



## **CORPORATION OF THE CITY OF VERNON**

### **ADVISORY PLANNING COMMITTEE**

October 29, 2024, AT 4:00 PM

OKANAGAN LAKE ROOM (COUNCIL CHAMBER)

## **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) October 8, 2024 (Attached)

5) **NEW BUSINESS**

a) ZON00424 (6545 Okanagan Landing Road)

6) **INFORMATION ITEMS**

a) Staff Liaison to provide verbal update of APC related items discussed at the last Council meeting.

7) **NEXT MEETING**

The next meeting is tentatively scheduled for **November 13, 2024**

8) **ADJOURNMENT**



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD OCTOBER 8, 2024 AT 4:00 P.M. OKANAGAN LAKE ROOM (COUNCIL CHAMBER)

**PRESENT:** Jordan Hart  
Claire Ishoy (*Acting Chair*)  
Jessica Kirkham  
Harpreet Nahal  
Margo Lupien  
Kennedy Mund  
Kyla Gaudreau  
Margo Jarman  
Mayor Cumming

**ABSENT:** Monique Hubbs-Michiel  
Scott Chatterton  
Craig Neville

**STAFF:** Michelle Austin, Current Planner  
Lydia Korolchuk, Manager, Current Planning  
Roy Nuriel, General Manager, Planning  
Jennifer Pounder, Records / Committee Clerk

**ORDER** The meeting was called to order at 4:02 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. Lupien, seconded by C. Ishoy:

THAT the agenda of the October 8, 2024 Advisory Planning Committee meeting be adopted.

CARRIED

**ADOPTION OF THE MINUTES**

Moved by J. Hart, seconded by M. Jarman:

THAT the minutes of the August 13, 2024 Advisory Planning Committee meeting be adopted.

CARRIED

**NEW BUSINESS:**

**DEVELOPMENT PERMIT EXEMPTIONS FOR MULTI-UNIT HOUSING AND RIPARIAN ASSESSMENT AREAS**

M. Austin provided an overview of the report.

Moved by H. Nahal, seconded by J. Kirkham:

THAT the Advisory Planning Committee recommends that Council support an amendment to the Official Community Plan Bylaw 5470 to amend the Development Permit exemptions for multi-unit housing and Riparian Assessment Areas as outlined in the report title “Development Permit Exemptions for Multi-Unit Housing and Riparian Assessment Areas”, dated October 3, 2024.

**CARRIED  
with M. Lupien opposed.**

**INFORMATION ITEMS:**

M. Austin provided an update of recent Council decisions on bylaws and applications previously considered by the Advisory Planning Committee.

**NEXT MEETING**

The next meeting for the Advisory Planning Committee is tentatively set for October 29, 2024.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:54 p.m.

**CERTIFIED CORRECT:**

\_\_\_\_\_ Chair



# THE CORPORATION OF THE CITY OF VERNON REPORT TO ADVISORY PLANNING COMMITTEE

**SUBMITTED BY:** Michelle Austin, Senior Planner

**APC MEETING DATE:** October 29, 2024

**REPORT DATE:** October 24, 2024

**FILE:** 3340-20 (OCP00105) / 3360-20 (ZON00424)

**SUBJECT: OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT APPLICATIONS FOR  
6545 OKANAGAN LANDING ROAD**

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## PURPOSE:

To present Official Community Plan and Zoning Amendment applications for 6545 Okanagan Landing Road to develop an affordable apartment project. The Advisory Planning Committee is asked to review, discuss, and provide a recommendation to Council.

## RECOMMENDATION:

THAT the Advisory Planning Committee recommends that Council support Official Community Plan Application OCP00105 to redesignate Lot 1, DL 62, ODYD, Plan 9738 (6545 Okanagan Landing Road) from RLD - Residential Low Density to RHD - Residential High Density as outlined in the report titled "Official Community Plan and Zoning Amendment Applications for 6545 Okanagan Landing Road" dated October 24, 2024 and respectfully submitted by the Senior Planner, Current Planning;

AND FURTHER, that the Advisory Planning Committee recommends that Council support Zoning Application ZON00424 to rezone Lot 1, DL 62, ODYD, Plan 9738 (6545 Okanagan Landing Road) from AGRS - Agricultural & Rural Small Block (Non-ALR) to MSH - Medium Scale Housing;

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of OCP00105 and ZON00424 is subject to:

- a) The operator, Okanagan Village Housing Society, entering into a housing agreement with the City of Vernon, secured by bylaw and registered on title, to guarantee affordable housing; and
- b) The dedication of land or provision of a Statutory Right-of-Way to the City of Vernon along the south side of Vernon Creek for a future pathway.

## ALTERNATIVES & IMPLICATIONS:

1. THAT that the Advisory Planning Committee recommends that Council not support Official Community Plan Application OCP00105 to redesignate Lot 1, DL 62, ODYD, Plan 9738 (6545 Okanagan Landing Road) from RLD - Residential Low Density to RHD - Residential High Density as outlined in the report titled "Official Community Plan and Zoning Amendment Applications for 6545 Okanagan Landing Road" dated October 24, 2024 and respectfully submitted by the Senior Planner, Current Planning;

AND FURTHER, that the Advisory Planning Committee recommends that Council not support Zoning Application ZON00424 to rezone Lot 1, DL 62, ODYD, Plan 9738 (6545 Okanagan Landing Road) from AGRS - Agricultural & Rural Small Block (Non-ALR) to MSH - Medium Scale Housing.

*Note: This alternative does not support the OCP amendment and rezoning and prevents the proposed 96-unit affordable apartment project from moving ahead. Without these approvals, the property could support a maximum of three dwelling units under the existing AGRS zoning.*

**ANALYSIS:**

**A. Overview:**

1. Council, at its Regular Meeting, held October 7, 2024, supported OCP00105 and ZON00424 in principle.
2. The subject property, located at 6545 Okanagan Landing Road, backs onto Vernon Creek and is adjacent to Marshall Fields (see Figures 1 and 2). It has an area of approximately 0.81 ha (2.01 ac) and one single-family residence with a detached garage situated centrally on the lot (Attachment 1).
3. The Official Community Plan (OCP) designation is Residential Low Density (RLD) (Attachment 2) and the zoning is [Agricultural & Rural Small Block \(Non-ALR\) \(AGRS\)](#) (Attachment 3).
4. The applications (Attachment 4) are to change the property designation from RLD to Residential High Density (RHD) and to rezone from [AGRS](#) to [Medium Scale Housing \(MSH\)](#). The owner intends to build a 96-unit, six-story affordable rental building designed for families, seniors and individuals (Attachment 5).

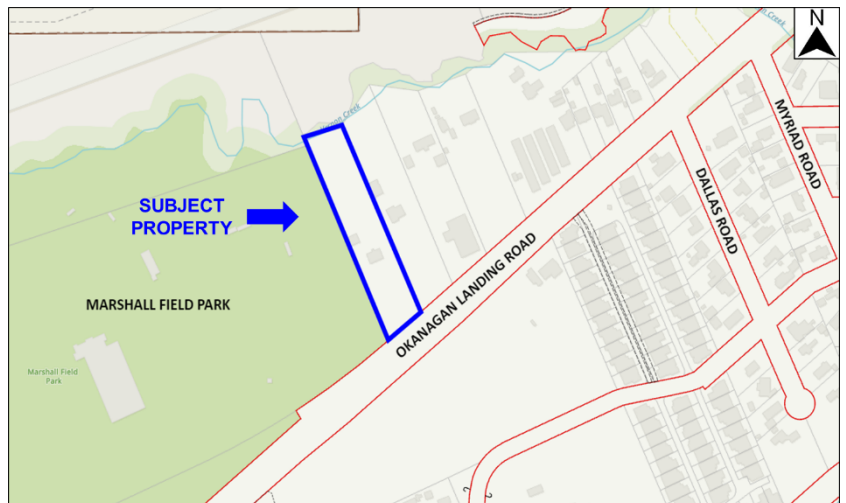
5. The [Okanagan Village Housing Society](#) purchased the property this year. Following the purchase, they applied for BC Housing’s Preliminary Development Funding, aiming for a shovel-ready project by January 2025. Funding is dependent on project viability, including rezoning, development permits, and progress toward a building permit. The proposed OCP Amendment and Rezoning are key first steps.

6. In accordance with [Sec. 483](#) of the *Local Government Act (LGA)*, the owner must enter into a housing agreement (by bylaw) with the City. A housing agreement would set terms between the local government and property owner and may include:

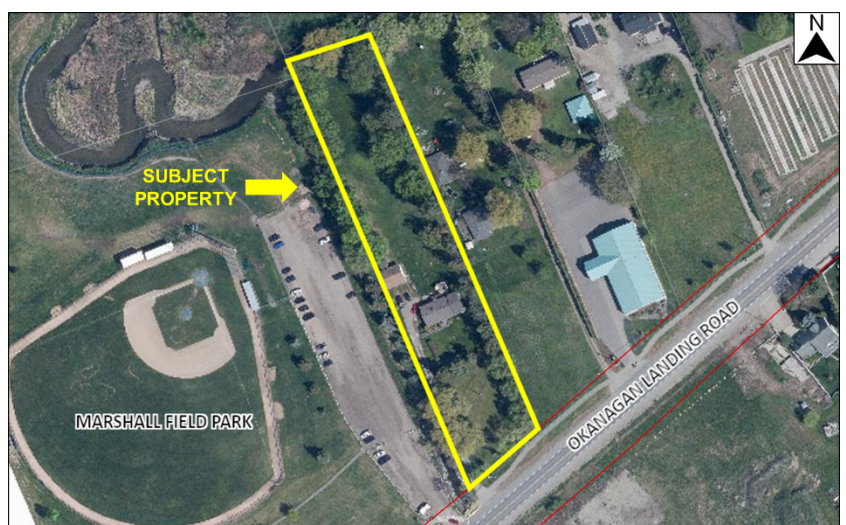
- housing tenure type;
- availability to specific groups;
- management and administration of the units; and
- rent, sale, or lease prices and how they may increase over time.

**B. Project Details**

7. The preliminary site layout (Attachment 5) places the 96-unit apartment building in the southeast corner of the property, with drive



**Figure 1: Property Location Map**



**Figure 2: Aerial View of Property**

aisle access at the southwest corner. The six-story building would sit above a partially underground parkade and feature a mix of studio, 1-4 bedroom units, ranging from 352 to 1,203 square feet.

8. The preliminary site plan includes a zoning summary that confirms the project's ability to meet [MSH](#) zoning, parking, loading, and landscaping requirements. This plan will be further refined during the development permit stage. Full architectural drawings, including details on massing, height, color scheme, materials, screening, landscaping, and lighting, will be required at that time.
9. The City plans to develop a future pathway along the south side of Vernon Creek to Okanagan Lake, as outlined in the [25 Year Master Transportation Plan](#). To support this, the owner will be required to dedicate land or provide a Statutory Right-of-Way.
10. In 2023, the [Okanagan Village Housing Society](#) successfully completed two projects within the City:
  - The Village at Pleasant Valley, located at 4005 Pleasant Valley Road, offers 12 units, featuring a mix of 1, 2, and 3 bedrooms.
  - The Village at Okanagan Landing, located at 6335 Okanagan Landing Road, consists of 13 units with a mix of 1, 2, and 3 bedrooms (Attachment 1).
  - The units are designed for seniors, individuals with diverse abilities, and families in need of affordable rent-geared-to-income (RGI) or market-rate housing.

### **C. Policy Analysis**

11. Regional Growth Strategy (RGS) Bylaw 2500, 2011 identifies the subject property as being within an area intended for growth.
12. The OCP promotes affordable housing (rental or ownership) in market housing developments using housing agreements ([Sec. 20.8](#)). It also encourages collaboration with community agencies, non-profits, governments, etc. to provide affordable housing ([Sec. 20.9](#)).
13. The City's [Housing Action Plan](#) highlights the need for diverse housing options, from emergency shelters to affordable rentals and home ownership. Only 12% of Vernon's 5,590 rental units are affordable, and the rental vacancy rate is just 1.2%, far below the healthy 3%. Increasing the supply of rental housing is crucial to meet current demand.
14. The property backs onto Vernon Creek, with the adjacent riparian area to the south designated as a Riparian Assessment Area (RAA) and a medium conservation value zone. Since no development is planned within 30 meters of the creek, an environmental development permit is not required. There are mature trees on the property (Attachment 1), so a tree removal permit may be required in accordance with the City's [Tree Protection Bylaw 4152](#).
15. The existing RLD designation allows for single-family detached, semi-detached, duplex, and row housing, with a maximum density of 30 units per ha, permitting up to 24 units on the 0.81 ha parcel. The proposed RHD designation allows for apartments and a maximum density of 170 units per ha, allowing up to 138 units on the property. With 96 units, the proposed project has a density of 119 units per ha, which is within the RHD density limit.
16. The existing [AGRS](#) zone is intended for agricultural and rural uses or smaller parcels outside of the Agricultural Land Reserve (ALR). It permits up to three dwelling units: a single detached home, a secondary suite, and an accessory dwelling unit. The proposed [MSH](#) zone allows for [Small to Large Scale Multi-Unit Housing](#) and aligns with the RHD OCP designation for high-density residential development.

17. Table 1 below indicates the surrounding OCP designations, zoning, and land uses.

	<b>OCP</b>	<b>Zoning</b>	<b>Actual Use</b>
<b>North</b>	PARK / AIRIND – Parks & Open Space / Airport Industrial	INDA – Airport Industrial	Vernon Creek Airport Lands
<b>East</b>	RLD – Residential Low Density	AGRS – Agricultural & Rural Small Block (Non-ALR)	Residential acreage
<b>South</b>	RMD – Residential Medium Density	MUM – Multi-Unit Medium Scale	Okanagan Landing Road Undeveloped land
<b>West</b>	PARK	PANS – Parks & Natural Spaces	Marshall Fields

**Table 1: Surrounding Properties – OCP, Zoning & Actual Use**

18. The location is close to key amenities: adjacent to Marshall Fields, 1.2 km from Lakeshore Park & Beach, 1.2 km from Lakers Clubhouse childcare, 1.6 km from Ellison Elementary, 1.9 km from Fulton Secondary, and 2.1 km from the Okanagan Landing commercial area. Many are within walking or biking distance, with a 15-minute walk covering 1.2 km and a 25-minute walk covering 2.1 km. A leisurely bike ride would take 6 to 12 minutes, and there is a multi-use pathway (Attachment 1) from the property to the Okanagan Landing commercial area and beyond.

**D. Rationale:**

19. Administration supports the OCP and zoning amendment applications for the following reasons:

- Alignment with the RGS Bylaw, designating the property as a growth area;
- Promotion of affordable housing and collaboration with community agencies, non-profits, and governments;
- Contribution to addressing the rental housing shortage for low income levels;
- Protection of the RAA, preserving green spaces and sensitive areas;
- Creation of park space and a secured future trail corridor; and
- Proximity to existing parks and beaches, schools, a daycare and a commercial area.

**E. Attachments:**

- Attachment 1 – Photos
- Attachment 2 – OCP Map
- Attachment 3 – Zoning Map
- Attachment 4 – Project Rationale Letter
- Attachment 5 – Site Plan & Zoning Summary

**F. Council’s Strategic Plan Alignment**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input checked="" type="checkbox"/> Livability |
| <input checked="" type="checkbox"/> Recreation, Parks & Natural Areas      | <input type="checkbox"/> Vibrancy              |
| <input checked="" type="checkbox"/> Environmental Leadership               | <input type="checkbox"/> Not Applicable        |

**G. Relevant Policy/Bylaws/Resolutions:**

- OCP Bylaw 5470
- Zoning Bylaw 6000
- Housing Action Plan
- OCP Amendment Applications – Policy

**BUDGET/RESOURCE IMPLICATIONS:**

The project would be eligible for:

- Development cost charge waivers;
- A property tax exemption; and,
- A rental housing incentive grant.

The exact cost implications are not yet available.

**FINANCIAL IMPLICATIONS:**

- None     
  Budget Previously Approved     
  New Budget Request  
 (Finance Review Required)

Prepared by:

Approved for submission to APC:

X Michelle Austin  
 Michelle Austin  
 Senior Planner

Lydia Korolchuk  
 Lydia Korolchuk, Manager, Current Planning

Date: Oct. 23/24

**REVIEWED WITH**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Corporate Services     | <input checked="" type="checkbox"/> Operations           | <input checked="" type="checkbox"/> Current Planning                     |
| <input type="checkbox"/> Bylaw Compliance       | <input checked="" type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate            | <input type="checkbox"/> Facilities                      | <input checked="" type="checkbox"/> Building & Licensing                 |
| <input type="checkbox"/> RCMP                   | <input type="checkbox"/> Utilities                       | <input checked="" type="checkbox"/> Engineering Development Services     |
| <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 type="checkbox"/> Economic Development & Tourism                  |
| <input type="checkbox"/> COMMITTEE: APC (date)  |  |  |
| <input type="checkbox"/> OTHER:                 |  |  |

G:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\20 APPLICATIONS\ZON00424\2 PROC\Rpt\Rpt\_APC\_Oct 29\241024\_ma\_APC\_Rpt\_OCP105\_ZON424.docx



Photo 1 – Front of Subject Property



Photo 2 – Existing House



**Photo 3 – “The Village at Okanagan Landing”**



**Photo 4 – Mature Trees Lining the Driveway**



**Photo 5 – Mature Trees**



**Photo 6 – Existing Multi-Use Pathway Along Okanagan Landing Road**



AIRIND

**SUBJECT  
PROPERTY** →

PARK

MARSHALL FIELD PARK

RLD

OKANAGAN LANDING ROAD

RLD

DALLAS ROAD

RLD

MYRIAD ROAD


RMD

RLD

 RLD – Residential Low Density

 PARK – Parks & Open Space

 RMD – Residential Medium Density Density

 AIRIND – Airport Industrial

# OCP Designation

OCP00105/ZON00424



**SUBJECT  
PROPERTY**



MARSHALL FIELD PARK

OKANAGAN LANDING ROAD

DALLAS ROAD

MYRIAD ROAD

- AGRS – Agricultural & Rural: Small Block (Non-ALR)
- PANS – Parks & Natural Spaces
- MUM – Multi-Unit: Medium Scale
- MUS – Multi-Unit: Small Scale
- MUA – Multi-Unit Acreage: Small Scale
- MHS – Mobile Home Site
- INDA – Airport Industrial
- CMTY - Community

**Zoning Map**  
OCP00105/ZON00424



August 7, 2024

VIA EMAIL LKorolchuk@vernon.ca

City of Vernon  
3400 30<sup>th</sup> Street  
Vernon, BC V1T 5E6

RE: Project Rational – 6545 Okanagan

Dear Lydia ,

We kindly request your support in approving the Okanagan Valley Housing Society's Development Application, which includes the following

1. **OCP Amendment:** Changing the designation from Residential – Low Density to Residential High Density. (Supporting Documentation A, attached; B, a cheque – copy attached will be hand delivered to the City of Vernon; C, attached; E – not attached as the Society is the Owner and is applying for the OCP Amendment.)
2. **Rezoning:** From AGRS (Agriculture & Rural: Small Block) to MSH (Medium Scale Zone). (Supporting Documentation A, attached; B, a cheque – copy attached will be hand delivered to the City of Vernon; C, attached; E – not attached as the Society is the Owner and is applying for the OCP Amendment; F – attached; G – attached; Q – exempt.)

These amendments will enable the realization of our vision to create a 96-unit, six-story affordable rental building, totalling 7,650m<sup>2</sup>, designed to house families, seniors, and single individuals in Vernon. This project will provide much-needed housing options, helping local residents gain stability in an increasingly challenging housing market.

The site at 6545 Okanagan Landing Road was purchased by the Okanagan Valley Housing Society in 2024 through a generous gift from an anonymous donor. We are very fortunate that Tyler Baker, BC Housing Director of Regional Development Interior Region was in Vernon for the City of Vernon OCP and Transportation Plan meeting and was able to view the property. Following the purchase, we applied to BC Housing for Preliminary Development Funding, aiming to bring this project to a shovel-ready status by January 2025. BC Housing's consideration of our application is contingent on demonstrating project viability, which includes securing rezoning, development permits, and progress towards a building permit submission. The proposed OCP Amendment and Rezoning are crucial first steps in this process.

We have engaged the following experienced professionals to guide and support our project:

1. **Jay Gilman** – Project Architect
2. **Sarah Atkinson** – Development Consultant
3. **Chuck Winn** – Project Construction Manager

On July 15, 2024, Cindy Masters, Jay Gilman, Sarah Atkinson, and Chuck Winn met with City of Vernon Planning Staff, including Lydia Korolchuk and Matt Faucher, for a pre-development meeting. The staff expressed strong support for the project, recognizing the critical need for affordable housing in our community.

#100 - 3502 27th Avenue  
Vernon, BC V1T 7A1  
(250) 545-6475

Although not required supporting documents, it was suggested by the City Staff on July 15, 2024 to include the Geotechnical report and it is attached.

Additionally, we are very thankful to City of Vernon staff member Roy Nuriel, for guidance and support in the early days when the Society was first negotiating for the purchase of this property.

We are excited about the opportunity to collaborate with staff and Mayor and Council at the City of Vernon towards helping fulfilling the goals created in the City of Vernon's Housing Action Plan. These units will provide access to housing that is critical for the social and economic well-being of our community. We see daily how the housing crisis is impacting the community.

Together, we can make a meaningful impact in the lives of many.

Thank you for your consideration and support.

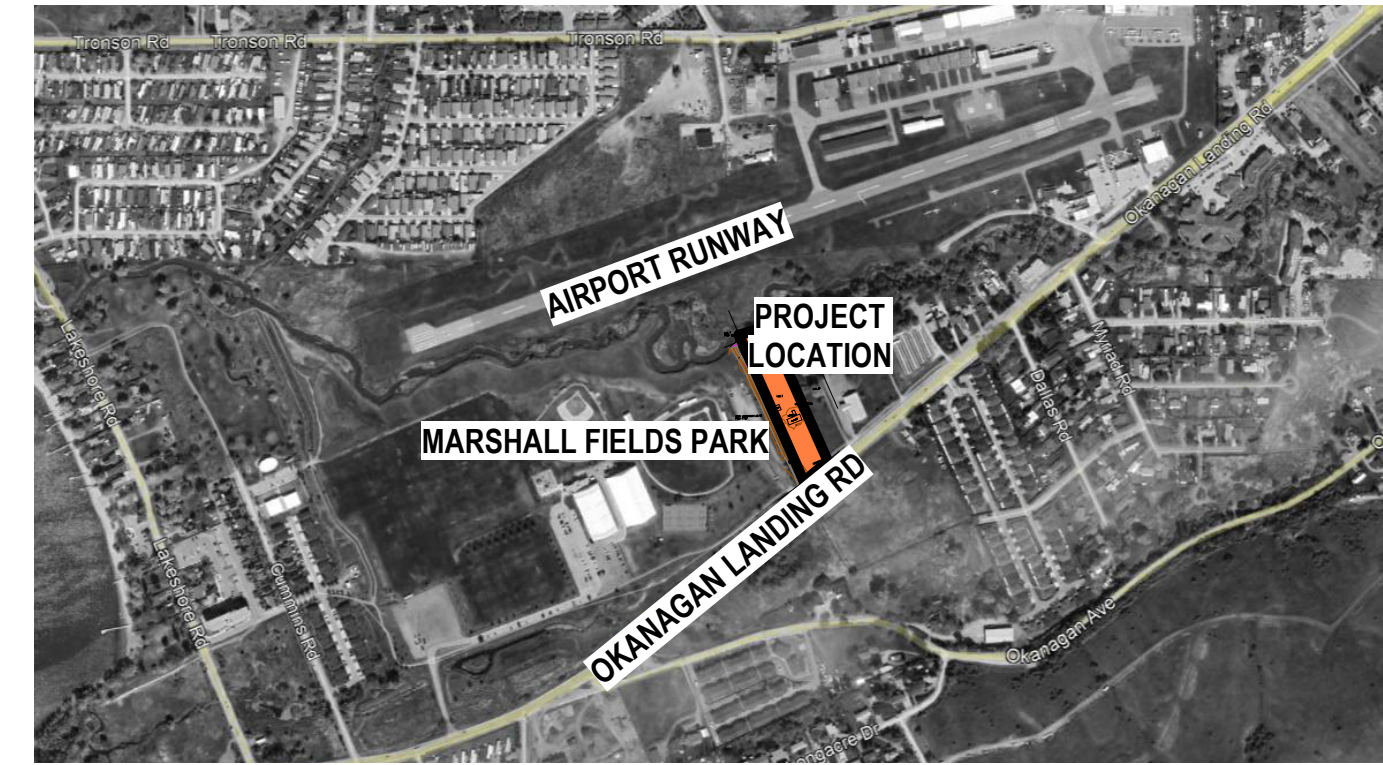
Sincerely,

A handwritten signature in black ink, appearing to read "Cindy Masters". The signature is fluid and cursive, with a large initial "C" and "M".

Cindy Masters  
Executive Director  
Okanagan Valley Housing Society

# OKVHS COMMUNITY HOUSING APT. BLDG

6545 OKANAGAN LANDING ROAD, VERNON, BC



1 LOCATION PLAN  
1:10000

### ZONING SUMMARY

CITY OF VERNON ZONING BYLAW NO. 6000 (2024)  
ZONING: REZONE TO MSH - MEDIUM SCALE HOUSING

PERMITTED USES:	LARGE SCALE MULTI-UNIT HOUSING - APARTMENT BLDG
DENSITY: (MAX 3.0 FAR):	0.8 (6438m <sup>2</sup> net/8090m <sup>2</sup> lot)
BUILDING FRONTAGE (MAX 100m):	<80m
SETBACKS	
SOUTH - STREET (4.0m):	4.0m
EAST - LOT (3.0m):	3.0m
NORTH - SPCA (30m):	>30m
WEST - LOT (3m):	3.0m
HEIGHT (MAX 30m (8 STOREYS)):	6 STOREYS /20.7m

### DEVELOPMENT REGULATIONS

LANDSCAPE (MIN 25%):	40% (3730m <sup>2</sup> LANDSCAPE/8090m <sup>2</sup> lot)
COMMON/Private AMENITY AREA:	REQ. 1,170m <sup>2</sup> , PROVIDED 2300m <sup>2</sup>
2 - STUDIO (33m <sup>2</sup> ) / FL = 5m <sup>2</sup> /UNIT = 10m <sup>2</sup> /FL	
5 - 1 BDRM (49m <sup>2</sup> ) / FL = 10m <sup>2</sup> /UNIT = 50m <sup>2</sup> /FL	
2 - 2 BDRM (67m <sup>2</sup> ) / FL = 15m <sup>2</sup> /UNIT = 30m <sup>2</sup> /FL	
6 - 3 BDRM (86m <sup>2</sup> ) / FL = 15m <sup>2</sup> /UNIT = 90m <sup>2</sup> /FL	
1 - 4 BDRM (112m <sup>2</sup> ) / FL = 15m <sup>2</sup> /UNIT = 15m <sup>2</sup> /FL	
TOTAL 16 UNITS (1073m <sup>2</sup> ) / FL = 195m <sup>2</sup> /FL COMMON	
6 STOREY = 96 UNIT (6438m <sup>2</sup> net) & 1,170m <sup>2</sup> COMMON	

### ZONING SUMMARY (CONT.)

LANDSCAPE BUFFERS: 1 FROM 2024-2025		REQUIRED
FRONT	LEVEL 1: MIN. 1.5 m LANDSCAPE BUFFER VEGETATIVE BUFFER ONLY, UNLESS A FENCE IS REQUIRED FOR OTHER REASONS	
REAR & SIDE	LEVEL 2: A MIN 1.5 m VEGETATIVE LANDSCAPE BUFFER COMBINED WITH A FENCE IS REQUIRED	
<b>PARKING, LOADING, &amp; BIKE (LARGE SCALE HOUSING, 96 DWELLING UNITS)</b>		
	MIN	MAX
PARKING SPACES	0.8 PER DWELLING UNIT	2.0 PER DWELLING UNIT
ACCESSIBLE	76-100 REQ. PARKING SPACES=4	77 (96*0.8=76.8)
DROP-OFF	1 PER 35 DWELLING UNITS	3 (96/35=2.74)
SMALL CAR		0
OVERSIZED	50% (91*0.5=45.5)	0
VISITOR	25% (91*0.25=22.75)	0
	91-100 DWELLING UNITS=12	12
	TOTAL PARKING SPACES REQUIRED	94
	TOTAL PARKING SPACES PROVIDED	126
<b>EV READY</b>		
	1 PER DWELLING UNIT	96 (96*1.0=96)
	10% OF VISITOR PARKING	1 (12*0.1=1.2)
<b>PARKING STUDY</b>		
COVERED PARKING (>2000m <sup>2</sup> NFA OR 7+ DWELLING UNITS)	MIN. 25%	NOT REQ. (<100REQ. SPACES)
	PROVIDED:	24 COVERED SPACES (94*25%)
LOADING SPACE	1 PER 2800m <sup>2</sup>	49 PARKADE
	MAX. 2.0 (HOUSING)	2 (6438m <sup>2</sup> /2800m <sup>2</sup> =2.3)
BIKE SHORT-TERM	0.25 PER DWELLING UNIT	24 (96*0.25=24)
BIKE LONG-TERM	1.0 PER DWELLING UNIT	96 (96*1.0=96)
END-OF-TRIP FACILITIES		
SHOWER/CHANGE AREA	1 PER 15 LONG-TERM SPACES	6 (96/15=6.4)
BIKE WASH/REPAIR AREA	1 PER 15 LONG-TERM SPACES	6 (96/15=6.4)
INCLUSIVE BIKE PARKING	MIN. 50% (W/ ACCESS TO 120V ELEC.)	6 (96/15=6.4)

### PROJECT INFORMATION

OWNER: OKANAGAN VILLAGE HOUSING SOCIETY  
CINDY MASTERS, EXECUTIVE DIRECTOR

ARCHITECT: BLUECROW ARCHITECTURE INC.  
JAY GILLMAN, ARCHITECT AIBC

MUNICIPAL ADDRESS: 6545 OKANAGAN LANDING ROAD, VERNON BC

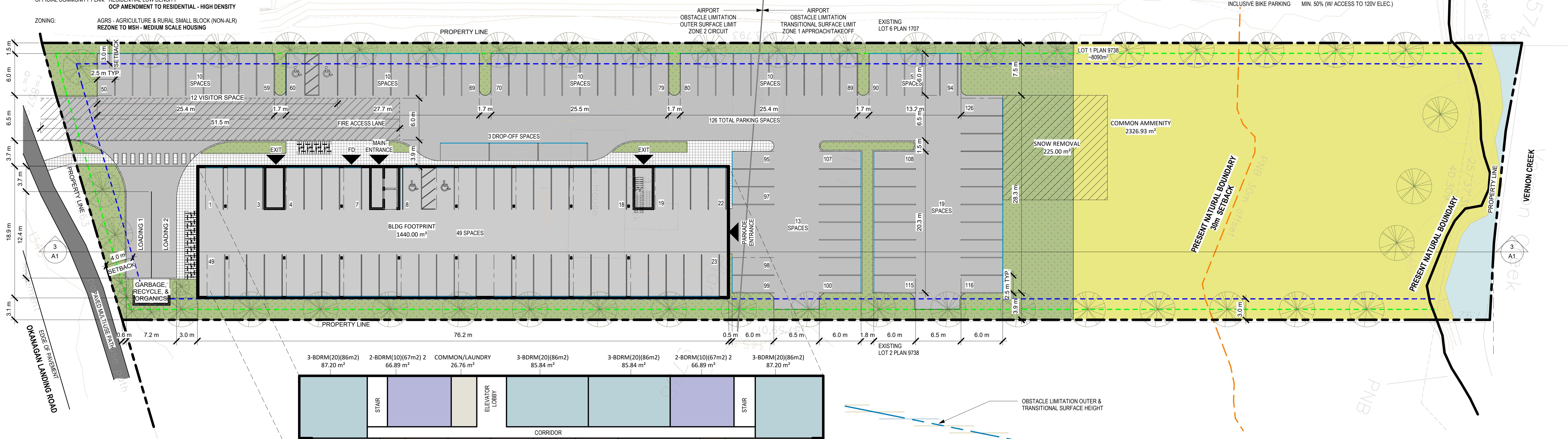
LEGAL DESCRIPTION: LOT 1 PLAN 9738 DISTRICT LOT 62 ODYD PID 009-640-461

OFFICIAL COMMUNITY PLAN: RESIDENTIAL LOW DENSITY  
OCP AMENDMENT TO RESIDENTIAL - HIGH DENSITY

ZONING: AGRS - AGRICULTURE & RURAL SMALL BLOCK (NON-ALR)  
REZONE TO MSH - MEDIUM SCALE HOUSING

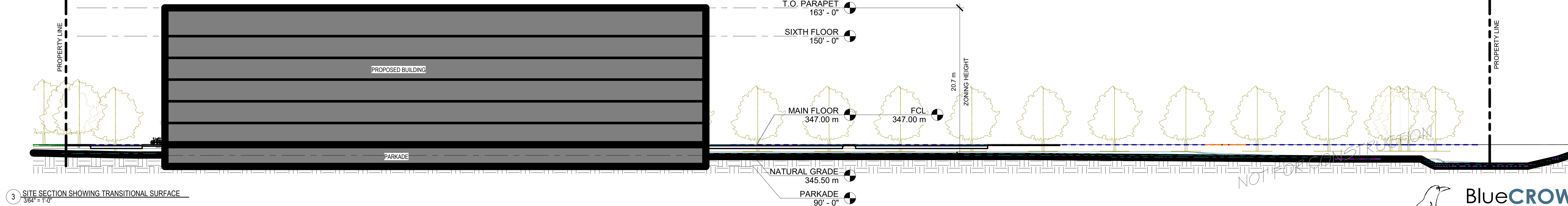
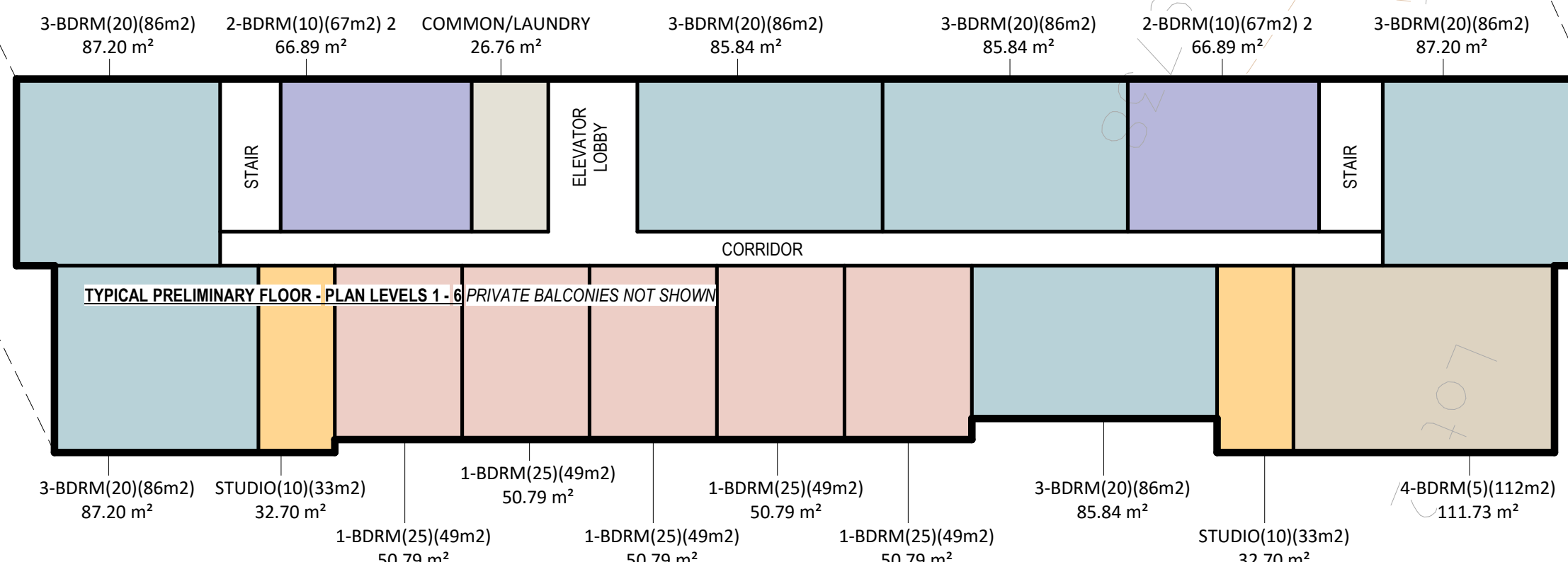
### ARCHITECTURAL DRAWING LIST

NO.	SHEET NAME	DATE
A1	SITE PLAN & ZONING SUMMARY	SEPT 26, 2024



2 SITE PLAN & TYPICAL FLOOR PLAN  
3/64" = 1'-0"

NOTE: SITE PLAN PREPARED FROM DATA TAKEN FROM THE CITY OF VERNON GIS INFORMATION, TRANSITIONAL SURFACE SURVEY PREPARED BY JASON RUSSELL SHORTT, B.C.L.S. CLS OF RUSSELL SHORTT LAND SURVEYORS, AND DATED MAY 30, 2024 & SITE PLAN SURVEY PREPARED BY JASON RUSSELL SHORTT, B.C.L.S. CLS OF RUSSELL SHORTT LAND SURVEYORS, AND DATED JULY 15, 2024, PROVIDED BY THE OWNER.



3 SITE SECTION SHOWING TRANSITIONAL SURFACE  
3/64" = 1'-0"

## SITE PLAN & ZONING SUMMARY

### OKVHS COMMUNITY HOUSING APT. BLDG

6545 OKANAGAN LANDING ROAD, VERNON, BC

PROJECT NO. 2024-27 SCALE As indicated REVISION OCP AMENDMENT APPLICATION & REZONING R2 DATE SEPT 26, 2024

SHEET NO. A1

