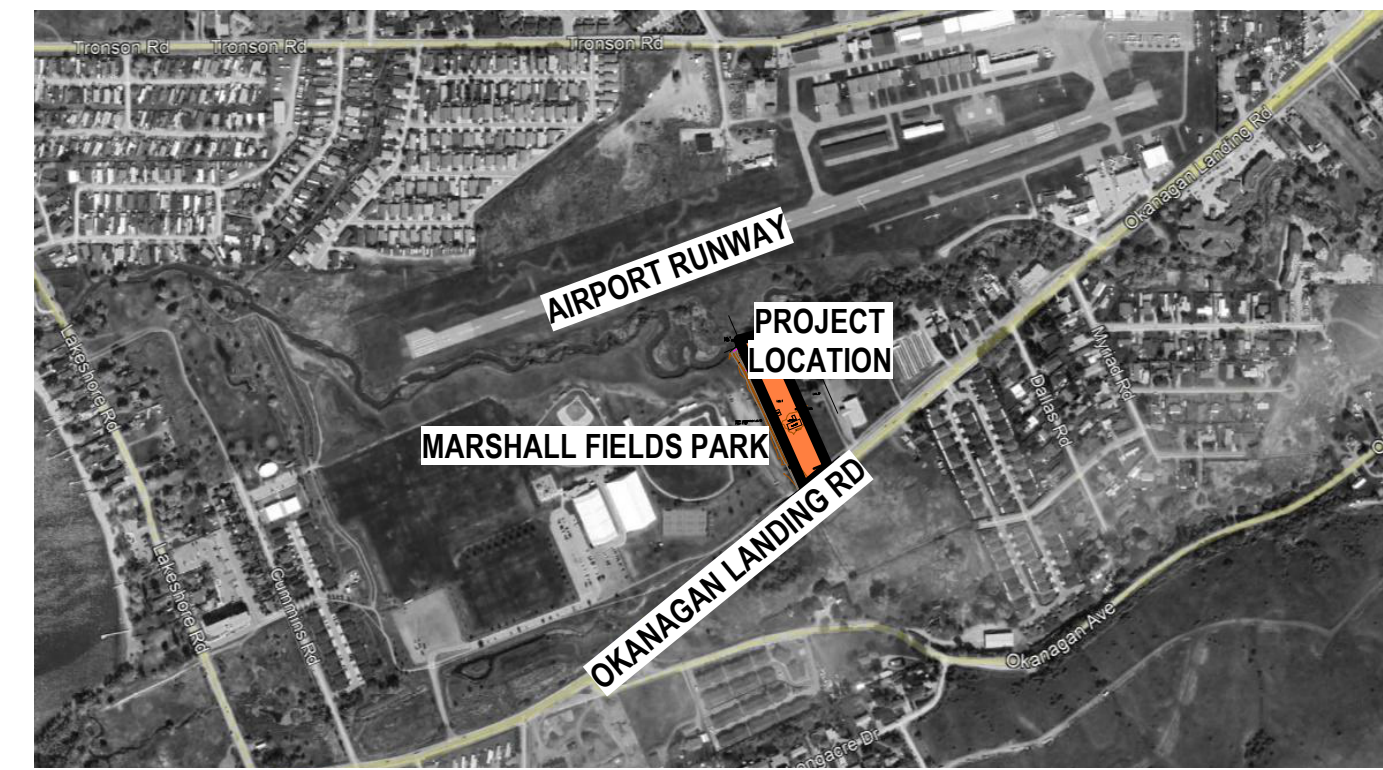


# OKVHS COMMUNITY HOUSING APT. BLDG

6545 OKANAGAN LANDING ROAD, VERNON, BC



1 LOCATION PLAN  
1:10000

**PROJECT INFORMATION**

OWNER: OKANAGAN VILLAGE HOUSING SOCIETY  
CINDY MASTERS, EXECUTIVE DIRECTOR

ARCHITECT: BLUECROW ARCHITECTURE INC.  
JAY GILLMAN, ARCHITECT AIBC

MUNICIPAL ADDRESS: 6545 OKANAGAN LANDING ROAD, VERNON BC

LEGAL DESCRIPTION: LOT 1 PLAN 9738 DISTRICT LOT 62 ODYD PID 009-640-461

OFFICIAL COMMUNITY PLAN: RESIDENTIAL LOW DENSITY  
OCP AMENDMENT TO RESIDENTIAL - HIGH DENSITY

ZONING: AGRS - AGRICULTURE & RURAL SMALL BLOCK (NON-ALR)  
REZONE TO MSH - MEDIUM SCALE HOUSING

**ARCHITECTURAL DRAWING LIST**

NO.	SHEET NAME	DATE
A1	SITE PLAN & ZONING SUMMARY	SEPT 26, 2024

**ZONING SUMMARY**

CITY OF VERNON ZONING BYLAW NO. 6000 (2024)  
ZONING: REZONE TO MSH - MEDIUM SCALE HOUSING

PERMITTED USES: LARGE SCALE MULTI-UNIT HOUSING - APARTMENT BLDG

DENSITY: (MAX 3.0 FAR): 0.8 (6438m<sup>2</sup>NET/8090m<sup>2</sup>LOT)  
BUILDING FRONTAGE (MAX 100m): <30m

SETBACKS  
SOUTH - STREET (4.0m): 4.0m  
EAST - LOT (3.0m): 3.0m  
NORTH - SPCA (30m): >30m  
WEST - LOT (3m): 3.0m

HEIGHT (MAX 30m (8 STOREYS)): 6 STOREYS /20.7m

DEVELOPMENT REGULATIONS  
LANDSCAPE (MIN 25%): 40% (3730m<sup>2</sup>LANDSCAPE/8090m<sup>2</sup>LOT)  
COMMON/Private AMENITY AREA: REQ. 1,170m<sup>2</sup>, PROVIDED 2300m<sup>2</sup>

2 - STUDIO (33m<sup>2</sup>) / FL = 5m<sup>2</sup>/UNIT = 10m<sup>2</sup>/FL  
5 - 1 BDRM (49m<sup>2</sup>) / FL = 10m<sup>2</sup>/UNIT = 50m<sup>2</sup>/FL  
2 - 2 BDRM (67m<sup>2</sup>) / FL = 15m<sup>2</sup>/UNIT = 30m<sup>2</sup>/FL  
6 - 3 BDRM (86m<sup>2</sup>) / FL = 15m<sup>2</sup>/UNIT = 30m<sup>2</sup>/FL  
1 - 4 BDRM (112m<sup>2</sup>) / FL = 15m<sup>2</sup>/UNIT = 15m<sup>2</sup>/FL  
TOTAL 16 UNITS (1073m<sup>2</sup>NET) / FL = 195m<sup>2</sup>/FL COMMON  
6 STOREY = 96 UNIT (6438m<sup>2</sup>NET) & 1,170m<sup>2</sup> COMMON

**ZONING SUMMARY (CONT.)**

LANDSCAPE BUFFERS: 1 FROM 2024-2025  
FRONT LEVEL 1: MIN. 1.5 m LANDSCAPE BUFFER VEGETATIVE BUFFER ONLY, UNLESS A FENCE IS REQUIRED FOR OTHER REASONS  
REAR & SIDE LEVEL 2: A MIN 1.5 m VEGETATIVE LANDSCAPE BUFFER COMBINED WITH A FENCE IS REQUIRED

PARKING, LOADING, & BIKE (LARGE SCALE HOUSING, 96 DWELLING UNITS)

	MIN.	MAX.	REQUIRED
PARKING SPACES	0.8 PER DWELLING UNIT	2.0 PER DWELLING UNIT	77 (96*0.8=76.8)
ACCESSIBLE	76-100 REQ. PARKING SPACES=4		4
DROP-OFF	1 PER 35 DWELLING UNITS		3 (96/35=2.74)
SMALL CAR		50% (91*0.5=45.5)	0
OVERSIZED		25% (91*0.25=22.75)	0
VISITOR	91-100 DWELLING UNITS=12		12
	TOTAL PARKING SPACES REQUIRED		94
	TOTAL PARKING SPACES PROVIDED		126

EV READY: 1 PER DWELLING UNIT  
10% OF VISITOR PARKING

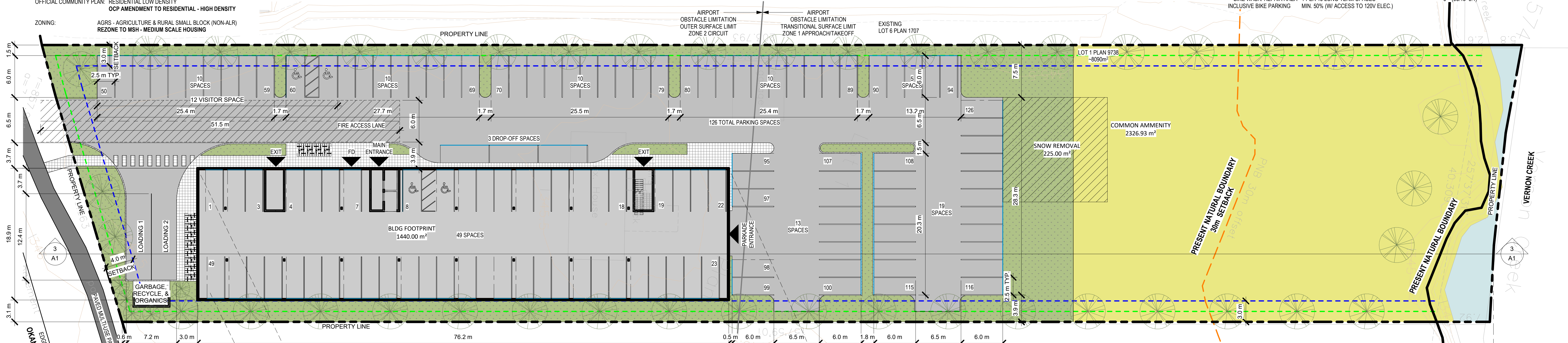
PARKING STUDY  
COVERED PARKING (>2000m<sup>2</sup>NFA OR 7+ DWELLING UNITS) MIN. 25%  
PROVIDED: 24 COVERED SPACES (94\*25%)

LOADING SPACE: 1 PER 2800m<sup>2</sup> MAX. 2.0 (HOUSING)  
PROVIDED: 49 PARKADE (6438m<sup>2</sup>/2800m<sup>2</sup>=2.3)

BIKE SHORT-TERM: 0.25 PER DWELLING UNIT  
BIKE LONG-TERM: 1.0 PER DWELLING UNIT  
END-OF-TRIP FACILITIES: 24 (96\*0.25=24)  
2 (96\*1.0=96)

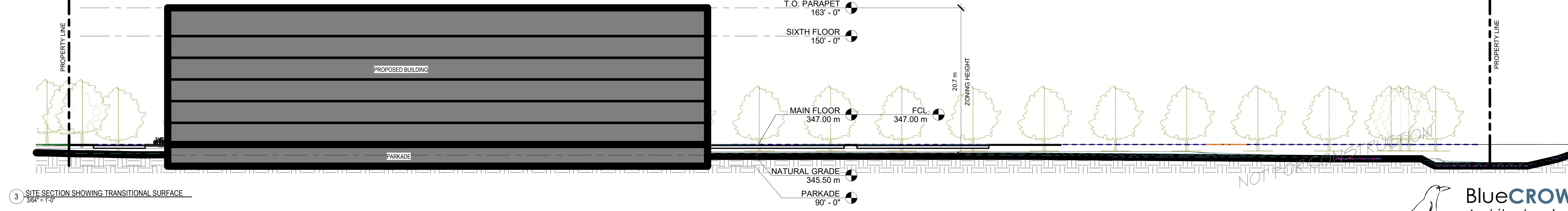
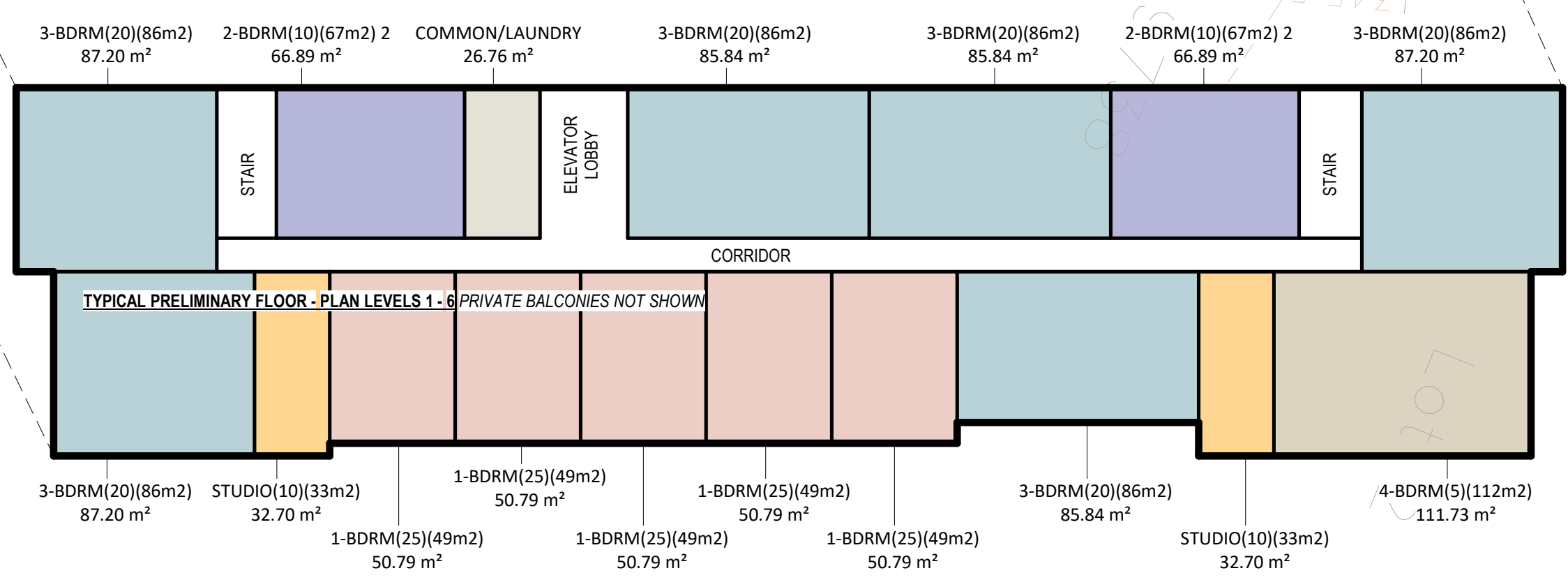
SHOWER/CHANGE AREA: 1 PER 15 LONG-TERM SPACES  
6 (96/15=6.4) (SHOWER WITHIN EA. DWELL UNIT)  
6 (96/15=6.4)

BIKE WASH/REPAIR AREA INCLUSIVE BIKE PARKING: 1 PER 15 LONG-TERM SPACES MIN. 50% (W/ ACCESS TO 120V ELEC.)  
6 (96/15=6.4)



2 SITE PLAN & TYPICAL FLOOR PLAN  
3/64" = 1'-0"

NOTE  
SITE PLAN PREPARED FROM DATA TAKEN FROM THE CITY OF VERNON GIS INFORMATION, TRANSITIONAL SURFACE SURVEY PREPARED BY JASON RUSSELL SHORTT, B.C.L.S. CLS OF RUSSELL SHORTT LAND SURVEYORS, AND DATED MAY 30, 2024 & SITE PLAN SURVEY PREPARED BY JASON RUSSELL SHORTT, B.C.L.S. CLS OF RUSSELL SHORTT LAND SURVEYORS, AND DATED JULY 15, 2024, PROVIDED BY THE OWNER.



3 SITE SECTION SHOWING TRANSITIONAL SURFACE  
3/64" = 1'-0"

## SITE PLAN & ZONING SUMMARY

OKVHS COMMUNITY HOUSING APT. BLDG  
6545 OKANAGAN LANDING ROAD, VERNON, BC

PROJECT NO: 2024-27 SCALE: As indicated REVISION: OCP AMENDMENT APPLICATION & REZONING R2 DATE: SEPT 26, 2024

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