

July 21, 2025

Re: DP00991, & ~~DVP00585~~,
8815 Okanagan Landing Road
Vernon, BC

DVP00584

Dear City of Vernon,

We are proposing a single-family home located at 8815 Okanagan Landing Road. The design emphasizes views of Okanagan Lake and promotes recreation and the concept of multi-generational family living along the lakeshore with minimal disruption to the landscape.

The driveway and garage of the home are planned at the elevation of Okanagan Landing Road, which maintains similar access to many of the surrounding properties. The proposed massing is designed to frame sprawling views of Okanagan Lake while maintaining flat and low sloped rooflines in consideration of upslope property views. This approach also considers the scale along Okanagan Landing Rd and maintains a low-slung two-story massing along the road frontage.

The home provides a primary dwelling unit with generous guest suites and walkout lower levels to the existing grade that is along the natural SPEA boundary. The home has a private rooftop deck that allows residents to enjoy the breathtaking Okanagan Lake views and outdoor relaxation. While designing the program layout for this home, consideration between functionality, livability, privacy, and site constraints were all balanced to minimize the need for variances whenever possible

However, the site is constrained in several ways, resulting in a shallow allowable development footprint and a situation of undue hardship. Our goal is to maintain the SPEA setback at the rear property line resulting in **no** SPEA encroachment. With that in mind, we are pursuing a variance to the front setback. The front setback reduction will not disrupt the natural landscape and will allow for a consistent level grading along Okanagan Landing Road. This will also serve to accommodate a walk-out basement elevation and provide access and parking from Okanagan Landing Road like existing neighboring properties.

Brian F. Quiring

Architect AIBC, MAA, M.Arch

Vicki A. Topping

Architect AIBC, M.Arch. LEED AP+

Roger B. Green

Architect AIBC, MRAIC, M.Arch

9.1.5 Variances Requested

We request a front yard setback variance from a minimum of 6.0m to a minimum of **2.5m**.

Due to the slope of the site and the riparian area constraints, the building footprint is limited. Adhering to the existing 6.0m setback would result in a prohibitively small developable area. The proposed 2.5m setback is in line with other properties along Okanagan Landing Road.

With these points in mind, we respectfully request that council consider our request and approve the front setback variance.

Regards,

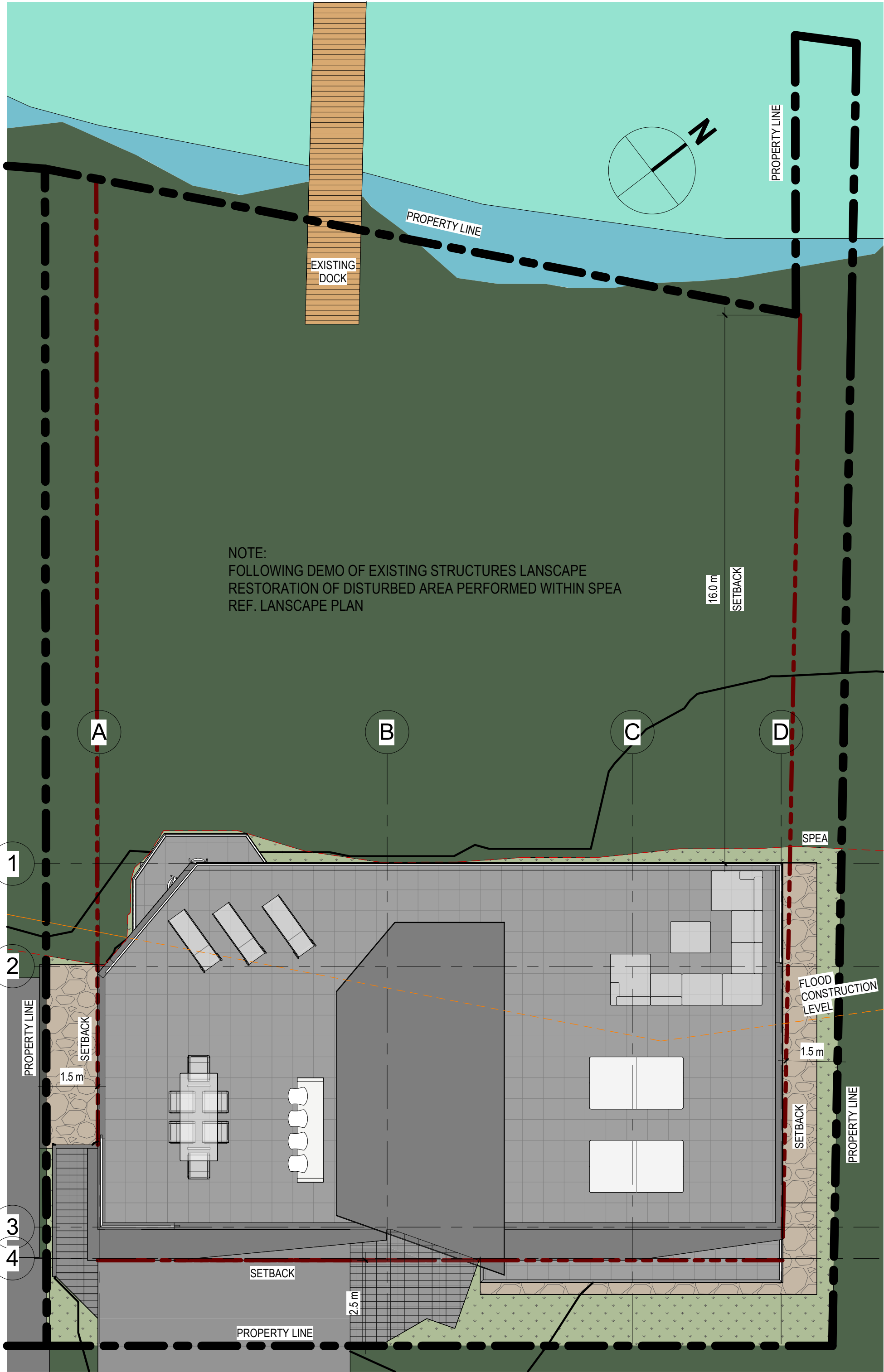


Brian Quiring, Architect AIBC, M.Arch,
Partner & CEO MQN Architects

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Architect AIBC, MAA, M.Arch

Vicki A. Topping
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Roger B. Green
Architect AIBC, MRAIC, M.Arch



1 SITE
A.08 SCALE: 1 : 100

8815 OKANAGAN LANDING ROAD, VERNON BC, V1H 1J9

LOT 1 PLAN 10850 SECTION 14 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT ALL THAT FORESHORE
OR LAND BEING PT OF OKANAGAN LAKE SHOWN ON LICENSE #339969 FRONTING LOT 1 PLAN 10850
PID: 001-978-179

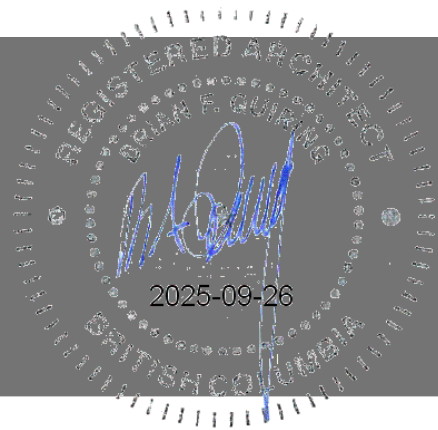
MUS - MULTI UNIT SMALL SCALE - CLASS 4				
	ALLOWABLE	EXISTING	PROPOSED	VARIANCE
01 SITE				
SITE ADDRESS	8815 OKANAGAN LANDING ROAD		8815 OKANAGAN LANDING ROAD	
SITE AREA	280m2 - 4,050 m2		845.36 M2	
MIN LANDSCAPE COVERAGE	30%		69.7%	
DENSITY (LOT 280m2 - 4,050 m2)	4 DWELLING UNITS OR 60/ha / 24/ac		1	
02 ZONING USE				
PRINCIPAL USE	SMALL SCALE HOUSING / SMALL SCALE MULTI-UNIT HOUSING / HOUSING CARE CENTRE / SUPPORTIVE HOUSING		SMALL SCALE HOUSING	
ACCESSORY USE	HOME BASED BUSINESS / SHORT-TERM RENTAL ACCOMMODATION		HOME BASED BUSINESS / SHORT-TERM RENTAL ACCOMMODATION	
03 HEIGHT				
MAX HEIGHT DWELLING UNIT	11.0M (3 STOREYS)		10.7M	
MAX HEIGHT ACCESSORY DWELLING UNIT(S)	8.0M (2 STOREYS)		N/A	
MAX HEIGHT ACCESSORY BUILDING(S)	4.5M		N/A	
04 SETBACKS				
FRONT YARD	4.0M / 6.0M (GARAGE - CAR PORT)		2.5M	YES
SIDE YARD (NORTH - HOUSING LOT)	1.5M		1.5M	
SIDE YARD (SOUTH - HOUSING LOT)	1.5M		1.5M	
REAR YARD (WEST - LAKESIDE / SPEA)	3.0M - SPEA		16.0M - SPEA	

SITE LEGEND

- BUILDING
- CONCRETE SIDEWALK
- CONCRETE
- PAVING
- LANDSCAPING (REF. LANDSCAPING PLAN)
- GRAVEL (REF. LANDSCAPING PLAN)
- MULCH (REF. LANDSCAPING PLAN)
- 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

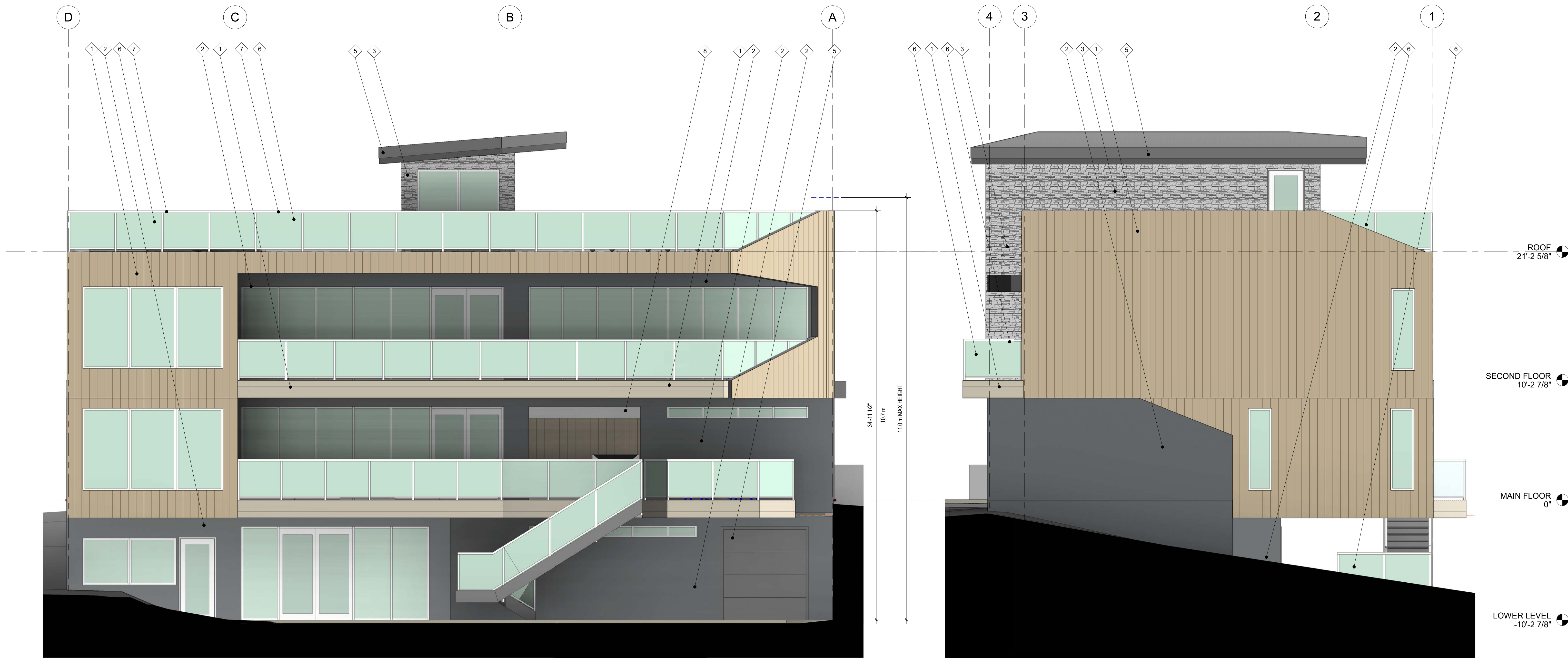
SITE PLAN

OKANAGAN LANDING RD
8815 OKANAGAN LANDING RD., VERNON, BC V1H 1J9



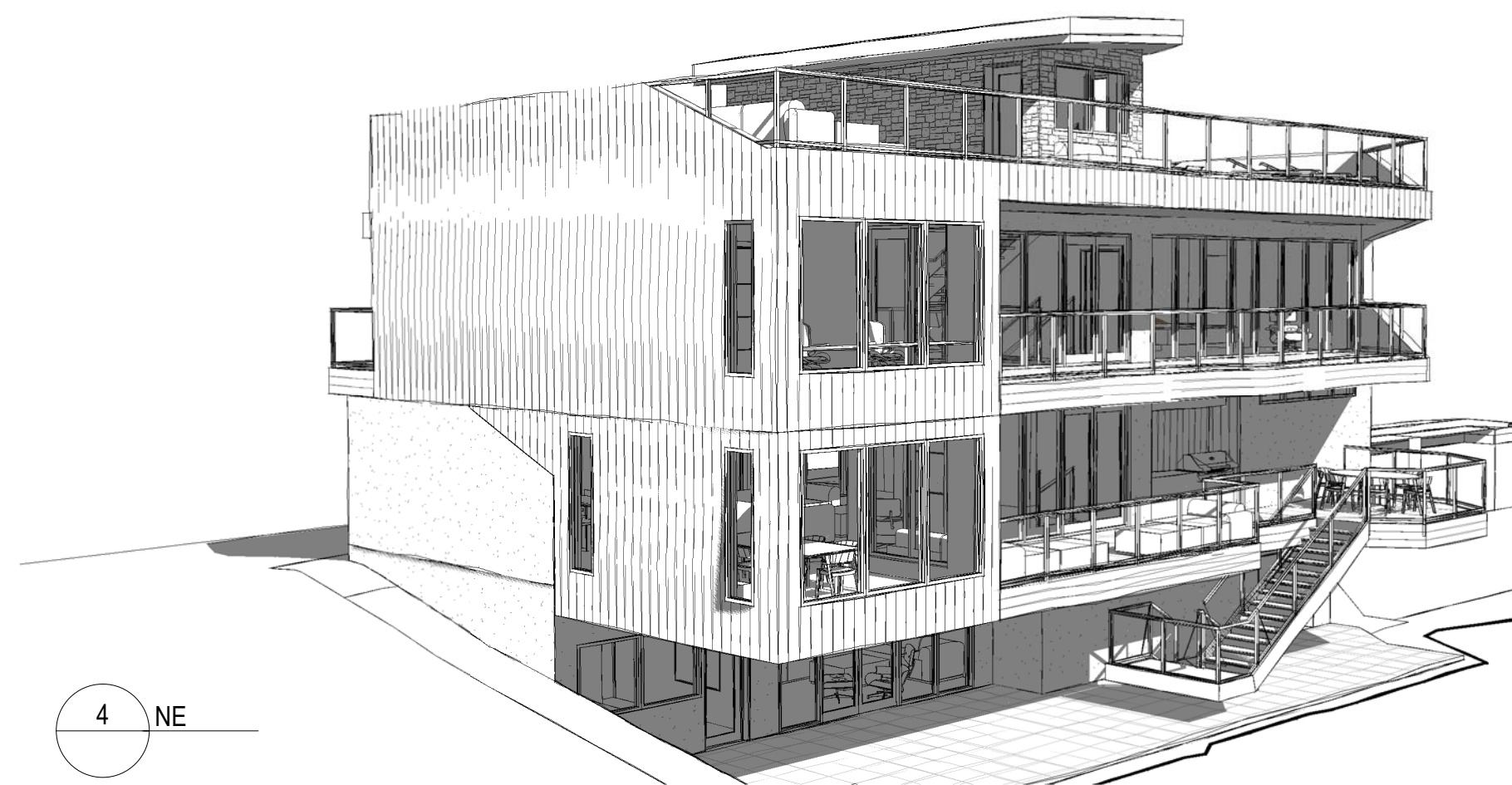
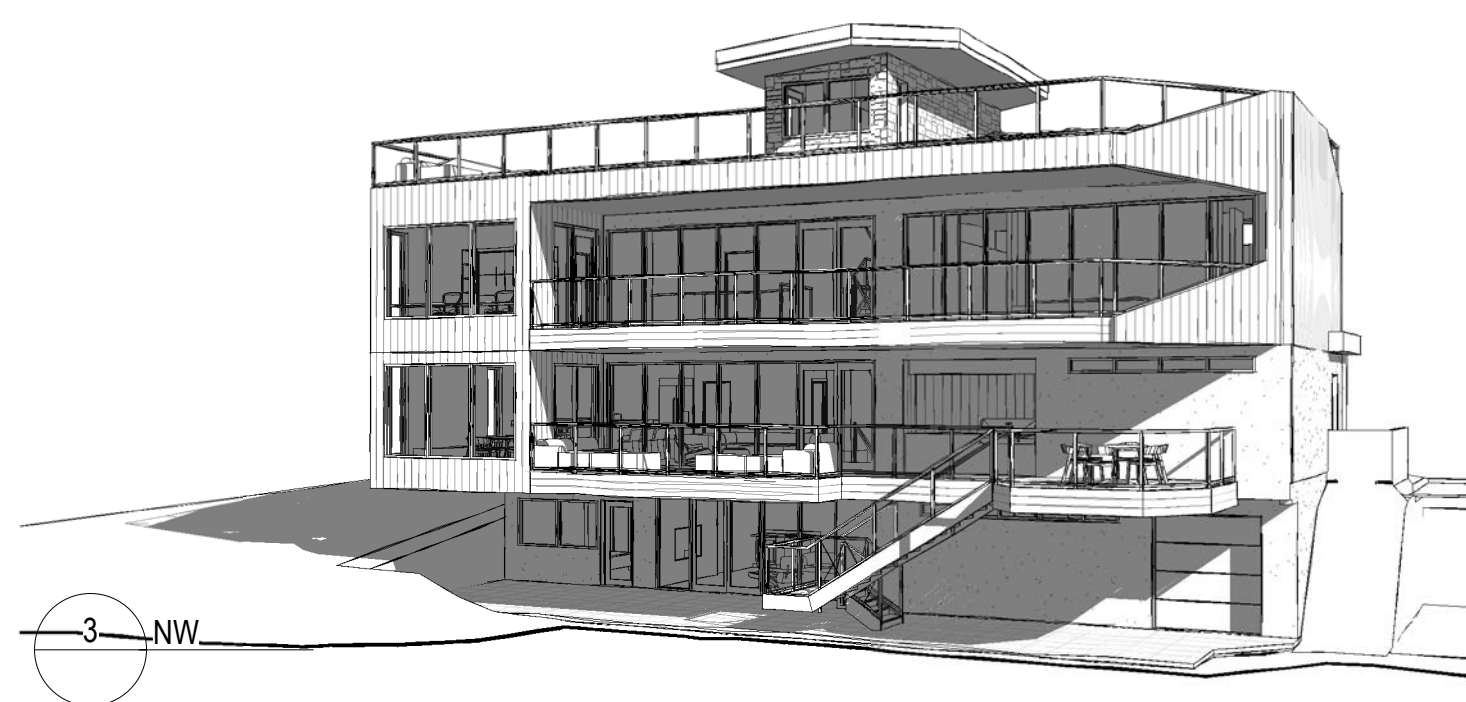
DRAWING: A.03

PROJECT: 22669
SCALE: As indicated



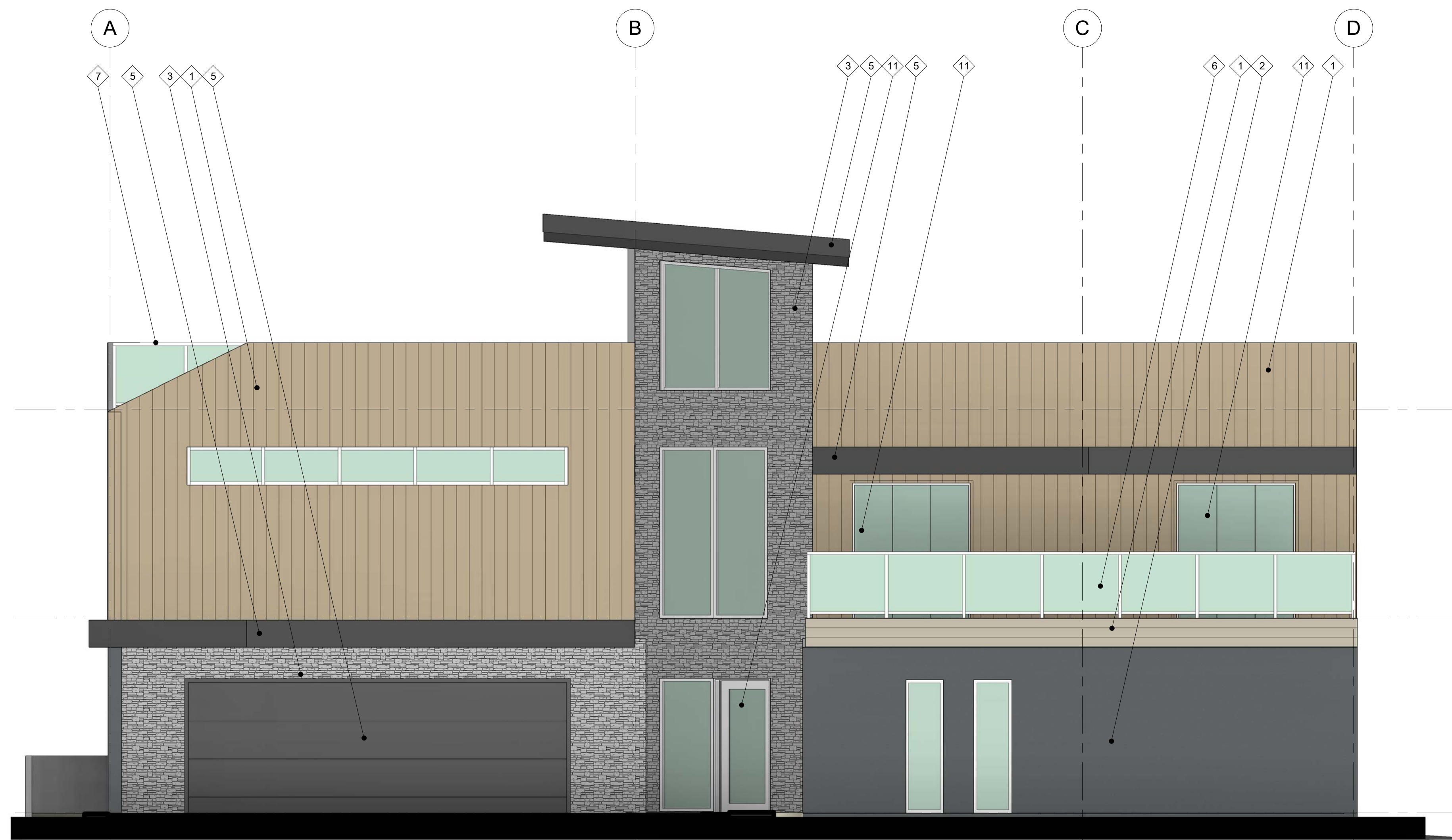
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

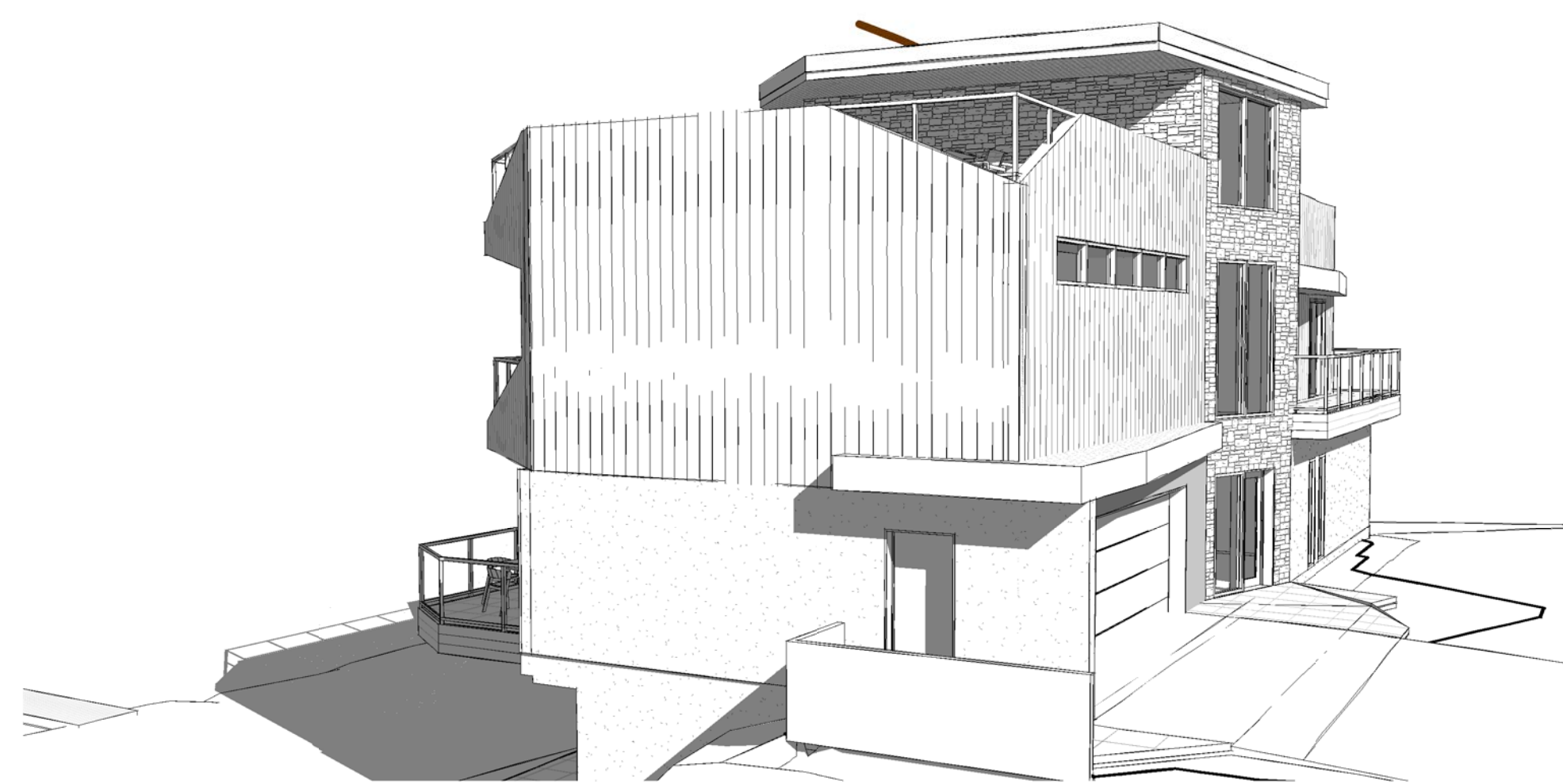


EXTERIOR FINISH LEGEND

- | | | | |
|--|---|--|---------------------------------------|
| 1 VERTICAL GLASSFIBRE CONCRETE SLATS
PROFILE: TBC - BASIC - 1800mm x 147mm
COLOUR: TBC - | 5 FASCIA
COLOUR: GREY - TBC | 9 PRE-FINISHED
GUTTERS/DOWNSPOUTS
COLOUR: ALUMINUM BLACK | 13 SMOOTH PANEL
COLOUR: GREY - TBC |
| 2 STUCCO
COLOUR: GREY - TBC | 6 RAIL PANEL
FINISH: TEMPERED GLASS | 10 WINDOWS - VINYL TBC
COLOUR: BLACK - TBC | |
| 3 STONE
COLOUR: DARK GREY - TBC | 7 VINYL DECKING W/
ALUMINUM RAILING | 11 FULL GLASS DOOR
COLOUR: BLACK - TBC | |
| 4 FASCIA
COLOUR: WHITE - TBC | 8 OVER HEAD DOORS
COLOUR: GREY - TBC | 12 DOORS
COLOUR: GREY - TBC | |



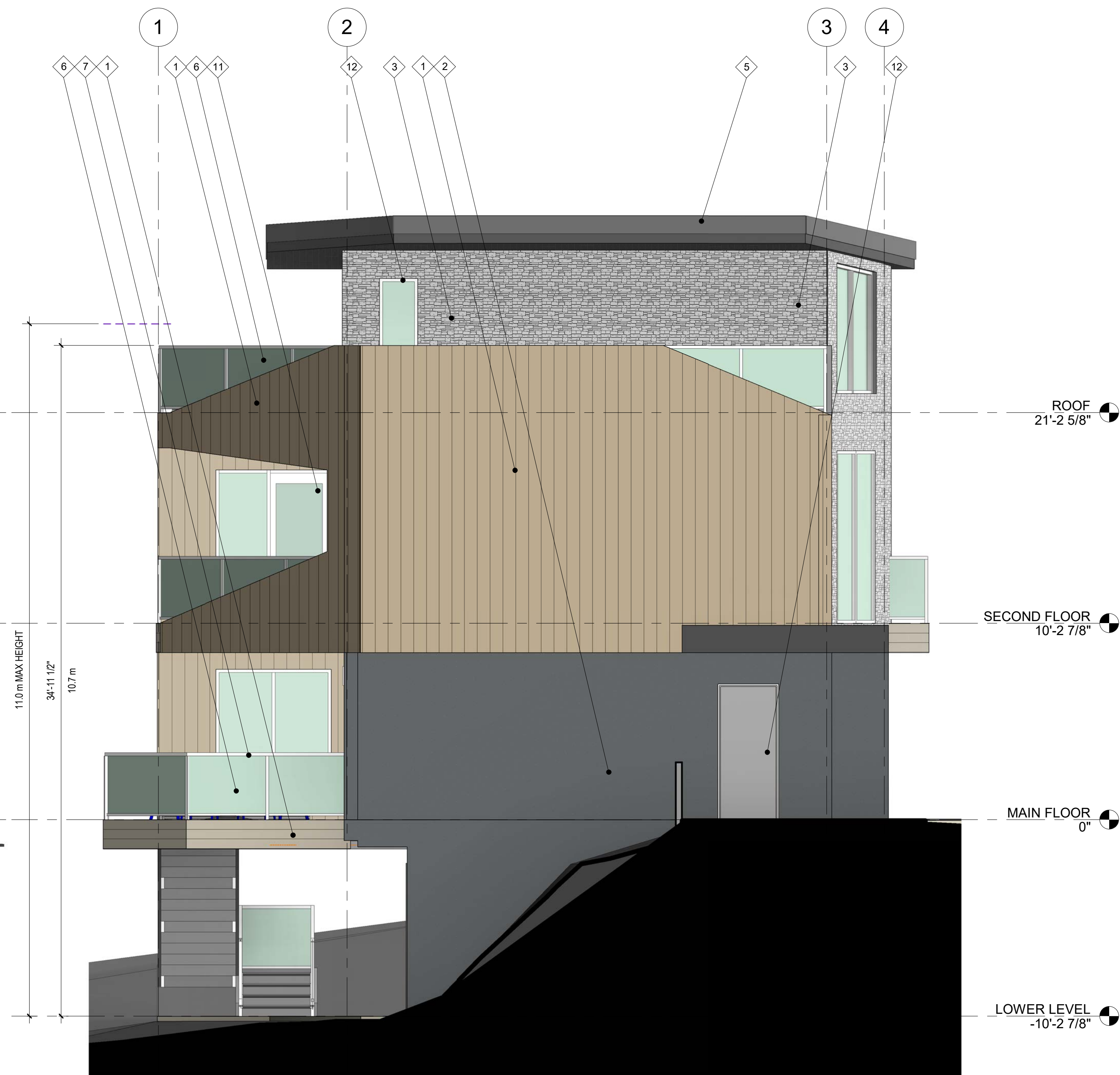
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 SW
SCALE:



3 SE
SCALE:



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

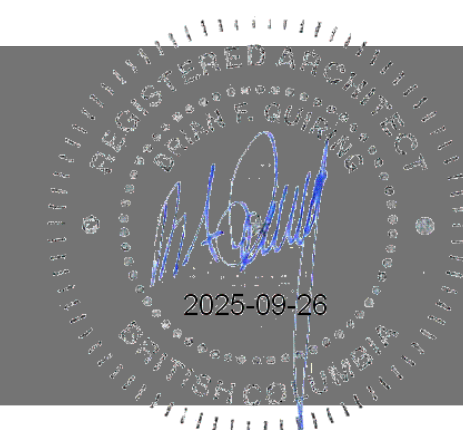
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MQN
ARCHITECTS

RENDERINGS

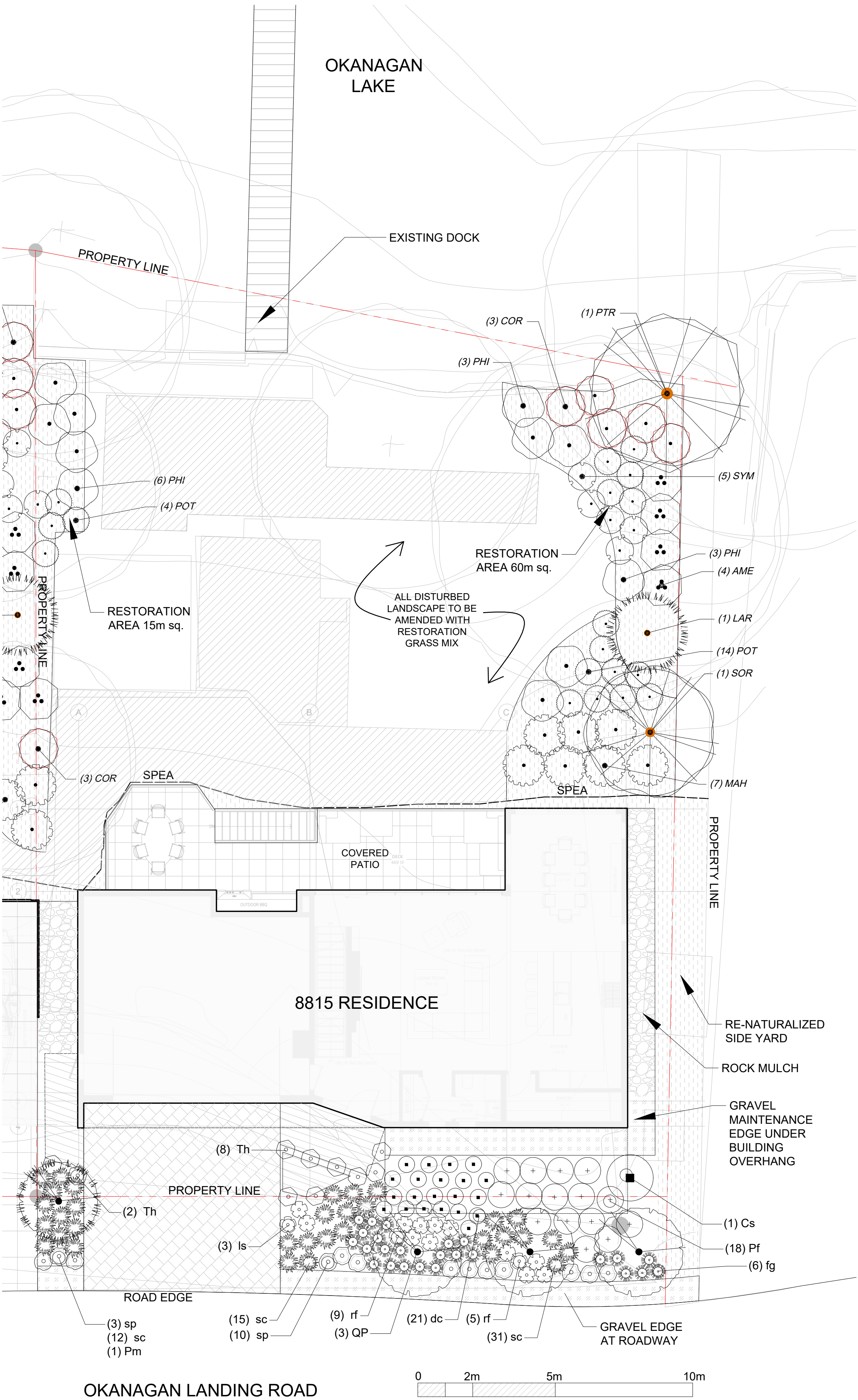
OKANAGAN LANDING RD
8815 OKANAGAN LANDING RD., VERNON, BC V1H 1J9



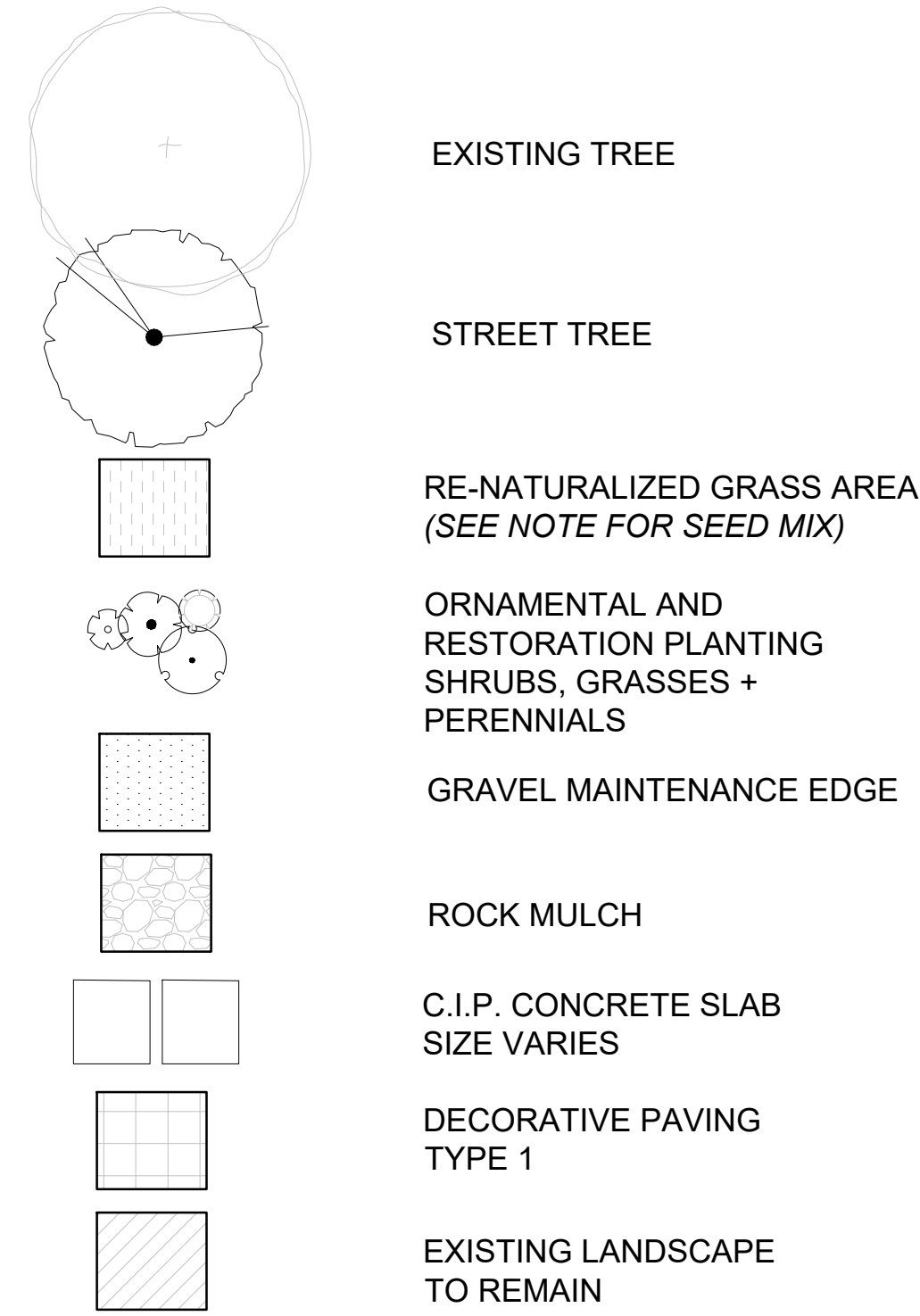
DRAWING: A.11

PROJECT: 22669
SCALE:





LEGEND



PLANT LIST

TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
PM	1	Pinus mugo 'Tannenbaum'	Tannenbaum mugo pine	Ht. 3m/B+B	As Shown
QP	3	Quercus palustris 'Green Pillar'	Pin oak	6cm Cal/B+B	As Shown
* All trees to be pruned to maintain a minimum clearance of 1.0m above ground					
SHRUBS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
Cs	3	Cornus sericea 'Bud's Yellow'	Bud's yellow twig dogwood	#2 Pot	1.8m O.C. (6')
Pf	18	Potentilla fruticosa 'Abbotswood'	Abbotswood potentilla	#2 Pot	0.9m O.C. (3')
PERENNIALS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
rf	19	Rudbeckia fulgida 'Little Goldstar'	Goldstar rudbeckia	#1 Pot	0.6 O.C. (2')
GRASSES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
dc	21	Deschampsia cespitosa	Tufted hair grass	#1 Pot	0.6 O.C. (2')
fg	31	Festuca glauca 'Elijah blue'	Blue fescue grass	#1 Pot	0.6 O.C. (2')
sc	39	Sesleria caerulea	Blue moor grass	#1 Pot	0.6 O.C. (2')
GROUND COVER					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
Th	10	Thymus	Creeping thyme	#1 Pot	0.6 O.C. (2')
sp	13	Sedum pachyclados	Silver gem stonecrop	#1 Pot	0.6 O.C. (2')
RESTORATION TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
LAR	1	Larix sibirica	Siberian larch	1.5m Ht.	As Shown
PTR	1	Populus tremuloides	Quacking aspen	1.5m Ht.	As Shown
SOR	1	Sorbus aucuparia 'Fastigiata'	Pyramidal mountain ash	1.5m Ht.	As Shown
RESTORATION SHRUBS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
*tall					
AME	4	Amelanchier alnifolia	Saskatoon	#2 Pot	1.5m O.C.
COR	6	Cornus sericea	Red osier dogwood	#2 Pot	1.5m O.C.
PHI	12	Philadelphus virginialis 'snowbelle'	Mock orange snowbelle	#2 Pot	1.0m O.C.
*low					
MAH	7	Mahonia repens	Creeping mahonia	#2 Pot	1.5m O.C.
POT	26	Potentilla fruticosa 'Daydawn'	Shrubby potentilla	#2 Pot	1.0m O.C.
SYM	5	Symphoricarpos albus	Snowberry	#2 Pot	1.0m O.C.

LANDSCAPE NOTES

- 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. as well as the City of Vernon landscape standards.
- 2 | The landscape design designated herein reflects the minimum City of Vernon Bylaw and guidelines.
- 3 | Final planting selections may vary depending upon availability at the time of construction. Substitutions to be reviewed and approved by project landscape designer prior to installation.
- 4 | Shrubs, grasses, and perennials to be placed within defined planting beds. All planting beds shall have a min. Of 450mm (18") of imported growing medium and 75mm (3") of Natures Gold (or approved equal) organic composted mulch.
- 5 | Decorative rock mulch used in accent beds as noted on the plan to be 25MM Kettle Valley Granite, at a depth of 75mm (3") with landscape fabric installed below.
- 6 | Minimum slope of 2% for all hard and soft landscape areas to ensure positive drainage away from buildings.
- 7 | Root barrier to be used if trees are within 1.5m (5') of hardscape, and to have a minimum length of 2m (6.5') on either side of trunk.
- 8 | Restoration seed, Okanagan Mix: From Richardson Seed
Rate: 125lbs/Acer

Kentucky Bluegrass	33%
Soil Guard Hard Fescue	18%
Canada Bluegrass	14%
Turf Perennial Ryegrass	8%
Sheep Fescue	8%
White Clover	8%
Creeping Red Fescue	7%
Yarrow (Achillea Millefolium)	4%
Long Leaved Aster (Symphyotrichum ascendens)	<1%
Douglas Aster (Symphyotrichum subspicatum)	<1%

IRRIGATION NOTES

- 1 | Irrigation design, products, + install to meet the requirements of the City of Vernon Water Use Regulations.
- 2 | 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.
- 3 | An approved smart controller shall be installed with scheduling times taking into consideration microclimate, soil type, + slope.
- 4 | 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.

revision . issue

Revised	April 24	03
Issued for DP	Jan 27	02
Issued for review	Jan 23	01
DESCRIPTION	DATE	NO.

CONSULTANT

MQN Architects

PROJECT

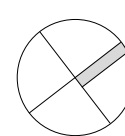
8815 Okanagan
Landing Road
Vernon BC

SHEET TITLE

Landscape Plan

DATE April 2025

NORTH



SCALE

1: 100

PAGE

24"x 36"

SHEET NUMBER

L-1.0