City of Vernon
Planning & Community Services Department

Community Services Building
3001 – 32 Ave,
Vernon, BC V1T 2L8
March 27, 2025

Subject: Design Rationale Statement and Zoning Analysis for 5500 Anderson Way, Vernon, BC

1.0 OVERVIEW

Broadstreet Development, in partnership with Seymour Pacific Developments, stands as a premier integrated development firm with a distinguished history of delivering large-scale mixed-use projects across Western Canada. Founded as a local single-family home developer we have grown to be an industry leader in multi-family housing developments. Over the past 30 years, we have successfully developed and constructed over 18,000 units, encompassing multi-family apartments, townhomes, patio homes, and commercial spaces.

Our extensive portfolio includes several completed projects in the Okanagan region, such as Lindgren Manor at 420 Valley Road in Kelowna, Lakeview Ridge at 3501 Sonoma Pines Drive in West Kelowna, Lakeview Ridge Townhomes at 3495 Sonoma Pines Drive West in Kelowna, Ridgecrest Place at 151 Duncan Avenue West in Penticton, and Valley Views at 185 Kinney Avenue in Penticton. These developments highlight our commitment to enhancing communities within the region.

This document presents the Design Rationale Statement and Zoning Analysis for the proposed development at 5500 Anderson Way. Prepared in alignment with the City of Vernon Zoning Bylaw No. 6000 and the Official Community Plan (OCP), the project is situated within Development Permit Area #2 (Neighbourhood District). It is strategically designed to address the region's pressing housing shortage while fostering vibrant commercial activity.

2.0 PROJECT DESCRIPTION

The proposed development is a multi-use project featuring two six-storey wood-frame buildings that will collectively provide 176 high-quality residential units alongside a robust commercial component on the ground floor. Far from being an ancillary addition, the commercial space is conceived as a primary element to drive local economic activity by hosting retail, and business operations. This dual-purpose design supports housing diversity and economic vibrancy in a neighbourhood experiencing significant demand for new housing.

3.0 DESIGN RATIONALE

3.1 Contextual and Architectural Vision

- **Active Street Edge & Visual Articulation:**
  Located on a high-visibility site along Highway 97 and Anderson Way, the project is designed to create an engaging street interface. The building's articulated façades and multiple, well-defined entrances will generate an active, inviting presence, seamlessly linking residential and commercial functions.
- **Optimized Density and Housing Diversity:**
  The six-storey design maximizes the use of the site in a manner that contributes significantly to resolving the local housing shortage. By offering a mix of market-rate and affordable units, the project promotes social inclusion and caters to diverse income groups.
- **Robust Mixed-Use Integration:**
  The commercial space, integrated as a core component rather than a mere appendage, is planned to accommodate a range of uses that include retail and service. This integration is essential to stimulate local economic growth and ensure that the project contributes actively to the neighborhood's commercial vibrancy.
- **Alignment with OCP Policies:**
  Our design is directly informed by the City of Vernon's Official Community Plan. It meets sustainable development targets, enhances urban livability, and supports mixed-use growth objectives. The building massing, density, and public amenity integration are designed to contribute to the long-term vision of a dynamic and sustainable urban core.

4.0 SITE AND PARKING ACCESS

The site benefits from excellent access via Anderson way and its proximity to major arterial roads.

- **Vehicular Access:**
  The design incorporates 0.8 parking spaces per residential unit, in addition to 0.1 visitor parking spaces per unit, fully in conformance with Section 7.3 of the Zoning Bylaw.
- **Bicycle and Drop-Off Facilities:**
  Bicycle parking provision meets the requirements at 0.25 spaces per dwelling unit (short-term) and 1 space per unit (long-term).
- **Pedestrian Connectivity:**
  The layout ensures seamless pedestrian access from the public realm into the building, reinforcing a safe and accessible neighborhood environment.

5.0 VARIANCES

No deviations from the current zoning requirements are anticipated. The project complies with the height, density, setback, and other technical parameters as outlined in the City of Vernon Zoning Bylaw No. 6000. Should any minor variances arise during the review process, we are prepared to submit a Development Variance Permit accompanied by detailed technical justifications.

6.0 URBAN CONNECTIVITY AND SUSTAINABILITY

- **Transit-Oriented Design:**
  The proposal is crafted to promote walkability and reduce car dependency. Active ground-floor uses, well-designed entry points, and connectivity to nearby transit corridors enhance urban accessibility.
- **Sustainable Building Features:**
  Energy-efficient systems and the use of sustainable materials have been integrated into the design. These elements support the City's environmental objectives and reduce the overall ecological footprint of the project.

7.0 CRIME PREVENTION

The design incorporates principles of Crime Prevention Through Environmental Design (CPTED). Key strategies include:

- Well-lit entrances and common areas to enhance natural surveillance.
- Active, transparent commercial frontage that encourages community presence and deters anti-social behavior.
- Thoughtful site layout that maximizes sightlines and minimizes hidden areas, thus contributing to a safer neighborhood environment.

8.0 LANDSCAPE

The development includes comprehensive landscaping that will account for approximately 23.7% of the total lot area. Designed public and private amenity spaces, along with consistent, context-sensitive street landscaping, are intended to:

- Enhance the overall aesthetic quality of the project.
- Provide outdoor recreation and green space that benefits both residents and passersby.
- Contribute to the sustainable management of stormwater and create an inviting, human-scaled environment.
- Providing an enhanced level of Landscape in the 4m buffer abutting Anderson way
- Consistent and progressive use of local species and legacy flora tied into xeriscapes

9.0 SUMMARY

In summary, the proposed development at 5500 Anderson Way exemplifies a forward-thinking, mixed-use project that simultaneously addresses Vernon's housing shortage and commercial revitalization goals. Our approach integrates high-density residential living with vibrant commercial uses, supports sustainable urban connectivity, enhances public safety, and aligns closely with the strategic objectives of the Official Community Plan and Neighbourhood District policies. The project is fully compliant with the City's zoning regulations and is positioned to contribute significantly to the economic and social vitality of the community.

Thank you for your time and consideration. We look forward to the opportunity to discuss this proposal further. Please do not hesitate to contact me if additional information or clarification is required.

Sincerely,
Charles Opara

Development Coordinator
Broadstreet Development / Seymour Pacific
Phone: 780-293-5018

FRONT VIEW FROM ANDERSON WAY

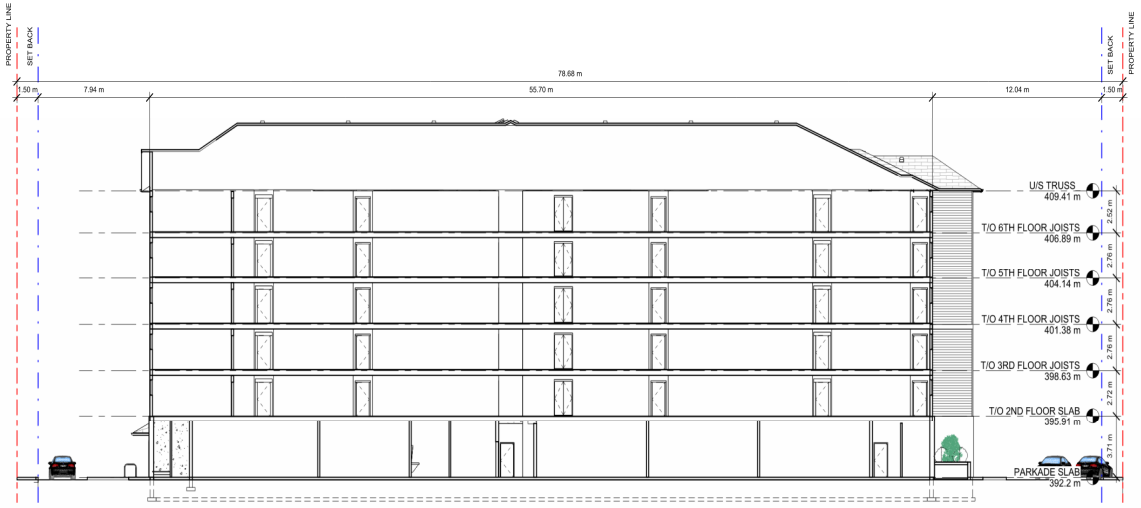




ARIEL VIEW SHOWING LOCATION ON ANDERSON WAY

ARIEL VIEW SHOWING COURTYARD





Cross Section showing relationship to setbacks and property lines

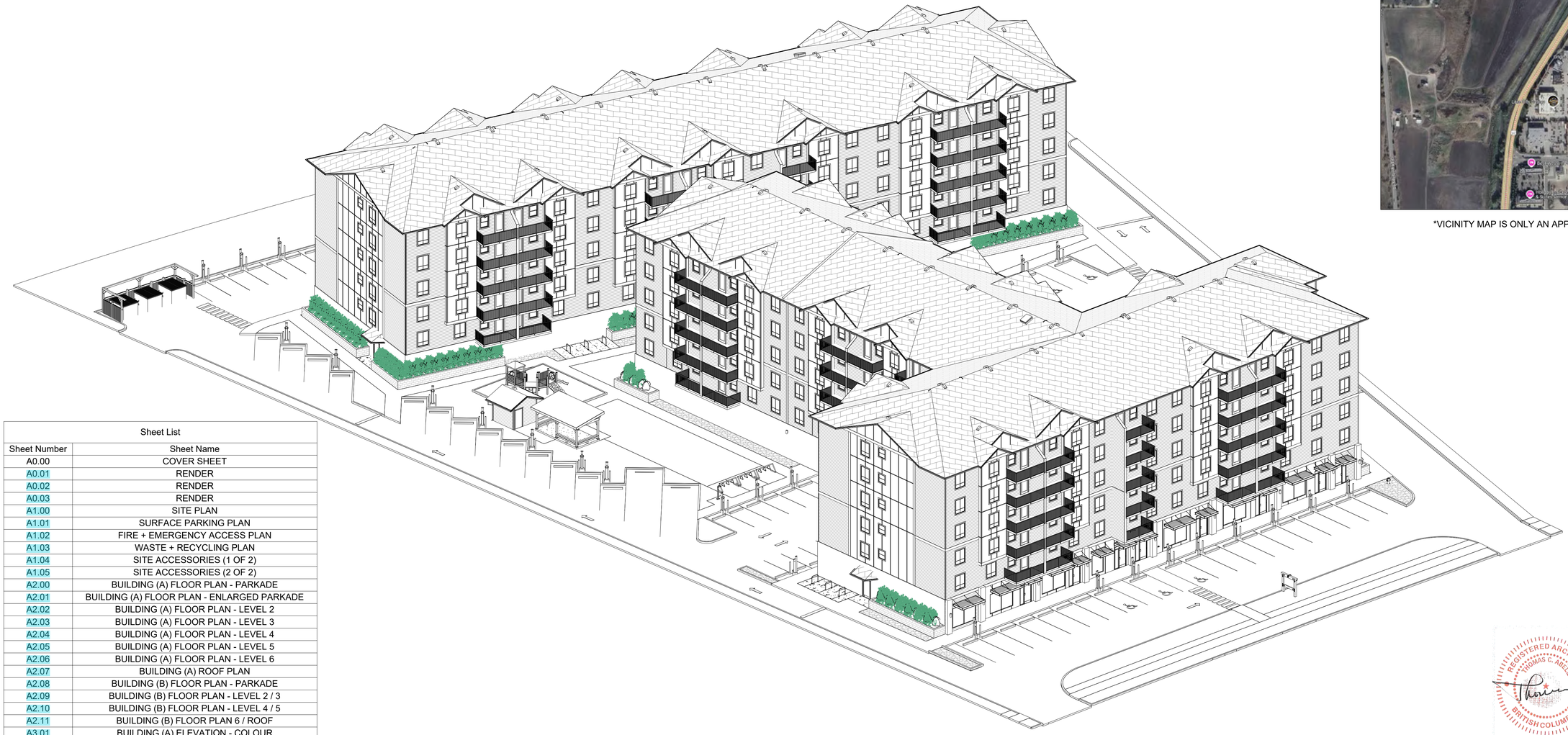


CLOSE UP OF COURTYARD
AND PLAYGROUND

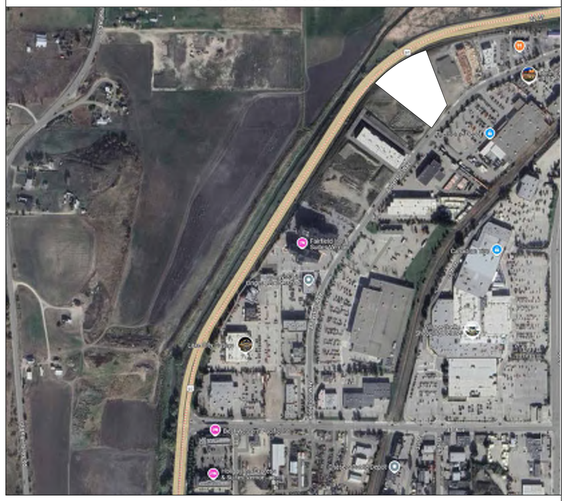


REARVIEW OF THE DEVELOPMENT AS SEEN FROM HIGHWAY 97

5500 ANDERSON WAY
VERNON BC



VICINITY MAP



VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION

Sheet List	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.01	RENDER
A0.02	RENDER
A0.03	RENDER
A1.00	SITE PLAN
A1.01	SURFACE PARKING PLAN
A1.02	FIRE + EMERGENCY ACCESS PLAN
A1.03	WASTE + RECYCLING PLAN
A1.04	SITE ACCESSORIES (1 OF 2)
A1.05	SITE ACCESSORIES (2 OF 2)
A2.00	BUILDING (A) FLOOR PLAN - PARKADE
A2.01	BUILDING (A) FLOOR PLAN - ENLARGED PARKADE
A2.02	BUILDING (A) FLOOR PLAN - LEVEL 2
A2.03	BUILDING (A) FLOOR PLAN - LEVEL 3
A2.04	BUILDING (A) FLOOR PLAN - LEVEL 4
A2.05	BUILDING (A) FLOOR PLAN - LEVEL 5
A2.06	BUILDING (A) FLOOR PLAN - LEVEL 6
A2.07	BUILDING (A) ROOF PLAN
A2.08	BUILDING (B) FLOOR PLAN - PARKADE
A2.09	BUILDING (B) FLOOR PLAN - LEVEL 2 / 3
A2.10	BUILDING (B) FLOOR PLAN - LEVEL 4 / 5
A2.11	BUILDING (B) FLOOR PLAN 6 / ROOF
A3.01	BUILDING (A) ELEVATION - COLOUR
A3.02	BUILDING (A) ELEVATION - COLOUR
A3.03	BUILDING (B) ELEVATION - COLOUR
A3.04	BUILDING (B) ELEVATION - COLOUR
A4.01	BUILDING (A) CROSS SECTION
A4.02	BUILDING (B) CROSS SECTION

2025-04-03

PROJECT TEAM:

APPLICANT:

BROADSTREET PROPERTIES LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

CONSTRUCTION:

SEYMOUR PACIFIC DEVELOPMENTS LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

STRUCTURAL ENGINEERING:

NAME

ADDRESS

CIVIL ENGINEERING & PLANNING:

GRADE CONSULTING INC.

#201A, 10639 - 124 STREET
EDMONTON, AB
T5N 1S5

MECHANICAL & ELECTRICAL ENGINEERING:

NAME

ADDRESS

ARCHITECT:

ABELEARCHITECTURE
Thomas Abele, Architect AIBC
2001 – 1755 Haro Street
Vancouver, B.C. V6G 1H2
604-682-6818

SITE INFORMATION

PROJECT DESCRIPTION	2 - MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY) FIREWALL / COMMERICAL		
TOTAL UNITS	176 UNITS		
CIVIC ADDRESS	5500 ANDERSON WAY		
ROOF TYPE	GABLE ROOF		
MUNICIPALITY	CITY OF VERNON		
ZONING	CMUB		
LEGAL DESCRIPTION	LOT 3 SECTION 10 TOWNSHIP 8 AND DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT PLAN KAP81301 EXCEPT PLANS EPP60371 EPP67907 AND EPP67908		
LOT AREA	11848.06 m^2	2.93 ACRES	1.18 HECTARES
DENSITY	60.07 DU/ACRE		

ZONING SUMMARY

	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	8 STOREYS		6 STOREYS	
STREET	1.0	m	4.0	m
LANEWAY OR ALLEY	1.5	m	N/A	m
HOUSING-BASED LOT	1.5	m	N/A	m
NON-HOUSING-BASED LOT	0	m	1.5	m
MIN. LOT AREA	2,025	m^2	11848.06	m^2
MIN. LOT WIDTH	30	m	70	m
FLOOR AREA RATIO	3.5		1.7	

VEHICULAR / BIKE PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0.8 / UNIT	176	141	141
VISITORS	0.1	176	18	18
LOADING STALLS			2	2
ACCESSIBLE			6	6
PICK-UP / DROP-OFF	1.0 / 35 DU	176	5	5
COMMERCIAL PARKING	1.5 / 100m^2	473m^2	7	7
COM. PICK-UP / DROP-OFF	0.2 / 100m^2	473m^2	1	1
TOTAL PARKING STALLS			**182**	**182**
OTHER PARKING PROVISIONS				
MIN. 25% PARKING REQUIRED IN PARKADE			46	55
SMALL CAR	MAX 50%		90	86
EV CAPABLE			-	178
BICYCLE PARKING				
SHORT-TERM	0.25 / DU	176	44	48
LONG-TERM	1 / DU	176	176	176
TOTAL BIKE PARKING			**220**	**223**
OTHER PARKING PROVISIONS				
SHORT-TERM BIKE PARKING - STANDARD				24
SHORT-TERM BIKE PARKING - INCLUSIVE				22
LONG-TERM BIKE PARKING - STANDARD				86
LONG-TERM BIKE PARKING - INCLUSIVE				88
COMMERICAL				3

BUILDING INFORMATION

BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
A	**6**	**98**	1,872.66 m^2	11,605.10 m^2
B	**6**	**78**	1,377.10m^2	8,567.92 m^2
TOTAL		**176**	3,249.76 m^2	20,173.02 m^2

UNIT BREAKDOWN

	BUILDING A	BUILDING B	
			%
STUDIO	-	10	5.6 %
1 BED / 1BATH	39	19	32.9 %
2 BED / 1 BATH	-	5	2.9 %
2 BED / 2 BATH	49	24	41.5 %
2 BED / 1 DEN / 2 BATH	-	10	5.6 %
3 BED / 2 BATH	10	10	11.5 %
	98	78	
TOTAL	**176 UNITS**		

LANDSCAPE

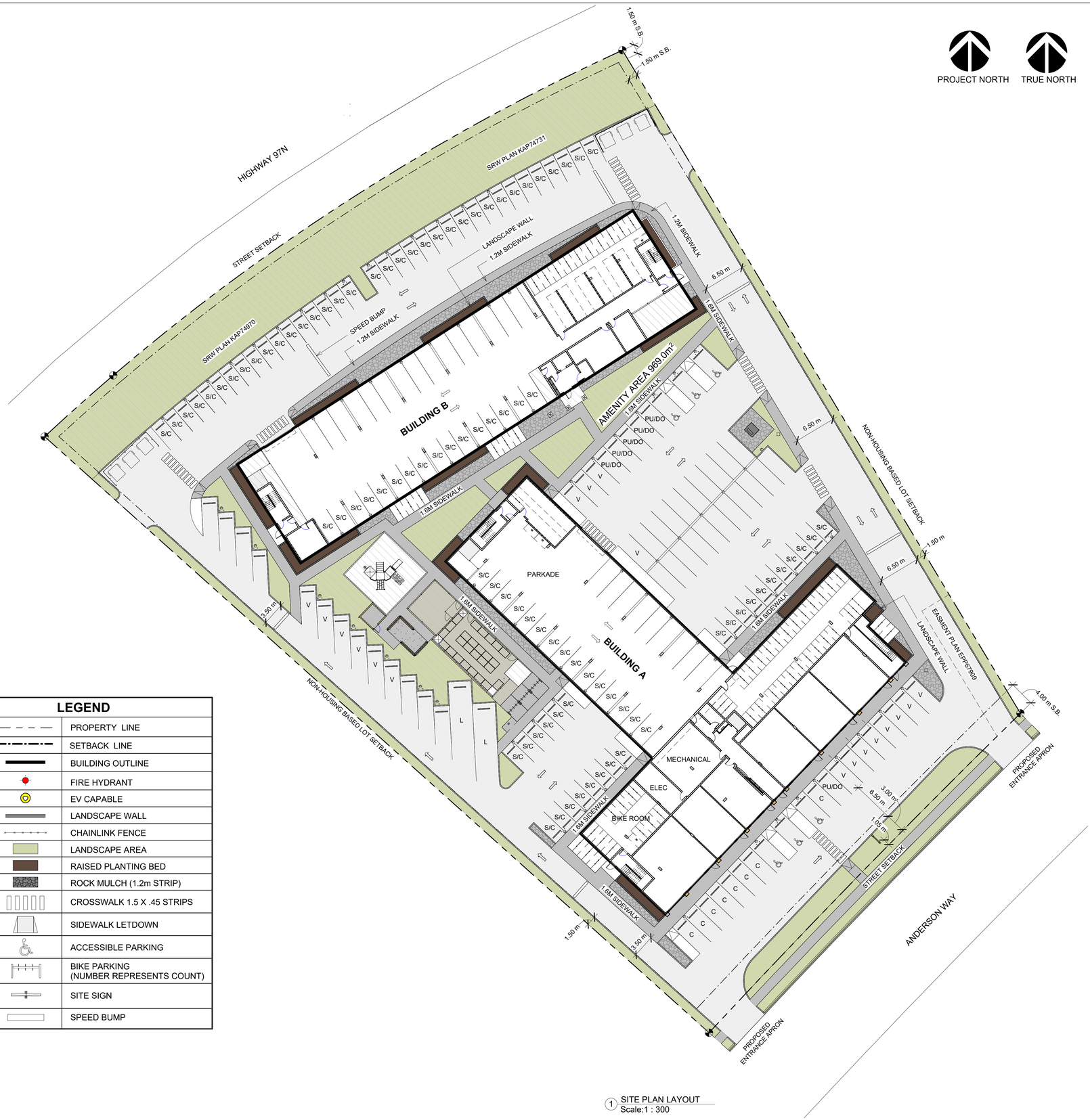
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	20 %	23.7 %
m^2	2,369.73 m^2	2,809.0 m^2

AMENITY

	RATE	REQUIRED	PROPOSED
TOTAL AMENITY SPACE	5 m^2 / STUDIO 10 m^2 /1 BED 15 m^2 /1+ BED	50 m^2 580 m^2 1,620 m^2	**2,301.9m^2**
PRIVATE			1,044.9 m^2
INDOOR			288.0 m^2
OUTDOOR			969.0 m^2

LEGEND

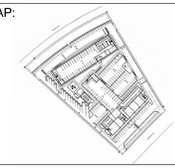
— — — —	PROPERTY LINE
—·—·—	SETBACK LINE
▬▬▬	BUILDING OUTLINE
	FIRE HYDRANT
	EV CAPABLE
	LANDSCAPE WALL
	CHAINLINK FENCE
	LANDSCAPE AREA
	RAISED PLANTING BED
	ROCK MULCH (1.2m STRIP)
	CROSSWALK 1.5 X .45 STRIPS
	SIDEWALK LETDOWN
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)
	SITE SIGN
	SPEED BUMP



1 SITE PLAN LAYOUT
Scale:1 : 300

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:

ISSUED FOR DP

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	01/16/2025
B	ISSUED FOR REVIEW	01/22/2025
C	ISSUED FOR REVIEW	01/27/2025
D	ISSUED FOR REVIEW	02/07/2025
E	ISSUED FOR REVIEW	02/10/2025
F	ISSUED FOR REVIEW	03/03/2025
G	ISSUED FOR REVIEW	03/14/2025

SEAL: **ABELE**ARCHITECTURE
THOMAS C. ABELE, ARCHITECT AIBC, T: 604.682-6818



2025-04-03

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION
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PROJECT NAME:
5500 ANDERSON WAY

PROJECT NUMBER:
-

ADDRESS:
VERNON BC

DRAWING TITLE:
SITE PLAN

DRAWN BY:	PD
CHECKED BY:	-
DATE:	03/31/2025
SCALE:	As indicated

DRAWING #: A1.00

REV #: G

03/31/2025 8:45:54 AM

VEHICULAR / BIKE PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0.8 / UNIT	176	141	141
VISITORS	0.1	176	18	18
LOADING STALLS			2	2
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COMMERICAL				3

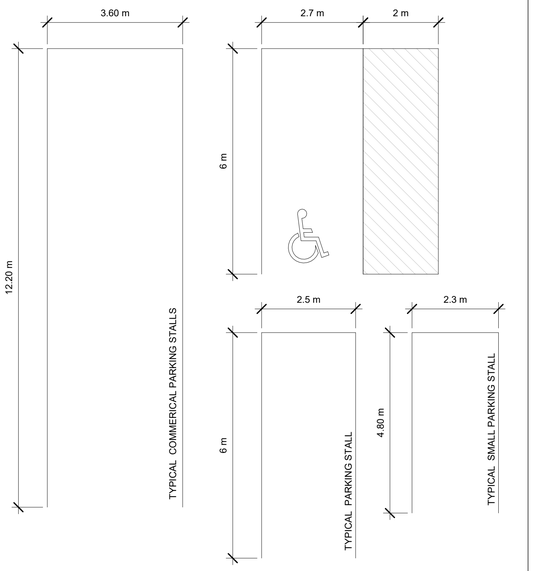
PARKING KEY NOTES:

LETTER:
V = VISITOR
S/C = SMALL CAR
C = COMMERICAL
PU / DO = PICK UP / DROP OFF

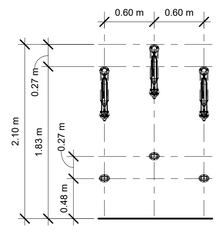
UNLESS NOTED ALL OTHER STALL ARE TYPICAL

- EV CHARGER
- ACCESSIBLE PARKING SIGN
- VISITOR PARKING SIGN

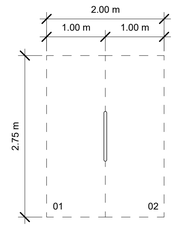
TYPICAL PARKING STALL DIMENSIONS



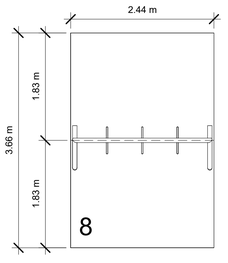
TYPICAL BIKE STALL DIMENSIONS



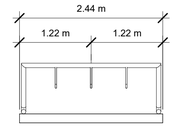
Vertical Bike Parking
Scale:1 : 34

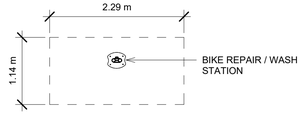


Inclusive Bike Parking
Scale:1 : 48



Short Term Bike Parking
Scale:1 : 48





Bike Repair Station
Scale:1 : 48

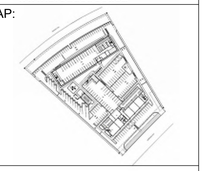
1 SITE PLAN LAYOUT
Scale:1 : 300

PROJECT NORTH

TRUE NORTH

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:

ISSUED FOR DP

Revision Schedule

No.	Description	Revision Date
F	ISSUED FOR REVIEW	03/03/2025
G	ISSUED FOR REVIEW	03/14/2025

SEAL:

ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT AIBC, T: 604.682-6818



2025-04-03

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PROJECT NAME:
5500 ANDERSON WAY

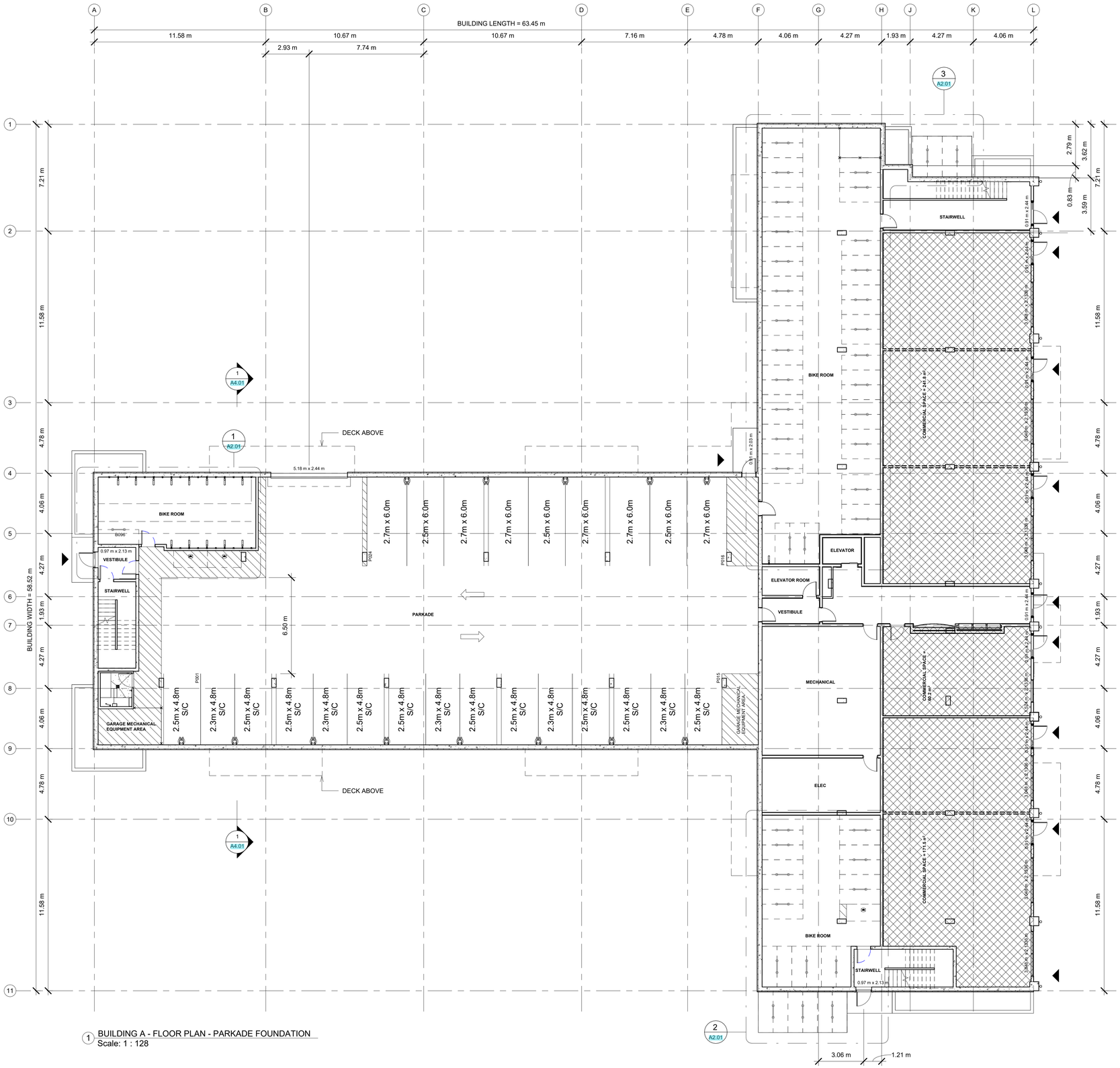
PROJECT NUMBER:
-

ADDRESS:
VERNON BC

DRAWING TITLE:
SURFACE PARKING PLAN

DRAWN BY:	PD
CHECKED BY:	-
DATE:	03/31/2025
SCALE:	As indicated
DRAWING #:	REV #:
A1.01	G

03/31/2025 8:45:59 AM



1 BUILDING A - FLOOR PLAN - PARKADE FOUNDATION
Scale: 1 : 128

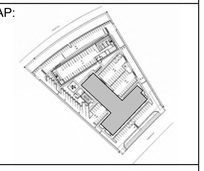
PROJECT NORTH

TOTAL FLOOR AREA = 1,886.7M²

03/31/2025 9:06:37 AM

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:

ISSUED FOR REVIEW

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2025-04-03

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PROJECT NAME:
5500 ANDERSON WAY

PROJECT NUMBER:
2415

ADDRESS:
VERNON BC

DRAWING TITLE:
BUILDING (A) FLOOR PLAN - PARKADE

DRAWN BY:	PD
CHECKED BY:	-
DATE:	03/31/2025
SCALE:	1 : 128

DRAWING #: A2.00

REV #: C

1	HARDIE LAP SIDING - IRON GREY
2	HARDIE LAP SIDING - TIMBER BARK
3	HARDIE PANEL - NAVAJO BEIGE
4	HARDIE TRIM - ARTIC WHITE
5	CEDAR ACCENTS - STAIN TBC
6	4 PANEL CLASSIC SOFFIT - WHITE
7	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
8	CULTURED STONE - TBC
9	ALUMINUM RAILING - WELDED SYSTEM - BLACK
10	DOWNSPOUT - BLACK
11	WINDOW - FIXED - WHITE
12	WINDOW - SLIDER - WHITE
13	WINDOW - AWNING - WHITE
14	PATIO DOOR - SWING - WHITE
15	ENTRY DOOR - SWING - ALUMINUM
16	PARGING / PAINTED IRON GREY
17	ALLEN BLOCK

LIGHTING FIXTURE SCHEDULE	
L1	LED WALL SCONCE
L2	SLIMSURFACE LED DOWNLIGHT
L3	EXTERIOR STROBE LIGHT
L4	WALL LIGHT



1 BUILDING A - NORTH EAST ELEVATION
Scale: 1 : 128

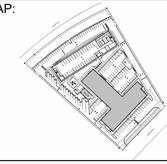


2 BUILDING A - SOUTH WEST ELEVATION
Scale: 1 : 128

04/01/2025 8:55:36 AM

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:

ISSUED FOR REVIEW

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	03/03/2025
B	ISSUED FOR REVIEW	03/14/2025
C	ISSUED FOR DP	03/31/2025

SEAL:

ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT AIBC, T: 604.682-6818



2025-04-03

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PROJECT NAME:
5500 ANDERSON WAY

PROJECT NUMBER:
2415

ADDRESS:
VERNON BC

DRAWING TITLE:
BUILDING (A) ELEVATION - COLOUR

DRAWN BY:	PD
CHECKED BY:	-
DATE:	03/31/2025
SCALE:	As indicated
DRAWING #:	A3.01
REV #:	C

	1	HARDIE LAP SIDING - IRON GREY
	2	HARDIE LAP SIDING - TIMBER BARK
	3	HARDIE PANEL - NAVAJO BEIGE
	4	HARDIE TRIM - ARTIC WHITE
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	14	PATIO DOOR - SWING - WHITE
	15	ENTRY DOOR - SWING - ALUMINUM
	16	PARGING / PAINTED IRON GREY
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	L1	LED WALL SCONCE
	L2	SLIMSURFACE LED DOWNLIGHT
	L3	EXTERIOR STROBE LIGHT
	L4	WALL LIGHT



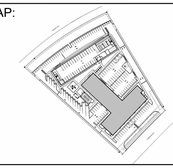
1 BUILDING A - NORTH WEST ELEVATION
Scale: 1 : 150



2 BUILDING A - SOUTH EAST ELEVATION
Scale: 1 : 128

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PROJECT NAME:
5500 ANDERSON WAY

PROJECT NUMBER:
2415

ADDRESS:
VERNON BC

DRAWING TITLE:
BUILDING (A) ELEVATION - COLOUR

DRAWN BY:	PD
CHECKED BY:	-
DATE:	03/31/2025
SCALE:	As indicated
DRAWING #:	REV #:
A3.02	C

04/01/2025 9:23:40 AM

1	HARDIE LAP SIDING - IRON GREY	
2	HARDIE LAP SIDING - TIMBER BARK	
3	HARDIE PANEL - NAVAJO BEIGE	
4	HARDIE TRIM - ARTIC WHITE	
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LIGHTING FIXTURE SCHEDULE	
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L2	SLIMSURFACE LED DOWNLIGHT
L3	EXTERIOR STROBE LIGHT
L4	WALL LIGHT



1 BUILDING B - NORTH WEST ELEVATION
Scale: 1 : 128

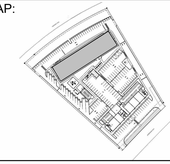


2 BUILDING B - SOUTH EAST ELEVATION
Scale: 1 : 128

04/01/2025 1:56:06 PM

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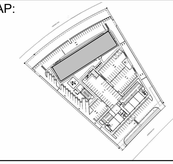
1 BUILDING B - SOUTH WEST ELEVATION
Scale: 1 : 128



2 BUILDING B - NORTH EAST ELEVATION
Scale: 1 : 128

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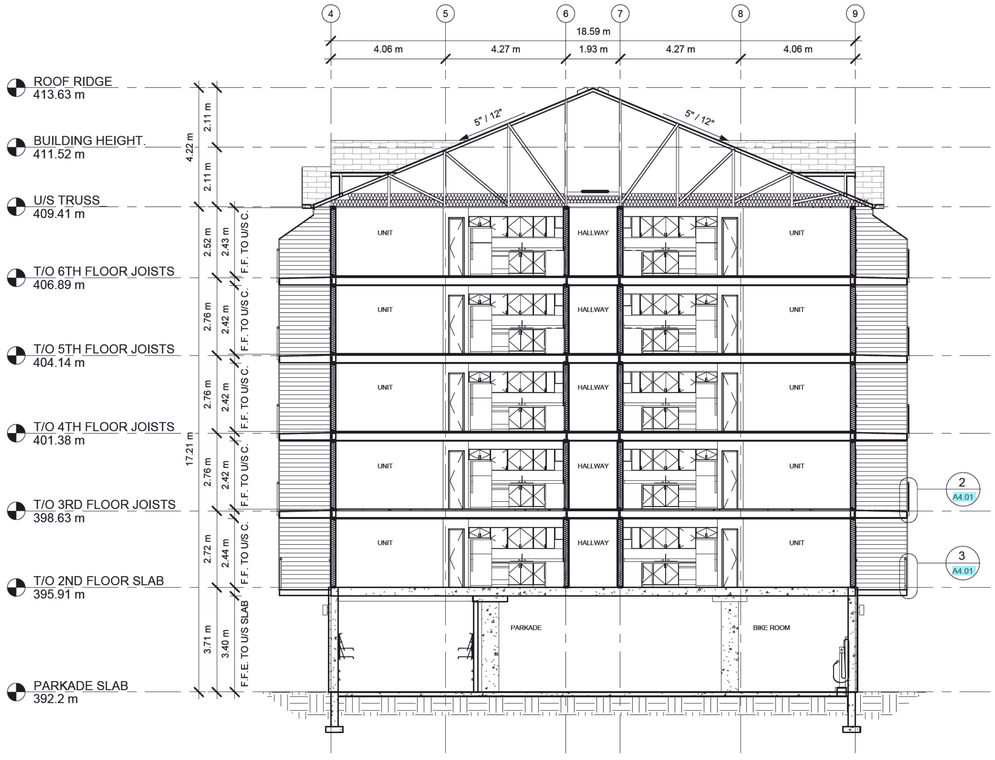
PROJECT NUMBER:
2415

ADDRESS:
VERNON BC

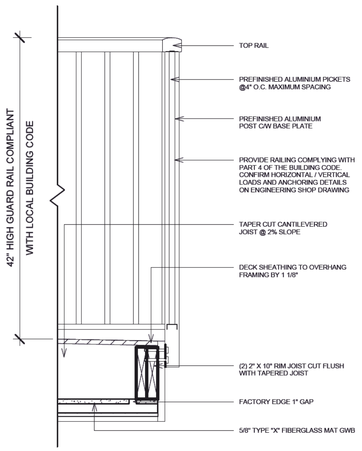
DRAWING TITLE:
BUILDING (B) ELEVATION - COLOUR

DRAWN BY:	PD
CHECKED BY:	-
DATE:	03/31/2025
SCALE:	As indicated
DRAWING #:	A3.04
REV #:	C

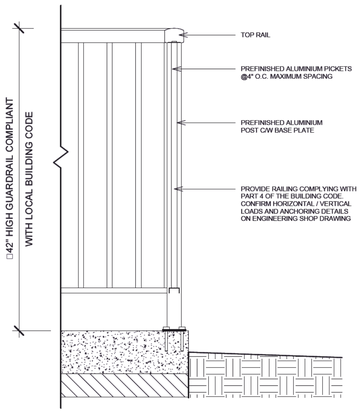
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1 WALL SECTION 001
Scale: 1 : 100



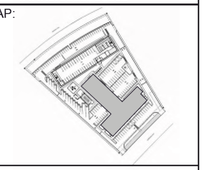
2 UPPER FLOOR GUARDRAIL
Scale: 1 : 10



3 MAIN FLOOR GUARDRAIL
Scale: 1 : 10

BROADSTREET PROPERTIES LTD.
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SITE MAP:



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PROJECT NAME:
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PROJECT NUMBER:
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ADDRESS:
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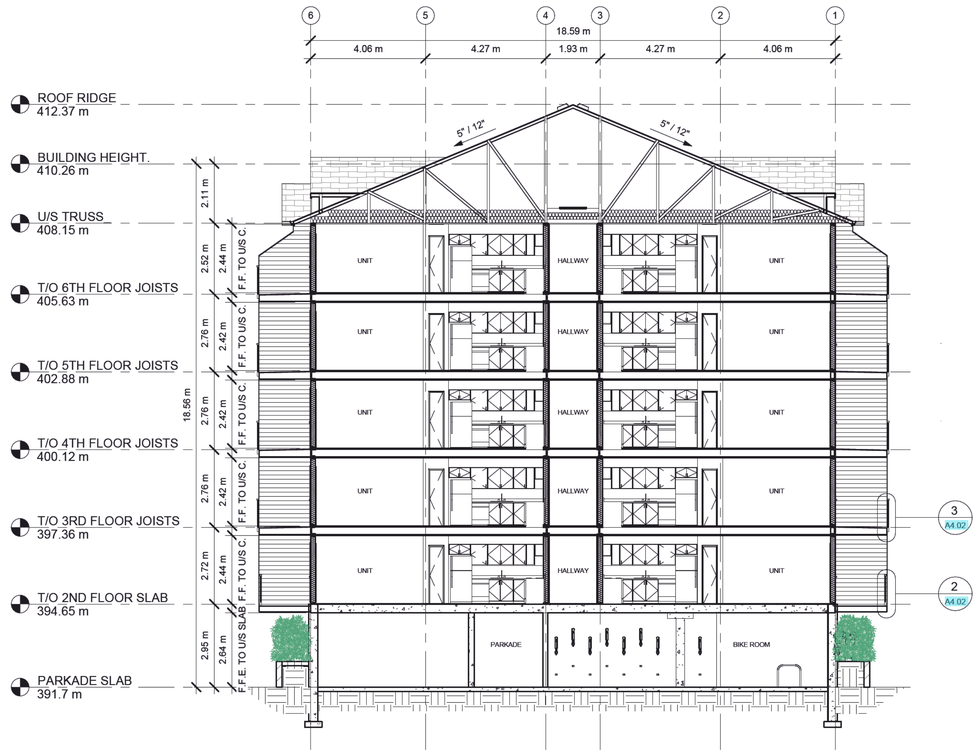
DRAWING TITLE:
BUILDING (A) CROSS SECTION

DRAWN BY:	PD
CHECKED BY:	-
DATE:	03/31/2025
SCALE:	As indicated

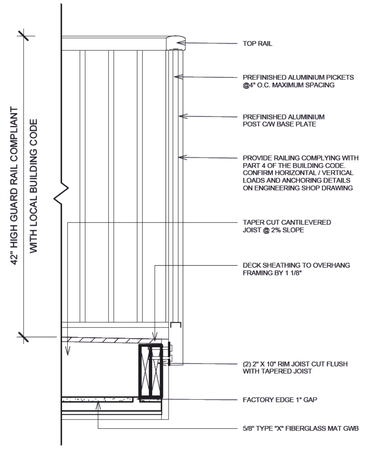
DRAWING #: A4.01

REV #: C

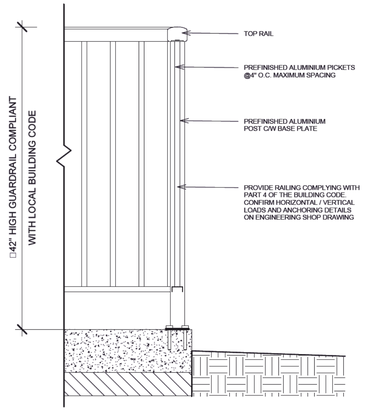
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1 WALL SECTION 002
Scale: 1 : 100



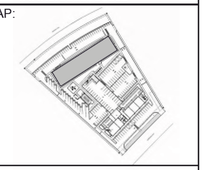
2 UPPER FLOOR GUARDRAIL
Scale: 1 : 10



3 MAIN FLOOR GUARDRAIL
Scale: 1 : 10

BROADSTREET PROPERTIES LTD.
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SITE MAP:



PROJECT STATUS:

ISSUED FOR DP

Revision Schedule

No.	Description	Revision Date
C	ISSUED FOR DP	03/31/2025

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5500 ANDERSON WAY

PROJECT NUMBER:
2415

ADDRESS:
VERNON BC

DRAWING TITLE:
BUILDING (B) CROSS SECTION

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/31/2025
SCALE:	As indicated

DRAWING #: A4.02

REV #: C

03/31/2025 11:49:07 AM

0 5 10 15 20 25 M

N

LANDSCAPE LEGEND

- PROPOSED TREES
- SHRUBS, PERENNIALS & ORNAMENTAL GRASS PLANTINGS
- SOD AREA
- CONCRETE PAVING
- ASPHALT PAVING
- NATURALIZED AREA TO REMAIN (REFER ARCH DWGS)
- PLAYGROUND PEA GRAVEL SURFACING
- CRUSHER FINES
- DOG RUN
- ROOT BARRIER

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Trees Deciduous			
6	*Acer freemanii 'Jeffersred'*	Autumn Blaze Maple	6cm Cal	B&B
16	*Acer rubrum 'Columnare'*	Columnar Red Maple	6cm Cal	B&B
6	*Acer rubrum 'Red Sunset'*	Red Sunset Maple	Legacy Tree/ 6cm Cal	B&B
3	*Carpinus betulus 'Fastigiata'*	Pyramidal European Hornbeam	6cm Cal	B&B
1	*Celtis occidentalis*	Common Hackberry	6cm Cal	B&B
13	*Fagus sylvatica 'Fastigiata'*	Fastigiate Beech	6cm Cal	B&B
5	*Fraxinus pennsylvanica 'Patmore'*	Patmore Ash	6cm Cal	B&B
4	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	6cm Cal	B&B
	Shrubs			
70	*Cornus alba 'Sibirica'*	Tatarian Dogwood	#02	Potted
30	*Euonymus alata 'compacta'*	Dwarf Burning Bush	#02	Potted
50	*Hydrangea arborescens grandiflora 'Annabelle'*	Annabelle Hydrangea	#02	Potted
20	*Philadelphus coronarius*	Mock Orange	#02	Potted
120	*Physocarpus opulifolius*	Ninebark	#02	Potted
50	*Ribes alpinum*	Alpine Currant	#02	Potted
50	*Rosa Rugosa*	Rugosa Rose	#02	Potted
30	*Sorbaria sorbifolia*	Ashleaf Spirea	#02	Potted
50	*Symphoricarpos albus*	Snowberry	#02	Potted
30	*Syringa Vulgaris 'Sensation'*	Lilac	#02	Potted
	Ornamental Grasses			
115	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Forester Feather Reed Grass	#01	Potted
80	*Pennisetum orientale 'Karley Rose'*	Karley Rose Fountain Grass	#01	Potted
	Perennials			
65	*Eupatorium dubium 'Little Joe'*	Little Joe Dwarf Joe Pye	#01	Potted
175	*Hemerocallis 'Ruby Stella'*	Ruby Stella Daylily	#01	Potted
80	*Nepeta X faassenii 'Walker's Low'*	Walker's Low Catmint	#01	Potted
175	*Rudbeckia fulgida Goldsturm'*	Goldstrum Coneflower	#01	Potted



ctq
ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

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NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECIEVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT.

5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

7. LEGACY TREES SHALL HAVE A MINIMUM LANDSCAPE AREA OF 16sq.m., EXCAVATED TO A MINIMUM DEPTH OF 1.2M. SELECTED LEGACY SPECIES SHALL LIVE TO A MINIMUM OF 75 YEARS.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
NATALIE MARTIN
731

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-03-28
3	ISSUED FOR DEVELOPMENT PERMIT	2024-11-28
2	ISSUED FOR REVIEW	2024-11-26
1	ISSUED FOR REVIEW	2024-11-22

CLIENT NAME:
BROADSTREET PROPERTIES LTD & SEYMOUR PACIFIC DEVELOPMENTS LTD.

PROJECT NAME:
5500 ANDERSON WAY
VERNON, BC

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN

DRAWN: MC	DRAWING NO.: LDP1
CHECKED: NM	
PROJECT NO: 24135-100	
SCALE: 1:250	



(1) BUILDING A - STREET SIDE ENTRANCE



(3) BUILDING B - HIGHWAY SIDE

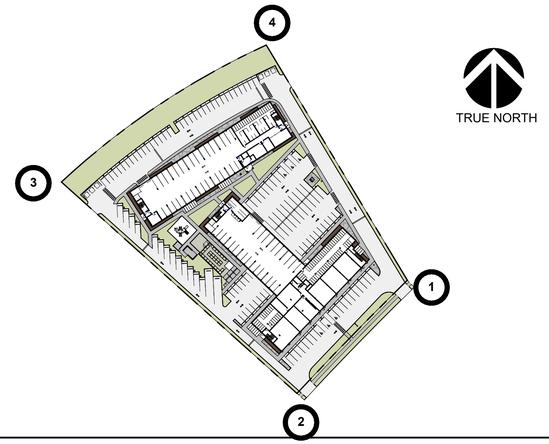


(2) BUILDING A - STREET SIDE ENTRANCE



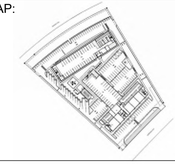
(4) BUILDING B - HIGHWAY SIDE

KEYPLAN



BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:

ISSUED FOR DP

Revision Schedule

No.	Description	Revision Date
F	ISSUED FOR REVIEW	03/03/2025
G	ISSUED FOR REVIEW	03/14/2025

SEAL:

ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT AIBC, T: 604.682-6818



2025-04-03

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION
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PROJECT NAME:
5500 ANDERSON WAY

PROJECT NUMBER:
-

ADDRESS:
VERNON BC

DRAWING TITLE:
RENDER

DRAWN BY:	PD
CHECKED BY:	-
DATE:	03/31/2025
SCALE:	1 : 1250
DRAWING #:	REV #:
A0.01	G

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(1) SITE - AMENITIES



(2) BUILDING B - FRONT ENTRY



(3) BUILDING A - FRONT ENTRY

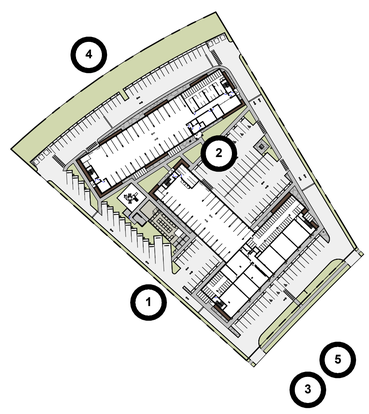


(4) BUILDING B - BACK ELEVATION



(5) BUILDING A - STREET ELEVATION

KEYPLAN

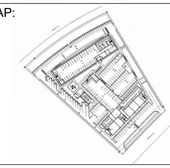


TRUE NORTH

BROADSTREET PROPERTIES LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:

ISSUED FOR DP

Revision Schedule

No.	Description	Revision Date
G	ISSUED FOR REVIEW	03/14/2025

SEAL:

ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT AIBC, T: 604.682-6818

REGISTERED ARCHITECT THOMAS C. ABELE BRITISH COLUMBIA

2025-04-03

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PROJECT NAME:
5500 ANDERSON WAY

PROJECT NUMBER:
-

ADDRESS:
VERNON BC

DRAWING TITLE:
RENDER

DRAWN BY:	PD
CHECKED BY:	-
DATE:	03/31/2025
SCALE:	1 : 1250

DRAWING #: A0.02

REV #: G

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(1) SITE PERSPECTIVE

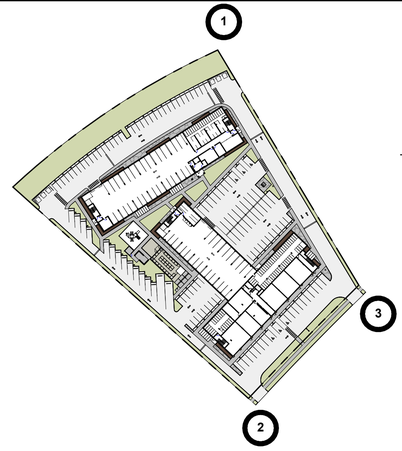


(2) SITE PERSPECTIVE



(3) COMMERCIAL AREA

KEYPLAN



SEYMOUR PACIFIC
DEVELOPMENTS LTD.
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:

PROJECT STATUS:
ISSUED FOR DP

Revision Schedule

No.	Description	Revision Date

SEAL:
ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT AIBC, T: 604.682-6818
REGISTERED ARCHITECT THOMAS C. ABELE BRITISH COLUMBIA
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PROJECT NAME:
5500 ANDERSON WAY

PROJECT NUMBER:
-

ADDRESS:
VERNON BC

DRAWING TITLE:
RENDER

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/31/2025
SCALE:	1 : 1250

DRAWING #: A0.03
REV #:

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