

LETTER OF RATIONALE

To

Trisa Atwood, Senior Planner
City of Vernon

From

Ruibin Li, Planner
McElhanney Ltd.

Re

Rezoning Application – 6030 Okanagan Landing Rd May 16, 2025

Date

1. Development Intent

The owner of the subject property located at 6030 Okanagan Landing Rd (the applicant) proposes to rezone the subject property at 6030 Okanagan Landing Road to facilitate a ground-oriented multi-family residential development consisting of 72 dwelling units within several three-storey buildings. Unit types will include a mix of one-bedroom and three-bedroom configurations, all of which will have direct access to shared ground-level entryways.

The proposed site layout includes two vehicular access points from Okanagan Landing Road to support internal circulation and emergency vehicle access. The overall design prioritizes efficient land use, neighborhood compatibility, and pedestrian-friendly access.

For further details, please refer to the Zoning Analysis Table included in the application package, which summarizes site statistics such as lot coverage, setbacks, density, and parking provision.

2. Rezoning Rationale

To enable the proposed development, the subject site must be rezoned from AGRS – Agriculture & Rural Small Holdings (Non-ALR) to MUA – Multi-Unit Acreage: Small Scale. The following sections provide supporting rationale for the rezoning application:

2.1. GEOTECHNICAL SUITABILITY

A Geotechnical Assessment Report was prepared by Valley Geotechnical Engineering Services. The investigation concluded that the proposed development is geotechnically feasible and the site is considered safe for the intended residential use, contingent on implementing the site-specific design and construction recommendations outlined in the Report. These include considerations for slope stability, soil bearing capacity, drainage, and foundation design.

2.2. ENVIRONMENTAL PROTECTION & RIPARIAN CONSIDERATIONS

The Vernon Creek traverses the rear portion of the subject property. A small section of the site falls within an area identified as having moderate environmental sensitivity, as mapped in the City’s environmental inventory.

On March 18, 2025, a Qualified Environmental Professional (QEP) from McElhanney Ltd. conducted an on-site assessment to identify the High Water Mark (HWM) of Vernon Creek and to establish the required setback for riparian protection. Based on this investigation, a 25.4 m setback from the HWM is recommended by the QEP, subject to final approval by the City of Vernon and the Province of BC through the Riparian Development Permit process.

However, to streamline the approval process and proactively protect this environmentally sensitive area, the proposed development plan has been strategically designed to exclude any development within 30 metres of the identified HWM. This 30 metre setback from the HWM ensures no encroachment into the riparian buffer or the medium environmental sensitivity zone. The red dashed line on the conceptual site plan illustrates this 30-metre setback from the HWM, clearly delineating the area reserved for environmental protection.

As such, it is anticipated that neither a Riparian nor Natural Environment Development Permit will be required, as the development envelope is fully located outside of the environmentally sensitive areas.

2.3. ALIGNMENT WITH THE CITY OF VERNON OFFICIAL COMMUNITY PLAN

The subject property is designated as “Residential – Low Density” in the City of Vernon’s Official Community Plan (OCP). The proposed development is consistent with the following OCP goals and policies:

Alignment Summary	OCP Policy
Supports compact, sustainable residential growth within serviced urban areas. The proposed ground-oriented row housing form contributes to a walkable and livable neighbourhood.	7.3, 7.6
The subject property’s designation supports low-density residential forms such as rowhousing, which is consistent with the proposed development.	7.5

Following rezoning, the project will be subject to a Development Permit for Form & Character (DP Area #2) in accordance with Section 28 of the OCP. A detailed Development Permit application will be submitted in alignment with the design guidelines and objectives of this DP Area.

2.4. COMPLIANCE WITH THE CITY OF VERNON ZONING BYLAW

The Conceptual Site Plan and accompanying Zoning Analysis Table demonstrate that the proposed development will fully comply with the regulations of the MUS zone as outlined in the City of Vernon Zoning Bylaw.

Importantly, no variances are required as part of this rezoning application, ensuring a straightforward path to development approval upon successful rezoning.

CLOSING

This rezoning application represents an opportunity to create a thoughtfully designed, environmentally sensitive, and policy-aligned compact residential development that contributes to the City of Vernon's long-term growth and housing objectives.

We respectfully request your support for this application and are happy to provide any additional information or clarification as needed.

Sincerely,



Ruibin Li, RPP, MCIP
Planner, McElhanney

Statement of Limitations

Use of this Report. This report was prepared by McElhanney Ltd. ("**McElhanney**") for the particular site, design objective, development and purpose (the "**Project**") described in this report and for the exclusive use of the client identified in this report (the "**Client**").

This report is based on data and information collected during the investigation conducted by McElhanney Ltd. personnel or agents. It is based solely on the conditions of the subject property obtained through a desktop review of aerial photography, the currently available database, and discussions with the City of Vernon Planning staff

PROJECT DATA:

CIVIC ADDRESS: 6030 Okanagan Landing Rd Vernon, BC V1H 1M3, Canada

EXISTING ZONING: AGRS - Agriculture & Rural: Small Block (Non-ALR)

PROPOSED ZONING: MUA – Mulfi-Unit Acreage: Small Scale

PROPOSED LAND USES: TOWNHOUSE housing

SITE AREA: 130,680 s q.ft. or 13,017.6 m² (1.214 ha or 3 acre)

FOOTPRINT: 38,452 SQ.FT or 4102 m²

BUILDING COVERAGE: 25.19%

SITE COVERAGE: 49.70 %

UNIT YIELD: 72 units

RESIDENTIAL AREA FAR: ALLOWED/REQUIRED PROVIDED
75,344 sq.ft. (0.577 FAR)

BUILDING HEIGHT: 11m 11m

UNIT KEY:

TYPE	DESCRIPTION	PER UNIT (NET F.S.R.)(sq.ft.)	UNIT QUANTITY	TOTAL NFA (sq.ft.)
TYPE A	3 BEDROOMS+ 1 SECONDARY SUITE	2,116.00	20	42,320.00
TYPE B	3 BEDROOMS+ 1 SECONDARY SUITE	2,064.00	16	33,024.00

CAR PARKING	REQUIRED:	PROPOSED:
RESIDENTIAL: 1 per dwelling unit	72	72
VISITOR	10	10
EV READY VISITOR PARKING	1	1 (include in visitors)
ACCESSIBLE PARKING	3	3 (include in visitors)
RESIDENTIAL REQUIRED TOTAL:	82	82
BIKE PARKING		
SHORT-TERM BIKE PARKING	0.25 per dwelling unit	18
LONG -TERM BIKE PARKING	1 per dwelling unit	72

BUILDING SETBACK:	REQUIRED:	PROPOSED:
STREET (WEST):	4m / 13.1 ft	4m / 13.1 ft
REAR (EAST):	1.5 m / 4.92 ft	>30m / 98.4 ft
HEIGHT:	11m / 36.1 ft	11m / 36.1 ft

notes

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checked

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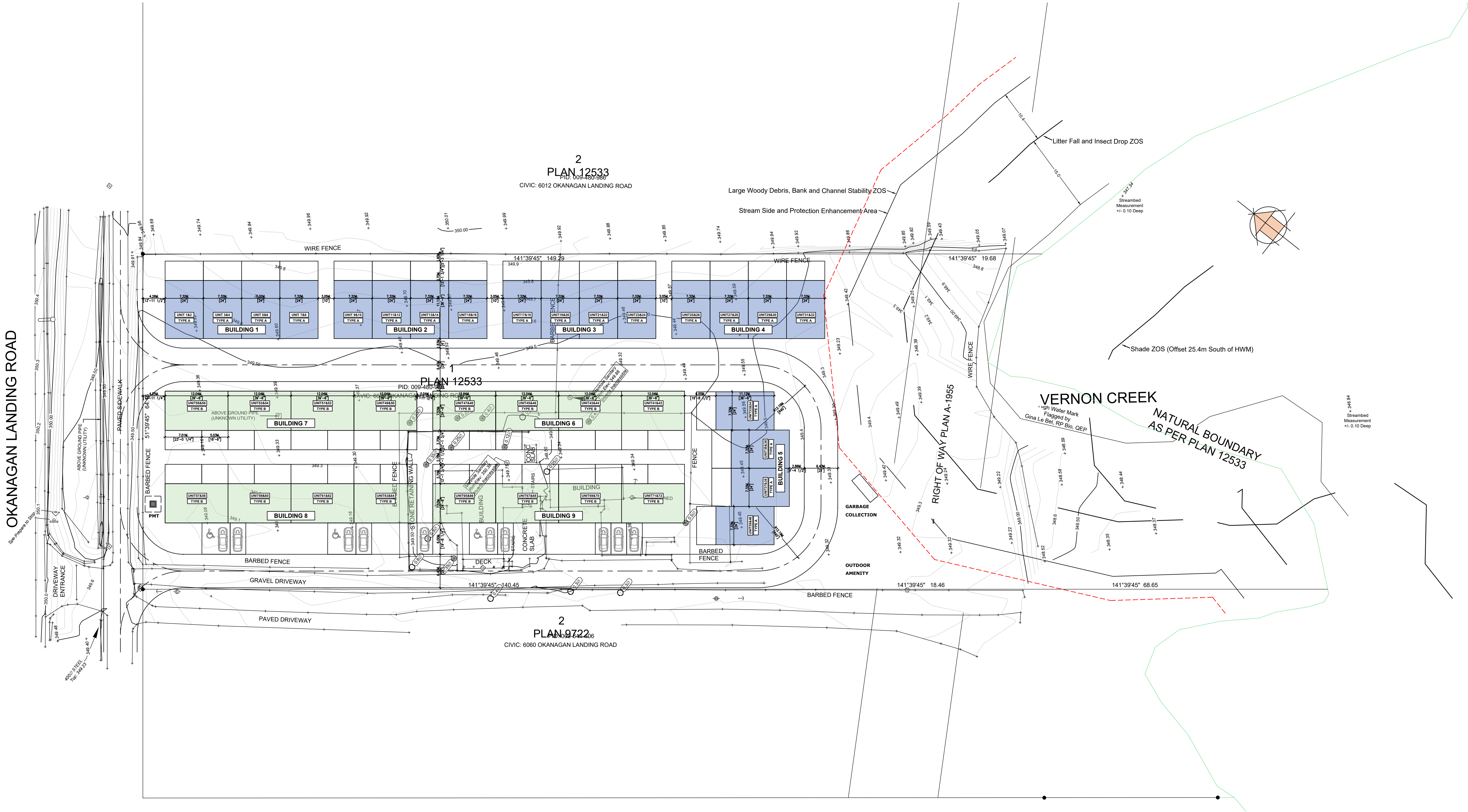
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project

6030 OKANAGAN LANDING ROAD

CONCEPTUAL SITE PLAN - 46 TOWNHOUSE

scale
AS SHOWN
project number
25-1
issue date
2025-4-26

drawing number
DP2.0
revision date



notes

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6030 OKANAGAN LANDING ROAD

UNIT PLAN

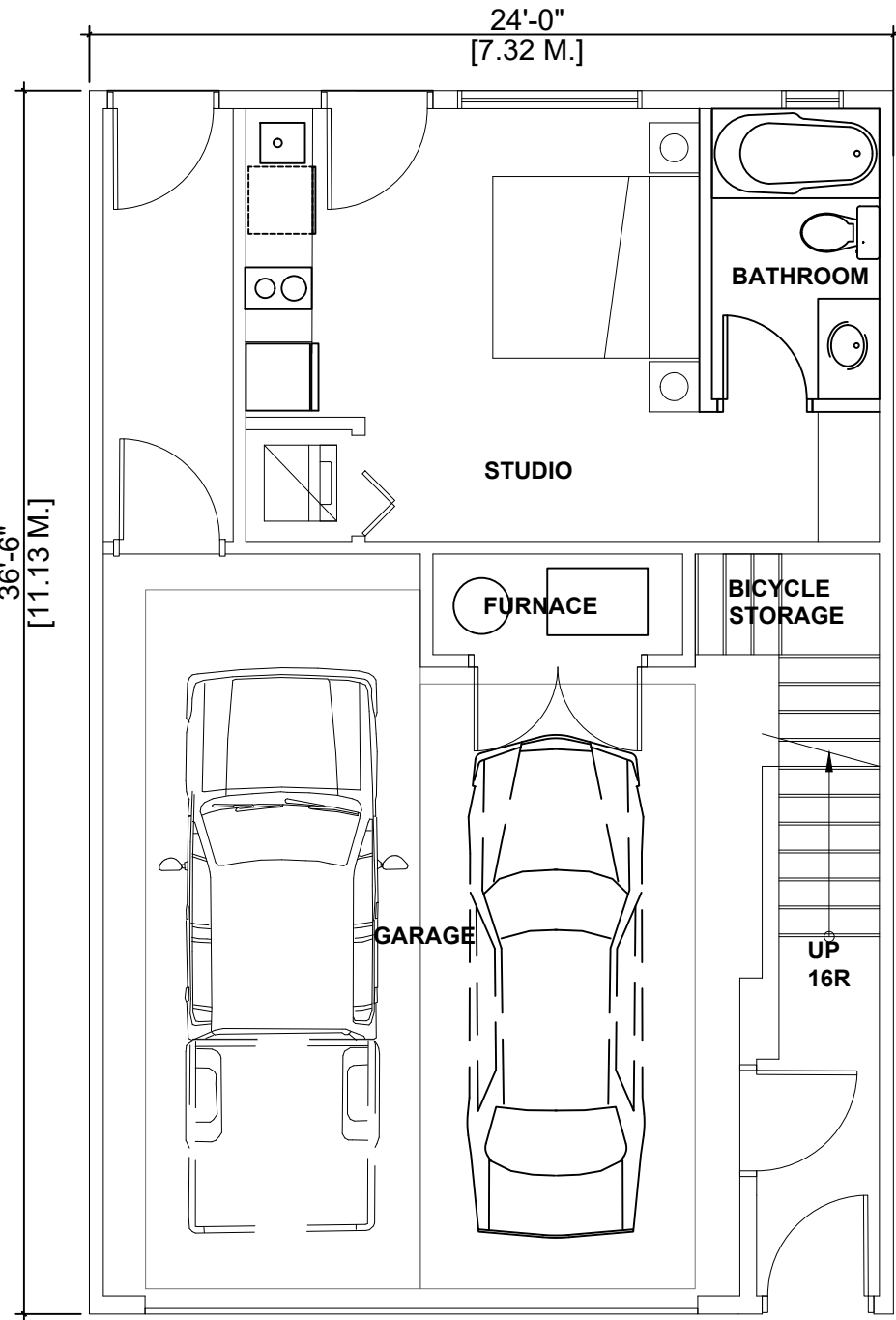
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issue date
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DP3.1
revision date

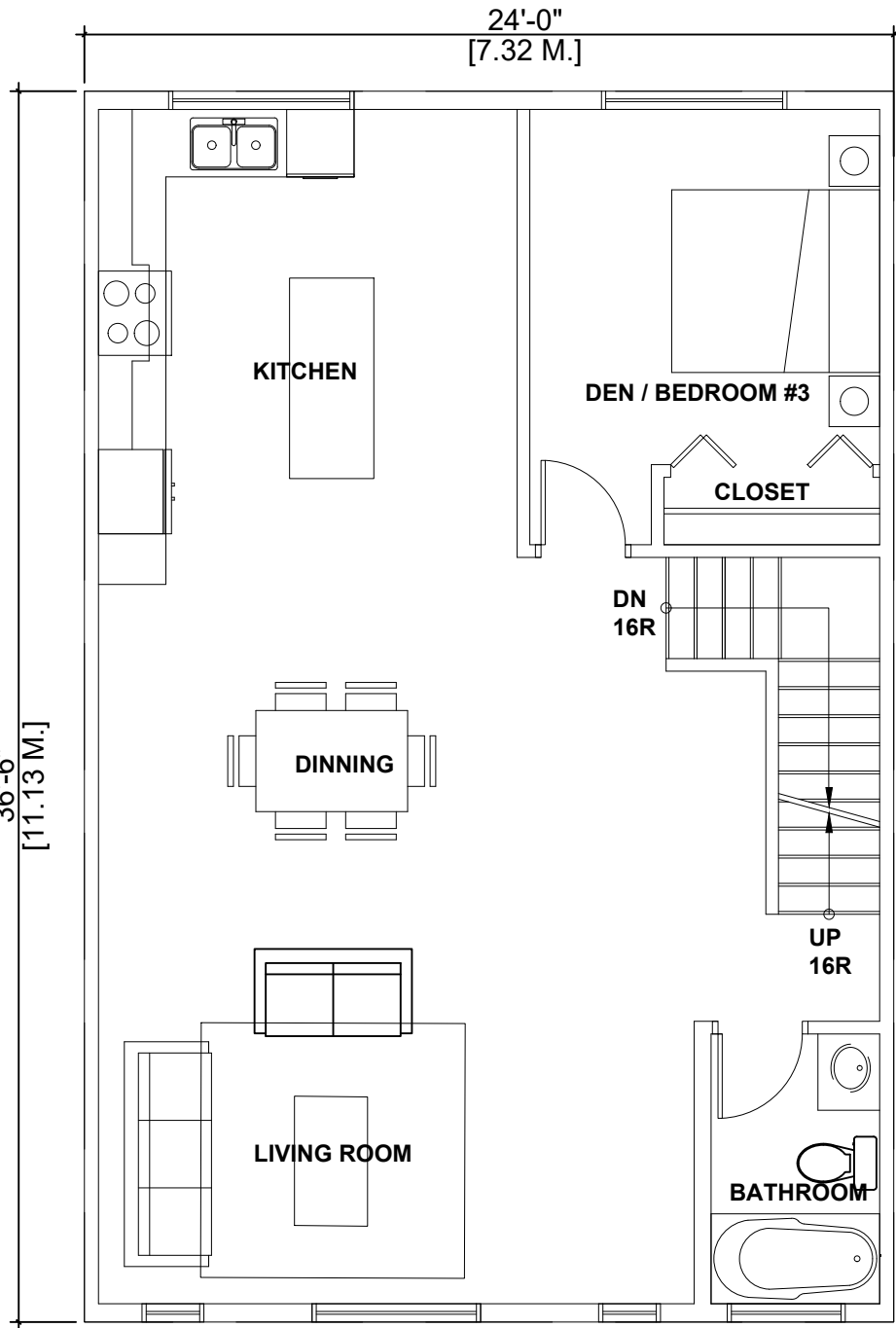
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TYPE A

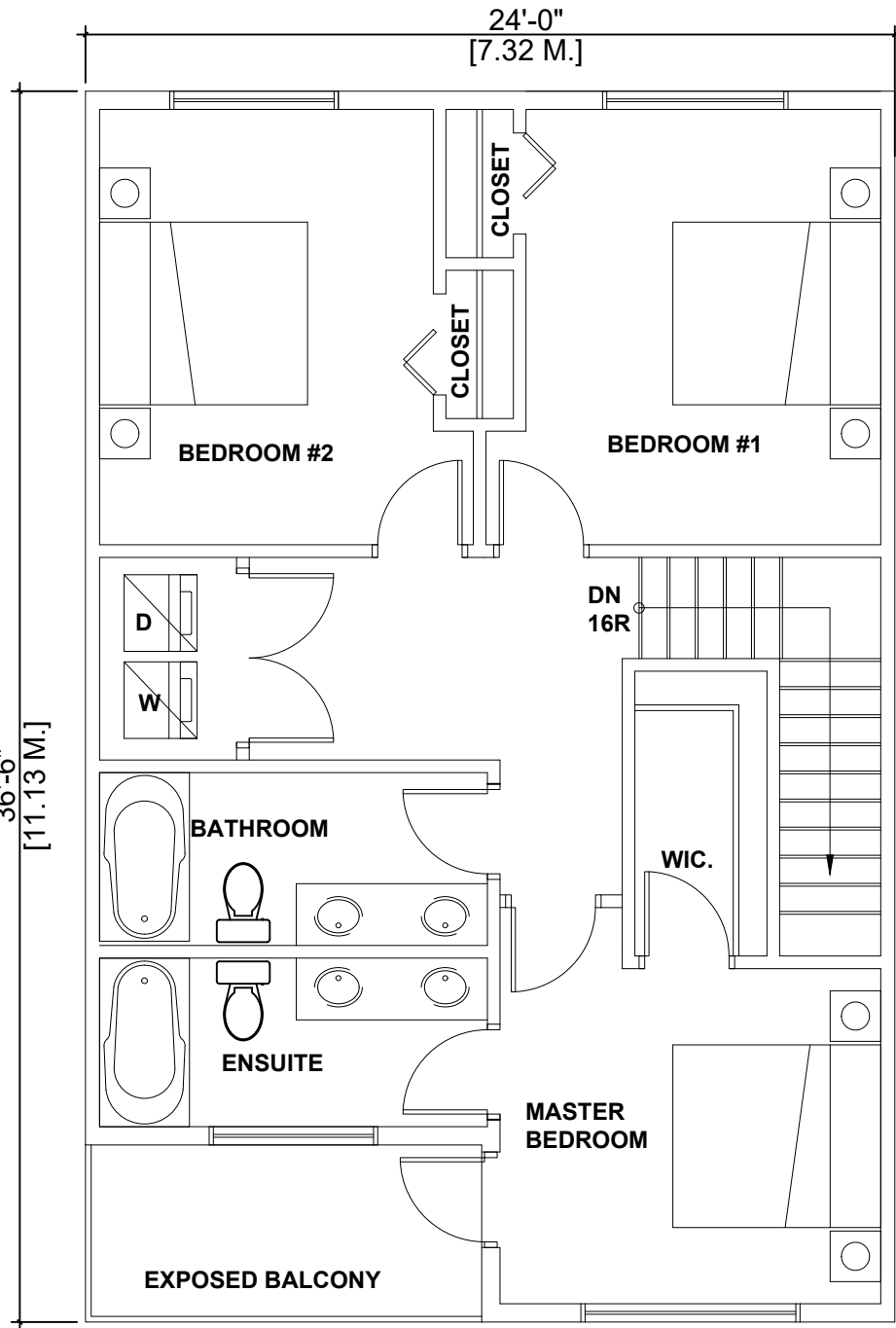
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AREA: 425.68 SQ.FT.
GARAGE: 450.32 SQ.FT.



2ND FLOOR
AREA: 876 SQ.FT.



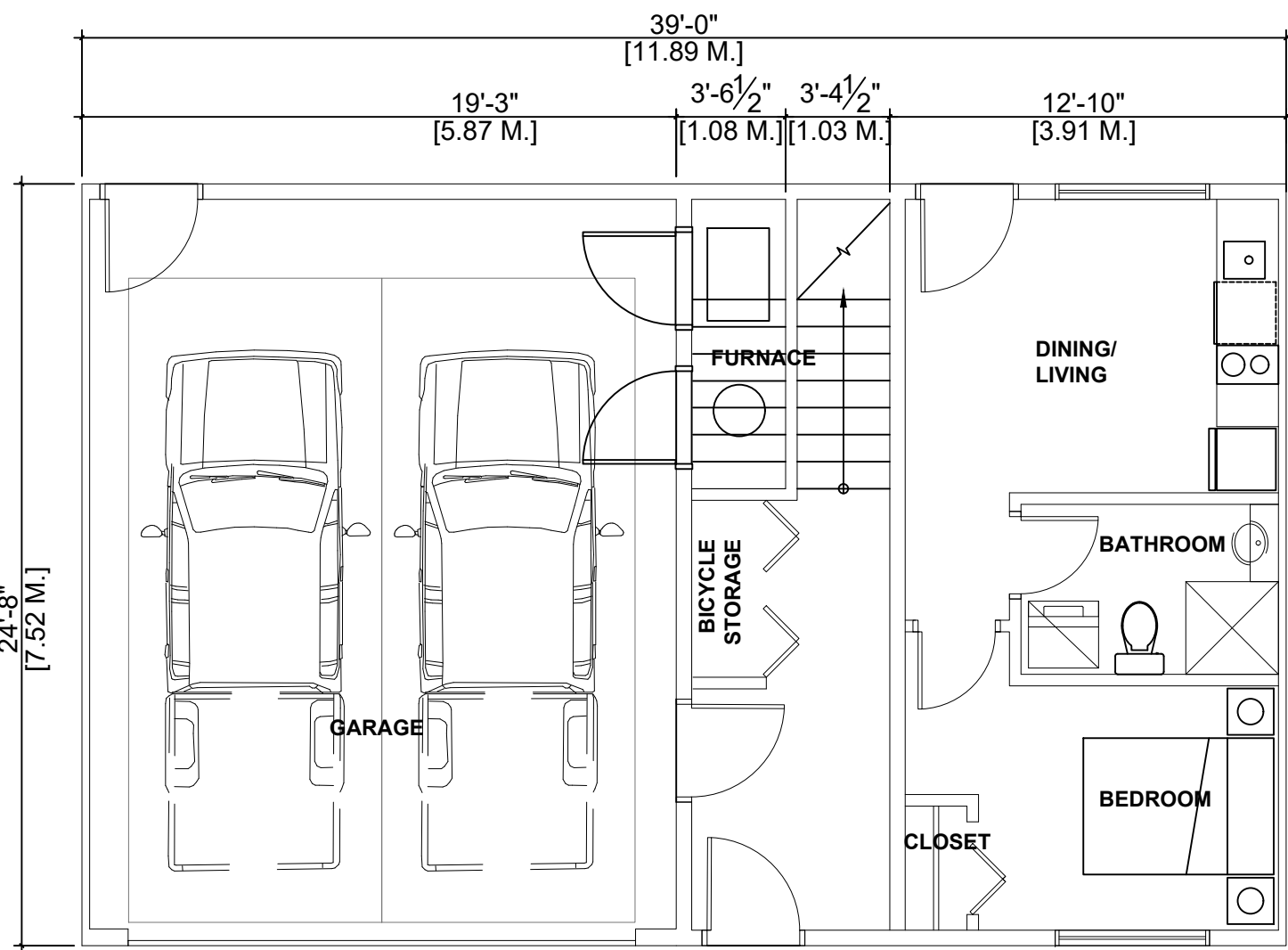
3RD FLOOR
AREA: 814.31 SQ.FT.
BALCONY: 61.69 SQ.FT.



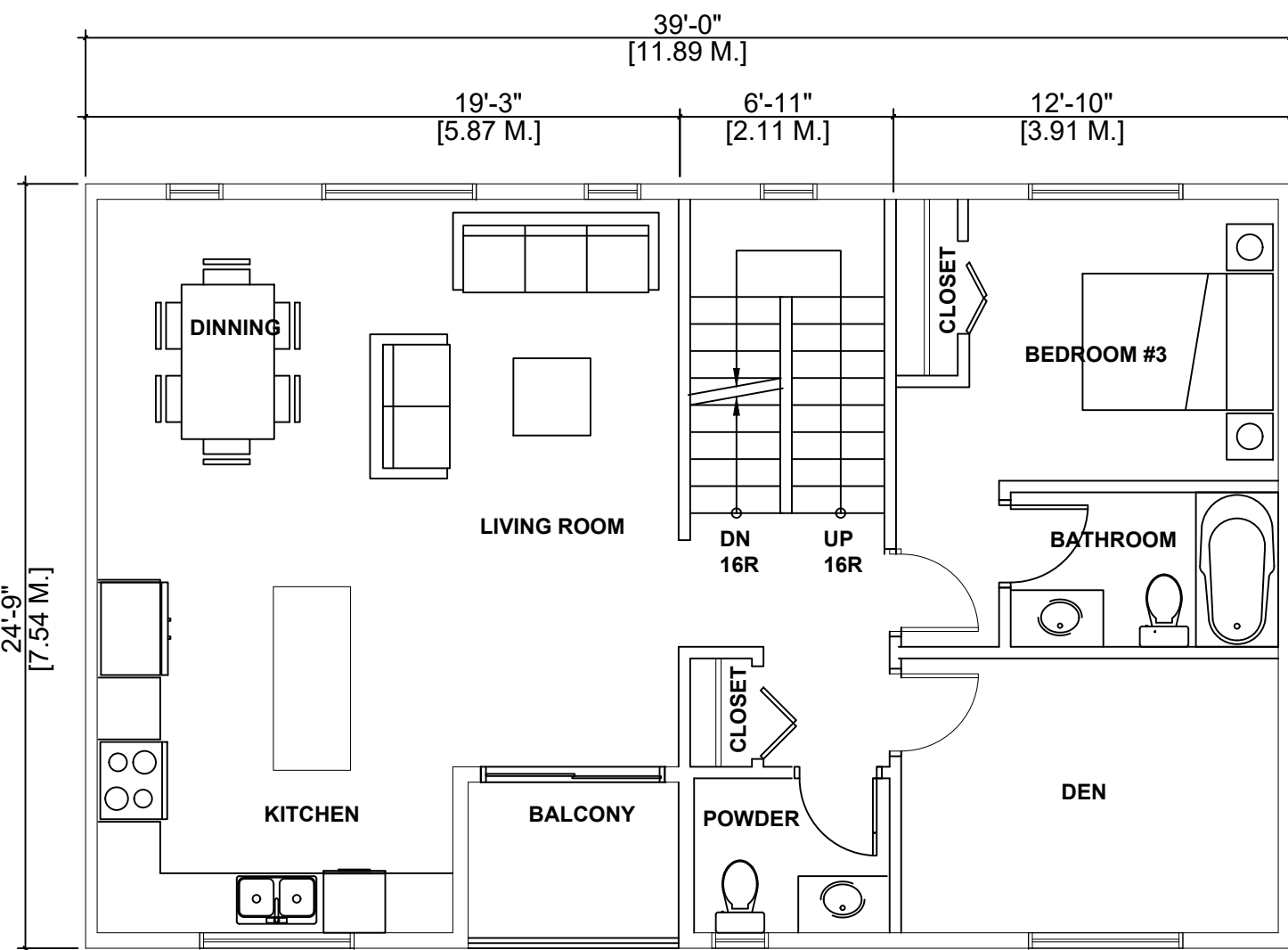
TOTAL AREA: 2064 SQ.FT.

TYPE B

1ST FLOOR
AREA: 481.01SQ.FT.
GARAGE: 480.88 SQ.FT.



2ND FLOOR
AREA: 925.86 SQ.FT.
BALCONY: 36.63 SQ.FT.



3RD FLOOR
AREA: 656.81 SQ.FT.
PATIO: 309.97 SQ.FT.

