



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

MARCH 28, 2023 AT 4:00 PM

OKANAGAN ROOM (COUNCIL CHAMBERS) CITY HALL

A G E N D A

1) **CALL TO ORDER**

2) **LAND ACKNOWLEDGEMENT**

As chair of the City of Vernon's Advisory Planning Committee (APC), and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.

3) **ADOPTION OF AGENDA**

4) **ADOPTION OF MINUTES**

a) February 14, 2023 (Attached)

5) **UNFINISHED BUSINESS**

a) Parking and Loading resolution from February 14, 2023 APC Meeting

6) **NEW BUSINESS**

a) DVP00567 (3503 27TH STREET)

7) **INFORMATION ITEMS**

a) Staff Liaison to provide verbal update of APC related items discussed at previous Council meetings.

8) **NEXT MEETING**

The next meeting is tentatively scheduled for **Wednesday, April 12, 2023**

9) **ADJOURNMENT**



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE
ADVISORY PLANNING COMMITTEE MEETING
HELD FEBRUARY 14, 2023
OKANAGAN ROOM (COUNCIL CHAMBER) CITY HALL**

PRESENT: Craig Neville
Jessica Kirkham
Jordan Hart
Margaret Jarman
Margo Lupien
Mayor Cumming
Michaela Gaudreau
Monique Hubbs-Michiel

GUEST: Councilor Teresa Durning
Councilor Brian Guy

ABSENT: Scott Chatterton

STAFF: Cheryl Sali, Development Clerk
Danielle DeVries, Transportation Planner
Ellen Croy, Transportation Manager
Jennifer Pounder, Committee Clerk
Matt Faucher, Planner
Michelle Austin, Planner

ORDER The meeting was called to order at 4:01 p.m.

**LAND
ACKNOWLEDGEMENT** *As Chair of the City of Vernon's Advisory Planning Committee,
and in the spirit of this gathering, I recognize the City of Vernon
is located in the traditional territory of the Syilx people of the
Okanagan Nation.*

**ADOPTION OF THE
AGENDA** Moved by **M. Jarman**, seconded by **J. Hart**:

THAT the agenda of the February 14, 2023 meeting for
Advisory Planning Committee be adopted:

CARRIED

ADOPTION OF THE MINUTES

Moved by **C. Ishoy**, seconded by **C. Neville**:

THAT the minutes for the January 24, 2023 meeting of Advisory Planning Committee be adopted.

CARRIED

NEW BUSINESS:**6450
(PROJECTS/DRIVE THROUGH)**

D. DeVries, Transportation Planner, provided a brief overview of her report titled “Zoning Bylaw 5000 Amendments – Drive-Through Uses”, dated November 29, 2022, that Council reviewed on December 12, 2022. The purpose of the report is to request Councils direction to amend Zoning Bylaw 5000 to remove drive-throughs as permitted uses within the City Centre Neighborhood Plan (CCNP) area to align with the Official Community Plan (OCP) and Climate Action Plan (CAP). Council reviewed this report and has requested that the Advisory Planning Committee review the same and provide their feedback.

The following comments / questions were posed by members of the Committee:

- The Committee inquired as to any feedback received from local business this would impact. Staff confirmed they have spoken with the Downtown Vernon Association (DVA) and the DVA is in favor of removing drive-through uses in the City Centre per the CCNP.
- Staff confirmed that if a business with a drive-through already in place changes ownership, then the drive-through would still be permitted as a continuing use.
- Staff confirmed the reason for the request to change Bylaw 5000 came forward due to traffic safety for a second drive-through in Fruit Union Plaza.
- The Committee commented they are worried about people who are not able to walk everywhere, especially in the winter season.
- The Committee commented they can see the climate action issue, which is a critical issue in front of us and inquired if this is going to be implemented city-wide. Staff

confirmed that the recommendation would only be in the city center, and reviewed for implementation city-wide in the future.

- Staff confirmed this amendment would prevent any new drive-throughs from being created.
- Staff confirmed that the City of Kelowna has implemented a city-wide ban on any new drive-throughs being created.
- The Committee commented that it would be more proactive to implement city-wide now.
- The Committee also commented that during the winter months there is not a lot of public transportation available in the city and current transit operating hours are not feasible and they hesitate with implementing this city wide.
- The Committee further commented that Vernon is only going to keep growing and we should implement this city wide.

Moved by **C. Ishoy**, seconded by **J. Hart**:

THAT Council direct Administration to prepare amendments to Zoning Bylaw 5000 to remove 'drive-through services' and 'drive-through vehicle services' as permitted uses within the City Centre Neighbourhood Plan Area as outlined in the report titled "Zoning Bylaw 5000 Amendments – Drive-Through Uses" dated November 29, 2022 and respectfully submitted by the Transportation Planner;

AND FURTHER, that Council direct Administration to prepare amendments to Zoning Bylaw 5000 to revise the specific use regulations for 'vehicular oriented uses' to improve traffic flow where 'drive-through services' and 'drive-through vehicle services' may still be permitted;

AND FURTHER, that Council direct Staff to review city-wide implementation in the near future.

CARRIED

**DVP00573 (5300
PLEASANT VALLEY
ROAD)**

Matt Faucher, Current Planner, provided an overview of the application as follows:

- The purpose of the application is to review a request to vary three provisions of Zoning Bylaw 5000 in order to construct five duplexes (ten units) on the subject property.
- The application is to vary Section 4.16.1 (30% slopes), Section 6.5.11 (maximum height of a retaining wall), and Section 7.1.12 (minimum width of a two-way aisle) of Zoning Bylaw 5000.
- There has already been a Geotechnical Assessment completed, as well as a review by Vernon Fire Rescue Services and the proposed variances were deemed satisfactory.

The following comments / questions were posed by members of the Committee:

- Staff confirmed the wall and hillside is behind building.
- The Committee asked if staff has seen a request for a lane this narrow previously and if there are any renderings. Staff confirmed it is rare and approval is not easily obtained. The owners will still need to go through the development permit process, and that is when the renderings will be completed.
- Staff further confirmed that this wall will not be seen from Pleasant Valley Road.
- The Committee inquired into the background behind the 1.2 meter retaining wall height restriction. Staff confirmed that it is in the current Bylaw, and anything greater than 1.2 meters will require a development variance permit approval and engineered design.
- The Committee inquired about a tiered approach on the retaining wall to incorporate landscaping. Staff stated that Pleasant Valley road and the slope leading up to it make that highly problematic. Staff confirmed they are proposing putting in trees and landscaping between the building and wall to make it more esthetically pleasing.

- Staff confirmed garbage collection will be done at the first corner in the access road as you come into the development.
- The Committee asked if a two-tiered wall could be used on this project. Staff said it could be brought to the developer for consideration, but it is their understanding that it is not advisable from a geotechnical perspective.
- Staff confirmed the retaining wall will also be used to lessen the safety risk from Pleasant Valley Road. The Committee suggested looking into adding more ways to make it safe.
- The Committee inquired as to the minimum lane width for a 2-way lane. Staff confirmed it is 7m. The Committee further inquired as to how we physically get two vehicles down a lane that is 5.5m wide. Staff confirmed that a back lane must be 5.5m wide, giving 2.5m per vehicle.
- Staff confirmed each residence will have a garage and a driveway to park in and will confirm the total number of parking spaces and bring the information when presenting to Council.
- Staff further confirmed that according to Zoning Bylaw 5000, there needs to be one visitor parking space for every seven units, thus there will be one space available for all ten units.
- The Committee inquired as to where the street parking would be for these units. Staff confirmed it would be back in the cul de sac. The Committee commented that parking is a problem. Zoning Bylaw 5000 does not work when there is no street parking available which is relevant when you look at 27th Street and 25th Avenue.
- Staff confirmed they have looked into having a walkway exit and the strata to strata complexity makes it problematic.
- Staff further confirmed that the coverage percent of permeable surfaces is 48.5%.

- The Committee inquired if they lowered the number of units, could they widen the access road. Staff confirmed the access road is set at that width as the easement to access the property is only 6m wide. The owners did ask the neighboring strata owner if there was any way they could widen the easement, and it is not an option.
- Staff confirmed there is no human access to Pleasant Valley Road from this site, however access can be discussed during the Development Permit stage as there is an easement beside the strata that could possibly be used for a future access lane for residents.

Moved by **J. Kirkham**, seconded by **M. Lupien**, THAT:

THAT Council support Development Variance Permit application 00573 (DVP00573) to vary Zoning Bylaw 5000 on LT A, SEC 11, TWP 8, ODYD, PL 23988 (5300 Pleasant Valley Road), as follows:

- a) Section 4.16.1 to allow the construction of buildings, structures and swimming pools on slopes greater than 30%;
- b) Section 6.5.11 to increase the maximum height of a retaining wall from 1.2m to 4.5m; and
- c) Section 7.1.12 to reduce the minimum width of a two-way aisle from 7.0m to 5.5m;

AND FURTHER, that Council's support of DVP00573 is subject to the following:

- a) That the site plan, site grading and cross-sections, intended to illustrate the siting of structures, drive access and retaining wall height (Attachment 1) in the report titled "Development Variance Permit Application for 5300 Pleasant Valley Road" dated January 17, 2023 and respectfully submitted by the Current Planner, be attached to and form part of DVP00573 as Schedule 'A';
- b) That the Geotechnical Investigation and Report (Attachment 2) in the report titled "Development

Variance Permit Application for 5300 Pleasant Valley Road” dated January 17, 2023 and respectfully submitted by the Current Planner, be attached to and form part of DVP00573 as Schedule ‘B’;

- c) That a qualified geotechnical engineer be retained to review the site and any design(s) or other work for soils or for soils related structures connected with this project regarding conformity to the project requirements and intent of the geotechnical report, as well as to monitor the development of the subject property through the construction phase of development; and
- d) That a Section 219 Covenant be registered on the title of the subject property to ensure the following:
 - i. That all buildings and structures, including covered decks, have fire suppression systems (sprinklers) installed;
 - ii. That no parking is permitted on either side of the Deleenheer Road access or drive aisle within the site;
 - iii. That no snow accumulation or piles are to be placed or stored in the required vehicle turn arounds; and
 - iv. That Technical Memorandum, prepared by Kerr Wood Leidal Consulting Engineers, dated September 9, 2022 (Attachment 5), is attached to ensure any future residents, owners or strata corporation are aware of the requirements imposed on structures, as well as the access route from Deleenheer Rd through the subject property;

AND FURTHER, that issuance of DVP00573 be withheld until a Development Permit for the subject property is authorized to be issued.

AND FURTHER, that a tiered retaining wall be explored by the Developer;

AND FURTHER, that a walkway be considered between the subject property and Pleasant Valley Road via the current easement;

CARRIED

Discussion ensued regarding City of Vernon Zoning Bylaw No. 5000 (2003). The Committee consensus was that “Section 7: Parking and Loading”, of current Zoning Bylaw 5000 does not suitably address contemporary parking needs and should be revisited.

Moved by **C. Ishoy**, seconded by **M. Lupien**:

THAT Staff provide Zoning Bylaw 5000 (2003) to Council for review of “Section 7: Parking and Loading”.

CARRIED

**DVP00580 (7373
BROOKS LANE)**

Michelle Austin, Current Planner, provided an overview of the application as follows:

- The application before the Committee is to increase fence height within a front yard area and combined retaining wall/fence height along a side lot line.
- The main reason the Strata is asking to build a higher fence is for security from transient traffic and to improve the aesthetics of the development from the street.
- The property at 7349 Brooks Lane is approximately 4.8m lower than the subject property. Any proposed fencing erected at the finished grade must include, within the maximum 2m allowance, the height of the existing retaining wall. In order to comply with this, the maximum height of a fence that the Strata could build would be 1ft-3in high without a variance.
- If Council supports the recommendation, the height of the solid portion of the fence at the rear would be approximately in line with the existing fence. The pickets would extend about 3ft above the existing fence and approximately 2ft above the existing lattice.

- The difference between the proposal and staff recommendation is that the applicant would like to build a 4ft high solid wall with 2ft pickets on top whereas staff recommends reducing the solid wall height to 3ft with 3ft of pickets on top.

The following questions / comments were posed by the Committee:

- Staff commented that the applicant has verbalized that the neighbor has been in support of a new higher fence, however staff was not sure whether the neighbor was in support of the design and height as proposed. Neighbours will have an opportunity to voice any comments and concerns before the application is presented to Council.
- The Committee inquired as to the security issues. Staff confirmed that a majority of the occupants are away in the winter and theft is a concern of the residents.
- The Committee commented that the fence looks high as it stands already.
- Staff confirmed that flooding is a concern for the majority of properties along the lake.
- The Committee commented that there was a similar application for a property on Brooks Lane that previously came through this Committee and it was approved.
- The Committee commented that they are not in favor of this variance as the proposed fence is not esthetically pleasing and support would set a bad precedence. Also, the natural grade of the subject property sloped from the road toward the lake. The natural grade was raised (filled), levelled and retained to create a flat site and level driveways. Staff confirmed that Council is not governed by precedent and is at liberty to consider and decide on each variance individually and based on its own merits.
- Staff confirmed that the fence highest portion of the fence on top of a retaining wall would be 3.6m, or 11.7ft high. The Committee commented that is a very tall fence for an area that does not have a high amount of transient traffic.

Moved by **J. Kirkham**, seconded by **M. Jarman**:

THAT Council approve Development Variance Permit 00580 (DVP00580) to vary Zoning Bylaw 5000 for Common Property Strata Plan KAS3991 (7373 Brooks Lane) as outlined in the report titled "Development Variance Permit Application for 7373 Brooks Lane" dated February 9, 2023 and respectfully submitted by the Current Planner, by increasing:

- a) Section 6.5.1.i, height of a fence within a front yard, from 1.2m (4ft) to 1.93m (6.3ft); and
- b) Section 6.5.12, combined height of a fence on top of a retaining wall, behind the front yard along the east property line, from 2m (6.4ft) to 2.8m (9.1ft) at the south end and to 3.6m (11.7ft) at the north end;

AND FURTHER, that Council's approval of DVP00580 is subject to the following:

- a) That the fencing complies with the site plan (Attachment 1), fencing design (Attachment 2) and east side elevation (Attachment 3), to be attached to and form part of DVP00580;
- b) That the fencing not be located within the Riparian Assessment Area;
- c) That fire rescue services be provided with emergency access to the main gate; and
- d) That the main gate be a slide gate and not swing open into the public right of way.

DEFEATED

With J. Kirkham, C. Neville, M. Harman, M. Lupien, M. Gaudreau, J. Hart and M. Hubbs-Michiel opposed.

No further motions were considered by the Advisory Planning Committee.

No further direction given to Staff on this item.

**ZON00379/DVP00591
(2206 32nd STREET)**

Michelle Austin, Current Planner, provided an overview of the application as follows:

- The application before the Committee is to rezone the properties from R2 – Large Lot Residential to RM1 – Row Housing Residential. The applicant is also requesting a Development Variance Permit to decrease minimum unit width and modify landscape buffer requirements.
- The proposal brings the zoning into better alignment with the RMD OCP designation.
- Access to the units would be from the rear lane and each unit will have two uncovered off-street parking spaces at the rear of the units.

The following questions / comments were posed by the Committee:

- Staff confirmed that the proposed building includes two units.
- The Committee commented on the lack of landscaping on this property. Staff explained that landscaping is required under certain zones; however, there is no mechanism to force owners to install landscaping on smaller projects that do not trigger a development permit. Zoning Bylaw 5000 includes an exemption for landscaping when access parking is located at the rear of the property. For this property, in lieu of landscaping, Staff is recommending that a new fence be installed, as the setback is less than the width of the required buffer and the owners will need access to the sides of the building.
- The Committee further commented that there is an incongruence between the Climate Action Plan and bylaws, and the Climate Action Advisory Committee should be made aware of the gap in zoning.

Moved by **C. Ishoy**, seconded by **M. Lupien**:

THAT Council support Zoning Application 00379 (ZON00379) to rezone Lot 11 and Lot 12, Blk 2, DL 73, ODYD, Plan 225 (2206 32nd Street) from R2 — Large Lot Residential to RM1 — Row Housing Residential as outlined in the report titled "Zoning and Development

Variance Permit Applications for 2206 32nd Street" dated February 9, 2023 and respectfully submitted by the Current Planner;

AND FURTHER, that Council's support of ZON00379 is subject to the following: a) That road dedication on Highway 97 be provided to satisfy the Ministry of Transportation;

AND FURTHER, that Council not hold a public hearing, pursuant to 464(2) of the Local Government Act, on a proposed bylaw to rezone Lot 11 and Lot 12, Blk 2, DL 73, ODYD, Plan 225 (2206 32nd Street) from R2 —Large Lot Residential to RM1 — Row Housing Residential;

AND FURTHER, that Council direct Administration to issue a public notice of initial readings and prepare a proposed bylaw to be brought forward for Council's consideration at the Regular Meeting of March 27, 2023 to rezone Lot 11 and Lot 12, Blk 2, DL 73, ODYD, Plan 225 (2206 32nd Street) from R2 — Large Lot Residential to RM1 — Row Housing Residential;

AND FURTHER, that Council be advised that Development Variance Permit Application 00591 (DVP00591) will be brought forward for Council's consideration and public input at the Regular Meeting of March 27, 2023, to vary Zoning Bylaw 5000 for Lot 11 and Lot 12, Blk 2, DL 73, ODYD, Plan 225 (2206 32nd Street) by:

- a) Decreasing Section 9.10.6, minimum unit width for semi-detached housing units, from 7.5m to 5.96m;
- b) Varying Table 6.1, minimum landscape buffer schedule for the RM1 zone, for the side yards from "Level 1 (1.5m)" to "Om with a fence", except that a 1.5m landscape buffer is required along the side yards adjacent to the proposed parking stalls; and
- c) Varying Table 6.1, minimum landscape buffer schedule for the RM1 zone, for the rear yard from "Level 2 (1.5m with a fence)" to "Om without a fence";

AND FURTHER, that issuance of DVP00591 is subject to the following:

- a) That a detailed landscape plan, including an estimate for works to be completed, be provided to the satisfaction of Administration; and
- b) That security in the amount of 125% of the landscape estimate be provided to the City to be held until the works are complete and a satisfactory landscaping inspection has been completed by Administration.

CARRIED

INFORMATION ITEMS:

M Austin provided a brief overview regarding past applications seen by the Advisory Planning Committee, as follows:

- DVP00592 – Council supported recommendation.
- OCP00096/ZON00388/DVP00575 – Council supported alternative one (as proposed by the Applicant and the APC).
- Bylaw 5940 - Rezone Civic Memorial Park – Council gave first, second and third reading to the Bylaw.
- RM1 and Strata lot clarification – Council supported and notice was given for first, second and third reading.
- OCP00098/ZON00391/DVP00593 – Council gave first, second and third reading and supported the DVP.
- ZON00387/DVP00595 – Council gave first, second and third reading and supported the DVP.

NEXT MEETING

The next meeting for the Advisory Planning Committee is set for **February 28, 2023 at 4:00 p.m.**

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at **5:41 p.m.** by call of the Chair.

CERTIFIED CORRECT:

_____ Chair



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Roy Nuriel,
Economic Development Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: April 24, 2023
REPORT DATE: March 20, 2023
FILE: 3090-20 (DVP00567)

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 3503 27TH STREET

PURPOSE:

To review the application to vary sections of Zoning Bylaw 5000 in order to construct a two storey mixed use development at 3503 27th Street.

RECOMMENDATION:

THAT Council support Development Variance Permit application 00567 (DVP00567) to vary sections of Zoning Bylaw 5000 to allow for a two storey mixed use development to be constructed on Lot 1, Plan EPP51784, Sec 3, Twp 8, ODYD (3503 27th Street), as follows:

- a) to vary the minimum front yard setback from 3.0m to 2.0m (Section 10.3.5); and
- b) to vary the minimum landscape buffer on the north side yard from 2.0m to 0.0m and on the rear side from 2.0m to 0.95m (Section 6.6.2, Table 6.1);

AND FURTHER, that Council support of DVP00567 is subject to the following:

- a) that the owner registers a Section 219 Restrictive Covenant on title of 3503 27th Street that would guarantee access to 3501 and 3505 27th Street by way of a 6.0m wide private access easement for future private laneway access; and
- b) that the site, floor, elevation and landscaping plans, generally shown as Attachments 3 to 7 inclusive in the report titled "Development Variance Permit Application for 3503 27th Street" and dated March 20, 2023 and respectfully submitted by the Economic Development Planner be attached to and form part of DVP00567 as Schedule 'A'.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support Development Variance Permit application 00567 (DVP00567) to vary sections of Zoning Bylaw 5000 to allow for a two storey mixed use development to be constructed on Lot 1, Plan EPP51784, Sec 3, Twp 8, ODYD (3503 27th Street) as outlined in the report titled "Development Variance Permit Application for 3503 27th Street" and dated March 20, 2023 and respectfully submitted by the Economic Development Planner, as follows:
 - a) to vary the minimum front yard setback from 3.0m to 2.0m (Section 10.3.5); and
 - b) to vary the minimum landscape buffer on the north side yard from 2.0m to 0.0m and on the rear side from 2.0m to 0.95m (Section 6.6.2, Table 6.1).

Note: This alternative does not support development variance application. The owner would have to develop the property in accordance with the current C3 zoning.

ANALYSIS:

A. Committee Recommendations:

At its meeting of March 28, 2023, the Advisory Planning Committee adopted the following resolution:

“as cited by the Committee”.

B. Rationale:

1. The subject property at 3503 27th Street (Figures 1 and 2), is located in the East Hill neighbourhood and is 0.068 hectare (0.17 ac) in area.
2. The property is designated as ‘Mixed Use – Medium Density Commercial and Residential’ in the Official Community Plan (OCP) and zoned ‘C3 – Mixed-Use Commercial’ in Zoning Bylaw 5000. The City Centre Neighbourhood Plan (CCNP) designates the site as being within the 27th Street Corridor Character Area (Attachment 1). The current C3 zoning (Attachment 2) complies with the land use direction set out in the OCP and the CCNP, that “commercial development will include a mixture of professional offices, retail and commercial establishments, but will be compatible with adjacent residential areas and improve the relationship between vehicles and pedestrians. Streetscape enhancements will occur as buildings will be closer to the street and surface parking is located behind buildings.”
3. In 2016, Council adopted a rezoning amendment bylaw to rezone the subject property from ‘R1– Estate Lot Residential’ to ‘C3 – Mixed-Use Commercial’. As a condition for the rezoning, a restrictive covenant has been registered on the property title to prohibit uses that may conflict with the quality of life for the adjacent and nearby residences. The existing covenant prohibits the processing and/or sale of liquor, food and beverage products on the subject property. Also, the covenant prohibits the left turns to and from 27th street and the subject property.
4. The applicant has submitted a development variance permit application to redevelop 3503 27th Street into a two storey mixed use

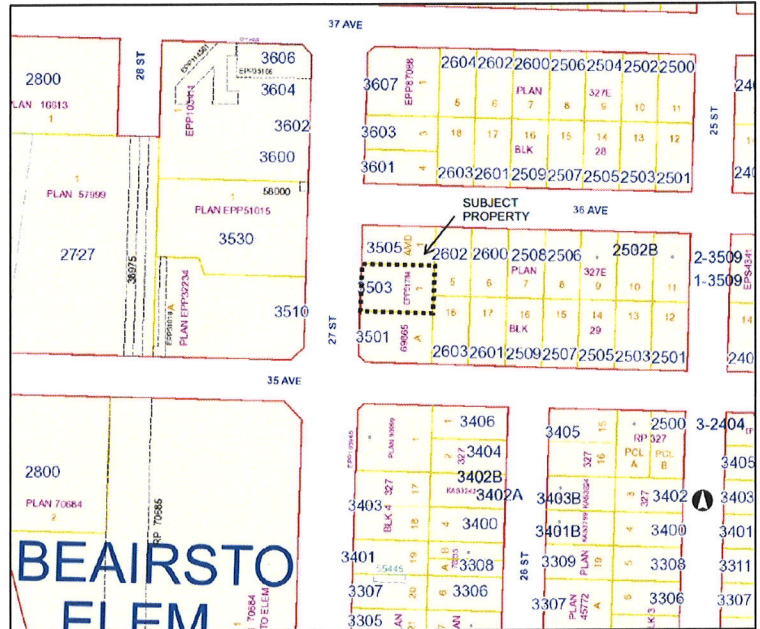


Figure 1: Property Location Map

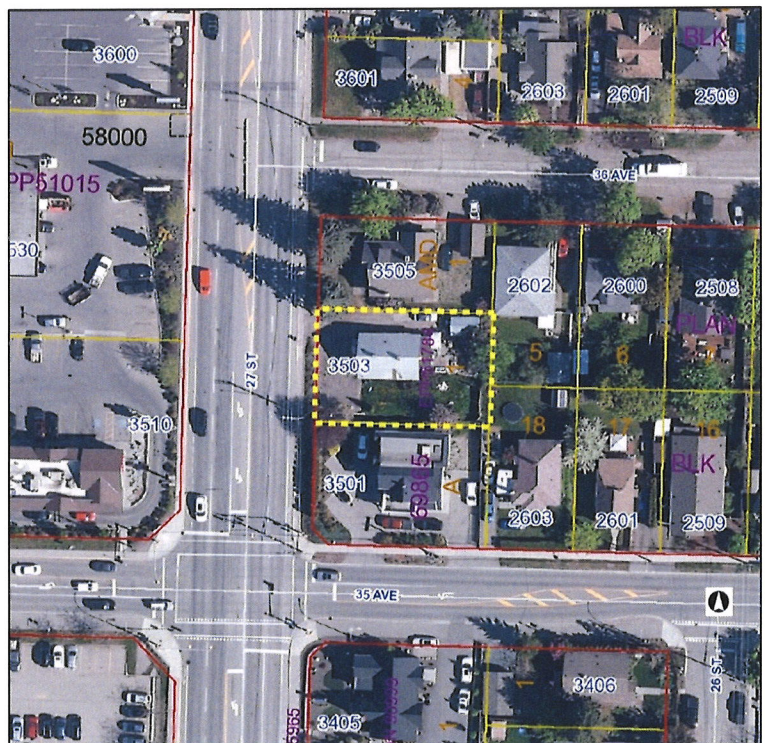


Figure 2: Aerial Photo of Property

development. The intent is to demolish the existing home and construct a 277m² (2,985ft²) two storey mixed use development with retail on the main floor and four micro suites on the upper floor (Attachments 3 – 7). In their letter (Attachment 8), the applicant has provided rationale in support of the following requested variances:

Setback Variance (Section 10.3.5):

- a) to vary the minimum front yard setback from 3.0m to 2.0m.

Landscape Buffer Variance (Sec.6.6.2, Table 6.1):

- a) to vary the minimum landscape buffer on the north side yard from 2.0m to 0.0m and on the rear side from 2.0m to 0.95m.

5. The proposed design of the mixed use building (Attachments 3 – 6) meets the CCNP design guidelines for 27th Street. The proposed building is oriented to the street frontage and includes architectural elements such as a pitched roof, variety of materials, elements of colour, canopies and articulated façades. The proposed landscape design (Attachment 7) enhances the attractiveness of the building and includes private open green space for the residents and a variety of trees, shrubs and perennials in the buffer area, as well as along 27th Street. Also, a 1.8m high perimeter fence is proposed on the side and rear yards for visual privacy with the adjoining properties.
6. With respect to the request to reduce the minimum front yard setback, such variances, given the size of the lot, allow for the building to have a better street presence and allows the parking to be located at the rear (Attachment 3). This design is supported by the policy direction established in the CCNP. The proposed building location allows for a 2.0m wide landscape area at the road frontages. As illustrated in Attachment 7, the loss of setback has been addressed through landscape design, plant material and ground cover. The setback reduction is supported by Administration as it improves the function and appearance of the development.
7. The applicant has also proposed to reduce the landscape buffer on the north side yard from 2.0m to 0.0m and on the rear side from 2.0m to 0.95m (Attachments 3 and 7). The variance provides more area and improves functionality of the driveway and the parking lot. The north side yard buffer would include a 1.8m high solid wood fence along the property line. The rear yard buffer would include a 1.8m high solid wood fence combined with enhanced vegetation. The fence would provide visual privacy to the adjacent properties. Administration supports the request to reduce the landscape buffer along the north side yard and rear yard as it improves the parking area while providing privacy fencing and vegetation.
8. The subject property has access only onto 27th Street (Figures 1 and 2). If the adjacent sites at 3500 block were to be redeveloped, the preferable access to 3503 27th Street would be through the adjacent properties rather than from 27th Street. As such, it is recommended as a condition of this development variance permit, that the owner guarantee future access to the adjacent properties (i.e. 3501 and 3505 27th Street) by way of a 6m wide private access easement.
9. 27th Street adjacent to the property is fully built, however, Subdivision and Development Servicing Bylaw 3834 standards require a concrete curb and gutter and sidewalk widening from 1.5m to 2.0m. At the building permit stage, the owner will be required to enter into a Works Contribution Agreement for off-site works along 27th Street adjacent to the property.
10. In summary, Administration supports the development variance permit for the following reasons:
 - a) The proposed two storey building for mixed use development meets the CCNP guidelines for 27th Street Corridor.

- b) The proposed reduction in the minimum front yard setback from 3.0m to 2.0m would allow for the building to have a better street presence and the parking to be located at the rear. The loss of setback has been addressed through landscape design, plant material and ground cover.
- c) The proposed reduction in the minimum landscape buffer on the north side yard from 2.0m to 0.0m and on the rear side from 2.0m to 0.95m would improve the functionality of the driveway and the parking lot. The buffers would include a 1.8m high solid wood fence, in addition to enhanced vegetation on the rear side.

C. Attachments:

- Attachment 1 – City Centre Neighbourhood Plan (CCNP) redevelopment policies for the 27th Street Corridor Character Area
- Attachment 2 – C3 – Mixed-Use Commercial zoning district
- Attachment 3 – Proposed site plan
- Attachment 4 – Main and upper floor plan
- Attachment 5 – Building elevations
- Attachment 6 – Renderings
- Attachment 7 – Landscape plan
- Attachment 8 – Applicant letter dated March 18, 2022

D. Council’s Strategic Plan 2015 – 2018 Goals/Deliverables:

The subject applications involve the following objectives in Council’s Strategic Plan 2019 - 2022:

- Promote transit oriented housing and mixed use development
- Work towards a sustainable Vernon – environmentally, economically and socially

E. Relevant Policy/Bylaws/Resolutions:

1. The subject property is designated Mixed Use – Medium Density Commercial and Residential in the Official Community Plan and located within the 27th Street Corridor Character Area in the City Centre Neighbourhood Plan.
2. The property is zoned C3 – Mixed-Use Commercial as per Zoning Bylaw 5000.
3. At its Regular Meeting of April 25, 2016 Council adopted “3503 27th Street Rezoning Amendment Bylaw Number 5572, 2015”, a bylaw to rezone the subject property from ‘R1– Estate Lot Residential’ to ‘C3 – Mixed-Use Commercial’.
4. The *Local Government Act* provides Council with the authority to vary local bylaws based on site specific considerations. The granting of such variances does not set a precedent within the community for future variances to be based upon, as each variance application must be evaluated on its own merit and potential implications to the whole community and the specific neighbourhood.

BUDGET/RESOURCE IMPLICATIONS:

The applicant has reviewed the Revitalization Tax Exemption Program for the City Centre (“City of Vernon Revitalization Tax Exemption Bylaw (City Centre District) Bylaw Number 5362, 2012”). If approved, the project would be qualified for up to ten year’s tax exemption under this bylaw following issuance of an occupancy permit.

Prepared by:

Approved for submission to Council:

X _____
Roy Nuriel
Economic Development Planner

Patricia Bridal, CAO

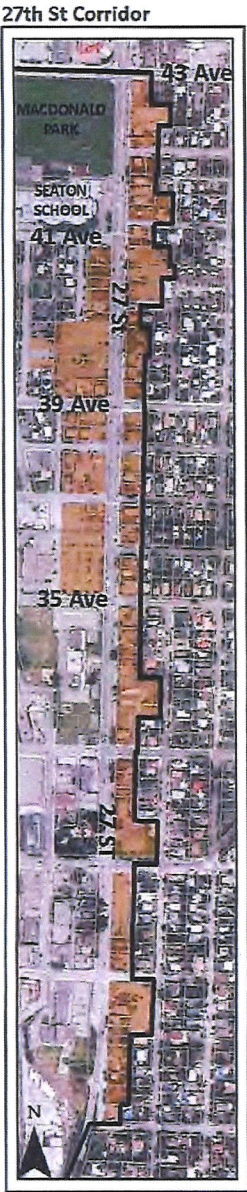
Date: _____

X _____
Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
|--|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Engineering & Development |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input checked="" type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: APC (Mar.28/23) | | |
| <input type="checkbox"/> OTHER: | | |

G:\3000-3699 LAND ADMINISTRATION\3090 DEVELOPMENT VARIANCE PERMITS\20 Applications\DVP00567\2 PROC\Rpt\230320_rm_APC_RPT_DVP00567.docx



64. Continue phased construction of the Polson Greenway, including the connection between 30 and 29 Street, to establish the street as a signature movement corridor.

27th Street Corridor

Development Intent

This area is located along the edge of the City Centre neighbourhood and includes a portion of the Historic East Hill Neighbourhood south of 35th Avenue and east of 27th Street.

The 27th Street Corridor is a linear gateway into the City Centre. This corridor links the east Vernon neighbourhoods to the City Centre and provides the main gateway link from Highway 6 to the east side of the city. Commercial development will include a mixture of



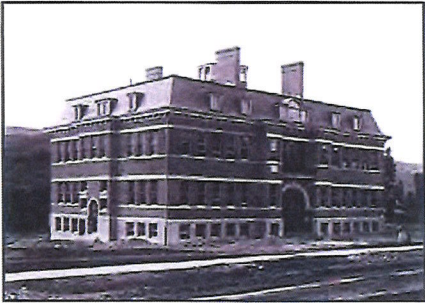
Former homes converted into commercial uses.

professional offices, retail and commercial establishments, but will be compatible with adjacent residential areas and improve the relationship between vehicles and pedestrians. Streetscape enhancement will occur as buildings will be closer to the street and surface parking is located behind buildings.

The street has a few remaining residential pockets and the commercial conversions have conserved or complemented the low rise heritage character of the corridor.

Redevelopment Policies

- 68. All development in this area will be low to mid rise and retain the pitched roof character already established in the area on the east side on 27th Street.
- 69. Support conversions and infill developments that respect the



Historical photo of Beirsto Elementary School. architectural and historic character of the area.

- 70. Encourage development and redevelopment of underused commercial sites to create a pedestrian focused commercial and service oriented environment.
- 71. Improve and strengthen connectivity across 27th Street to ensure linkages within the City Centre as well as to adjacent neighbourhoods.
- 72. Signage design should respect the residential context of the adjacent lower East Hill residential neighbourhood.
- 73. Trees should be planted along 27th to separate travel lanes from pedestrian facilities and enhance the attractiveness of the area.

General Policies

The following policies affect all areas within the Plan.

74. Explore Density Bonusing and Phased Development Agreements, when appropriate, to offer development incentives to gain community amenities.
75. New development should contribute to the construction or provision of public amenities.
76. Explore incentives for brownfield redevelopment.
77. Explore a revitalization tax exemption bylaw to encourage façade improvements, redevelopment and new development.
78. Support the creation of a central Tourist Information Centre and Public Market.
79. Review parking standards and minimum parking requirements in the downtown area.
80. Explore options for reducing off site development costs in the City Centre to encourage development and redevelopment.
81. Limit frontage to 30 metres for retail development to discourage the impact of big box development.
82. Prohibit drive through uses, except for Lots 1-4, Block 32, at 3600 – 3606 27th Street. *(Bylaw 5589, July 11, 2016)*
83. Chainlink fencing is not permitted in the City Centre.
84. Encourage onsite stormwater treatment and rainwater capture for landscape and garden irrigation in new construction and wherever possible.
85. Encourage green building standards to promote sustainable and efficient operation of buildings and living spaces.
86. Incorporate passive heating, cooling and lighting in new construction wherever feasible.
87. Bike parking and transit bus pullouts shall be provided in developments where appropriate.
88. Development should evaluate and provide space for transit facilities such as bus stops if necessary.
89. Support efforts that promote active living for all residents.
90. Encourage the development of garden space on rooftops for residents or employees.
91. Encourage a mixture of housing sizes, forms and tenures in the design of new multi-family and mixed-use development to accommodate households of all sizes, ages and income levels.
92. 20% of all housing units in multi-family developments are encouraged to be attainable units as defined in Vernon's Attainable Housing Strategy.
93. Encourage the use of Universal Design in new construction and public spaces to increase accessibility.
94. Units designed for seniors and supportive housing should be designed to permit future flexibility in floor plans.
95. Continue to support the Affordable Housing Committee and implementation of the Attainable Housing Strategy.
96. Explore opportunities to strengthen and promote youth engagement in the City Centre.
97. Conduct a business retention and expansion study specific to the City Centre area.



10.3 C3 : Mixed-Use Commercial

10.3.1 Purpose

The purpose is to provide a **zone** for the **development** of a cultural precinct with a mixture of pedestrian oriented commercial and residential **uses**.

10.3.2 Primary Uses

- apartment housing
- artist studios
- care centre, major
- commercial schools
- community recreation centres
- cultural exhibit, private
- custom indoor manufacturing
- duplex housing
- food primary establishments
- four-plex housing
- group home, major
- hostels (*Bylaw 5788*)
- liquor primary establishment, minor
- offices
- parks, public
- personal services
- retail stores, general
- retail store, licensee
- row housing
- second-hand dealerships
- seniors assisted housing
- seniors residential care
- seniors supportive housing
- semi-detached housing
- single detached housing
- temporary shelter services

10.3.3 Secondary Uses

- **bed and breakfast homes** (in single detached housing or semi-detached housing or duplex housing only) (*Bylaw 5498*)
- **brewing or distilling, Class A**
- care centres, minor
- health services
- home based business, minor
- home based business, major

10.3.4 Subdivision Regulations

- Minimum **lot width** is 12.0m.
- Minimum **lot area** is 380m².

10.3.5 Party Wall Subdivision Regulations

Lot Type	Minimum Lot Area		Minimum Lot Width	
	interior	corner	interior	corner
Semi-Detached Housing	225m ²	275m ²	7.8m	9.0m
Four-Plex Housing	150m ²	200m ²	6.5m	7.8m
Row Housing	135m ²	185m ²	6.5m	7.8m

- Minimum **lot area** is 10,000m² if not serviced by **community sewer system**.
- Maximum **site coverage** is 65% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 85%.
- Maximum **density** is 48 units per gross hectare (19.5 units/gross ac).
- Maximum **height** is the lesser of 12.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 3.0m, except it is 6.0m from a garage or **carport** to the back of curb or sidewalk for vehicular entry, or it is 0.6m to the side of the garage and 2.6m to the front façade for side-entry garage and driveway layouts.
- Minimum **side yard** is 1.2m, or 0.0m for shared interior **party walls**, except it is 2.4m from a **flanking street**.
- Minimum **rear yard** is 6.0m, except it is 1.5m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m.
- Maximum 6 **dwelling** units located in a **building**, with each unit having a minimum width of 6.5m.
- No primary **building** shall be closer than 3.0m to another primary **building**.

10.3.6 Development Regulations

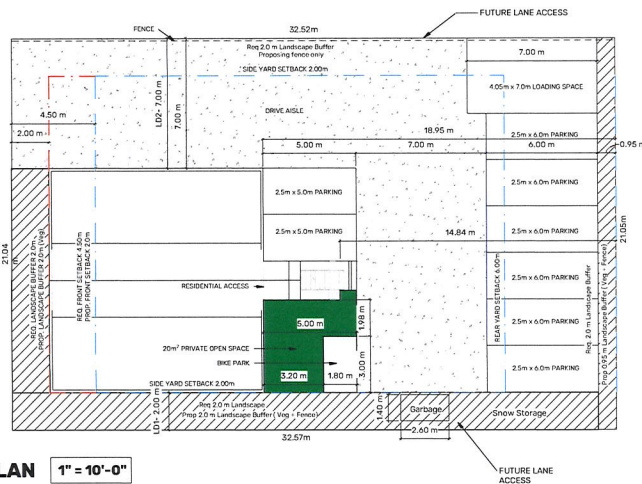
- Maximum commercial **floor space ratio** is 0.4. In addition, a residential **floor space ratio** of 0.3 is permitted for a total **floor space ratio** of 0.7.
- Where **parking spaces** are provided completely beneath habitable space of a primary **building** or beneath useable common amenity areas, providing that in all cases the **parking spaces** are screened from view, an additional **floor space ratio** of 0.2 is permitted. Where all the required parking is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the **floor space ratio** permitted shall be determined through multiplying the additional 0.2 **floor space ratio** by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas.
- Maximum **site coverage** is 65% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 85%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**.
- Minimum **front yard** is 4.5m, except it is 6.0 for a garage.
- Minimum **side yard** is 2.0m for a **buildings** or **secondary building or structure**, except it is 4.5m from a **flanking street**.
- Minimum **rear yard** is 6.0, except it is 1.5m for **secondary buildings**.

10.3.7 Other Regulations

- **Apartment housing, seniors assisted housing and seniors supportive housing** are only allowed above the **first storey** and requires a separate at-grade access from the **commercial uses**.
- A minimum area of 5.0m² of private open space shall be provided per **bachelor dwelling, seniors assisted housing or seniors supportive housing** unit or group home **bedroom**, 10.0m² of private open space shall be provided per 1 **bedroom**

dwelling, and 15.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.

- Individual **commercial uses** shall not have a **gross floor area** greater than 300m².
- While vehicular access to a **lot** is permitted from the front, parking areas shall not be constructed in the **front yard**, but on the side or rear of the **lot**.
- For **seniors assisted housing, seniors residential care and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, temporary shelters, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
(Bylaw 5788)
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)



1.0 SITE PLAN 1" = 10'-0"

GENERAL NOTES

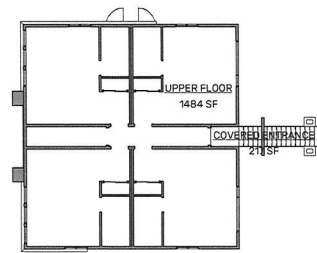
1. ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE, AND LOCAL BYLAWS WHICH MAY TAKE PRECEDENCE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
3. THE BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL INFORMATION, DIMENSIONS, AND SPECIFICATION REGARDING THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SURVEYING, & SITING OF PROPOSED BUILDING ON THE PROPERTY.
5. GRADE LEVELS SHOWN ON THESE DRAWINGS ARE ESTIMATES ONLY. ADJUSTMENTS AS REQUIRED ARE TO BE MADE ON SITE.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION, MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES, ZONING AND BYLAWS THAT MAY APPLY. IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO ENSURE THE DRAWINGS CONFORM TO ALL REGULATIONS.
2. THE CONTRACTOR AND ALL SUB TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO PRIME BUILDING DESIGN IMMEDIATELY.
3. ALL FRAMING MATERIAL TO BE S.P.F.#2 OR BETTER. ALL FRAMING HAS TO BE MIN 6" FROM GRADE AS PER B.C. BUILDING CODE 2018
4. CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS; FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
5. ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
6. DAMPROOFING FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
7. 4 MIL ULTRAVIOLET RESISTANT POLY VAPOR BARRIER OR (A) 4" OF GRANULAR COMPACTABLE FILL UNDER EXTERIOR OR GARAGE SLABS OR (B) 4" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS
8. ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS
9. GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING
10. ALL TRUSSES, I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION
11. CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
12. ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF, AND MINIMUM 25% TO BE LOCATED AT SOFFIT
13. DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING
14. ALL GLASS IN DOORS, SIDELITE OR WINDOWS WITHIN 18" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
15. RAINWATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE
16. ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
17. APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY
18. REFER TO LAYOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER AND ROOF TRUSS MANUFACTURER FOR BEAM, POST AND FOOTING LOCATIONS AND SIZES AND ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON PRIME BUILDING DESIGN PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.
19. PRIME BUILDING DESIGN ACCEPTS NO LIABILITY AND SHALL NOT BE HELD RESPONSIBLE FOR APPROVALS OR OMISSIONS WITH THIS SET OF DRAWINGS THAT MAY NEGATIVELY AFFECT CONSTRUCTION. IF ERRORS ARE FOUND, PLEASE CONTACT PRIME BUILDING DESIGN AT YOUR EARLIEST CONVENIENCE

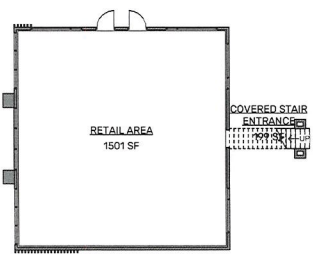
UPPER FLOOR GROSS AREA

- 217 SF
- 1484 SF



UPPER FLOOR GROSS AREA

- 199 SF
- 1501 SF



SITE SPECIFIC INFORMATION

LEGAL DESCRIPTION: SUBDIVISION PLAN OF PART OF LOT, PLAN EPP51784
 CIVIC ADDRESS: 3503 27TH STREET VERNON, BC

ZONE: C3
 DISTRICT: CITY OF VERNON
 NOT IN ALR

PRIMARY USE: RETAIL STORES, APARTMENT HOUSING

LOT AREA: 7372 sf 0.0685ha
 SITE COVERAGE - BUILDINGS: 1555 sf (21.09%)(MAX 65.00%)
 LOT COVERAGE - BUILDINGS AND IMPERMIABLE SURFACES: 5937 sf (80.50%)(MAX 85.00%)

MAXIMUM COMMERCIAL FLOOR SPACE RATIO = 0.4 (2949sf)
 PROVIDED COMMERCIAL FLOOR SPACE RATIO = 0.203 (1501sf)
 MAXIMUM RESIDENTIAL FLOOR SPACE RATIO = 0.7 (5160sf)
 PROVIDED RESIDENTIAL FLOOR SPACE RATIO = 0.186 (1368sf)

MINIMUM FRONT YARD = 4.5m - PROPOSING 2.0m (REQUEST FOR VARIANCE)
 MINIMUM SIDE YARD = 2.0m - PROPOSING 0.20m & 7.0m ALONG DRIVE AISLE
 MINIMUM REAR YARD = 6.0m - PROPOSING 14.84m
 MAXIMUM HEIGHT = 10.0m OR 2.5 STOREYS - PROPOSING 8.26m & 2 STOREYS

PRIVATE OPEN SPACE = 5m² PER UNIT = 20m²
 PRIVATE OPEN SPACE PROVIDED = 20m²

PARKING:
 RETAIL = 2.0 PER 100m² GFA - 1430 sf GFA = 132.85 m² = 2.66 STALLS
 RESIDENTIAL = 1.0 PER BACHELOR DWELLING UNIT = 4 STALLS
 TOTAL PARKING REQUIRED = 6.66 STALLS
 TOTAL PARKING PROVIDED = 8 STALLS

LOADING:
 RETAIL LOADING REQUIRED = 1 PER 1900m² GFA = 0.073 STALLS
 RETAIL LOADING PROVIDED = 1 STALL (4.05m x 7.0m x 28m²)

BICYCLE PARKING:
 APARTMENT HOUSING: CLASS I: 0.5 PER DWELLING UNIT = 2 STALLS
 CLASS II: 0.25 PER DWELLING UNIT = 1 STALL
 RETAIL: CLASS I: 0.2 PER 100m² GFA = 0.26 STALLS
 CLASS II: 0.6 PER 100m² GFA = 0.79 STALLS
 BICYCLE PARKING REQUIRED = 4.05 STALLS
 BICYCLE PARKING PROVIDED = 5 STALLS

BACHELOR SUITE SIZES = 308 sf = 28.61 m² < 29 m² (NOT CONSIDERED DWELLING UNIT)

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 +1 (250) 540-3449
 philipp@primebuildingdesign.com

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No.	Description	Date
01	Issued for DVP	2022-03-18
02	Revision	2023-01-18

DHILLON COMMERCIAL

3503 27 TH STREET
 VERNON, BC

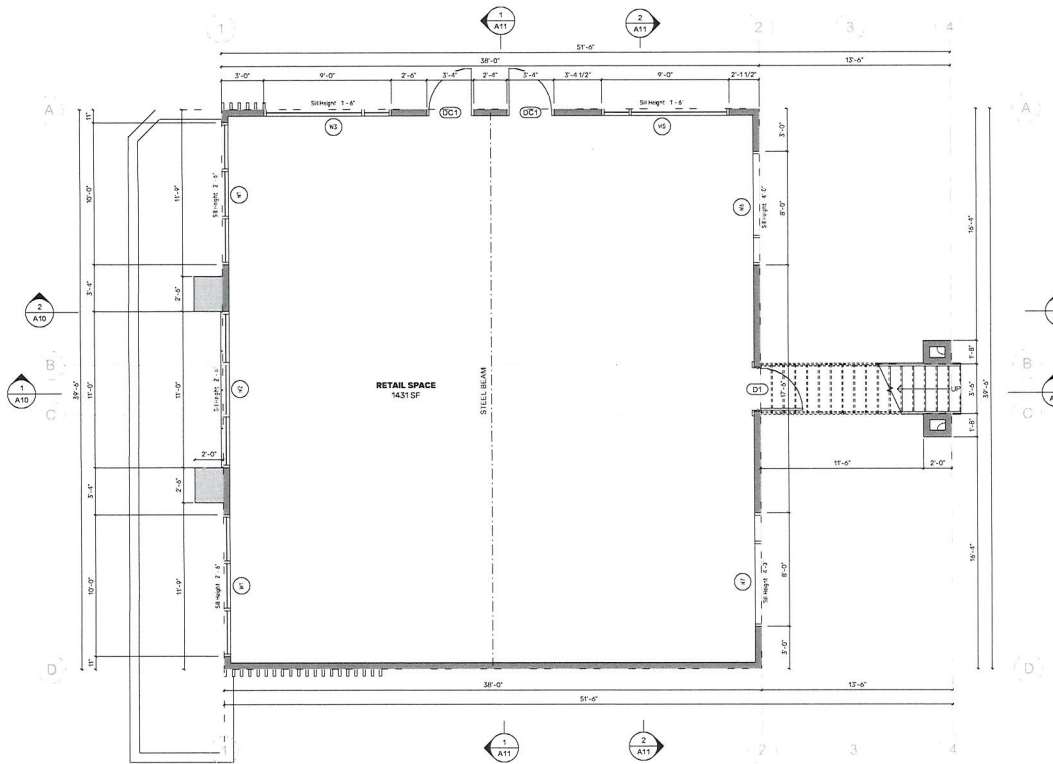
SITE PLAN
 GROSS AREA

Project Number	21-
Date	2021-07
Designed By	

A02

Scale As indicated

Attachment 3



3.0 MAIN FLOOR 1/4" = 1'-0"

WINDOWS						
Type Mark	Length	Height	Sill Height	Count	Type	Comments
W1	10'-0"	6'-6"	2'-0"	2	FIXED	
W2	11'-0"	6'-6"	2'-0"	1	FIXED	
W3	10'-8 1/2"	7'-6"	2'-0"	1	FIXED W. DOOR	
W4	3'-4"	6'-0"	0"	1	FIXED W. DOOR	
W5	9'-0"	7'-6"	2'-0"	2	FIXED	
W6	8'-0"	11'-0"	4'-0"	1	FIXED	
W7	8'-0"	11'-0"	4'-0"	1	FIXED	
W8	4'-0"	11'-0"	3'-0"	4	SLIDER	
W9	8'-0"	11'-0"	4'-0"	1	FIXED	
W10	11'-0"	11'-0"	3'-0"	1	FIXED	
W11	8'-0"	11'-0"	3'-0"	1	FIXED	
W12	7'-8"	11'-0"	3'-0"	1	FIXED	
W13	3'-0"	11'-0"	3'-0"	1	FIXED	

DOORS						
Type Mark	Width	Height	Function	Count	Type	Description
D1	3'-0"	6'-6"	Exterior	2	SINGLE SWING	GLASS
D2	3'-0"	6'-6"	Exterior	3	SINGLE SWING	COLD CORE
D3	6'-0"	6'-6"	Interior	4	DOUBLE SLIDER	TOILET
D4	2'-0"	6'-6"	Interior	4	SINGLE SWING	BATHROOM
D5	8'-0"	6'-6"	Exterior	1	SINGLE SWING	COMMERCIAL ENTRANCE
Grand total				19		

ROOM		
Name	Area	Level
3.0 MAIN FLOOR		
RETAIL SPACE	1431 SF	3.0 MAIN FLOOR
4.0 UPPER FLOOR	1431 SF	
HALLWAY	61 SF	4.0 UPPER FLOOR
MICRO SUITE 1	308 SF	4.0 UPPER FLOOR
MICRO SUITE 2	308 SF	4.0 UPPER FLOOR
MICRO SUITE 3	308 SF	4.0 UPPER FLOOR
MICRO SUITE 4	308 SF	4.0 UPPER FLOOR
STORAGE	89 SF	4.0 UPPER FLOOR
	1543 SF	
TOTAL AREA	2774 SF	

**PRIME BUILDING
DESIGN**

#202 - 3704 32nd St. Vernon, BC
+1 (250) 540-3449
philipp@primebuildingdesign.com

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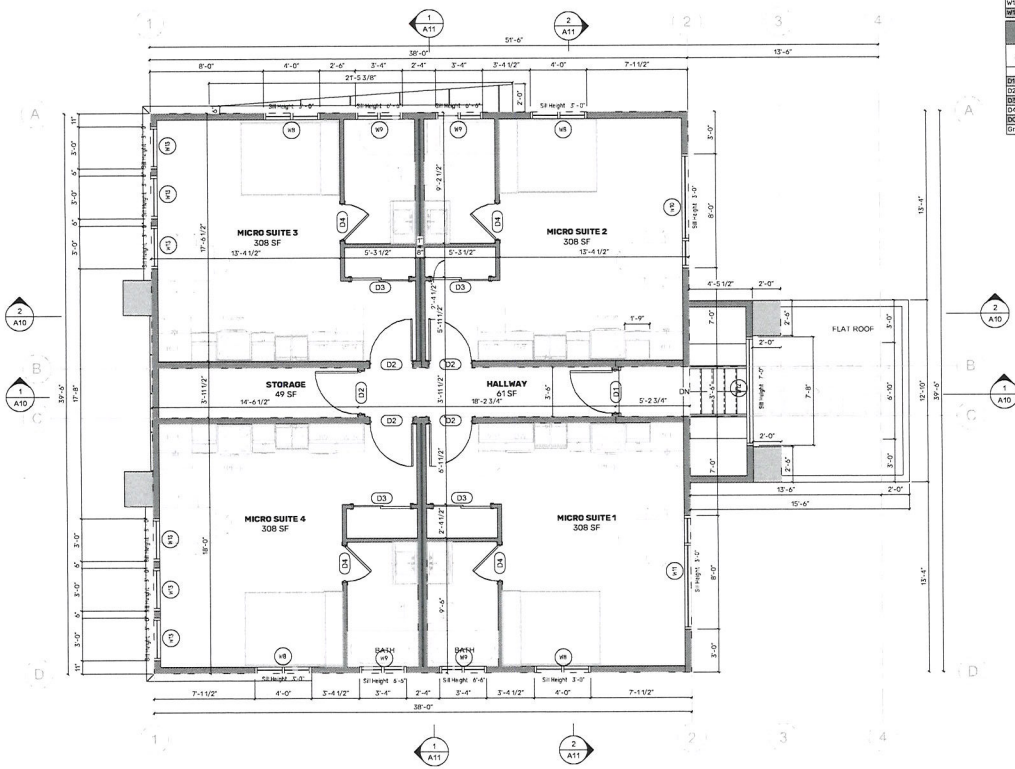
MAIN FLOOR

Project Number _____
Date _____ 2021
Designed By _____

A05

Scale _____ 1/4"

Attachment 4



WINDOWS						
Type Mark	Length	Height	Sill Height	Count	Type	Comments
W1	10'-0"	6'-0"	2'-0"	2	FIXED	
W2	11'-0"	6'-0"	2'-0"	1	FIXED	
W3	10'-0 1/2"	2'-0"	7'-0"	1	FIXED W/ DOOR	
W4	3'-0"	6'-0"	0"	1	FIXED W/ DOOR	
W5	0'-0"	7'-0"	7'-0"	2	FIXED	
W6	8'-0"	2'-0"	14'-0"	1	FIXED	
W7	3'-0"	5'-0"	4'-0"	1	FIXED	
W8	4'-0"	1'-0"	3'-0"	4	SLIDER	
W9	3'-0"	7'-0"	6'-0"	4	SLIDER	
W10	8'-0"	5'-0"	3'-0"	1	FIXED	
W11	8'-0"	5'-0"	3'-0"	1	FIXED	
W12	7'-8"	2'-0"	7'-0"	1	FIXED	
W13	3'-0"	5'-0"	5'-0"	16	FIXED	

DOORS						
Type Mark	Width	Height	Function	Count	Type	Description
D1	3'-0"	6'-8"	Exterior	2	DOUBLE SWING	GLASS
D2	3'-0"	6'-8"	Exterior	5	SINGLE SWING	GLASS
D3	6'-0"	5'-8"	Interior	4	DOUBLE SLIDER	CLOSET
D4	2'-0"	6'-8"	Interior	4	SINGLE SWING	BATHROOM
D5	3'-0"	7'-0"	Exterior	4	DOUBLE SWING	COMMERCIAL ENTRANCE
Grand total				19		

ROOM		
Name	Area	Level
1.0 MAIN FLOOR		
RETAIL SPACE	1531 SF	1.0 MAIN FLOOR
4.0 UPPER FLOOR	1431 SF	
HALLWAY	61 SF	4.0 UPPER FLOOR
MICRO SUITE 1	308 SF	4.0 UPPER FLOOR
MICRO SUITE 2	308 SF	4.0 UPPER FLOOR
MICRO SUITE 3	308 SF	4.0 UPPER FLOOR
MICRO SUITE 4	308 SF	4.0 UPPER FLOOR
STORAGE	49 SF	4.0 UPPER FLOOR
TOTAL AREA	2774 SF	


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VERNON, BC

UPPER FLOOR

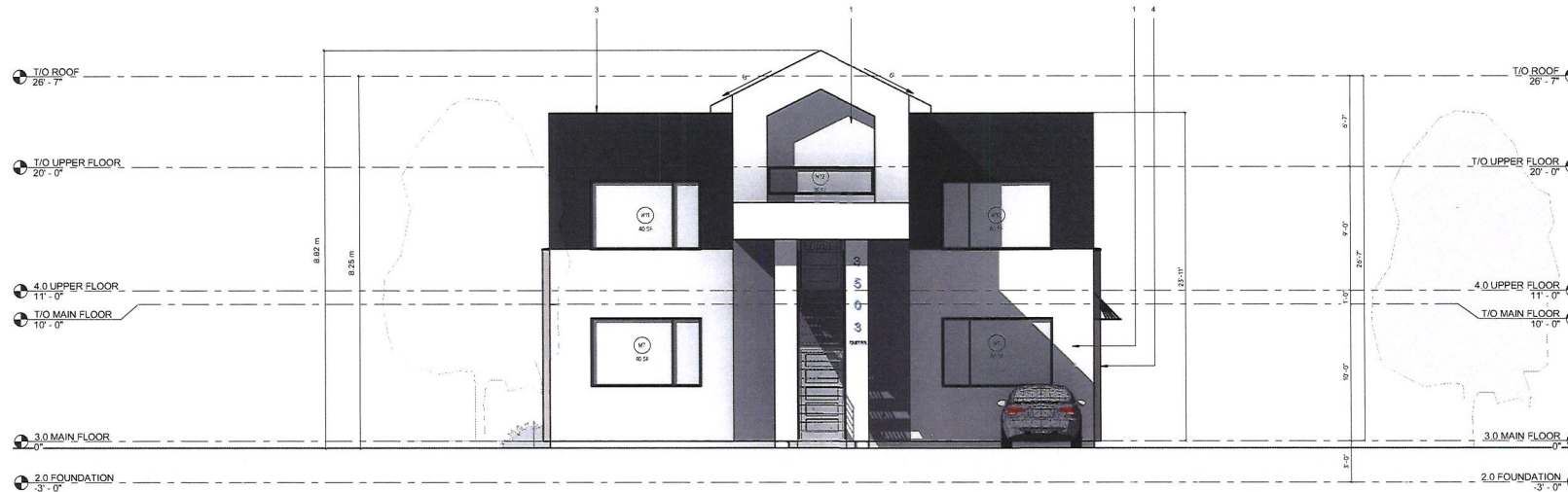
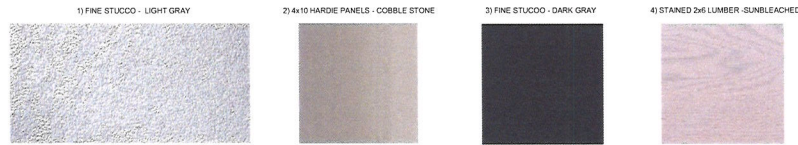
 Project Number **21-039**
 Date **2021-07-15**
 Designed By **VJB**

A06
 Scale **1/4" = 1'-0"**

4.0 UPPER FLOOR 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



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3503 27 TH STREET
VERNON, BC

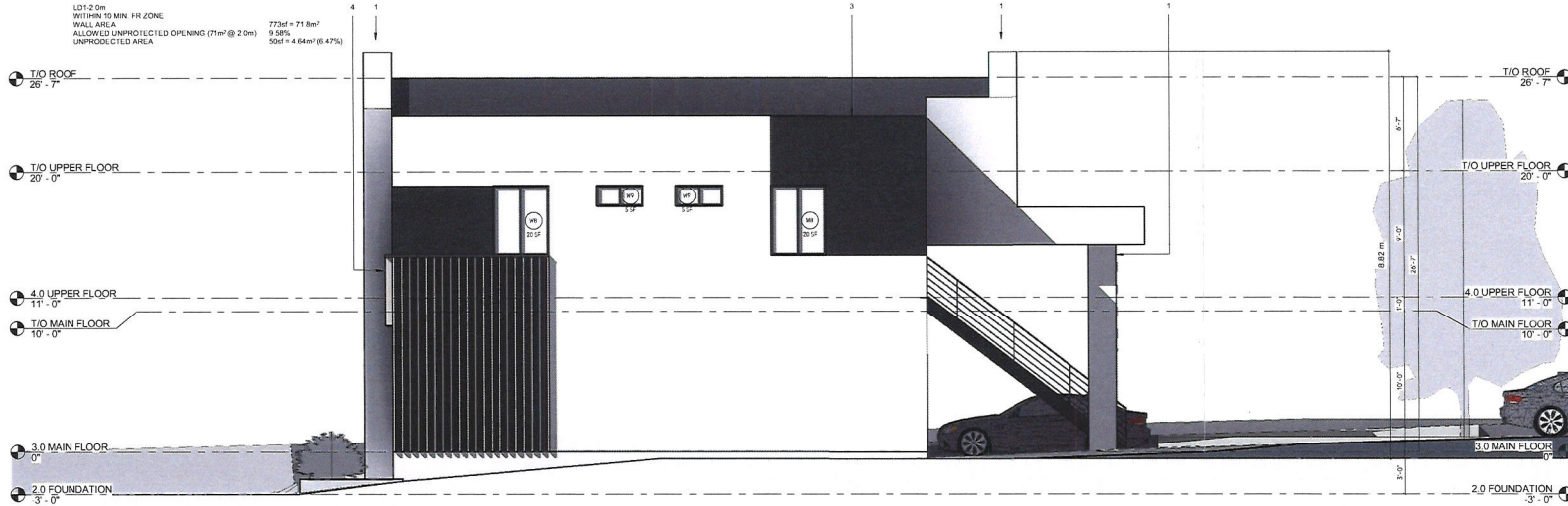
ELEVATION
FRONT, REAR

Project Number 2
Date 2021
Designed By _____

A08

Scale 1/4" = 1'-0"

Attachment 5



RIGHT ELEVATION 1/4" = 1'-0"



LEFT ELEVATION 1/4" = 1'-0"



PRIME BUILDING
DESIGN

#202 - 3704 32nd St. Vernon, BC
+1 (250) 540-3449
philipp@primebuildingdesign.com

primebuildingdesign.com

No.	Description	Date
D1	Issued for DVP	2022-03-18
D2	Revision	2023-01-18

DHILLON COMMERCIAL

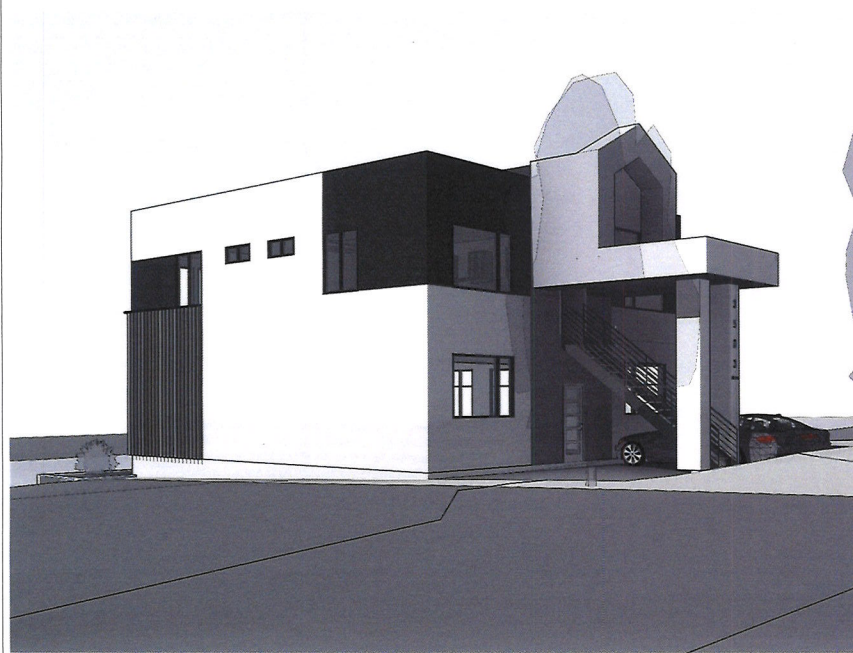
3503 27 TH STREET
VERNON, BC

ELEVATION
RIGHT, LEFT

Project Number 21-039
Date 2021-07-15
Designed By VJB

A09

Scale 1/4" = 1'-0"



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+1 (250) 540-3449
philipp@primebuildingdesign.com

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No.	Description	Date
01	Issued for DVP	2022-03-18
02	Revision	2023-01-18

DHILLON COMMERCIAL

3503 27 TH STREET
VERNON, BC

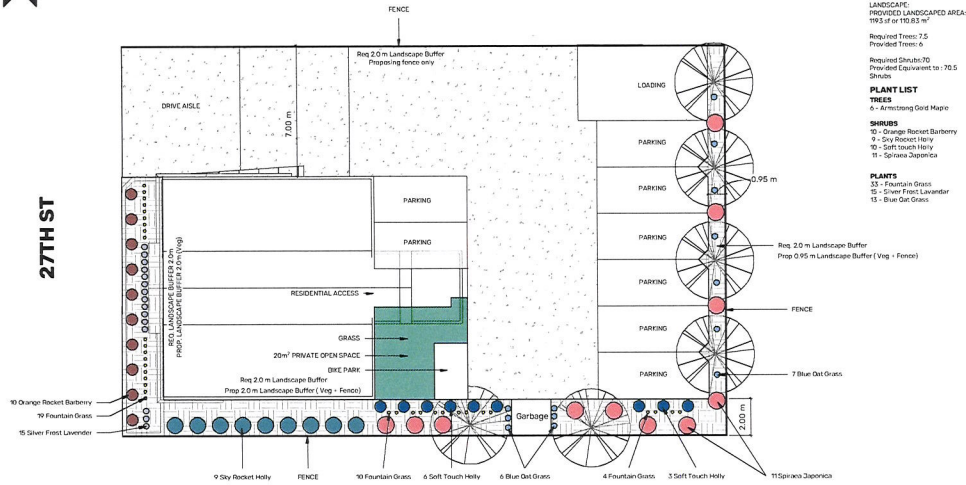
TITLE PAGE

Project Number 21
Date 2021-
Designed By

A01

Scale

Attachment 6



LANDSCAPE PROVIDED LANDSCAPED AREA: 193.3 or 193.82 sq'

Required Trees: 7.5
Provided Trees: 6

Required Shrubs: 70
Provided Equipment: 70.5
Shrubs

PLANT LIST

TREES
6 - Armstrong Gold Maple

SHRUBS
10 - Orange Rocket Barberry
9 - Sky Rocket Holly
10 - Soft Touch Holly
11 - Spiraea Japonica

PLANTS
32 - Fountain Grass
10 - Silver Frost Lavender
15 - Blue Oak Grass



PRIME BUILDING
DESIGN

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No.	Description	Date
01	Issued for DVP	2022-03-18
02	Revision	2023-01-18

DHILLON COMMERCIAL

3503 27 TH STREET
VERNON, BC

LANDSCAPE DESIGN

Project Number _____
Date _____ 2021
Designed By _____

A03

Scale 1" = _____

Attachment 7

6.0 LANDSCAPE DESIGN 1" = 10'-0"

March 18th, 2022

City of Vernon
Development Services – Planning Department
2507 33rd St, Vernon, BC

Attn : Roy Nuriel – Economic Development Planner

Re: Variances and Rationale for the Proposed Commercial Development at 3503 27th St, Vernon BC

Variances and Rationale:

There are 3 requested variances for the proposed commercial development.

1.Vary the front yard setback from 3.0m to 2.0m

Justification:

- The variance request is consistent with the newly developed adjacent properties such as Pleasant Valley Dental and will create continuity on the streetscape along 27th Street.
- The loss of setback has been addressed through enhanced landscape design; plant material, paving and ground cover.
- Allowing for the reduced setback further reinforces the Downtown Neighborhood Plan requirements of character and form with visual connection to the street from the main floor and upper floor.

2.Vary the side yard landscape buffer along the north property line from 2.0m to 0m with just a fence.

Justification:

- The commercial development was designed with the proposed footprint to be both functional and economically viable. Combined with the dimensional constraints, limited site width and drive aisle there is no area remaining for landscaping other than a fence along the north property line.
- The buffer shall consist of a 1.8m high fence to create visual privacy for the adjoining property.

3.Vary the landscape buffer along the east property line from 2.0m to 0.95m

Justification:

- The commercial and residential units require the proposed number of stalls to meet the bylaw requirements and usage needs of the building.
- As instructed by the City Planning department, an access agreement is required through the site to the adjacent properties to the north and south. This limits our options for parking configurations to meet the required stalls.
- The buffer shall consist of vegetations and a fence. The fence shall be constructed 1.8m high to create visual privacy for the adjoining property. The landscape plan has addressed the enhanced planting in this buffer area and tree wells have been created with a triangular projection into the parking stalls to achieve the larger planting requirements.

Additional Rationale in support of Form and Character:

We would like to address the considerations that were made in the exterior design of this building.

The Roof – The 6/12 roof pitch in the center of the building is consistent with roof designs of recently constructed buildings along 27th street, such as the Pleasant Valley Dental Clinic. The roofing material for the 6/12 sloped portion of the roof will be standing seam metal roofing. These roofs are durable and aesthetically pleasing with a lifespan of 40-70 years. Metal roofs are also environmentally sustainable as they are largely made of recycled materials, and energy efficient due to their reflective qualities and specialized paint coatings. The proposed roof pitch and material choice compliments the traditional and historical feel of the area. The remainder of the roof will be of low slope and will be utilizing a torch on membrane. The torch on membrane will not be visible from the street view since continuous parapet walls wrap around the perimeter of the building. This concept allows our design to retain an updated feel while integrating modern design elements into a traditional design concept.

The Color Scheme – The neutral color palette selected for the design of the building is intended to blend well with the existing streetscape and creates a consistent and natural addition to the neighborhood. The sun-bleached stained lumber elements in the façade design adds traditional design elements to the building while providing continuity.