

June 4, 2026

ATTN: City of Vernon Planning Department
3001 - 32 Ave, Vernon, BC, V1T 2L8
T: 250-550-3634
E: planning@vernon.ca

Re: 3709 27th Ave Development Permit – Design Rationale Statement

Dear Planning Department

The proposed development consists of a new two-storey, eight-unit multi-family residential building located at 3709 27th Avenue in Vernon, BC. The project is designed as a small-scale infill housing development that contributes to the City of Vernon's objectives for gentle densification, housing diversity, and efficient use of existing urban infrastructure within established residential neighbourhoods. The site is zoned MSH – Medium Scale Housing and the proposed "Large Scale Multi-Unit Housing" use is permitted within the zone.

The development includes a total of eight residential units within a compact two-storey wood-frame building with surface parking accessed from the rear lane. The proposal has been carefully designed to fit within the surrounding neighbourhood context while improving the overall utilization of the property. The building massing, setbacks, landscaping, and pedestrian-oriented frontage create a development that is compatible with adjacent residential uses while supporting the City's long-term housing objectives.

Zoning Bylaw Variances

The application includes four Development Variance Permit requests associated with the project:

1. Landscape Buffer Reduction at Parking Area

The proposal requests a minor reduction to the required landscape buffer adjacent to the parking area along one side yard. The reduction is localized to accommodate safe vehicular maneuvering and efficient site circulation while maintaining the required parking count for the development. The remainder of the site continues to provide landscaped setbacks consistent with the intent of the Zoning Bylaw.

The requested reduction is minor in nature and will not negatively impact adjacent properties due to the low scale of the development, rear lane access, and the incorporation of landscaping throughout the remainder of the site. The variance supports a more efficient site layout while minimizing excessive paved areas and maintaining functional outdoor space for residents.

Partners

Brian Quiring
Vicki Topping
Roger Green
Jessica Kirkham
Jordan Hart

2. Loading Space Variance

A variance is requested to waive the required loading space requirement. The proposed development contains only eight residential units within a modestly sized residential building. Given the scale of the project, a dedicated loading space is not anticipated to be regularly utilized and would result in unnecessary hardscape and reduced landscaping opportunities on the site.

The project is serviced directly from the rear lane and can accommodate short-term service or moving vehicles on-site or adjacent to the property when required. The requested variance is considered appropriate for the scale and function of the development and aligns with the practical needs of a small residential project.

3. Common Amenity Space Variance

The proposal requests a variance to the required common amenity area. While common amenity space is not being provided in a centralized shared format, all residential units are designed with private outdoor amenity areas in the form of patios or balconies that satisfy the intent of the Zoning Bylaw requirements for outdoor livability.

The project emphasizes functional and accessible private outdoor spaces directly connected to each dwelling unit, providing residents with usable exterior amenity areas while supporting privacy and livability. Due to the compact nature of the site and small unit count, a centralized amenity space was determined to be less functional than individual private spaces distributed throughout the development.

4. Private Amenity Areas Within Required Setbacks

A variance is requested to permit private outdoor amenity areas, including ground-level patios and second-floor balconies, within the required setbacks.

The proposed patios and balconies are directly associated with individual dwelling units and provide functional private outdoor living space for residents. These amenity areas are modest in size and scale and are designed as accessory features to the residential units rather than enclosed building area.

The requested variance does not increase the overall density, building height, or intensity of use on the site. The patios and balconies project into setback areas in a manner that is consistent with residential development and will not create significant impacts on neighbouring properties with respect to privacy, shadowing, or visual massing. The development continues to maintain the required building setbacks while allowing residents access to functional outdoor amenity space.

Given the compact nature of the site and the small scale of the eight-unit development, locating these private amenity areas within the setback areas represents an efficient use of the property while supporting resident livability. The variance helps achieve the intent of the Zoning Bylaw by providing high-quality outdoor spaces for each dwelling unit while maintaining compatibility with the surrounding residential neighbourhood and preserving the overall landscape character of the site.

Partners

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Neighbourhood Impacts and Benefits

The proposed development is expected to have minimal negative impact on the surrounding neighbourhood and will provide several community benefits. The building is limited to two storeys in height and maintains setbacks consistent with the surrounding urban context, helping preserve neighbourhood scale and compatibility. Parking is accessed from the rear lane, minimizing disruption along 27th Avenue and improving the pedestrian experience at the street frontage.

The project contributes additional housing supply within an established residential area close to existing services, transit, employment, and community amenities. The development supports a more efficient use of urban land and infrastructure while providing attainable housing opportunities in a form that is compatible with the surrounding area.

The building design incorporates articulated facades, varied materials, landscaping, and individual outdoor spaces to create a residential character that integrates with the neighbourhood. The project also improves the site condition through new landscaping, pedestrian connections, and upgraded servicing.

Official Community Plan Conformity

The proposal is consistent with the City of Vernon Official Community Plan and supports the Residential – Medium Density land use designation identified for the property. The project aligns with OCP objectives encouraging increased housing diversity, infill residential development, and compact urban growth within serviced areas of the city.

The development supports several key OCP principles, including:

- Encouraging housing forms that provide a transition between lower-density residential areas and larger-scale urban development.
- Supporting gentle densification within existing neighbourhoods.
- Promoting walkable residential development close to services and transportation infrastructure.
- Efficient use of existing municipal infrastructure and services.
- Enhancing housing choice and affordability within the community.

The proposed building form, scale, and residential use are appropriate for the site and represent a thoughtful infill development that aligns with both the intent of the Zoning Bylaw and the broader policy direction of the Official Community Plan.

Regards,



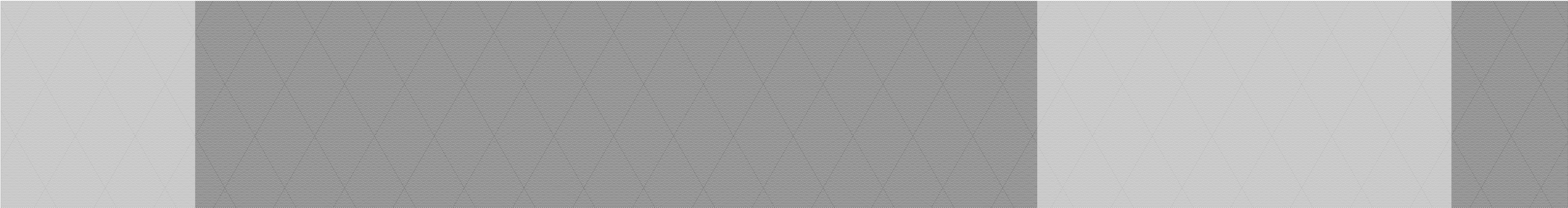
Jordan Hart, Partner

Partners

Brian Quiring
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Jordan Hart

3709 27 AVE MULTI-FAMILY

3709 27th AVENUE, VERNON, BC



JASON SHORTT

ARCHITECTURAL
MQN ARCHITECTS

#100 – 3313 32 AVENUE
VERNON, BRITISH COLUMBIA V1T 2M7
P: 250-542-1199 F: 250-542-5236

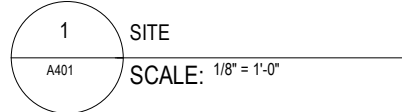
ARCHITECTURAL DRAWING LIST

- | | |
|------|---|
| A000 | TITLE SHEET |
| A003 | CONSTRUCTION ASSEMBLIES & GENERAL NOTES |
| A101 | SITE PLAN |
| A201 | MAIN FLOOR PLAN |
| A202 | SECOND FLOOR PLAN |
| A205 | ROOF PLAN |
| A401 | EXTERIOR ELEVATIONS |
| A402 | PERSPECTIVES |
| A501 | BUILDING SECTIONS |



3709 27 AVE MULTI-FAMILY
PROJECT: 25015
DATE: 2026/05/28
ISSUED FOR DEVELOPMENT
PERMIT

DATE: 2026-05-27 09:37 PM FILE: P:\2025\2615 3709 27 Avenue Multi-Family\01 Drawings\11 Concept\Working Drawings\2515 SitePlan.dwg



PROJECT STATISTICS

ADDRESS
STREET ADDRESS: 3709 27 AVE
PROPERTY LEGAL INFORMATION: LOT 1, DL 71, ODDY, PLAN S229
ZONING
ZONING TYPE: MSH - MEDIUM SCALE HOUSING
PROPOSED USE: LARGE SCALE MULTI-UNIT HOUSING

ITEM	REQUIRED	PROVIDED
HEIGHT	8.0 STOREYS / 30 m (MAX)	2.0 STOREYS / 8 m
LOT AREA (GROSS)	/	836.0 m²
FLOOR AREA	/	580.0 m²
FLOOR SPACE RATIO	3	1.2
1. SETBACKS		
FRONT YARD	4.0m	4.0m
SIDE YARD	4.0m	4.0m
SIDE YARD (LOT)	3.0 m	3.0m
REAR YARD	4.0 m	4.0m
2. LANDSCAPE BUFFERS		
FRONT YARD	1.0 m	1.0m
SIDE YARD	2.0 m	2.0m (EXCEPT AT PARKING)
SIDE YARD	2.0 m	2.0m
REAR YARD	2.0 m	2.0m
4. SITE RESTRICTIONS		
BALCONY PROJECTION	1.0m	1.0m
AMENITY SPACE - TOTAL	70m2	70m2
AMENITY SPACE - COMMON	32m2	0m2
5. PARKING		
LARGE SCALE MULTI-UNIT HOUSING (0.8/DWELLING UNIT)	6	6
VISITOR PARKING	1	1
TOTAL PARKING	7	7
HANDICAP PARKING	1	1
SMALL CAR PARKING (50%)	3	3
PICK UP / DROP OFF	0	0
6. LOADING		
LOADING SPACES (1/2,800m²)	1	0
7. BICYCLE PARKING		
SHORT TERM	2	2
LONG TERM	8	8
TOTAL BIKE PARKING	10	10
INCLUSIVE BIKE PARKING	1	1
8. DENSITY		
1 BEDROOM	4 UNITS / FLOOR	8
TOTAL DWELLING UNITS	4 UNITS / FLOOR x 2 FLOORS	8

SITE LEGEND

- BUILDING
- CONCRETE SIDEWALK
- ASPHALT PAVING
- LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED / DECOMMISSIONED
- NEW BUILDING
- WORK POINT
- CB

CATCH BASIN
- FD

FLOOR DRAIN
- MH

MANHOLE
- FDC

FIRE DEPARTMENT CONNECTION
- BH

HOSE BIB
- FH

FIRE HYDRANT

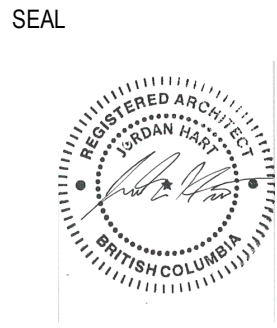
DVP REQUIRED

DVP REQUIRED

DVP REQUIRED



SUBJECT PROPERTY



CONSULTANT

NO	REV	ISSUE
1	A	ISSUED FOR REVIEW
2	A	ISSUED FOR DEVELOPMENT PERMIT

PROJECT TITLE

3709 27 AVE
MULTI-FAMILY

DRAWING TITLE

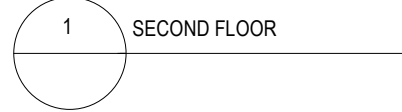
SITE PLAN

PROJECT:	25015
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker

DRAWING:

A101





1. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL FOR ADDITIONAL INFORMATION.
2. COORDINATE ENGINEERED WINDOW WASHER ROOF TIE OFF LOCATIONS WITH G.C. AND STRUCTURAL. PROVIDE ADEQUATE BLOCKING TO FACILITATE ANCHORAGE. ENSURE ROOF MEMBRANE WATERPROOFING IS SUSTAINED AT TRANSITIONS

INDICATES BUILT UP BACKSLOPE
(TAPERED RIGID INSULATION OR GROUT TOPPING
OVER STRUCTURAL SLAB/ROOF ASSEMBLY)

DENOTES FIRE BLOCK IN HORIZONTAL CONCEALED SPACE
APPROPRIATE MATERIALS:
1/2" GWS, PLYWOOD, MDF, OR OSB (WITH EDGES SUPPORTED)
28Ga (OR THICKER) SHEET STEEL (WITH EDGES SUPPORTED)

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1/2" GWB, PLYWOOD, MDF, OR OSB (WITH EDGES SUPPORTED)
28Ga (OR THICKER) SHEET STEEL (WITH EDGES SUPPORTED)

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO BE DEMOLISHED

NEW WALL

WORK POINT

FLOOR DR

ROOF DRA

4005.DD

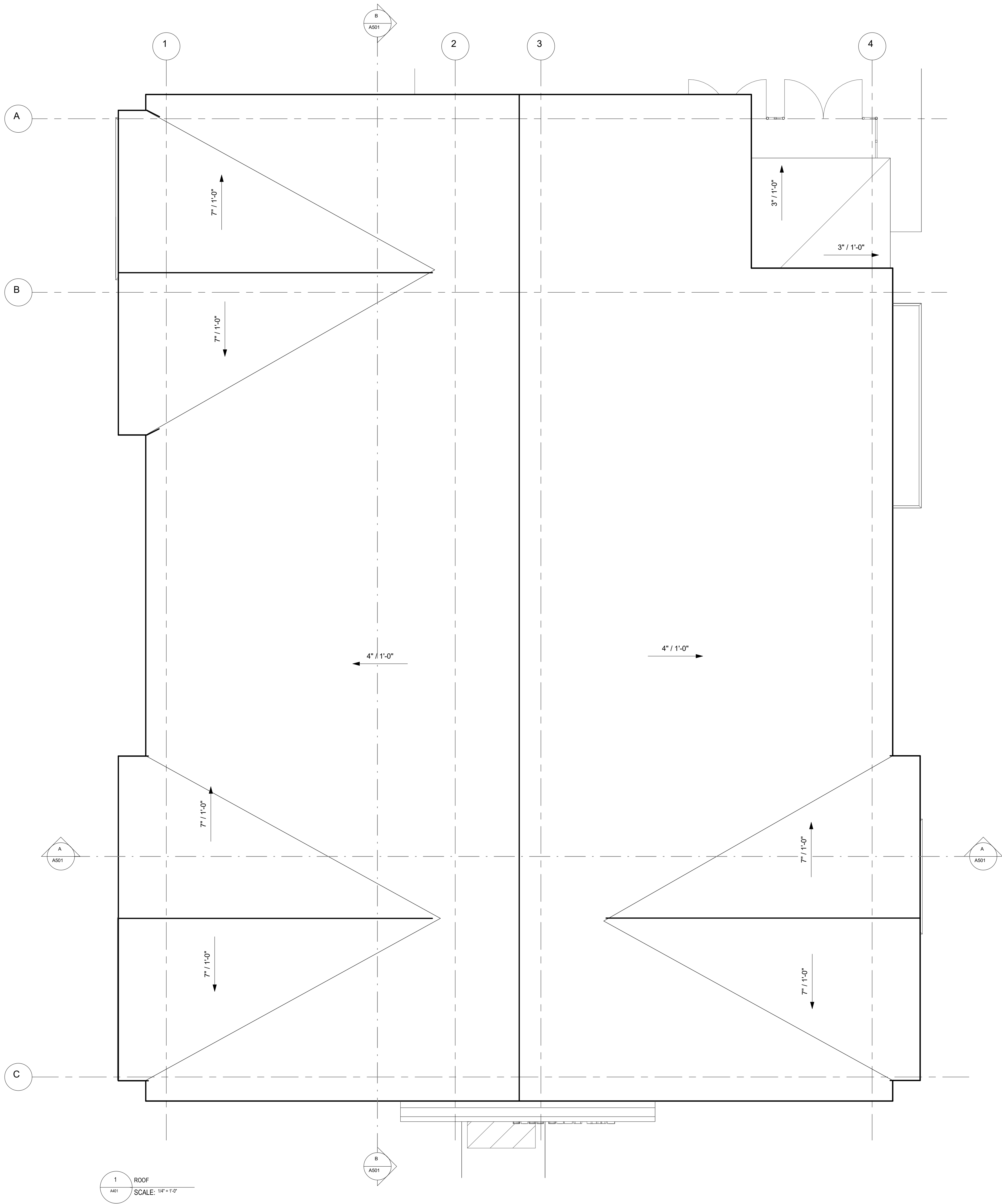
FD

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100

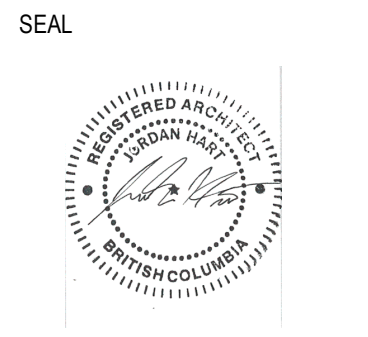
1 CONSTRUCTION NOTE

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GENERAL NOTES:

1. REFER TO MECHANICAL, ELECTRICAL, & STRUCTURAL FOR ADDITIONAL INFORMATION.
2. THE COLOURS DEPICTED ARE NOT THE ACTUAL COLOUR TO BE USED. REFER TO FINISH LEGEND & SPECIFICATIONS.



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NO	REV	ISSUE	DATE
1	A	ISSUED FOR REVIEW	2025/11/07
2	A	ISSUED FOR DEVELOPMENT PERMIT	2025/05/28

PROJECT TITLE

3709 27 AVE
MULTI-FAMILY

DRAWING TITLE

EXTERIOR
ELEVATIONS

PROJECT: 25015
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

DRAWING:
A401

