

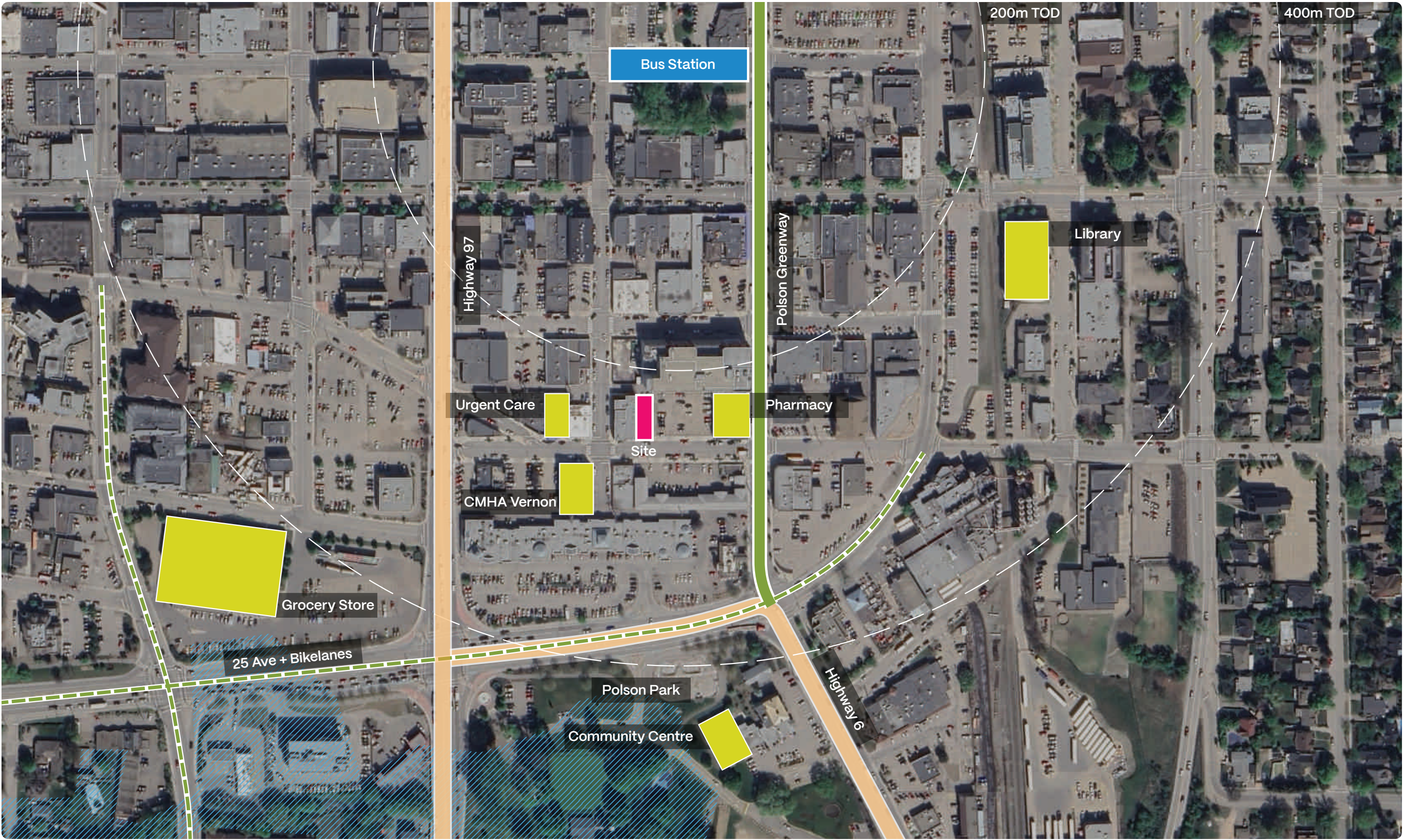
3003 – 28th Avenue

Development Permit Application

Canadian Mental Health Association



Site Location



- Amenities
- Site
- Bus Station
- Highway
- Bikelane
- Greenway

Existing Site Photos

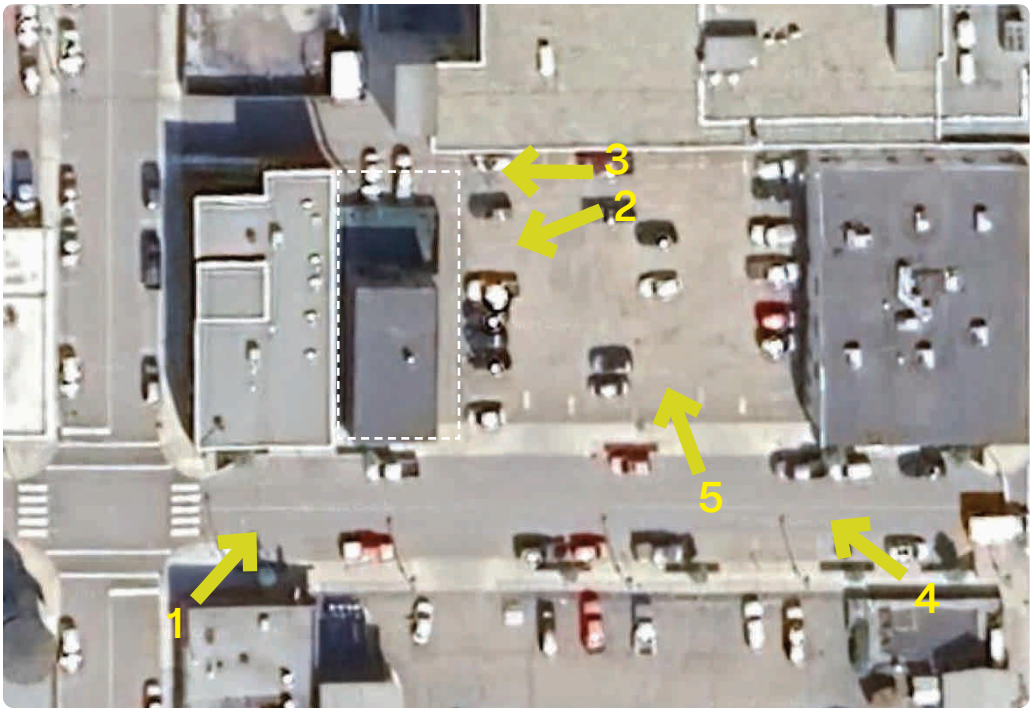


Figure 01 Existing Frontage on 28th Ave



Figure 02 Existing East Elevation



Figure 03 Hydro Line and Transformer at Lane PL

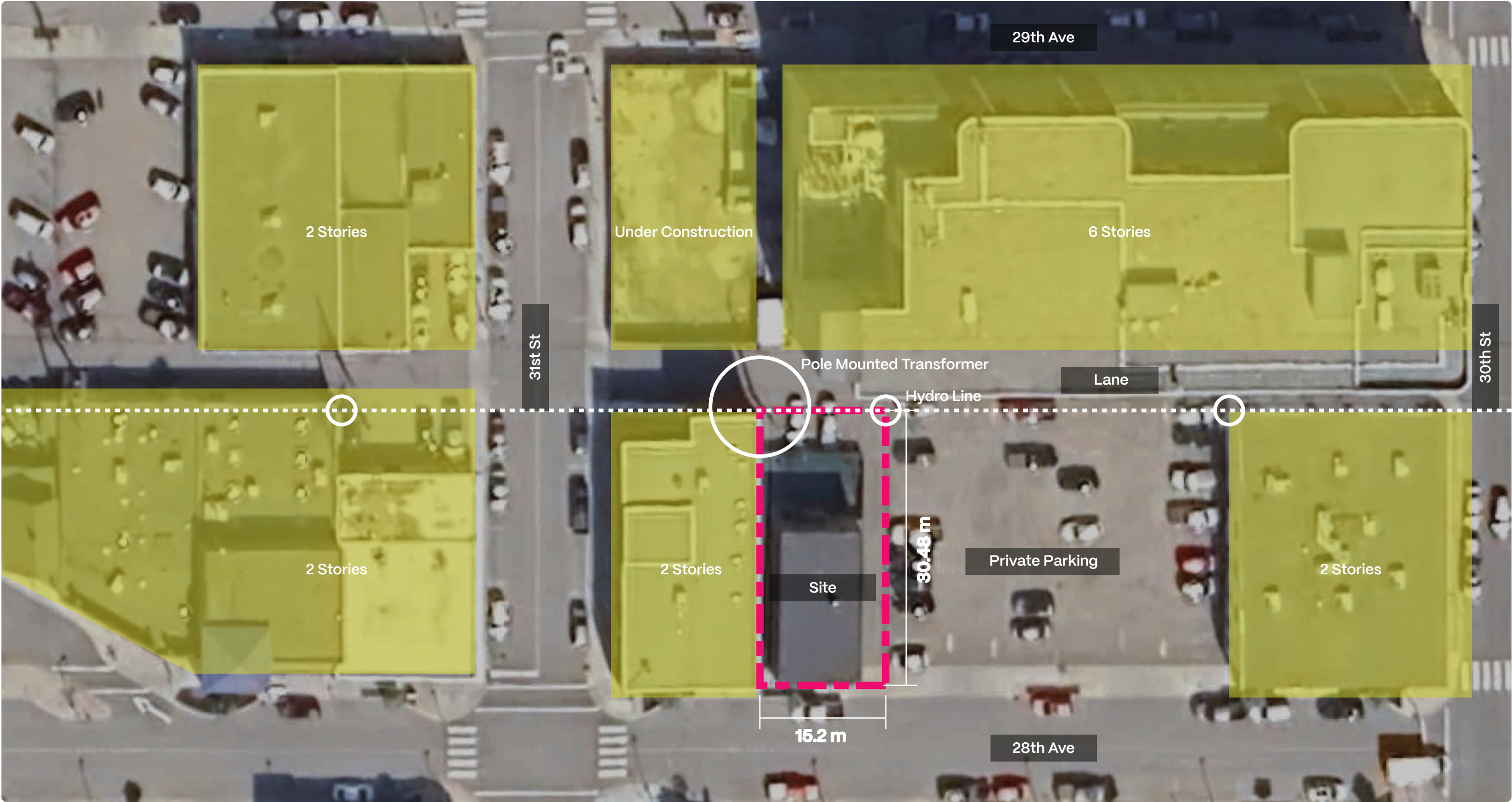


Figure 04 Existing Lot in Surrounding Context



Figure 05 Nearby 6 Storey Building

Existing Site Plan



CMHA Background and Project Goals



The Canadian Mental Health Association (Vernon & District Branch) is a non-profit, voluntary association that exists to promote Mental Wellness in the community of Vernon, and surrounding areas in the North Okanagan. They are part of a provincial and national organization who believe in enabling individuals, groups, and communities to increase control over and to enhance their mental health.

1.0 Organization Goals

- 1.1 Provide affordable rental housing for people in need
- 1.2 Ensure non-stigmatized, welcoming homes
- 1.2 Deliver smart, durable architecture that is low maintenance

2.0 Project Goals

- 2.1 Enhance the neighbourhood
- 2.2 Create discrete and dignified social housing
- 2.3 Set tenants up for long-term success

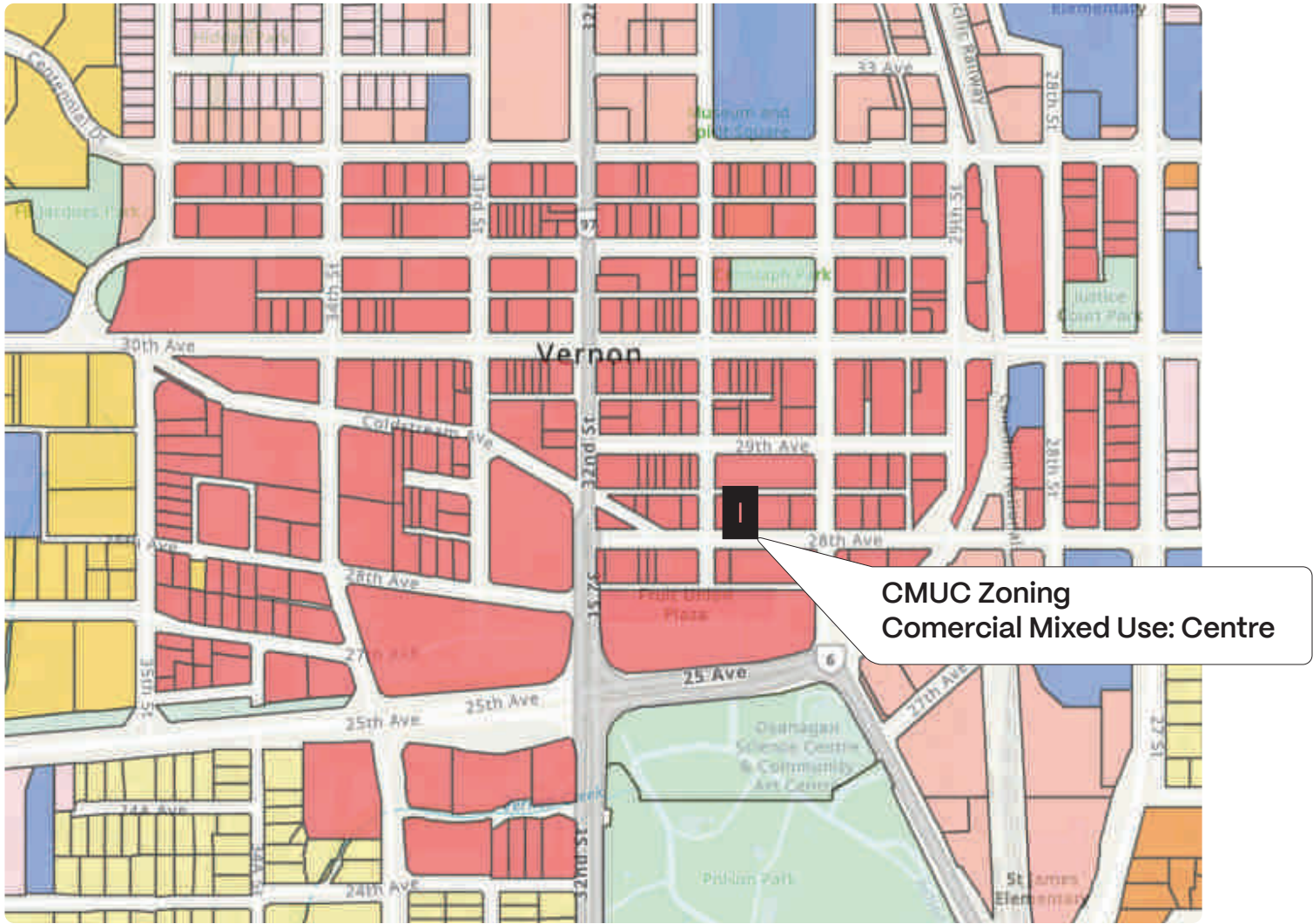
3.0 Project Parameters

- 3.1 Provide a variety of amenity spaces to support mental health
- 3.2 Include 30 new apartments, including family units
- 3.3 Locate accessible units at grade

4.0 Design Aspirations

- 4.1 Provide ample natural light, and opportunities to connect with nature
- 4.2 Create a safe, warm space to wait for pick-ups
- 4.3 Ensure equal access for a range of mobility and sensory challenges

Zoning Analysis + Variances



Zoning Map – City of Vernon

Bylaw 6000 Variance Requests

1. Street Setback (11.3 CMU)

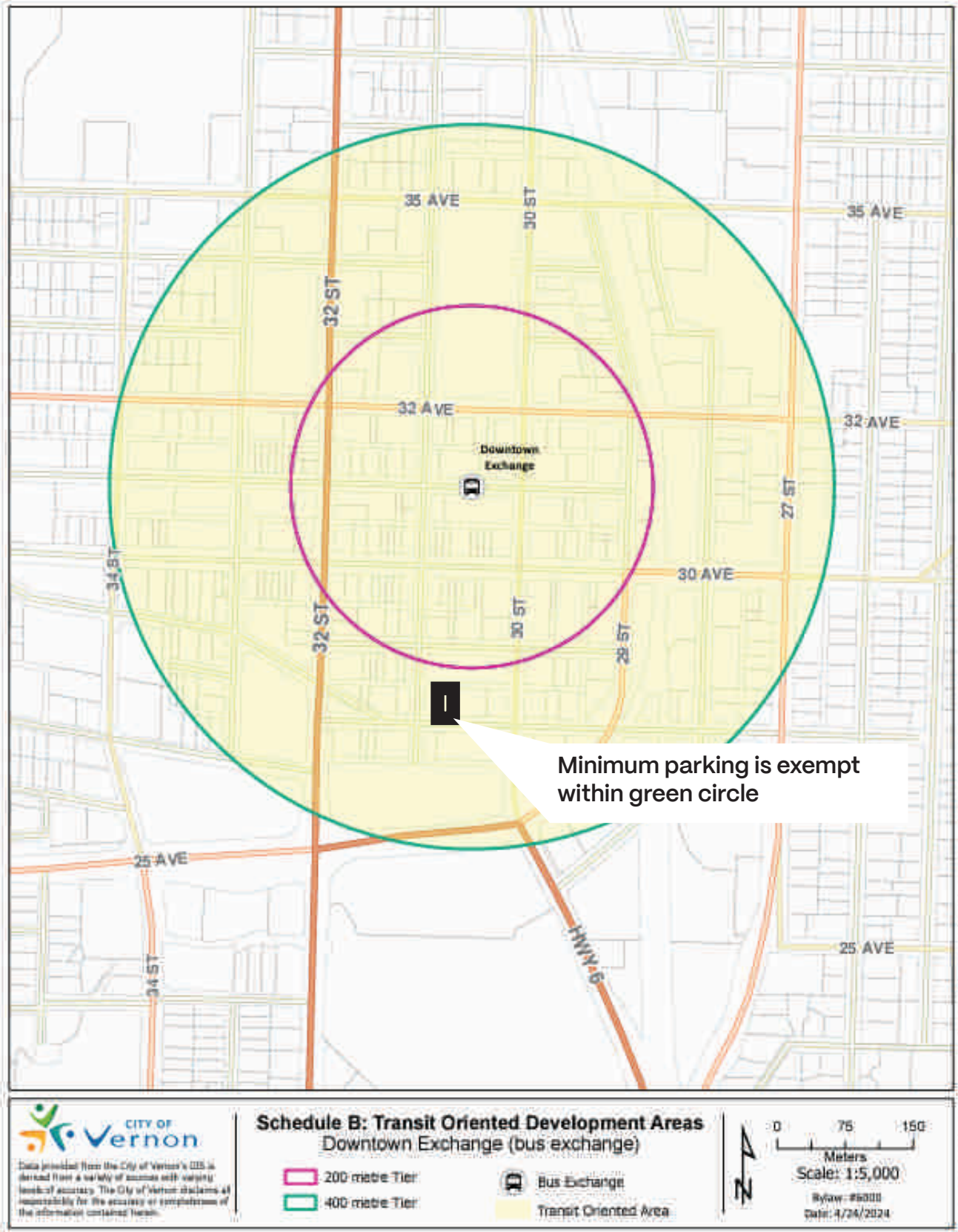
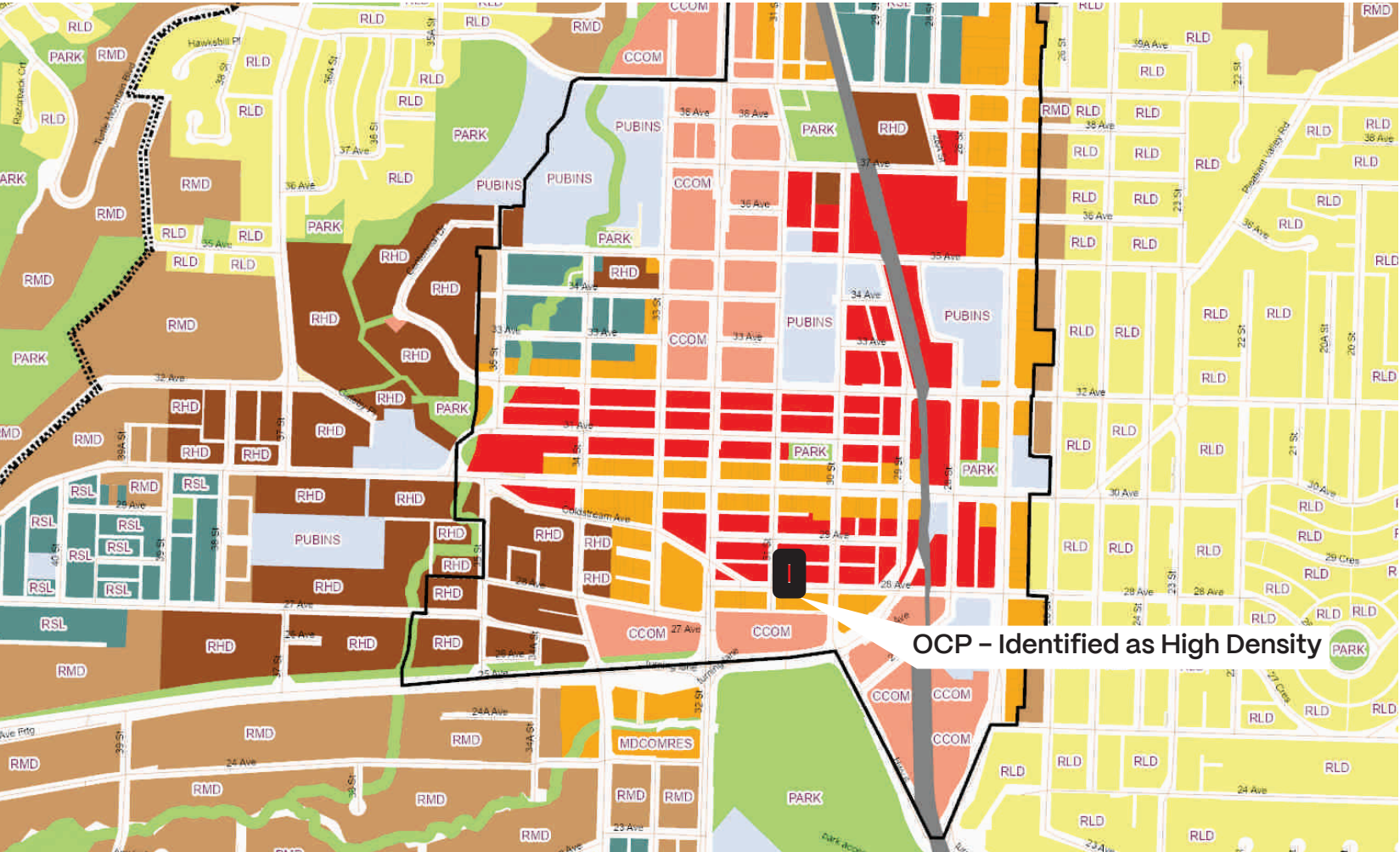
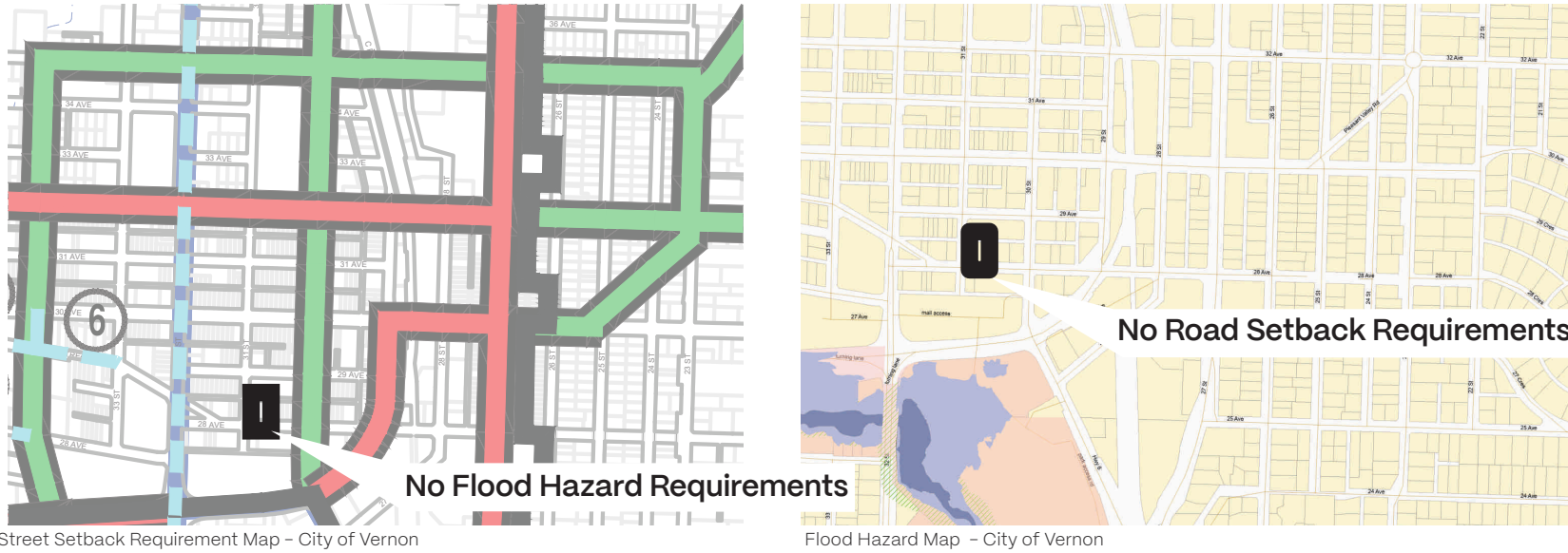
The required building setback along 28th Avenue of 1.0 meters is provided at Level 1, at grade. The project is requesting a variance at Level 2 through 6, reducing the setback width to 0.2 meters. Given the very constrained site, that includes party wall conditions along both sides, this reduced setback allows more liveable residential units for tenants.

2. Accessible Parking and Pick-up Drop-off Stall (7:1 Parking)

The required accessible parking and pick-up / drop-off stalls are proposed to be located on 28th Avenue, directly in front of the building. This location will better suit residents and visitors with mobility challenges, as it will provide easy, safe access to the elevator and building office. It also provides visual connection to the community amenity space inside, which is designed as a comfortable, protected waiting area for residents getting picked up.

	Requirement	Provided	Compliance Method	City Feedback
Bylaw 6000				
11.3 CMU - Commercial Mixed Use: Centre				
Use - Multi Unit Housing	Allowed	Yes	Compliant	
Ground Floor Commercial or Community Services	Required	Yes	Compliant - Office (Commerical) and Amenity (Community)	
Density	Max 5.0 FAR	4.6	Compliant	
Min Lot Area	2025m2	464m2	Compliant	Subdivision Only
Min Lot Width	20m	15.2m	Compliant	Subdivision Only
Max Building Frontage	100m	15.2m	Compliant	
Setback - Street	1.0m	0.2m at L2 - L6	Variance Required	Supported
Setback - Lane	1.5m	1.5m+	Compliant	
Height	60m (16 Storeys)	20m (6 Storeys)	Compliant	
Common Amenity Area	Min. 5m2 per dwelling	172 m2 1850 ft2	Compliant	
7.1 Vehicle Parking, Loading, and Bike Parking				
Vehicle Parking	0 (within TOD area)	0	Compliant	
Loading	1	1 (Off site on Lane)	Compliant	
Accessible Parking	1	0 (Off site on Street)	Variance Required	Supported
Pick Up/Drop Off Parking	1	0 (Off site on Street)	Variance Required	Supported
Bike Parking - Long Term	30 (1.0 per dwelling)	30	Compliant	
Regular	14 (Remaining)			
Inclusive	16 (Min 50%)			
Bike Parking - Short Term	8 (0.25 per dwelling)	8	Compliant	
Bike wash and Repair	2 (1 per 15 stalls)	1	Amendment	Supported
Access Aisle Width	1.2m	1.2m	Compliant	
Additional Road Setback Requirements				
Per Zoning Map - Sched B	None	None	Compliant	
Flood Hazard				
	Falls outside of Risk	None	Compliant	
Energy				
Step Code	2	3 (Per BC Housing Min)	Compliant	

Supplemental Bylaw Maps



Design Rationale

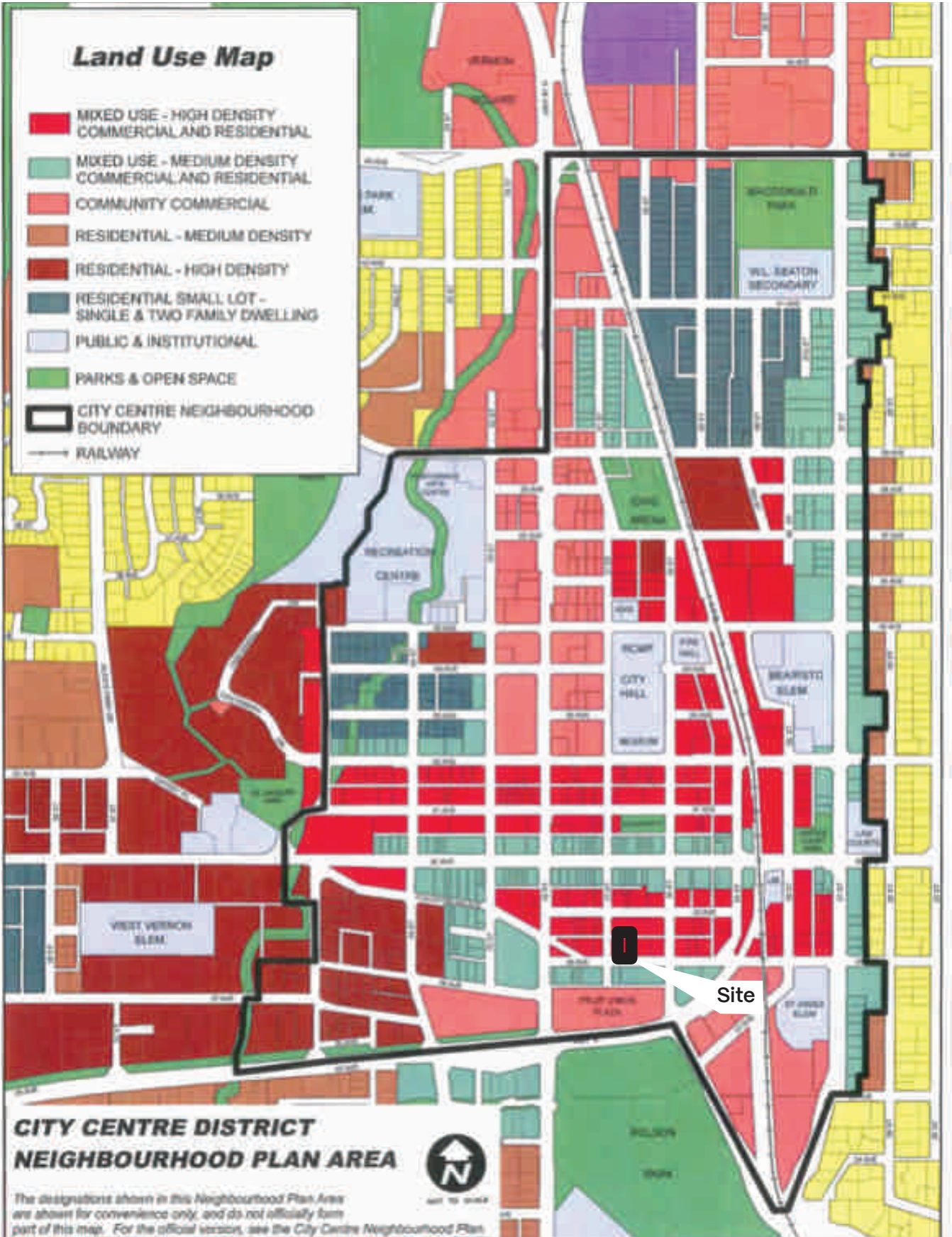
Compliance with OCP

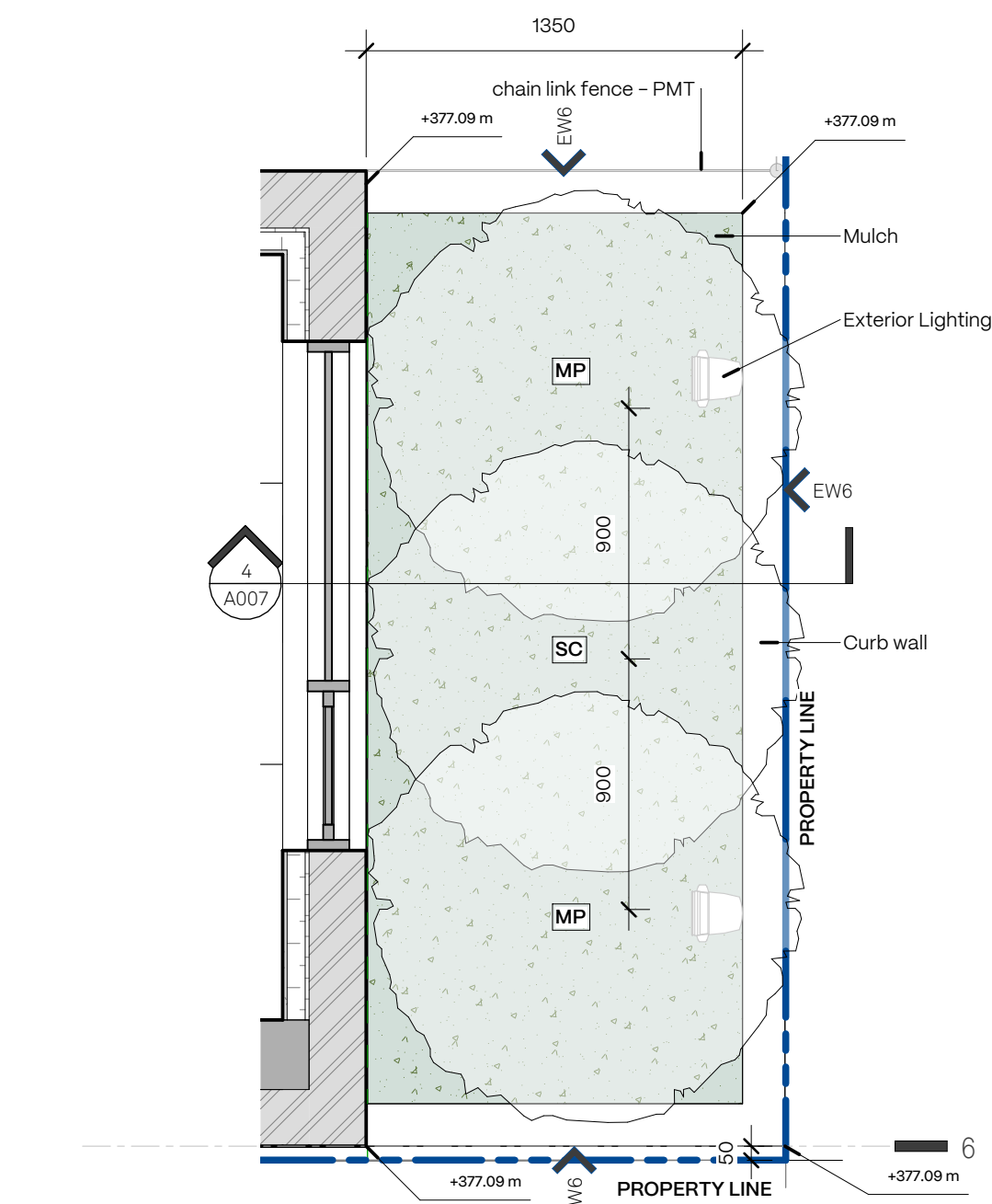
OCP Summaryr

The site falls within part 27: City Centre District in the OCP and within the City Centre Neighbourhood Plan for Vernon. With respect to this development, there are a series of points that have been considered in the design to support the OCP.

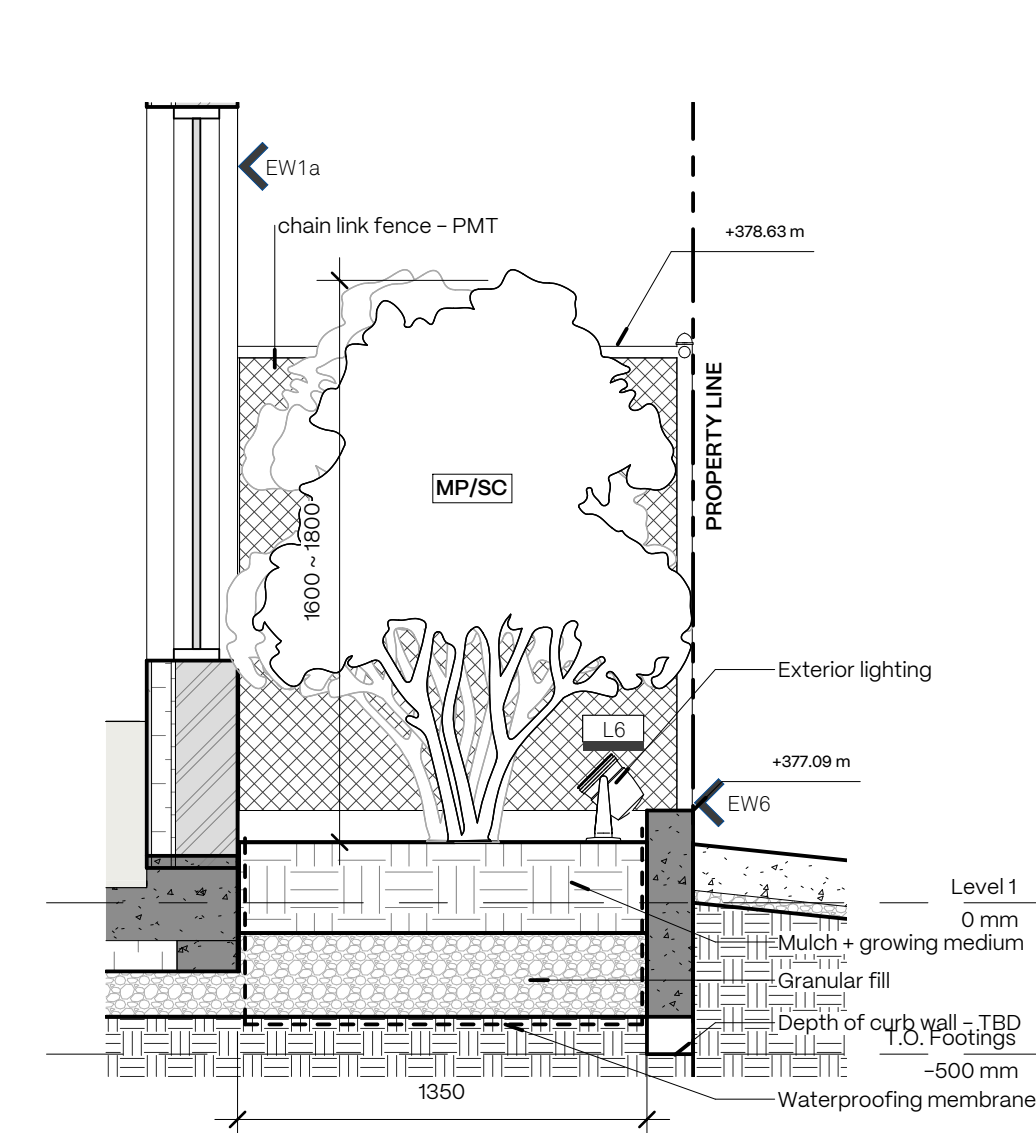
- The building entry is oriented to the street frontage and directly accessible from the sidewalk.
- The community use at grade is an amenity space for the building residents, along with an adjacent building management office. This space is provided with commercial-type extensive windows to fit in with the commercial feel of the downtown area, and to help enliven and activate the streetscape.
- The proposal has incorporated Crime Prevention Through Environmental Design (CPTED) principles into site design, including eliminating any dark and hidden nooks around the building, particularly along the lane.
- Buildings in the City Centre are encouraged to provide rooftop garden space, and this project has included garden space and a communal dining area on the 2nd and 5th floor rooftop.
- The building facade uses architectural solutions to create a varied and articulated building facade. The window placement and groupings has been carefully considered to accentuate the building entrance and ground level streetscape. The material palette is textured shingles to reference the residential use inside, and also to break down the larger massing elements. Surface relief is provided through varied massing along 28th Ave, and along the laneway, with projections and relief elements to avoid a monolithic form.
- The main entrance is emphasized with a generous canopy, extensive glazing, and a small garden area.
- To encourage continuity in the streetscape and to ensure horizontal breaks in the facade, the building has been designed to highlight the building's base, through the use of a dark colour band, and unique fenestration.
- Building materials have been chosen for their durability as well as their functional and aesthetic quality. The cement shingles are durable, while also being warm and inviting. The materials is familiar and subtle, and is therefore compatible with adjacent buildings, and in particular the large complex across the lane. The party wall conditions will have murals painted on them. Discussions are ongoing as to the exact nature and extent of the artwork.
- Residential uses at street level have been minimized, and complement the street with a landscaped garden space to enhance privacy. The residential front door is in the interior of the building – ensuring an additional level of privacy and security for residents of the two ground floor units.
- The use of colour is subtle and is used to distinguish both the primary massing elements, and the building entrance. Murals will be designed in consultation with City Planning.

Overall, the development responds architecturally to its historical downtown surroundings and promotes a pleasant pedestrian experience at grade.

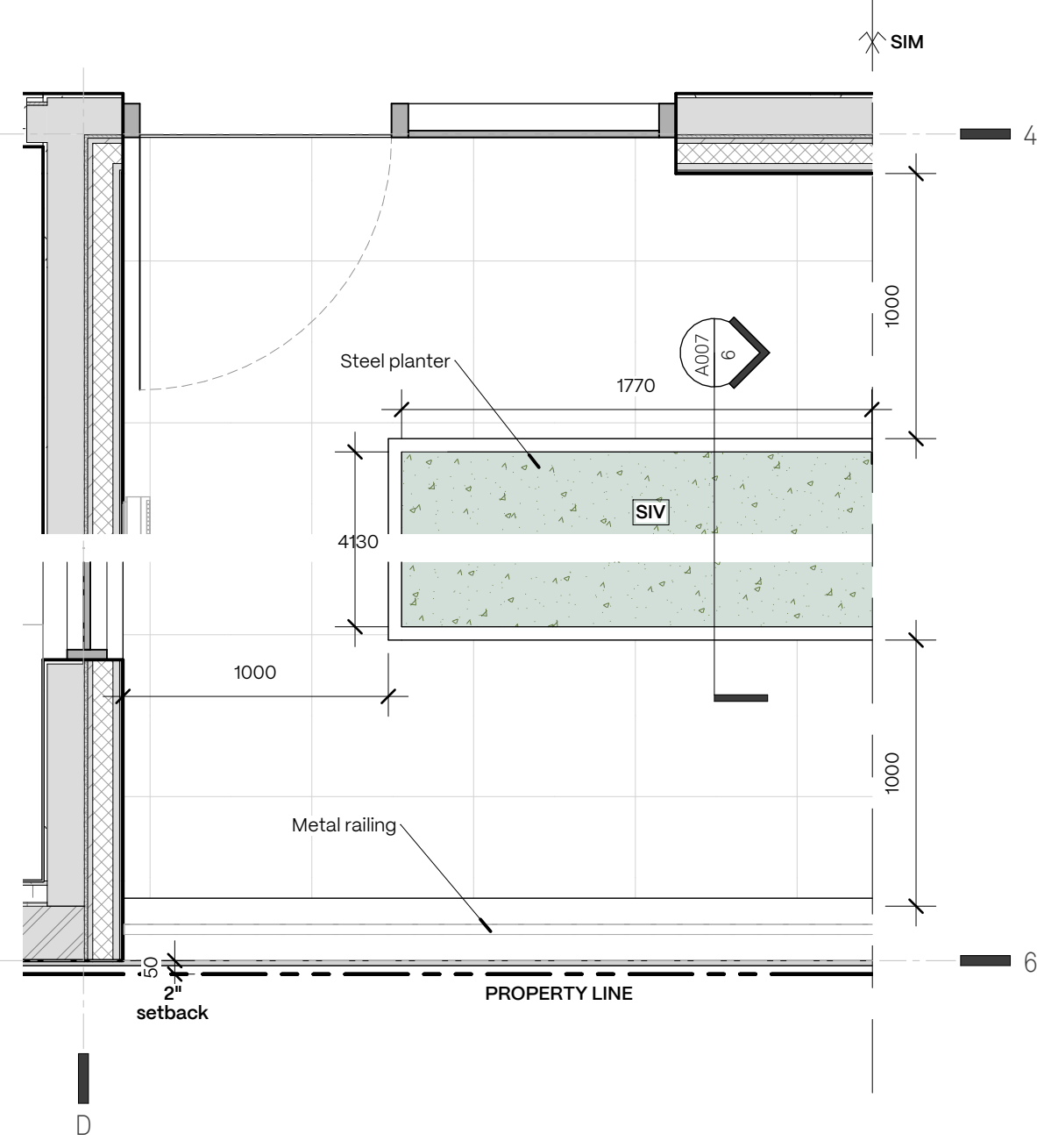




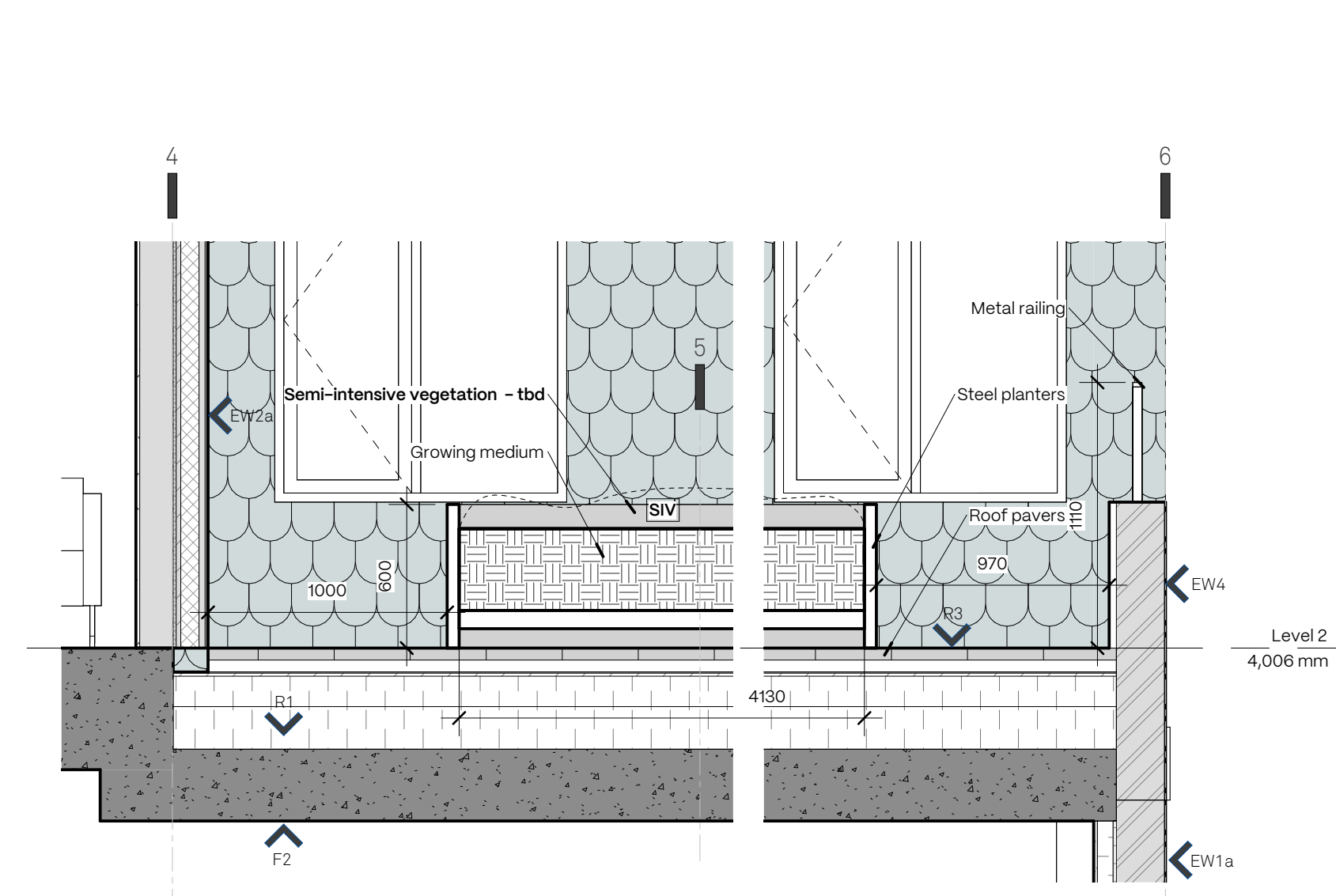
3 Planter Laneway Plan
A007 1:25



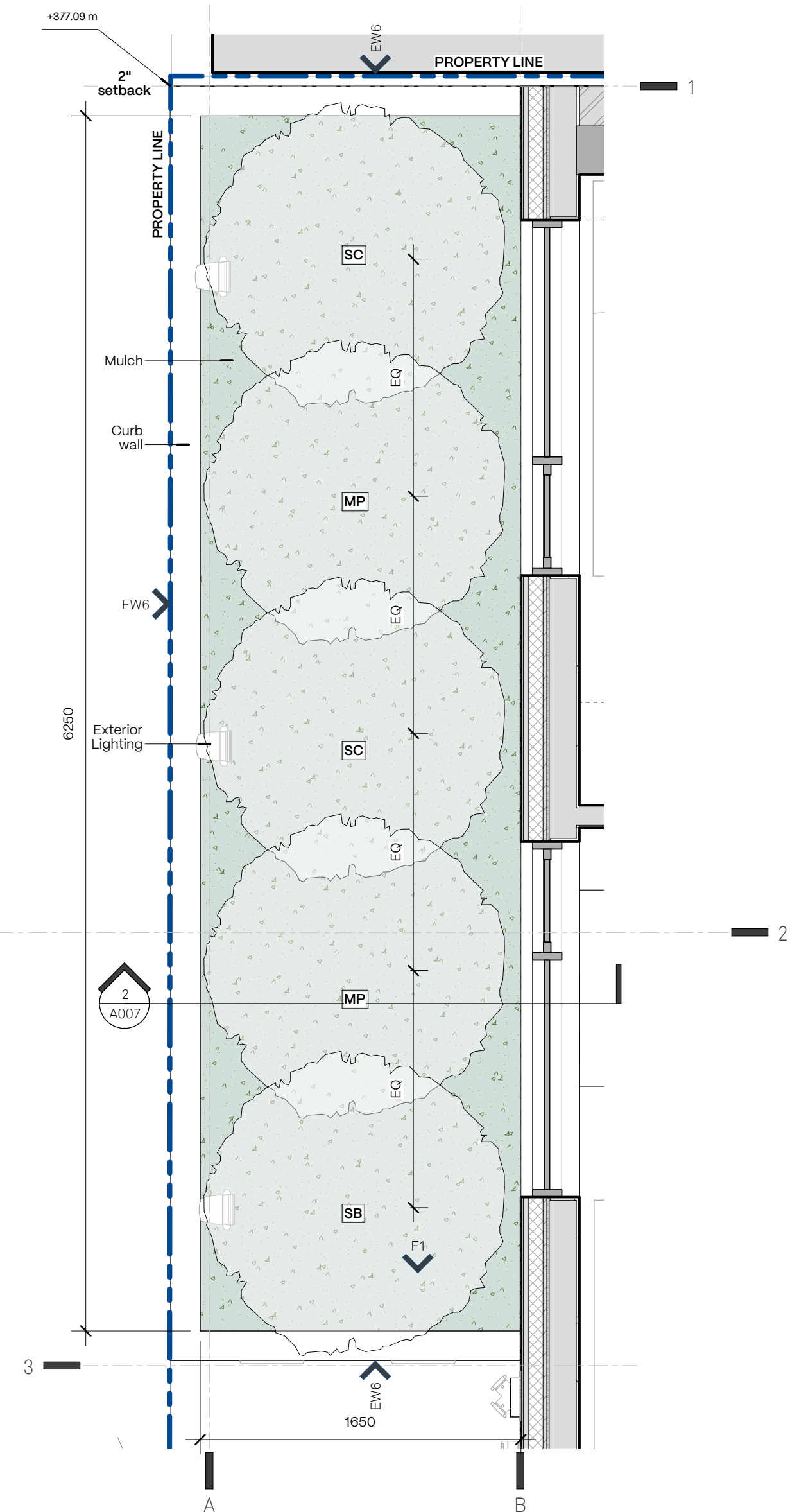
4 Laneway Planter - Section
A007 1:25



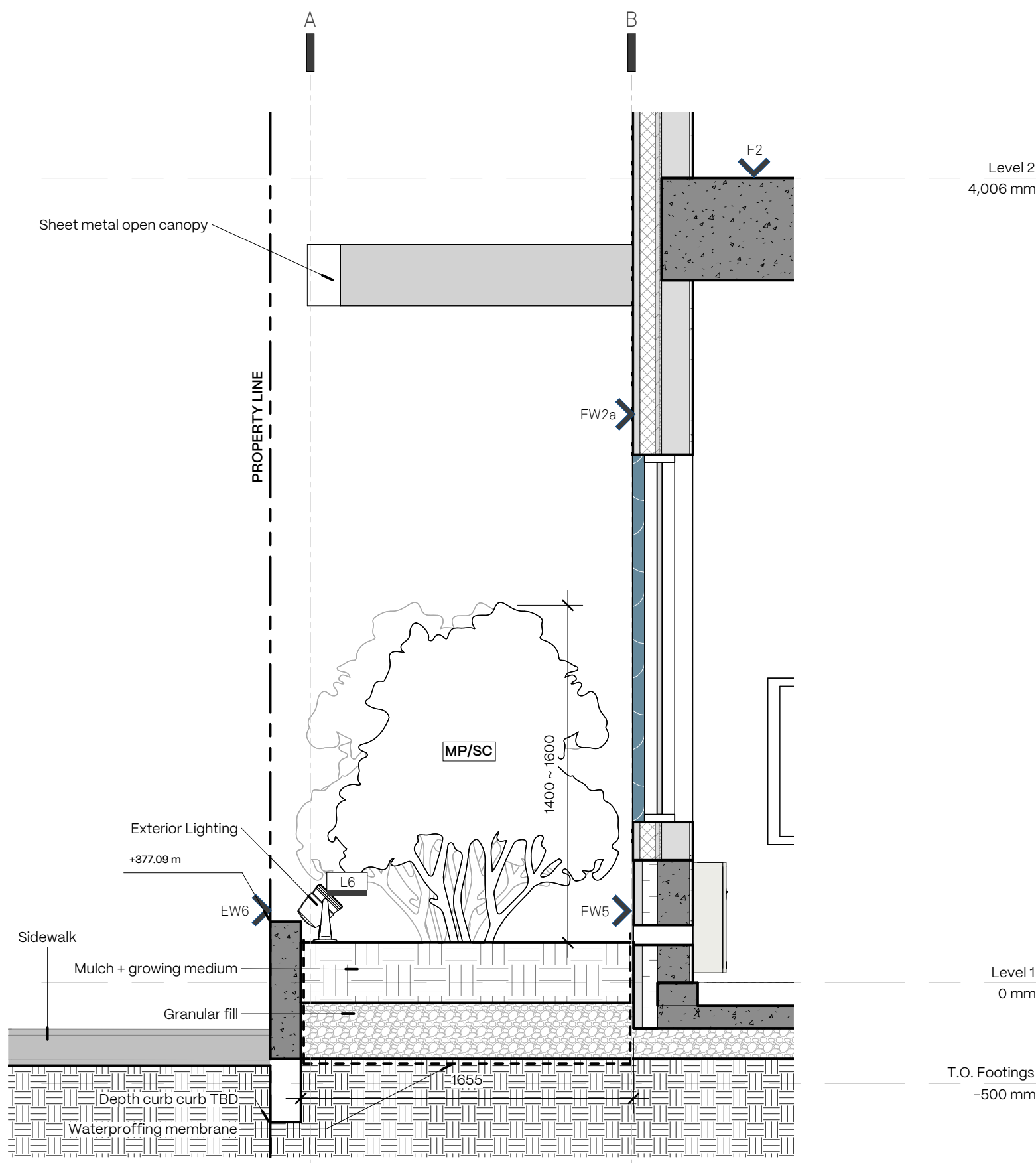
5 Level 2 Lightwell Planter - Plan
A007 1:25



6 Level 2 Lightwell Planter - Section
A007 1:25



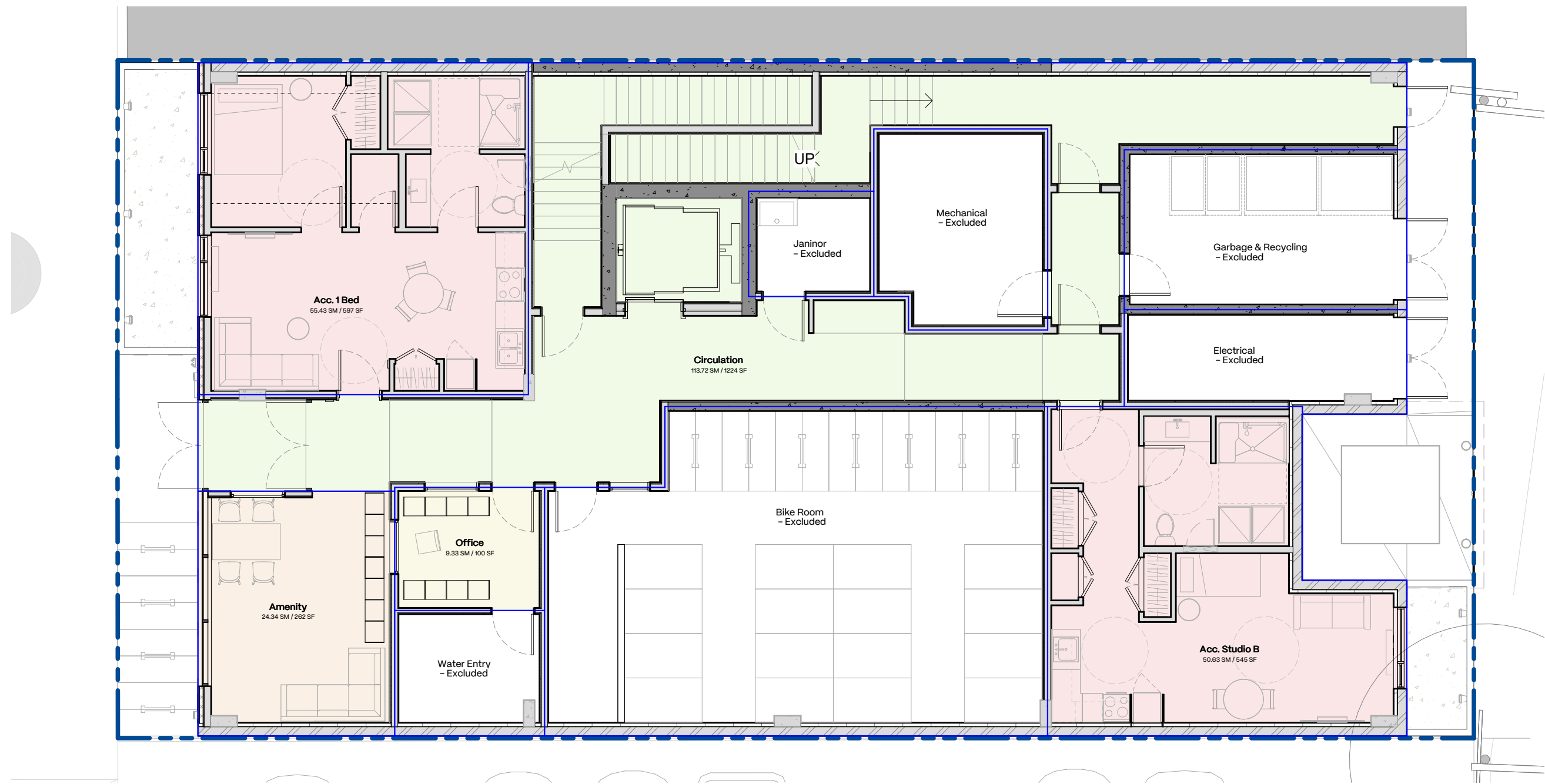
1 28t Ave planter - Plan
A007 1:25



2 28th Ave planter - Section
A007 1:25

Plants Schedule

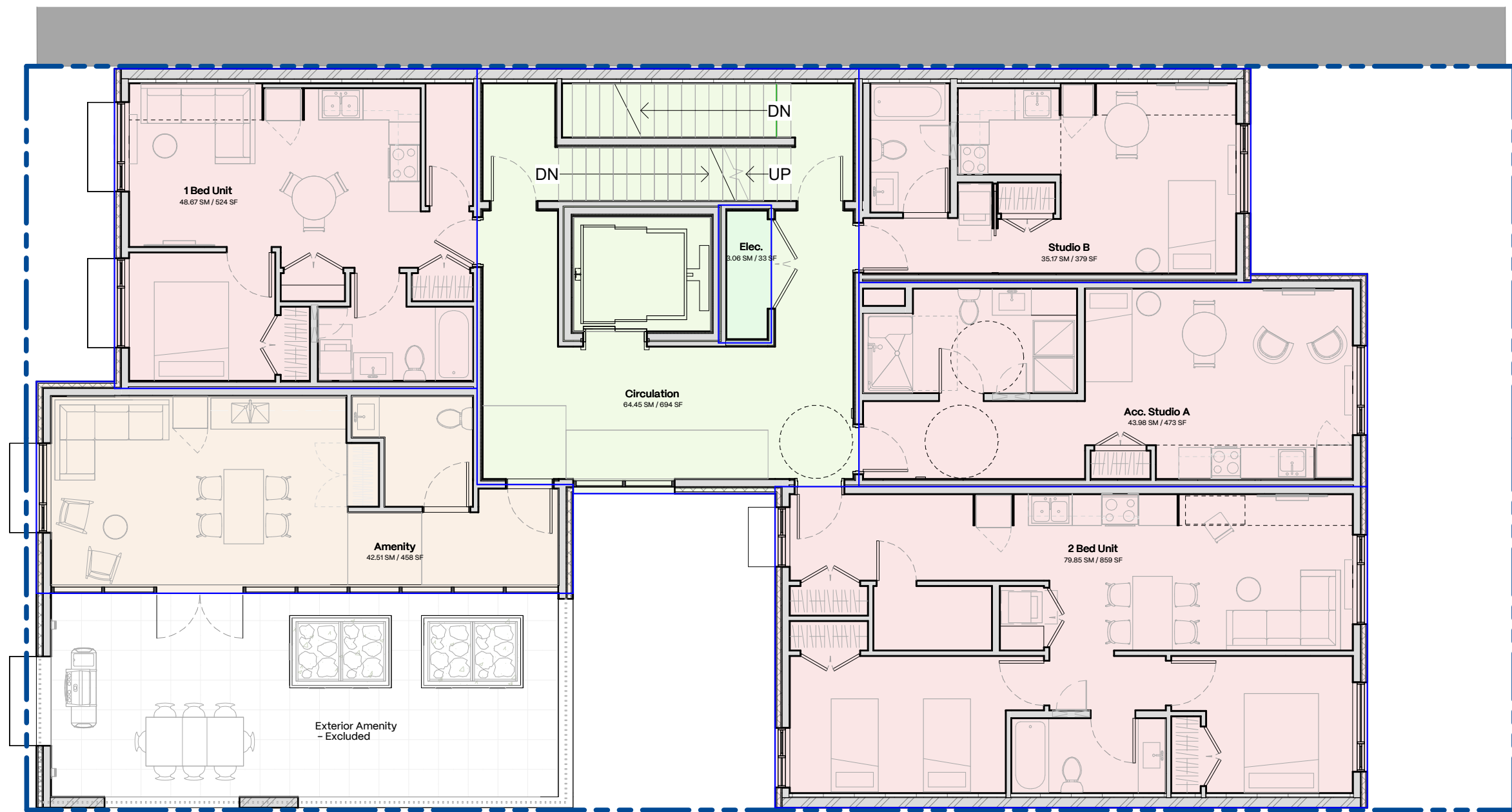
Ref.	QTY.	Botanical Name	Common Name	Size	Spacing
MP	4	Pinus mugo	Mugo Pine	1400-1800 HT.	900 - 1200 oc (see plans)
SB	1	Halmodendron halodendron	Salt Bush	1000-1400 HT.	N/A
SC	3	Chamaecyparis pisifera filifera 'Sungold'	Sungold Threadleaf Cypress	1400-1800 HT.	900 - 1200 oc (see plans)
SIV	tbd	tbd	tbd	14.6 m²	N/A



1 Level 1

A008 1:100

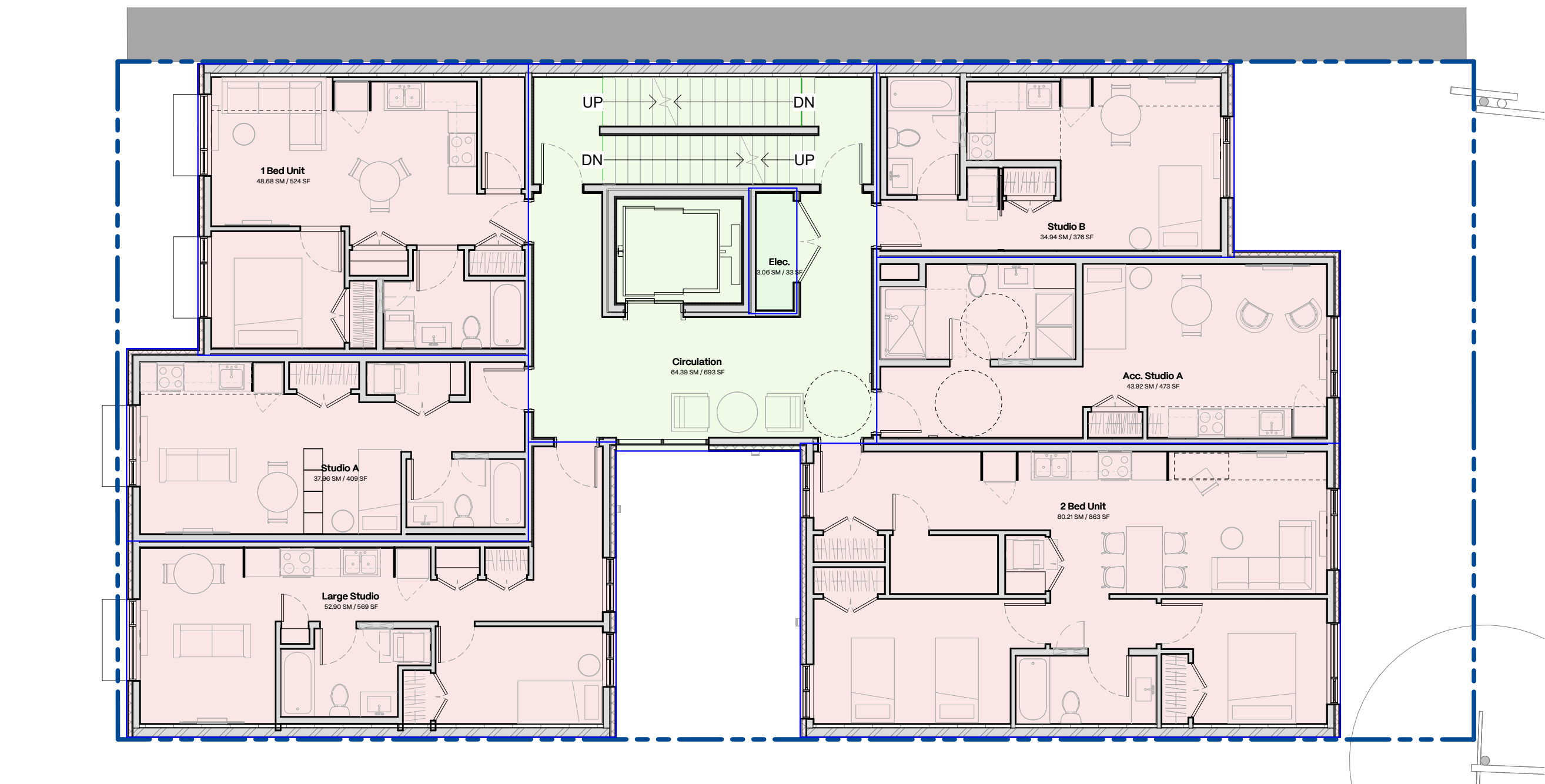
BC Housing Functional Program	
a	Residential Units
b	Resident's Amenity
c	Administration / Program Support
d	Circulation



3 Level 6

A008 1:100

BC Housing Functional Program	
a	Residential Units
b	Resident's Amenity
d	Circulation
e	Service Rooms



2 Level 2-5 Typ.

A008 1:100

BC Housing Functional Program	
a	Residential Units
d	Circulation
e	Service Rooms

BCH Functional Program - Typ. floor			
GFA Classification	Area	Area (metric)	Efficiency
a - Residential Units	3,214 SF	298.6 m ²	82%
d - Circulation	693 SF	64.4 m ²	19%
e - Service Rooms	33 SF	3.1 m ²	1%
Gross Livable Area (GLA)	3,940 SF	366.0 m ²	

Floor Efficiency = a / GLA

82%

BCH Functional Program - Summary			
GFA Classification	Area	Area (metric)	Efficiency
a - Residential Units	16,232 SF	1,508.0 m ²	74%
b - Resident's Amenity	750 SF	69.3 m ²	3%
c - Administration / Program Support	160 SF	14.9 m ²	0%
d - Circulation	4,880 SF	453.7 m ²	23%
e - Service Rooms	164 SF	15.3 m ²	1%
Gross Livable Area (GLA)	21,907 SF	2,036.2 m ²	

Building Efficiency = a / GLA

74%

BCH Functional Program			
Level	GFA Classification	Area	Area (metric)
Level 1	a - Residential Units	1,142 SF	106.1 m ²
Level 1	b - Resident's Amenity	262 SF	24.3 m ²
Level 1	c - Administration / Program Support	100 SF	9.3 m ²
Level 1	d - Circulation	1,224 SF	113.7 m ²
Level 1		2,728 SF	253.5 m ²
Level 2	a - Residential Units	3,214 SF	298.6 m ²
Level 2	d - Circulation	693 SF	64.4 m ²
Level 2	e - Service Rooms	33 SF	3.1 m ²
Level 2		3,940 SF	366.1 m ²
Level 3	a - Residential Units	3,214 SF	298.6 m ²
Level 3	d - Circulation	693 SF	64.4 m ²
Level 3	e - Service Rooms	33 SF	3.1 m ²
Level 3		3,940 SF	366.0 m ²
Level 4	a - Residential Units	3,214 SF	298.6 m ²
Level 4	d - Circulation	693 SF	64.4 m ²
Level 4	e - Service Rooms	33 SF	3.1 m ²
Level 4		3,940 SF	366.0 m ²
Level 5	a - Residential Units	3,213 SF	298.5 m ²
Level 5	d - Circulation	693 SF	64.4 m ²
Level 5	e - Service Rooms	33 SF	3.1 m ²
Level 5		3,939 SF	366.0 m ²
Level 6	a - Residential Units	2,235 SF	207.7 m ²
Level 6	b - Resident's Amenity	458 SF	42.3 m ²
Level 6	d - Circulation	684 SF	64.4 m ²
Level 6	e - Service Rooms	33 SF	3.1 m ²
Level 6		3,410 SF	317.7 m ²
Level 6	Gross Livable Area (GLA)	21,907 SF	2,036.2 m ²

2024-12-20

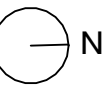
1

Development Permit

DATE

REV

DESCRIPTION

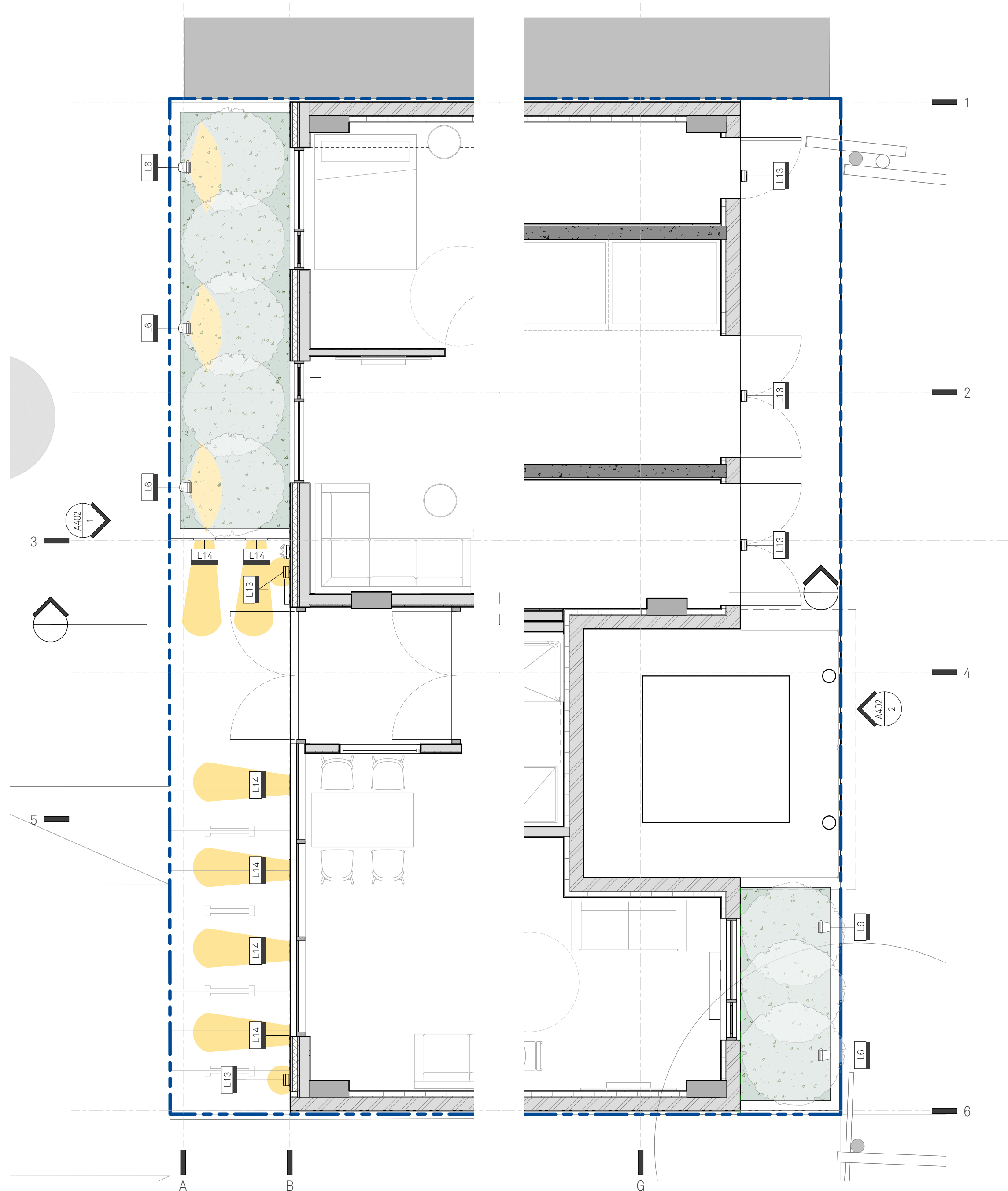


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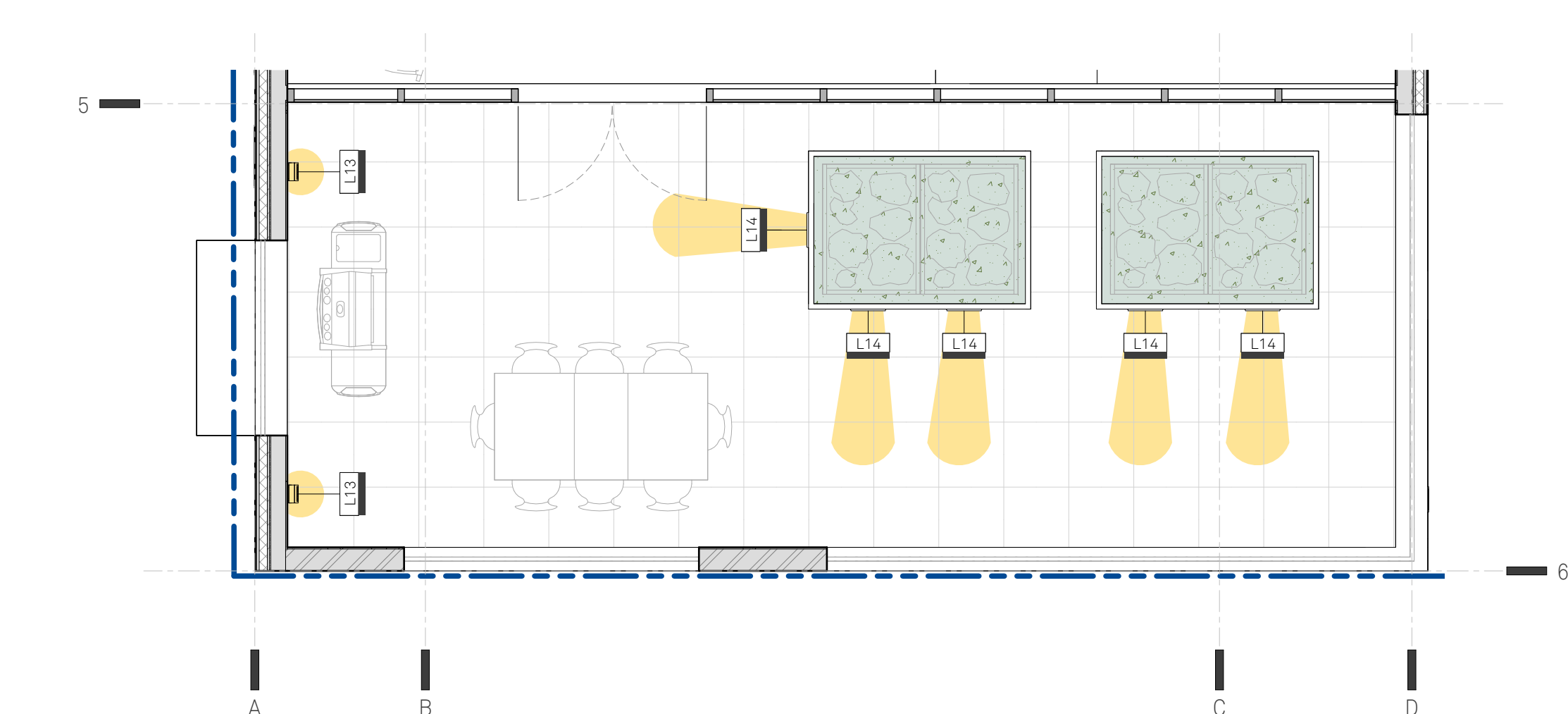
CMHA - Vernon
0111

BC Housing Functional
Program

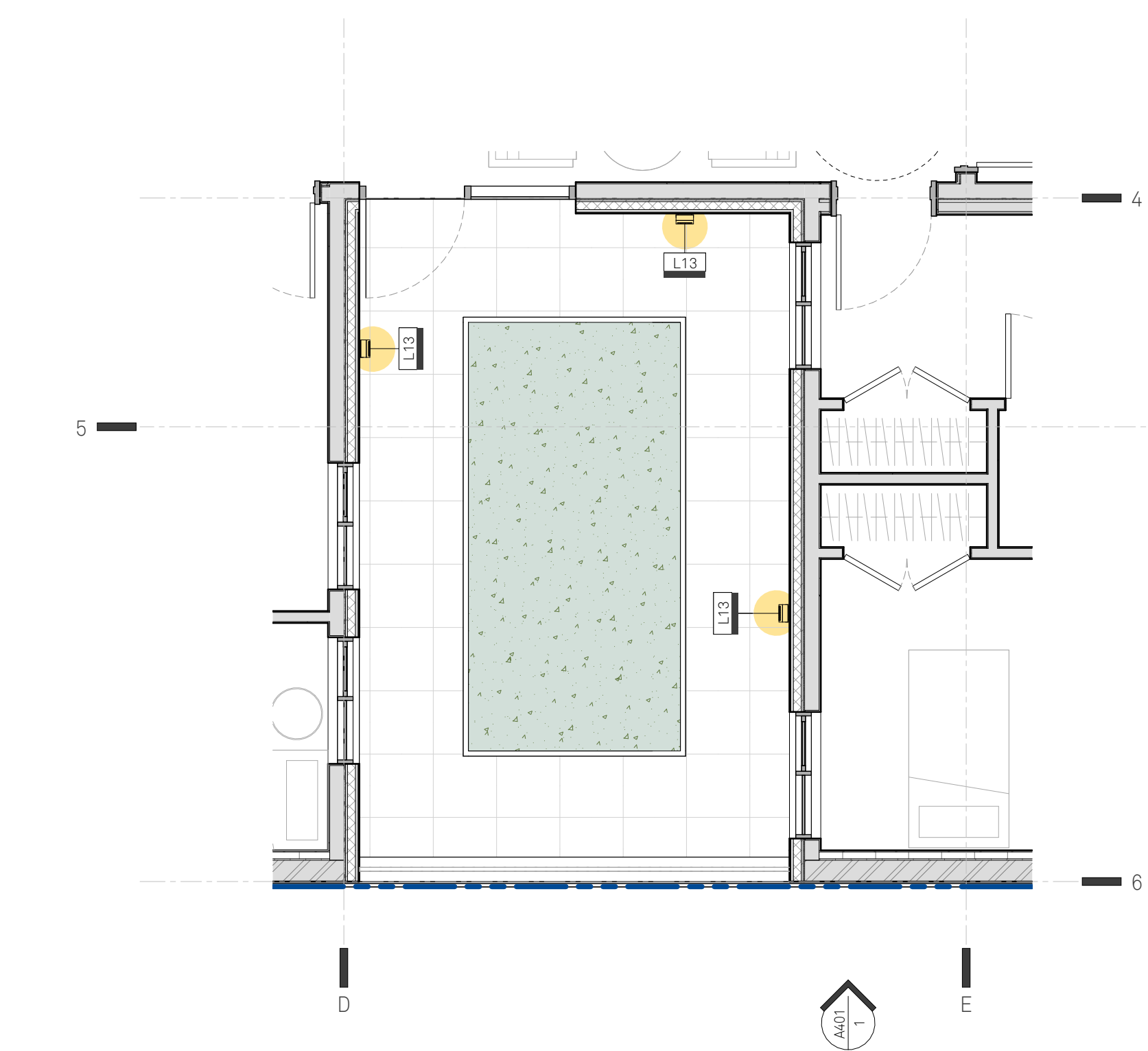
A008



1 Level 1 - Lighting Plan
A009 1:50



2 Level 2 - Lighting Plan
A009 1:50



3 Level 3 - Lighting Plan
A009 1:50



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Lighting Legend

TYPE	SYMBOL	DESCRIPTION
L1	○	- WALL MOUNTED
L2	⊗	- CORRIDOR, LOBBY, SUITE, WASHROOM, RECEPTION, ENTRANCE
L3	⊗	- EXTERIOR OFFITS
L4	□	- SERVICE ROOMS, - SURFACE MOUNTED AND RECESSED
L5	▬	- SUITE WASHROOMS, - WALL MOUNTED
L6	⊗	- EXTERIOR OFFITS, - IN GROUND
L8	⊗	- UNDERCABINET, OPEN CABINETS, RECESSED
L9	▬	- RECESSED, ACT, TRANSILLUMINATED, - T-SLOT INTEGRATED
L10	▬	- AMBIENT, LIGHT, - RECESSED, ACT, INTEGRATED
L13	▬	- EXTERIOR, - WALL MOUNTED
L14	▬	- EXTERIOR, RECESSED

REFER TO ELEC. LUMINAIRE SCHEDULE FOR DETAILS

NOTE: JUNCTION BOXES ARE NOT CAPTURED IN DRAWINGS. CONTRACTOR TO COORDINATE LOCATION ON SITE.

Note: Half-tone items are placeholders not yet placed in the project.

2024-12-20	1	Development Permit
DATE	REV	DESCRIPTION

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0111

Exterior Lighting Plan

A009



2024-12-20

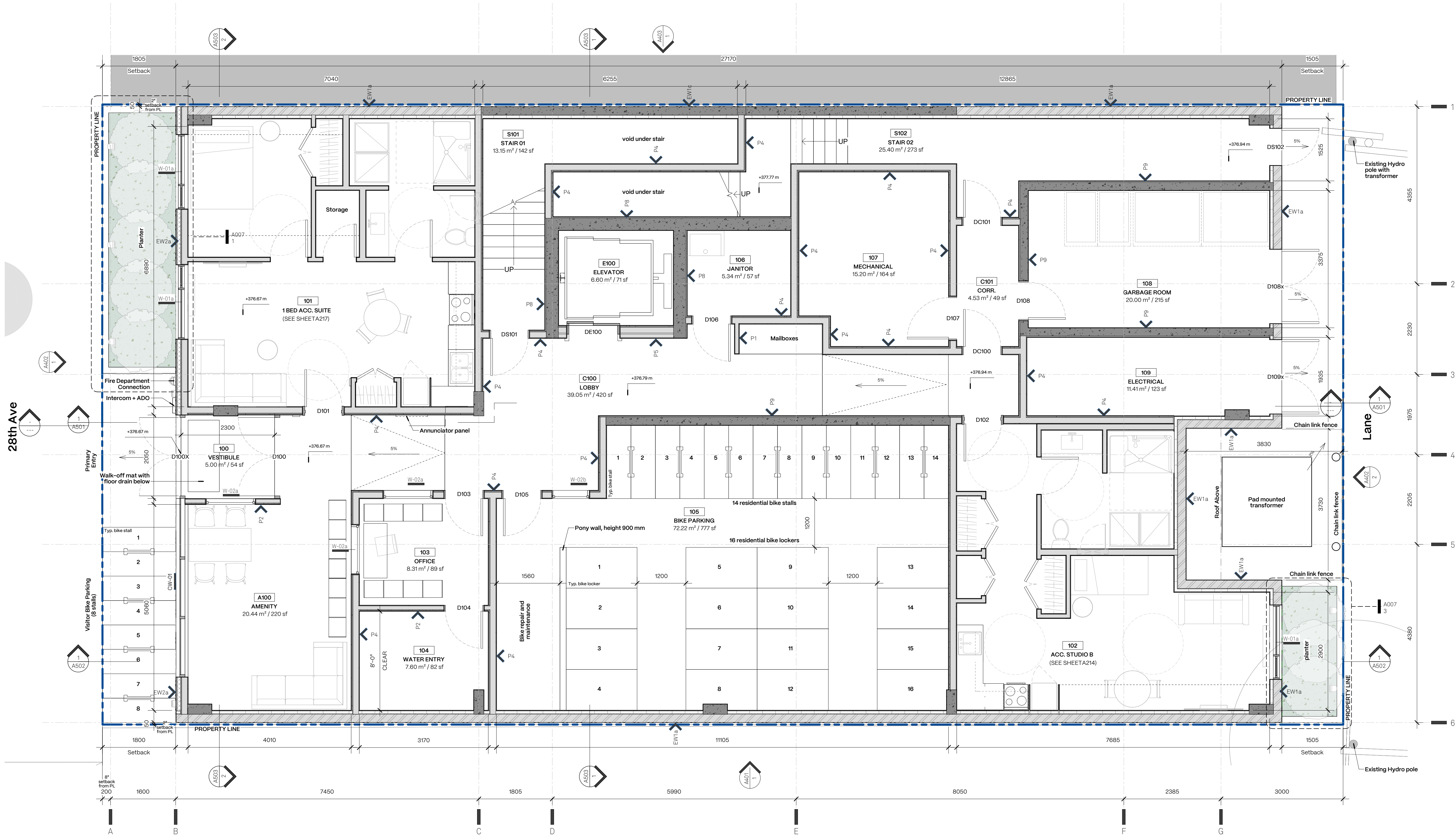
CMV Melrose

Transit Map / Site Plan

A101



A101 1:100



1 Level 1

A201 1:50

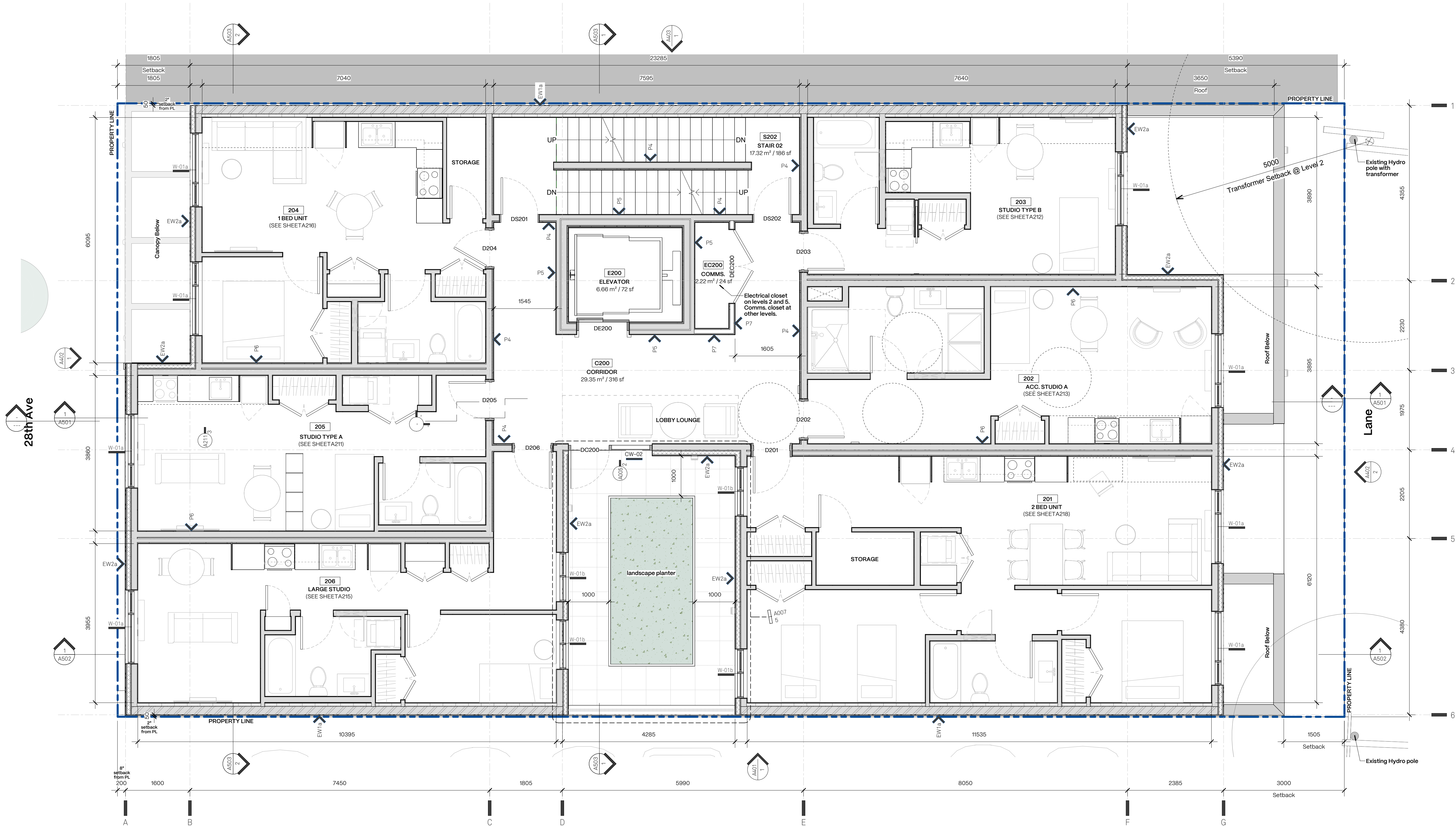
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DATE	REV	DESCRIPTION

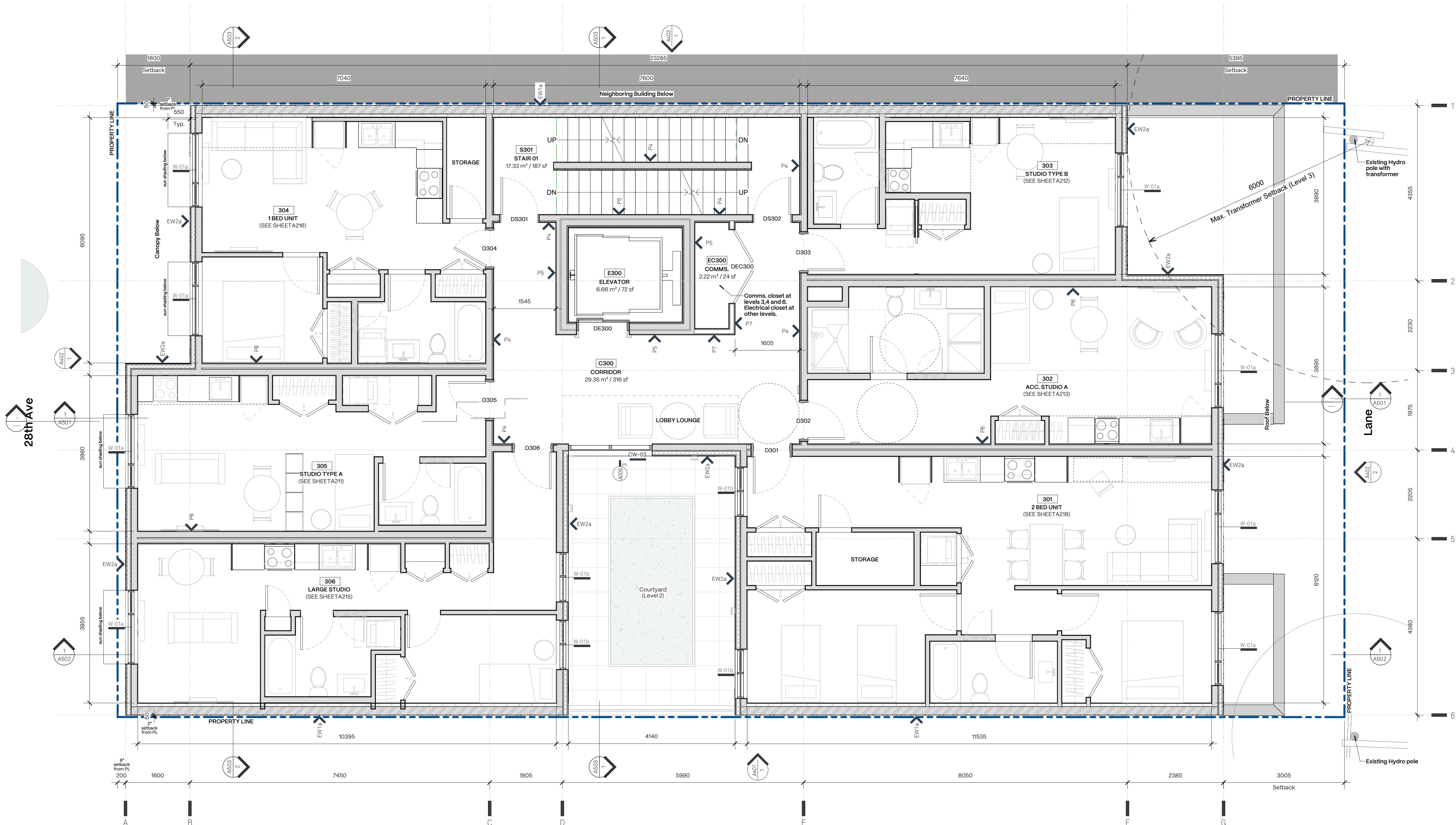
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Level 1

A201





1 Level 3-5, Typical
A203 1:50

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Level 3-5, Typ.

A203

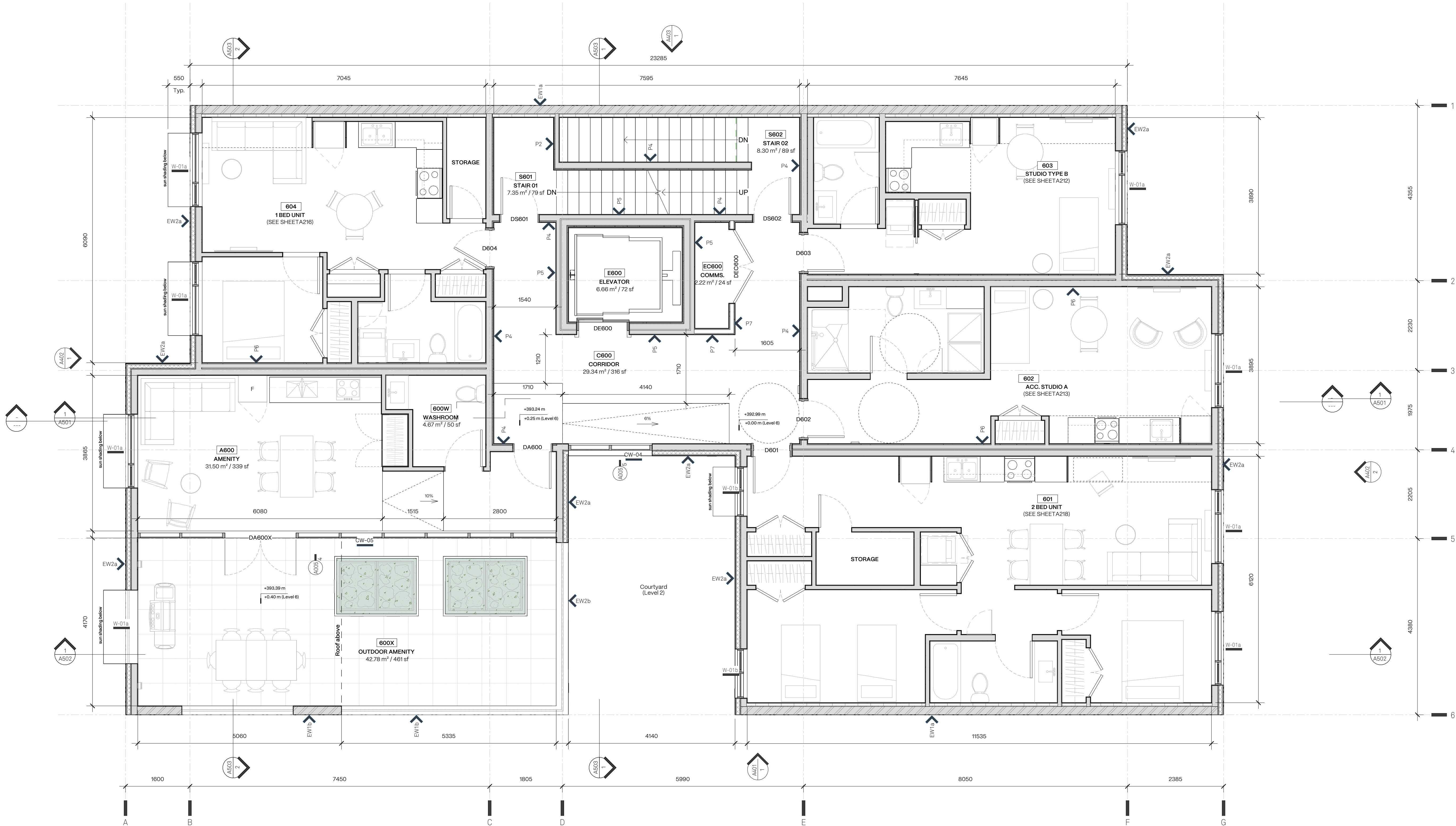


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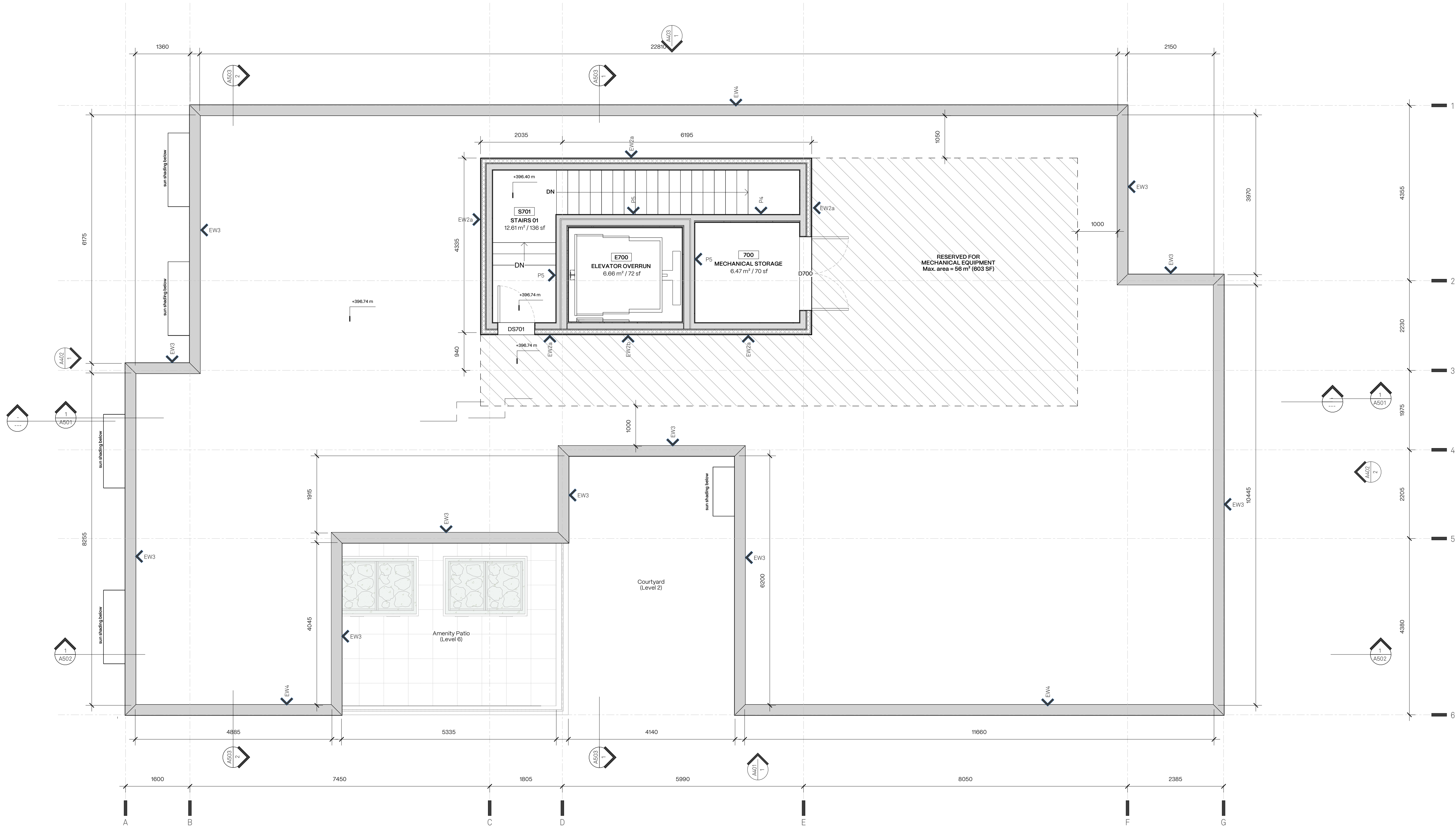
Level 6

A206



1 Level 6

A206 1:50



1 Roof

A207 1:50

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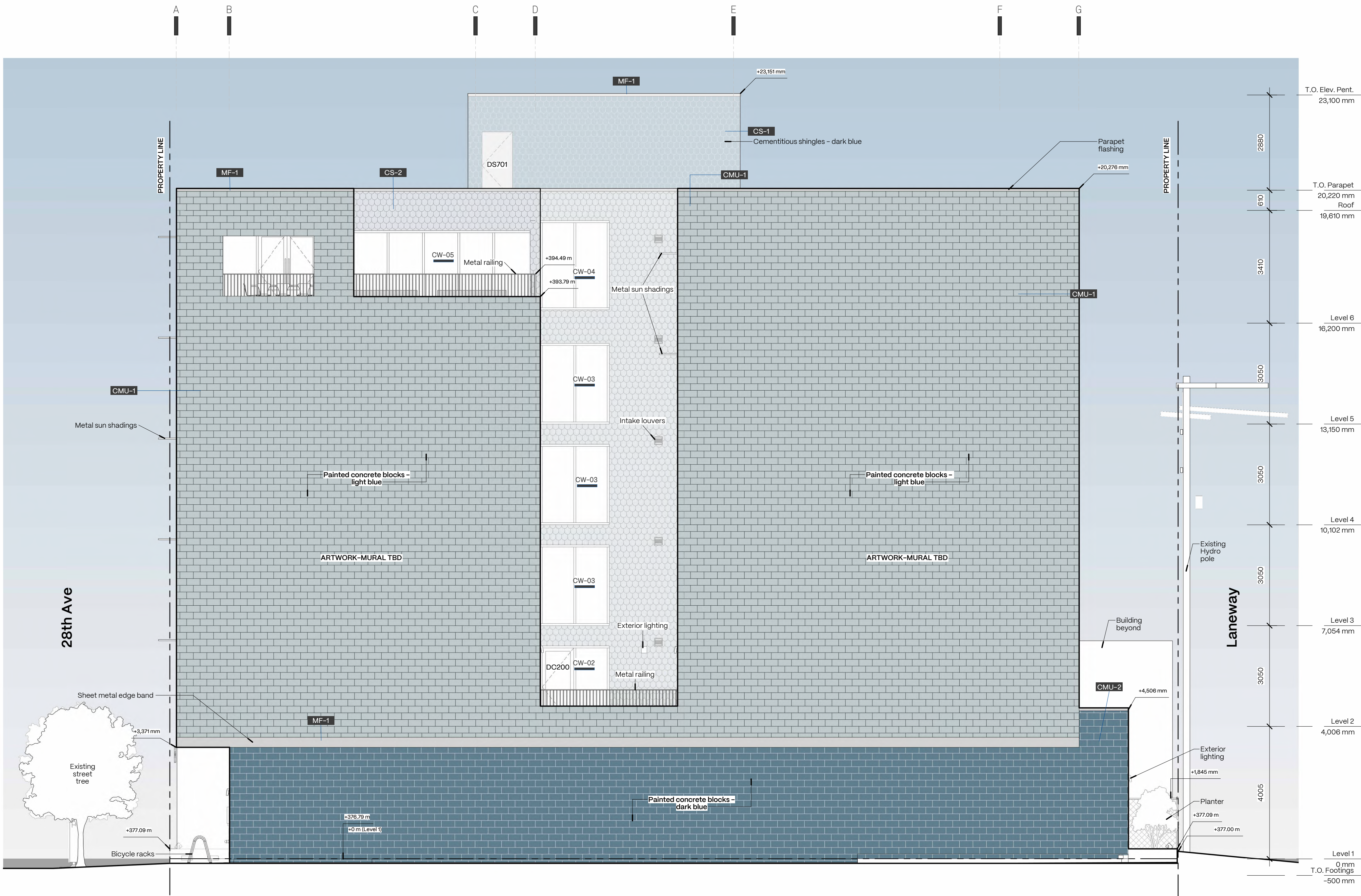
Roof

A207



Materials Legend

- | | |
|-------|------------------------------------|
| CFI | Concrete Faced Insulation |
| CMU-0 | Concrete Block - Unpainted |
| CMU-1 | Concrete Block - Dark Blue |
| CMU-2 | Concrete Block - Light Blue |
| CONC | Concrete Finish |
| CS-1 | Cementitious Shingles - Dark Blue |
| CS-2 | Cementitious Shingles - Light Blue |
| MF-1 | Metal Flashing - Light Grey |



1 East Elevation
A401 1:75

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East Elevation

A401

Facade Materials Take-Off

Half-Round Fibre Cement Shingles - Dark Blue
Shingles exposure: 7"
Thickness: 1/4"
Panel size: 16"x48"

Half-Round Fibre Cement Shingles - Light Blue
Shingles exposure: 7"
Thickness: 1/4"
Panel size: 16"x48"

8" x16" CMU Blocks - Unpainted / Light Blue / Dark Blue
205 mm (8") CMU full blocks finished with
weather and crack resistant elastomeric
paint

2'x4' Concrete Faced Insulation Panels
With tongue-and-groove edges, 3" thick
styrofoam insulation (R-15) attached with
hidden clip system.



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Materials Legend

CFI Concrete Faced Insulation
CMU-0 Concrete Block - Unpainted
CMU-1 Concrete Block - Dark Blue
CMU-2 Concrete Block - Light Blue
CONC Concrete Finish
CS-1 Cementitious Shingles - Dark Blue
CS-2 Cementitious Shingles - Light Blue
MF-1 Metal Flashing - Light Grey

2024-12-20 1 Development Permit
DATE REV DESCRIPTION

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North & South
Elevations

A402

1 North Elevation

A402 1:75

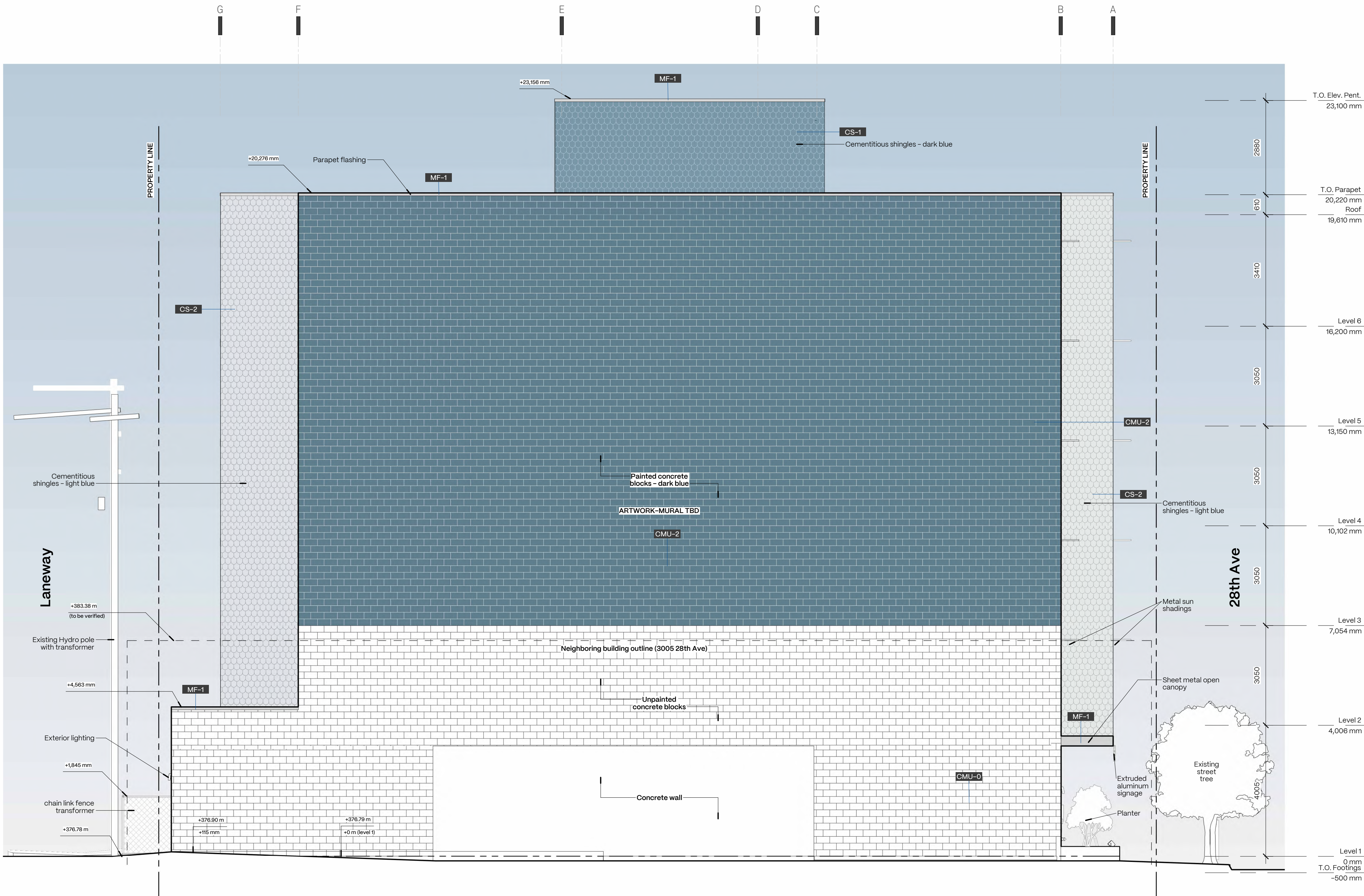
2 South Elevation

A402 1:75



Materials Legend

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- CMU-0 Concrete Block - Unpainted
- CMU-1 Concrete Block - Dark Blue
- CMU-2 Concrete Block - Light Blue
- CONC Concrete Finish
- CS-1 Cementitious Shingles - Dark Blue
- CS-2 Cementitious Shingles - Light Blue
- MF-1 Metal Flashing - Light Grey



1 West Elevation
A403 1:75

2024-12-20	1	Development Permit
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West Elevation

A403