

PROJECT RATIONALE

For Development Permit Application



Attention: Planning Department, City of Vernon

Subject property: 6545 Okanagan Landing Road, Vernon

Owner-Operator: Okanagan Village Housing Society

Dear Planning Department,

We are pleased to submit this rationale in support of the Development Permit application for a proposed purpose-built rental housing apartment building, to be developed and operated by Okanagan Village Housing Society.

PROJECT DESCRIPTION:

This development proposes a purpose-built rental apartment building aimed at addressing the critical need for affordable housing for working families in Vernon. The project will deliver 101 rental units, offering a mix of studios, one-, two-, three- and four-bedroom suites to accommodate a diverse range of households.

Located adjacent to *Marshall Fields Park* and *Vernon Creek*, the site offers an excellent opportunity for families to raise children in close proximity to nature. The building design promotes a sense of community and provides safer, more family-oriented housing options away from the downtown core.

Key project features include:

- An indoor amenity space and support office, offering residents year-round communal areas and access to on-site support services.
- A design that aligns with the intent of Zoning Bylaw 6000 and the 2014 Official Community Plan (OCP), incorporating best practices in site planning and building form.

A proposed bike parking variance is asking for reduction of includes inclusive bike stalls, secure cubbies, and bicycle wash/repair stations. We look forward to working with the City to resolve these items.

Form-and-character artistic rendering gallery



Bird-eye view from Okanagan Landing Road

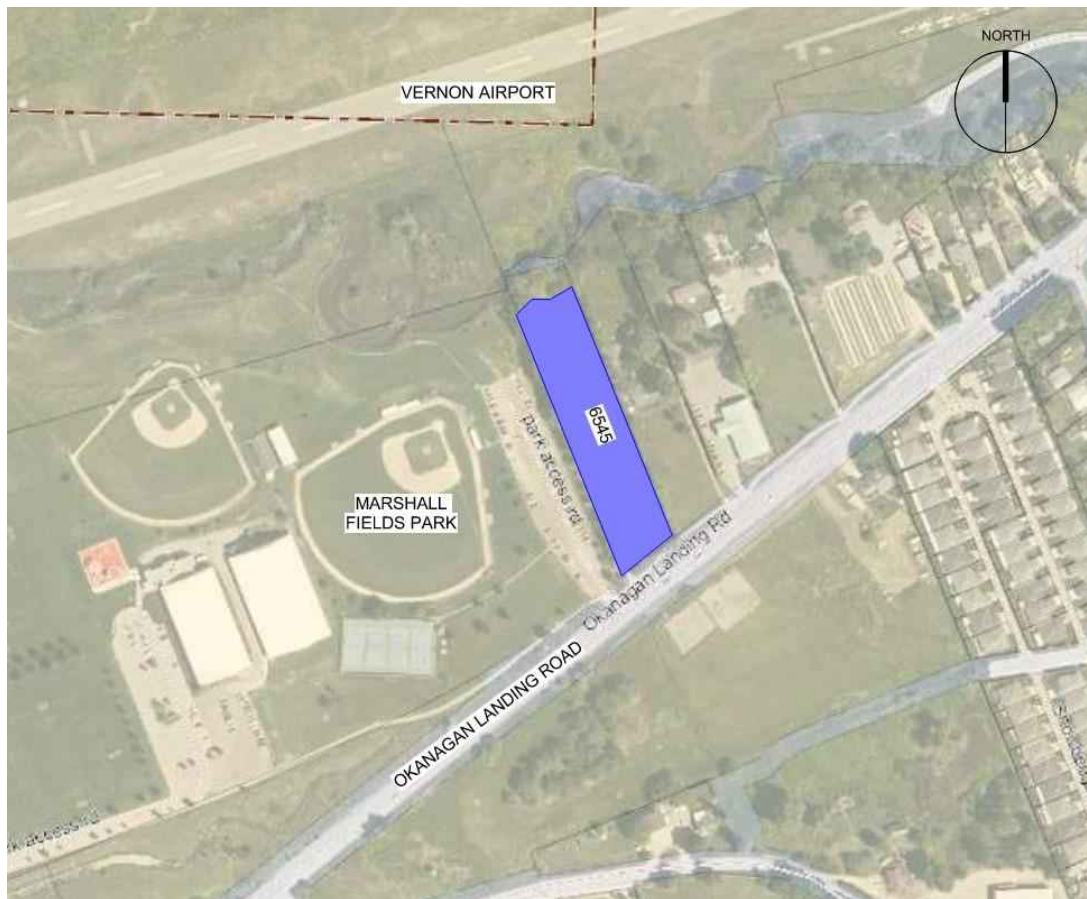
Perspective view from Vernon Creek



Perspective view from Okanagan Landing Road

Perspective view from Vernon Creek

ZONING AND LAND USE:



Context map

The site is currently zoned MSH – Medium Scale Housing, and the proposed development fully complies with the zoning regulations. The proposed residential use is consistent with the permitted principal uses for this zoning designation.

TRANSPORTATION:

The site is well-served by public transit, with bus routes running along both Okanagan Landing Route and Bella Vista Route, providing residents with convenient access to the broader Vernon transit network. In addition to transit access, the development offers adequate on-site parking for residents, with some surplus capacity to accommodate visitor or secondary vehicle use.

FORM AND CHARACTER:

The proposed building presents a contemporary design that incorporates a mix of materials and textures to create visual interest and break down the massing at a human scale. Key elements include:

- A six-storey building situated atop a semi-recessed parking structure, with less than 2.0 m of exposure above grade.
- Use of varied façade materials and finishes to enrich the building's architectural expression.
- The exposed concrete wall of the parkade facing interior yard is proposed to feature custom murals reflecting Indigenous and local aviation themes. Landscaping will soften the wall's base.
- The building is sited toward the west boundary, maximizing separation from the eastern residential property.
- All setbacks exceed minimum requirements, further reducing impacts on neighbouring properties.
- Building and site lighting will be designed in accordance with applicable light trespass bylaws, ensuring minimal impact on adjacent properties

VERNON AIRPORT:

Given the site's proximity to the Vernon Airport, the building height has been carefully controlled. According to the applicable Airport Zoning Regulations, the maximum allowable height is 375.000 m. The highest point of the proposed structure is 368.778 m, which remains comfortably within the limit.

ENVIRONMENTAL:

The development is bounded by two environmentally sensitive features:

- The Stream Protection Environmental Area (SPEA) of Vernon Creek to the north
- A creek-fed ditch forming the western boundary, also designated as part of the SPEA.

Measures taken include:

- The building is set back sufficiently from both SPEA boundaries to avoid any disturbance during or after construction.
- An Environmental Assessment Report has been prepared by a Qualified Environmental Professional (QEP) and accompanies this application.

FLOOD ZONE / BY-LAW CONSIDERATIONS:

The site is subject to potential flooding from both Vernon Creek and Okanagan Lake. To mitigate this risk:

- A hydrology engineering assessment has established the required Flood Construction Level (FCL) at 346.300 m.
- The first residential floor is situated at 347.778 m, significantly above the FCL.
- Critical building systems are all located above the FCL and are designed to remain functional in flood conditions.
- The underground parking level is designed to be sacrificially floodable in extreme events, with water management systems in place to protect the rest of the building.

We believe this proposal represents a meaningful contribution to the community by providing safe, dignified, and family-oriented housing options in an area well-suited to long-term residential use. We look forward to your review and consideration.

Sincerely,

Roman Yamchshikov, Architect AIBC, for Tengri Architecture Ltd.



June 10, 2025

PROJECT DESCRIPTION

ADDRESS: 6545 OKANAGAN LANDING ROAD, VERNON, V1H 1M5, BRITISH COLUMBIA, CANADA	
LEGAL ADDRESS: LOT 1 PLAN 9738 DISTRICT LOT 62 OSOYOOS DIVISION YALE DISTRICT	
GRADES: EXISTING: FLAT	PROPOSED: FLAT
NUMBER OF BUILDINGS: 1 BUILDINGS (101 UNITS)	

ZONING ANALYSIS

EXISTING: MSH - MEDIUM SCALE HOUSING	PROPOSED: NO CHANGE
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ADJACENT LAND USES:	ZONE	USE
NORTH	INDA	AIRPORT
SOUTH	MUA	RESIDENTIAL
EAST	AGRS	RESIDENTIAL
WEST	PANS	PARK

MSH ZONING REQUIREMENTS

	REQUIRED:	PROPOSED:
SITE AREA (m²)	1400m²	79797.0m²
SITE WIDTH (m)	30m	39.7m
SITE DEPTH (m)	N/A	N/A
MAXIMUM SITE COVERAGE OF BUILDINGS, DRIVEWAYS, ETC. (%)	75%	60.4% (4893.19m²)
TOTAL NUMBER & TYPES OF UNITS:	N/A	101 UNITS
FLOOR AREA (NFA)(m²):	24,269.19m² MAXIMUM (BASED ON 3.0 FAR)	8019.4m²
FLOOR AREA RATIO: BASE	3.0	0.99
BUILDING HEIGHT (m):	30m (8 STOREYS)	22.2m (6 STOREYS)
MAX. CONTINUOUS FRONTAGE:	100m	17.2m
SETBACKS (m): FRONT (SOUTH) SIDE A (EAST) SIDE B (WEST) BACK (NORTH)	4.0m 3.0m 3.0m 3.0m	25.0m 15.4m 4.7m 54.7.7m

DEVELOPMENT REQUIREMENTS

	REQUIRED:	PROPOSED:
AMENITY SPACE (m²): PER UNIT BREAKDOWN: BACHELOR (5.0 x 5) 1-BED (10.0 x 49) 2-BED + (15.0 x 47)	25m² 490m² 705m²	
COMMON AREA PRIVATE AREA		1221.76m² 1397.5m²
TOTAL	1220m²	2619.26m²

PARKING REQUIREMENTS

	REQUIRED:	PROPOSED:
PARKING STALLS: 1 PER UNIT (0.8 x 81) VISITOR (12 + (1 x 0.01) ACCESSIBLE (4 + (13.1 x 0.02)) TOTAL	81 12 (12.1) 4 (4.26) 97	103 12 4 118
EV READY PARKING STALLS (INCLUDED IN TOTAL PROVIDED STALLS) REGULAR(101 x 1.0) VISITOR (12 x 0.1)	101 1 (1.2)	101 1
DRIVE AISLE (WIDTH) DRIVE AISLE GRADE	6.5m 8%	6.5m 0-8%
REGULAR STALL RATIO SMALL STALL RATIO	50% 50%	75.6% 24.4%
PICK-UP /DROP-OFF ((101 / 35) x 1.0)	3 (2.89)	3
COMMERCIAL LOADING	1 PER 2800m²	1 (94m² OF OFFICE)
BIKE STALLS (PER DWELLING UNIT): SHORT TERM - (0.25 x 101) LONG TERM - (1.0 x 101) INCLUSIVE TOTAL	25.2 101 (80% of the above total = 63) 126	25 101 32 126
END OF TRIP FACILITY (LONG TERM STALL = LTS) LOCKER/HOOK CUBBY/STORAGE ELECTRIFIED OUTLET SHOWER + CHANGE ROOM WASH & REPAIR STATION	101 (1 PER LTS) 20 (1 EVERY 5.0 LTS) 7 (1 EVERY 15.0 LTS) 7 (1 EVERY 15.0 LTS)	0 20 0 2

GROSS BUILDABLE AREA

Name	Area SF	Area m2
LEVEL 1 GROSS AREA	17554 SF	1630.8 m²
LEVEL 2 GROSS AREA	18282 SF	1698.5 m²
LEVEL 3 GROSS AREA	18282 SF	1698.5 m²
LEVEL 4 GROSS AREA	18282 SF	1698.5 m²
LEVEL 5 GROSS AREA	18282 SF	1698.5 m²
LEVEL 6 GROSS AREA	18282 SF	1698.5 m²
PARKING GROSS AREA	20392 SF	1894.4 m²
	129357 SF	12017.6 m²

UNIT TYPES AND COUNT

Name	# OF BDRMS	Count
UNIT A	1BR	42
UNIT A2	1BR	1
UNIT A3	1BR	6
49		
UNIT B	2BR	10
10		
UNIT C	3BR	17
UNIT C1	3BR	5
UNIT E	3BR	5
UNIT F	3BR	5
32		
UNIT G	4BR	5
5		
UNIT D	STUDIO	5
5		
Grand total: 101		

PUBLIC SPACE PROVIDED

Name	Count	Area	Area m2
AMENITY	3	13150.93 SF	1221.76 m²

PRIVATE OPEN SPACE PROVIDED

Name	Count	Area SF	Area m2
DECK	101	15043 SF	1397.5 m²

FAR SCHEDULE

NAME	AREA	Area m2	QTY
LEVEL 1			
UNIT A	4288.78 SF	398.44 m²	7
UNIT A2	631.6 SF	58.88 m²	1
UNIT A3	613.08 SF	56.96 m²	1
UNIT C	2440.66 SF	226.74 m²	2
	7974.11 SF	740.82 m²	11
LEVEL 2			
UNIT A	4285.64 SF	398.15 m²	7
UNIT A3	612.52 SF	56.9 m²	1
UNIT B	1607.39 SF	149.33 m²	2
UNIT C	3663.19 SF	340.32 m²	3
UNIT C1	1212.51 SF	112.65 m²	1
UNIT D	440.43 SF	40.92 m²	1
UNIT E	1230.06 SF	114.28 m²	1
UNIT F	1178.41 SF	109.48 m²	1
UNIT G	1439.1 SF	133.7 m²	1
	15669.24 SF	1455.72 m²	18
LEVEL 3			
UNIT A	4285.64 SF	398.15 m²	7
UNIT A3	612.52 SF	56.9 m²	1
UNIT B	1607.39 SF	149.33 m²	2
UNIT C	3663.19 SF	340.32 m²	3
UNIT C1	1212.51 SF	112.65 m²	1
UNIT D	440.43 SF	40.92 m²	1
UNIT E	1230.06 SF	114.28 m²	1
UNIT F	1178.41 SF	109.48 m²	1
UNIT G	1439.1 SF	133.7 m²	1
	15669.24 SF	1455.72 m²	18
LEVEL 4			
UNIT A	4285.64 SF	398.15 m²	7
UNIT A3	612.52 SF	56.9 m²	1
UNIT B	1607.39 SF	149.33 m²	2
UNIT C	3663.19 SF	340.32 m²	3
UNIT C1	1212.51 SF	112.65 m²	1
UNIT D	440.43 SF	40.92 m²	1
UNIT E	1230.06 SF	114.28 m²	1
UNIT F	1178.41 SF	109.48 m²	1
UNIT G	1439.1 SF	133.7 m²	1
	15669.24 SF	1455.72 m²	18
LEVEL 5			
UNIT A	4285.64 SF	398.15 m²	7
UNIT A3	612.52 SF	56.9 m²	1
UNIT B	1607.39 SF	149.33 m²	2
UNIT C	3663.19 SF	340.32 m²	3
UNIT C1	1212.51 SF	112.65 m²	1
UNIT D	440.43 SF	40.92 m²	1
UNIT E	1230.06 SF	114.28 m²	1
UNIT F	1178.41 SF	109.48 m²	1
UNIT G	1439.1 SF	133.7 m²	1
	15669.24 SF	1455.72 m²	18
LEVEL 6			
UNIT A	4285.64 SF	398.15 m²	7
UNIT A3	612.52 SF	56.9 m²	1
UNIT B	1607.39 SF	149.33 m²	2
UNIT C	3663.19 SF	340.32 m²	3
UNIT C1	1212.51 SF	112.65 m²	1
UNIT D	440.43 SF	40.92 m²	1
UNIT E	1230.06 SF	114.28 m²	1
UNIT F	1178.41 SF	109.48 m²	1
UNIT G	1439.1 SF	133.7 m²	1
	15669.24 SF	1455.72 m²	18
Grand total: 101	86320.32 SF	8019.42 m²	101



CONTEXT PLAN



GOOGLE STREET VIEW #1 - FROM OKANAGAN LANDING ROAD LOOKING NORTH



GOOGLE STREET VIEW #2 - FROM OKANAGAN LANDING ROAD LOOKING NORTH



DITCH AND EXISTING FENCE TO REMAIN (WEST BOUNDARY, MARSHALL FIELD INTERFACE)



WWW.TENGRI.CA

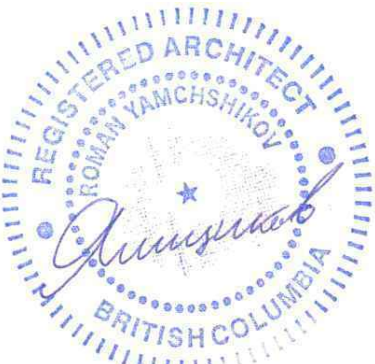
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DESIGN | DEVELOPMENT CONSULTING

1 2025-06-09 ISSUED FOR DEVELOPMENT PERMIT

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OKVHS MULTI-FAMILY

6545 OKANAGAN LANDING ROAD, VERNON, BC

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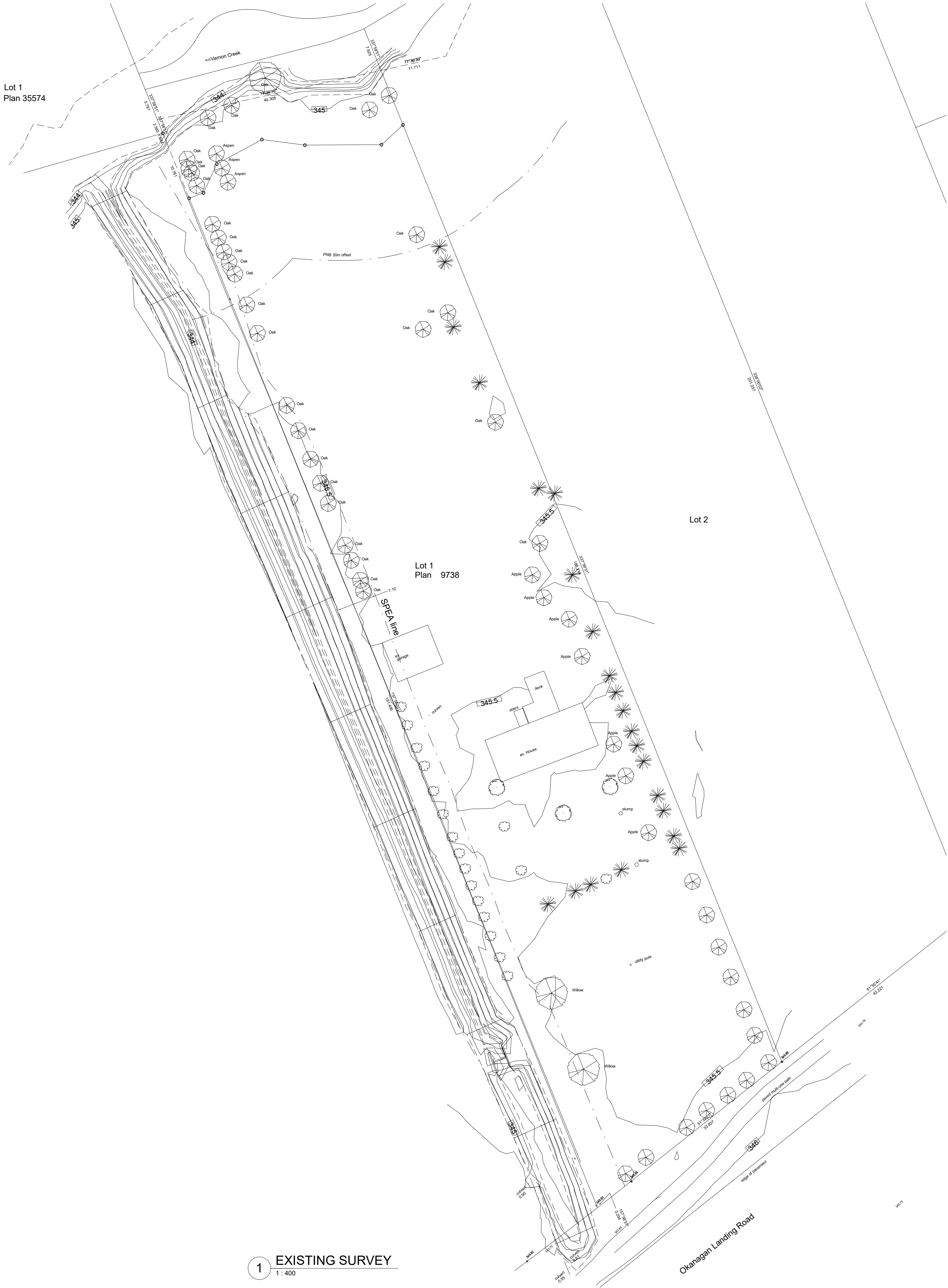
ZONING & BYLAW

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DESIGNED: Designer DRAWN: Author

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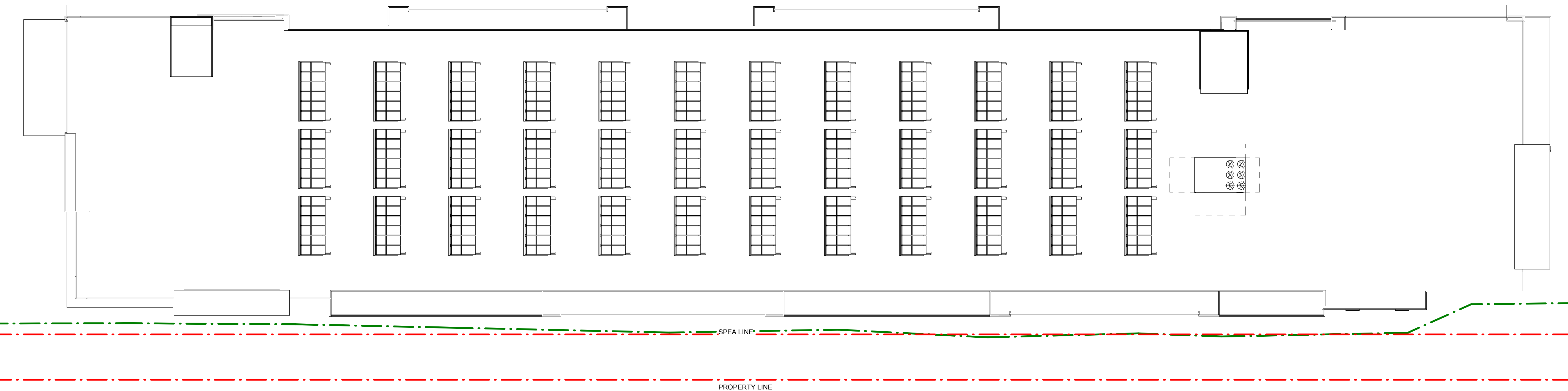
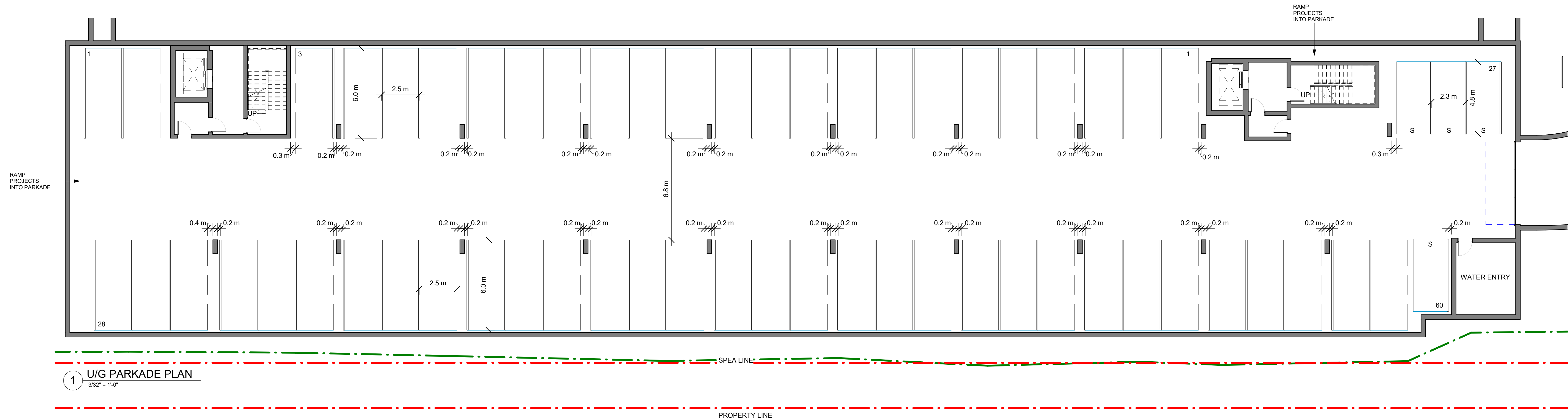
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SHEET TITLE
SURVEY

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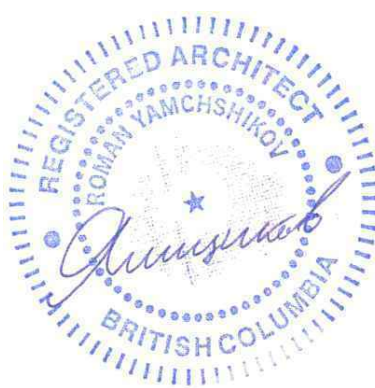




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SHEET TITLE

PARKADE & ROOF PLANS

A3.01D

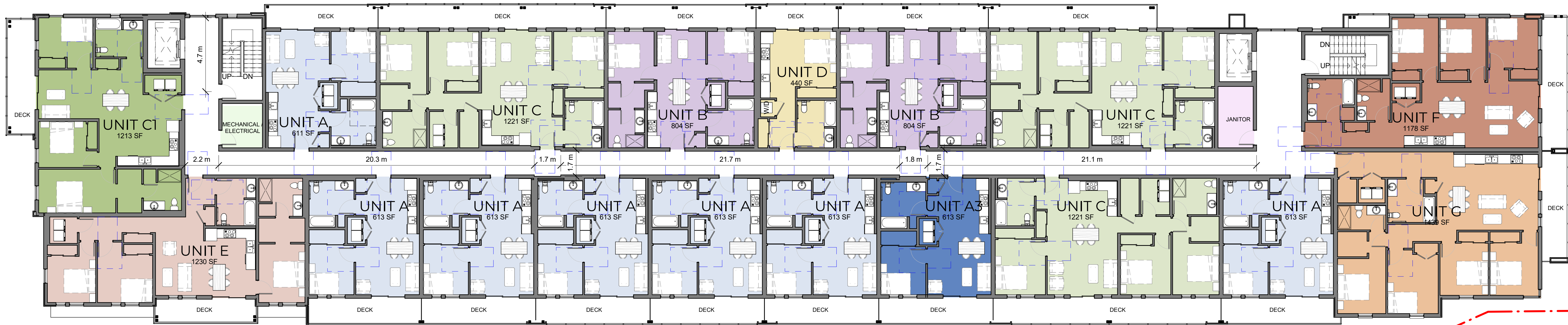
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3/32" = 1'-0"



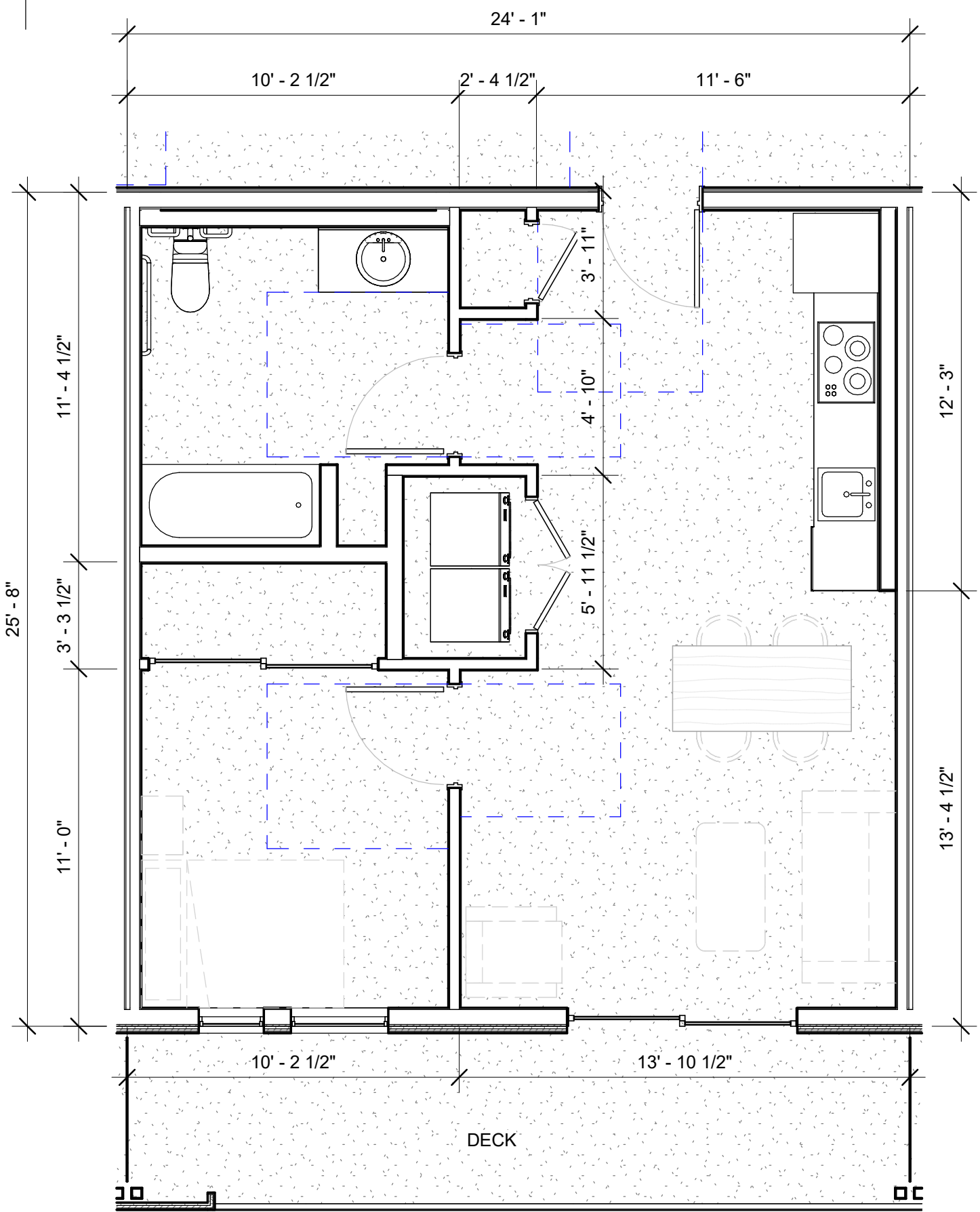
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3/32" = 1'-0"

UNIT TYPES AND COUNT

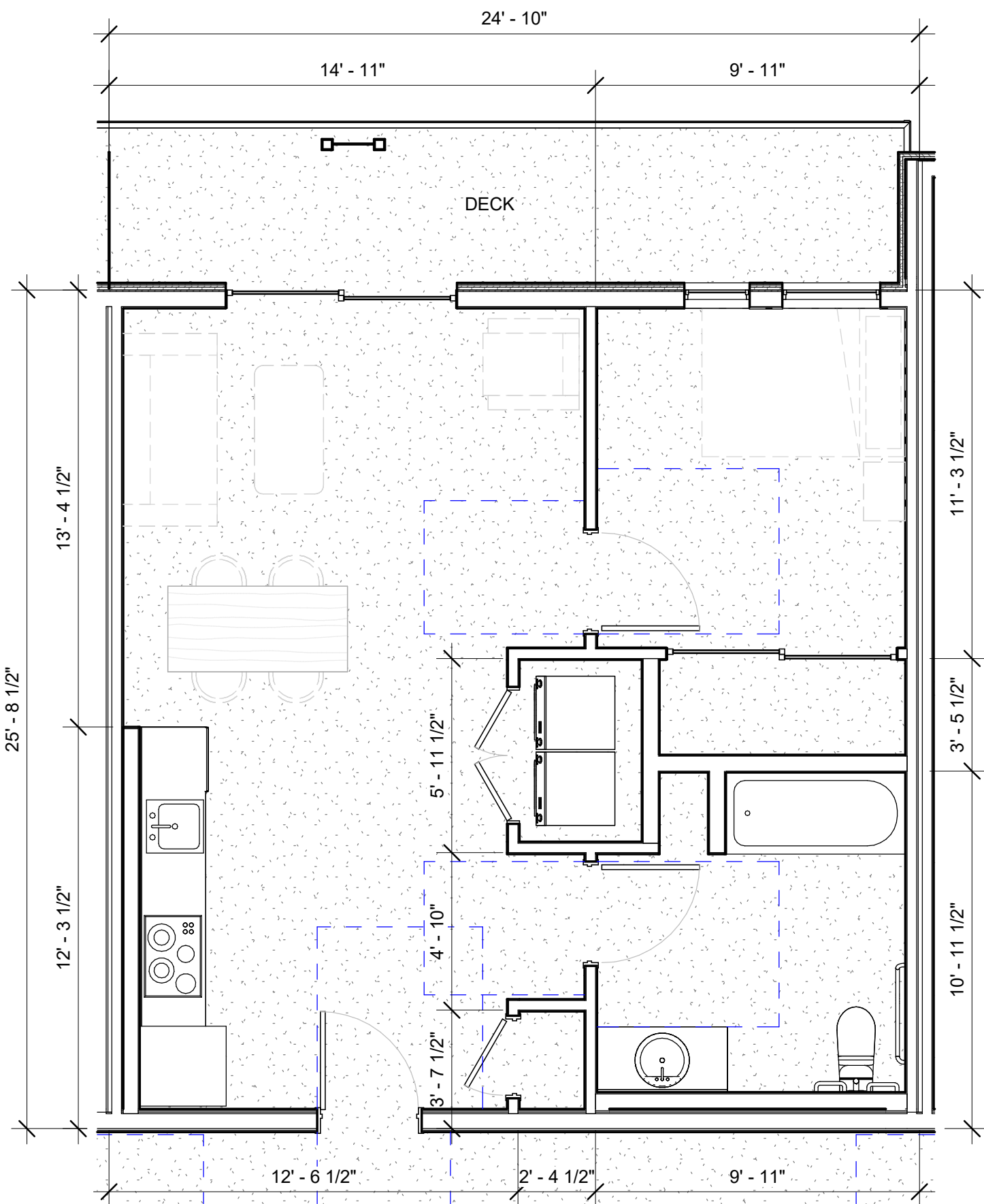
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UNIT A	1BR	42
UNIT A2	1BR	1
UNIT A3	1BR	6
49		
UNIT B	2BR	10
10		
UNIT C	3BR	17
UNIT C1	3BR	5
UNIT E	3BR	5
UNIT F	3BR	5
32		
UNIT G	4BR	5
5		

KEYNOTES - FLOOR PLAN

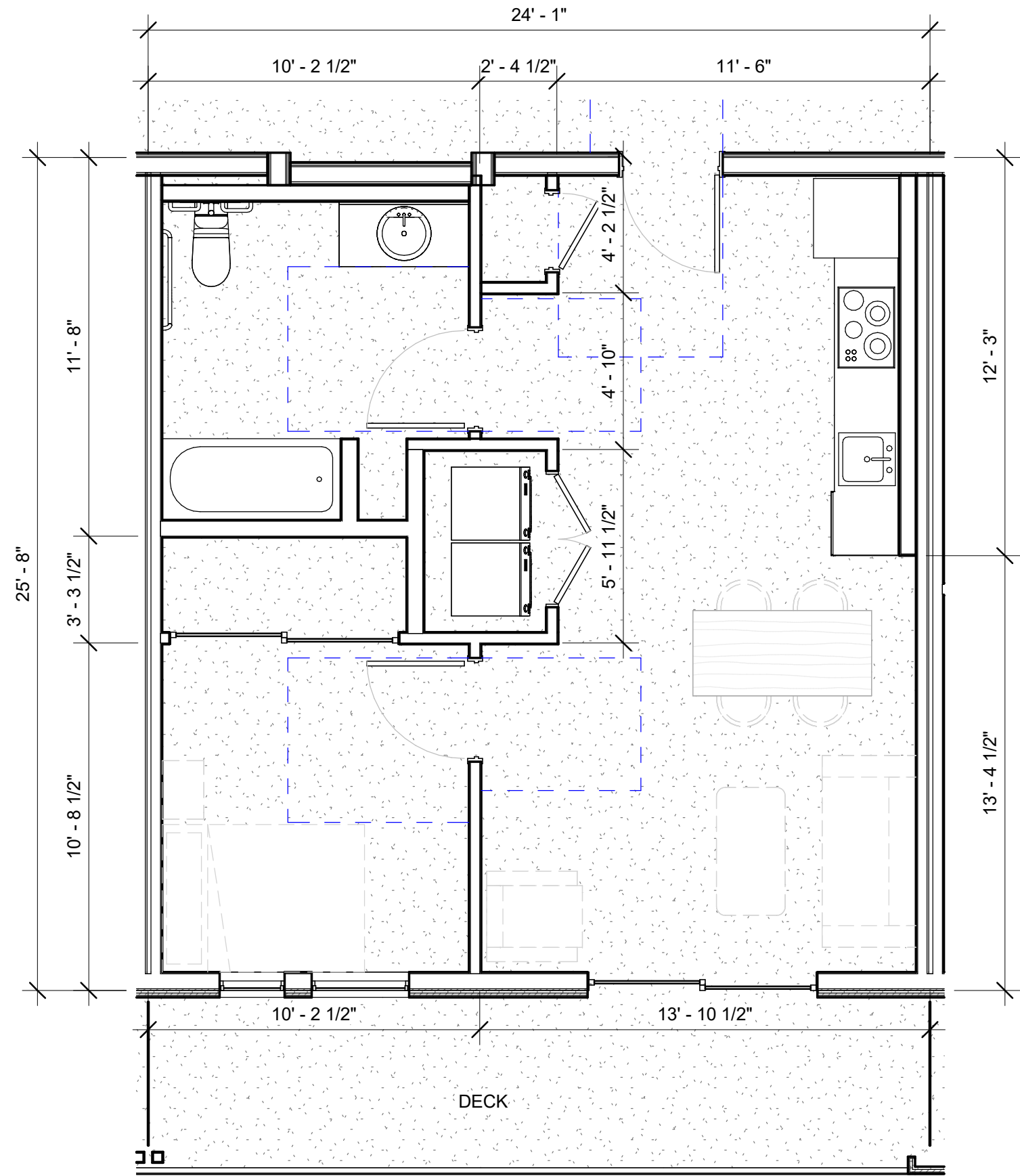
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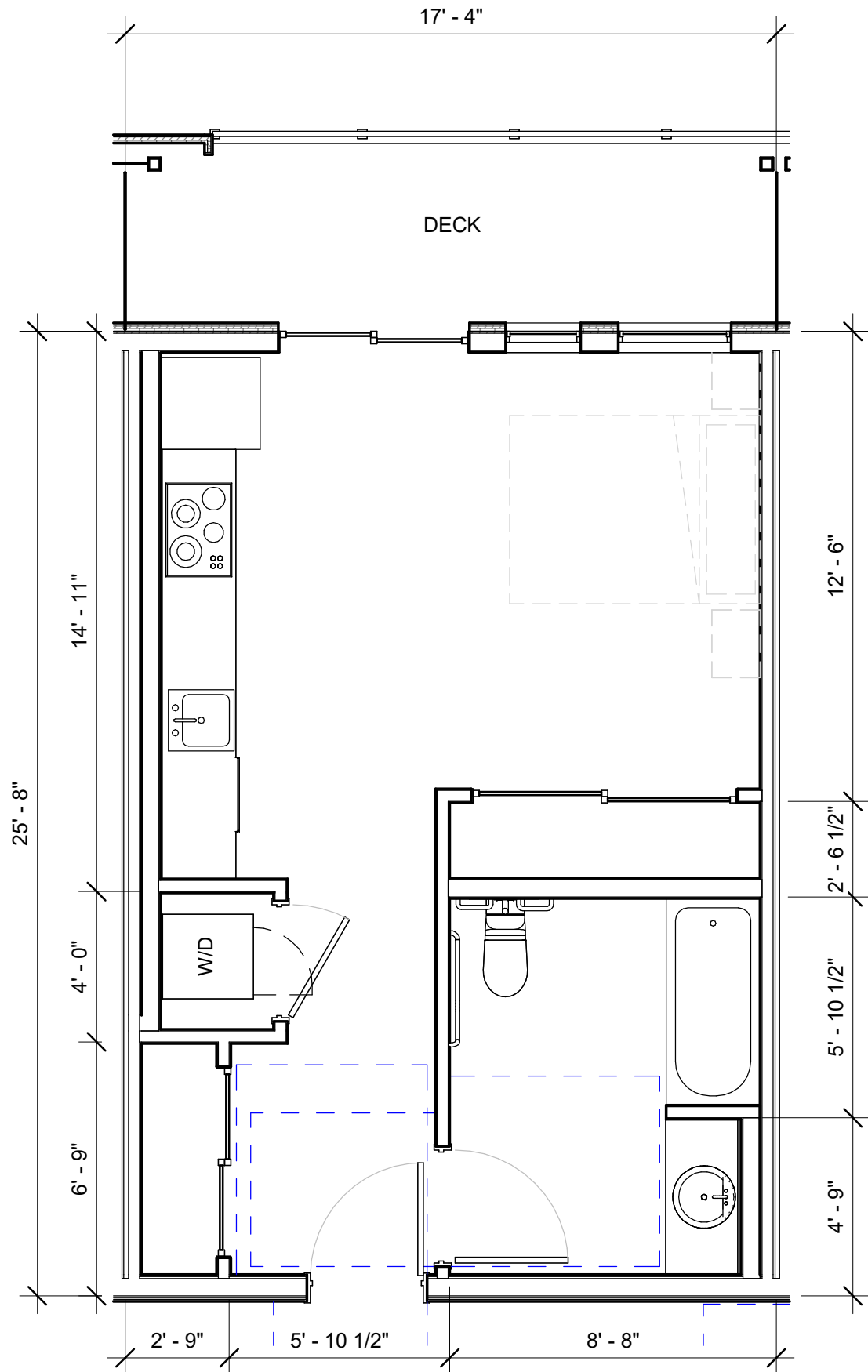
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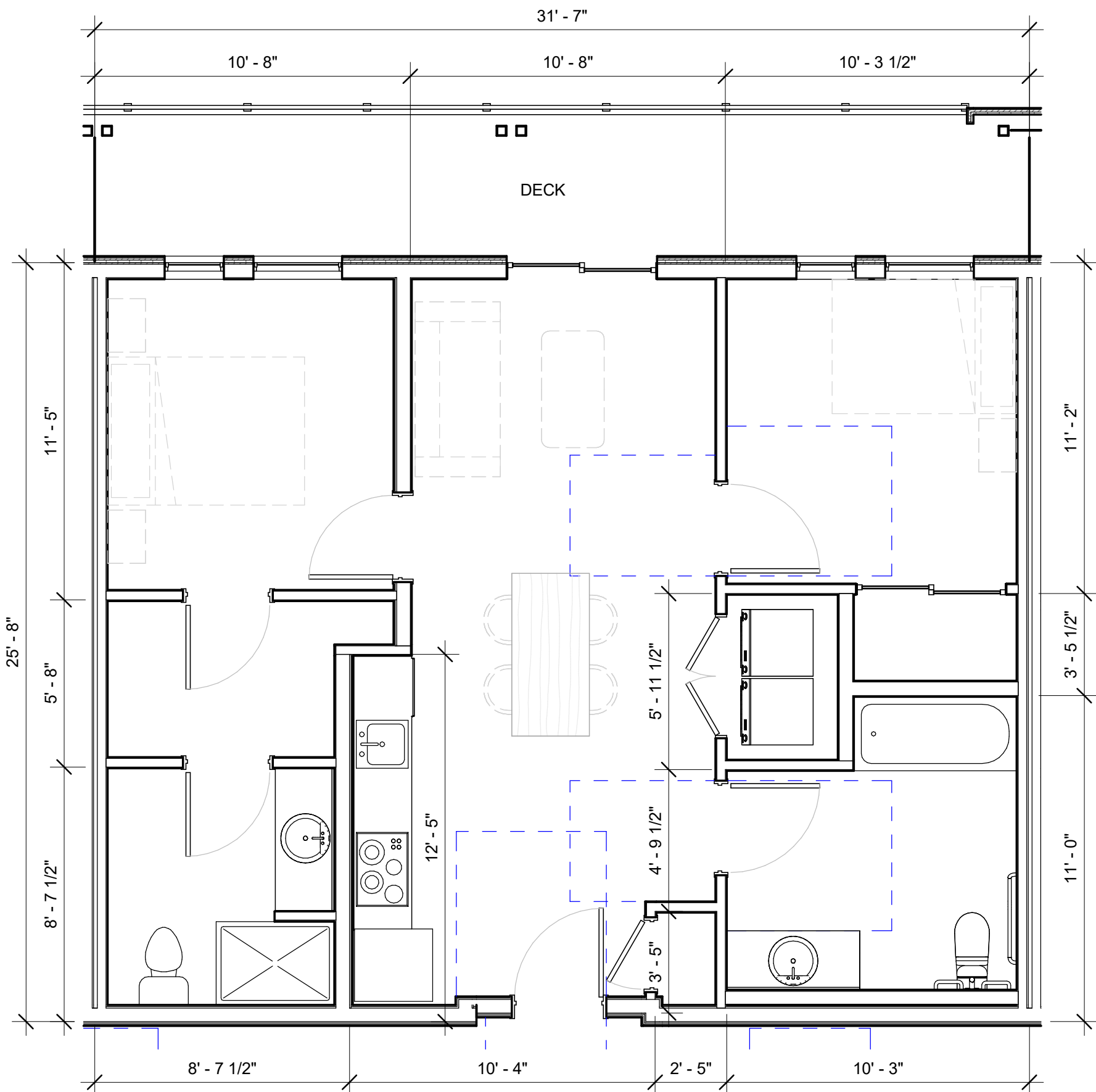
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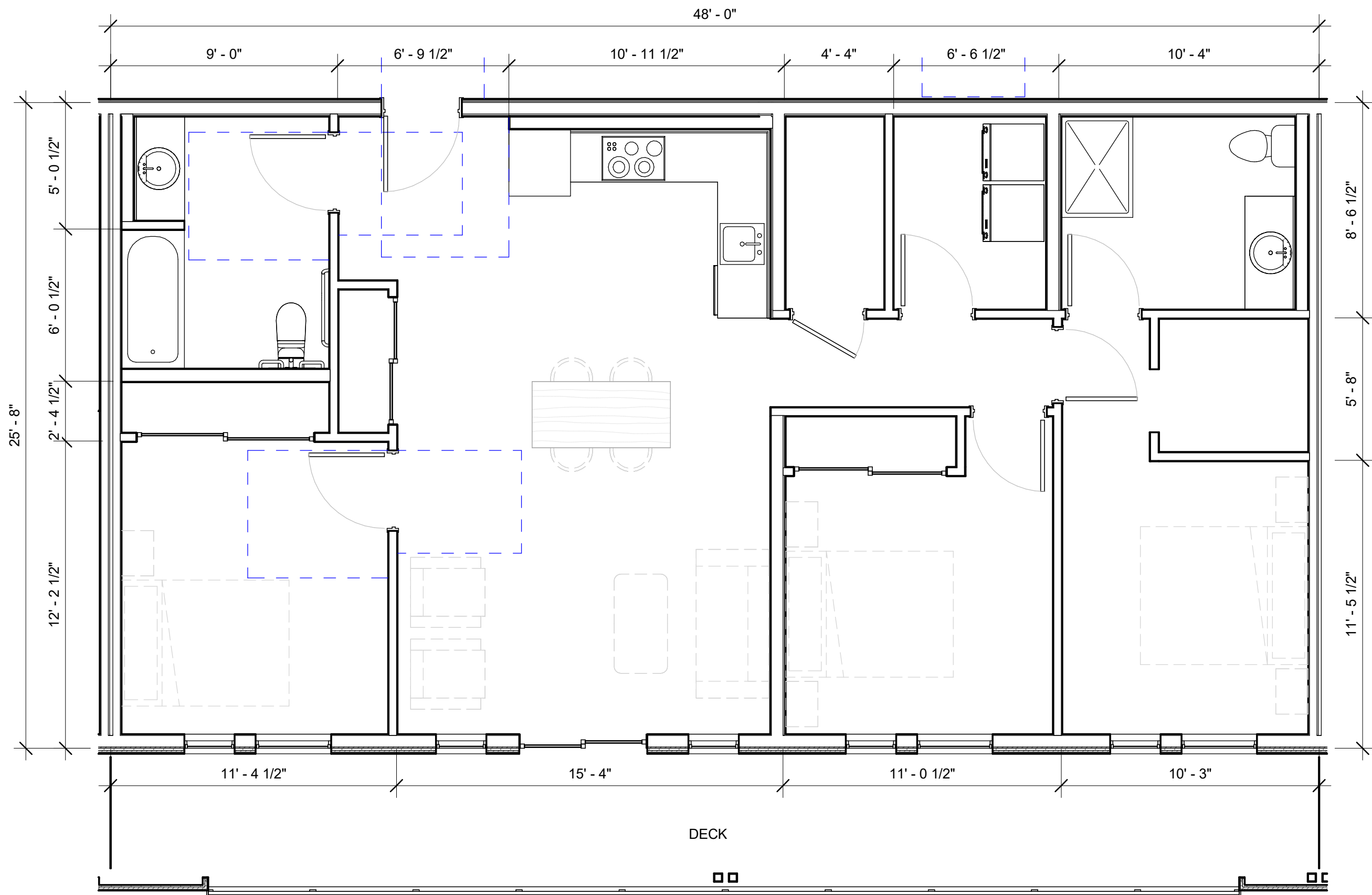
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4 UNIT D
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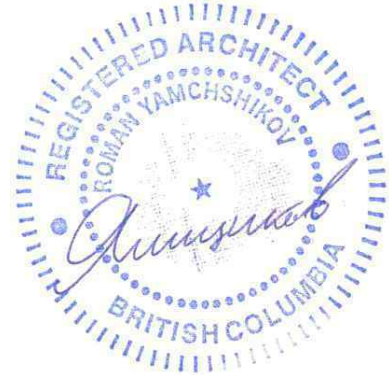
5 UNIT B
1/4" = 1'-0"



6 UNIT C
1/4" = 1'-0"

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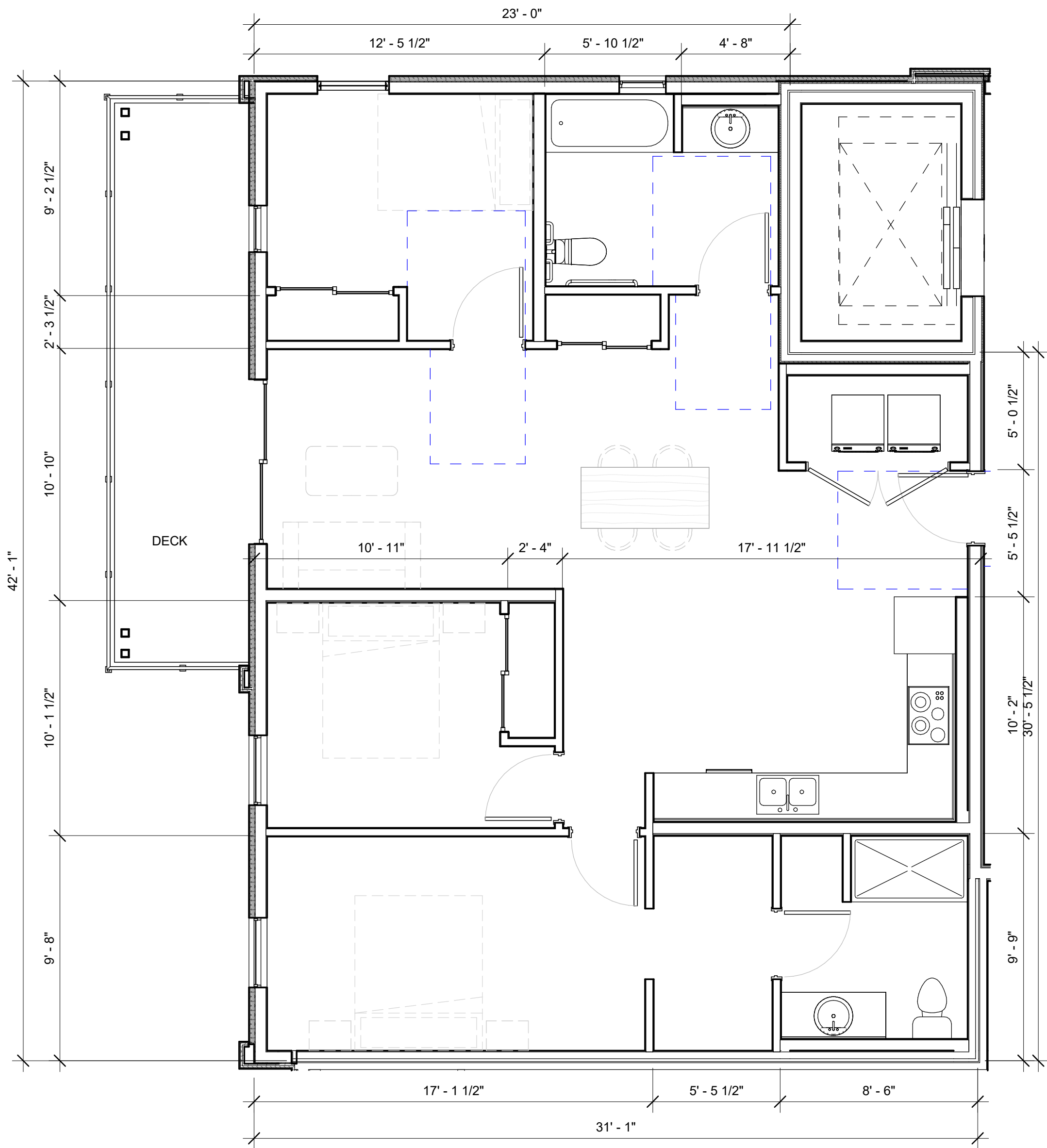
UNIT PLANS

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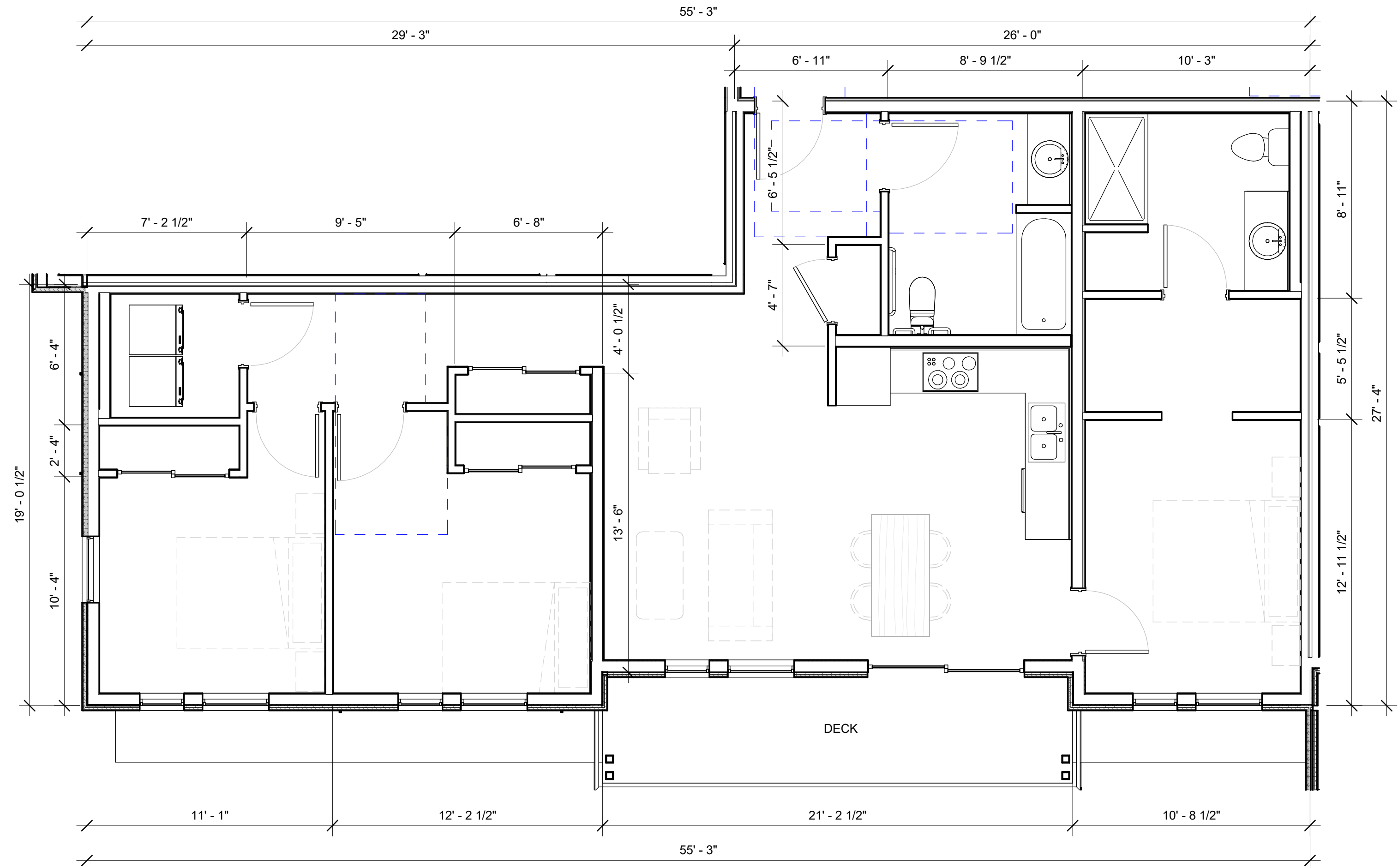
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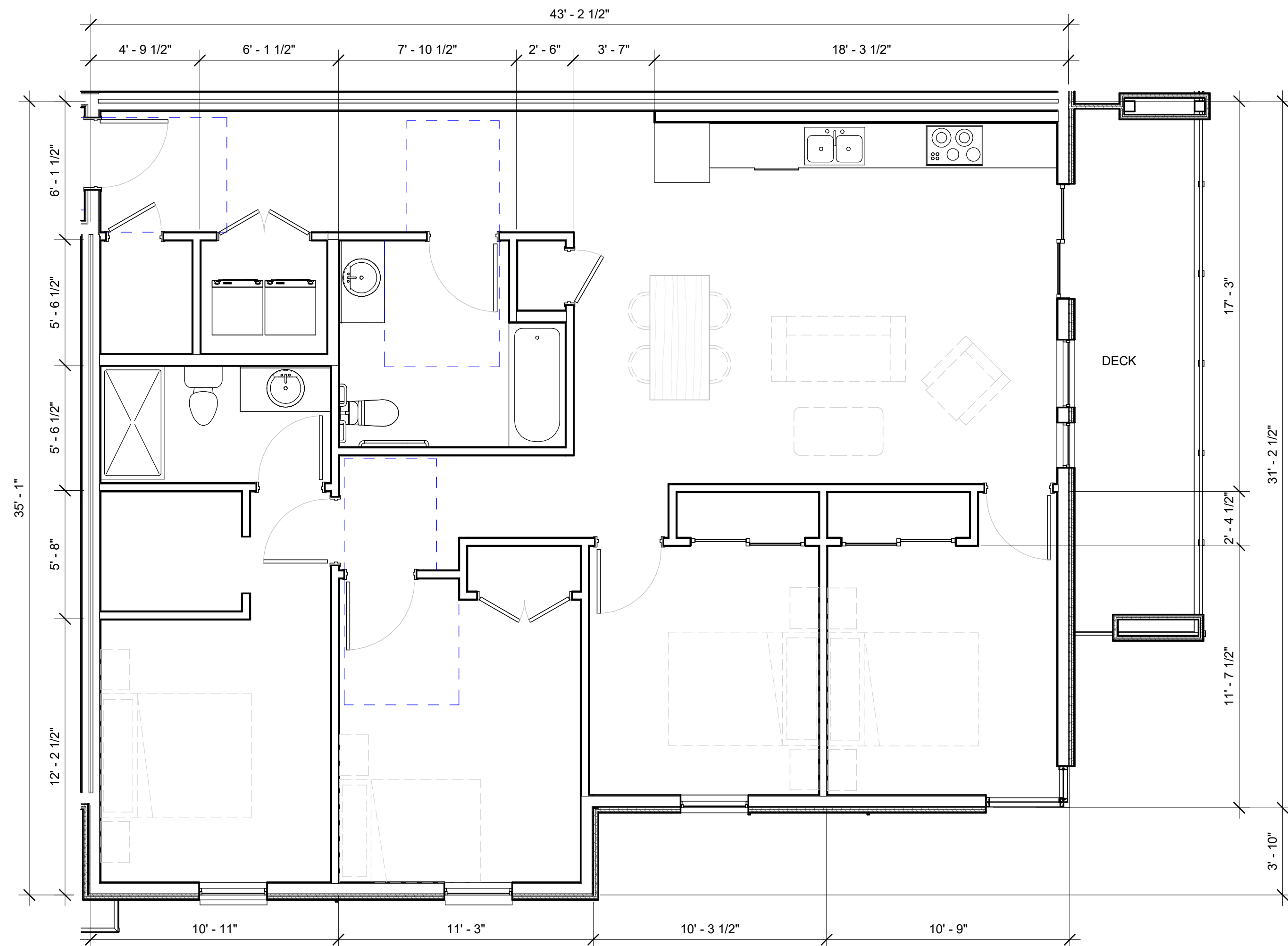
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1 UNIT C1
1/4" = 1'-0"



2 UNIT E
1/4" = 1'-0"



3 UNIT G
1/4" = 1'-0"

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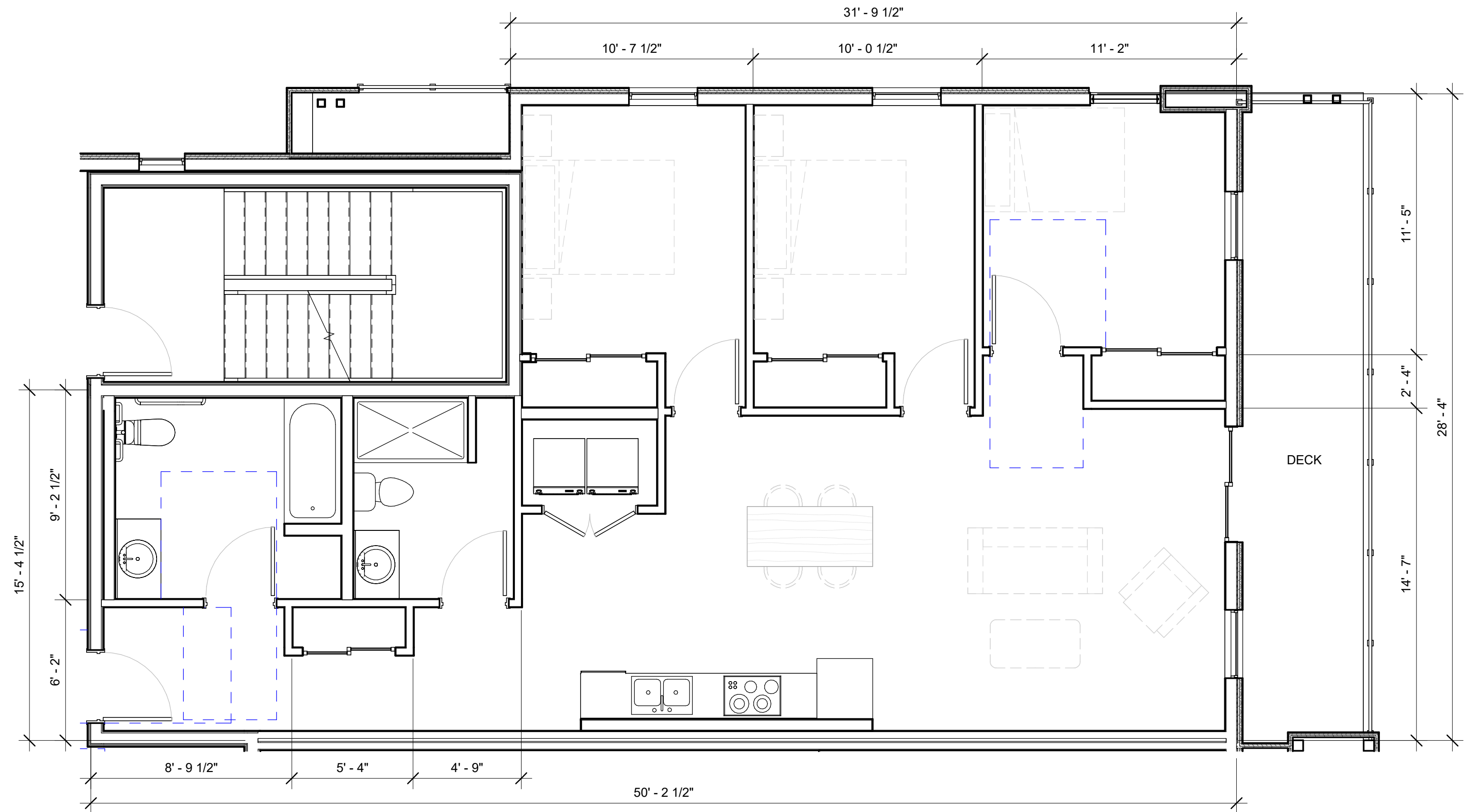
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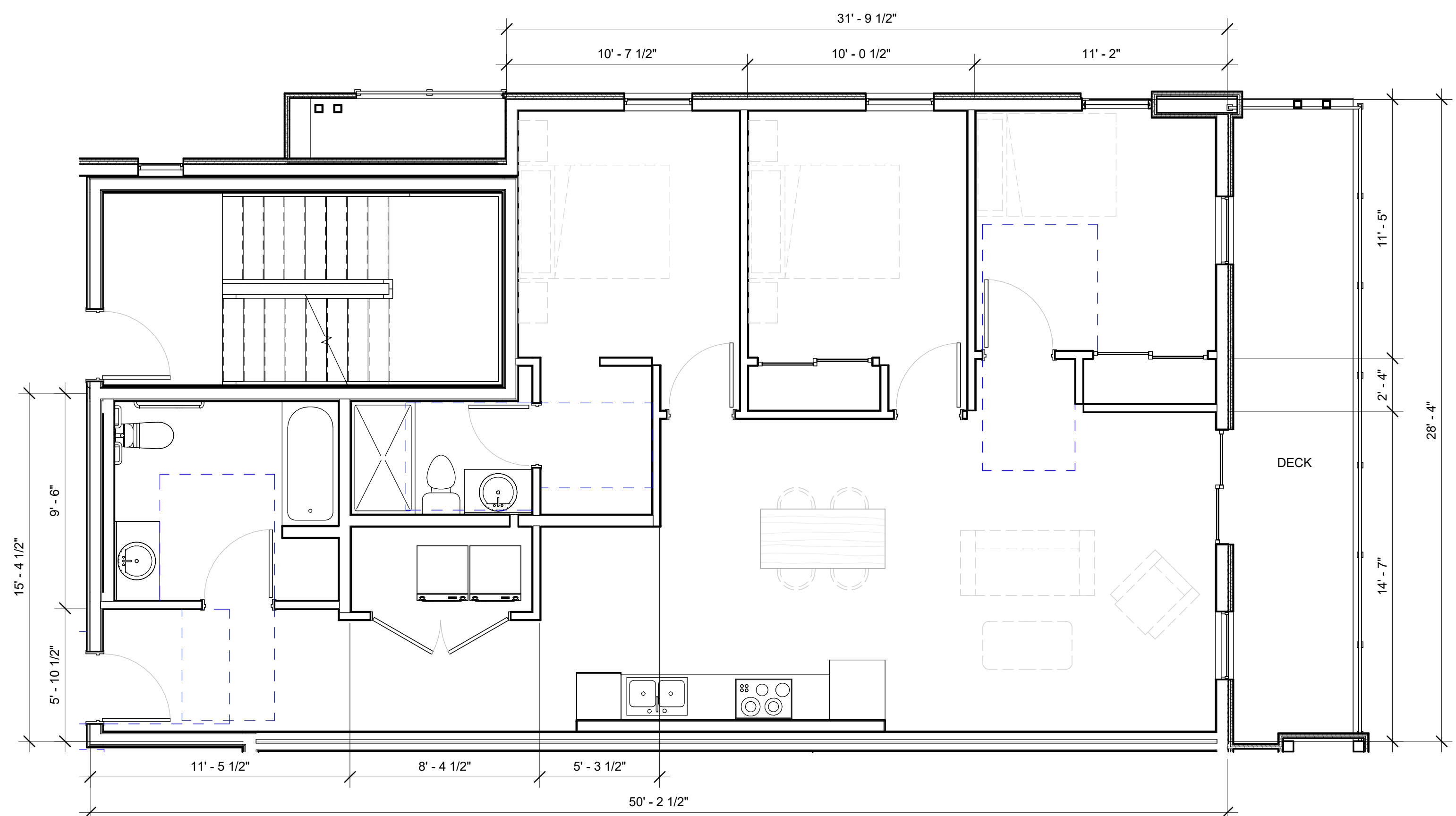
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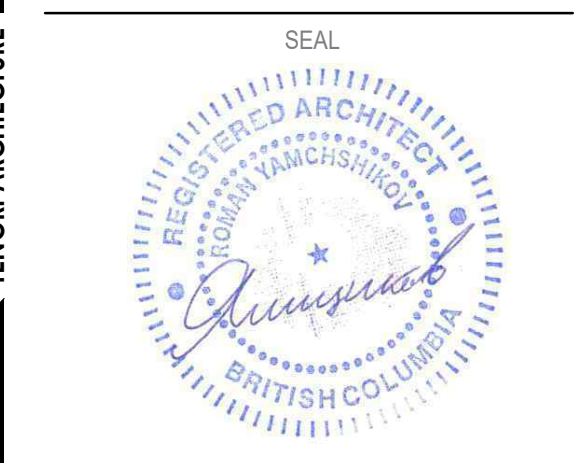


1 UNIT F - OPTION 1
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2 UNIT F - OPTION 2
1/4" = 1'-0"

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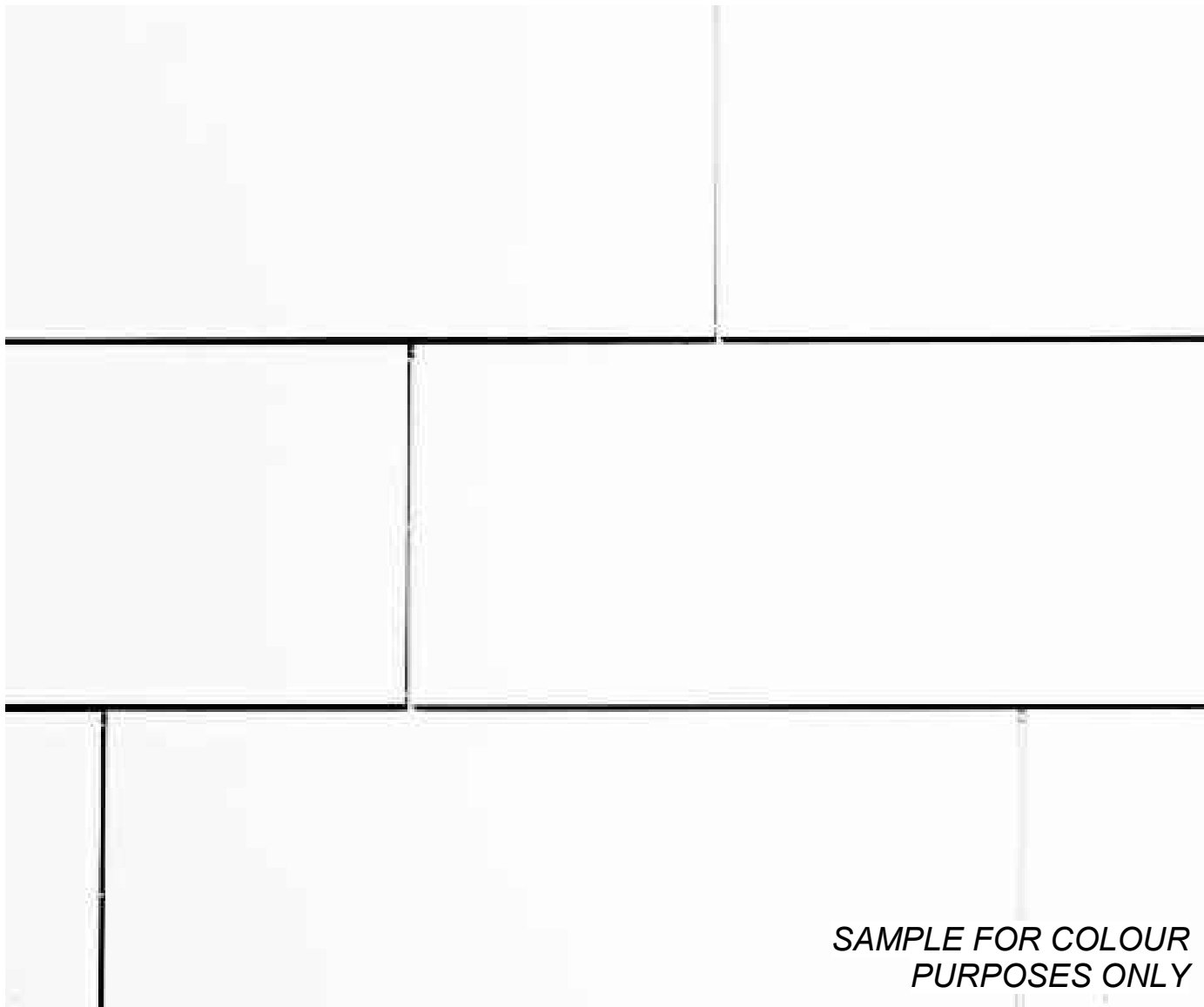
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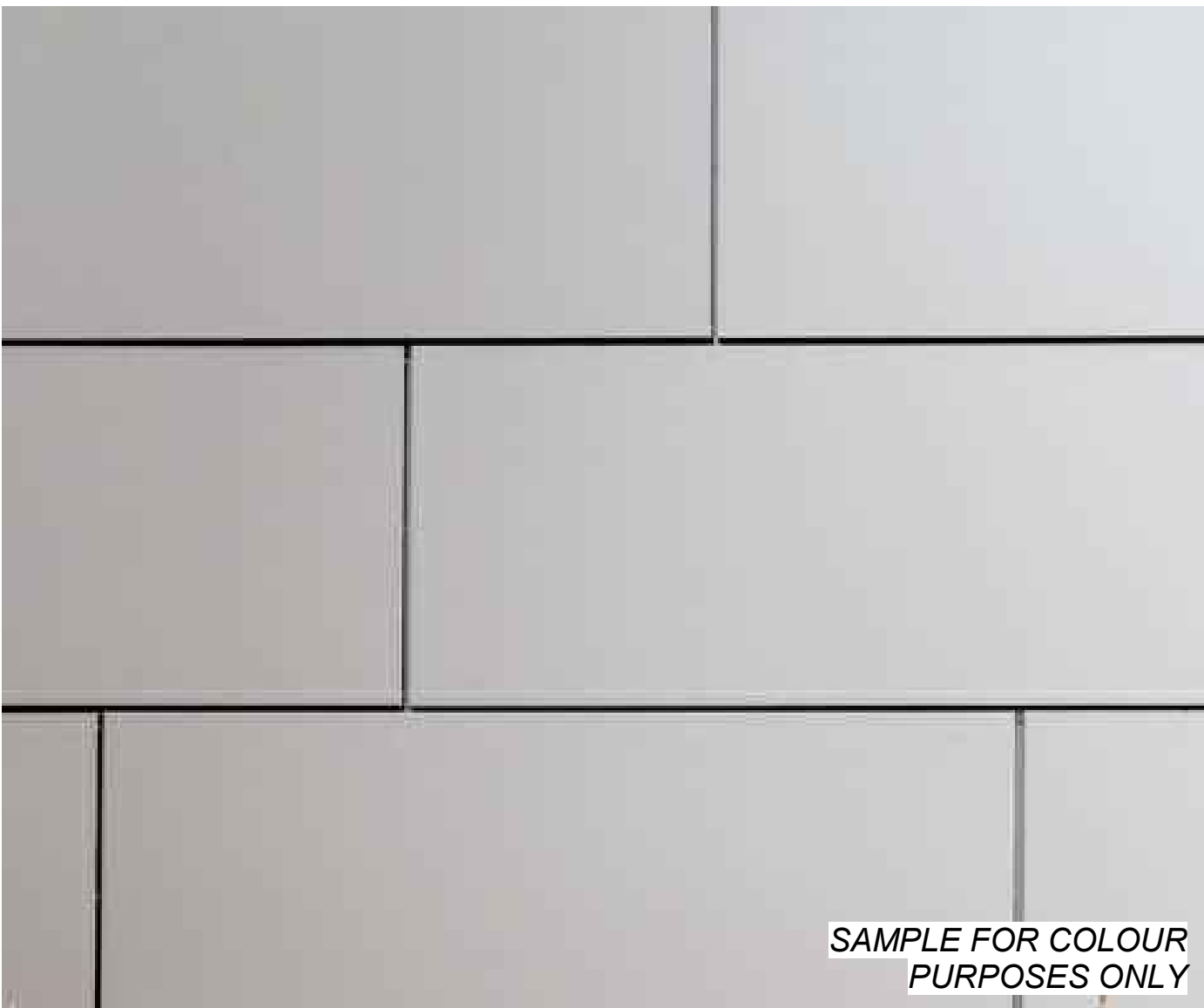
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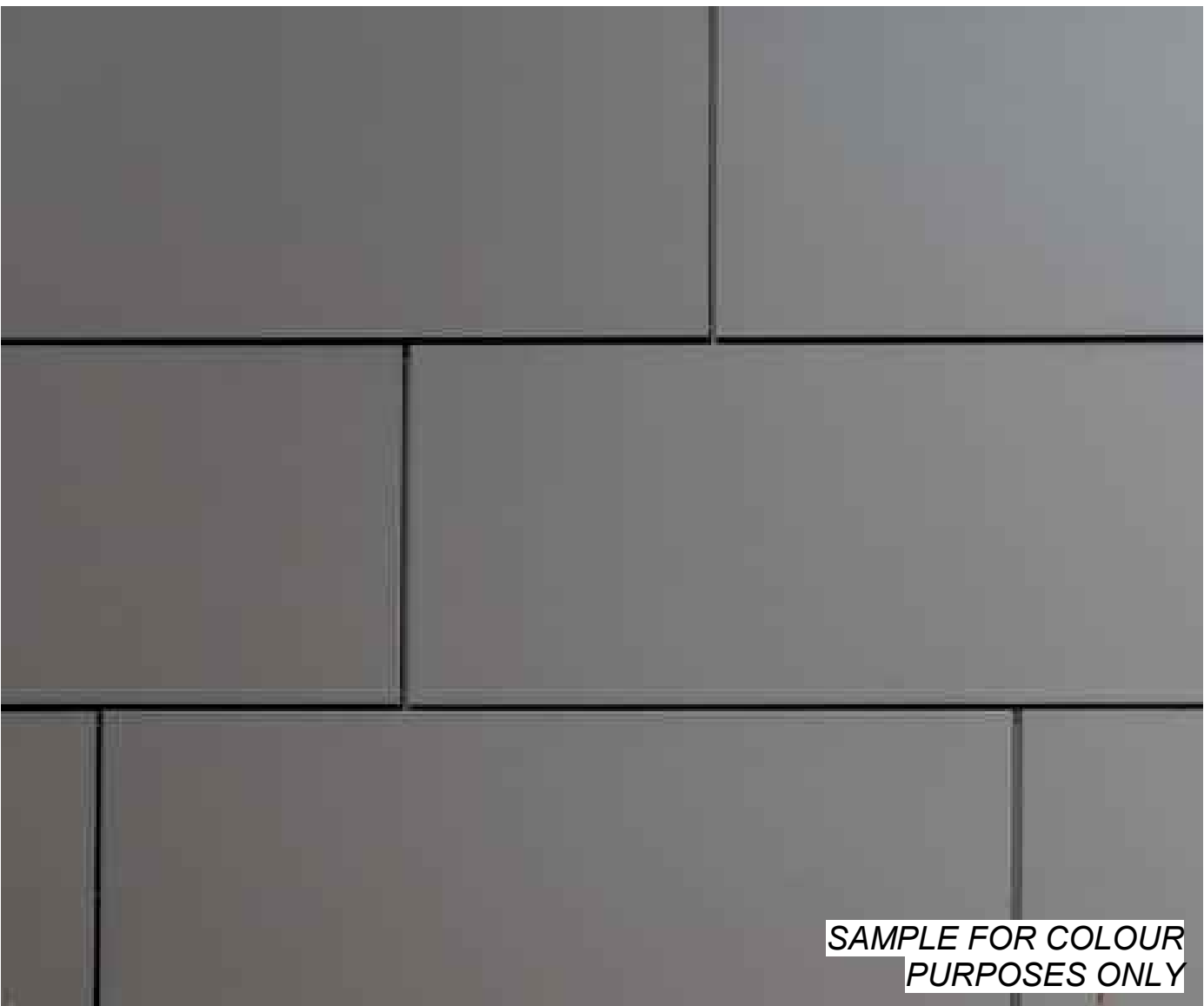
MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PANEL
COLOUR & CODE: OFF-WHITE
I.D NUMBER:



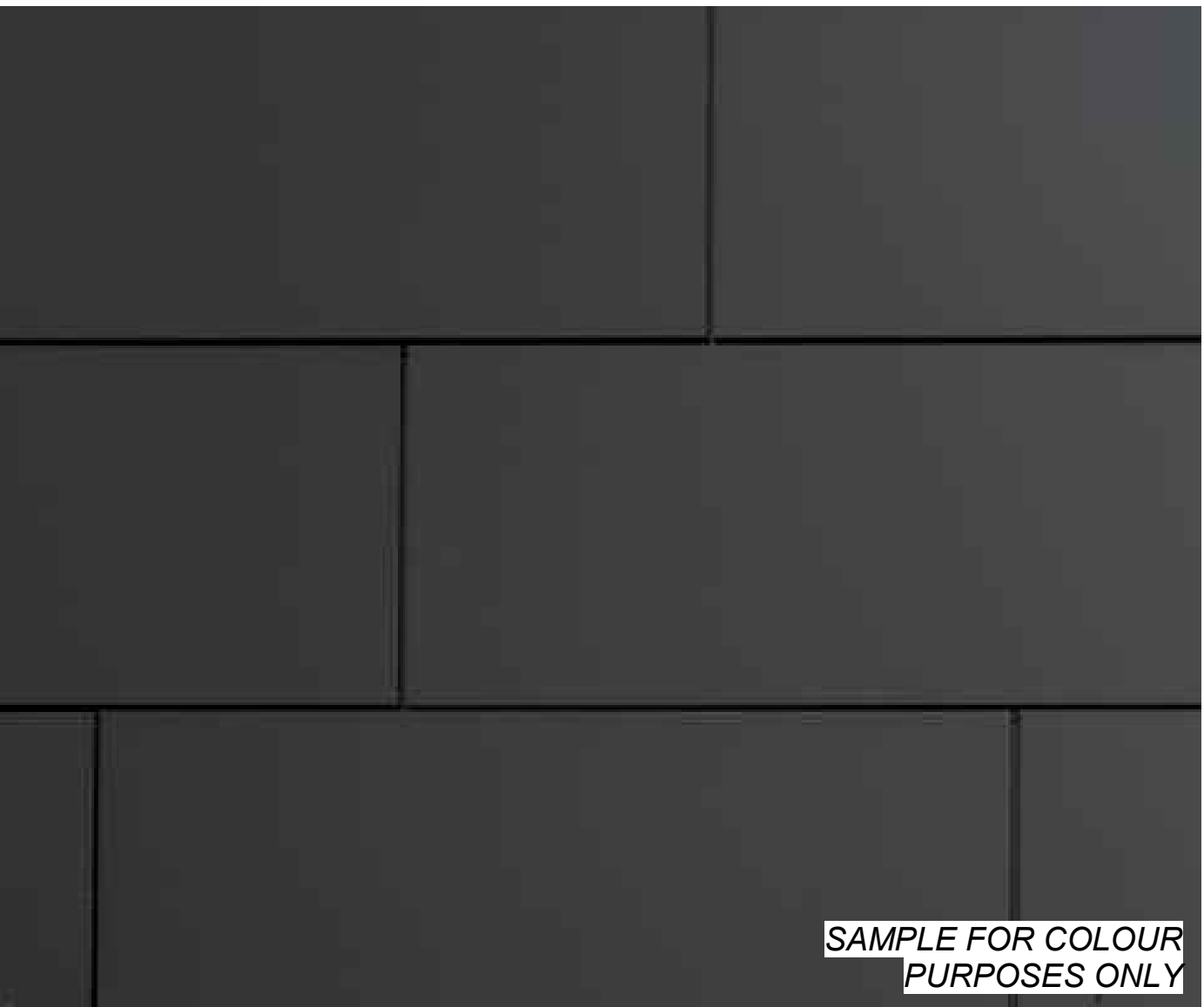
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PRODUCT: HARDIE PANEL
COLOUR & CODE: LIGHT GREY
I.D NUMBER:



MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PANEL
COLOUR & CODE: MEDIUM GRAY
I.D NUMBER:



MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PANEL
COLOUR & CODE: CHARCOAL BLACK
I.D NUMBER:



MANUFACTURER: LUX
PRODUCT: LUX SIDING
COLOUR & CODE: IMITATED WOOD
I.D NUMBER:



MANUFACTURER:
PRODUCT:
COLOUR & CODE:
I.D NUMBER:



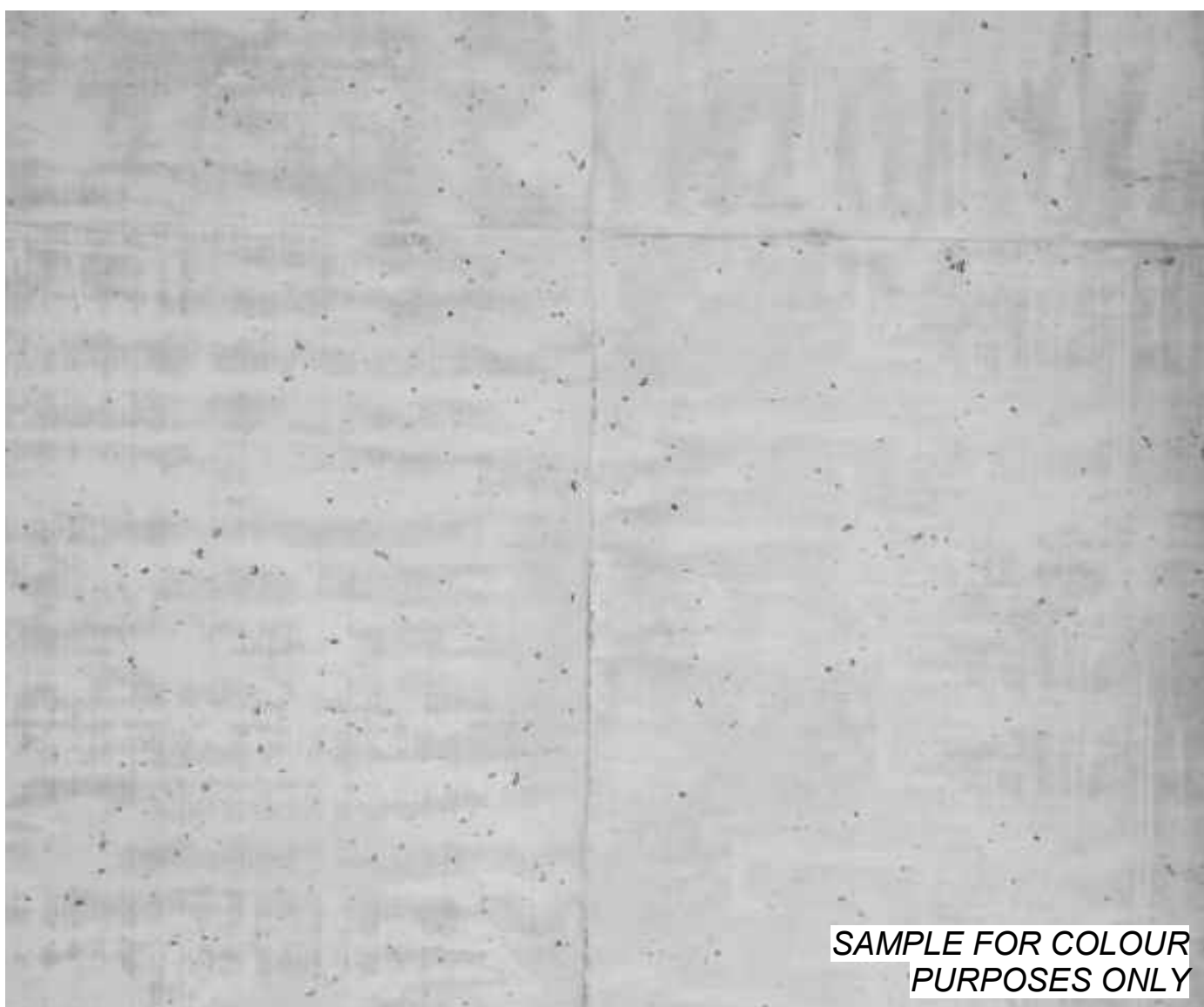
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I.D NUMBER:



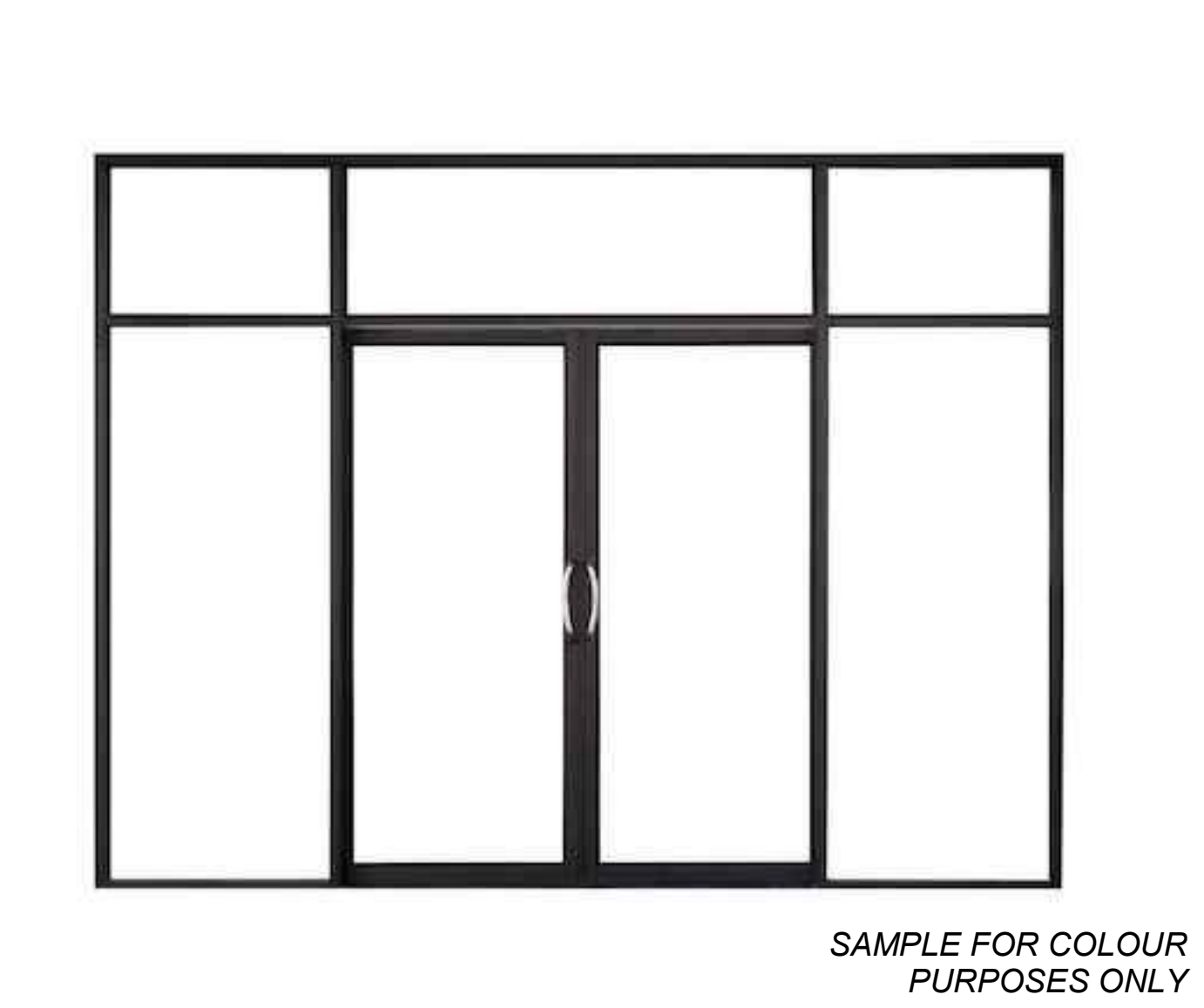
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I.D NUMBER:



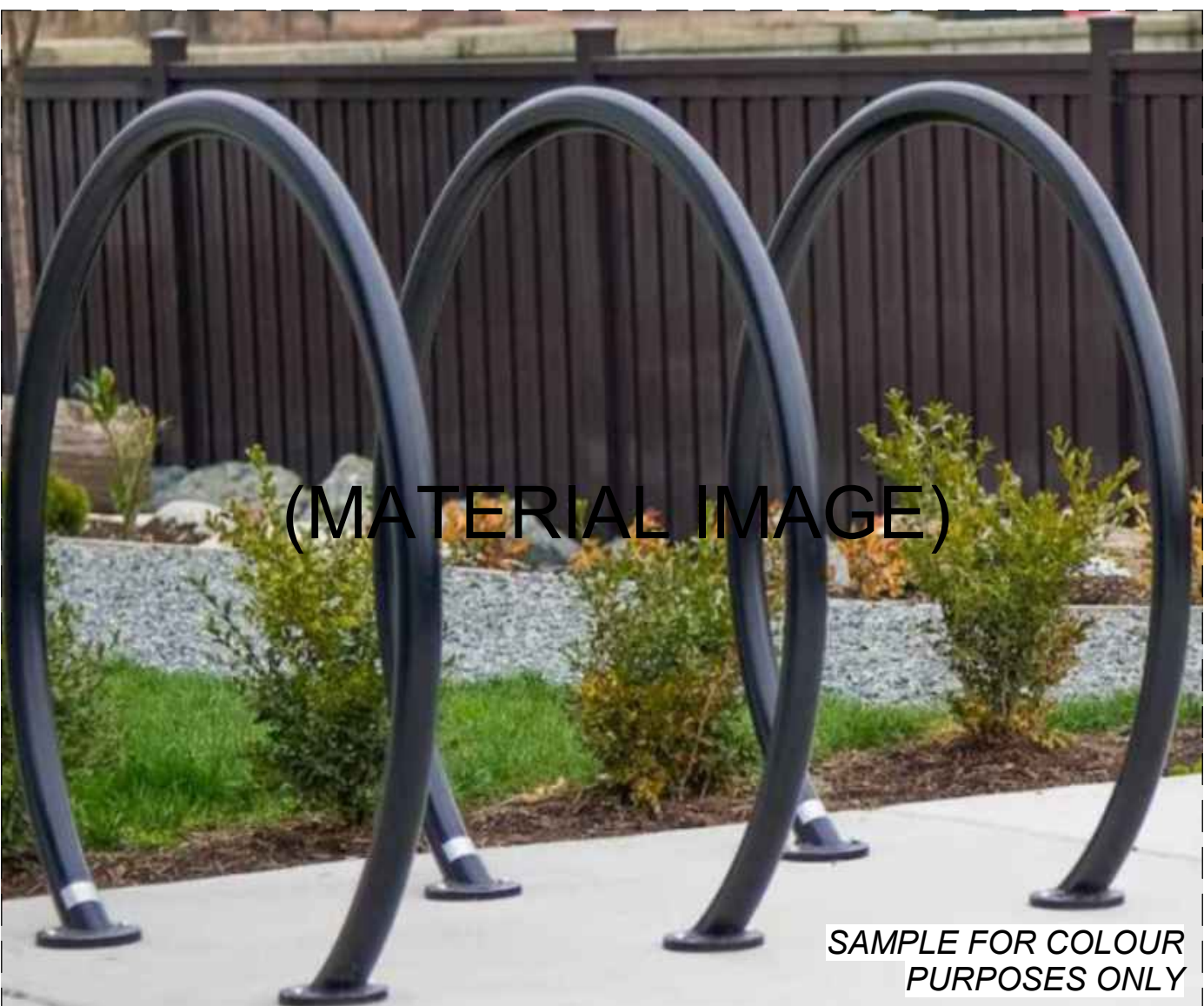
MANUFACTURER: N/A
PRODUCT: FINISHED EXTERIOR CONCRETE
COLOUR & CODE: FINISHED CONCRETE
I.D NUMBER:



MANUFACTURER: T.B.C.
PRODUCT: STOREFRONT GLAZING
COLOUR & CODE: BLACK
I.D NUMBER:



MANUFACTURER:
PRODUCT:
COLOUR & CODE:
I.D NUMBER:



MANUFACTURER: MOLOK
PRODUCT: UNDERGROUND BIN
COLOUR & CODE: AS SHOWN
I.D NUMBER:





1 EAST ELEVATION (DP)
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION (DP)
1/16" = 1'-0"

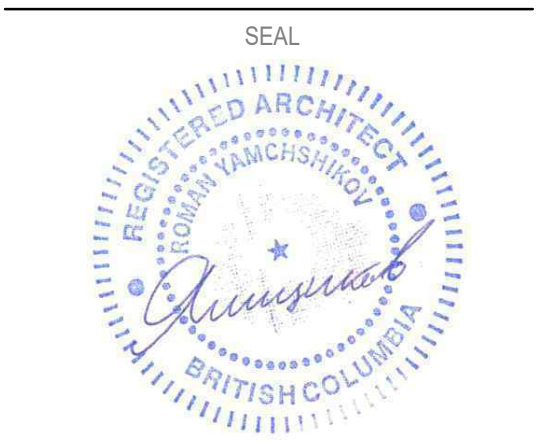


4 SOUTH (MAIN) ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

- FIBER-CEMENT PANEL, OFF-WHITE
- FIBER-CEMENT PANEL, LIGHT GREY
- FIBER-CEMENT PANEL, MEDIUM GREY
- FIBER-CEMENT PANEL, CHARCOAL BLACK
- ARTIFICIAL WOOD (LUX PANEL)
- ARCHITECTURAL CONCRETE MURAL @ EAST
- STANDING SEAM METAL CLADDING, CHARCOAL
- CORRUGATED METAL CLADDING, DARK GREY
- STEEL SQUARE POST (OFF-WHITE)
- GLASS RAILING
- PICKET RAILING
- IN-GROUND GARBAGE & RECYCLE BINS
- OVERHEAD SECTIONAL SOLID GARAGE DOOR
- ALUMINUM STOREFRONT, BROWN

NO.	DATE	BY	DESCRIPTION
REVISIONS + ISSUE			



ISSUED FOR
DEVELOPMENT
PERMIT

PROJECT

OKVHS MULTI-FAMILY

6545 OKANAGAN LANDING ROAD, VERNON, BC

SHEET TITLE

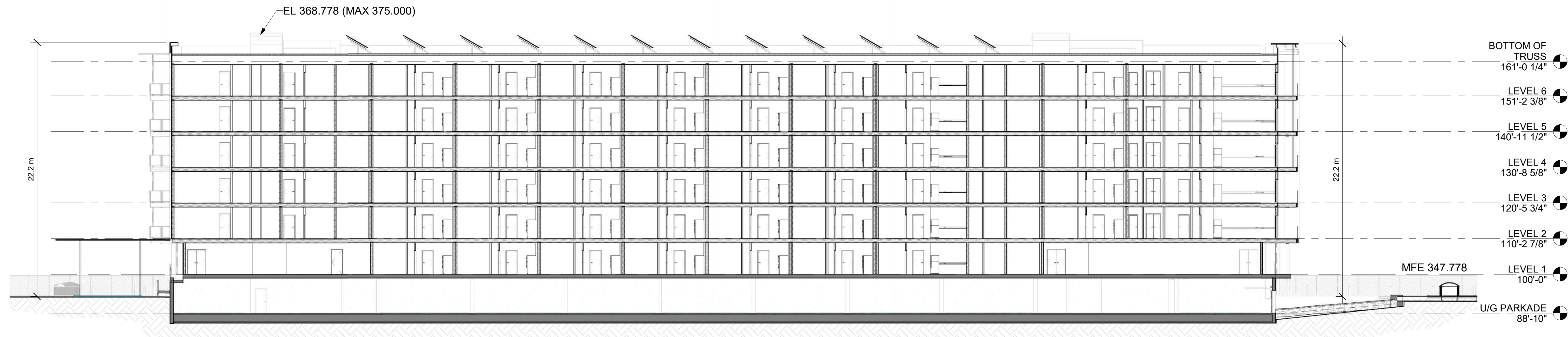
BUILDING ELEVATIONS

A4.01D

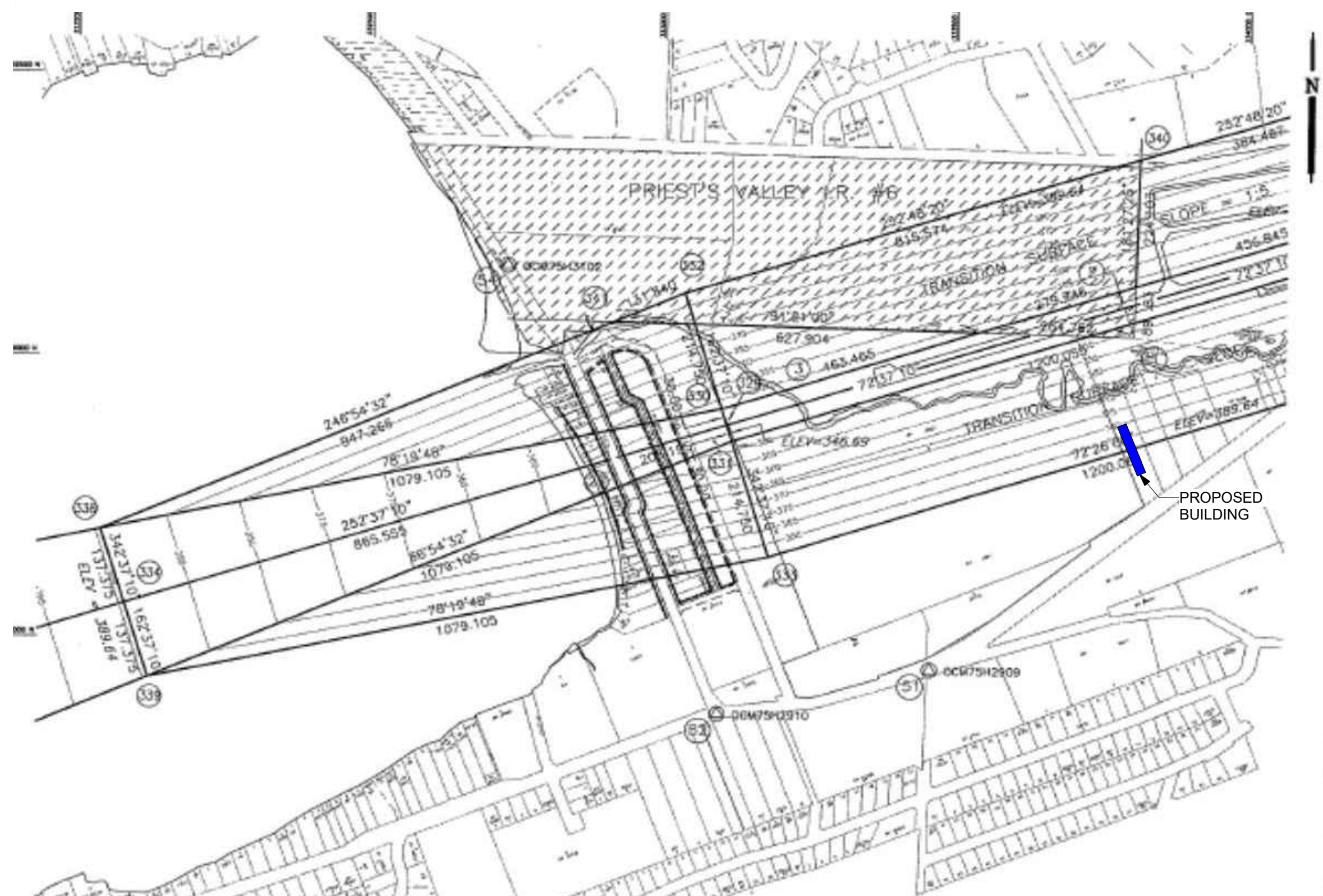
DESIGNED: Designer DRAWN: Author

SCALE: As indicated FILE: TA24-52

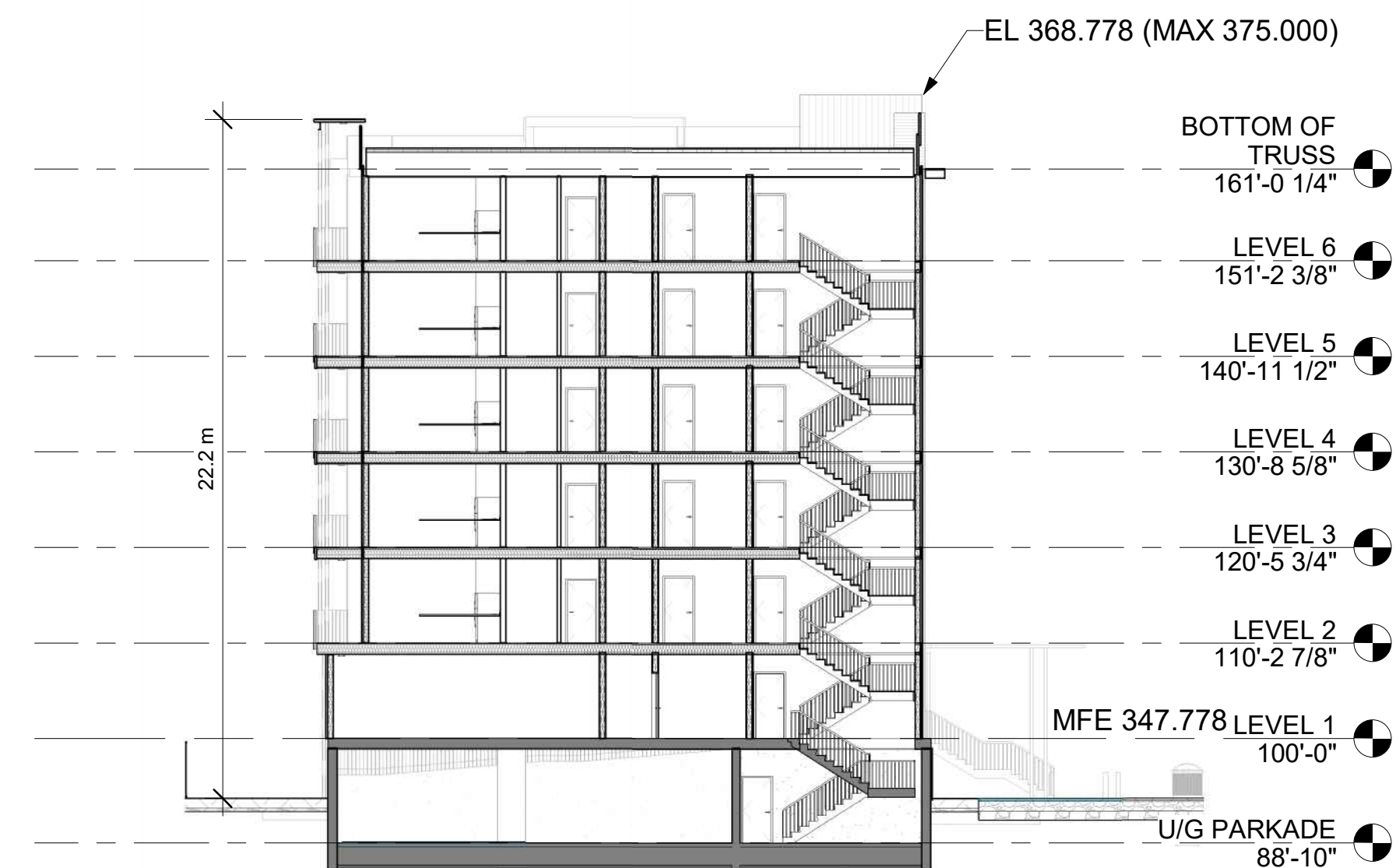
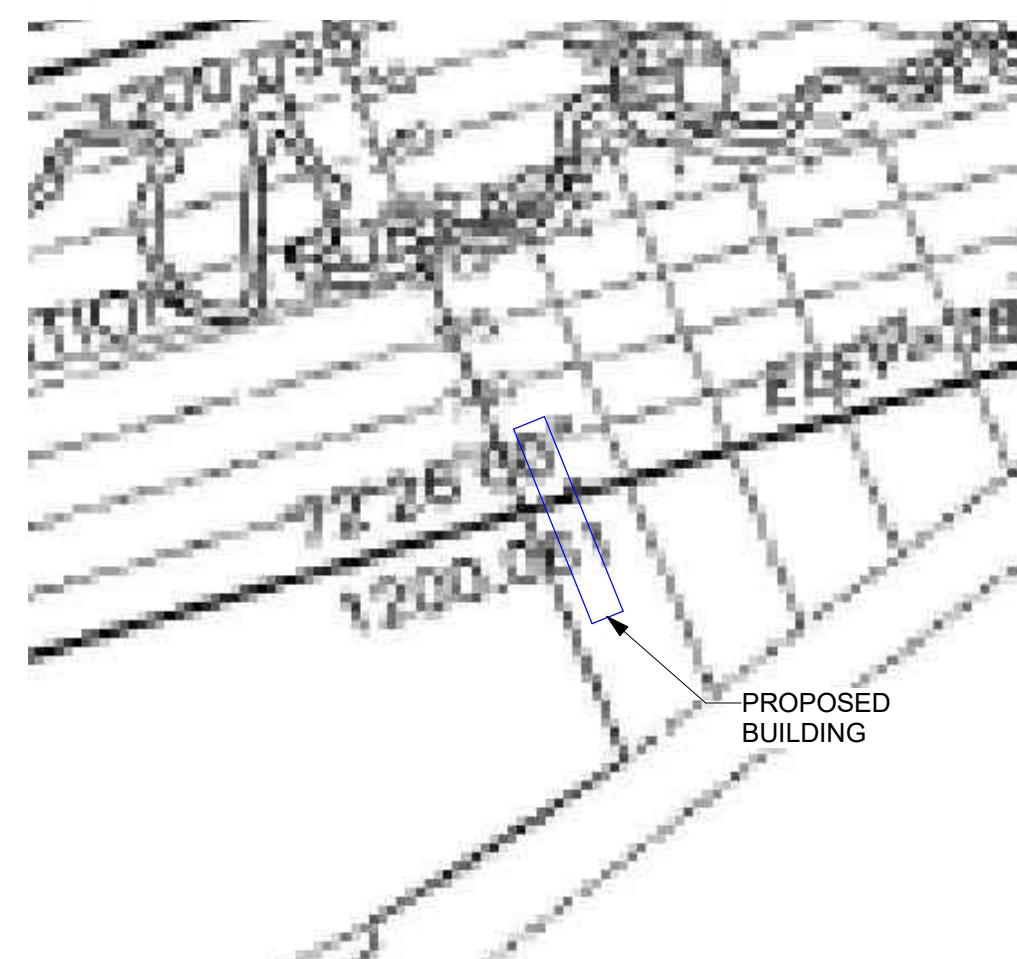
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1 LONG SECTION
1/16" = 1'-0"



3 AIRPORT HEIGHT MAPS
1 1/2" = 1'-0"



2 CROSS-SECTION
1/16" = 1'-0"

TENGRI ARCHITECTURE DESIGN | DEVELOPMENT CONSULTING

1	2025-06-09	ISSUED FOR DEVELOPMENT PERMIT	
NO.	DATE	BY	DESCRIPTION
			REVISIONS + ISSUE

SEAL



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OKVHS MULTI-FAMILY

6545 OKANAGAN LANDING ROAD, VERNON, BC

SHEET TITLE

BUILDING SECTIONS

A5.02D

DESIGNED: Designer DRAWN: Author

SCALE: As indicated FILE: TA24-52

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VIEW FROM SOUTH-EAST (FROM MAIN ENTRANCE)



VIEW FROM VERNON CREEK (NORTH-EAST)



AERIAL VIEW FROM VERNON CREEK & MARSHALL FIELDS



AERIAL VIEW FROM VERNON CREEK & MARSHALL FIELDS

1	2025-06-09	ISSUED FOR DEVELOPMENT PERMIT	
NO.	DATE	BY	DESCRIPTION
REVISIONS + ISSUE			



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OKVHS MULTI-FAMILY

6545 OKANAGAN LANDING ROAD, VERNON, BC

SHEET TITLE

RENDERINGS

A9.01D

DESIGNED:	Designer	DRAWN:	Author
SCALE:	1 : 10	FILE:	TA24-52

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AERIAL VIEW FROM SOUTH-EAST

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



AERIAL VIEW FROM OKANAGAN LANDING ROAD

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



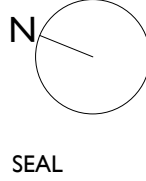
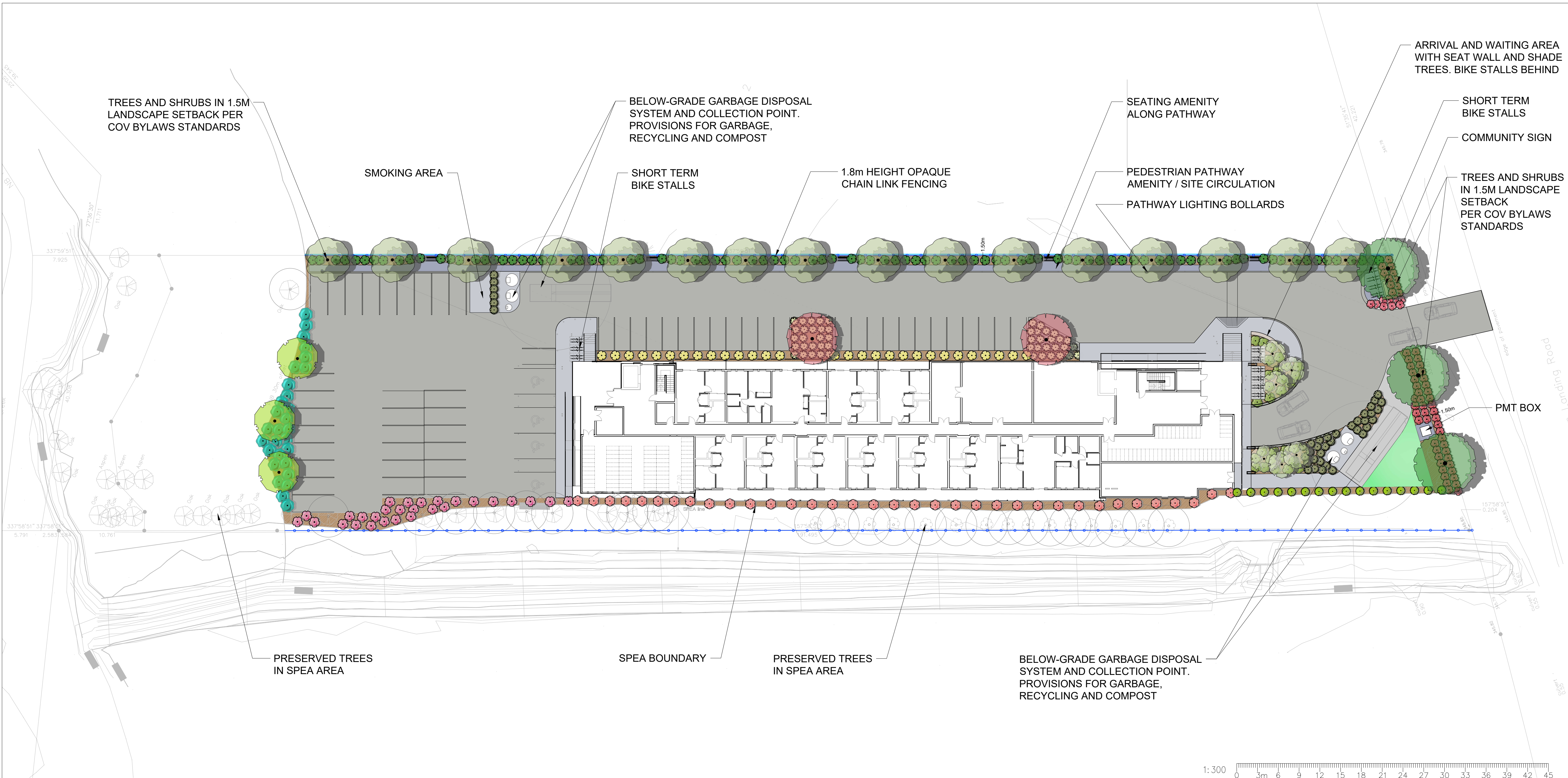
VIEW OF THE MAIN ENTRY AT NIGHT

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



PROPOSED TREATMENT OF FOUNDATION WALL FACING MAIN DRIVE ISLE

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



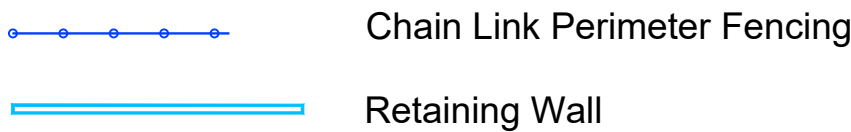
PLANT SCHEDULE DEVELOPMENT PERMIT

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	AFS	Acer x freemanii 'Sienna' / Sienna Glen® Maple	B&B	6cm cal.	2
	Gym dio	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B	6cm	3
	Po ts	Populus tremuloides / Quaking Aspen	B&B	6cm	3
	Que urb	Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak	B&B	6cm	16
	Syr ivo	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B	6cm	6

PLANT SCHEDULE DEVELOPMENT PERMIT

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
SHRUBS					
	Cse	Cornus sericea / Red Twig Dogwood	#2		29
	Da fr	Dasiphora fruticosa / Bush Cinquefoil	#2		16
	Lon die	Lonicera diervilla / Honeysuckle	#2		29
	Rag	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#2		29
	Rib alp	Ribes alpinum / Alpine Currant	#2		47
	Rnu	Rosa nulkana / Nootka Rose	#2		28
	Rw	Rosa woodsii / Mountain Rose	#4		35
	Sbf	Spiraea x bumalda 'Froebelii' / Froebel Spiraea	#4		65
	Sa	Symphoricarpos albus / Common White Snowberry	#4		94
	Tcm	Taxus cuspidata 'Morden' / Morden Upright Yew	#2		39

GENERAL LEGEND



PLANNING AND ZONING NOTES

- SITE ZONING: MSH
LARGE SCALE MULTI-FAMILY HOUSING - APARTMENT BUILDING (MSH)
96 DWELLING UNITS
BUILDING SETBACKS: SOUTH (FRONT): 4.0M; EAST (SIDE): 3.0M; WEST (SIDE): 3.0M;
NORTH (REAR/SPEA): >30.0M
- LANDSCAPE BUFFERS
FRONT, LEVEL 1, MIN. 1.5M VEGETATIVE BUFFER
REAR AND SIDE, LEVEL 2, 1.5M VEGETATIVE BUFFER AND OPAQUE FENCING IF REQUIRED.
TREE AMOUNT: 1 PER 10 LINEAR METER OF REQUIRED LANDSCAPE BUFFER
SHRUB AMOUNT: 1 PER 1 LINEAR METER OF REQUIRED LANDSCAPE BUFFER
LEGACY TREE REQUIREMENT: 1 FOR EVERY 10 REQUIRED TREES

REQUIRED LANDSCAPE:
FRONT YARD (SOUTH): 41.37M = 4 TREES, 41 SHRUBS
SIDE YARD (EAST): 156.86M = 16 TREES, 157 SHRUBS
SIDE YARD (WEST): 171.40M (UP TO SPEA) = 17 TREES, 171 SHRUBS
BACK YARD (NORTH): 41.53M = 4 TREES, 42 SHRUBS

PROVIDED LANDSCAPE:
FRONT YARD (SOUTH): 4 TREES (EXISTING), 41 SHRUBS (NEW)
SIDE YARD (EAST): 16 TREES, 157 SHRUBS (NEW)
SIDE YARD (WEST): 26 TREES (EXISTING), 5 TREES (NEW), 171 SHRUBS (NEW)
BACK YARD (NORTH): 4 TREES (NEW), 42 SHRUBS (NEW)

NUMBER OF TREES TOTAL: REQUIRED: 41 PROVIDED: 56 (26 EXISTING)
NUMBER OF SHRUBS TOTAL: REQUIRED: 411 PROVIDED: 411 (INCL. ON SITE)

LEGACY TREES
REQUIRED: 4 PROVIDED: 4

NOTE: THE LENGTH OF THE PROPERTY LINE WITHIN THE RESTORATION ZONE HAS BEEN DEDUCTED FROM THE LANDSCAPE FRONT, SIDES, AND BACKYARD BUFFER TOTAL LENGTH FOR THE PURPOSES OF ESTABLISHING THE LANDSCAPE BUFFERING REQUIREMENTS ALONG THE DEVELOPABLE AREA OF THE SITE.

ADDITIONAL SMALL TREES, ORNAMENTAL PERENNIALS, ORNAMENTAL GRASSES, AND GROUNDCOVER PLANTINGS PROVIDED INTERNAL TO THE SITE.
- SHORT TERM (EXTERIOR) BIKE PARKING: 0.25 PER DWELLING UNIT; 25 (96 X 0.25)
- GREEN PARKING IS REQUIRED WHERE A SURFACE PARKING LOT CONTAINS 25 OR MORE VEHICLE PARKING SPACES

LANDSCAPE NOTES

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CITY OF VERNON BYLAW STANDARDS AND THE CANADIAN LANDSCAPE STANDARDS.
- ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC AND TIMED UNDERGROUND IRRIGATION SYSTEM.
- TREE AND SHRUB BEDS TO BE TOP DRESSED WITH A MINIMUM OF 75MM WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
- TREE PITS TO RECEIVE A MINIMUM OF 1000MM DEPTH OF GROWING MEDIUM. SHRUB BEDS TO RECEIVE A MINIMUM OF 300MM OF GROWING MEDIUM. TURF AREAS TO RECEIVE A MINIMUM OF 150MM DEPTH OF GROWING MEDIUM. TURF AREA SOD TO BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. TURF AREAS SHALL MEET FLUSH WITH ADJACENT EXISTING SOFT AND HARD SURFACE AREAS.
- SITE GRADING AND DRAINAGE SHALL INSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
- PER CITY OF VERNON BYLAWS, LEGACY TREES IDENTIFIED ON THE PLAN SHALL HAVE A MINIMUM AREA OF 16 SQUARE METERS AREA EXCAVATED TO A MINIMUM OF 1.2M TO HOLD GROWING MEDIUM. SELECTED LEGACY SPECIES SHALL LIVE TO A MINIMUM OF 75 YEARS.

PROJECT TITLE

OKANAGAN VILLAGE
HOUSING SOCIETY RENTAL
VERNON, BC

DRAWING TITLE

LANDSCAPE PLAN

ISSUED FOR / REVISION

1	10.06.2025	ISSUE FOR DEVELOPMENT PERMIT
2		
3		
4		
5		

PROJECT NO

DESIGN BY	AM
DRAWN BY	AM
CHECKED BY	AM
DATE	10 JUNE 2025
SCALE	1:300
PAGE SIZE	24"x36"

DRAWING NUMBER

LS-101

NOT FOR CONSTRUCTION