE SPECIFICATIONS TBD
- SIT UP BENCH
KOMPAN - MORE SPECIFICATION TBD
- OVERHEAD LADDER
KOMPAN - MORE SPECIFICATION TBD
- PLAY HUT WITH SIDE
KOMPAN - MORE SPECIFICATION TBD
- PLAY AND LEARN COLLEGE
KOMPAN - MORE SPECIFICATION TBD
- SITTING POLE
KOMPAN- MORE SPECIFICATION TBD

PLANT SCHEDULE				PMG PROJECT NUMBER: 25-071	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	9	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B	
	12	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBAM	5CM CAL; 2M STD;B&B	
	11	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL; 2M STD;B&B	
	10	CORNUS FLORIDA	FLOWERING DOGWOOD	5CM CAL; 2.5M HT; B&B	
	10	CRATAEGUS CRUS-GALLI	THORNLESS COCKSPUR HAWTHORN	6CM CAL;2M HT; B&B	
	9	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B	
	6	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	6CM CAL; 2M STD; B&B	
	6	LIRIODENDRON TULIPIFERA 'ARNOLD'	COLUMNAR TULIP TREE	6CM CAL; 2M STD; B&B	
	9	NYSSA SYLVATICA	BLACK TUPEKO	5CM CAL; 2M STD; B&B	
	9	POPULUS TREMULOIDES	TREMBLING ASPEN	6CM CAL; 2M STD; B&B	
	8	PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKE CHERRY	6CM CAL; 2M STD; B&B	
	9	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	6CM CAL; 2M STD; B&B	
<p>NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p>					

TOTAL AREA: 16421.8 M²; REQUIRED REPLACEMENT TREES (30 TREES FOR PARCELS OVER 3,250 M² PLUS ONE ADDITIONAL TREE FOR EACH 200 M²= 96 TREES)
PROPOSED REPLACEMENT TREES: 108 TREES
ALL TREE SPECIES ARE FIRE SMART.
ALL TREES ARE CAPABLE OF GROWING TO A HEIGHT OF NO LESS THAN 9.0M IN HEIGHT WHEN MATURE ACCORDING TO CITY OF SLAMON ARM TREE BYLAW



25071-1.ZIP

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- 42" STREET FRONTAGE PICKET FENCE
- 6' HEIGHT METAL FENCE AND GATE

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- SITTING POLE
KOMPAN- MORE SPECIFICATION TBD

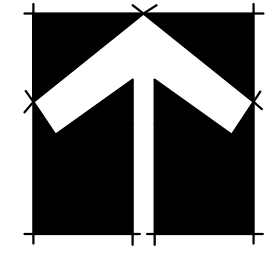


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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**86 UNIT TOWNHOUSE
DEVELOPMENT**
1150 12TH AVE SE
SALMON ARM

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 2025.05.21
SCALE: 1/16"=1'-0"
DRAWN: GHN
DESIGN: GHN
CHK'D: CLG

DRAWING NUMBER:

L2

OF 3

25071-1.ZIP

PMG PROJECT NUMBER:

25-071

FENCING LEGEND

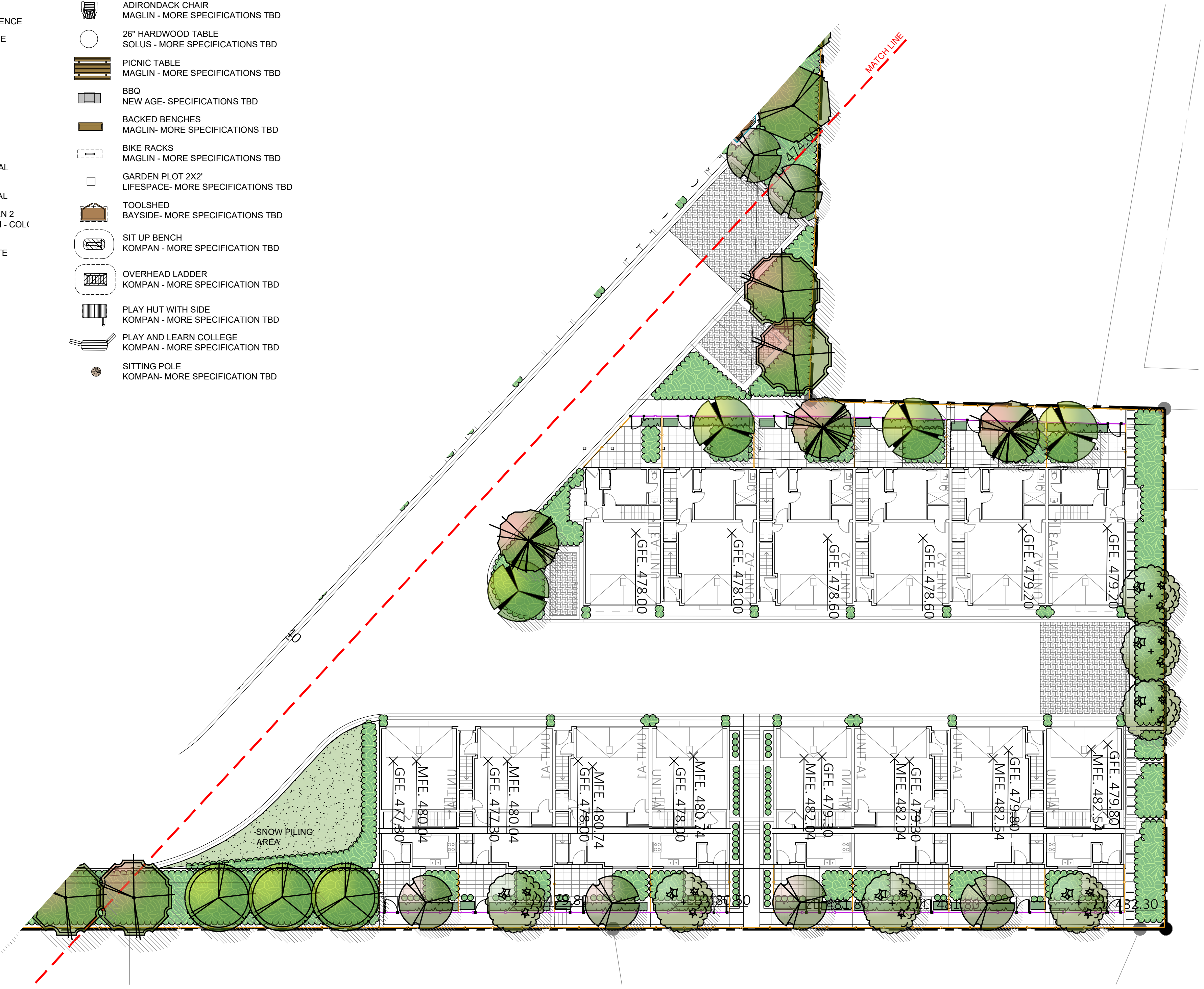
- 6' HEIGHT WOOD PRIVACY FENCE
- 42" STREET FRONTAGE PICKET FENCE
- 6' HEIGHT METAL FENCE AND GATE

MATERIALS LEGEND

- SAWCUT CONCRETE
- EXPOSED AGGREGATED CONCRETE
- BARKMAN BROADWAY - PERMEABLE
SIZE: 300X160X100 MM - COLOR: NATURAL
- BARKAMN TERRACE SLAB
SIZE 610X610X51 MM - COLOUR: NATURAL
- BARKMAN BROADWAY - 65 MM - PATTERN 2
SIZE: 600X600, 300X300, 600X600X65 MM - COL
- BARKMAN BROADWAY 65MM
SIZE: 300X150X65 MM - COLOR: GRAPHITE
- RUBBER SAFETY TILE
VARIOUS COLORS AS SHOWN
- POURED IN PLACE RUBBER
BEIGE AND BLACK
- POLISHED RIVER ROCK
- PLANTED AREA
SHRUB, GROUNDCOVER, PERENNIAL
- EVERGREEN HEDGING
- SODLAWN

FURNITURE LEGEND

- ADIRONDACK CHAIR
MAGLIN - MORE SPECIFICATIONS TBD
- 26" HARDWOOD TABLE
SOLUS - MORE SPECIFICATIONS TBD
- PICNIC TABLE
MAGLIN - MORE SPECIFICATIONS TBD
- BBQ
NEW AGE- SPECIFICATIONS TBD
- BACKED BENCHES
MAGLIN- MORE SPECIFICATIONS TBD
- BIKE RACKS
MAGLIN - MORE SPECIFICATIONS TBD
- GARDEN PLOT 2X2'
LIFESPACE- MORE SPECIFICATIONS TBD
- TOOLSHED
BAYSIDE- MORE SPECIFICATIONS TBD
- SIT UP BENCH
KOMPAN - MORE SPECIFICATION TBD
- OVERHEAD LADDER
KOMPAN - MORE SPECIFICATION TBD
- PLAY HUT WITH SIDE
KOMPAN - MORE SPECIFICATION TBD
- PLAY AND LEARN COLLEGE
KOMPAN - MORE SPECIFICATION TBD
- SITTING POLE
KOMPAN- MORE SPECIFICATION TBD



LANDSCAPE ARCHITECTURE CONCEPT IMAGES

AMENITY AREAS



OTHER

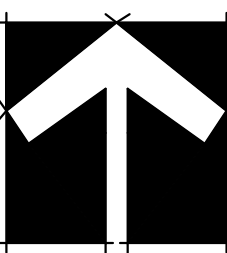


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DESIGN: GHN
CHK'D: CLG

L3

OF 3



View of subject property and 12 Avenue SE facing southeast.



View of subject property and 12 Avenue SE facing northwest.



View of subject property and 10 Street SE facing south.



View of subject property and 10 Street SE facing north.

Appendix 9 - R-14 Zone

SECTION 9 - R-14 – COMPACT/STRATA MULTI-FAMILY 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)
 - all other cases shall be 1.8 metres (5.9 feet)
- .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 *Rear parcel line* 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)

Parking

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

TABLE 9.1

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

Appendix 10 - Residential Development Permit Area Checklist

FILE #: DP-449

Address: 1150 12 Avenue SE

Residential Development Permit Area – Planning Check

Y- Yes

P- Partially Addressed

N-No

N/a – Not Applicable

Objectives

	Y	P	N	N/A
To promote quality building, site and landscape design with high level architectural standards that support a green and sustainable city, compact and distinct community, housing diversity, and other goals and objectives of this OCP.	x			
To provide the City with the ability to tailor new multiple family housing development projects to local site conditions.	x			
To encourage safe pedestrian access within and around multiple family developments.		x		
To promote environmentally sensitive building and landscape approaches.	x			

Siting and Building Guidelines

	Y	P	N	N/A
Design the site layout and building locations to: <ul style="list-style-type: none">a. retain and protect as much natural vegetation, rocks, and unique site features as possible, including unique tree species, mature trees that are not a hazard, other significant vegetation, nesting areas, and other wildlife habitat;b. minimize the impact of building shadows on nearby residential sites and buildings;c. reduce shadowing of outdoor use areas;d. encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles;e. retain distant views of landscape features;f. work with the existing topography, minimizing the need for cut and fill or tall retaining walls; andg. be complementary with or add value to the form and character of surrounding developments.		x		

FILE #: DP-449

Address: 1150 12 Avenue SE

Design residential buildings in smaller blocks and clusters, and relate buildings to natural and public spaces such as paths, greenways, landscape features, site amenities, parks and roads. Minimize the length and massing of facades to take advantage of views and natural site features, and to improve the visual interest of building elevations. The number of adjacent units in a single building should not exceed 12. Variation of facades with setbacks or projections of 0.75 metres or more should be provided if building blocks have facades extending beyond 4 units.		X		
Orient building frontages and main entrances to the dominant street frontage, with well defined entries and walkways from entries to the street.	X			
Design with parking garages or carports facing away from the street as much as possible.	X			
Consider the safety and security of residents in the design and layout of the development with a particular focus on Crime Prevention through Environmental Design (CPTED) principles.		X		
Design buildings with varied facades and articulated roof lines, or design in a contemporary style that offers visual interest. The intent of this guideline is to discourage large bland buildings that do not reflect the character or scale of Salmon Arm.	X			
Use durable and high quality building materials, integrating natural materials such as local stone, brick, and wood, as well as low-e glazing.		X		
Consider weather protection over entry points, balconies and porches, e.g., roof overhead, or area inset below the floor above.	X			
Design facades and rooflines of accessory structures and buildings in a manner that is consistent with the architectural design of the principal buildings.				X
Screen roof top mechanical equipment from views in a manner that is consistent with the architectural design of the building. Locations of ground level air conditioning units and HVAC mechanical equipment should be sited in a manner that does not impact adjacent residential lots. Screening of on-grade large mechanical equipment with noise and vibration abatement material is encouraged.				X
Consider the use of alternative technologies for on-site energy production, e.g., geothermal, photo-voltaic and fuel cells, heat pumps.			X	

Landscape and Screening Guidelines

	Y	P	N	N/A
Maximize the amount of landscaped areas on site and minimize the amount of impervious paved surfaces to increase the natural infiltration (absorption) of rain water and to provide a more natural character.	x			
Limit mowed grass to highly visible areas and locations used for recreation in order to maximize areas for native, diverse and low maintenance vegetation.	x			
Select trees and other plants that will be readily established and provide significant visual impact upon planting, without adversely affecting daylight or sunlight penetration into buildings or open spaces when fully grown.	x			
In the landscape plan, consider finished site grades, location and heights of retaining walls, underground irrigation alignments, utilities, views, shade and sun angles, needs for privacy or screening, user safety, maintenance and irrigation requirements, and all other typical site planning criteria.		x		
Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, allow sunlight and daylight into buildings.		x		
Locate walkways and amenity areas (plazas, courtyards, patios, etc.) away from vehicular traffic, with maximum accessibility to residential units, and accentuate them with landscaping.	x			
Developments are encouraged to incorporate native, low maintenance and xeriscape (drought resistant, low water requirement) concepts in landscape plans.			x	
Encourage the use of water filtration/re-use systems that collect stormwater and rainwater for irrigation, if designed by a professional, recognizing that it is expensive to provide such systems on a practical scale.			x	
Plant a uniform alignment of street trees along public streets at the spacing recommended by the City. Appropriate spacings are 15 metres along arterials, 10 metres along local and collector roads, lower spacing for smaller trees. If boulevard tree planting is not feasible along a street right-of-way, then tree planting along the front and exterior lot boundaries may be required at appropriate intervals.	x			
For street tree selection along public boulevards, use the City's "Landscape Standards and Recommended Species Guide" as a reference.	x			
Visual screening in the form of solid landscaping and/or fencing may be required along some segments of a site's perimeter, in particular along interior and rear lot lines and around outdoor storage areas.	x			
Where landscaping for visual screening is required, plants selected shall be of sufficient height at maturity to provide a continuous screen not less than 2 metres in height and	x			

planted at a sufficient density to provide a hedge effect. Alternate screening measures such as decorative solid fencing or decorative walls not less than 2 metres in height may be considered instead of or in combination with planting.				
Avoid using fences along street frontages to screen the development. Where a fence is unavoidable, use a transparent fence, e.g., lattice, metal, and add landscaping that allows views into the development.			x	
Design location and directional signs (consistent with the City's address/directional sign guidelines), maps and mail box fixtures to be low profile, ground oriented and externally lit with low intensity fixtures accentuated by landscaping.	x			
Locate refuse and recycling container areas where they are accessible to residents and to container pick-up trucks, screen them with an appropriate durable enclosure, and provide landscaping around the perimeter of the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets.		x		
Consider the provision of a composting system to generate materials that can be used for landscape maintenance or garden plots on the site.			x	

Access, Circulation and Parking Area Guidelines

	Y	P	N	N/A
Design the internal road and parking system for efficient circulation of all types of vehicles, with a layout that discourages speeding, and provides safe pedestrian routes from parking lots to building entrances.		x		
Parking areas shall be hard surfaced in accordance with the City's Zoning Bylaw.	x			
Encourage reducing the amount of asphalt paving and introducing other materials where possible, preferably permeable, e.g., permeable pavers, reinforced grass such as Grass-Pave.	x			
Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.	x			
Provide curb let-downs to accommodate universal accessibility from disabled parking spaces to buildings.			x	
Avoid parking areas in excess of 5 stalls in front yards. In parking areas in excess of 20 stalls, intersperse intensively landscaped islands or bioswales at least 1.5 metres wide, planted with hardy vegetation and shade trees. Provide landscaping at the ends of parking rows, within and around parking lots as needed to define parking clusters, increase human comfort, provide visual relief, and increase infiltration of rain water.	x			
Encourage shared driveways to units with individual vehicular access.				x

FILE #: DP-449

Address: 1150 12 Avenue SE

Encourage underground or below grade parking that is well-lit and secured.				x
Include low intensity lighting in parking areas, designed and constructed for safety and convenient pedestrian and vehicular access.			x	
Design on-site lighting to minimize glare and overspill into the development, to adjacent properties, and into the sky. Submission of a detailed lighting plan may be required.			x	

Notes:

Reviewed by: Planner II

Date: August 18, 2025

Appendix 11 - Engineering Department Comments



Memorandum from the Engineering and Public Works Department

TO:	Director of Development Services
DATE:	June 27, 2025
PREPARED BY:	Nate Johnson, Engineering Assistant
OWNER:	Sunnyhill town Homes Ltd.
APPLICANT:	Flat Architecture Inc. (R. Warraich)
SUBJECT:	DP-449
LEGAL:	Lot 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan 782 Except Plan B5363
CIVIC:	1150 – 12 Avenue SE

Further to your referral dated June 17, 2025, we provide the following service 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:**

Comments are based on the Subdivision/Development as proposed in the referral. If the development plans for the property change significantly, the 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 (SDSB). 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 subdivision / development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of subdivision / development 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 APPLICATION FILE: DP-449

June 27, 2025

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8. For the off-site improvements at the time of subdivision / development 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 / development 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. 12 Avenue SE, on the subject property's northern 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 4.975m of additional road dedication is required (to be confirmed by a BCLS).
2. 12 Avenue 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 of the SDSB. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Additionally, since the Active Transportation Plan indicates a bike route on 12 Avenue SE; due to the speeds on the road way a 3m wide Multi-Use-Path will be required on the south side. Owner / Developer is responsible for all associated costs.
3. 10 Street SE bisects the west portion of the subject property and 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 10 Street SE is currently not dedicated and that 20.0m of additional road dedication is required (to be confirmed by a BCLS).
4. 10 Street SE is currently constructed to an Interim Local Road standard and is considered to be a Section 42 road; when public money has been spent on a travelled road that is not a highway, the travelled road is deemed and declared to be a highway. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading is required on both the east and west side of 10 Street SE and 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. Additionally, since the Active Transportation Plan indicates a bike route on 10 Street SE; due to the speeds on road way a 3m wide Multi-Use-Path will be required on west side. Due to topographical constraints, consideration would be given to a reduction in boulevard widths to minimize potential fill/retaining along the west side of the road. Owner / Developer is responsible for all associated costs.
5. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
6. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of 12 Avenue SE and 10 Street SE.

DEVELOPMENT APPLICATION FILE: DP-449

June 27, 2025

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7. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analyzed to ensure internal road networks will allow emergency and service vehicle access.
8. The Fire Department has requested an additional vehicular access at the end of Road B (per the provided June 2025 Civil Drawings) to enhance emergency response capabilities. Developer's engineer shall provide sightline calculations for the proposed intersection, demonstrating compliance with the minimum Intersection Sight Distance standards outlined in the Transportation Association of Canada (TAC) Geometric Design Guide. If minimum sight lines cannot be achieved, an emergency access will be accepted in lieu of a full road connection.

Water:

1. The subject property fronts a 200mm diameter Zone 4 watermain at the south end of 10 Street SE and a 100mm diameter Zone 4 watermain terminates approximately 50m to the east of the property on 12 Avenue SE. Looping of the 200mm diameter Zone 4 watermain between these locations along 10 Street SE and 12 Avenue SE will be required. The Owner / Developer's authorized engineer is to ensure that the proposed watermain servicing the development is adequately sized to provide fire flows in accordance with the requirements of the Subdivision and Development Servicing Bylaw No 4293. Since the minimum watermain sizing is 150mm; the developer is entitled to DCC credits for the upsizing cost from 150-200mm. The City discourages looping of watermain through private property. If a sufficient technical explanation is provided by the design engineer, the City may consider allowing looping of the watermain through the strata within a minimum 6m wide right-of-way.
2. Records indicate that the existing property has an existing service of unknown size from the 100mm diameter watermain on 12 Avenue SE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The proposed parcel is to be serviced by a single water service connection, adequately sized to satisfy the proposed use. Bare Land Strata subdivisions with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision / development 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. All meters will be provided at time of building permit by the City, at the owner/developers cost.
4. The subject property is in an area with sufficient fire flows according to the 2011 Water Study (OD&K 2012).
5. Records indicate that this area of the Zone 4 watermain is known to experience high static pressure, potentially exceeding acceptable limits for standard plumbing fixtures. The Owner / Developer's engineer of record must provide detailed water pressure calculations confirming the expected maximum static and dynamic pressures.

DEVELOPMENT APPLICATION FILE: DP-449

June 27, 2025

Page 4

6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. 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 requirement of 90 meters.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Street SE and 12 Avenue SE. Owner / Developer's engineer is required to prove that there is sufficient downstream capacity within the existing City Sanitary System to receive the proposed discharge from the development, including review of the lift station at 681 10 Ave SW. Owner / Developer is responsible for all associated costs, including any necessary upgrades.
2. The subject property also abuts a 60m section of 200mm diameter sanitary sewer, within a right of way adjacent to the southern property line. An additional 2m of right of way is required from the subject property for this section of sewer.
3. The proposed development is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
4. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision / development. Owner / Developer responsible for all associated costs.

Drainage:

1. The subject property fronts a 600mm diameter storm sewer on 10 Street SE and 12 Avenue SE. No upgrades are anticipated at this time. However, with the addition of curb and gutter and sidewalk / MUP, upgrading the catch basin spacing / type may be required
2. Records indicate that the existing property is not serviced by City storm sewer.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. 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

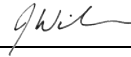
required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the subdivision. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Nate Johnson
Engineering Assistant



Jenn Wilson P.Eng.
City Engineer



DESIGN REVIEW PANEL
July 3, 2025 - Online, City Hall

Present: Aiden Poehnell (Panel Member)
Al Waters (Panel Member)
Bill Laird (Panel Member - Chair)
Dennis Lowe (Panel Member)
Trent Sismey (Panel Member)
Morgan Paiement (staff)
Chris Larson (staff)

Application No. DP-465
1511 and 1561 10 Avenue SW – Reid Architecture (Green Emerald/1306085 Alberta Ltd.)

The application was reviewed by the DRP. Staff and the applicants presented. Staff noted they were not in support due to misalignment with OCP (9.6.42 - parking at the street front). The DRP noted that this appeared to be a needed form of housing for the market but noted concern with the logistics of parking, including pick-up and drop-off for the daycare. The quality of the building design was noted.

The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-465 as presented with the following conditions:
That the daycare parking and loading spaces be clearly defined.

Application No. DP-449
1150 12 Avenue SE – Flat Architecture (Sunnyhill Town Homes Ltd.)

The application was reviewed by the DRP. Staff and the applicant presented. The DRP noted the quality of the building design, but noted concern with the logistics of parking, including pick-up and drop-off for the daycare, and circulation around the development site.

The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-449 as presented with the following consideration:
That the applicant consider providing additional parking and points of access.

A handwritten signature in black ink, appearing to read "Bill Laird", written over a horizontal line.

Endorsed on behalf of Design Review Panel

Appendix 13 - Letter of Rationale for Variances



Unit 209, 6321 King George Blvd
Surrey BC V3X 1G1
Ph: 604-445-8124

rajinder@flatarchitecture.ca

FLAT ARCH FILE: 21-248

14 July 2025

City of Salmon Arm
Planning and Development Department

Attention: Planner

Re: Rationale for Variance

To Whom It May Concern,


On behalf of FLAT Architecture, we are pleased to submit this Letter of rationale for variance requested regarding the proposed development of a townhouse project located at **1150-12th ave**, within the Salmon Arm.

The proposed deck projection/reduced setbacks from property line; however, it is an open, unenclosed structure that does not add to the building's massing or visual bulk. It is intended to provide functional outdoor covered space while maintaining an appropriate level of privacy, light, and separation from adjacent properties. The deck does not compromise sightlines or overshadow neighboring lots and remains consistent with the character and intent of the zoning bylaw, which typically allows limited projections for architectural and outdoor features. Any encroachment is minimal and does not negatively impact neighboring properties or the overall streetscape.

Reduced distance between road and garage; A shorter driveway allows for more compact site planning, which can increase the number of units or create opportunities for enhanced communal spaces such as landscaping, play areas, or pedestrian pathways on the rear of units. This is particularly valuable in urban infill or high-demand housing areas. Reducing driveway depth encourages buildings to be positioned closer to the street, promoting a more pedestrian-friendly and engaging streetscape. Some jurisdictions support or encourage reduced driveway depths in favor of maximizing building frontage, increasing density, and reducing hardscaped surfaces, in line with sustainability and smart growth principles. It also prevents or discourages their use as a parking spaces.

Rajinder Warraich, Principal
604.503.4484
rajinder@flatarchitecture.ca

CIVIC ADDRESS: 1150 12 AVE SOUTHEAST SALMON ARM

 Driveway variance request



FLAT.
ARCHITECTURE

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Ph: 604-503-4484

PROJECT INFO:
1150-12th AVE. SE SALMON ARM

CLIENT:

DATE
JUL2024
PROJECT NO:
21-248

SCALE: DRAWN BY:
AG

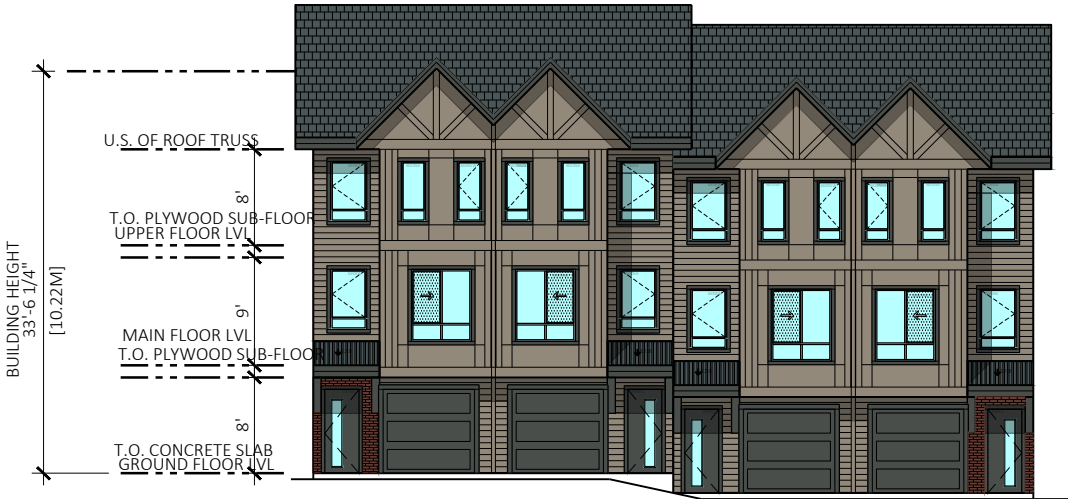
[illegible]

DP-1.1

1 SITE PLAN
SCALE

BUILDING 1
SCHEME-01

REV	DESCRIPTION	BY	DATE



UNIT-#1 (TYPE-B2) UNIT-#2 (TYPE-B1) UNIT-#3 (TYPE-B1) UNIT-#4 (TYPE-B2)

1 ELEVATION AT GARAGE SIDE FACING
SCALE 1/16"=1'-0"



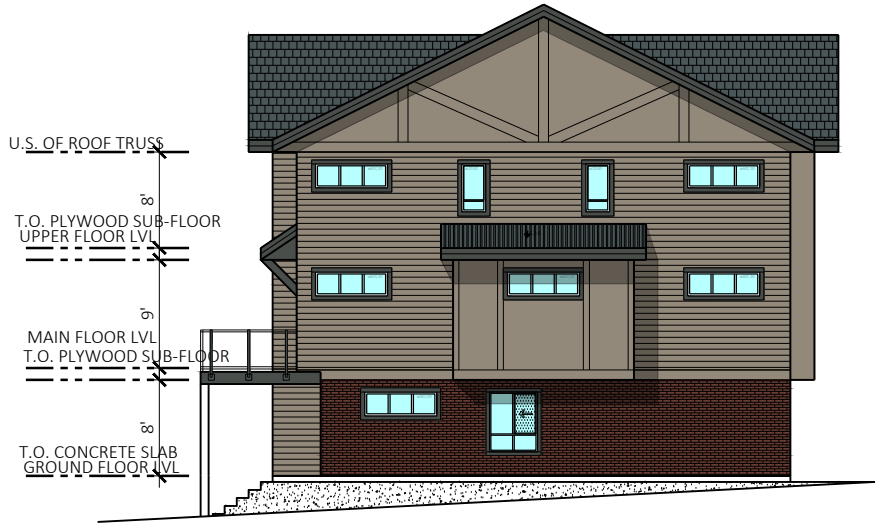
UNIT-#4 (TYPE-B2) UNIT-#3 (TYPE-B1) UNIT-#2 (TYPE-B1) UNIT-#1 (TYPE-B2)

2 ELEVATION AT PRIMARY ENTRY FACING
SCALE 1/16"=1'-0"



UNIT-#4 (TYPE-B2)

3 SIDE ELEVATION
SCALE 1/16"=1'-0"



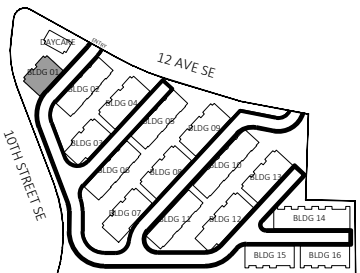
UNIT-#4 (TYPE-C)

4 SIDE ELEVATION
SCALE 1/16"=1'-0"

VARIANCE
5.0m to 3.5m (Deck)

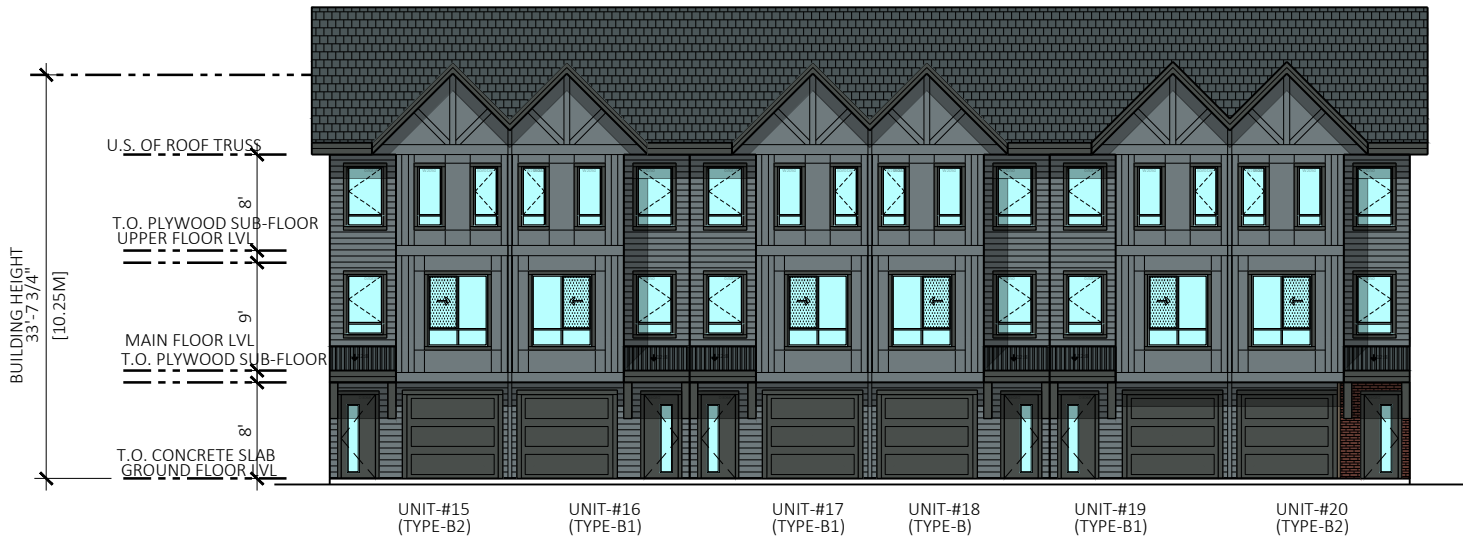
MATERIAL LEGEND: SCHEME 1

A	"HARDIE REVEAL SIDING" ARCTIC WHITE
B	"HARDIE BOARD & BATTEN" ARCTIC WHITE
C1	"HARDIE HORIZONTAL SIDING (4")" ARCTIC WHITE
D1	WOOD FACIA & TRIM BOOTHBAY BLUE
D2	WOOD FACIA & TRIM COLOR TO MATCH JAMES HARDIE "COLONIAL GRAY"
E	GARAGE DOOR COLOR TO MATCH HARDIE IRON GRAY
F	GUARDRAIL IN BLACK
G1	ASPHALT SHINGLE ROOF
G2	METAL ROOF
H	VINYL FRAMED WINDOWS COLOR TO MATCH JAMES HARDIE IRON GRAY
I	THIN BRICK - IXL- 320 SCHOOLHOUSE RED

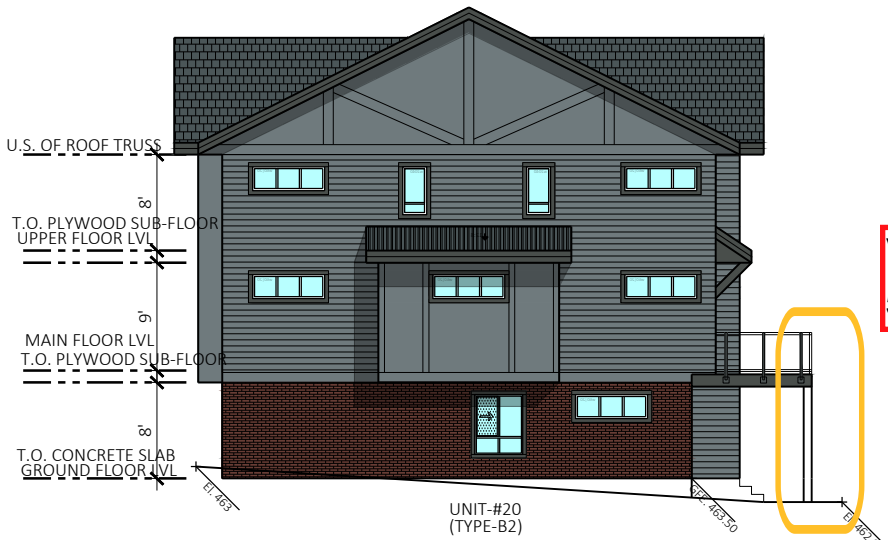


BUILDING 4
SCHEME-02

REV	DESCRIPTION	BY	DATE



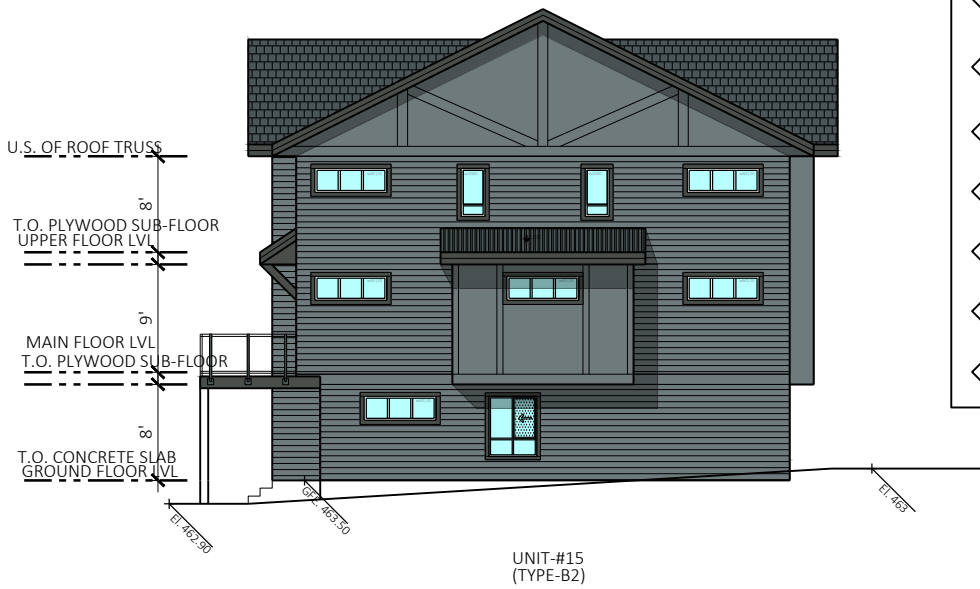
1 ELEVATION AT GARAGE SIDE FACING
SCALE 1/16"=1'-0"



3 SIDE ELEVATION
SCALE 1/16"=1'-0"



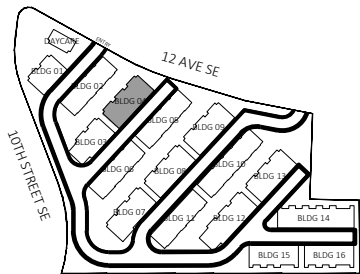
2 ELEVATION AT PRIMARY ENTRY FACING
SCALE 1/16"=1'-0"



4 SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND: SCHEME 2

A	"HARDIE REVEAL SIDING" ARCTIC WHITE
B	"HARDIE BOARD & BATTEN" ARCTIC WHITE
C1	"HARDIE HORIZONTAL SIDING (4")" ARCTIC WHITE
D1	WOOD FACIA & TRIM BOOTHBAY BLUE
D2	WOOD FACIA & TRIM COLOR TO MATCH JAMES HARDIE "COLONIAL GRAY"
E	GARAGE DOOR COLOR TO MATCH HARDIE IRON GRAY
F	GUARDRAIL IN BLACK
G1	ASPHALT SHINGLE ROOF
G2	METAL ROOF
H	VINYL FRAMED WINDOWS COLOR TO MATCH JAMES HARDIE IRON GRAY
I	THIN BRICK- IXL- 320 SCHOOLHOUSE RED



BUILDING 9
SCHEME-01



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PROJECT INFO:

1150-12th AVE. SE SALMON ARM

CLIENT:

DATE

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PROJECT NO:

21-248

SCALE:

DRAWN BY:

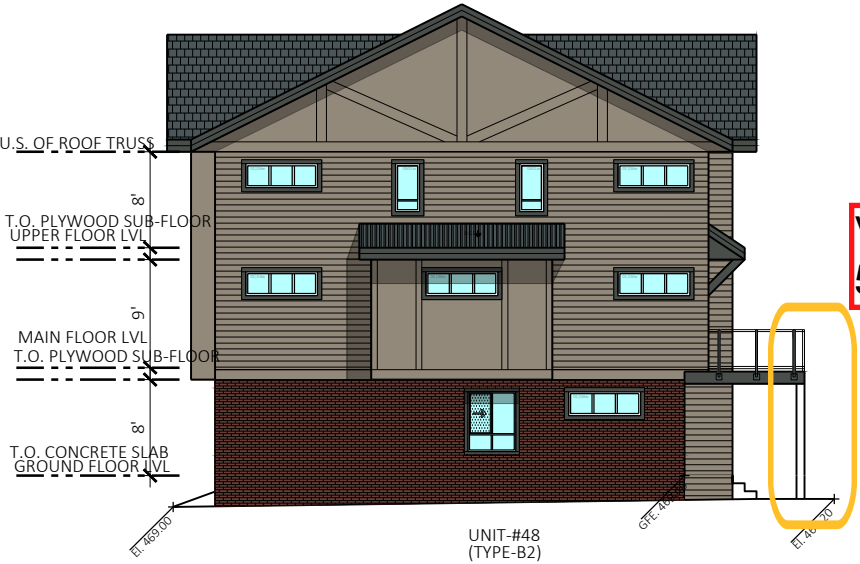
AG

ELEVATIONS

DP-309



1 ELEVATION AT GARAGE SIDE FACING
SCALE 1/16"=1'-0"



3 SIDE ELEVATION
SCALE 1/16"=1'-0"

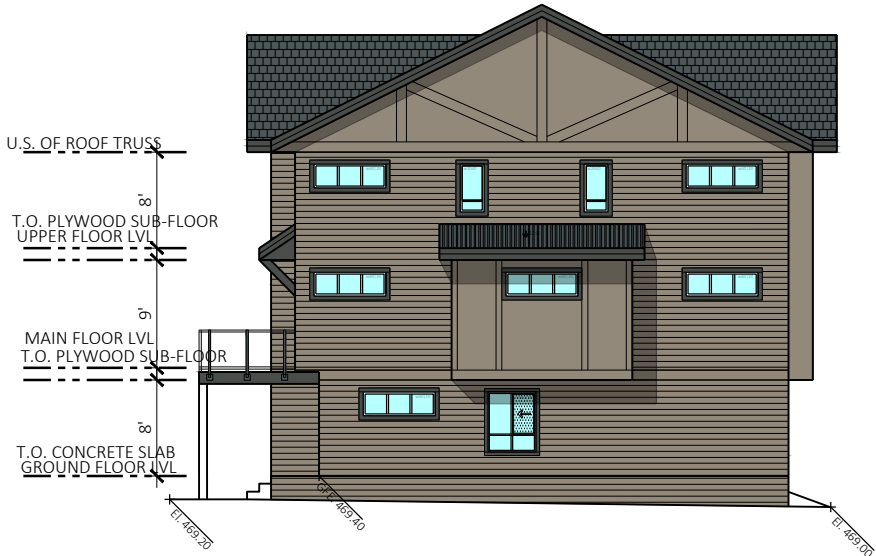
VARIANCE
5.0m to 3.5m (Deck)

MATERIAL LEGEND: SCHEME 1

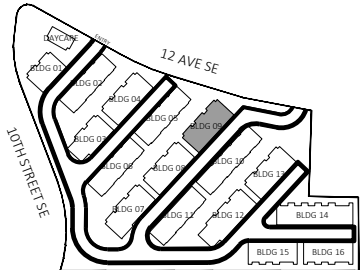
- A "HARDIE REVEAL SIDING" ARCTIC WHITE
- B "HARDIE BOARD & BATTEN" ARCTIC WHITE
- C1 "HARDIE HORIZONTAL SIDING (4")" ARCTIC WHITE
- D1 WOOD FACIA & TRIM BOOTHBAY BLUE
- D2 WOOD FACIA & TRIM COLOR TO MATCH JAMES HARDIE "COLONIAL GRAY"
- E GARAGE DOOR COLOR TO MATCH HARDIE IRON GRAY
- F GUARDRAIL IN BLACK
- G1 ASPHALT SHINGLE ROOF
- G2 METAL ROOF
- H VINYL FRAMED WINDOWS COLOR TO MATCH JAMES HARDIE IRON GRAY
- I THIN BRICK - IXL- 320 SCHOOLHOUSE RED



2 ELEVATION AT PRIMARY ENTRY FACING
SCALE 1/16"=1'-0"



4 SIDE ELEVATION
SCALE 1/16"=1'-0"



Appendix 15 - Rental & Strata Units

