

RE: Proposal for Rezoning and Development Permit 1600 15th St, Vernon, BC

Introduction

This application is for a development permit to facilitate an 85-unit townhome enclave accessed from 15th Avenue. The subject site is approximately 4.45 ha in size and currently sits as vacant land.



Site Context

The subject site is designated within the OCP as a blend between Residential-Low Density and Park within the City of Vernon Official Community Plan. The site is characterized by a large, primarily flat plateau area on the southern portion of the land (designated residential), with a steeper, more heavily vegetated slope on the northern portion (designated park). Development is proposed to be limited to the southern portion, to ensure consistency with the OCP. This area will be required to be rezoned to MUA (Multi Unit Acreage – Small Scale).

The proposed townhomes will be developed under the MUA zone to provide an appropriate density transition to the surrounding single-family neighbourhood. This proposed infill development on underutilized land aligns with the City's planning goals by providing much needed residential accommodation within existing City Neighbourhoods. The addition of this development will help ease the extremely low vacancy rate being experienced within the City of Vernon and will add significant tax base without the need for major infrastructure investment.

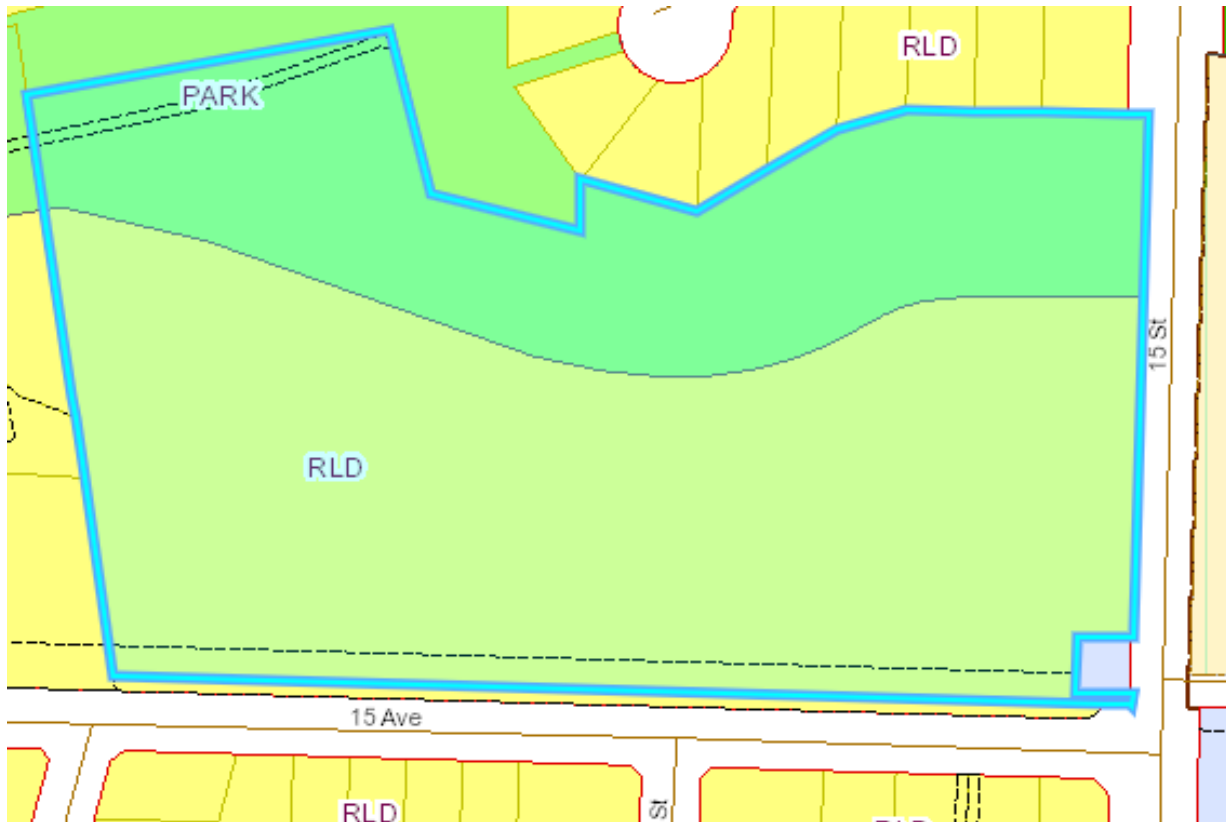


Figure 1: OCP Land Use Designation of the subject site.



Figure 2: Proposed development pattern.

Form and Character

The proposed townhomes are configured in a mix of two storey, three-bedroom designs in walk-out and walk-up formats. These homes are aimed at affordable family living. Building elevations have an elegant beige/slate grey contrast created with board & batten fibre cement siding and black framed windows to accentuate a visually appealing built form. Sloped roofs are a nod to the surrounding neighbourhood and allow the townhomes to fit the site context.



Waste & Recycling Management

Each town home will use 'curbside' bins for trash and recycling collection. The development strata will contract a collection service to manage the weekly removal of waste and recycling. The added convenience of individual townhome domestic management of this service is considered a benefit to the residents. The bins are conveniently stored in the garage.



Landscape Design

Robust landscaping within disturbed portions of the site will include a variety of trees, shrubs, grasses, and ground cover species. Natural areas on the northern portions of the site will be left undisturbed as per QEP recommendations. An emphasis of the landscape design is to enhance livability, while celebrating valley view corridors with a well-placed lookout feature.

Hillside Preservation

Although the attached EIA from OKGN EHS Services Ltd indicates that the entire site has low conservation value (SER 3), there is still a portion of steeper slope along the North end of the site that has value in protecting from a visual standpoint. The site design has minimized disturbance within this area. The result is a building site coverage of only 17.81%.

Building Cladding Variations

The housing blocks are clad in a combination of fiber cement panel and fiber cement board and batten finish with white trim surrounding the windows and doorways. To add variation while keeping the building styling consistent, the cream and pouter colours exchange top to bottom on alternating housing blocks. This rhythm change, plus the varied roof lines add interest and dynamics to the elevations consistent with the OCP guidelines.

Summary

The proposed development is consistent with the City's goal for increasing density in existing neighborhoods and is achievable with no variances. The applicant looks forward to working with the City of Vernon to achieve an attractive, viable project, and kindly requests support from Staff and Council.



001_BUILDING 9 & 10 - BACK VIEW



002_PARK VIEW



Project Visualizations

1600 15th STREET VERNON TOWNHOUSES

RE-ISSUED FOR DP, 2024-07-18



ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
300-1650 BERTRAM STREET
KELOWNA, BC V1Y 2G4
e: usman@newtownservices.net t: (250) 860-8185

LANDSCAPE

ARQUIECOS GROUP LTD.
8-121 VILLAGE HEIGHTS SW
CALGARY, AB. T3H 2L2
e: carlos@arquiecos.com t: (403)-618-4427

CIVIL

ALPINE ENGINEERING
#203 - 2521 MOUNT BALDY DRIVE
KELOWNA, BC V1V 3B4, CANADA
e: info@alpineengineering.ca t: (250) 870-6261

A0.000 COVER PAGE
A0.01D ZONING & BYLAW
A0.02D SURVEY PLAN
A1.01D SITE PLAN MUA ZONING
A1.02D SITE COVERAGE
A1.03D PRIVATE OPEN SPACE PLAN
A3.01D UNIT A WALK-UP TYP. FLOOR PLAN
A3.02D UNIT B WALK-OUT TYP. FLOOR PLAN
A3.03D UNIT C WALK-OUT TYP. FLOOR PLAN
A4.00D MATERIALS
A4.01D BLDG 1,3,5,7,9 ELEVATIONS
A4.02D BLDG 2,4,6,8,18 ELEVATIONS
A4.03D BLDG 10,22,24 ELEVATIONS
A4.04D BLDG 11 ELEVATIONS
A4.05D BLDG 12,19,23 ELEVATIONS
A4.06D BLDG 13 & 15 ELEVATIONS
A4.07D BLDG 14 ELEVATIONS
A4.08D BLDG 16 ELEVATIONS
A4.09D BLDG 17 ELEVATIONS
A4.10D BLDG 20 ELEVATIONS
A4.11D BLDG 21 ELEVATIONS
A9.01D RENDERINGS

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Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



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Seal

Revisions

No.	DATE	DESCRIPTION
1	2023-02-13	ISSUED FOR DP
2	2023-07-27	REV. ISSUED FOR DP
3	2023-12-12	REV. ISSUED FOR DP
5	2024-05-31	RE-ISSUED FOR DP
6	2024-07-18	RE-ISSUED FOR DP

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project title

15th Street Townhouses

project address

1600 - 15th St. Vernon, BC

project no.

4208

file no.

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drawing title

COVER PAGE

designed

scale

KF / LK

drawn

LK

checked

UA

drawing no.

A0.00D

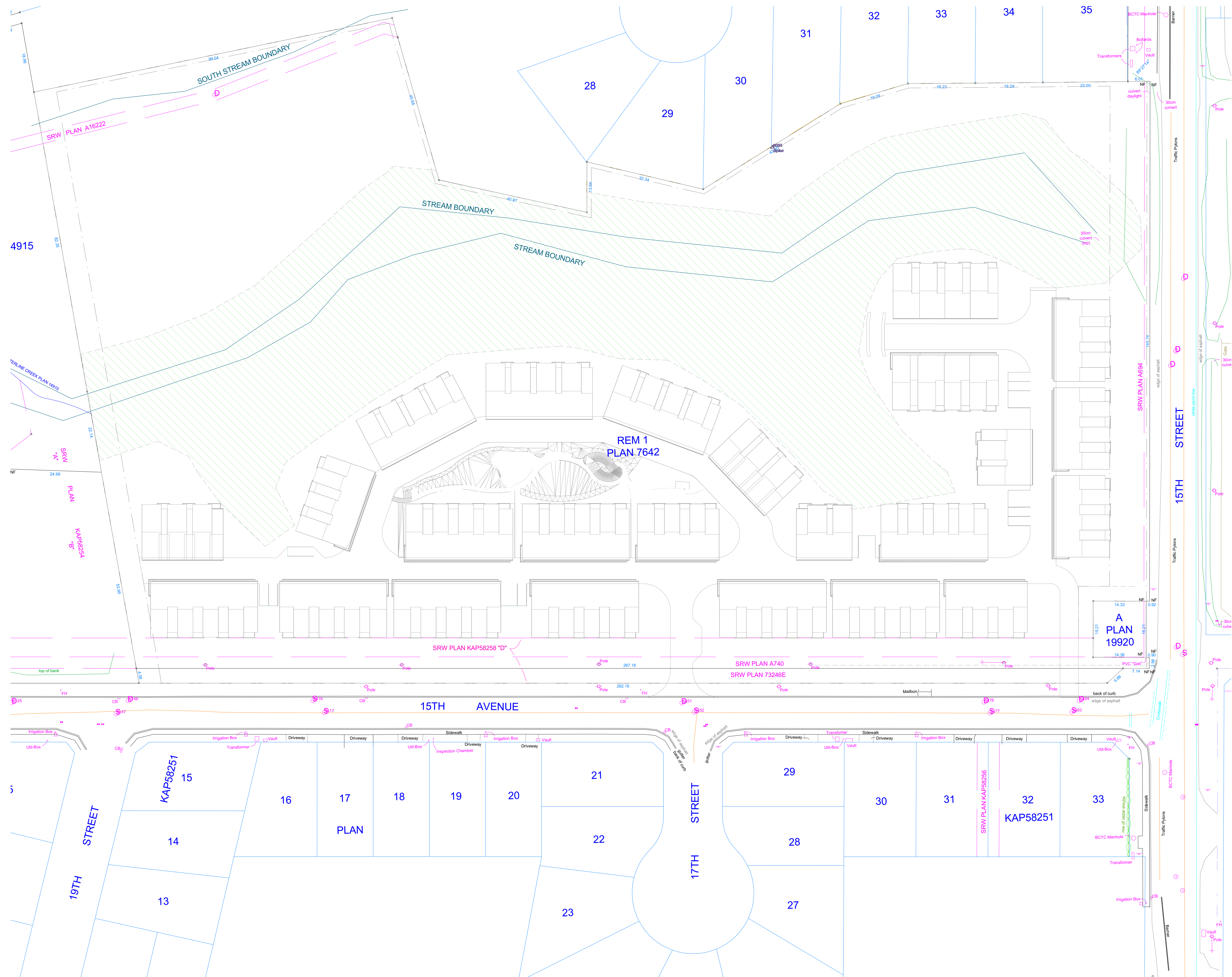
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4208

file no.

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drawing title

**SITE PLAN MUA
ZONING**

designed

KF / LK

scale

As Indicated

drawn

LK

checked

UA

drawing no.

A1.01D

printed

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SITE PLAN KEY LEGEND

	3 PLEX WALK UP, UNIT A
	4 PLEX WALK UP, UNIT A
	2 PLEX WALK OUT, UNIT C
	3 PLEX WALK OUT, UNIT B
	4 PLEX WALK OUT, UNIT B
	VISITOR STALL
	AREA OUTLINED FOR SNOW

KEYNOTES - SITE

I.D	DESCRIPTION
01	POSTAL BOX; REFER TO CANADA POST SPECIFICATIONS
02	VAULT WATER METER CLOSET
03	TRANSFORMER LOCATION
04	BIKE PARKING (8)
05	RETAINING WALL; REFER TO CIVIL
07	PEDESTRIAN CONNECTION TO FUTURE TRAIL



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6	2024-07-18	RE-ISSUED FOR DP

5th Street Townhouses

600 - 15th St. Vernon, BC

project no. 4208

C:\Users\Lenka\Documents\A208 15th Ave Ste P22 -
Central_lenka@neetonnservices.net.rn

Drawing title

SITE

CONCLUSIONS

COVERAGE

aligned	scale
1 2 3 4 5	1 2 3 4 5

RF / LR	As indicated
Date	

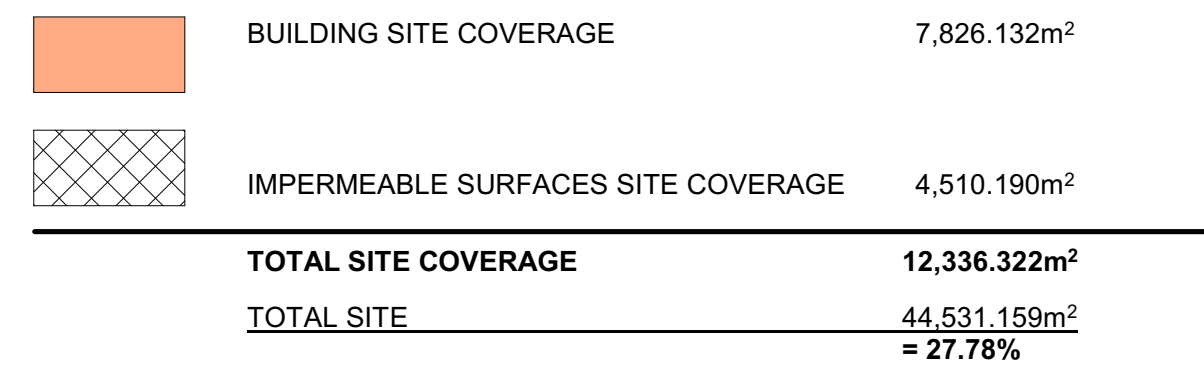
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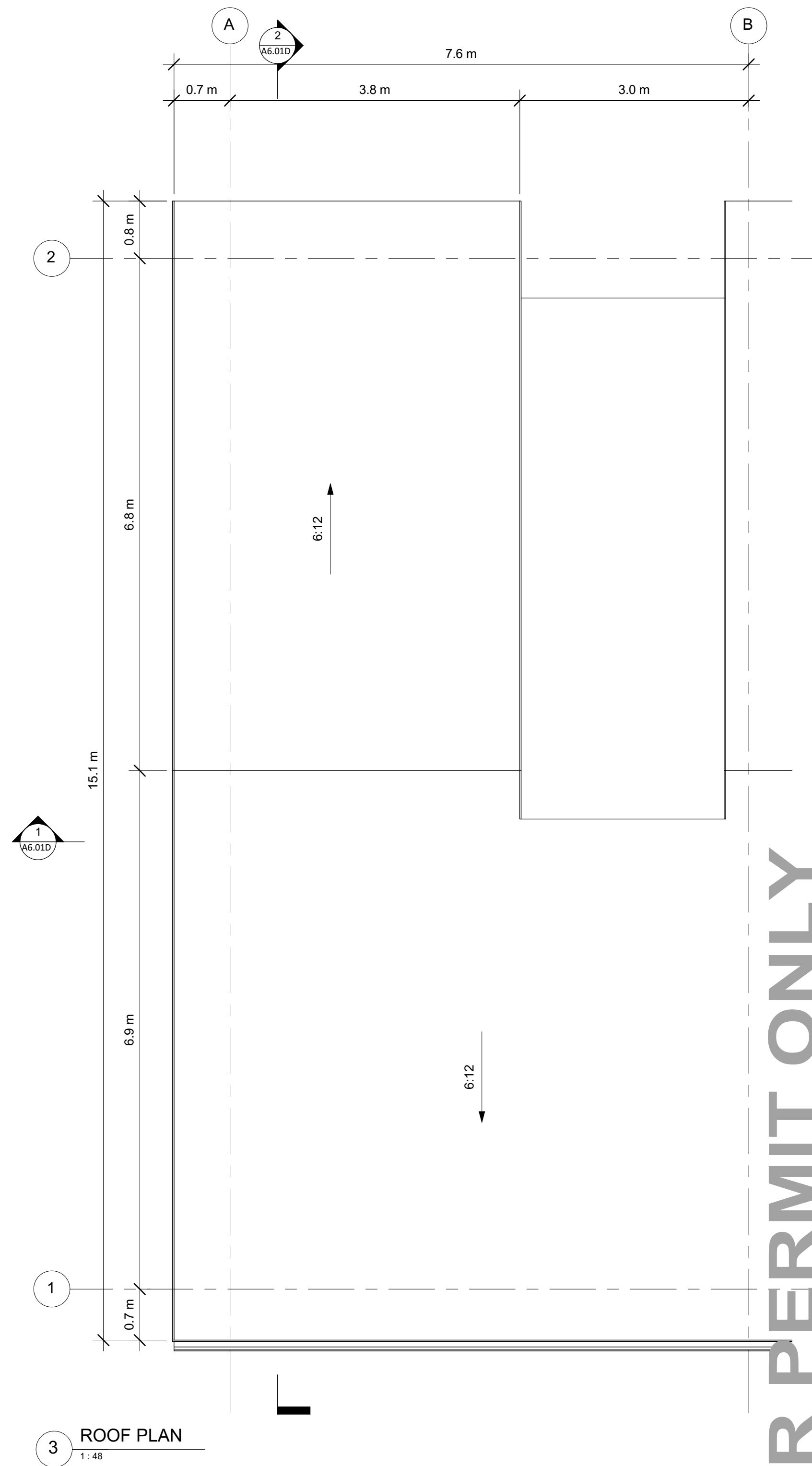
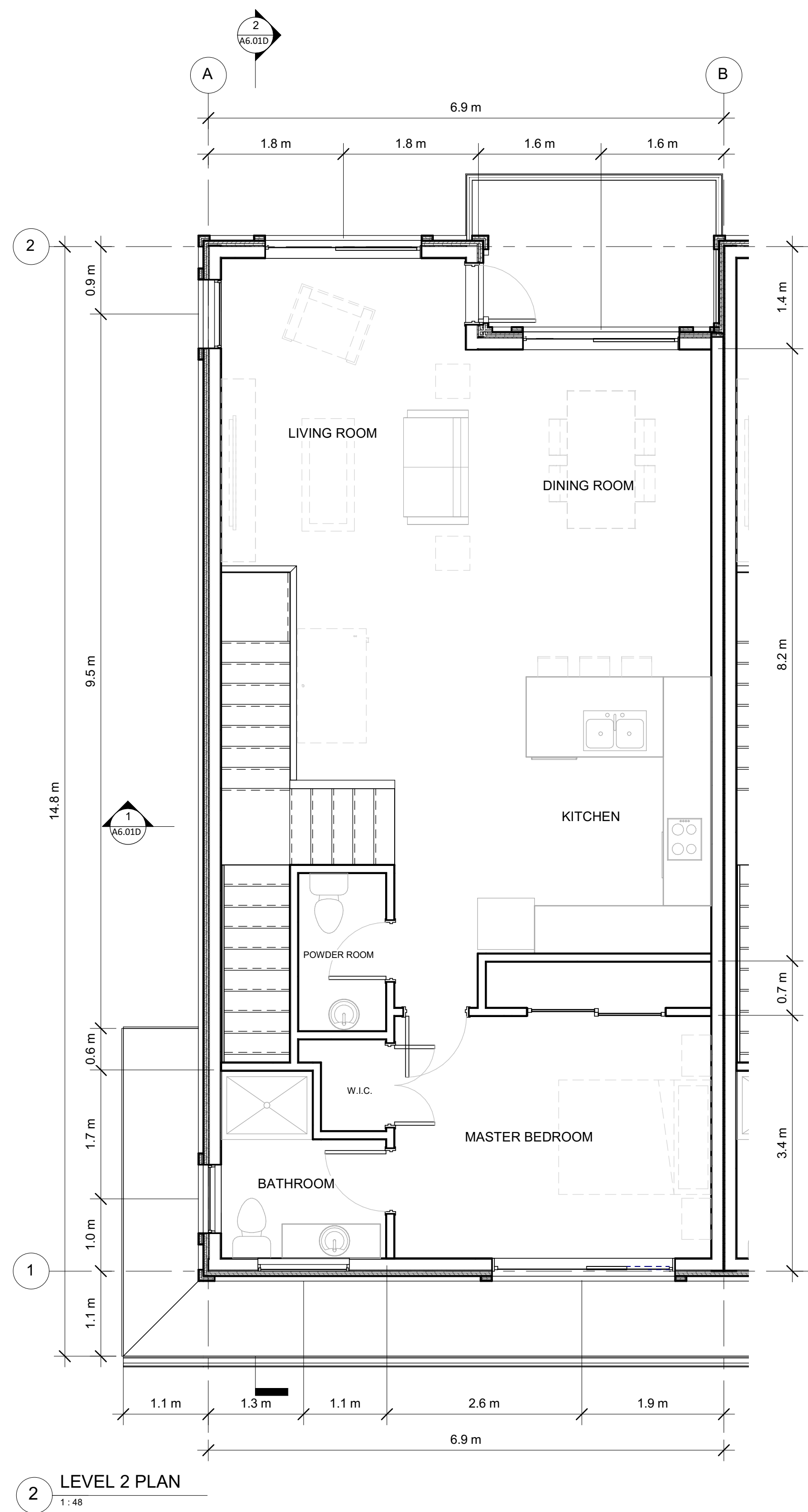
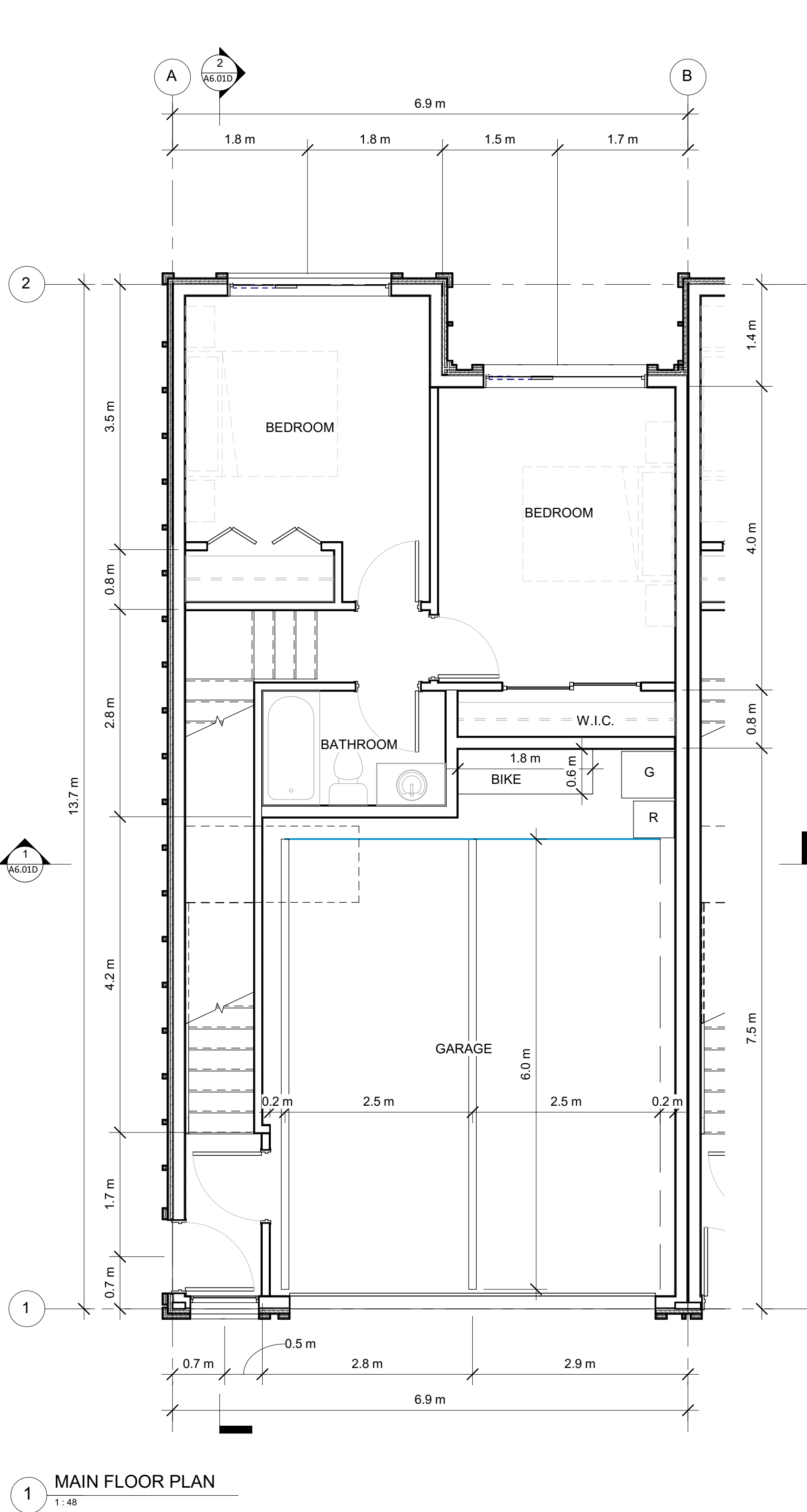
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1 SITE PLAN
1 : 600



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project title
15th Street Townhouses

project address
1600 - 15th St. Vernon, BC

project no. 4208

file no. C:\Users\james.alphonse\Documents\2024_15th Street Walk-Up_Typ.\A3.01D Walk-Up_Typ.dwg

drawing title
UNIT A
WALK-UP TYP.
FLOOR PLAN

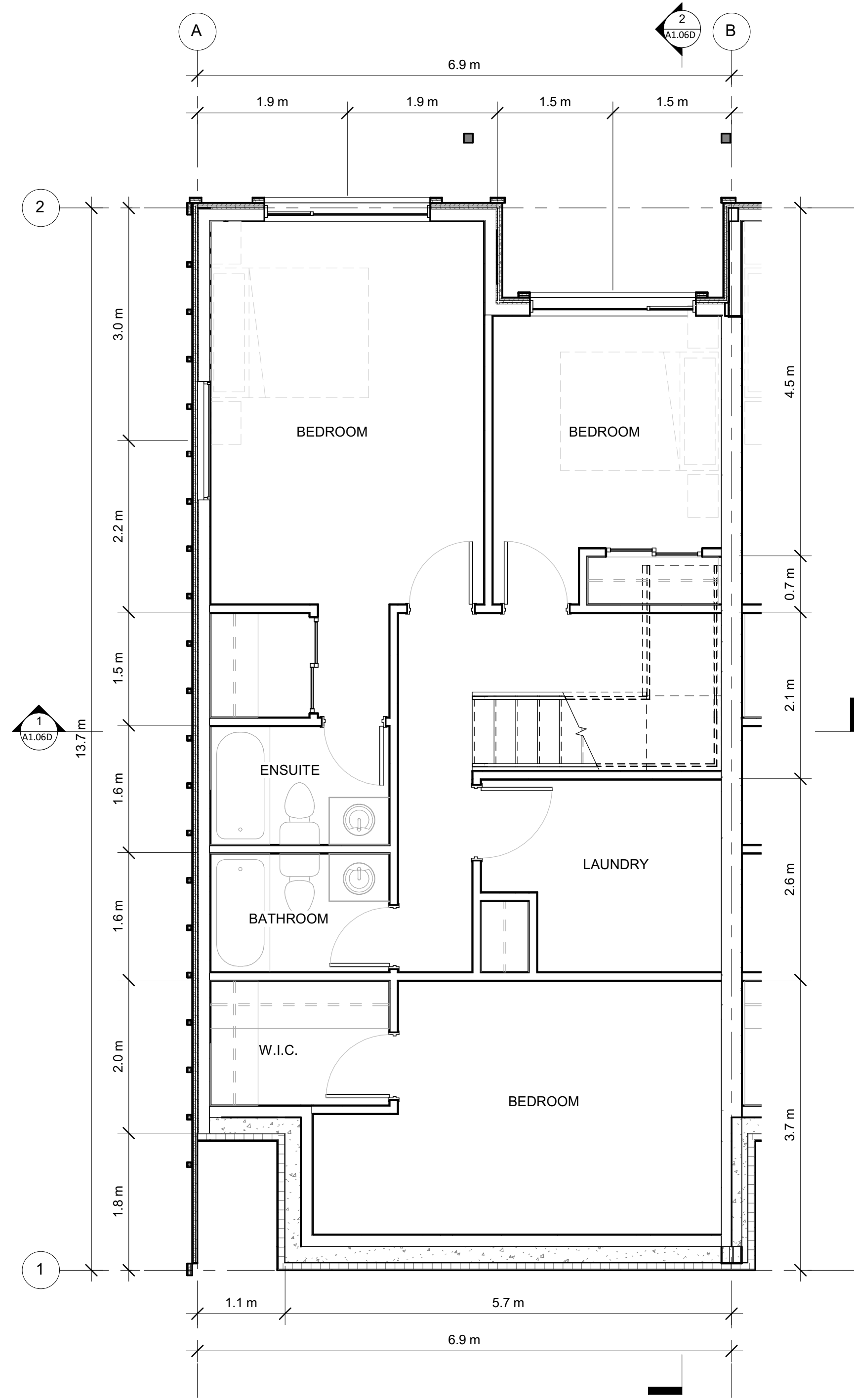
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drawn LK

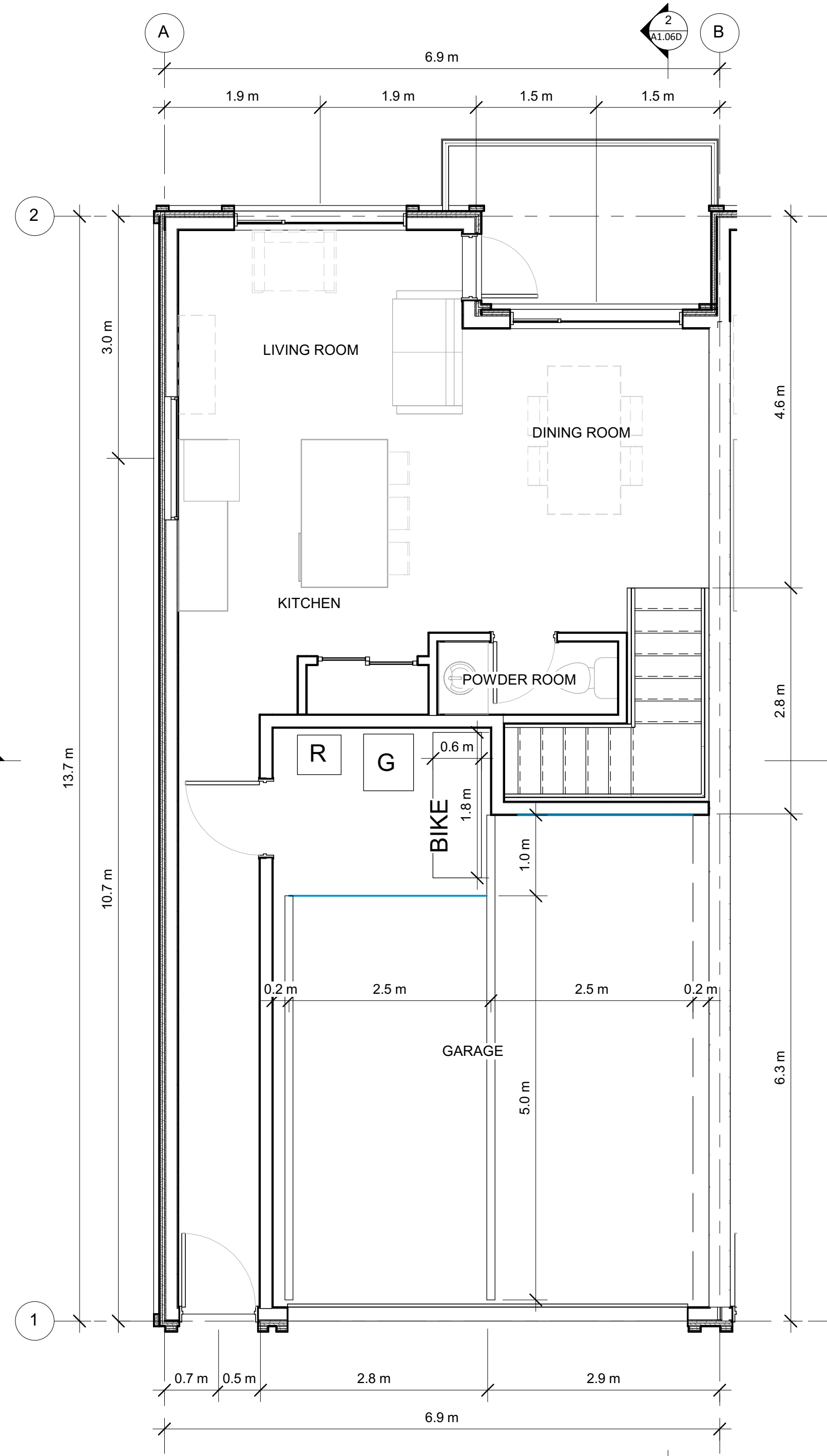
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drawing no. **A3.01D**

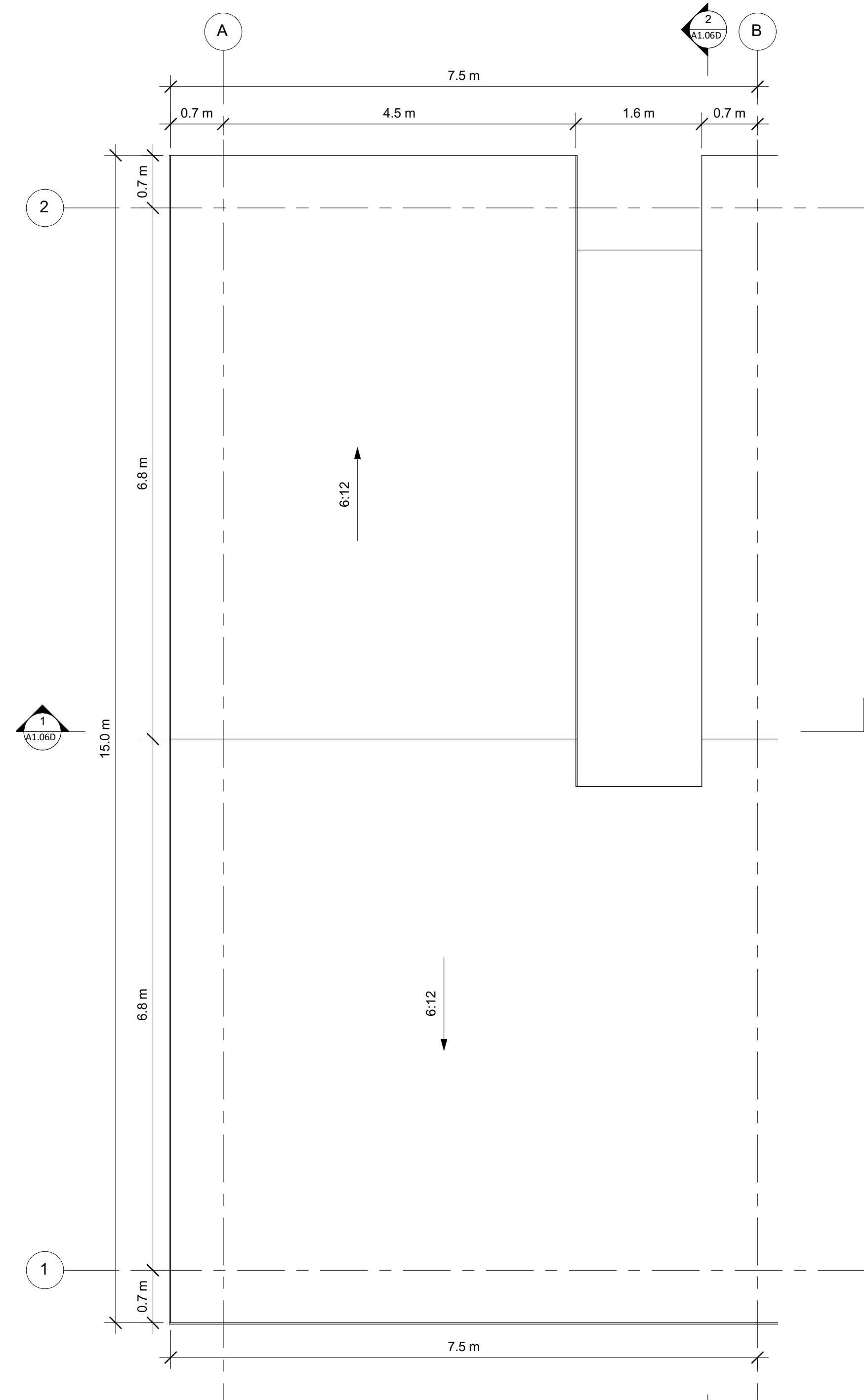
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1 BASEMENT UNIT PLAN
1 : 48



2 MAIN FLOOR UNIT PLAN
1 : 48



3 ROOF UNIT PLAN
1 : 48

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project title
15th Street Townhouses

project address
1600 - 15th St. Vernon, BC

project no. 4208

file no. C:\Users\kumar\AppData\Local\Temp\15th Walk Out Typ Floor Plan.dwg

drawing title
UNIT B WALK OUT TYP. FLOOR PLAN

designed	KF / LK	scale	1 : 48
drawn			LK
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*SAMPLE FOR COLOUR
PURPOSES ONLY*

A close-up photograph of a textured surface, possibly a wall or ceiling, featuring horizontal lines and a prominent crack. The texture is uneven and fibrous. In the bottom right corner, there is a white rectangular box containing the text "SAMPLE FOR COLOUR PURPOSES ONLY" in black, uppercase letters.

SAMPLE FOR COLOUR
PURPOSES ONLY



SAMPLE FOR COLOUR
PURPOSES ONLY

**SAMPLE FOR COLOUR
PURPOSES ONLY**

SAMPLE FOR COLOUR PURPOSES ONLY

SAMPLE FOR COLOUR PURPOSES ONLY

A large, grey, horizontally-ribbed garage door set within a white frame, installed on a brick wall. A white text box in the bottom right corner reads "SAMPLE FOR COLOUR PURPOSES ONLY".



Exterior

*SAMPLE FOR COLOUR
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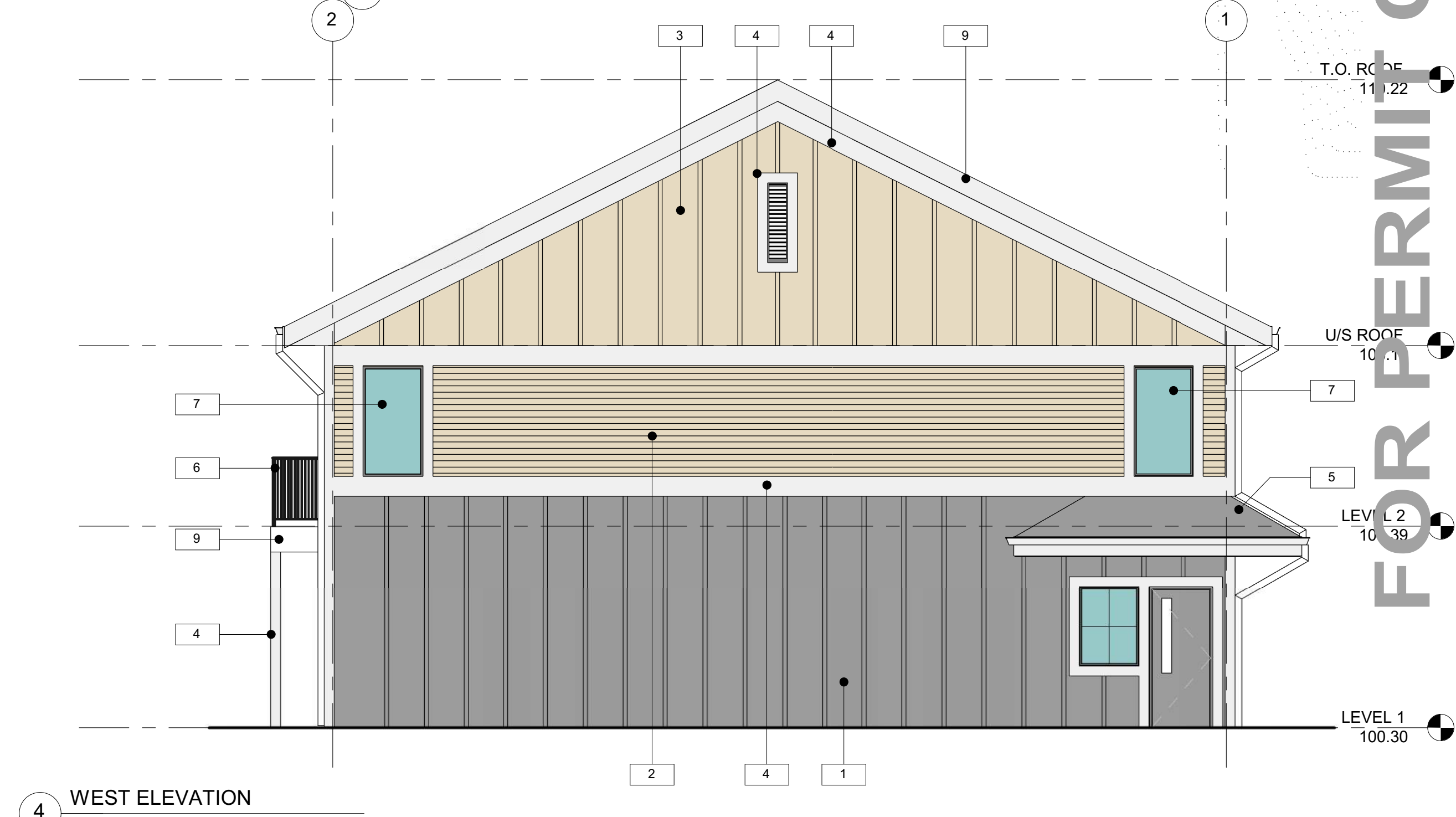
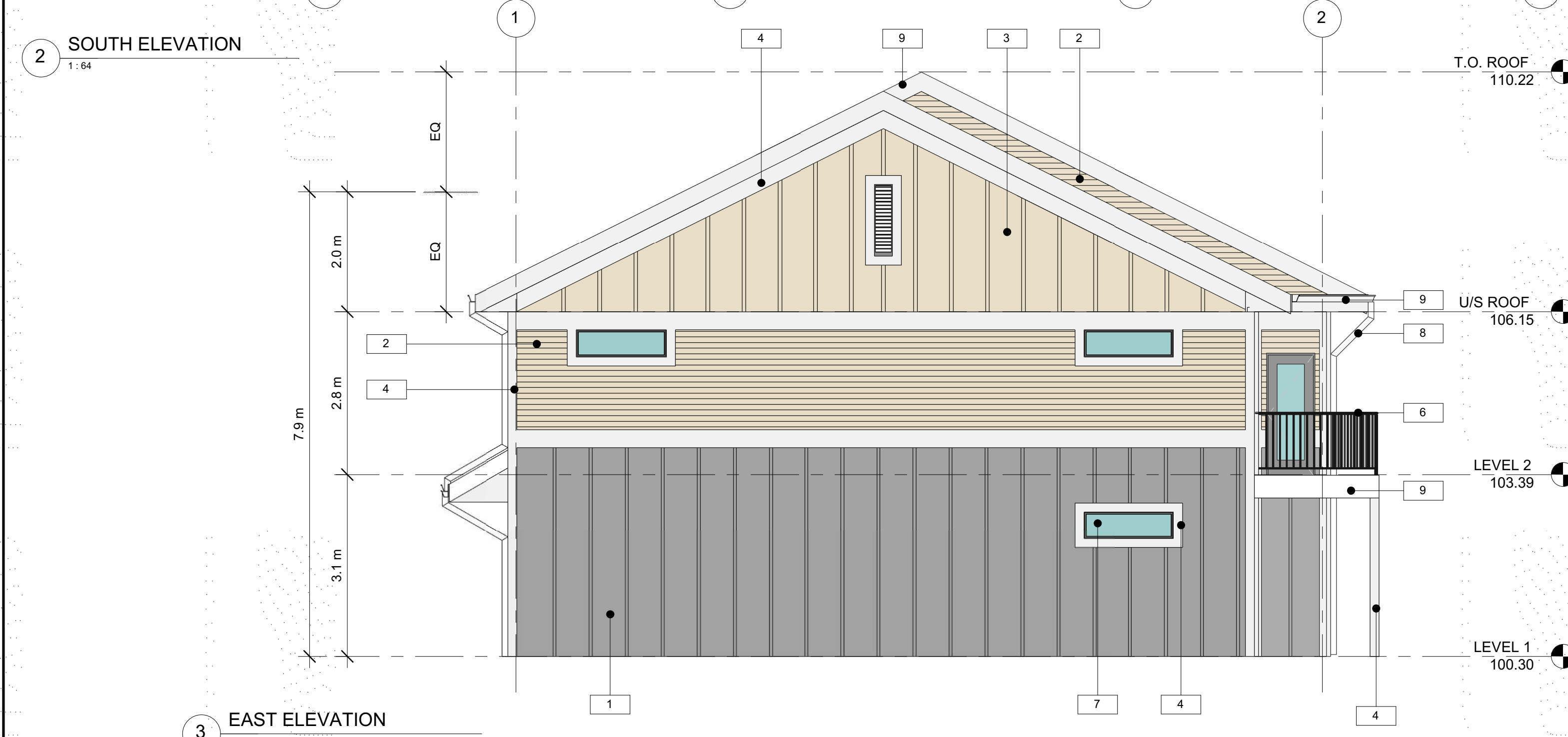
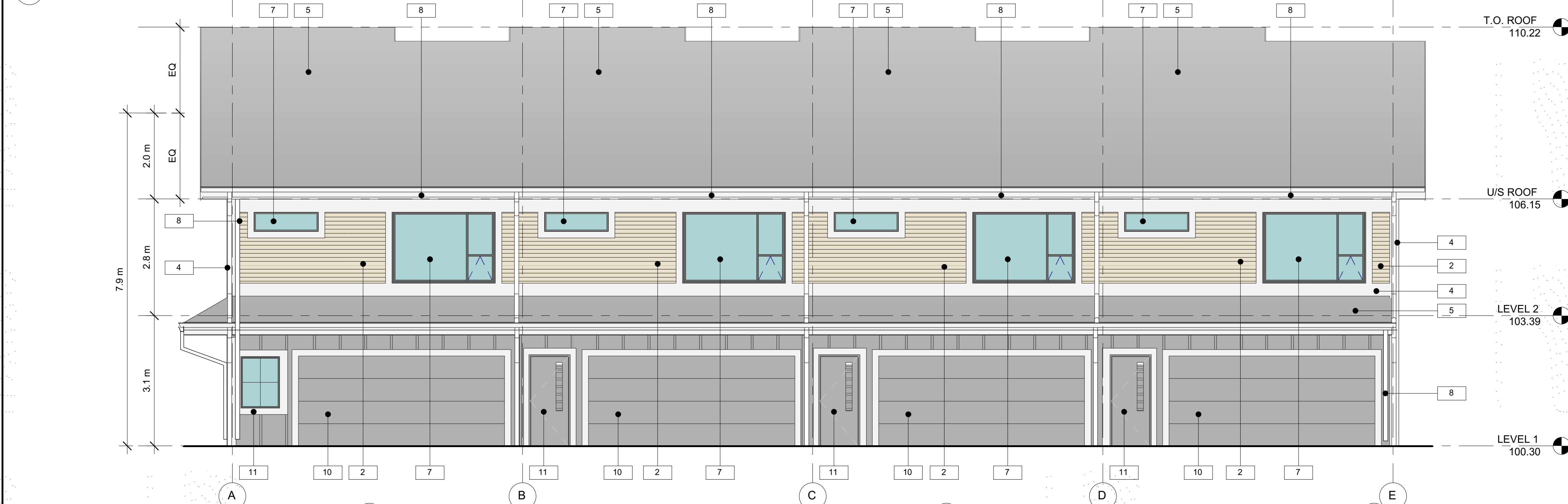
A photograph of two grey recycling bins with blue lids. They are positioned side-by-side against a red brick wall. The bin on the left is slightly smaller than the one on the right. Both bins have a large rectangular opening at the bottom and a small handle on the side. The ground is a light-colored concrete sidewalk. In the background, a white door is visible on the left, and a wooden fence and greenery are on the right.

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MATERIAL LEGEND

1. FIBER CEMENT BOARD & BATTEN - GREY SLATE
2. FIBER CEMENT LAP SIDING - NAVAJO BEIGE
3. FIBER CEMENT BOARD & BATTEN - NAVAJO BEIGE
4. FIBER CEMENT TRIM - ARCTIC WHITE
5. ASPHALT SHINGLES - DARK GREY
6. PRE-MANUFACTURED ALUMINUM RAILING - BLACK
7. VINYL WINDOWS - BLACK FRAME
8. ALUMINUM GUTTER & DOWNSPOUT - WHITE
9. FASCIA BOARD - WHITE
10. O/H GARAGE DOOR - GREY
11. ENTRY DOOR - GREY



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project title

15th Street Townhouses

project address

1600 - 15th St. Vernon, BC

project no.

4208

file no.

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drawing title

BLDG 1,3,5,7,9
ELEVATIONS

designed

KF/LK

scale

As Indicated

drawn

LK

checked

UA

drawing no.

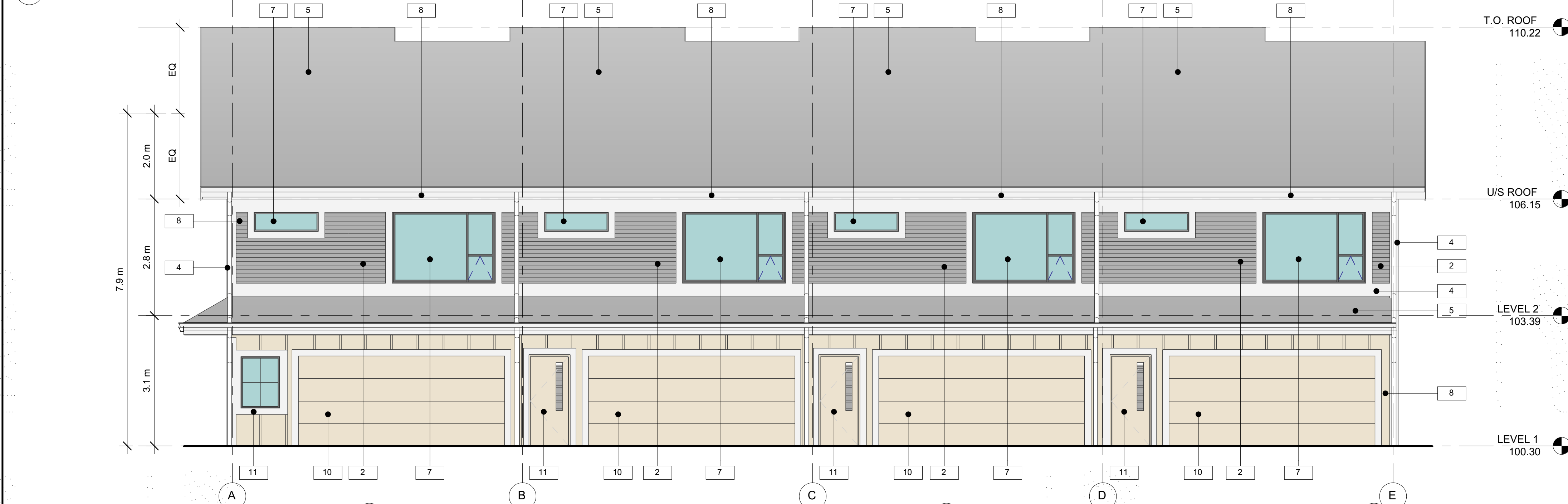
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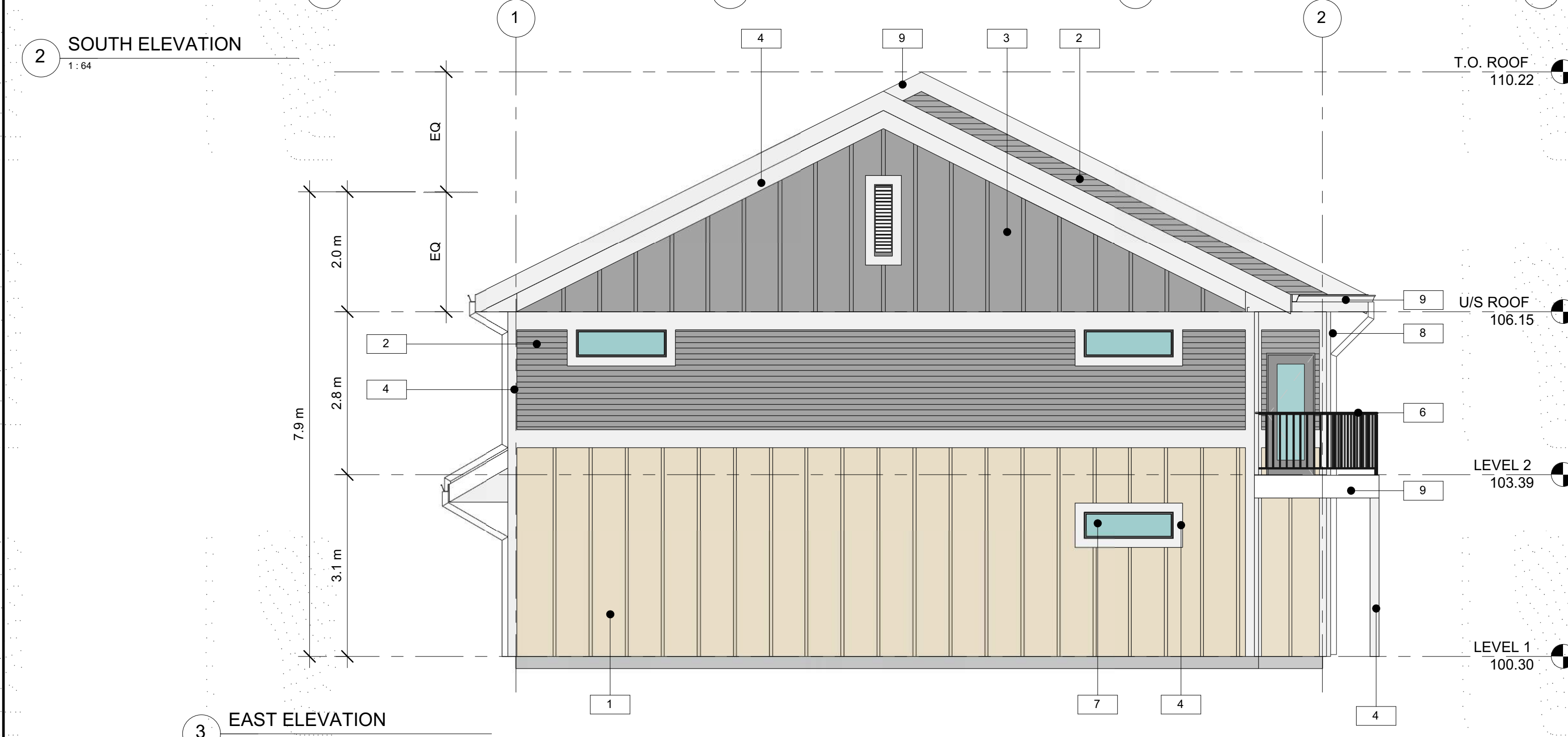
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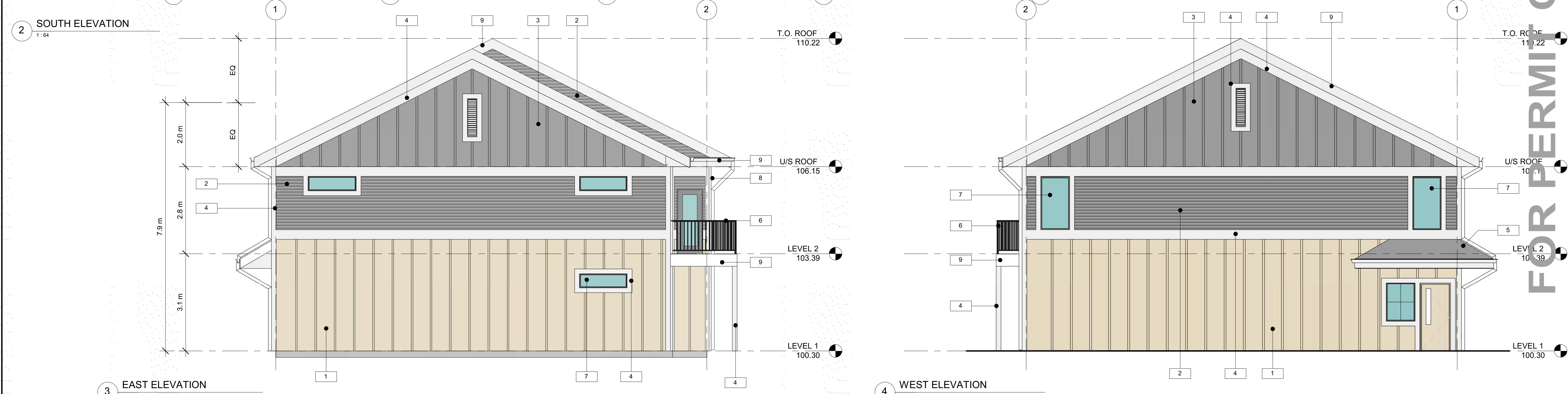
1 NORTH ELEVATION
1:64



2 SOUTH ELEVATION
1:64



3 EAST ELEVATION
1:64



4 WEST ELEVATION
1:64

MATERIAL LEGEND

1. FIBER CEMENT BOARD & BATTEN - NAVAJO BEIGE
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9. FASCIA BOARD - WHITE
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11. ENTRY DOOR - NAVAJO BEIGE

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project title
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project address
1600 - 15th St. Vernon, BC

project no. 4208

file no. C:\Users\Archie\My Documents\4208 BLDG 2,4,6,8,18 ELEVATIONS.dwg

drawing title
BLDG 2,4,6,8,18 ELEVATIONS

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MATERIAL LEGEND

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2. FIBER CEMENT LAP SIDING - GREY SLATE
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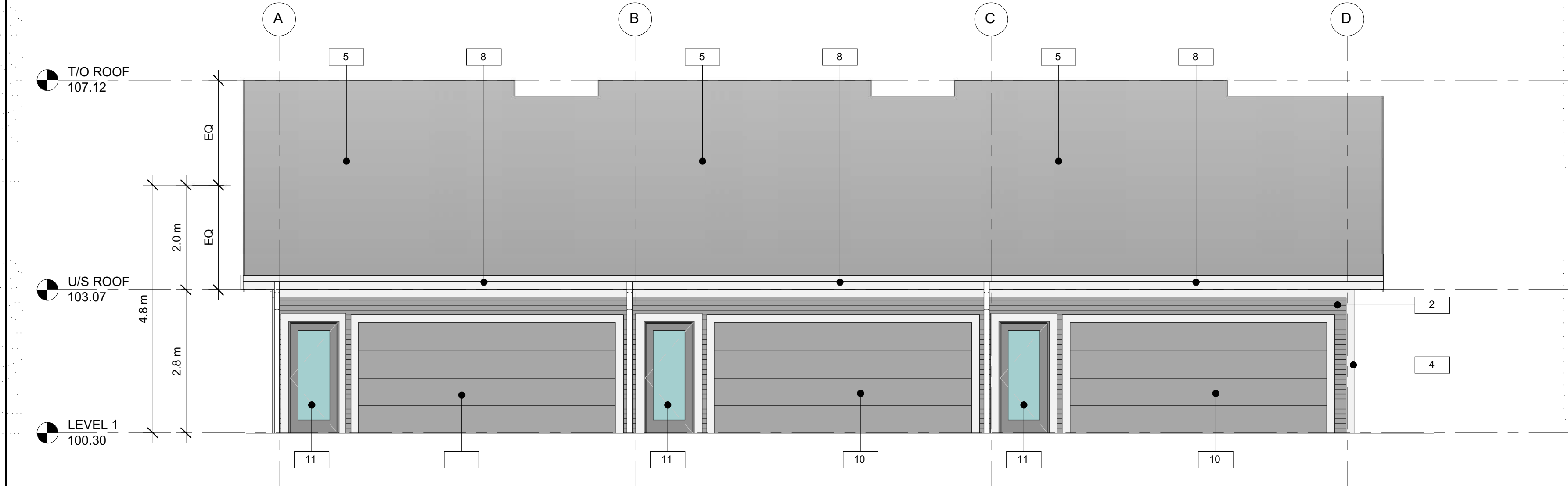
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ELEVATIONS

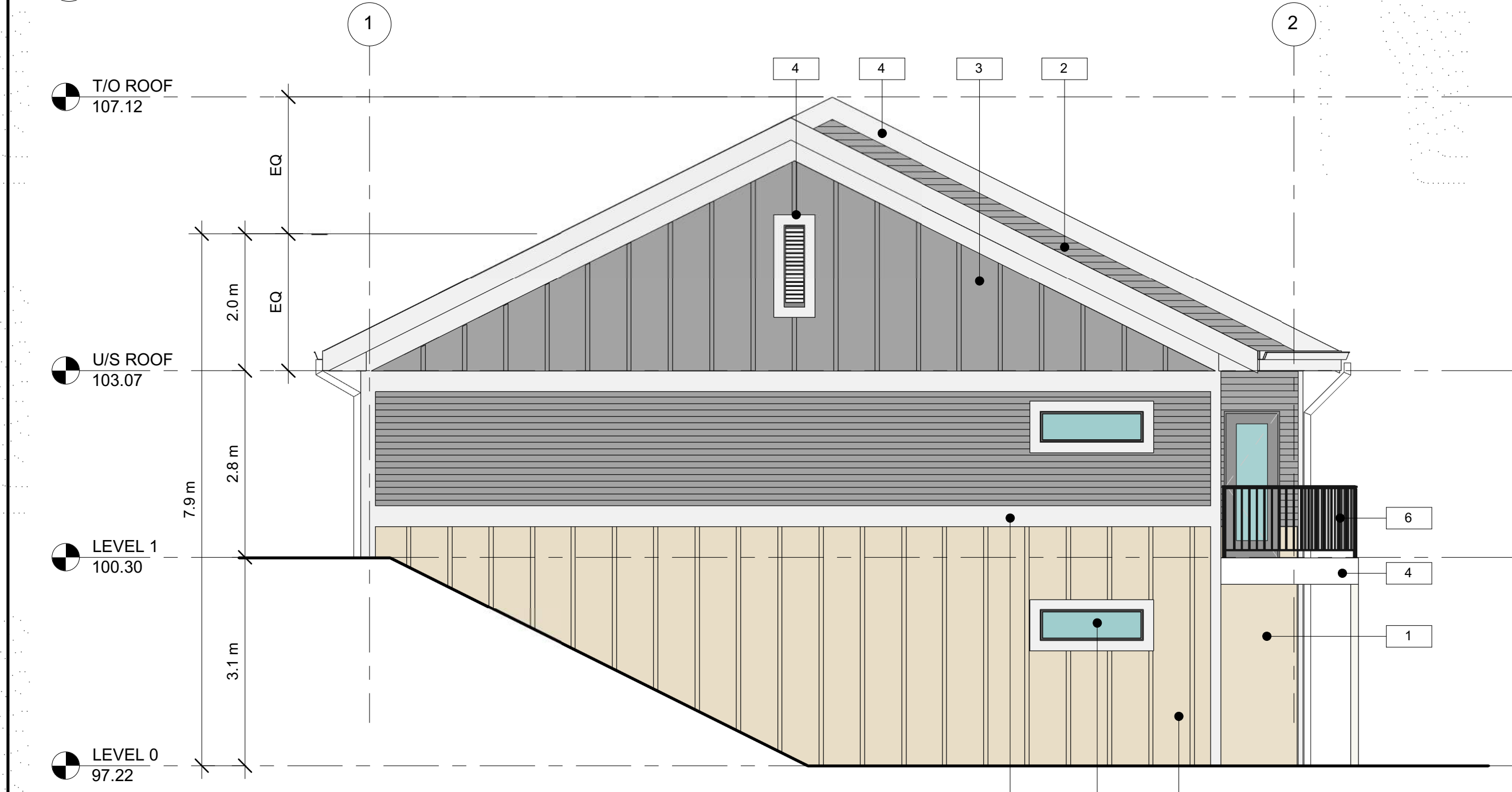
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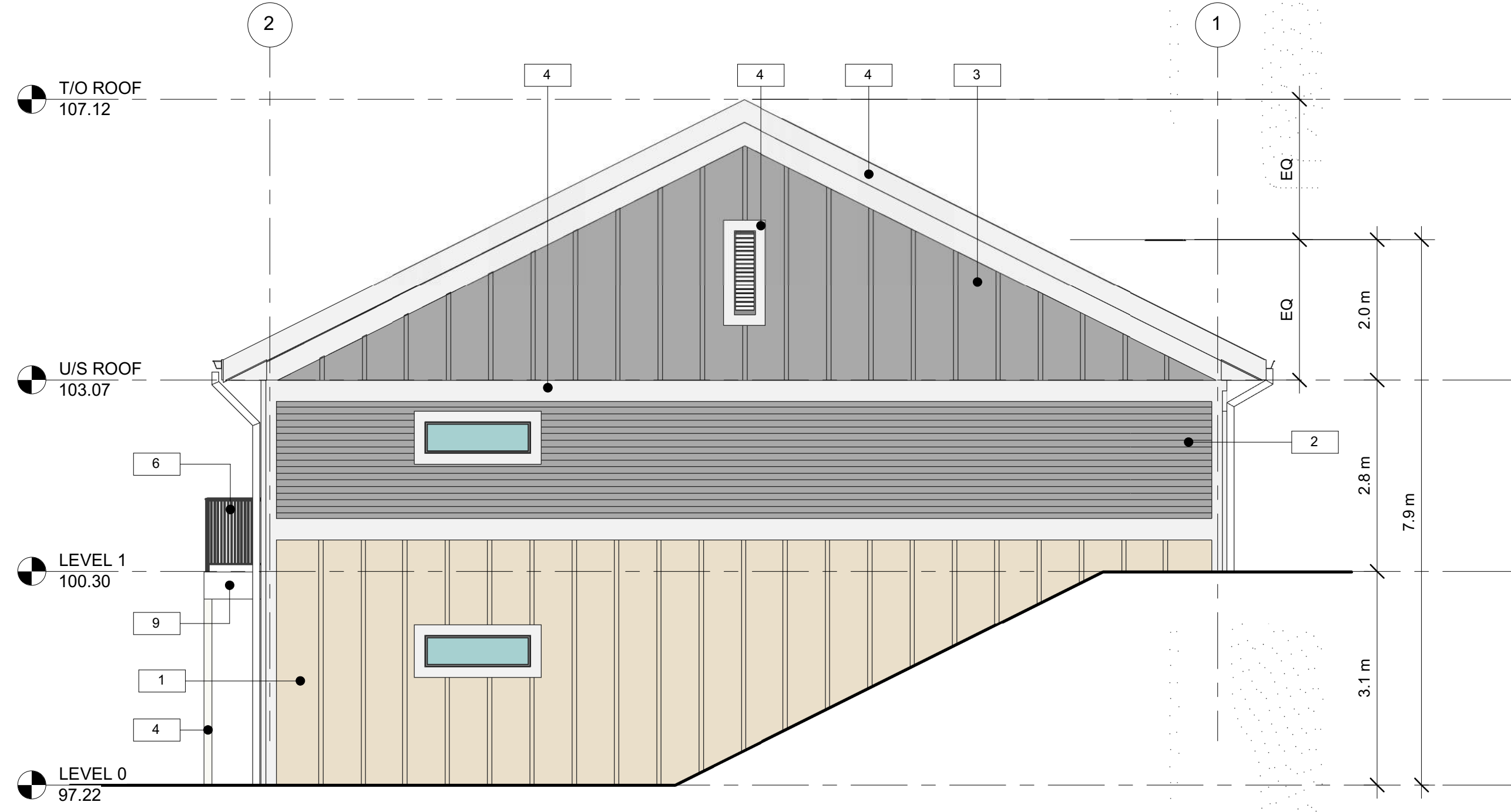
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1:64



2 SOUTH ELEVATION BLDG 11
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3 EAST ELEVATION BLDG 11
1:64



4 WEST ELEVATION BLDG 11
1:64

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drawing title

**BLDG 11
ELEVATIONS**

designed

KF / LK

scale

As Indicated

drawn

LK

checked

UA

drawing no.

A4.04D

plotted

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MATERIAL LEGEND

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project title
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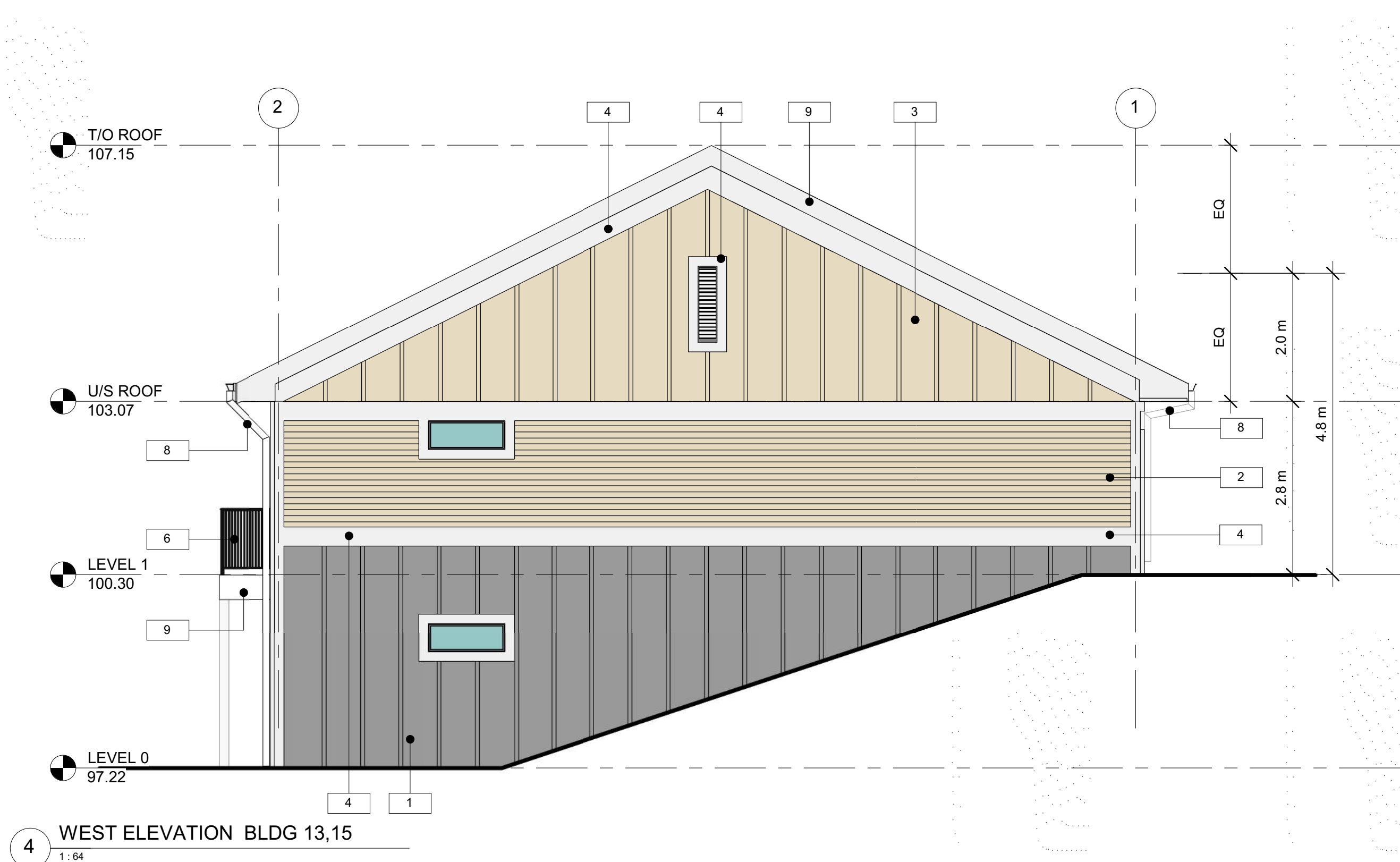
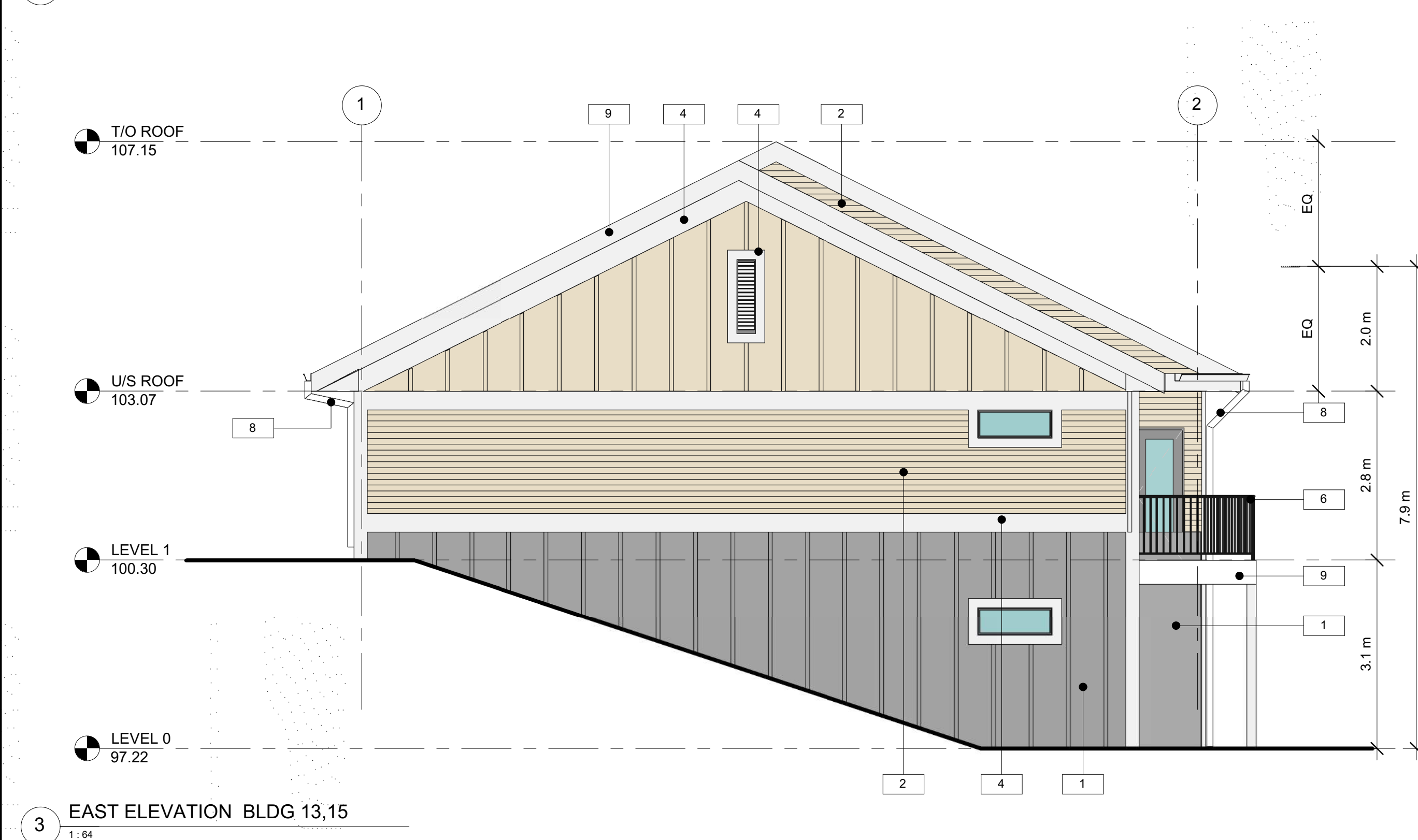
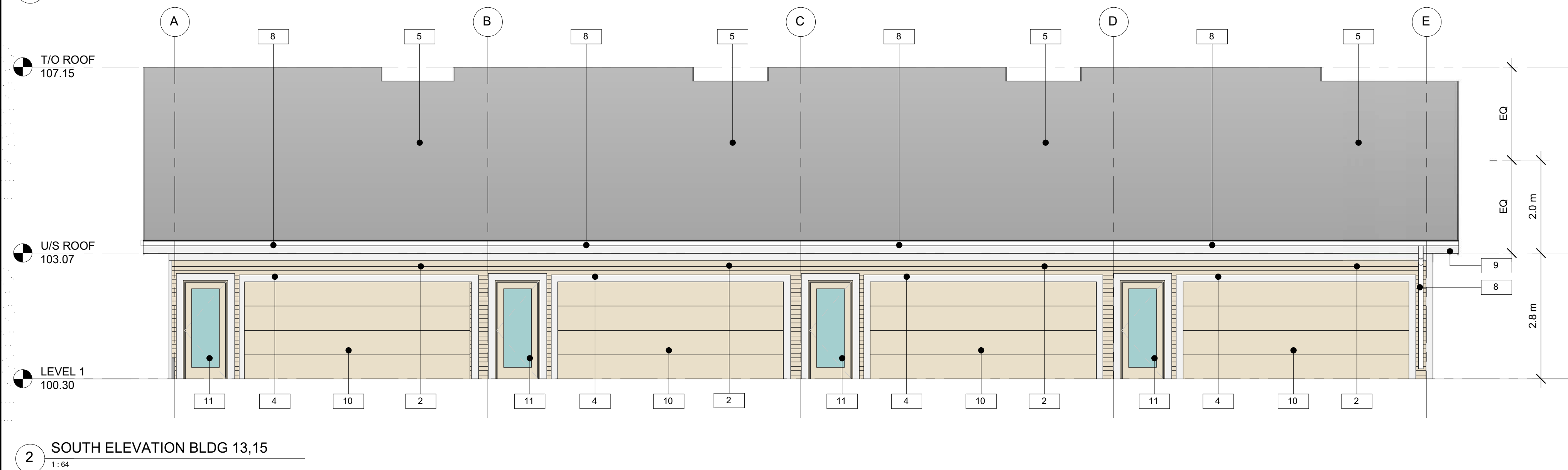
project address
1600 - 15th St. Vernon, BC

project no. 4208

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drawing title
BLDG 12,19,23
ELEVATIONS

designed	KF / LK	scale	As Indicated
drawn			LK
checked			UA
drawing no.	A4.05D		
plotted	18/07/2024 1:43:09 PM		



MATERIAL LEGEND

1. FIBER CEMENT BOARD & BATTEN - GREY SLATE
2. FIBER CEMENT LAP SIDING - NAVAJO BEIGE
3. FIBER CEMENT BOARD & BATTEN - NAVAJO BEIGE
4. FIBER CEMENT TRIM - ARCTIC WHITE
5. ASPHALT SHINGLES - DARK GREY
6. PRE-MANUFACTURED ALUMINUM RAILING - BLACK
7. VINYL WINDOWS - BLACK FRAME
8. ALUMINUM GUTTER & DOWNSPOUT - WHITE
9. FASCIA BOARD - WHITE
10. O/H GARAGE DOOR - NAVAJO BEIGE
11. ENTRY DOOR - NAVAJO BEIGE

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Revisions

No.	DATE	DESCRIPTION
1	2024-07-18	RE-ISSUED FOR DP

FOR PERMIT ONLY

project title

15th Street Townhouses

project address

1600 - 15th St. Vernon, BC

project no.

4208

file no.

drawing title

**BLDG 13&15
ELEVATIONS**

designed

KF/LK

scale

As Indicated

drawn

LK

checked

UA

drawing no.

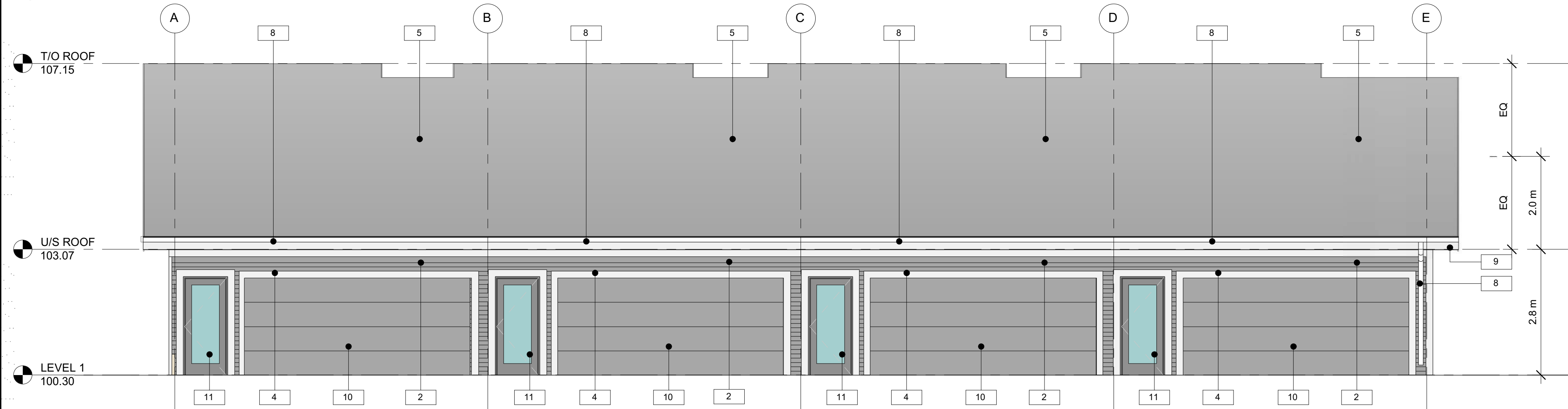
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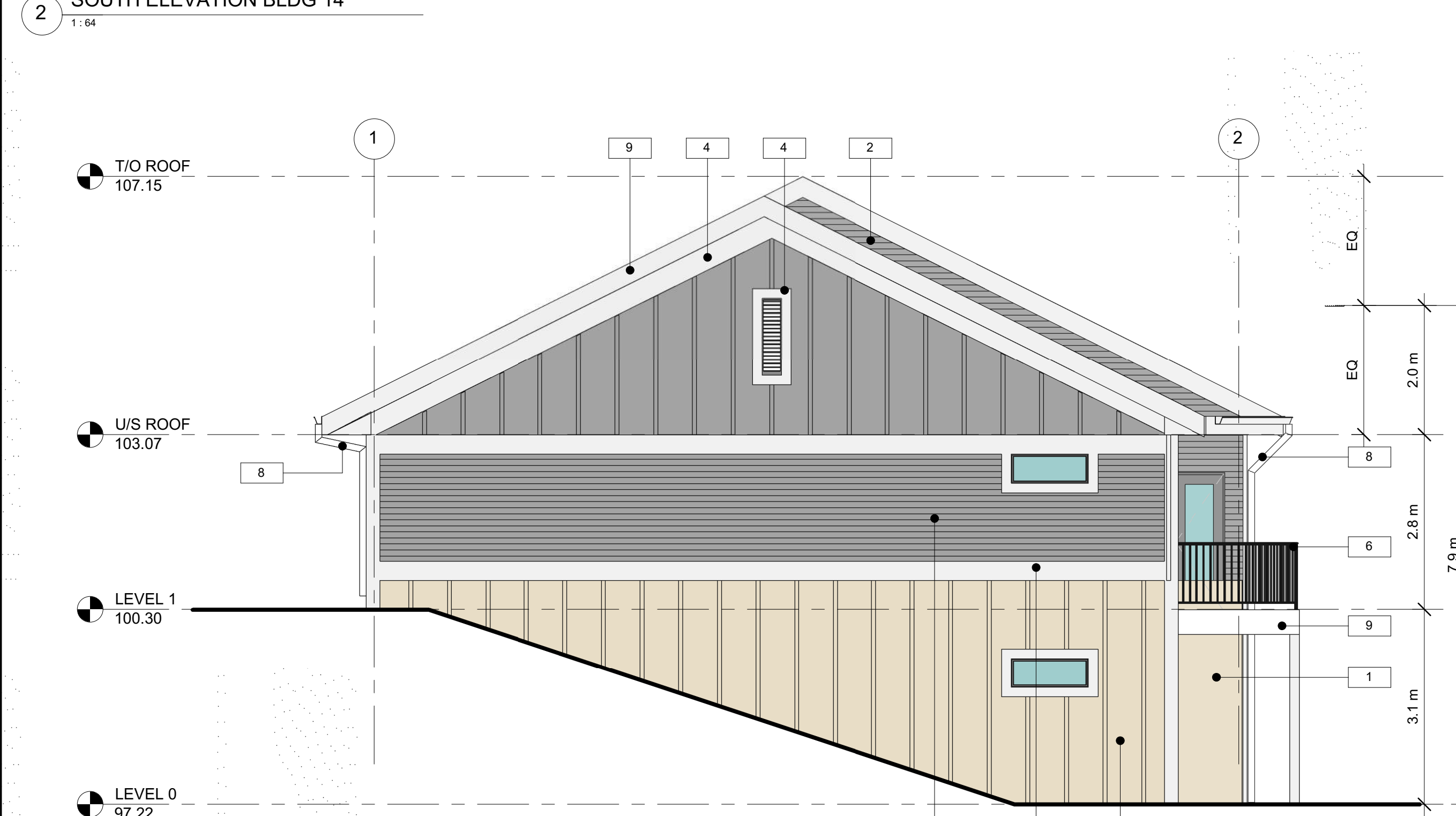
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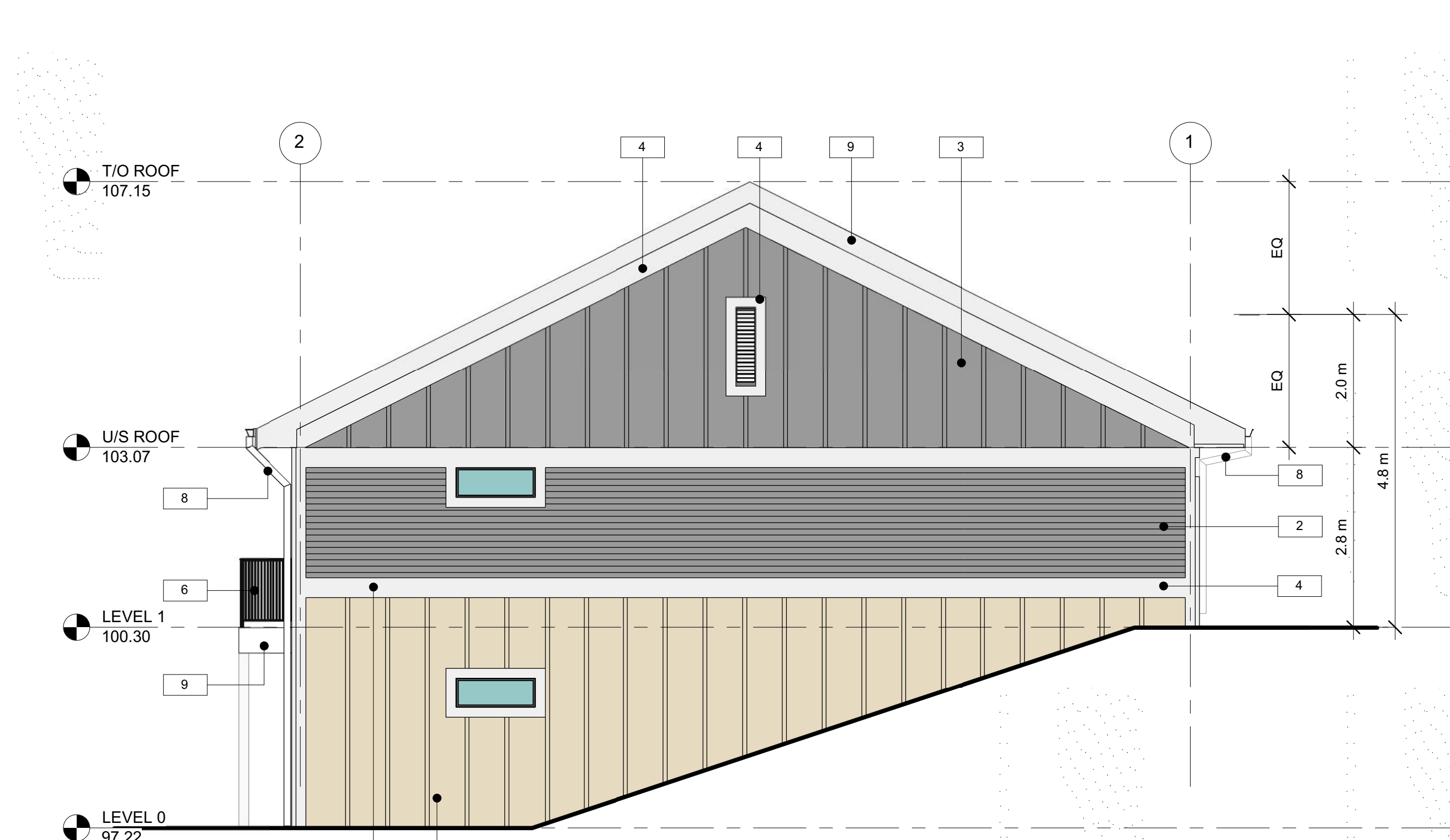
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1:64



2 SOUTH ELEVATION BLDG 14
1:64



3 EAST ELEVATION BLDG 14
1:64



4 WEST ELEVATION BLDG 14
1:64

MATERIAL LEGEND

1. FIBER CEMENT BOARD & BATTEN - NAVAJO BEIGE
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9. FASCIA BOARD - WHITE
10. O/H GARAGE DOOR - GREY
11. ENTRY DOOR - GREY

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project title
15th Street Townhouses

project address
1600 - 15th St. Vernon, BC

project no. 4208

file no. C:\Users\luka\AppData\Local\Microsoft\OneDrive\OneDrive - New Town Services\Documents\4208 - BLDG 14 - ELEVATIONS.dwg

drawing title
BLDGs 14
ELEVATIONS

designed KJ/LK scale As Indicated

drawn LK

checked UA

drawing no. **A4.07D**

plotted 18/07/2024 1:52:53 PM

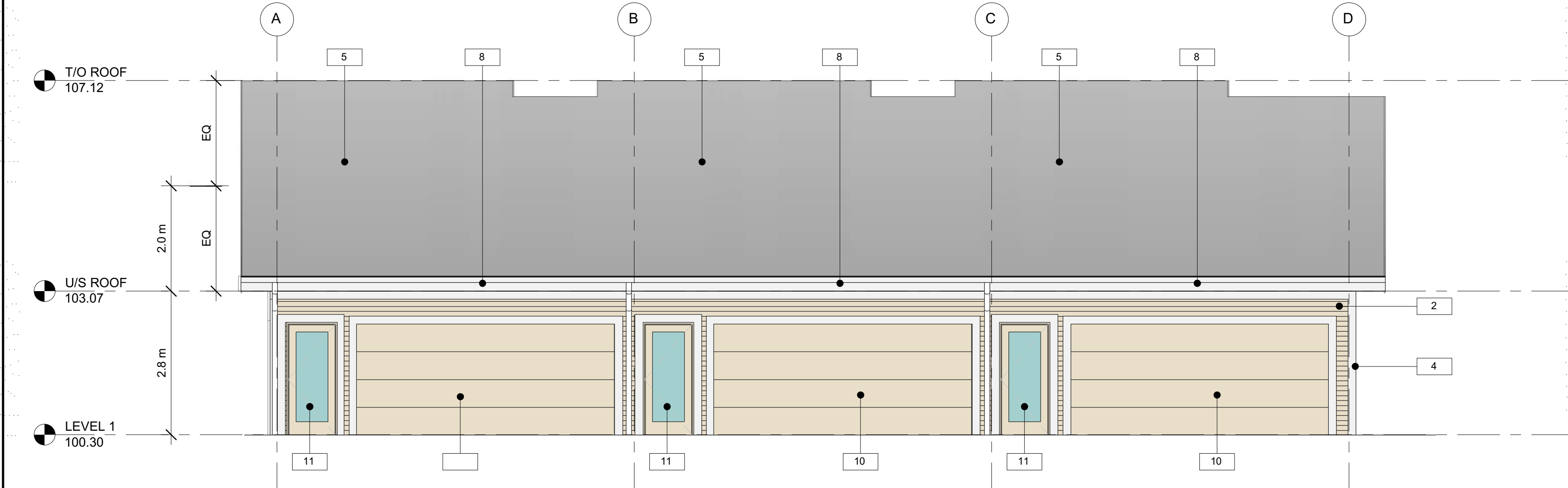


MATERIAL LEGEND

- 1. FIBER CEMENT BOARD & BATTEN - GREY SLATE
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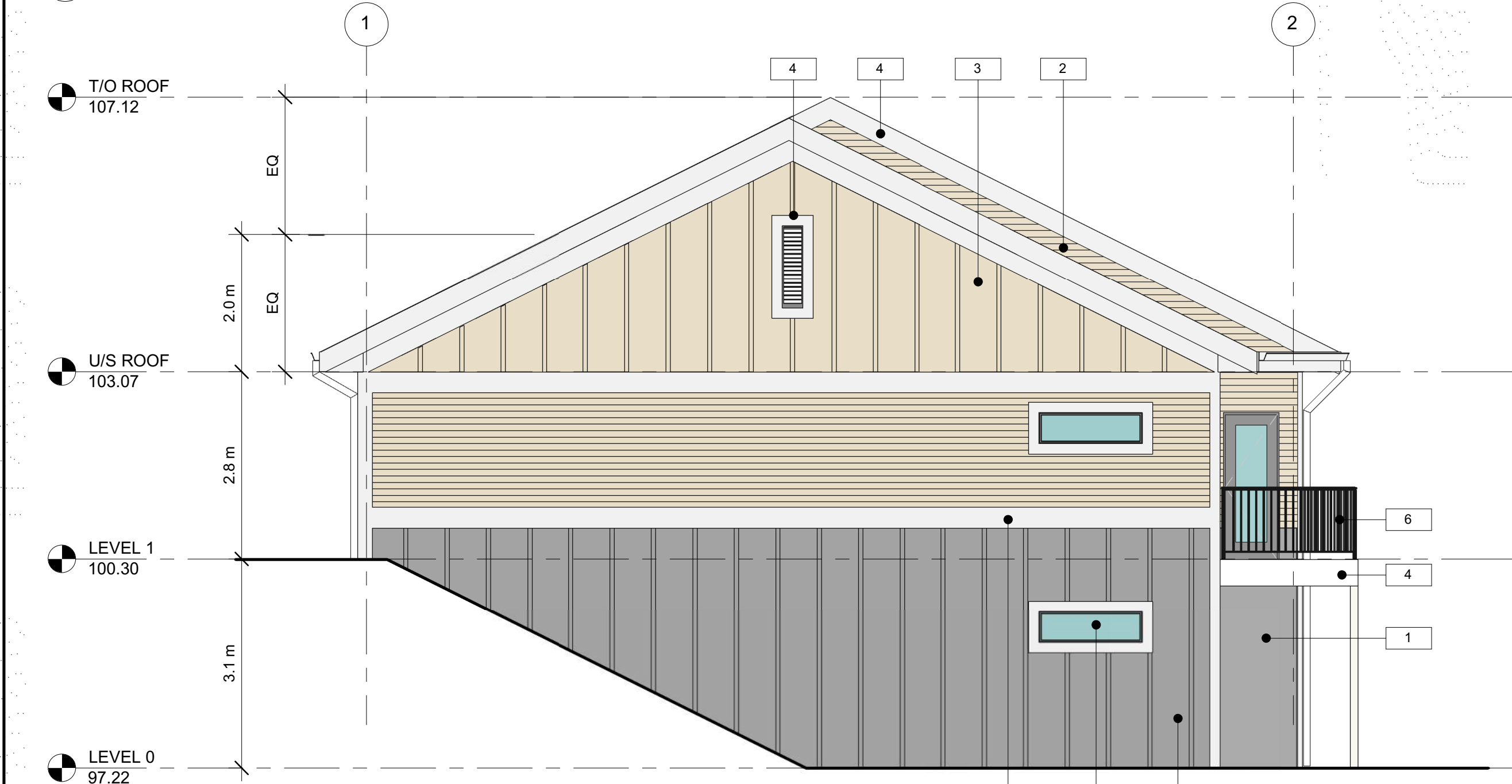
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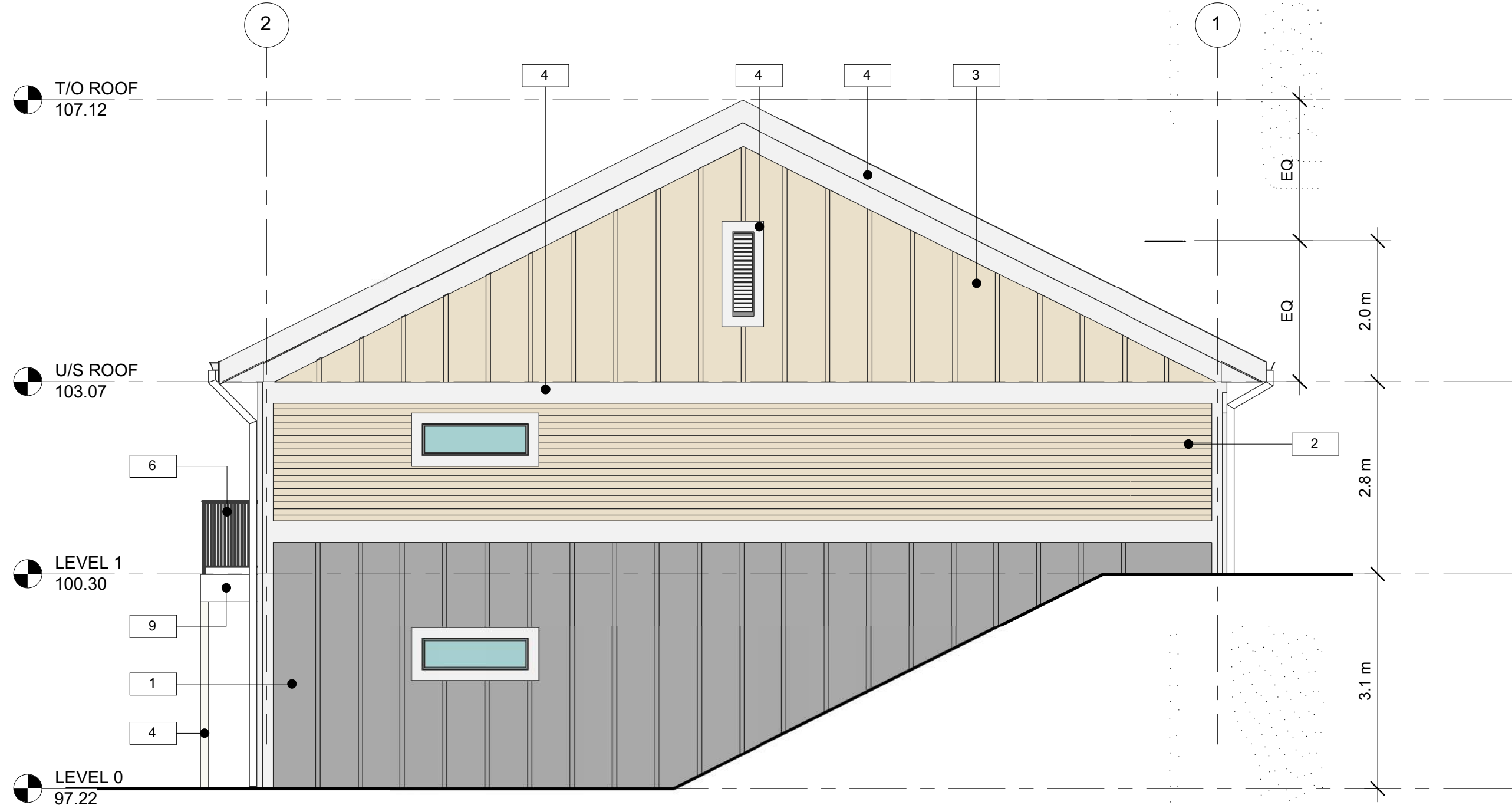
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1:64



3 EAST ELEVATION 16

1:64



4 WEST ELEVATION 16

1:64

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project title
15th Street Townhouses

project address
1600 - 15th St. Vernon, BC

project no. 4208

file no. C:\Users\lkay\My Documents\4208 BLDG 16 ELEVATIONS.dwg

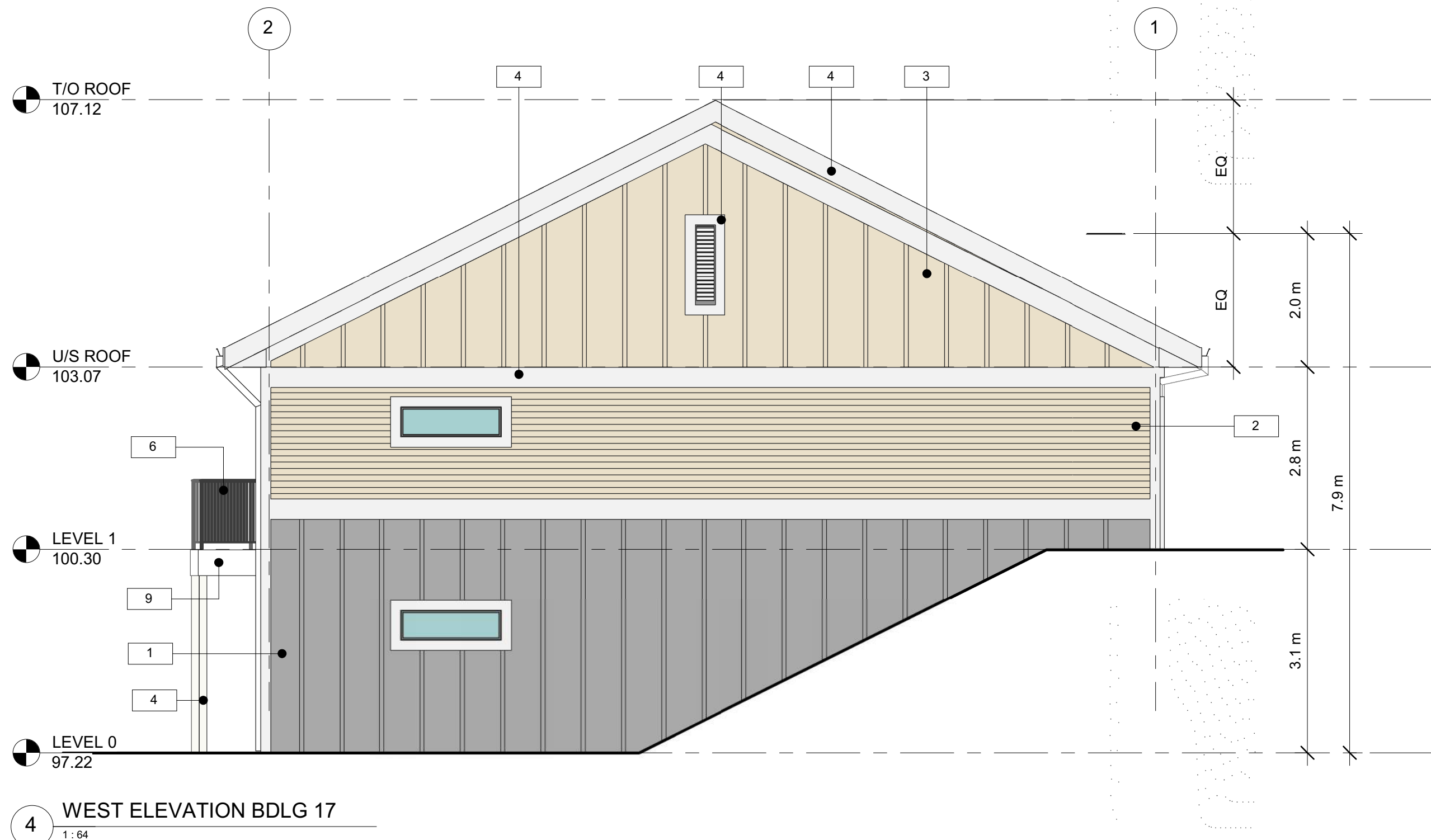
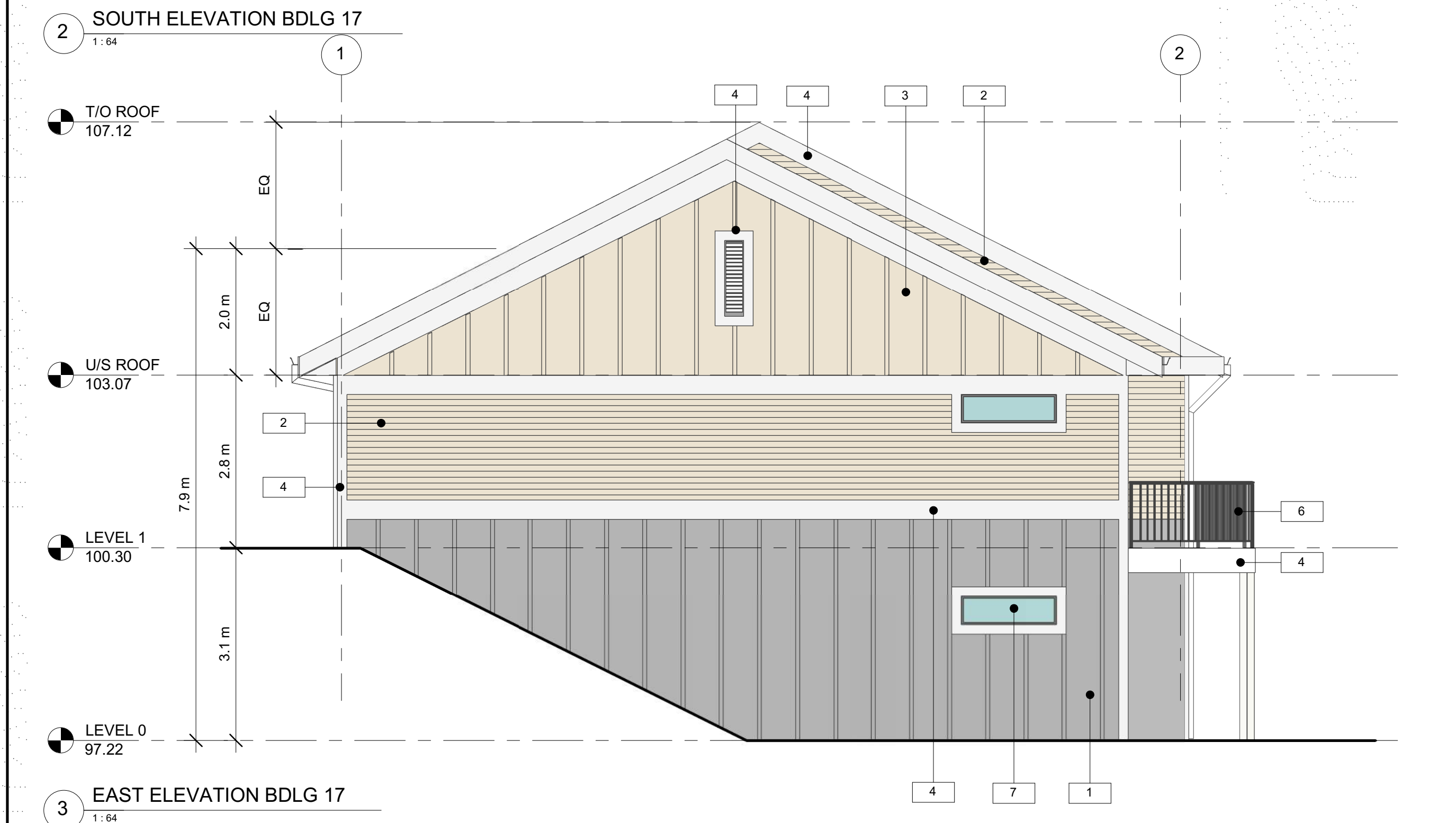
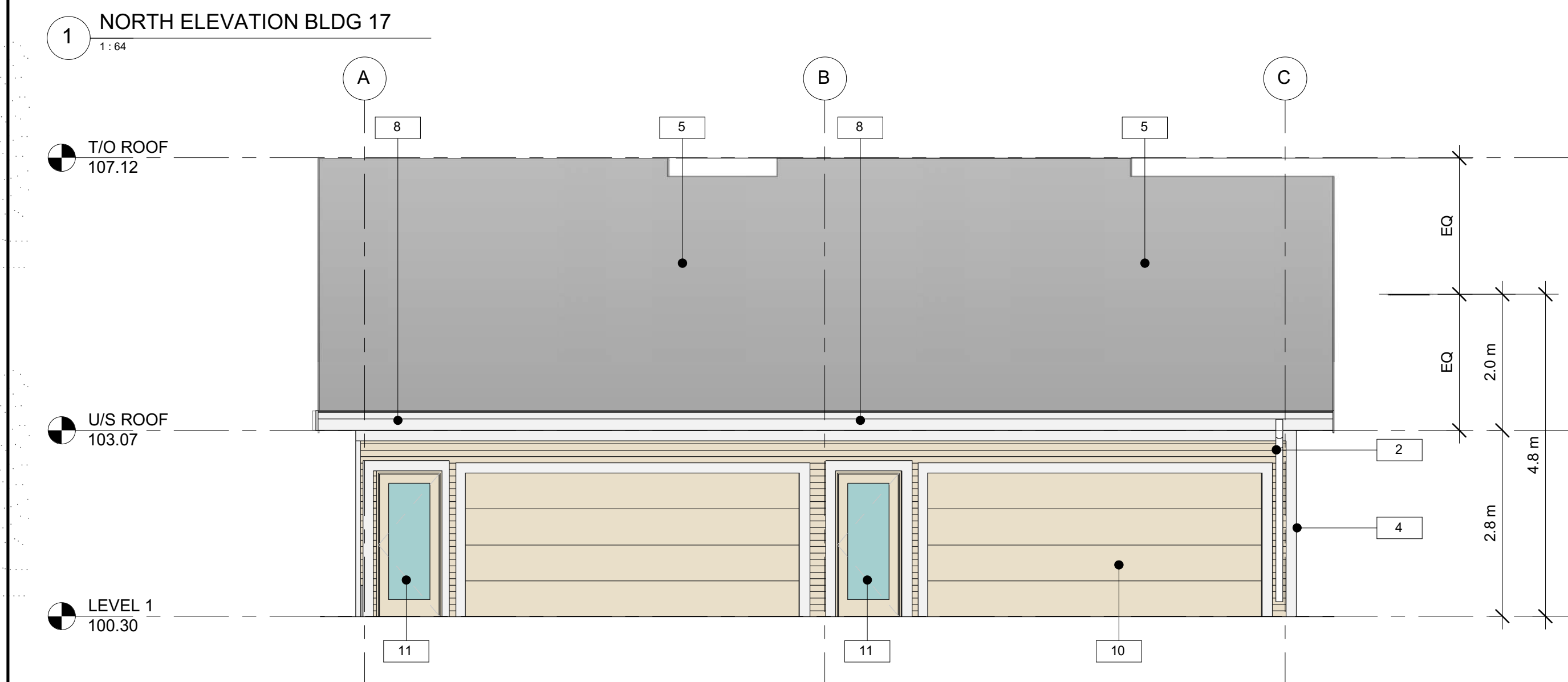
drawing title
BLDG 16
ELEVATIONS

designed	KF / LK	scale	As Indicated
drawn			LK
checked			UA
drawing no.	A4.08D		
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MATERIAL LEGEND

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2. FIBER CEMENT LAP SIDING - NAVAJO BEIGE
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11. ENTRY DOOR - GREY



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Revisions

No.	DATE	DESCRIPTION

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project title

15th Street Townhouses

project address

1600 - 15th St. Vernon, BC

project no.

4208

file no.

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drawing title

BLDG 17
ELEVATIONS

designed

KF/LK

scale

As Indicated

drawn

LK

checked

UA

drawing no.

A4.09D

plotted

18/07/2024 1:59:11 PM



MATERIAL LEGEND

1. FIBER CEMENT BOARD & BATTEN - NAVAJO BEIGE
2. FIBER CEMENT LAP SIDING - GREY SLATE
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project address

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project no.

4208

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drawing title

BLDG 20
ELEVATIONS

designed

KF/LK

scale

As Indicated

drawn

LK

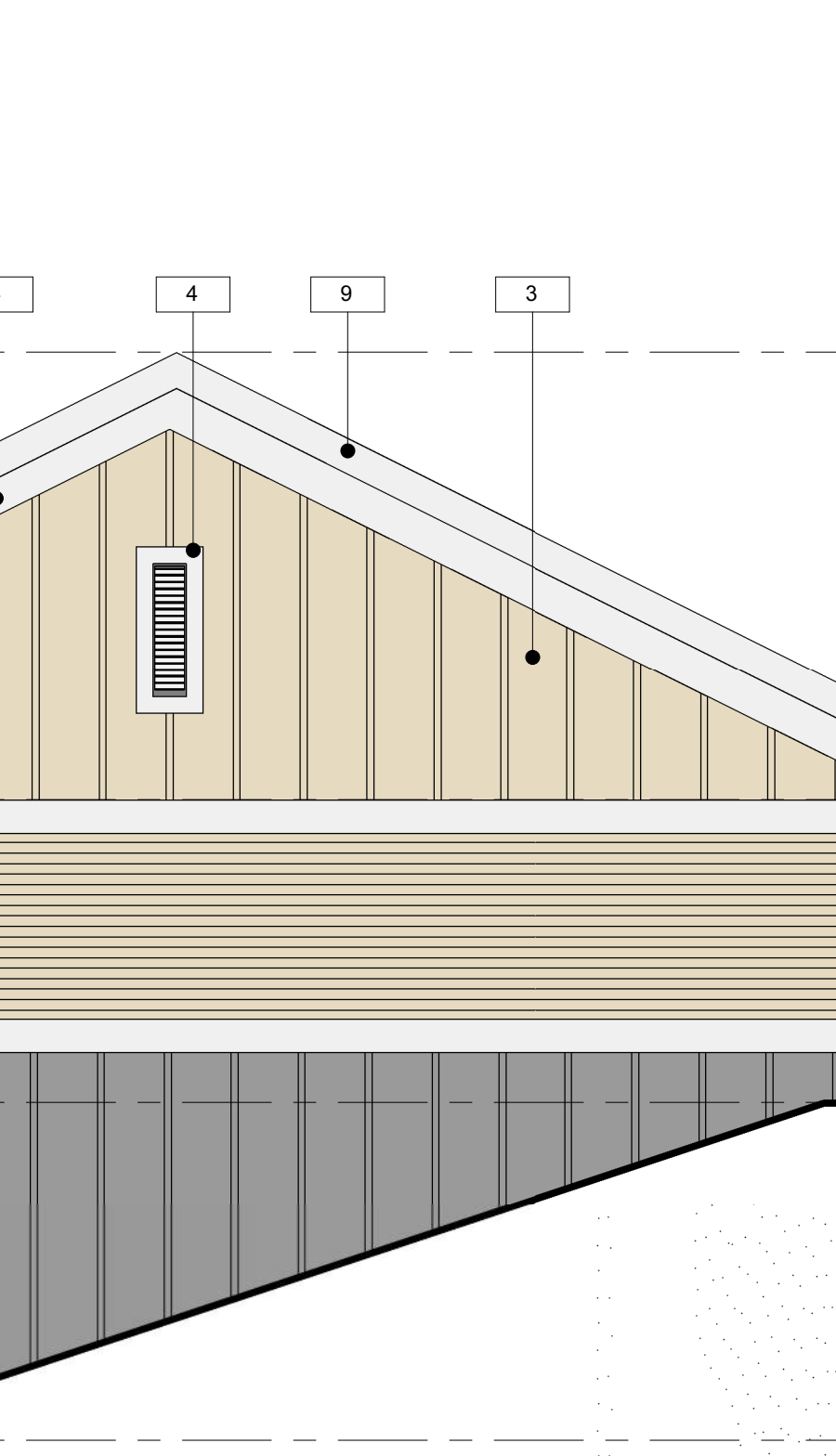
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project address		
1600 - 15th St. Vernon, BC		
project no.		4208
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designed	KFL/LK	scale As indicated
drawn		L
checked		U
drawing no.		
A4.11D		
plotted	18/07/2014 2:08:21 P	



1 Overall Plan
Scale: 1:500



2 landscape areas
Scale: 1:2500

Site Information	
Address:	1600 15th Avenue Vernon, B.C.
City of Vernon Zoning:	R-5

Landscape Statistics	
Site Area	44,531.40 sq m
Landscape area provided	32,019.04 sq m 71.90 % of site
Trees	
min 1 tree per 10 lm of required buffer	Total provided 129
Deciduous Trees	
75mm cal	82.00
60mm cal	41
Coniferous Trees	
3m height	47.00
2.5m height	16.00
Shrubs	
Total	provided 234
Deciduous	102.00
Coniferous	132.00

Legend	
trees	
	yellow ponderosa pine min 3m height
	columnar spruce min 2.5m height
	autumn blaze maple (heritage tree) min 75 mm cal
	crimson spire oak min 75 mm cal
	trembling aspen min 75 mm cal
	evans cherry min 75 mm cal
	dakota pinnate birch min 60 mm cal
	japanese tree lilac min 60 mm cal
shrubs	
	dwarf mugo pine
	russian sage
	candy corn spirea
	little devil ninebark
	oso easy paprika rose
groundcovers	
	bronze veil tufted grass
	avalanche reed grass
	flame grass
	prairie fire red switch grass
	variegated moor grass
	wood mulch
	rock mulch
	sod
	concrete paving excent colour concrete

Arquiecos Group Ltd.
Design and Development Consultants
8-121 Village Heights SW
Calgary, Alberta T3H 2L2
p. 403.618.44.27
e. info@arquiecos.com

LANDSCAPE ARCHITECTURE + AUTHENTIC MOUNTAIN DESIGN
TEL: 604.838.2200
www.larchlandscapearchitecture.com

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Irrigation Notes

- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards. Irrigation to be designed to not permit any run-off onto sidewalks, streets or parking areas. Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources. Ensure power and water meters are properly installed and operating prior to utilization of the system.

Key Plan

8	development permit	24.05.22
7	development permit	24.04.19
6	review and coordination	24.04.18
5	development permit	24.03.07
4	development permit	24.01.16

Issued for: _____ Date: (yy.mm.dd)

Project No. 23-004-2

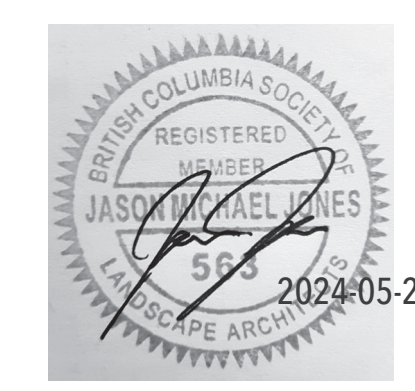
Project Title:
15th Avenue Townhouses

1600 15th Avenue
Vernon, B.C.

Drawing Title:
Overall Plan

Drawn by: cmp	Drawing No. L-0
Checked by: jj / cmp	

Scale: 1:500

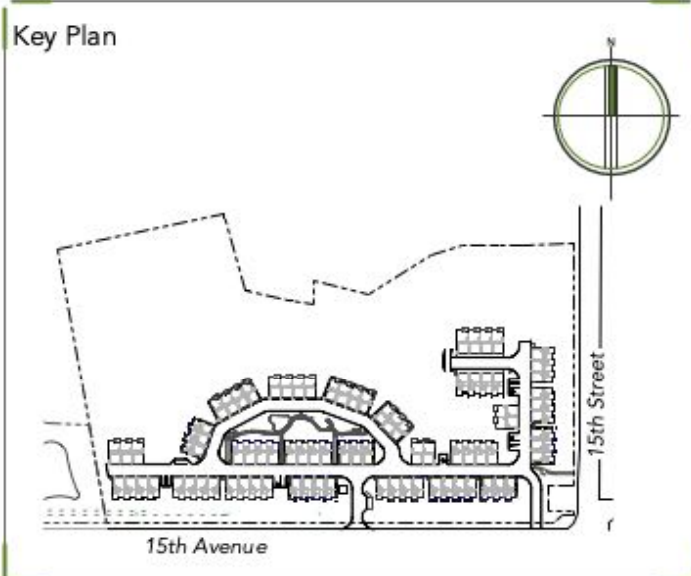


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4	development permit	24.01.16
Issued for:		Date: (yy.mm.dd)

Project No. 23-004-2

Project Title.

15th Avenue Townhouses

1600 15th Avenue
Vernon, B.C.

Drawing Title:

Overall Landscape Plan

Drawn by: cmp Drawing No.

Checked by: jj / cmp L-1

Scale: 1:500
0 5 10 20 40



1 Overall Landscape Plan
Scale: 1:500

Legend

trees	shrubs	groundcovers	
yellow ponderosa pine min 3m height	dwarf mugo pine	bronze veil tufted grass	wood mulch
columnar spruce min 2.5m height	russian sage	avalanche reed grass	rock mulch
autumn blaze maple (heritage tree) min 7.5 mm cal	candy corn spirea	flame grass	sod
crimson spire oak (heritage tree) min 7.5 mm cal	little devil ninebark	prairie fire red switch grass	concrete paving accent colour concrete
trembling aspen min 7.5 mm cal	oso easy paprika rose	variegated moor grass	
evans cherry min 7.5 mm cal			
dakota pinnacle birch min 60 mm cal			
japanese tree lilac min 60 mm cal			

Plant List

Qty	Common Name	Botanical Name
Ornamental Grasses and Groundcovers		
342	Bronze Veil Tufted Hair Grass	Deschampsia caespitosa 'Bronzeschleier'
199	Avalanche Reed Grass	Calamagrostis x acutiflora 'Avalanche'
136	Flame Grass	Miscanthus sinensis 'Purpurascens'
180	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'
351	Variegated Moor Grass	Molinia caerulea 'Variegata'
Shrubs		
Coniferous		
78	Dwarf Mugo Pine	Pinus mugo 'pumilio'
54	Russian Sage	Perovskia atriplicifolia
Deciduous		
56	Double play candy corn spirea	Spiraea japonica 'candy corn'
36	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'
10	Oso Easy Paprika Rose	Rosa sp 'Oso Paprika'
Trees		
Coniferous		
16	Yellow Ponderosa Pine	Pinus ponderosa
31	Columnar Spruce	Picea pungens 'Fastigiata'
Deciduous		
9	Autumn Blaze Maple	Acer x freemanii 'Jeffersd'
14	Crimson spire oak	Quercus robur 'crimschmidt'
18	Trembling Aspen	Populus tremuloides
8	Evans Cherry	Prunus 'Evans'
23	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'
18	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'

Proposed Site furnishings



Landscapeforms Link bench
metal legs, curved , back and arms
Titanium Powder coat



Landscapeforms Loop bikerack
Surface mount
Titanium Powder coat



Landscapeforms Typology light bollard
Surface mount
Titanium Powder coat
Natural grey concrete

Maintenance Notes:

- In accordance with FireSmart principles, the condominium corporation is to implement a maintenance program to include the following:
- Keep areas adjacent to the building clear and free of dry leaves, branches and other debris.
 - Ensure inside of shrubs are clear of dry and dead plant material.
 - Prune trees each season to remove dry branches and keep clear of building structures.
 - Trim lower branches on evergreen trees to a height of 2m.
- Ensure proper operation of irrigation system and providing continuous adequate moisture levels for plant material.



legend

- trees
- yellow ponderosa pine
min 3m height
 - columnar spruce
min 2.5m height
 - autumn blaze maple
(heritage tree) min 75 mm cal
 - crimson spine oak
min 75 mm cal
 - trembling aspen
min 75 mm cal
 - evans cherry
min 75 mm cal
 - dakota pinnade birch
min 60 mm cal
 - japanese tree lilac
min 60 mm cal
- shrubs

- dwarf mugo pine
- russian sage
- candy com spirea
- little devil ninebark
- oso easy paprika rose

groundcovers

- bronze veil tufted grass
- avalanche reed grass
- flame grass
- prairie fire red switch grass
- variegated moor grass
- wood mulch
- rock mulch
- sod
- concrete paving
- accent colour concrete

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Arquiecos Group Ltd.
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p. 403.618.44.27
e. info@arquiecos.com

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e. larch@larchlandscape.com
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568
2024-05-22
LANDSCAPE ARCHITECT

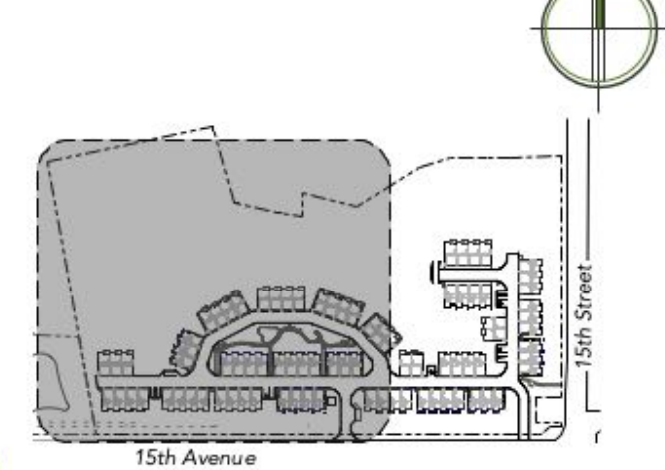
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Issued for:		Date: (yy-mm-dd)

Project No.
23-004-2
Project Title.
15th Avenue Townhouses

1600 15th Avenue
Vernon, B.C.

Drawing Title:
West Landscape Plan

Drawn by:
cmp
Checked by:
jj / cmp
Drawing No.
L-2

Scale:
1:250
1 5 10 20m

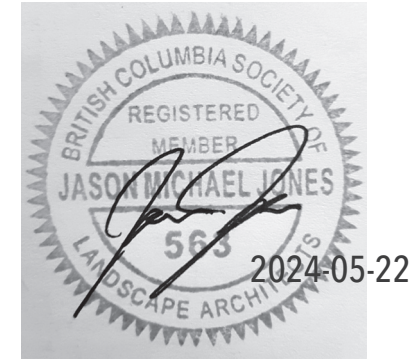
1 West Landscape Plan
Scale: 1:250



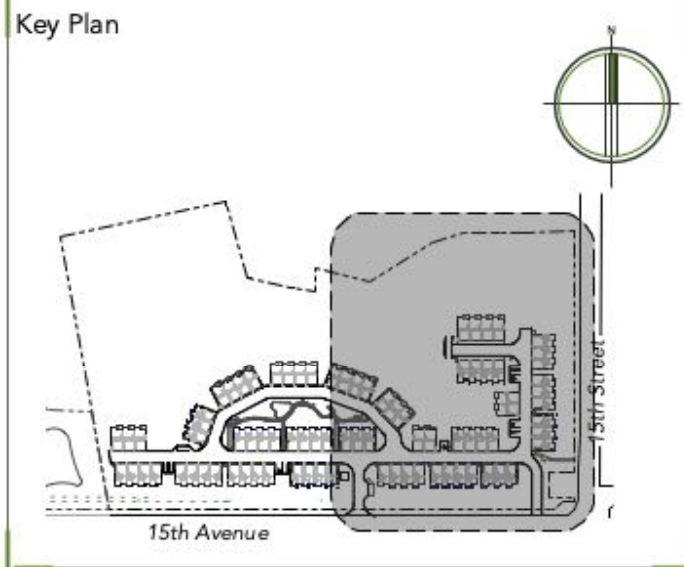
- legend
- trees
- yellow ponderosa pine min 3m height
 - columnar spruce min 2.5m height
 - autumn blaze maple (heritage tree) min 75 mm cal
 - crimson spine oak min 75 mm cal
 - trembling aspen min 75 mm cal
 - evans cherry min 75 mm cal
 - dakota pinnade birch min 60 mm cal
 - japanese tree lilac min 60 mm cal
- shrubs
- dwarf mugo pine
 - russian sage
 - candy com spirea
 - little devil ninebark
 - oso easy paprika rose
- groundcovers
- bronze veil tufted grass
 - avalanche reed grass
 - flame grass
 - prairie fire red switch grass
 - variegated moor grass
 - wood mulch
 - rock mulch
 - sod
 - concrete paving
 - accent colour concrete

Arquiecos Group Ltd.
Design and Development Consultants
8-121 Village Heights SW
Calgary, Alberta T3H 2L2
p. 403.618.44.27
e. info@arquiecos.com

LARCH
LANDSCAPE ARCHITECTURE - AUTHENTIC MOUNTAIN DESIGN
ICLCA #543 B-2020/03/337
Golden, BC V0A 1H0
e. larch@larchlandscape.com
www.larchlandscape.com



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 - Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.
Any discrepancies between municipal standards and details presented in these drawings must be reported immediately.
Municipal Construction standards rule over these drawings.
- Irrigation Notes
- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards.
Irrigation to be designed to not permit any run-off onto sidewalks, streets or parking areas.
Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources.
Ensure power and water meters are properly installed and operating prior to utilization of the system.



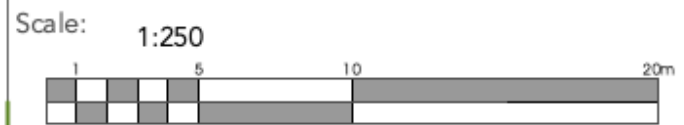
8	development permit	24.05.22
7	development permit	24.04.19
6	review and coordination	24.04.18
5	development permit	24.03.07
4	development permit	24.01.16
Issued for:		Date: (yy-mm-dd)

Project No. 23-004-2
Project Title:
15th Avenue Townhouses

1600 15th Avenue
Vernon, B.C.

Drawing Title:
East Landscape Plan

Drawn by: cmp
Checked by: jj / cmp
Drawing No. L-3





1 Central Amenity Area Landscape Plan
Scale: 1:150

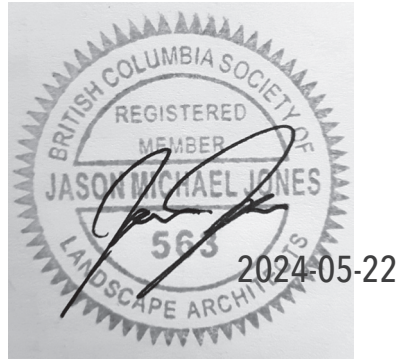
trees			shrubs		groundcovers	
	yellow ponderosa pine min 3m height			dwarf mugo pine		bronze veil tufted grass
	columnar spruce min 2.5m height			russian sage		avalanche reed grass
	autumn blaze maple (heritage tree) min 75 mm cal			candy corn spirea		flame grass
	crimson spire oak (heritage tree) min 75 mm cal			little devil ninebark		prairie fire red switch grass
	trembling aspen min 75 mm cal			oso easy paprika rose		variegated moor grass
	evans cherry min 75 mm cal					wood mulch
	dakota pinnacle birch min 60 mm cal					rock mulch
	japanese tree lilac min 60 mm cal					sod
						concrete paving
						accent colour concrete

Proposed Play Structure



HAGS Agito Igloo or approved similar.
to be installed over safety surfacing as per ADA specifications to a minimum fall height of 3m.

NOTE:
Final selection of structure TBD at time of construction



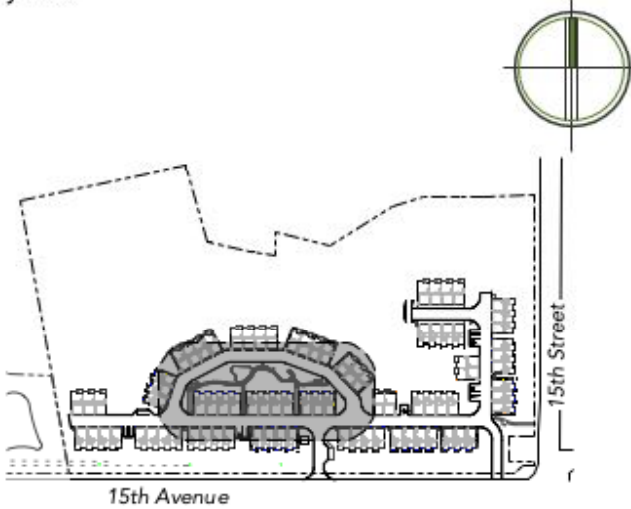
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Irrigation Notes

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Key Plan



8	development permit	24.05.22
7	development permit	24.04.19
6	review and coordination	24.04.18
5	development permit	24.03.07
4	development permit	24.01.16
Issued for:		Date: (yy-mm-dd)

Project No.
23-004-2

Project Title:

15th Avenue Townhouses

1600 15th Avenue
Vernon, B.C.

Drawing Title:

Central Amenity Area

Drawn by:

cmp

Drawing No.

L-4

Checked by:

jj / cmp

Scale:

1:150



- LOT AREA: 43406.3m²
- CONSTRUCTION LIMITS WITHIN PROPERTY LINE

KAP14915

ENVIROMENTAL

KAP7642

DETENTION
POND

15th AVE

15th AVE

15th AVE

17th ST
W

LEGEND

DISPLAY

SLOPE

50% – VERTICAL
40% – 50%
30% – 40%
20% – 30%
10% – 20%
0% – 10%

ISSUE / REVISION INFORMATION	REV. No.	DATE	DESIGNED	DRAWN	CHECKED	DESCRIPTION
	0	23-08-09	DW	DW	JK	ISSUE FOR APPROVALS



203-2011 Agassiz Road, Kelowna, BC V1Y 9Z8
TEL: (250) 870-6261, E-MAIL: INFO@ALPINEENGINEERING.CA
PERMIT TO PRACTICE: 1000176

H: 1:500
V: —

1 OF 1

15TH AND POTTERY VERNON

SLOPE ANALYSIS

PRE-DEVELOPMENT

DRAWING NUMBER

C-001

E-MAIL DATE: August 9, 2023 - C:\Users\swan\appdata\local\engineering.ca\api\civl Engineering Consultants Co., - Documents\Production\wip\pine - 2022\112 - Saba - 13in & Pottery vernal\Sites\East Site\23-U7-2b Saba - 13in & Pottery vernal - Master.dwg