

File: DVP00689

July 2, 2026

«Owner_Company»
«Add_Owner_Company»
«Address1»
«Address2»

To Whom It May Concern:

Re: Development Variance Permit Application 00689 for Lot A, Plan EPP62146, Sec 10, Twp 8, ODYD (5000 24 St)

At the Regular Meeting, scheduled for **Monday, July 20, 2026 at 1:30 p.m.** at City Hall Council Chambers located at 3400 30th Street, Vernon, BC, Council will be considering issuing Development Variance Permit 00689 (DVP00689) for the property located at 5000 24 St. DVP00689 proposes to vary the following sections of Zoning Bylaw 6000 for a 126-unit seniors supportive housing development:

- a) Table 6.1 – Minimum Landscape Buffers – to accommodate loading and parking areas:
 - i. Reduce the required north side yard buffer from 1.5 m vegetated with fence to 0.0 m without fence; and
 - ii. Reduce the required west rear yard and a portion of the south side yard buffers from 1.5 m vegetated with fence to 0.0 m with fence.

- b) Table 7.7 – Vehicle Parking – to reduce the required number of regular parking spaces from 63 to 29.

The following maps and plans are attached for reference:

Attachment 1 – Location Map
Attachment 2 – Aerial Map
Attachment 3 – Site Plan
Attachment 4 – Landscape Plan

A Public Input Session for DVP00689 is also scheduled for **Monday, July 20, 2026 at 1:30 p.m.** at City Hall Council Chambers located at 3400 30th Street, Vernon, BC. Should you deem your interest in property affected by DVP00689, it would be to your advantage to attend the Public Input Session, at which time you will be afforded an opportunity to be heard by Council. If you are unable to attend, you may appoint an agent to act on your behalf, or provide a hard copy or digital written submission (email to phearings@vernnon.ca). Written submissions must be received by the Corporate Officer, **by 11:00 a.m. on Monday, July 20, 2026. Please note that City Council members are not permitted to receive further public input concerning a DVP application after the closure of a Public Input Session.**

Proposed DVP00689 and background documents may be inspected at the development counter, located at the Community Services Building, 3001 32nd Avenue, Vernon, BC between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday from July 2 to July 20, 2026 (excluding weekend days and statutory holidays) or anytime online at [vernon.ca/dvp-publicinput](https://www.vernon.ca/dvp-publicinput).

Yours truly,



Michelle Austin
Senior Planner

MA:kk
Attach.



27 STREET

25 STREET

24 STREET

**SUBJECT
PROPERTY**

50 AVENUE





25 STREET

24 STREET

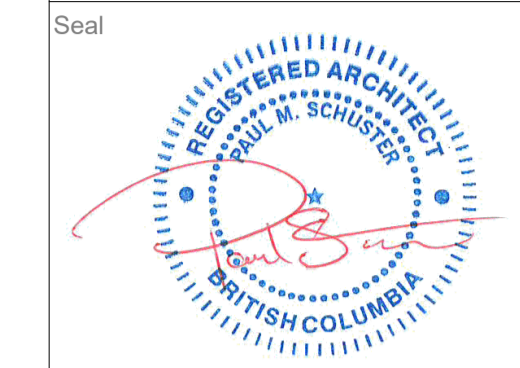
50 AVENUE

**SUBJECT
PROPERTY**



ATTACHMENT 3

Notes:
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 All drawings shall be read in conjunction with specifications and consultant details.
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2024 edition) and local authority by-laws and regulations.
 Tabulated scales refer to Arch D size drawings sheet.
 This drawing must not be scaled.
 Contractors shall verify all dimensions prior to commencement of work.
 Any omissions or discrepancies shall be reported to the architect.



2026-06-03

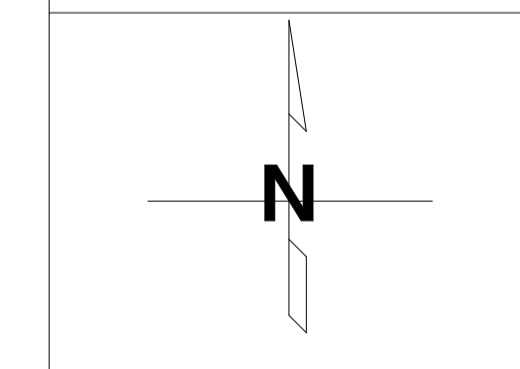
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 - The first issue of the document.
 - A complete revision. Remove previous issues from use.
 - A partial revision. Remove previous issues of corresponding sheets / pages from use.
 - Not for Construction.

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NOT FOR CONSTRUCTION

No.	Date	Description
9	20260603	RE-ISSUED FOR DP
8	20260319	RE-ISSUED FOR DP
7	20250801	RE-ISSUED FOR DP
6	20250718	RE-ISSUED FOR DP
5	20250318	RE-ISSUED FOR DP
4	20230915	RE-ISSUED FOR DP
3	20230904	RE-ISSUED FOR DP
2	20221012	RE-ISSUED FOR DP
1	20220705	ISSUED FOR DP

No.	Date	Description
		Revisions



NOVATION
 ARCHITECTURE LTD.
 203 - 2205 LOUIE DRIVE
 WEST KELOWNA BC V4T 3C3

project title
Legacy Apartments
 LOT A SECTION 10 TOWNSHIP 8
 Osoyoos Division Yale District Plan EPP62146
 5000 24th St. Vernon BC

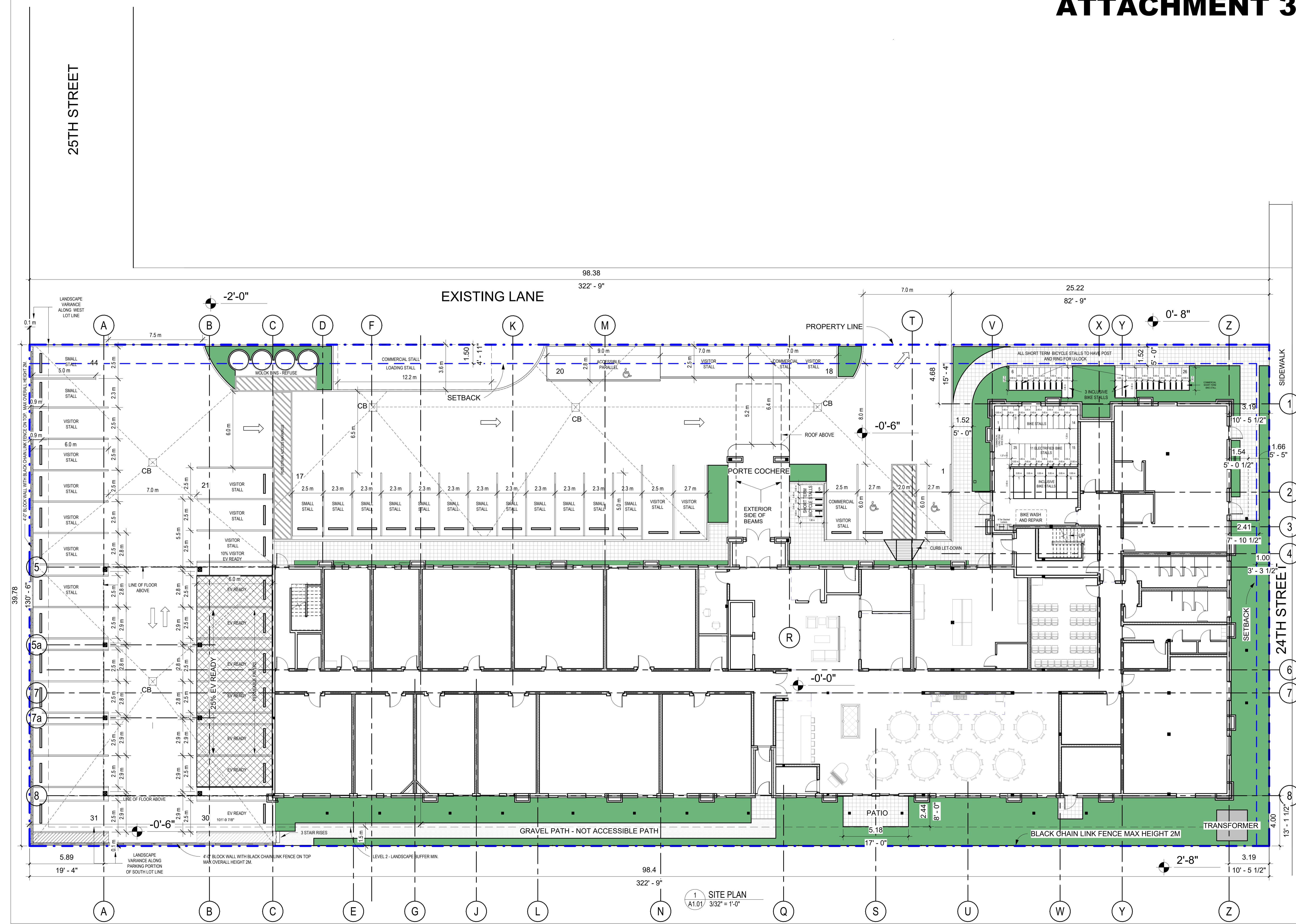
project no. 22032

drawing title
SITE

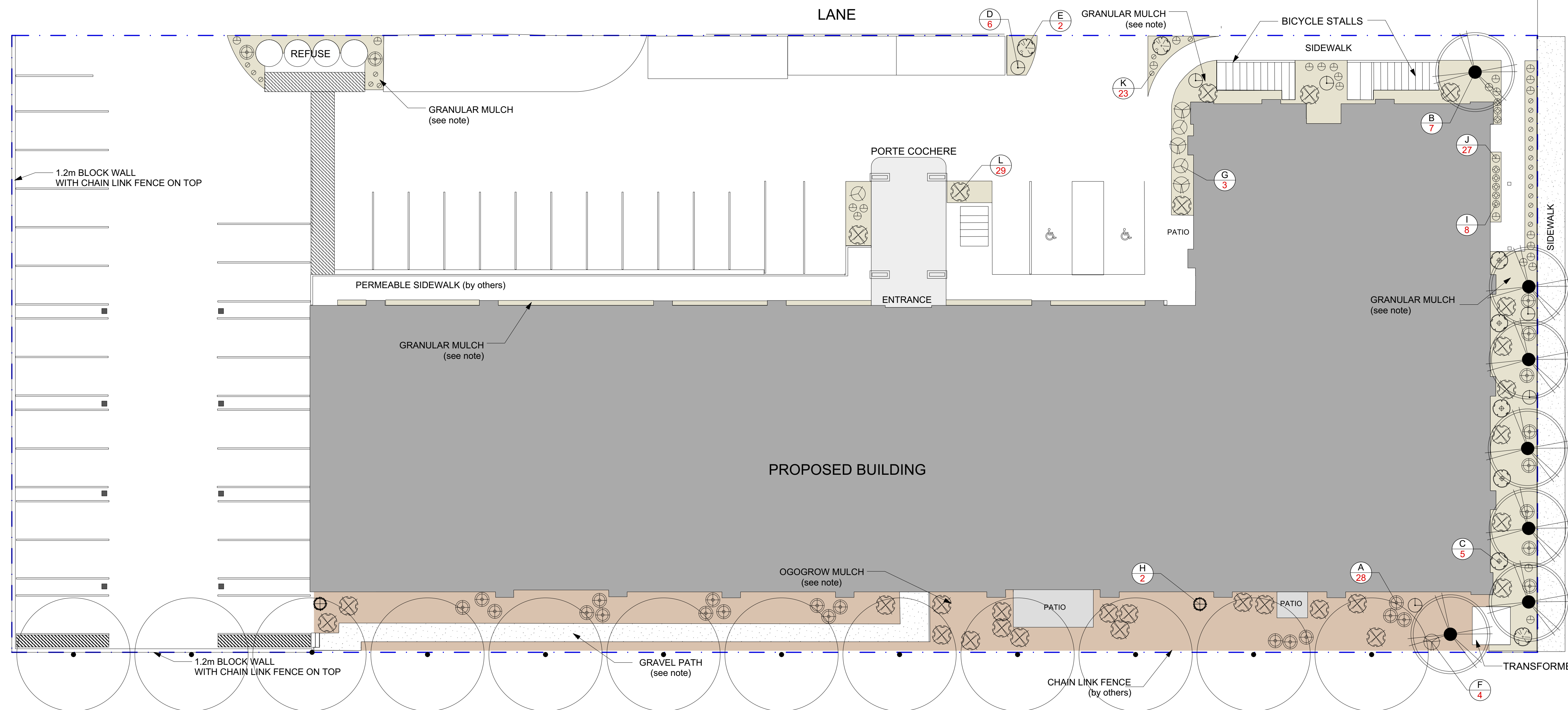
designed PS scale 3/32" = 1'-0"
 drawn CR
 checked PS

drawing no.
A1.01

plotted 6/30/2026 11:08:10 AM



ATTACHMENT 4



PLANT LIST

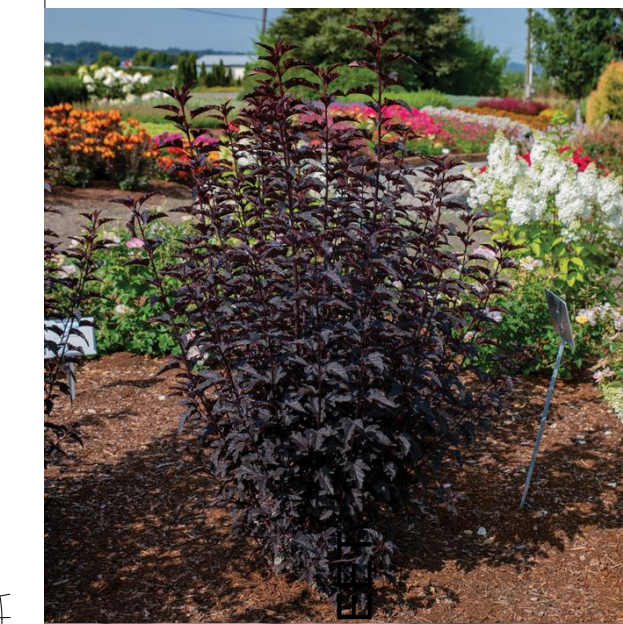
ID	QTY	COMMON NAME	BOTANICAL NAME	SIZE
A	28	Emerald Gold Wintercreeper	Euonymus fortunei 'Emerald n Gold'	#01 CONT.
B	7	Regal Prince Oak	Quercus warei 'Regal Prince'	6cm CAL.
C	5	Blue Globe Spruce	Picea pungens 'Glauca Globosa'	#02 CONT.
D	6	Panther Ninebark	Physocarpus opulifolius Panther	#02 CONT.
E	2	Dwarf Mugo Pine	Pinus mugo 'Pumilio'	#02 CONT.
F	4	Rosy Glow Barberry	Berberis thunbergii 'Rosy Glow'	#02 CONT.
G	3	Sunsation Barberry	Berberis thunbergii 'Sunsation'	#02 CONT.
H	2	Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'	#02 CONT.
I	8	Karl Foerster Reed Grass	Calamagrotis acutiflora 'Karl Foerster'	#01 CONT.
J	27	Stella de Oro Daylily	Hemerocallis 'Stella de Oro'	#01 CONT.
K	23	Elijah Blue Fescue	Festuca ovina 'Elijah Blue'	#01 CONT.
L	29	Kinnikinnick	Arctostaphylos uva-ursi	#01 CONT.

All plants listed are drought tolerant however only kinnikinnick, juniper and pine are native to the Rocky Mountain region.

THIS LANDSCAPE DESIGN HAS BEEN GENERATED IN ACCORDANCE WITH THE SITE PLAN AND INSTRUCTIONS PROVIDED BY THE PROPERTY OWNER.

DRAWING NOTES

- OGOGROW MULCH:**
The contractor shall supply and place OgoGrow mulch to those areas shown on the drawing to a depth of 75mm. No weed barrier fabric beneath OgoGrow mulch.
- GRANULAR MULCH:**
The contractor shall supply and place granular mulch to those areas shown on the drawings. Product shall be 25mm diameter.
- All granular mulch areas come with weed barrier fabric beneath them.
- GRANULAR PATHWAY:**
The contractor shall supply and place pathways to those areas shown on the drawing.
- Pathways shall consist of compacted crusher chips 12.5cm in depth and shall have weed barrier fabric beneath them and 15cm aluminum edging.
- GROWING MEDIUM:**
All planting medium shall be topsoil capable of promoting healthy plant growth for those plants specified on the plant list.
- IRRIGATION:**
The contractor shall supply and place the irrigation system. All work and products shall meet or exceed the Irrigation Association of B.C. standards and specifications.
- All tree, shrub beds and groundcover areas are to be irrigated with an automatically timed drip irrigation system.

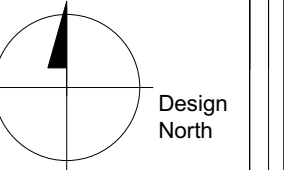


Dan Effa / Landscape Design

Tel: 778.227.4825

www.daneffa.com
daneffa1@gmail.com

SITE NORTH:



GENERAL CONDITIONS:

Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions.

This drawing must be read in conjunction with all drawings & specs issued for this project contract. Contractor is responsible to notify designer about conflicting design instructions. Costs to remediate such work completed before design/engineer can issue design revisions are the sole responsibility of the Contractor.

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DATE: ISSUED FOR:

16 SEPT 2015 Client Review

DATE: REVISION:

1 24 JUN 2022 FORMATTING CHANGES

2 23 NOV 2022 REVISED BUILDING DESIGN

3 31 MAR 2025 REVISED BUILDING DESIGN AND HARDSCAPE CHANGES

4 22 APR 2025 REVISED BUILDING DESIGN AND HARDSCAPE CHANGES

PROJECT TITLE:

LEGACY
APARTMENTS
5000 - 24 Street
VERNON, BC

SHEET TITLE:

LANDSCAPE PLAN

Job No: 5000

Date: 22 APRIL 2026

Scale: 1:150

Drawn: DE

SHEET NUMBER:

L1.0