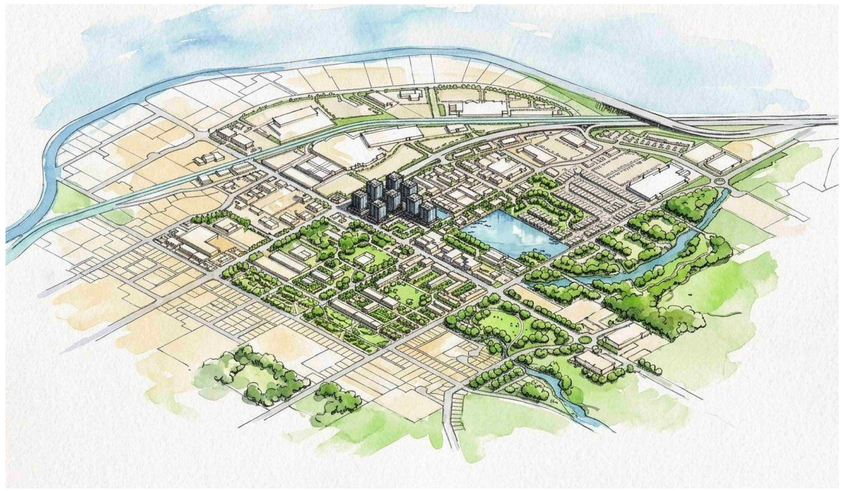
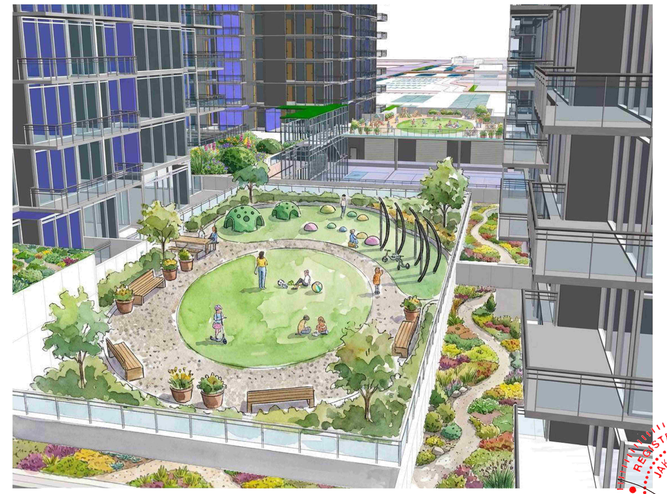
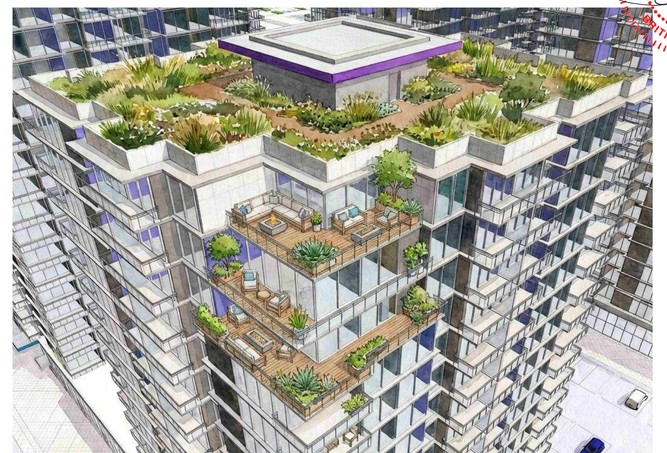
PROPOSED DIVYA MIXED-USE DEVELOPMENT

LOT 1: 4810 27 ST VERNON BC V1T 4Z1

LOT 2: 4900 24 ST VERNON BC V1T 8X2







MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/ _ISSUED FOR DP _IFD1_NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JAKKRIT KITIKUL
PROVINCE OF BRITISH COLUMBIA
2026-06-17

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PROPOSED DIVYA MIXED-USE DEVELOPMENT

LOT 1: 4810 27 ST VERNON BC V1T 4Z1

LOT 2: 4900 24 ST VERNON BC V1T 8X2

CONTACT LIST

CLIENT

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JASON RUSSELL SHORTT
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250-309-1801

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SOUZAN SAADAT
SOUZAN.SAADAT@URBANFLOW.CA
604.721.7490

SHALLOW UTILITY

TBC.

RETAINING WALL

TBC.

GEOTECHNICAL ENGINEERING

TBC.

MECHANICAL ENGINEERING

TBC.

CODE CONSULTANT

TBC.

LANDSCAPE ARCHITECT

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CIVIL ENGINEERING

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ENVIRONMENTAL

TBC.

STRUCTURAL ENGINEERING

TBC.

BUILDING CODE CONSULTANT

TBC.

BUILDING ENVELOPE

TBC.

ENERGY MODELING

TBC.

INTERIOR DESIGNER

TBC.

ARBORIST

TBC.

ELECTRICAL ENGINEERING

TBC.

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2	A0.00.1	COVER SHEET 2
3	A0.01.01	DEVELOPMENT DATA
4	A0.01.02	PROJECT DATA - UNIT TYPE AND DETAILS
5	A0.01.03	PROJECT DATA - PARKING & BIKE STALLS AND FAR.
6	A0.01.04	PROJECT DATA - BYLAW
7	A0.01.06	PRECEDENT DESIGN
8	A0.02.00	CONTEXT PLAN
9	A0.02.01	TOPO AERIAL VIEWS
10	A0.02.02	AERIAL VIEW - EXISTING SITE
11	A0.02.03	EXISTING AERIAL VIEW - NORTH
12	A0.02.04	EXISTING AERIAL VIEW - SOUTH
13	A0.03.00	ARCHITECTURAL DESIGN RATIONALE
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15	A0.03.02	2. BUILT FORM STRATEGY - PODIUM AND SLENDER TOWER MODEL
16	A0.03.03	3. STREET INTERFACE AND PUBLIC REALM
17	A0.03.04	4. MASSING AND PODIUM ARTICULATION
18	A0.03.05	5. TOWER FORM AND SKYLINE COMPOSITION
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21	A0.03.08	PROPOSED AERIAL VIEWS - SOUTH
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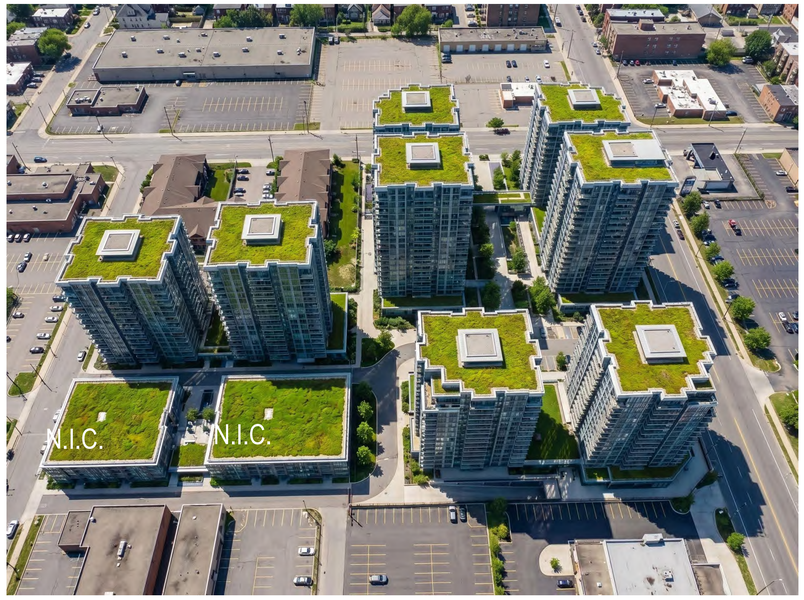

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

2026-06-17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

JALM ARCHITECTURE INC.
604.537.2426 | info@jalm.ca | www.jalm.ca
942-5300 No.3 Road | Suite 88124 Richmond | BC. V6X 3T6 **Canada**

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

COVER SHEET 2

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.00.1**
SUBMISSION NO.:	**NO. IFR3**		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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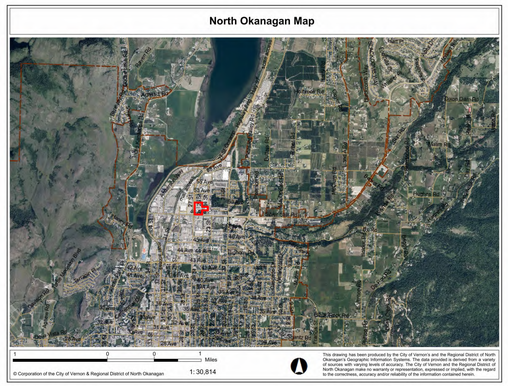
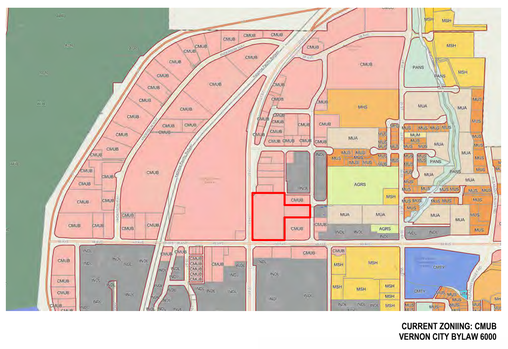
PROPOSED DIVYA MIXED-USE DEVELOPMENT

PROJECT VICINITY

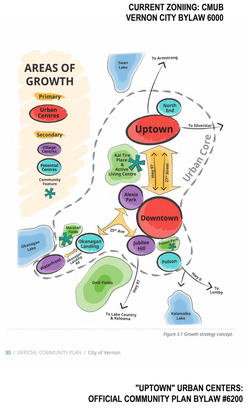


PROJECT LOCATION

CURRENT ZONING: CMUB
VERNON CITY BYLAW 6000



TRANSIT ORIENTED DEVELOPMENT AREAS
PROVINCIAL LEGISLATION.



"UPTOWN" URBAN CENTERS:
OFFICIAL COMMUNITY PLAN BYLAW #6200

PROPERTY INFO:

LOT 1: 4810 27 ST VERNON BC V1T 4Z1

3/1/26, 4:27 AM BC Assessment - Independent, uniform and efficient property assessment

BC ASSESSMENT The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

4801 27 ST VERNON V1T 4Z1
Area-Jurisdiction-Roll: 20-233-05173.001

Total value $12,368,000
2026 assessment as of July 1, 2025

Land	$6,565,000
Buildings	$5,803,000
Previous year value	$12,594,000
Land	$6,565,000
Buildings	$6,029,000

Property value history

2026	-2%	$12,368,000
2025	0%	$12,594,000
2024	+42%	$12,643,000
2023	+9%	$8,916,000
2022	+10%	$8,161,000

Property value change

Property information

Year built	1972
Description	Hotel
Bedrooms	
Baths	
Carports	
Garages	
Land size	227491 Sq Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	9
Gross leasable area	
Net leasable area	24,484

Legal description and parcel ID
LOT A, PLAN KAP26964, SECTION 10, TOWNSHIP 8, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP67071, KAP83131
PID: 003-702-111

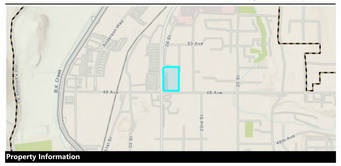
Sales history (last 3 full calendar years)
No sales history for the last 3 full calendar years

Manufactured home
Width
Length

https://www.bcassessment.ca/property/info/print/QTAwMDBCSzAyRw== 1/2

CITY OF Vernon

Property Report
Produced by the City of Vernon
Report Created on: 02/27/2026 05:28:26



Property Information

PID: 003-702-111 Plan Number: KAP26964
Folio: 05173.001 Owner: PRIVATE
Legal: LOT A SECTION 10 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN 26964 EXCEPT PLANS KAP67071 AND KAP83131

Zoning and Landuse Information
CMUB-Commercial Mixed Use: Business

Landuse
Urban Centre: Primary

Assessment Year: 2026

Folio	PID	Gross Land	Gross Improv	Total Gross	Net Land	Net Improv	Total Net
05173.001	003-702-111	$870000	$769000	$1639000	$870000	$769000	$1639000

Assessment Year: 2026

Folio	PID	Gross Land	Gross Improv	Total Gross	Net Land	Net Improv	Total Net
05173.001	003-702-111	$5695000	$5034000	$10729000	$5695000	$5024000	$10719000

LOT 2: 4900 24 ST VERNON BC V1T 8X2

3/1/26, 4:31 AM BC Assessment - Independent, uniform and efficient property assessment

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4900 24 ST VERNON V1T 8X2
Area-Jurisdiction-Roll: 20-233-04495.150

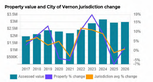
Total value $2,983,000
2026 assessment as of July 1, 2025

Land	$1,451,000
Buildings	$1,532,000
Previous year value	$2,937,000
Land	$1,451,000
Buildings	$1,486,000

Property value history

2026	+2%	$2,983,000
2025	-2%	$2,937,000
2024	+9%	$3,185,000
2023	+19%	$2,891,000
2022	+11%	$2,430,000

Property value and City of Vernon Jurisdiction change



Property information

Year built	2004
Description	Retail Store
Bedrooms	
Baths	
Carports	
Garages	
Land size	49835 Sq Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	3
Gross leasable area	
Net leasable area	9,460

Legal description and parcel ID
LOT 3, PLAN KAP67699, SECTION 10, TOWNSHIP 8, OSOYOOS DIV OF YALE LAND DISTRICT
PID: 024-875-562

Sales history (last 3 full calendar years)
No sales history for the last 3 full calendar years

Manufactured home
Width
Length

https://www.bcassessment.ca/property/info/print/QTAwMDBCSlo5Wg== 1/2

CITY OF Vernon

Property Report
Produced by the City of Vernon
Report Created on: 02/27/2026 05:34:27

Property Information

PID: 024-875-562 Plan Number: KAP67699
Folio: 04495.150 Owner: PRIVATE
Legal: LOT 3 SECTION 10 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN KAP67699

Zoning and Landuse Information
CMUB-Commercial Mixed Use: Business

Landuse
Urban Centre: Primary

Assessment Year: 2026

Folio	PID	Gross Land	Gross Improv	Total Gross	Net Land	Net Improv	Total Net
04495.150	024-875-562	$1451000	$1532000	$2983000	$1451000	$1522000	$2973000

Address: 4900 24 ST
Legal : LOT 3 PLAN KAP67699 SECTION 10 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT

Folio	PID	Gross Land	Gross Improv	Total Gross	Net Land	Net Improv	Total Net
04495.150	024-875-562	$1451000	$1532000	$2983000	$1451000	$1522000	$2973000

PROJECT PROPOSAL AND DEVELOPMENT DATA:

REZONING RATIONALE – EXECUTIVE SUMMARY

THE SUBJECT PROPERTIES, LOCATED AT 4810 –27 STREET AND 4900–24 STREET, ARE CURRENTLY ZONED CMUB – COMMERCIAL MIXED-USE: BUSINESS, PERMITTING A MAXIMUM DENSITY OF 3.5 FLOOR AREA RATIO (FAR). THIS APPLICATION PROPOSES TO CONSOLIDATE THE TWO PARCELS AND REZONE THE SITE TO CMUC – COMMERCIAL MIXED-USE: CENTRE, PERMITTING A MAXIMUM DENSITY OF 5.0 FAR. THIS REZONING REFLECTS THE SITE 'S STRATEGIC LOCATION WITHIN VERNON 'S UPTOWN URBAN CENTRE AND ITS SUITABILITY FOR HIGHER-DENSITY, MIXED-USE INTENSIFICATION.

THE PROPOSAL IS FULLY CONSISTENT WITH THE CITY OF VERNON OFFICIAL COMMUNITY PLAN (OCP) BYLAW 6200, WHICH DIRECTS GROWTH TOWARD URBAN CENTRES TO PROMOTE COMPACT, SERVICED DEVELOPMENT AND LIMIT OUTWARD EXPANSION. SPECIFICALLY, THE REZONING IMPLEMENTS OCP POLICIES SUPPORTING VERTICAL MIXED-USE BUILDINGS WITH COMMERCIAL USES AT GRADE AND RESIDENTIAL UNITS ABOVE (CHAPTER 5.1), WHILE ADDRESSING THE IDENTIFIED NEED FOR APPROXIMATELY 5,993 NEW HOUSING UNITS BY 2031, INCLUDING RENTAL AND APARTMENT-STYLE FORMS (CHAPTERS 2.3 AND 4.1).

THE INCREASED DENSITY ENABLES A COMPREHENSIVE REDEVELOPMENT THAT INTRODUCES MULTI-UNIT RESIDENTIAL HOUSING WITHIN A TRANSIT-SERVED, AMENITY-RICH LOCATION, THEREBY DIVERSIFYING HOUSING SUPPLY AND REINFORCING UPTOWN 'S EVOLUTION INTO A COMPLETE, WALKABLE COMMUNITY. FROM A TRANSPORTATION PERSPECTIVE, THE DESIGN PROACTIVELY MANAGES CIRCULATION BY ORIENTING PRIMARY VEHICULAR ACCESS THROUGH 24 STREET AND 25 STREET, REDUCING CONGESTION AND TURNING CONFLICTS ALONG THE PRIMARY COMMERCIAL CORRIDORS OF 27 STREET AND 48 AVENUE, AND ENHANCING PEDESTRIAN SAFETY.

OVERALL, THE REQUESTED INCREASE FROM 3.5 TO 5.0 FAR REPRESENTS A LOGICAL, POLICY-ALIGNED EVOLUTION OF THE SITE THAT ADVANCES THE OCP 'S OBJECTIVES FOR GROWTH MANAGEMENT, HOUSING SUPPLY, ECONOMIC VITALITY, AND SUSTAINABLE TRANSPORTATION, WHILE REINFORCING VERNON 'S LONG-TERM VISION FOR UPTOWN AS A VIBRANT, HIGHER-DENSITY URBAN CENTRE.

LAND SIZE: 25764.42 M2 (21134.60 M2+ 4629.82 M2) : 2 ASSEMBLIES LOTS *(SEE TABLE T09-A0.01.3)*

EXISTING ZONING: CMUB – COMMERCIAL MIXED USE: BUSINESS
PROPOSED REZONING: CMUC – COMMERCIAL MIXED USE: CENTRE

EXISTING ZONING: FAR 3.5
PROPOSED ZONING: FAR 5, MAX AREA ALLOWED = 128,822.00 M2

BUILDING SETBACK:
MINIMUM: 1.0 M.
PROPOSED: 1.0 M.

PROPOSED NET FLOOR AREA (NFA): 112,801 M2 (1,214,179.00 SF), *(SEE TABLE T10-A0.01.3)*
PROPOSED FAR: 4.37 (112801.00 M2 / 25764.42 M2), *(SEE TABLE T11-A0.01.3)*

PROPOSED RENTAL UNIT: 1532 UNITS *(SEE T01-A0.01.2)*

PROPOSED CRU AREA: 5,749 M2 (61,882.00 SF), *(SEE TABLE T01-A0.01.3)*

PROPOSED UNIT TYPE & NUMBER: *(SEE TABLE 01-03-A0.01.2)*

UNIT TYPE	UNITE DESCRIPTION	AREA (M2)	NUMBER OF UNITS
1B-1:	1 BEDROOM	52	519
1B-2:	1 BEDROOM	51	501
1B-3:	1 BEDROOM	47	4
2B-1:	2 BEDROOMS	98	500
3B-1:	3 BEDROOMS	121	4
3B-2 PENHOUSE:	3 BEDROOMS (2 levels)	156 (121+35)	4
		TOTAL UNIT	1532

PROPOSED VEHICLE PARKING SPACE: *(SEE TABLE T04 - A0.01.3)*

REQUIRED: 3153 STALLS
PROVIDED: 1244 STALLS

PROPOSED BIKE PARKING STALL: *(SEE TABLE T05 - A0.01.3)*

REQUIRED: 2006 STALLS
PROPOSED: 1249 STALLS

PROPOSED AMENITIES SPACE: *(SEE TABLE T06-07 - A0.01.3)*

PROPOSED STORAGE LOCKER *(SEE TABLE T08 - A0.01.3)*

BUILDING HEIGHT:

MAX ALLOWED: 60 M (16 STOREYS)
PROPOSED: <60 M. (16-20 STOREYS)

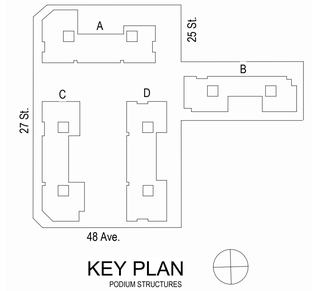
PRODIUM STRUTURES - A, B, C&D: 01 STOREY

TOWER RS-1: 16 STOREYS
TOWER RS-2: 16 STOREYS

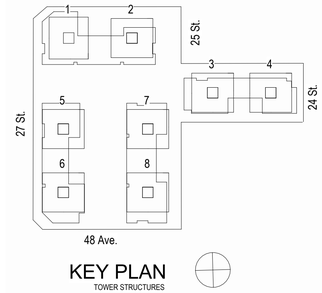
TOWER RS-3: 18 STOREYS
TOWER RS-4: 16 STOREYS

TOWER RS-5: 20 STOREYS
TOWER RS-6: 16 STOREYS

TOWER RS-7: 20 STOREYS
TOWER RS-8: 16 STOREYS



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17
2026.06.17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

DEVELOPMENT DATA

PROJECT NO. Project Number
DRAWN: Author
PROJECT STATUS: Project Status
SUBMISSION NO.: NO. IFR3

SHEET NUMBER:

A0.01.1

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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Table 01 - Proposed RS Units

Proposed RS Units	Building Name	RS Name	Unit	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19	Level 20	**Total Unit Number**	RS Vehicle Parking Space	Bike Parking Short-Term	Bike Parking Long-Term
A																										
RS-1																										
	A	RS-1																								
	A	RS-1	1B-1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	0	0	**60**	120	15	60
	A	RS-1	1B-2	3	4	4	4	4	4	4	4	4	4	4	4	3	3	3	0	0	0	0	**56**	112	14	56
	A	RS-1	1B-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	2	0.25	1
	A	RS-1	2B-1	3	4	4	4	4	4	4	4	4	4	4	4	3	3	3	0	0	0	0	**56**	112	14	56
	A	RS-1	3B-1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	**1**	2	0.25	1
	A	RS-1	3B-2 PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	**1**	2	0.25	1
				10	12	12	12	12	12	12	12	12	12	12	12	11	11	11	0	0	0	0	175	350	43.75	175
RS-2																										
	A	RS-2																								
	A	RS-2	1B-1	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	0	0	**59**	118	14.75	59
	A	RS-2	1B-2	4	4	4	4	4	4	4	4	4	4	4	4	3	3	3	0	0	0	0	**57**	114	14.25	57
	A	RS-2	1B-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	2	0.25	1
	A	RS-2	2B-1	3	4	4	4	4	4	4	4	4	4	4	4	3	3	3	0	0	0	0	**56**	112	14	56
	A	RS-2	3B-1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	**1**	2	0.25	1
	A	RS-2	3B-2 PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	**1**	2	0.25	1
				10	12	12	12	12	12	12	12	12	12	12	12	11	11	11	0	0	0	0	175	350	43.75	175
				20	24	24	24	24	24	24	24	24	24	24	24	22	22	22	0	0	0	0	350	700	87.5	350
B																										
RS-3																										
	B	RS-3																								
	B	RS-3	1B-1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	**68**	136	17	68
	B	RS-3	1B-2	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	**67**	134	16.75	67
	B	RS-3	1B-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
	B	RS-3	2B-1	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	**67**	134	16.75	67
	B	RS-3	3B-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
	B	RS-3	3B-2 PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
				10	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	0	0	202	404	50.5	202
RS-4																										
	B	RS-4																								
	B	RS-4	1B-1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	**60**	120	15	60
	B	RS-4	1B-2	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	**59**	118	14.75	59
	B	RS-4	1B-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
	B	RS-4	2B-1	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	**59**	118	14.75	59
	B	RS-4	3B-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
	B	RS-4	3B-2 PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
				10	12	12	12	12	12	12	12	12	12	12	12	12	12	12	0	0	0	0	178	356	44.5	178
				20	24	24	24	24	24	24	24	24	24	24	24	24	24	24	12	12	0	0	380	760	95	380
C																										
RS-5																										
	C	RS-5																								
	C	RS-5	1B-1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	**76**	152	19	76
	C	RS-5	1B-2	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	**75**	150	18.75	75
	C	RS-5	1B-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
	C	RS-5	2B-1	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	**75**	150	18.75	75
	C	RS-5	3B-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
	C	RS-5	3B-2 PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
				10	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	226	452	56.5	226
RS-6																										
	C	RS-6																								
	C	RS-6	1B-1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	0	0	**60**	120	15	60
	C	RS-6	1B-2	3	4	4	4	4	4	4	4	4	4	4	4	3	3	3	0	0	0	0	**56**	112	14	56
	C	RS-6	1B-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	2	0.25	1
	C	RS-6	2B-1	3	4	4	4	4	4	4	4	4	4	4	4	3	3	3	0	0	0	0	**56**	112	14	56
	C	RS-6	3B-1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	**1**	2	0.25	1
	C	RS-6	3B-2 PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	**1**	2	0.25	1
				10	12	12	12	12	12	12	12	12	12	12	12	11	11	11	0	0	0	0	175	350	43.75	175
				20	24	24	24	24	24	24	24	24	24	24	24	23	23	23	12	12	12	12	401	802	100.25	401
D																										
RS-7																										
	D	RS-7																								
	D	RS-7	1B-1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	**76**	152	19	76
	D	RS-7	1B-2	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	**75**	150	18.75	75
	D	RS-7	1B-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
	D	RS-7	2B-1	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	**75**	150	18.75	75
	D	RS-7	3B-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
	D	RS-7	3B-2 PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0	0	0
				10	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	226	452	56.5	226
RS-8																										
	D	RS-8																								
	D	RS-8	1B-1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	0	0	**60**	120	15	60
	D	RS-8	1B-2	3	4	4	4	4	4	4	4	4	4	4	4	3	3	3	0	0	0	0	**56**	112	14	56
	D	RS-8	1B-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	2	0.25	1
	D	RS-8	2B-1	3	4	4	4	4	4	4	4	4	4	4	4	3	3	3	0	0	0	0	**56**	112	14	56
	D	RS-8	3B-1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	**1**	2	0.25	1
	D	RS-8	3B-2 PENTHOUSE	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	**1**	2	0.25	1
				10	12	12	12	12	12	12	12	12	12	12	12	11	11	11	0	0	0	0	175	350	43.75	175
				20	24	24	24	24	24	24	24	24	24	24	24	23	23	23	12	12	12	12	401	802	100.25	401
Grand total: 56				80	96	96	96	96	96	96	96	96	96	96	96	92	92	92	36	36	24	24	1532	3064	383	1532

Table 02 - Proposed Unit Type and Number

Building Name	RS Name	Unit 1B-1	Unit 1B-2	Unit 1B-3	Unit 2B-1	Unit 3B-1	Unit 3B-2	**Total Unit Number**
A								
A	RS-1	60	56	1	56	1	1	**175**
A	RS-2	59	57	1	56	1	1	**175**
		119	113	2	112	2	2	350
B								
B	RS-3	68	67	0	67	0	0	**202**
B	RS-4	60	59	0	59	0	0	**178**
		128	126	0	126	0	0	380
C								
C	RS-5	76	75	0	75	0	0	**226**
C	RS-6	60	56	1	56	1	1	**175**
		136	131	1	131	1	1	401
D								
D	RS-7	76	75	0	75	0	0	**226**
D	RS-8	60	56	1	56	1	1	**175**
		136	131	1	131	1	1	401
		519	501	4	500	4	4	1532

Table 03 - Unit Type Area

Unit type	Area (m2) / Unit	Area (SF) / Unit
1B-1	52	559.72
1B-2	51	548.96
1B-3	47	505.90
2B-1	98	1054.86
3B-1	121	1302.43
3B-2	156	1679.17

REGISTERED ARCHITECT JAKKRIT KITIKUL BRITISH COLUMBIA 2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PROJECT DATA - UNIT TYPE AND DETAILS

PROJECT NO. Project Number

DRAWN: Author

PROJECT STATUS: Project Status

SUBMISSION NO.: NO. IFR3

SHEET NUMBER:

A0.01.2

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

Table 01 - Proposed CRU (M2)								
Level	Building	Name	Area	Uses	Occupancy	Vehicle Parking Space	Bike Parking_Short-Term	Bike Parking_Long-Term
Level 1								
A								
Level 1	A	CRU-A1	401 m²	Lease Space	D, E & A2	6.02	4.01	2.01
Level 1	A	CRU-A2	265 m²	Lease Space	D, E & A2	3.97	2.65	1.32
Level 1	A	CRU-A3	498 m²	Lease Space	D, E & A2	7.47	4.98	2.49
Level 1	A	CRU-A4	267 m²	Lease Space	D, E & A2	4.00	2.67	1.33
Level 1	A	CRU-A5	74 m²	Lease Space	D, E & A2	1.11	0.74	0.37
Level 1	A	CRU-A6	46 m²	Lease Space	D, E & A2	0.69	0.46	0.23
A: 6			1551 m²			23.26	15.51	7.75
B								
Level 1	B	CRU-B1	295 m²	Lease Space	D, E & A2	4.42	2.95	1.47
Level 1	B	CRU-B2	469 m²	Lease Space	D, E & A2	7.03	4.69	2.34
Level 1	B	CRU-B3	319 m²	Lease Space	D, E & A2	4.78	3.19	1.59
B: 3			1082 m²			16.24	10.82	5.41
C								
Level 1	C	CRU C-1	473 m²	Lease Space	D, E & A2	7.10	4.73	2.37
Level 1	C	CRU C-2	557 m²	Comm Space	D, E & A2	8.36	5.57	2.79
Level 1	C	CRU C-3	461 m²	Comm Space	D, E & A2	6.91	4.61	2.30
Level 1	C	CRU C-3	71 m²	Lease Space	D, E & A2	1.06	0.71	0.35
C: 4			1562 m²			23.43	15.62	7.81
D								
Level 1	D	CRU D-1	240 m²	Lease Space	D, E & A2	3.60	2.40	1.20
Level 1	D	CRU D-2	207 m²	Lease Space	D, E & A2	3.11	2.07	1.04
Level 1	D	CRU D-3	573 m²	Lease Space	D, E & A2	8.60	5.73	2.87
Level 1	D	CRU D-4	232 m²	Lease Space	D, E & A2	3.48	2.32	1.16
Level 1	D	CRU D-5	301 m²	Lease Space	D, E & A2	4.52	3.01	1.51
D: 5			1553 m²			23.30	15.53	7.77
Level 1: 18			5749 m²			86.23	57.49	28.74
Grand total: 18			5749 m²			86.23	57.49	28.74

Table 02 - Proposed Parking Stall					
Building Name	Level P3	Level P2	Level P1	Level 1	Total Parking Stall
A					
A	84	120	108	31	343
B					
B	108	84	74	6	272
C					
C	0	139.5	146.5	28	314
D					
D	0	139.5	146.5	29	315
	192	483	475	94	1244

Table 03 - Proposed Bike Parking Stall				
Building Name	Level P3	Level P2	Level P1	Total Bike Parking
A				
A	0	320	0	320
B				
B	0	256	0	256
C				
C	0	370	0	370
D				
D	0	303	0	303
Grand total: 4	0	1249	0	1249

Table 04 - Relaxation Schedule - Parking Stall					
Relaxation	Building Name	RS Stalls	CRU Stalls	Required Stalls	Proposed Stalls
A					
X	A	700	24	724	343
B					
X	B	760	17	777	272
C					
X	C	802	24	826	314
D					
X	D	802	24	826	315
		3064	89	3153	1244

Table 05 - Relaxation Schedule - Bike Parking Stalls							
Bike Relaxation	Building Name	Residential Units Bike Stalls		Commercial Units Bike Stalls		Required Bike Stalls	Proposed Bike Stalls
		Short-Trem	Long-Trem	Short-Trem	Long-Trem		
A							
X	A	88	350	16	8	462	320
B							
X	B	95	380	11	6	492	256
C							
X	C	101	401	16	8	526	370
D							
X	D	101	401	16	8	526	303
		385	1532	59	30	2006	1249

Table 06 - NFA_Room Schedule_Level 2_AMNT						
Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
A						
Level 2	A	RS-2	AMNT-RS2	151	1	151
B						
Level 2	B	RS-3	AMNT-RS3	152	1	152
Level 2	B	RS-4	AMNT-RS4	152	1	152
C						
Level 2	C	RS-5	AMNT-RS5	152	1	152
Level 2	C	RS-6	AMNT-RS6	152	1	152
D						
Level 2	D	RS-7	AMNT-RS7	152	1	152
Level 2	D	RS-8	AMNT-RS8	152	1	152
Grand total: 7					7	1063

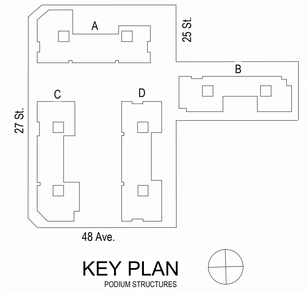
Table 07 - NFA_Room Schedule_Level 2_AMNT GARDEN						
Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
A						
Level 2	A	RS-1 & RS-2	AMNT GARDEN - A	590	1	590
B						
Level 2	B	RS-3 & RS-4	AMNT GARDEN- B	385	1	385
C						
Level 2	C	RS-5 & RS-6	AMNT GARDEN-C	554	1	554
D						
Level 2	D	RS-7 & RS-8	AMNT GARDEN-D	517	1	517
PUBLIC						
Level 2	PUBLIC	RS-6 & RS-8	AMNT PUBLIC GARDEN	301	1	301
Grand total: 5					5	2347

Table 08 - Proposed Storage Locker						
Building Name	RS Name	Level P3	Level P2	Level P1	Proposed Storage Locker (Unit)	Total Residential Unit Number
A						
A	RS-1	67	67	0	134	175
A	RS-2	90	90	0	180	175
A: 2		157	157	0	314	350
B						
B	RS-3	90	105	54	249	202
B	RS-4	80	91	48	219	179
B: 2		170	196	102	468	381
C						
C	RS-5	0	280	0	280	226
C	RS-6	0	195	0	195	175
C: 2		0	475	0	475	401
D						
D	RS-7	0	223	0	223	226
D	RS-8	0	176	0	176	175
D: 2		0	399	0	399	401
		327	1227	102	1656	1533

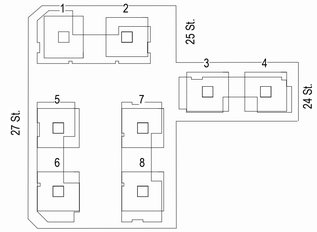
Table 09 - Project Lots Data			
Project Lots	Lot Size (SF)	Lot Size (M2)	FAR-5 (m2)
4801 27 St Vernon BC	227491.00	21134.60	105672.98
4900 24 St Vernon BC	49835.00	4629.82	23149.11
		25764.42	128822.09

Table 10 - NFA_Project Schdule	
Level	Total NFA (m2)
Not Placed	6432.00
	6432.00
Level P3	150.00
	150.00
Level P2	349.00
	349.00
Level P1	356.00
	356.00
Level 1	7896.00
	7896.00
Level 2	5239.00
Level 2	1215.00
	6454.00
Level 3	6432.00
	6432.00
Level 4	6432.00
	6432.00
Level 5	6432.00
	6432.00
Level 6	6432.00
	6432.00
Level 7	6432.00
	6432.00
Level 8	6432.00
	6432.00
Level 9	6432.00
	6432.00
Level 10	6432.00
	6432.00
Level 11	6432.00
	6432.00
Level 12	6432.00
	6432.00
Level 13	6432.00
	6432.00
Level 14	6320.00
	6320.00
Level 15	6320.00
	6320.00
Level 16	6164.00
	6164.00
Level 17	2412.00
	2412.00
Level 18	2412.00
	2412.00
Level 19	1608.00
	1608.00
Level 20	1608.00
	1608.00
Grand total: 25	119233.00

Table 11 - Proposed FAR		
Proposed Lot (M2)	Proposed NFA (M2)	Proposed FAR
25764.42	112801.00	4.37817



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

JALM ARCHITECTURE INC.
604.537.2426
info@jalm.ca
www.jalm.ca
942-5300 No.3 Road
Suite 88124 Richmond
BC. V6X 3T6 Canada

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PROJECT DATA - PARKING & BIKE STALLS AND FAR.

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A0.01.3
SUBMISSION NO.:	NO. IFR3		

C:\Users\User\Documents\Vernon project No 23 2025\Floor plan_Dec. 12\25\Divya Vernon Mixed Use_IFR3_AHJ PL_Apr 12 2026.rvt
2026-04-12 4:06:53 AM

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS & LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS & OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT & CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECT. IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT

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MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

ZONING BYLAW 6000 - SECTION 2: INTERPRETATION

HOUSING USE:
LARGE SCALE MULTI-UNIT HOUSING means housing development that contains any number of Dwelling Units or Sleeping Units with a common entrance(s) and shared hallway(s), or a combination of individual and common entrances and shard hallways such as mid-rise or highrise Apartment Housing, Single Stair Egress Apartments, or a combination of Apartment Housing and Townhouses. (Bylaw 6012)

COMMERCIAL USE:
ACCESSORY PARKING means the use of premises for Vehicle parking in connection with the Principal Use of the same premises. This Use includes parking for fleet Vehicles with a gross vehicle weight of not more than 5,500 kg. Typical examples include: Surface Parking Lots and Parkades on a Site with any Principal Use. This Use does not include Standalone Parking Facilities.

STANDALONE PARKING FACILITY means is the use of land or a parking structure for Vehicle parking as a Principal Use. Typical examples include: Parkades and Surface Parking Lots.

COMMUNITY USE:
PARK means the use of public or private land for active or passive recreation. These may include facilities, playing fields, Buildings and other Structures that serve a recreational purpose of
the park. Typical examples include: open green space, environmentally sensitive areas, wildlife sanctuaries, green belts, conservation areas, buffer areas, natural interpretation areas, Landscaping, trails and paths, walkways, picnic grounds, plazas, sports fields, tennis courts, and associated Structures such as band shells, ice rinks, outdoor pools, tot-lots, playgrounds, and spray parks.

GENERAL :
AMENITY AREA MEANS:
1. with respect to housing Uses, space outside a Dwelling or Sleeping Unit provided for the active or passive recreation and enjoyment of the occupants of a housing development, which may be for private or communal use and owned individually or in common, subject to the regulations of this bylaw;
2. with respect to non-housing Uses, space provided for the active or passive recreation and enjoyment of the public, during the hours the development is open to the public, that is owned and maintained by the Owners of the development or the business operating on-site, subject to the regulations of this bylaw; and
3. with respect to both housing and non-housing Uses, may include indoor or outdoor spaces, Platform Structures, Rooftop Terraces, and Accessory Structures.

Typical examples include a Common Amenity Area, a Private Amenity Area, or a Public Amenity Area.

BARRIER-FREE means an absence of obstacles, allowing people with physical, cognitive or sensory impairments safer or easier access to Pathways, open spaces, amenities, facilities, services,
activities, or areas within a Building. Typical examples of obstacles include doorways that project into a Barrier-free path and a lack of access between Building floors.

BASEMENT means any portion of a Building or Structure that is wholly or partially below ground level, the ceiling of which measured to the top of the floor system above is 1.83 m or less from Grade.

BIKE PARKING SPACE means a space designed for parking a bike in an orderly and secure manner. A Bike Parking Space can be designed to secure a bike horizontally (including stacked) or vertically and can also be designed as Inclusive Bike Parking. A Bike Parking Space can be provided as Short-term Bike Parking or Long-term Bike Parking.

BUILDING FRONTAGE means the length of a Building wall that faces a Street

COMMERCIAL FRONTAGE means non-housing Uses located at ground level and oriented towards an abutting Street.

COMMON AMENITY Area means an Amenity Area that provides communal space for the active or passive recreation and enjoyment of all occupants of a housing development and must not be located within the required Setback areas.

DENSITY MEANS:
i. when used in reference to housing development, the number of Dwellings Units on a Site, expressed as Dwelling Units per hectare or Floor Area Ratio, as the case may be; or
ii. when used in reference to non-housing development, Floor Area Ratio.
For clarity, a Secondary Suite and an Accessory Dwelling Unit are Dwelling Units for the purposes of calculating the Density of a Site. For the purposes of calculating Density for developments containing Sleeping Units, each Sleeping Unit is considered a Dwelling Unit.

DRIVE AISLE means the area that provides on-site circulation for Vehicles within Parkades or Surface Parking Lots, and does not include a Street, Laneway, Alley, Pathway, or Vehicle access.

DRIVEWAY means an area that provides Vehicle access to the Garage or Parking Area of a Rural Housing or Small Scale Multi-Unit Housing development from a Street, Laneway, Alley, or
private roadway. A Driveway may be used for Vehicle parking spaces and does not include a Pathway. (Bylaw 6012)

END-OF-TRIP BIKE FACILITIES means facilities located within a Building to support bike users who commute to work by providing facilities that may include storage and bike wash and repair station(s). (Bylaw 6012)

EV-READY means Vehicle spaces that have direct access within 1.0 m to a conduit for a 240-volt outlet that is capable of operating a Level-2 EV charger. (Bylaw 6012)

FINISHED GRADE means the elevation of the finished surface of the ground at the base of the outside walls of a Building or Structure. Finished Grade is determined by taking the level of the finished ground surface at every location of Grade change along the outside walls of a Building or Structure. Finished Grade must be at least 1.5 m wide measured from the base of the wall or the width of the Setback in that location (whichever is less). The Finished Grade can increase or decrease at a maximum rate of 15% from the base of the wall to the width of the Setback at that location or at least 1.5 m wide (whichever is less). Window wells and access stairwells are exempted for determination of Finished Grade. Finished Grades shall follow specific grading regulations outlined in Section 4.4 Height and Grade.

FLOOR AREA means the area of a Building or Structure, contained within the outside surface of the exterior walls. Where a wall contains windows, the glazing line of windows may be used.Floor Area means the area of a Building or Structure, contained within the outside surface of the exterior walls. Where a wall contains windows, the glazing line of windows may be used.

FLOOR AREA RATIO (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

FREQUENT TRANSIT ROUTE means a bus route that provides frequent transit services meeting the frequency and span levels established by the Province, typically with service every 15-minutes or less during operational periods

GRADE means a geodetic elevation from which the Height of a Building or Structure is measured. For the purpose of a Parking Area, means the percent slope of a Driveway or Drive Aisle that
is sloped for access over an area with a change in elevation or between floors in a Parkade.

GROSS FLOOR AREA (GFA) means the sum of the Floor Areas of all floors of a Building.

HEIGHT with respect to a Building refers to the vertical distance between Finished Grade and the highest point of the Structure of a flat roof, or the mid-point of a sloping roof.

LOADING SPACE means an on-site area reserved for temporary parking for the purpose of loading or unloading goods and materials from a Commercial Vehicle.

LONG-TERM BIKE PARKING means a weather-protected, secure location for the storage of bicycles where access to the enclosure is limited to authorized individuals only. Typical examples include a room within a housing-based Building or workplace, an enclosure within a Parkade or a cluster of bike lockers or cages.

MAIN STREET DEVELOPMENT means human scale and people-focused development that creates an active street front and comfortable public realm through:
i. Building or Podium placement close to the Street;
ii. orienting Buildings and main entrances towards the Street;
iii. high quality Building design that provides visual interest, weather protection, and articulation to minimize the perception of massing;
iv. transparent windows along the Ground Floor to support pedestrian interaction and visible storefront displays; and
v. locating Vehicle parking underground or to the rear or side of Buildings.

NET FLOOR AREA (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems.
In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

PODIUM means the base of a Tower that:
i. occupies a larger Floor Plate than the rest of the Tower; and
ii. does not exceed six Storeys in Height, unless otherwise specified in a zone.

PRIVATE AMENITY Area means that portion of a Lot not occupied by Parking or Vehicle Areas, Buildings, accessible to, and suitable for gardens, Landscaping, and recreational use by Building tenants or residents. A Private Amenity Area also includes any Decks, patios or Balconies designed for the exclusive use of an individual Dwelling Unit. Private Amenity Areas must not be located within the required Setback areas.

ROOFTOP TERRACE means a Structure located on a roof of a Building that is intended for use as an outdoor Amenity Area that may be surrounded by guardrails, Parapet Walls or similar features and, in the case of a Dwelling Unit, is located above the uppermost habitable room. A Rooftop Terrace does not include a Platform Structure.

SITE COVERAGE means the percentage of the area of a Lot or Lots that is covered by Buildings or Structures including Accessory Buildings or Structures (including carports and covered patios which are 23 m² or larger).

TRANSIT ORIENTED DEVELOPMENT AREAS (TOD AREAS) means the areas within the City that are required to be designated under the Local Government Act for the location of high-density, mixed-use development within walking distance of transit services.

ZONING BYLAW 6000 - 11.3 CMUC – COMMERCIAL MIXED USE: CENTRE

11.3 CMUC – Commercial Mixed Use: Centre

11.3.1 Purpose

To allow for a range of large scale commercial, residential, and **Mixed-Use Housing** development up to 16 **Storeys** in **Height** to provide employment opportunities, services, retail, entertainment, and housing in the City Centre areas. *(Bylaw 6012)*

11.3.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Large Scale Multi-Unit Housing	●	
Medium Scale Multi-Unit Housing	●	
Mixed Use Housing	●	
Commercial		
Accessory Parking		●
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Hotel	●	
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Major Indoor Entertainment	●	
Minor Indoor Entertainment	●	
Office	●	
Outdoor Vending		●
Short-term Rental Accommodation		●
Temporary Storage		●
Community		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	

11.3.3 Density of Use

The maximum **Density** is 5.0 **FAR**.

11.3.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area:** 2,025 m² (0.5 ac)
Minimum **Lot Width:** 20 m

11.3.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**. *(Bylaw 6012)*

Lot Line Abutting a:	Minimum Setback
Street	1.0 m
Laneway or Alley	1.5 m
Housing-based Lot	0.0 m
Non-housing-based Lot	0.0 m
Party Wall	0.0 m

11.3.6 Size of Buildings

.1 **Buildings** and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Principal Building(s)	60 m (16 Storeys)
Accessory Building(s)	4.5 m

.2 For the purposes of calculating **Height** in this zone, parking levels below **Finished Grade** will not count as a **Storey**, and up to 2 levels of parking above **Finished Grade** will not count as a **Storey.** *(Bylaw 6012)*

.3 For the purposes of calculating **Height** in this zone, rooftop accesses and enclosed storage areas that service rooftop **Common Amenity Areas** will not count as a **Storey.** *(Bylaw 6012)*

11.3.7 Development Regulations

.1 **Lots** in this zone must not exceed the maximum **Site Coverage** indicated in the following table, and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated. *(Bylaw 6012)*

Maximum Site Coverage	Minimum Common & Private Amenity Area(s)
100%	5 m² / studio **Dwelling Unit** 10 m² / 1 bedroom **Dwelling Unit** 15 m² / **Dwelling Unit** with more than 1 bedroom
A minimum of 4 m² per **Dwelling Unit** of the required **Amenity Area** must be configured as **Common Amenity Area** that is accessible to all residents and must not be located within the required **Setbacks.** *(Bylaw 6012)*	

.2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 100 m.

.3 **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.** *(Bylaw 6012)*

.4 Despite the **Setbacks** specified in Subsection 11.3.5:
i. **Surface Parking Lots** and loading, storage, and waste collection areas must not be located between a **Principal Building** and a **Street.** *(Bylaw 6012)*
ii. *(Deleted – Bylaw 6012)*

.5 *(Deleted – Bylaw 6012)*

.6 **Small Scale Multi-Unit Housing, Medium Scale Multi-Unit Housing** and/or **Large Scale Multi-Unit Housing** can only be located on the same **Lot** or **Site** as a **Mixed-Use Housing Use** with a minimum of one principal commercial **Use** per **Site** on the following streets: *(Bylaw 6012)*
i. 30th Ave between 35 St. and 27 St.

ZONING BYLAW 6000 - SECTION 7: VEHICLE PARKING, LOADING, AND BIKE PARKING

SECTION 7: Vehicle Parking, Loading, and Bike Parking

7.1 General Provisions

7.1.1 On-site **Vehicle** parking spaces, **Loading Spaces**, and **Bike Parking Spaces** must be provided in accordance with this section.

7.1.2 Where provision of on-site **Vehicle** parking spaces, **Loading Spaces**, or **Bike Parking Spaces** are required, a Site plan, Landscaping plan, and floor plan(s) of any **Garage**, **Parkade**, or indoor **Bike Parking Spaces** must be included with the development permit or building permit.

The plan(s) must be drawn to scale, in metric, and clearly illustrate the size and configuration of the **Parking Areas**, **Vehicle** parking spaces, **Loading Spaces**, **Bike Parking Spaces**, **Drive Aisles**, **Driveways**, on-site circulation for **Commercial Vehicles** and emergency **Vehicles**, and any abutting **Streets**, **Lanes**, **Pathways**, **Laneways**, fences, snow storage areas, landscaping, recycling, and organics storage areas.

7.1.3 Where a change of **Use** application does not result in a change to an existing **Building** footprint, addition of new **Building(s)** or **Structure(s)**, or other changes to the **Site** plan:
1 the number of **Vehicle** parking and **Loading Spaces** in place for the existing **Use** will be considered legal non-conforming.
2 *(Deleted – Bylaw 6012)*

7.1.4 Each **Use** of land or a **Building** or **Structure** is subject to a combination of all **Vehicle** parking space, **Loading Space**, and **Bike Parking Space** requirements, where the types of **Vehicle** parking spaces may include: *(Bylaw 6012)*
1 regular **Vehicle** parking,
2 small **Vehicle** parking,
3 oversized **Vehicle** parking,
4 accessible parking,
5 visitor parking, and
6 **EV-ready** parking.

Loading Spaces may include:
1 **Loading** for commercial, industrial and community **Uses**, and
2 **Loading** for housing **Uses**; and

Bike Parking Spaces may include:
1 **Short-Term Bike Parking**,
2 **Long-Term Bike Parking**,
3 **Inclusive Bike Parking**, and
4 **End-of-trip Bike Facilities.**

7.1.5 *(Deleted – Bylaw 6012)*

7.1.6 *(Deleted – Bylaw 6012)*

7.1.7 The total requirements of mixed **Uses** are the sum of the requirements for the **Net Floor Area** of each **Use**, unless a shared parking and loading study that considers all modes of transportation is completed and certified by a Professional Engineer and approved by the **Director of Planning & Community Services** determines that a lesser number of spaces is sufficient.

7.1.8 Where this Section 7.0 does not specify requirements for a particular **Use**, the **Director of Planning & Community Services** may determine the **Use** or combination of **Uses** for which requirements are specified that is most similar to the particular **Use.**

7.1.9 Where this Section 7 requires 100 or more **Vehicle** parking spaces on any **Lot** or **Site**, the applicant for a development permit or building permit must provide a parking study prepared by a Professional Engineer and approved by the **Director of Planning & Community Services.** The requirements for **Vehicle** parking spaces and **Loading Spaces** shall be the lesser of the number required by this Section 7 and the number recommended by the Professional Engineer.

7.1.10 For non-profit housing developments, the requirements for **Vehicle** parking spaces and **Loading Spaces** shall be the lesser of the number required by this Section 7 and the number recommended in a parking study prepared and certified by a Professional Engineer and approved by the **Director of Planning & Community Services,** should such a study be requested or provided. *(Bylaw 6012)*

7.2 Development Standards

7.2.1 Every on-site **Parking Area**, **Driveway**, and **Drive Aisle** must be **Hard Surfaced** with the exception of **Parking Areas** for **Single Detached Housing**, which may be constructed with a dust-free surface. **Parking Areas** must be constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Accessible parking space surfaces must be non-slip. *(Bylaw 6012)*

7.2.2 *(Deleted – Bylaw 6012)*

7.2.3 *(Deleted – Bylaw 6012)*

7.2.4 Every on-site **Parking Area** containing 3 or more **Vehicle** parking spaces must clearly delineate the **Vehicle** parking spaces, **Loading Spaces**, **Bike Parking Spaces**, **Drive Aisles**, entrances, exits, and garbage, recycling, and organics storage areas using both pavement markings and signs. *(Bylaw 6012)*

7.2.5 Accessible parking spaces must have both a sign and pavement markings, and the side aisle or end aisle for loading must be marked with cross hatching. A side aisle may be shared between two accessible parking spaces.

7.2.6 Every on-site **Parking Area** must have fencing, curbs, or secured wheel stops to prevent **Vehicles** from encroaching upon **Lot Lines**, except where openings are needed for a **Barrier-free** path of travel, access walkway, or **Pathway.**

7.2.7 All on-site **Vehicle** parking spaces that abut a pedestrian walkway, **Pathway**, or **Landscaping** must be separated from the walkway, **Pathway**, or **Landscaping** by a curb or from the walkway, **Pathway**, or **Landscaping** and minimum 0.15 m in height.

Where the configuration is parallel parking, wheel stops are not required. *(Bylaw 6012)*

Grades

7.2.8 **Parking Areas** and **Drive Aisles** may be constructed at Grades up to 8%. **Driveways** may be constructed at Grades up to 15% provided they are not shared by more than 10 and in all a Front Lot Line, where the Grades must comply with the *Subdivision and Development Servicing Bylaw.*

Parking Area Configuration

7.2.9 Every **Parking Area** providing 5 or more **Vehicle** parking spaces, must provide a drive aisle that allows entry to and exit from the **Site** directly to a dedicated public **Street** or **Laneway** without reversing the **Vehicle**. This does not apply to 90-degree **Vehicle** spaces accessed directly from the abutting **Laneway**. *(Bylaw 6012)*

Additionally:
1 this access must not cross any **Lot** other than the **Lot** on which the **Parking Area** is located, unless a shared access easement is registered on all applicable titles; and

7.3 Vehicle Parking and Loading

Number of Spaces

7.3.1 The required minimum number of **Vehicle** parking spaces and **Loading Spaces** for each **Use** is specified in Table 7.7 — Parking, Loading, and Bike Parking Schedule.

7.3.2 The **Uses** of **Accessory Parking**, **Outdoor Sales and Service**, **Outdoor Vending**, **Standalone Parking Facility**, **Vehicle Storage**, and **Special Events** are exempt from the required minimum number of **Vehicle** parking spaces in Table 7.7. *(Bylaw 6012)*

7.3.3 *(Deleted – Bylaw 6012)*

7.3.4 **Loading Spaces** may be shared by multiple **Units** and must be calculated for the **Net Floor Area** of the entire **Site.**

7.3.5 **Buildings** and **Uses** located on a **TOD Area** or within 400 m from the centerline of road on a **Frequent Transit Route** are exempt from the required minimum number of **Vehicle Housing Uses** when designed for an individual **Dwelling Unit.** *(Bylaw 6012)*

7.3.6 Accessible parking spaces must be provided as specified in Table 7.7. Accessible parking spaces must be located on the same **Lot** as the **Building** or **Structure** they are intended to serve. In addition to the number of **Vehicle** spaces required, if visitor parking and accessible parking are both required, a minimum of 1 visitor space must be provided as an accessible parking space. *(Bylaw 6012)*

Table 7.7 — Required Minimum Number of Accessible Parking Spaces (Bylaw 6012)

Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces	TOD Area: Number of Dwelling Units	TOD Area: Required Minimum Number of Accessible Parking Spaces
0-4	0	0-4	0
5-25	1	5-25	1
26-50	2	26-50	2
51-75	3	51-75	3
76-100	4	76-100	4
101 or more	4 + 2% for every space over 100	101 or more	4 + 2% for every Dwelling Unit over 100

7.3.7 **Visitor** parking spaces must be provided for all housing **Uses** and the **Use** of **Housing Care Centre** in addition to the required minimum number of **Vehicle** parking spaces, as specified in the Table 7.3. In **Mixed-Use Housing** and mixed-use developments, the parking spaces required for commercial **Uses** can be shared with the required visitor parking. *(Bylaw 6012)*

Table 7.3 — Required Minimum Number of Visitor Parking Spaces

Number of Dwelling Units	Required Minimum Number of Visitor Parking Spaces
0-4	0
5-10	1
11-15	2
16-20	3
21-25	4
26-30	5
31-40	6
41-50	7
51-60	8
61-70	9
71-80	10
81-90	11
91-100	12
101 or more	12 + 10% for every unit over 100

7.3.8 A portion of the required minimum **Vehicle** parking spaces must be provided as EV-ready spaces according to the **Use**, as specified in Table 7.4. *(Bylaw 6012)*

For the purposes of Table 7.4, **Secondary Suites** and **Accessory Dwelling Units** are exempt.

Table 7.4 — Minimum Ratio of Required EV-ready Vehicle Parking Spaces (Bylaw 6012)

Use	Minimum Ratio of EV-ready Vehicle Parking Spaces
Housing	25% of the minimum + 10% of visitor parking spaces
Commercial	10% of the minimum
Industrial	10% of the minimum
Community	10% of the minimum
Basic Services	n/a
Agricultural	n/a

Size of Spaces

7.3.9 The minimum dimensions required for each type of **Vehicle** parking space and **Loading Space** are:

Table 7.5 — Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces (Bylaw 6012)

Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance
Vehicle Parking Spaces			
Regular	6.0 m	2.5 m	2.0 m
Small	4.8 m	2.3 m	2.0 m
Oversized	7.0 m	3.0 m	2.75 m
Parallel	7.0 m	2.6 m	2.0 m
Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m
Accessible Parallel	9.0 m	2.7 m	2.75 m
Loading Spaces by Use Type			
Housing	9.3 m	3.0 m	3.7 m
Commercial, Industrial, and Community	12.2 m	3.6 m	4.6 m

7.3.10 Up to 50% of **Vehicle** parking spaces may be small sized and up to 25% may be oversized. Visitor spaces must not be small sized. *(Bylaw 6012)*

7.3.11 *(Deleted – Bylaw 6012)*

7.3.12 *(Deleted – Bylaw 6012)*

7.3.13 Where a **Vehicle** parking space is bordered on one or both sides by a wall, column, door, or other physical obstruction, the width of the space must be widened by the amount specified in Table 7.6.

Table 7.6 — Additional parking space width required for obstruction

Location of the Obstruction	Additional Width Required
One side	0.2 m
One side with a door opening into the **Vehicle** parking space	0.5 m
Both sides	0.5 m
Both sides with a door opening into the **Vehicle** parking space	0.8 m

7.4 Bike Parking

Number of Spaces

7.4.1 The required minimum number of **Short-term Bike Parking** and **Long-term Bike Parking** spaces for each **Use** is specified in Table 7.7 — Parking, Loading, and Bike Parking Schedule.

7.4.2 **Inclusive Bike Parking** shall be provided as follows: *(Bylaw 6012)*
1 Where **Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing** or **Mixed-Use Housing** is proposed, a minimum of 10% of the required **Long-term Bike Parking Spaces** must be provided as **Inclusive Bike Parking.**
2 For all **Uses** where 10 or more **Short-term Bike Parking Spaces** are required, 10% of the required **Short-term Bike Parking Spaces** must be provided as **Inclusive Bike Parking.**

7.4.3 **End-of-trip Bike Facilities** shall be provided as follows: *(Bylaw 6012)*
1 Where a commercial **Use**, industrial **Use**, community **Use**, or basic services **Use** is proposed, **End-of-trip Bike Facilities** shall be provided in accordance with Table 7.7.
2 Where **Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing** or **Mixed-Use Housing** is proposed that provides 10 or more **Long-term Bike Parking Spaces**, 1 bike wash and repair station per building is required to be located within 1 level of finished grade.
3 *(Deleted – Bylaw 6012)*
4 *(Deleted – Bylaw 6012)*

Table 7.8 f — Required End-of-trip Bike Facilities (Bylaw 6012)

Number of Long-term Bicycle Parking Spaces Required	Min. Number of Electrified 120v Outlets	Min. Number of Personal Storage Lockers or Cubbies	Min. Number of Bike Wash and Repair Stations
0-4	0	0	0
5-10	1	0	0
11-15	2	3 per bike space	1
16-20	3	3 per bike space	1
21-30+	4 plus 1 for each additional 5 bike spaces	3 per bike space	1

Size of Spaces

7.4.4 **Bike Parking Spaces** may be ground anchored or wall mounted and must be a minimum of 0.45 m wide, 1.8 m long, and have a vertical clearance of at least 1.9 m. **Inclusive Bike Parking** spaces must be a minimum of 0.85 m wide, 2.4 m long, and have a vertical clearance of at least 1.9 m. **Bike Parking Spaces** must be located with a minimum of 0.6 m from any wall, entrance door or other obstacle. Aisles between parked bikes must be a minimum of 1.2 m wide. *(Bylaw 6012)*

7.4.5 A maximum of 50% of **Long-term Bike Parking Spaces** may be provided as wall mounted **Bike Parking Spaces**. A wall mounted **Bike Parking Space** may be located at the front of a **Vehicle Parking Space** provided the **Vehicle Parking Space** is in an indoor, secure location, and is a Regular or Oversized space. *(Bylaw 6012)*

Development Standards

7.4.6 All **Long-term Bike Parking Spaces** must: *(Bylaw 6012)*
1 be situated on a **Hard Surface;**
2 be accessible by a ramp or elevator with sufficient space to maneuver with **Inclusive Bike Parking** sized bikes;
3 include an automated door opener or kick-down door stop, where the **Bike Parking Space** location requires the bike to be maneuvered through a doorway;
4 be constructed of theft-resistant material and securely and permanently anchored to the ground or wall with tamper-proof hardware;
5 support two points of contact on the bike;
6 be u-lock compatible;
7 be located clear of pedestrian paths of travel;
8 be u-lock compatible and support up to 35 kilograms; *(Bylaw 6012)*
9 be located within 1 level of **Finished Grade**; and *(Bylaw 6012)*
10 may be located within an individual garage for **Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, Townhouses**, and **Stacked Townhouses.** *(Bylaw 6012)*

7.4.7 All **Short-term Bike Parking Spaces** must: *(Bylaw 6012)*
1 be a horizontal **Bike Parking Space;**
2 be situated on a **Hard Surface;**
3 be constructed of theft-resistant material and securely and permanently anchored to the ground with tamper-proof hardware;
4 support two points of contact on the bike;
5 be u-lock compatible;
6 be located clear of pedestrian paths of travel; and
7 be located within 15 m of a main entrance for **Large Scale Multi-Unit Housing, Medium Scale Multi-Unit Housing**, commercial **Uses**, industrial **Uses**, community **Uses**, or basic services **Uses**; or
8 be located in a highly visible and easily accessible location for **Small Scale Multi-Unit Housing, and Medium Scale Multi-Unit Housing.**

Table 7.7 — Parking, Loading, and Bike Parking Schedule.

Use	Vehicle Parking Spaces Minimum #	Vehicle Parking Spaces Maximum #	Minimum # Commercial Vehicle Loading Spaces	Minimum # Bike Parking Spaces Short-Term	Minimum # Bike Parking Spaces Long-Term
Housing (Housing Loading Stall)					
Large Scale Multi-Unit Housing	0.8 per Dwelling Unit	2.0 per Dwelling Unit	For Apartment Housing with 35 Dwelling Units or more, minimum 1 required per Building	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Medium Scale Multi-Unit Housing	1.0 per Dwelling Unit	2.0 per Dwelling Unit	For Apartment Housing with 35 Dwelling Units or more, minimum 1 required per Building	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Mobile Home Security or Operator Unit Small Scale Multi-Housing Small Scale Housing	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Commercial (Commercial/Light Industrial Loading Stall)					
All commercial **Uses** not listed below	1.5 per 100 m² NFA	2.5 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	1.0 per 100 m² NFA	0.5 per 100 m² NFA
Animal Services	1.0 per 100 m² NFA	2.0 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	0.5 per 100 m² NFA	0.25 per 100 m² NFA
Bar Cannabis Lounge Drive-through Services Food & Beverage Service Campsite	4.0 per 100 m² NFA	9.0 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	1.0 per 100 m² NFA	0.5 per 100 m² NFA
Child Care Services	1.0 per camping space 1.0 per 8 children (capacity) plus 2.0 for Staff	2.0 per camping space n/a	n/a	1.0 per 5 camping spaces 1.0 per classroom	1.0 per 2 camping spaces 1.0 per classroom
Health Service	2.0 per 100 m² NFA	4.0 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	1.0 per 100 m² NFA	0.5 per 100 m² NFA
Hotel	0.75 per **Sleeping Unit**	1.5 per **Sleeping Unit**	For 1900 m² NFA or greater, minimum 1.0 per **Site**	1.0 per 5 **Sleeping Units**	1.0 per 2 **Sleeping Units**
Light Manufacturing	1.0 per 100 m² NFA	2.5 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	1.0 per 100 m² NFA	0.5 per 100 m² NFA

Use	Vehicle Parking Spaces Minimum #	Vehicle Parking Spaces Maximum #	Minimum # Commercial Vehicle Loading Spaces	Minimum # Bike Parking Spaces Short-Term	Minimum # Bike Parking Spaces Long-Term
Marina	1.0 per 10 boats and 10 launch	n/a	n/a	1.0 per 10 boats and 10 launch	n/a
Major Indoor Entertainment	1.5 per 100 m² NFA or 1 per 5 seats	3.0 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	1.0 per 100 m² NFA	0.5 per 100 m² NFA
Outdoor Entertainment	4.0 per hectare	30.0 per hectare	1.0 per **Site**	2.0 per hectare	4.0 per **Site**
Resort Accommodation	1.0 per **Dwelling Unit**	4.0 per **Dwelling Unit**	n/a	0.25 per **Dwelling Unit**	1.0 per **Dwelling Unit**
Industrial (Commercial/Industrial Loading Stall)					
All industrial **Uses** not listed below	1.0 per 100 m² NFA	2.5 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	0.5 per 100 m² NFA	0.25 per 100 m² NFA
Airport Terminal and Navigation Facilities	2.0 per 100 m² NFA	4.0 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	0.5 per 100 m² NFA	0.25 per 100 m² NFA
Indoor Self Storage	0.5 per 100 m² NFA	1.5 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	0.5 per 100 m² NFA	0.25 per 100 m² NFA
Warehouse	0.5 per 100 m² NFA	1.0 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	0.5 per 100 m² NFA	0.25 per 100 m² NFA
Community (Commercial/Industrial Loading Stall)					
All community **Uses** not listed below	1.5 per 100 m² NFA	2.5 per 100 m² NFA	For 1900 m² NFA or greater, minimum 1.0 per **Site**	1.0 per 100 m² NFA	0.5 per 100 m² NFA
Housing Care Centre	0.25 per **Sleeping Unit**	1.0 per **Sleeping Unit**	For 1900 m² NFA or greater, minimum 1.0 per **Site**	1.0 per 5 **Sleeping Units**	1.0 per 2 **Sleeping Units**
Outdoor Recreation Facility	4.0 per hectare	30.0 per hectare	n/a	2.0 per hectare	n/a
Park	4.0 per hectare	30.0 per hectare	n/a	2.0 per hectare	n/a
School	1.5 per 100 m² NFA	2.5 per 100 m² NFA	1.0 per 2,800 m² NFA, minimum 1 per **Site**	1.0 per 100 m² NFA	0.5 per 100 m² NFA
Supportive Housing	0.5 per **Sleeping Unit**	1.0 per **Sleeping Unit**	n/a	1.0 per 5 **Sleeping Units**	1.0 per 2 **Sleeping Units**
Basic Services					
All basic services **Uses** not listed below	1.0 per 100 m² NFA	2.0 per 100 m² NFA	n/a	0.5 per 100 m² NFA	0.25 per 100 m² NFA

2 a turning template drawn by a Professional Engineer or Architect may be required to demonstrate that the **Drive Aisle** is suf

DEVELOPMENT PERMIT AREAS (OCP BYLAW #6200)

Map 1.1 – Rural Protection Boundary

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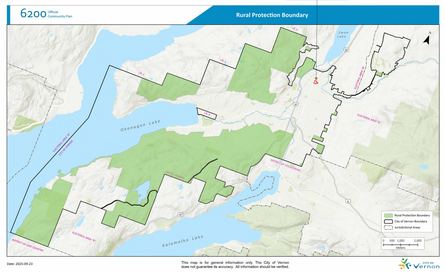

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Map 1.2 – Urban Containment Boundary

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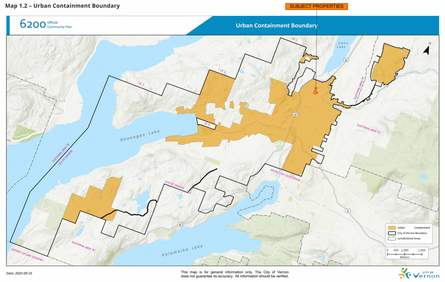

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Map 1.3 – Focused Growth Area

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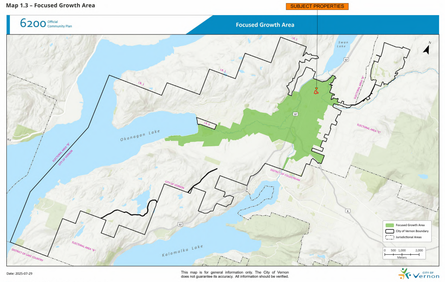

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Map 3.1 – Neighbourhoods

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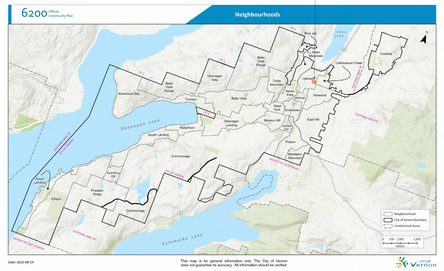

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Map 3.2 – Airport Operational Height Limitation Area

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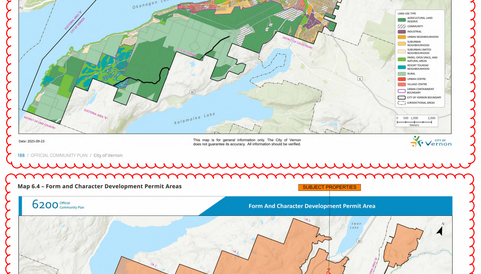

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Map 3.3 – Ecological Connectivity Corridors

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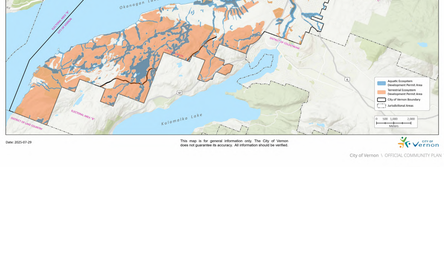

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Map 4.1 – Street Types Network

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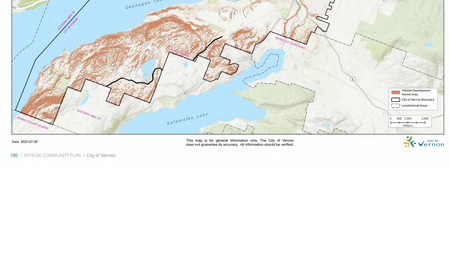

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Map 4.2 – Bike Network

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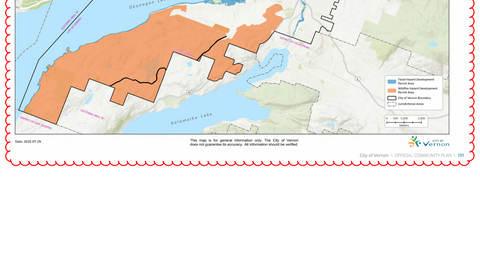

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Map 4.3 – Sidewalk Connections

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Map 4.4 – Trails and Active Transportation Connections

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Map 4.5 – Utilities

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Map 4.6 – Aggregate Potential Areas

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Map 5.1 – Future Land Use

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Map 6.1 – Environmental Development Permit Areas

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Map 6.2 – Hillside Development Permit Areas

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Map 6.3 – Hazardous Conditions Development Permit Areas

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Map 6.4 – Form and Character Development Permit Areas

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

SEAL - ARCHITECT

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6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
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JALM ARCHITECTURE INC.

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

DEVELOPMENT DATA
-Development Permit Areas (OCP)

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.01.05**
SUBMISSION NO.:	**NO. IFR3**		

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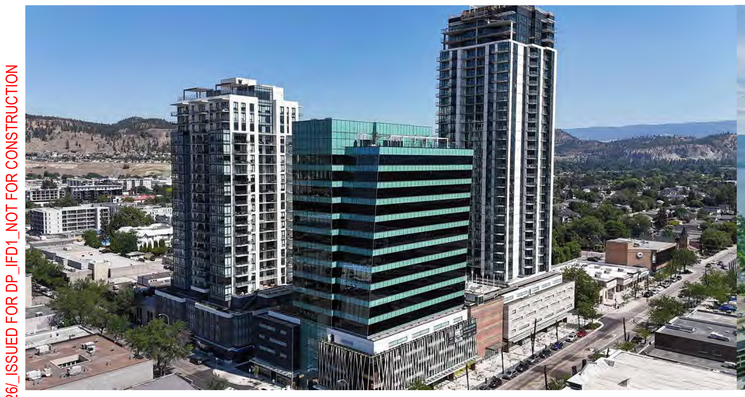
BALCONY

GREEN ROOF

GARDEN BRIDGE

VANCOUVER



KELOWNA

BURNABY

EXTERIOR FINISH

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AMENITIES

TOWER FORM

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JUN/17/2026/ ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JAKKRIT KITIKUL
2026-06-17
BRITISH COLUMBIA

2026-06-17

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PRECEDENT DESIGN

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.01.6**
SUBMISSION NO.:	**NO. IFR3**		

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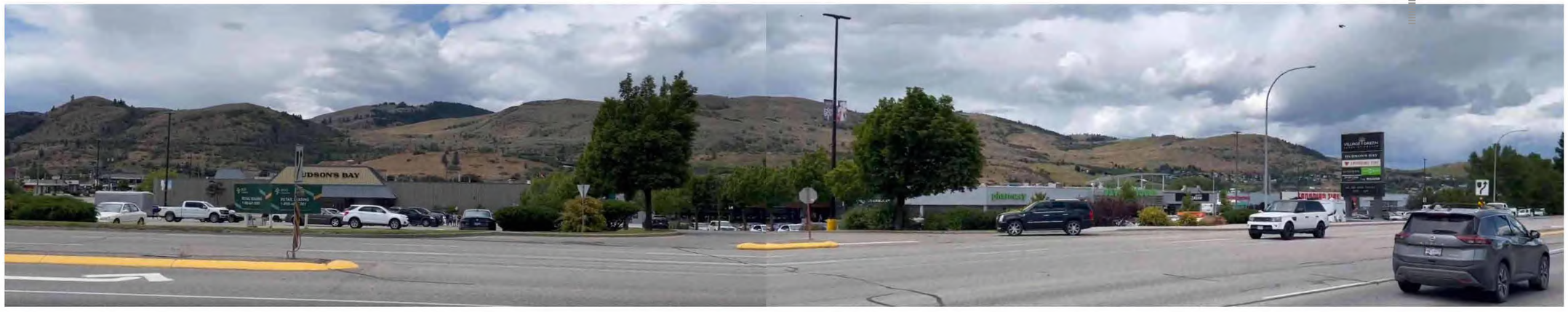

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REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

2026-06-17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/26/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

CONTEXT PLAN

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A0.02.0
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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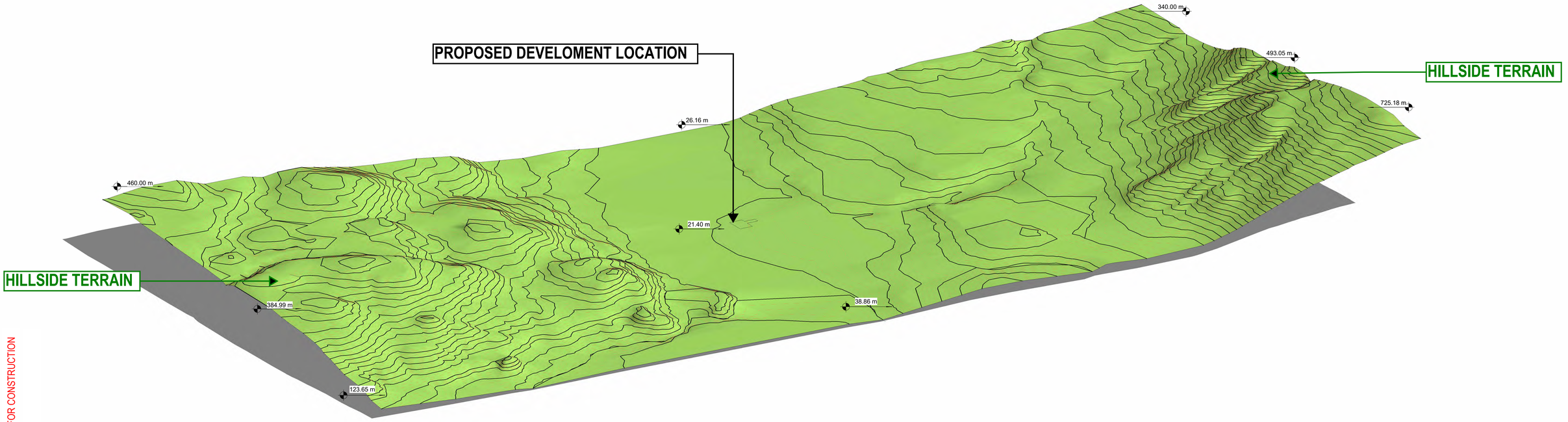


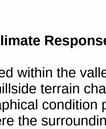
2 SOUTH TERRAIN AERIAL VIEW

Topography & Micro climate Response:

The subject site is located within the valley floor of Vernon, positioned below the surrounding hillside terrain characteristic of the Okanagan landscape. This topographical condition provides a natural micro climatic advantage, where the surrounding landforms offer wind protection and contribute to a more moderate and stable environmental condition compared to exposed upland areas. In the Northern Hemisphere, the sun path remains consistently within the southern sky, allowing the site to benefit from strong solar access, particularly along south-facing building façades.

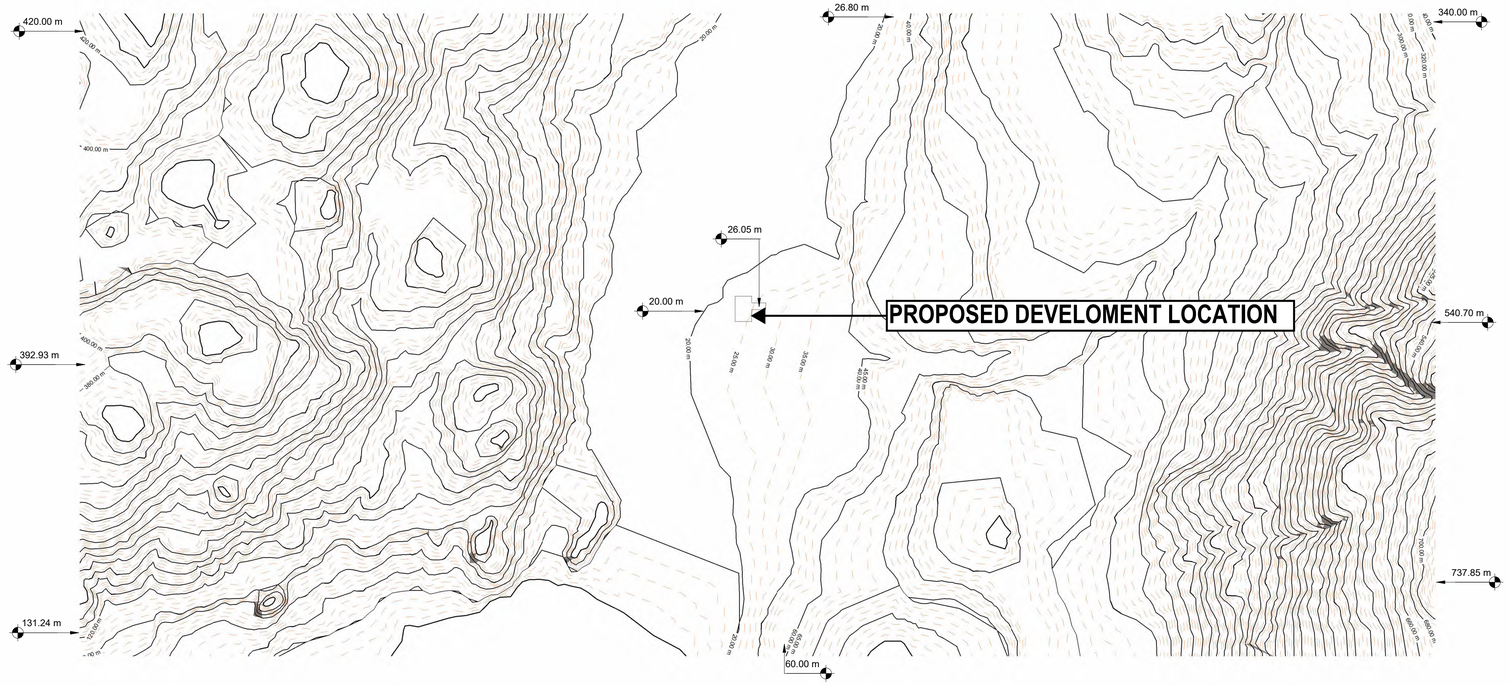
The proposed development responds to these conditions through a series of slender residential towers strategically oriented and spaced to optimize solar exposure, minimize shadow impact, and preserve view corridors toward the surrounding hillsides. The tower massing reduces perceived bulk while allowing sunlight penetration to grade-level public realms and adjacent properties, particularly during critical winter months when solar access is limited.

Furthermore, the valley setting enhances the livability and desirability of the development by providing framed views of the landscape, while the tower configuration ensures that upper-level units capitalize on panoramic outlooks. This approach aligns with the City's objectives for compact, high-density urban form that respects environmental context, enhances pedestrian comfort, and supports complete community development within serviced urban areas.

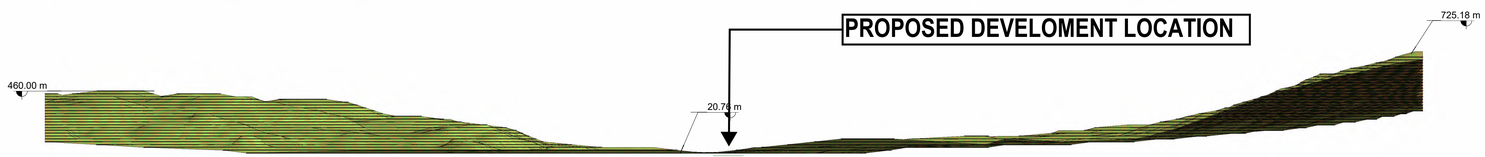


1 SITE TERRAIN PLAN VIEW

1 : 20000



3 SOUTH TERRAIN ELEVATION VIEW



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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JAKKRIT KITIKUL BRITISH COLUMBIA 2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
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4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

TOPO AERIAL VIEWS

PROJECT NO.	Project Number	SHEET NUMBER:	A0.02.01
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

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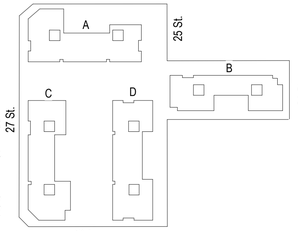
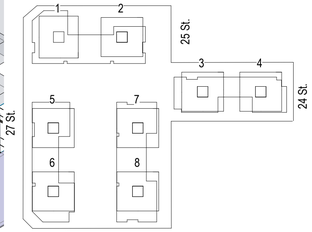
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

1 EXISTING AERIAL VIEW - EXISTING SITE



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

2026-06-17
SEAL - ARCHITECT

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DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

AERIAL VIEW - EXISTING STRUCTURES

PROJECT NO.	Project Number	SHEET NUMBER:	A0.02.02
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

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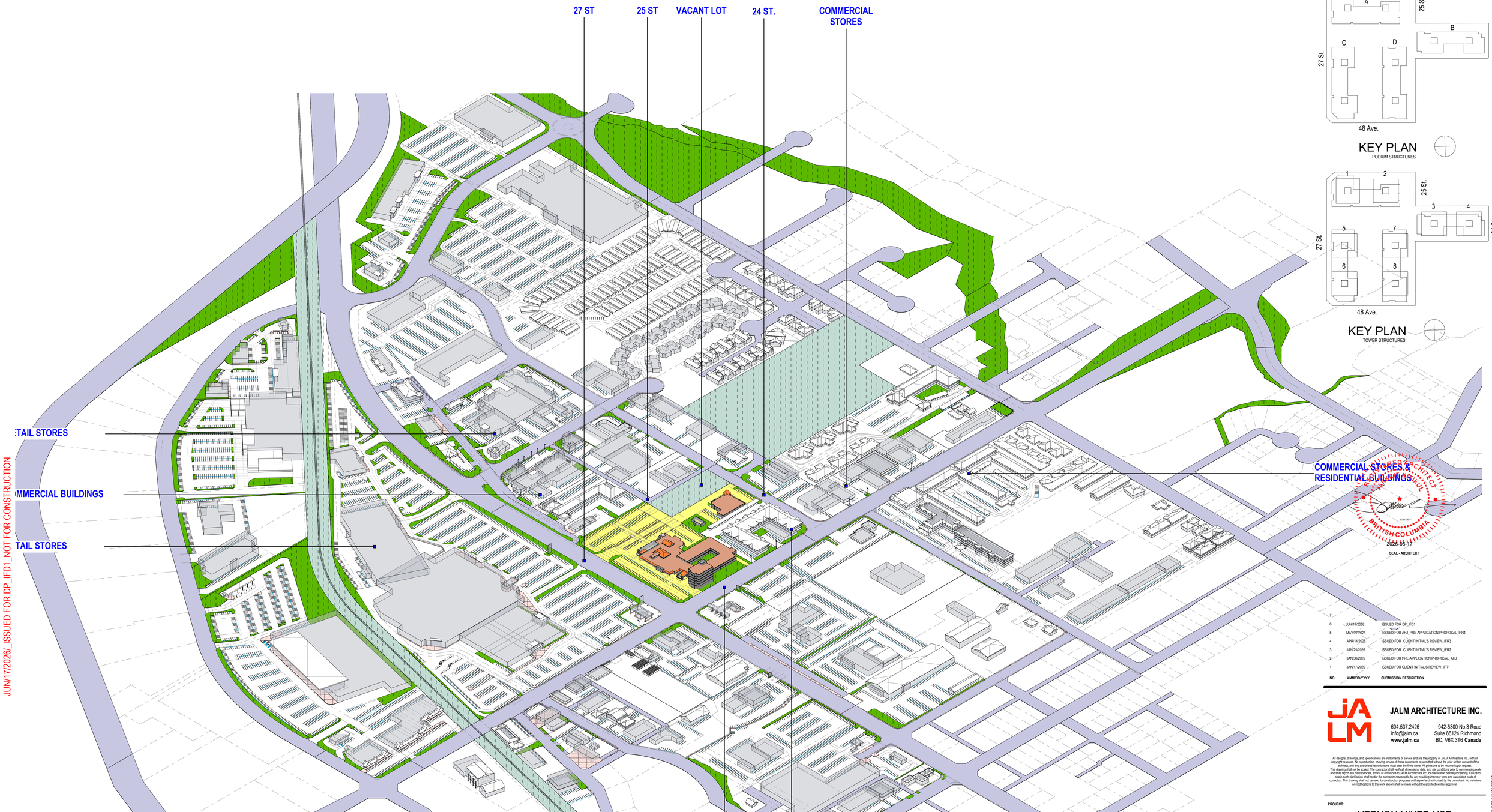

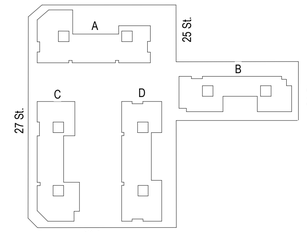

KEY PLAN
PODIUM STRUCTURES

KEY PLAN
TOWER STRUCTURES

1 EXISTING AERIAL VIEW - SOUTH

MAY/27/2026/ _1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION

JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT — SEAL — BRITISH COLUMBIA — 2026-06-17

SEAL - ARCHITECT

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PROJECT:

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DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

AERIAL VIEW - EXISTING NORTH

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.02.03**
SUBMISSION NO.:	**NO. IFR3**		

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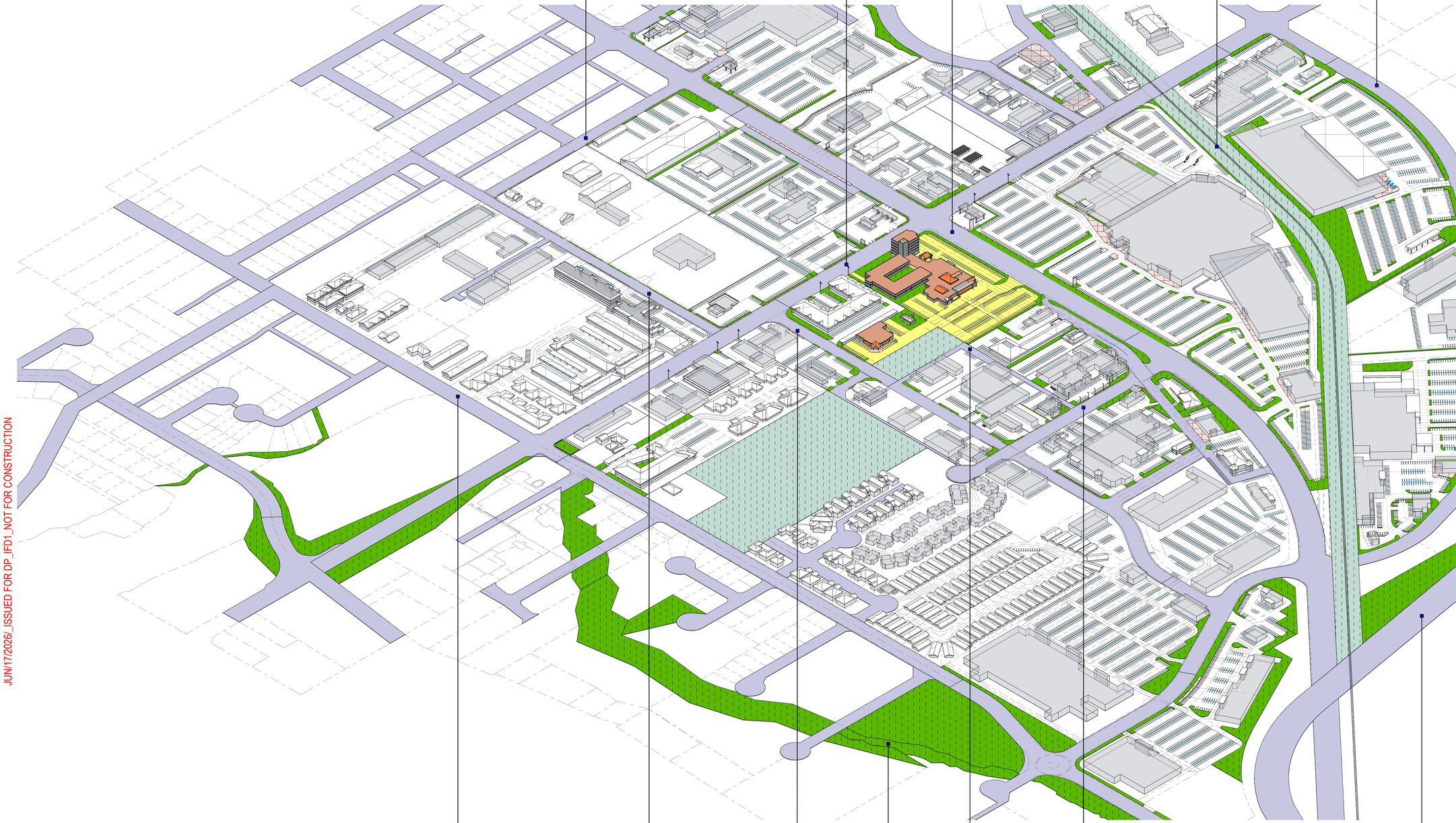

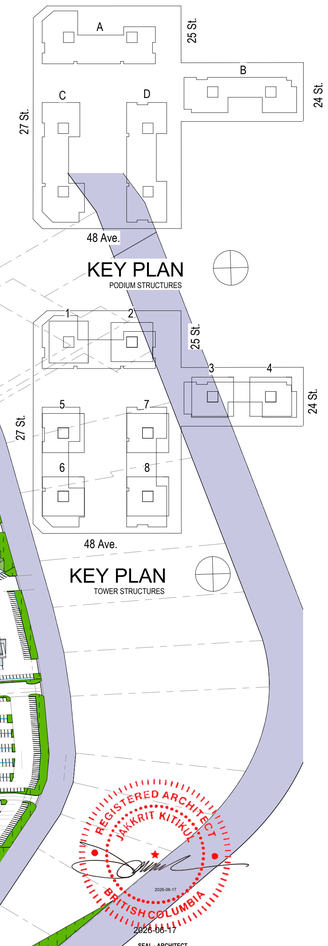

1 EXISTING AERIAL VIEW - NORTH

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REGISTERED ARCHITECT JAMKRIT KITHUL BRITISH COLUMBIA
2026-06-17
2026-06-17
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

AERIAL VIEW - EXISTING SOUTH

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.02.04**
SUBMISSION NO.:	**NO. IFR3**		

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ARCHITECTURAL DESIGN RATIONALE

PROJECT OVERVIEW:

THIS URBAN DESIGN RATIONALE HAS BEEN PREPARED IN SUPPORT OF A REZONING AND DEVELOPMENT PERMIT APPLICATION FOR A PROPOSED MIXED-USE HIGH-RISE DEVELOPMENT LOCATED AT THE INTERSECTION OF 27 STREET AND 48 AVENUE IN VERNON, BRITISH COLUMBIA. THE DOCUMENT DEMONSTRATES HOW THE PROPOSAL RESPONDS TO THE CITY OF VERNON'S PLANNING OBJECTIVES, URBAN DESIGN GUIDELINES, AND THE POLICY FRAMEWORK ESTABLISHED UNDER THE OFFICIAL COMMUNITY PLAN (OCP) AND ZONING BYLAW 6000.

THE DEVELOPMENT PROPOSES A TRANSIT-SUPPORTIVE, PEDESTRIAN-ORIENTED, MIXED-USE URBAN BLOCK COMPRISING SLENDER RESIDENTIAL TOWERS ABOVE AN ACTIVE COMMERCIAL PODIUM. THE FOLLOWING SECTIONS OUTLINE THE PROJECT'S ALIGNMENT WITH APPLICABLE POLICY, BUILT FORM STRATEGY, STREET INTERFACE DESIGN, MASSING RATIONALE, TOWER COMPOSITION, AND PARKING INTEGRATION.

1. POLICY ALIGNMENT: REGIONAL AND LOCAL FRAMEWORK

THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED IN DIRECT RESPONSE TO THE GOALS AND OBJECTIVES OF THE CITY OF VERNON OFFICIAL COMMUNITY PLAN (OCP) AND ZONING BYLAW 6000, AND IS CONSISTENT WITH CONTEMPORARY HIGH-RISE DESIGN PRINCIPLES APPLIED IN COMPARABLE OKANAGAN MUNICIPALITIES.
THE OCP IDENTIFIES HIGH-RISE MIXED-USE DEVELOPMENT AS A KEY COMPONENT OF URBAN CENTRE INTENSIFICATION, SUPPORTING THE FOLLOWING POLICY OBJECTIVES:

- **HIGHER-DENSITY HOUSING WITHIN SERVICED URBAN AREAS;**
- **ACTIVE COMMERCIAL FRONTAGES THAT ANIMATE THE PUBLIC REALM;**
- **TRANSIT-SUPPORTIVE DEVELOPMENT PATTERNS THAT REDUCE RELIANCE ON PRIVATE VEHICLES;**
- **COMPLETE COMMUNITIES WHERE RESIDENTS CAN LIVE, WORK, SHOP, LEARN, AND MOVE WITHIN A WALKABLE ENVIRONMENT.**

IE VERNON OCP FURTHER PROMOTES INTENSIFICATION ALONG KEY CORRIDORS, INCLUDING 27 STREET AND 48 AVENUE, BOTH OF WHICH ARE ENTIFIED AS PRIORITY LOCATIONS FOR MIXED-USE URBAN DEVELOPMENT. THIS PROPOSAL DIRECTLY IMPLEMENTS THOSE CORRIDOR TENSIFICATION OBJECTIVES BY TRANSFORMING AN EXISTING CAR-ORIENTED COMMERCIAL SITE INTO A WALKABLE, ACTIVATED, AND TRANSIT-PPORTIVE URBAN BLOCK.

BUILT FORM STRATEGY: PODIUM AND SLENDER TOWER MODEL

IE PROPOSAL RESPONDS TO WELL-DOCUMENTED CHALLENGES ASSOCIATED WITH HIGH-RISE DEVELOPMENT IN URBAN CONTEXTS, INCLUDING:

- EXCESSIVE PODIUM MASS AND BULK;
- MONOLITHIC OR SLAB-FORM TOWER CONFIGURATIONS;
- INACTIVE OR BLANK STREET-LEVEL FRONTAGES; AND
- THE NEGATIVE VISUAL AND PEDESTRIAN IMPACTS OF ABOVE-GRADE STRUCTURED PARKING.

I TOWER FORM
IE DEVELOPMENT INCORPORATES SLENDER RESIDENTIAL TOWERS WITH REDUCED FLOOR PLATES OF APPROXIMATELY 750 M². THIS APPROACH EPLACES CONVENTIONAL SLAB-FORM CONFIGURATIONS AND ACHIEVES THE FOLLOWING URBAN DESIGN OUTCOMES:

- MINIMIZED PERCEIVED BUILDING MASS WHEN VIEWED FROM THE PUBLIC REALM;
- IMPROVED SKY VIEWS AND DAYLIGHT ACCESS FOR SURROUNDING PROPERTIES; AND
- REDUCED SHADOW AND WIND IMPACTS ON ADJACENT STREETS AND OPEN SPACES.

2 PODIUM
WELL-ARTICULATED PODIUM IS INTRODUCED ACROSS THE DEVELOPMENT TO ESTABLISH A HUMAN-SCALED INTERFACE WITH THE URROUNDING STREETSCAPE. THE PODIUM INTEGRATES APPROXIMATELY 5,700 M² OF ACTIVE COMMERCIAL RETAIL USES (CRUS), WHICH IMATE THE STREET EDGE AND CONTRIBUTE TO A VIBRANT PEDESTRIAN ENVIRONMENT.
IE PODIUM IS DESIGNED TO BREAK DOWN OVERALL BUILDING MASS THROUGH VERTICAL AND HORIZONTAL ARTICULATION, VARIED SETBACKS, ID FINE-GRAIN FACADE TREATMENT, IN A MANNER CONSISTENT WITH URBAN CENTRE DESIGN EXPECTATIONS.

3 STRUCTURED PARKING
:RUCTURED PARKING IS FULLY INTEGRATED WITHIN THE PODIUM. THIS APPROACH ENSURES THAT PARKADE FACADES ARE FULLY SCREENED FROM PRIMARY PUBLIC STREETS, PRESERVING CONTINUOUS ACTIVE FRONTAGES AND REINFORCING THE PEDESTRIAN EXPERIENCE THROUGHOUT THE DEVELOPMENT.

3. STREET INTERFACE AND PUBLIC REALM

THE PROPOSAL ESTABLISHES A STRONG AND DELIBERATE RELATIONSHIP BETWEEN THE BUILT FORM AND THE SURROUNDING PUBLIC REALM. THE DESIGN STRATEGY IS ORGANIZED AROUND A CLEAR STREET HIERARCHY AND A COMMITMENT TO PEDESTRIAN-ORIENTED FRONTAGES:

- COMMERCIAL RETAIL UNITS (CRUS) ARE POSITIONED ALONG 27 STREET, 48 AVENUE, AND 24 STREET TO ENSURE CONTINUOUS ACTIVE FRONTAGE ALONG ALL PRIMARY PEDESTRIAN ROUTES;
- 27 STREET IS REINFORCED AS A PRIMARY ARTERIAL CORRIDOR THROUGH THE ESTABLISHMENT OF A CONSISTENT URBAN EDGE AND PROMINENT ARCHITECTURAL PRESENCE;
- 48 AVENUE AND 27 STREET ARE PRIORITIZED FOR PEDESTRIAN-ORIENTED DESIGN, PROVIDING A COMFORTABLE AND WALKABLE PUBLIC REALM;
- VEHICULAR ACCESS AND SERVICE FUNCTIONS ARE DIRECTED TO 24 STREET AND 25 STREET AS SECONDARY STREETS, MINIMIZING CONFLICTS WITH PEDESTRIAN ACTIVITY ON PRIMARY FRONTAGES; AND
- CONTINUOUS STREET EDGES REPLACE THE CONVENTIONAL SUBURBAN SETBACK CONDITION, REINFORCING AN URBAN BUILT FORM CONSISTENT WITH OCP CORRIDOR INTENSIFICATION OBJECTIVES.

COLLECTIVELY, THESE MEASURES TRANSFORM THE SUBJECT SITE FROM A CAR-ORIENTED COMMERCIAL PROPERTY INTO A COHESIVE, WALKABLE, MIXED-USE URBAN BLOCK — DIRECTLY ADVANCING THE CITY'S VISION FOR THE ACTIVATION OF THE 27 STREET CORRIDOR.

4. MASSING AND PODIUM ARTICULATION

THE DEVELOPMENT RESPONDS TO URBAN DESIGN OBJECTIVES REQUIRING THE ARTICULATION OF LARGE BUILDING MASSES, AVOIDANCE OF CONTINUOUS BULKY FORMS, AND THE CREATION OF A HUMAN-SCALED BASE CONDITION. THE FOLLOWING STRATEGIES HAVE BEEN EMPLOYED:

- BUILDING MASS IS DISTRIBUTED ACROSS MULTIPLE STRUCTURES (BUILDINGS A THROUGH D), REDUCING THE OVERALL PERCEIVED SCALE OF THE DEVELOPMENT AND ALLOWING FOR A MORE PERMEABLE AND VARIED SITE COMPOSITION;
- THE PODIUM IS ARTICULATED BOTH VERTICALLY AND HORIZONTALLY, BREAKING ITS MASS INTO SMALLER, VISUALLY LEGIBLE COMPONENTS;
- MULTIPLE ACCESS POINTS AND FACADE VARIATIONS ARE INTRODUCED TO ENHANCE VISUAL INTEREST, PEDESTRIAN PERMEABILITY, AND ORIENTATION;
- PODIUM DESIGN REFLECTS A FINE-GRAIN RETAIL RHYTHM, CONSISTENT WITH AN ACTIVE STREET ENVIRONMENT; AND
- BUILDING EDGES AND PRIMARY ENTRANCES RESPOND TO DIFFERING STREET CONDITIONS, STRENGTHENING THE RELATIONSHIP BETWEEN THE ARCHITECTURE AND THE PUBLIC REALM AT EACH FRONTAGE

5. TOWER FORM AND SKYLINE COMPOSITION

THE PROJECT ADOPTS A REFINED TOWER DESIGN STRATEGY THAT EMPHASIZES SLENDER TOWER FORMS, REDUCED VISUAL BULK, AND IMPROVED DAYLIGHT ACCESS AND SKY VIEWS FOR SURROUNDING PROPERTIES AND THE PUBLIC REALM. KEY DESIGN PRINCIPLES INCLUDE:

- MULTIPLE TOWERS ARE UTILIZED IN LIEU OF A SINGLE SLAB BUILDING, CREATING A MORE PERMEABLE AND VARIED BUILT FORM;
- REDUCED FLOOR PLATES AND ADEQUATE TOWER SEPARATION IMPROVE LIGHT PENETRATION, PRIVACY, AND OUTLOOK;
- A VARIED SKYLINE COMPOSITION IS ACHIEVED, AVOIDING A MONOLITHIC OR REPETITIVE APPEARANCE ON THE HORIZON;
- EACH TOWER EXPRESSES A CLEAR ARCHITECTURAL BASE, MIDDLE, AND TOP, ESTABLISHING A COHERENT THREE-PART COMPOSITIONAL LOGIC;
- TOWER POSITIONING AND FORM ARE DESIGNED TO MINIMIZE SHADOW AND WIND IMPACTS ON ADJACENT PROPERTIES AND PUBLIC SPACES;
- A GRADUATED HEIGHT STRATEGY IS EMPLOYED, WITH BUILDINGS RANGING FROM APPROXIMATELY 16 TO 20 STOREYS. LOWER BUILDING HEIGHTS ARE MAINTAINED ALONG PUBLIC STREET FRONTAGES AND ADJACENT PROPERTY BOUNDARIES TO MITIGATE SHADOWING AND INTERFACE IMPACTS; AND
- ARCHITECTURAL EMPHASIS IS PROVIDED AT KEY CORNERS, WHERE TOWER FORMS RESPOND TO PROMINENT SITE CONDITIONS AND CONTRIBUTE TO A RECOGNIZABLE CIVIC IDENTITY AT THE CORNER OF STREET.

6. PARKING INTEGRATION AND TRANSPORTATION DEMAND MANAGEMENT

STRUCTURED PARKING IS RECOGNIZED BY MANY MUNICIPALITIES AS A SIGNIFICANT URBAN DESIGN CHALLENGE, PARTICULARLY WHERE ABOVE-GRADE PARKADE FACADES ARE EXPOSED TO PUBLIC STREETS. THIS PROPOSAL ADDRESSES THAT CHALLENGE THROUGH A COMPREHENSIVE INTEGRATION STRATEGY:

- ALL STRUCTURED PARKING IS INCORPORATED WITHIN THE BUILDING PODIUM, ENSURING IT IS FULLY CONCEALED FROM PRIMARY PUBLIC FRONTAGES;
- EXPOSED PARKADE FACADES ON 27 STREET, 48 AVENUE, AND 24 STREET ARE AVOIDED ENTIRELY, MAINTAINING CONTINUOUS ACTIVE GROUND-FLOOR USES; AND
- A PARKING SUPPLY RELAXATION IS REQUESTED FROM THE MINIMUM REQUIREMENTS ESTABLISHED UNDER ZONING BYLAW 6000. THIS RELAXATION IS APPROPRIATE GIVEN THE TRANSIT-SUPPORTIVE, URBAN-CENTRE NATURE OF THE DEVELOPMENT.

THE REQUESTED PARKING RELAXATION IS SUPPORTED BY THE FOLLOWING COMPLEMENTARY MEASURES, WHICH WILL BE DOCUMENTED IN FULL AS PART OF THE DEVELOPMENT APPLICATION:

- TRANSPORTATION IMPACT STUDY (TIS) CONFIRMING SITE-SPECIFIC VEHICLE TRIP GENERATION AND PARKING DEMAND;
- A SHARED PARKING STRATEGY, ACCOUNTING FOR THE VARIED PEAK DEMAND PERIODS OF RESIDENTIAL AND COMMERCIAL USES WITHIN THE DEVELOPMENT; AND
- A TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM, INCLUDING MEASURES TO REDUCE SINGLE-OCCUPANCY VEHICLE USE THROUGH ACTIVE TRANSPORTATION INFRASTRUCTURE, TRANSIT ACCESS IMPROVEMENTS, AND MOBILITY AMENITIES FOR RESIDENTS AND TENANTS.

TAKEN TOGETHER, THESE MEASURES DEMONSTRATE THAT THE DEVELOPMENT CAN FUNCTION EFFECTIVELY WITH A REDUCED PARKING SUPPLY, CONSISTENT WITH BEST PRACTICES FOR TRANSIT-SUPPORTIVE URBAN DEVELOPMENT.

CONCLUSION

THIS URBAN DESIGN RATIONALE DEMONSTRATES THAT THE PROPOSED MIXED-USE HIGH-RISE DEVELOPMENT IS CONSISTENT WITH THE CITY OF VERNON OFFICIAL COMMUNITY PLAN, ZONING BYLAW 6000, AND CONTEMPORARY URBAN DESIGN PRINCIPLES APPLICABLE TO URBAN CENTRE INTENSIFICATION. THE PROPOSAL ADVANCES THE CITY 'S OBJECTIVES FOR THE 27 STREET CORRIDOR BY DELIVERING HIGHER-DENSITY HOUSING, ACTIVE COMMERCIAL USES, A PEDESTRIAN-ORIENTED PUBLIC REALM, AND A TRANSIT-SUPPORTIVE BUILT FORM IN A MANNER THAT IS SENSITIVE TO MASSING, SKYLINE COMPOSITION, AND STREET-LEVEL EXPERIENCE.

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REGISTERED ARCHITECT JAKKRIT KITIKUL BRITISH COLUMBIA
2026-06-17
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PROJECT:
VERNON MIXED-USE
DIVYA SUTRA GROUP
4801 27 St Vernon BC V1T 4Z1

SHEET NAME:
ARCHITECTURAL DESIGN RATIONALE

PROJECT NO. Project Number
DRAWN: Author
PROJECT STATUS: Project Status
SUBMISSION NO.: NO. IFR3
SHEET NUMBER: A0.03.00

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ARCHITECTURAL DESIGN RATIONALE

PROJECT OVERVIEW:

1. POLICY ALIGNMENT: REGIONAL AND LOCAL FRAMEWORK

THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED IN DIRECT RESPONSE TO THE GOALS AND OBJECTIVES OF THE CITY OF VERNON OFFICIAL COMMUNITY PLAN (OCP) AND ZONING BYLAW 6000, AND IS CONSISTENT WITH CONTEMPORARY HIGH-RISE DESIGN PRINCIPLES APPLIED IN COMPARABLE OKANAGAN MUNICIPALITIES.
THE OCP IDENTIFIES HIGH-RISE MIXED-USE DEVELOPMENT AS A KEY COMPONENT OF URBAN CENTRE INTENSIFICATION, SUPPORTING THE FOLLOWING POLICY OBJECTIVES:

- **HIGHER-DENSITY HOUSING WITHIN SERVICED URBAN AREAS;**
- **ACTIVE COMMERCIAL FRONTAGES THAT ANIMATE THE PUBLIC REALM;**
- **TRANSIT-SUPPORTIVE DEVELOPMENT PATTERNS THAT REDUCE RELIANCE ON PRIVATE VEHICLES;**
- **COMPLETE COMMUNITIES WHERE RESIDENTS CAN LIVE, WORK, SHOP, LEARN, AND MOVE WITHIN A WALKABLE ENVIRONMENT.**

THE VERNON OCP FURTHER PROMOTES INTENSIFICATION ALONG KEY CORRIDORS, INCLUDING 27 STREET AND 48 AVENUE, BOTH OF WHICH ARE IDENTIFIED AS PRIORITY LOCATIONS FOR MIXED-USE URBAN DEVELOPMENT. THIS PROPOSAL DIRECTLY IMPLEMENTS THOSE CORRIDOR INTENSIFICATION OBJECTIVES BY TRANSFORMING AN EXISTING CAR-ORIENTED COMMERCIAL SITE INTO A WALKABLE, ACTIVATED, AND TRANSIT-SUPPORTIVE URBAN BLOCK.

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

1. POLICY ALIGNMENT-REGIONAL AND LOCAL FRAMEWORK

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.01**
SUBMISSION NO.:	**NO. IFR3**		

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ARCHITECTURAL DESIGN RATIONALE

PROJECT OVERVIEW:

2. BUILT FORM STRATEGY: PODIUM AND SLENDER TOWER MODEL

THE PROPOSAL RESPONDS TO WELL-DOCUMENTED CHALLENGES ASSOCIATED WITH HIGH-RISE DEVELOPMENT IN URBAN CONTEXTS, INCLUDING:

- EXCESSIVE PODIUM MASS AND BULK;
- MONOLITHIC OR SLAB-FORM TOWER CONFIGURATIONS;
- INACTIVE OR BLANK STREET-LEVEL FRONTAGES; AND
- THE NEGATIVE VISUAL AND PEDESTRIAN IMPACTS OF ABOVE-GRADE STRUCTURED PARKING.

2.1 TOWER FORM

THE DEVELOPMENT INCORPORATES SLENDER RESIDENTIAL TOWERS WITH REDUCED FLOOR PLATES OF APPROXIMATELY 750 M². THIS APPROACH REPLACES CONVENTIONAL SLAB-FORM CONFIGURATIONS AND ACHIEVES THE FOLLOWING URBAN DESIGN OUTCOMES:

- MINIMIZED PERCEIVED BUILDING MASS WHEN VIEWED FROM THE PUBLIC REALM;
- IMPROVED SKY VIEWS AND DAYLIGHT ACCESS FOR SURROUNDING PROPERTIES; AND
- REDUCED SHADOW AND WIND IMPACTS ON ADJACENT STREETS AND OPEN SPACES.

2.2 PODIUM

A WELL-ARTICULATED PODIUM IS INTRODUCED ACROSS THE DEVELOPMENT TO ESTABLISH A HUMAN-SCALED INTERFACE WITH THE SURROUNDING STREETSCAPE. THE PODIUM INTEGRATES APPROXIMATELY 5,700 M² OF ACTIVE COMMERCIAL RETAIL USES (CRUS), WHICH ANIMATE THE STREET EDGE AND CONTRIBUTE TO A VIBRANT PEDESTRIAN ENVIRONMENT.
THE PODIUM IS DESIGNED TO BREAK DOWN OVERALL BUILDING MASS THROUGH VERTICAL AND HORIZONTAL ARTICULATION, VARIED SETBACKS, AND FINE-GRAIN FACADE TREATMENT, IN A MANNER CONSISTENT WITH URBAN CENTRE DESIGN EXPECTATIONS.

3 STRUCTURED PARKING

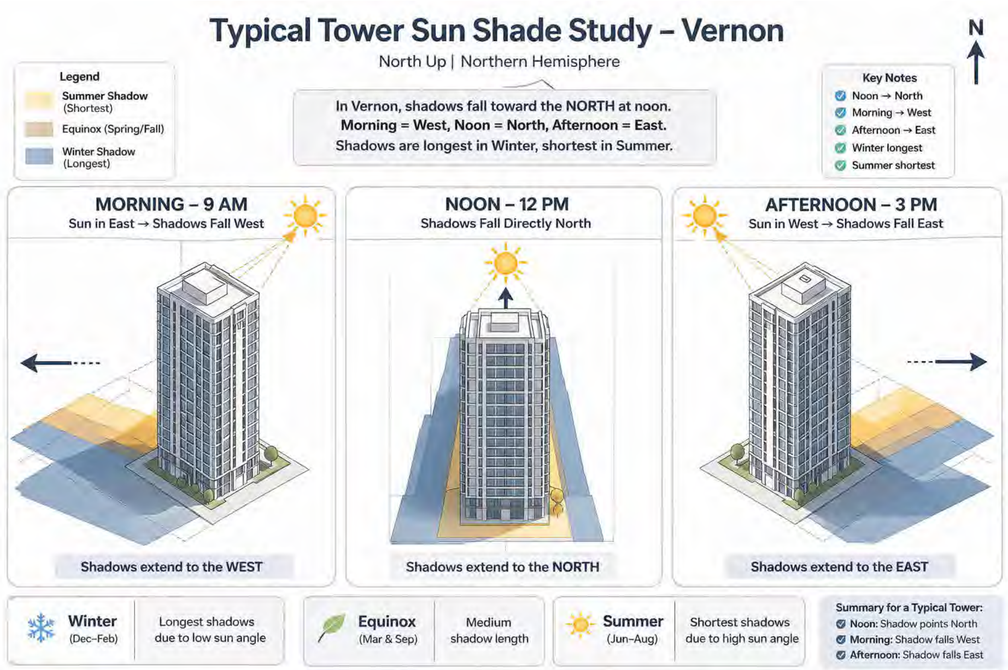
STRUCTURED PARKING IS FULLY INTEGRATED WITHIN THE PODIUM. THIS APPROACH ENSURES THAT PARKADE FACADES ARE FULLY SCREENED FROM PRIMARY PUBLIC STREETS, PRESERVING CONTINUOUS ACTIVE FRONTAGES AND REINFORCING THE PEDESTRIAN EXPERIENCE THROUGHOUT THE DEVELOPMENT.

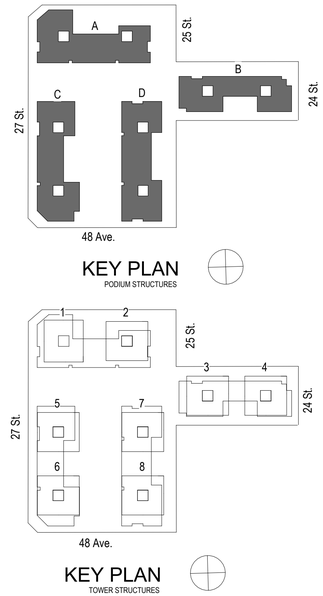
Topography & Micro climate Response:

The subject site is located within the valley floor of Vernon, positioned below the surrounding hillside terrain characteristic of the Okanagan landscape. This topographical condition provides a natural micro climatic advantage, where the surrounding landforms offer wind protection and contribute to a more moderate and stable environmental condition compared to exposed upland areas. In the Northern Hemisphere, the sun path remains consistently within the southern sky, allowing the site to benefit from strong solar access, particularly along south-facing building façades.

The proposed development responds to these conditions through a series of slender residential towers strategically oriented and spaced to optimize solar exposure, minimize shadow impact, and preserve view corridors toward the surrounding hillsides. The tower massing reduces perceived bulk while allowing sunlight penetration to grade-level public realms and adjacent properties, particularly during critical winter months when solar access is limited.

Furthermore, the valley setting enhances the livability and desirability of the development by providing framed views of the landscape, while the tower configuration ensures that upper-level units capitalize on panoramic outlooks. This approach aligns with the City's objectives for compact, high-density urban form that respects environmental context, enhances pedestrian comfort, and supports complete community development within serviced urban areas.





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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

2. BUILT FORM STRATEGY - PODIUM AND SLENDER TOWER MODEL

PROJECT NO.	Project Number	SHEET NUMBER:	A0.03.02
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

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ARCHITECTURAL DESIGN RATIONALE

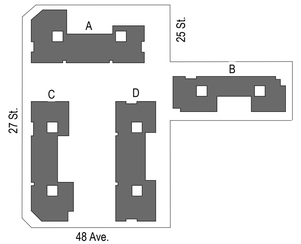
PROJECT OVERVIEW:

3. STREET INTERFACE AND PUBLIC REALM

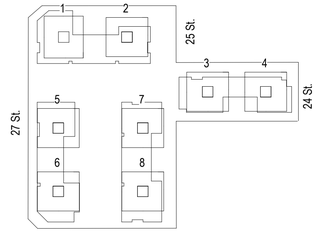
THE PROPOSAL ESTABLISHES A STRONG AND DELIBERATE RELATIONSHIP BETWEEN THE BUILT FORM AND THE SURROUNDING PUBLIC REALM. THE DESIGN STRATEGY IS ORGANIZED AROUND A CLEAR STREET HIERARCHY AND A COMMITMENT TO PEDESTRIAN-ORIENTED FRONTAGES:

- COMMERCIAL RETAIL UNITS (CRUS) ARE POSITIONED ALONG 27 STREET, 48 AVENUE, AND 24 STREET TO ENSURE CONTINUOUS ACTIVE FRONTAGE ALONG ALL PRIMARY PEDESTRIAN ROUTES;
- 27 STREET IS REINFORCED AS A PRIMARY ARTERIAL CORRIDOR THROUGH THE ESTABLISHMENT OF A CONSISTENT URBAN EDGE AND PROMINENT ARCHITECTURAL PRESENCE;
- 48 AVENUE AND 27 STREET ARE PRIORITIZED FOR PEDESTRIAN-ORIENTED DESIGN, PROVIDING A COMFORTABLE AND WALKABLE PUBLIC REALM;
- VEHICULAR ACCESS AND SERVICE FUNCTIONS ARE DIRECTED TO 24 STREET AND 25 STREET AS SECONDARY STREETS, MINIMIZING CONFLICTS WITH PEDESTRIAN ACTIVITY ON PRIMARY FRONTAGES; AND
- CONTINUOUS STREET EDGES REPLACE THE CONVENTIONAL SUBURBAN SETBACK CONDITION, REINFORCING AN URBAN BUILT FORM CONSISTENT WITH OCP CORRIDOR INTENSIFICATION OBJECTIVES.

COLLECTIVELY, THESE MEASURES TRANSFORM THE SUBJECT SITE FROM A CAR-ORIENTED COMMERCIAL PROPERTY INTO A COHESIVE, WALKABLE, MIXED-USE URBAN BLOCK — DIRECTLY ADVANCING THE CITY'S VISION FOR THE ACTIVATION OF THE 27 STREET CORRIDOR.



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

2026-06-17
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

3. STREET INTERFACE AND PUBLIC REALM

PROJECT NO. Project Number

DRAWN: Author

PROJECT STATUS: Project Status

SUBMISSION NO.: NO. IFR3

SHEET NUMBER:

A0.03.03

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ARCHITECTURAL DESIGN RATIONALE

PROJECT OVERVIEW:

4. MASSING AND PODIUM ARTICULATION

THE DEVELOPMENT RESPONDS TO URBAN DESIGN OBJECTIVES REQUIRING THE ARTICULATION OF LARGE BUILDING MASSES, AVOIDANCE OF CONTINUOUS BULKY FORMS, AND THE CREATION OF A HUMAN-SCALED BASE CONDITION. THE FOLLOWING STRATEGIES HAVE BEEN EMPLOYED:

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- THE PODIUM IS ARTICULATED BOTH VERTICALLY AND HORIZONTALLY, BREAKING ITS MASS INTO SMALLER, VISUALLY LEGIBLE COMPONENTS;
- MULTIPLE ACCESS POINTS AND FACADE VARIATIONS ARE INTRODUCED TO ENHANCE VISUAL INTEREST, PEDESTRIAN PERMEABILITY, AND ORIENTATION;
- PODIUM DESIGN REFLECTS A FINE-GRAIN RETAIL RHYTHM, CONSISTENT WITH AN ACTIVE STREET ENVIRONMENT; AND BUILDING EDGES AND PRIMARY ENTRANCES RESPOND TO DIFFERING STREET CONDITIONS, STRENGTHENING THE RELATIONSHIP BETWEEN THE ARCHITECTURE AND THE PUBLIC REALM AT EACH FRONTAGE
- BREAK DOWN THE VISUAL SCALE OF LARGE BUILDING WALLS BY INTRODUCING VARIATION IN FACADE WIDTH, HEIGHT, DEPTH, AND FINISHES, AND BY HIGHLIGHTING BUILDING ENTRIES.
  EMPHASIZE CORNER BUILDINGS BY INCORPORATING ARCHITECTURAL DETAILS, INTENTIONAL MASSING, AND/OR PROMINENT BUILDING ENTRIES.

Design Concept – Human-Scale Podium & Street Interface

The development introduces a single-level podium designed to prioritize the pedestrian experience rather than a conventional multi-storey urban base. The ground level is scaled to align with human perception, incorporating active street uses, generous sidewalks, and continuous tree planting to create a comfortable and engaging public realm.

Design Concept – Corner Building Expression

Buildings are intentionally accentuated at street corners to reinforce their role as key urban markers within the public realm. Corner conditions are treated as primary visual and pedestrian focal points, enhancing wayfinding, identity, and street activation.

REGISTERED ARCHITECT
AKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

2026.06.17
SEAL - ARCHITECT

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6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

4. MASSING AND PODIUM ARTICULATION

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.04**
SUBMISSION NO.:	**NO. IFR3**		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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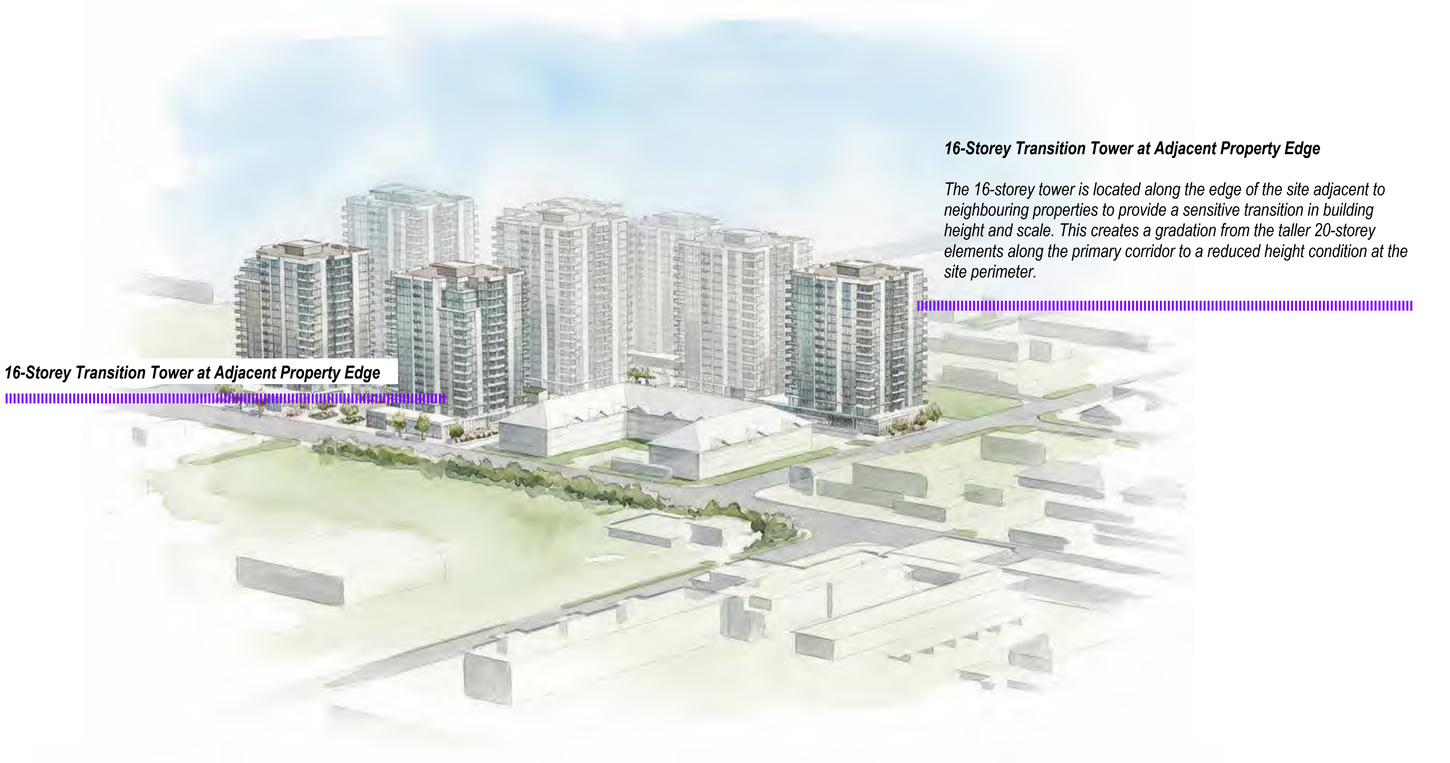
ARCHITECTURAL DESIGN RATIONALE

PROJECT OVERVIEW:

5. TOWER FORM AND SKYLINE COMPOSITION

THE PROJECT ADOPTS A REFINED TOWER DESIGN STRATEGY THAT EMPHASIZES SLENDER TOWER FORMS, REDUCED VISUAL BULK, AND IMPROVED DAYLIGHT ACCESS AND SKY VIEWS FOR SURROUNDING PROPERTIES AND THE PUBLIC REALM. KEY DESIGN PRINCIPLES INCLUDE:

- MULTIPLE TOWERS ARE UTILIZED IN LIEU OF A SINGLE SLAB BUILDING, CREATING A MORE PERMEABLE AND VARIED BUILT FORM;
- REDUCED FLOOR PLATES AND ADEQUATE TOWER SEPARATION IMPROVE LIGHT PENETRATION, PRIVACY, AND OUTLOOK;
- A VARIED SKYLINE COMPOSITION IS ACHIEVED, AVOIDING A MONOLITHIC OR REPETITIVE APPEARANCE ON THE HORIZON;
- EACH TOWER EXPRESSES A CLEAR ARCHITECTURAL BASE, MIDDLE, AND TOP, ESTABLISHING A COHERENT THREE-PART COMPOSITIONAL LOGIC;
- TOWER POSITIONING AND FORM ARE DESIGNED TO MINIMIZE SHADOW AND WIND IMPACTS ON ADJACENT PROPERTIES AND PUBLIC SPACES;
- A GRADUATED HEIGHT STRATEGY IS EMPLOYED, WITH BUILDINGS RANGING FROM APPROXIMATELY 16 TO 20 STOREYS. LOWER BUILDING HEIGHTS ARE MAINTAINED ALONG PUBLIC STREET FRONTAGES AND ADJACENT PROPERTY BOUNDARIES TO MITIGATE SHADOWING AND INTERFACE IMPACTS; AND
- ARCHITECTURAL EMPHASIS IS PROVIDED AT KEY CORNERS, WHERE TOWER FORMS RESPOND TO PROMINENT SITE CONDITIONS AND CONTRIBUTE TO A RECOGNIZABLE CIVIC IDENTITY AT THE CORNER OF STREET.



16-Storey Transition Tower at Adjacent Property Edge

The 16-storey tower is located along the edge of the site adjacent to neighbouring properties to provide a sensitive transition in building height and scale. This creates a gradation from the taller 20-storey elements along the primary corridor to a reduced height condition at the site perimeter.

20-Storey Tower Fronting 27 Street

The 20-storey tower is strategically located along 27 Street, recognizing its role as a primary arterial corridor and key commercial spine. The increased height reinforces the importance of this frontage within the City's urban hierarchy, establishing a strong and identifiable edge along a high-activity street.

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JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JAKKRIT KITIKUL BRITISH COLUMBIA
2026-06-17
2026.06.17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

5. TOWER FORM AND SKYLINE COMPOSITION

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.05**
SUBMISSION NO.:	**NO. IFR3**		

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ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

ARCHITECTURAL DESIGN RATIONALE

PROJECT OVERVIEW:

6. PARKING INTEGRATION AND TRANSPORTATION DEMAND MANAGEMENT

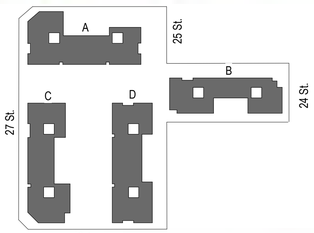
STRUCTURED PARKING IS RECOGNIZED BY MANY MUNICIPALITIES AS A SIGNIFICANT URBAN DESIGN CHALLENGE, PARTICULARLY WHERE ABOVE-GRADE PARKADE FACADES ARE EXPOSED TO PUBLIC STREETS. THIS PROPOSAL ADDRESSES THAT CHALLENGE THROUGH A COMPREHENSIVE INTEGRATION STRATEGY:

- ALL STRUCTURED PARKING IS INCORPORATED WITHIN THE BUILDING PODIUM, ENSURING IT IS FULLY CONCEALED FROM PRIMARY PUBLIC FRONTAGES;
- EXPOSED PARKADE FACADES ON 27 STREET, 48 AVENUE, AND 24 STREET ARE AVOIDED ENTIRELY, MAINTAINING CONTINUOUS ACTIVE GROUND-FLOOR USES; AND
- A PARKING SUPPLY RELAXATION IS REQUESTED FROM THE MINIMUM REQUIREMENTS ESTABLISHED UNDER ZONING BYLAW 6000. THIS RELAXATION IS APPROPRIATE GIVEN THE TRANSIT-SUPPORTIVE, URBAN-CENTRE NATURE OF THE DEVELOPMENT.

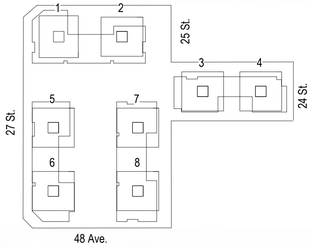
THE REQUESTED PARKING RELAXATION IS SUPPORTED BY THE FOLLOWING COMPLEMENTARY MEASURES, WHICH WILL BE DOCUMENTED IN FULL AS PART OF THE DEVELOPMENT APPLICATION:

- TRANSPORTATION IMPACT STUDY (TIS) CONFIRMING SITE-SPECIFIC VEHICLE TRIP GENERATION AND PARKING DEMAND;
- A SHARED PARKING STRATEGY, ACCOUNTING FOR THE VARIED PEAK DEMAND PERIODS OF RESIDENTIAL AND COMMERCIAL USES WITHIN THE DEVELOPMENT; AND
- A TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM, INCLUDING MEASURES TO REDUCE SINGLE-OCCUPANCY VEHICLE USE THROUGH ACTIVE TRANSPORTATION INFRASTRUCTURE, TRANSIT ACCESS IMPROVEMENTS, AND MOBILITY AMENITIES FOR RESIDENTS AND TENANTS.

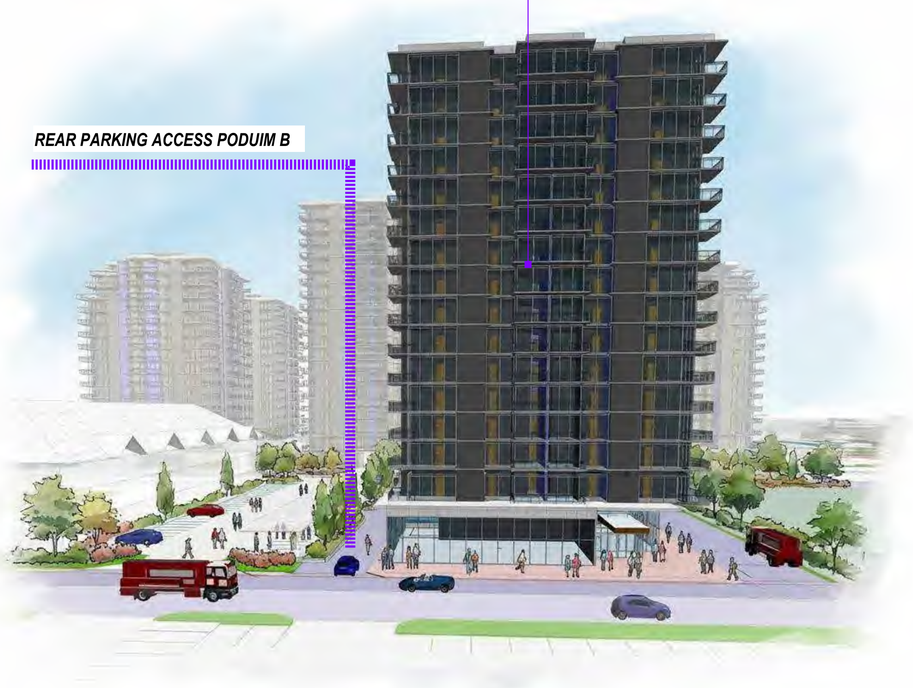
TAKEN TOGETHER, THESE MEASURES DEMONSTRATE THAT THE DEVELOPMENT CAN FUNCTION EFFECTIVELY WITH A REDUCED PARKING SUPPLY, CONSISTENT WITH BEST PRACTICES FOR TRANSIT-SUPPORTIVE URBAN DEVELOPMENT.



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES



REGISTERED ARCHITECT
JAKKRIT KITIKUL
2026-06-17
BRITISH COLUMBIA
2026.06.17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

6. PARKING INTEGRATION AND TRANSPORTATION DEMAND MANAGEMENT

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.06**
SUBMISSION NO.:	**NO. IFR3**		

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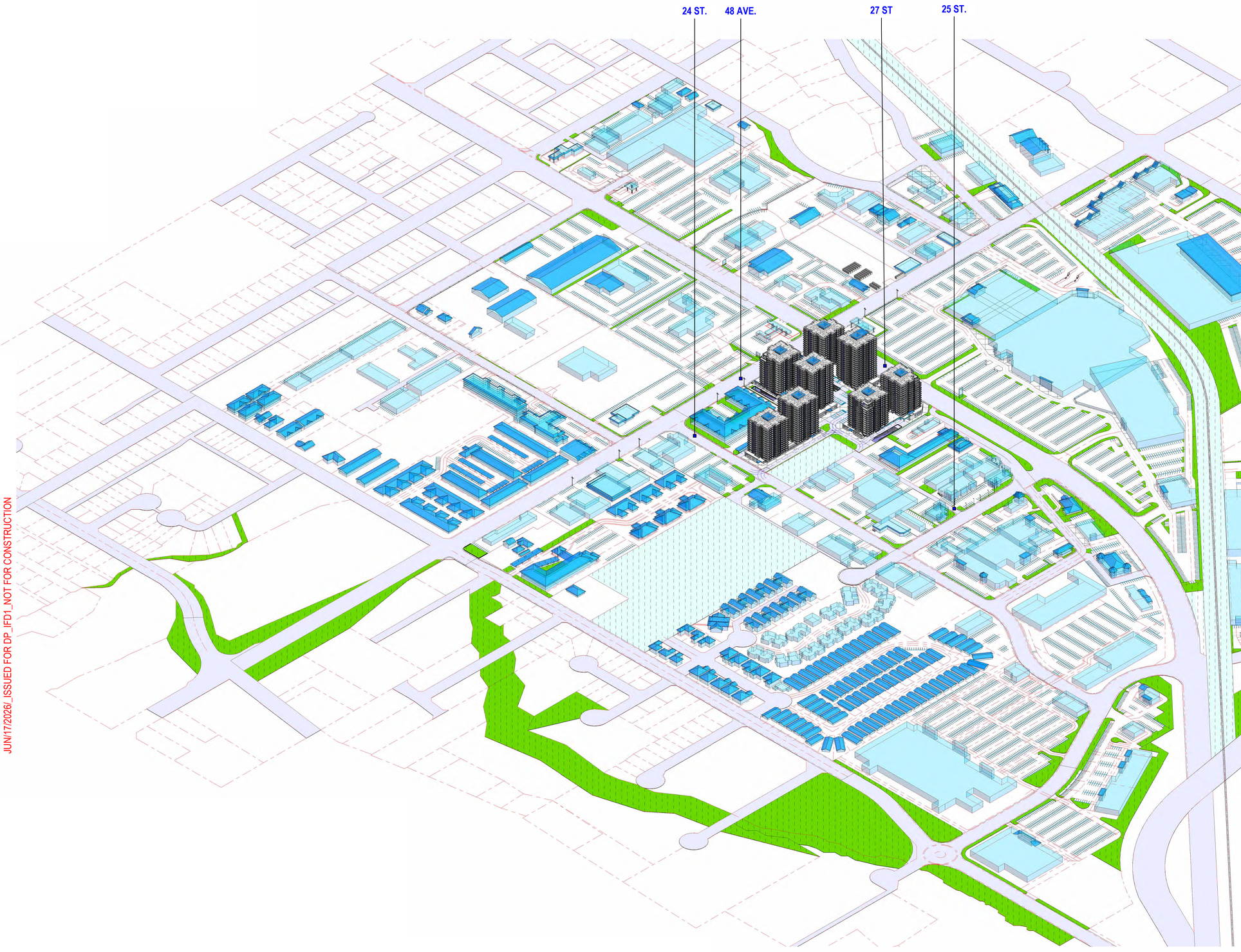
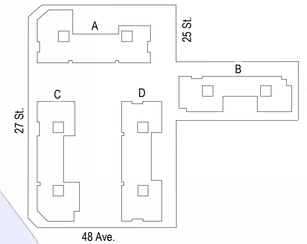
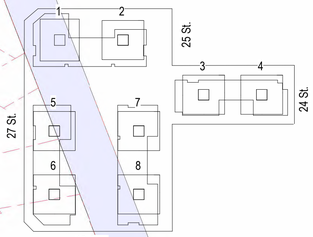
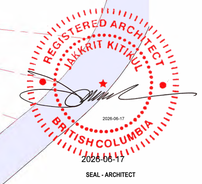




KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES



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5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PROPOSED AERIAL VIEWS - NORTH

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.07**
SUBMISSION NO.:	**NO. IFR3**		

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1 PROPOSED AERIAL VIEW - NORTH

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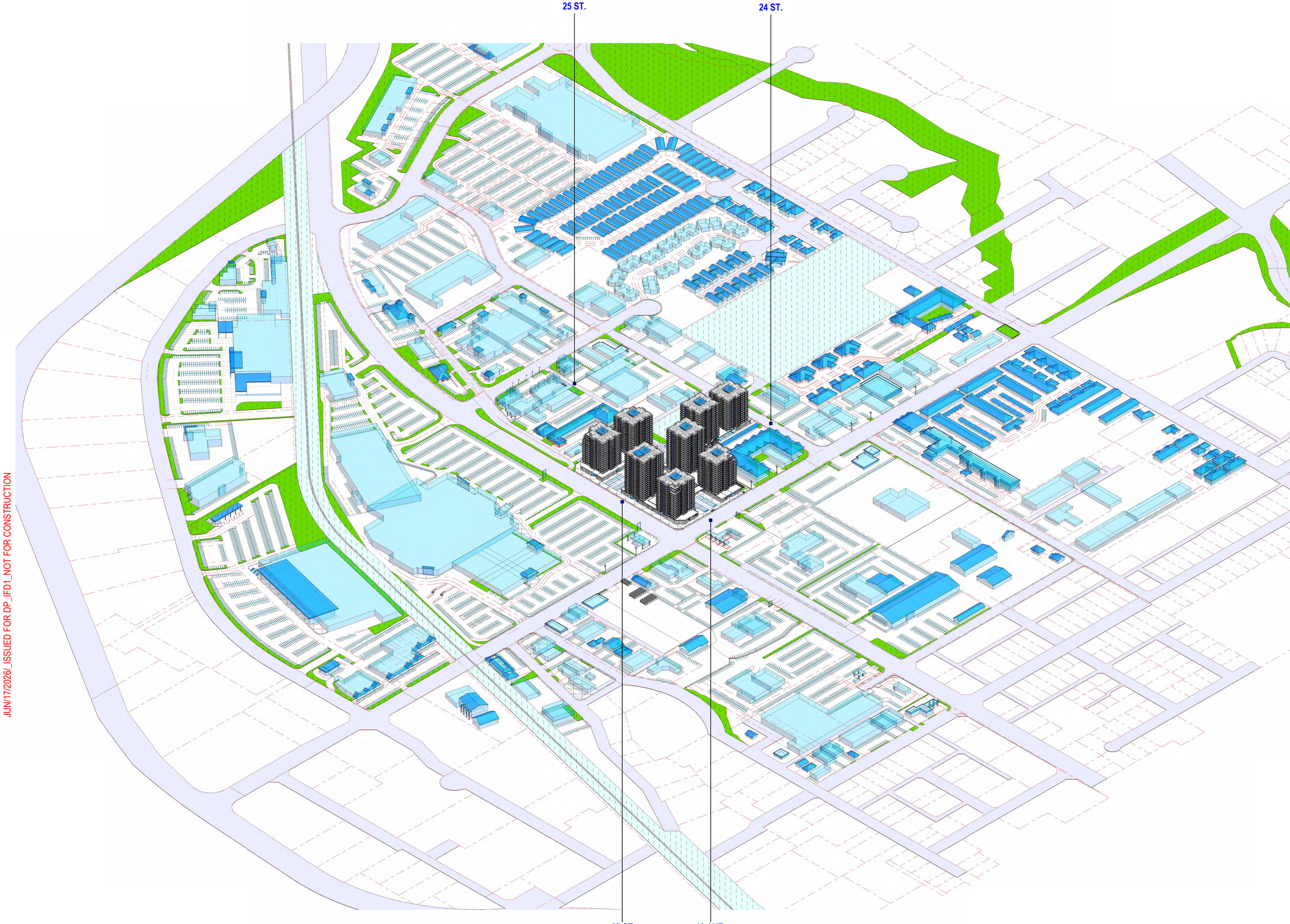
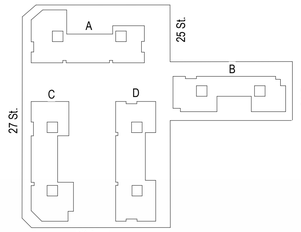
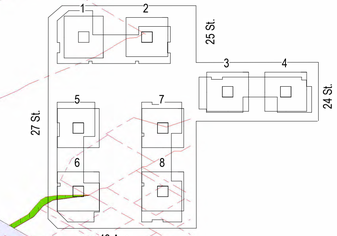




KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

1 PROPOSED AERIAL VIEW - SOUTH

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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6	JUN/17/2026	ISSUED FOR DP_IFD1
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PROJECT:

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DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PROPOSED AERIAL VIEWS - SOUTH

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		**A0.03.08**
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	**NO. IFR3**		

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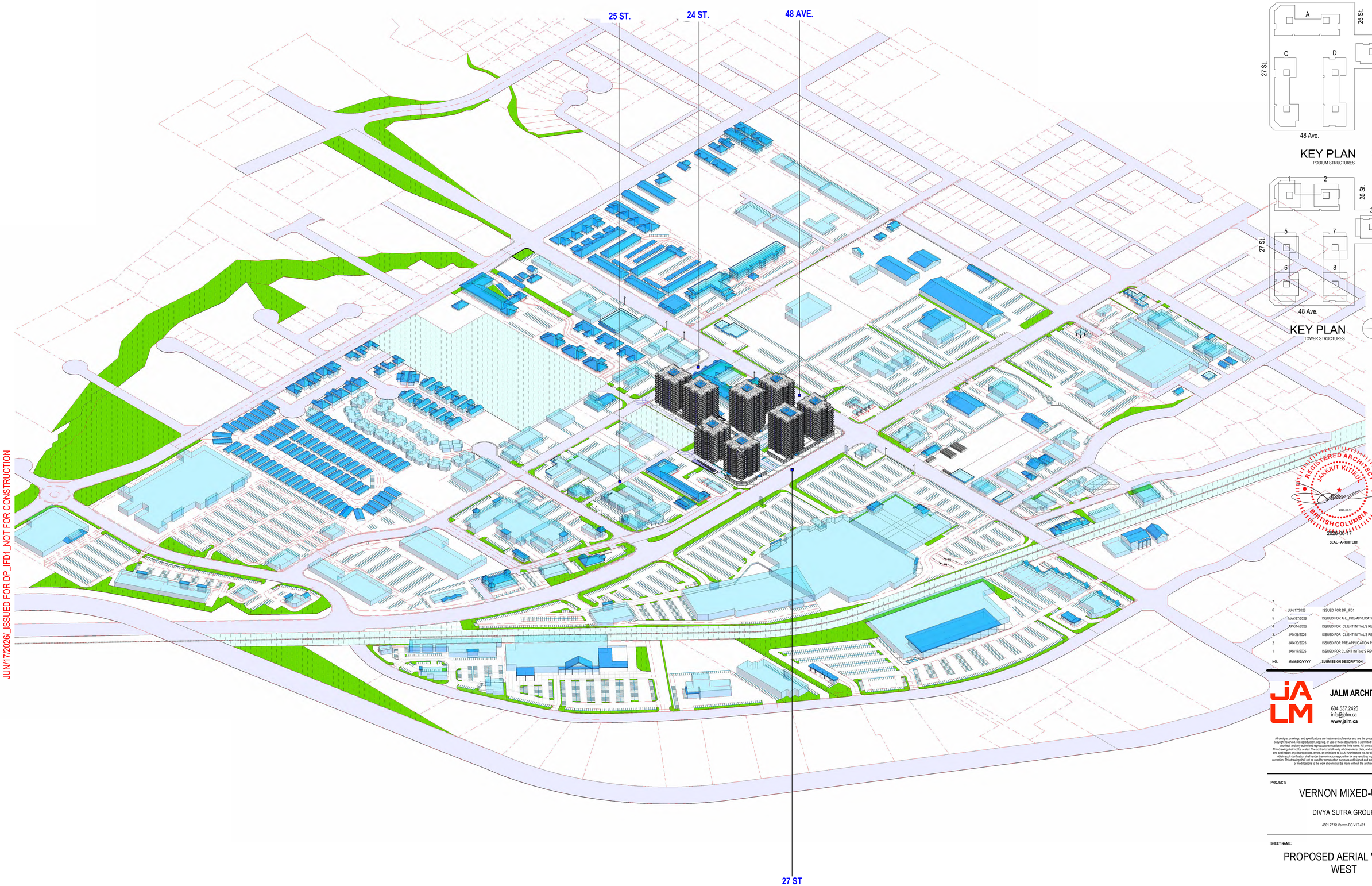
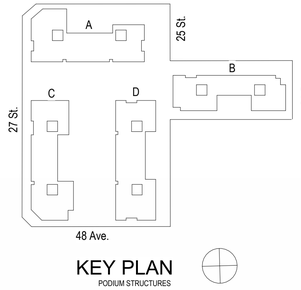
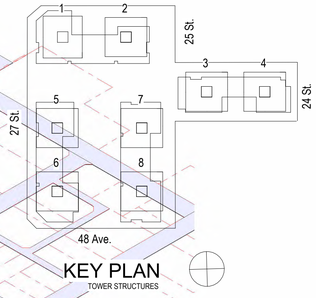




KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

1 PROPOSED AERIAL VIEW - WEST

MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION

JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JAKKRIT KITIKUL
2026-06-17
BRITISH COLUMBIA

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PROPOSED AERIAL VIEWS - WEST

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.09**
SUBMISSION NO.:	**NO. IFR3**		

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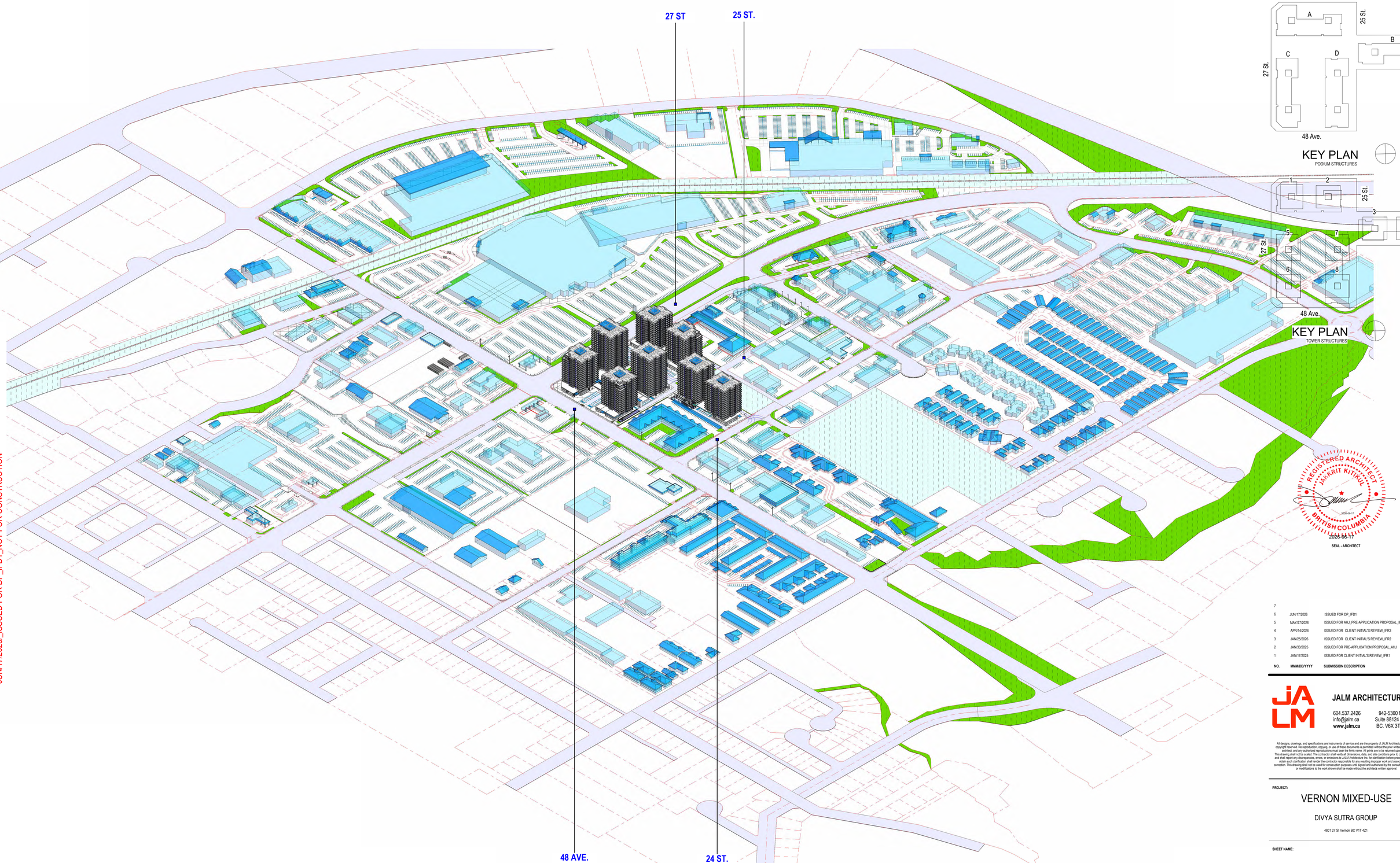
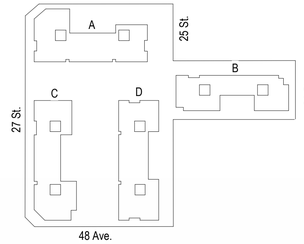
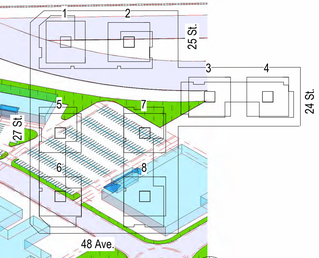
ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS





KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JAKKRIT KITIKUL
2026-06-17
BRITISH COLUMBIA

2026.06.17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PROPOSED AERIAL VIEWS - EAST

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A0.03.10
SUBMISSION NO.:	NO. IFR3		

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1 PROPOSED AERIAL VIEW - EAST

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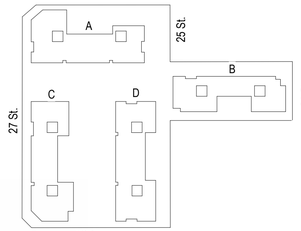
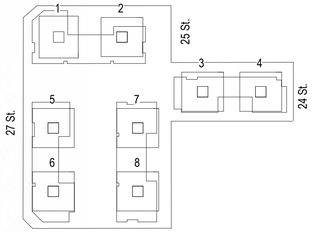


KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

2026-06-17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PERSPECTIVE VIEW - 27th STREET

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.11**
SUBMISSION NO.:	**NO. IFR3**		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

1 PERSPECTIVE VIEW - 27th STREET

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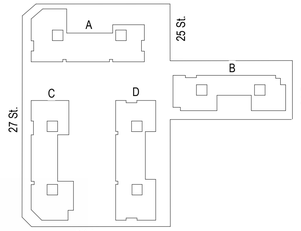
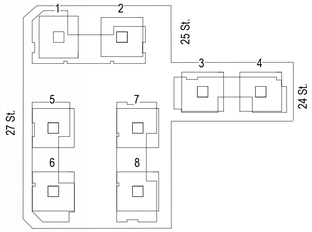


KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PERSPECTIVE VIEW - 48th AVE.

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A0.03.12
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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1 **PERSPECTIVE VIEW - 48th AVENUE**

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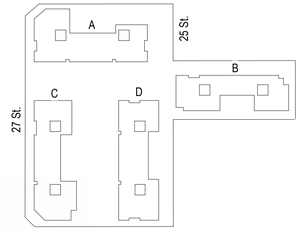
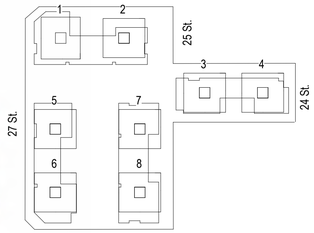
1 **PERSPECTIVE VIEW - 24th STREET**



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
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1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PERSPECTIVE VIEW - 24th STREET

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.13**
SUBMISSION NO.:	**NO. IFR3**		

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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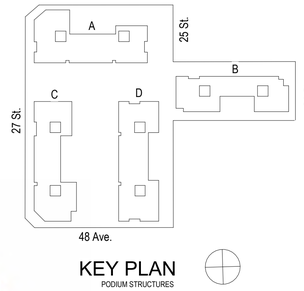
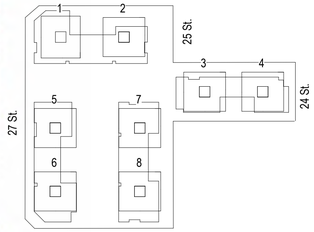
1 PERSPECTIVE VIEW - 25th STREET



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PERSPECTIVE VIEW - 25th STREET

PROJECT NO.	Project Number	SHEET NUMBER:	A0.03.14
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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2026-04-13 3:53:59 AM

MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
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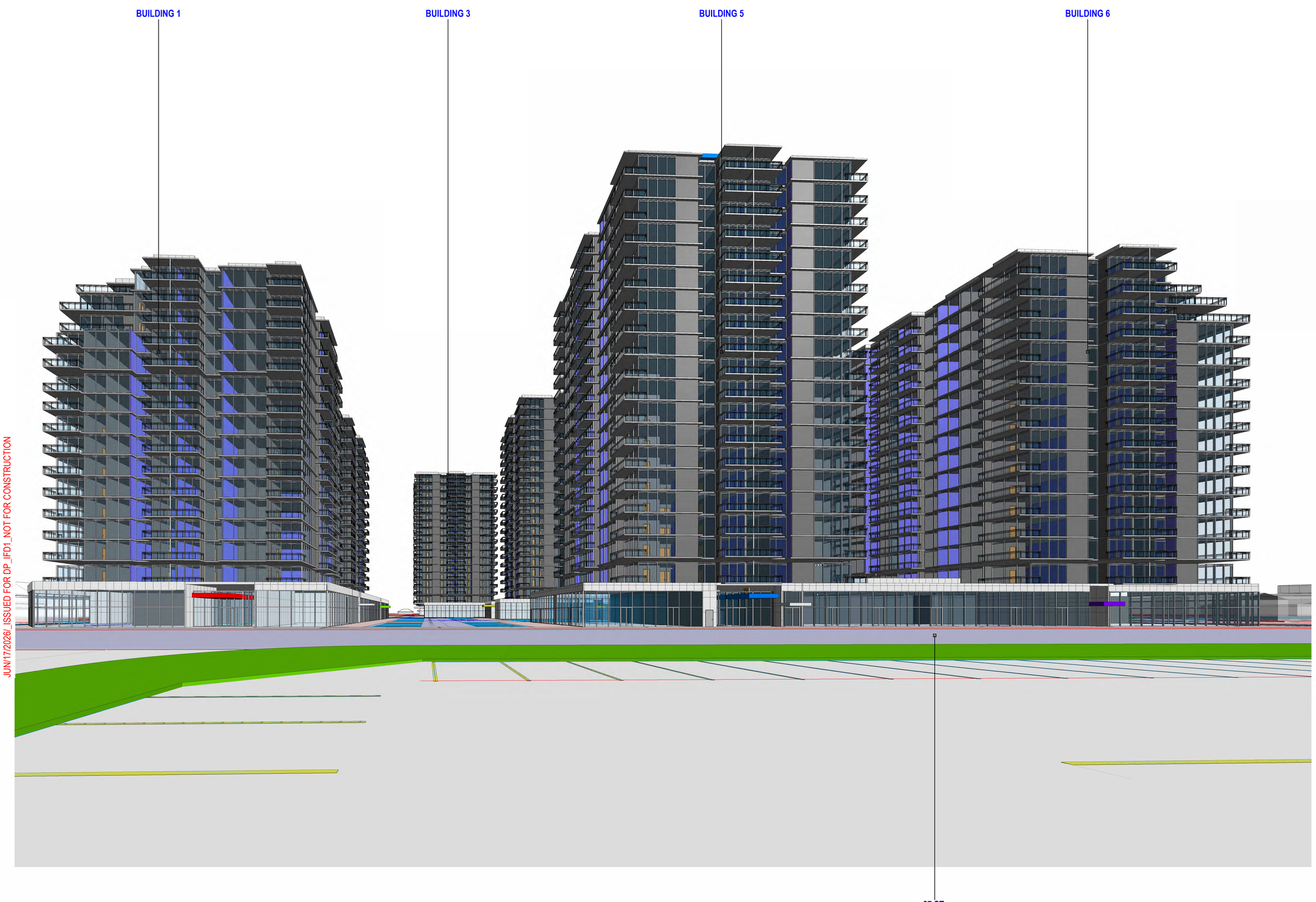
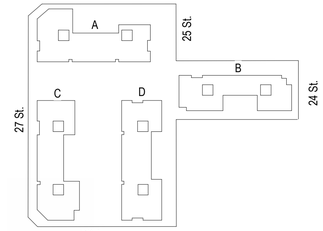
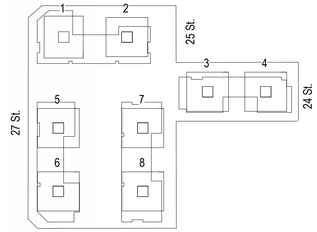


1 FRONT ENTRANCE - 27th STREET



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

FRONT ENTRANCE - 27th STREET

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A0.03.15
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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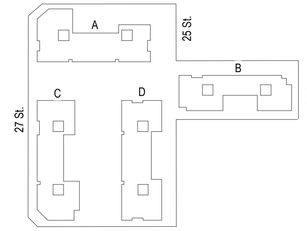
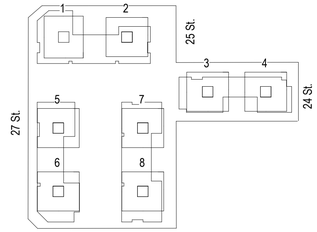
C:\Users\User\Documents\Vernon project Nov 23 2025\Model_Jan 31 2026\Vernon MXS_Model_IFR3_Apr 13 2026.rvt
2026-04-13 3:54:19 AM

1 **Perspective_Main Mall 2**



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
2026-06-17
BRITISH COLUMBIA

2026-06-17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

JALM ARCHITECTURE INC.

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www.jalm.ca

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

FRONT ENTRANCE - 48th AVENUE

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.16**
SUBMISSION NO.:	**NO. IFR3**		

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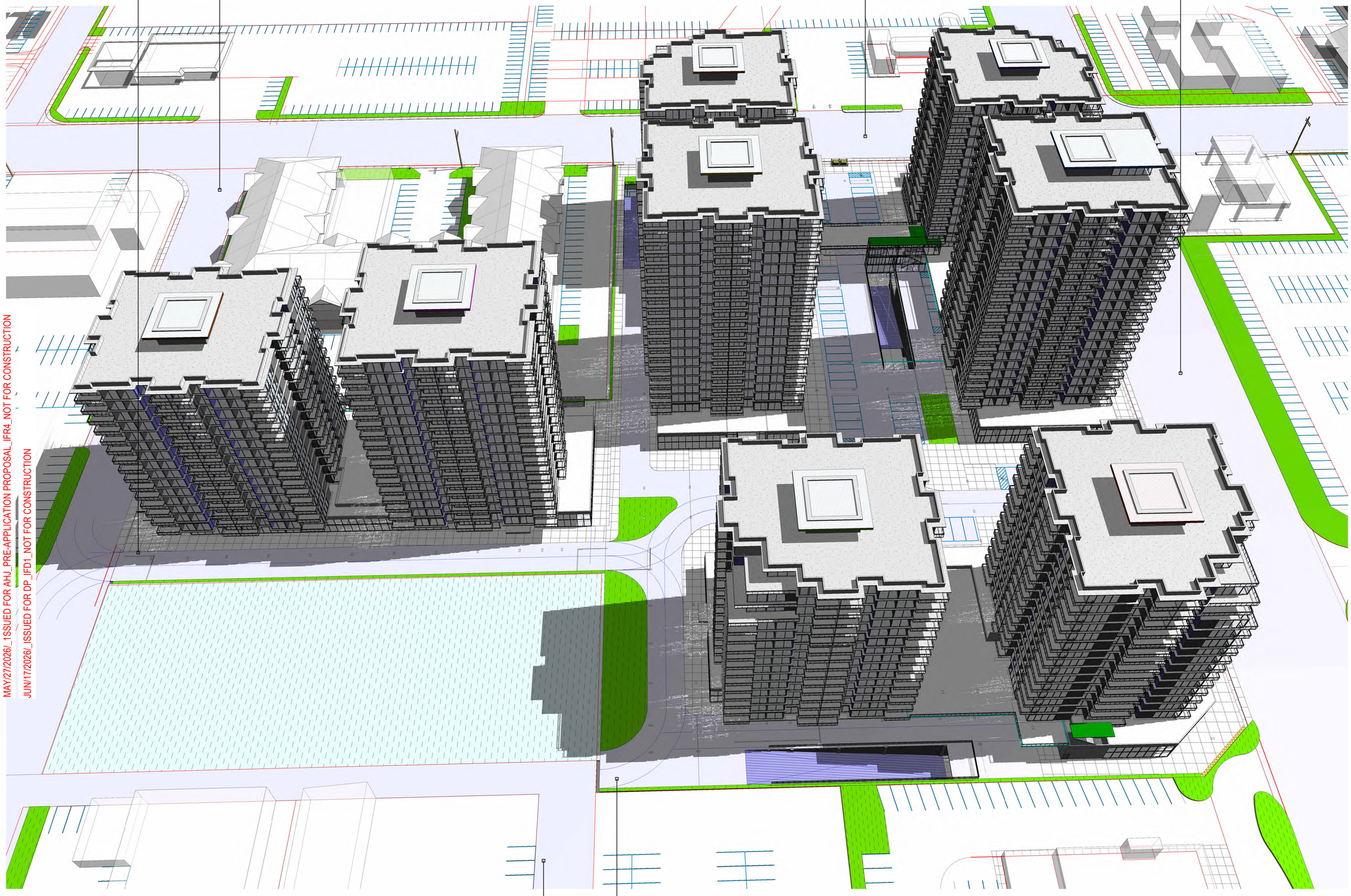
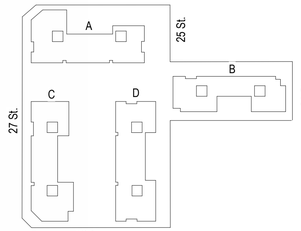
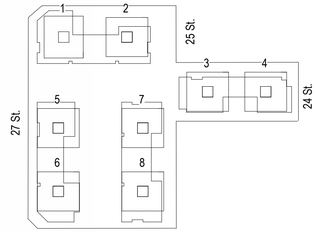
MAY/27/2026/_ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



1 **MAIN BOULEVARD VIEWS**



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
AAKRIT KITHUL
2026-06-17
BRITISH COLUMBIA

2026.06.17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
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JALM ARCHITECTURE INC.

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MAIN BOULEVARD AERIAL VIEWS

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.17**
SUBMISSION NO.:	**NO. IFR3**		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION

JUN/17/2026/_ISSUED FOR DP_IFD1_ NOT FOR CONSTRUCTION

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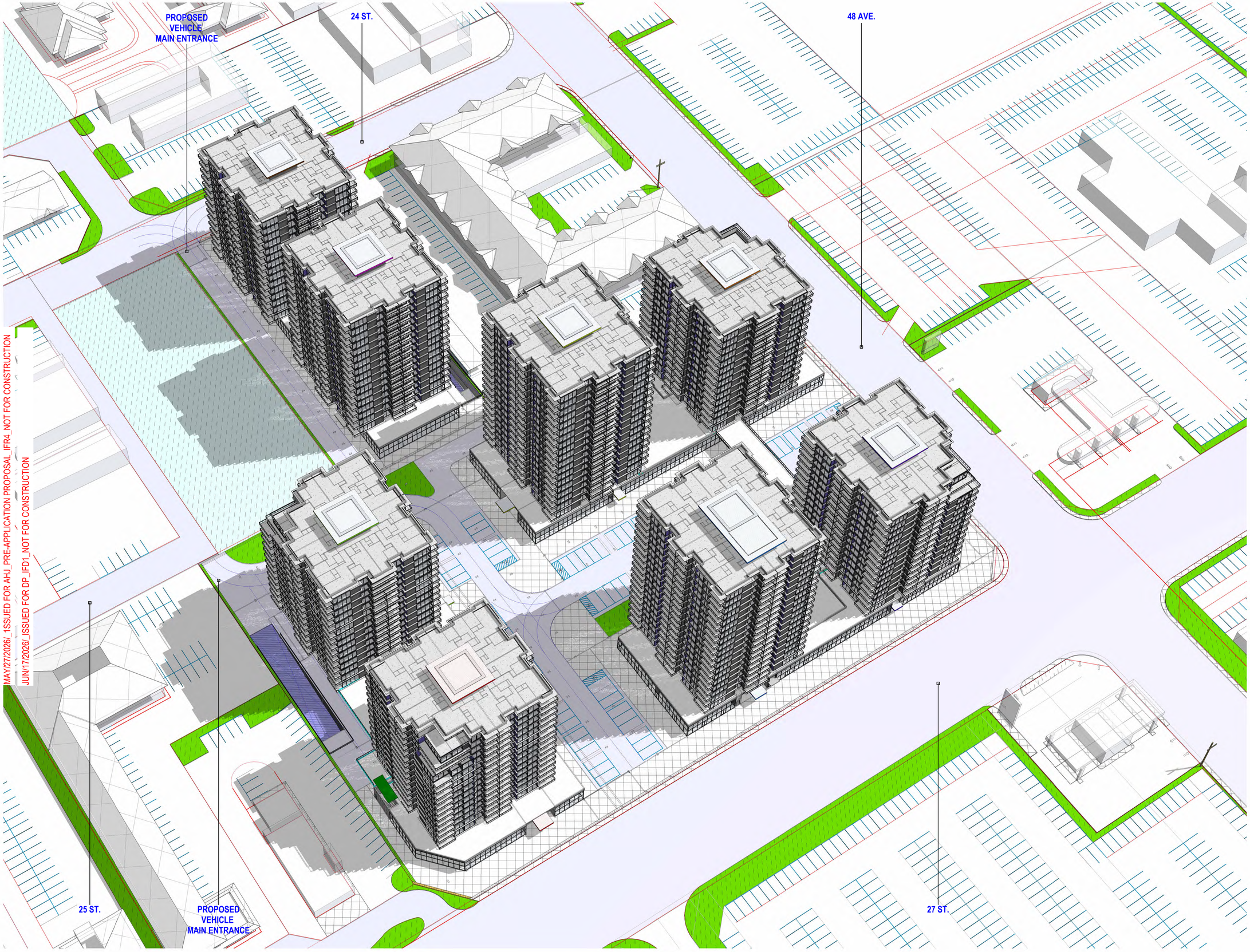
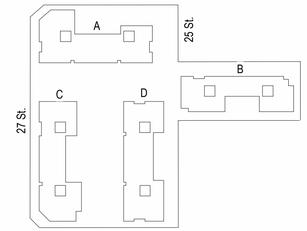
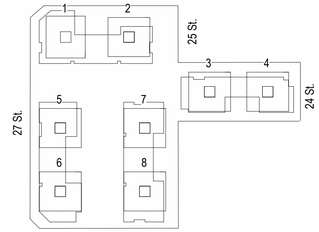


MAY/27/2026/ _1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION

JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MAIN BOULEVARD AERIAL VIEWS 2

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A0.03.18**
SUBMISSION NO.:	**NO. IFR3**		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

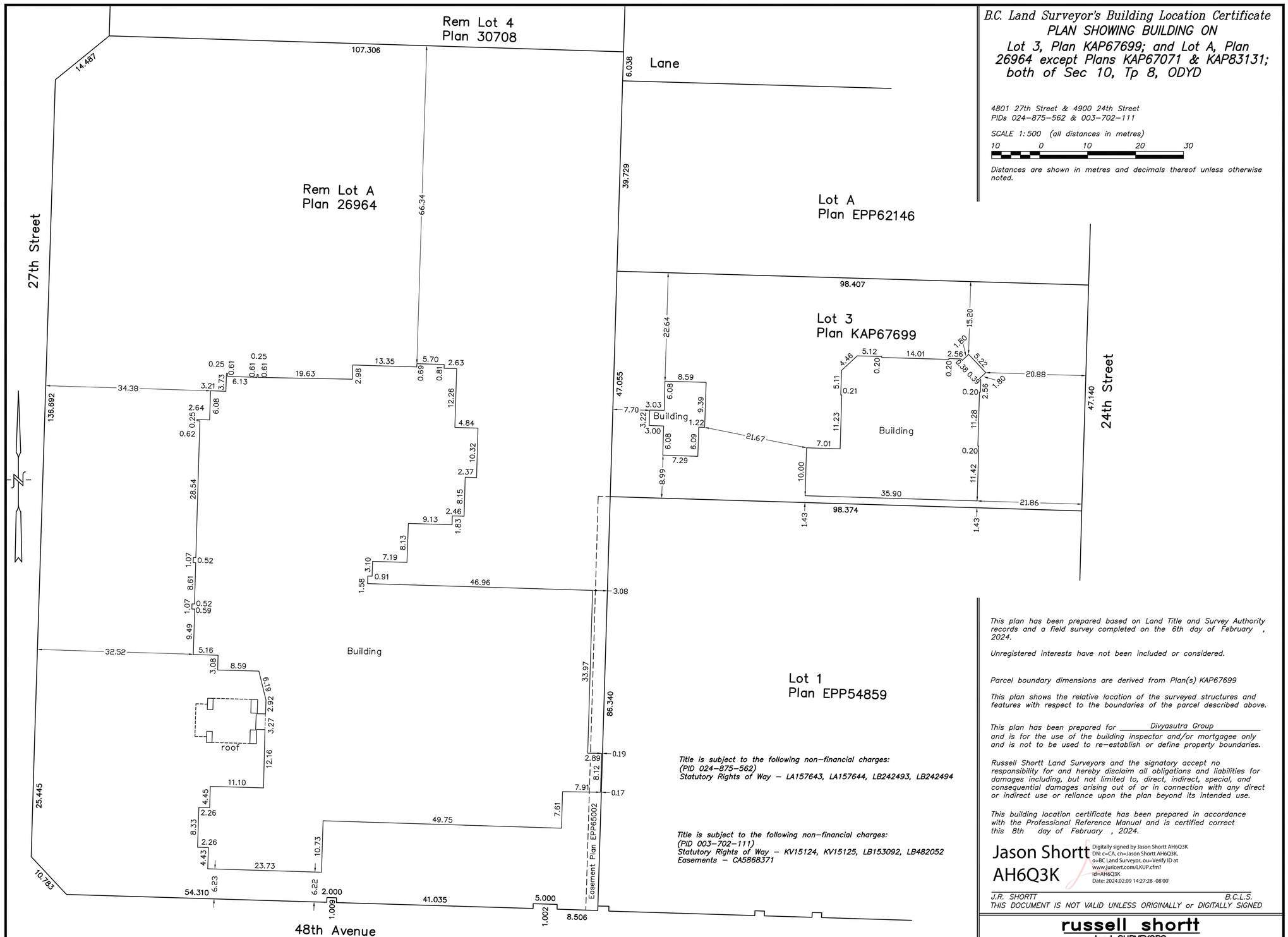
B.C. Land Surveyor's Building Location Certificate
PLAN SHOWING BUILDING ON
Lot 3, Plan KAP67699; and Lot A, Plan 26964 except Plans KAP67071 & KAP83131; both of Sec 10, Tp 8, ODYD

4801 27th Street & 4900 24th Street
PIDs 024–875–562 & 003–702–111

SCALE 1:500 (all distances in metres)

10 0 10 20 30

Distances are shown in metres and decimals thereof unless otherwise noted.



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Title is subject to the following non–financial charges:
(PID 024–875–562)
Statutory Rights of Way – LA157643, LA157644, LB242493, LB242494

Title is subject to the following non–financial charges:
(PID 003–702–111)
Statutory Rights of Way – KV15124, KV15125, LB153092, LB482052
Easements – CA5868371

This plan has been prepared based on Land Title and Survey Authority records and a field survey completed on the 6th day of February , 2024.

Unregistered interests have not been included or considered.

Parcel boundary dimensions are derived from Plan(s) KAP67699

This plan shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above.

This plan has been prepared for Divyasutra Group and is for the use of the building inspector and/or mortgagee only and is not to be used to re–establish or define property boundaries.

Russell Shortt Land Surveyors and the signatory 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.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 8th day of February , 2024.

Jason Shortt AH6Q3K
Digitally signed by Jason Shortt AH6Q3K
DN: c=CA, cn=Jason Shortt AH6Q3K, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=AH6Q3K
Date: 2024.02.09 14:27:28 -08'00'

J.R. SHORTT B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED

russell shortt
land SURVEYORS
2801–32nd Street, Vernon, B.C. V1T 5L8
Phone: (250)545–0511 *Email: jasons@jrshortt.ca*
FILE: 30728 *F.B. 1366 Pg. 70*

REGISTERED ARCHITECT JAKARIT KITIKUL BRITISH COLUMBIA
2026-06-17
2026.06.17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

SURVEY PLAN

PROJECT NO.	Project Number	SHEET NUMBER:	A0.04.1
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

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2026-04-12 4:01:48 AM

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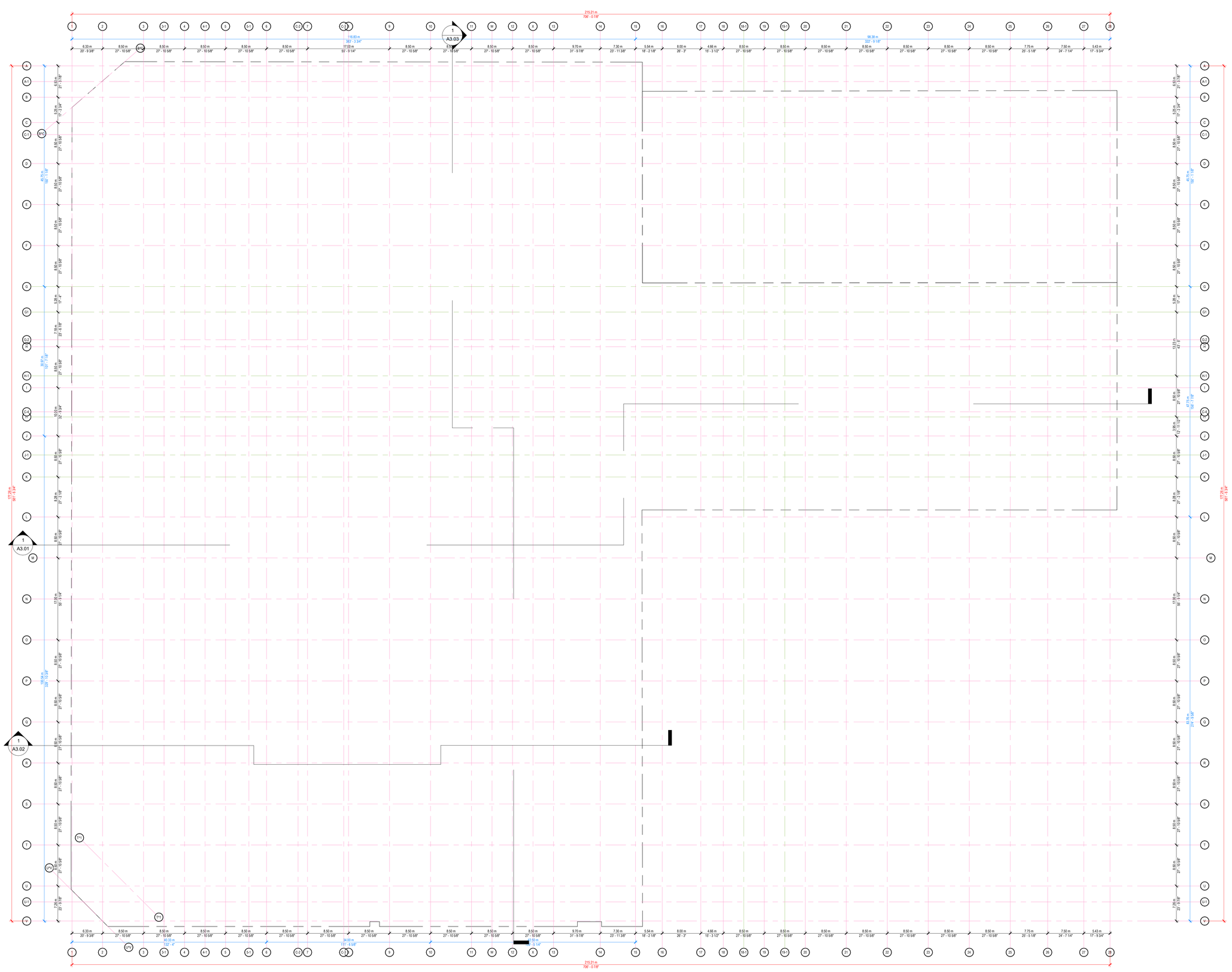
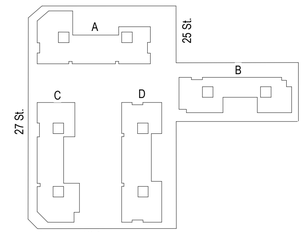
MAY/27/2026/_1ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION

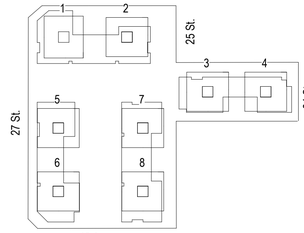
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



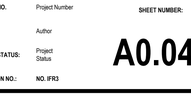
1 GRID SETOUT
1 : 350



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES



SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

GRID SETOUT PLAN

PROJECT NO.	Project Number	SHEET NUMBER:	A0.04.2
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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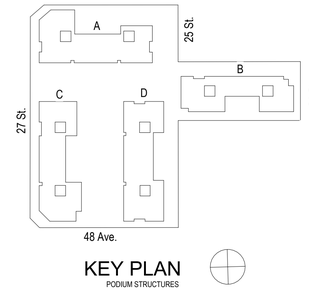
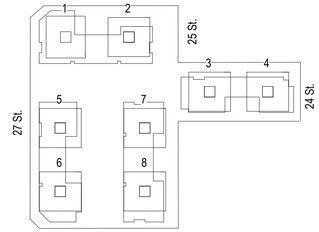
1 **Master Plan_Site Plan**
1 : 400



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

SEAL - ARCHITECT

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - SITE PLAN

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A1.01.00
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

MAY/27/2026/ _ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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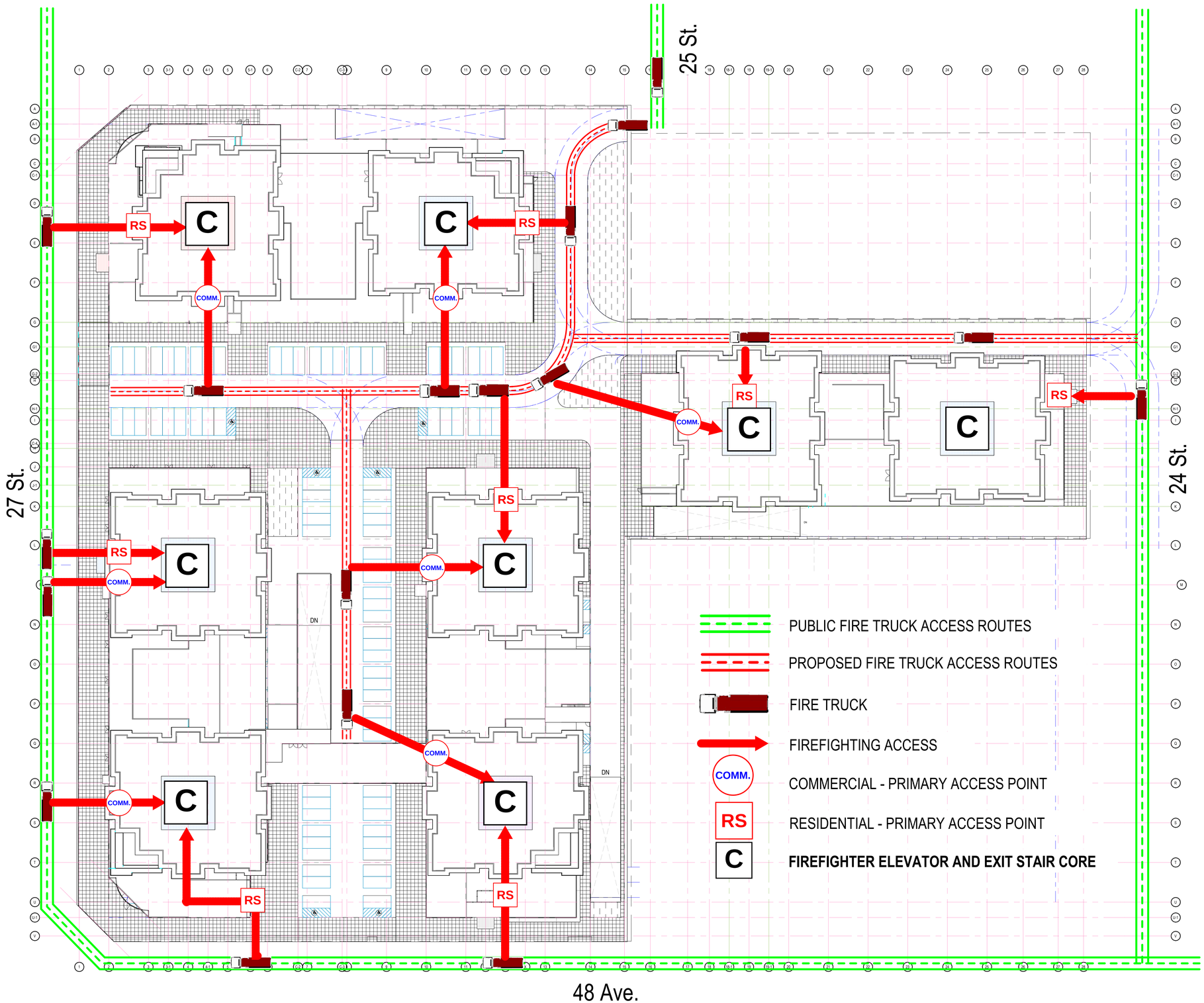
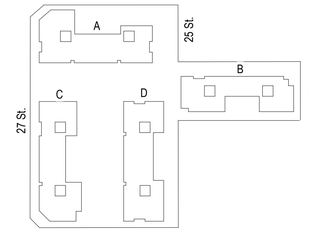
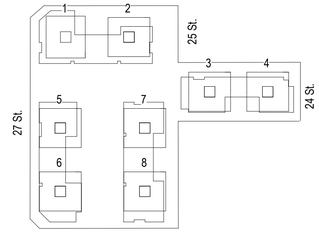
2026-04-13 4:09:27 AM



1 Fire Fighter Access
1 : 400



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

FIRE FIGHTER ACCESS

PROJECT NO.	Project Number	SHEET NUMBER:	A1.01.01
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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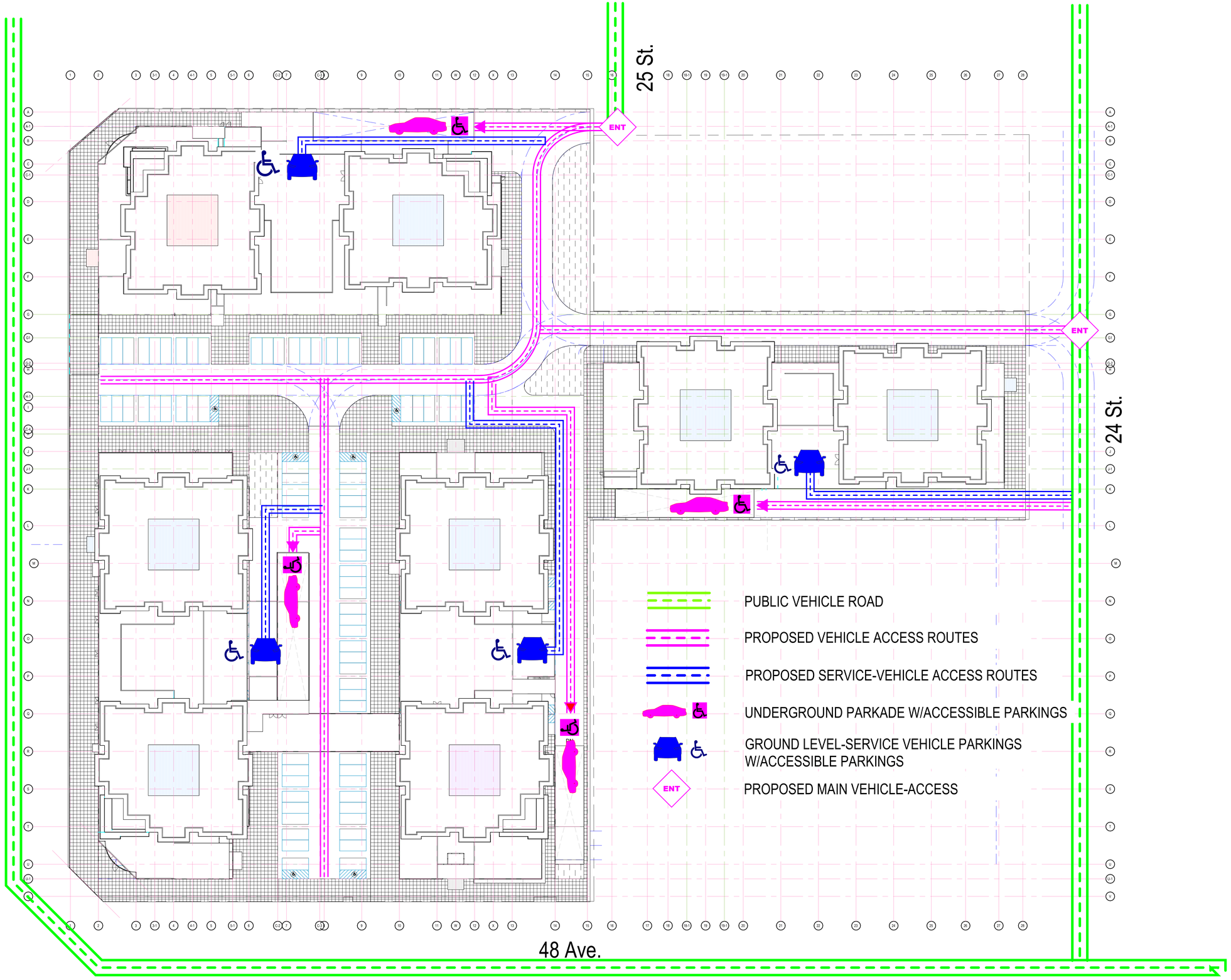
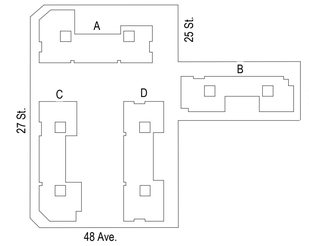
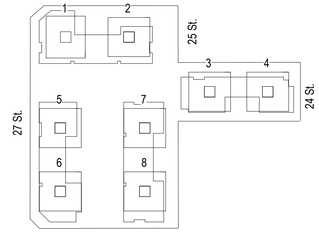


1 VEHICLE CIRCULATION
1 : 400



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

VEHICLE CIRCULATION

PROJECT NO.	Project Number	SHEET NUMBER:	A1.01.02
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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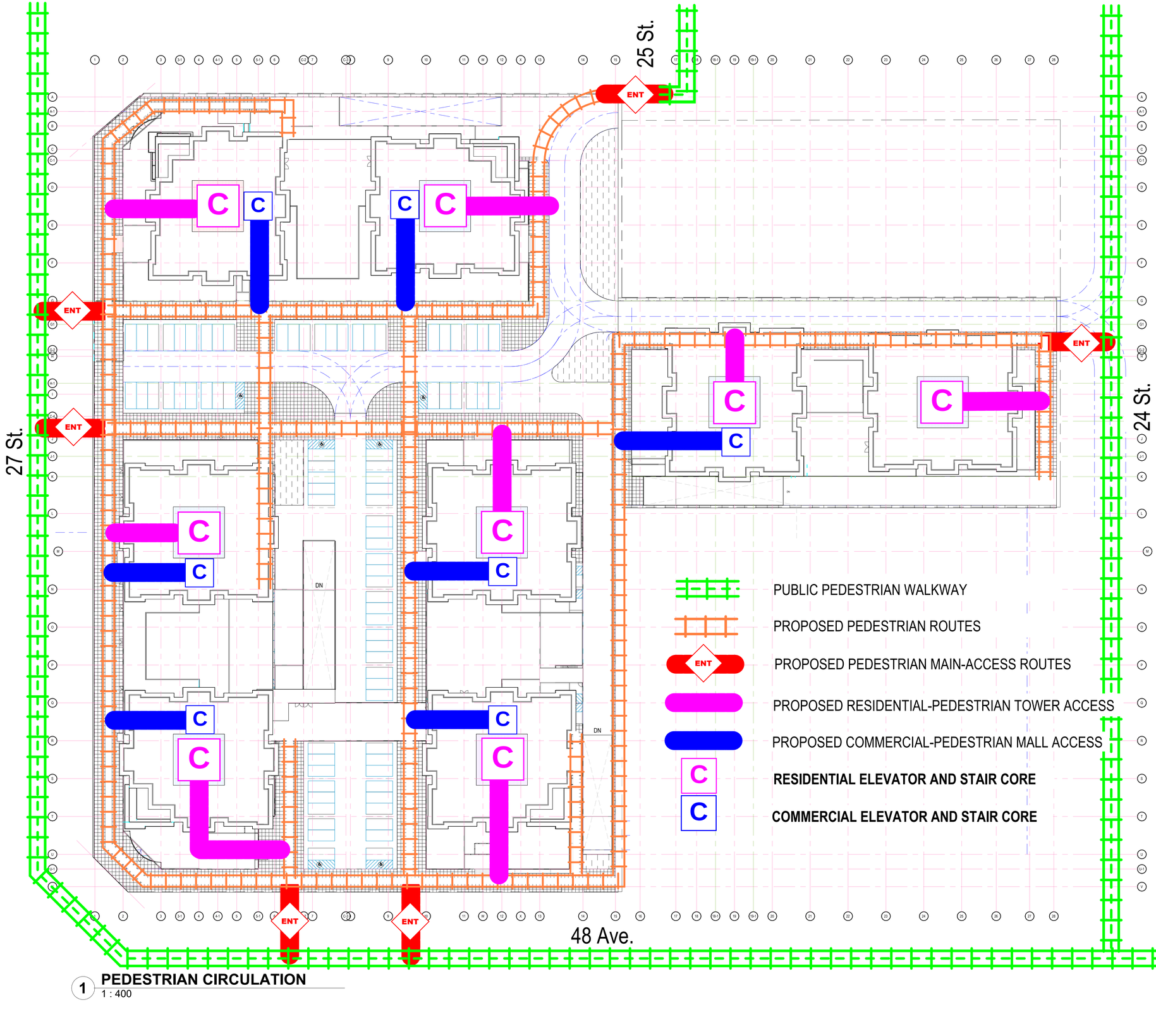
MAY/27/2026/_1ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION

JUN/17/2026/_ISSUED FOR DP_IFD1_ NOT FOR CONSTRUCTION



PUBLIC PEDESTRIAN WALKWAY

PROPOSED PEDESTRIAN ROUTES

PROPOSED PEDESTRIAN MAIN-ACCESS ROUTES

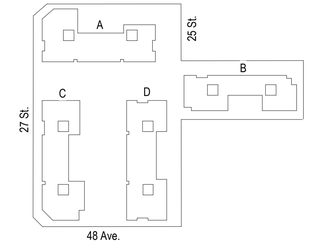
PROPOSED RESIDENTIAL-PEDESTRIAN TOWER ACCESS

PROPOSED COMMERCIAL-PEDESTRIAN MALL ACCESS

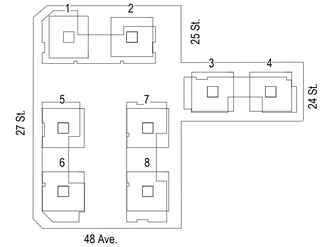
RESIDENTIAL ELEVATOR AND STAIR CORE

COMMERCIAL ELEVATOR AND STAIR CORE

1 PEDESTRIAN CIRCULATION
1 : 400



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

PEDESTRIAN CIRCULATION

PROJECT NO.	Project Number	SHEET NUMBER:	A1.01.03
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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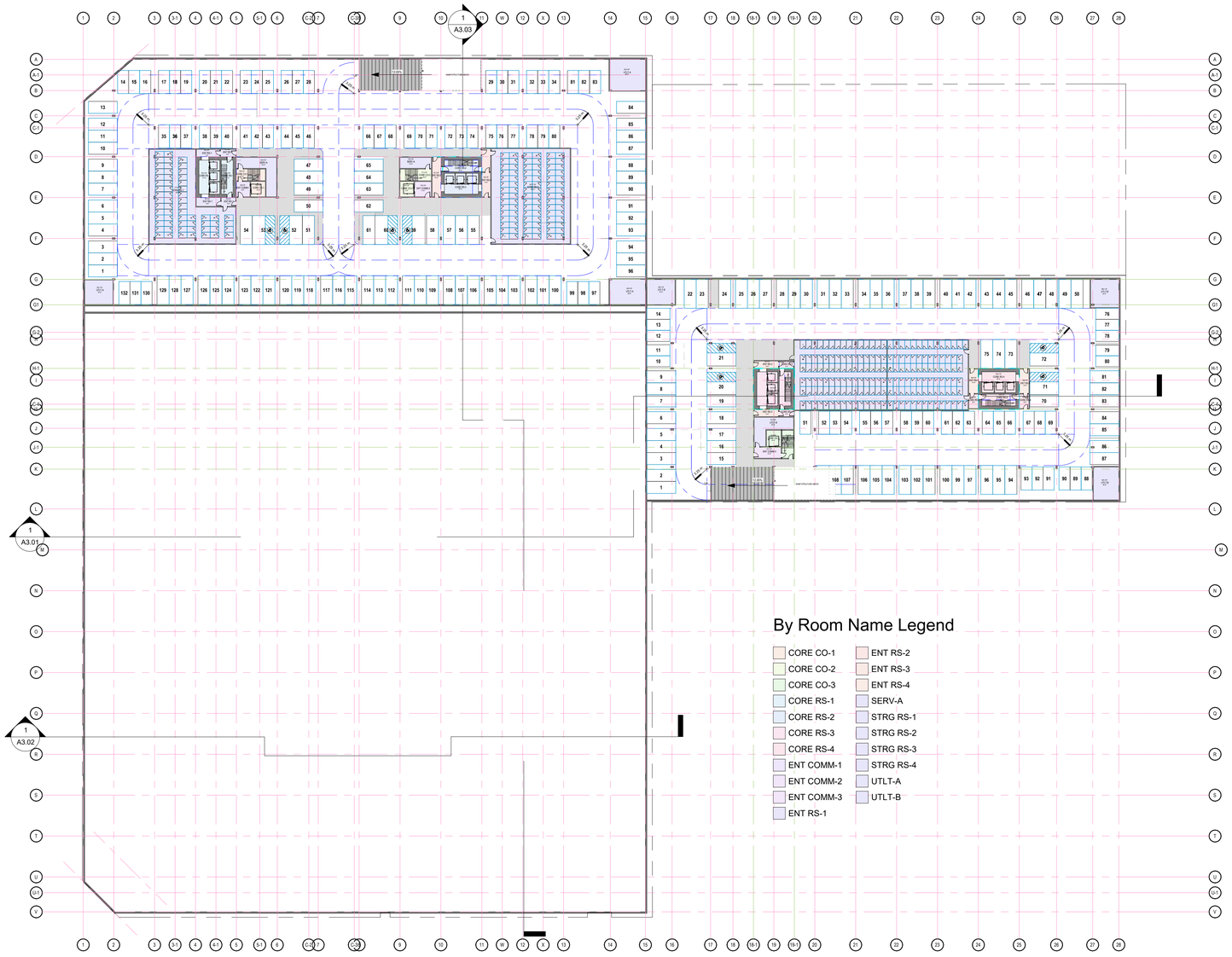


1 Master Plan Level P3

1 : 500

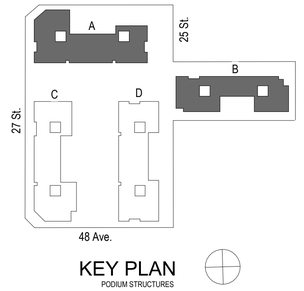
Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

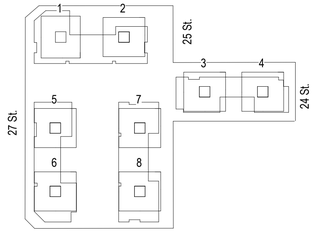
Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Level P3						
TR	Building	Name	Area	Location	Uses	Occupancy
Level P3						
A						
Level P3	A	ENT COMM-1	9 m²	Podium A	Ent Hall Comm	C
Level P3	A	ENT COMM-2	11 m²	Podium A	Ent Hall Comm	C
Level P3	A	ENT RS-1	9 m²	RS-1	Ent Hall	C
Level P3	A	ENT RS-1	7 m²	RS-1	Ent Hall	C
Level P3	A	ENT RS-1	5 m²	RS-1	Ent Hall	C
Level P3	A	ENT RS-1	5 m²	RS-1	Ent Hall	C
Level P3	A	ENT RS-2	9 m²	RS-2	Ent Hall	C
Level P3	A	ENT RS-2	9 m²	RS-2	Ent Hall	C
Level P3	A	ENT RS-2	15 m²	RS-2	Ent Hall	C
A: 9			80 m²			
B						
Level P3	B	ENT COMM-3	13 m²	Podium B	Ent Hall Comm	C
Level P3	B	ENT RS-3	8 m²	RS-3	Ent Hall	C
Level P3	B	ENT RS-3	8 m²	RS-3	Ent Hall	C
Level P3	B	ENT RS-4	10 m²	RS-4	Ent Hall	C
Level P3	B	ENT RS-4	10 m²	RS-4	Ent Hall	C
B: 5			48 m²			
Level P3: 14			128 m²			
Grand total: 14			128 m²			

Table 02 - Proposed Parking Stall					
Building Name	Level P3	Level P2	Level P1	Level 1	Total Parking Stall
A					
A	84	120	108	31	343
B					
B	108	84	74	6	272
C					
C	0	139.5	146.5	28	314
D					
D	0	139.5	146.5	29	315
	192	483	475	94	1244



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL P3

PROJECT NO.	Project Number	SHEET NUMBER:	A2.01
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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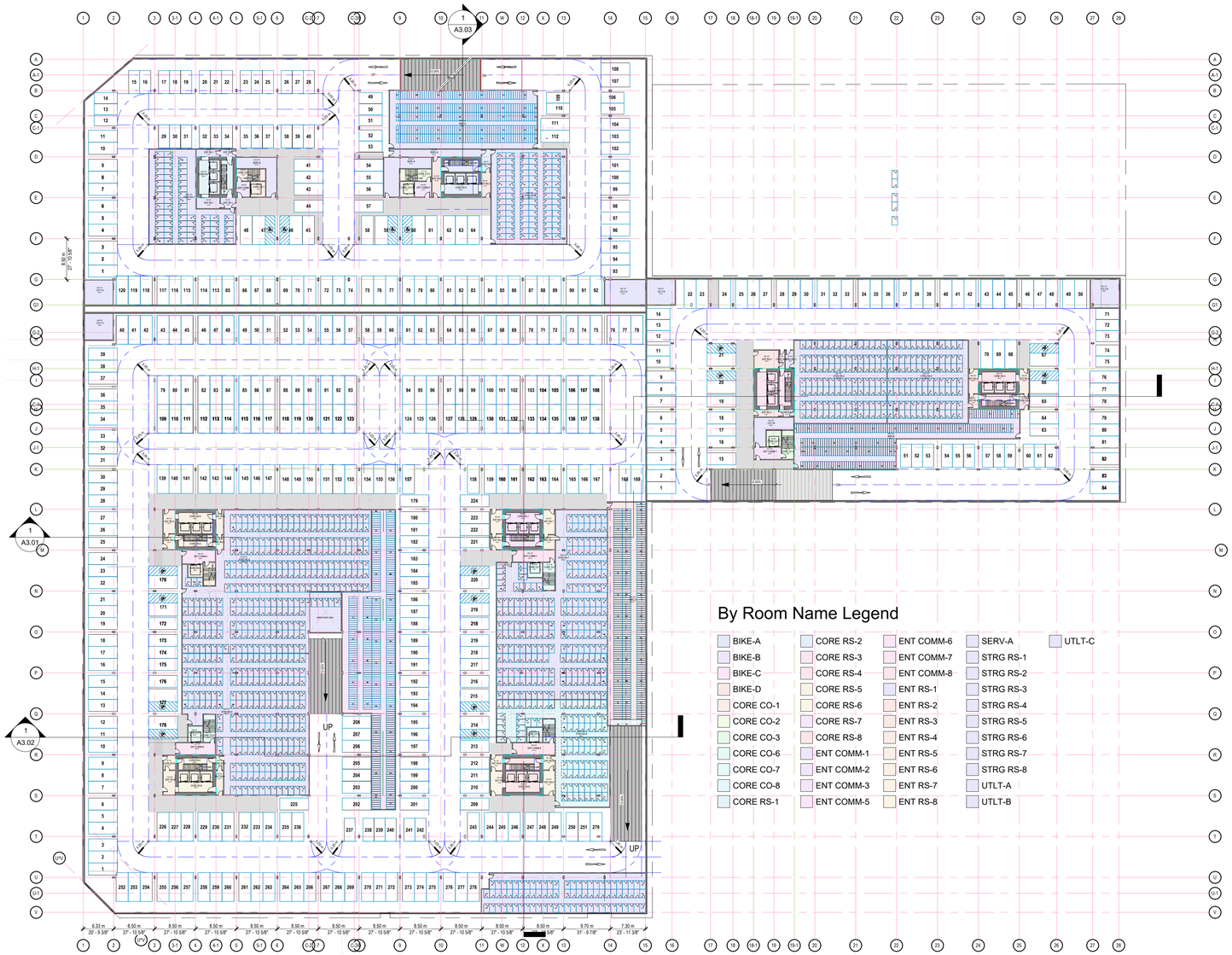
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



By Room Name Legend

- BIKE-A
- BIKE-B
- BIKE-C
- BIKE-D
- CORE CO-1
- CORE CO-2
- CORE CO-3
- CORE CO-6
- CORE CO-7
- CORE CO-8
- CORE RS-1
- CORE RS-2
- CORE RS-3
- CORE RS-4
- CORE RS-5
- CORE RS-6
- CORE RS-7
- CORE RS-8
- ENT COMM-1
- ENT COMM-2
- ENT COMM-3
- ENT COMM-5
- ENT COMM-6
- ENT COMM-7
- ENT COMM-8
- ENT RS-1
- ENT RS-2
- ENT RS-3
- ENT RS-4
- ENT RS-5
- ENT RS-6
- ENT RS-7
- ENT RS-8
- SERV-A
- STRG RS-1
- STRG RS-2
- STRG RS-3
- STRG RS-4
- STRG RS-5
- STRG RS-6
- STRG RS-7
- STRG RS-8
- UTLT-A
- UTLT-B
- UTLT-C

1 Master Plan Level P2

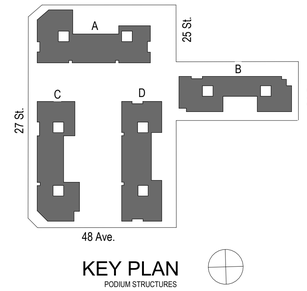
1 : 500

Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

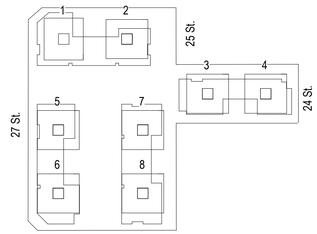
Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Level P2						
TR	Building	Name	Area	Location	Uses	Occupancy
Level P2						
A						
Level P2	A	ENT COMM-1	9 m²	Podium A	Ent Hall Comm	C
Level P2	A	ENT COMM-2	11 m²	Podium A	Ent Hall Comm	C
Level P2	A	ENT RS-1	11 m²	RS-1	Ent Hall	C
Level P2	A	ENT RS-1	7 m²	RS-1	Ent Hall	C
Level P2	A	ENT RS-1	5 m²	RS-1	Ent Hall	C
Level P2	A	ENT RS-1	7 m²	RS-1	Ent Hall	C
Level P2	A	ENT RS-2	15 m²	RS-2	Ent Hall	C
Level P2	A	ENT RS-2	9 m²	RS-2	Ent Hall	C
A: 8			74 m²			
B						
Level P2	B	ENT COMM-3	14 m²	Podium B	Ent Hall Comm	C
Level P2	B	ENT RS-3	8 m²	RS-3	Ent Hall	C
Level P2	B	ENT RS-3	19 m²	RS-3	Ent Hall	C
Level P2	B	ENT RS-4	10 m²	RS-4	Ent Hall	C
Level P2	B	ENT RS-4	10 m²	RS-4	Ent Hall	C
Level P2	B	ENT RS-4	6 m²	RS-4	Ent Hall	C
B: 6			67 m²			
C						
Level P2	C	ENT COMM-5	18 m²	Podium C	Ent Hall Comm	C
Level P2	C	ENT COMM-6	20 m²	Podium C	Ent Hall Comm	C
Level P2	C	ENT RS-5	12 m²	RS-5	Ent Hall	C
Level P2	C	ENT RS-5	8 m²	RS-5	Ent Hall	C
Level P2	C	ENT RS-6	12 m²	RS-6	Ent Hall	C
Level P2	C	ENT RS-6	8 m²	RS-6	Ent Hall	C
C: 6			78 m²			
D						
Level P2	D	ENT COMM-7	21 m²	Podium D	Ent Hall Comm	C
Level P2	D	ENT COMM-8	21 m²	Podium D	Ent Hall Comm	C
Level P2	D	ENT RS-7	12 m²	RS-7	Ent Hall	C
Level P2	D	ENT RS-7	12 m²	RS-7	Ent Hall	C
Level P2	D	ENT RS-7	7 m²	RS-7	Ent Hall	C
Level P2	D	ENT RS-7	8 m²	RS-7	Ent Hall	C
Level P2	D	ENT RS-8	12 m²	RS-8	Ent Hall	C
Level P2	D	ENT RS-8	7 m²	RS-8	Ent Hall	C
Level P2	D	ENT RS-8	12 m²	RS-8	Ent Hall	C
Level P2	D	ENT RS-8	8 m²	RS-8	Ent Hall	C
D: 10			121 m²			
Level P2: 30			340 m²			
Grand total: 30			340 m²			



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

Table 02 - Proposed Parking Stall					
Building Name	Level P3	Level P2	Level P1	Level 1	Total Parking Stall
A					
A	84	120	108	31	343
B					
B	108	84	74	6	272
C					
C	0	139.5	146.5	28	314
D					
D	0	139.5	146.5	29	315
	192	483	475	94	1244

REGISTERED ARCHITECT JAKARIT KITIKUL BRITISH COLUMBIA
2026-06-17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

JALM ARCHITECTURE INC.
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL P2

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A2.02
SUBMISSION NO.:	NO. IFR3		

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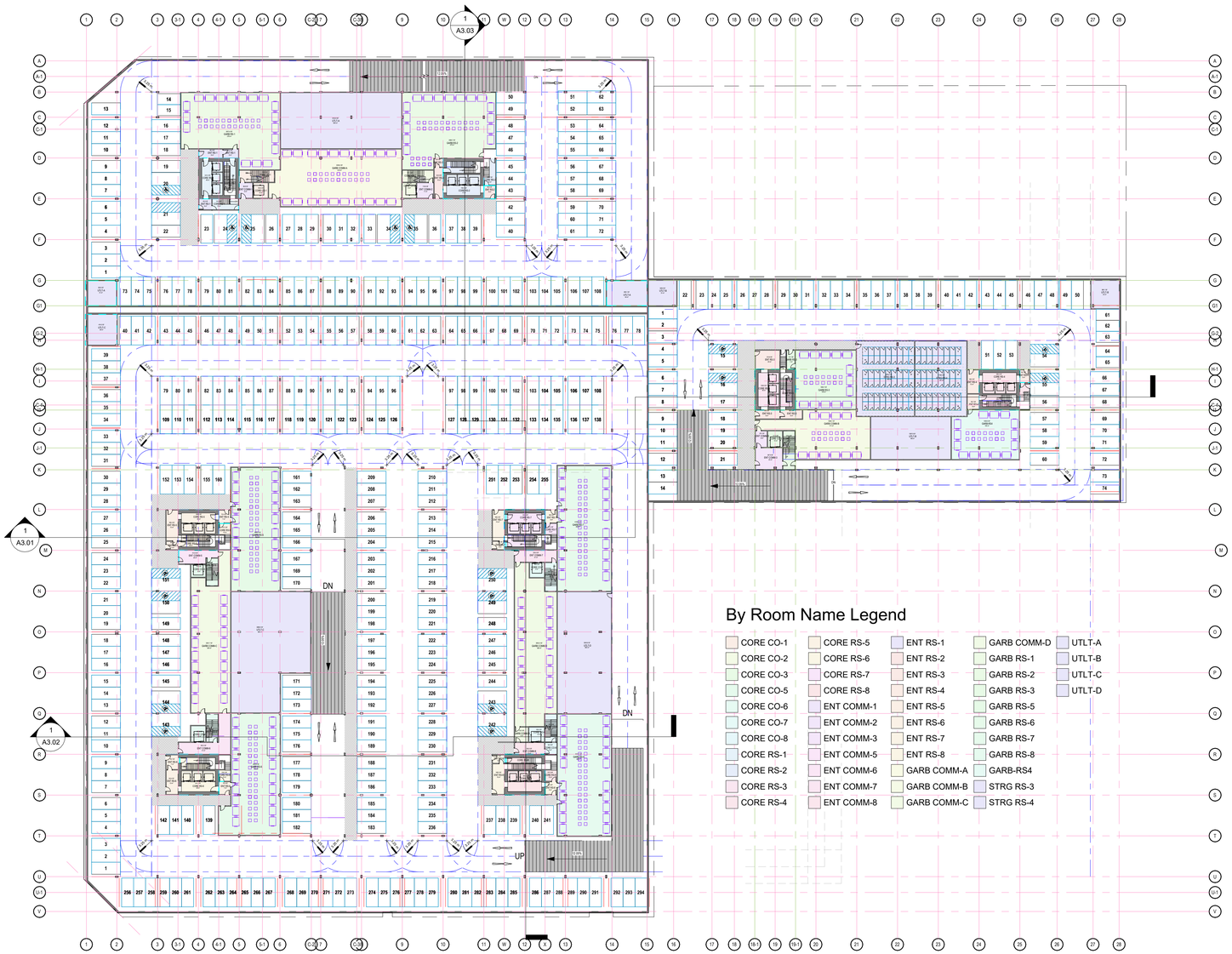


1 Master Plan Level P1

1 : 500

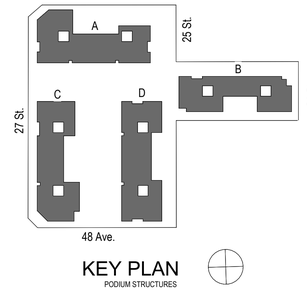
Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

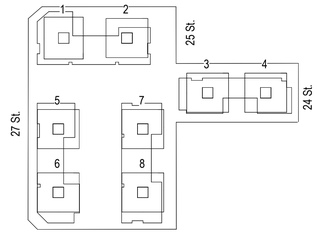
Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Level P1						
wtwt	Building	Name	Area	Location	Uses	Occupancy
Level P1						
A						
Level P1	A	ENT COMM-1	9 m²	Podium A		
Level P1	A	ENT COMM-2	11 m²			
Level P1	A	ENT RS-1	9 m²	RS-1		
Level P1	A	ENT RS-1	6 m²			
Level P1	A	ENT RS-1	6 m²			
Level P1	A	ENT RS-2	6 m²			wt
Level P1	A	ENT RS-2	12 m²			
Level P1	A	ENT RS-2	3 m²			
Level P1	A	ENT RS-5	4 m²			
Level P1	A	ENT RS-6	7 m²			
A: 10			73 m²			
B						
Level P1	B	ENT COMM-3	25 m²			
Level P1	B	ENT COMM-3	8 m²			
Level P1	B	ENT RS-3	20 m²			
Level P1	B	ENT RS-3	9 m²			
Level P1	B	ENT RS-3	8 m²			
Level P1	B	ENT RS-4	8 m²			
Level P1	B	ENT RS-4	12 m²			
Level P1	B	ENT RS-4	5 m²			
B: 8			95 m²			
C						
Level P1	C	ENT COMM-5	20 m²	Podium C		
Level P1	C	ENT COMM-6	41 m²			
Level P1	C	ENT RS-5	15 m²			
Level P1	C	ENT RS-5	7 m²			
Level P1	C	ENT RS-6	12 m²			
Level P1	C	ENT RS-6	7 m²			
C: 6			102 m²			
D						
Level P1	D	ENT COMM-7	Not Enclosed	Podium D		
Level P1	D	ENT COMM-7	21 m²			
Level P1	D	ENT COMM-8	15 m²	Podium D		
Level P1	D	ENT RS-7	15 m²			
Level P1	D	ENT RS-7	4 m²			
Level P1	D	ENT RS-7	6 m²			
Level P1	D	ENT RS-8	15 m²			
Level P1	D	ENT RS-8	4 m²			
Level P1	D	ENT RS-8	6 m²			
D: 9			88 m²			
Level P1: 33			359 m²			
Grand total: 33			359 m²			

Table 02 - Proposed Parking Stall					
Building Name	Level P3	Level P2	Level P1	Level 1	Total Parking Stall
A					
A	84	120	108	31	343
B					
B	108	84	74	6	272
C					
C	0	139.5	146.5	28	314
D					
D	0	139.5	146.5	29	315
	192	483	475	94	1244



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT JAKARIT KITIKUL BRITISH COLUMBIA 2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL P1

PROJECT NO. Project Number

DRAWN: Author

PROJECT STATUS: Project Status

SUBMISSION NO.: NO. IFR3

SHEET NUMBER:

A2.03

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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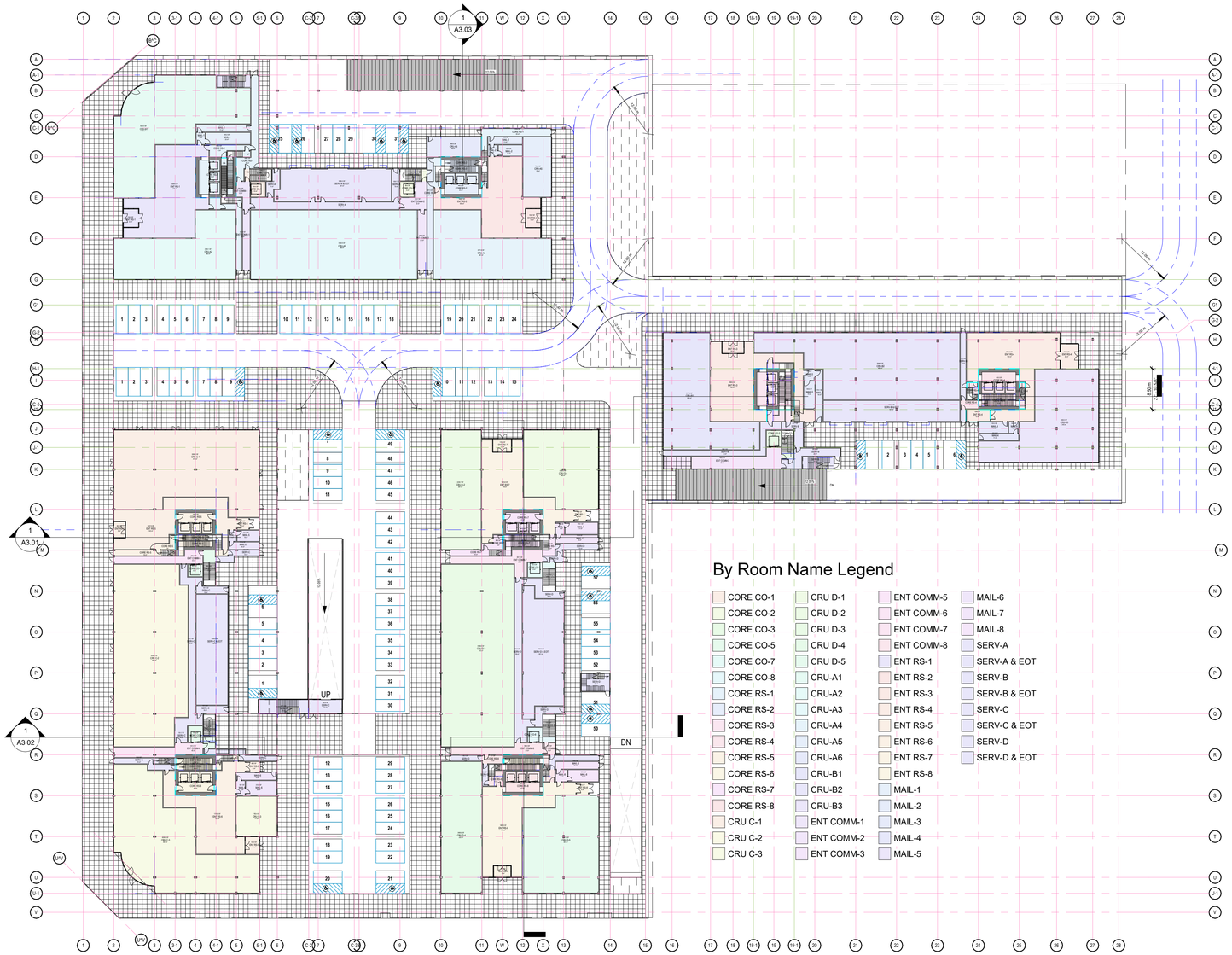
MAY/27/2026/_1ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



1 Master Plan Level 1
1 : 500

Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

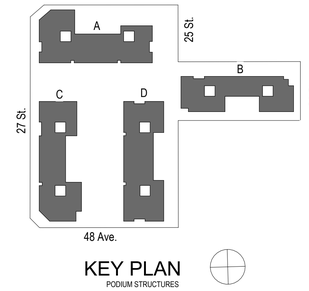
Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

Table 02 - Proposed Parking Stall

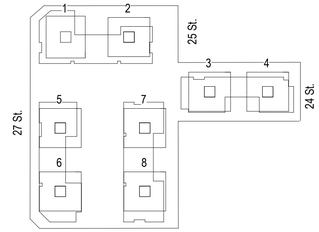
Building Name	Level P3	Level P2	Level P1	Level 1	Total Parking Stall
A					
A	84	120	108	31	343
B					
B	108	84	74	6	272
C					
C	0	139.5	146.5	28	314
D					
D	0	139.5	146.5	29	315
	192	483	475	94	1244

NFA_Level 1

Level	Building	Name	Area	Location	Uses	Occupancy
Level 1						
A						
Level 1	A	CRU-A1	401 m²	Podium A	Lease Space	D, E & A2
Level 1	A	CRU-A2	265 m²	Podium A	Lease Space	D, E & A2
Level 1	A	CRU-A3	498 m²	Podium A	Lease Space	D, E & A2
Level 1	A	CRU-A4	267 m²	Podium A	Lease Space	D, E & A2
Level 1	A	CRU-A5	74 m²	Podium A	Lease Space	D, E & A2
Level 1	A	CRU-A6	46 m²	Podium A	Lease Space	D, E & A2
Level 1	A	ENT COMM-1	13 m²	Podium A	Ent Hall Comm	E
Level 1	A	ENT COMM-1	19 m²	Podium A	Ent Hall Comm	E
Level 1	A	ENT COMM-2	22 m²	Podium A	Ent Hall Comm	E
Level 1	A	ENT COMM-2	23 m²	Podium A	Ent Hall Comm	E
Level 1	A	ENT RS-1	216 m²	RS-1	Ent Hall	C
Level 1	A	ENT RS-1	12 m²	RS-1	Vestibule Front	C
Level 1	A	ENT RS-2	181 m²	RS-2	Ent Hall	C
Level 1	A	ENT RS-2	13 m²	RS-2	Vestibule Front	C
Level 1	A	MAIL-1	17 m²	RS-1	Post	F3
Level 1	A	MAIL-1	23 m²	RS-1	Mailing Room	C
Level 1	A	MAIL-1	4 m²	RS-1	Parcel	F3
Level 1	A	MAIL-2	11 m²	RS-2		
Level 1	A	MAIL-2	11 m²	RS-2		
Level 1	A	MAIL-2	5 m²	RS-2		
A: 20			2121 m²			
B						
Level 1	B	CRU-B1	295 m²	Podium B	Lease Space	D, E & A2
Level 1	B	CRU-B2	469 m²		Lease Space	D, E & A2
Level 1	B	CRU-B3	319 m²	RS-4	Lease Space	D, E & A2
Level 1	B	ENT COMM-3	69 m²	Podium B	Ent Hall Comm	E
Level 1	B	ENT RS-3	12 m²	RS-3	Vestibule Front	C
Level 1	B	ENT RS-3	183 m²			
Level 1	B	ENT RS-3	12 m²			
Level 1	B	ENT RS-4	194 m²	RS-4	Vestibule Rear	C
Level 1	B	ENT RS-4	20 m²	RS-4	Vestibule Front	C
Level 1	B	ENT RS-4	12 m²			
Level 1	B	MAIL-3	13 m²	RS-3	Parcel	F3
Level 1	B	MAIL-3	16 m²			
Level 1	B	MAIL-3	5 m²			
Level 1	B	MAIL-4	14 m²	RS-4	Mailing Room	C
Level 1	B	MAIL-4	11 m²	RS-4	Post	F3
Level 1	B	MAIL-4	5 m²			
B: 16			1647 m²			
C						
Level 1	C	CRU C-1	473 m²	Podium C	Lease Space	D, E & A2
Level 1	C	CRU C-2	557 m²	Podium C	Comm Space	D, E & A2
Level 1	C	CRU C-3	461 m²	Podium C	Comm Space	D, E & A2
Level 1	C	CRU C-3	71 m²		Lease Space	D, E & A2
Level 1	C	ENT COMM-5	33 m²			
Level 1	C	ENT COMM-6	40 m²	Podium C	Ent Hall Comm	E
Level 1	C	ENT RS-5	142 m²	RS-5	Ent Hall	C
Level 1	C	ENT RS-5	8 m²	RS-5	Vestibule Front	C
Level 1	C	ENT RS-5	6 m²			
Level 1	C	ENT RS-5	11 m²			
Level 1	C	ENT RS-5	6 m²			
Level 1	C	ENT RS-6	167 m²	RS-6	Ent Hall	C
Level 1	C	MAIL-5	10 m²	Podium C		
Level 1	C	MAIL-5	4 m²	Podium C		
Level 1	C	MAIL-5	10 m²	Podium C		
Level 1	C	MAIL-6	20 m²			
Level 1	C	MAIL-6	5 m²			
Level 1	C	MAIL-6	13 m²			
C: 18			2037 m²			
D						
Level 1	D	CRU D-1	240 m²	Podium D	Lease Space	D, E & A2
Level 1	D	CRU D-2	207 m²	Podium D	Lease Space	D, E & A2
Level 1	D	CRU D-3	573 m²	Podium D	Lease Space	D, E & A2
Level 1	D	CRU D-4	232 m²	Podium D	Lease Space	D, E & A2
Level 1	D	CRU D-5	301 m²	Podium D	Lease Space	D, E & A2
Level 1	D	ENT COMM-7	43 m²			
Level 1	D	ENT COMM-8	6 m²			
Level 1	D	ENT COMM-8	34 m²			
Level 1	D	ENT RS-7	11 m²	RS-7	Vestibule Front	C
Level 1	D	ENT RS-7	178 m²			
Level 1	D	ENT RS-7	6 m²			
Level 1	D	ENT RS-8	9 m²			
Level 1	D	ENT RS-8	173 m²			
Level 1	D	ENT RS-8	6 m²			
Level 1	D	MAIL-7	15 m²			
Level 1	D	MAIL-7	17 m²			
Level 1	D	MAIL-7	4 m²			
Level 1	D	MAIL-8	16 m²			
Level 1	D	MAIL-8	6 m²			
Level 1	D	MAIL-8	14 m²			
D: 20			2092 m²			
Level 1: 74			7896 m²			
Grand total: 74			7896 m²			



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT JAKARIT KITIKUL BRITISH COLUMBIA 2026-06-17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 1

PROJECT NO.	Project Number	SHEET NUMBER:	A2.04
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

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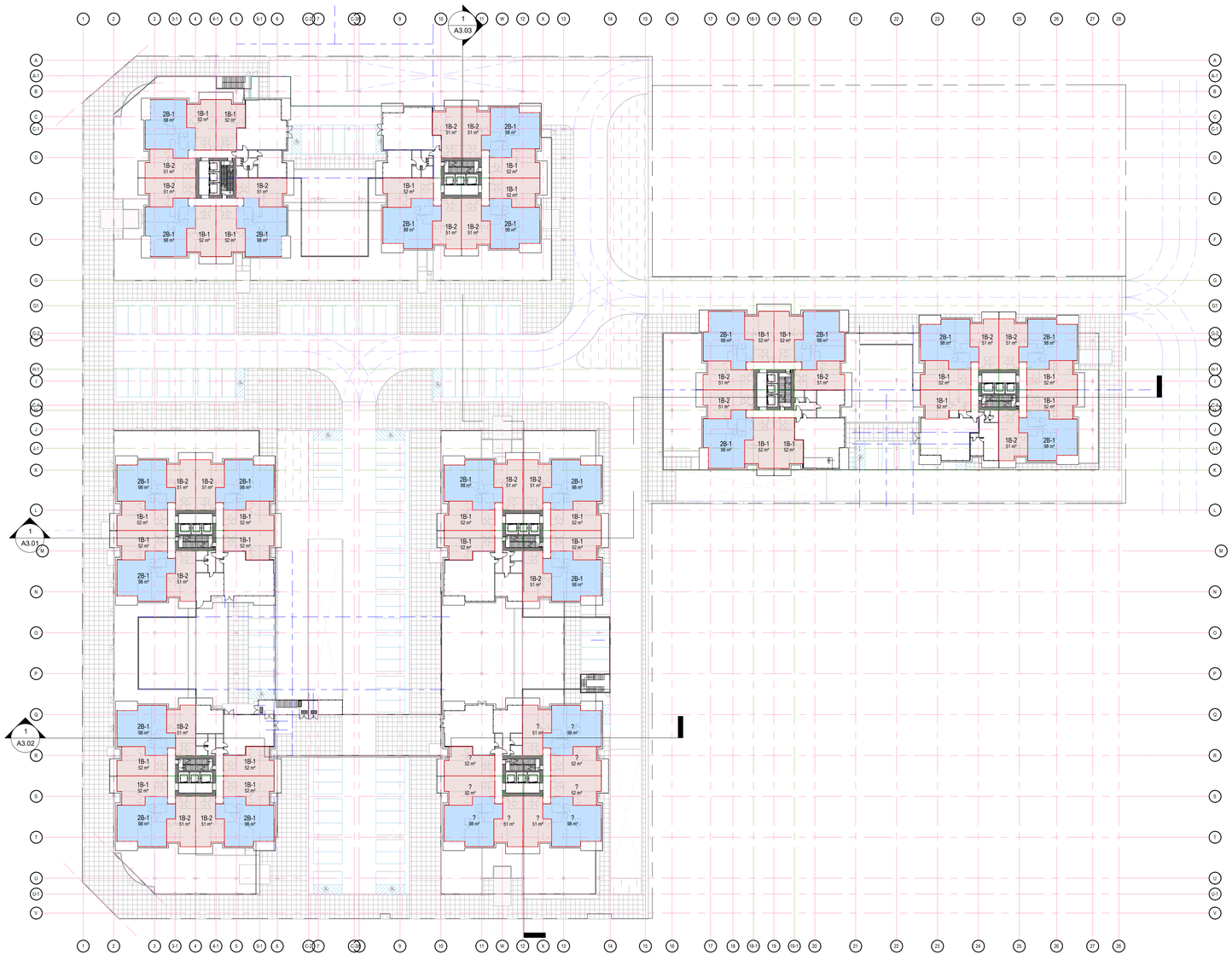


1 Master Plan Level 2 NFA

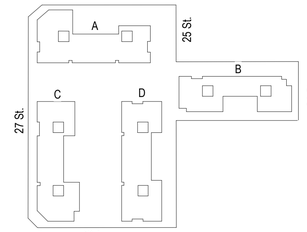
1 : 500

Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

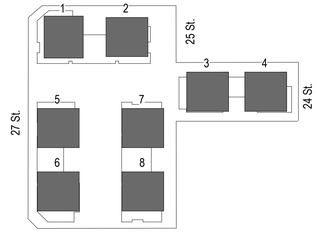
Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Room Schedule_Level 2						
Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
A						
RS-1						
Level 2	A	RS-1	1B-1	52	4	208
Level 2	A	RS-1	1B-2	51	3	153
Level 2	A	RS-1	2B-1	98	3	294
					10	655
RS-2						
Level 2	A	RS-2	1B-1	52	3	156
Level 2	A	RS-2	1B-2	51	4	204
Level 2	A	RS-2	2B-1	98	3	294
					10	654
					20	1309
B						
RS-3						
Level 2	B	RS-3	1B-1	52	4	208
Level 2	B	RS-3	1B-2	51	3	153
Level 2	B	RS-3	2B-1	98	3	294
					10	655
RS-4						
Level 2	B	RS-4	1B-1	52	4	208
Level 2	B	RS-4	1B-2	51	3	153
Level 2	B	RS-4	2B-1	98	3	294
					10	655
					20	1310
C						
RS-5						
Level 2	C	RS-5	1B-1	52	4	208
Level 2	C	RS-5	1B-2	51	3	153
Level 2	C	RS-5	2B-1	98	3	294
					10	655
RS-6						
Level 2	C	RS-6	1B-1	52	4	208
Level 2	C	RS-6	1B-2	51	3	153
Level 2	C	RS-6	2B-1	98	3	294
					10	655
					20	1310
D						
RS-7						
Level 2	D	RS-7	1B-1	52	4	208
Level 2	D	RS-7	1B-2	51	3	153
Level 2	D	RS-7	2B-1	98	3	294
					10	655
RS-8						
Level 2	D	RS-8	1B-1	52	4	208
Level 2	D	RS-8	1B-2	51	3	153
Level 2	D	RS-8	2B-1	98	3	294
					10	655
					20	1310
Grand total: 24					80	5239



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

JALM ARCHITECTURE INC.

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 2

PROJECT NO. Project Number

DRAWN: Author

PROJECT STATUS: Project Status

SUBMISSION NO.: NO. IFR3

SHEET NUMBER:

A2.05.0

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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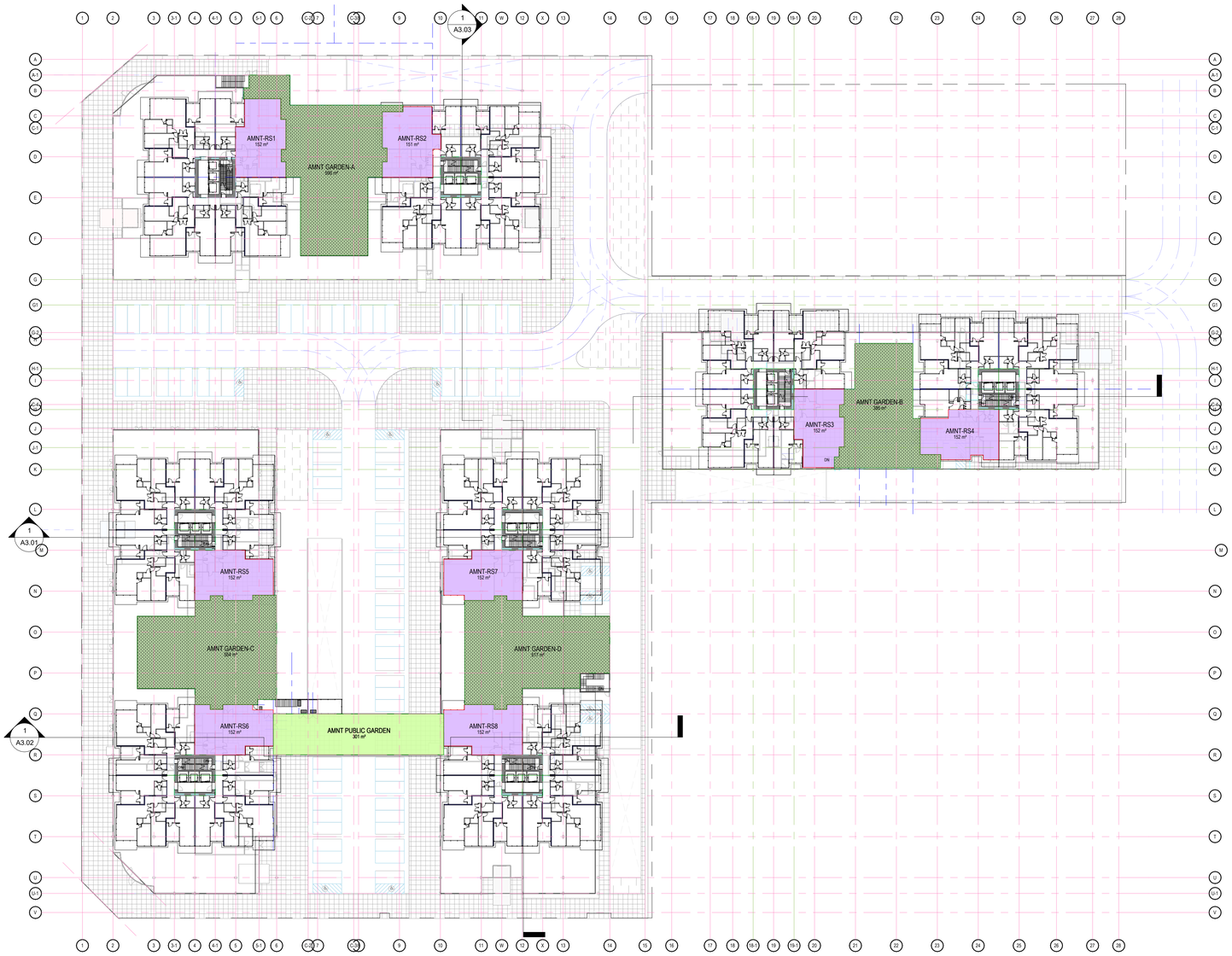


1 Master Plan Level 2-AMNT NFA

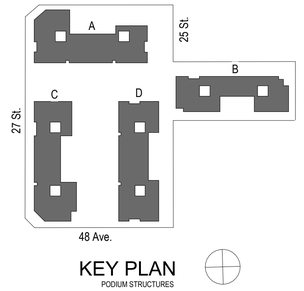
1 : 500

Table 06 - NFA_Room Schedule_Level 2_AMNT

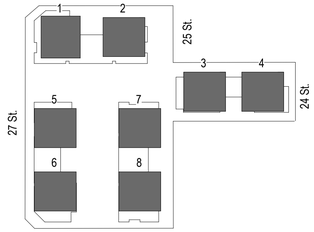
Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
A						
Level 2	A	RS-2	AMNT-RS2	151	1	151
B						
Level 2	B	RS-3	AMNT-RS3	152	1	152
Level 2	B	RS-4	AMNT-RS4	152	1	152
C						
Level 2	C	RS-5	AMNT-RS5	152	1	152
Level 2	C	RS-6	AMNT-RS6	152	1	152
D						
Level 2	D	RS-7	AMNT-RS7	152	1	152
Level 2	D	RS-8	AMNT-RS8	152	1	152
Grand total: 7					7	1063

Table 07 - NFA_Room Schedule_Level 2_AMNT GARDEN

Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
A						
Level 2	A	RS-1 & RS-2	AMNT GARDEN - A	590	1	590
B						
Level 2	B	RS-3 & RS-4	AMNT GARDEN- B	385	1	385
C						
Level 2	C	RS-5 & RS-6	AMNT GARDEN-C	554	1	554
D						
Level 2	D	RS-7 & RS-8	AMNT GARDEN-D	517	1	517
PUBLIC						
Level 2	PUBLIC	RS-6 & RS-8	AMNT PUBLIC GARDEN	301	1	301
Grand total: 5					5	2347



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JANKRIT KITKUL
BRITISH COLUMBIA
2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 2
AMENITIES

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A2.05.1**
SUBMISSION NO.:	**NO. IFR3**		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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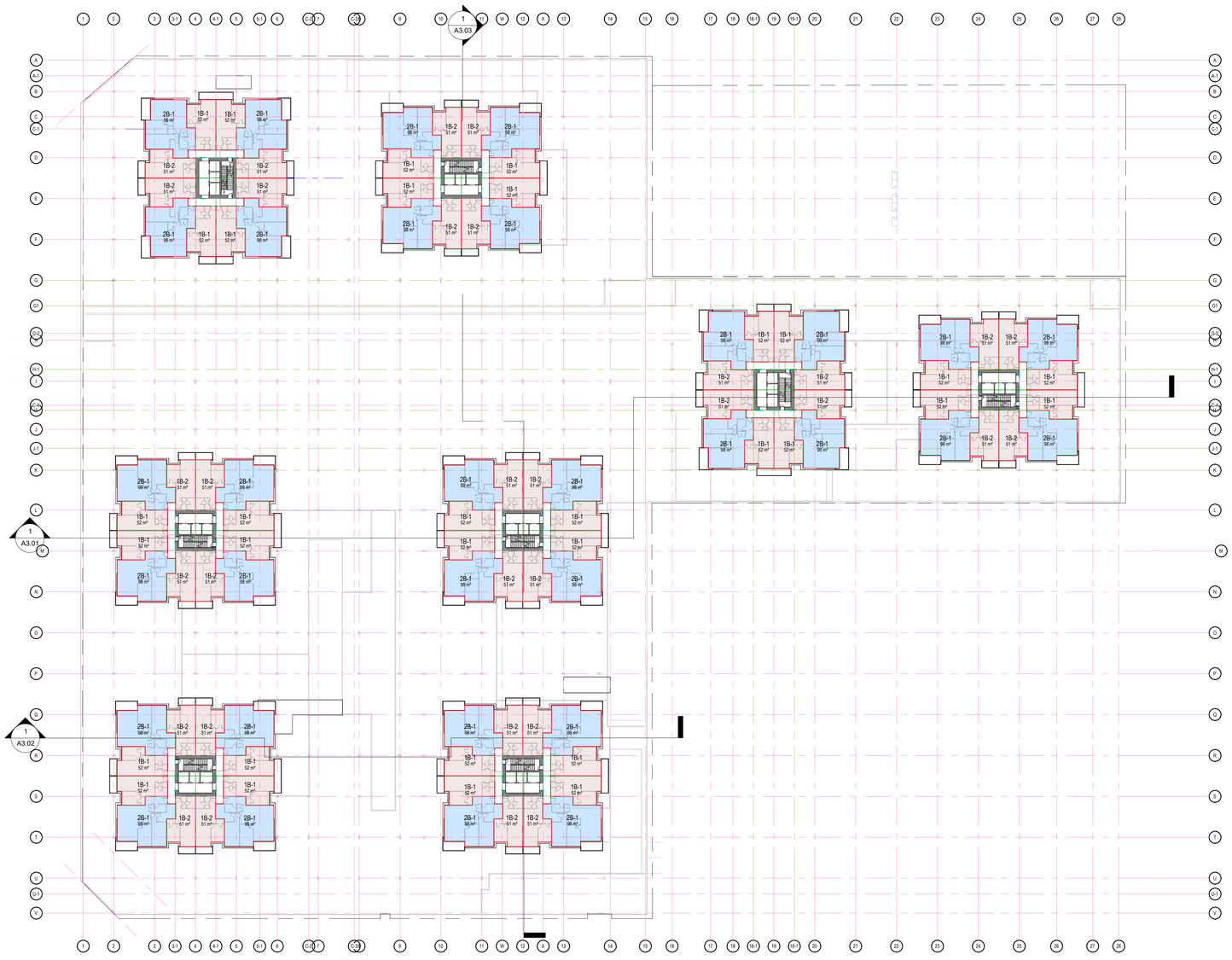


1 Master Plan Level 3 NFA

1 : 500

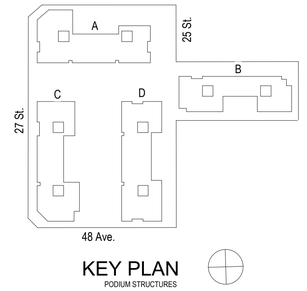
Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

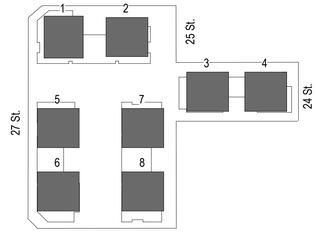
Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Room Schedule_Level 13

Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
A						
RS-1						
Level 13	A	RS-1	1B-1	52	4	208
Level 13	A	RS-1	1B-2	51	4	204
Level 13	A	RS-1	2B-1	98	4	392
					12	804
RS-2						
Level 13	A	RS-2	1B-1	52	4	208
Level 13	A	RS-2	1B-2	51	4	204
Level 13	A	RS-2	2B-1	98	4	392
					12	804
					24	1608
B						
RS-3						
Level 13	B	RS-3	1B-1	52	4	208
Level 13	B	RS-3	1B-2	51	4	204
Level 13	B	RS-3	2B-1	98	4	392
					12	804
RS-4						
Level 13	B	RS-4	1B-1	52	4	208
Level 13	B	RS-4	1B-2	51	4	204
Level 13	B	RS-4	2B-1	98	4	392
					12	804
					24	1608
C						
RS-5						
Level 13	C	RS-5	1B-1	52	4	208
Level 13	C	RS-5	1B-2	51	4	204
Level 13	C	RS-5	2B-1	98	4	392
					12	804
RS-6						
Level 13	C	RS-6	1B-1	52	4	208
Level 13	C	RS-6	1B-2	51	4	204
Level 13	C	RS-6	2B-1	98	4	392
					12	804
					24	1608
D						
RS-7						
Level 13	D	RS-7	1B-1	52	4	208
Level 13	D	RS-7	1B-2	51	4	204
Level 13	D	RS-7	2B-1	98	4	392
					12	804
RS-8						
Level 13	D	RS-8	1B-1	52	4	208
Level 13	D	RS-8	1B-2	51	4	204
Level 13	D	RS-8	2B-1	98	4	392
					12	804
					24	1608
Grand total: 24					96	6432



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17
2026.06.17
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 3

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A2.06**
SUBMISSION NO.:	**NO. IFR3**		

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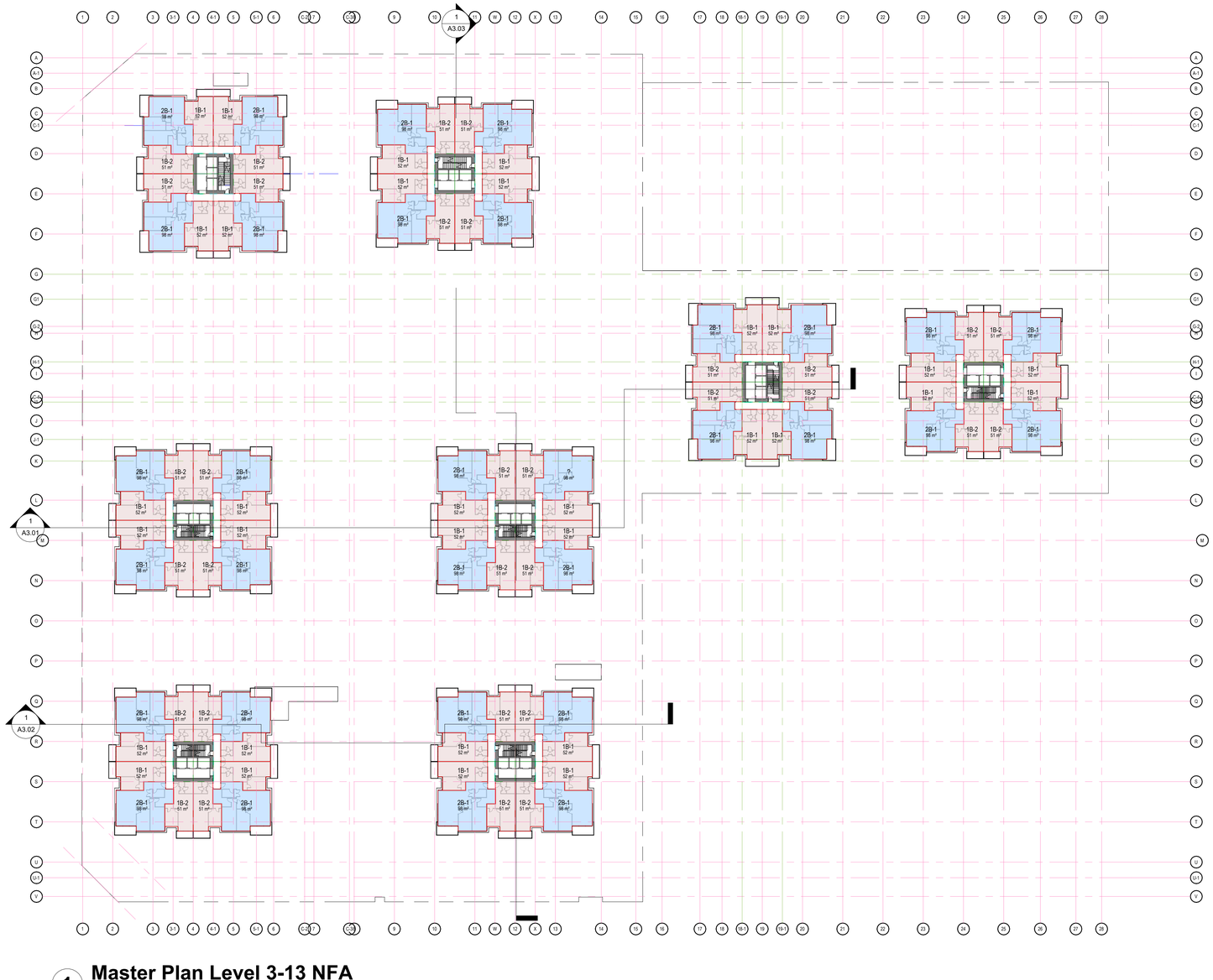

1 Master Plan Level 3-13 NFA

1 : 500

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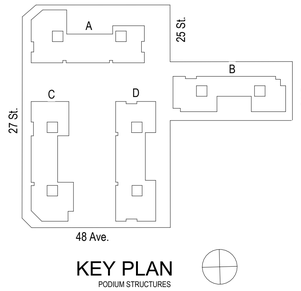
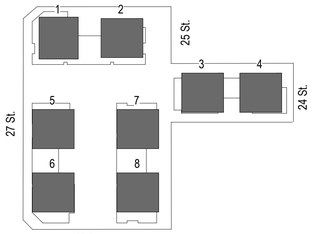
Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Room Schedule_Level 3-13									
Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area	Storey No. level 3-13	Total Unit Count Level 3-13	Total Floor Area Level 3-13
A									
RS-1									
Level 13	A	RS-1	1B-1	52	4	208	11	44	2288
Level 13	A	RS-1	1B-2	51	4	204	11	44	2244
Level 13	A	RS-1	2B-1	98	4	392	11	44	4312
					12	804		132	8844
RS-2									
Level 13	A	RS-2	1B-1	52	4	208	11	44	2288
Level 13	A	RS-2	1B-2	51	4	204	11	44	2244
Level 13	A	RS-2	2B-1	98	4	392	11	44	4312
					12	804		132	8844
					24	1608		264	17688
B									
RS-3									
Level 13	B	RS-3	1B-1	52	4	208	11	44	2288
Level 13	B	RS-3	1B-2	51	4	204	11	44	2244
Level 13	B	RS-3	2B-1	98	4	392	11	44	4312
					12	804		132	8844
RS-4									
Level 13	B	RS-4	1B-1	52	4	208	11	44	2288
Level 13	B	RS-4	1B-2	51	4	204	11	44	2244
Level 13	B	RS-4	2B-1	98	4	392	11	44	4312
					12	804		132	8844
					24	1608		264	17688
C									
RS-5									
Level 13	C	RS-5	1B-1	52	4	208	11	44	2288
Level 13	C	RS-5	1B-2	51	4	204	11	44	2244
Level 13	C	RS-5	2B-1	98	4	392	11	44	4312
					12	804		132	8844
RS-6									
Level 13	C	RS-6	1B-1	52	4	208	11	44	2288
Level 13	C	RS-6	1B-2	51	4	204	11	44	2244
Level 13	C	RS-6	2B-1	98	4	392	11	44	4312
					12	804		132	8844
					24	1608		264	17688
D									
RS-7									
Level 13	D	RS-7	1B-1	52	4	208	11	44	2288
Level 13	D	RS-7	1B-2	51	4	204	11	44	2244
Level 13	D	RS-7	2B-1	98	4	392	11	44	4312
					12	804		132	8844
RS-8									
Level 13	D	RS-8	1B-1	52	4	208	11	44	2288
Level 13	D	RS-8	1B-2	51	4	204	11	44	2244
Level 13	D	RS-8	2B-1	98	4	392	11	44	4312
					12	804		132	8844
					24	1608		264	17688
Grand total: 24					96	6432		1056	70752



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 3-13

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A2.07**
SUBMISSION NO.:	**NO. IFR3**		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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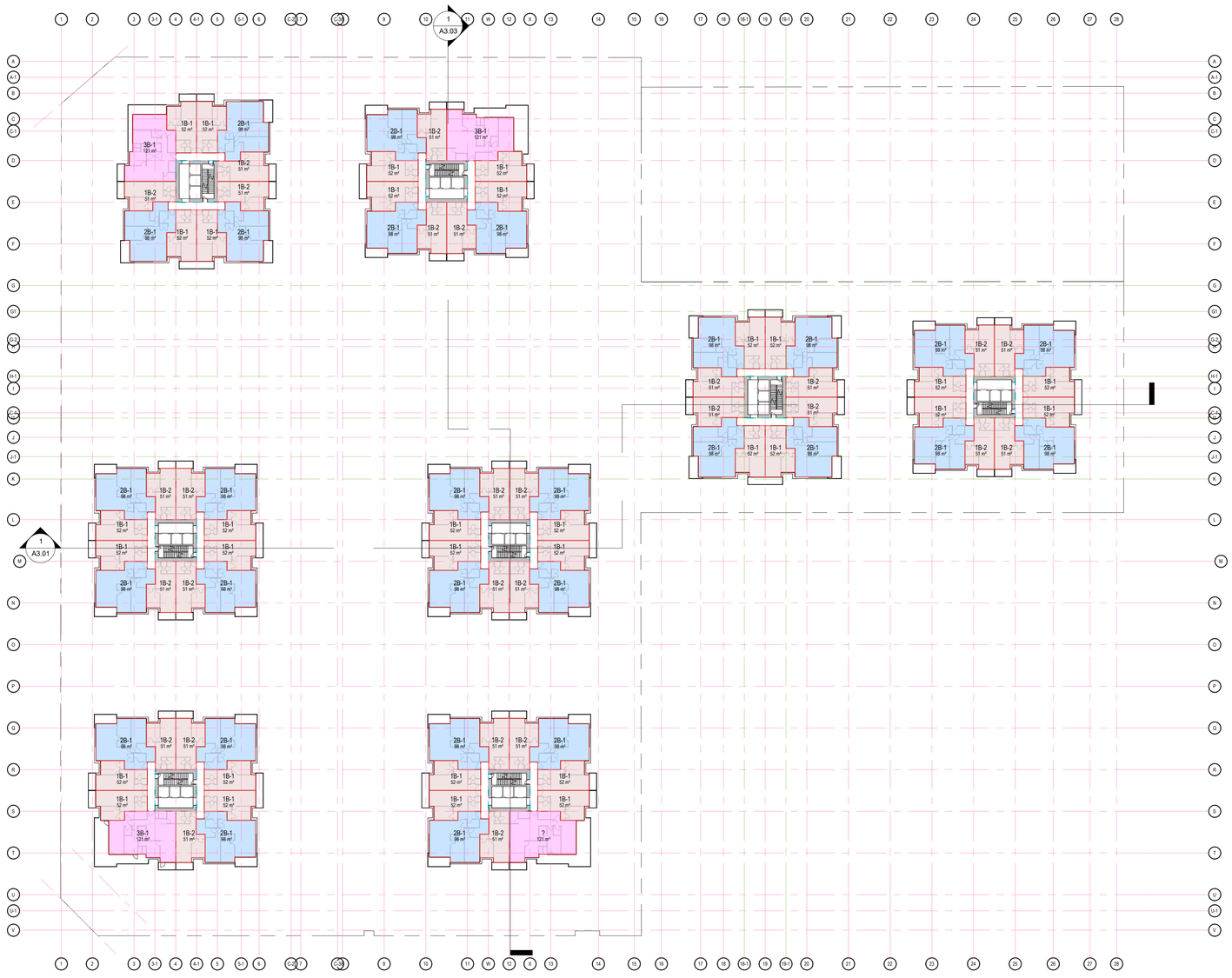


1 Master Plan Level 14 NFA

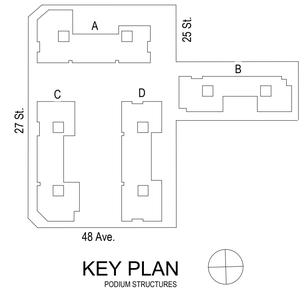
1 : 500

Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

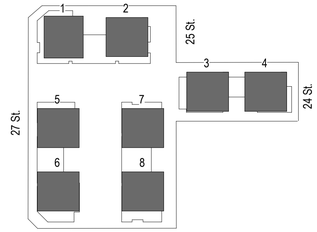
Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Room Schedule_Level 14						
Level	Podium Bdlg	RS Bdlg	Unit Name	Unit area	Unit Count	Total Floor Area
A						
RS-1						
Level 14	A	RS-1	1B-1	52	4	208
Level 14	A	RS-1	1B-2	51	3	153
Level 14	A	RS-1	2B-1	98	3	294
Level 14	A	RS-1	3B-1	121	1	121
				322	11	776
RS-2						
Level 14	A	RS-2	1B-1	52	4	208
Level 14	A	RS-2	1B-2	51	3	153
Level 14	A	RS-2	1B-2	98	3	294
Level 14	A	RS-2	3B-1	121	1	121
				322	11	776
				644	22	1552
B						
RS-3						
Level 14	B	RS-3	1B-1	52	4	208
Level 14	B	RS-3	1B-2	51	4	204
Level 14	B	RS-3	2B-1	98	4	392
				201	12	804
RS-4						
Level 14	B	RS-4	1B-1	52	4	208
Level 14	B	RS-4	1B-2	51	4	204
Level 14	B	RS-4	2B-1	98	4	392
				201	12	804
				402	24	1608
C						
RS-5						
Level 14	C	RS-5	1B-1	52	4	208
Level 14	C	RS-5	1B-2	51	4	204
Level 14	C	RS-5	2B-1	98	4	392
				201	12	804
RS-6						
Level 14	C	RS-6	1B-1	52	4	208
Level 14	C	RS-6	1B-2	51	3	153
Level 14	C	RS-6	2B-1	98	3	294
Level 14	C	RS-6	3B-1	121	1	121
				322	11	776
				523	23	1580
D						
RS-7						
Level 14	D	RS-7	1B-1	52	4	208
Level 14	D	RS-7	1B-2	51	4	204
Level 14	D	RS-7	2B-1	98	4	392
				201	12	804
RS-8						
Level 14	D	RS-8	1B-1	52	4	208
Level 14	D	RS-8	1B-2	51	3	153
Level 14	D	RS-8	2B-1	98	3	294
Level 14	D	RS-8	3B-1	121	1	121
				322	11	776
				523	23	1580
Grand total: 28				2092	92	6320



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-17

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 14

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A2.08**
SUBMISSION NO.:	**NO. IFR3**		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

MAY/27/2026/_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION

JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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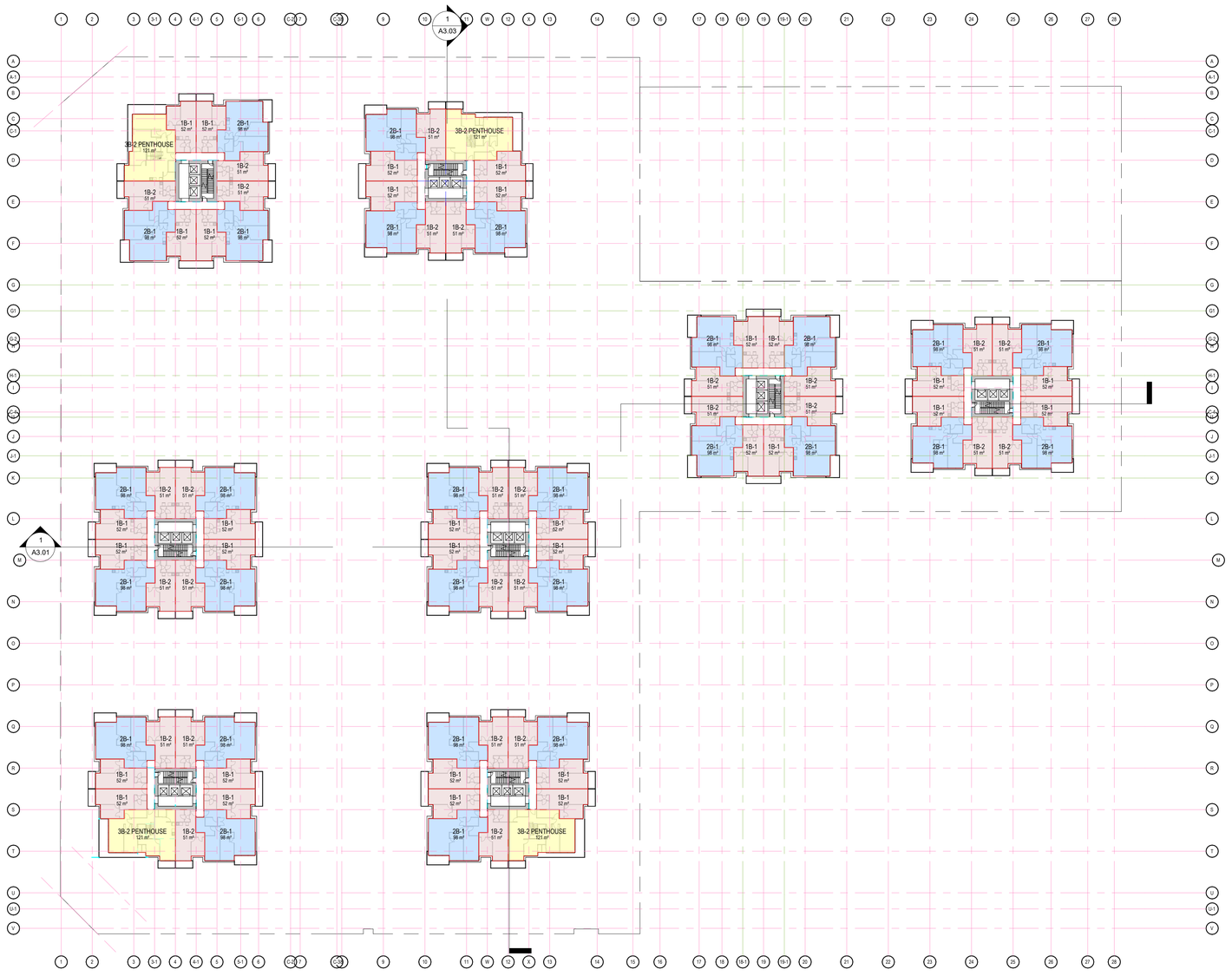
MAY/27/2026/ _1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



1 Master Plan Level 15 NFA

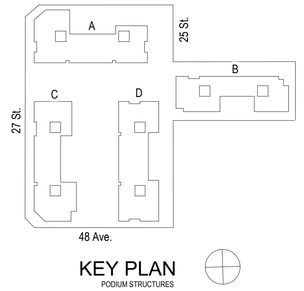
1 : 500

Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

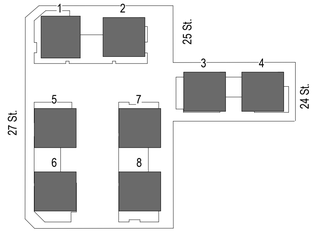
Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Room Schedule_Level 15						
Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
A						
RS-1						
Level 15	A	RS-1	1B-1	52	4	208
Level 15	A	RS-1	1B-2	51	3	153
Level 15	A	RS-1	2B-1	98	3	294
Level 15	A	RS-1	3B-2 Level 1	121	1	121
					11	776
RS-2						
Level 15	A	RS-2	1B-1	52	4	208
Level 15	A	RS-2	1B-2	51	3	153
Level 15	A	RS-2	2B-1	98	3	294
Level 15	A	RS-2	3B-2 Level 1	121	1	121
					11	776
					22	1552
B						
RS-3						
Level 15	B	RS-3	1B-1	52	4	208
Level 15	B	RS-3	1B-2	51	4	204
Level 15	B	RS-3	2B-1	98	4	392
					12	804
RS-4						
Level 15	B	RS-4	1B-1	52	4	208
Level 15	B	RS-4	1B-2	51	4	204
Level 15	B	RS-4	2B-1	98	4	392
					12	804
					24	1608
C						
RS-5						
Level 15	C	RS-5	1B-1	52	4	208
Level 15	C	RS-5	1B-2	51	4	204
Level 15	C	RS-5	2B-1	98	4	392
					12	804
RS-6						
Level 15	C	RS-6	1B-1	52	4	208
Level 15	C	RS-6	1B-2	51	3	153
Level 15	C	RS-6	2B-1	98	3	294
Level 15	C	RS-6	3B-2 Level 1	121	1	121
					11	776
					23	1580
D						
RS-7						
Level 15	D	RS-7	1B-1	52	4	208
Level 15	D	RS-7	1B-2	51	4	204
Level 15	D	RS-7	2B-1	98	4	392
					12	804
RS-8						
Level 15	D	RS-8	1B-1	52	4	208
Level 15	D	RS-8	1B-2	51	3	153
Level 15	D	RS-8	2B-1	98	3	294
Level 15	D	RS-8	3B-2 Level 1	121	1	121
					11	776
					23	1580
Grand total: 28					92	6320



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

2026-06-18
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 15

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A2.09**
SUBMISSION NO.:	**NO. IFR3**		

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ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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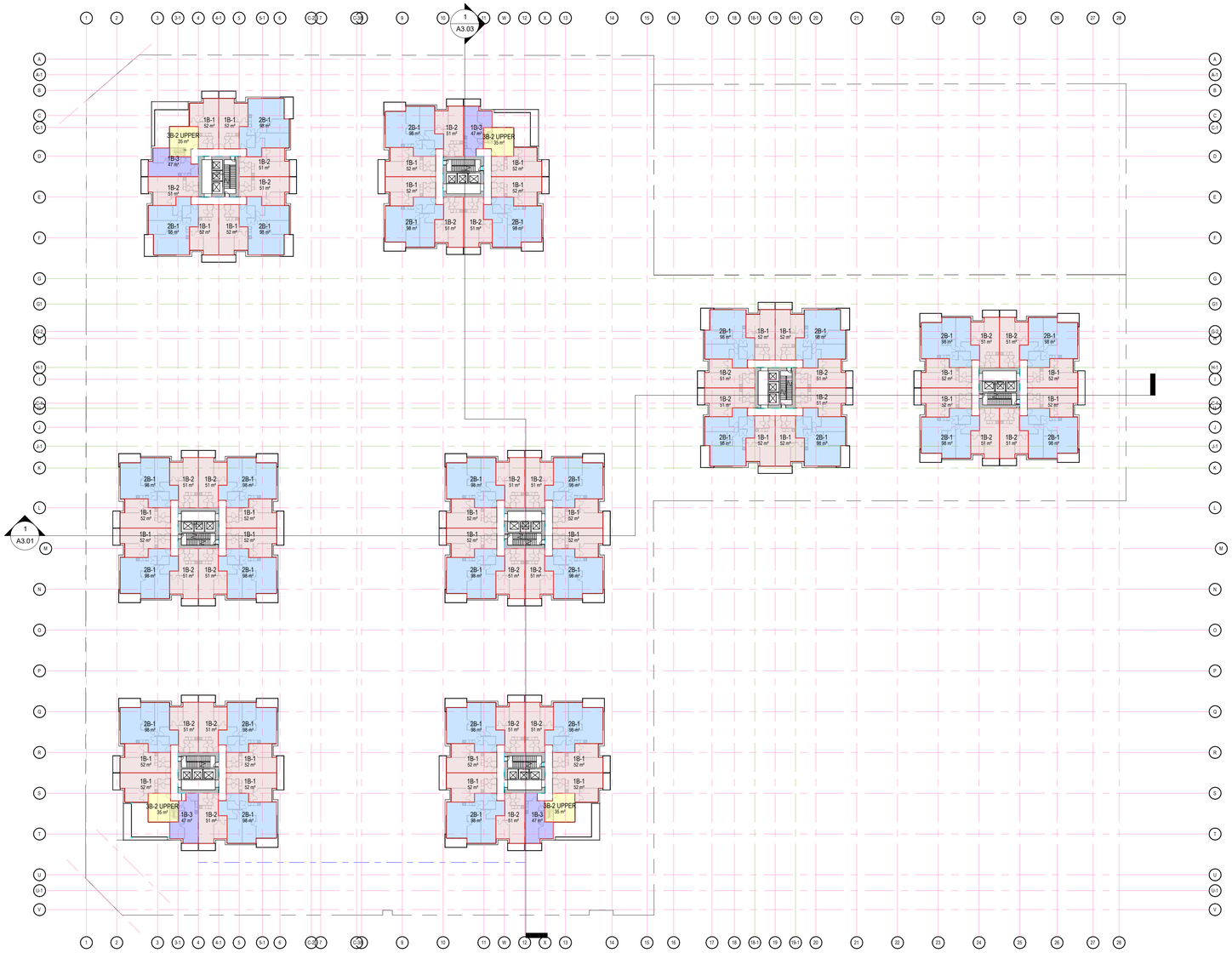


1 Master Plan Level 16 NFA

1 : 500

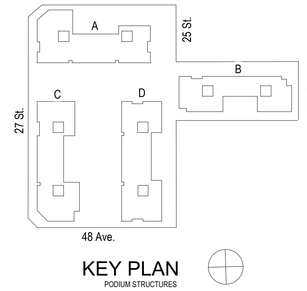
Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

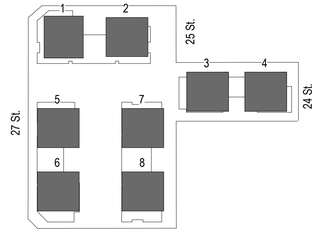
Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Room Schedule_Level 16

Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
A						
RS-1						
Level 16	A	RS-1	1B-1	52	4	208
Level 16	A	RS-1	1B-2	51	3	153
Level 16	A	RS-1	1B-3	47	1	47
Level 16	A	RS-1	2B-1	98	3	294
Level 16	A	RS-1	3B-2 Level 2	35	1	35
					12	737
RS-2						
Level 16	A	RS-2	1B-1	52	4	208
Level 16	A	RS-2	1B-2	51	3	153
Level 16	A	RS-2	1B-3	47	1	47
Level 16	A	RS-2	2B-1	98	3	294
Level 16	A	RS-2	3B-2 Level 2	35	1	35
					12	737
					24	1474
B						
RS-3						
Level 16	B	RS-3	1B-1	52	4	208
Level 16	B	RS-3	1B-2	51	4	204
Level 16	B	RS-3	2B-1	98	4	392
					12	804
RS-4						
Level 16	B	RS-4	1B-1	52	4	208
Level 16	B	RS-4	1B-2	51	4	204
Level 16	B	RS-4	2B-1	98	4	392
					12	804
					24	1608
C						
RS-5						
Level 16	C	RS-5	1B-1	52	4	208
Level 16	C	RS-5	1B-2	51	4	204
Level 16	C	RS-5	2B-1	98	4	392
					12	804
RS-6						
Level 16	C	RS-6	1B-1	52	4	208
Level 16	C	RS-6	1B-2	51	3	153
Level 16	C	RS-6	1B-3	47	1	47
Level 16	C	RS-6	2B-1	98	3	294
Level 16	C	RS-6	3B-2 Level 2	35	1	35
					12	737
					24	1541
D						
RS-7						
Level 16	D	RS-7	1B-1	52	4	208
Level 16	D	RS-7	1B-2	51	4	204
Level 16	D	RS-7	2B-1	98	4	392
					12	804
RS-8						
Level 16	D	RS-8	1B-1	52	4	208
Level 16	D	RS-8	1B-2	51	3	153
Level 16	D	RS-8	1B-3	47	1	47
Level 16	D	RS-8	2B-1	98	3	294
Level 16	D	RS-8	3B-2 Level 2	35	1	35
					12	737
					24	1541
Grand total: 32					96	6164



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITKUL
BRITISH COLUMBIA
2026-06-18
2026-06-18
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 16

PROJECT NO.	Project Number	SHEET NUMBER:
DRAWN:	Author	
PROJECT STATUS:	Project Status	A2.10
SUBMISSION NO.:	NO. IFR3	

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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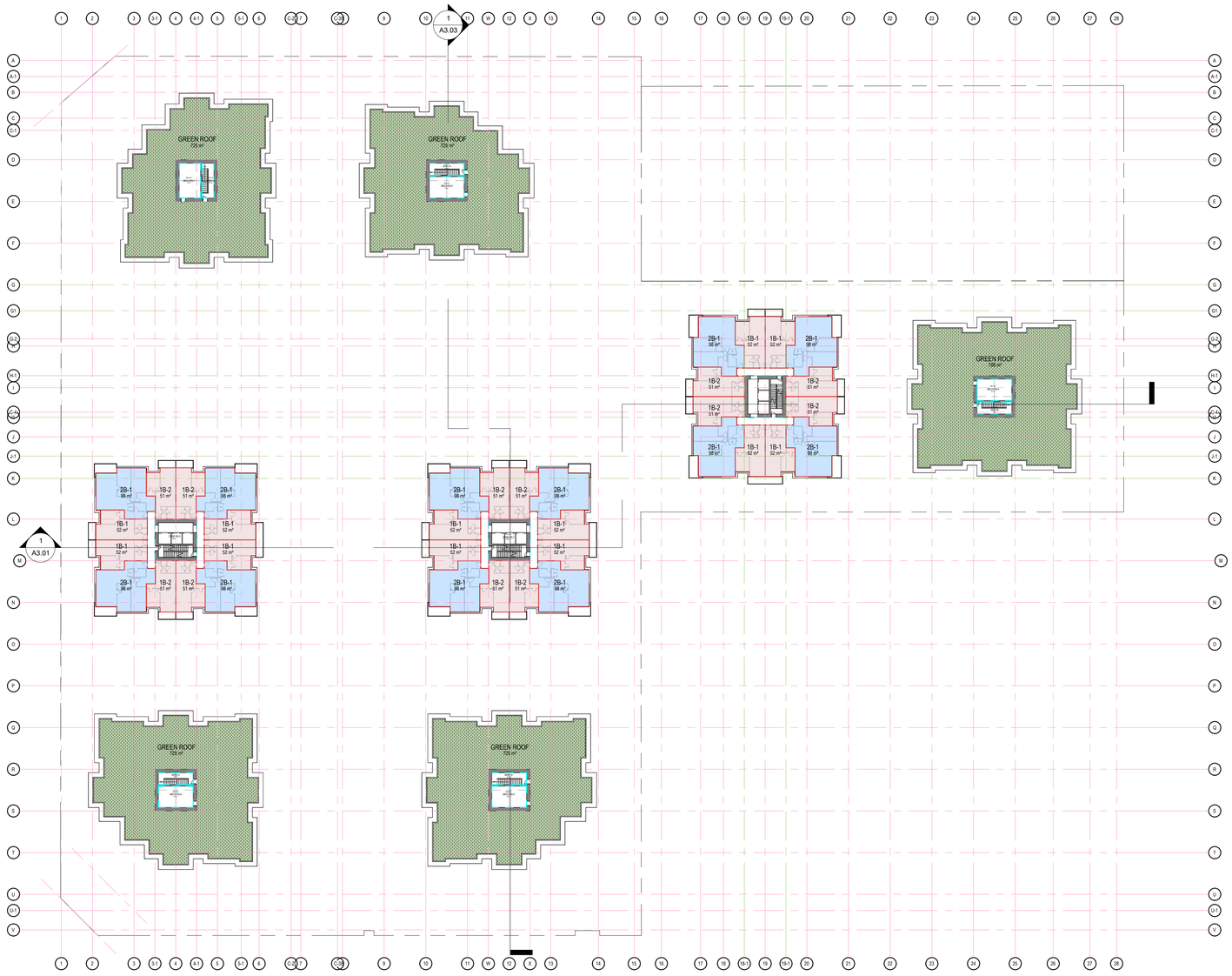
JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



1 Master Plan Level 17 NFA

1 : 500

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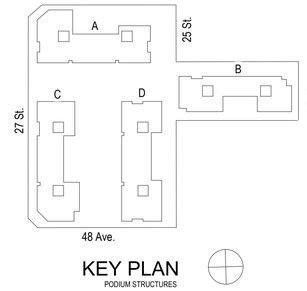
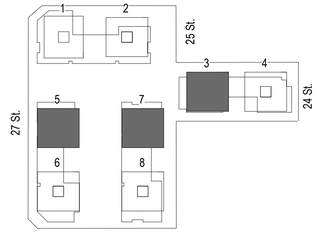
NFA_Room Schedule_Level 17						
Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
Level 17						
B						
Level 17	B	RS-3	1B-1	52	4	208
Level 17	B	RS-3	1B-2	51	4	204
Level 17	B	RS-3	2B-1	98	4	392
					12	804
C						
Level 17	C	RS-5	1B-1	52	4	208
Level 17	C	RS-5	1B-2	51	4	204
Level 17	C	RS-5	2B-1	98	4	392
					12	804
D						
Level 17	D	RS-7	1B-1	52	4	208
Level 17	D	RS-7	1B-2	51	4	204
Level 17	D	RS-7	2B-1	98	4	392
					12	804
					36	2412
Grand total: 9					36	2412



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JANKRIT KITKUL
BRITISH COLUMBIA
2026-06-18

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 17

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		A2.11
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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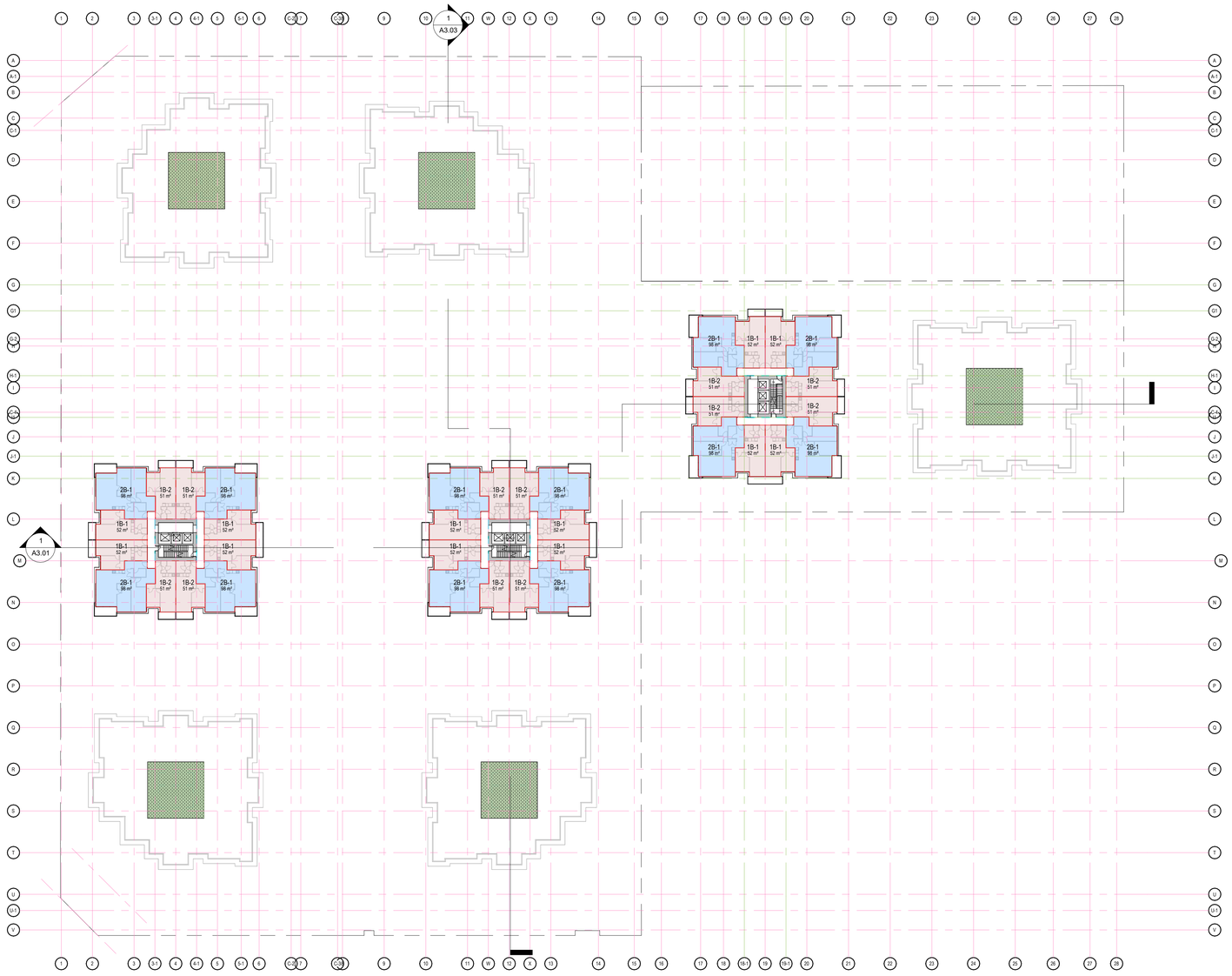
MAY/27/2026/ _1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



1 Master Plan Level 18 NFA

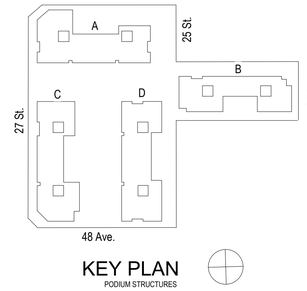
1 : 500

Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

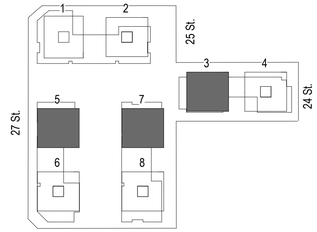
Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Room Schedule_Level 18						
Level	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
Level 18						
B						
Level 18	B	RS-3	1B-1	52	4	208
Level 18	B	RS-3	1B-2	51	4	204
Level 18	B	RS-3	2B-1	98	4	392
					12	804
C						
Level 18	C	RS-5	1B-1	52	4	208
Level 18	C	RS-5	1B-2	51	4	204
Level 18	C	RS-5	2B-1	98	4	392
					12	804
D						
Level 18	D	RS-7	1B-1	52	4	208
Level 18	D	RS-7	1B-2	51	4	204
Level 18	D	RS-7	2B-1	98	4	392
					12	804
					36	2412
Grand total: 9					36	2412



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JANKRIT KITKUL
BRITISH COLUMBIA
2026-06-18

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 18

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		A2.12
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

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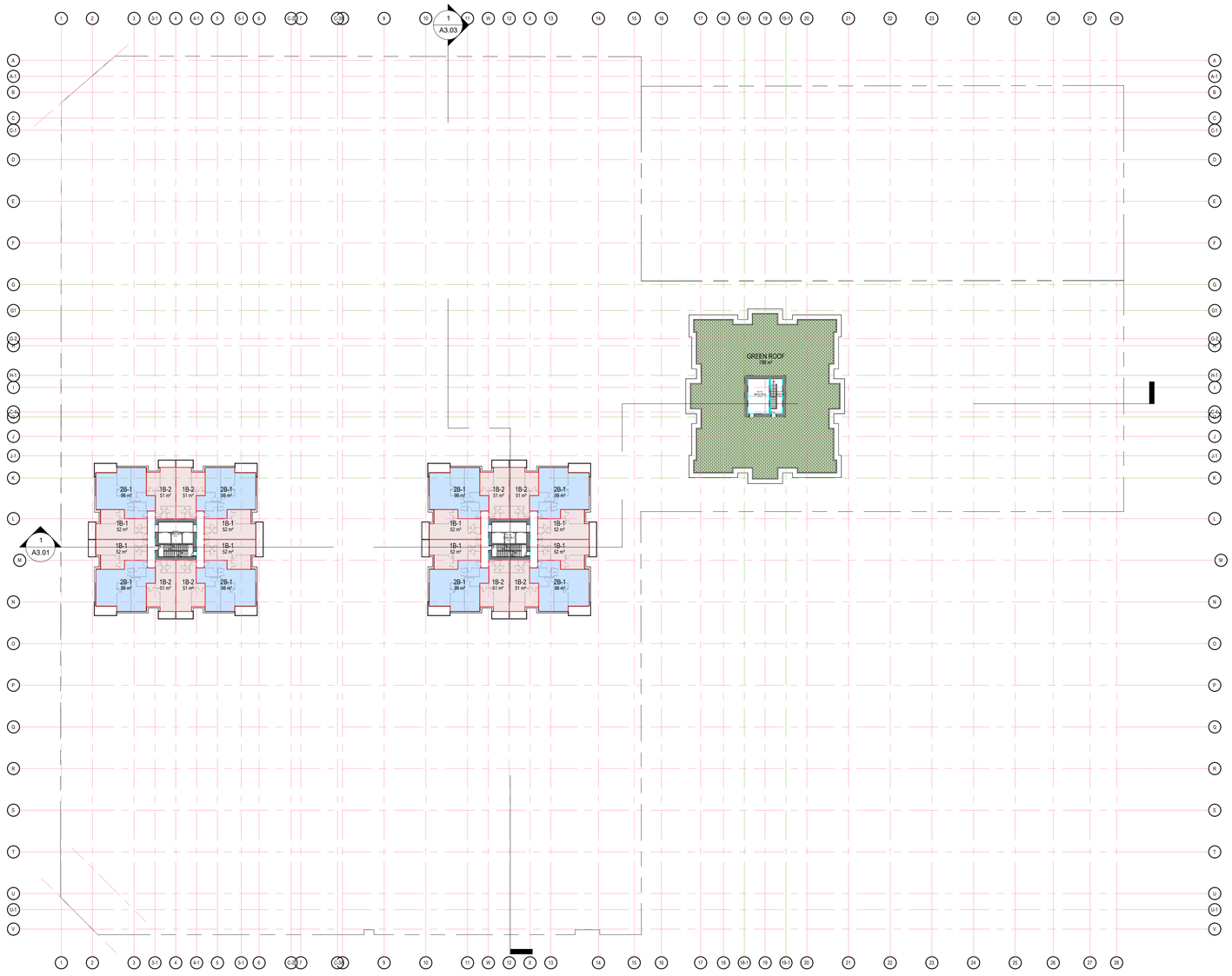


1 Master Plan Level 19 NFA
1 : 500

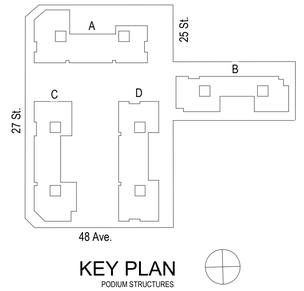
Net Floor Area (NFA) means the Gross Floor Area exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one Owner), service to the Building, attics, Garages, carports, breezeways, porches, Balconies, exit stairways, common/public corridors, Parkades, terraces, Common Amenity Areas, and Building mechanical systems. In the case of Supportive Housing, communal dining and kitchen facilities are excluded.

Gross Floor Area (GFA) means the sum of the Floor Areas of all floors of a Building.

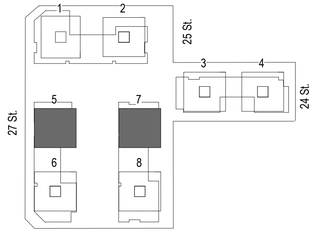
Floor Area Ratio (FAR) means the numerical value of the Net Floor Area on all levels of all Buildings and Structures on a Lot, divided by the Lot Area.

NFA_Room Schedule_Level 19

WT	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
Level 19						
C						
Level 19	C	RS-5	1B-1	52	4	208
Level 19	C	RS-5	1B-2	51	4	204
Level 19	C	RS-5	2B-1	98	4	392
					12	804
D						
Level 19	D	RS-7	1B-1	52	4	208
Level 19	D	RS-7	1B-2	51	4	204
Level 19	D	RS-7	2B-1	98	4	392
					12	804
					24	1608
Grand total: 6					24	1608



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JANKRIT KITKUL
BRITISH COLUMBIA
2026-06-18
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 19

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A2.13
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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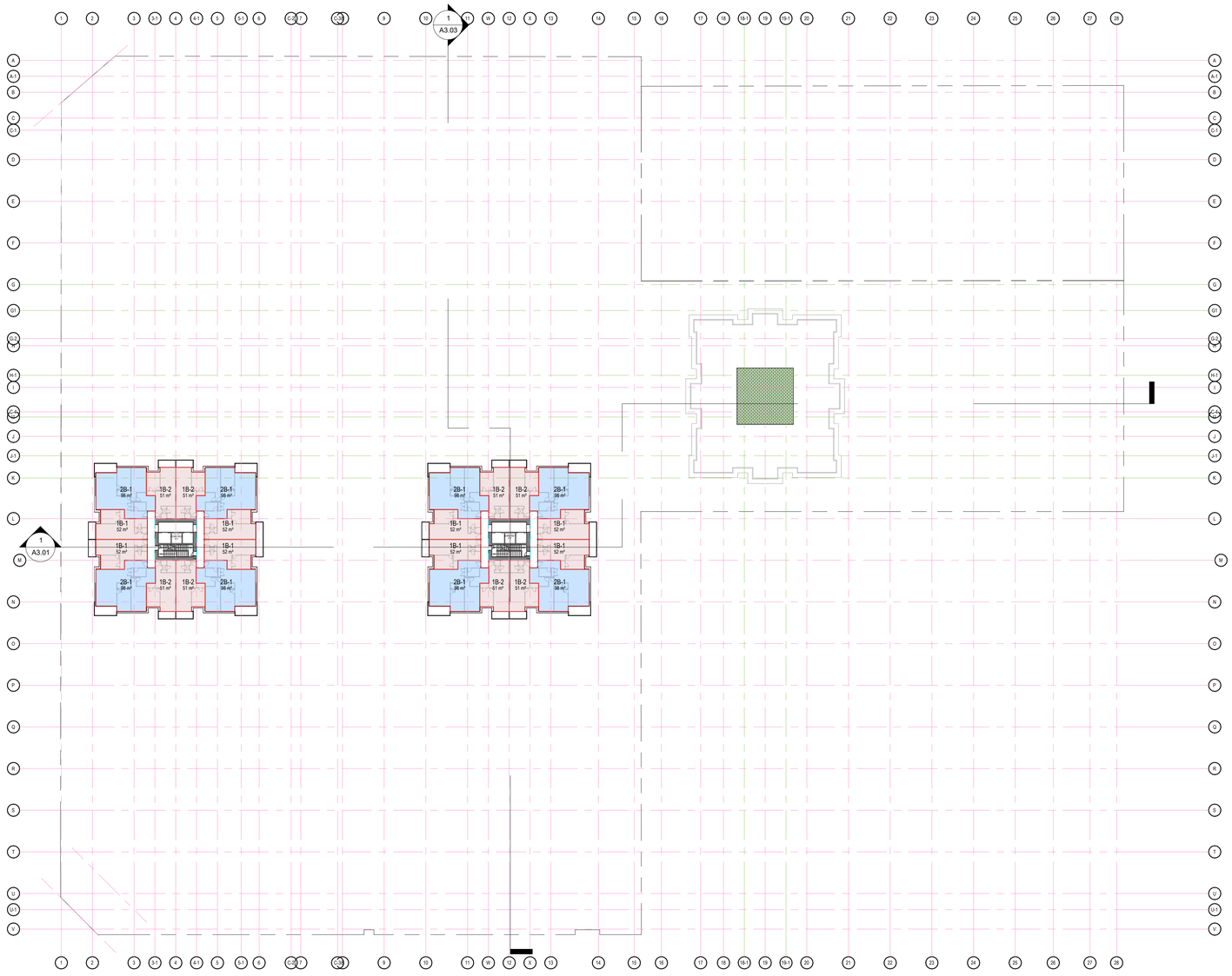
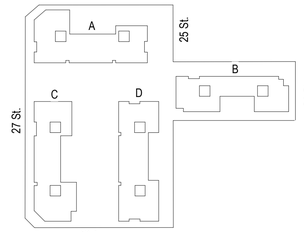
JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

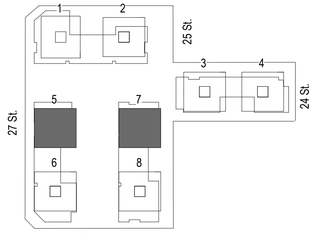


1 Master Plan Level 20 NFA
1 : 500

NFA_Room Schedule_Level 20						
WT	Podium Bdlg	RS Bdlg	Unit Name	Unit Area	Unit Count	Total Floor Area
Level 20						
C						
Level 20	C	RS-5	1B-1	52	4	208
Level 20	C	RS-5	1B-2	51	4	204
Level 20	C	RS-5	2B-1	98	4	392
					12	804
D						
Level 20	D	RS-7	1B-1	52	4	208
Level 20	D	RS-7	1B-2	51	4	204
Level 20	D	RS-7	2B-1	98	4	392
					12	804
					24	1608
Grand total: 6					24	1608



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - LEVEL 20

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		A2.14
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

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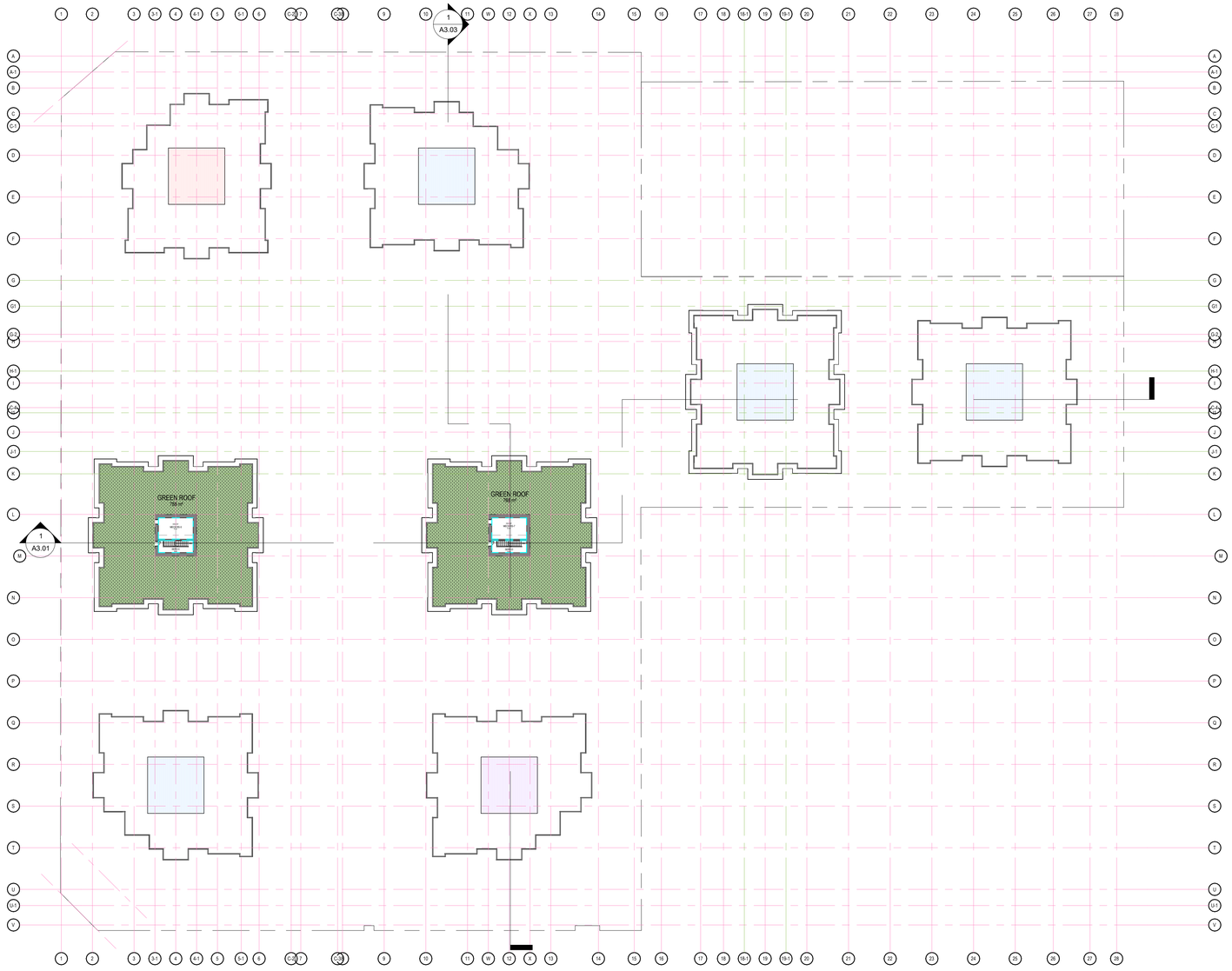

1 Master Plan Level Roof Top NFA

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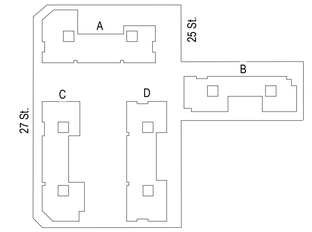
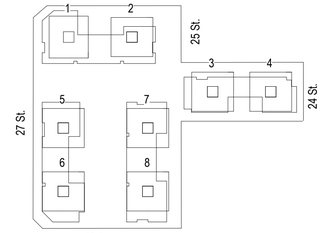


KEY PLAN

PODIUM STRUCTURES



KEY PLAN

TOWER STRUCTURES

REGISTERED ARCHITECT
JANKRIT KITKUL
BRITISH COLUMBIA
2026-06-18

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - ROOF PLAN

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		A2.15
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

MAY/27/2026/ _1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION

JUN/17/2026/ _ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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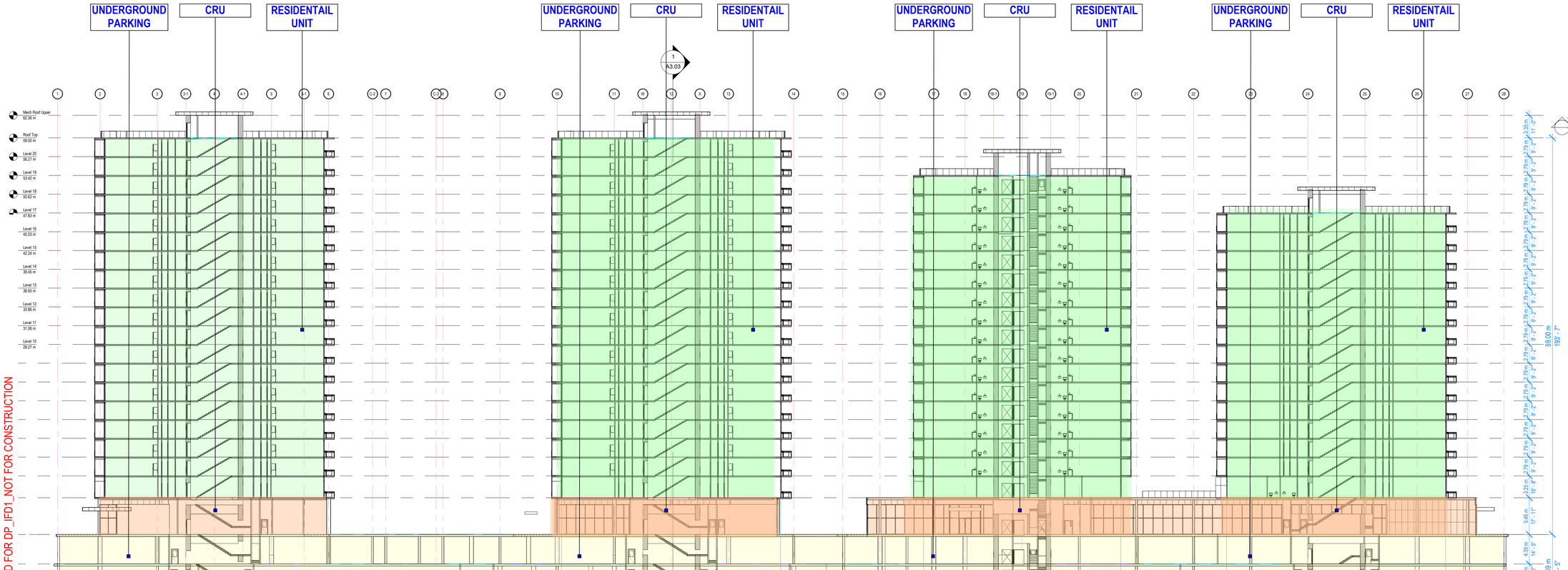

1 Section RS-5 7 3 4

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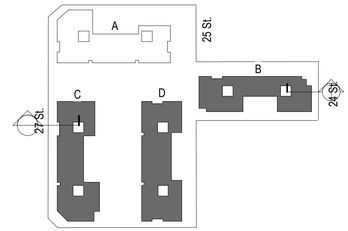
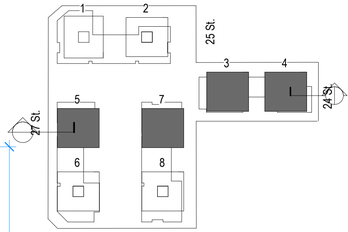


KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

2026-06-18

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

JALM ARCHITECTURE INC.

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - SECTION RS-5 7 3 4

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A3.01**
SUBMISSION NO.:	**NO. IFR3**		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

MAY/27/2026|_1SSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
JUN/17/2026|_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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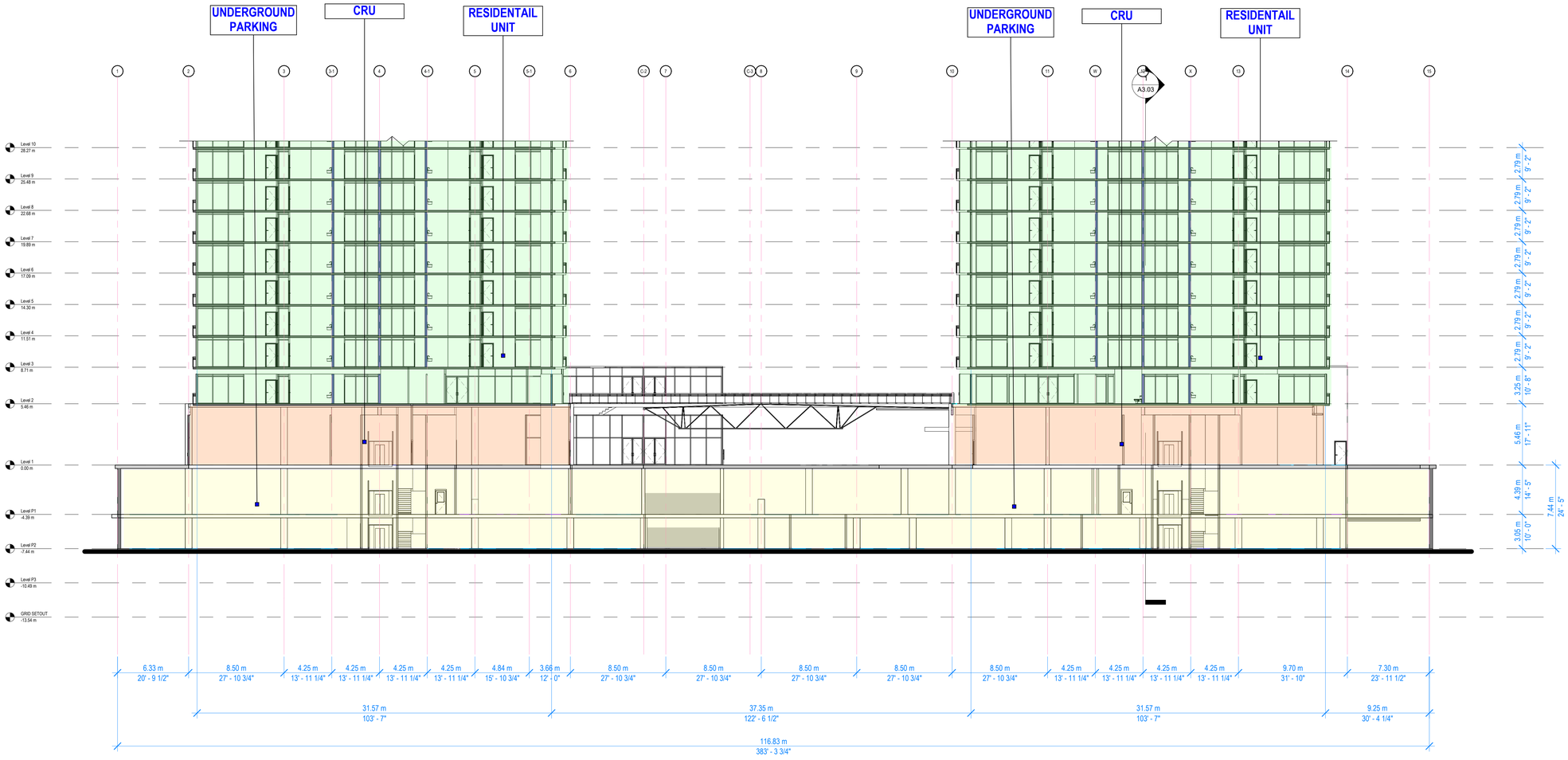

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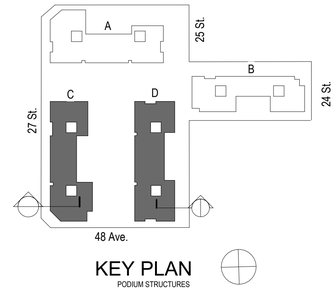
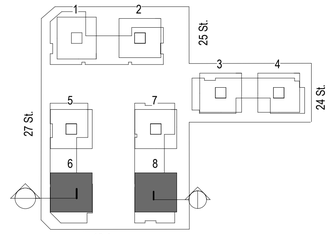


KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - SECTION RS-6 8

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		**A3.02**
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	**NO. IFR3**		

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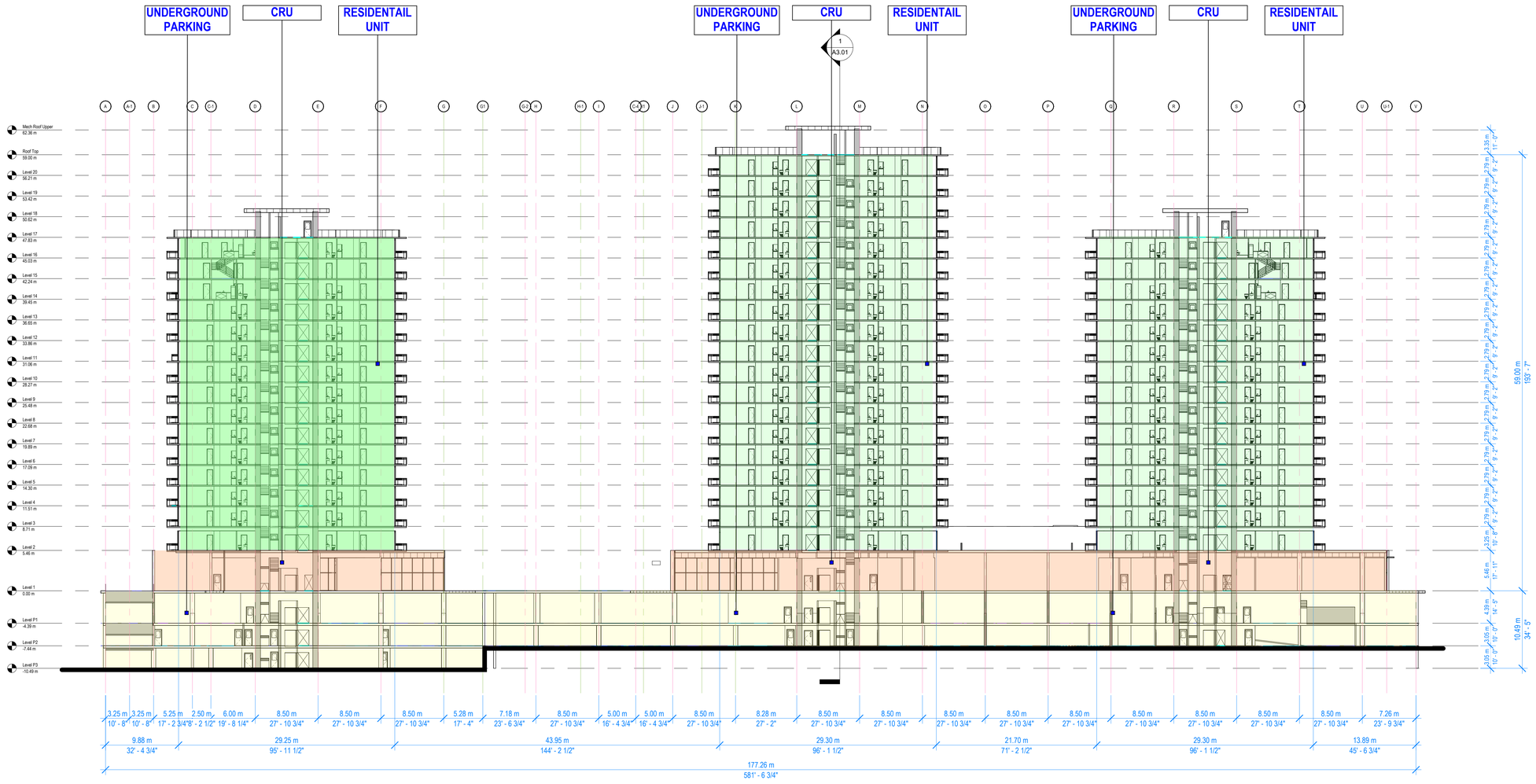
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



1 Section RS-2 7 8
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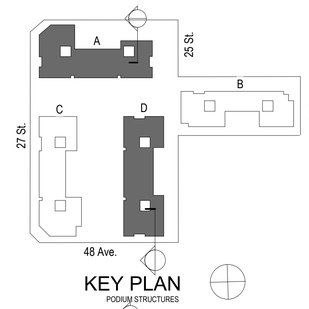
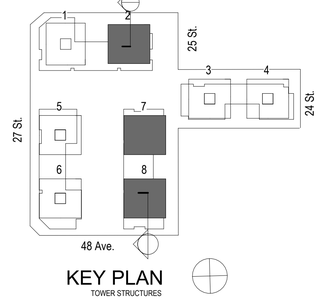


KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-18

SEAL - ARCHITECT

NO.	MM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - SECTION RS-2 7 8

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		A3.03
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

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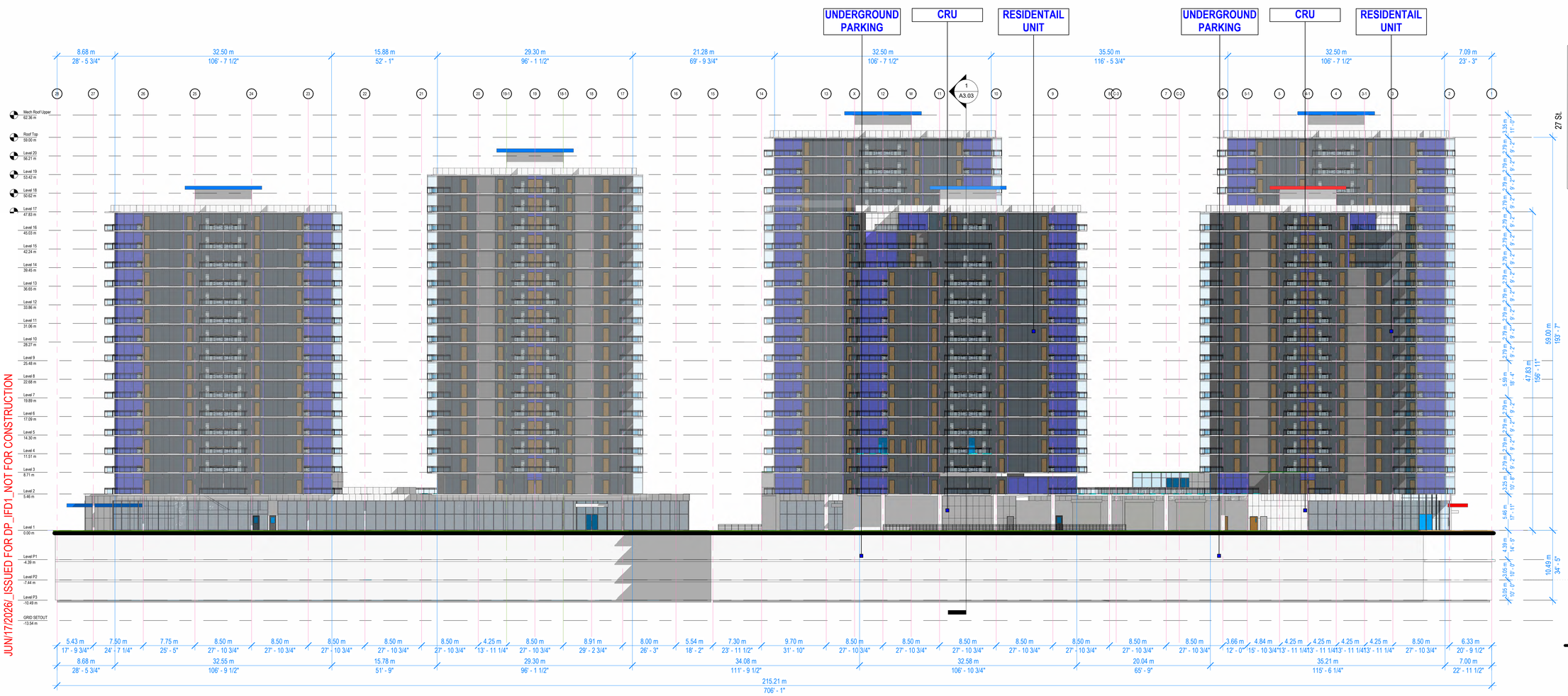
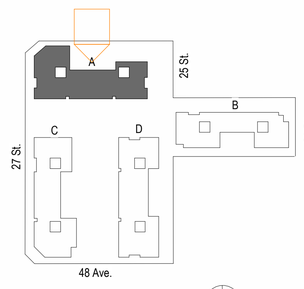
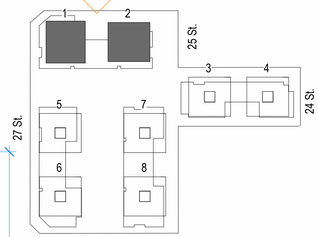


1 Master Plan - North Elevation

1 : 300



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-18

2026-06-18

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - ELEVATION NORTH

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A4.01
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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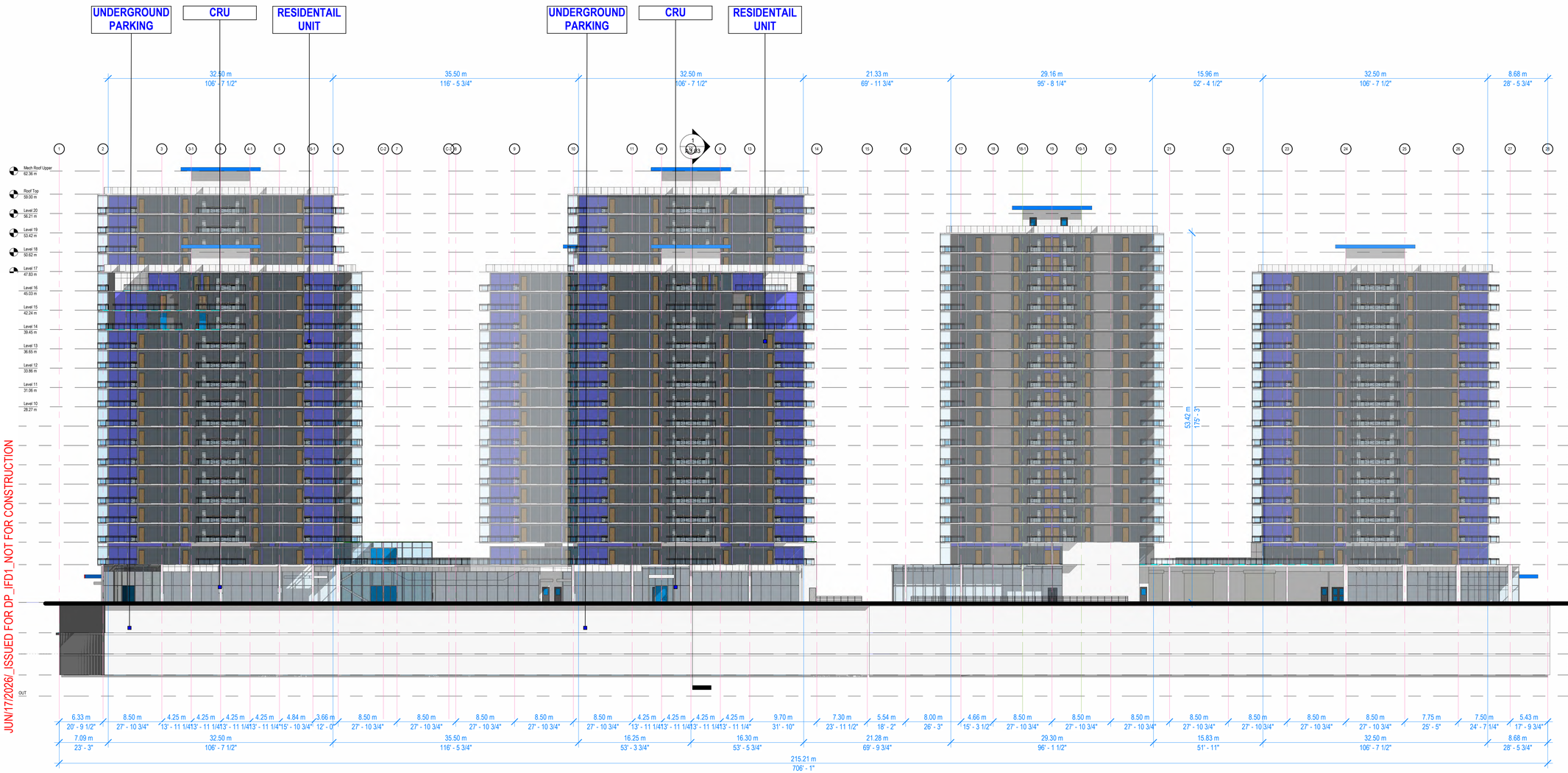
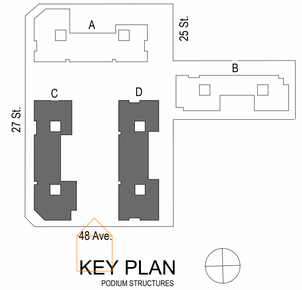


1 Master Plan - South Elevation

1 : 300



KEY PLAN
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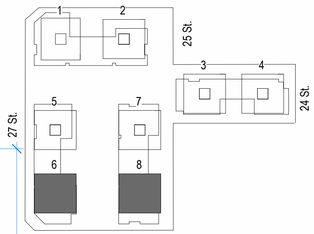

KEY PLAN
TOWER STRUCTURES

2026-06-18

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - ELEVATION SOUTH

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A4.02**
SUBMISSION NO.:	**NO. IFR3**		

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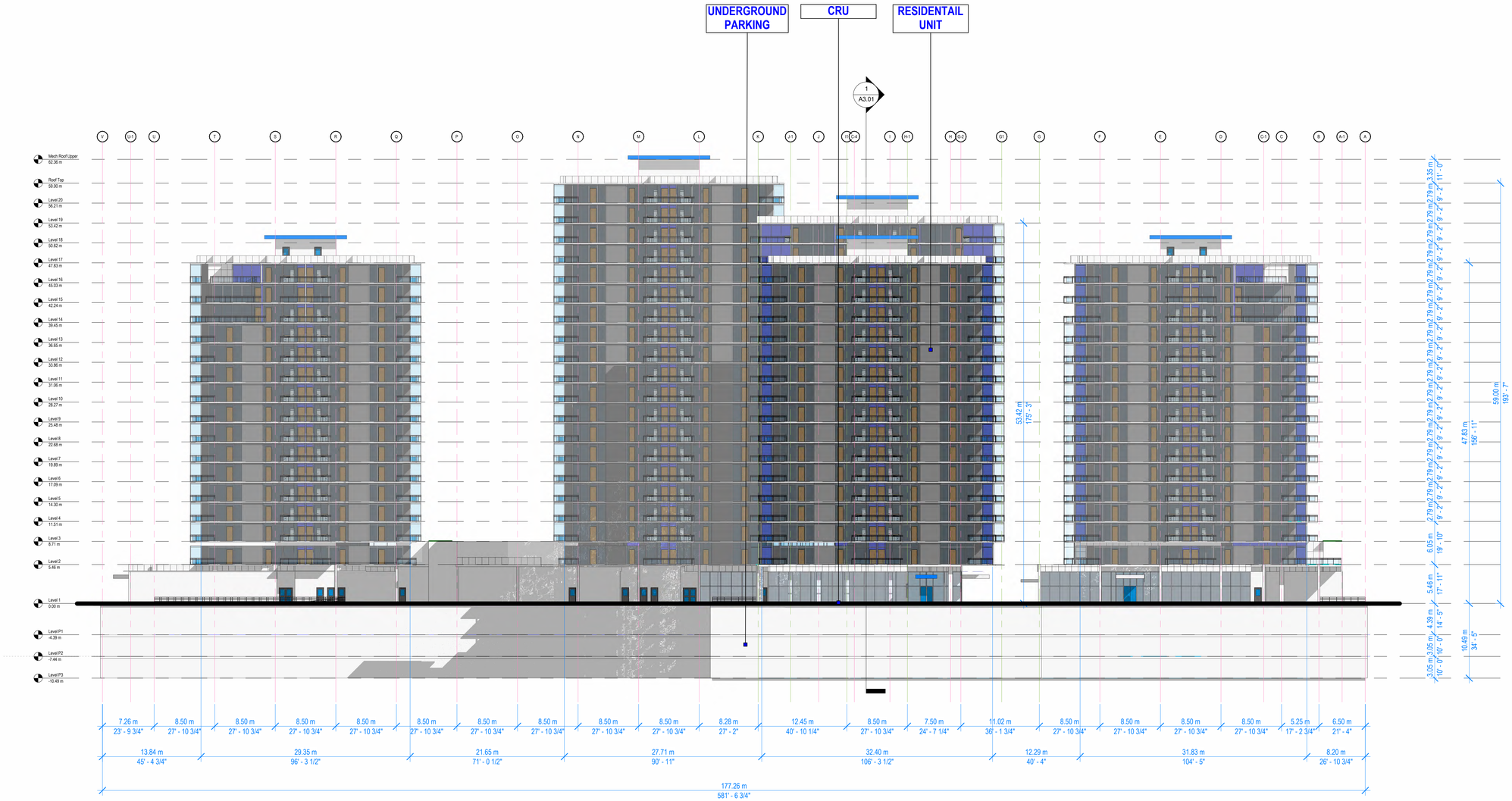
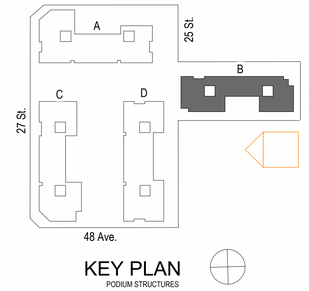
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



1 Master Plan - East Elevation

1 : 300



KEY PLAN
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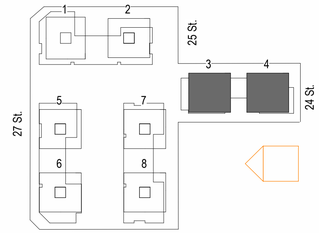

KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
2026-06-18
BRITISH COLUMBIA

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
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6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - ELEVATION EAST

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		A4.03
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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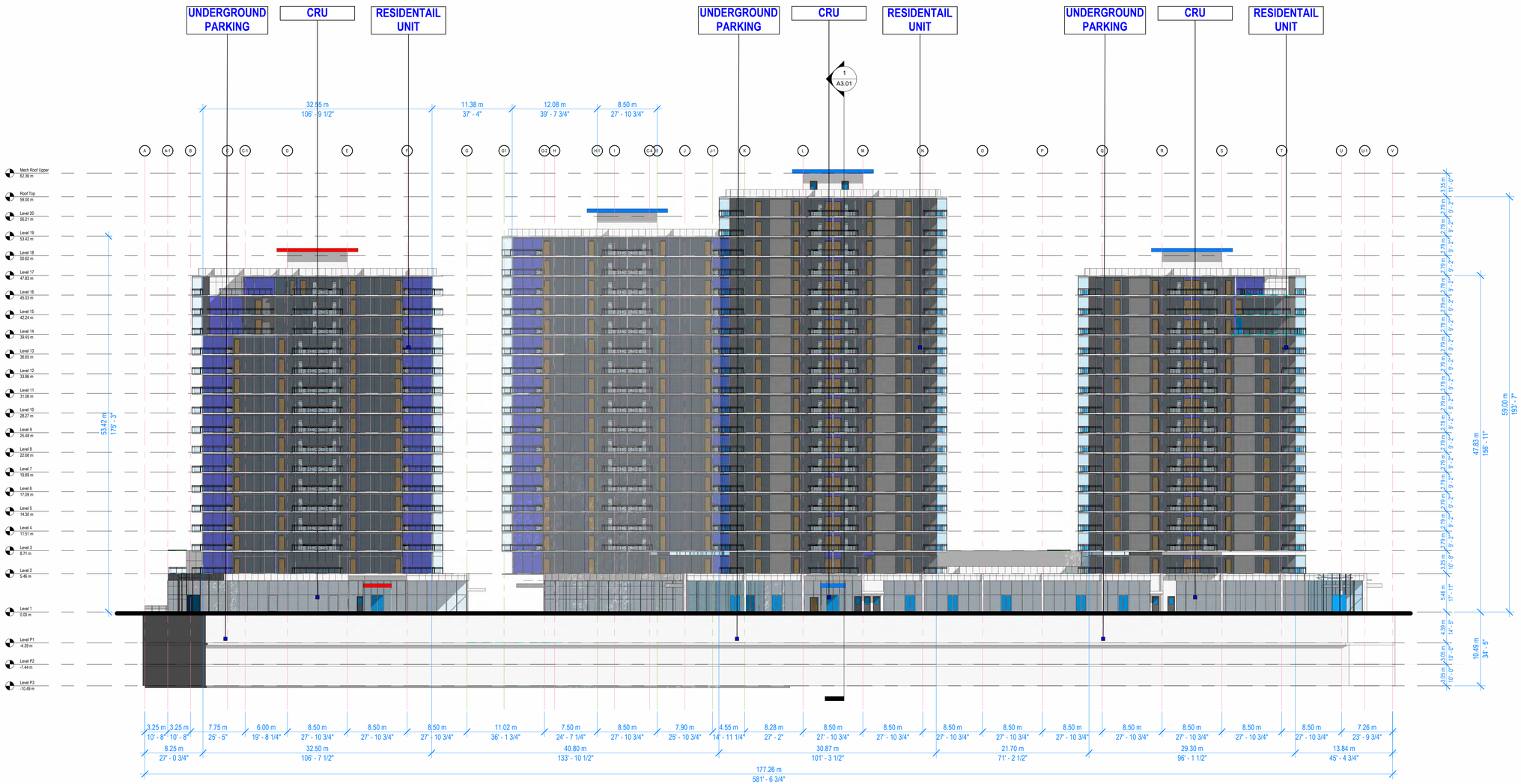
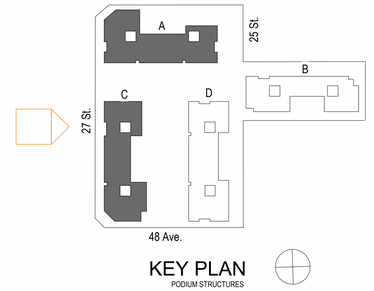
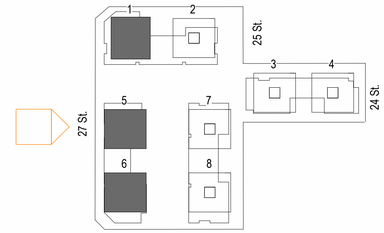


1 Master Plan - West Elevation

1 : 300



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
2026-06-18
BRITISH COLUMBIA
2026.06.18

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
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3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

MASTER PLAN - ELEVATION WEST

PROJECT NO.	Project Number	SHEET NUMBER:	A4.04
DRAWN:	Author		
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

ORIGINAL DRAWING SIZE IS ARCH D (36" X 24") DO NOT SCALE DRAWINGS FOR MEASUREMENTS

MAY/27/2026/_1ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION

JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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MAY/27/2026/ _ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4_NOT FOR CONSTRUCTION
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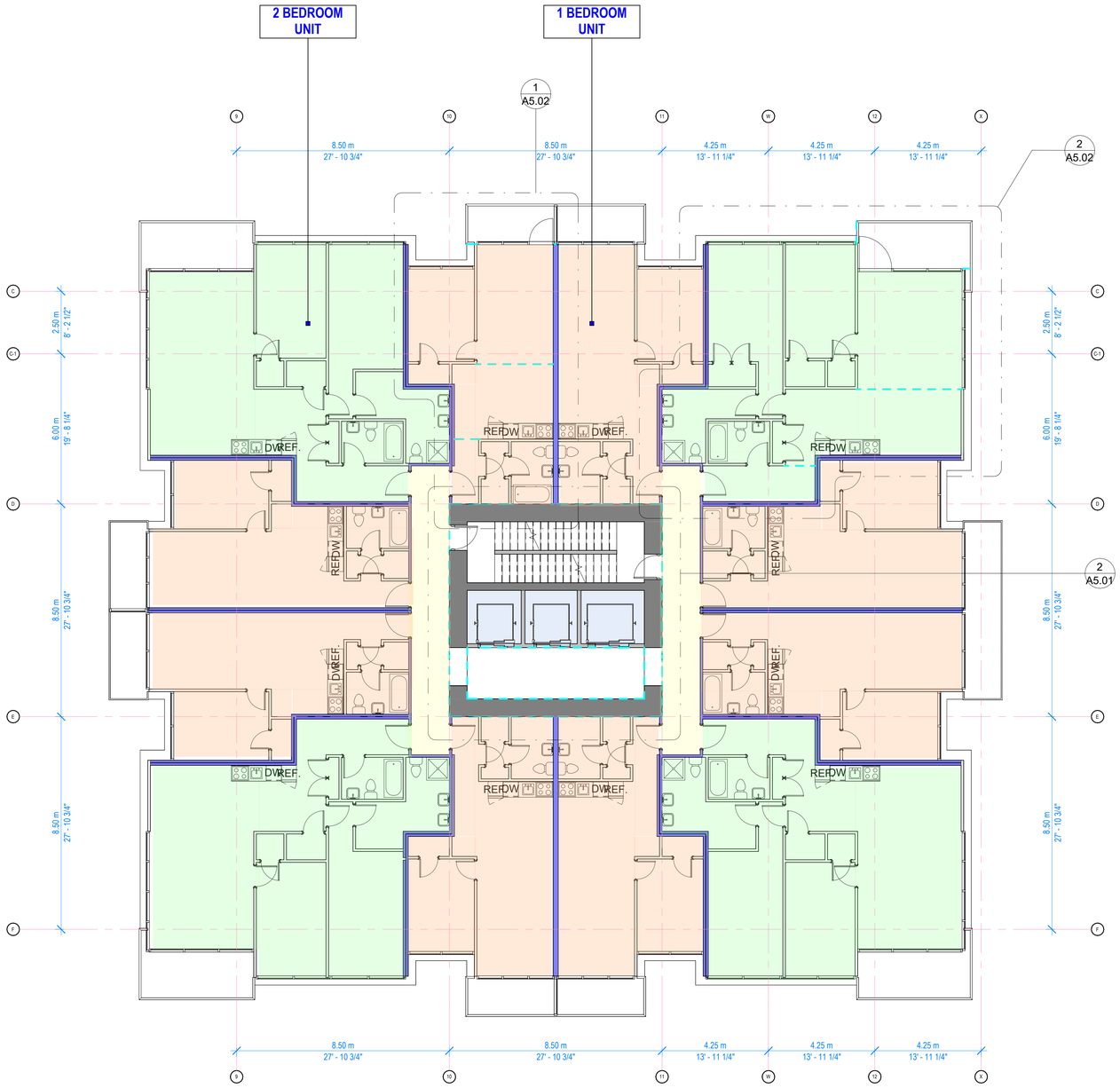

1 TYP. UNIT LAY-OUT
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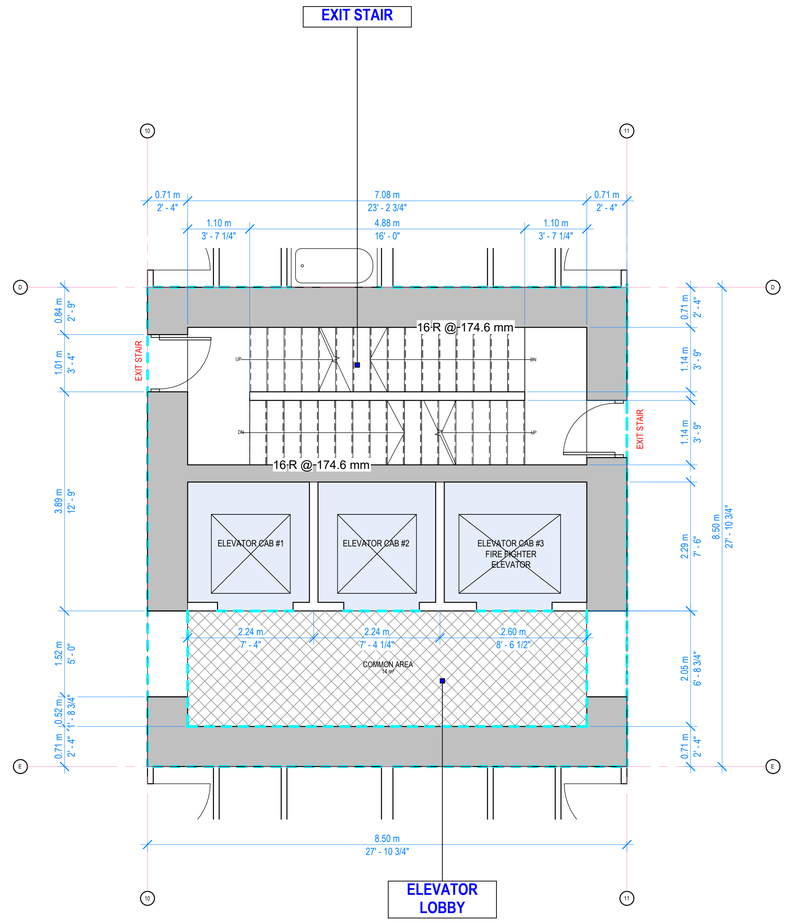

2 TYP. CORE PLAN
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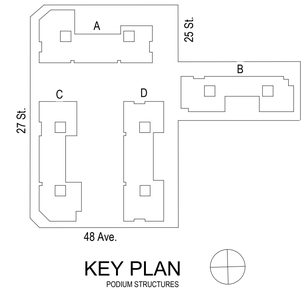
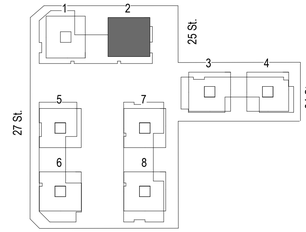


KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

JALM ARCHITECTURE INC.
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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

TYP UNIT LAY-OUT

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		
PROJECT STATUS:	Project Status		A5.01
SUBMISSION NO.:	NO. IFR3		

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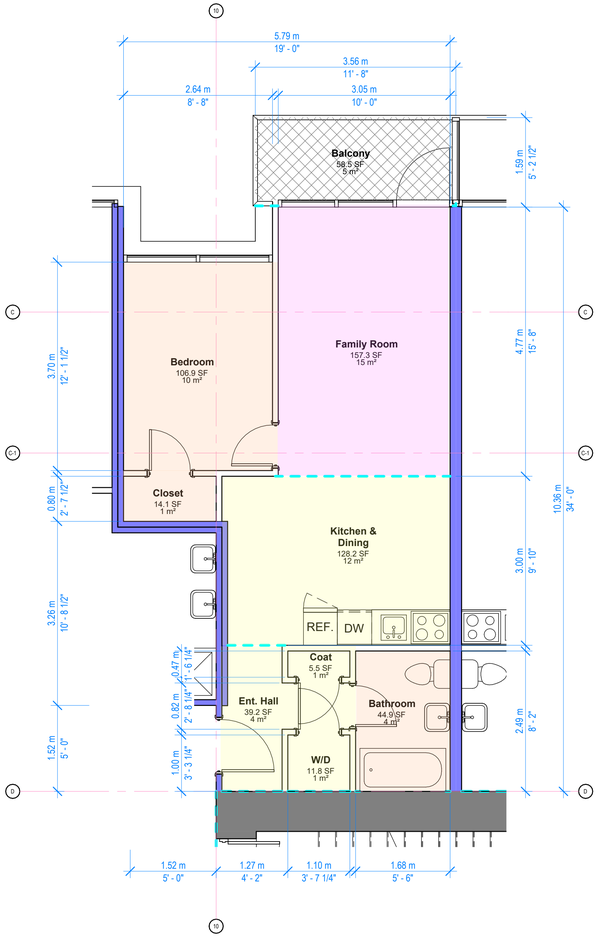
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



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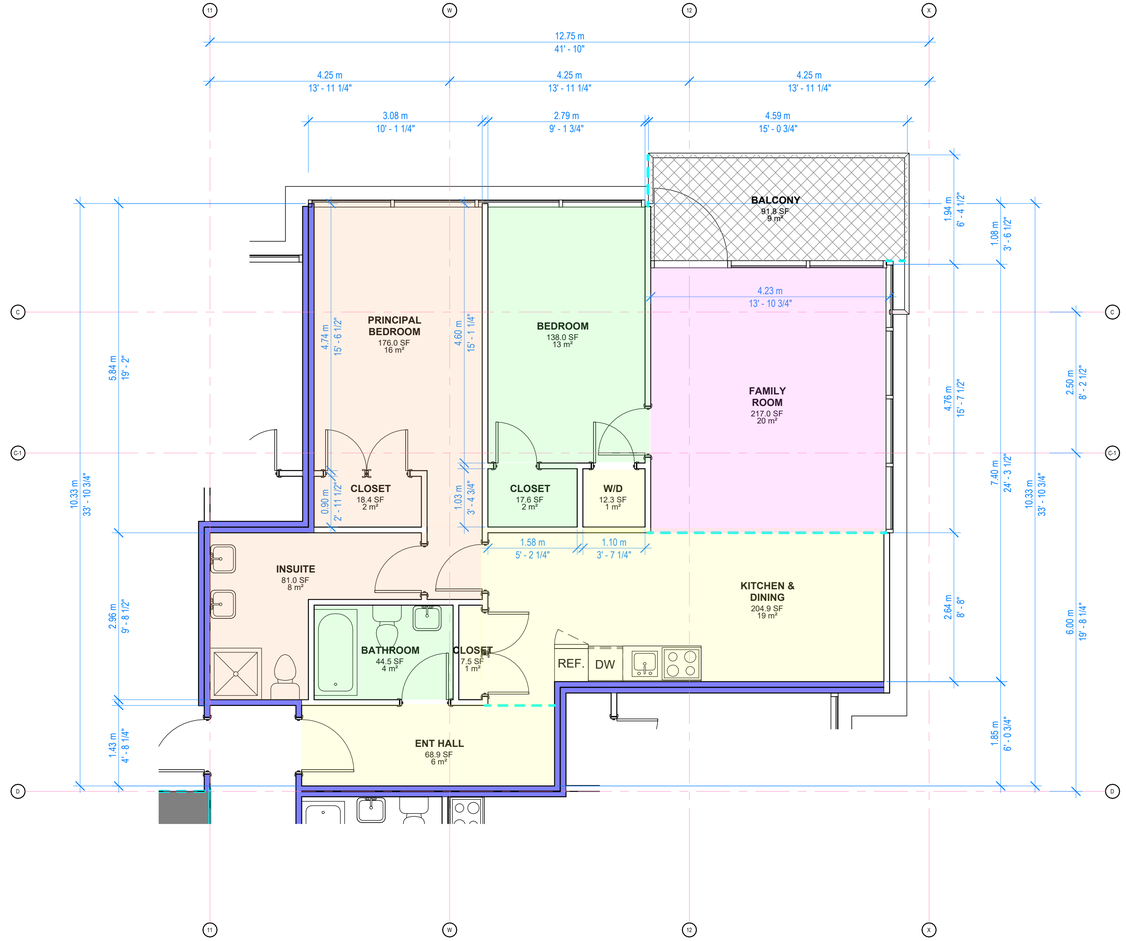

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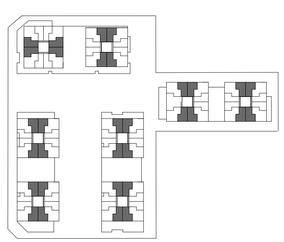
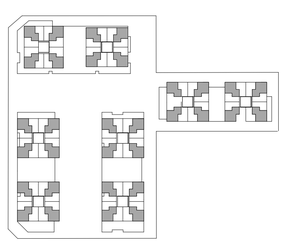


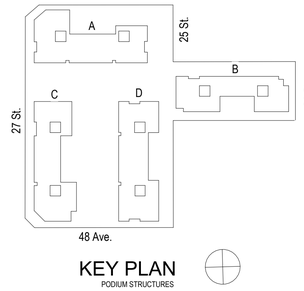
UNIT KEY PLAN

UNIT TYPE



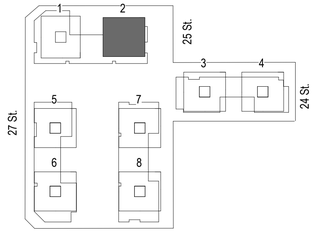
UNIT KEY PLAN

UNIT TYPE



KEY PLAN

PODIUM STRUCTURES



KEY PLAN

TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-18

2026.06.18

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

JALM ARCHITECTURE INC.

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

UNIT 1B-1 & 2B-1

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A5.02**
SUBMISSION NO.:	NO. IFR3		

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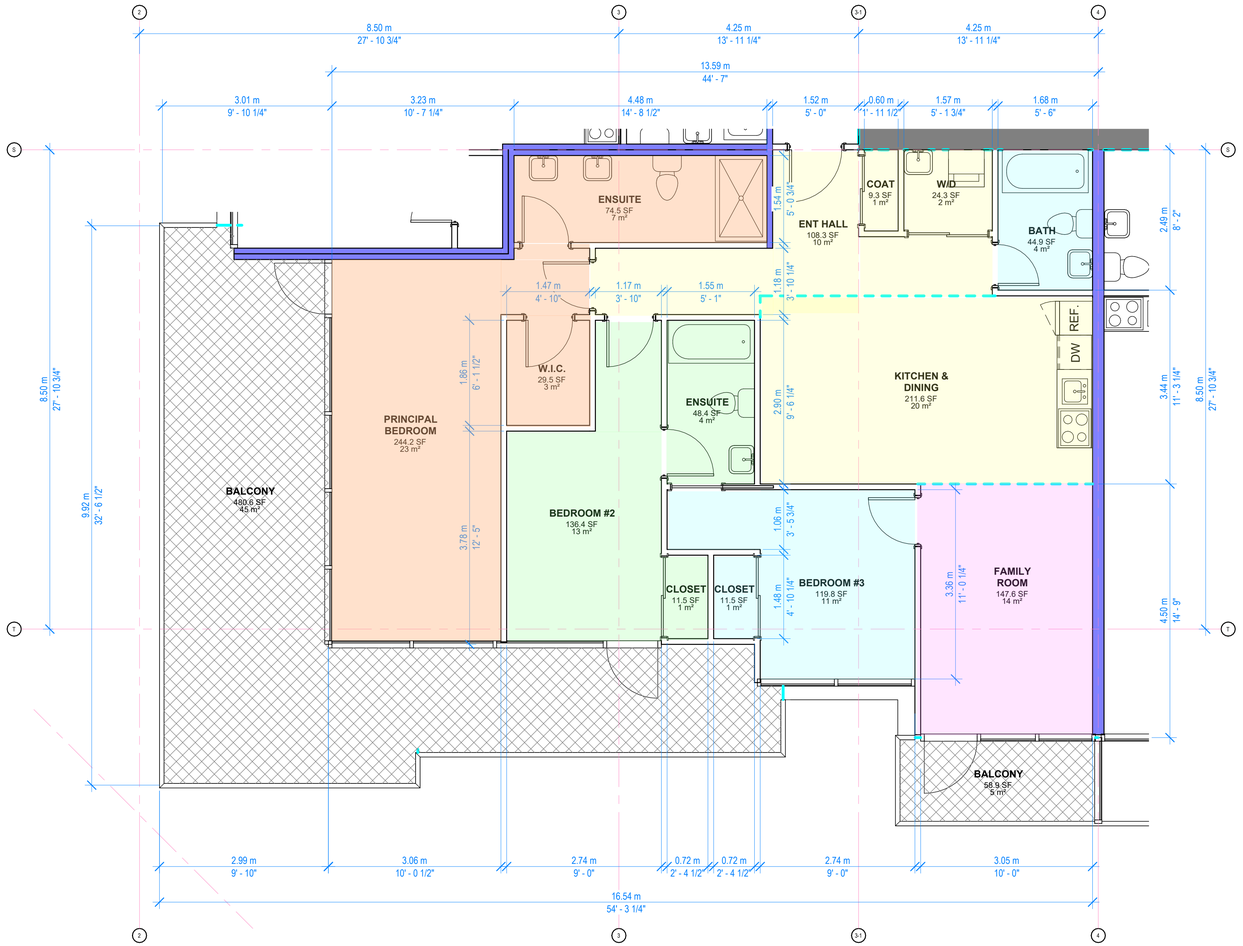

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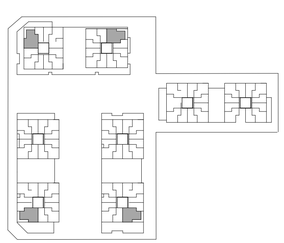
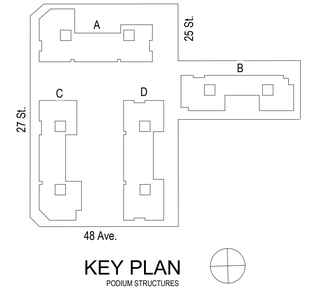


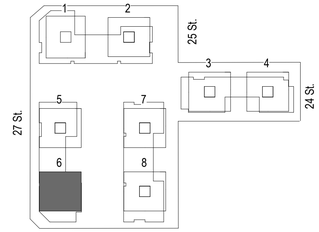
UNIT KEY PLAN

UNIT TYPE



KEY PLAN

PODIUM STRUCTURES



KEY PLAN

TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
BRITISH COLUMBIA
2026-06-18

2026-06-18

SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7	SEP/30/2025	ISSUED FOR DP
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
4	FEB/13/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
3	FEB/10/2025	ISSUED FOR CLIENT INITIAL'S REVIEW #2
2	DEC/21/2024	ISSUED FOR CLIENT INITIAL'S REVIEW
1	NOV/04/2024	ISSUED FOR CLIENT INITIAL'S REVIEW

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

UNIT 3B-1

PROJECT NO.	Project Number	**SHEET NUMBER:**	
DRAWN:	Author		
PROJECT STATUS:	Project Status		**A5.03**
SUBMISSION NO.:	**NO.**		

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JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION

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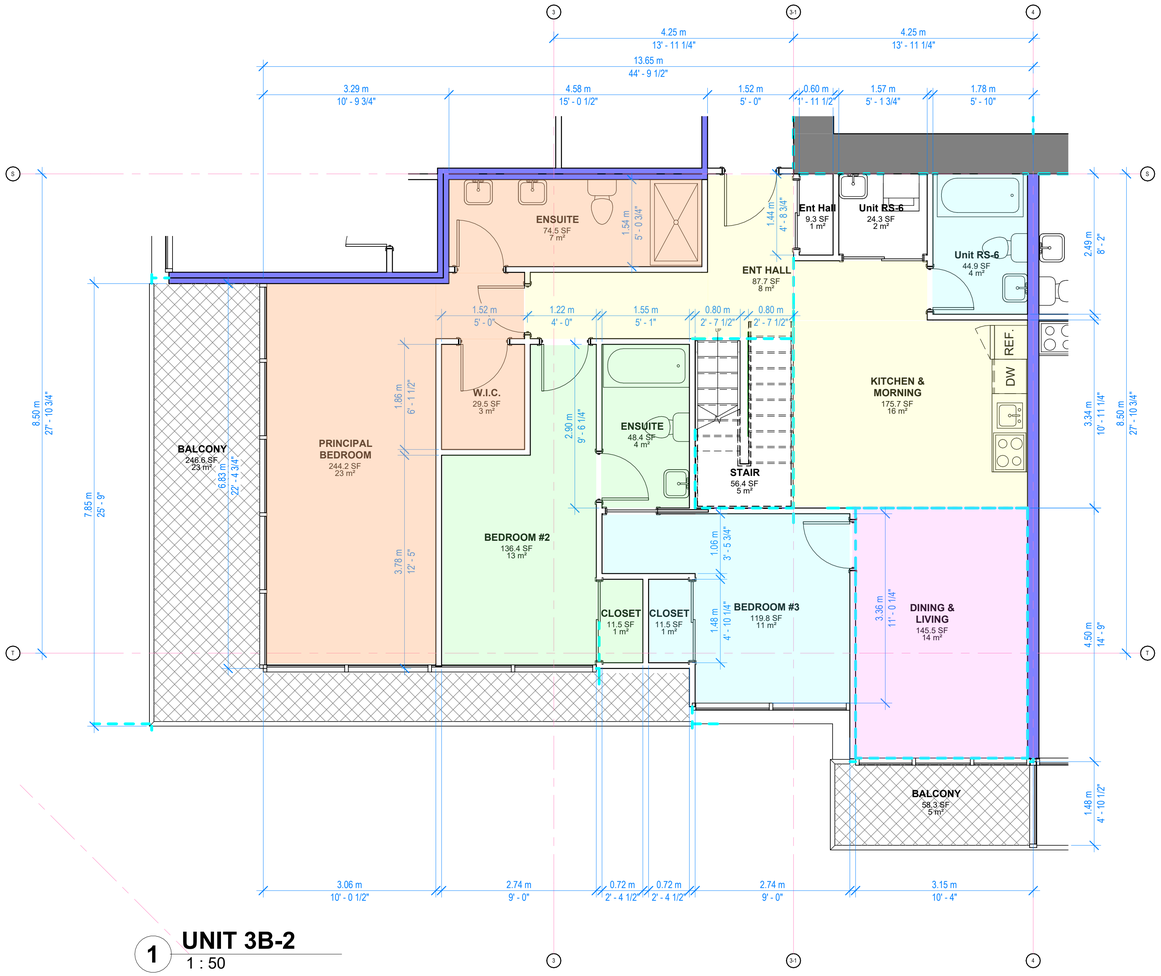
JUN/17/2026/_ISSUED FOR DP_IFD1_NOT FOR CONSTRUCTION



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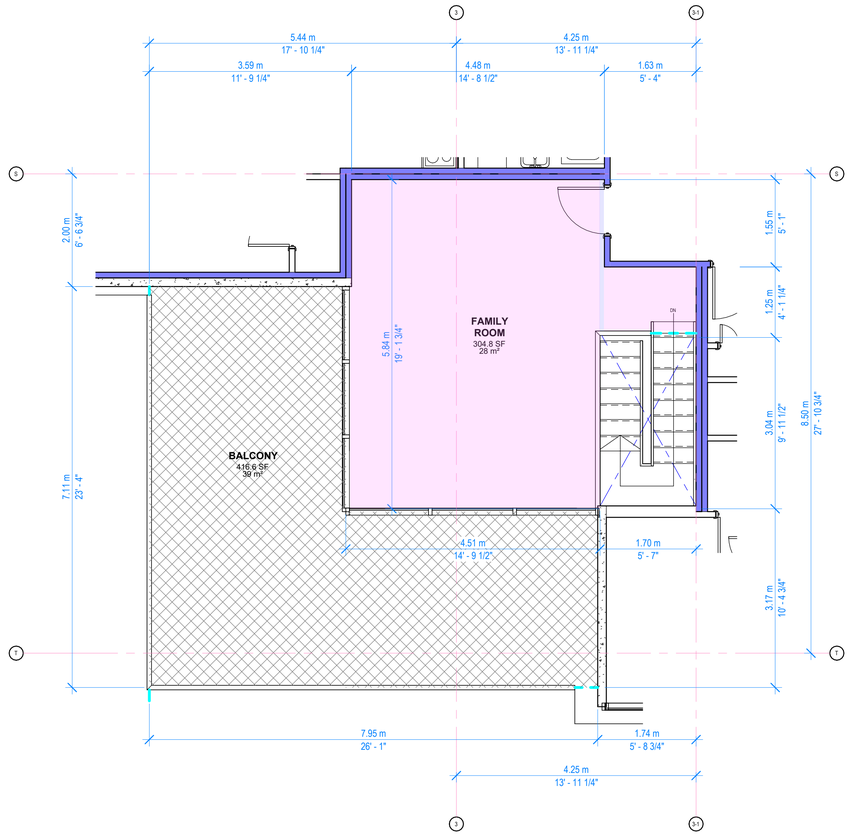

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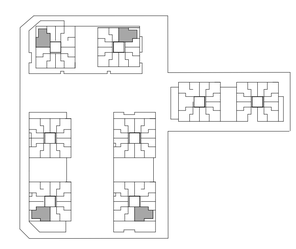
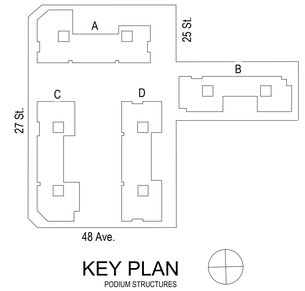
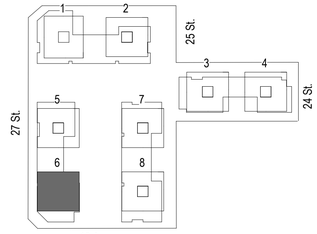


UNIT KEY PLAN
UNIT TYPE



KEY PLAN
PODIUM STRUCTURES



KEY PLAN
TOWER STRUCTURES

REGISTERED ARCHITECT
JAKKRIT KITIKUL
2026-06-18
BRITISH COLUMBIA
2026-06-18
SEAL - ARCHITECT

NO.	MMM/DD/YYYY	SUBMISSION DESCRIPTION
7		
6	JUN/17/2026	ISSUED FOR DP_IFD1
5	MAY/27/2026	ISSUED FOR AHJ_PRE-APPLICATION PROPOSAL_IFR4
4	APR/14/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR3
3	JAN/25/2026	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR2
2	JAN/30/2025	ISSUED FOR PRE-APPLICATION PROPOSAL_AHJ
1	JAN/17/2025	ISSUED FOR CLIENT INITIAL'S REVIEW_IFR1

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PROJECT:

VERNON MIXED-USE

DIVYA SUTRA GROUP

4801 27 St Vernon BC V1T 4Z1

SHEET NAME:

UNIT 3B-2 PENTHOUSE

PROJECT NO.	Project Number	SHEET NUMBER:	
DRAWN:	Author		A5.04
PROJECT STATUS:	Project Status		
SUBMISSION NO.:	NO. IFR3		

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