

22nd STREET VERNON TOWNHOMES

ISSUED FOR DEVELOPMENT PERMIT

AUGUST 08, 2025

3213 & 3209 22nd Street, Vernon, BC

REM 30 PLAN 327D PID 007-523-874,
S 1/2 LOT 30 PLAN 327D PID 011-934-107



DISCLAIMER: SITE RENDERING IS AN ARTISTIC IMPRESSION ONLY FOR FORM AND CHARACTER AND NOT AN ACCURATE REPRESENTATION OF FINAL ARCHITECTURE, LANDSCAPE, OR CIVIL DESIGN; REFER TO DETAILED DESIGN DRAWINGS FOR APPLICABLE DISCIPLINE

THE PROJECT
This project proposes (16) individual rental units to be located in Vernon’s historic East Hill neighbourhood with easy access to transit, schools, parks and downtown. The current zoning taken from bylaw 6012 is the Multi-Unit: Small scale or MUS. This zone allows for a range of housing developments on lots up to 4,050 m2. The proposed design has 100% ground-oriented entries and is a mix between stacked row-housing and townhomes with a garage. The maximum building height is 11m (3 storeys). The project is classified as a Class 4 for transit and is required to have a combined aggregate of 30% for landscaping. The project has three separate buildings each with building frontages less than 30m.

OFFICIAL COMMUNITY PLAN/ OCP
The property is located within the Neighbourhood District (District 2) and 22nd street is directly adjacent to the Lower East Hill Heritage District. This project aligns with a number of the goals and policies outlined in the current OCP in particular those found in section 7.0 Residential. This project is an innovative way to provide more attainable housing to the families and individuals served by NOCLS. Its location, supports and helps build compact, complete neighbourhood areas within the community and the ground-oriented entrances, are strongly encouraged by the City in order to foster pedestrian scale detailing and forms.

DRAWING LIST	
#	DRAWING
A0.0	COVER
A0.1	EXISTING SITE
A0.01	LEGAL SURVEY
A0.2	PROPOSED SITE PLAN
A1.0	FLOOR PLANS - BLDG 1
A1.1	FLOOR PLANS - BLDG 2 & 3 - ACCESSIBLE UNITS
A1.2	FLOOR PLANS - BLDG 2 & 3 - 3 BDRM UNITS
A1.4	FLOOR PLANS - BLDG 2 & 3 - ENLARGED PLANS
A3.0	ELEVATIONS - BLDG 1
A3.1	ELEVATIONS - BLDG 1
A3.2	ELEVATIONS - BLDG 2
A3.3	ELEVATIONS - BLDG 2
A3.4	ELEVATIONS - BLDG 3
A3.5	ELEVATIONS - BLDG 3
A3.6	SITE SECTION
A4.1	DESIGN RATIONAL & PRECEDENTS
A5.0	RENDERING - 22nd STREET ENTRANCE
A5.1	RENDERING - UPPER COURTYARD
A6.0	RETAINING WALLS
A7.0	PATH OF TRAVEL

CLIENT CONTACT

ABIDE DEVELOPERS
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ARCHITECT CONTACT

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LANDSCAPE CONTACT

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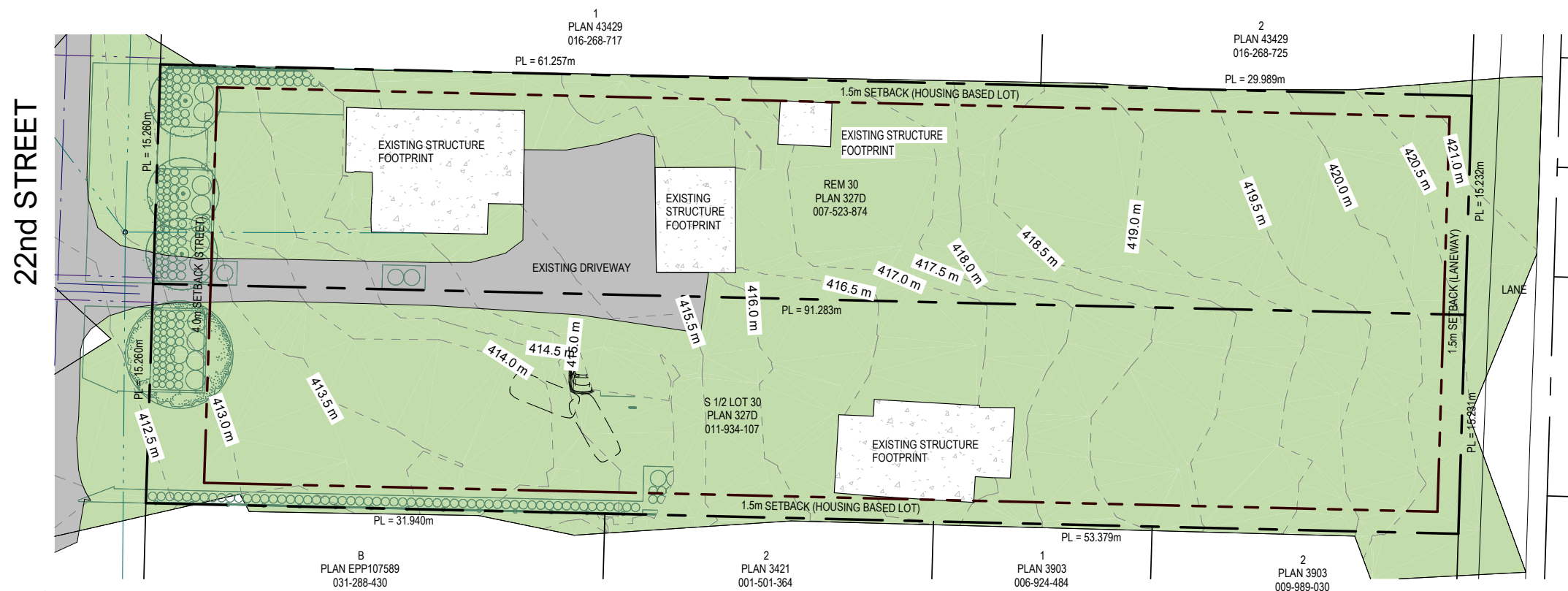
CIVIL CONTACT

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LIGHTING PLAN

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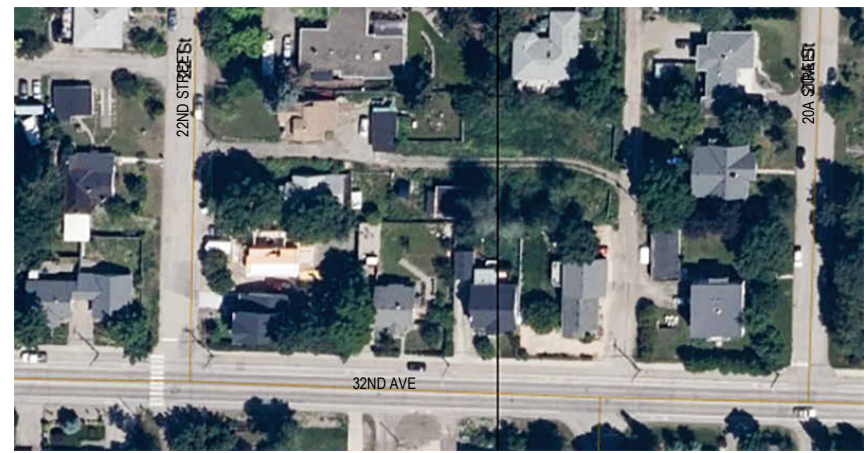




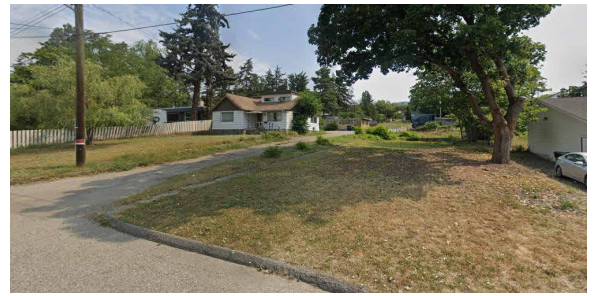
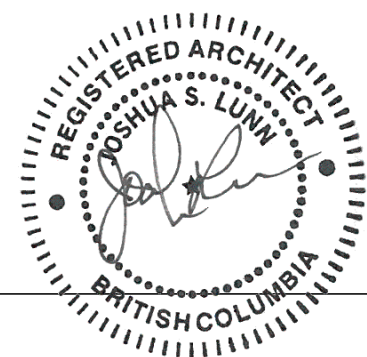
1 SITE PLAN - EXISTING
A0.1 1/32" = 1'-0"



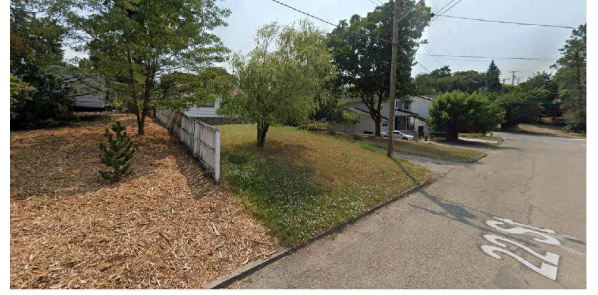
2 Site Context
A0.1 1" = 160'-0"



3 SITE - GOOGLE IMAGE
A0.1 1" = 300'-0"



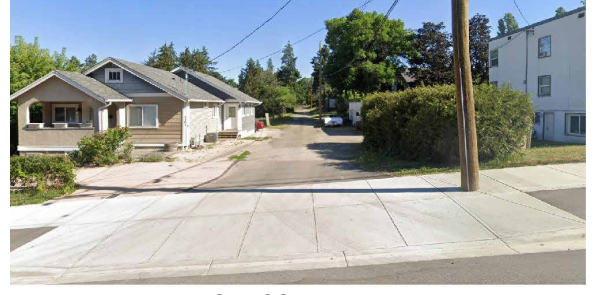
SOUTH WEST CORNER OF SITE



NORTH WEST CORNER OF SITE



22ND STREET FROM 32ND AVE.



REAR LANE FROM 32ND AVE.



FAR END OF REAR LANE FROM 20TH A ST.



22nd STREET

1 SITE PLAN - PROPOSED
1 : 300

CURRENT ZONING: MUS - MULTI-UNIT: SMALL SCALE

REQUIRED PARKING

	REQUIRED	PROVIDED
7.3 VEHICLE SPACES		
VEHICLE PARKING SPACES	MIN. 1.0, MAX. 4.0 PER DWELLING	20 SPACES (16 EXTERIOR, 4 GARAGE)
VISITOR PARKING SPACES	3 SPACES (16-20 UNITS)	6 SPACES (4 REGULAR, 2 ACCESSIBLE)
ACCESSIBLE PARKING SPACES	1 SPACE (5-25 REQ PARKING)	3 SPACE (NOT ADDITIONAL)
TOTAL	19 SPACES	26 SPACES

7.4 BIKE SPACES	
SHORT TERM SPACES	0.25 SPACES PER DWELLING
LONG TERM SPACES	1.0 SPACES PER DWELLING

ZONING ANALYSIS

	REQUIRED	PROPOSED
9.1.3 DENSITY (CLASS 4)		
SITE AREA	280-4050 m ²	2781.7 m ² (29941.72 ft ²)
MAX. DENSITY	24 UNITS per ac	0.687 acres x 24 = 16 UNITS

9.1.4 SUBDIVISION LOT AREA
NOT APPLICABLE

9.1.5 SITING OF BUILDINGS (CLASS 4)

DWELLING UNITS ABUTTING:		
STREET	4.0 m	4.0 m (BUILDING 1)
LANEWAY / ALLEY	1.5 m	10.19 m (BUILDING 3)
HOUSING-BASED LOT	1.5 m	1.81 m (BUILDING 3) SOUTH
		3.25 m (BUILDING 1) NORTH
NON-HOUSING-BASED LOT	3.0 m	N/A
PARTY WALL	0.0 m	N/A
ACCESSORY BUILDINGS ABUTTING:		
STREET	4.0 m	N/A
LANEWAY / ALLEY	1.5 m	N/A
HOUSING-BASED LOT	1.5 m	N/A
NON-HOUSING-BASED LOT	1.5 m	N/A
PARTY WALL	0.0 m	N/A

GARAGE OR CARPORT ABUTTING:
NOT APPLICABLE

9.1.6 SIZE OF BUILDING (MAX HEIGHT)

DWELLING UNIT		
DWELLING UNIT	11 m (3 STOREYS)	10.6 m (3 STOREYS)
ACCESSORY DWELLING UNIT	8 m (2 STOREYS)	N/A
ACCESSORY BUILDING PROVIDED.	4.5 m	N/A

GARBAGE ENCLOSURE:
VERTICAL COMPOSITE WOOD
BOARDS ON PAINTED METAL
FRAME; SLOPED ROOF ON
ENGINE'D JOISTS

2
PLAN 3421
001-501-364

MINOR VARIANCE #1
SECTION 6.5.11 - TO VARY MAXIMUM HEIGHT OF
RETAINING WALL FROM 1.2m TO 1.77m THIS
AREA OF SOUTH LOT LINE

CONCRETE STEPS

9.1.7 DEVELOPMENT REGULATIONS (CLASS 4)

MIN. LANDSCAPING	694 m ² SOFT LANDSCAPE 145 m ² HARD LANDSCAPE	30% OF SITE (834.50 m ²)	30.1% (838.96 m ²)
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MIN. COMMON & PRIVATE AMENITY AREAS:

10 m ² / 1-BED UNIT	60 m ² (6 UNITS)
15 m ² / 2-BED OR MORE UNIT	150 m ² (10 UNITS)
TOTAL	210 m ² (16 UNITS)

MAXIMUM TOTAL LENGTH OF ANY BUILDING FRONTAGE FOR NEW CONSTRUCTION, AND OF ADDITIONS INCLUDING THE LENGTH OF AN EXISTING BUILDING FRONTAGE, IS 30 M.

VEHICLE ACCESS MUST BE FROM AN ABUTTING LANEWAY WHERE A LANEWAY IS AVAILABLE. WHERE NO LANEWAY IS AVAILABLE, ACCESS SHALL BE FROM THE LOWER CLASSIFICATION OF ROAD. ONE VEHICLE ACCESS PER SITE SHALL BE PERMITTED, OR AS DETERMINED BY THE DIRECTOR OF PLANNING & COMMUNITY SERVICES.

COMMON BUILDINGS, FACILITIES AND AMENITIES IN STRATA PLANS SHALL BE TREATED AS ACCESSORY BUILDINGS FOR THE PURPOSES OF DETERMINING THEIR PERMITTED HEIGHT AND SITING.

A 1.5m WIDE, LIT, AND CLEARLY MARKING PATHWAY FROM THE STREET TO THE MAIN ENTRANCE OF DWELLING UNITS MUST BE PROVIDED.

MINOR VARIANCE #1

SECTION 6.5.11 - TO VARY MAXIMUM HEIGHT OF RETAINING WALL FROM 1.2m TO 1.68-2.3m THIS AREA OF ACCESSIBLE WALKWAY BETWEEN BLDG 1 & 2.

MINOR VARIANCE #2

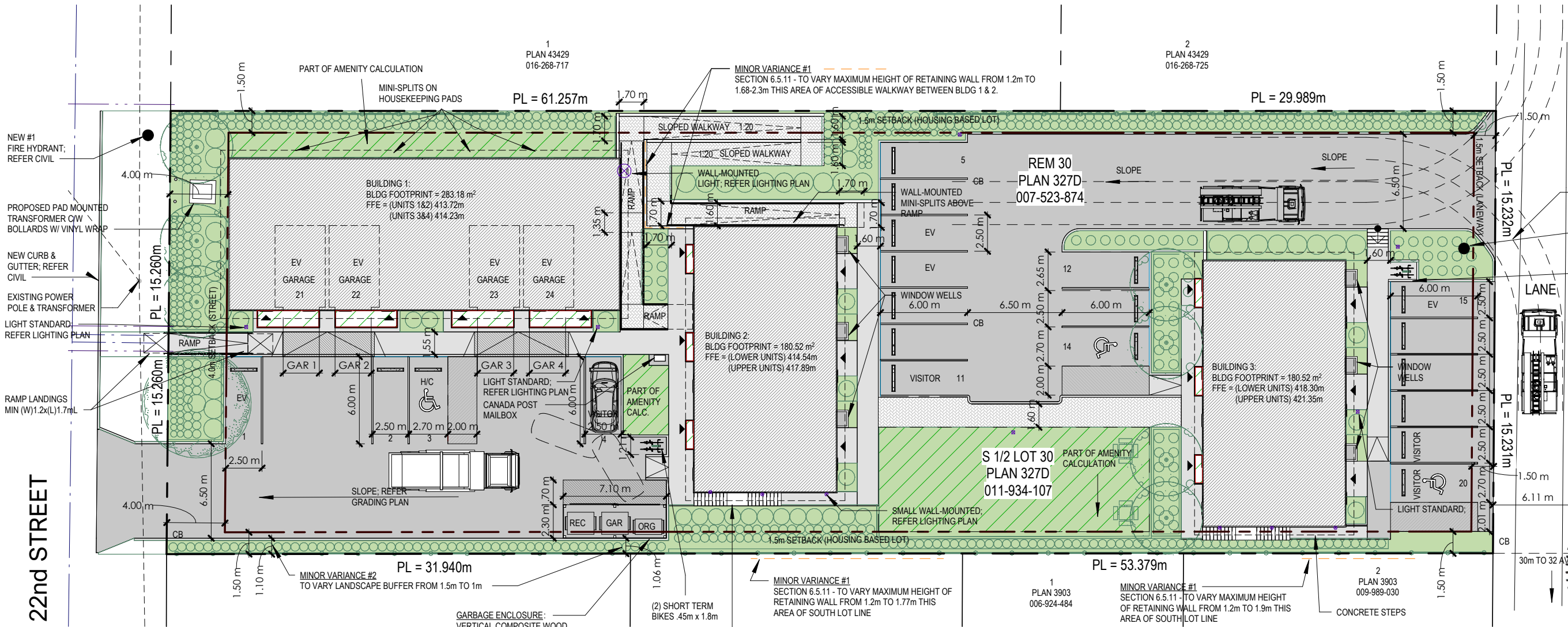
REQUEST TO VARY BYLAW 6012, SECTION 6: LANDSCAPE & SCREENING (6.6.1.2)

Level 1: a minimum 1.5 m Landscape Buffer is required and will consist of a vegetative buffer only, unless a fence is required for other reasons;

- VARY WIDTH FROM 1.5m DOWN TO 1.0m AT WEST SIDE OF PARCEL AT 22ND ST PARKING AISLE.

SITE PLAN LEGEND

	LANDSCAPED AREA; REFER LANDSCAPE DRAWINGS
	CONCRETE WALKWAY
	ASPHALT SURFACE
	WALKWAY / RAMP WITH PAVERS
	WALKWAY / RAMP WITH PAVERS
	AMENITY AREA
	BALCONY AMENITY AREA
	AREA LIGHT - MOUNTED TO BUILDING
	POLE MOUNT LUMINAIRE



As indicated

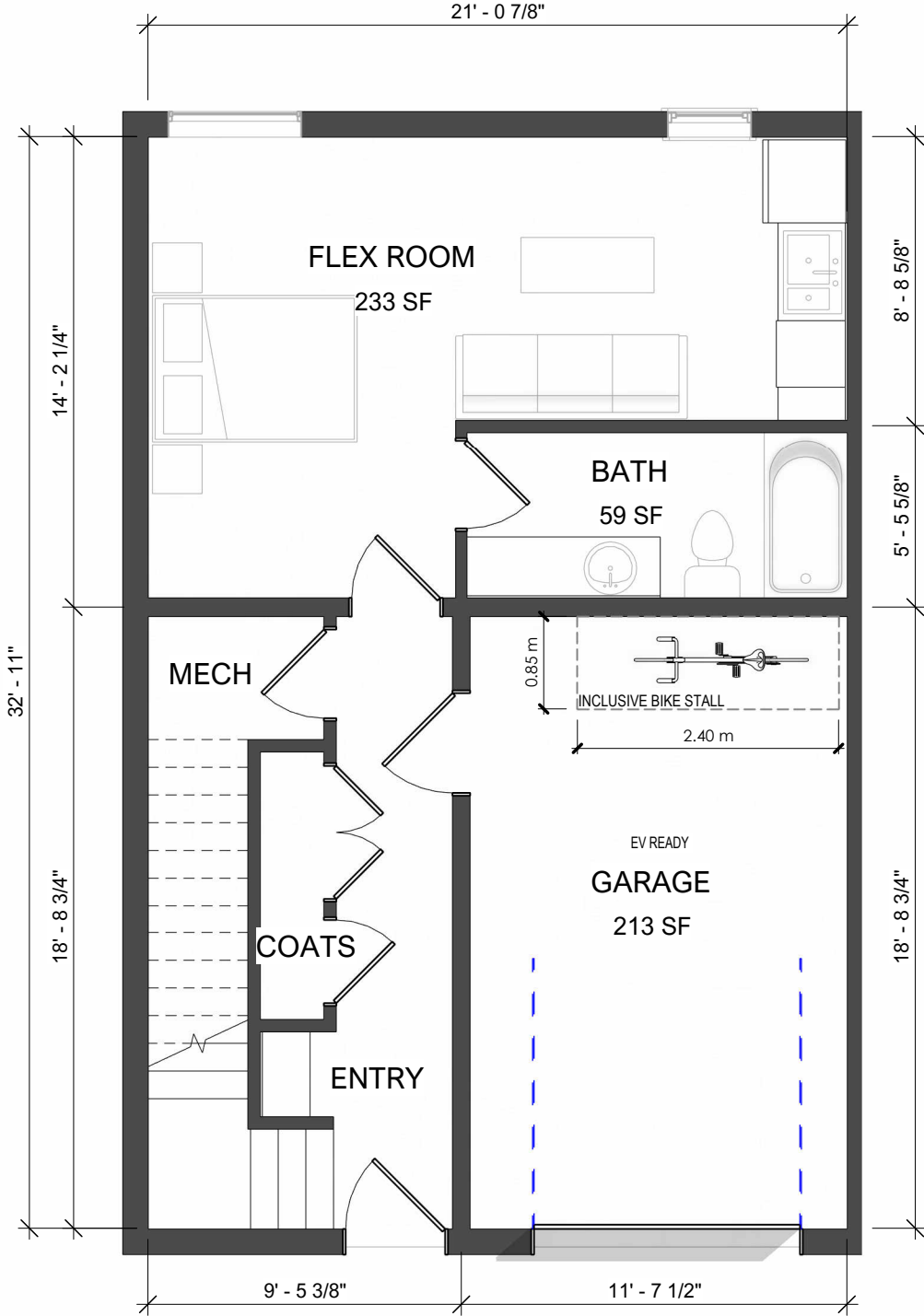
2026.02.18 (DP RESPONSE)

22nd STREET TOWNHOMES

PROPOSED SITE PLAN

25.1352

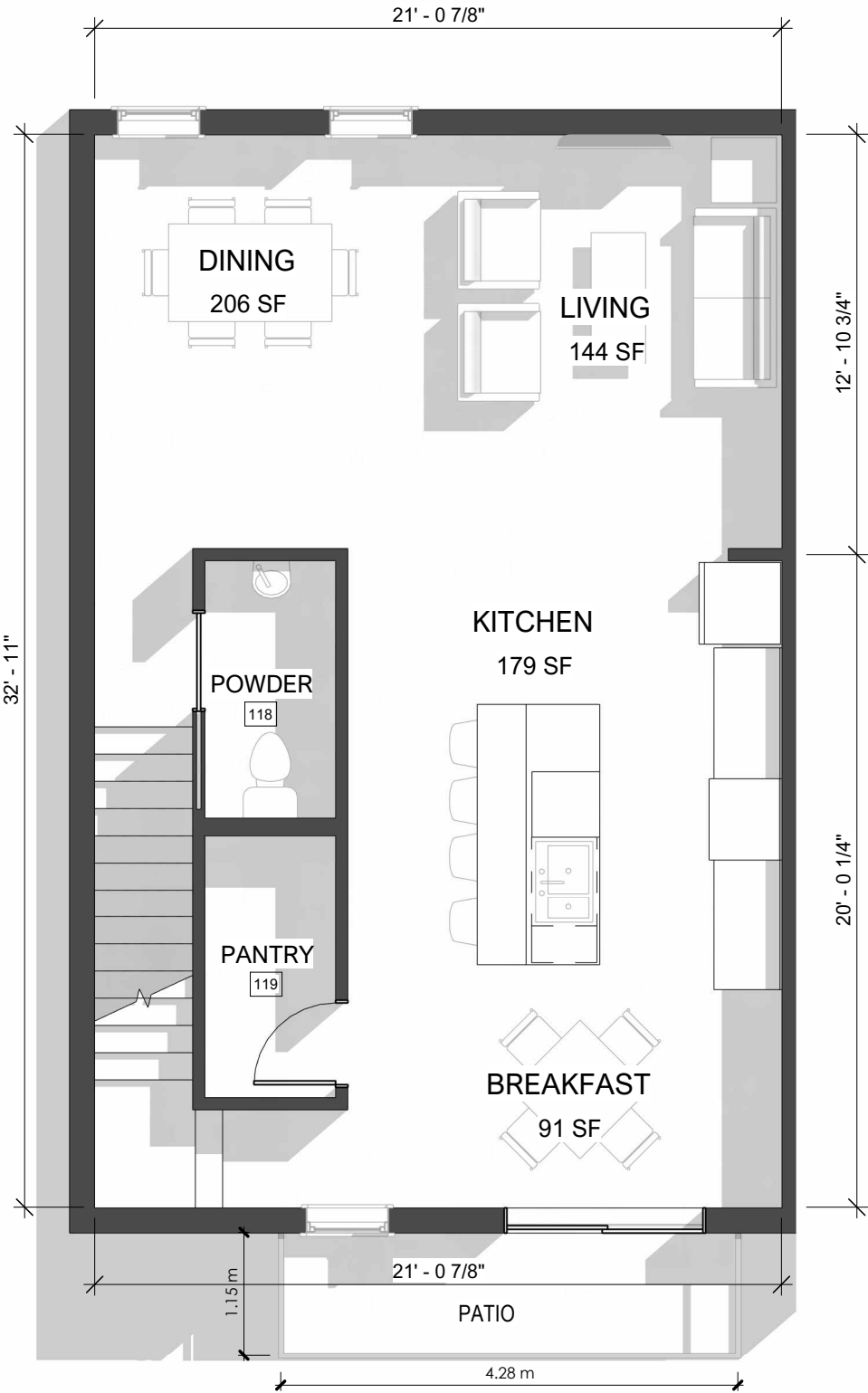
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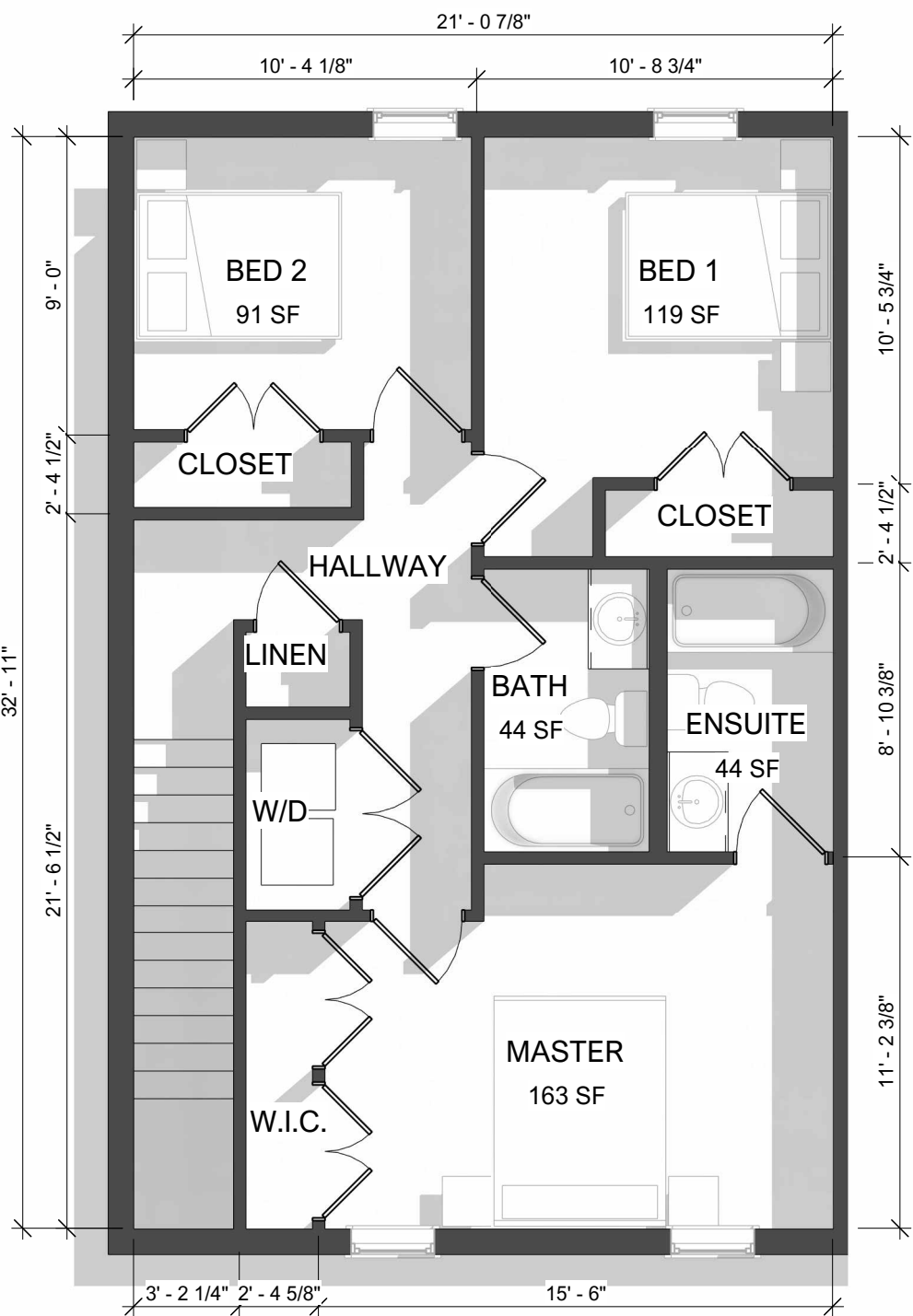
1 BLDG 1 - GROUND FLOOR
3/16" = 1'-0"

UNIT NET FLOOR AREA	
GROUND FLOOR	436.34 ft ²
SECOND FLOOR	705.79 ft ²
THIRD FLOOR	709.25 ft ²
TOTAL	1,851.38ft ²

GARAGE	235.22 ft ²
PATIO	52.89 ft ²

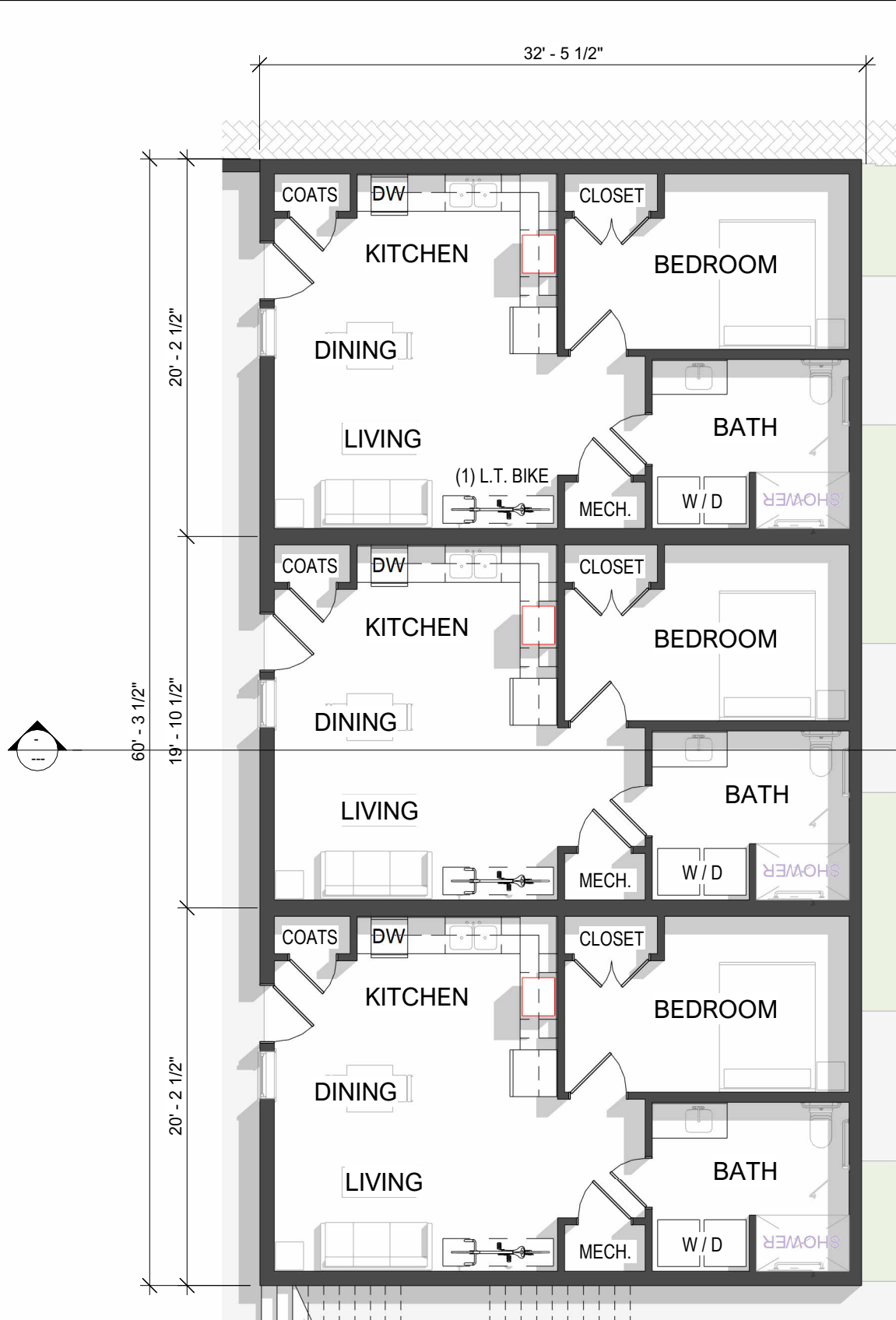


2 BLDG 1 - SECOND FLOOR
3/16" = 1'-0"

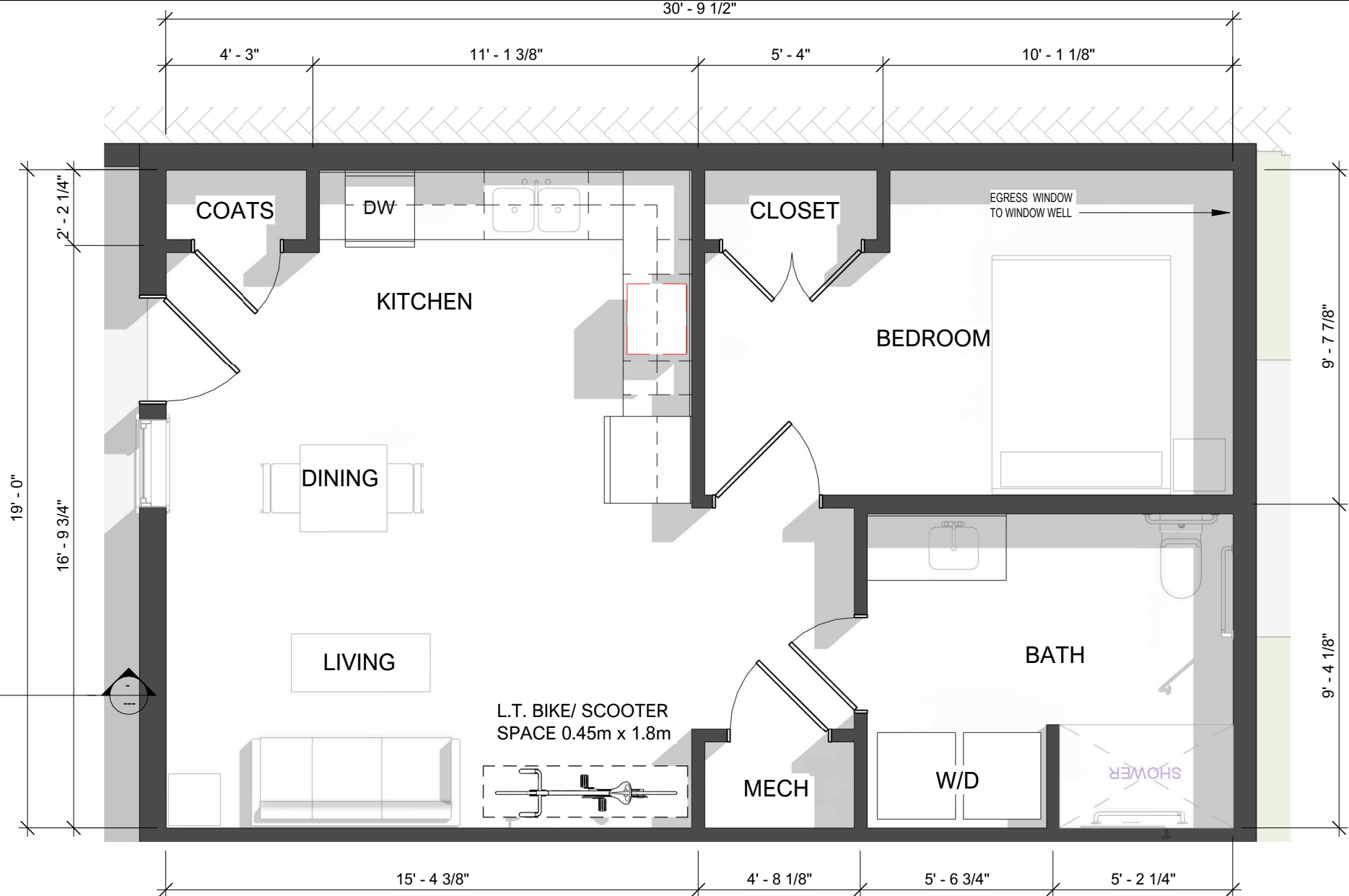


3 BLDG 1 - THIRD FLOOR
3/16" = 1'-0"



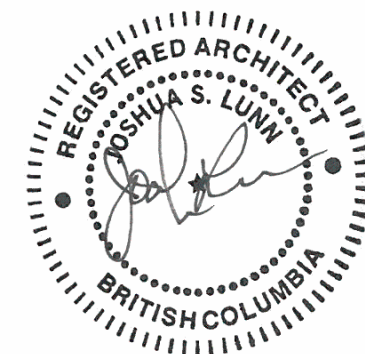


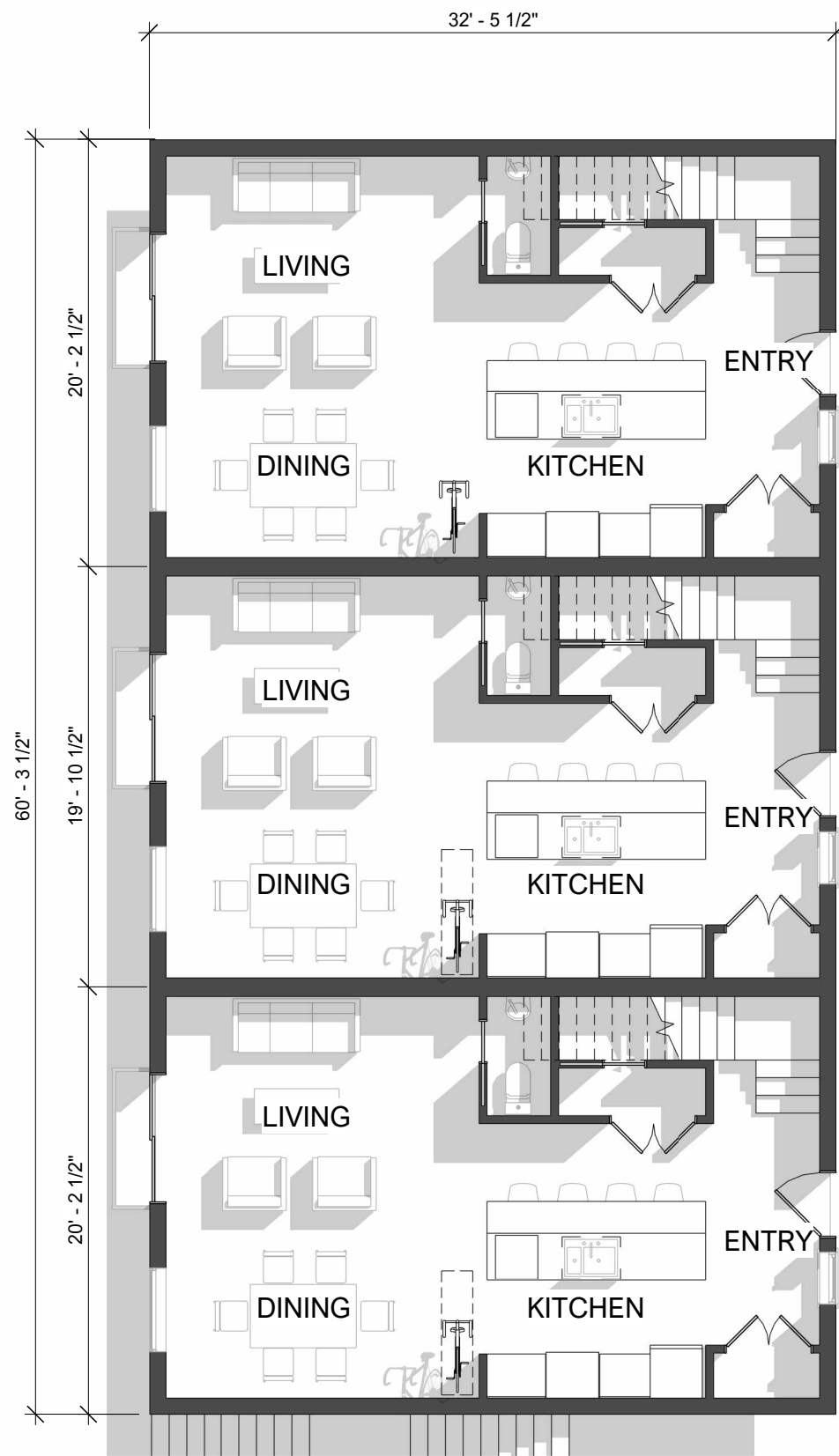
① BLDG 2 & 3 - LEVEL 1 (ACCESSIBLE 1 BDRM)
1/8" = 1'-0"



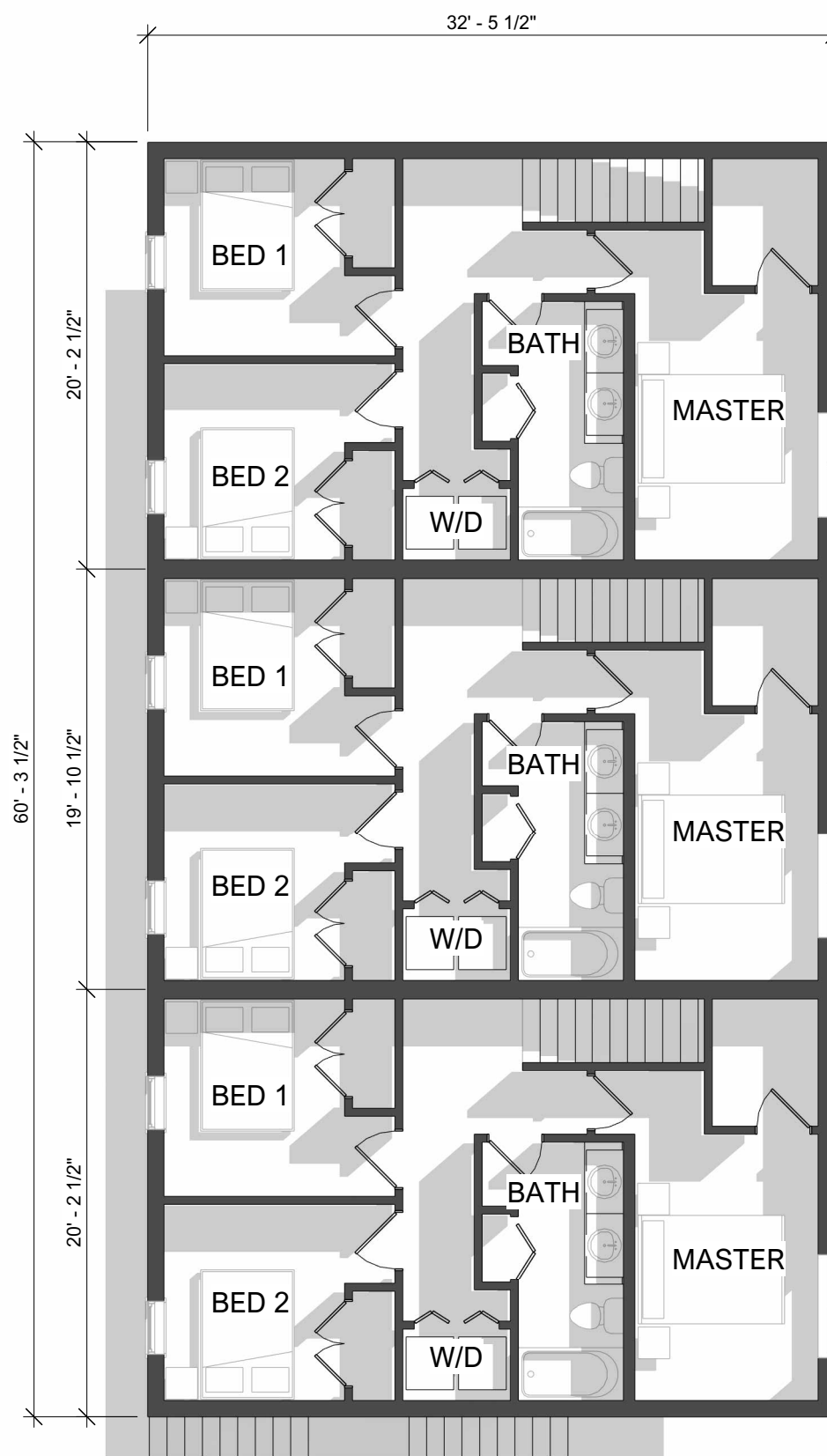
② ACCESSIBLE UNIT ENLARGED PLAN
1/4" = 1'-0"

UNIT NET FLOOR AREA
GROUND FLOOR 647.94 ft²

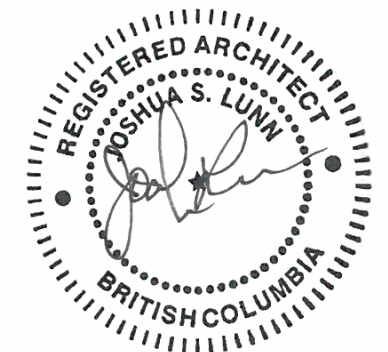




① BLDG 2 & 3 - MAIN FLOOR
1/8" = 1'-0"



② BLDG 2 & 3 - UPPER FLOOR
1/8" = 1'-0"





This floor plan shows a 30' x 19' apartment unit. The layout includes two bedrooms (BED 1 and BED 2), each with a closet. A central hallway provides access to a bathroom (BATH) with a linen closet (LINEN), a washer/dryer area (W/D), and a walk-in closet (W.I.C.). The master bedroom (MASTER) features a large closet. The unit also includes a staircase and a balcony. Dimensions are provided for the overall unit and individual rooms.

Overall Dimensions: 30' - 11" (width) x 19' - 0" (depth).

Room Dimensions:

- BED 1: 8' - 8 1/2" x 9' - 6"
- BED 2: 8' - 8 1/2" x 9' - 6"
- CLOSET (top): 2' - 4 1/2"
- CLOSET (bottom): 2' - 4 1/2"
- HALLWAY: 14' - 7 3/4"
- BATH: 5' - 5 1/2" x 5' - 5 1/2"
- W.I.C. (top right): 5' - 2 1/4"
- MASTER: 8' - 11" x 12' - 9 3/4"
- W/D: 5' - 5 1/2"

② 3 BEDROOM - UPPER FLOOR
3/16" = 1'-0"



BLDG1 LOWER - MAX. ROOF HEIGHT
424.65 m

BLDG 1 - LEVEL 3
419.52 m

BLDG1 - LEVEL 2 (LOWER)
416.77 m

BLDG1 - LEVEL 1 (LOWER)
413.72 m



2 BLDG 1 WEST
3/32" = 1'-0"

BLDG 1 UPPER - MAX ROOF HEIGHT
424.65 m

BLDG1 - LEVEL 3 (UPPER)
420.13 m

BLDG1 - LEVEL 2 (UPPER)
417.38 m

1 BLDG 1 NORTH
3/32" = 1'-0"

BLDG1 LOWER - MAX. ROOF HEIGHT
424.65 m

BLDG 1 - LEVEL 3
419.52 m

BLDG1 - LEVEL 2 (LOWER)
416.77 m

BLDG1 - LEVEL 1 (LOWER)
413.72 m



MATERIAL LEGEND:

1

ASPHALT SHINGLE ROOF
COLOUR: SUMMIT GREY



2

FASCIA:
COLOUR: CEMENTITIOUS BOARD
STYLE: IRON GRAY
FASCIA BOARD 9.25"



3

CEMENTITIOUS SHINGLE
COLOUR: MOUNTAIN SAGE
STYLE: STRAIGHT EDGE



4

CEMENTITIOUS SHINGLE
COLOUR: COBBLE STONE
STYLE: STRAIGHT EDGE



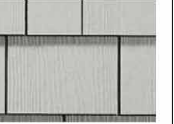
5

CEMENTITIOUS SHINGLE
COLOUR: NIGHT GRAY
STYLE: STRAIGHT EDGE



6

CEMENTITIOUS SHINGLE
COLOUR: LIGHT MIST
STYLE: STRAIGHT EDGE



7

CEMENTITIOUS SHINGLE
COLOUR: DEEP OCEAN
STYLE: STRAIGHT EDGE



8

CEMENTITIOUS SHINGLE
COLOUR: TIMBER BARK
STYLE: STRAIGHT EDGE



9

RETAINING WALLS
EXPOSED CAST IN PLACE CONCRETE -
ARCHITECTURAL FINISH



10

GARBAGE ENCLOSURE SCREEN: COMPOSITE
WOOD
COLOUR: CEDAR
STYLE: VERTICAL ON METAL FRAME



11

EXTERIOO GUARD & RAILS
VINYL WITH BLACK ALUMINUM PICKETS



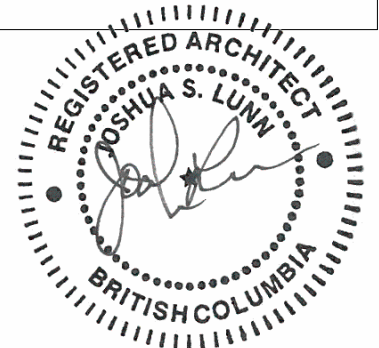
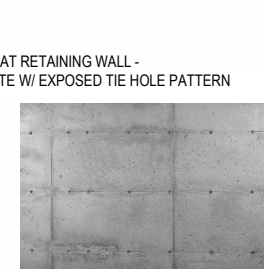
12

WINDOWS LOW-E
VINYL WITH BLACK EXTERIOR
FRAME
DOUBLE HUNG / TOP AWNING



13

ARCHITECTURAL FINISH AT RETAINING WALL -
CAST IN PLACE CONCRETE W/ EXPOSED TIE HOLE PATTERN



2026.02.18 (DP RESPONSE)

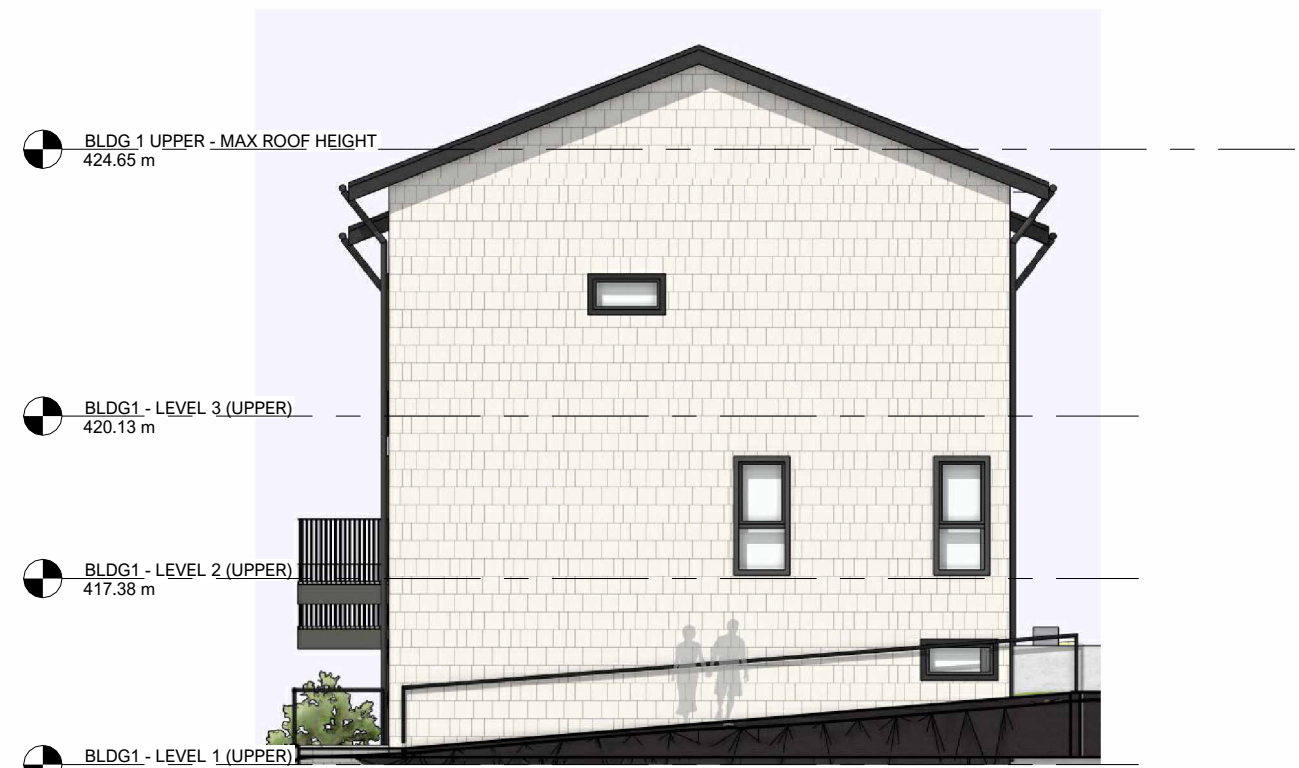
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A3.0

ELEVATIONS - BLDG 1

As indicated

22nd STREET TOWNHOMES



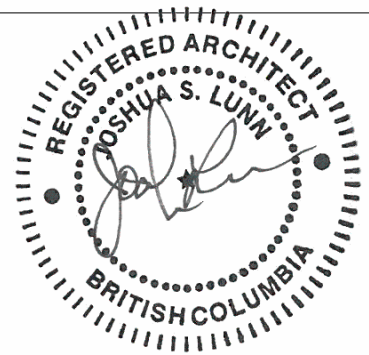
1 BLDG 1 EAST
3/32" = 1'-0"



2 BLDG 1 SOUTH
3/32" = 1'-0"

MATERIAL LEGEND:

1 ASPHALT SHINGLE ROOF COLOUR: SUMMIT GREY		2 FASCIA: COLOUR: CEMENTITIOUS BOARD STYLE: IRON GRAY FASCIA BOARD 9.25"	
3 CEMENTITIOUS SHINGLE COLOUR: MOUNTAIN SAGE STYLE: STRAIGHT EDGE		4 CEMENTITIOUS SHINGLE COLOUR: COBBLE STONE STYLE: STRAIGHT EDGE	
5 CEMENTITIOUS SHINGLE COLOUR: NIGHT GRAY STYLE: STRAIGHT EDGE		6 CEMENTITIOUS SHINGLE COLOUR: LIGHT MIST STYLE: STRAIGHT EDGE	
7 CEMENTITIOUS SHINGLE COLOUR: DEEP OCEAN STYLE: STRAIGHT EDGE		8 CEMENTITIOUS SHINGLE COLOUR: TIMBER BARK STYLE: STRAIGHT EDGE	
9 RETAINING WALLS EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH		10 GARBAGE ENCLOSURE SCREEN: COMPOSITE WOOD COLOUR: CEDAR STYLE: VERTICAL ON METAL FRAME	
11 EXTERIOO GUARD & RAILS VINYL WITH BLACK ALUMINUM PICKETS		12 WINDOWS LOW-E VINYL WITH BLACK EXTERIOR FRAME DOUBLE HUNG / TOP AWNING	
13 ARCHITECTURAL FINISH AT RETAINING WALL - CAST IN PLACE CONCRETE W/ EXPOSED TIE HOLE PATTERN			





1 BLDG 2 SOUTH
3/32" = 1'-0"



2 BLDG 2 WEST
3/32" = 1'-0"

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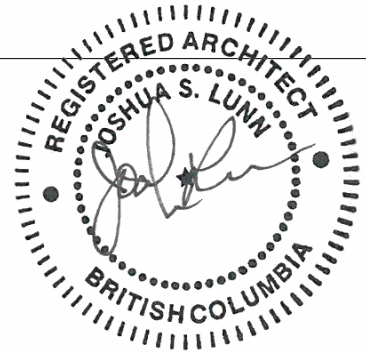
② BLDG 2 NORTH
3/32" = 1'-0"



① BLDG 2 EAST
3/32" = 1'-0"

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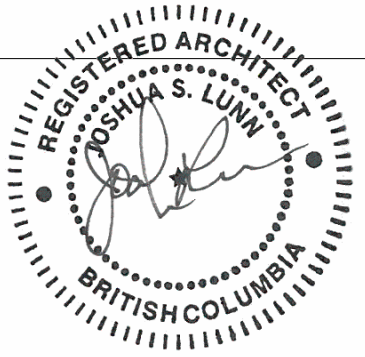
② BLDG 3 NORTH
3/32" = 1'-0"

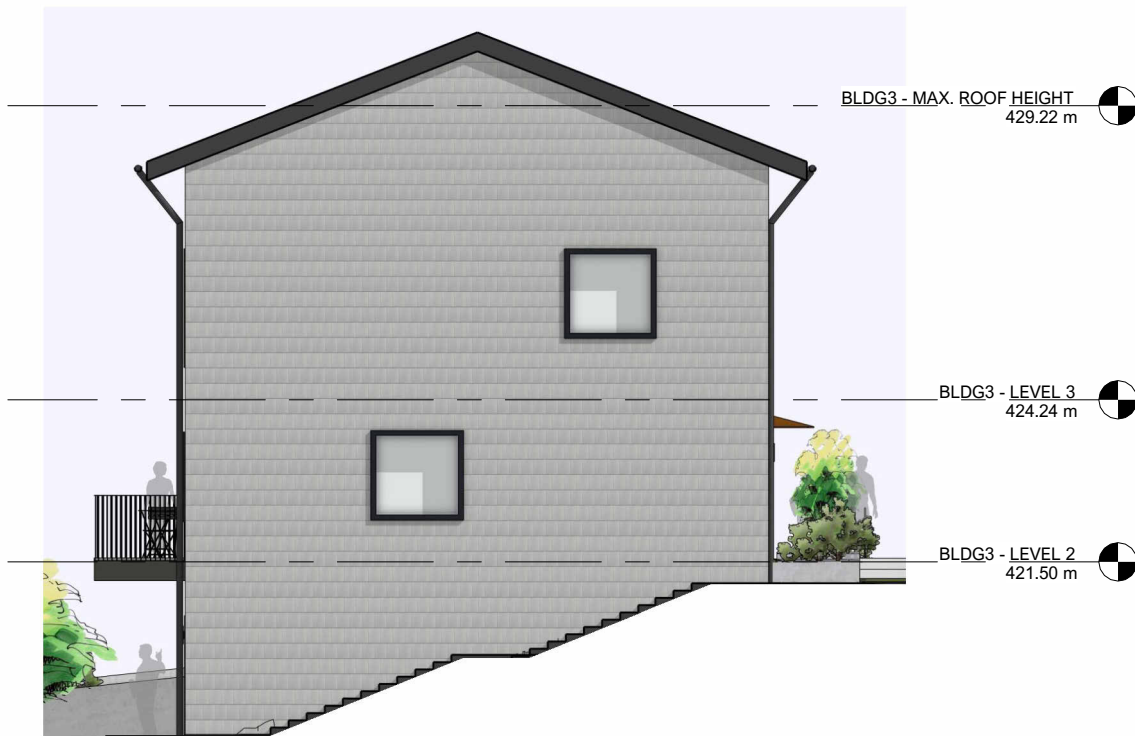


④ BLDG 3 EAST
3/32" = 1'-0"

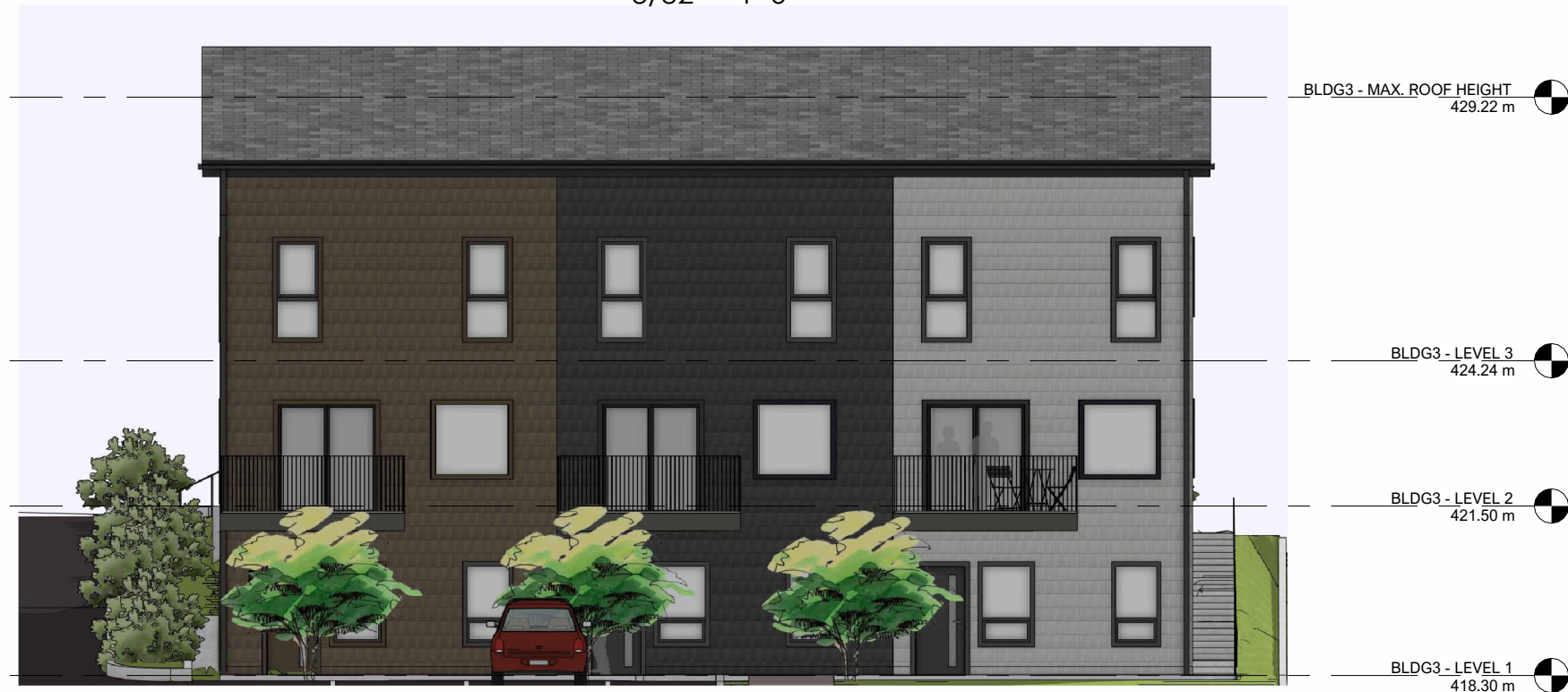
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② BLDG 3 SOUTH
3/32" = 1'-0"

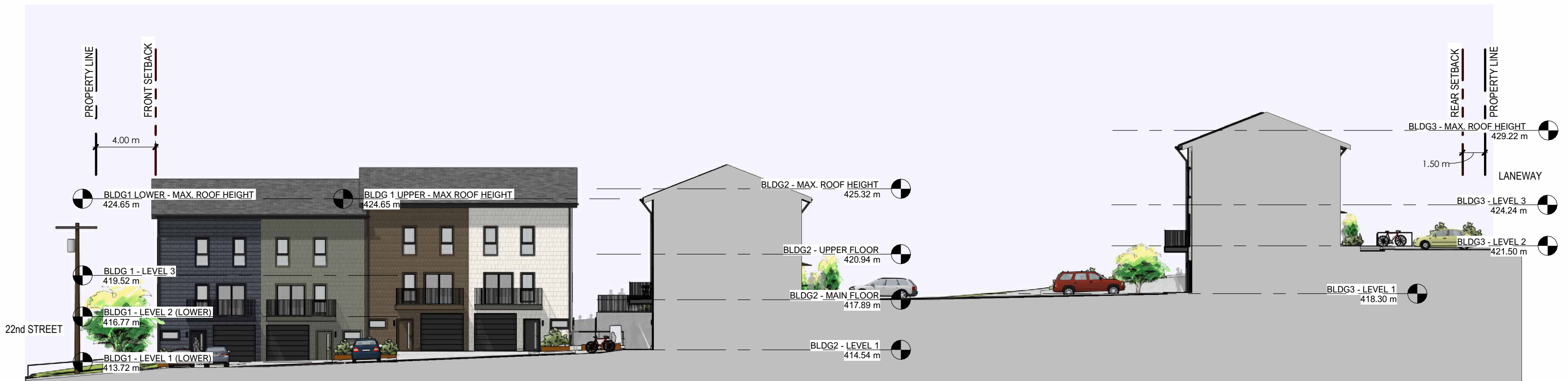


① BLDG 3 WEST
3/32" = 1'-0"

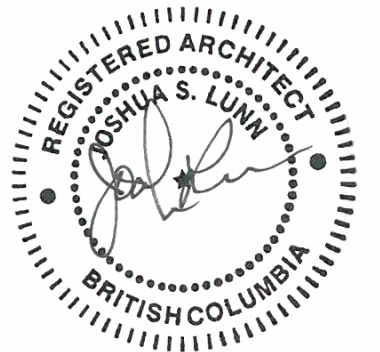
MATERIAL LEGEND:

1 ASPHALT SHINGLE ROOF COLOUR: SUMMIT GREY		2 FASCIA: COLOUR: IRON GRAY STYLE: FASCIA BOARD 9.25"	
3 CEMENTITIOUS SHINGLE COLOUR: MOUNTAIN SAGE STYLE: STRAIGHT EDGE		4 CEMENTITIOUS SHINGLE COLOUR: COBBLE STONE STYLE: STRAIGHT EDGE	
5 CEMENTITIOUS SHINGLE COLOUR: NIGHT GRAY STYLE: STRAIGHT EDGE		6 CEMENTITIOUS SHINGLE COLOUR: LIGHT MIST STYLE: STRAIGHT EDGE	
7 CEMENTITIOUS SHINGLE COLOUR: DEEP OCEAN STYLE: STRAIGHT EDGE		8 CEMENTITIOUS SHINGLE COLOUR: TIMBER BARK STYLE: STRAIGHT EDGE	
9 RETAINING WALLS EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH		10 GARBAGE ENCLOSURE SCREEN: COMPOSITE WOOD COLOUR: CEDAR STYLE: VERTICAL ON METAL FRAME	
11 EXTERIOO GUARD & RAILS BLACK ALUMINUM PICKETS		12 WINDOWS LOW-E VINYL WITH BLACK EXTERIOR FRAME DOUBLE HUNG / TOP AWNING	
13 ARCHITECTURAL FINISH AT RETAINING WALL - CAST IN PLACE CONCRETE W/ EXPOSED TIE HOLE PATTERN			





① SITE SECTION
3/64" = 1'-0"





Vernon's East Hill has faced extra scrutiny for new development due to it representing what many see as a significant area due to the older homes.



Vernon's 100 Homes - Veteran's housing

HISTORIC EAST HILL PRECEDENTS

The form of the massing for these three buildings is intentionally simple and the gabled roof has been selected to mimic many of the nearby older homes of the area.

DESIGN RATIONALE

The exterior cladding proposed is a cementitious straight edge shingle for all three buildings. This gives an overall homogeneity for the site but the varied colours help to break up each building and identify the units vertically. Proposed colours are cooler, muted tones which are in reference to the nearby heritage district and the many historic homes found in the East Hill neighbourhood. The window and door trims are to match the different cladding colours thus changing from unit to unit.

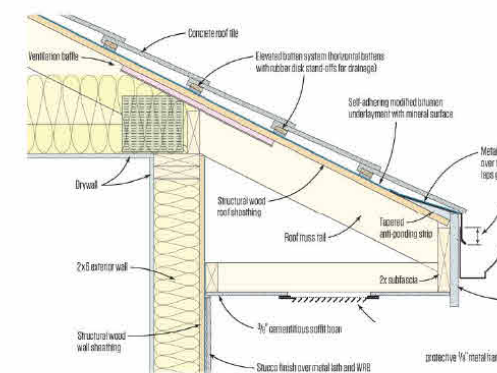
ARCHITECTURAL PRECEDENTS



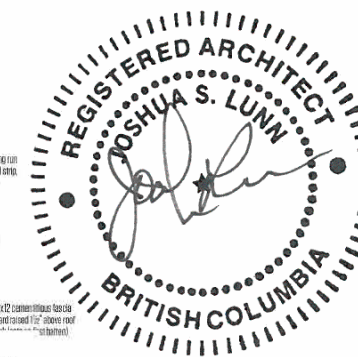
Pitched roof with no overhangs
Pitched roof with deep soffits



Maximize natural light with large windows. Top hung awning windows meet BC Housing standards and ensure code compliance where a drop exists of more than 1.8m



Typical attic venting at soffit

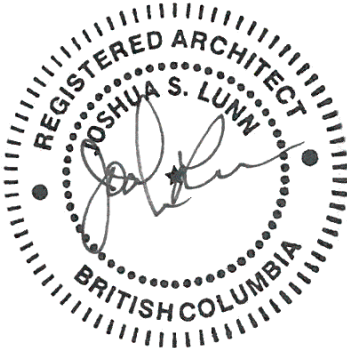


GARBAGE ENCLOSURE

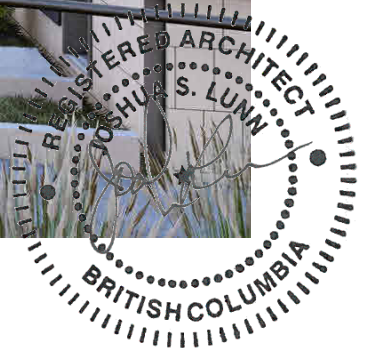
A THREE-BIN ENCLOSURE AT THE END OF THE DRIVEWAY (1 GARBAGE/ 1 RECYCLING/1 ORGANICS)

GATES WITH ROLLERS ON THE LONG SIDE (NORTH) FOR WASTE DISPOSAL AND COLLECTION

VERTICAL COMPOSITE WOOD
BOARDS ON PAINTED METAL FRAME; SLOPED ROOF ON ENGINE'D JOISTS







MATERIAL LEGEND:

11

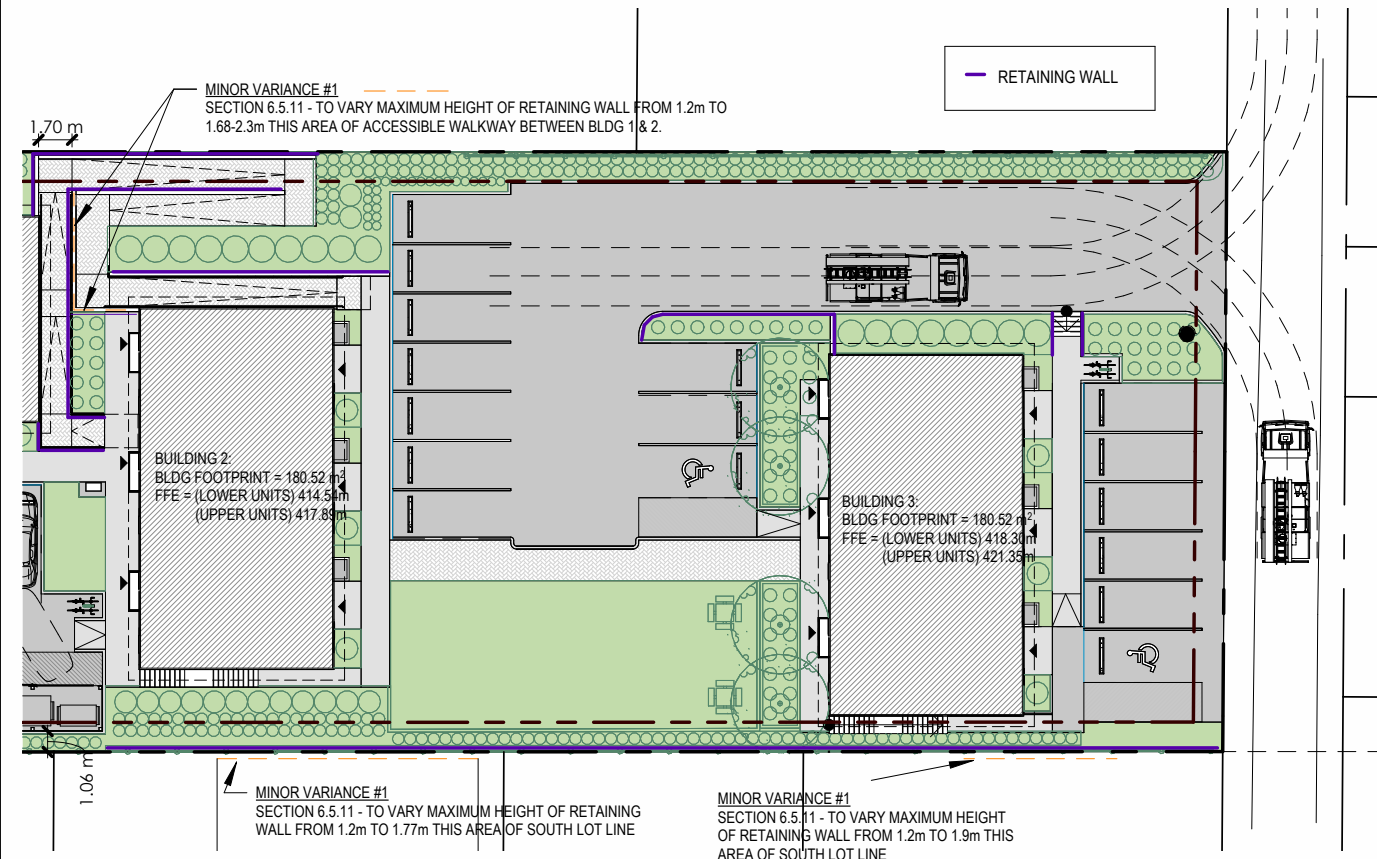
EXTERIOO GUARD & RAILS
BLACK ALUMINUM PICKETS



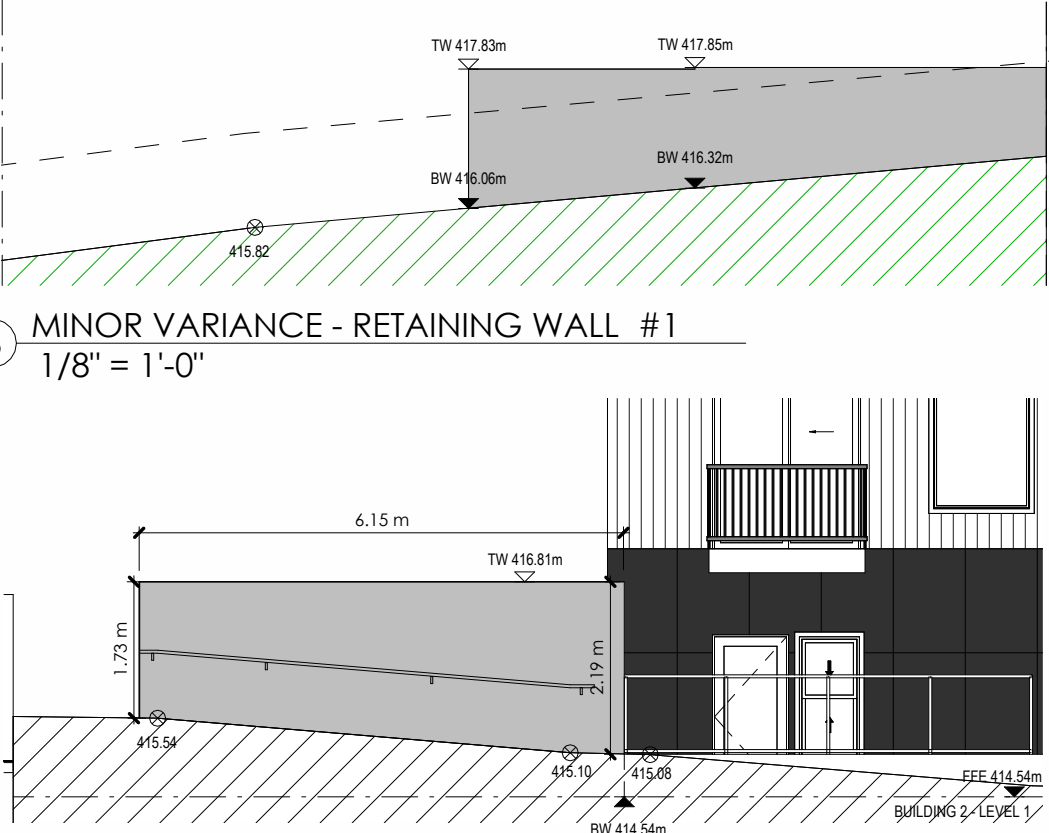
13

ARCHITECTURAL FINISH
(CAST IN PLACE RETAINING WALLS)

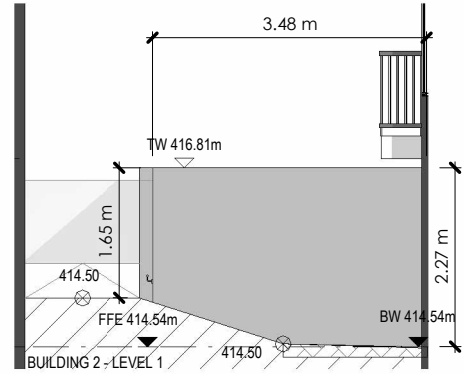




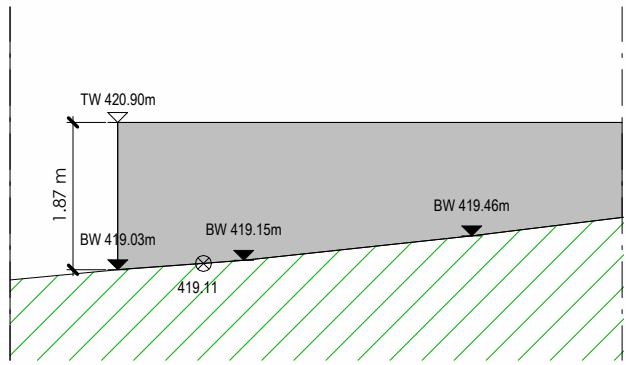
3 MINOR VARIANCE - RETAINING WALL #1
1/8" = 1'-0"



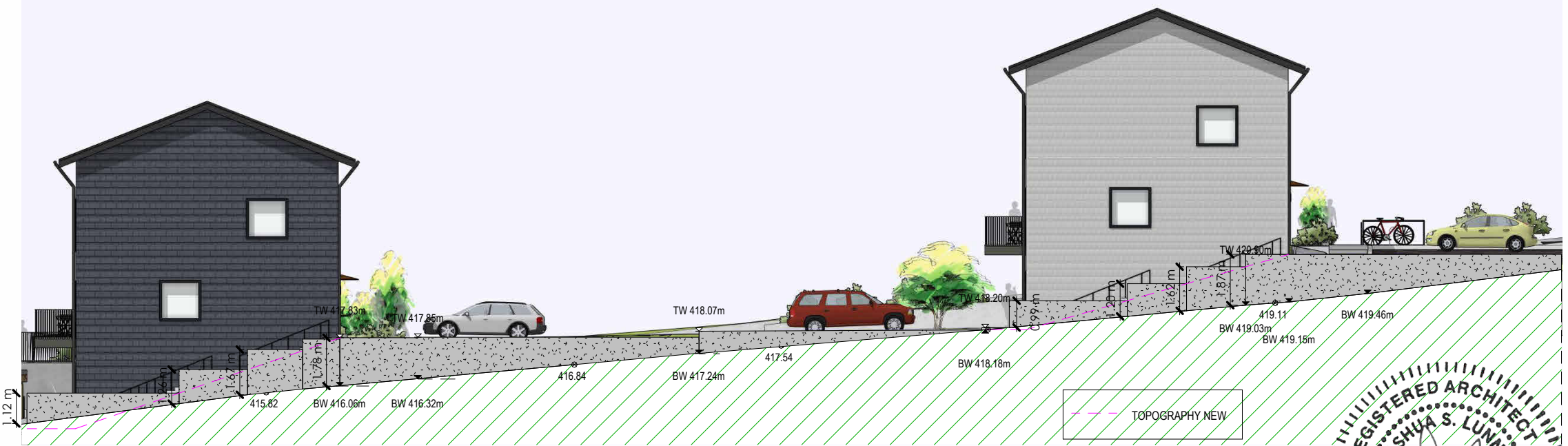
2 MINOR VARIANCE - RETAINING WALL #1
1/8" = 1'-0"



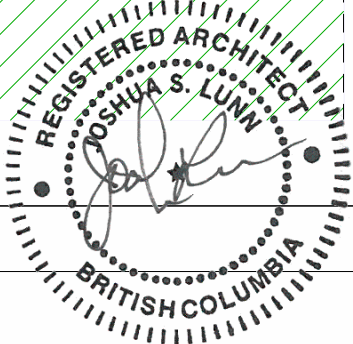
1 MINOR VARIANCE - RET. WALL #1
1/8" = 1'-0"

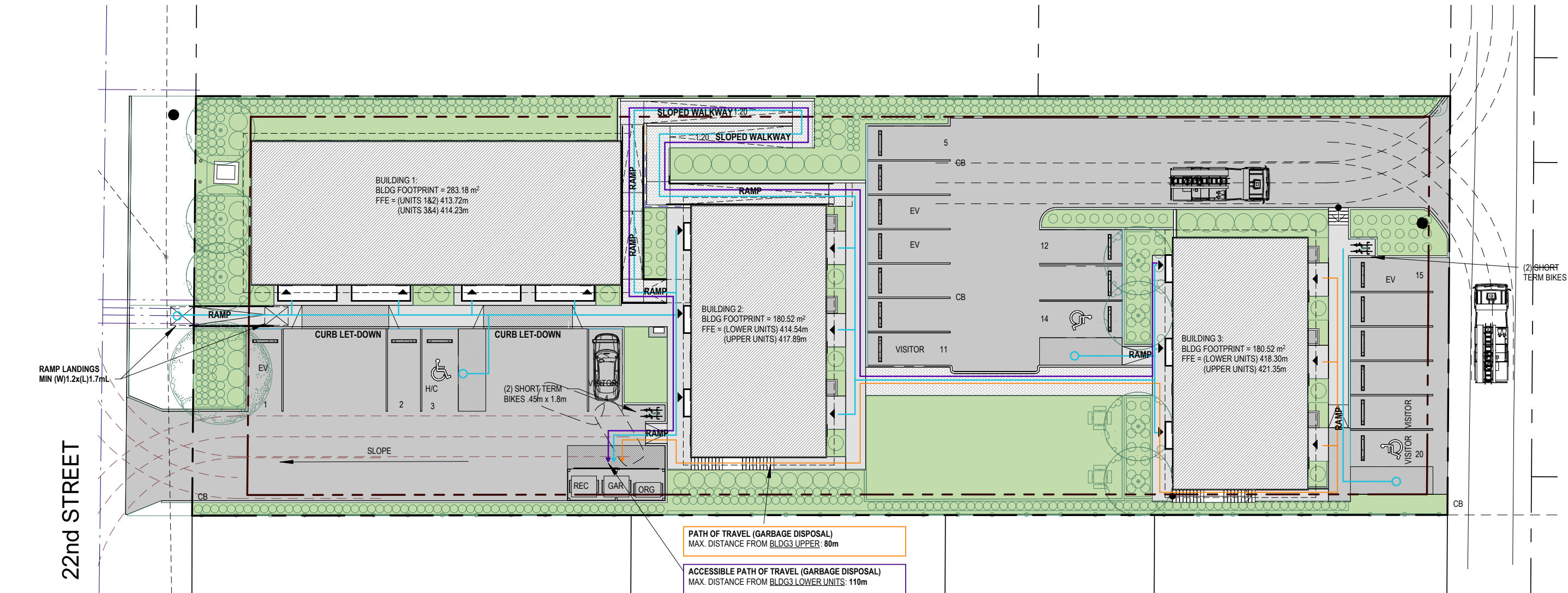


4 MINOR VARIANCE - RETAINING WALL #1
1/8" = 1'-0"

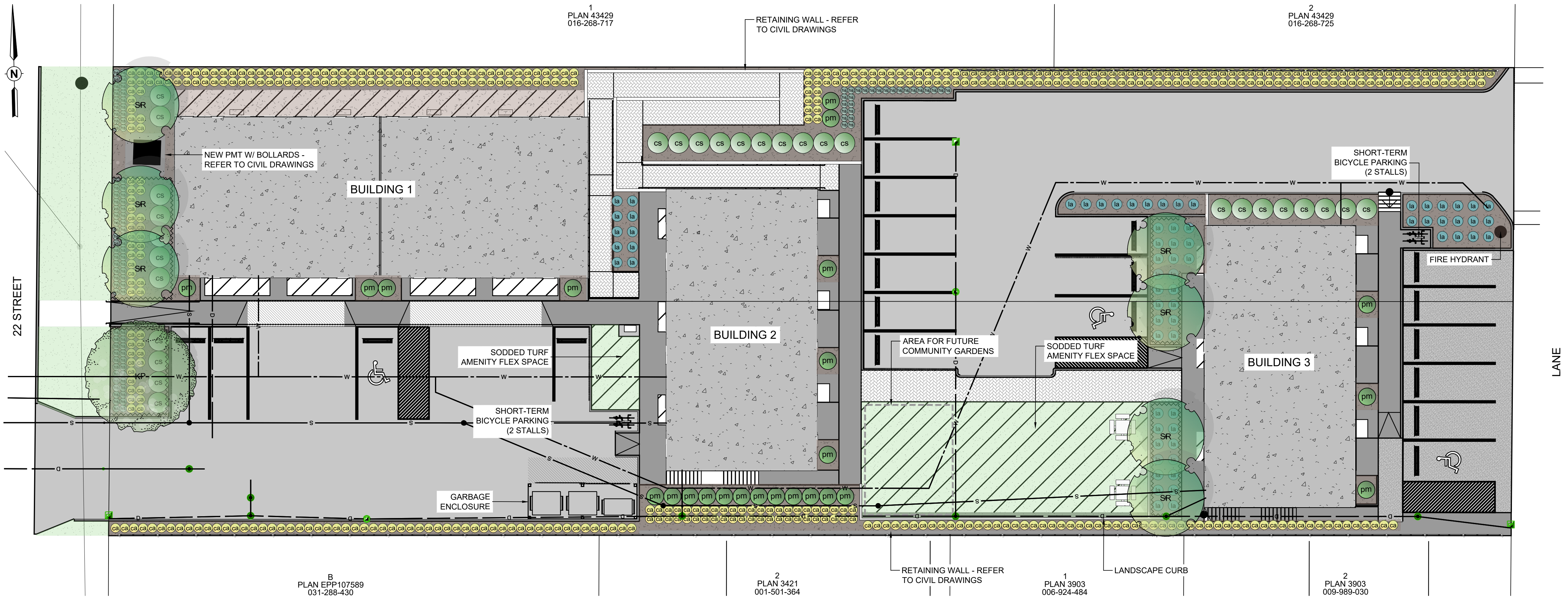


5 MINOR VARIANCE - RETAINING WALL TIERING
1/16" = 1'-0"





DATE: 2026-02-11, 18:20 FILE: X:\2431\Projects\2431-601560-Abide Developers - Vernon Townhomes\07 DRAWINGS\09 Sheets\04316015600-L00-PLAN-100.dwg McElhanney ANS D - 2024-02-05



GENERAL NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING AND DRAINAGE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE ON WALKWAY AND SURROUNDING LANDSCAPE.
3. LOCATION OF UNDERGROUND UTILITIES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS.
4. ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED, AUTOMATED IRRIGATION AS PER IRRIGATION DRAWINGS.
5. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DRAWINGS.
7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

PLANTING NOTES

1. ALL LANDSCAPING WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND BE IN ACCORDANCE WITH CITY OF VERNON STANDARDS/GUIDELINES.
2. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
3. ALL PLANTING BED AND TREE WELLS TO HAVE A MINIMUM OF 75mm DEEP BARK MULCH. ENSURE CLEAR RADIUS OF 100mm AROUND PLANT STEM.
4. SOD TO BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE DROUGHT TOLERANT.
5. STAKE TREE LOCATIONS AND BED EDGES FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWS:
TREES - 1000mm DEPTH
PLANTING BEDS (SHRUBS | PERENNIALS) - 600mm
CONTINUOUS DEPTH
LAWN - 150mm CONTINUOUS DEPTH

LEGEND

- ROOT BARRIER
- 150mm WIDTH CONCRETE LANDSCAPE CURB
- SOD ON 150mm DEPTH TOPSOIL
- PROPOSED PLANTING BED WITH 75mm DEPTH SHREDDED, SELF-BINDING WOOD MULCH
- MAGLIN PICNIC TABLE
- LANDSCAPE FORMS BIKE RACK

PLANT LIST

- TREE PLANTING**
- KP GOLDENRAIN TREE
 - SR JAPANESE TREE LILAC
- SHRUB PLANTING**
- CS GOLDEN PRAIRIE FIRE DOGWOOD
 - PM MUGO PINE
- ORNAMENTAL GRASS PLANTING**
- CA KARL FOERSTER FEATHER REED GRASS
 - HS BLUE OAT GRASS
 - LB BLUE DUNE LYME GRASS

PLANT SCHEDULE

Total Qty.	Key	Botanical Name	Common Name	Size	Spacing O.C.	Mature spr.	Mature ht.	Origin
Trees								
1	KP	<i>Koelreuteria paniculata</i>	Goldenrain Tree	75mm cal.W.B. single leader	7.8m	8-10m	9-12m	Native
7	SR	<i>Syringa reticulata</i>	Japanese Tree Lilac	65mm cal., W.B. single leader	4.0m	4.5-6m	6-9m	Non-native
Shrubs								
29	CS	<i>Cornus alba 'Prairie Fire'</i>	Golden Prairie Fire Dogwood	#5 cont.	1.35m	1.8m	1.8m	Native
23	PM	<i>Pinus mugo var. pumilo</i>	Dwarf Mugo Pine	#5 cont.	1.125m	1.5m	0.9m	Non-native
Ornamental Grasses								
462	CA	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Fountain Grass	#2 cont.	0.6m	0.8m	1.5m	Non-native
105	HS	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#2 cont.	0.45m	0.6m	0.9m	Non-native
68	HS	<i>Leymus arenarius 'Blue Dune'</i>	Blue Dune Lyme Grass	#2 cont.	1.0m	0.8m	0.9m	Non-native

PLANT IMAGE



SITE FURNITURE IMAGES



LANDSCAPE AREA

PROPERTY AREA	2,783 m2
SOFT LANDSCAPE AREA (SOD + PLANTING BEDS)	650 m2 (23%)

0 1:150 6

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney

210 - 3100 35th Avenue,
Vernon BC V1T 2T1
Tel. 250 861 8783

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING HAS NOT BEEN
APPROVED AND MAY CONTAIN
ERRORS AND OMISSIONS

ABIDE DEVELOPERS
6840 GOOSE LAKE ROAD, VERNON, BC, V1H 1W2
3209 & 3213 - 22 STREET
SITE DEVELOPMENT
LANDSCAPE PLAN

Drawing No.

L101

Project Number
2431-60156-00

Rev.
C

DESTROY ALL PRINTS BEARING PREVIOUS REVISION