

November 24, 2023

City of Vernon
3001-32 Ave Vernon BC V1T 2L8
Attn: Mr. Craig Broderick
Email: cbroderick@vernon.ca

Re: Design Rational Statement– Grandview at the Rise.

OCP:

The subject lands are in the Hillside neighborhood zone and specifically in the Okanagan Hills Neighborhood plan area. This form of development of Residential Low-Density is contemplated as a significant portion of the plan area (32%) and supported being on the city services and major infrastructure in place to support this added housing and tax base. A slope analysis has also been provided based upon original grading assumptions vs. significant fill slopes in the uphill rear yard setbacks to support the existing developments above. Final grades are all proposed within the development footprints to be <30%. Due to the significant prior earthworks across this and neighboring lands to prepare a vineyard, upslope development and temporary access roads and hauling routes the pre-existing natural grades are heavily manipulated.

Zoning:

The subject lands are zoned RTR and RTCa with the zoning lines not consistent with existing or proposed legal boundaries. The Zoning that was followed is the more restrictive zone of the multi-zoned properties and this process was confirmed in our pre-application meeting with city staff. The subdivision proposed is for single family\semi-detached (Zero Lot Line). The lots are sized to meet or exceed setback requirements, lot coverage and are well below the maximum density of 12units/gross acre.

Design rational:

This is a simple residential lot subdivision adding to the existing SFE inventory at the Rise. The intent is to design and build homes that would appeal to lifestyle motivated retirees, local working professionals and downsizers. The design of the lots allows for a fee simple neighborhood and the builder/developer to add actual housing units (inventory) vs. running pre-sales for a multi-phase development or create additional strata offerings that are currently available within the existing development.

All other requirements for setback, site coverage etc. will be addressed in when the building permit applications are submitted.



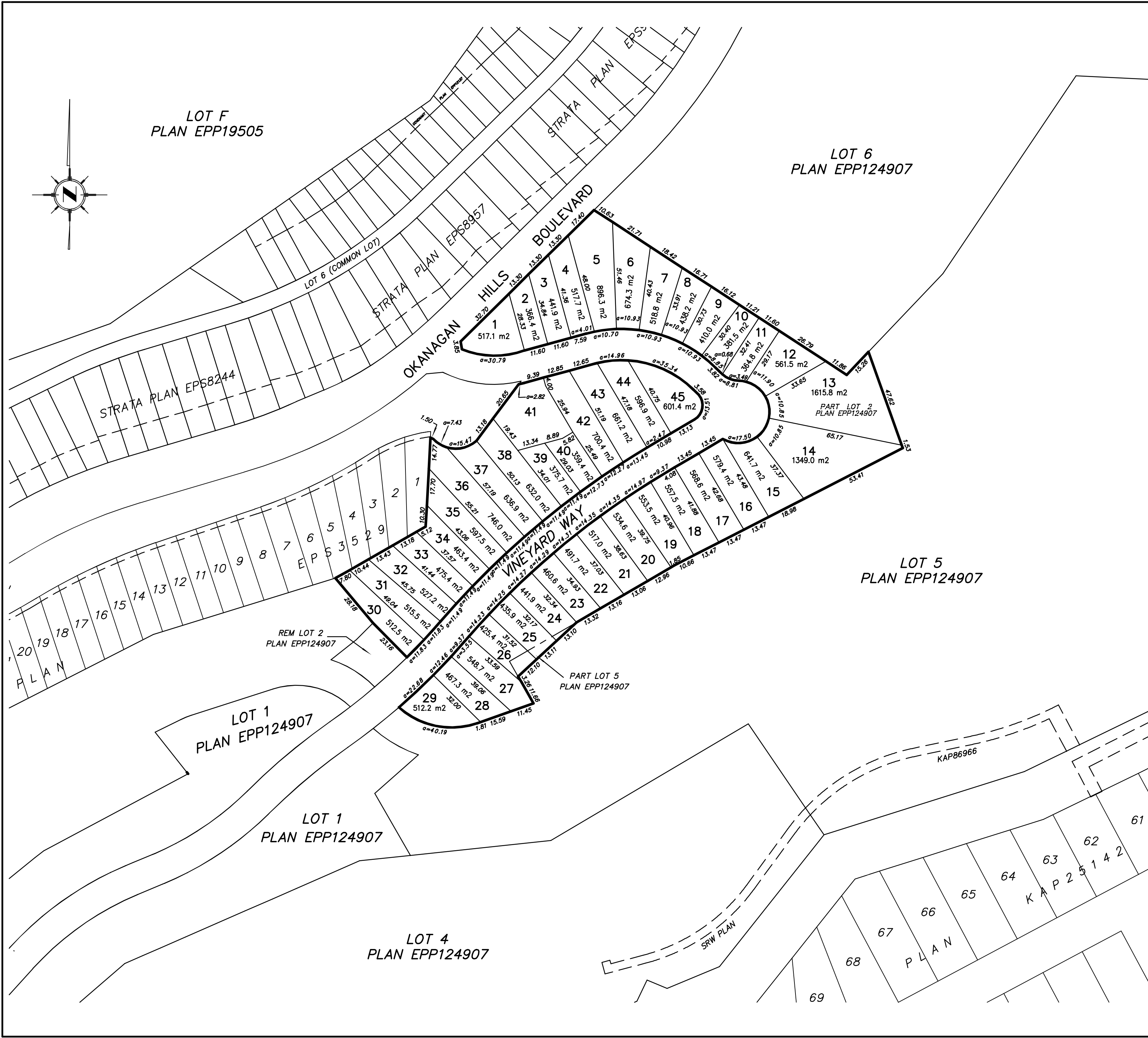
Thank you for your attention and if you have any questions or require further supporting information please contact Jason Kelder – jason@kelderdev.ca or Mark Budgen mbudgen@monasheesurveying.com.

We look forward to collaborating with you and the city staff and administration through the review and approval process to bring this much needed housing project to Vernon.

Warm Regards,

A handwritten signature in black ink, appearing to be "M. Budgen", written over a horizontal line.

Mark Budgen, P.Eng, B.C.L.S.



**PROPOSED
SUBDIVISION**

25m 0m 25m

SCALE: 1:1250

THE INTENDED PLOT SIZE OF THIS
PLAN IS 560mm IN WIDTH BY 432mm
IN HEIGHT (C SIZE) WHEN PLOTTED AT
A SCALE OF 1:1250

CIVIC ADDRESS:

LEGAL DESCRIPTION:

LOT 2 SECTION 31 TOWNSHIP 9 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP124907
AND PART OF LOT 5 SECTION 31
TOWNSHIP 9 OSOYOOS DIVISION YALE
DISTRICT PLAN EPP124907

LEGEND

ALL DISTANCES ARE IN METRES AND
DECIMALS THEREOF.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE
OF CK VERNON.

THIS DOCUMENT SHALL NOT BE USED TO DEFINE
PROPERTY LINES OR PROPERTY CORNERS.

MONASHEE SURVEYING AND GEOMATICS, 2023. ALL
RIGHTS RESERVED.

MONASHEE SURVEYING AND GEOMATICS ACCEPT NO
RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL
OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING,
BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND
CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN
CONNECTION WITH ANY DIRECT OR INDIRECT USE OR
RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

SURVEYED BY:

DRAFTED BY: MB 11/17/2023

CHECKED BY:

REV	DATE	BY

DRAWING: 8074-PRO-SUB-STG1-R3.DWG

MONASHEE
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