

June 02, 2025
City of Vernon
3400 – 30th Street
Vernon, BC
V1T 5E6

RE: Development Permit Application (2504 43rd Ave- Bill's Place)
Design Rationale

The subject site is located at **2504 43rd Ave** in Vernon's **Neighborhood District** and is currently zoned **MUM: Multi-Unit Medium Scale**. The proposed project is a new 3 storey supportive housing building providing 36 beds, operated by Turing Points Collaborative Society. The proposed development will maintain the existing zoning and comply with most applicable requirements, except the vehicle access:

1. **Under 9.4 MUM- Multi-Unit Medium Scale – 9.4.7.5** – "Vehicle access to the development is only permitted through either a Drive Aisle shared by at least 3 units or a rear Laneway." The project is proposing parking access for the 1 parking stalls off of the lane as opposed to adding an additional drive aisle. This allows the main entrance off of the lane, giving easier user and emergency access.

This variance is necessary to accommodate the site's current conditions while ensuring functional and efficient site access. All other requirements under the 9.4 MUM zone are being met by the project.

The site consists of two existing buildings, a single storey house at the front which is to remain and a 3 storey apartment building at the rear which is to be demolished to make way for the new proposed project.

The proposed development is the new construction of a three storey supportive housing building. The ground floor consists of communal space including a commercial kitchen, dining room, classroom and office spaces for staff.

Short term bicycle parking will be added to the rear. Long term bike parking will be provided inside the building on each level.

The exterior design is soft and muted, embracing a gentle approach to integrating to adjacent buildings. Using warm browns and blues based on the Turning Point blue branding, the exterior design is welcoming. Overall, the new proposed building aesthetic will have a residential feel, ensuring consistency with the design and character of the neighborhood.

Sincerely,

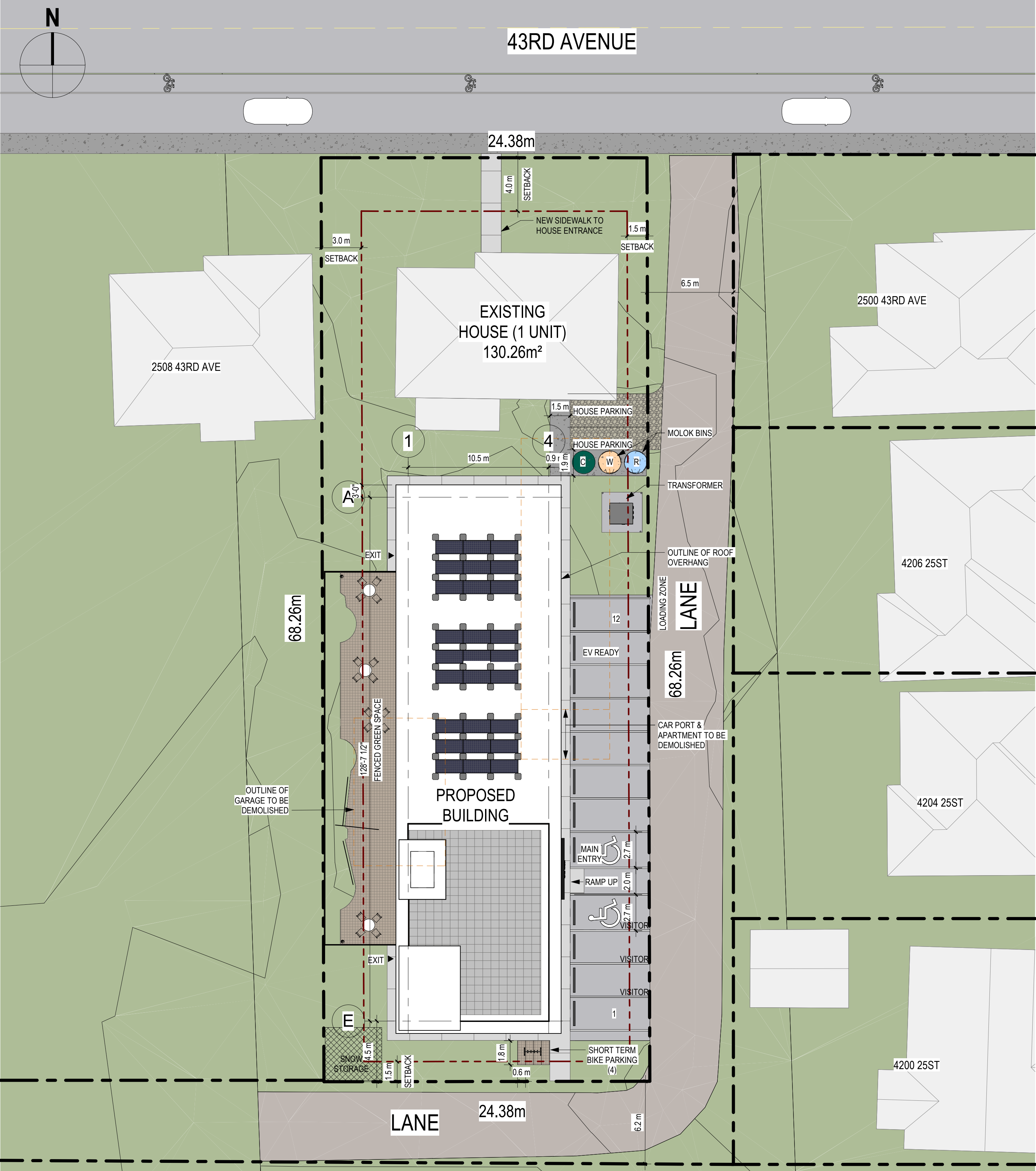


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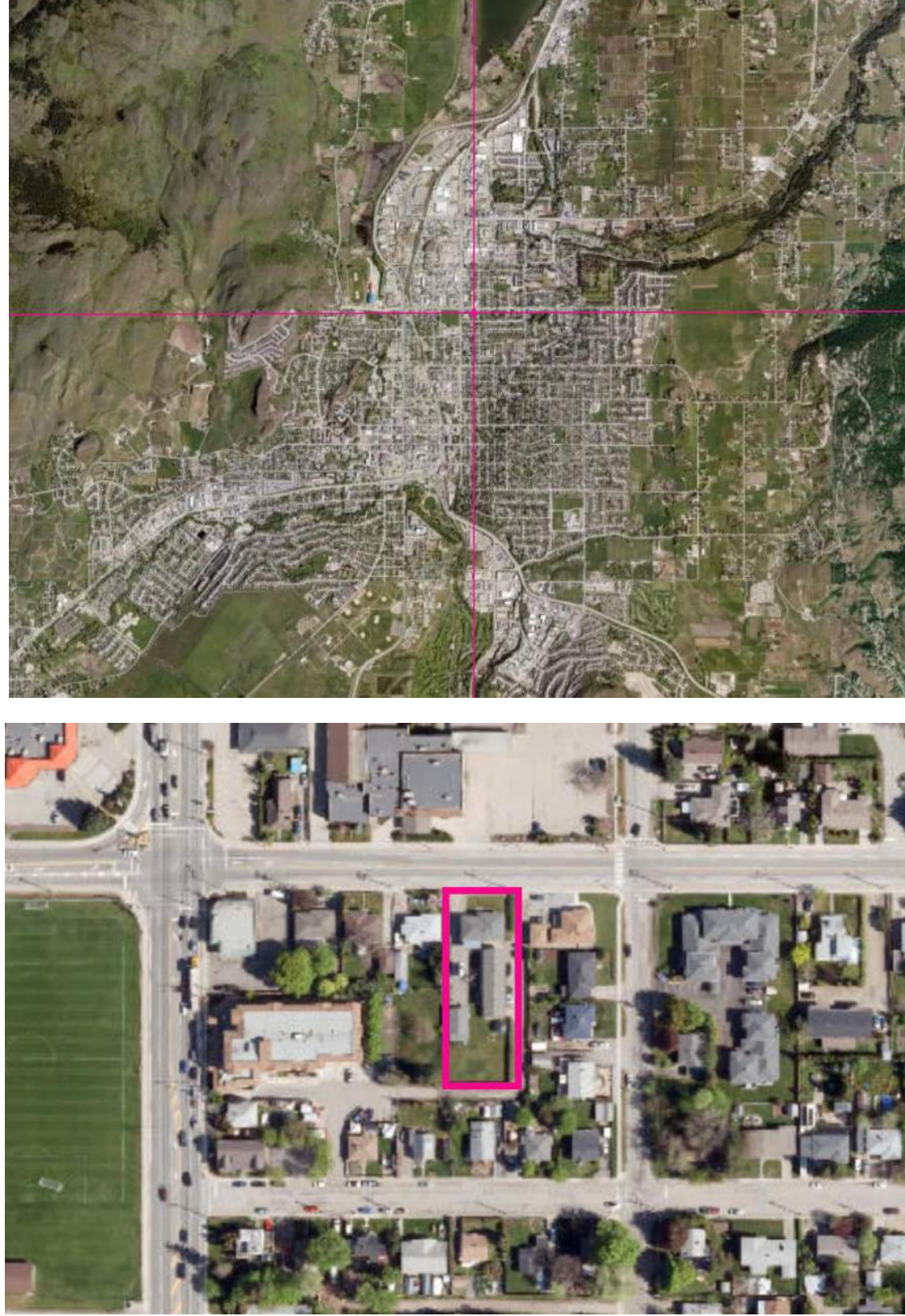
Partners

Brian Quiring
Vicki Topping
Roger Green
Jessica Kirkham
Jordan Hart



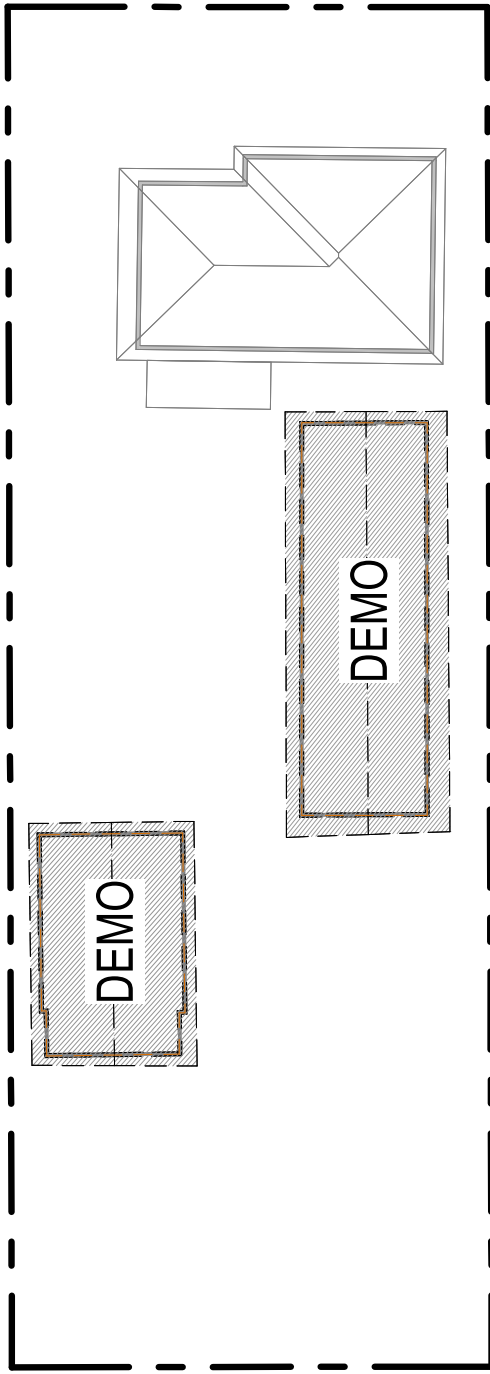


1 DP SITE
A.06 SCALE: 1/16" = 1'-0"



SITE LEGEND

- BUILDING
- CONCRETE SIDEWALK
- CONCRETE CURB
- ASPHALT PAVING
- LANDSCAPING
- GRAVEL
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED
- NEW BUILDING
- WORK POINT
- CB CATCH BASIN
- FLOOR DRAIN
- MH MANHOLE
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- FIRE HYDRANT



2 DP SITE DEMOLITION PLAN
A.06 SCALE: 1/32" = 1'-0"

PROPERTY INFORMATION

CIVIL ADDRESS:	2504 - 43RD AVENUE, VERNON, BC V1T 3K9	
LEGAL ADDRESS:	LOT A, PLAN KAP72263, SECTION 3, TOWNSHIP 8, OSOYOOS DIVISION YALE DISTRICT	
PROPERTY IDENTIFICATION NUMBER (PID):	025 - 525 - 701	
CURRENT ZONING:	MUM (BYLAW 6000)	
PROPOSED ZONING:	MUM (BYLAW 6000)	
LOT AREA:	1,660.0 m² (SI)	17,868.10 ft² (IMP)

BUILDING INFORMATION

NUMBER OF NEW BUILDINGS:	1	
BUILDING FOOTPRINT (ALL BUILDINGS)	530.4 m² (SI)	5,709.2 ft² (IMP)
TOTAL GROSS FLOOR AREA (GFA):	400.2 m² (SI)	4,307.2 ft² (IMP)
TOTAL NET FLOOR AREA (NFA) NEW BUILDING:	592.8 m² (SI)	6,381.1 ft² (IMP)
NUMBER OF STOREYS:	3	
DRIVEWAYS AND PARKING AREAS:	596.0 m² (SI)	6,415.3 ft² (IMP)

ZONING ANALYSIS

JURISDICTION	CITY OF VERNON, ZONING BYLAW NO.6000	
	MUM: MULTI-UNIT - MEDIUM SCALE	
PRINCIPLE USES:	HOUSING CARE CENTRE - SUPPORTIVE HOUSING	
SPRINKLERS REQUIRED PER BYLAWS:	NO (BUT REQUIRED BY CODE)	
SUBDIVISION REGULATIONS:	REQUIRED	PROVIDED
MIN. INTERIOR LOT WIDTH:	20.0 m	24.38 m
MIN. EXTERIOR LOT WIDTH:	26.0 m	N/A
MIN LOT AREA:	1,000 m²	1,672.0 m²
DEVELOPMENT REGULATIONS:	REQUIRED	PROVIDED
MAX SITE COVERAGE BUILDINGS (SI / IMP)	N/A	530.4 m²
MAX IMPERMEABLE SITE COVERAGE (SI / IMP)	N/A	596.0 m²
MAX SITE COVERAGE (%)	70%	68.0%
MAX SITE COVERAGE (SI / IMP)	1,170m²	1,126.4 m²
MAX BUILDING HEIGHT	4 STOREYS / 18.0 m	3 STOREYS / 9.0 m
SETBACKS:	REQUIRED	PROVIDED
STREET:	4.0 m	7.7m TO EXIST HOUSE
LANEWAY OR ALLEY:	4.0 m	4.5m TO NEW BLDG
LOT:	3.0 m	9.3 m TO NEW BLDG
PARTY WALL:	0.0 m	N/A
LANDSCAPING:	REQUIRED	PROVIDED
MIN LANDSCAPING AREA:	30% / 351 m²	32.0%
MAX FLOOR AREA RATIO (FAR):	1.25	0.51
MAX BUILDING FRONTAGE:	100 m	14 m
SEISMIC REQUIREMENT FROM BYLAW / GEOTECH:	TBD	TBD
SNOW LOAD REQUIREMENT FROM BYLAW	TBD	TBD
MIN. COMMON AMENITY SPACE	5 m² / BACHELOR UNIT 10 m² / 1 BEDROOM UNIT	65 m² REQ(91 m² PROV) 105 m² REQ(175 m² PROV)

PARKING CALCULATION

PARKING STALLS	WIDTH	LENGTH	HEIGHT	REQUIRED	PROPOSED	%
REGULAR RESIDENTIAL STALLS (45-DEGREE ANGLE)	3.5 m	6.0 m	2.0 m			
SMALL STALLS *50% OF STALLS MAY BE SMALL SIZE	2.3 m	4.8 m	2.0 m	N/A	N/A	N/A
ACCESSIBLE STALLS	4.7 m	6.0 m	2.75 m	1	1	N/A
COMMUNITY : HOUSING CARE CENTRE	0.25 - 1.0 / SLEEPING UNIT			9	9	N/A
TOTAL PARKING STALLS				10	10	N/A

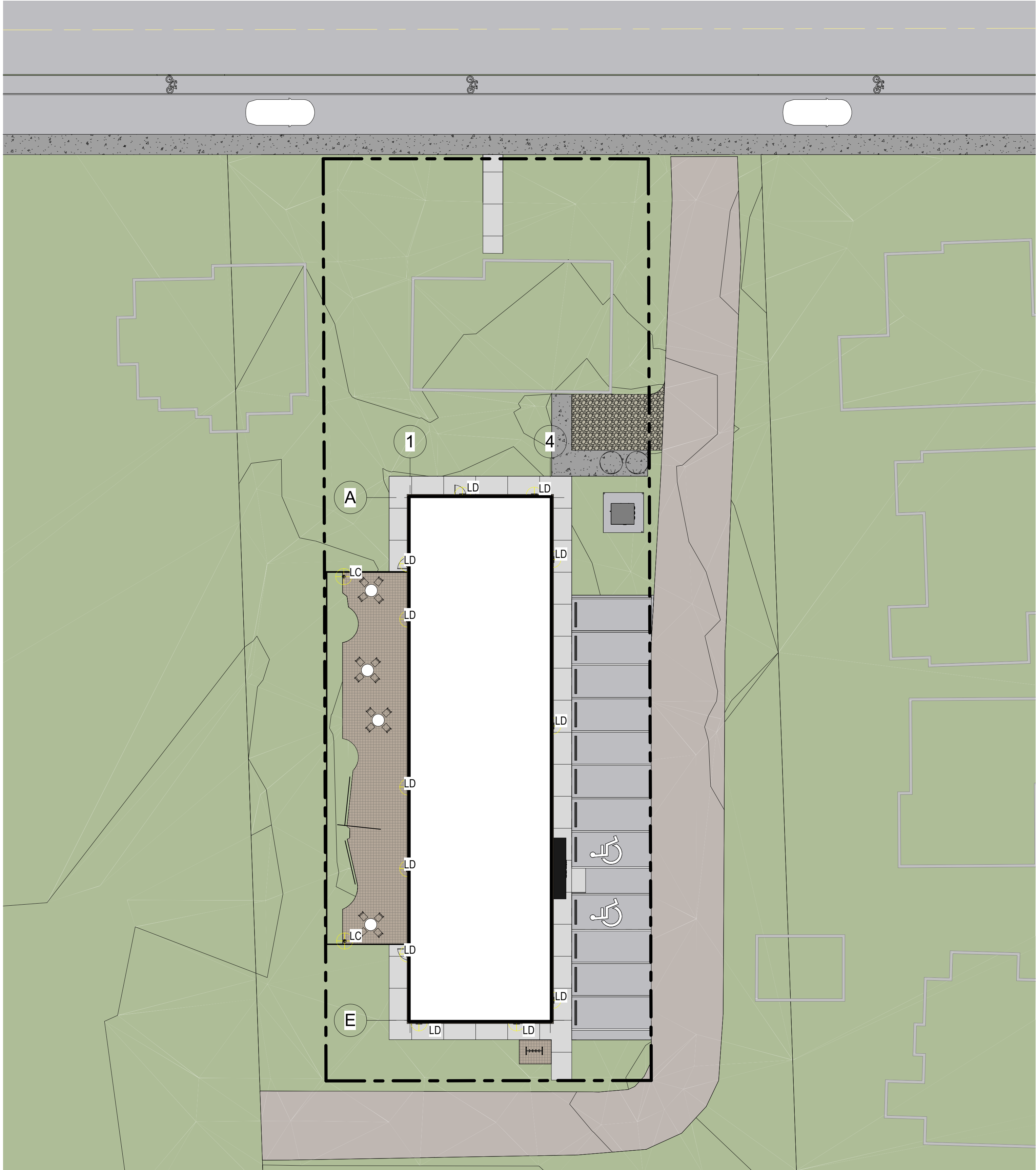
	REQUIRED	PROVIDED
VISITOR STALLS TABLE 7.3 (16-20/ DWELLING UNIT)	3 STALLS REQ'D	3 STALLS
PICK-UP / DROP-OFF STALLS 1.0 / 35 SLEEPING UNITS	1 STALL REQ'D	1 STALL
LOADING STALLS PER 7.2.13 LANEWAY- MIN 1/SITE	1 STALL	1 STALL (LANEWAY)
BIKE STALLS	REQUIRED	PROVIDED
SHORT-TERM 1.0 / 5 SLEEPING UNITS	4 STALLS	4 STALLS
LONG-TERM 1.0 / 2 SLEEPING UNITS	10 STALLS	18 STALLS

DENSITY CALCULATION

UNIT TYPES	REQUIRED	PROVIDED
DOUBLE OCCUPANCY SLEEPING UNIT	N/A	16 (32 PERSONS)
ACCESSIBLE SLEEPING UNIT	N/A	2 (2 PERSONS)
SINGLE OCCUPNACY DWELLING UNIT	N/A	2 (2 PERSONS)
MIN. PRIVATE OUTDOOR SPACE	N/A	N/A

SITE CONTEXT & ZONING

BILL'S PLACE
2504 - 43RD AVENUE, VERNON, BC



GENERAL NOTES:

- REFER TO MECHANICAL, ELECTRICAL & STRUCTURAL FOR ADDITIONAL INFORMATION.
- ENSURE LIGHTING DESIGN MEETS ZONING BYLAW 6000 LIGHTING REQUIREMENTS:
 - NO DIRECT RAYS OF LIGHT DIRECTED AT ADJACENT LOTS AND STREETS
 - NO FLASHING OR BLINKING EXTERIOR LIGHTING
 - ALL DIRECT AND AMBIENT LIGHTING SHALL BE SHIELDED IN HOUSING ZONES SO AS TO NOT SHINE BEYOND THE BOUNDARIES OF THE LOT.
 - SITE AREAS WITH PUBLIC ACCESS SHALL BE LIT IN KEEPING WITH THE PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN AND REQUIRE SITE LIGHTING AS IS NECESSARY TO ENCOURAGE PEDESTRIAN SAFETY AND ALLOW CASUAL SURVEILLANCE FROM ADJACENT BUILDINGS, STREETS, PARKING AREAS AND WALKWAYS.

SYMBOL LEGEND

	LD	WALL PACK	LITHONIA	WEDGE LED- P1- 30K- 80CRI- R4- MVOLT- SRM- NLTAIR2- PIRH- DNAXD	41W, 6100LM, 3000K	120-277V, 0-10V	EXTERIOR WALL PACK FOR DOORWAYS AND WALKWAYS. FIXTURE HAS INTEGRATED MOTION SENSOR.
	LC	BOLLARD	LUMINIS	LN601B- LIL10-K30-R55- H24- 120V- MST	11W, 1100LM, 3000K	120-277V, 0-10V	36" PEDESTRIAN LANDSCAPE BOLLARDS WITH DIRECTIONAL OPTICS

SYMBOL LEGEND

	VENTED SOFFIT (REFER TO CONSTRUCTION NOTES FOR COLOUR)
	NON RATED GB BULKHEAD/CEILING DROP
	FLAT - NON RATED GB BULKHEAD/CEILING DROP
	2 HOUR FIRE RATED GB BULKHEAD/CEILING DROP
	INSULATION @ UNDERSIDE OF SLAB (REFER TO ASSEMBLIES)
	EXPOSED CONCRETE SUSPENDED CEILING ASSEMBLY
	EMERGENCY EXIT LIGHT
	EMERGENCY EXIT SIGN
	FIRE BELL
	SMOKE DETECTOR
	CEILING MARKER

1 DP SITE LIGHTING
A.02 SCALE: 1/16" = 1'-0"

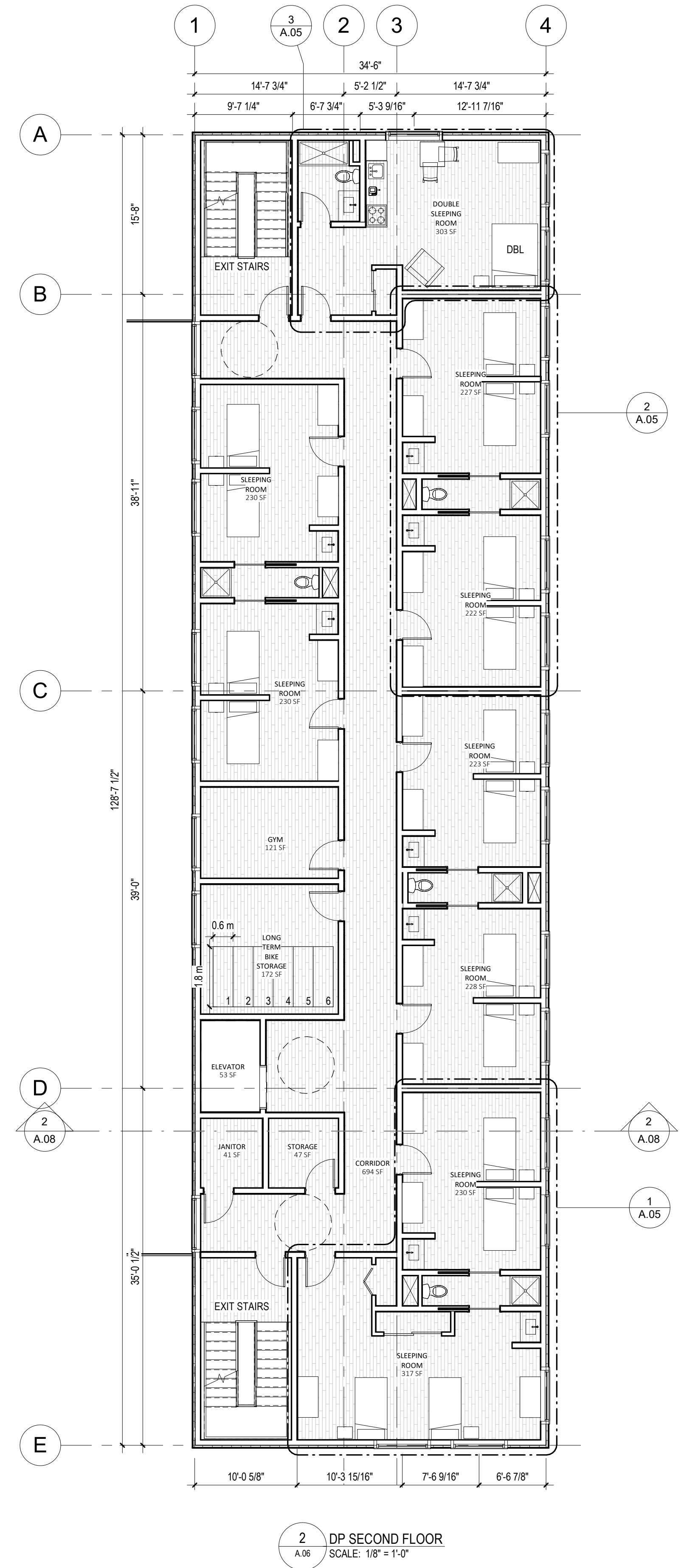
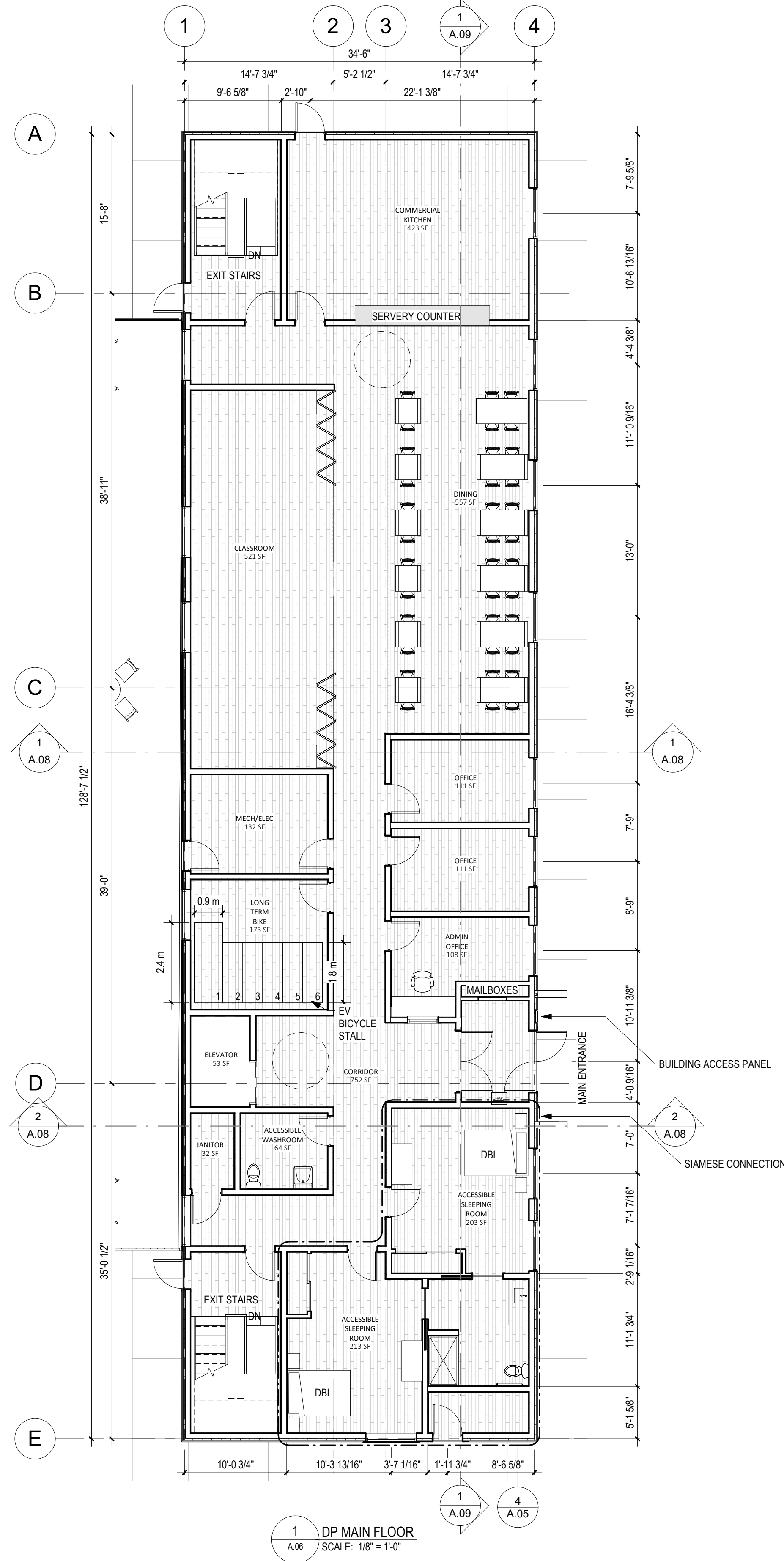
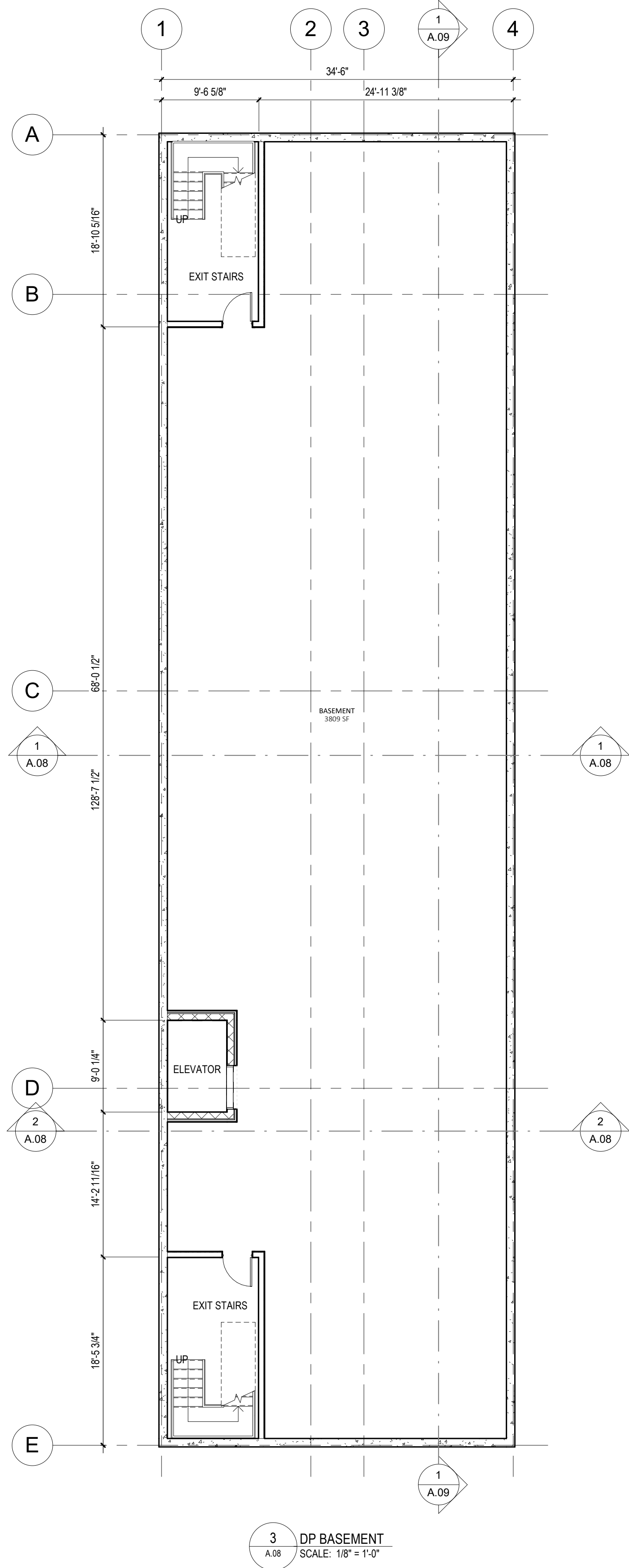
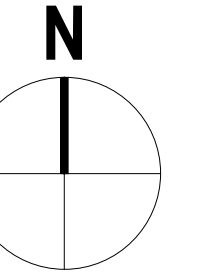
SITE LIGHTING CONCEPT

BILL'S PLACE
2504 - 43RD AVENUE, VERNON, BC

MQN
ARCHITECTS

DRAWING: **A.02a**

PROJECT: 23854
SCALE: As indicated

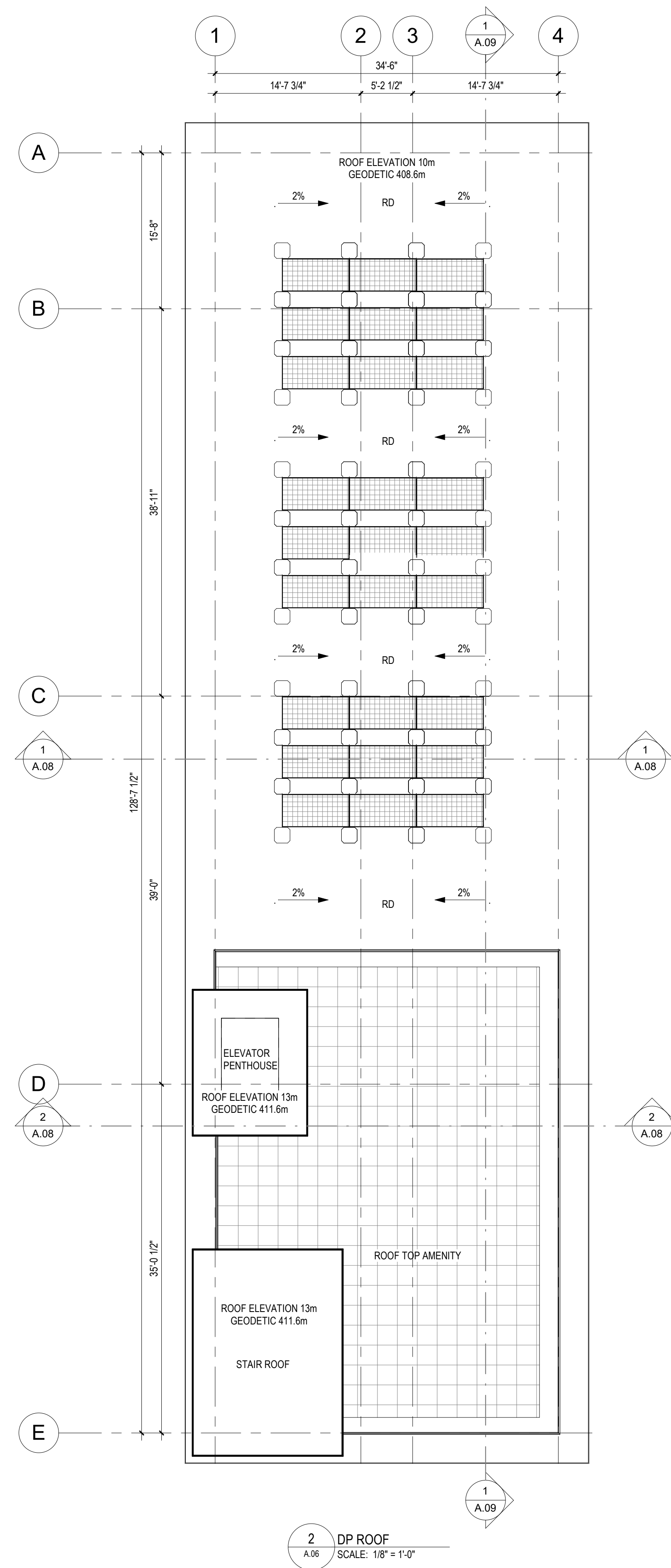
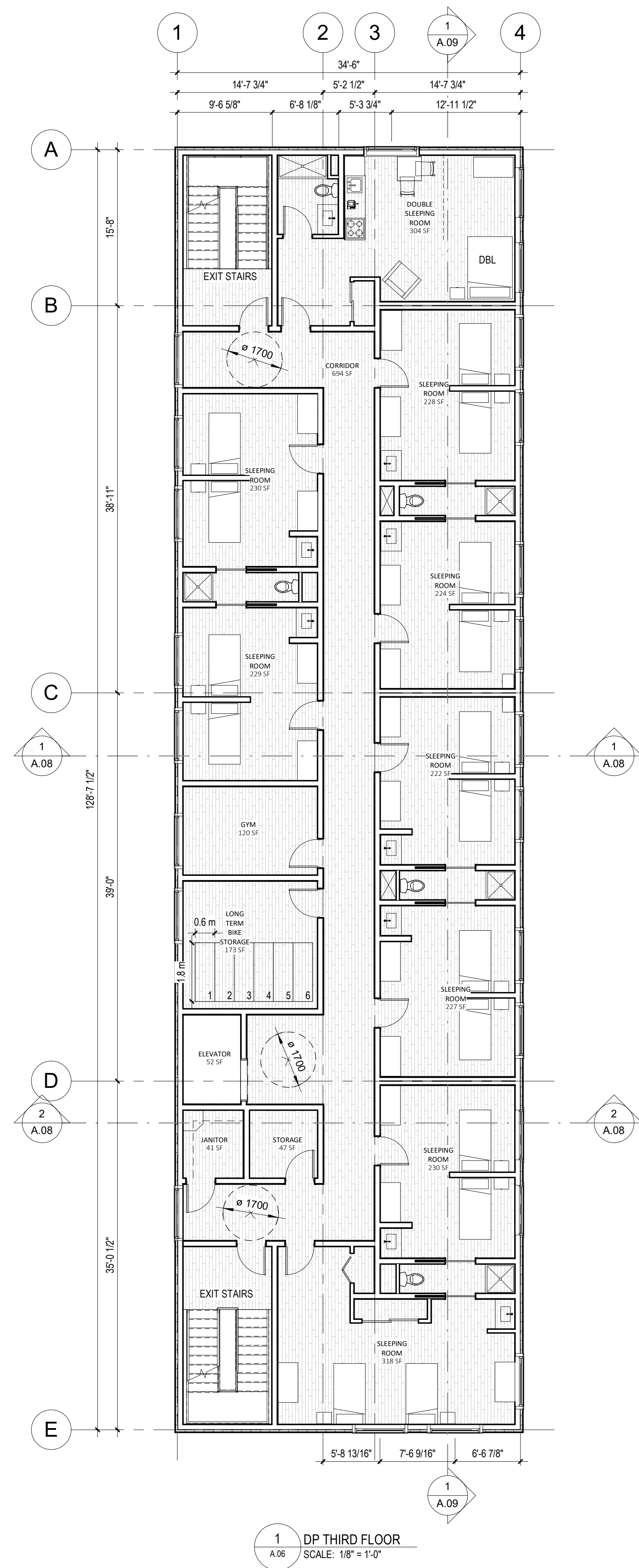


FLOOR PLANS

BILL'S PLACE
2504 - 43RD AVENUE, VERNON, BC

DRAWING: **A.03**

PROJECT: 23854
SCALE: 1/8" = 1'-0"

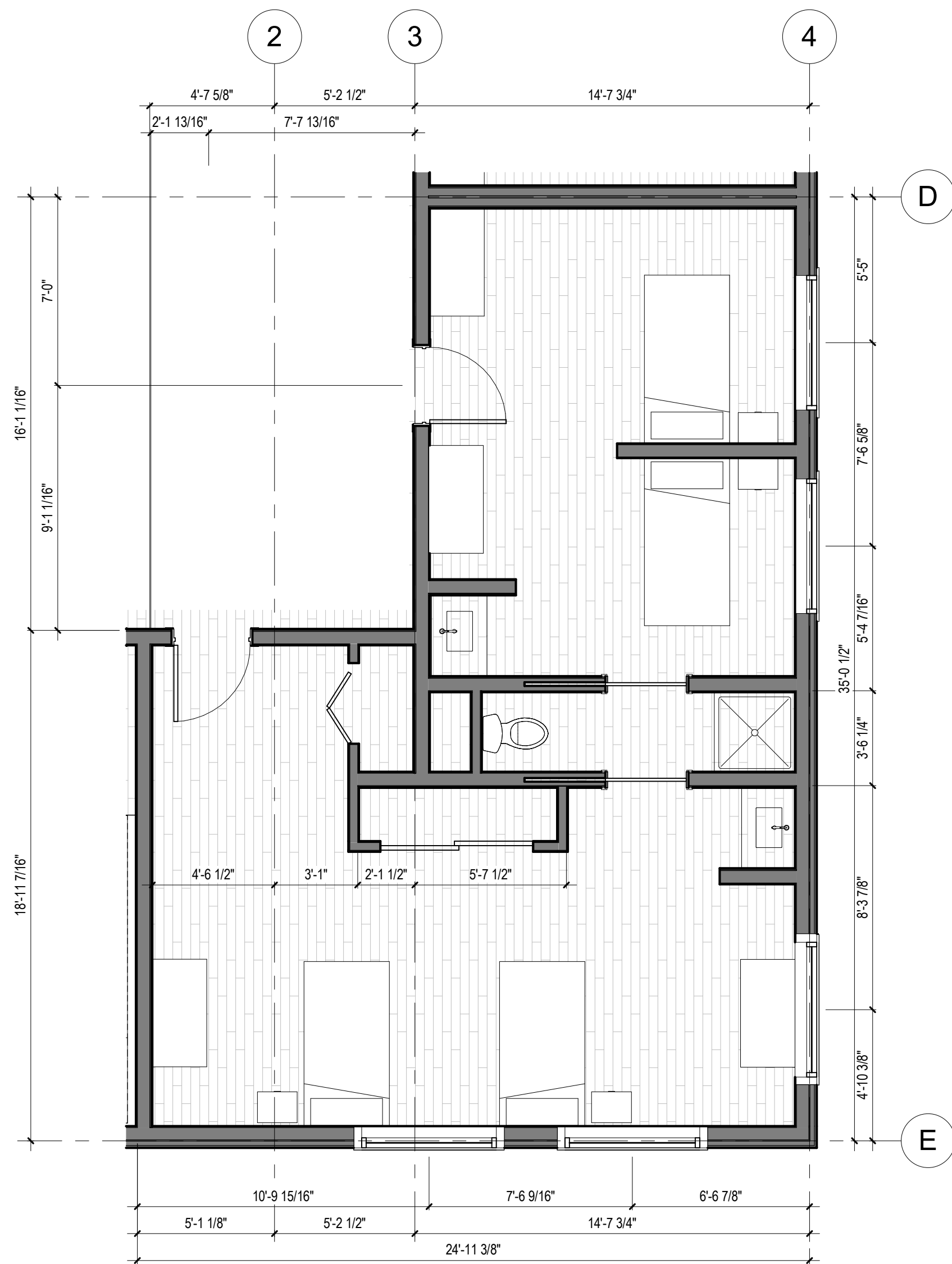


FLOOR PLANS

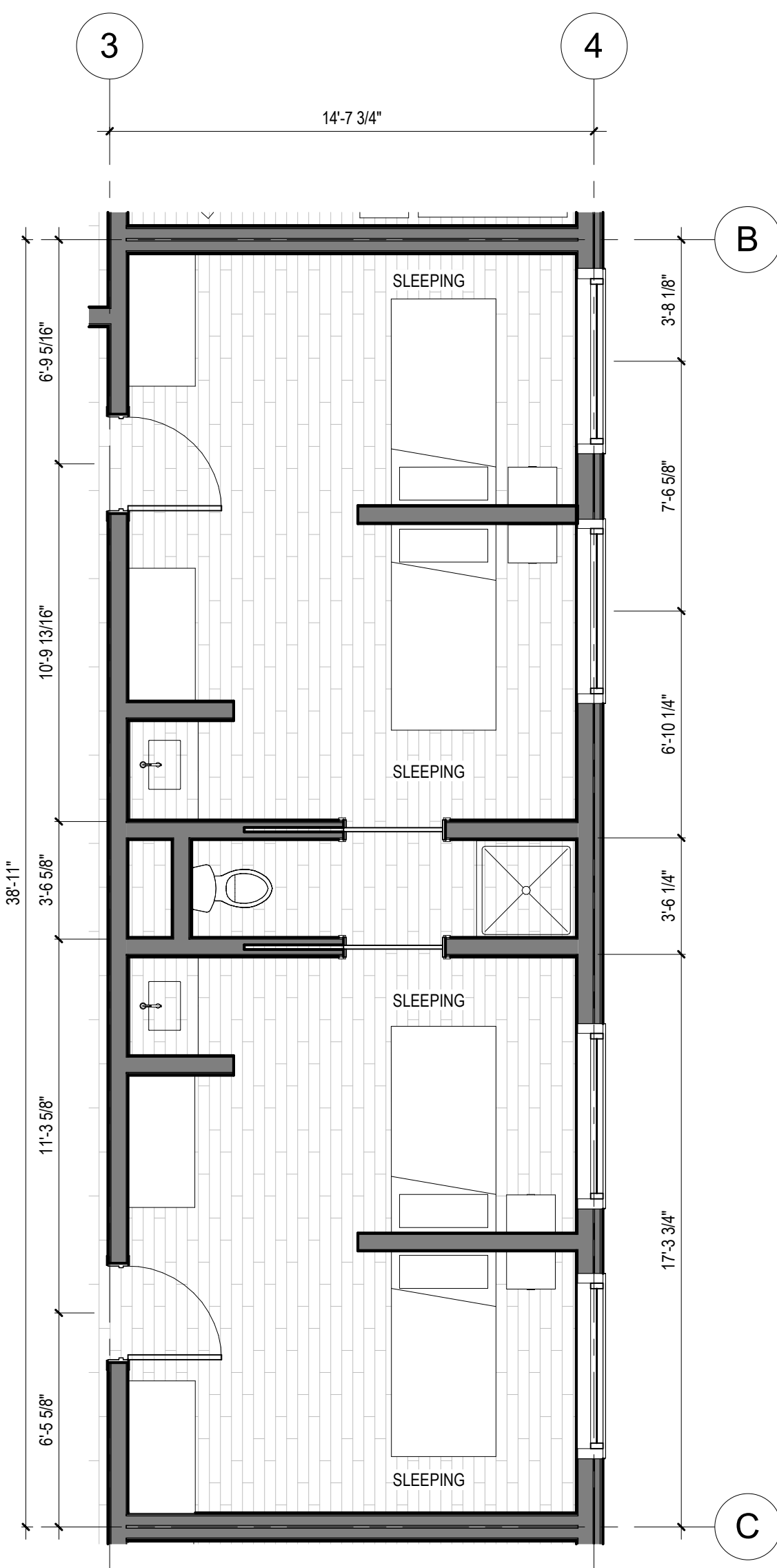
BILL'S PLACE
2504 - 43RD AVENUE, VERNON, BC

DRAWING: **A.04**

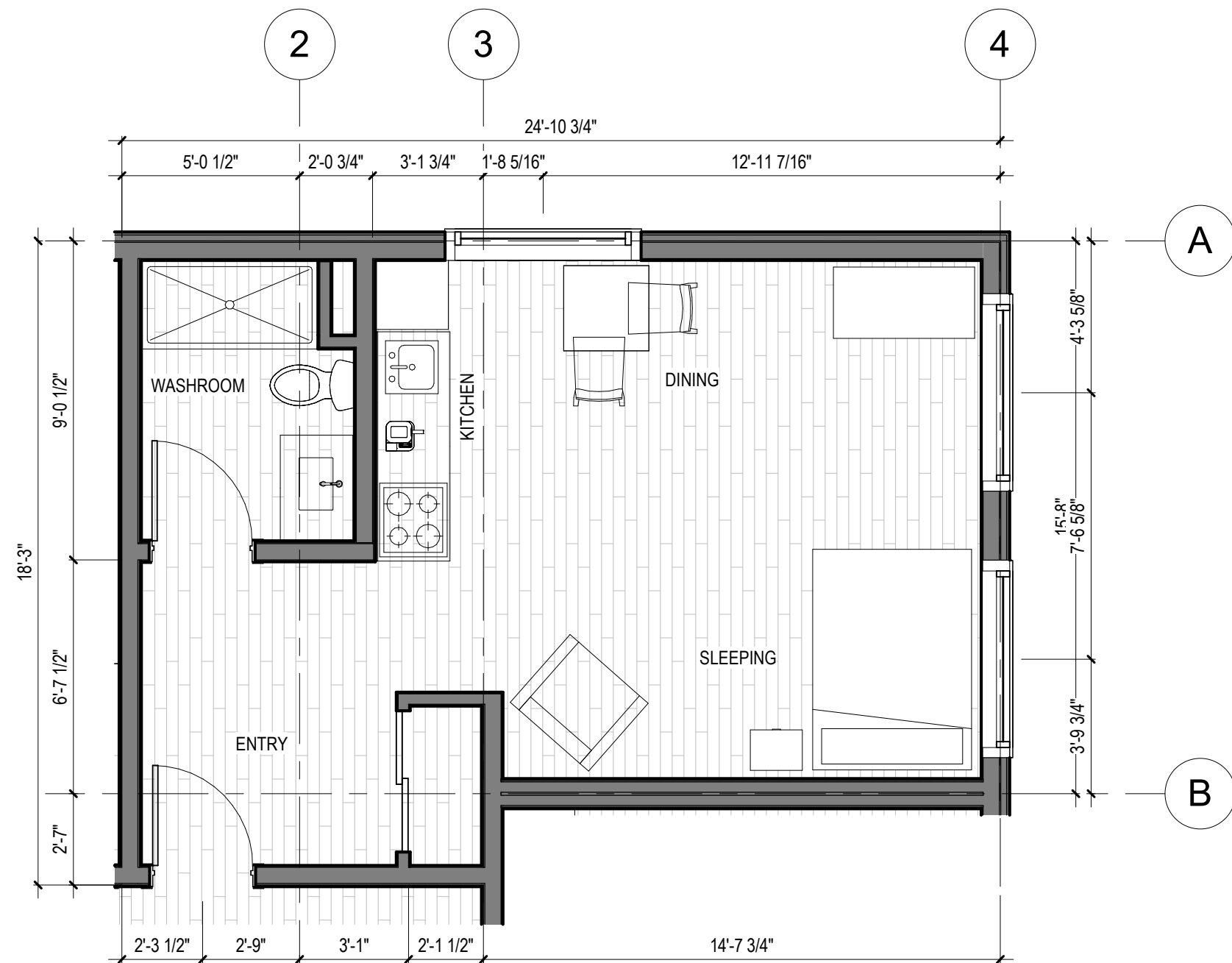
PROJECT: 23854
SCALE: 1/8" = 1'-0"



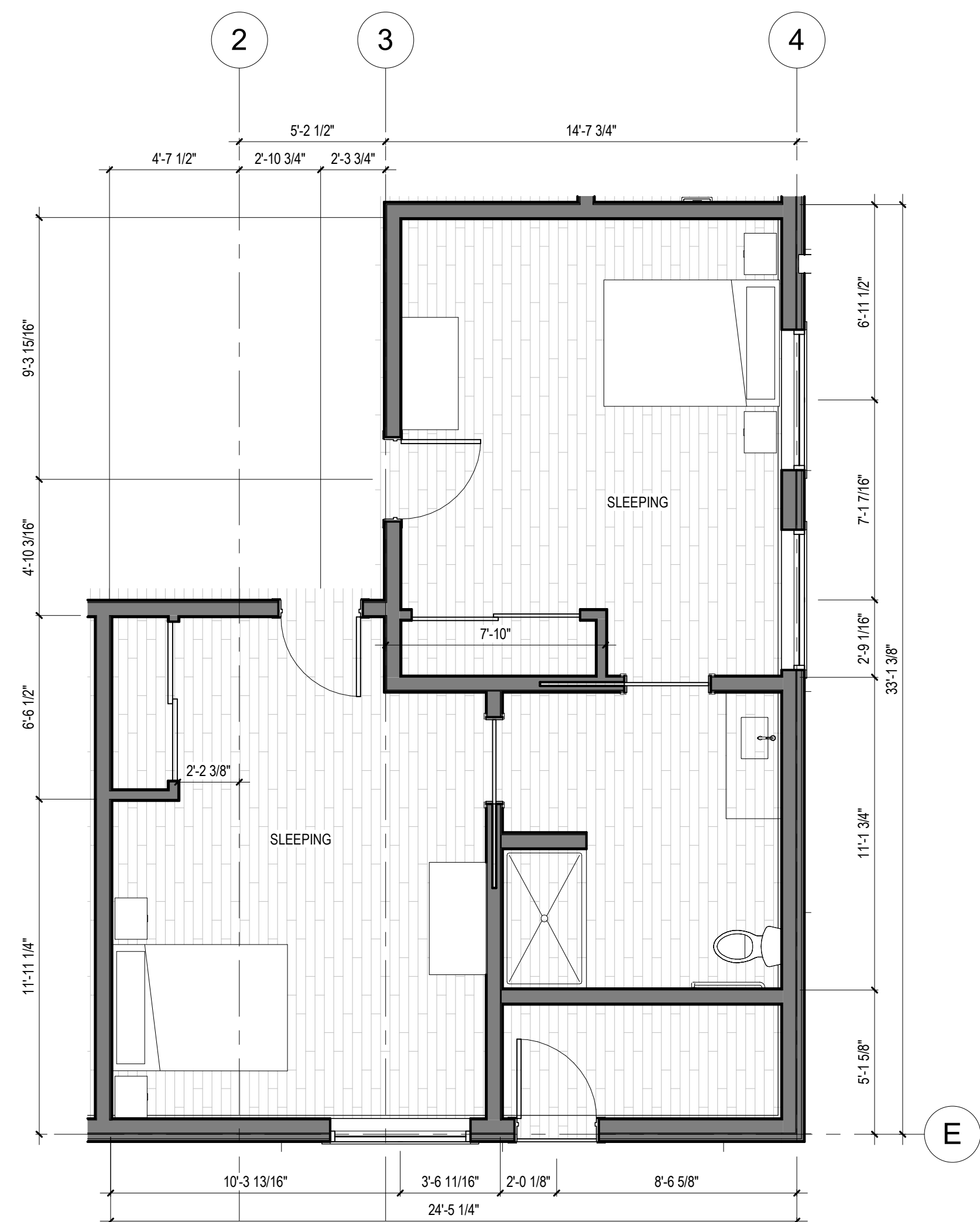
1 CORNER SLEEPING ROOM1
A.03 SCALE: 1/4" = 1'-0"



2 SLEEPING ROOM PLAN
A.03 SCALE: 1/4" = 1'-0"



3 DOUBLE SLEEPING ROOM
A.03 SCALE: 1/4" = 1'-0"



4 ACCESSIBLE SLEEPING ROOM
A.03 SCALE: 1/4" = 1'-0"



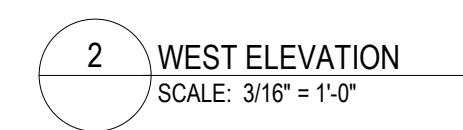
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

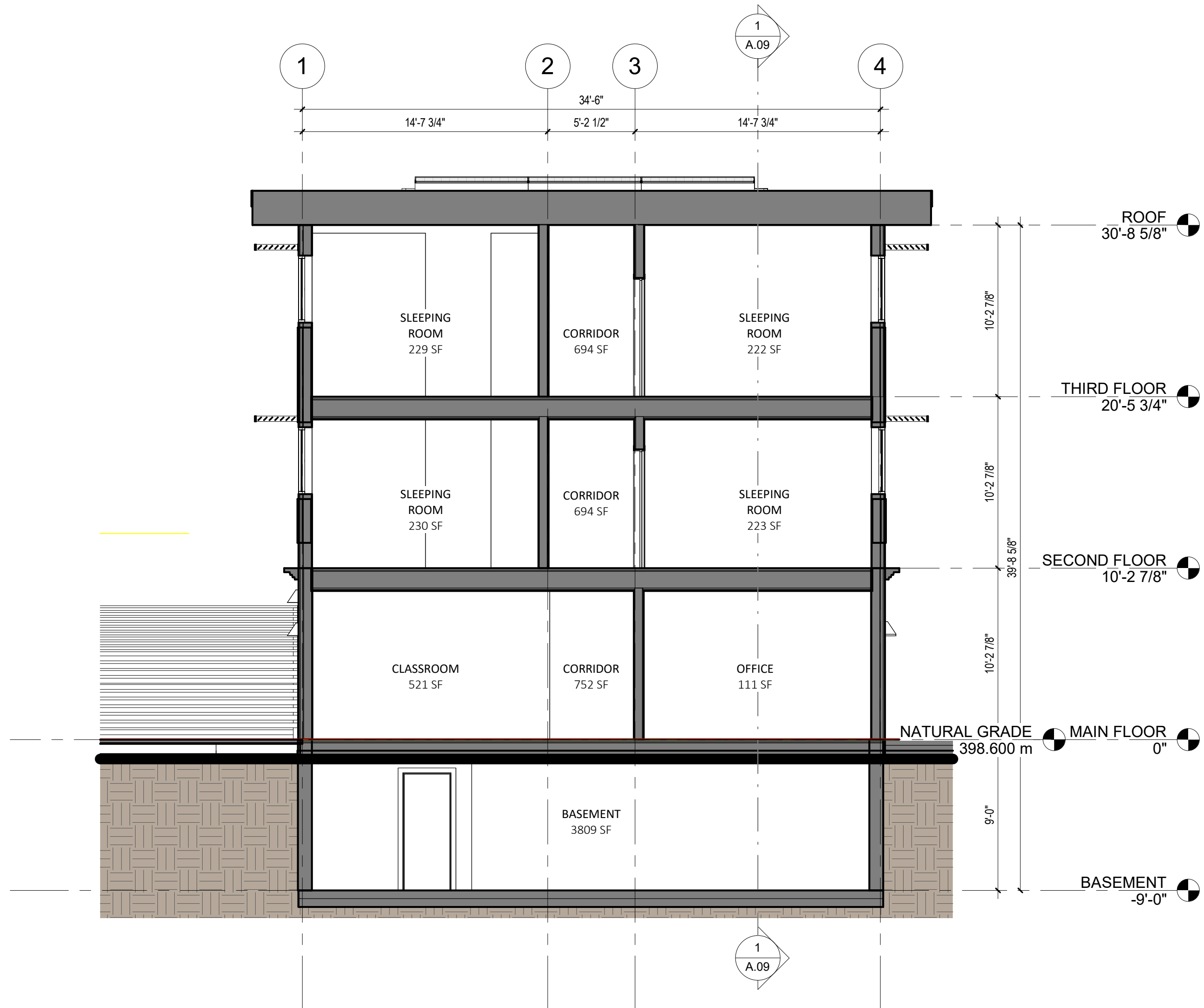


CONTEXT VIEW
VIEW FROM 43RD AVE

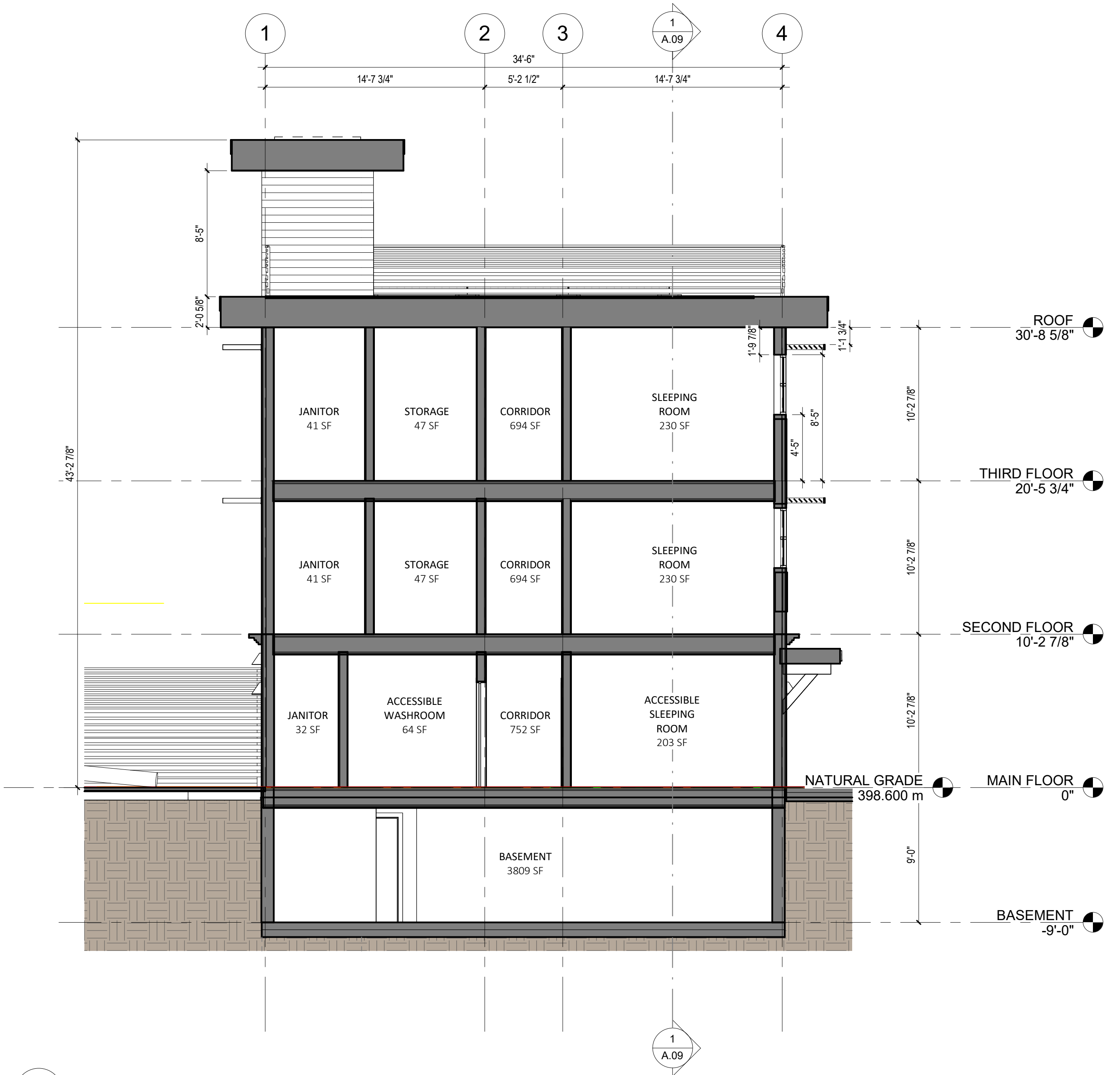


2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"





1 SECTION 2
A201 SCALE: 3/16" = 1'-0"



2 SECTION 3
A201 SCALE: 3/16" = 1'-0"

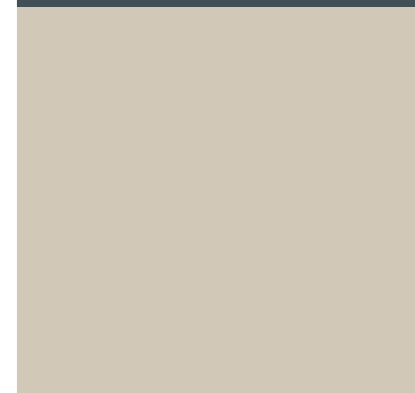
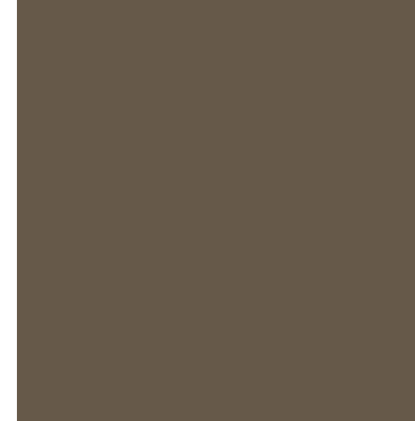


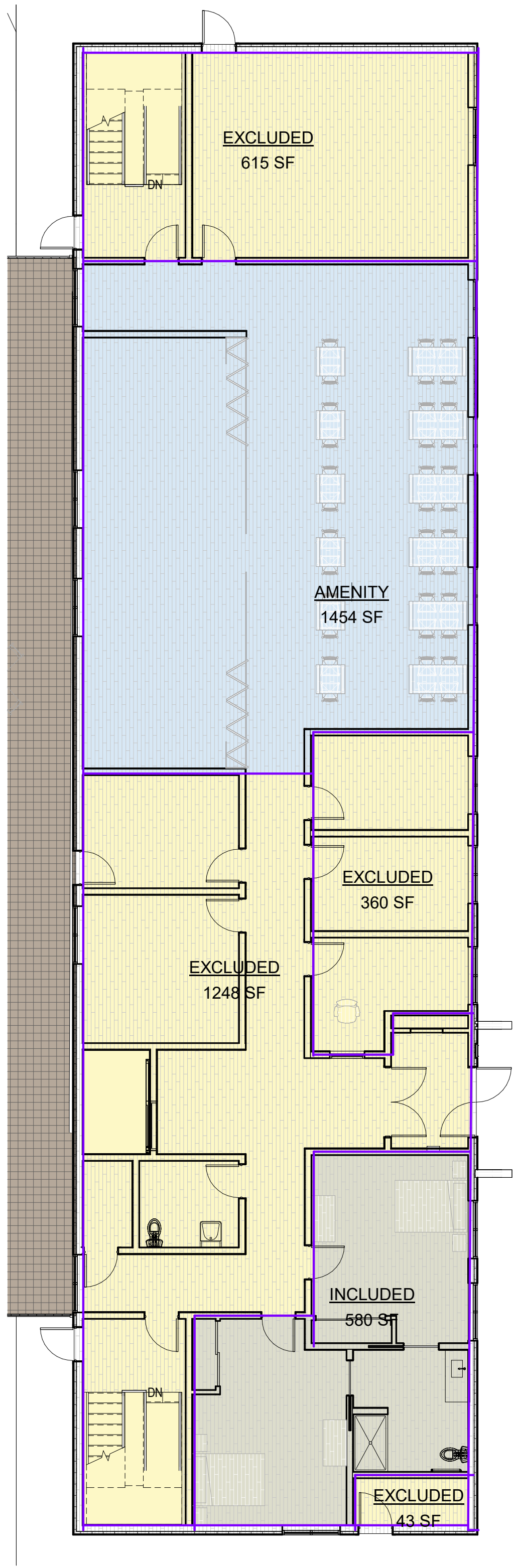




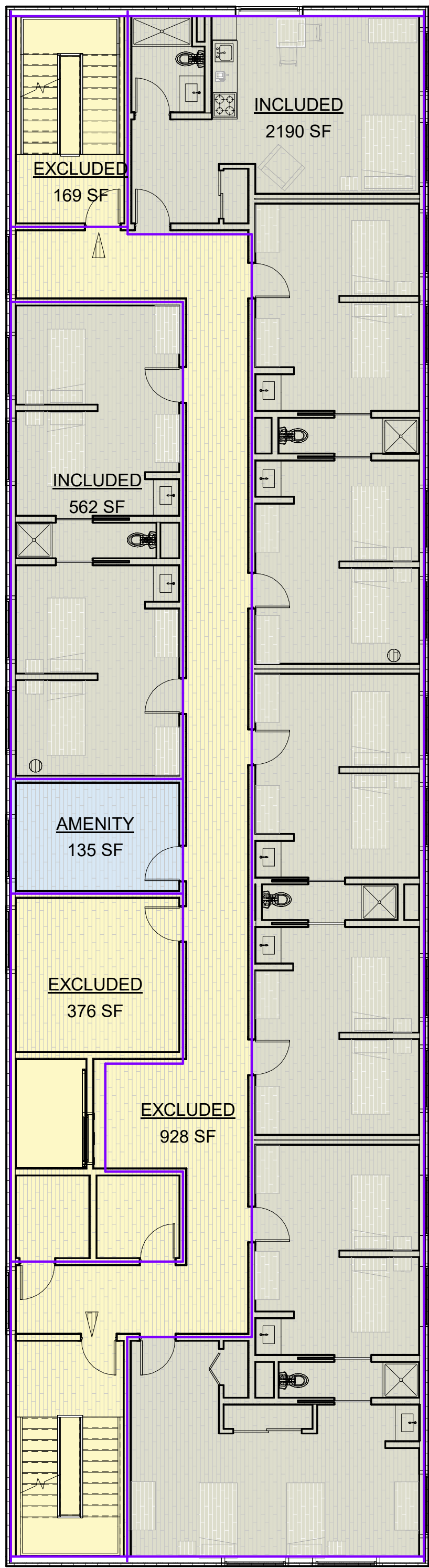




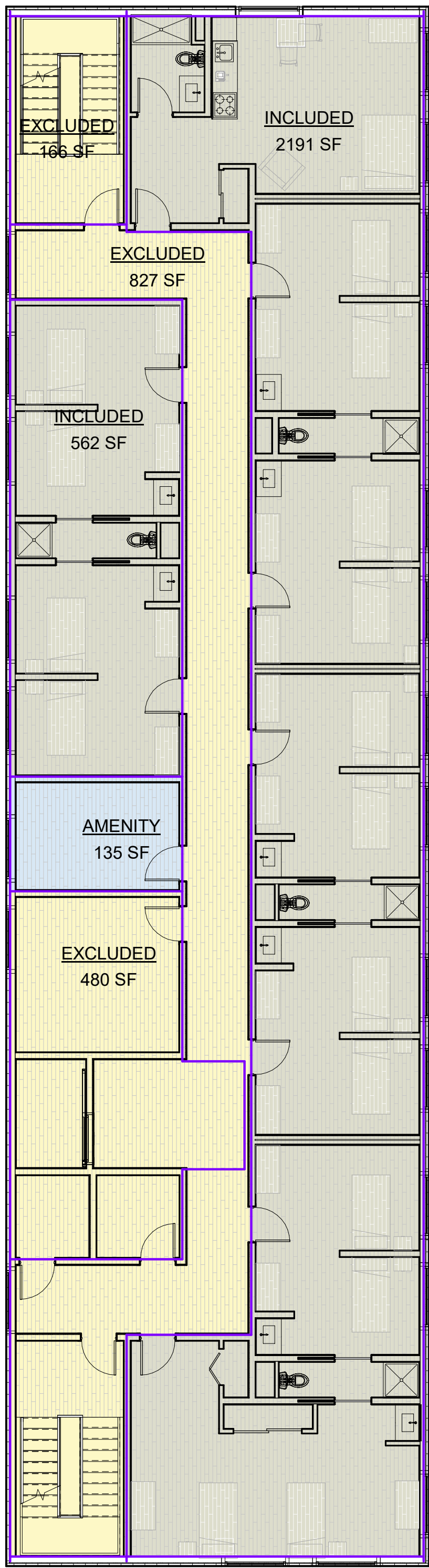
	HORIZONTAL LAP CEMENTITIOUS PANEL MANUFACTURER: HARDI PANEL COLOUR: COBBLESTONE
	BOARD AND BATTEN CEMENTITIOUS PANEL MANUFACTURER: HARDI PANEL COLOUR: EVENING BLUE
	SMOOTH CEMENTITIOUS PANEL ACCENTS & BANDING MANUFACTURER: HARDI PANEL COLOUR: COBBLESTONE
	PLANK SOFFIT MANUFACTURER: NEW TECHWOOD COLOUR: CEDAR
	DOOR AND WINDOW TRIMS MANUFACTURER: HARDI COLOUR: TIMBER BARK



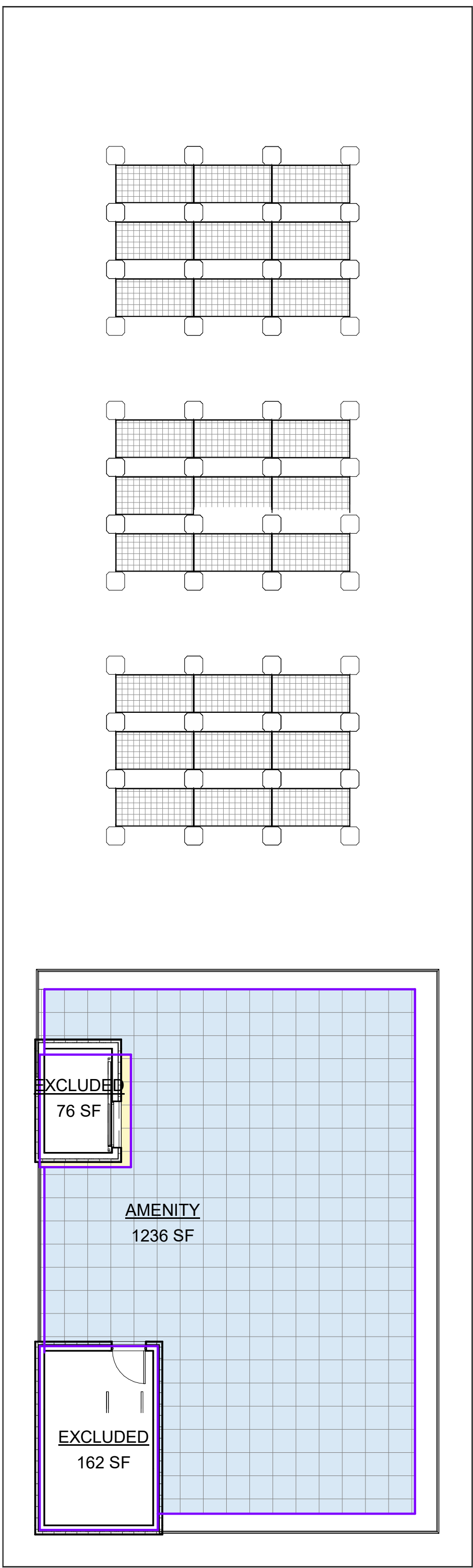
1 MAIN FLOOR
A.06 SCALE: 1 : 100



2 SECOND FLOOR
A.06 SCALE: 1 : 100



3 THIRD FLOOR
A.06 SCALE: 1 : 100

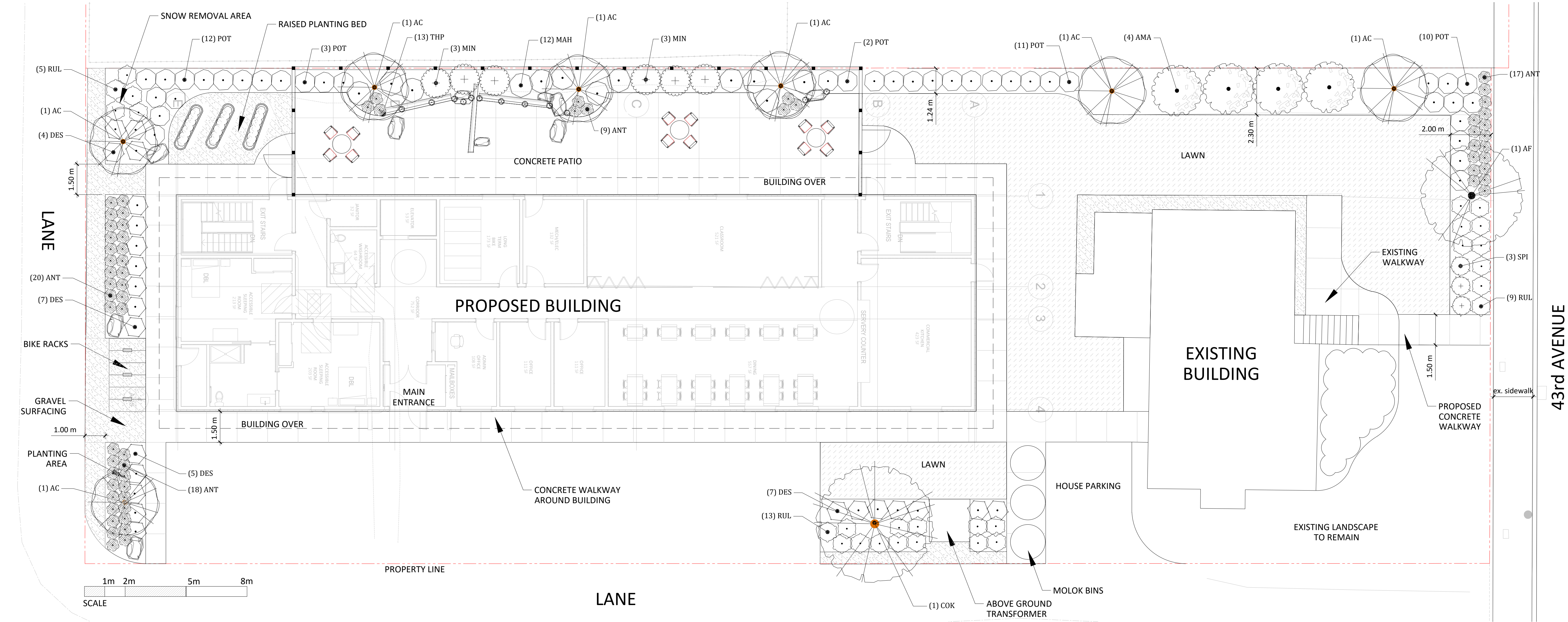


4 ROOF
A.06 SCALE: 1 : 100

FAR CALCULATION

TOTAL SITE AREA 3096.4 m²
1346.7 m²

AREA SCHEDULE (FAR AREAS)				
FAR Type	NAME	LEVEL	AREA (SQ FT)	AREA (SQ M)
AMENITY	AMENITY	SECOND FLOOR	135 SF	12.5
	AMENITY	MAIN FLOOR	1454 SF	135.1
	AMENITY	ROOF	1236 SF	114.8
	AMENITY	THIRD FLOOR	135 SF	12.5
AMENITY: 4			2960 SF	275.0
EXCLUDED	EXCLUDED	MAIN FLOOR	615 SF	57.2
	EXCLUDED	MAIN FLOOR	360 SF	33.5
	EXCLUDED	MAIN FLOOR	1248 SF	115.9
	EXCLUDED	MAIN FLOOR	43 SF	4.0
	EXCLUDED	SECOND FLOOR	376 SF	35.0
	EXCLUDED	SECOND FLOOR	928 SF	86.2
	EXCLUDED	SECOND FLOOR	169 SF	15.7
	EXCLUDED	THIRD FLOOR	166 SF	15.4
	EXCLUDED	THIRD FLOOR	827 SF	76.8
	EXCLUDED	THIRD FLOOR	480 SF	44.6
	EXCLUDED	ROOF	76 SF	7.1
	EXCLUDED	ROOF	162 SF	15.0
EXCLUDED: 12			5450 SF	506.3
INCLUDED	INCLUDED	MAIN FLOOR	580 SF	53.9
	INCLUDED	SECOND FLOOR	562 SF	52.2
	INCLUDED	SECOND FLOOR	2190 SF	203.4
	INCLUDED	THIRD FLOOR	562 SF	52.2
	INCLUDED	THIRD FLOOR	2191 SF	203.5
INCLUDED: 5			6085 SF	565.3



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AC	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	50mm Cal.	B&B	8
	AF	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	50mm Cal.	B&B	1
	COK	Cornus kousa / Kousa Dogwood	50mm Cal.	B&B	1
SHRUBS					
	MAH	Mahonia aquifolium / Oregon Grape	1 gal.	Pot	12
	POT	Potentilla fruticosa 'Abbotswood' / Abbotswood Bush Cinquefoil	2 gal.	Pot	38
	SPI	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	2 gal.	Pot	3
GRASSES					
	DES	Deschampsia cespitosa 'Goldstaub' / Gold Dust Tufted Hair Grass	1 gal.	Pot	23
	MIN	Miscanthus sinensis 'November Sunset' / November Sunset Eulalia Grass	1 gal.	Pot	6
NATIVE SHRUBS					
	AMA	Amelanchier alnifolia / Serviceberry	2 gal.	Pot	4
PERENNIALS					
	ANT	Anthemis tinctoria 'Sauce Hollandaise' / Sauce Hollandaise Golden Marguerite	1 gal.	Pot	64
	RUL	Rudbeckia fulgida 'Little Goldstar' / Little Goldstar Coneflower	1 gal.	Pot	27
	THP	Thymus pseudolanuginosus / Woolly Thyme	1 gal.	Pot	13

LEGEND

	BOULEVARD TREE
	CRUSH GRAVEL SURFACING
	SOD LAWN
	C.I.P. CONCRETE SIDEWALK FINISH: BROOM, COLOUR: NATURAL JOINTING: SAWCUT
	LANDSCAPE LOGS FOR SEATING
	LANDSCAPE BOULDERS FOR SEATING
	ROUND TABLE SEATING
	PICNIC TABLE
	RAISED PLANTING BED
	BIKE RACK SUPPLIER: TBD
	FENCE LINE HT: 6' (1.8m)

LANDSCAPE NOTES

- GENERAL
- 1 | Plant material and construction methods shall conform to minimum standards established in the latest edition of the Canadian Landscape Standards, published by the C.N.L.A. and the C.S.L.A.
- PLANTING
- 2 | Final planting selections may vary depending upon availability at the time of construction. Substitutions to be reviewed and approved by The Field Room prior to installation.
- 3 | All growing medium to be tested and adhere to the Canadian Landscape Standards, Type 2L (see table T-5.3.5.3 in the CLS). Soil depths are to be as follows:
- Trees - 600mm (2')
- Shrubs - 450mm (18")
- Lawns - 200mm (8").
- 4 | "Natures Gold" composted wood mulch shall be used in all shrub beds with a depth of 75mm (3").
- HARDSCAPE
- 5 | Minimum slope of 2% for all hard and soft landscape areas to ensure positive drainage away from the

- building. Elevations indicated on the landscape plan are for reference only, see civil engineers' drawings for more information.
- IRRIGATION
- 6 | Irrigation design, products, + install to meet the requirements of the City of Vernon Water Use Regulations Bylaw.
- 7 | The irrigation system shall be equipped with an approved backflow prevention device, water meter, and shut off valve located outside the building and accessible to he city.
- 8 | An approved smart controller shall be installed with scheduling times taking into consideration microclimate, soil type, + slope.
- 9 | A flow sensor + master valve shall be connected to the controller and programmed to stop flow to the system in case of a water leak.
- SITE AREA CALCULATION
- 1 | Total landscaping area: 555 meters sq.
/Total site area 1,660 meters sq. = 33%

Revision			
Re-issued for DP	Sept 16	04	
Re-issued for DP	Sept 03	03	
Issued for DP	May 29	02	
Schematic Plan	May 05	01	
DESCRIPTION	DATE	NO.	

PROJECT	
Bill's Place 2504 - 43rd Ave Vernon BC	
SHEET TITLE	
Landscape Plan	
DESIGNED BY Sarah Enns	
PROJECT NUMBER 25010	
DATE September 2025	
NORTH	SCALE 1:100 PAGE 24" x 36"
SHEET NUMBER	