

January 29, 2025

VIA EMAIL

City of Vernon
3400 30th Street
Vernon, B.C. V1T 5E6

ATTENTION: Matt Faucher and Roy Nuriel

Dear Sirs

Re: Design Rationale for the mixed use commercial and residential development of 3300 31st Avenue, Vernon, BC (the “**Project**”)

1. Introduction:

We are excited to present the development permit application for the future development of 3300 31st Avenue, which we believe will be an amazing addition to the downtown core of the City of Vernon. We trust that the Project firmly aligns with the type of product that each of City staff, City Council and the people of Vernon want to see in the downtown core.

The proposed development is a mixed-use building that will feature one underground floor of parking, a first floor with 10,687 square feet of commercial space along with parking and common facilities, five floors consisting of 95 residential units and a roof top patio for common use. The Project will include several units that are wheelchair and family friendly. The Project aligns with the City of Vernon's objective to densify the downtown core and satisfies a number of the City's Official Community Plan growth strategies and land use plan objectives. These objectives include ensuring housing meets the needs of the whole community, creating a culture of sustainability, creating strong, compact and complete neighborhoods, revitalizing the downtown and creating a youth-friendly city.

2. Application Re-Submission Changes

Development permit and development variance permit applications are being resubmitted due to the City of Vernon's implementation of Zoning Bylaw 6000 that required any mid-stream project to be resubmitted where permits had not been issued. A development variance permit and development permit was previously approved, however, there were

unexpected constraints that arose at the building permit stage. A building permit as not issued prior to Zoning Bylaw 6000 coming into force.

During the building permit process, it was determined that a pad mounted transformer (PMT) on the Project site, that was servicing a neighboring building, was impractical to move to the building that it services. The existing building has major space constraints and existing tenancies that made moving the PMT very challenging both from a logistics and timing perspective. The plans being submitted leave the existing PMT in place and include a second PMT adjacent thereto that will service the Project. This has led to changes to the ground level parking areas and commercial components of the building.

Further, ground watering wells installed by GeoPacific Consultants Ltd. revealed that ground water levels were higher than initially expected. Due to the ground water levels indicated, it was decided that it is beneficial to remove the second parking level to avoid major challenges that can arise during the construction process and building maintenance in the future. Considering the Project is well within a Transit Oriented Development Area, the removal of the parkade level does not affect residential parking requirements under Zoning Bylaw 6000, but avoids significant risks and costs that would render the Project far less viable.

3. Site Context:

The site for the proposed development is located in the downtown core of Vernon, which is prime for the development of high-density mixed-use projects. The Project is an urban infill project on a previously decommissioned "Legion Building" site and has the current use of bare land. The site is within walking distance of public transportation, Vernon's main street shopping area and many other amenities, such as parks, recreation centers, theaters and restaurants.

4. Design Concept:

The design of the proposed development is envisioned to create a modern and sustainable building that lifts the finishing level expected of future buildings in the downtown core. The building is designed to provide a welcoming and inviting atmosphere for residents and visitors. The building façade is appealing from all angles and goes well beyond the design level of current buildings in the City of like use and size. The development will incorporate greenery on ground and roof level that will be aesthetically pleasing from ground level and above. Considerable thought and effort has been made by the designers to break up the long façade of the building into distinct and aesthetically appealing sections. Original designs have been modified to add balconies to provide future residents with personal outdoor space in addition to a large communal balcony.

5. Building Design and Impact:

The building design will incorporate clean lines to create a modern look that will be a welcomed sight in the City's core. The building is being designed with a mindset to maximize natural light and ventilation to reduce energy consumption and energy-efficient systems and appliances will be used to reduce the building's carbon footprint. The commercial units will add vibrancy to the street level and contribute to the City's economic development. The Project's location being one street from Vernon's Main Street will increase the finishing quality of retail store fronts and restaurants in the City's core. The Project will drive traffic to neighboring businesses by introducing a large population boost right in the center of town. The City of Vernon has long struggled to create a vibrant downtown largely due to the lack of housing in the area. This Project will strongly affect the traffic to local businesses in the downtown core that are already well positioned for increased patronage.

6. Unit Design:

The residential units are being designed to accommodate a range of household sizes and incomes, with a focus on providing affordable rental options for low and moderate-income households. Several units will be wheelchair friendly and others are large enough to house small families. The units are designed to provide a comfort and functionality within compact, but useable spaces.

7. Community Amenities:

The proposed development will include community amenities including a large shared rooftop terrace with the potential future uses of a community garden, barbeque station and variable sized gathering areas. The community amenities will be designed to promote social interaction and community among residents. Upon completion of construction and commencement of rental efforts, the building managers will assess the best use of common spaces that have flexibility in use depending on the final demographics and inputs of the residents.

8. Zoning

The Project site is zoned Commercial Mixed Use Centre under Zoning Bylaw 6000. The zoning allows the building to be constructed with the desired commercial space on the main floor and residential space above in a configuration that is efficient in design and is commonly seen in the downtown cores of developing cities. Although the CMUC zoning allows for far greater height, the applicants designs are of a 6 storey building as was previously blessed by the City Council.

9. Variances to Zoning Bylaws:

The variances previously requested for the Project have largely been eliminated from the zoning change from C8 (rezoning previously approved) to CMUC. However, there is a

variance required due to the reconfiguration of the ground floor level and removal of the second level of parking.

The applicant requests a small reduction to commercial parking stalls for the Project. The reduction request is from the required 15 commercial parking stalls to 10 that are being provided.

The plans meet the required number of accessible parking stalls and loading spaces. The plans also exceed the number of residential parking spaces and total bike parking spaces. The required short-term bike parking, long-term bike parking and inclusive bike parking spaces are provided for in the plans.

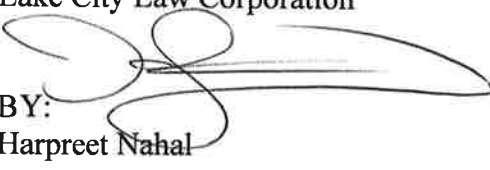
The applicant is requesting a variance to only commercial parking stalls and is prepared to pay the required cash-in-lieu required for the reduction. Considerable effort has been made to maximize parking, however, with the loss of the parkade level 2 it has been difficult to balance all the parking needs of the Project.

It is our submission that the commercial parking reduction request is reasonable considering commercial parking requirements are the same in Transit Oriented Development Areas as they are in all other commercial areas in Vernon. Further, the City of Vernon's main bus station is located only 2 blocks from the Project and the City's largest parkade is across the street. We believe that considering the location of the Project with several commercial parking options adjacent or near the Project that the commercial parking reduction request is reasonable.

10. Conclusion:

The proposed mixed-use development is a sustainable and modern building that will provide much-needed rental housing in the downtown core of Vernon. The development aligns with the City's objectives to create a compact and complete community and provides affordable and accessible housing options. The development will also contribute to the City's economic development and create a vibrant downtown. The building design and common amenities will enhance the quality of life for residents, while the inclusion of commercial units will add vibrancy to the street level. We look forward to bringing the Project to life.

Yours truly,
Lake City Law Corporation

BY: 
Harpreet Nahal

HN

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Architectural Drawing Issues

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2023-07-28	Issue 03 - RZ Resubmission
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2023-11-07	Issue 05 - 30% BP
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2024-02-02	Issue 07 - BP Submission
2025-01-28	Issue 08 - DP Submission

Project Information

Project Description:	6 Storey Concrete and Woodframe Rental Apartment Building 5 Storey Residential Woodframe above 1 Storey Concrete Commercial
Civic Address:	3300 31st Avenue, Vernon, BC
Legal Description:	LOTA, PLAN LAP89332, DL 72, ODYD AND ADJACENT LANDS



SIEGRIST
ARCHITECTURE

The Landmark
Issue 08 - DP Submission
January 28, 2025
3300 31st Avenue, Vernon, BC

4 ZONING ANALYSIS

CMUC: Commercial Mixed Use Centre





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WELBEC PROPERTIES

Perspective Renders

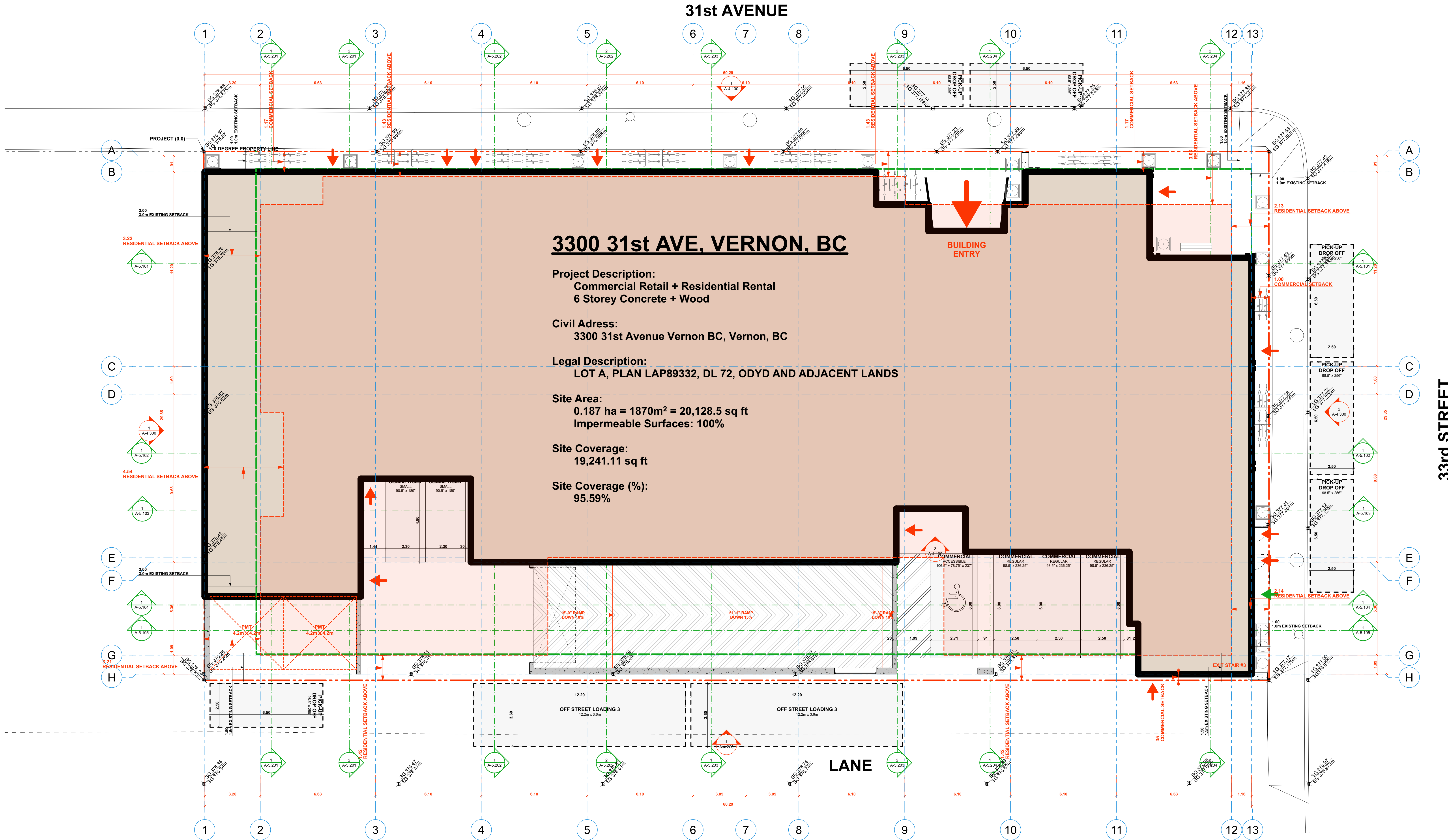
Project Number: 015

January 28, 2025

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3300 31st AVE, VERNON, BC

Project Description:
Commercial Retail + Residential Rental
6 Storey Concrete + Wood

Civil Address:
3300 31st Avenue Vernon BC, Vernon, BC

Legal Description:
LOT A, PLAN LAP89332, DL 72, ODYD AND ADJACENT LANDS

Site Area:
0.187 ha = 1870m² = 20,128.5 sq ft
Impermeable Surfaces: 100%

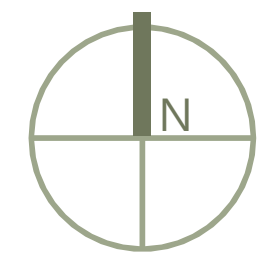
Site Coverage:
19,241.11 sq ft

Site Coverage (%):
95.59%

BUILDING ENTRY

LANE

33rd STREET



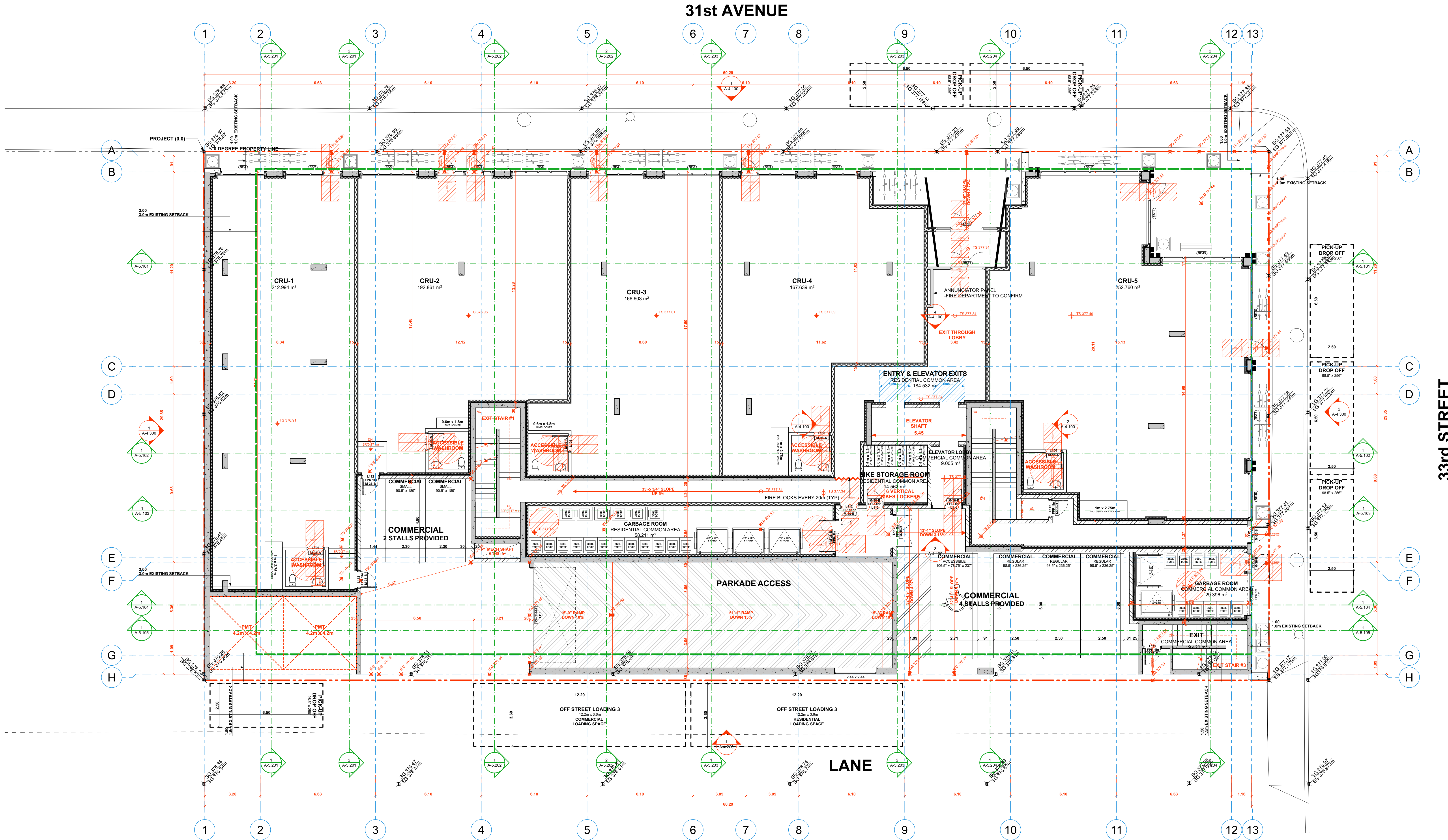
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Location of the Obstruction	Additional Width Required
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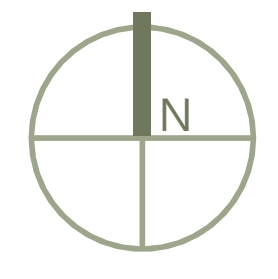
Purpose of Drive Aisle	Minimum Width
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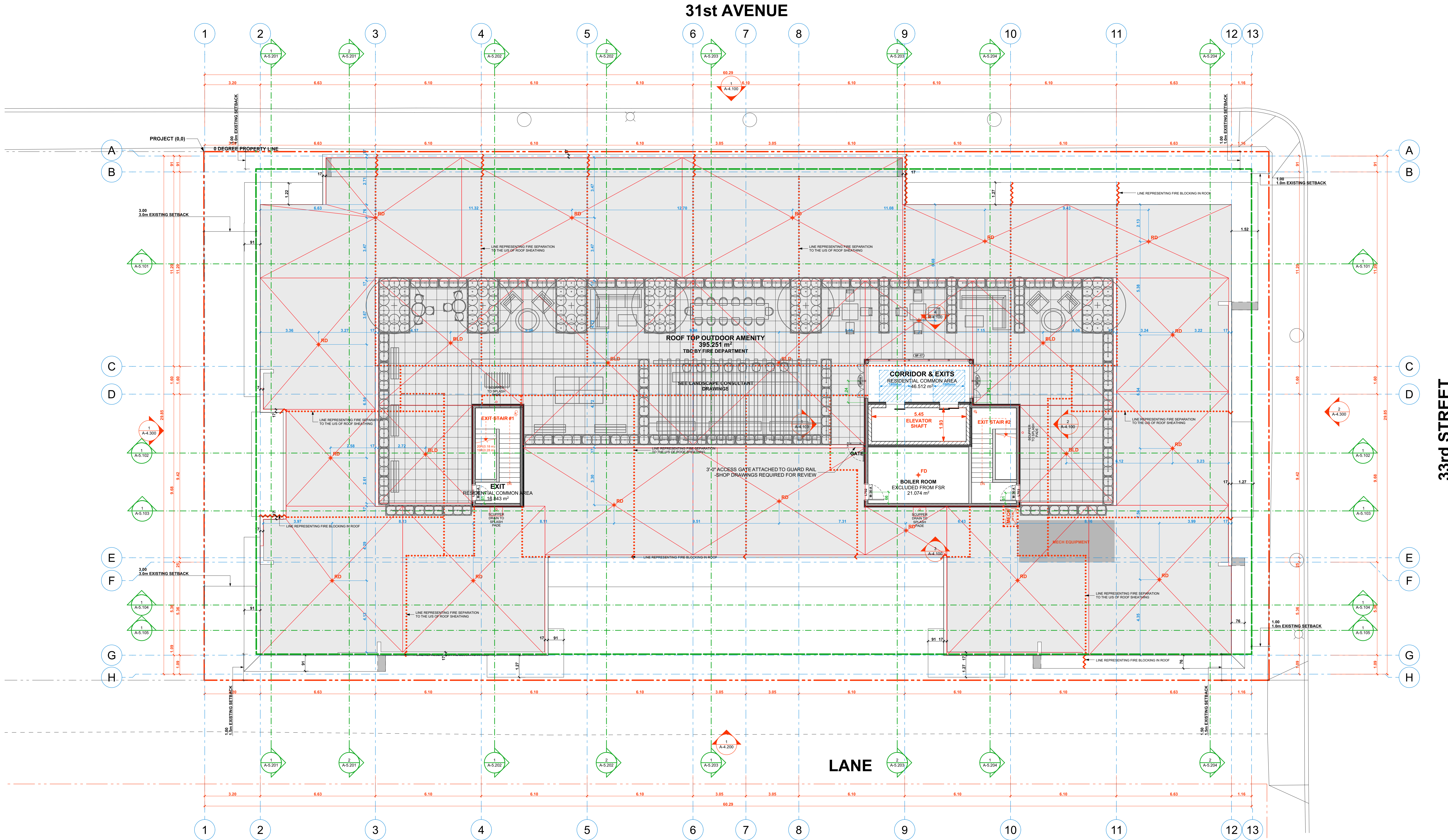
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1 Level 1 Floor Plan
SCALE: 1/8" = 1'-0"





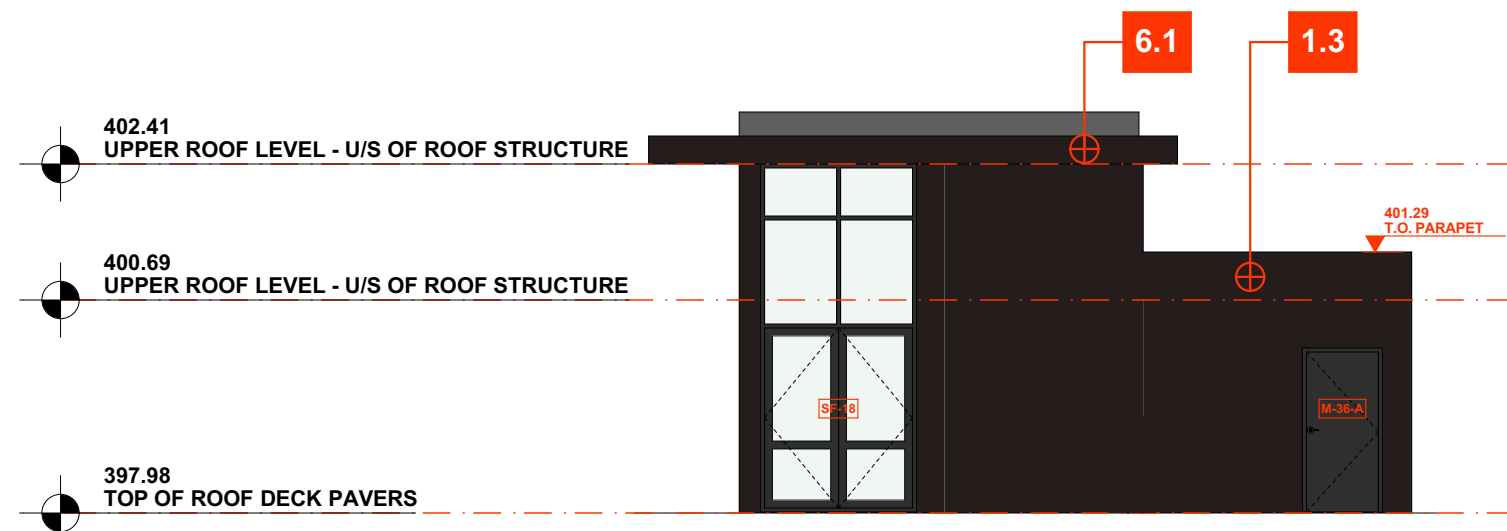


1 North Elevation
SCALE: 1/8" = 1'-0"

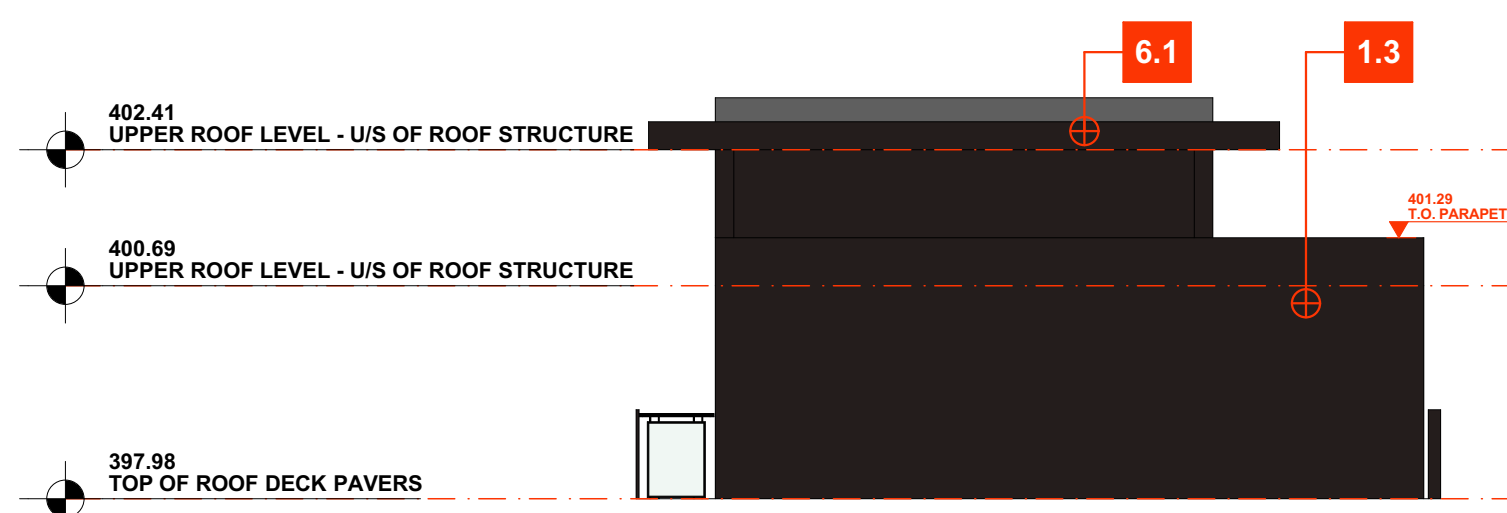
MATERIAL AND COLOUR LEGEND

Note: All Materials are subject to change during Tender and/or Pricing phase of the project

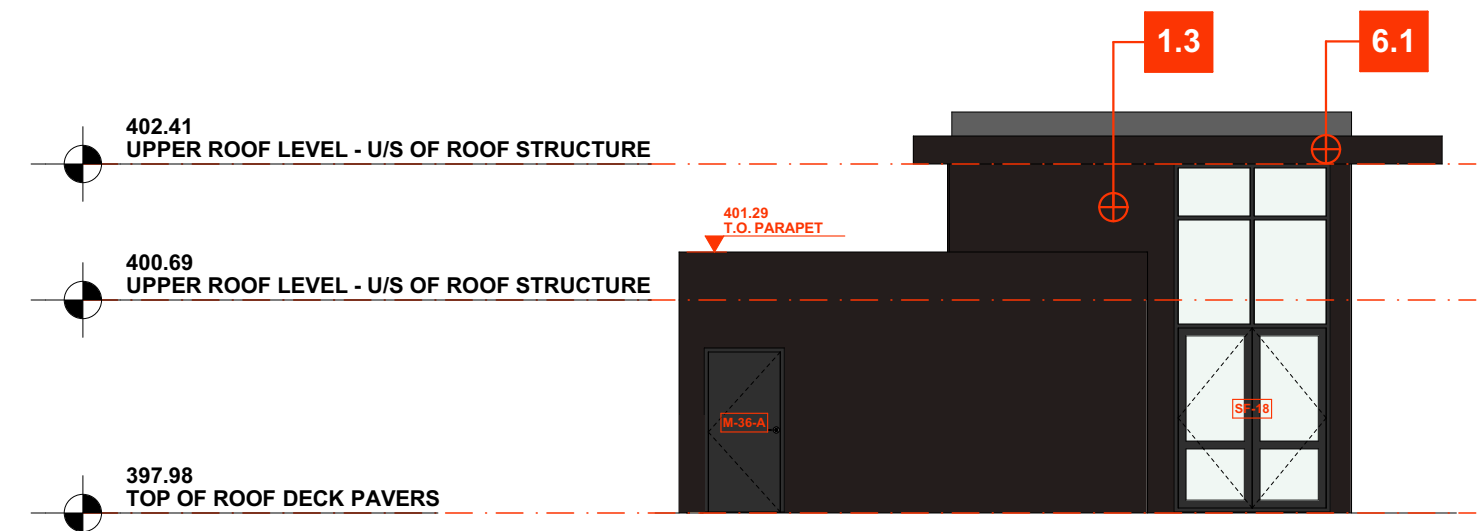
Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING				
1.1 Cedar	JamesHardie™ + Woodtone RusticSeries™ Lap Siding w/ 5" Exposure	Mountain Cedar	JamesHardie + Woodtone	Exterior Walls
1.2 Medium Grey	HardiePanel® Vertical Siding - Smooth	Hardie Standard Colour - Midnight Black	JamesHardie	Exterior Walls
1.3 Red	HardiePanel® Vertical Siding - Smooth	Hardie Standard Colour - Gray Slate	JamesHardie	Exterior Walls
1.4 Medium Grey	HardiePanel® Vertical Siding - Smooth	Countrylane Red	JamesHardie	Exterior Walls
1.5 Red	HardiePanel® Vertical Siding - Smooth	TBC	TBC	Commercial Feature
1.6 Brown/Beige	Exposed Concrete or Panel	TBC	TBC	Commercial Feature
2.0 SOFFIT				
2.1 Black	HardiePanel® Vertical Siding - Smooth	Midnight Black	JamesHardie	Soffits that connect with 1.3
2.2 Medium Grey	HardiePanel® Vertical Siding - Smooth	Gray Slate	JamesHardie	Soffits that connect with 1.4
2.3 Wood-appearing	JamesHardie™ + Woodtone RusticSeries™ 6.25" Exposure	Mountain Cedar	JamesHardie	
3.0 ROOFS				
3.1 Black	2-Layer SBS Membrane	Black		SBS Membrane at flat roofs
4.0 DOORS				
4.1 Brown	Aluminum or Wood Entry Doors	Exposed Wood Grain		
5.0 WINDOWS				
5.1 Dark Grey/Black	Vinyl Windows	Glass - Frames To Match 1.3		
6.0 TRIMS / FASCIAS				
6.1 Black	HARDIETRIM BOARDS 5/4 NT30 SMOOTH	Midnight Black	JamesHardie	
6.2 Medium Grey	HARDIETRIM SMOOTH BATTEN BOARDS	Gray Slate	JamesHardie	
7.0 RAILINGS				
7.2 Dark Grey/Black	Aluminum Guard Railing	Glass - Frames To Match 1.3		
8.0 ACCESSORIES				
8.1 Dark Grey/Black	Flashing, Gutters, and Down Spouts	To Match 1.3		
8.2 Exterior Prefinished Metal Stairs	Roof Deck Access Stairs	Prefinished To Match 1.3		
9.0 STRUCTURE				
9.1 Wood	6x12 Glulam Columns	Stain / Finish to be confirmed by Envelope Consultant / Shop drawings		Feature Entry Columns



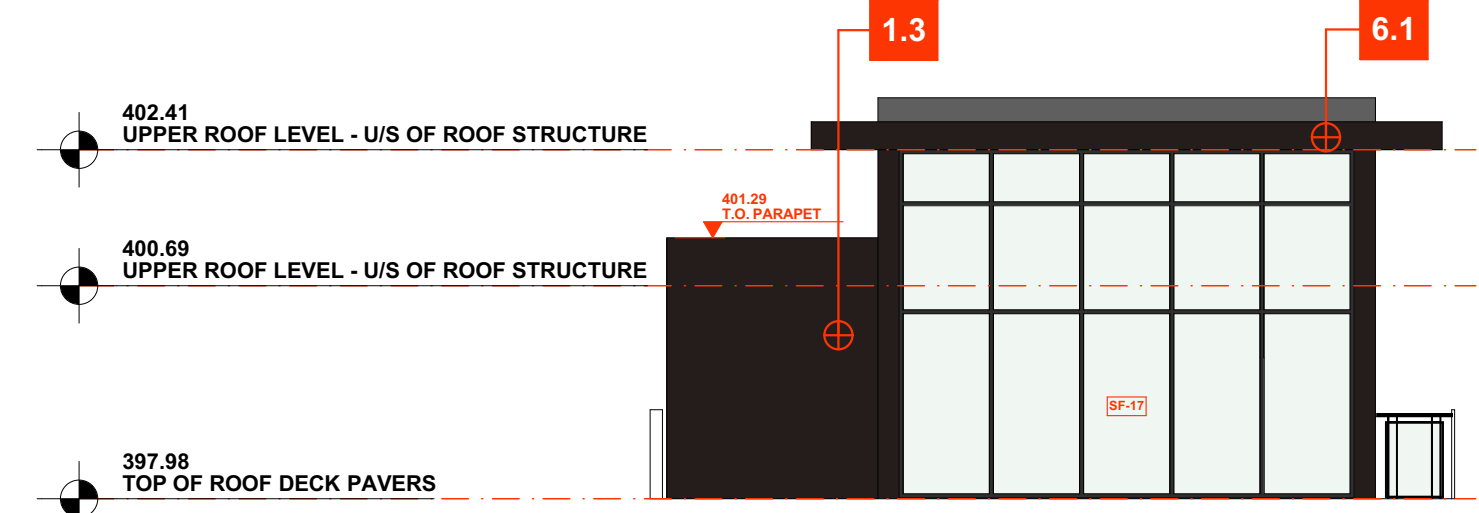
1 Roof Elevator West Elevation
SCALE: 1/8" = 1'-0"



3 Roof Elevator South Elevation
SCALE: 1/8" = 1'-0"



2 Roof Elevator East Elevation
SCALE: 1/8" = 1'-0"



4 Roof Elevator North Elevation
SCALE: 1/8" = 1'-0"

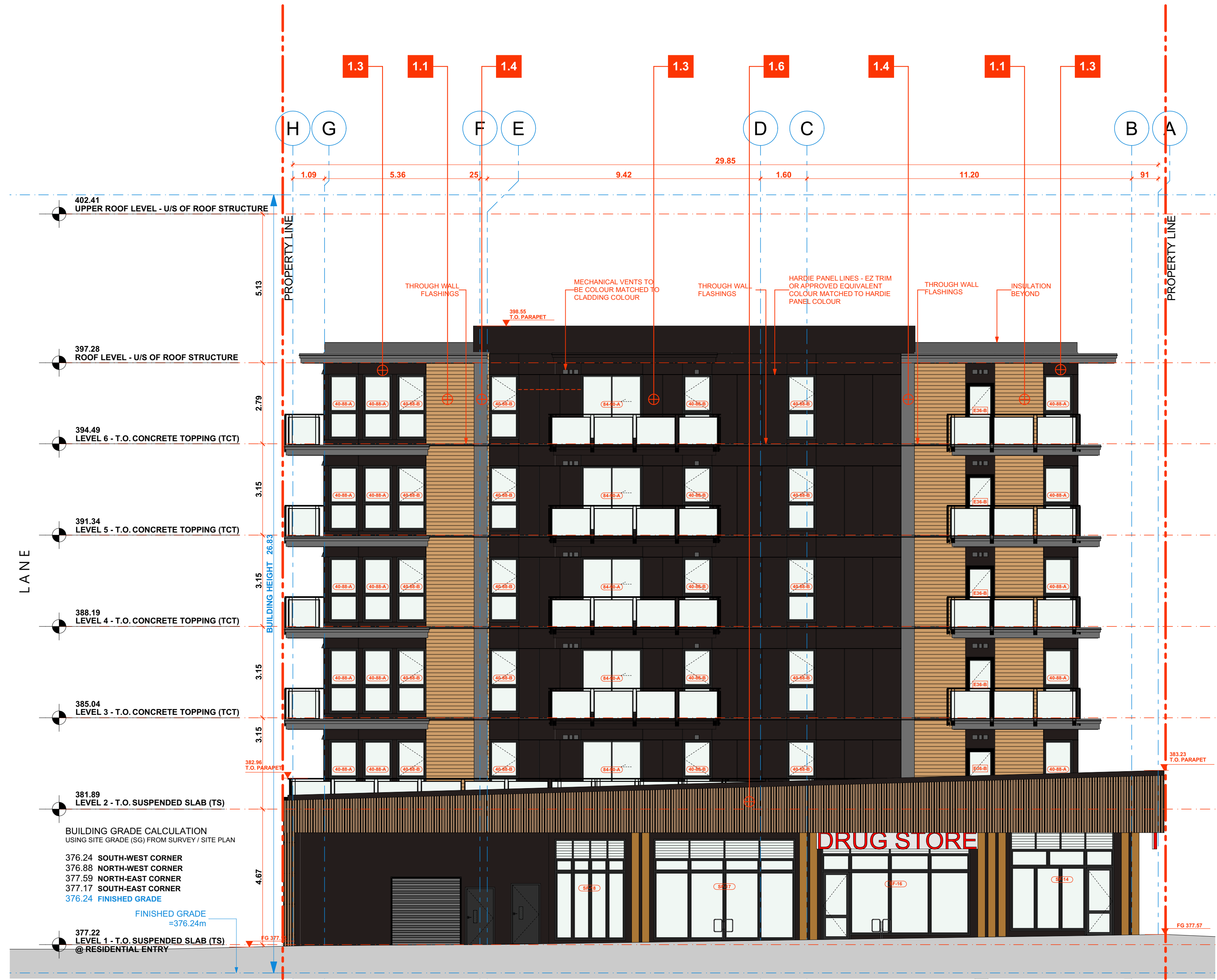


1 South Elevation
SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

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Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING				
1.1	Cedar	JamesHardie™ + Woodstone RusticSeries™ Lap Siding w/ 5" Exposure	JamesHardie + Woodstone	Exterior Walls
1.2	Black	HardiePanel® Vertical Siding - Smooth	JamesHardie	Exterior Walls
1.3	Black	HardiePanel® Vertical Siding - Smooth	JamesHardie	Exterior Walls
1.4	Medium Grey	HardiePanel® Vertical Siding - Smooth	JamesHardie	Exterior Walls
1.5	Red	HardiePanel® Vertical Siding - Smooth	JamesHardie	Exterior Walls
1.6	Brown/Beige	Exposed Concrete or Panel	TBC	Commercial Feature
2.0 SOFFIT				
2.1	Dark Grey	HardiePanel® Vertical Siding - Smooth	JamesHardie	Softs that connect with 1.3
2.2	Medium Grey	HardiePanel® Vertical Siding - Smooth	JamesHardie	Softs that connect with 1.4
2.3	Wood-appearing	JamesHardie™ + Woodstone RusticSeries™ 6.25" Exposure	JamesHardie	
3.0 ROOFS				
3.1	Black	2-Layer SBS Membrane	Black	SBS Membrane at flat roofs
4.0 DOORS				
4.1	Brown	Aluminum or Wood Entry Doors	Exposed Wood Grain	
5.0 WINDOWS				
5.1	Dark Grey / Black	Vinyl Windows	Glass - Frames To Match 1.3	
6.0 TRIMS / FASCIAS				
6.1	Dark Grey	HARDIETRIM BOARDS S4 NT3R SMOOTH	Iron Gray	JamesHardie
6.2	Medium Grey	HARDIETRIM SMOOTH BATTEN BOARDS	Night Gray	JamesHardie
7.0 RAILINGS				
7.2	Dark Grey / Black	Aluminum Guard Railing	Glass - Frames To Match 1.3	
8.0 ACCESSORIES				
8.1	Dark Grey / Black	Flashing, Gutters, and Down Spouts	To Match 1.3	
8.2	Exterior Prefinished Metal Stairs	Roof Deck Access Stairs	Prefinished To Match 1.3	
9.0 STRUCTURE				
9.1	Wood	6x12 Glulam Columns	Stain / Finish to be confirmed by Envelope Consultant / Shop drawings	Feature Entry Columns



MATERIAL AND COLOUR LEGEND

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1.0 CLADDING					
1.1	Cedar	JamesHardie™ + Woodstone RusticSeries™ Lap Siding w/ 5" Exposure	Mountain Cedar	JamesHardie + Woodstone	Exterior Walls
1.2	Medium				
1.3	Black	HardiePanel® Vertical Siding - Smooth	Hardie Standard Colour - Midnight Black	JamesHardie	Exterior Walls
1.4	Medium Grey	HardiePanel® Vertical Siding - Smooth	Hardie Standard Colour - Gray Slate	JamesHardie	Exterior Walls
1.5	Red	HardiePanel® Vertical Siding - Smooth	Courtylane Red	JamesHardie	Exterior Walls
1.6	Brown/Beige	Exposed Concrete or Panel	TBC	TBC	Commercial Feature
2.0 SOFFIT					
2.1	Black	HardiePanel® Vertical Siding - Smooth	Midnight Black	JamesHardie	Soffits that connect with 1.3
2.2	Medium Grey	HardiePanel® Vertical Siding - Smooth	Gray Slate	JamesHardie	Soffits that connect with 1.4
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5.1	Dark Grey / Black	Vinyl Windows	Glass - Frames To Match 1.3		
6.0 TRIMS / FASCIAS					
6.1	Black	HARDIETRIM® SDOARDS 5/4 NT30 SMOOTH	Midnight Black	JamesHardie	
6.2	Medium Grey	HARDIETRIM® SMOOTH BATTEN BOARDS	Gray Slate	JamesHardie	
7.0 RAILINGS					
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SIEGRIST

WELBEC PROPERTIES

West & East Elevations

Project Number: 015

January 28, 2025

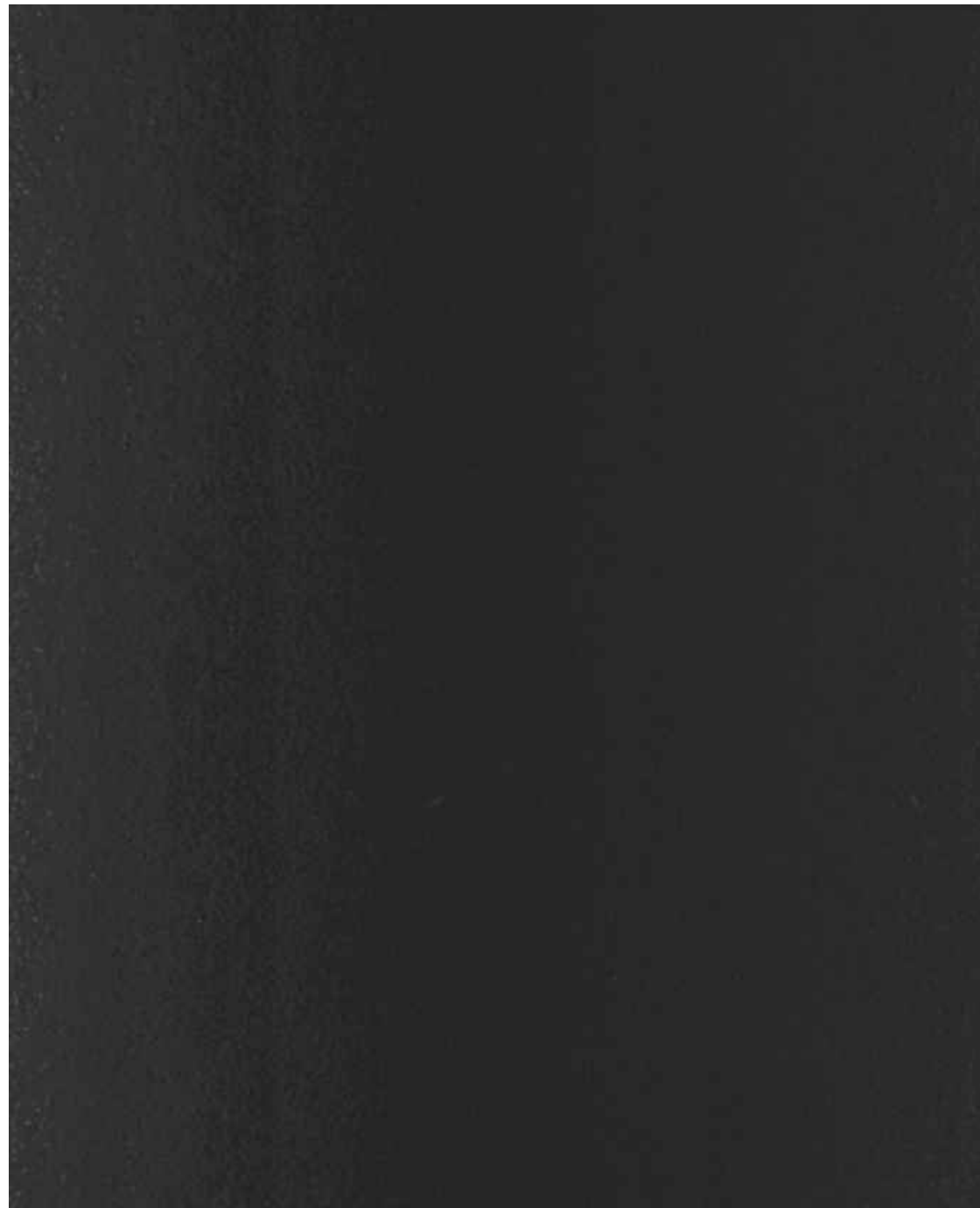
Issue 08 - DP Submission

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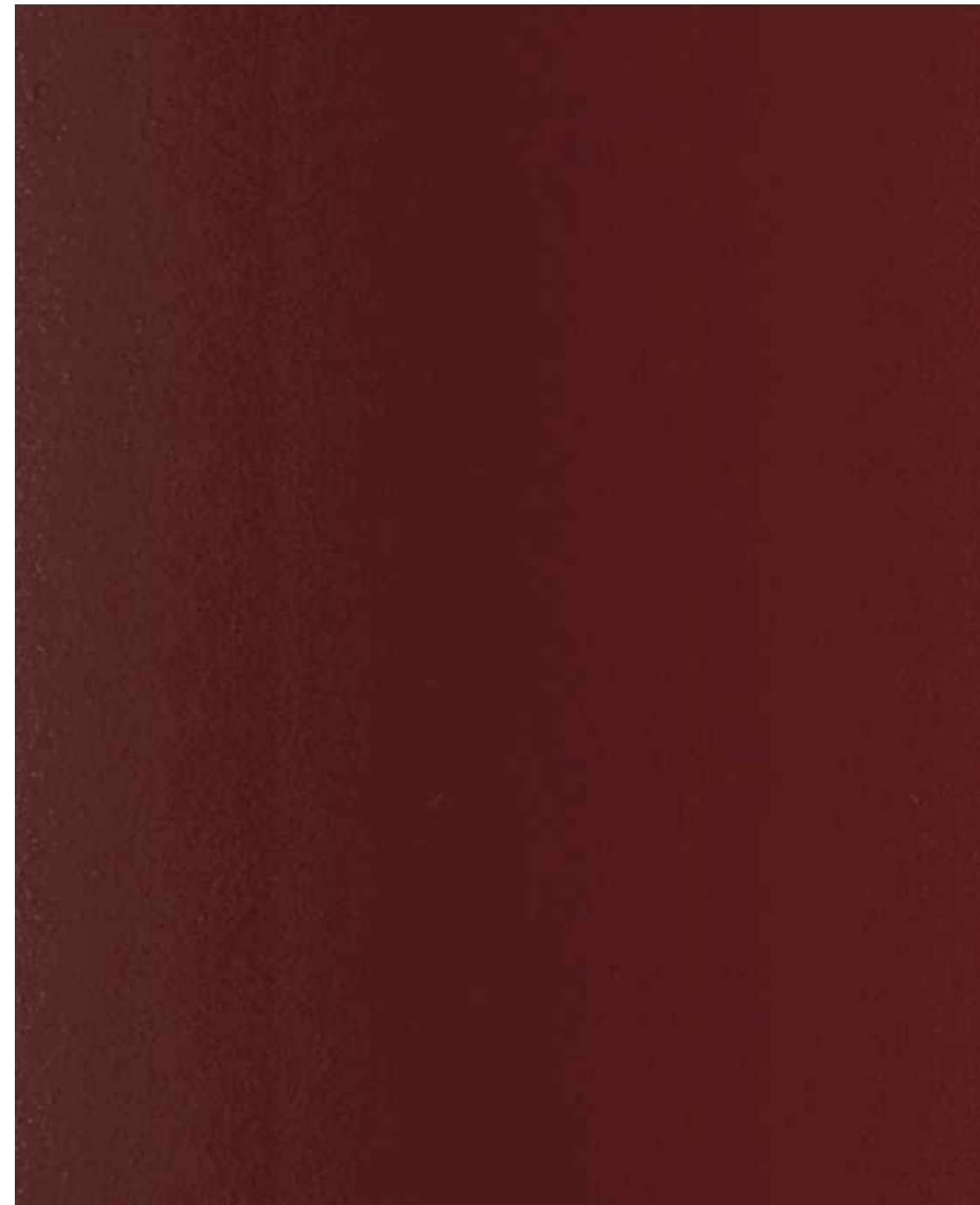
1.1 JamesHardie™ + Woodtone RusticSeries™ Lap Siding Mountain Cedar



1.3 JamesHardie™ HardiePanel® Vertical Siding Midnight Black



1.4 JamesHardie™ HardiePanel® Vertical Siding Gray Slate



1.5 JamesHardie™ HardiePanel® Vertical Siding Countrylane Red

MATERIAL AND COLOUR LEGEND

Note: All Materials are subject to change during Tender and/or Pricing phase of the project

	Colour	Product	Finish (to match)	Manufacturer	Location
1.0 CLADDING					
1.1	Cedar	JamesHardie™ + Woodtone RusticSeries™ Lap Siding w/ 5" Exposure	Mountain Cedar	JamesHardie + Woodtone	Exterior Walls
1.2	reserved				
1.3	Black	HardiePanel® Vertical Siding - Smooth	Hardie Standard Colour - Midnight Black	JamesHardie	Exterior Walls
1.4	Medium Grey	HardiePanel® Vertical Siding - Smooth	Hardie Standard Colour - Gray Slate	JamesHardie	Exterior Walls
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5.1	Dark Grey / Black	Vinyl Windows	Glass - Frames To Match 1.3		
6.0 TRIMS FASCIAS					
6.1	Black	HARDIETRIM® BOARDS 5/4 NT3® SMOOTH	Midnight Black	JamesHardie	
6.2	Medium Grey	HARDIETRIM® SMOOTH BATTEN BOARDS	Gray Slate	JamesHardie	
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