



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

SUBMITTED BY: Michelle Austin, Senior Planner

APC MEETING DATE: November 26, 2024

REPORT DATE: November 21, 2024

FILE: 3360-20 (ZON00408)

SUBJECT: ZONING AMENDMENT APPLICATION FOR 1600 15 St

PURPOSE:

To present a Zoning Amendment application for 1600 15 St to develop an 85-unit townhouse 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 Zoning Application ZON00408 to rezone Lot 1, Sec. 35, TP 9, ODYD, Plan 7642, Except Plans 19920 and 31500 (1600 15 St) from AGRS – Agricultural & Rural Small Block (Non-ALR) to MUA – Multi-Unit Acreage Small Scale;

AND FURTHER, that the Advisory Planning Committee recommends that Council's support for ZON00408 is subject to the following conditions:

- a) Consolidation of Lot 1, Sec. 35, TP 9, ODYD, Plan 7642 (1600 15 St) with the panhandle portion of Lot 1, Sec. 26 and 35, TP 9, ODYD, Plan KAP58251 (1904 15 St), shown in red bold outline on Attachment 7;
- b) Road dedication along 15 Ave and 15 St to the satisfaction of Administration;
- c) Dedication of land north of the ravine's southern top of bank for park and open space, to the satisfaction of Administration; and
- d) At the development/building permit stage, construction of a multi-use path along 15 St to the satisfaction of Administration.

ALTERNATIVES & IMPLICATIONS:

1. THAT the Advisory Planning Committee recommends that Council not support Zoning Application ZON00408 to rezone Lot 1, Sec. 35, TP 9, ODYD, Plan 7642, Except Plans 19920 and 31500 (1600 15 St) from AGRS - Agricultural & Rural Small Block (Non-ALR) to MUA – Multi-Unit Acreage Small Scale.

Note: This alternative does not support the rezoning and prevents the proposed 85-unit townhouse 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. The property is located at 1600 15 St, within the Lower East Hill neighborhood (see Figures 1 and 2). It is approximately 4.34 ha (10.7 ac) in size, currently undeveloped (Attachment 1), and includes a mostly flat plateau in the south with a steep, vegetated slope in the north.

2. The Official Community Plan (OCP) designation is Residential Low Density (RLD) and Parks and Open Space (PARK) (Attachment 2) and the zoning is [Agricultural & Rural Small Block \(Non-ALR\) \(AGRS\)](#) (Attachment 3).
3. The application is to rezone from [AGRS](#) to [Multi-Unit Acreage Small Scale \(MUA\)](#). The owner intends to build an 85-unit townhouse project (Attachment 4).

B. Project Details

4. The proposed townhomes feature a mix of two-story, three-bedroom designs in walk-out and walk-up formats (Attachment 5). Disturbed areas would be landscaped with a variety of trees, shrubs, grasses, and ground cover (Attachment 6). The natural areas in the northern portion of the site would remain undisturbed.
5. A Development Variance Permit (DVP) is being processed alongside a Development Permit (DP) under the delegated authority of the Director of Planning and Community Services. The DVP is to allow construction on slopes $\geq 30\%$ (Figure 3). The DP addresses slope, environmental, and design considerations. Geotechnical and environmental studies, along with complete architectural drawings (including zoning compliance, site plans, floor plans, materials, elevations, and renderings), are required for review.
6. The applicant has demonstrated compliance with the proposed [MUA](#) zoning, parking, loading, and landscaping requirements.
7. The neighboring lot at 1904 15 Ave includes a panhandle along 15 Ave that blocks legal access to the subject property (Attachment 7). As a condition of rezoning, this panhandle

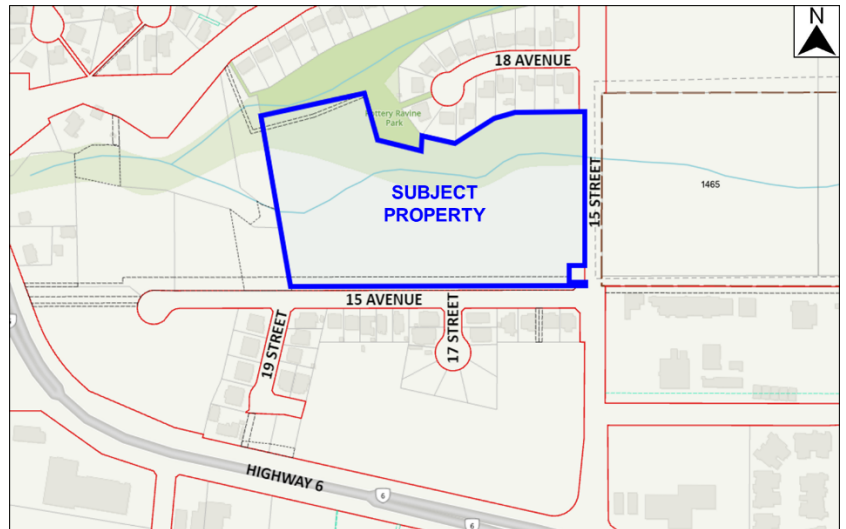


Figure 1: Location



Figure 2: Aerial

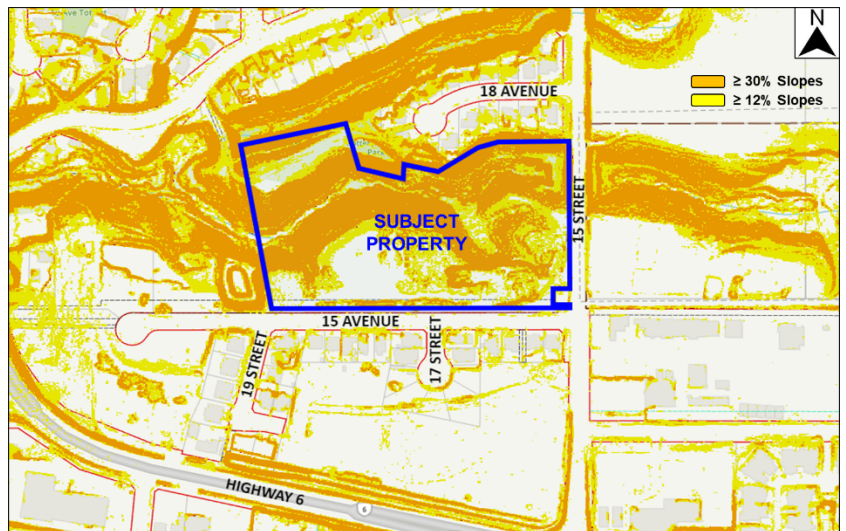


Figure 3: Slopes

must be consolidated with the subject property. A boundary adjustment application is underway to complete the consolidation.

C. Policy Analysis

8. Regional Growth Strategy (RGS) Bylaw 2500, 2011 identifies the subject property as being within an area intended for growth.
9. The [RLD](#) designation encourages single-family detached, semi-detached, duplex, and row housing, with a maximum density of 30 units/ha. On the 4.34 ha parcel, this would allow up to 130 units. The proposed project includes 85 units, achieving a density of approximately 20 units/ha, which is within the RLD limit. The housing mix of semi-detached, triplexes, and fourplexes is compatible with the designation and provides essential housing for the community.
10. 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 [MUA](#) zone allows for [Small Scale Multi-Unit Housing](#), which includes townhouses, and aligns with the RLD OCP designation for low-density residential development.
11. Table 1 below indicates the surrounding zoning and land uses.

	Zoning	Actual Use
North	PANS – Parks & Natural Spaces MUS – Multi-Unit Small Scale	Treed ravine Single detached housing
East	CR – Country Residential (RDNO Area C)	Residential acreage
South	MUS – Multi-Unit Small Scale	Single detached housing
West	AGRS – Agricultural & Rural Small Block (Non-ALR) MUA – Multi-Unit Acreage Small Scale	Stormwater pond Treed ravine New townhouse development (13 units)

Table 1: Surrounding Properties – Zoning & Actual Use

12. The area around the subject property is undergoing significant development. To the west, multi-residential housing has been completed, with a 13-unit development recently approved on the adjacent property. A commercial shopping centre is planned just 100 metres south of the property, which is also located within 500 metres of Vernon Secondary School and 1.2 kilometres from Hillview Elementary School.

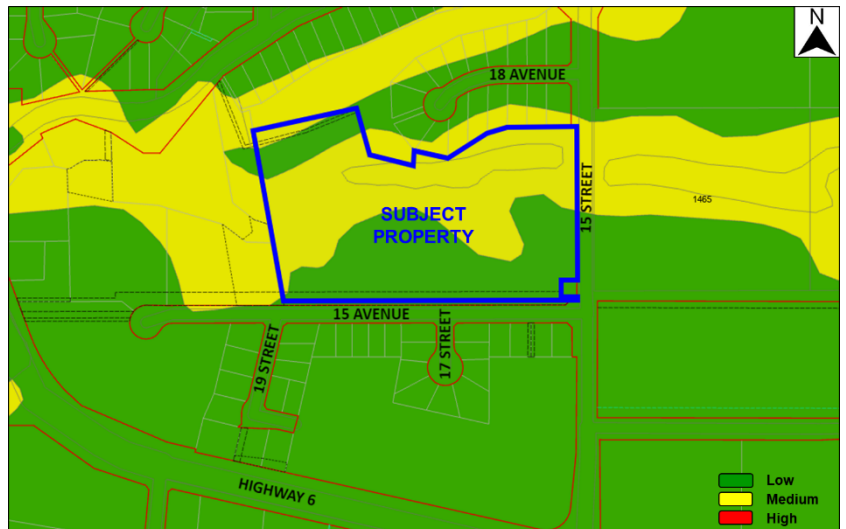


Figure 4: EMA Areas

13. The subject property is mainly disturbed grassland, with the northern portion containing an unnamed stream and medium

conservation value lands (Figure 4). The applicant's Environmental Assessment and Protection Plan (Attachment 8) confirms the stream is exempt from Riparian Areas Protection Regulations (RAPR). All development is proposed outside the medium conservation value lands. As a condition of rezoning, Administration recommends that the owner dedicate the area north of the ravine's southern top of bank as open space. This would connect to City-owned lands along the ravine to the north, including the playground at the end of 18 Ave, and create future opportunities for passive recreation.

14. The City's [25 Year Master Transportation Plan](#) currently proposes a sidewalk on the west side of 15 St along the subject property. However, a well-used temporary multi-use path already exists in this location. Preliminary results from the ongoing Transportation Plan update suggest upgrading this path to a higher standard. As a condition of rezoning, Administration recommends the owner upgrade the multi-use path instead of installing a sidewalk. This upgrade is expected to cost less than constructing a sidewalk.
15. At the same time as the land north of the ravine's southern top of bank is dedicated, road dedications along 15 St and 15 Ave would be completed in accordance with the City's Subdivision and Development Servicing Bylaw 3843. This requirement is also a condition of rezoning.

Rationale:

16. Administration supports the zoning amendment application for the following reasons:

- Alignment with the Regional Growth Strategy (RGS) Bylaw, designating the property as a growth area.
- Consistency with the Official Community Plan (OCP) Bylaw.
- Contribution to addressing the housing shortage by offering a townhouse alternative.
- Is located near existing schools and a planned commercial shopping centre.
- Creation of park space and upgrading the multi-use path.

D. Attachments:

Attachment 1 – Photos
Attachment 2 – OCP Map
Attachment 3 – Zoning Map
Attachment 4 – Applicant Rationale
Attachment 5 – Site Plan
Attachment 6 – Landscape Plan
Attachment 7 – Boundary Adjustment Plan
Attachment 8 – Environmental Assessment & Protection Plan

E. Council's Strategic Plan Alignment

- | | |
|---|--|
| <input 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 |

F. Relevant Policy/Bylaws/Resolutions:

- OCP Bylaw 5470
- Zoning Bylaw 6000

BUDGET/RESOURCE IMPLICATIONS:

N/A

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: Nov. 21/2024

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 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 (Nov. 26/24) | | |
| <input type="checkbox"/> OTHER: | | |



Figure 1: Subject Property – taken from corner of 15 St/15 Ave, facing west



Figure 2: Treed Ravine – taken from 15 St, facing west



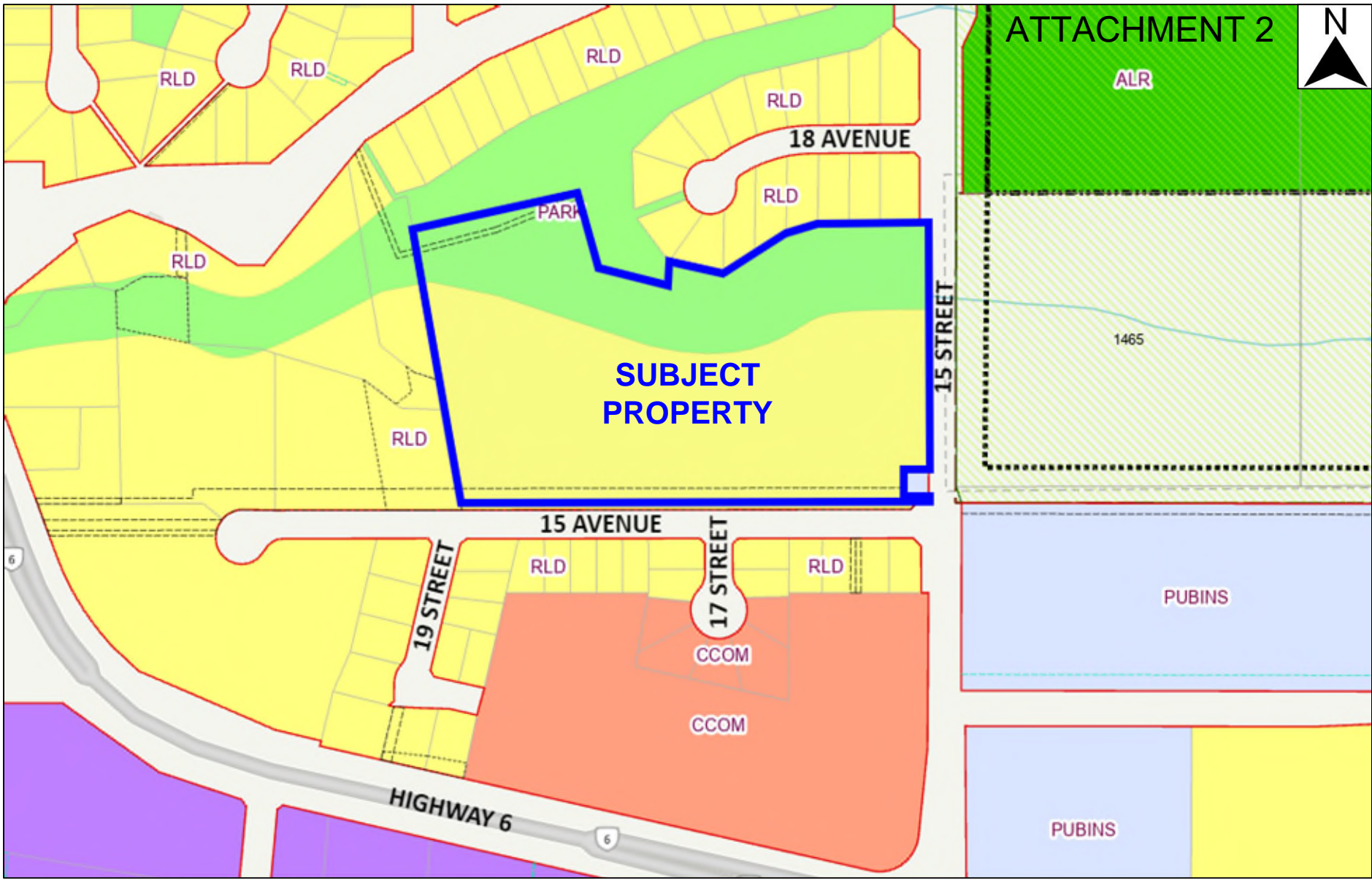
Figure 3: East side of Subject Property – taken from 15 Ave, facing north



Figure 4: Middle of Subject Property – taken from 15 Ave, facing north

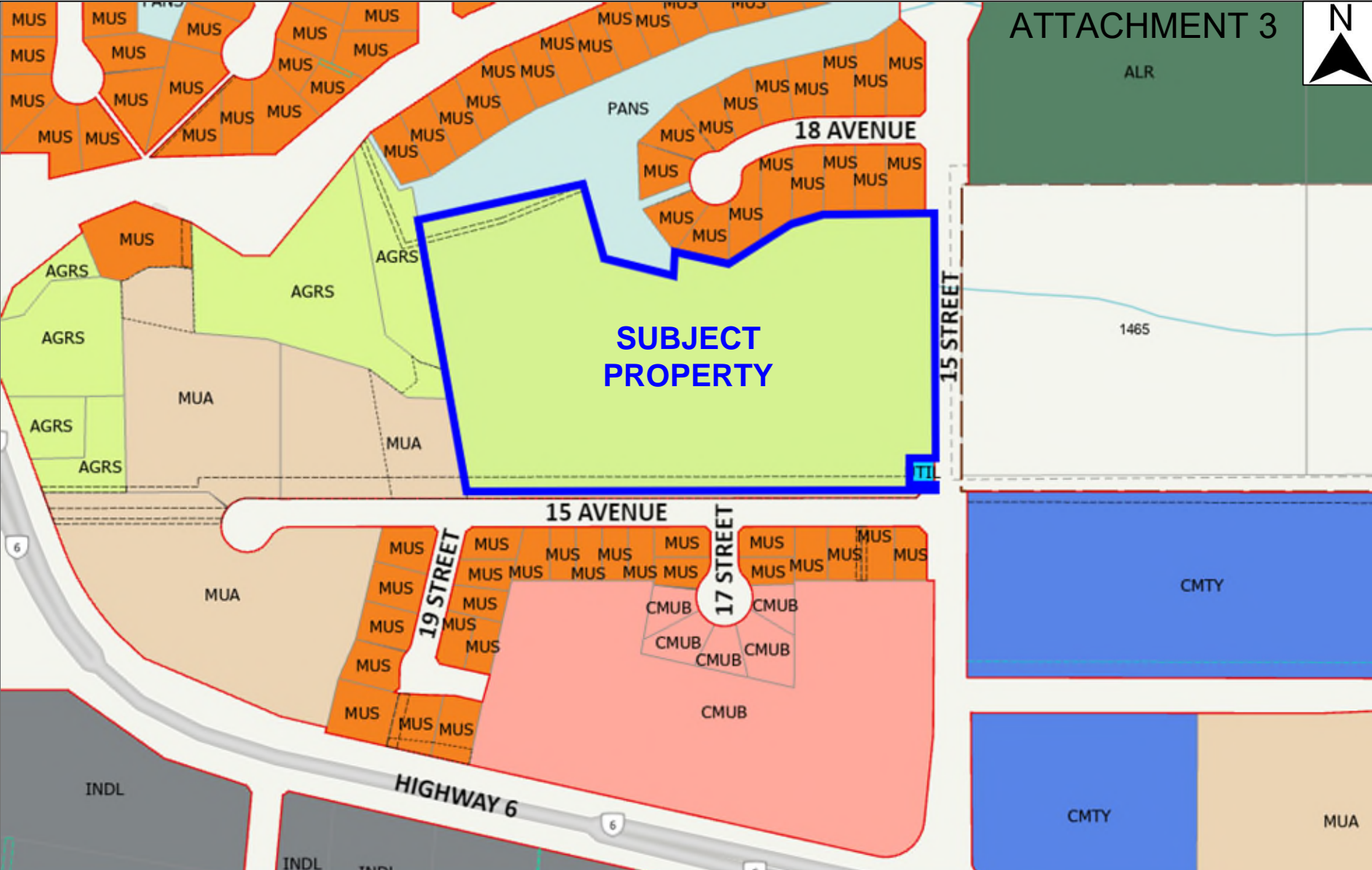











Figure 5: West side of Subject Property – taken from 15 Ave, facing north



- RLD – Residential Low Density
- PARK – Parks & Open Space
- CCOM – Community Commercial
- PUBINS – Public & Institutional
- ALR – Agricultural Land Reserve
- LINDSC – Light Industrial/Service Commercial

OCP Designation
ZON00408



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

Zoning Map
ZON00408



RE: Proposal for Rezoning and Development Permit 1600 15th St, Vernon, BC

Introduction

This application is for a development permit to facilitate an 85-unit townhome enclave accessed from 15th Avenue. The subject site is approximately 4.45 ha in size and currently sits as vacant land.



Site Context

The subject site is designated within the OCP as a blend between Residential-Low Density and Park within the City of Vernon Official Community Plan. The site is characterized by a large, primarily flat plateau area on the southern portion of the land (designated residential), with a steeper, more heavily vegetated slope on the northern portion (designated park). Development is proposed to be limited to the southern portion, to ensure consistency with the OCP. This area will be required to be rezoned to MUA (Multi Unit Acreage – Small Scale).

The proposed townhomes will be developed under the MUA zone to provide an appropriate density transition to the surrounding single-family neighbourhood. This proposed infill development on underutilized land aligns with the City's planning goals by providing much needed residential accommodation within existing City Neighbourhoods. The addition of this development will help ease the extremely low vacancy rate being experienced within the City of Vernon and will add significant tax base without the need for major infrastructure investment.

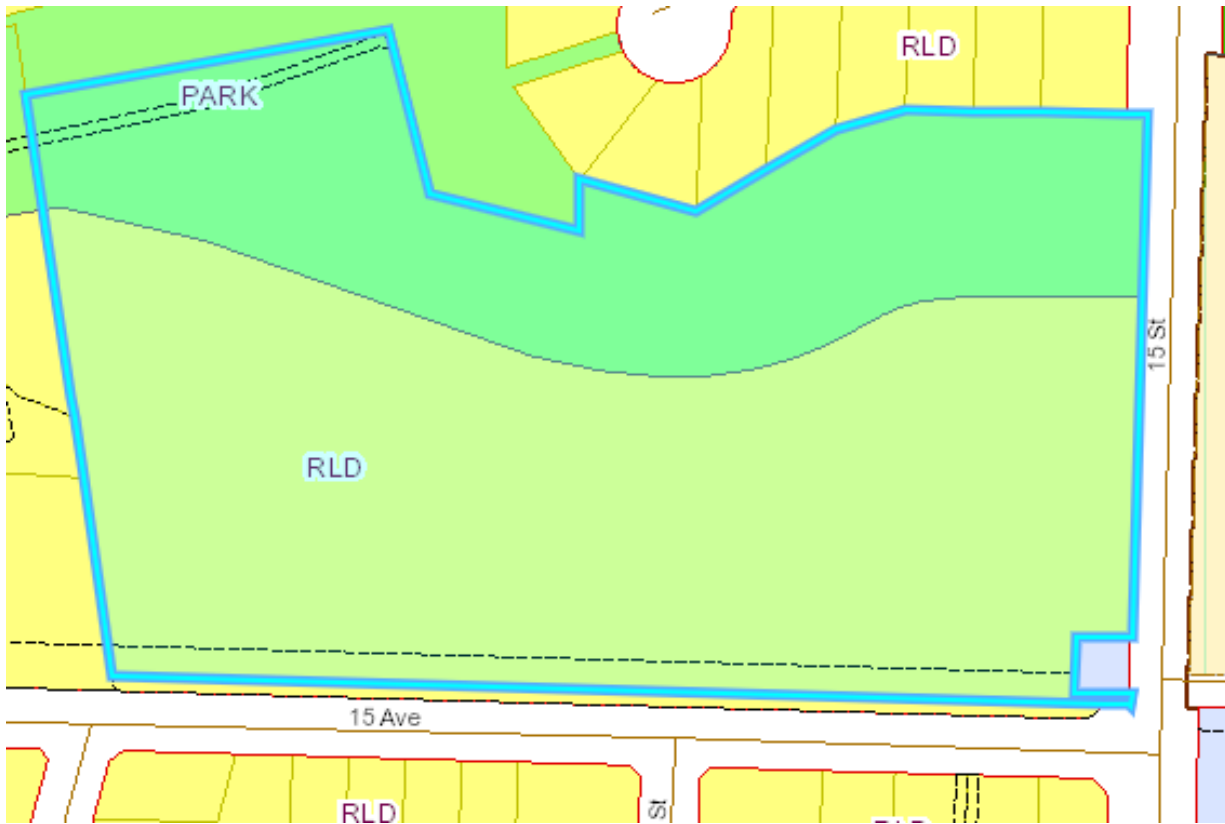


Figure 1: OCP Land Use Designation of the subject site.



Figure 2: Proposed development pattern.

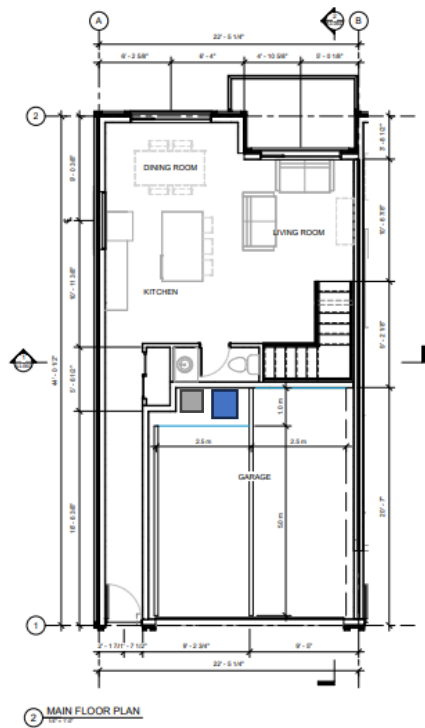
Form and Character

The proposed townhomes are configured in a mix of two storey, three-bedroom designs in walk-out and walk-up formats. These homes are aimed at affordable family living. Building elevations have an elegant beige/slate grey contrast created with board & batten fibre cement siding and black framed windows to accentuate a visually appealing built form. Sloped roofs are a nod to the surrounding neighbourhood and allow the townhomes to fit the site context.



Waste & Recycling Management

Each town home will use 'curbside' bins for trash and recycling collection. The development strata will contract a collection service to manage the weekly removal of waste and recycling. The added convenience of individual townhome domestic management of this service is considered a benefit to the residents. The bins are conveniently stored in the garage.



Landscape Design

Robust landscaping within disturbed portions of the site will include a variety of trees, shrubs, grasses, and ground cover species. Natural areas on the northern portions of the site will be left undisturbed as per QEP recommendations. An emphasis of the landscape design is to enhance livability, while celebrating valley view corridors with a well-placed lookout feature.

Hillside Preservation

Although the attached EIA from OKGN EHS Services Ltd indicates that the entire site has low conservation value (SER 3), there is still a portion of steeper slope along the North end of the site that has value in protecting from a visual standpoint. The site design has minimized disturbance within this area. The result is a building site coverage of only 17.81%.

Building Cladding Variations

The housing blocks are clad in a combination of fiber cement panel and fiber cement board and batten finish with white trim surrounding the windows and doorways. To add variation while keeping the building styling consistent, the cream and pouter colours exchange top to bottom on alternating housing blocks. This rhythm change, plus the varied roof lines add interest and dynamics to the elevations consistent with the OCP guidelines.

Summary

The proposed development is consistent with the City's goal for increasing density in existing neighborhoods and is achievable with no variances. The applicant looks forward to working with the City of Vernon to achieve an attractive, viable project, and kindly requests support from Staff and Council.



001_BUILDING 9 & 10 - BACK VIEW



002_PARK VIEW



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

Project Visualizations

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled. Verify all dimensions and datums prior to commencement of work. Report all errors and omissions to the Architect.

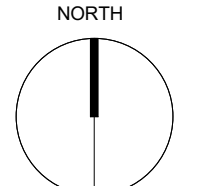


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Seal

Revisions

No.	DATE	DESCRIPTION
2	2023-07-27	REV. ISSUED FOR DP
5	2024-05-31	RE-ISSUED FOR DP
6	2024-07-18	RE-ISSUED FOR DP



15TH STREET

15th AVENUE

FOR PERMIT ONLY

SITE PLAN KEY LEGEND

- 3 PLEX WALK UP, UNIT A
- 4 PLEX WALK UP, UNIT A
- 2 PLEX WALK OUT, UNIT C
- 3 PLEX WALK OUT, UNIT B
- 4 PLEX WALK OUT, UNIT B
- V** VISITOR STALL
- AREA OUTLINED FOR SNOW

KEYNOTES - SITE

I.D	DESCRIPTION
01	POSTAL BOX; REFER TO CANDA POST SPECIFICATIONS
02	VAULT WATER METER CLOSET
03	TRANSFORMER LOCATION
04	BIKE PARKING (8)
05	RETAINING WALL; REFER TO CIVIL
07	PEDESTRIAN CONNECTION TO FUTURE TRAIL

project title
15th Street Townhouses

project address
1600 - 15th St. Vernon, BC

project no. **4208**

file no. C:\Users\kaha\Documents\4208\15th St. Vernon\15th St. Vernon\15th St. Vernon.dwg

drawing title
SITE PLAN MUA ZONING

designed **KF / LK** scale **As Indicated**
drawn **LK**
checked **UA**

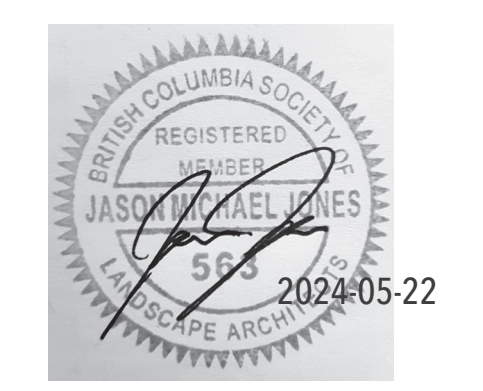
drawing no. **A1.01D**

plotted 19/07/2024 1:25:18 PM

ATTACHMENT 6

Arquiecos Group Ltd.
Design and Development Consultants
8-121 Village Heights SW
Calgary, Alberta T3H 2L2
p. 403.618.44.27
e. info@arquiecos.com

LARCH
LANDSCAPE ARCHITECTURE - AUTHENTIC MOUNTAIN DESIGN
LIC# 4543 P. 220783 7337
Golden, BC, V0A 1H0
www.larchlandscape.com

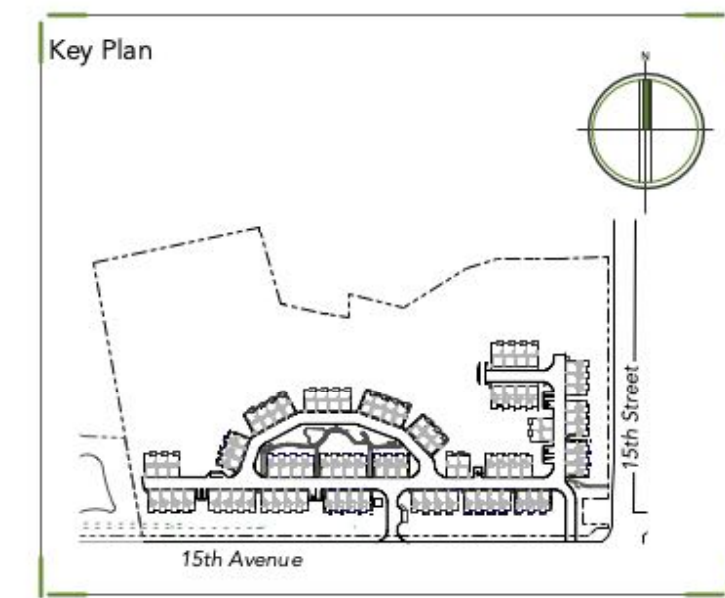


General Notes

- This drawing, including all concepts and design ideas are property of Arquiecos Group Ltd. These drawings can only be reproduced with written authorization of Arquiecos Group, the Project Owner or the Owner's Representative.
- These drawings must not be used for construction purposes unless specifically issued as such.
- This drawing has been drawn to scale as indicated in the titleblock and viewpoints. Do not scale drawings. Due to printing and reproduction scale may vary slightly. Written dimensions rule over scaled dimensions. Contractors to verify all dimensions, datum, elevations and grading on site prior to commencing work. Report any discrepancies immediately.
- Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arquiecos Group Ltd, the Project Owner or the Owner's Representative.
- Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
- Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards. Any discrepancies between municipal standards and details presented in these drawings must be reported immediately. Municipal Construction standards rule over these drawings.

Irrigation Notes

- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards. Irrigation to be designed to not permit any run-off onto sidewalks, streets or parking areas. Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources. Ensure power and water meters are properly installed and operating prior to utilization of the system.



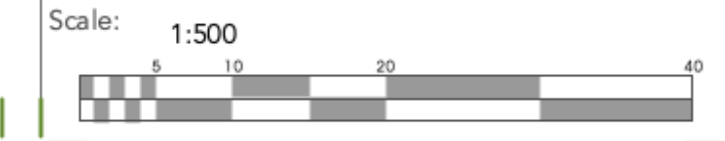
8	development permit	24.05.22
7	development permit	24.04.19
6	review and coordination	24.04.18
5	development permit	24.03.07
4	development permit	24.01.16
Issued for:		Date: (yy.mm.dd)

Project No. 23-004-2
Project Title: 15th Avenue Townhouses

1600 15th Avenue
Vernon, B.C.

Drawing Title: Overall Plan

Drawn by: cmp
Checked by: jj / cmp
Drawing No. L-0



2 landscape areas Scale: 1:2500

Site Information
Address: 1600 15th Avenue
Vernon, B.C.
City of Vernon Zoning: R-5

Landscape Statistics

Site Area	44,531.40 sq m
Landscape area provided	32,019.04 sq m 71.90 % of site

Trees	provided
min 1 tree per 10m of required buffer	Total 129
Deciduous Trees	82.00
75mm cal	41
60mm cal	41
Coniferous Trees	47.00
3m height	16.00
2.5m height	31.00

Shrubs	provided
Total	234
Deciduous	102.00
Coniferous	132.00

- legend**
- trees
 - yellow ponderosa pine min 3m height
 - columnar spruce min 2.5m height
 - autumn blaze maple (heritage tree) min 75 mm cal
 - crimson spire oak min 75 mm cal
 - trembling aspen min 75 mm cal
 - evans cherry min 75 mm cal
 - dakota pinnate birch min 60 mm cal
 - japanese tree lilac min 60 mm cal
 - shrubs
 - dwarf mugo pine
 - russian sage
 - candy com spirea
 - little devil ninebark
 - oso easy paprika rose
 - groundcovers
 - bronze veil tufted grass
 - avalanche reed grass
 - flame grass
 - prairie fire red switch grass
 - variegated moor grass
 - wood mulch
 - rock mulch
 - sod
 - concrete paving
 - escent colour concrete

1 Overall Plan Scale: 1:500

PLAN OF SUBDIVISION OF
 - LOT 1, SECs 26 AND 35, TP 9, ODYD, PLAN KAP58251, AND
 - LOT 1, SEC 35, TP 9, ODYD, PLAN 7642, EXCEPT PLANS 19920 AND 31500.

ATTACHMENT 7

BCGS 82L.024
 SCALE 1:500 METRIC
 The intended plot size of this plan is 1120mm in width by 864mm in height (E-size) when plotted at a scale of 1:500 METRIC.

LEGEND

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- Denotes unmonumented position
- NF Denotes Not Found
- Re-est Denotes Re-established
- Res Denotes straightened and Restored

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

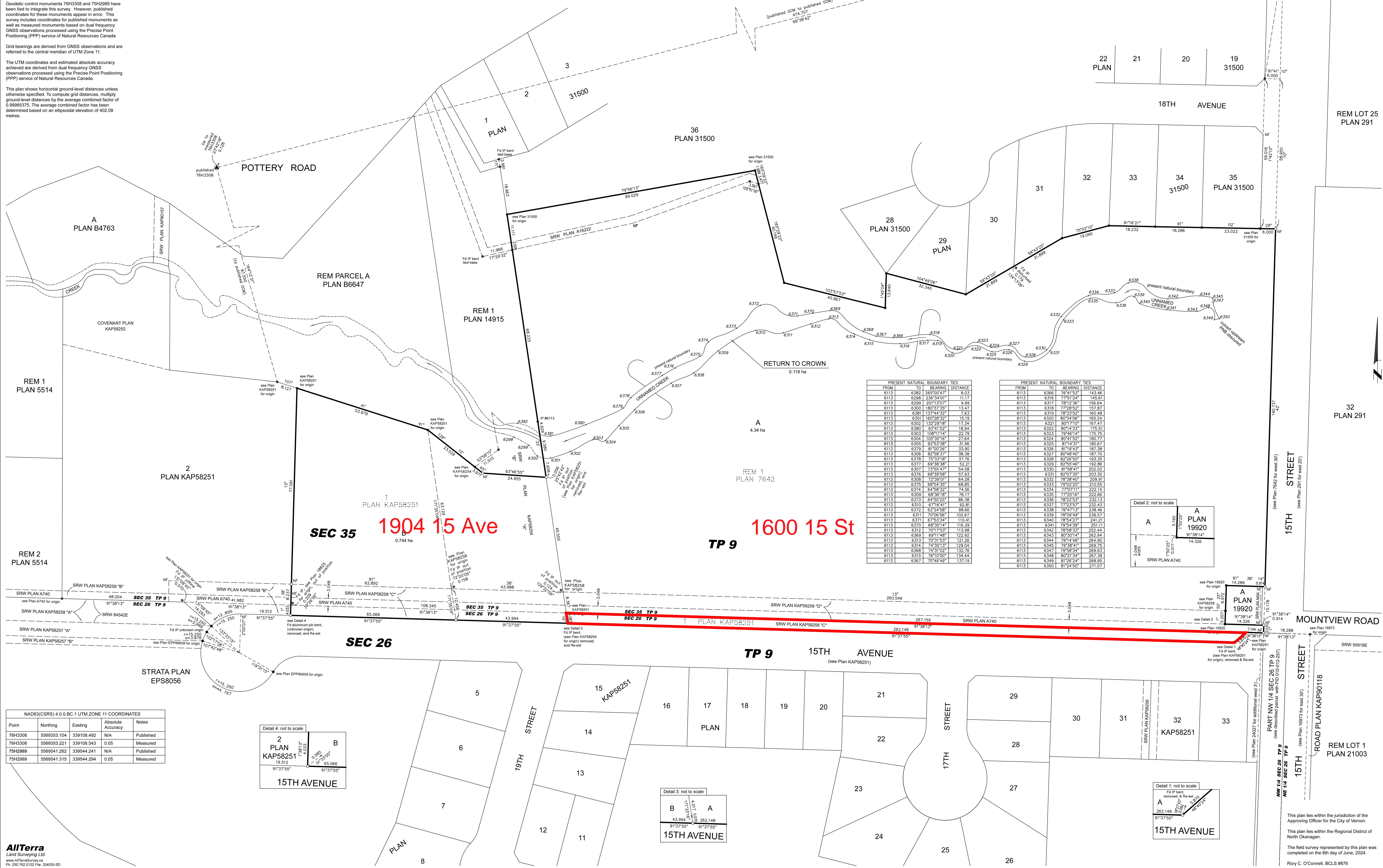
Integrated Survey Area No. 19, City of Vernon, NAD83(CSRS) 4.0.0.BC.1.

Geodetic control monuments 76H3308 and 75H2989 have been tied to integrate this survey. However, published coordinates for these monuments appear in error. This survey includes coordinates for published monuments as well as measured monuments based on dual frequency GNSS observations processed using the Precise Point Positioning (PPP) service of Natural Resources Canada.

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11.

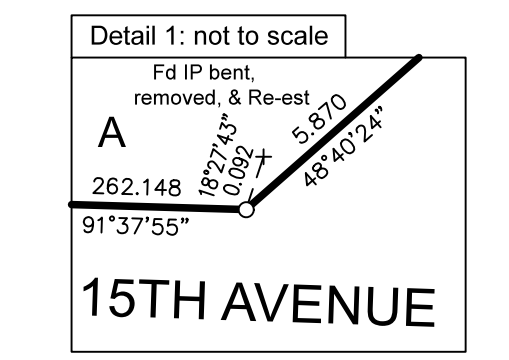
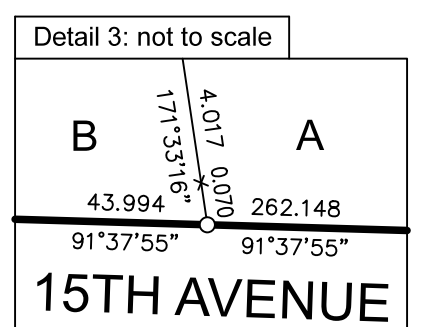
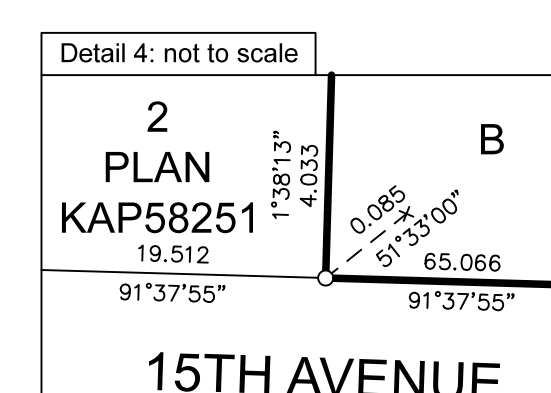
The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency GNSS observations processed using the Precise Point Positioning (PPP) service of Natural Resources Canada.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99983075. The average combined factor has been determined based on an ellipsoidal elevation of 402.09 metres.



FROM	TO	BEARING	DISTANCE
6113	6362	265°00'47"	8.03
6113	6298	236°54'01"	11.17
6113	6299	201°13'07"	8.99
6113	6300	180°37'35"	13.47
6113	6301	137°44'32"	7.63
6113	6301	160°28'32"	15.19
6113	6302	132°29'18"	17.34
6113	6303	93°41'02"	18.84
6113	6303	108°11'14"	22.79
6113	6304	105°30'16"	27.64
6113	6305	92°53'38"	31.96
6113	6379	81°00'28"	33.90
6113	6306	82°56'37"	36.38
6113	6378	75°33'18"	37.76
6113	6377	69°58'38"	52.21
6113	6307	73°55'47"	54.56
6113	6376	68°39'58"	57.93
6113	6308	72°29'01"	64.28
6113	6375	68°04'35"	68.83
6113	6374	64°58'32"	74.06
6113	6309	68°56'18"	76.17
6113	6373	64°50'25"	86.38
6113	6310	67°16'41"	92.81
6113	6372	62°24'08"	98.66
6113	6311	70°06'56"	102.67
6113	6371	67°53'34"	110.41
6113	6370	68°30'14"	116.22
6113	6370	70°17'33"	113.98
6113	6369	69°11'48"	122.92
6113	6313	70°31'53"	121.98
6113	6374	74°30'13"	129.04
6113	6368	74°31'02"	132.76
6113	6315	76°10'00"	134.44
6113	6367	75°49'49"	137.19

Point	Northing	Eastings	Absolute Accuracy	Notes
76H3308	5569553.104	339108.492	N/A	Published
76H3308	5569553.221	339108.543	0.05	Measured
75H2989	5569541.262	339544.241	N/A	Published
75H2989	5569541.315	339544.294	0.05	Measured



Environmental Assessment & Protection Plan

1600 15th Ave., Vernon BC

Prepared For:

Saba Construction Ltd.
113-12830 80 Avenue
Surrey BC V3W 3A8

Prepared By:

OKGN EHS Services Ltd.
7-2070 unit 295 Harvey Ave
Kelowna BC V1Y 8P8

April 24, 2024 (updated October 21, 2024 as per CoV comments)



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1.0 Purpose

This environmental management plan (“EMP”) will address proposed development/ construction activities and the identified potential environmental impacts and protection/ mitigation measures expected by the Qualified Environmental Professional (“QEP”).

The protection/ mitigation measures outlined in this document will eliminate and/or minimize the potential impacts from the proposed development activities. If followed, the potential impacts are expected to be temporary in nature and will not impose long-term loss of wildlife habitat or ecosystem diversity on this property.

This EMP is to be followed by all construction contractors and sub-trades. Construction management personnel are responsible for understanding and implementing EMP measures, compliance execution and communications with all construction and sub-contractor personnel.

This EMP has been developed following guidance from the following:

- “Develop with Care: Environmental Guidelines for Urban and Rural Land Development”, Government of British Columbia 2014
- “Develop with Care: Guidelines for Amphibians and Reptile Conservation during Urban and Rural Land Development in British Columbia”, Government of British Columbia 2014
- “Develop with Care: Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia”, Government of British Columbia, 2014
- “Environmental Management Strategy”, City of Vernon, 2008

2.0 Project Location

The project is located at 1600 15th Street, Vernon, BC. The legal description is: LOT 1 PLAN 7642 SECTION 35 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT, EXCEPT PLAN 19920 31500 (PID: 009-948-473).

2.1 Applicable Environmental Legislation

The project is located within the City of Vernon local government and province of British Columbia. Applicable legislation has been reviewed and summarized in the Table 1 below.

Table 1. Environmental Legislation

Legislation Reference	Intent	Applicability to Project
Canada Migratory Bird Convention Act	To protect migratory birds and their eggs, nests and young from harm	The project is within the A1 Nesting Zone. The nesting RAP is Mar 31 – Aug 15. Details are included in this report.
Canada Fisheries Protection Act	To protect fish and fish habitat.	NA. No fish or fish habitat identified in the project area.

Canada Species at Risk Act	To protect sensitive, endangered and threatened plant and wildlife species across Canada from harm including their critical habitat.	SAR have been identified for the project area and results are summarized within this report.
Canada Environmental Impact Assessment Act	Federal regulatory approvals for federally regulated projects (including Indian Reserve Lands).	NA. The project and project area is outside of the applicability of this Act.
British Columbia Wildlife Act	Protects all indigenous wildlife species in BC and includes parameters/ permitting process for handling, research of native wildlife, hunting and pest management.	A detailed wildlife inventory has been conducted for this project and the results are included in this report.
British Columbia Noxious Weed Act	Protects native plants and ecosystems as well as agricultural lands from the negative impacts of invasive species in the province.	A detailed exotic plant inventory with their relevant status has been conducted for this project area and included in this report.
British Columbia Environmental Management Act	Includes spill reporting requirements and contaminated sites management, waste, and hazardous waste management in the province.	All spills according to the act must be reported and cleaned up immediately by the proponent. A spill preparedness and response plan has been included in this report.
British Columbia Environmental Assessment Act	Applies to specifically-listed project types in the province requiring provincial permitting.	NA. Project is within the Local Government Act authority.
British Columbia Local Government Act.	Determines scope of projects and bylaw requirements of local governments separate to the provincial requirements.	This project is subject to City of Vernon bylaws and regulatory processes.
British Columbia Riparian Areas Protection Act	Protects fish and fish habitat within the province of BC.	NA. The streams identified for this project area are determined as outside of the scope of the Act.
British Columbia Water Sustainability Act	Protects all surface and groundwater in the province. Provincial permitting processes defined for changes in and about a stream.	NA. No work is proposed in and about a stream.
City of Vernon Official Community Plan Bylaw (2014)	Describes all regulatory processes to be followed for development in specified development permit areas within the jurisdictional boundaries of the CoV.	The project area is within the 'Neighbourhood District' as well as the EMA 'Moderate' Conservation Value area and development must adhere to the requirements of these DPAs.

Furthermore, to the summary table above. The CoV OCP states the following in relation to this project...

For the Neighborhood District (DPA2), the following goals are described:

“To identify opportunities to protect, conserve and enhance environmentally significant features and to encourage environmental stewardship and awareness throughout established Vernon neighbourhoods.”

And sensitive areas to be protected include:

“SEI identified sensitive ecosystems in DD2 include remnant grass land areas, neighbourhoods tree canopy and riparian areas, consisting of streams, creeks, wetlands, and lakeshore areas, as well as all associated wildlife habitats and potential wildlife corridor areas.”

3.0 Project Scope

Saba Construction (the proponent) is planning to develop four-plex housing residential townhomes composed of ~~8 buildings, 28 units, and 56 parking stalls~~. Development activities to be carried out under this project includes the following:

semi-detached, three-plex and

24 buildings, 85 units, and 70 vehicle parking spaces within garages

- Mobilization of equipment to site
- Environmental management and monitoring, demarcation of no-disturb areas, erosion/sediment control measures installation
- Clearing of vegetation, grubbing, stripping of topsoil
- Site grading
- Installation of stormwater outfall (covered in additional Environmental Management Plan and WSA notification authorization ref. number 100408082)
- Construction of site services, paved and finished surfaces and buildings
- Landscaping
- Revegetation of disturbed soils

Work is expected to commence in winter 2024.

4.0 Project Contacts

The proponent is responsible for developing and maintaining a current contacts list on the project worksite for the duration of the project.

5.0 Existing Environment

5.1 Ecological Communities

The subject property is mainly disturbed grassland (non-sensitive) with a small portion of Trembling Aspen-Snow berry-Kentucky blue grass (AS) (BC red-listed ecosystem community), Sensitive Ecosystem Inventory Mapping polygons (TEM), Riparian (RI), and Broadleaf (BW) Sensitive Ecosystems previously identified during the site assessment (OKGN EHS Services Ltd., 2021) located in the northern property periphery.

5.2 Wildlife and Wildlife Habitat

Wildlife identified within the subject property/study area includes the following species, summarized in the **Table 2** below. A full list of *potential* wildlife species that *could* occur within the property at any life stage is not included as it would include hundreds of species.

In general, besides the species that were observed during the field survey, we would expect to encounter salamander, frogs, owls, songbirds, ungulates, common garter snakes, and fur-bearing mammals within the riparian area of the subject property. It is unlikely to encounter sensitive species (in our opinion) due to the degradation of the site from human activity.

Table 2: Wildlife Inventory

Common name	Scientific name	BC Status	Federal Status
Dark-eyed Junco	Junco hyemalis	No concern	No concern
Black-capped chickadee	Poecile atricapillus	No concern	No concern
Common raven	Corvus corax	No concern	No concern
Mule deer	Odocoileus hemionus	No concern	No concern
House wren	Troglodytes aedon	No concern	No concern
Mallard	Anas platyrhynchos	No concern	No concern
House sparrow	Passer domesticus	No concern	No concern
Black-billed magpie	Pica husdonia	No concern	No concern
European starling	Sturnus vulgaris	No concern	No concern
Mourning dove	Zenaida macroura	No concern	No concern

5.3 Species at Risk

A species at risk search was conducted on the British Columbia Habitat Wizard website within the subject property boundaries and the results are summarized in **Table 3** below.

Table 3: Species at risk

Common name	Scientific name	BC Status	Federal Status	Potential	Rationale
Western Rattlesnake	Crotalus oreganus	Blue-listed	Threatened	Low	Mostly found in bunchgrass ecosystems – as well, this site is heavily disturbed by human activity.
Great Basin Gophersnake	Pituophis catenifer deserticola	Blue-listed	Threatened	Low	Mostly found in sagebrush ecosystems – as well, this site is heavily disturbed by human activity
American Badger	Taxidea taxus	Red-listed	Endangered	Low	Prefers open areas and may also frequent brushlands – this site is heavily disturbed by human activity.

No species at risk or habitat features (dens, hibernacula) were identified within the subject property. It is our professional opinion that there is a low risk of encountering these species at

this site due to the surrounding and urban development and limited connectivity to upland habitat only through riparian ecosystem along the unnamed stream.

5.4 Fish and Aquatic Habitat

An unnamed stream was identified on the property (310-939400-10700). The stream has no fisheries data to support fish presence or absence, however, the stream headwaters is surface runoff from mountains east of the City of Vernon, and directly west of the subject property, the stream is piped underground (apx. 575m) until it outlets into Vernon Creek.

A detailed riparian areas assessment according to the provincial methods was conducted on the stream, although due to the nature of the disconnectivity of surface flow between the subject property and Vernon Creek, and the nature of the headwaters of the stream, technically the stream is considered exempt from the provincial legislation.

According to this justification and following the provincial methods, the stream average bankfull width was determined to be 1.6m, therefore, a minimum 10m SPEA would apply to this subject property, measured perpendicularly from the stream boundary upland. A copy of the detailed riparian areas assessment report (OKGN EHS Services Ltd., 2023) is included with this report.

The stream morphology can be further described as a riffle-stream type, with 30% fines and 70% cobbles substrate. Minimal pools were observed within the channel and evidence of human disturbance was observed throughout the riparian area and stream channel.

5.5 Vegetation Inventory

Due to the seasonal timing of the site assessment, a comprehensive species inventory was not possible. Native and exotic plant species observed within the subject property are summarized in **Table 4 and Table 5 below**.

Table 4. Native Plant Species Identified within the Project Area

Common Name	Species	Provincial Status ¹
Interior Douglas-fir	<i>Pseudotsuga menziesii ver. gluaca</i>	Yellow
Ponderosa Pine	<i>Pinus ponderosa</i>	Yellow
Trembling Aspen	<i>Populus tremuloides</i>	Yellow
Black Cottonwood	<i>Populus trichocarpa</i>	Yellow
Pacific Willow	<i>Salix lucida ssp. lasiandra S. lasiandra</i>	Yellow
Mountain Alder	<i>Alnus incana ssp. telunifolia</i>	Yellow
Black Hawthorn	<i>Crataegus douglasii</i>	Yellow
Common snowberry	<i>Symphoricarpos albus</i>	Yellow
Douglas maple	<i>Acer glabrum</i>	Yellow
Red-osier Dogwood	<i>Cornus stolonifera C. sericea</i>	Yellow
Mock Orange	<i>Philadelphus lewisii</i>	Yellow
Lemon weed	<i>Lithospermum ruderales</i>	Yellow

Nootka rose	<i>Rosa nutkana</i>	Yellow
Pinegrass	<i>Calamagrostis rubescens</i>	Yellow
Prairie rose	<i>Rosa woodsii</i>	Yellow
Saskatoon	<i>Amelanchier alnifolia</i>	Yellow
Tall Oregon-grape	<i>Mahonia aquifolium</i>	Yellow
Bluebunch wheatgrass	<i>Pseudoroegneria spicata</i>	Yellow
Arrowleaf balsamroot	<i>Balsamorhiza sagittata</i>	Yellow
Parsnip-flowered buckwheat	<i>Eriogonum heracleoides</i>	Yellow
Western spring beauty	<i>Claytonia lanceolata</i>	Yellow
Sagebrush buttercup	<i>Ranunculus glaberrimus</i>	Yellow
Heartleaved arnica	<i>Arnica cordifolia</i>	Yellow
Yarrow	<i>Achillea millefolium</i>	Yellow
Low pussytoes	<i>Antennaria dimorpha</i>	Yellow
Common Rabbit-brush	<i>Chrysothamnus nauseosus</i>	Yellow

¹ Provincial Status: Blue-listed species are Vulnerable in British Columbia. Vulnerable taxa are of special concern because of characteristics that make them particularly sensitive to human activities or natural events. Red-listed species have or are candidates for Extirpated, Endangered, or Threatened status in British Columbia.

Table 5. Exotic Plant Species Identified within the Project Area

Common Name	Species	Provincial Status ¹
Cheatgrass	<i>Bromus tectorum</i>	Exotic
Great Burdock	<i>Arctium lappa</i>	Regionally Noxious
Kentucky bluegrass	<i>Poa pratensis</i>	Exotic
Diffuse knapweed	<i>Centaurea diffusa</i>	Exotic
Mullein sp.	<i>Verbascum sp.</i>	Exotic
Sulphur cinquefoil	<i>Potentilla recta</i>	Exotic
Quack grass	<i>Elymus repens</i>	Exotic
Deadlt Nightshade	<i>Atropa belladonna</i>	Exotic
Thistle	<i>Cirsium spp.</i>	Provincially Noxious

¹ Provincial Status: Exotic species have been moved by humans to areas outside their native ranges and have established.

5.6 Sensitive Ecosystem Rankings (SER) / Environmental Sensitive Areas (ESAs)

According to the City of Vernon Environmental Management Areas (EMA) Strategy, SERs are to be confirmed by a QEP. The project area was mapped as having SER2 (Moderate Value) and SER3 (Low Value) polygons. During our assessment, the polygons were updated (due to the results in this report) to SER1 /ESA1 (High Value) and SER3/ESA3 (Low Value). The new polygons can be referenced in **Figure 1**.

The SERs were updated due to the observed current habitat conditions and functions, ecological rarity, seral and structural stage and species identified within the project area.

6.0 Environmental Protection Recommendations

To protect and prevent adverse negative impacts to the natural environment by the proposed development, the following measures must be implemented and followed by the proponent and its contractors, subcontractors etc.:

6.1 *General*

1. Active development activities should occur between Aug 15 – Feb 5th to avoid restricted activity period (RAP) wildlife window (for all wildlife, active bird nesting in this region is considered A1 zone [Environment Canada Nesting Bird Calendar, 2024]).
2. If active development cannot occur during this time, and must occur during the RAP, a pre-disturbance wildlife survey by a QEP shall be conducted within 72 hours of work commencement at the site. If sensitive wildlife (nesting, denning, rearing) is identified during the survey, appropriate mitigation measures will be implemented according to legislation and best practices.
3. A pre-construction meeting with the Environmental Monitor (EM) and all site personnel will occur to review the work and environmental protection procedures.
4. Ensure a temporary construction stormwater, erosion and sediment control plan is developed and implemented ahead of ground disturbance activities (in consultation with the QEP).
5. Ensure that the permanent stormwater and erosion and sediment control plan is developed and implemented in consultation with the QEP to ensure OCP requirements for environmental protection are included.
6. Ensure the work area is clearly delineated to avoid encroachment into adjacent properties/areas with wood lathe and markings stating “Work Limits/ESA”.
 - a. A portion of the proposed development lies immediately adjacent to the determined ESA, and prior to ground disturbance commencing in this area, robust erosion and sediment control measures will be implemented (in consultation with the QEP) to ensure no encroachment or harm to the ESA/SER1 occurs.
7. Ensure adequate spill control materials are easily accessible to cleanup/control 110% of deleterious materials in the work area.
8. All disturbed soils must be covered with tarpaulins, hydroseed, erosion control blankets, straw mulch, or a combination of these methods prior to (forecasted) precipitation events of > 10 mm in a 24-hour period.
9. Environmental monitoring will occur as described in Section 7.0.
10. Noise/vibration impacts will be limited by ensuring no idling of equipment occurs.
11. Dust will be kept to a minimum to prevent impacts to native vegetation and neighbouring properties.
12. Invasive weeds will be prevented by ensuring all disturbed, exposed soils are hydroseeded/restored as soon as possible.

6.2 *In-stream works*

1. No in-stream works are proposed for this project.

6.3 *Riparian area restoration*

1. Restoration of the riparian habitat is recommended, and details are included in Section 7.0.

6.4 Other

1. All personnel employed by or sub-contracted to the proponent will conduct operations in a manner that complies with all environmental requirements of all authorities having jurisdiction over the project.
2. The proponent will provide all required equipment and precautions required to protect terrestrial and aquatic environments from pollution or degradation which may significantly harm fish, wildlife, or their habitats.
3. The proponent will suspend any activities or operations which are in contravention of any environmental legislation, regulation, or act that are causing, or have the potential to cause, significant environmental damage. In the event that such activities occur, and no corrective action is initiated by the proponent, the EM, environmental manager, or their designate may issue a Stop Work Order directing the immediate suspension of all or a portion of the activity causing the environmental impact. The Stop Work Order shall remain in place until appropriate mitigation measures are implemented to prevent further occurrences.
4. In the event of a discrepancy between any of the clauses of this report and the provisions of any applicable legislation, regulations, standards, guidelines, or codes of practice, the more stringent provisions resulting in the higher degree of environmental protection and safety shall prevail.

7.0 Environmental Monitoring and Restoration

The EM will work with the contractor(s) to develop and implement effective measures to protect the natural environment and ensure compliance with regulations and best management practices as required by the Ministry of Environment, Forests, Lands, Natural Resources and Rural Development, and the City of Vernon.

The recommended environmental monitoring schedule is summarized in **Table 6** below.

Table 6. Environmental Monitoring Schedule

Frequency	Purpose	Time allotted
Prior to construction	During the RAP (Feb 5 – Aug 15), 72 hours prior to active development commencement a wildlife sweep is to be conducted. Meet and review the EMP and Development Permit Approval conditions with the proponent and construction personnel.	1-2 hours
During civil earthworks to final grade	Assess effectiveness of EMP measures and identify any hazards to the environment.	Bi-weekly 1-3 hours per visit
Post-construction / pre-restoration activities	Meet and review the restoration planting / seeding requirements with the proponent.	1-2 hours
Post-construction, landscaping, and restoration activities	Assess final (as built) works of restoration.	1-2 hours

Post-development 2-year maintenance (to observe invasive weed propagation and potential erosion concerns)	Assess invasive weed propagation and identify potential erosion/sedimentation risks.	Annually for a 2-year period
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The EM will be onsite in addition to the above frequency if notified by the construction management personnel of an incident that may or has impacted the natural environment.

7.1 Restoration

No significant manufactured slopes or cut/fill areas are identified for the proposed development. Periphery disturbed soils will be immediately hydroseeded following completion of construction activities.

- Hydroseeding (Grade A, 125 kg/Ha) for disturbed areas only:

25% Bluebunch wheatgrass
25% Rough fescue
25% June grass
25% Sandberg bluegrass

The riparian area requires restoration including hand removal of waste debris/domestic garbage that has accumulated over time and hand picking/pulling of invasive weed species. This work is to be supervised by the QEP and conducted during the non-RAP (Aug 15 – Feb 5th) to avoid any impacts to local wildlife.

7.2 Securities

A security bonding has been requested by the City of Vernon (October 21, 2024). The proposed monitoring works cost estimate is **\$7,200 + GST**. Security bonding is 125% of this cost estimate, resulting in **\$9000 + GST** total.

8.0 Environmental Incident Management

The proponent will be notified of any event that could potentially result in a negative effect to personnel or the environment. The EM will be engaged and consult with the proponent and contractor personnel to develop an action plan and mitigate the incident. All incidents will be documented and reported as required by applicable legislation.

8.1 Environmental Incident Plan

This EMP and a project incident plan will be available onsite at all times during construction. All construction personnel will review and understand this plan. The incident plan is summarized in the following steps:

1. Control the incident; shut-off/stop the source of the incident,
2. Notify the proponent,

3. Notify the EM,
4. Assess the mechanisms involved (contributing factors),
5. Assess for injuries, alert First Aid if injured personnel,
6. Call 911 if necessary,
7. Advise/ Notify relevant authorities.

8.2 *Spill Prevention*

Construction personnel shall take all reasonable and practical steps to prevent the harmful release of deleterious materials to the environment.

Material Inventory – An inventory of all hazardous materials to be used on the Project will be developed prior to Construction by the Contractor(s). This list will involve the compilation of Material Safety Data Sheets (SDSs) to be made available onsite at all times during their storage and use on the Project.

Storage of Materials – Hazardous materials will be stored according to the Manufacturer specifications and in CSA-approved containment. A spill kit will be available onsite (large enough to contain the largest potential spill).

Training of Personnel – All personnel required to store/use or dispose of these materials will be adequately trained in Workplace Hazardous Materials Information System (WHMIS) 2015.

8.3 *Spill Response*

It is the responsibility of all construction personnel to report discovered spills onsite immediately to the construction manager. The EM must be notified and participate in the investigation of the spilled materials as well as notifying the appropriate authorities.

In general, these are the steps to be following upon first discovery of a spill:

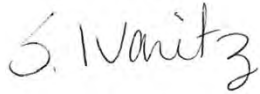
1. Control the spill from spreading with spill kit materials,
2. Notify the Construction manager onsite,
3. Shut-off the source of the spill,
4. Contact the Fire Department if spill requires additional resources for containment,
5. Follow the Material SDS instructions and dispose of the materials according to Manufacturer requirements.
6. Complete investigation and report documentation of the incident.

9.0 **Closure**

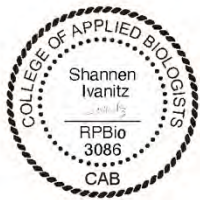
This report and protection plan recommendations will be reviewed with the proponent and all construction personnel prior to the start of construction / development activities and remain available on site for the duration of the project. In our professional opinion, if these recommendations are implemented and followed, no negative adverse effects to the natural environment are anticipated.

Any questions/concerns brought up at the pre-construction meeting will be documented and applicable authorities will be engaged if required.

EMP Prepared By:



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10.0 Appendix I – Site Pictures

Photo 1 Berms in southwest corner of the Site. Aspect east.



Photo 2 South boundary of the Site. Aspect west.



Photo 3 West boundary of the Site. Aspect north.



Photo 4 Building foundation and debris (to be removed) along west boundary of the Site. Aspect north.













Photo 5 Representative photo of riparian vegetation associated with the stream. Aspect north.

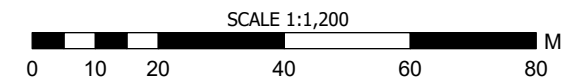


Photo 4 Photo of the unnamed stream. Aspect northeast.



Legend

-  Property Boundary
-  Proposed Development Area
-  Proposed Road
-  Grading Fill/ Limits of Work
-  SPEA, "LF & LWD ZOS" (10m)
-  SER 1 High
-  SER 3 Low
-  Stream Boundary
-  Storm Pipe
-  Road



Environmental Impact Assessment

PROJECT: 1600 15 St, Vernon
 CLIENT: Protech Consultants
 CONSULTANT: Okanagan EHS Services Ltd.

DATE: February 8 2023
 FILE NAME: 1600_15_St_Vernon
 COORDINATE SYSTEM: NAD 83 UTM Zone 11N

Approved By:



Source Data provided by OKGN EHS Services, ESRI, DataBC, Alpine Engineering. The data used in these maps does not originate from legally recorded surveys. It is part of a GIS database system which may contain errors and/or omissions and is subject to change, therefor accuracy cannot be guaranteed.

