

July 21, 2025

Re: **DP00992, & DVP00585**
8823 Okanagan Landing Road
Vernon, BC

Dear City of Vernon,

We are proposing a single-family home with a secondary suite, located at 8823 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 and to vary the maximum allowable projection into the side setbacks. 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**.

4.2.1 Variances Requested

We also request a variance to increase the maximum projection into the side setback from 0.5m to **1.5m** to accommodate roof projection overhang between the two subject properties.

4.2.2 Variances Requested

Last, we request a variance for the accommodation of an unenclosed staircase from 0.5m to **1.5m** for suite entry access via the rear yard of 8823.

Due to the slope of the site and the riparian area constraints, the building footprint is limited. Adhering to the existing front setback would result in a prohibitively small developable area. The proposed front 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,

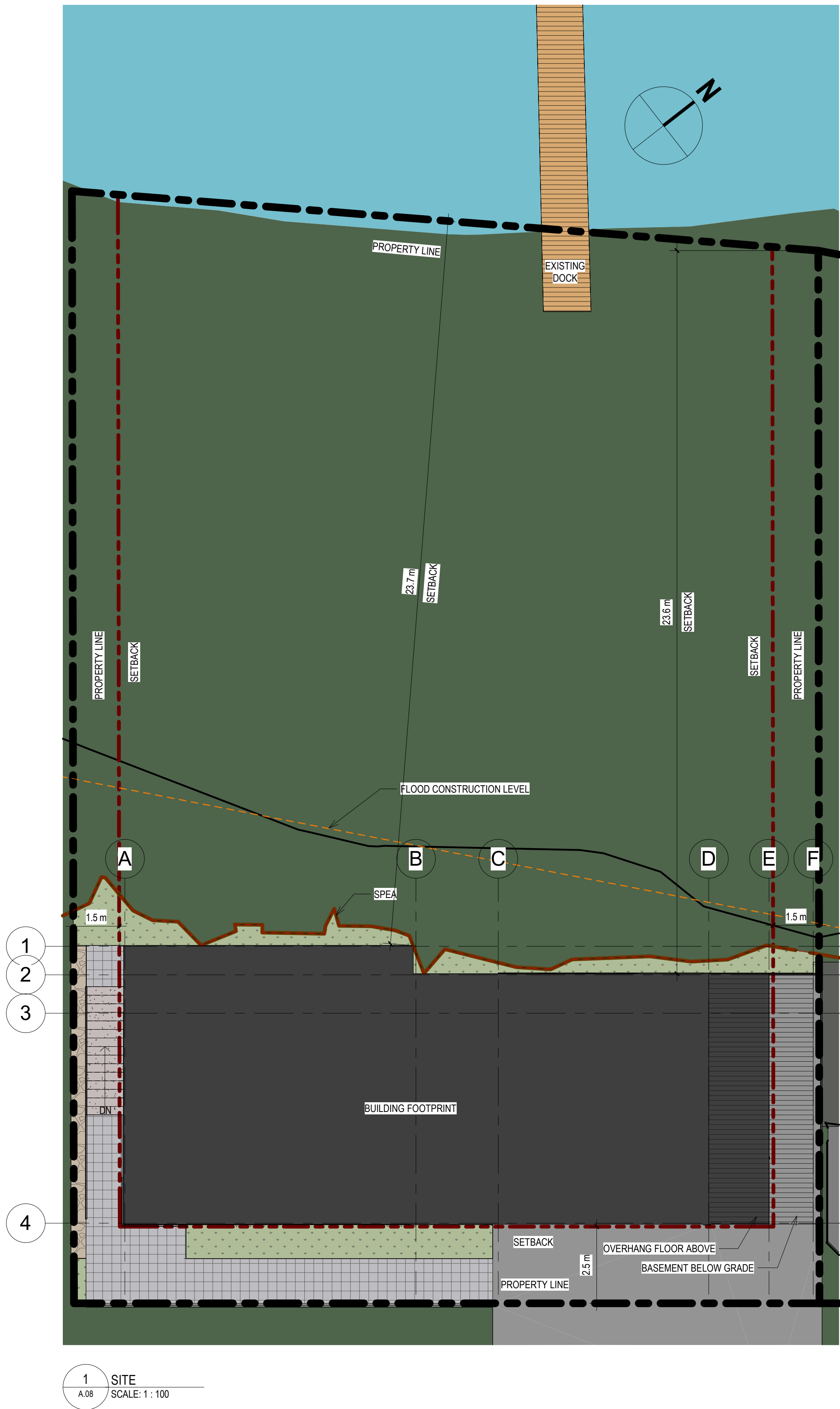


Brian Quiring, Architect AIBC, M.Arch,
Partner & CEO MQN Architects

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



8823 OKANAGAN LANDING ROAD, VERNON BC, V1H 1J9

LOT 1 PLAN 10958 SECTION 14 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT
PID: 009-531-394

MUS - MULTI UNIT SMALL SCALE - CLASS 4				
	ALLOWABLE	EXISTIN G	PROPOSED	VARIANCE
01 SITE				
SITE ADDRESS	8823 OKANAGAN LANDING ROAD		8823 OKANAGAN LANDING ROAD	
SITE AREA	280m2 - 4 050 m2		861.52 M2	
MIN LANDSCAPE COVERAGE	30% MIN		69.7%	
DENSITY (LOT 280m2 - 4,050 m2)	4 DWELLING UNITS OR 60ha/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)		11.0M	
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 CARPORT)		2.5M	YES
SIDE YARD (NORTH - HOUSING LOT)	1.5M		1.5M (4.2.2 - STAIRCASE PROJECTION FROM 0.5m TO 1.5m)	YES
SIDE YARD (SOUTH - HOUSING LOT)	1.5M		1.5M (4.2.1 - BUILDING PROJECTION FROM 0.5m TO 1.5m)	YES
REAR YARD (WEST - LAKE - SPEA)	MIN 3.0M - SPEA		23.6M - SPEA	

SITE LEGEND

- BUILDING
- CONCRETE SIDEWALK
- CONCRETE
- PAVING
- LANDSCAPING (REF. LANDSCAPING)
- GRAVEL (REF. LANDSCAPING)
- MULCH (REF. LANDSCAPING)
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED / DECOMMISSIONED
- NEW BUILDING
- WORK POINT
- CATCH BASIN
- FLOOR DRAIN
- MANHOLE
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- FIRE HYDRANT

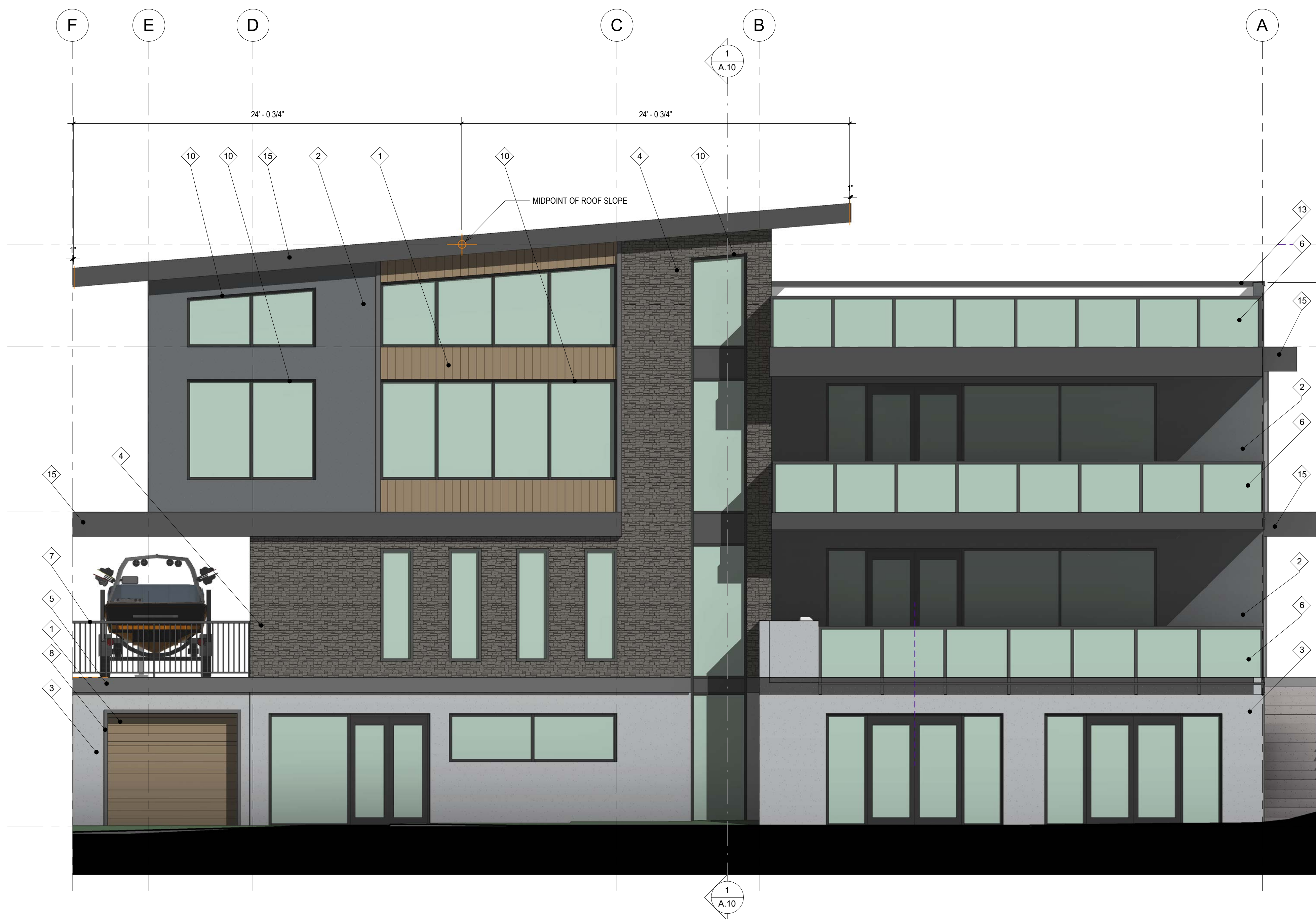
SITE PLAN

OKANAGAN LANDING RD
8823 OKANAGAN LANDING RD., VERNON, BC V1H 1J9

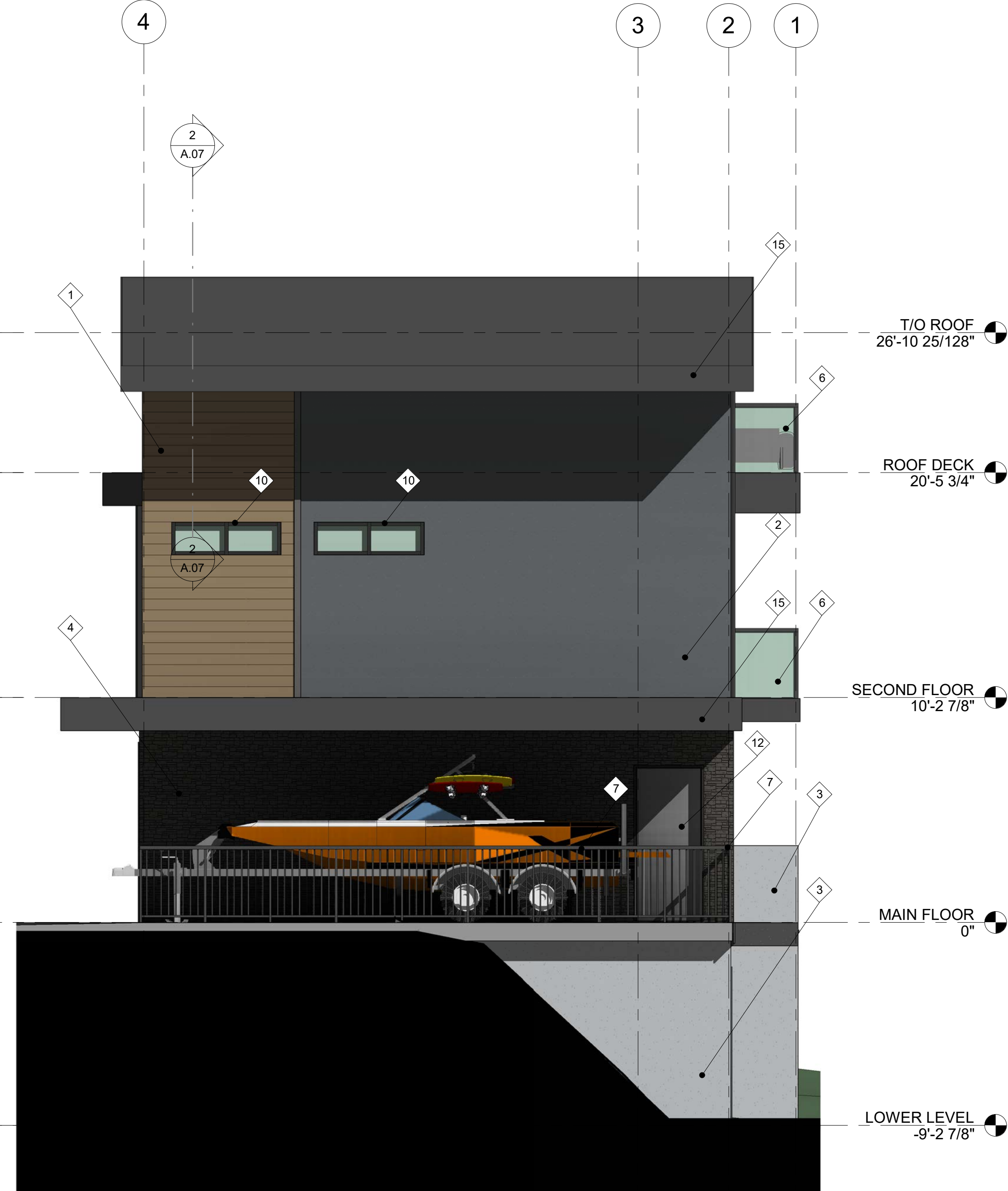


DRAWING: A.03

PROJECT: 22669
SCALE: As indicated



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



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



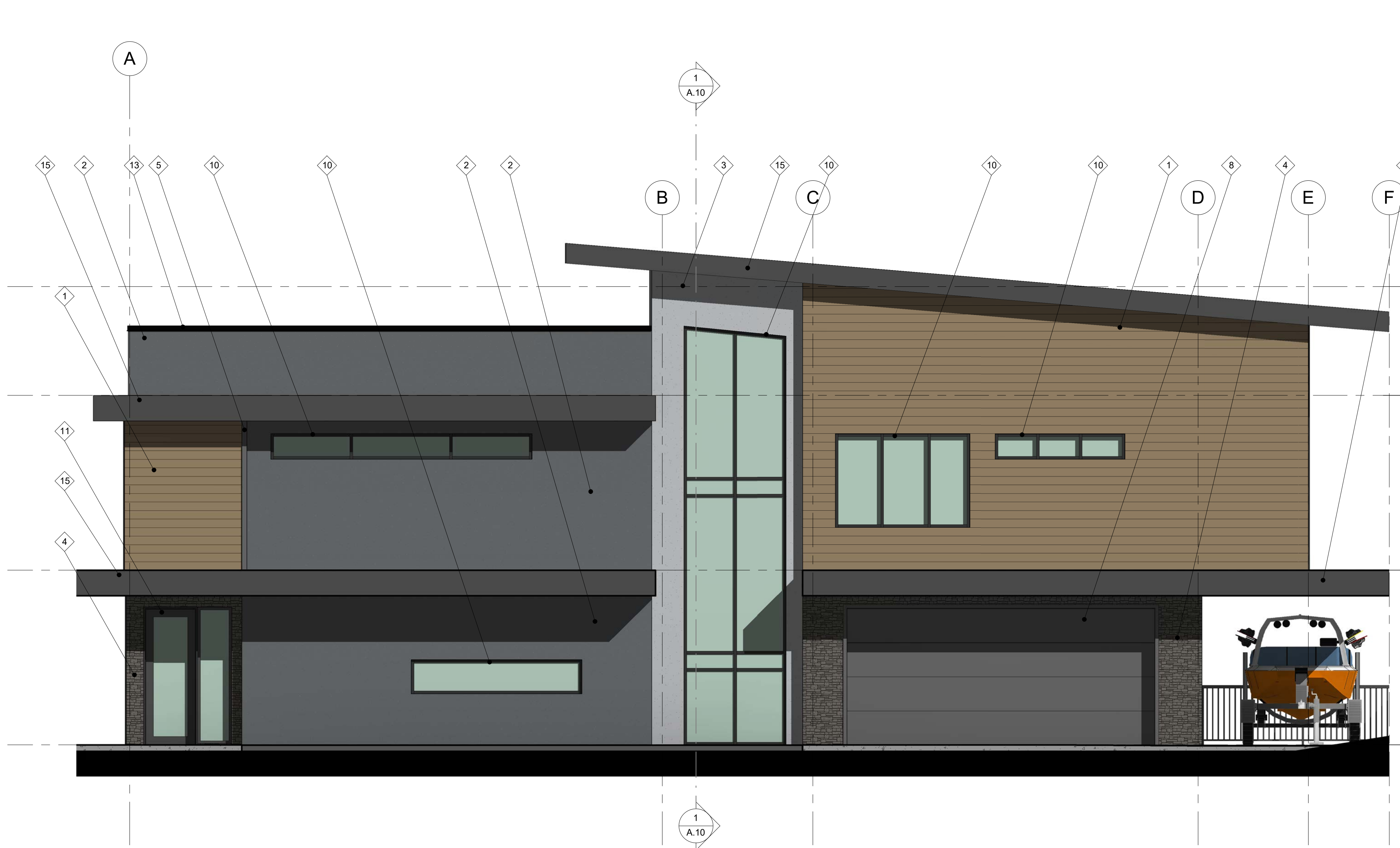
4 3D View 1
SCALE:



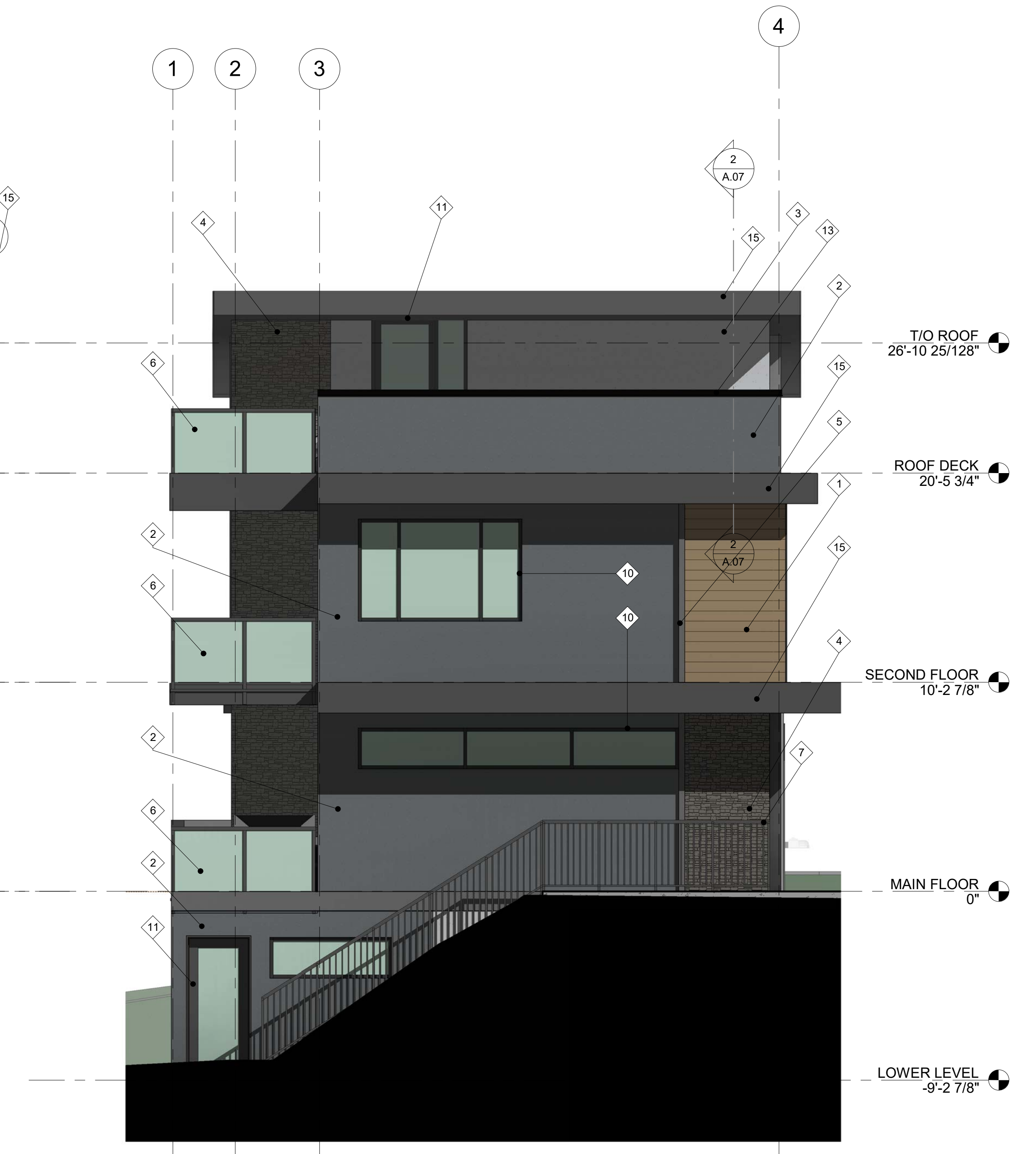
3 3D View 4
SCALE:

EXTERIOR FINISH LEGEND

- | | | | |
|--|---|---|--|
| 1 VERT OR HORIZ GLASSFIBRE CONCRETE SLATS
PROFILE: TBC
COLOUR: BRAZILIAN IPE - TBC | 5 TIM / BELLYBAND
COLOUR: GREY - TBC | 9 TBC - PRE-FINISHED
GUTTERS/DOWNSPOUTS
COLOUR: BLACK | 13 METAL CAP FLASHING
COLOUR: BLACK - TBC |
| 2 STUCCO
COLOUR: GREY - TBC | 6 FLUSH DECKING W/ RAIL PANEL
COLOUR: BLACK W/ GLASS | 10 WINDOWS - VINYL TBC
COLOUR: BLACK - TBC | 14 SMOOTH PANEL
COLOUR: GREY - TBC |
| 3 STUCCO
COLOUR: LIGHT GREY | 7 ALUMINUM RAILING PICKET
COLOUR: BLACK - TBC | 11 FULL GLASS DOOR
COLOUR: BLACK - TBC | 15 FASCIA
COLOUR: BLACK - TBC |
| 4 STONE
COLOUR: NATURAL - TBC | 8 OVER HEAD DOORS
COLOUR: GREY - TBC | 12 DOORS
COLOUR: GREY - TBC | |



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



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



4 3D View 2
SCALE:



3 3D View 3
SCALE:

EXTERIOR FINISH LEGEND

- | | | | |
|--|---|---|--|
| 1 VERT OR HORIZ GLASSFIBRE CONCRETE SLATS
PROFILE: TBC
COLOUR: BRAZILIAN IPE - TBC | 5 TIM / BELLYBAND
COLOUR: GREY - TBC | 9 TBC - PRE-FINISHED
GUTTERS/DOWNSPOUTS
COLOUR: BLACK | 13 METAL CAP FLASHING
COLOUR: BLACK - TBC |
| 2 STUCCO
COLOUR: GREY - TBC | 6 FLUSH DECKING W/ RAIL PANEL
COLOUR: BLACK W/ GLASS | 10 WINDOWS - VINYL TBC
COLOUR: BLACK - TBC | 14 SMOOTH PANEL
COLOUR: GREY - TBC |
| 3 STUCCO
COLOUR: LIGHT GREY | 7 ALUMINUM RAILING PICKET
COLOUR: BLACK - TBC | 11 FULL GLASS DOOR
COLOUR: BLACK - TBC | 15 FASCIA
COLOUR: BLACK - TBC |
| 4 STONE
COLOUR: NATURAL - TBC | 8 OVER HEAD DOORS
COLOUR: GREY - TBC | 12 DOORS
COLOUR: GREY - TBC | |







STREET TREE

10/10



RESTORATION SHRUBS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
*tall					
AME	13	Amelanchier alnifolia	Saskatoon	#2 Pot	1.5m O.C.
COR	6	Cornus sericea	Red osier dogwood	#2 Pot	1.5m O.C.
PHI	6	Philadelphus virginialis 'snowbelle'	Mock orange snowbelle	#2 Pot	1.0m O.C.
*low					
MAH	10	Mahonia repens	Creeping mahonia	#2 Pot	1.5m O.C.
POT	9	Potentilla fruticosa 'Daydawn'	Shrubby potentilla	#2 Pot	1.0m O.C.
SYM	18	Symphoricarpos albus	Snowberry	#2 Pot	1.0m O.C.

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 (<i>Achillea Millefolium</i>)	4%
Long Leaved Aster (<i>Symphytotrichum ascendens</i>)	<1%
Douglas Aster (<i>Symphytotrichum subspicatum</i>)	<1%

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.

SHEET NUMBER

L-1.0