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City of Vernon – Planning Department

3001 - 32 Avenue
Vernon, BC V1T 2L8

**RE: Development Permit Application – Design Rationale Letter
3351 Alexis Park Drive, Vernon, British Columbia**

To Whom It May Concern,

We are pleased to submit this application for a Development Permit for the proposed 6-storey, multi-family apartment building to be constructed on the site located at **3351 Alexis Park Drive**, in the City of Vernon, BC. The project will consist of 121 residential units across 6 storeys, in a mix of one-, two-, and three-bedroom layouts.

The subject property occupies a prominent location within a growing mixed-use neighbourhood that includes residential, commercial, and community uses. The site benefits from convenient access to transit routes, schools, parks, and local amenities.

The development aligns with the City of Vernon's Official Community Plan (OCP) vision for compact, pedestrian-oriented growth and contributes to the intensification of housing along key urban corridors. The site benefits from convenient access to transit routes, schools, parks, and local amenities due to its prominent location. For future tenants who will be commuting, there will be access to a parking lot housing a total of 135 parking stalls and 151 bicycle stalls.

The project provides much-needed housing diversity, contributes to a more active and engaging streetscape, and enhances the neighbourhood through quality architecture and landscape design.

We appreciate the City's review and consideration of this application and look forward to working collaboratively through the development permit process.

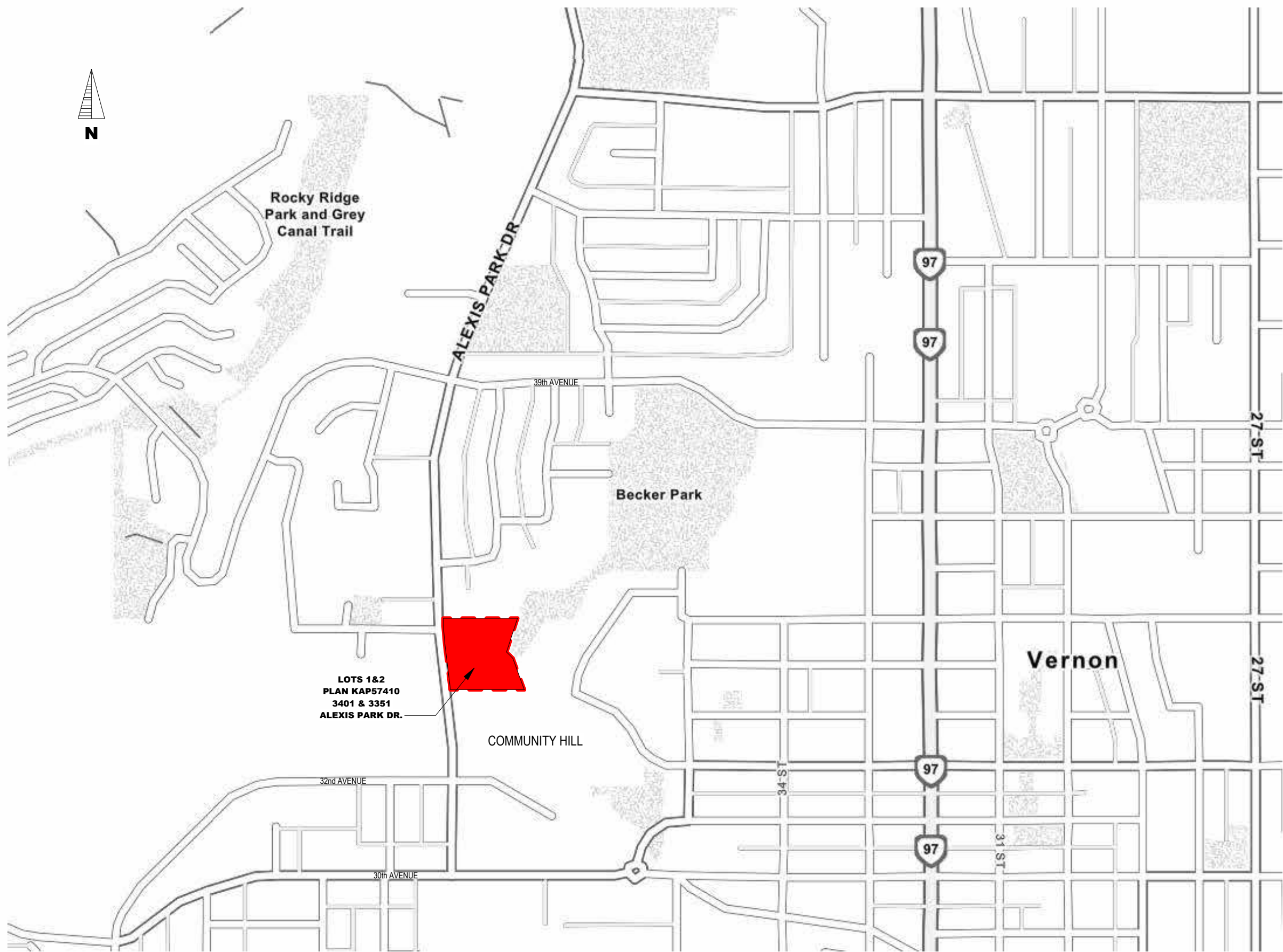
Sincerely,

Armando Hernandez
Architect AAA, AIBC, MAA
Dualita Architecture Inc.

DEVELOPMENT PERMIT PACKAGE

DRAWING LIST

- DP-00 DEVELOPMENT PERMIT PACKAGE
- DP-01 SITE PLAN
- DP-02 SITE PLAN INFORMATION AND DETAILS
- DP-03 SWEPT PATHS AND FIRE ACCESS PLAN
- DP-04 MAIN AND SECOND FLOOR PLAN
- DP-05 THIRD AND FOURTH FLOOR PLAN
- DP-06 FIFTH AND SIXTH FLOOR PLAN
- DP-07 ROOF PLAN
- DP-08 1 BR SUITES PLAN
- DP-09 2 BR SUITES PLANS
- DP-10 3 BR SUITES PLANS
- DP-11 ELEVATIONS
- DP-12 SECTION - A & B
- DP-13 LIGHTING PLAN
- DP-14 LIGHTING ELEVATIONS



LOT A PLAN KAP57410 - 3401 & 3351 ALEXIS PARK DR.

LOCATION PLAN



DUALITA ARCHITECTURE
202 - 10526 JASPER AVENUE NW
EDMONTON ALBERTA T5J 1Z7 +1.780.680.8535
armando@dualita.ca www.dualita.ca

Consultant

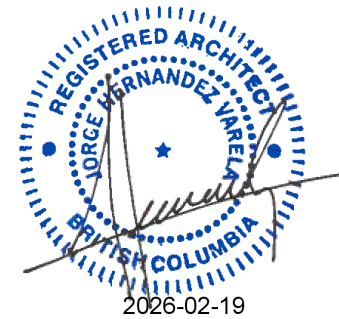
Notes

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Revision	By	Appd	YYYY.MM.DD

ISSUED FOR DEVELOPMENT PERMIT	LM	AH	2024.02.17
Issued	By	Appd	YYYY.MM.DD
File Name: N/A	AH	AH	DV
	Dwn.	Dsgn.	Chkd.

Permit/Seal



Client/Project Logo

JOSAN
PROPERTIES

Client/Project
THE HILLS

Title
SITE PLAN

Project No.
202501-01

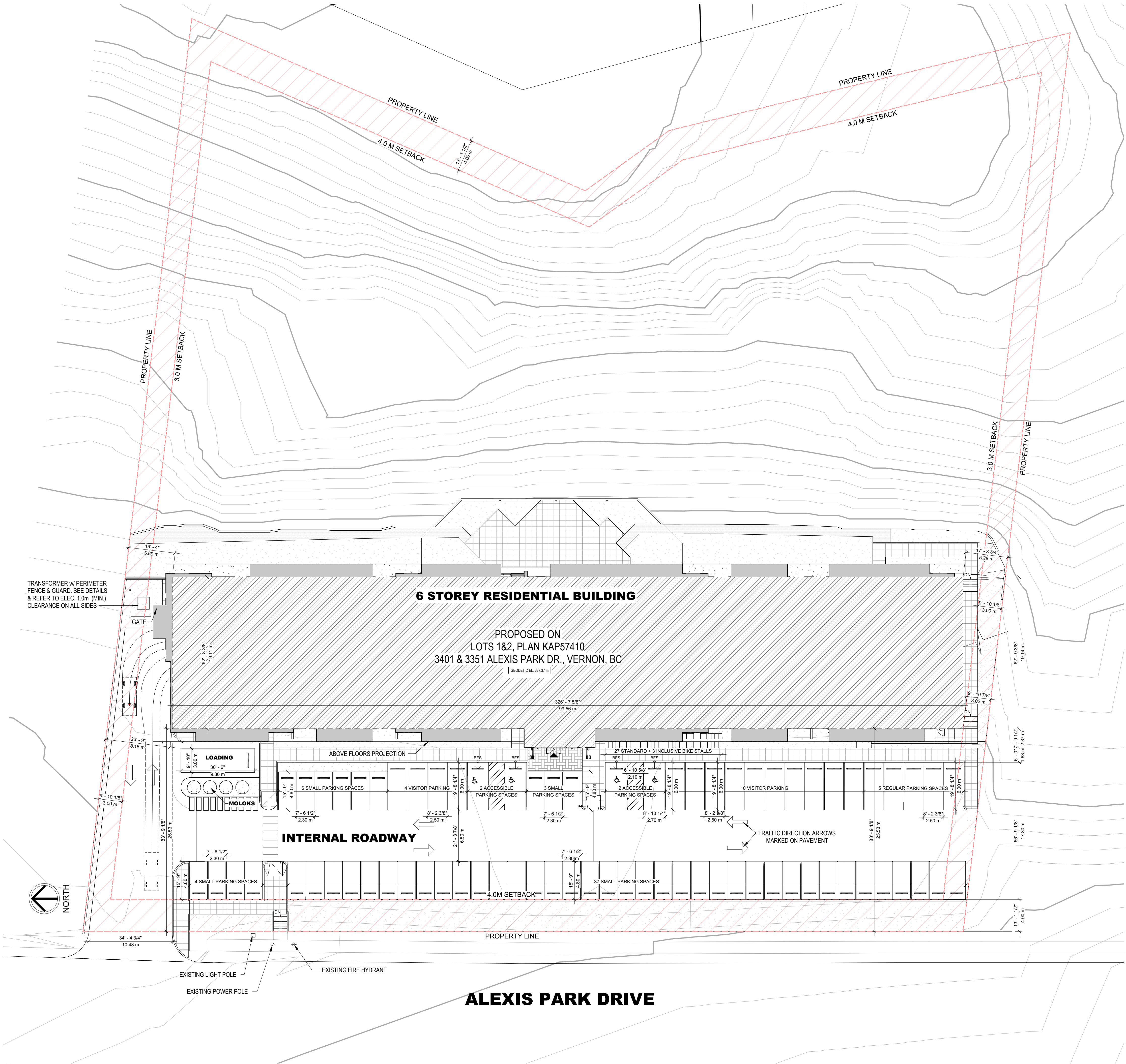
Scale
1" = 20'-0"

Revision Sheet

Drawing No.

1 of 24

DP-01



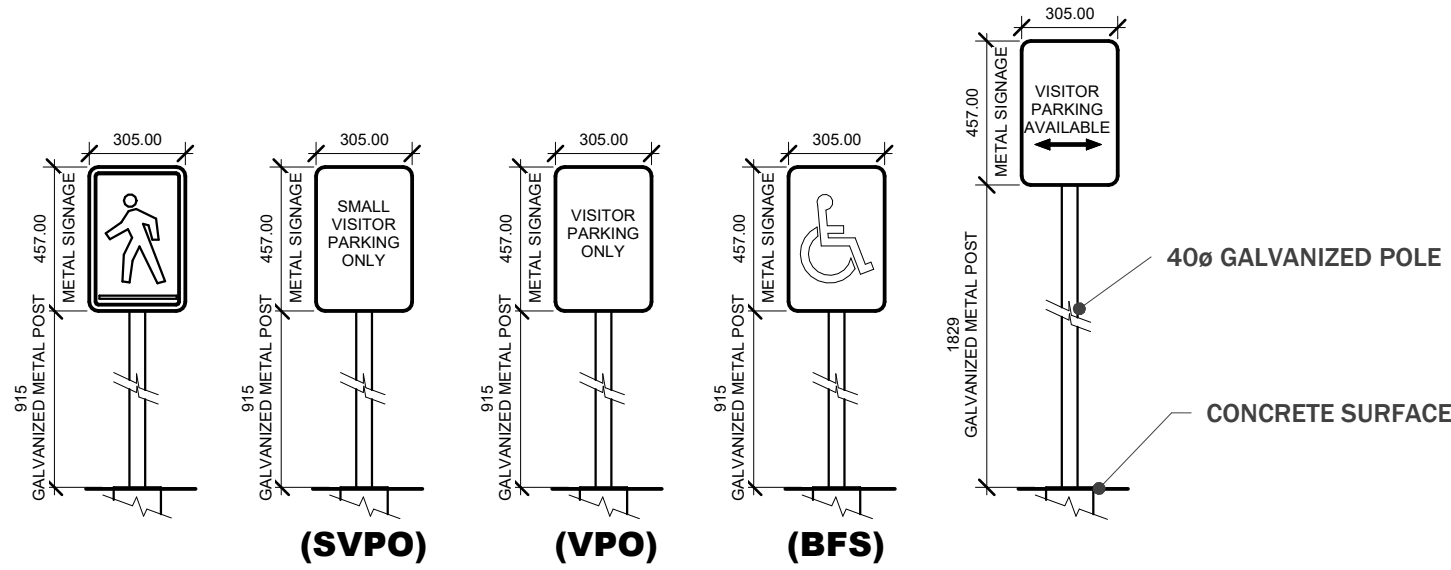
LEGAL DESCRIPTION		
LOT:		A
PLAN:		KAP57410
MUNICIPAL ADDRESS:		3401 & 3351 ALEXIS PARK DR., VERNON, BC
SITE DATA		
SITE AREA:		11612.30 m²
		124993.76 sf
APPLICABLE ZONING BYLAW:		City of Vernon - Zoning Bylaw 6000
SUBJECT SITE ZONING:		MSH - Medium Scale Housing
ZONING BYLAW REVIEW		
	REQUIRED	PROPOSED
FLOOR AREA RATIO - FAR (MAX.):	3.00	1.07
LOT AREA (MIN.):	1400.00 m²	11612.30 m²
LOT WIDTH - INTERIOR (MIN.):	30.00 m\	110.81 m\
SETBACK ABUTTING A STREET (MIN.):	4.00 m\	4.00 m\
SETBACK ABUTTING AN ALLEY (MIN.):	1.50 m\	-
SETBACK ABUTTING A LOT (MIN.):	3.00 m\	3.00 m\
BUILDING HEIGHT (MAX.):	30.00 m\	23.27 m\
	6 Storeys	6 Storeys
LANDSCAPING AREA (MIN.):	25.00%	25.00%
	31248.44 sf	31248.44 sf
AMENITY AREA (MIN.):	5.00 m² / Studio Dwelling Unit	See detail in amenity areas table
	10.00 m² / 1BR Dwelling Unit	
	15.00 m² / +1BR Dwelling Unit	
Total 1BR Dwelling Units:	62.00	
Total +1BR Dwelling Units:	59.00	
Total Amenity Area:	1505.00 m²	1505.03 m²
	16199.69 sf	16200.00 sf
COMMON AMENITY AREA - INCLUDED IN THE ABOVE CALCULATION (MIN.):	4.00 m² / Dwelling Unit	See detail in amenity areas table
Total Dwelling Units:	121.00	
Common Amenity Area (included in the above calculation):	484.00 m²	563.83 m²
	5209.73 sf	6069.00 sf
BUILDING LENGTH (MAX.):	100.00 m\	99.64 m\

DWELLING UNITS COUNT					
LEVEL	UNIT TYPE				TOTAL UNITS PER LEVEL
	1BR	1BR ADAPTABLE	2BR	3BR	
SECOND FLOOR	5	5	10	1	21
THIRD FLOOR	8	5	11	1	25
FOURTH FLOOR	8	5	11	1	25
FIFTH FLOOR	8	5	11	1	25
SIXTH FLOOR	8	5	11	1	25
TOTAL UNITS PER TYPE	37	25	54	5	121
	30.58%	20.66%	44.63%	4.13%	100.00%

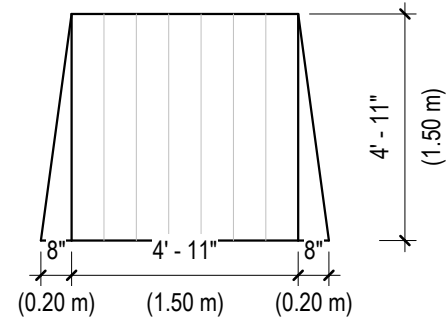
LEASABLE AND GROSS AREAS		
LEVEL	LEASABLE RESIDENTIAL AREA	GROSS AREA
MAIN FLOOR	0.00 sf	20696.00 sf
SECOND FLOOR	13109.00 sf	22359.00 sf
THIRD FLOOR	17576.00 sf	22568.00 sf
FOURTH FLOOR	17576.00 sf	22568.00 sf
FIFTH FLOOR	17576.00 sf	22568.00 sf
SIXTH FLOOR	17576.00 sf	22568.00 sf
TOTAL:	83413.00 sf	133327.00 sf

MINIMUM PARKING		
TOTAL DWELLING UNITS:		121
PARKING TYPE	REQUIRED	PROPOSED
VEHICLE PARKING SPACES (1 PER DWELLING UNIT):	121	121
VEHICLE VISITOR PARKING SPACES (12 + 10% for every unit over 100):	14	14
TOTAL VEHICLE PARKING SPACES:	135	135
COMMERCIAL VEHICLE LOADING SPACES (1 per building):	1	1
ACCESSIBLE PARKING SPACES- INCLUDED IN THE ABOVE CALCULATION (4 + 2% for every required space over 100):	4	4
SHORT-TERM BIKE PARKING SPACES (0.25 PER DWELLING UNIT):	30	30
SHORT TERM BIKE PARKING SPACES - STANDARD (90%):	27	27
SHORT TERM BIKE PARKING SPACES - INCLUSIVE (10%):	3	3
LONG TERM BIKE PARKING SPACES (1 PER DWELLING UNIT):	121	121
LONG TERM BIKE PARKING SPACES - STANDARD (90%):	109	109
LONG TERM BIKE PARKING SPACES - INCLUSIVE (10%):	12	12
TOTAL BIKE PARKING SPACES:	151	151

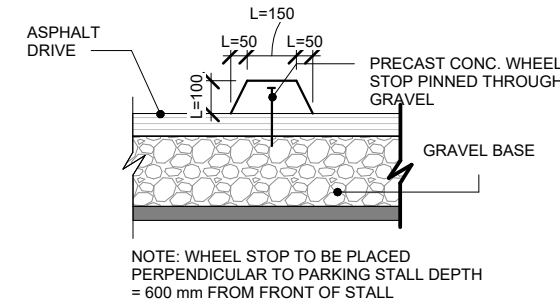
AMENITY AREAS			
TOTAL AMENITY AREA REQUIRED:			16199.69 sf
COMMON AMENITY AREA REQUIRED (included in the area reported above):			5209.73 sf
2ND FLOOR AND OUTDOOR COMMON AMENITY AREA	WASHROOMS, DRY SAUNA AND STEAM ROOM:		623.00 sf
	SECOND FLOOR OUTDOOR AMENITY AREA:		2940.00 sf
	LEASING OFFICE:		138.00 sf
	FITNESS CENTRE:		1053.00 sf
	COMMUNITY ROOM:		657.00 sf
	COMMUNITY ROOM BALCONY:		83.00 sf
	LANDSCAPED OUTDOOR PARK ZONES:		575.00 sf
TOTAL COMMON AMENITY AREA:			6069.00 sf
UNIT	PRIVATE AMENITY AREA (BALCONY)	UNIT	PRIVATE AMENITY AREA (BALCONY)
201	101.00 sf	416	64.00 sf
202	64.00 sf	417	118.00 sf
203	64.00 sf	418	82.00 sf
204	82.00 sf	419	77.00 sf
205	119.00 sf	420	83.00 sf
206	85.00 sf	421	83.00 sf
207	78.00 sf	422	64.00 sf
208	64.00 sf	423	64.00 sf
209	64.00 sf	424	101.00 sf
210	101.00 sf	425	64.00 sf
211	101.00 sf	501	83.00 sf
212	64.00 sf	502	101.00 sf
213	118.00 sf	503	64.00 sf
214	82.00 sf	504	64.00 sf
215	77.00 sf	505	82.00 sf
216	83.00 sf	506	119.00 sf
217	83.00 sf	507	131.00 sf
218	64.00 sf	508	82.00 sf
219	64.00 sf	509	64.00 sf
220	101.00 sf	510	64.00 sf
221	64.00 sf	511	101.00 sf
301	83.00 sf	512	118.00 sf
302	101.00 sf	513	64.00 sf
303	64.00 sf	514	64.00 sf
304	64.00 sf	515	101.00 sf
305	82.00 sf	516	64.00 sf
306	119.00 sf	517	118.00 sf
307	131.00 sf	518	82.00 sf
308	82.00 sf	519	77.00 sf
309	64.00 sf	520	83.00 sf
310	64.00 sf	521	83.00 sf
311	101.00 sf	522	64.00 sf
312	118.00 sf	523	64.00 sf
313	64.00 sf	524	101.00 sf
314	64.00 sf	525	64.00 sf
315	101.00 sf	601	83.00 sf
316	64.00 sf	602	101.00 sf
317	118.00 sf	603	64.00 sf
318	82.00 sf	604	64.00 sf
319	77.00 sf	605	82.00 sf
320	83.00 sf	606	119.00 sf
321	83.00 sf	607	131.00 sf
322	64.00 sf	608	82.00 sf
323	64.00 sf	609	64.00 sf
324	101.00 sf	610	64.00 sf
325	64.00 sf	611	101.00 sf
401	83.00 sf	612	118.00 sf
402	101.00 sf	613	64.00 sf
403	64.00 sf	614	64.00 sf
404	64.00 sf	615	101.00 sf
405	82.00 sf	616	64.00 sf
406	119.00 sf	617	118.00 sf
407	131.00 sf	618	82.00 sf
408	82.00 sf	619	77.00 sf
409	64.00 sf	620	83.00 sf
410	64.00 sf	621	83.00 sf
411	101.00 sf	622	64.00 sf
412	118.00 sf	623	64.00 sf
413	64.00 sf	624	101.00 sf
414	64.00 sf	625	64.00 sf
415	101.00 sf	TOTAL PRIVATE AMENITY AREA:	10131.00 sf
TOTAL AMENITY AREA PROPOSED:			16200.00



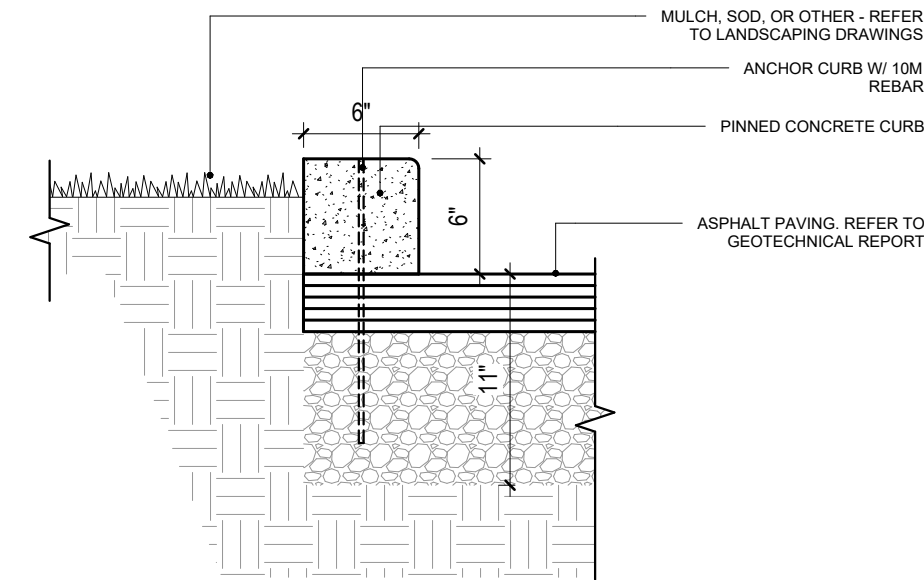
STREET SIGN TYPICAL ELEVATION
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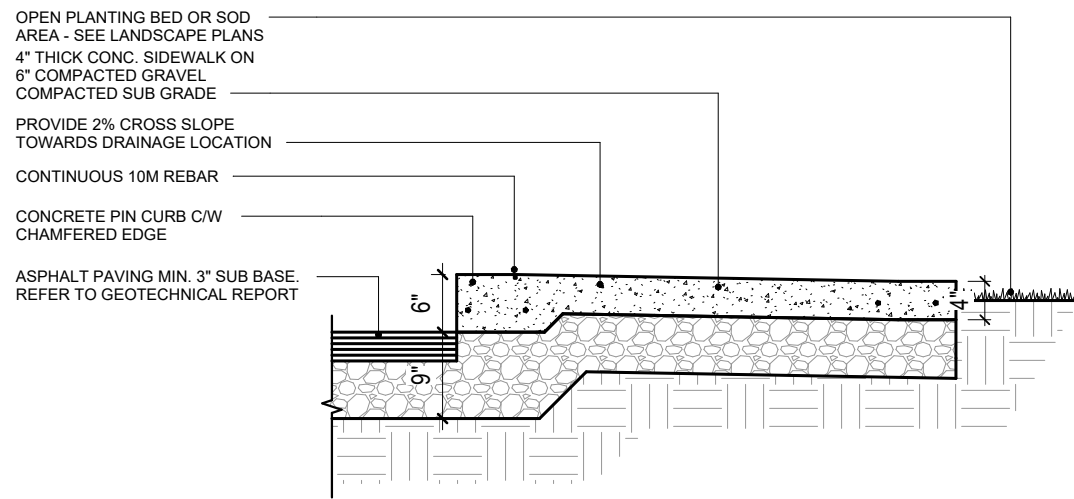
TYPICAL BARRIER FREE CURB RAMP
SCALE: 1 : 50



ROLLED CURB & WHEELSTOP DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL CURB DETAIL
SCALE: 1 : 10



TYPICAL SIDEWALK SECTION
SCALE: 1 : 20



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Notes

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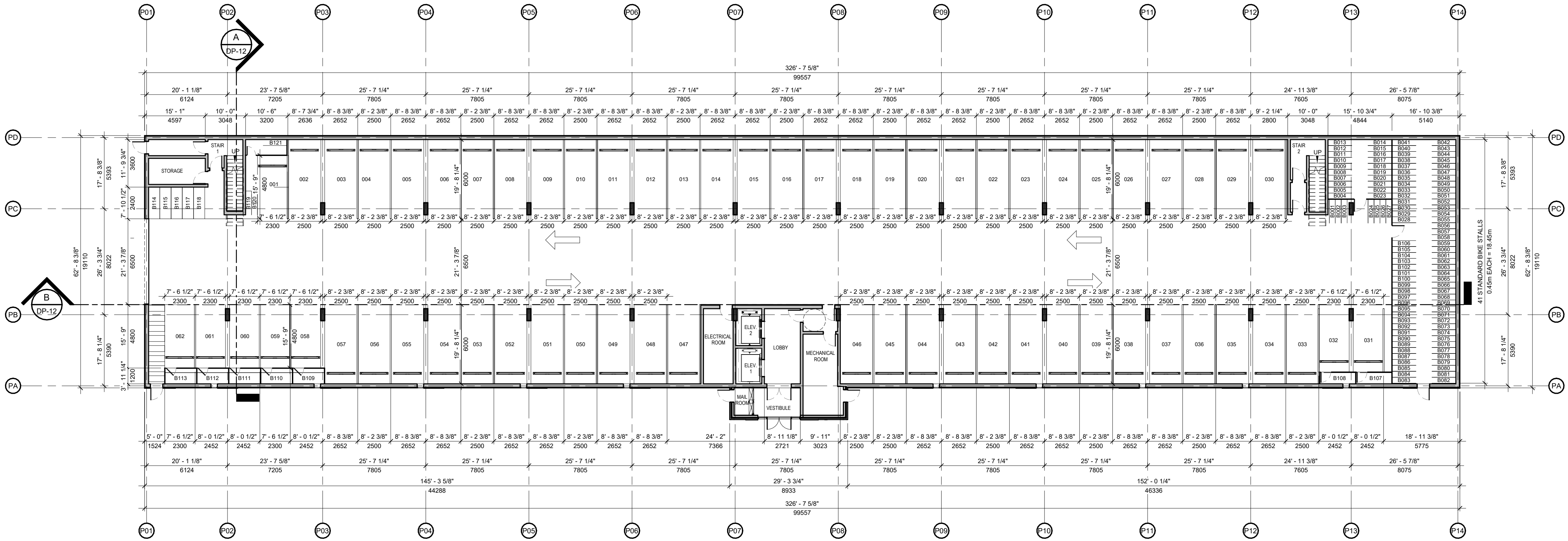
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SITE PLAN INFORMATION AND DETAILS

Project No.	Scale
202501-01	As indicated
Revision	Sheet
	3 of 15

DP-02

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Notes



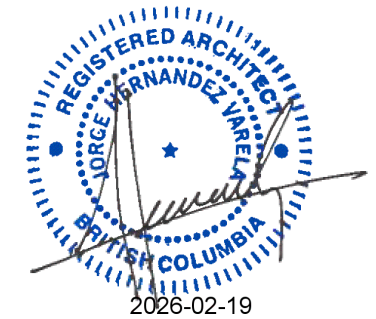
1 MAIN FLOOR PLAN
DP-04 SCALE: 1/16" = 1'-0"

DWELLING UNITS COUNT PER LEVEL							
LEVEL	TYPE A 1BR	TYPE B 1BR	TYPE B' 1BR	TYPE C 1BR	TYPE D 2BR	TYPE E 2BR	TYPE F 3BR
SECOND FLOOR	4.00	4.00	1.00	1.00	6.00	4.00	1.00
THIRD FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
FOURTH FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
FIFTH FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
SIXTH FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
TOTAL:							121.00

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ISSUED FOR DEVELOPMENT PERMIT	LM	AH	2026.02.17
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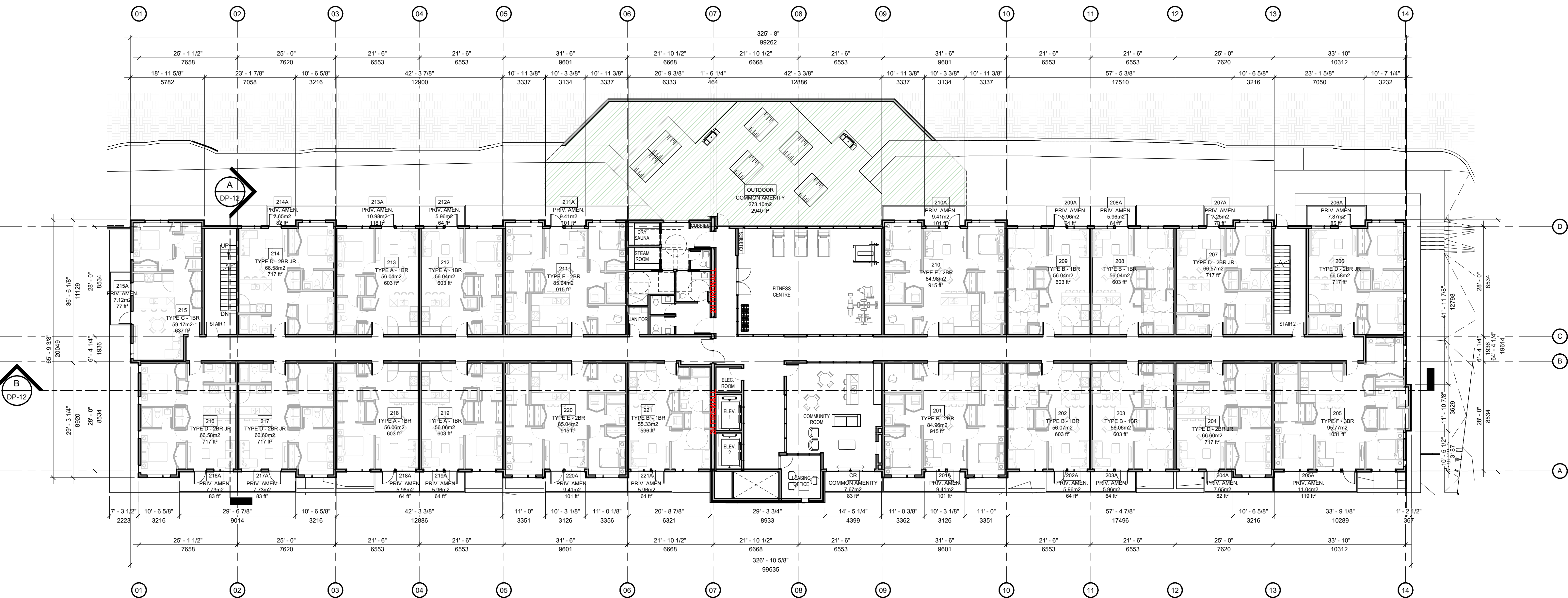
Title
MAIN AND SECOND FLOOR PLAN

Project No.
202501-01

Scale
1/16" = 1'-0"

Revision
Sheet

Drawn By
DP-04



2 SECOND FLOOR PLAN
DP-04 SCALE: 1/16" = 1'-0"

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Title
THIRD AND FOURTH FLOOR PLAN

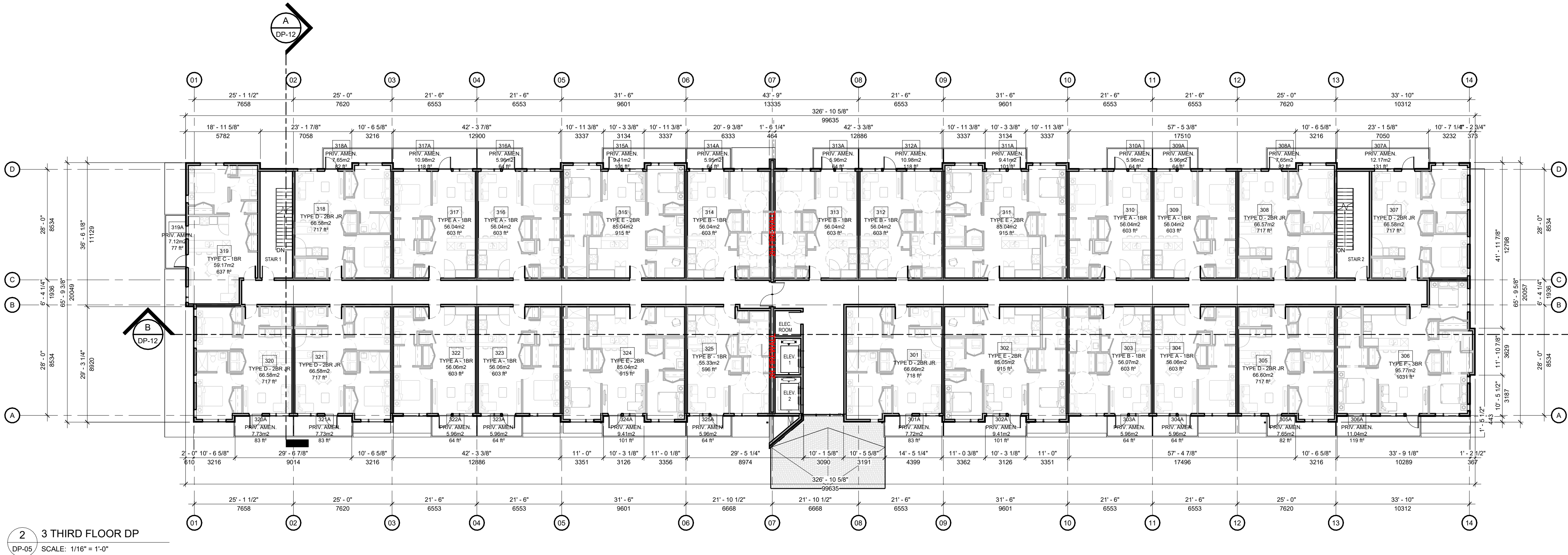
Project No.
202501-01

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Revision Sheet

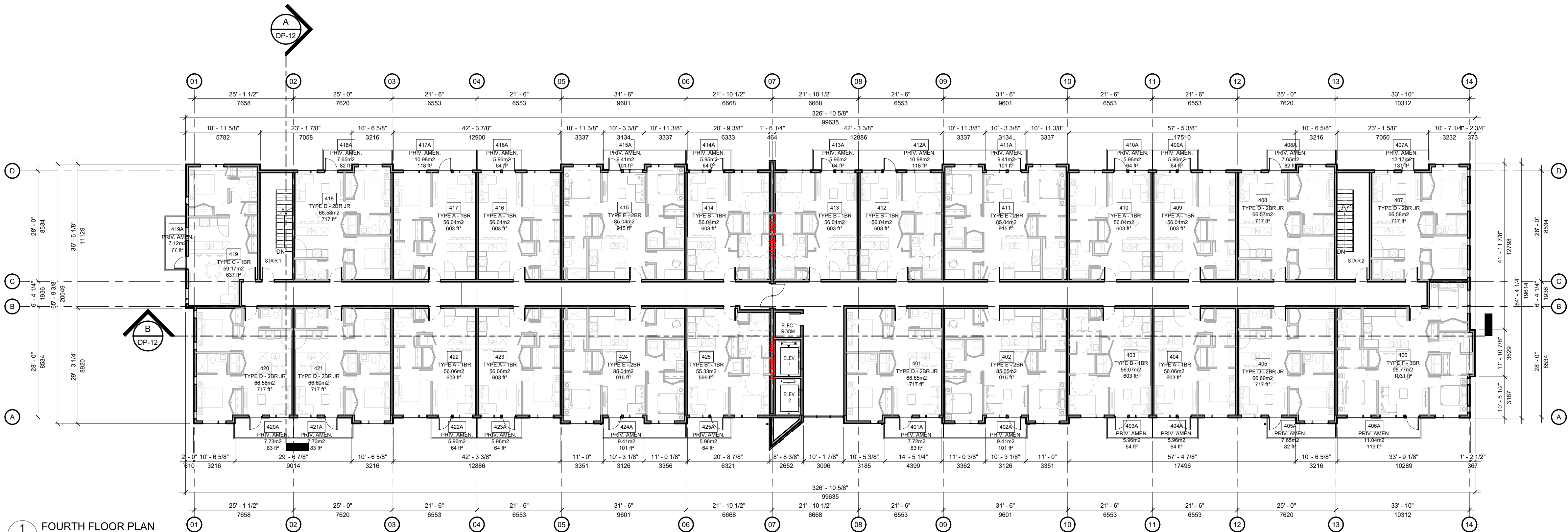
Drawing No.
DP-05

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2 3 THIRD FLOOR DP
DP-05 SCALE: 1/16" = 1'-0"

DWELLING UNITS COUNT PER LEVEL							
LEVEL	TYPE A 1BR	TYPE B 1BR	TYPE B' 1BR	TYPE C 1BR	TYPE D 2BR JR	TYPE E 2BR	TYPE F 3BR
SECOND FLOOR	4.00	4.00	1.00	1.00	6.00	4.00	1.00
THIRD FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
FOURTH FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
FIFTH FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
SIXTH FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
TOTAL:							121.00



1 FOURTH FLOOR PLAN
DP-05 SCALE: 1/16" = 1'-0"

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Notes

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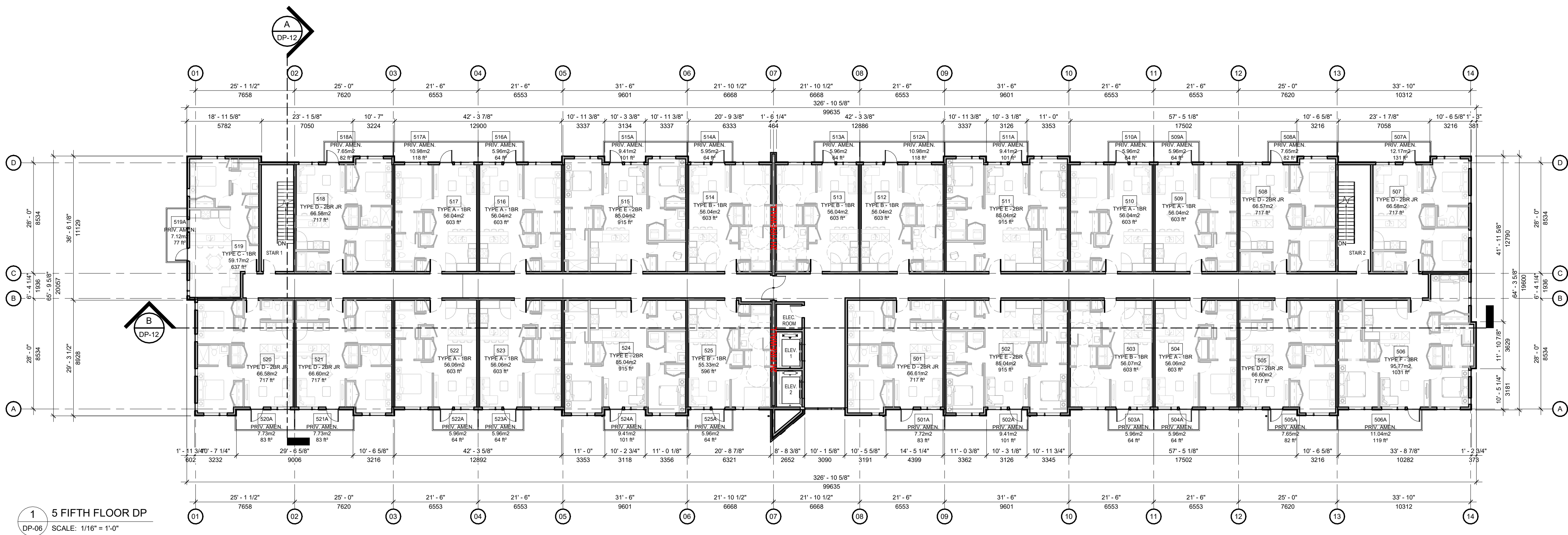
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Title
FIFTH AND SIXTH FLOOR PLAN

Project No. 202501-01 Scale 1/16" = 1'-0"

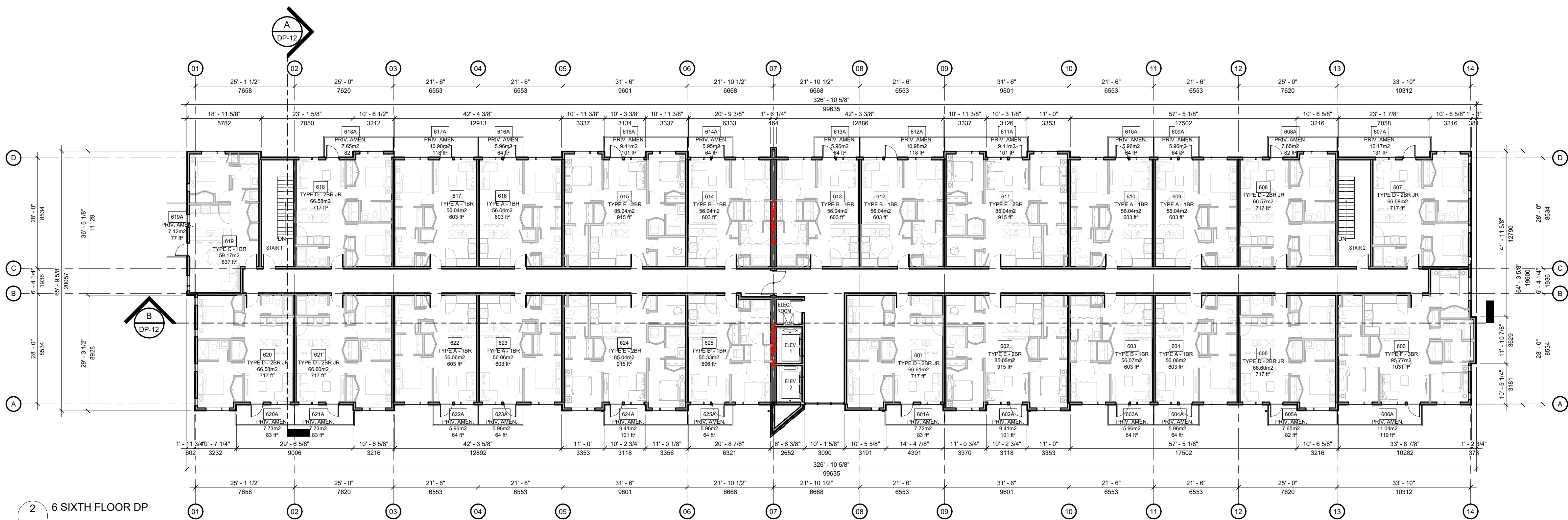
Revision Sheet Drawing No.

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DP-06



1 5 FIFTH FLOOR DP
DP-06 SCALE: 1/16" = 1'-0"

DWELLING UNITS COUNT PER LEVEL							
LEVEL	TYPE A 1BR	TYPE B 1BR	TYPE B' 1BR	TYPE C 1BR	TYPE D 2BR JR	TYPE E 2BR	TYPE F 3BR
SECOND FLOOR	4.00	4.00	1.00	1.00	6.00	4.00	1.00
THIRD FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
FOURTH FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
FIFTH FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
SIXTH FLOOR	7.00	4.00	1.00	1.00	7.00	4.00	1.00
TOTAL:							121.00



2 6 SIXTH FLOOR DP
DP-06 SCALE: 1/16" = 1'-0"

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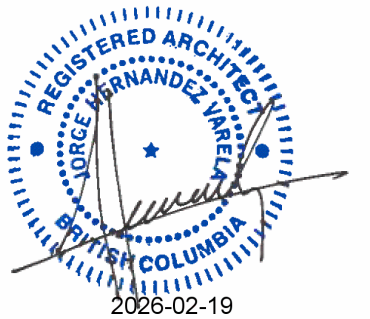
MATERIAL KEYNOTES

- 1 ACRYLIC FINISH (BEIGE)
- 2 ACRYLIC FINISH (MEDARO 305 / Chart: Adex / Colour: 1610-4C (DARK GREY)
- 3 FULL BRICK (SHAW SMOOTH GREY)
- 4 FULL BRICK (SHAW HIGHLAND BLACKBURN)
- 5 6" HARDIE PLANK
- 6 EYEBROW CANOPY
- 7 FROSTED GLASS RAILING SYSTEM
- 8 CLEAR GLASS RAILING SYSTEM
- 9 ALUMINUM RAILING SYSTEM
- 10 FULL BRICK SOLDIER COURSE (SHAW SMOOTH GREY)
- 11 METAL FLASHING_PREFINISHED BLACK
- 12 PREFINISHED METAL SCUPPER

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Permit/Seal



Client/Project Logo

JOSAN
PROPERTIES

Client/Project
THE HILLS

Title
ELEVATIONS

Project No.
202501-01

Scale
1/16" = 1'-0"

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Drawing No.
DP-11

