

February 11, 2026

City Of Vernon

Planning & Community Services

3001 – 32 Ave, Vernon, BC V1T 2L8

OCP & Zoning Compliance Narrative

Project Information

Address: 3911 27th Street, Vernon, BC

Current Zoning: CMUB (Mixed Use – Commercial)

Proposed Use: Mid-rise residential rental housing (5 storeys) Development Permit

Application

1. Alignment with the Official Community Plan

The proposed 5-storey residential mid-rise fits Vernon's Draft OCP, especially for 27th Street's Primary Growth Node. It supports walkability, transit use, housing needs (mainly 1- and 2-bedroom units), gentle density, efficient infrastructure use, improved public realm, and sustainability through car share and energy-efficient design. The project aligns with accommodating up to 20,000 new residents by 2045.

2. Fit Within Neighborhood Plan and Urban Context

Located on 27th Street, the development complements nearby mid-rises and reflects the City's intensification goals. The contemporary design uses warm materials and extensive landscaping at grade and elevated landscaping on the podium level that fit Vernon's character. It features warm wood accents, earth-toned masonry, and a balanced combination of contemporary, durable materials such as brick and corrugated metal.

The building setback design integrates well within the neighborhood, using durable modern materials to provide a cohesive and attractive streetscape. The building strengthens the rhythm of the street, while providing diversity in housing that contributes to a complete community.

The building is thoughtfully designed to harmonize with the urban context of 27th Street. These selections offer a modern appearance while honoring the natural landscape and distinctive character of Vernon.

Peter J. Mallen
Architect – AIBC, OAA, AAA, SAA

Christopher Gowing
Architect – AIBC, OAA, AAA, SAA

Edwin Berzins
Architect – AIBC, OAA, AIA

Aaron Urion
Architect – AIBC, MRAIC

Drew Abercrombie

Mary McMains
Architect – AIBC, CP, RHFAC Professional

Ben Monroe
Architect – AIBC, LEED AP BD+C, NCARB

VANCOUVER + VICTORIA
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Overall, the design ensures generous, high-quality amenity provision for residents while maintaining strong urban design outcomes and consistency with the intent of the CMUB zone.

The proposed 55-foot building height aligns with the CMUB zone limits. The Floor Area Ratio (FAR) is 1.97, well below the maximum of 3.5. Setbacks are 1.0 meters at the front, 1.5 meters on the sides, and 1.5 meters at the rear, creating smooth transitions to neighboring properties.

Parking capacity was limited due to site constraints and a focus on walkable streetscapes and pedestrian access over additional parking, supporting Vernon's sustainability goals. The project team has prioritized active ground-oriented units fronting 27th Street along with pedestrian accessibility and asking for a variance in parking infrastructure, which is consistent with Vernon's goals for sustainable and livable urban environments.

The design offers quality amenities for residents while achieving strong urban design consistent with the CMUB zone's intent.

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3. Rationale for By-law Variances or Deviations

We are requesting variances for the following parking due to site constraints and project feasibility. We have added one full floor of

Parking Requirement 63 stalls

Requesting variance for 6 stalls and proposing 57 total stalls with the below breakdown.

- 3 accessible
- 8 visitor spaces with up to 4 car-share (included in the total of regular stalls)
- 3 tandem configurations (included in the total of regular stalls)
 - These stalls will be allocated to two-bedroom units and managed by ownership group
- 27 regular stalls
- 27 small car stalls

Total 57 stalls

A full 6th-floor amenity level is proposed comprised of outdoor common amenities and includes a large outdoor space, indoor lobby, storage and washroom.

Amenity Space Requirement for Public Amenity is 4m² per 55 unit totaling 220m²

Requesting variance from 4m² to 3m²

- 3 m² x 55 units totals 165m² with reduction of public amenity by 55m².

Private Amenity Space Requirements is 400m² - 165m² (public amenity) = 235m² see table on stat sheet

We are providing 333.1m² of private amenity exceeding the minimum by 98.1 m².

4. Benefits to the Community

This project offers key neighborhood benefits:

- Increase rental housing for a balanced vacancy rate.
- Promotes active transportation via car share, bike parking, and walkable design, reducing parking needs.
- Uses rear-lane access to limit congestion on 27th Street.
- Enhances corridor character with strong architectural quality and placemaking.
- Features a landscaped rooftop with trees at all corners, improving aesthetics, cooling and ecological value.

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5. Potential Impacts and Mitigation

- **Shadowing:** The building's orientation and upper stepped massing ensure minimal impact on surrounding areas.
- **Traffic:** No substantial increase is expected, as the property will utilize rear lane access.
- **Privacy:** Residential units and balconies are thoughtfully designed to minimize overlooking and protect residents' privacy.
- **Construction:** Activities will adhere to municipal noise regulations and staging requirements.

Renderings will accompany the Development Permit submission, illustrating the considerate massing of the building and its limited effects on neighboring properties.

6. Conclusion

This proposal offers a well-considered, policy-driven approach that aligns with the City of Vernon's objectives for sustainable development. By delivering quality rental housing in an accessible, walkable area with necessary services, this project helps build a connected, resilient, and well-rounded community both now and in the future.

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PERSPECTIVE

CIVIC ADDRESS

3911 27 STREET
VERNON, BC V1T 4X8

LEGAL DESCRIPTION

LOT 2 PLAN 3490 OSOYOOS
DIVISION YALE DISTRICT EXC E 94'

ARCHITECTURAL

MALLEN GOWING BERZINS ARCHITECTURE INC.
SUITE 300 7 EAST 6TH AVE
VANCOUVER, BC V5T 1J3
PH: (604)484-8285

CONTACT

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CIVIL

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LANDSCAPE

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KELOWNA, BRITISH COLUMBIA, V1Y 0B5
CANADA

CONTACT

GURPREETH SINGH
EMAIL: GURPREETH.SINGH@WSP.COM
PH: (778) 940 1327

PROJECT STATISTICS

DATA SUMMARY

PROPERTY ADDRESS	3911 27TH STREET VERNON		OPTION SUMMARY	
LEGAL DESCRIPTION	LOT 2 PLAN 3490 OSOYOOS DIVISION YALE DISTRICT EXC E 94'		FAR	1.96
			TOTAL UNITS	55
			REQ. PARKING	63
ZONING	CMUB		PROPOSED PARKING	57
USE	MULTI-STORY RESIDENTIAL			
SITE AREA	16,727 s.f.	1554 s.m.		

PROJECT DATA

		PERMITTED/ALLOWED (existing zoning)		PROPOSED			
HEIGHT		-		63'-5 1/2"		19.3	m
NUMBER OF FLOORS		6				5	storeys
FRONT YARD SETBACK		1 m		3.28 ft		1	m
SIDE YARD SETBACK		1.5 m		4.92 ft		1.5	m
REAR YARD SETBACK		1.5 m		4.92 ft		1.5	m
LOT COVERAGE		n/a				n/a	
LANDSCAPE COVERAGE MINIMUM		20%	3345.376 sf	3345 sf		310.8	m2
PUBLIC AMENITY		220 m2	2368.00 sf	1776 sf		165.0	m2
*PRIVATE AMENITY		180 m2	1937.52 sf	3585 sf		333.1	m2
FLOOR SPACE RATIO		3.5 FAR					
Residential				1.67	FAR	27,937 sf	2595.4 m2
Circulation				0.26	FAR	4,399 sf	408.7 m2
Lobby				0.03	FAR	487 sf	45.2 m2
Total				1.96	FAR	32,823 sf	3049.4 m2

AMENITY CALCULATION

AMENITY REQUIREMENT				AMENITY PROVIDED				
UNIT TYPES	REQUIRED X TOTAL UNIT/TOTAL REQUIRED			FLOOR	PUBLIC AMENITY CALCULATED AT (3m2/UNIT)			PRIVATE AMENITY
BACHELOR	5 m2	38	= 190 m2	P1	0	sf	0 m2	0 sf 0.0 m2
1 BED	10 m2	9	= 90 m2	GROUND FLOOR	0	sf	0 m2	703 sf 65.3 m2
1 BED +	15 m2	8	= 120 m2	SECOND FLOOR	0	sf	0 m2	1219 sf 113.3 m2
TOTAL AMENITY			= 400 m2	THIRD-FIFTH FLOOR	0	sf	0 m2	1663 sf 154.5 m2
PUBLIC AMENITY REQUIRED	4 m2	55	= 220 m2	SIXTH FLOOR - ROOF	1776	sf	165 m2	0 sf 0.0 m2
*TOTAL PRIVATE AMENITY REQUIRED	= 400 m2 - 220 m2		180 m2	TOTAL	1776	sf	165 m2	3585 sf 333.1 m2
				TOTAL AMENITY PROVIDED				5361 sf 498.1 m2

*11.2.7 Development Regulations

PROPOSED AREA SUMMARY

		Gross Area		FAR Exclusion (*)		Total FAR			
Parking	Public Amenity	0 sf	0.0 m2	0 sf	0 m2	0 sf	0.0 m2	0.00	FAR
Ground Floor	Residential *	3,141 sf	291.8 m2	0 sf	0.00 m2	3141 sf	291.8 m2	0.19	FAR
Total 1st Floor:	5,704 sf Lobby	487 sf	45.2 m2	0 sf	0.00 m2	487 sf	45.2 m2	0.03	FAR
	Private Amenity	703 sf	65.3 m2	703 sf	65 m2	0 sf	0.0 m2	0.00	FAR
	Circulation	619 sf	57.5 m2	0 sf	0.00 m2	619 sf	57.5 m2	0.04	FAR
	Service	754 sf	70.0 m2	754 sf	70.05 m2	0 sf	0.0 m2	0.00	FAR
	TOTAL GROUND FLOOR	5,704 sf	529.9 m2						
Second Floor	Residential *	6,199 sf	575.9 m2	0 sf	0.00 m2	6199 sf	575.9 m2	0.37	FAR
Total 2nd Floor	8,327 sf Private Amenity	1,219 sf	113.3 m2	1,219 sf	113 m2	0 sf	0.0 m2	0.00	FAR
	Circulation	863 sf	80.2 m2	0 sf	0.00 m2	863 sf	80.2 m2	0.05	FAR
	Storage	46 sf	4.2 m2	46 sf	4 m2	0 sf	0.0 m2	0.00	FAR
Third Floor	Residential *	6,199 sf	575.9 m2	0 sf	0.00 m2	6199 sf	575.9 m2	0.37	FAR
Total 3rd Floor	7,662 sf Private Amenity	554 sf	51.5 m2	554 sf	52 m2	0 sf	0.0 m2	0.00	FAR
	Circulation	863 sf	80.2 m2	0 sf	0.00 m2	863 sf	80.2 m2	0.05	FAR
	Storage	46 sf	4.2 m2	46 sf	4 m2	0 sf	0.0 m2	0.00	FAR
Fourth Floor	Residential *	6,199 sf	575.9 m2	0 sf	0.00 m2	6199 sf	575.9 m2	0.37	FAR
Total 4th Floor	7,662 sf Private Amenity	554 sf	51.5 m2	554 sf	52 m2	0 sf	0.0 m2	0.00	FAR
	Circulation	863 sf	80.2 m2	0 sf	0.00 m2	863 sf	80.2 m2	0.05	FAR
	Storage	46 sf	4.2 m2	46 sf	4 m2	0 sf	0.0 m2	0.00	FAR
Fifth Floor	Residential *	6,199 sf	575.9 m2	0 sf	0.00 m2	6199 sf	575.9 m2	0.37	FAR
Total 5th Floor	7,662 sf Private Amenity	554 sf	51.5 m2	554 sf	52 m2	0 sf	0.0 m2	0.00	FAR
	Circulation	863 sf	80.2 m2	0 sf	0.00 m2	863 sf	80.2 m2	0.05	FAR
	Storage	46 sf	4.2 m2	46 sf	4 m2	0 sf	0.0 m2	0.00	FAR
Sixth Floor	Public Amenity	1,776 sf	165.0 m2	1,776 sf	165 m2	0 sf	0.0 m2	0.00	FAR
Total 6th Floor	2,103 sf Circulation	327 sf	30.4 m2	0 sf	0.00 m2	327 sf	30.4 m2	0.02	FAR
Total	39,121 sf	39,121	3634.5 m2	6,299 sf	585.20 m2	32823 sf	3049.4 m2	1.96	FAR

VEHICLE PARKING CALCULATIONS

City of Vernon Bylaw 1600

USE	REQUIRED	REQ.	PROV.
Medium Scale Multi-Unit Housing	1 stall per unit	Regular Stall 27.5	27
		Small Car Stall 27.5	27
*Accessible	3 required spaces for 51-75 stalls	3	3
Visitor	8 visitor parking for 51-60 units	8	8
Loading	*Loading stall provided in laneway access.	1	1
EV-Ready	25% of minimum + 10% visitor	14.6	15
TOTAL REQUIRED		63	57
PROVIDED	*Accessible stalls included in total		57
BICYCLE PARKING CALCULATIONS		* Bylaw 6012, 7.2.15.	
USE	REQUIRED		PROV.
Residential	Long Term Parking	1.0 Stall / Dwell	55
	Regular Stall Parking	27.5	28
	Regular Stall Parking - Wall Mt.	27.5	27
	Short-Term Parking	13.75	14
	**Inclusive Parking - 10%	5.5	8
TOTAL BICYCLE STALLS		74	77

UNIT MIX	FIRST FLOOR		TYPICAL FLOORS			TOTAL UNITS
FLOOR	BACH.	1 BED	BACH.	1 BED	2 BED	
1	6	1	0	0	0	
2	0	0	8	2	2	
3	0	0	8	2	2	
4	0	0	8	2	2	
5	0	0	8	2	2	
TOTAL	6	1	32	8	8	55

UNIT TYPES	FIRST FLOOR		#UNITS	UNIT TYPES	TYP. FLOORS		#UNITS
UNIT T1	1 BED		1	UNIT A	1 BED		8
BEDROOMS			1	BEDROOMS			1
AREA	466 sf	43.3	m2	AREA	562 sf	52.3	m2
PRIVATE AMENITY	86 sf	8	m2	PRIVATE AMENITY	64.6 sf	6	m2
UNIT T2	BACHELOR		1	UNIT B	BACHELOR		4
BEDROOMS				BEDROOMS			2
AREA	457 sf	42.5	m2	AREA	410 sf	38.1	m2
PRIVATE AMENITY	87 sf	8.05	m2	PRIVATE AMENITY	10.7 sf	1	m2
UNIT T3	BACHELOR		1	UNIT C	BACHELOR		8
BEDROOMS				BEDROOMS			
AREA	457 sf	42.5	m2	AREA	438 sf	40.7	m2
PRIVATE AMENITY	86 sf	8	m2	PRIVATE AMENITY	10.7 sf	1	m2
UNIT T4	BACHELOR		1	UNIT D	BACHELOR		4
BEDROOMS				BEDROOMS			
AREA	437 sf	40.6	m2	AREA	398 sf	37.0	m2
PRIVATE AMENITY	123 sf	11.4	m2	PRIVATE AMENITY	61.9 sf	5.75	m2
UNIT T5	BACHELOR		1	UNIT E	2 BED		8
BEDROOMS				BEDROOMS			2
AREA	443 sf	41.2	m2	AREA	850 sf	79.0	m2
PRIVATE AMENITY	126 sf	11.7	m2	PRIVATE AMENITY	118.4 sf	11	m2
UNIT T6	BACHELOR		1	UNIT F	BACHELOR		4
BEDROOMS				BEDROOMS			
AREA	443 sf	41.2	m2	AREA	400 sf	37.2	m2
PRIVATE AMENITY	113 sf	10.5	m2	PRIVATE AMENITY	61.9 sf	5.75	m2
UNIT T7	BACHELOR		1	UNIT G	BACHELOR		8
BEDROOMS				BEDROOMS			
AREA	453 sf	42.1	m2	AREA	418 sf	38.9	m2
PRIVATE AMENITY	82 sf	7.65	m2	PRIVATE AMENITY	10.7 sf	1	m2
				UNIT H	BACHELOR		4
				BEDROOMS			
				AREA	415 sf	38.6	m2
				PRIVATE AMENITY	10.7 sf	1	m2

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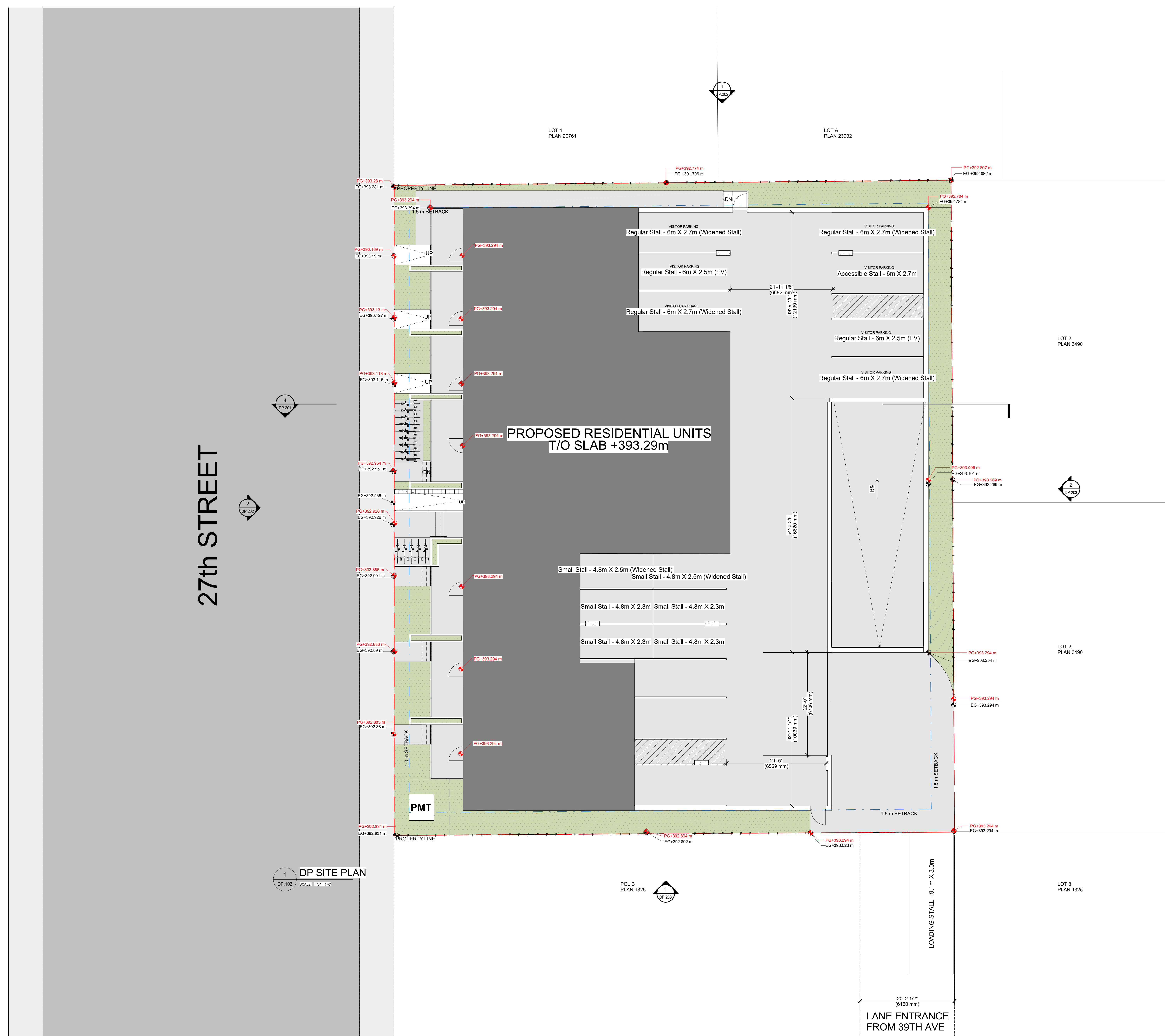
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LOT 2 PLAN 3490 OSOYOOS
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LEGEND

	EXISTING PEDESTRIAN SIDEWALK
	EXISTING STREET
	PROPOSED LANDSCAPE
	PROPERTY LINE
	SETBACKS
 EG 00.00m	EXISTING GRADE
 PG 00.00m	PROPOSED GRADE
PMT	PAD MOUNTED TRANSFORMER
#####	FENCE LINE
	WALL-MOUNTED BICYCLE STORAGE

NOTE: REFER TO CIVIL PLANS FOR INFORMATION ON STORMWATER MANAGEMENT.



ARCH

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2	2026-01-21	ISSUED FOR PLANNING COORDINATION REVISION			
1	2025-11-20	ISSUED FOR DEVELOPMENT PERMIT			
BREV.	XXXX-MB-FD	DESCRIPTION			DWG

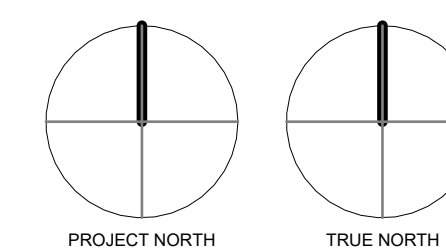
DATE	BY	DESCRIPTION	OK
11/11/2011	MMB	DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED. THE COPYRIGHT IN THE SAME IS RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED, AND WHEN MADE MUST BE ITS NAME. ALL PRINTS TO BE RETURNED. THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.	

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3911 27th STREET
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SITE PLAN

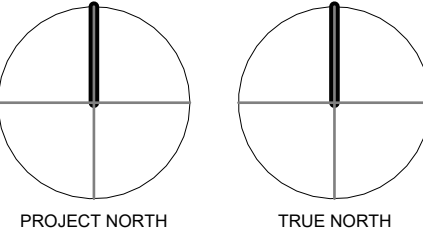
PLOT DATE: 2026-02-12	PROJECT: 2500
SCALE: As indicated	REVISION: 2
DRAWING NO. DP.102	



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- Bicycle Repair Room
- Bicycle Room
- Bike Storage Lockers
- Circulation
- Electrical Room
- Parking

NOTE: REFER TO CIVIL PLANS FOR INFORMATION ON STORMWATER MANAGEMENT.





Door Schedule				
Type	Mark	Type	Width	Height
1	Single Door - Interior - Hinged	3'-0"	7'-0"	
2	Single Door - Interior - Bathroom	2'-10"	7'-0"	
3	Single Door - Exterior	3'-3 1/2"	6'-11"	
4	Single Door - Pocket - Interior	3'-0"	7'-0"	
5	Single Door - Interior - Barrier Free	3'-0"	7'-0"	
6	Double Door - Interior - Sliding Medium	4'-0"	7'-0"	
7	Double Door - Interior - Sliding Glass	6'-0"	6'-11"	
8	Double Door - Interior - Sliding Closet - Large	5'-0"	6'-11"	
9	Double Door - Exterior - Entrance	2'-5 7/8"	6'-9 11/16"	
10	Double Door - Interior - Sliding Small	3'-0"	7'-0"	
11	Double Door - Interior - Closet Medium	2'-8"	7'-0"	
12	BiFold Door - Interior - Closet Small	2'-8"	7'-0"	
13	BiFold Door - Interior - Closet Small	2'-8"	7'-0"	
14	Roll-Up Door - Garbage Room	8'-0"	6'-0"	
15	Loading Door - Entrance	22'-0"	11'-0"	
20	Loading Door - Package Entrance 3	19'-8 3/32"	11'-0"	
Window Schedule				
Type	Mark	Type	Width	Height
1	Window - Fixed	1'-9"	6'-7"	



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BUILDING AREA LEGEND

- ☐ AMENITY
- ☐ CIRCULATION
- ☐ UNIT A
- ☐ UNIT B
- ☐ UNIT C
- ☐ UNIT D
- ☐ UNIT E
- ☐ UNIT F
- ☐ UNIT G
- ☐ UNIT H

ANNOTATION LEGEND

	PROPOSED LANDSCAPE
	PROPERTY LINE
	SETBACKS

ARCHITECT

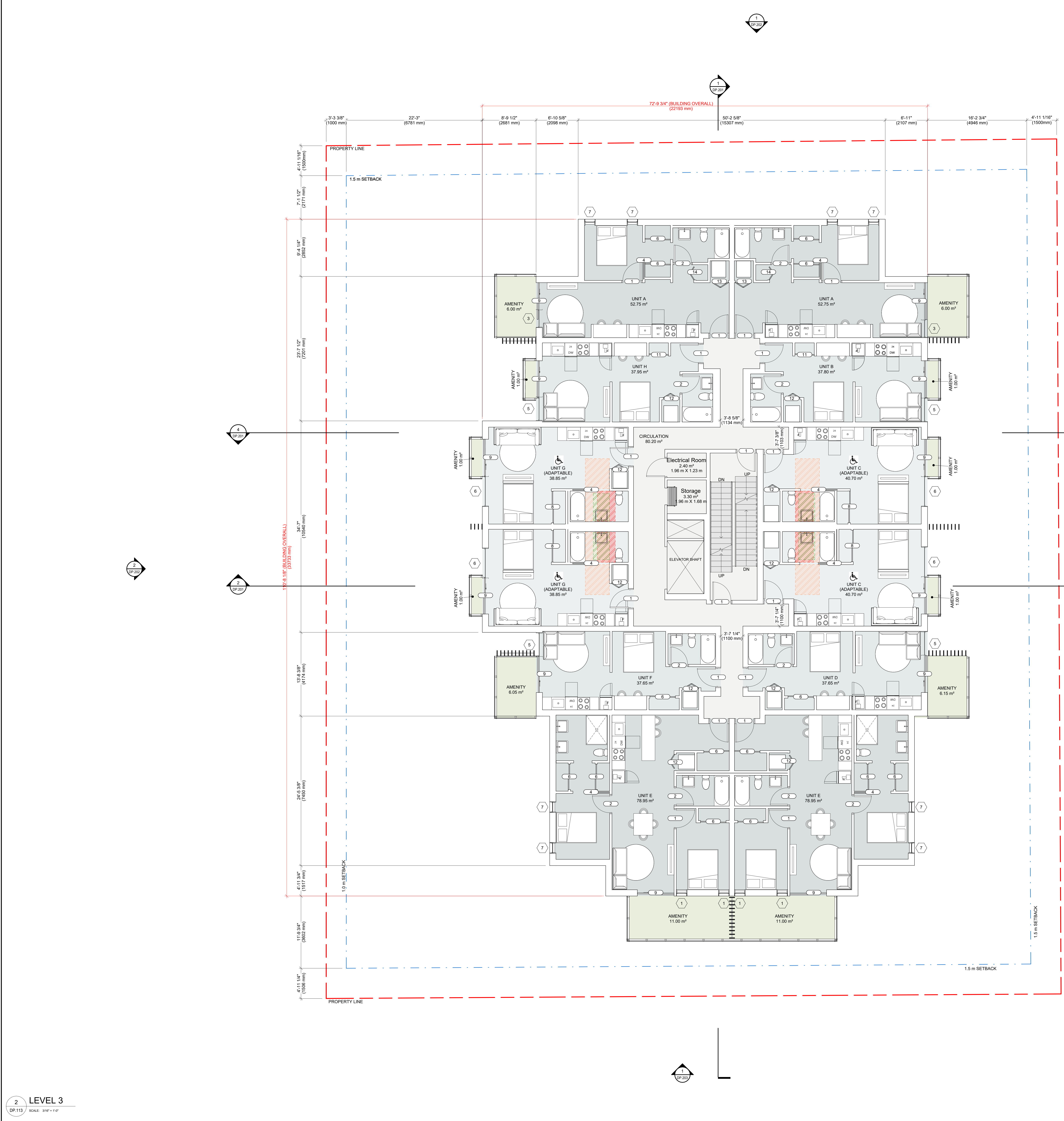
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3911 27th STREET
VERNON, BC

DATE: 26-02-12	PROJECT 2500
INDICATED RING NO.	REVISION 2
P.112	



Door Schedule			
Type Mark	Type	Width	Height
1	Single Door - Interior - Hinged	3'-0"	7'-0"
2	Single Door - Interior - Bathroom	2'-10"	7'-0"
4	Single Door - Pocket - Interior	3'-0"	7'-0"
6	Double Door - Interior - Sliding Medium	4'-0"	7'-0"
8	Double Door - Interior - Sliding Closet - Large	5'-0"	7'-0"
9	Double Door - Exterior - Sliding Glass	6'-0"	6'-8"
11	Double Door - Interior - Sliding Small	5'-0"	7'-0"
12	Bifold Door - Interior - Closet Medium	2'-8"	7'-0"
13	Bifold Door - Interior - Closet Large	3'-0"	6'-8"
14	Bifold Door - Interior - Closet Small	2'-6"	7'-0"
17	Manual push-up		
Window Schedule			
Type Mark	Type	Width	Height
1	Window - Fixed Transom	1'-9"	6'-7"
3	Window - Fixed - 3' X 6'-8"	3'-0"	6'-8"
5	Window - Fixed - 3' X 6'-8"	4'-0"	6'-8"
6	Window - Fixed - 5' X 6'-8"	5'-0"	6'-8"
7	Window - Fixed Transom (Long)	1'-9"	10'-2 15/32"

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BUILDING AREA LEGEND

- AMENITY
- CIRCULATION
- UNIT A
- UNIT B
- UNIT C
- UNIT D
- UNIT E
- UNIT F
- UNIT G
- UNIT H

ANNOTATION LEGEND

- PROPOSED LANDSCAPE
- PROPERTY LINE
- SETBACKS

ARCHITECT

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VERNON, BC

TYPICAL FLOOR 3-5

DATE: 2026-02-12
SCALE: As indicated
DRAWING: DP.113

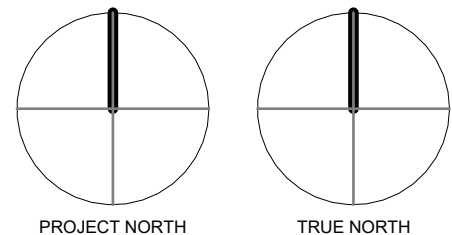
PROJECT NO: 25001
REVISION: 2

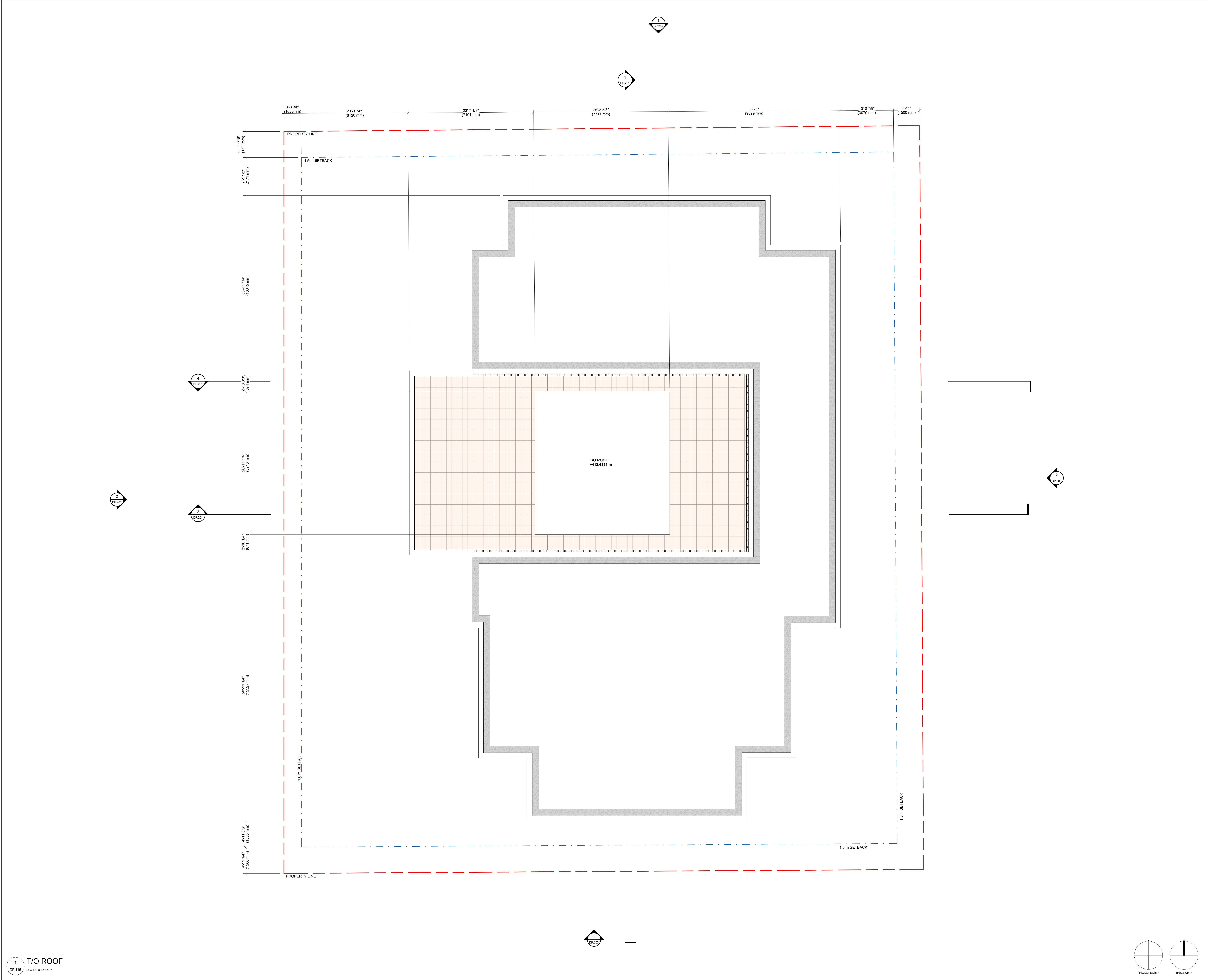
MGBA
MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED
ARCHITECTURE + INTERIOR DESIGN
3007 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA
1725 GOVERNMENT STREET, VICTORIA, BC, CA
MGBA.COM INFO@MGBA.COM T. 604.484.6285
BUILDING AREA LEGEND

ANNOTATION LEGEND

———— PROPERTY LINE

----- SETBACKS





ANNOTATION LEGEND

— PROPERTY LINE
- - - - - SETBACKS

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REV	DATE	DESCRIPTION	BY	CHK	APP
1	2020-02-12	ISSUED FOR PLANNING			
2	2020-02-12	ISSUED FOR PLANNING			
3	2020-02-12	ISSUED FOR PLANNING			
4	2020-02-12	ISSUED FOR PLANNING			
5	2020-02-12	ISSUED FOR PLANNING			
6	2020-02-12	ISSUED FOR PLANNING			
7	2020-02-12	ISSUED FOR PLANNING			
8	2020-02-12	ISSUED FOR PLANNING			
9	2020-02-12	ISSUED FOR PLANNING			
10	2020-02-12	ISSUED FOR PLANNING			

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SHEET TITLE

T/O ROOF

DATE 2020-02-12	PROJECT NO. 25001
SCALE As indicated	REVISION 2
DRAWING NO. DP.115	

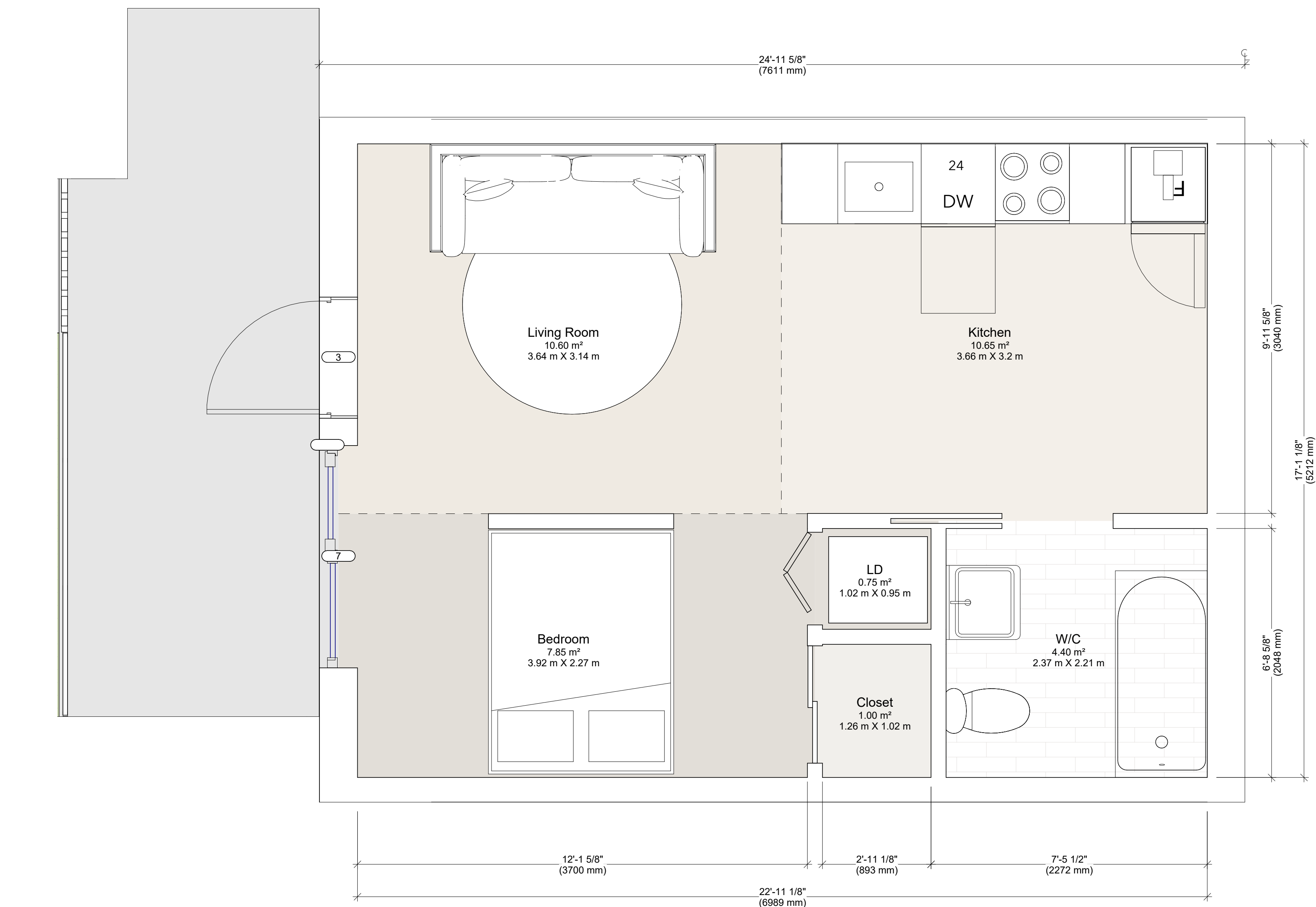


Room Legend

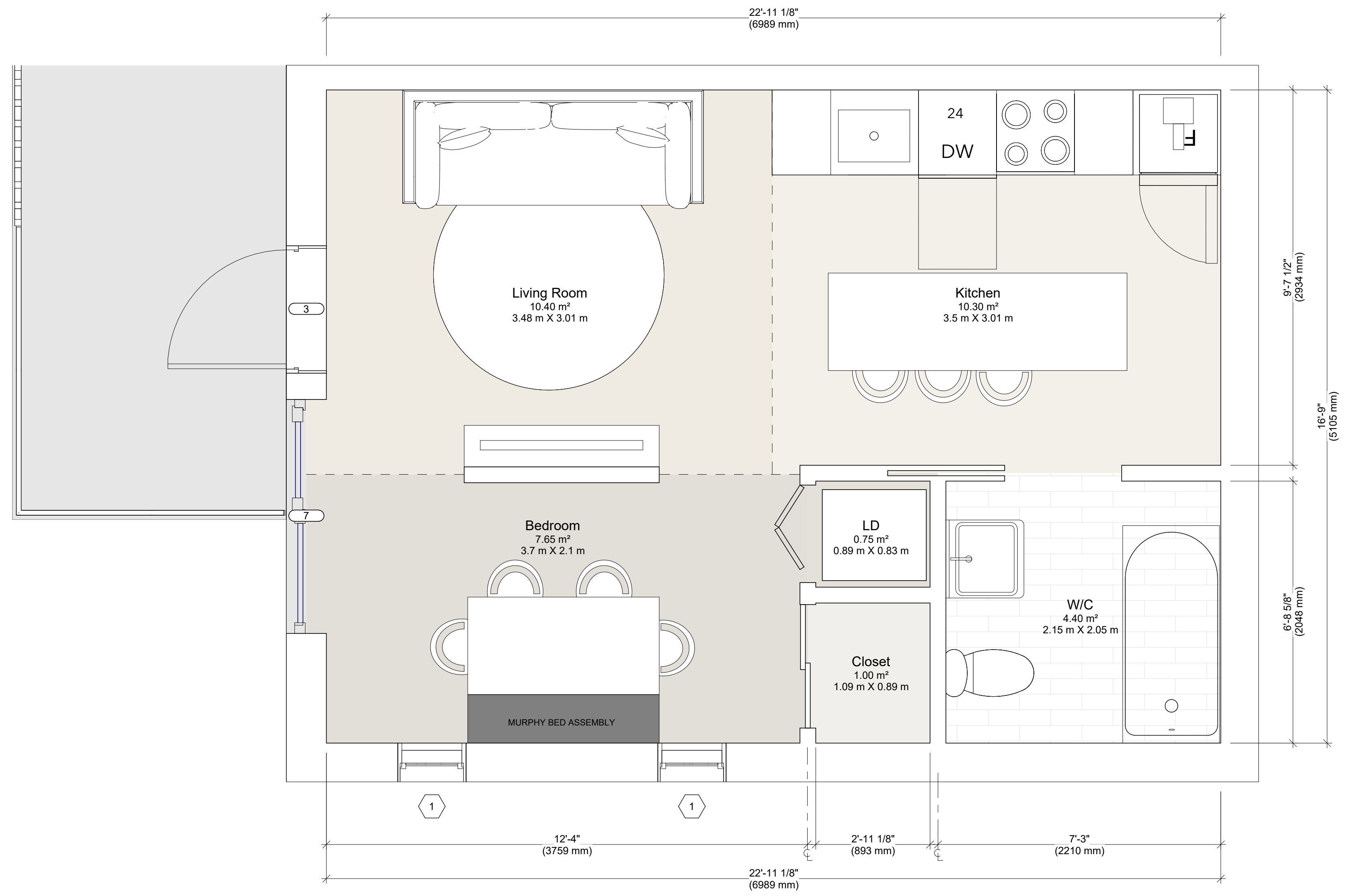
- Bedroom
- Closet
- Kitchen
- LD
- Living Room
- Room
- W/C

Door Schedule			
Type Mark	Type	Width	Height
3	Single Door - Exterior	3'-3 7/32"	6'-11"
4	Single Door - Pocket - Interior	3'-0"	7'-0"
7	Double Door - Exterior - Sliding Glass	6'-0"	6'-11"
11	Double Door - Interior - Sliding Small	3'-0"	7'-0"
14	Bifold Door - Interior - Closet Small	2'-6"	7'-0"

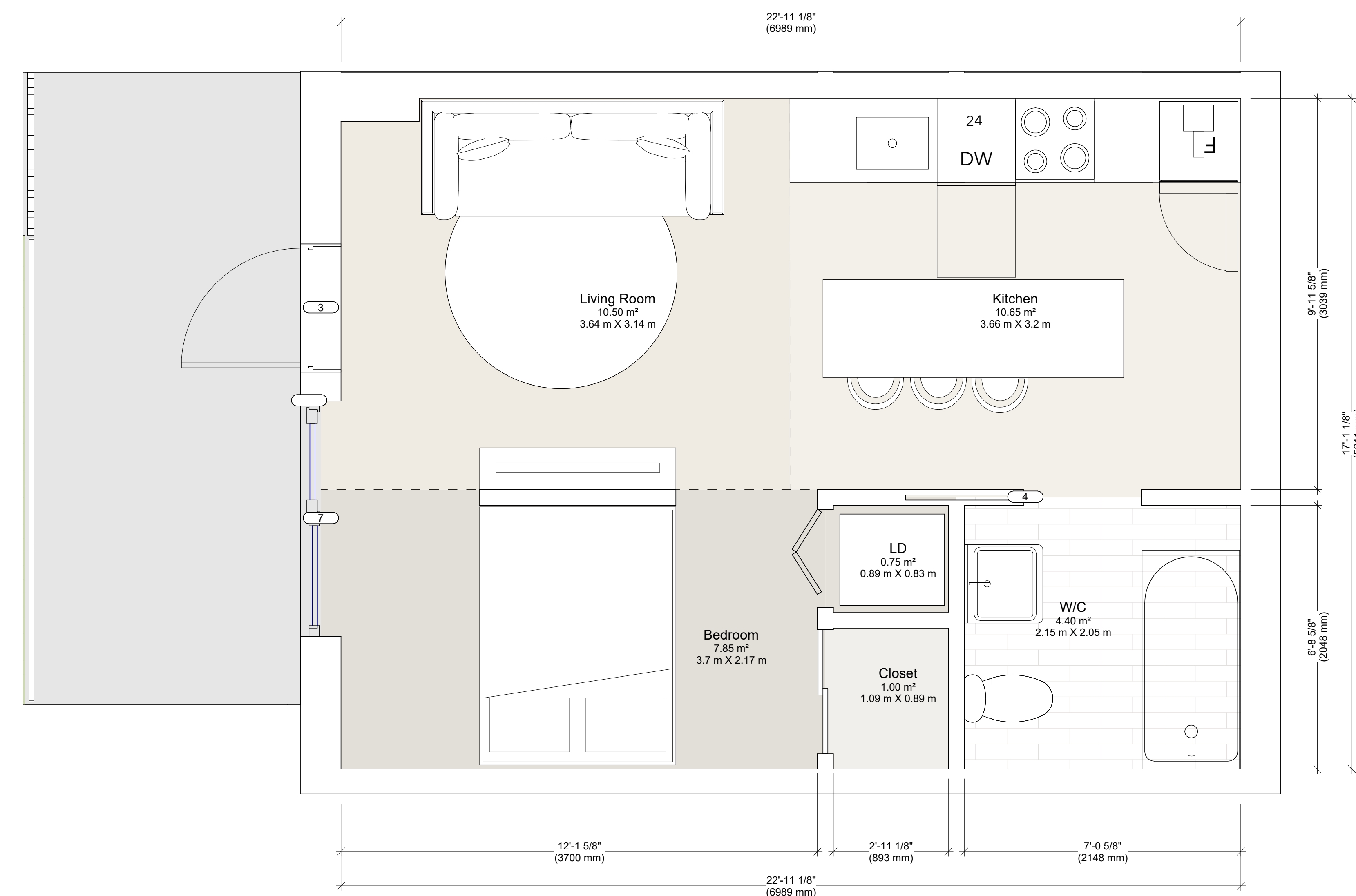
Window Schedule			
Type Mark	Type	Width	Height
1	Window - Fixed Transom	1'-9"	6'-7"



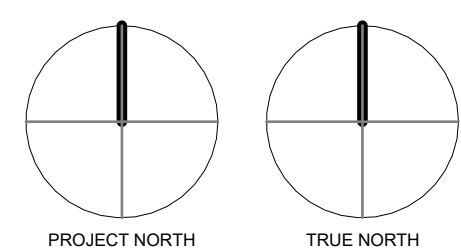
3 LEVEL 1 - UNIT T5
DP.117 SCALE: 1/2" = 1'-0"



2 LEVEL 1 - UNIT T7
DP.117 SCALE: 1/2" = 1'-0"



1 LEVEL 1 - UNIT T6
DP.117 SCALE: 1/2" = 1'-0"



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REV	DATE	DESCRIPTION	BY	CHK
1	2026-02-12	ISSUED FOR PERMITTING	DP.117	
2	2026-02-12	ISSUED FOR PERMITTING	DP.117	

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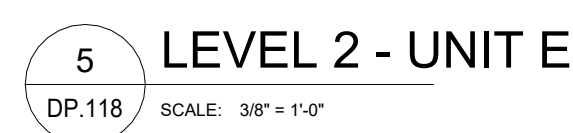
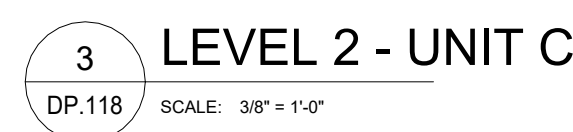
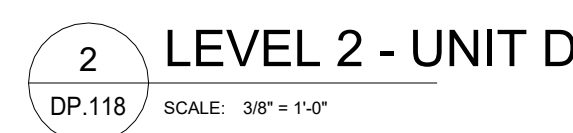
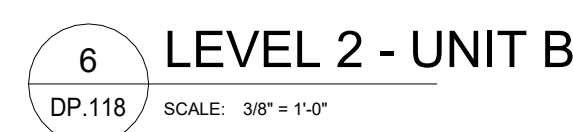
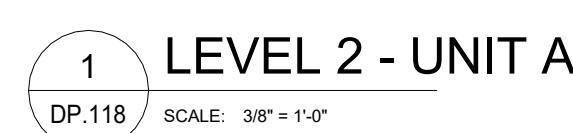
SHEET TITLE

GROUND FLOOR
TYPICAL UNITS
(Continued)

PROJECT NO.	25001
DATE	2026-02-12
SCALE	1/2" = 1'-0"
DRAWING NO.	REVISION

DP.117

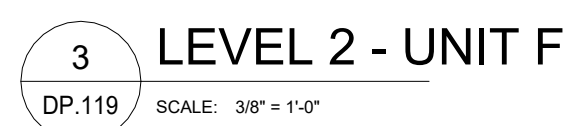
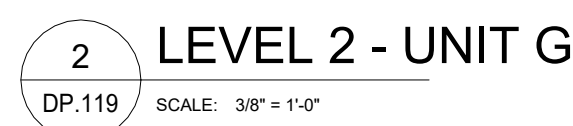
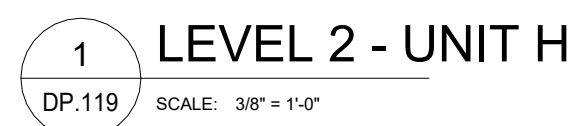
2



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Room Legend

- ☐ Balcony
- ☐ Bedroom
- ☐ Closet
- ☐ Circulation
- ☐ Kitchen
- ☐ Living Room
- ☐ Stair



Window Schedule			
Type Mark	Type	Width	Height
4	Window - Fixed - 4' X 2'-8"	4' - 0"	2' - 8"
6	Window - Fixed - 5' X 6'-8"	5' - 0"	6' - 8"

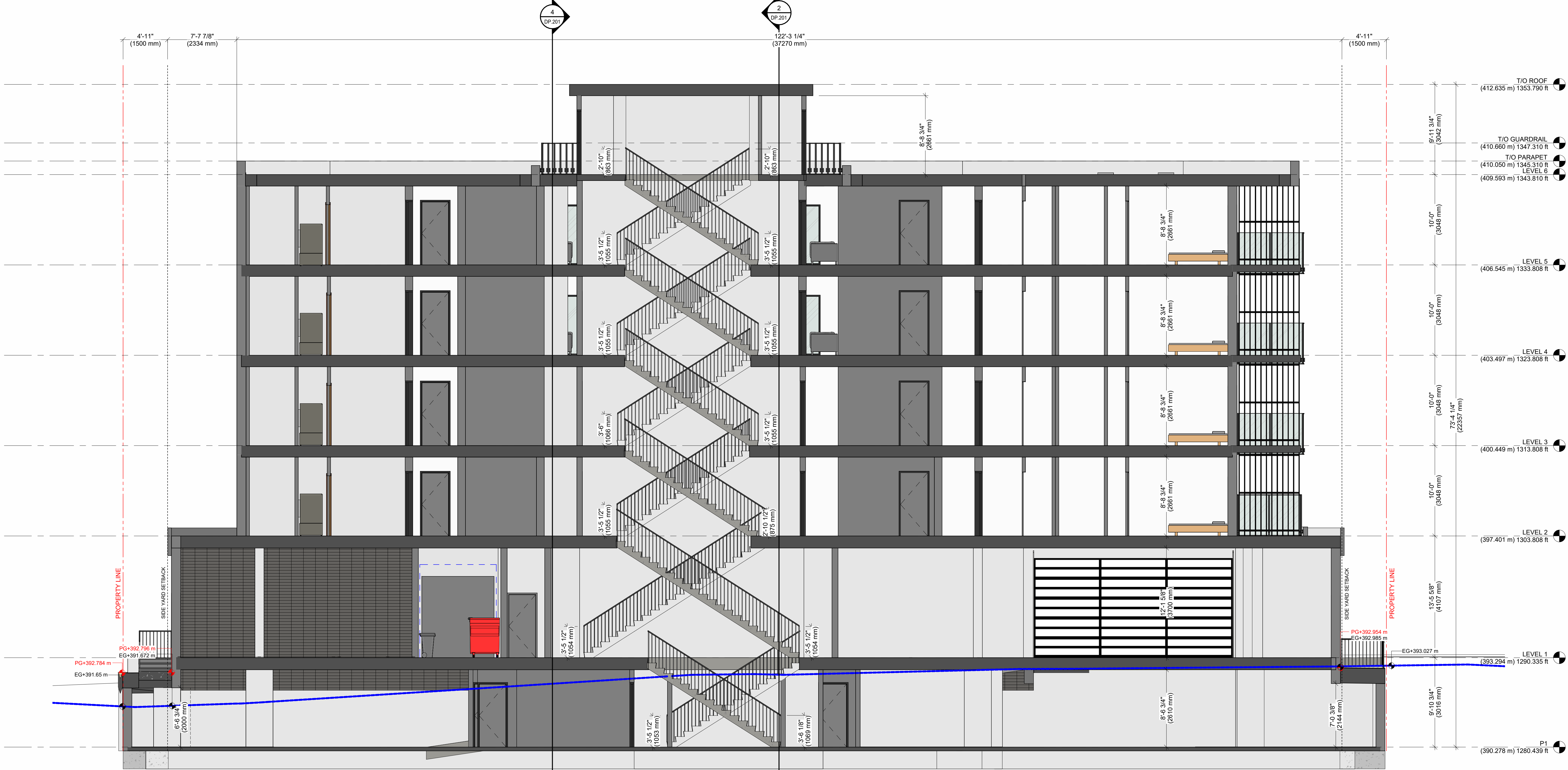
Room Legend

☐ Balcony
☐ Bedroom
☐ Closet
☐ Circulation
☐ Kitchen
☐ LD
☐ Living Room
☐ W/C

LEGEND
— PROPERTY LINE
--- SETBACKS
--- EXISTING TOPOGRAPHY
EG 00.00m EXISTING GRADE
PG 00.00m PROPOSED GRADE



2 Cross-Section East West
DP 201 SCALE: 3/8" = 1'-0"



1 Cross-Section North South
DP 201 SCALE: 3/8" = 1'-0"

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CROSS SECTIONS

DATE: 2026-02-12
SCALE: As indicated
DRAWING NO: DP.201
PROJECT NO: 25001
REVISION: 2



2026.01.21	ISSUED FOR PLANNING COORDINATION REVISION		
2025.11.26	ISSUED FOR DEVELOPMENT PERMIT		
YYYY MM DD	DESCRIPTION	DR	REV

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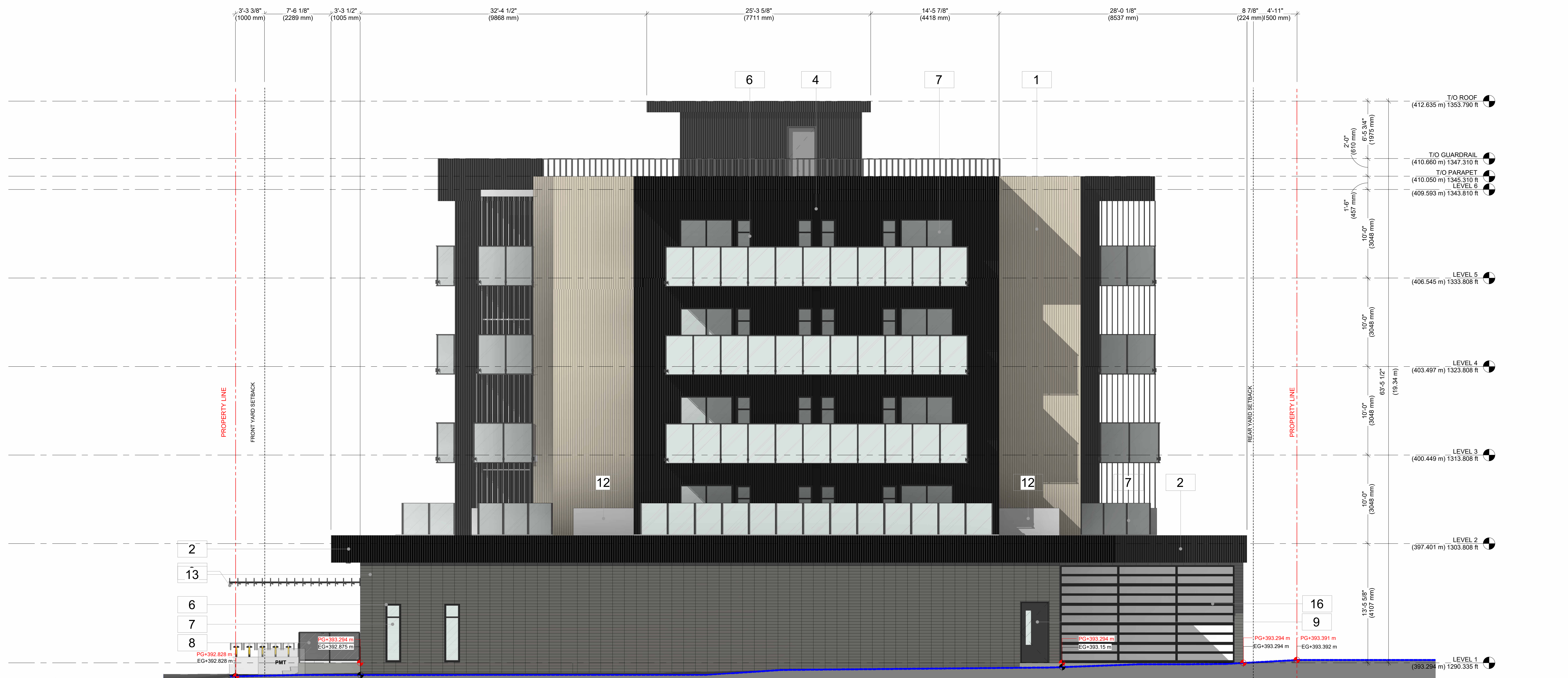
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VERNON, BC

EXTERIOR
ELEVATIONS -
NORTH, WEST

DATE: 26-02-12	PROJECT NO. 25001
DESCRIPTION: indicated	
PIPING NO. P.202	REVISION 2

Project Materials	
Material Mark	Material Description
1	Metal Corrugated - Tan
2	Metal Corrugated - Black
3	Metal - Matte Black
4	Panel - Metal - Matte Black
5	Panel - Metal - Anodized White
6	Window Frame - Metal - Matte Black
7	Window Frame - Metal - Matte Black
8	Typical Glazing - Tinted
9	Door Exterior - Dark Grey
10	Door Exterior - Black
12	Cast-in-place Concrete
13	Brick - Stack Bond - Dark Grey
14	Railing - Metal - Matte Black
15	Canopy - Metal - Matte White
16	Garage Door Automatic - Metal - Matte Black

LEGEND	
	PROPERTY LINE
	SETBACKS
	EXISTING TOPOGRAPHY
	EXISTING GRADE
	PROPOSED GRADE



1 South Elevation
DP.203 SCALE: 3/16" = 1'-0"



2 East Elevation
DP.203 SCALE: 3/16" = 1'-0"

ARCHITECT

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2026-02-12 ISSUED FOR PERMIT
2026-02-12 ISSUED FOR PERMIT

REVISIONS
REV. NO. DESCRIPTION OR REV.
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VERNON, BC

EXTERIOR
ELEVATIONS -
SOUTH, EAST

DATE: 2026-02-12
SCALE: As indicated
DRAWING NO.: DP.203
PROJECT NO.: 25001
REVISION: 2

BERTS PACIFIC
PROPERTIES LTD.

VERNON MULTIFAMILY HOUSING

Vernon, BC

ISSUED FOR DEVELOPMENT PERMIT

WSP Project No: CA0059618.4424
Date: November 18, 2025



DRAWING SHEET NO.

L-100
L-101
L-300
L-301

DRAWING SHEET TITLE

LANDSCAPE PLAN - GROUND LEVEL
LANDSCAPE PLAN - SECOND LEVEL
PLANTING PLAN - GROUND LEVEL
PLANTING PLAN - SECOND LEVEL

We see the future more clearly and design for it today.



CTB: --
PLOTTED: 2025-11-26 - 3:39 PM
FILE: p:\projects\2025\ca0059618.4424 - verson m\05_technical3_cad\03_sheets\ca0059618.4424_1100_msl.dwg

1.8m HGT. PRIVACY FENCE - TYP.

DECIDUOUS COLUMNAR TREE PLANTING - TYP.

GUARDRAIL AND FENCE - SEE ARCHITECTURAL DWGS

RAISED PLANTER - SEE ARCHITECTURAL DWGS

27th STREET

BIKE RACKS - TYP.

ADJACENT CONCRETE SIDEWALK - T.B.D.

OUTLINE OF BUILDING ABOVE

C.I.P. CONCRETE PAVING - TYP.

PRIVATE PATIO PAVING - TYP.

CRUSHED AGGREGATE - TYP.

EDGER - TYP.

PMT

MEDIUM DECIDUOUS TREE PLANTING - TYP.

RAMP TO PRIVATE PARKING

DEVELOPMENT PERMIT NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING OUTLINE
- BUILDING OUTLINE ABOVE
- BUILDING ENTRY
- C.I.P. CONCRETE PAVING
- CRUSHED AGGREGATE
- PRIVATE PATIO PAVERS
- BIKE RACK
- 1.8m PRIVACY FENCE
- EDGER
- RAISED PLANTER - SEE ARCHITECTURAL DWGS
- LOW MAINTENANCE, DROUGHT TOLERANT PLANTING
- ORNAMENTAL PLANTING
- PROPOSED TREE
- MAINTENANCE STRIP

REVISION:

1A	2025-11-18	ISSUED FOR DEVELOPMENT PERMIT	JP
0A	2025-10-08	ISSUED FOR REVIEW	GS
REV	DATE	DESCRIPTION	BY

SEAL:



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ORIGINAL SCALE: 1:100	DATE: 2025-10-08
APPROVED BY: TC	
CHECKED BY: GS	
DRAWN BY (OPTIONAL): RC	
	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
	25mm

DISCIPLINE:

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Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
T 250-980-5500 | www.wsp.com

PROJECT NUMBER: CA0059618.4424

CLIENT:

BERTS PACIFIC PROPERTIES LTD.

CLIENT REF. #: --

PROJECT:

VERNON MULTI FAMILY

TITLE:

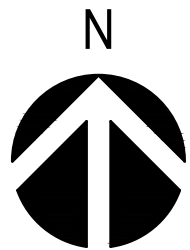
LANDSCAPE PLAN - GROUND LEVEL

DRAWING NUMBER:

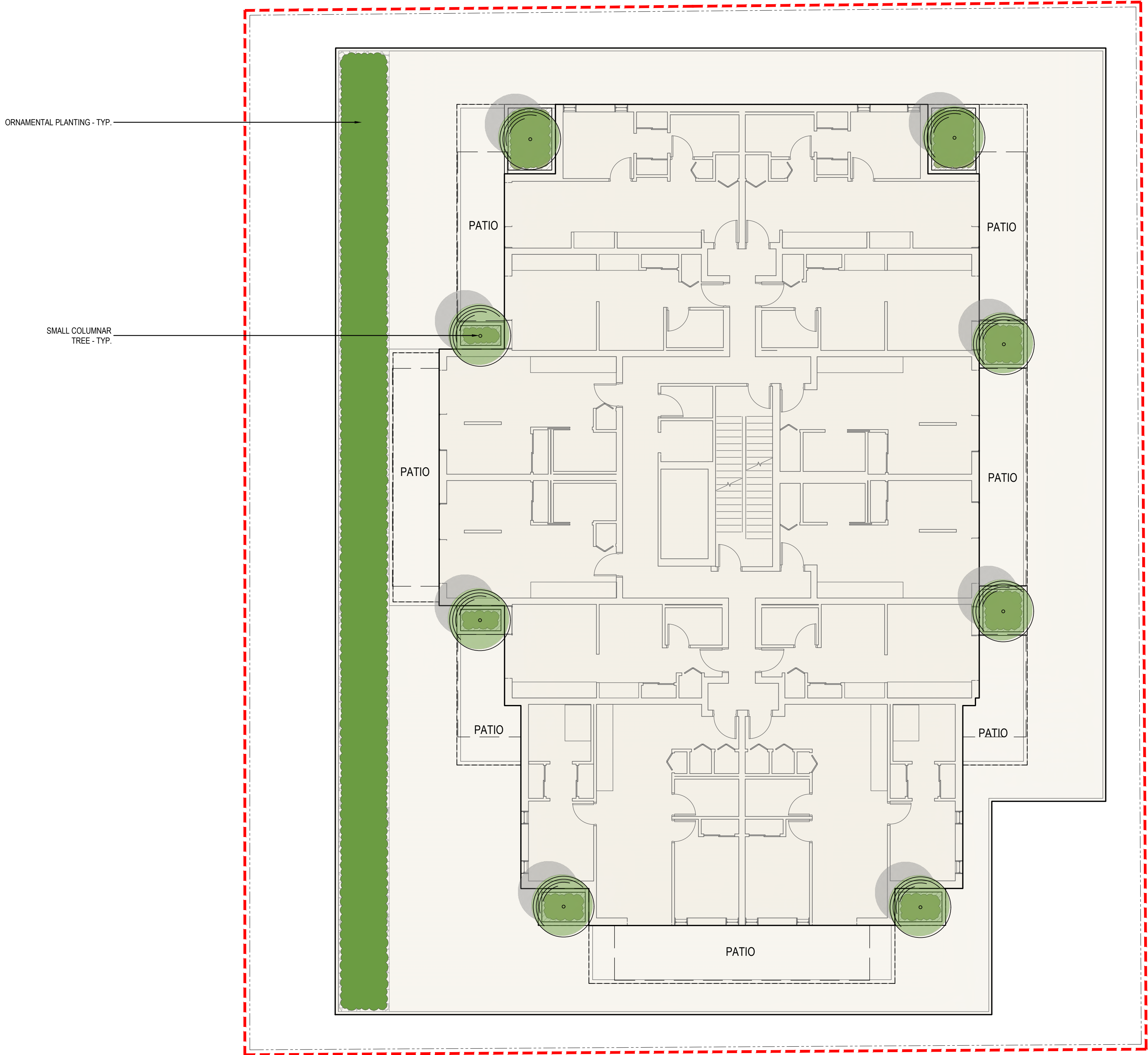
L100

REV.

1A



SCALE: 1:100

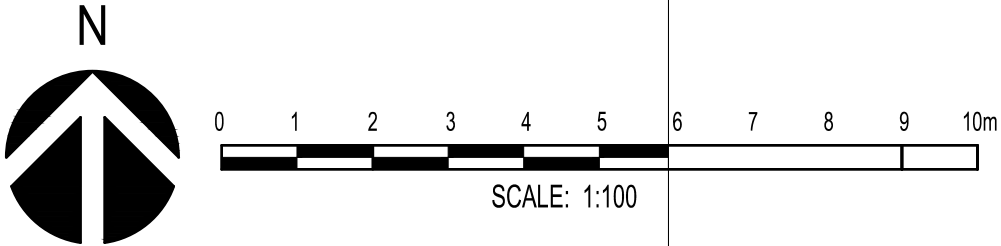


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GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING OUTLINE
- BUILDING OUTLINE ABOVE
- BUILDING ENTRY
- C.I.P. CONCRETE PAVING
- CRUSHED AGGREGATE
- PRIVATE PATIO PAVERS
- BIKE RACK
- 1.8m PRIVACY FENCE
- EDGER
- RAISED PLANTER - SEE ARCHITECTURAL DWGs
- LOW MAINTENANCE, DROUGHT TOLERANT PLANTING
- ORNAMENTAL PLANTING
- PROPOSED TREE
- MAINTENANCE STRIP



REVISION:			
1A	2025-11-18	ISSUED FOR DEVELOPMENT PERMIT	JP
0A	2025-10-08	ISSUED FOR REVIEW	GS
REV	DATE	DESCRIPTION	BY

SEAL:

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APPROVED BY: TC
CHECKED BY: GS
DRAWN BY (OPTIONAL): RC

DATE: 2025-10-08

25mm

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PROJECT NUMBER: CA0059618.4424

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CLIENT REF. #: --

PROJECT:

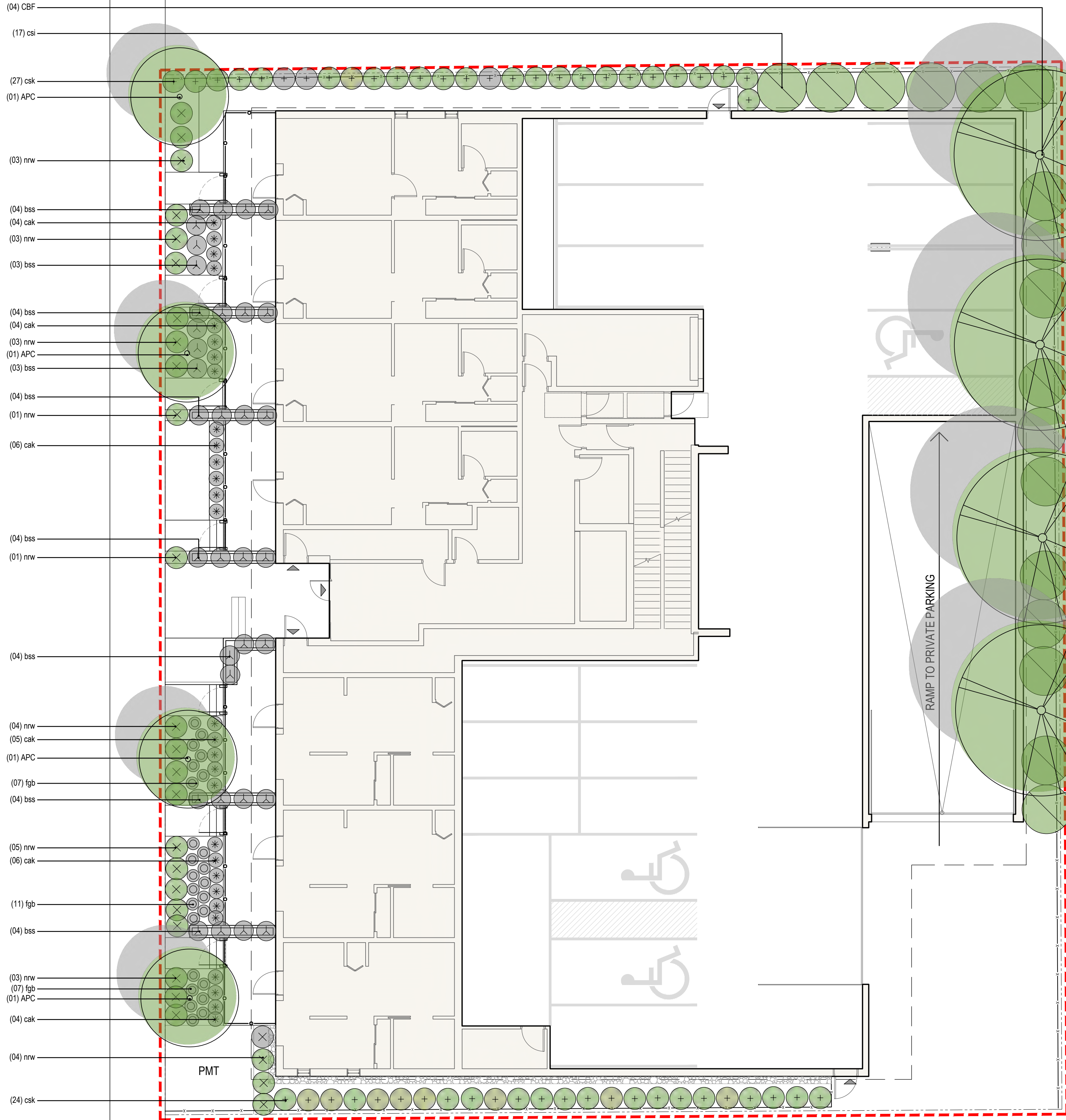
VERNON MULTI FAMILY

TITLE:

LANDSCAPE PLAN -
SECOND LEVEL

CTB: --
PLOTTED: 2025-11-26 - 3:40 PM
FILE: p:\projects\2025\ca0059618.4424 - vernon mtl02_technical3_cad.dwg
USER: vcrsant

27th STREET



REPRESENTATIVE PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES						
APC	4	<i>Acer platanoides</i> 'Columnare'	Columnar Norway Maple		B&B	18.3m X 6.00m
CBF	4	<i>Carpinus betulus</i> 'Fastigiata'	Common Hornbeam		B&B	12.2m X 9.10m
PTE	8	<i>Populus tremula</i> 'Erecta'	Columnar Swedish Aspen		B&B	12.2m X 3.00m
PERENNIALS / GRASSES						
apr	71	<i>Allium</i> 'Purple Rain'	Ornamental Onion		BULB	0.90m X 0.60m
bss	34	<i>Buxus sempervirens</i> 'Suffruticosa'	Common Boxwood		POTTED	0.90m X 1.20m
cak	51	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Father Reed Grass		POTTED	1.80m X 0.60m
csi	17	<i>Cornus sericea</i> 'Isanti'	Redtwig Dogwood		POTTED	1.50m X 2.00m
csk	51	<i>Cornus sericea</i> 'Kelseyi'	Redtwig Dogwood		POTTED	0.90m X 0.90m
epu	28	<i>Echinacea purpurea</i>	Purple Coneflower		POTTED	1.50m X 0.60m
fgb	55	<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue Grass		POTTED	0.30m X 0.30m
nrw	27	<i>Nepeta racemosa</i> 'Walker's Low'	Catmint		POTTED	0.90m X 0.90m
she	74	<i>Sporobolus heterolepis</i>	Prairie Dropseed		POTTED	0.90m X 0.90m

REVISION:

REV	DATE	DESCRIPTION	BY
1A	2025-11-18	ISSUED FOR DEVELOPMENT PERMIT	JP
0A	2025-10-08	ISSUED FOR REVIEW	GS

SEAL:



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CHECKED BY: GS	
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PROJECT NUMBER: CA0059618.4424

CLIENT:

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PROPERTIES LTD.

CLIENT REF. #: --

PROJECT:

VERNON MULTI FAMILY

TITLE:

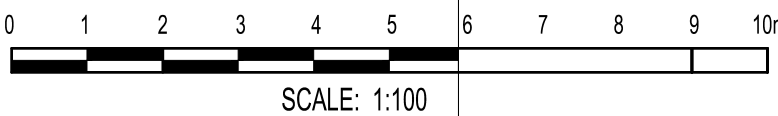
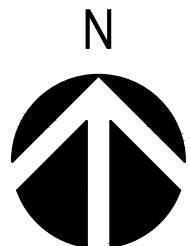
PLANTING PLAN -
GROUND LEVEL

DRAWING NUMBER:

L300

REV.

1A



SCALE: 1:100

