THE CORPORATION OF THE CITY OF VERNON
REPORT TO COUNCIL

SUBMITTED BY: Roy Nuriel
Economic Development Planner

COUNCIL MEETING: REG ☒ COW ☐ I/C ☐
COUNCIL MEETING DATE: November 28, 2022
REPORT DATE: November 16, 2022
FILE: 3340-20 (OCP00098/ZON00391/DVP00593)

SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT, REZONING AND DEVELOPMENT VARIANCE PERMIT APPLICATIONS FOR 2702 AND 2800 40TH STREET**

PURPOSE:

To review the applications to amend the Official Community Plan land use designation at 2702 and 2800 40th Street from 'Residential Small Lot' to 'Public and Institutional', to rezone the properties from 'RM2 – Multiple Housing Residential' to 'P3 – Private Institutional' and to vary sections of Zoning Bylaw 5000 in order to expand and upgrade an existing seniors residential care facility.

RECOMMENDATION:

THAT Council support, in principle, Official Community Plan Amendment application 00098 (OCP00098) to amend the Official Community Plan land use designation of Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) from 'Residential Small Lot' to 'Public and Institutional', as outlined in the report titled "Official Community Plan Amendment, Rezoning and Development Variance Permit Applications for 2702 and 2800 40th Street" dated November 16, 2022 and respectfully submitted by the Economic Development Planner;

AND FURTHER, that Council support presenting the proposed Official Community Plan Amendment application at a public open house in order to seek public input prior to the Public Hearing;

AND FURTHER, that Council support, in principle, rezoning application 00391 (ZON00391) to rezone Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) from 'RM2 – Multiple Housing Residential' to 'P3 – Private Institutional' in order to expand an existing seniors residential care facility;

AND FURTHER, that Council support Development Variance Permit Application 00593 (DVP00593) to vary the following sections of Zoning Bylaw 5000 to allow for the expansion of a seniors residential care facility on Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street):

a) to vary the maximum projections for the patio roof in the front yard setback from 1.5m to 3.96m (Section 4.4.2); and

b) to vary the minimum south side yard setback for the building wall from 6.0m to 3.0m and 1.83m for the roof overhang (Section 12.3.5);

AND FURTHER, that Council's support of DVP00593 is subject to the following:

a) that Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) be consolidated into one lot;

b) the owner is to build or enter into a Development Agreement for the construction of the curb, gutter and sidewalk along the frontage of Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street);

c) the owner is to pave the laneway for the remaining ~30m south of the property to 27th Avenue; and

d) that the site plan, floor plan, building elevations and landscaping plans generally noted as Attachments 6–8 be attached to and form part of DVP00593.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support Official Community Plan Amendment application 00098 (OCP00098) to amend the Official Community Plan land use designation of Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) from 'Residential Small Lot' to 'Public and Institutional', as outlined in the report titled "Official Community Plan Amendment, Rezoning and Development Variance Permit Applications for 2702 and 2800 40th Street" dated November 16, 2022 and respectfully submitted by the Economic Development Planner;

   AND FURTHER, that Council not support rezoning application 00391 (ZON00391) to rezone Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) from 'RM2 – Multiple Housing Residential' to 'P3 – Private Institutional' in order to expand an existing seniors residential care facility;

   AND FURTHER, that Council not support Development Variance Permit application 00593 (DVP00593) to vary the following sections of Zoning Bylaw 5000 to allow for the expansion of a seniors residential care facility on Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street):

   a) to vary the maximum projections for the patio roof in the front yard setback from 1.5m to 3.96m (Section 4.4.2); and

   b) to vary the minimum south side yard setback for the building wall from 6.0m to 3.0m and 1.83m for the roof overhang (Section 12.3.5).

   Note: This alternative does not support the proposed amendments. As such, the existing seniors residential care facility will remain as a nonconforming use on Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) and the expansion of the facility into Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) would not be permitted.

ANALYSIS:

A. Committee Recommendations:

At its meeting of November 15, 2022, the Advisory Planning Committee passed the following resolution:

> *THAT Council support, in principle, Official Community Plan Amendment application 00098 (OCP00098) to amend the Official Community Plan land use designation of Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) from 'Residential Small Lot' to 'Public and Institutional', as outlined in the report titled "Official Community Plan Amendment, Rezoning and Development Variance Permit Applications for 2702 and 2800 40th Street" dated November 9, 2022 and respectfully submitted by the Economic Development Planner;*

AND FURTHER, that Council support presenting the proposed Official Community Plan Amendment application at a public open house in order to seek public input prior to the Public Hearing;

AND FURTHER, that Council support, in principle, rezoning application 00391 (ZON00391) to rezone Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) from 'RM2 – Multiple Housing Residential' to 'P3 – Private Institutional' in order to expand an existing seniors residential care facility;

AND FURTHER, that Council support Development Variance Permit Application 00593 (DVP00593) to vary the following sections of Zoning Bylaw 5000 to allow for the expansion of a seniors residential care facility on Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street):

a) to vary the maximum projections for the patio roof in the front yard setback from 1.5m to 3.96m (Section 4.4.2); and

b) to vary the minimum south side yard setback for the building wall from 6.0m to 3.0m and 1.83m for the roof overhang (Section 12.3.5);

AND FURTHER, that Council's support of DVP00593 is subject to the following:

a) that Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) be consolidated into one lot;

b) the owner is to build or enter into a Development Agreement for the construction of the curb, gutter and sidewalk along the frontage of Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street);

c) the owner is to pave the laneway for the remaining ~30m south of the property to 27th Avenue; and

d) that the site plan, floor plan, building elevations and landscaping plans generally noted as Attachments 6–8 be attached to and form part of DVP00593.

B. Rationale:

1. The subject properties are located at 2702 and 2800 40th Street (Figures 1 and 2) and have a total area of 0.22 hectares (0.55 acres). The subject properties are designated 'Residential Small Lot' in the Official Community Plan (OCP) and zoned 'RM2 – Multiple Housing Residential' in Zoning Bylaw 5000, which does not allow for the current use of a seniors residential care facility.

2. In 2004, the property located at 2800 40th Street was redeveloped as a seniors residential care facility with 16 beds/units – Hearthstone Manor Vernon (Figure 3 and Attachment 10).

Figure 1 – Location of Subject Property

In order to permit the development of the facility on the property, in December 17, 2003 the City's Board of Variance supported to reduce setback requirements, as in the previous Zoning Bylaw 2458. Although, since the adoption of the current Zoning Bylaw 5000 in 2004, the status of the property is nonconforming, as it does not comply with the current OCP land use and zoning. The applicant is now proposing to upgrade and to expand the facility into the south lot with the construction of a new two storey building that will provide an additional 14 beds/units and amenity space (Attachment 1).

Figure 2 – Aerial View of Subject Property

3. The applicant is seeking an Official Community Plan (OCP) amendment to change the land use designation on the subject properties from 'Residential Small Lot' to 'Public and Institutional'. The purpose of the amendment is to support rezoning the properties from 'RM2 – Multiple Housing Residential' to 'P3 – Private Institutional' in order to bring the existing use into compliance with the OCP and zoning and also to accommodate the expansion of the seniors residential care facility. The current OCP land use and zoning of the subject property and neighbouring properties are shown in Attachments 2 and 3.

Figure 3 – Hearthstone Manor Vernon 2800 40th St

4. As shown in Attachment 2, the existing OCP land use designation on the subject property is 'Residential Small Lot', which supports development of small lot single and two family residential units. Seniors residential care is not one of the permitted lands uses within the 'Residential Small Lot' OCP designation. In 2004, the property at 2800 40th Street was redeveloped intentionally for a seniors residential care facility and since then, the facility has been operating peacefully with the neighbouring residential properties. As such, Administration is supportive of the proposed OCP amendment and the expansion of the facility to the south lot at 2702 40th Street.

5. The proposed rezoning from 'RM2 – Multiple Housing Residential' (Attachment 4) to 'P3 – Private Institutional' (Attachment 5) is consistent with the proposed OCP land use of 'Public and Institutional'.

6. In order to allow the expansion of the seniors care facility to the south lot at 2702 40th Street, the applicant is seeking to vary the following sections of Zoning Bylaw 5000 for the proposed two storey building addition and patio space:

   a) to vary the maximum projections for the patio roof in front yard setback from 1.5m to 3.96m (Section 4.4.2); and

b) to vary the minimum south side yard setback for the building wall from 6.0m to 3.0m and 1.83m for the roof overhang (Section 12.3.5).

7. As illustrated in Attachments 6–9, the proposed upgrade and expansion of the seniors care facility includes a new two storey building with additional 14 beds/units, shower rooms, dining area and main kitchen. The new building will be attached to the existing building by a wide corridor. The new building addition has been designed with respect to the existing building and using low elevation and pitched roof. The vehicular access and additional three parking spaces and loading space remain in the rear of the property via the existing laneway. In total, 11 parking spaces and one loading space will be provided in the rear, which meet parking requirements in Zoning Bylaw 5000 for 30 beds/sleeping units and five on duty staff members. As part of the proposal, the existing building will be upgraded to meet the new addition using modern farmhouse style exterior finishes and other architectural features. Landscaping includes grass, shrubs and large trees for shade, privacy and path definition. An enhanced tenant common covered patio space is proposed for the front yard and between the buildings, including a water feature, pergolas and raised planters.

8. Section 4.4.2 in Zoning Bylaw 5000 allows for projections of a covered patio into the front yard setback to a maximum of 1.5m. The applicant is asking to vary the permitted projection to 3.96m for the front yard covered patio located on the south of the property. As shown in Attachments 6 and 8, the proposed covered patio in the front was part of the landscaping design and would function as an important amenity for the tenants and visitors. The covered patio would also enhance the aesthetics of the facility and the frontage boulevard along 40th Street.

9. Section 12.3.5 in Zoning Bylaw 5000 for the proposed 'P3 – Private Institutional' zoning district (Attachment 5), requires a minimum 6.0m for a side yard setback, where the property is abutting residential zones. The applicant is asking to vary the side yard setback on the south side for the building wall from 6.0m to 3.0m and 1.83m for the roof overhang. The request for a reduction to the south side yard setback would have limited impact on the adjacent property. As shown in Attachments 6, 8 and 9, the design of the building facing the south side yard includes a cantilever roof and changing wall line, which breaks the mass of the building and compliments the residential area. The landscaping plan includes wood fencing to provide additional privacy to the facility and the adjacent neighbours.

10. These applications also include a review of the existing condition of servicing and infrastructure adjacent to the property. City bylaws require the applicant to construct all nonconforming on-site and off-site infrastructure works and services. Should Council support the applications, the following conditions are recommended:

    a) that Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street) and Lot A, Plan KAP73789, DL 71, ODYD (2800 40th Street) be consolidated into one lot;

    b) the owner is to build or enter into a Development Agreement for the construction of the curb, gutter and sidewalk along the frontage of Lot 3, Plan 3761, DL 71, ODYD (2702 40th Street); and

    c) the owner is to pave the laneway for the remaining ~30m south of the property to 27th Avenue.

11. Should Council support proceeding with the OCP amendment application, the first step as per the OCP Amendment Application Policy (Attachment 11), would be to provide an opportunity for the public and other affected agencies to review and comment on the proposed amendment. Staff would host a public open house to allow residents to comment on the proposed amendment. Following this, staff would report back to Council with the results of the open house and provide the associated bylaws for Council's consideration.

12. In summary, Administration supports, in principle, the OCP amendment, rezoning and development variance permit applications for the following reasons:

a) The proposed applications are to expand and upgrade an existing seniors residential care facility with 16 beds/units into the south lot and to construct a new two storey building with additional 14 beds/units and amenity space. Also, these applications are in order to bring the existing nonconforming use of a seniors residential care facility on the property to comply with the OCP and zoning.

b) The proposed new two storey building addition and the upgrade to the existing building has been designed with respect to the residential character of the neighbourhood and to enhance the aesthetics of the boulevard. The combination of proposed height and massing of the building with landscaping and a 2.0m height wood fence, would blend into the neighbourhood and minimize the impact to neighbouring properties.

c) In December 17th, 2003, the City's Board of Variance supported a variance request to the subject property at 2800 40th Street in order to allow the construction for the seniors residential care facility.

C. Attachments:

Attachment 1 – Applicant's letter dated July 22, 2022
Attachment 2 – OCP land use designation map
Attachment 3 – Zoning map
Attachment 4 – RM2 – Multiple Housing Residential zoning district
Attachment 5 – P3 – Private Institutional zoning district
Attachment 6 – Site and landscaping plan
Attachment 7 – Floor plans
Attachment 8 – Building elevations
Attachment 9 – 3D renderings
Attachment 10 – Photos of Hearthstone Manor Vernon
Attachment 11 – OCP Amendment Applications Policy

D. Council's Strategic Plan 2019 - 2022 Goals/Action Items:

The subject rezoning application involves the following objectives in Council's Strategic Plan 2019 - 2022:

- Work towards a sustainable Vernon – environmentally, economically and socially

E. Relevant Policy/Bylaws/Resolutions:

1. The subject properties are designated in the OCP as 'Residential Small Lot' and zoned 'RM2 – Multiple Housing Residential' in Zoning Bylaw 5000. In 2004, the property located at 2800 40th Street was developed for a seniors residential care facility. Since then, the status of the property is nonconforming as it does not comply with the existing OCP land use and zoning.

2. At their hearing held on December 13 , 2003, the Board of Variance passed the following resolution for 2800 40th Street:

   BE IT RESOLVED' that the Board of Variance application from Comfort Living For Seniors, requested that Division 4, Section 9.07, Part A, which requires side yard setback of not less than 3 meters (9.8 feet) BE VARIED in order to construct a rest home to lock up stage, with south side yard setbacks of 2.96 meters (9.71 feet), and north side yard setback of 2.97 meters (9.74 feet), on the property located at 2800 – 40th Street (Lot A, Plan KAP73789, DL 7, ODYD) be approved.

3. The *Local Government Act* provides Council with the authority to vary local bylaws based on site specific considerations. The granting of such variances does not set a precedent within the community for future variances to be based upon, as each variance application must be evaluated on its own merit and potential implications to the whole community and the specific neighbourhood.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

X
Roy Nuriel
Economic Development Planner

X
for Kim Flick
Director, Community Infrastructure and Development

Approved for submission to Council:

Will Pearce, CAO

Date: 23. NOV. 2022

REVIEWED WITH

- ☐ Corporate Services
  - ☐ Bylaw Compliance
  - ☐ Real Estate
- ☐ RCMP
- ☐ Fire & Rescue Services
- ☐ Human Resources
- ☐ Financial Services
- ☒ COMMITTEE: APC (Nov 15/22)
- ☐ OTHER:
- ☐ Operations
  - ☐ Public Works/Airport
  - ☐ Facilities
  - ☐ Utilities
- ☐ Recreation Services
- ☐ Parks
- ☒ Current Planning
- ☒ Long Range Planning & Sustainability
- ☒ Building & Licensing
- ☐ Engineering Development Services
- ☐ Infrastructure Management
- ☐ Transportation
- ☐ Economic Development & Tourism

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TROIKA

Friday, July 22, 2022

Attention to: Roy Nuriel, MA
Economic Development Planner
Community Services Building, 3001 – 32 Avenue, Vernon, B.C., V1T 2L8

Subject Property: 2800 & 2702 40th Street, Vernon

Dear Mr. Nuriel,

Troika Management Corp. and HEARTHSTONE MANOR Care Facility Ltd., the owners of the subject property at 2800 & 2702 40TH St., have partnered to develop an addition on 2702 40th St. connected the existing Long Term Care Facility on 2800 40th St.

Our current development plans make a tremendous effort to minimize the impact to the neighborhood by maintaining a two-story height and placing the building's parking in the rear of the property access via the existing laneway. We have made consideration for both the neighbors and our resident's privacy through architecture that protects the surrounding nature and compliments the surrounding developments. The architecture is a combination of farmhouse modern with a nod to a bit of seaside aesthetic and generous landscaping. The plans include improvements to the frontage boulevard and rear lane.

We are applying for a Development Permit, Rezoning and OCP Amendment based on the following:

- Current zoning is **Small Lot Residential**, we propose to amend its zoning to **P3** Private Institutional
- Current OCP designation is **RSL**.

We look forward to bringing another successful community to Vernon.

Sincerely,

Stephen Duke

Stephen Duke
Development Manager

Adding Dimension.

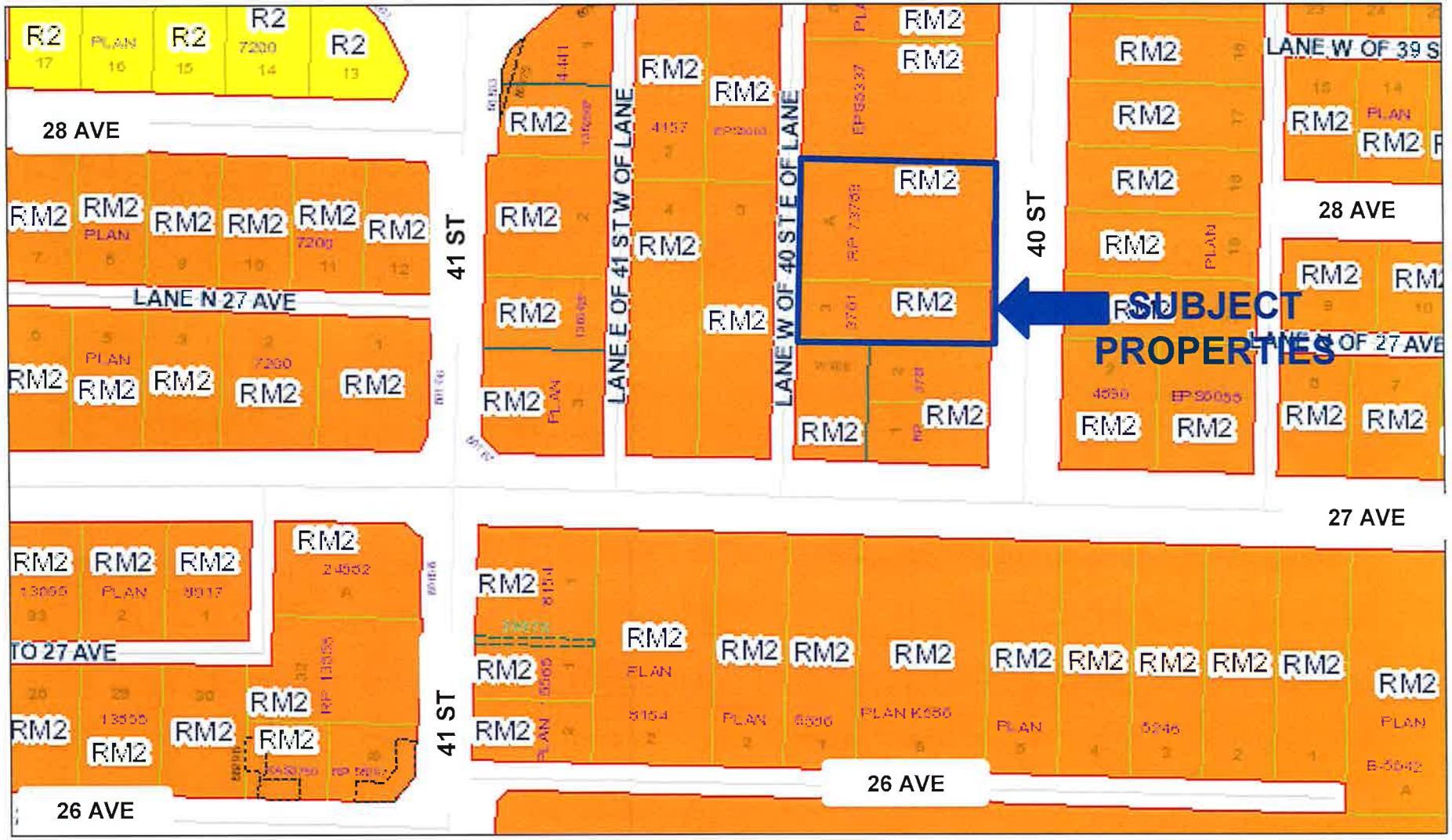
Troika Management Corp.
302-554 Leon Ave | Kelowna, BC | V1Y 6J6
Phone: 250.869.4945 | Fax: 1.866.824.9417

RSL – Residential Small Lot – Single & Two Family Dwelling
RMD – Residential – Medium Density
RHD – Residential – High Density

OCP Designation

OCP00098/ZON00391/DVP00593

Attachment 2



RM2 – Multiple Housing Residential
R2 – Large Lot Residential

Zoning Designation

OCP00098/ZON00391/DVP00593

Attachment 3

9.11 RM2 : Multiple Housing Residential

RM2

9.11.1 Purpose

The purpose is to provide a **zone** for ground oriented medium **density** multiple housing on urban services.

9.11.2 Primary Uses

- **apartment housing**
- **care centre, major**
- **duplex** *(Bylaw 5440)*
- **four-plex housing**
- **group home, major**
- **row housing**
- **semi-detached housing**
- **seniors assisted housing**
- **seniors housing**
- **seniors supportive housing**
- **single detached housing**
- **three-plex housing**

9.11.3 Secondary Uses

- **boarding rooms** *(Bylaw 5440)*
- **care centres, minor**
- **home based businesses, minor**
- **secondary suites (in single detached housing only)** *(Bylaw 5440)*

9.11.4 Subdivision Regulations

- Minimum **lot width** is 18.0m, except it is 20.0m for a **corner lot**. For fee simple **three-plex**, **four-plex**, **row housing** and **semi-detached dwellings**, the minimum **lot width** is 7.5m for **interior lots** and 12.0m for **corner lots**.
- Minimum **lot area** is 900m^2, or 10,000m^2 if not serviced by a **community sewer system**.

9.11.5 Party Wall Subdivision Regulations

Lot Type	Minimum Lot Area		Minimum Lot Width	
	interior	corner	interior	corner
Semi-Detached Housing	225m^2	275m^2	7.8m	9.0m
Three-Plex Housing	150m^2	200m^2	6.5m	7.8m
Four-Plex Housing	150m^2	200m^2	6.5m	7.8m
Row Housing	150m^2	200m^2	6.5m	7.8m

9.11.6 Development Regulations

- With a housing agreement pursuant to Section 4.9, the maximum **density** shall be 72.0 units per gross hectare (29.0 units/gross acre).
- Where **parking spaces** are provided completely beneath habitable space of a primary **building** or beneath useable common amenity areas, providing that in all cases the **parking spaces** are screened from view, the maximum **density** shall be 75.0 units per gross hectare (30.5 units/gross acre). Where all the required parking

is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the additional density permitted shall be determined through multiplying the additional 15.0 units per gross hectare (6 units/gross acre) by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas.

- Maximum **site coverage** is 50% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 55%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 4.5m, except it is 6.0m from a garage or **carport** to the back of curb or sidewalk for vehicular entry.
- Minimum **side yard** is 1.2m, except it is 2.5m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m. The minimum **side yard** is 0.0m for fee simple **three-plex**, **four-plex**, **row housing** and **semi-detached dwellings**.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**.
- Maximum six **dwelling** units located in a **building**, with each unit having a minimum width of 6.5m.
- Maximum density is 60.0 units per gross hectare (24.5 units/gross acre).

9.11.7 Other Regulations

- For multi-unit residential housing, one **office** may be operated for the sole purpose of the management and operation of the multi-unit residential **development**. *(Bylaw 5440)*
- In order for bareland strata **development** to be consistent with the character of the surrounding neighborhood, the strata plan shall be considered as one **site** for defining the overall use, **density** and **site coverage**.
- The above noted **subdivision** and **development** regulations shall be applied to each strata **lot** within the strata plan.
- For strata developments, common recreation buildings, facilities and amenities may be included in the strata plan. Recreational buildings shall be treated as **secondary buildings** for the purpose of determining the **height** and **setbacks** of the **building**.
- A minimum area of 5.0m^2 of private open space shall be provided per **bachelor dwelling**, **congregate housing bedroom** or group home **bedroom**, 10.0m^2 of private open space shall be provided per 1 **bedroom dwelling**, and 15.0m^2 of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- Vehicular access to the **development** is only permitted through either a driveway shared by at least 3 units or a rear **lane**.
- For **seniors assisted housing, seniors housing and seniors supportive housing,** a safe drop-off area for patrons shall be provided on the **site.**
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings** and **structures**, **excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B". *(Bylaw 5440)*

P3

12.3 P3 : Private Institutional

12.3.1 Purpose

The purpose is to provide a **zone** primarily for major and minor privately funded institutional uses and secondary **commercial uses**.

12.3.2 Primary Uses

- **care centres, major**
- **educational services, private**
- **exhibition and convention facilities**
- **extended medical treatment services**
- **group home, major**
- **health services**
- **participant recreation services, indoor**
- **participant recreation services, outdoor**
- **religious assembly**
- **seniors assisted housing**
- **seniors residential care**
- **seniors supportive housing**
- **utility services, minor impact**

12.3.3 Secondary Uses

- **food primary establishments**
- **parks, public**
- **personal services**
- **residential security/operator unit**
- **retail store, general** *(Bylaw 5339)*

12.3.4 Subdivision Regulations

- Minimum **lot width** is 18.0m.
- Minimum **lot area** is 860m^2.

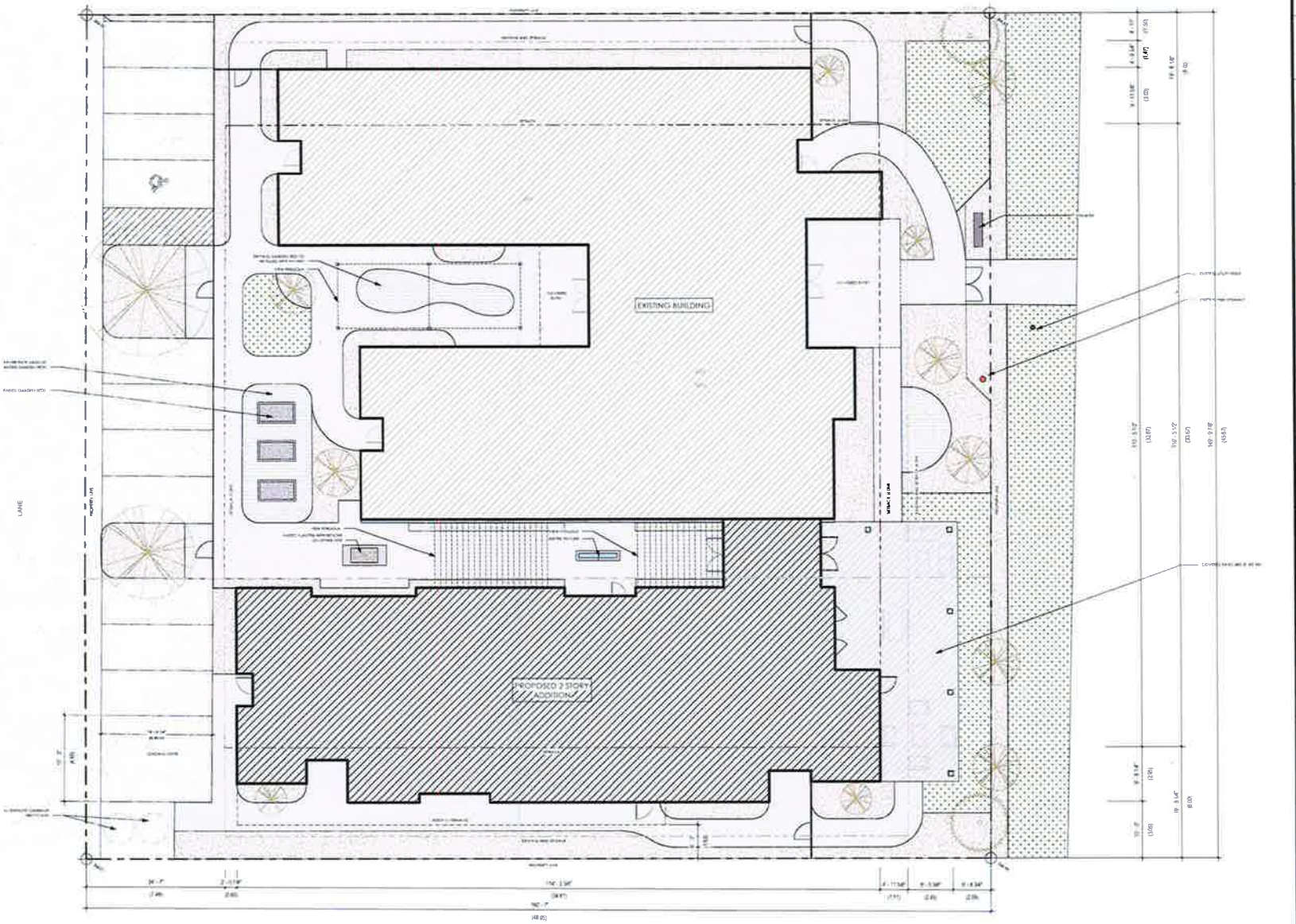
12.3.5 Development Regulations

- Maximum **floor space ratio** is 3.0.
- Maximum **site coverage** is 80%.
- Maximum **height** is 18.0m or 4.5 **storeys, whichever is the lesser.**
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 4.5m, except it is 6.0m for a **flanking street** or where the **abutting** land is zoned or designated Residential or Agriculture.
- Minimum **rear yard** is 7.5m.

12.3.6 Other Regulations

- Only one **residential security/operator unit** is permitted on a **site**.
- For **seniors assisted housing, seniors residential care and seniors supportive housing,** a safe drop-off area for patrons shall be provided on the **site.**

- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- **Outdoor storage** shall be screened from view of any **street** or **lane** and from **adjacent** properties. There shall be no **outdoor storage** of toxic, noxious, explosive, or odorous materials.
- As per Section 4.10.2 - All **buildings** and **structures**, **excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
  (Bylaw 5440)



BLUEGREEN

ISSUE FOR DEVELOPMENT PERMIT

- THE DRAWING MAY NOT BE SCALED.
- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
- THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
- ANY REPRODUCTION MUST BEAR THIS NAME AS A REPORTED.

Client:

TROIKA DEVELOPMENTS

Consultants

ecora

CTQ

HEARTHSTONE MANOR CARE FACILITY

SITE PLAN

A1.

Attachment 6

TOTAL RESIDENCE = 30 PEOPLE

RCR REQUIRED AREAS	REQUIRED	PROVIDED
RECREATION	1m² / PER PERSON = 30m²	42m²
DINING	2m² / PER PERSON = 60m²	79m²
LOUNGE	1.5m² / PER PERSON = 45m²	54m²
TOTAL	135m²	175m²

ROOM SCHEDULE - LEVEL 1

NAME	AREA SM
CORRIDOR	26 m²
DINING	82 m²
ELEC ROOM	6 m²
EXISTING UNIT	19 m²
EXISTING UNIT	18 m²
EXISTING UNIT	18 m²
EXISTING UNIT	19 m²
EXISTING UNIT	17 m²
EXISTING UNIT	19 m²
EXISTING UNIT	17 m²
EXISTING UNIT	18 m²
EXISTING UNIT	17 m²
EXISTING UNIT	18 m²
EXISTING UNIT	17 m²
EXISTING UNIT	17 m²
EXISTING UNIT	17 m²
EXISTING UNIT	17 m²
EXISTING UNIT	19 m²
GARDEN STORAGE	6 m²
KITCHEN	33 m²
LAUNDRY	25 m²
LOUNGE	82 m²
MECH	9 m²
MECH ROOM	6 m²
MEST ROOM	5 m²
OFFICE	10 m²
PANTRY	8 m²
RECREATION	88 m²
Room	5 m²
SALON	9 m²
SHOWER ROOM	8 m²
SHOWER ROOM 1	7 m²
STORAGE	8 m²
UNIT A	24 m²
UNIT A	24 m²
UNIT B	25 m²
UNIT C	24 m²
UNIT D	25 m²
WC	6 m²
WC	6 m²

1 LEVEL 1
1/8" = 1'-0"

BLUEGREEN

ISSUE FOR DEVELOPMENT PERMIT

Client
TROIKA DEVELOPMENTS

Architect
ecora
CTQ

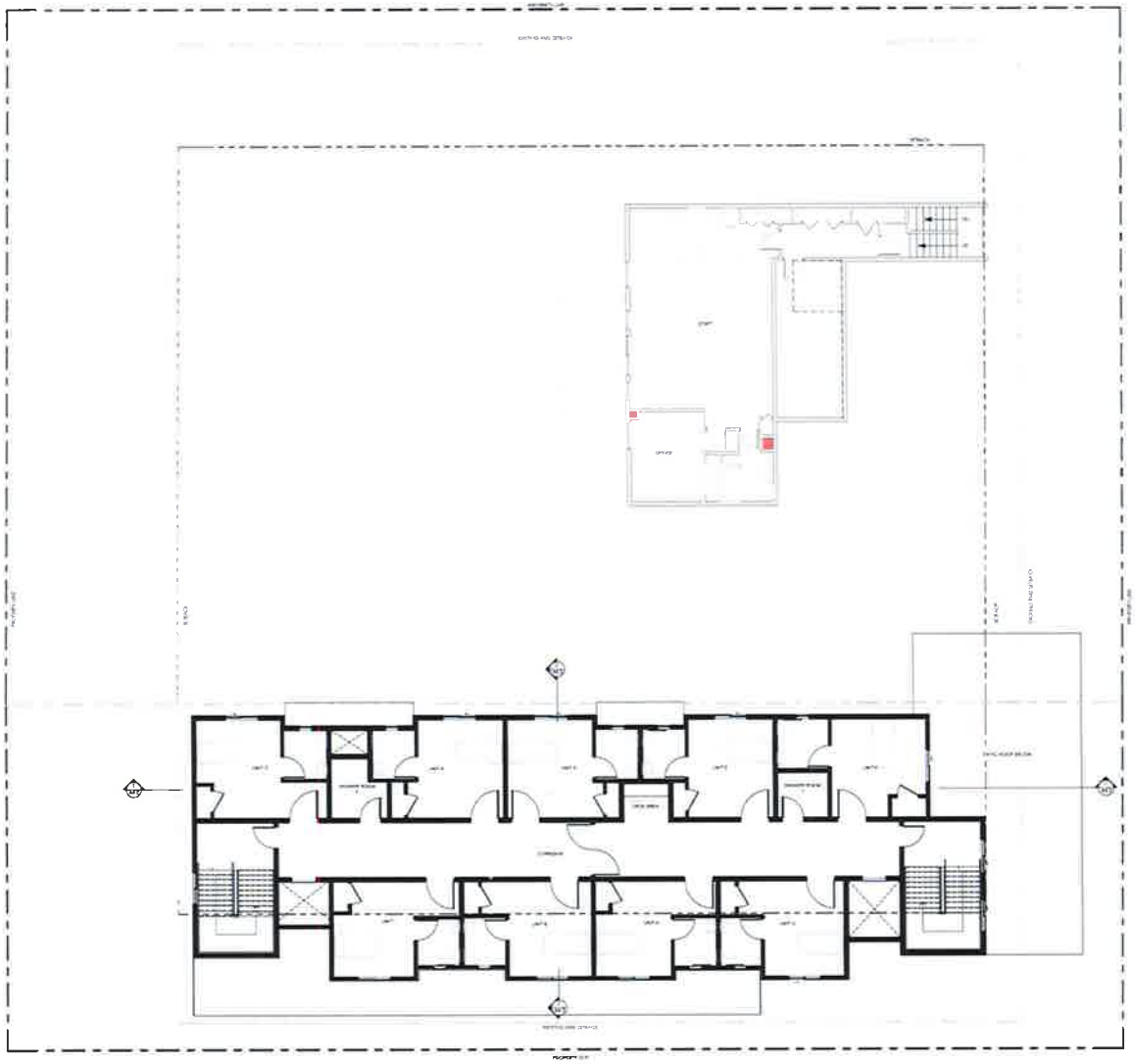
HEARTHSTONE MANOR
CARETACKER

Sheet Title
LEVEL 1 - GROUN FLOOR PLAN

A2.

Attachment 7

ROOM SCHEDULE LEVEL 2	
NAME	AREA SM
CORRIDOR	35 m²
DESK AREA	3 m²
OFFICE	15 m²
SHOWER ROOM 2	3 m²
SHOWER ROOM 3	5 m²
STAFF	55 m²
UNIT A	24 m²
UNIT A	24 m²
UNIT B	24 m²
UNIT D	26 m²
UNIT E	23 m²
UNIT F	26 m²
UNIT G	24 m²
UNIT H	23 m²
UNIT I	24 m²



1 / A2.2 LEVEL 2
1/8" = 1'-0"

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THE DRAWING MUST NOT BE SCALED.

VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.

ALL APPROVAL(S) MUST BEAR THEIR WAX SEAL AS ADOPTED.

TROIKA DEVELOPMENTS

ecora

CTQ

NO	DATE	DESCRIPTION
		ISSUE FOR DEVELOPMENT PERMIT

Project

HEARTHSTONE MANOR
CARETACTIN

Drawing Title

LEVEL 2 - FLOOR PLAN

JOB NUMBER 22-1049

DATE 2022-07-22

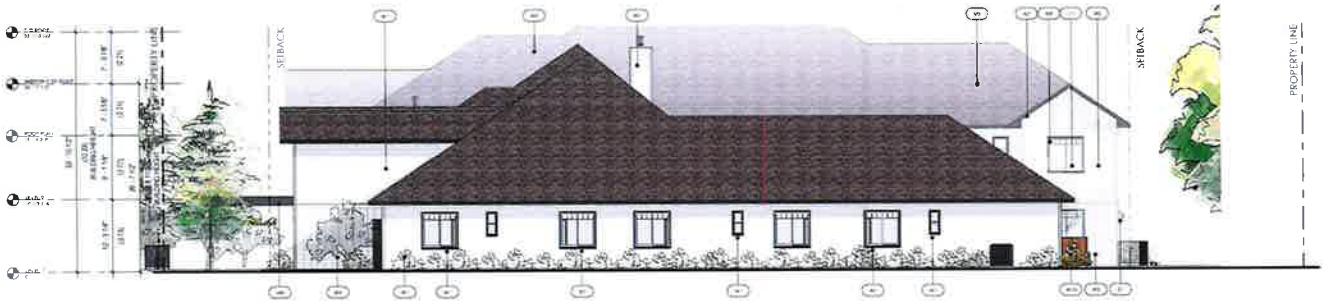
SCALE 1/8" = 1'-0"

REVISION NUMBER 0

DRAWING NUMBER

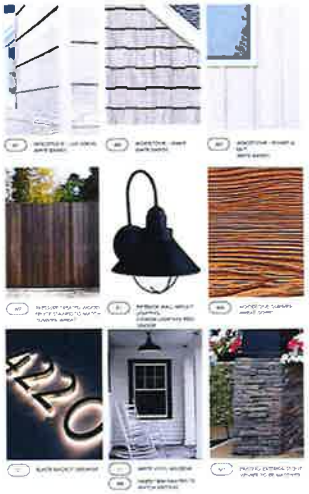
A2.2

1 A3.0 SOUTH ELEVATION
1/8" = 1'-0"



2 A3.0 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND:



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Consultants

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HEARTHSTONE MANOR

BUILDING ELEVATIO

A3.

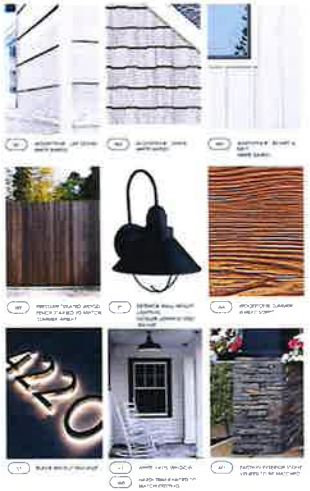
Attachment 8

1 / A3.1 EAST ELEVATION
1/8" = 1'-0"

2 / A3.1 WEST ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND:

W1	CEMENT FIBER BOARD - HORIZONTAL 8" LAP SIDING - WOOD TONE PER APPROVED SAMPLE COLOUR - WHITE BASED STYLE - ROUGH SAWN TRIM - WHITE BASED
W2	CEMENT FIBER BOARD - TRIM & SOFFIT - WOOD TONE PER APPROVED SAMPLE COLOUR - WHITE BASED STYLE - ROUGH SAWN TRIM - WHITE BASED
A2	CEMENT FIBER BOARD - FASCIA - 1" BOARD & BATT - WOOD TONE PER APPROVED SAMPLE COLOUR - WHITE BASED STYLE - ROUGH SAWN TRIM - WHITE BASED
A1	CEMENT FIBER BOARD WITH REED BUILT UP COLUMNS - SPECIFIC WOOD TONE STAINS COLOUR - PAINTED TO MATCH PREVIOUS PAINT COLOUR FINISH - FIBER CEMENT BEADED TEXTURE GRAIN - WOOD TONE PER APPROVED SAMPLE SELECTED COLOUR SAMPLE TO BE SENT TO ARC FOR APPROVAL
A3	METAL VENTED SOFFIT - GRAPHITE GREY COLOUR - PAINTED TO MATCH PREVIOUS PAINT COLOUR STYLE - ROUTED SOFFIT TRIM - PAINTED TO MATCH PREVIOUS PAINT COLOUR SELECTED COLOUR SAMPLE TO BE SENT TO ARC FOR APPROVAL
A4	CEMENT FIBER BOARD - FLUSH SOFFIT - GRAPHITE GREY - WOOD TONE PER APPROVED SAMPLE COLOUR - GRAPHITE GREY STYLE - ROUTED SOFFIT TRIM - PAINTED TO MATCH SIDING SOFFIT *COLOUR SAMPLE TO BE SENT TO ARC FOR APPROVAL
W7	WOOD FACE BOARD 1" X 8" COLOUR - PAINTED TO MATCH EXISTING TYPE - 8" SMOOTH SELECTED COLOUR SAMPLE TO BE SENT TO ARC FOR APPROVAL
W8	WOOD FACE BOARD 1" X 12" COLOUR - PAINTED TO MATCH EXISTING STYLE - 12" SMOOTH *COLOUR SAMPLE TO BE SENT TO ARC FOR APPROVAL
W9	WOOD FACE BOARD 1" X 8" - WAINSCOTING COLOUR - PAINTED TO MATCH EXISTING COLOUR - PAINTED TO MATCH EXISTING BLACK TYPE - 8" SMOOTH - PRIMED FOR PAINT *NOTE: PAINTING WAINSCOTING TRIM PAINT TO MATCH EXISTING FACIA *COLOUR SAMPLE TO BE SENT TO ARC FOR APPROVAL
W10	VINYL WOOD TEXTURED WOOD FENCE - TAN BOARD COLOUR - STAINED TO MATCH PROJECT WOOD SAMPLE WHEN SELECTED COLOUR SAMPLE TO BE SENT TO ARC FOR APPROVAL
M1	EXTERIOR STONE VENEER COLOUR - MATCH PREVIOUS STONE VENEER *SAMPLE TO BE SENT TO ARC FOR APPROVAL
M2	PRE-FINISHED POWDER COATED STEEL MAN EXIT COLOUR - BLACK
M3	ASPHALT SHINGLES COLOUR - MATCH EXISTING ON ALL SLOPES
F1	VINYL WINDOWS FRAME & TRIM COLOR SHOULD BE COLOUR - WHITE
F2	VINYL DOOR - 4 SQUARE COLOUR - WHITE OR BLACK PER ARC DOOR SCHEDULE
F3	ALUMINUM DOOR WITH DARK BRONZE OR BLACK DOOR TO MATCH COLOUR - BLACK ANODIZED ALUMINUM
T1	METAL CHIMNEY
E	EXTERNAL WALL SCONCE FOR FUNCTIONAL ON AREAS STYLE - ROUND LAMPSHADE - NOT TO EXTEND OUTSIDE WALL MOUNT HEIGHT - 6.5' ABOVE GRADE WITH SIMILAR BULB COLOUR - BRONZE FINISH *SAMPLE TO BE SENT TO ARC FOR APPROVAL



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TROIKA DEVELOPMENTS

ecora

CTQ

NO	DATE	DESCRIPTION

HEARTHSTONE MANOR CARE FACILITY

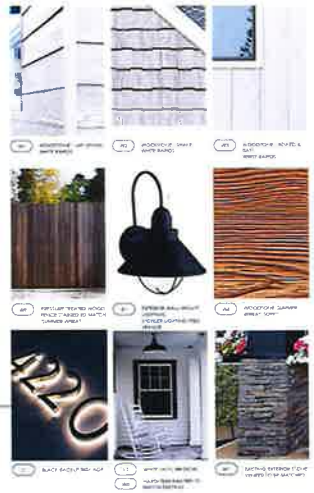
BUILDING ELEVATIONS

A3.1

1 A3.2 EXISTING BUILDING INTERIOR NORTH ELEVATION
1/8" = 1'-0"

2 A3.2 EXISTING BUILDING INTERIOR SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND:



MATERIAL LEGEND
1/8" = 1'-0"

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Client
TROIKA DEVELOPMENTS

Consultants
ecora
CTQ

NO	DATE	DESCRIPTION

Project
HEARTHSTONE MANOR
CARE FACILITY

Sheet Title
BUILDING ELEVATIONS

Job Number
Date
Scale
Revision Number
Drawing Number
A3.2

1 A3.3 EXISTING BUILDING SOUTH ELEVATION
1/8" = 1'-0"

2 A3.3 PROPOSED BUILDING NORTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND

MATERIAL LEGEND
1/8" = 1'-0"

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NO	DATE	DESCRIPTION

HEARTHSTONE MANOR

BUILDING ELEVATIONS

A3.3

1. EAST ELEVATION

2. ENTRY & SIGN VIEW

3. COVERED PATIO VIEW

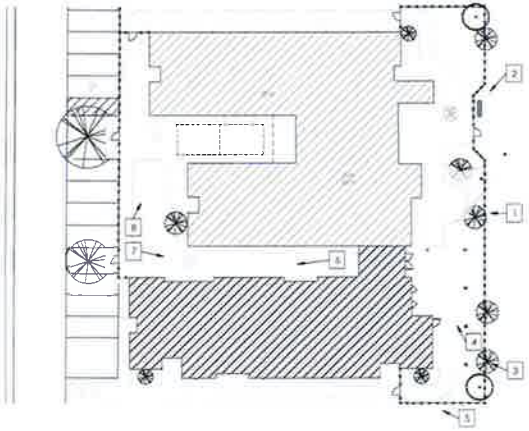
4. COVERED PATIO

5. SOUTH VIEW - SIDE SERVICE CORRIDOR

6. EXTERIOR CORRIDOR BETWEEN NEW & EXISTING BUILDING

7. VIEW OF NEW BUILDING & EXTIEROR CORRIDOR

8. WEST VIEW



1 SITE PLAN - RENDER REFERENCE
3/64" = 1'-0"

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HEARTHSTONE MANOR

3D RENDER

A(

Attachment 9

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HEARTHSTONE MANOR CARTWRIGHT

SURVEY PHOTO

A1.

Attachment 10

THE CORPORATION OF THE CITY OF VERNON
3400 – 30th Street, Vernon, B.C. V1T 5E6
Telephone: (250) 545-1361 Fax: (250) 545-4048
website: www.vernon.ca

Corporate Policy

Section:	Planning and Building Services	
Sub-Section:		
Title:	OCP Amendment Applications	

RELATED POLICIES

Number	Title

APPROVALS

POLICY APPROVAL:	AMENDMENT APPROVAL:	SECTION AMENDED
Approved by: *"WAYNE LIPPERT"*	Amendment Approved by:	• Exceptions to Annual Review added
Mayor	Mayor	
Date: February 9, 2009	Date: September 12, 2011	

POLICY

In order to ensure that the intent of the Official Community Plan (OCP) 2008 is not eroded, and to enhance public awareness of proposed changes to the OCP, OCP amendment applications will be reviewed on an annual basis, with the exception of amendments that result in significant public amenities and community benefit. All OCP amendment applications will be reviewed subject to the criteria identified below.

DEFINITIONS

PROCEDURES

1. Pursuant to Section 895(2)(a) of the *Local Government Act*, a local government must consider every application for an amendment to an OCP. Further, pursuant to Section 895(1) of the *Local Government Act,* the City's *Development Application Procedure Bylaw Number 4103, 1995*, specifies the process for applications for OCP amendments. Council may, upon receipt of the required report specified in Section 6A of that bylaw, proceed with an amendment bylaw or reject the application.

2. Applications for OCP amendments will be processed annually. All complete applications received on or before March 01 will be considered during that calendar year.

3. The report to Council on the amendment application will assess whether that application is contrary to any of the Guiding Principles of the OCP 2008, as follows:

   Protect and preserve green spaces and sensitive areas
   Ensure housing meets the needs of the whole community
   Create a culture of sustainability
   Protect agricultural land
   Create strong, compact and complete neighbourhoods
   Provide alternative transportation
   Revitalize the Downtown
   Ensure development pays for itself
   Create a youth friendly city

   Applications which are contrary to the Guiding Principles will receive a negative recommendation by staff.

4. A public open house will be hosted by the City of Vernon, in addition to the legislated official Public Hearing process, to provide community residents with an additional opportunity to consider the amendment applications.

5. The following OCP amendments will be considered at any time during the year, as approved by Council:

   a) Neighbourhood Plan reviews;
   b) Minor amendments in adopted neighbourhood plan areas that do not result in a change to Land Use Designations except where the Parks and Open Space Designation is being created or reallocated;
   c) Amendments resulting in significant public amenities and community benefit.