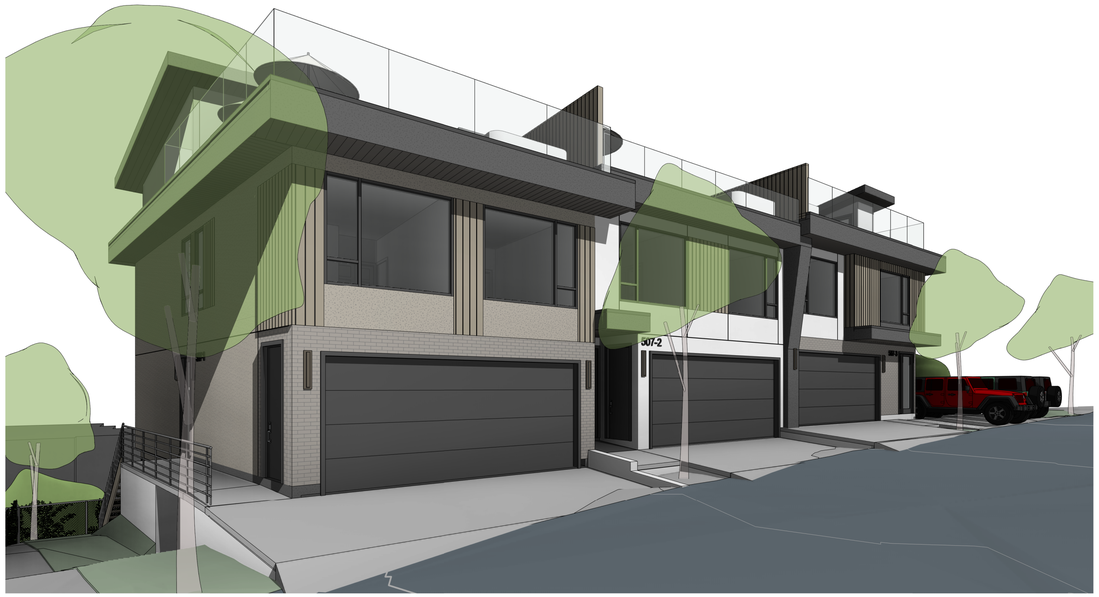
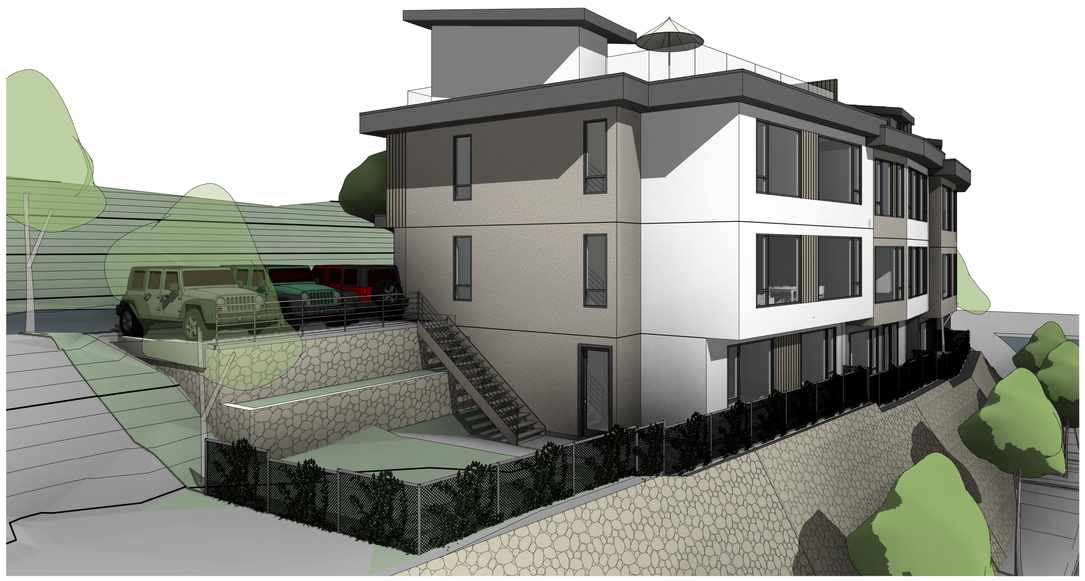








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507 SILVERSAGE PLACE

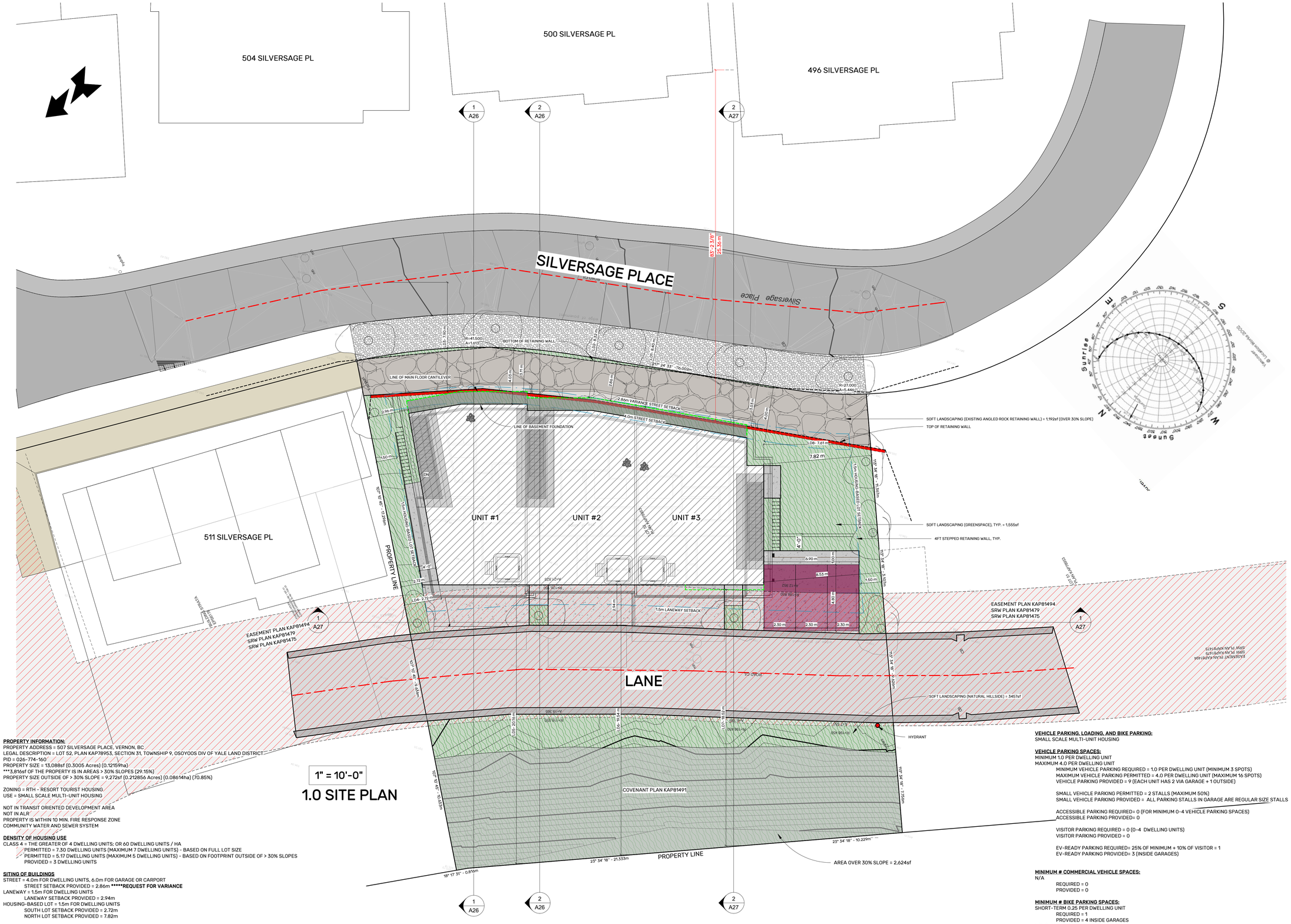
507 SILVERSAGE PLACE
VERNON B,C

TITLE PAGE

Project Number	25-015
Date	2025-03-07
Designed By	PW

A01

Scale



1" = 10'-0"

1.0 SITE PLAN

PROPERTY INFORMATION:
PROPERTY ADDRESS = 507 SILVERSAGE PLACE, VERNON, BC
LEGAL DESCRIPTION = LOT 52, PLAN KAP78953, SECTION 31, TOWNSHIP 9, OSOYOOS DIV OF YALE LAND DISTRICT
PID = 026-774-160
PROPERTY SIZE = 13,088sf (0.3005 Acres) (0.12159ha)
***3,816sf OF THE PROPERTY IS IN AREAS > 30% SLOPES (29.15%)
PROPERTY SIZE OUTSIDE OF > 30% SLOPE = 9,272sf (0.212856 Acres) (0.08614ha) (70.85%)

ZONING = RTH - RESORT TOURIST HOUSING
USE = SMALL SCALE MULTI-UNIT HOUSING

NOT IN TRANSIT ORIENTED DEVELOPMENT AREA
NOT IN ALR
PROPERTY IS WITHIN 10 MIN. FIRE RESPONSE ZONE
COMMUNITY WATER AND SEWER SYSTEM

DENSITY OF HOUSING USE
CLASS 4 = THE GREATER OF 4 DWELLING UNITS; OR 40 DWELLING UNITS / HA
PERMITTED = 7.30 DWELLING UNITS (MAXIMUM 7 DWELLING UNITS) - BASED ON FULL LOT SIZE
PERMITTED = 5.17 DWELLING UNITS (MAXIMUM 5 DWELLING UNITS) - BASED ON FOOTPRINT OUTSIDE OF > 30% SLOPES
PROVIDED = 3 DWELLING UNITS

SITING OF BUILDINGS
STREET = 4.0m FOR DWELLING UNITS, 6.0m FOR GARAGE OR CARPORT
STREET SETBACK PROVIDED = 2.86m ********REQUEST FOR VARIANCE***
LANEWAY = 1.5m FOR DWELLING UNITS
LANEWAY SETBACK PROVIDED = 2.94m
HOUSING-BASED LOT = 1.5m FOR DWELLING UNITS
SOUTH LOT SETBACK PROVIDED = 2.72m
NORTH LOT SETBACK PROVIDED = 7.82m

SIZE OF BUILDINGS
MAXIMUM HEIGHT FOR DWELLING UNITS = 11.0m (3 STOREYS)
HEIGHT PROVIDED =9.5m (3 STOREYS)

DEVELOPMENT REGULATIONS
MINIMUM LANDSCAPING AREA REQUIRED = 30% (3,926sf)

VEHICLE PARKING, LOADING, AND BIKE PARKING:
SMALL SCALE MULTI-UNIT HOUSING

VEHICLE PARKING SPACES:
MINIMUM 1.0 PER DWELLING UNIT
MAXIMUM 4.0 PER DWELLING UNIT
MINIMUM VEHICLE PARKING REQUIRED = 1.0 PER DWELLING UNIT (MINIMUM 3 SPOTS)
MAXIMUM VEHICLE PARKING PERMITTED = 4.0 PER DWELLING UNIT (MAXIMUM 16 SPOTS)
VEHICLE PARKING PROVIDED = 9 (EACH UNIT HAS 2 VIA GARAGE + 1 OUTSIDE)

SMALL VEHICLE PARKING PERMITTED = 2 STALLS (MAXIMUM 50%)
SMALL VEHICLE PARKING PROVIDED = ALL PARKING STALLS IN GARAGE ARE REGULAR SIZE STALLS

ACCESSIBLE PARKING REQUIRED= 0 (FOR MINIMUM 0-4 VEHICLE PARKING SPACES)
ACCESSIBLE PARKING PROVIDED= 0

VISITOR PARKING REQUIRED = 0 (0-4 DWELLING UNITS)
VISITOR PARKING PROVIDED = 0

EV-READY PARKING REQUIRED= 25% OF MINIMUM + 10% OF VISITOR = 1
EV-READY PARKING PROVIDED= 3 (INSIDE GARAGES)

MINIMUM # COMMERCIAL VEHICLE SPACES:
N/A
REQUIRED = 0
PROVIDED = 0

MINIMUM # BIKE PARKING SPACES:
SHORT-TERM 0.25 PER DWELLING UNIT
REQUIRED = 1
PROVIDED = 4 INSIDE GARAGES
LONG-TERM 1.0 PER DWELLING UNIT
REQUIRED = 4
PROVIDED = 4 (INSIDE GARAGES)

REQUIRED VARIANCES:
1. VARY STREET SETBACK FROM 4.0m TO 2.86m

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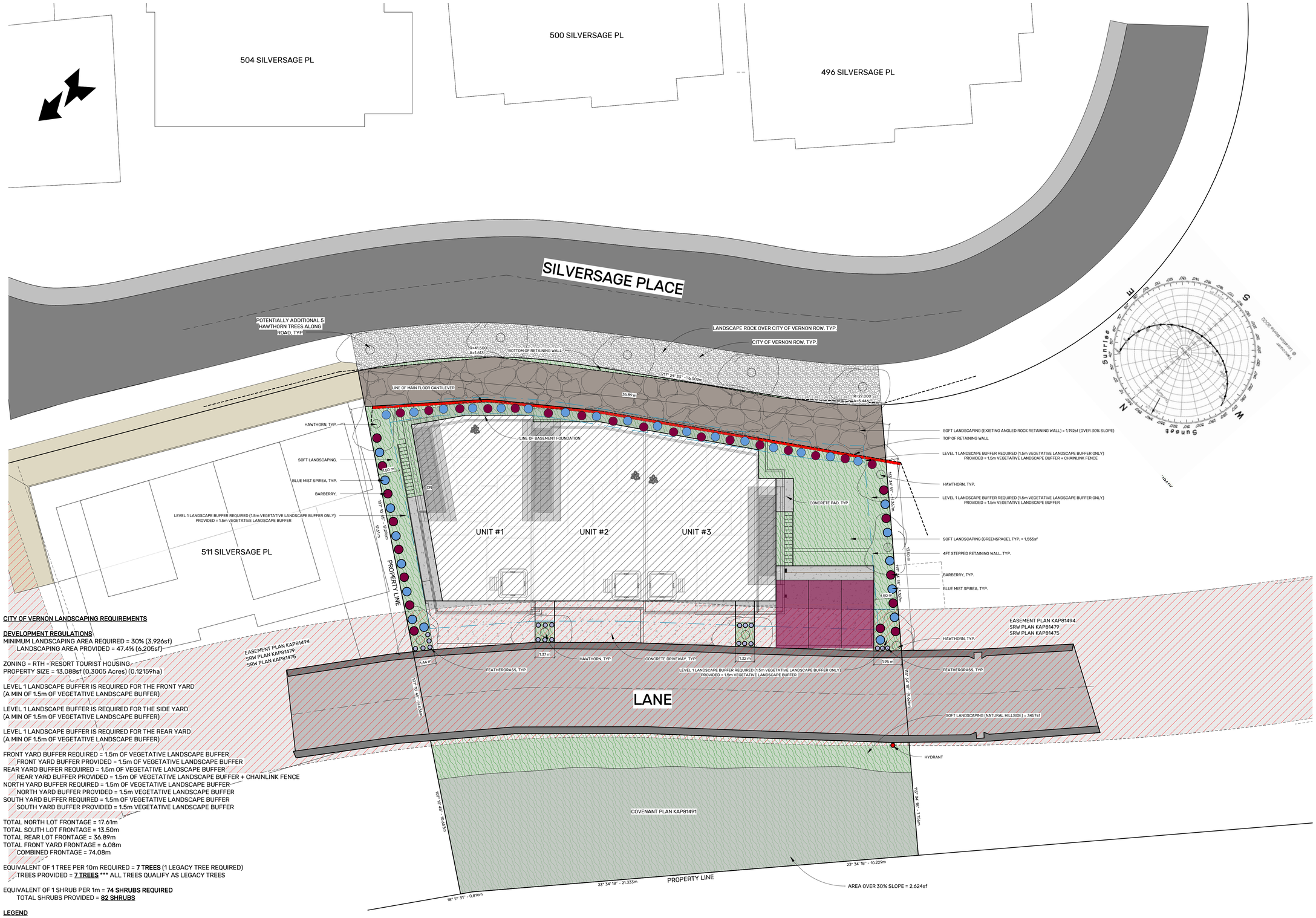
507 SILVERSAGE PLACE VERNON B,C

SITE PLAN

Project Number	25-015
Date	2025-03-07
Designed By	PW

A03

Scale 1" = 10'-0"



CITY OF VERNON LANDSCAPING REQUIREMENTS

DEVELOPMENT REGULATIONS
MINIMUM LANDSCAPING AREA REQUIRED = 30% (3,926sf)
LANDSCAPING AREA PROVIDED = 47.4% (6,205sf)

ZONING = RTH - RESORT TOURIST HOUSING
PROPERTY SIZE = 13,088sf (0.3005 Acres) (0.12159ha)

LEVEL 1 LANDSCAPE BUFFER IS REQUIRED FOR THE FRONT YARD
(A MIN OF 1.5m OF VEGETATIVE LANDSCAPE BUFFER)

LEVEL 1 LANDSCAPE BUFFER IS REQUIRED FOR THE SIDE YARD
(A MIN OF 1.5m OF VEGETATIVE LANDSCAPE BUFFER)

LEVEL 1 LANDSCAPE BUFFER IS REQUIRED FOR THE REAR YARD
(A MIN OF 1.5m OF VEGETATIVE LANDSCAPE BUFFER)

FRONT YARD BUFFER REQUIRED = 1.5m OF VEGETATIVE LANDSCAPE BUFFER
FRONT YARD BUFFER PROVIDED = 1.5m OF VEGETATIVE LANDSCAPE BUFFER
REAR YARD BUFFER REQUIRED = 1.5m OF VEGETATIVE LANDSCAPE BUFFER
REAR YARD BUFFER PROVIDED = 1.5m OF VEGETATIVE LANDSCAPE BUFFER + CHAINLINK FENCE
NORTH YARD BUFFER REQUIRED = 1.5m OF VEGETATIVE LANDSCAPE BUFFER
NORTH YARD BUFFER PROVIDED = 1.5m VEGETATIVE LANDSCAPE BUFFER
SOUTH YARD BUFFER REQUIRED = 1.5m OF VEGETATIVE LANDSCAPE BUFFER
SOUTH YARD BUFFER PROVIDED = 1.5m VEGETATIVE LANDSCAPE BUFFER

TOTAL NORTH LOT FRONTAGE = 17.61m
TOTAL SOUTH LOT FRONTAGE = 13.50m
TOTAL REAR LOT FRONTAGE = 36.89m
TOTAL FRONT YARD FRONTAGE = 6.08m
COMBINED FRONTAGE = 74.08m

EQUIVALENT OF 1 TREE PER 10m REQUIRED = **7 TREES** (1 LEGACY TREE REQUIRED)
TREES PROVIDED = **7 TREES** *** ALL TREES QUALIFY AS LEGACY TREES

EQUIVALENT OF 1 SHRUB PER 1m = **74 SHRUBS REQUIRED**
TOTAL SHRUBS PROVIDED = **82 SHRUBS**

LEGEND

NAME	SCIENTIFIC NAME	QUANTITY	SIZE
HAWTHORN	CRATAEGUS SPP.	7	6 Cal
BARBERRY	BERBERIS	31	
BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	31	
FEATHER GRASS	NASSELLA TENUISSIMA	20	
TOTAL PROVIDED	PLANTS & TREES	89	

REQUIRED VARIANCES:
1. VARY STREET SETBACK FROM 4.0m TO 2.86m

1" = 10'-0"

2.0 LANDSCAPE DESIGN

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507 SILVERSAGE PLACE

507 SILVERSAGE PLACE
VERNON B,C

LANDSCAPE DESIGN

Project Number	25-015
Date	2025-03-07
Designed By	PW

A04

Scale 1" = 10'-0"

UNIT 1
LD5-20.16m

WALL AREA:636sf =59.08m²
(59.08m²@20.16m-100%)(636sf)
MAX UNPROTECTED OPENINGS ALLOWED = 636sf
UNPROTECTED OPENINGS PROVIDED =104sf

UNIT 2
LD6-19.54m

WALL AREA: 557sf = 51.75m²
(51.75m²@19.54m-100%)(557sf)
MAX UNPROTECTED OPENINGS ALLOWED: 557sf
UNPROTECTED OPENINGS PROVIDED=104sf

UNIT 3
LD7-18.52m

WALL AREA: 641sf = 59.55m²
(59.55m²@18.52m-100%)(641sf)
MAX UNPROTECTED OPENINGS ALLOWED =641sf
UNPROTECTED OPENINGS PROVIDED = 104sf





1 - VERTICAL SIDING "MONTEREY TAUPE"
JAMES HARDIE HARDIEPANEL



2 - WESTMONT BRICK



3 - STUCCO "IVORY KEY"
61 -10522
205,196,178



4 - STUCCO "IRON GRAY"



5 - STUCCO "ARCTIC WHITE"

1/4" = 1'-0"

FRONT ELEVATION

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507 SILVERSAGE PLACE

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VERNON B,C

FRONT ELEVATION

Project Number	25-015
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A11

Scale 1/4" = 1'-0"

UNIT 3
LD1-8.4m

WALL AREA: 935.6 sf = 86.9m²
(86.9m²@8.4m-71.7%)(670.3sf)
MAX UNPROTECTED OPENINGS ALLOWED = 670.3sf
UNPROTECTED OPENINGS PROVIDED = 338sf

UNIT 2
LD2-8.32m

WALL AREA: 812 sf = 75.4m²
(75.4m²@8.32m-79.9%)(648.7 sf)
MAX UNPROTECTED OPENINGS ALLOWED = 648.7sf
UNPROTECTED OPENINGS PROVIDED = 375sf

UNIT 1
LD3-7.9m

WALL AREA: 924 sf = 85.8m²
(85.8m²@7.9m-67.1%)(619.7sf)
MAX UNPROTECTED OPENINGS ALLOWED = 619.7sf
UNPROTECTED OPENINGS PROVIDED = 345sf





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1/4" = 1'-0"

REAR ELEVATION

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VERNON B,C

REAR ELEVATION

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A12

Scale	1/4" = 1'-0"

UNIT 1
LD4-2.72m

WALL AREA: 1231sf =114.36m²
(114.36m²@2.72m-9.4%)(116.2sf)
MAX UNPROTECTED OPENINGS ALLOWED = 116.2sf
UNPROTECTED OPENINGS PROVIDED = 102sf





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1/4" = 1'-0"

LEFT ELEVATION

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507 SILVERSAGE PLACE
VERNON B,C

LEFT ELEVATION

Project Number	25-015
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A13

Scale 1/4" = 1'-0"

UNIT 3
LD8-7.61m

WALL AREA: 1164sf = 108.1m²
(108.1m²@7.61m-26.2%)(305sf)
MAX UNPROTECTED OPENINGS ALLOWED = 305sf
UNPROTECTED OPENINGS PROVIDED= 88sf





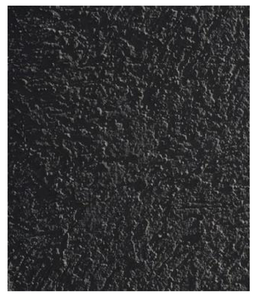
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1/4" = 1'-0"

RIGHT ELEVATION

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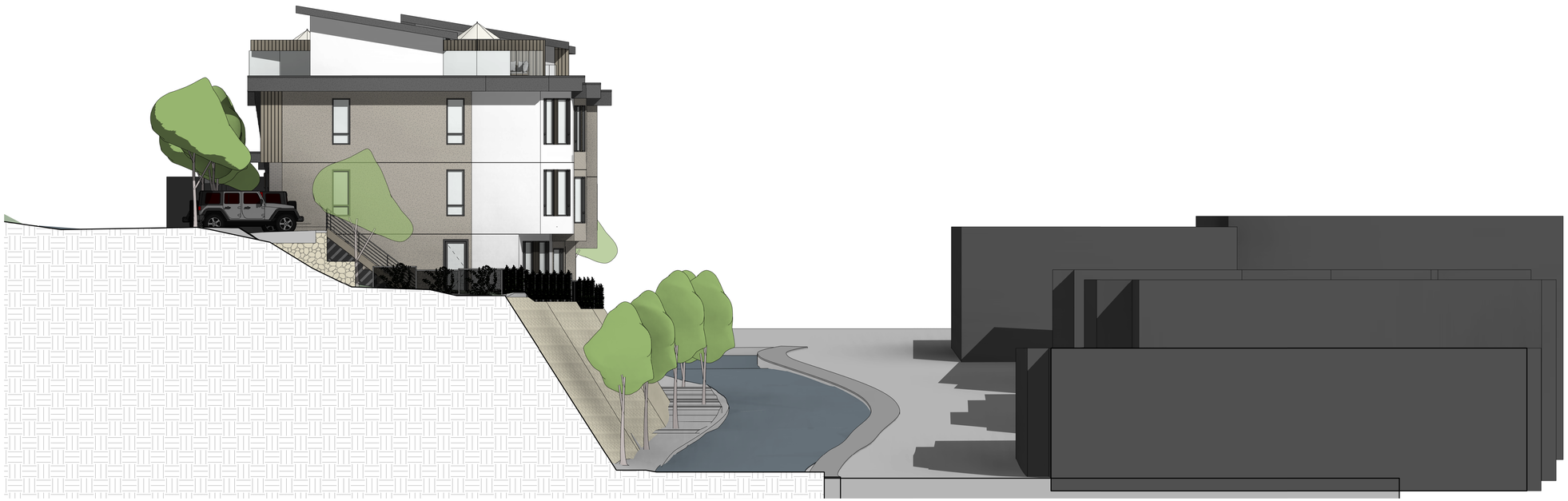
507 SILVERSAGE PLACE
VERNON B,C

RIGHT ELEVATION

Project Number	25-015
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A14

Scale 1/4" = 1'-0"



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507 SILVERSAGE PLACE

507 SILVERSAGE PLACE
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RIGHT ELEVATION WIDE VIEW

Project Number	25-015
Date	2025-03-07
Designed By	PW

A15

Scale	1/8" = 1'-0"