

DEVELOPMENT VARIANCE PERMIT

NO. DVP00689

TO: Harpreet Nahal
Lake City Law Corporation
101 – 3100 30 Ave
Vernon, BC V1T 2C2

Emails: hnaahal@lakecitylaw.ca;
dave.nahal@hotmail.com

1. This DEVELOPMENT VARIANCE PERMIT (DVP00689) is issued subject to compliance with all the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. DVP00689 applies only to the lands described below and authorizes variances to the landscape buffer and parking requirements to facilitate a 126-unit seniors supportive housing development:

Civic Address: **5000 24 STREET**
Legal: **LOT A SECTION 10 TOWNSHIP 8 OSOYOOS DIVISION YALE
DISTRICT PLAN EPP62146**
PID: **029-981-425**

3. 1356321 B.C. LTD. (hereinafter referred to as the “Owner”) has requested the Development Variance Permit and has agreed to the terms of same.
4. Pursuant to Section 498 of the *Local Government Act*, the following sections of Zoning Bylaw 6000 are varied 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.
5. The variance is subject to general conformance with the following Schedules attached to and forming part of this permit:
 - a. Schedule A: Landscape Plan, by Dan Effa Landscape Design, revised April 22, 2025.
 - b. Schedule B: Site Plan, by Novation Architecture Ltd., revised June 3, 2026.
 - c. Schedule C: Parking Review, by CTQ Consultants Ltd., dated June 3, 2026.
6. If the development authorized by this Permit does not commence within twenty-four (24) months of the permit issuance date, this Permit will lapse.



******* THIS IS NOT A BUILDING PERMIT *******

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE XXth DAY OF MONTH, YEAR AND ISSUED THIS XXth DAY OF MONTH, YEAR.

Sue Wood, Manager, Legislative Services
City of Vernon

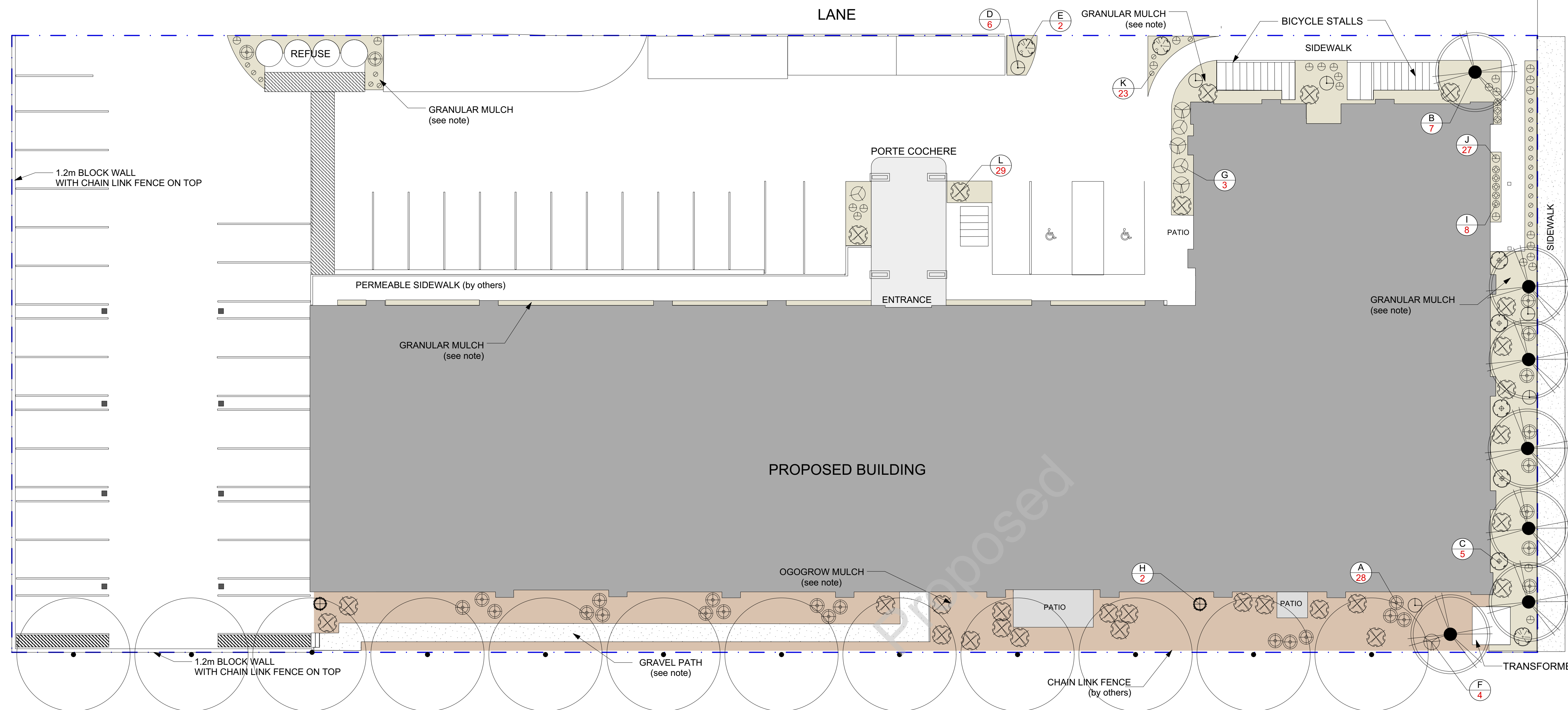
I ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED:

Applicant (or Authorized Agent or
Representative of Applicant)

Proposed



SCHEDULE A (DVP00689)



PLANT LIST

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

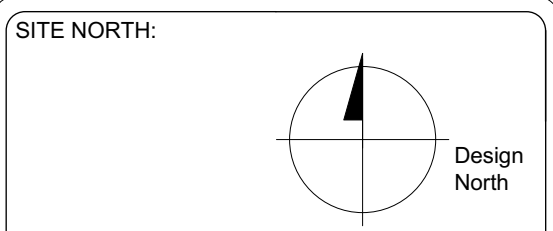
All tree, shrub beds and groundcover areas are to be irrigated with an automatically timed drip irrigation system.



Dan Effa / Landscape Design

Tel: 778.227.4825

www.daneffa.com
daneffa1@gmail.com



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.

Copyright reserved. This drawing is the property of Dan Effa / Landscape Design and shall not be reproduced, resold or tendered without permission.

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

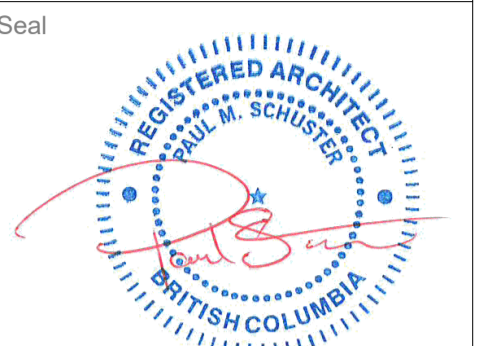
SHEET TITLE:
LANDSCAPE PLAN

Job No: 5000
Date: 22 APRIL 2026
Scale: 1:150
Drawn: DE

SHEET NUMBER:
L1.0

SCHEDULE B (DVP00689)

Notes:
 © Copyright Reserved. This drawing and design, in and of all forms, remains the property of Novation Architecture LTD., and can be reproduced only with written consent.
 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

this document is:

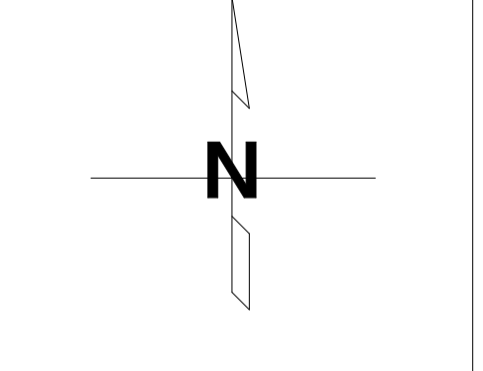
- NOT controlled. Revisions may be made without notice.
- A CONTROLLED document. Revisions will be advised.
- The first issue of the document.
- A complete revision. Remove previous issues from use.
- A partial revision. Remove previous issues of corresponding sheets / pages from use.
- Not for Construction.

This document has been digitally certified with digital certificate and Encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in Digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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



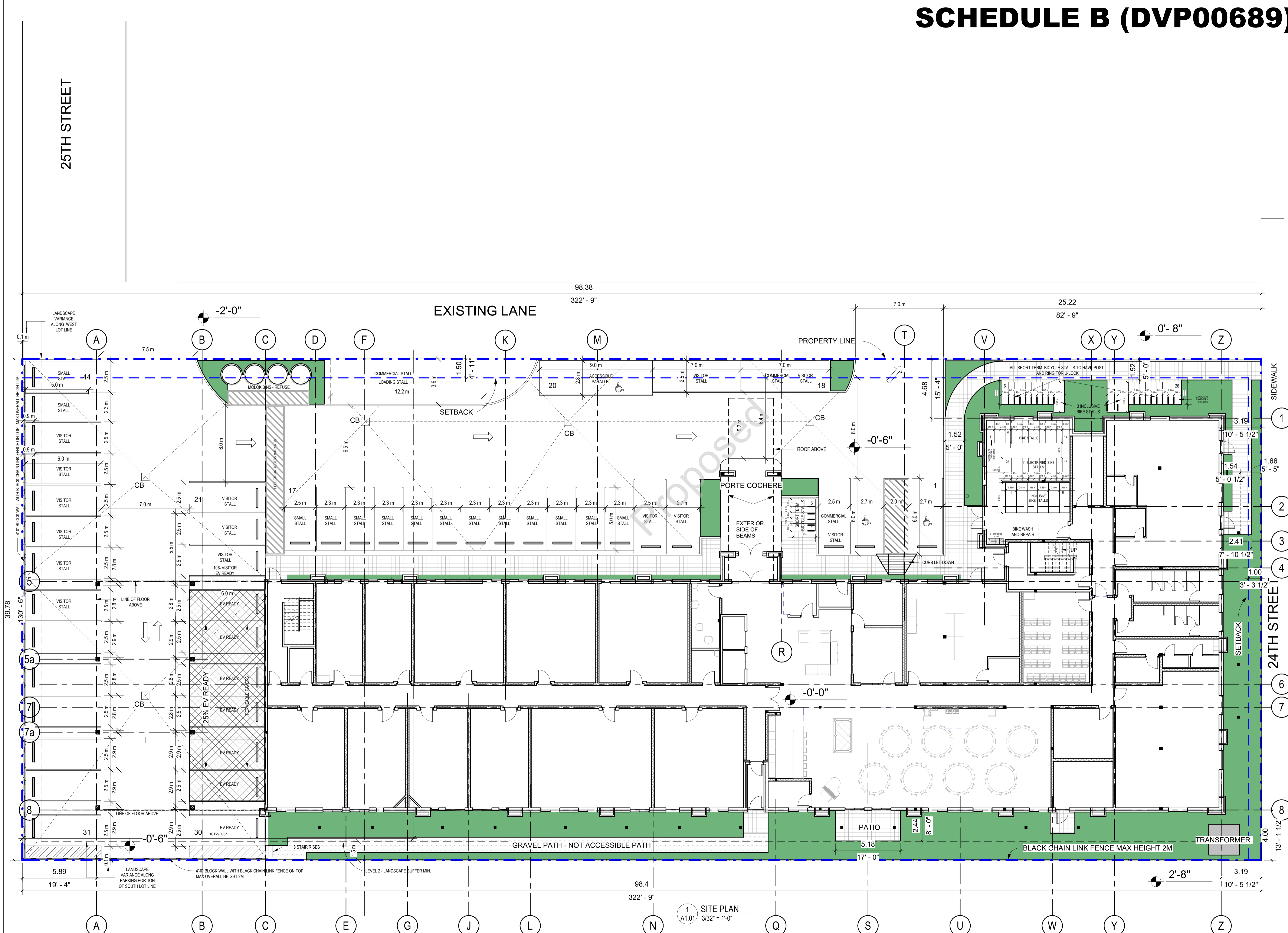
NOVATION
 ARCHITECTURE LTD.
 203 - 2205 LOUIE DRIVE
 WEST KELOWNA BC V4T 3C3

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 6/3/2026 11:08:10 AM



1 SITE PLAN
 A1.01 3/32" = 1'-0"



SCHEDULE C (DVP00689)

Project No.: 25078

June 3, 2026

Attention: Dave Nahal

**Re: 5000 24th Street Seniors Complex, Vernon BC`
Parking Review**

In support of the development of the Senior Supportive Housing site located at 5000 24th Street (the “Project”) we provide the following review of the parking requirements and proposed rationale for a variance to the onsite parking. The proposed development plans for 126 Seniors Supportive units based on the development of the existing foundation and development plans. The project will add much needed seniors housing to the core of Vernon. There has been minimal development of seniors housing within the core of Vernon, over the last 20 years.

Current City of Vernon Zoning Bylaw 6000 Section 7 Parking requirements call for the following:

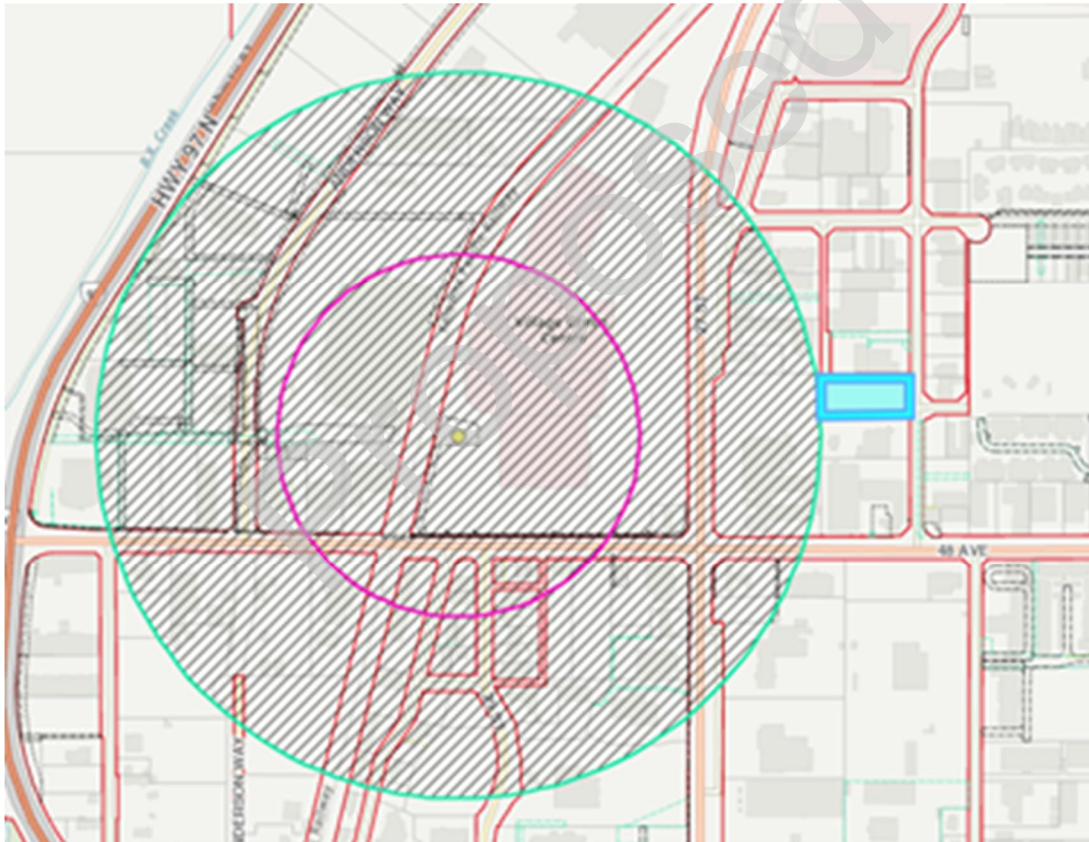
Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Supportive Housing	0.5 per Sleeping Unit	1.0 per Sleeping Unit	n/a	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units

The previous Vernon Zoning Bylaw 5000 called for 1 stall per unit for the Supportive Housing land use. A project was previously approved on the site with a similar unit count and number of parking stalls that was abandoned at the foundation stage. Since the original approval, there has been significant upgrades to public transit and amenities that are walking distance from the Project site. Further, the city’s plans may include the extension of the lane adjacent to the site linking 25th Street and 27th Street upon future development of the neighbouring property, which would make the site location highly walkable.

A review of other Jurisdictions provided the following parking requirements:

- Kelowna – Supportive, Group, and Congregate Care housing 0.35 stalls per sleeping unit;
- Penticton – Congregate housing 1 stall per 5 bed spaces; and
- Victoria – Assisted living facility 0.35 spaces per dwelling unit.

The Province recently established the Transit Oriented Area (TOA) (shown in the diagram below) as part of the Provincial Policy Manual (March 8th, 2024, version) for the Village Green Mall Transit exchange station. The area of the Village Green Mall TOA places the 400m radius to within 1m of the subject property. The new parking legislation for the TOA's limits the required off street parking to parking for people with disabilities and commercial parking requirements.



Village Green Mall TOA Boundary



The required and current site plan parking spaces are presented in the following table:

	Required		Provided		
Supportive Housing					
Vehicle – 0.5 per unit	63.0	spaces	29	spaces	Variance - Parking Provided Provided
Commercial 1.5 per 100 m2	1.5	spaces	2	spaces	
Commercial 1.0 per 1900 m2 (Loading Space)	1.0	spaces	1	spaces	
Total	65.5	spaces	29	spaces	
Accessible Parking Space 51-75 (Within Total)	3	spaces	3	spaces	Provided Within Total
Visitor Parking Space 101 or more (12 + 10% for every unit over 100) Added to Total	14.6	spaces	15	spaces	13 + 2 shared with commercial.
Total Vehicles	80	spaces	44	spaces	

	Required		Provided	
** Small size parking spaces permitted	15	spaces	14	spaces
** 25% EV Ready	6	spaces	6	spaces
*** 10% Visitor - EV Ready	-	spaces	1	spaces

In support of the current site development the following modifications are proposed. The site will be classed as a Supportive Housing Care facility with the noted Bylaw 6000 Parking Requirement of 0.5 stalls per unit.

To support the change to the Supportive Housing Care the following changes to the site development plan are proposed:

- A support area for staff will be provided along with a full-time operator / maintenance person unit on site;
- A shuttle bus will also be provided to assist with shopping and appointments;
- Daily meals and snacks will be available for the residence that require additional support;
- An advanced emergency monitoring system that connects residents to 24-hour emergency support from on-site staff;
- A secure building – only residents, their guests and staff will have site access;

The access to the site is provided by the adjacent laneway to the north of the site of 24th Street. Pedestrian access to the site is via direct street frontage that encourage walking and provide for a more neighborhood connectivity and engagement. The site location is shown on the following page.

The proximity of the site to the Highway 97 commercial Core, adjacent public transit, availability of on Street Parking, and Provincial TOA policy, all work to support the City Official Community Plan vision and support a reduction in the vehicle dependences that were associated with the current Zoning Parking requirements (in place and little changed since the sixties). Further, other jurisdictions recognize that urban core uses, such as seniors residential care housing, require fewer parking stalls per unit than conventional seniors housing.

The determination of the parking demand is a function of the following:

- Proximity to commercial centers;
- Proximity and availability of public transit;
- Proximity and quality of pedestrian facilities;
- Makeup of the seniors utilizing the units;
- Affordability of seniors housing is a function of average income of residents and has a direct effect on level of car ownership.



Site Location



The initial cost to a project for the development and provision of onsite parking is reflected in the ultimate cost of the facility to the end user and is reflected in higher monthly rental rates. The greater the amount of parking constructed the higher the end user cost.

The City of Vernon is working towards providing sustainable developments that meet the objectives of reducing the dependence on the single occupant vehicle, encouraging alternate travel modes and creating more pedestrian orientated developments and communities.

The City of Vernon Official Community Plan states the following as part of the Guiding Principles:

Create strong, compact and complete neighbourhoods

As neighbourhoods develop, essential elements such as housing, employment, shops, parks, schools and other amenities can be found in closer proximity to one another, making alternatives to driving more attractive and viable while improving road safety. Where redevelopment in established areas is proposed, the existing neighbourhood character is respected.

Provide alternative transportation

Investment in cycling, walking and transit infrastructure is integrated with land use planning to provide a range of viable transportation choices to reduce air pollution and greenhouse gas emissions while contributing to better health.

Revitalize the Downtown

Reinforce Vernon's City Centre as the key redevelopment area in the city. Strategic infrastructure investments, policies and programs promote development that results in more jobs, businesses, attractions and residents locating in the area.

CONCLUSION

The lower-than-average percentage of car ownership for seniors; the proximity of the site to the recreational, and commercial areas; the proximity of the site to the Village Green Mall TOR and public transit; combined with a pedestrian friendly neighbourhood; will result in a supportable reduction in the current unit zoning requirement for onsite parking.

The new units will provide for a modern, fully accessible building that supports the senior's community fulfilling the objectives of the OCP and adding much needed seniors housing to the urban core.



ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN PLANNING

RECOMENDATION

We recommend the City of Vernon review the provision of the development of the site as a Supportive Housing Care facility and allow a reduction of the required 63 spaces to 29 spaces for residential purposes. The site would then be required to provide 29 parking stalls for the senior residents, resulting in the current site plan having 3 stalls available for commercial and loading; 15 spaces for visitor and 3 accessible parking spaces which is satisfactory for this intended use.

If you have any further questions or require any additional information, please contact our office.

Yours truly,

CTQ CONSULTANTS LTD.

Per:

A handwritten signature in cursive script that reads "Dave Cullen".

David D. Cullen, P.Eng.
Transportation Engineer
DDC

Proposed