



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

**SUBMITTED BY:** Michael Olubiyi,  
Current Planner

**COUNCIL MEETING:** REG ☒ COW ☐ I/C ☐  
**COUNCIL MEETING DATE:** May 23, 2023  
**REPORT DATE:** May 10, 2023  
**FILE:** 3360-20 (ZON00377)

**SUBJECT:** REZONING APPLICATION FOR 7616 OKANAGAN LANDING ROAD

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## **PURPOSE:**

To review the application to rezone the subject property from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential in preparation for a 56 unit apartment building.

## **RECOMMENDATION:**

THAT Council support rezoning application 00377 (ZON00377) to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential as outlined in the report titled "Rezoning Application for 7616 Okanagan Landing Road" dated May 10, 2023 and respectfully submitted by the Current Planner;

AND FURTHER, that Council's support of ZON00377 be subject to the following:

- a) that the owner provides a public Statutory Right of Way along the east side of the property to be utilized as a public walkway connecting Okanagan Landing Road to Klinger Road; and
- b) that prior to final adoption of the zoning amendment bylaw, the Development Permit be ready for issuance and that any required variance for the proposed development be evaluated by Council and approved if appropriate;

AND FURTHER, that Council not hold a public hearing, pursuant to 464(2) of *the Local Government Act*, on a proposed bylaw to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD (7616 Okanagan Landing Road) from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential;

AND FURTHER, that Council direct Administration to issue a public notice of initial readings and prepare a proposed bylaw to be brought forward for Council's consideration at the Regular Meeting of June 26, 2023 to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD (7616 Okanagan Landing Road) from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential.

## **ALTERNATIVES & IMPLICATIONS:**

1. THAT Council support rezoning application 00377 (ZON00377) to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential as outlined in the report titled "Rezoning Application for 7616 Okanagan Landing Road" dated May 10, 2023 and respectfully submitted by the Current Planner;

AND FURTHER, that Council's support of ZON00377 be subject to the following:

- a) that the owner provides a public Statutory Right of Way along the east side of the property to be utilized as a public walkway connecting Okanagan Landing Road to Klinger Road; and
- b) that prior to final adoption of the zoning amendment bylaw, the Development Permit be ready for issuance and that any required variance for the proposed development be evaluated by Council and approved if appropriate;

AND FURTHER, that Council hold a public hearing, pursuant to 464(2) of *the Local Government Act*, on a proposed bylaw to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD (7616 Okanagan Landing Road) from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential.

*Note: This alternative would entail holding a statutory Public Hearing as per the provision of the Local Government Act and City of Vernon Development Application Procedure Bylaw 4103.*

2. THAT Council not support rezoning application 00377 (ZON00377) to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential as outlined in the report titled "Rezoning Application for 7616 Okanagan Landing Road" dated May 10, 2023 and respectfully submitted by the Current Planner.

*Note: Denial of the rezoning application would have the property retain the R5: Four-plex Housing Residential zone. The lot would have to be developed to a significantly lower density than intended for the property in the OCP.*

## **ANALYSIS:**

### **A. Committee Recommendations:**

At its meeting of May 9, 2023, the Advisory Planning Committee passed the following resolution:

*THAT the Advisory Planning Committee recommends that Council support rezoning application 00377 (ZON00377) to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential as outlined in the report titled "Rezoning Application for 7616 Okanagan Landing Road" dated May 4, 2023 and respectfully submitted by the Current Planner;*

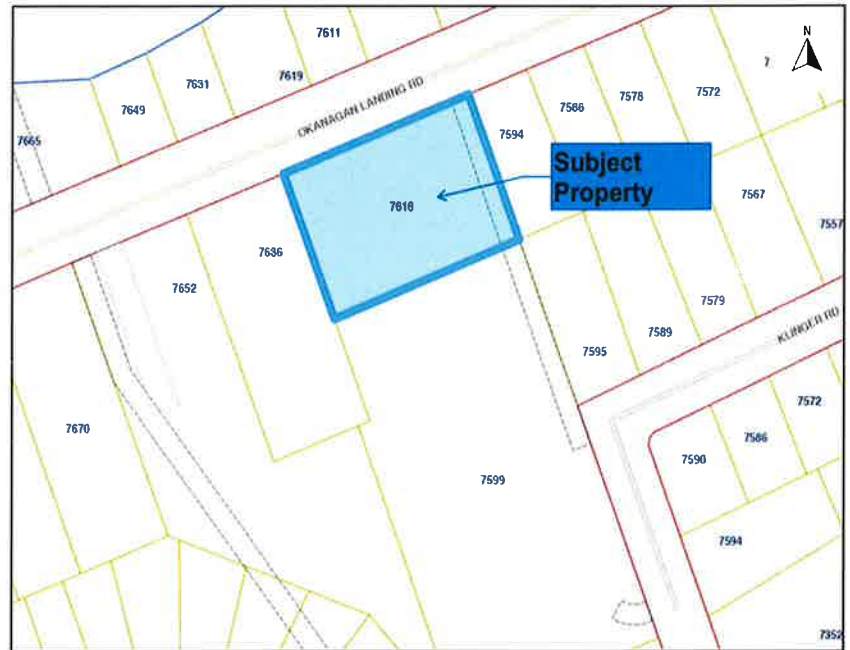
*AND FURTHER, that the Advisory Planning Committee recommends that Council's support of ZON00377 be subject to the following:*

- a) That prior to final adoption of the zoning amendment bylaw, the Development Permit be ready for issuance and that any required variance for the proposed development be evaluated by Council and approved if appropriate;*

*AND FURTHER, that the Advisory Planning Committee recommends that Council hold a public hearing, pursuant to 464(2) of the Local Government Act, on a proposed bylaw to rezone Lot 1, Block Plan EPP123530, Sec 19, Twp 9, ODYD (7616 Okanagan Landing Road) from R5: Four-plex Housing Residential to RH1: Low-Rise Apartment Residential.*

## B. Rationale:

1. The subject property is located at 7616 Okanagan Landing Road (Figures 1 and 2) and is approximately 0.4ha (0.9ac) in area.
2. The land is designated as Residential Medium Density within the Official Community Plan (OCP) (Attachment 1). The existing zoning is R5: Four-plex Housing Residential (Attachment 2).
3. The application proposes to rezone the property from R5: Four-plex Housing Residential (Attachment 3) to RH1: Low-Rise Apartment Residential (Attachment 4) in order to construct a 56 unit apartment building (Attachment 5).
4. The subject site is part of a broader four lot, 1.56ha (3.8ac) land assembly. The lots have been consolidated and subsequently subdivided into two separate lots. Lot 1, the subject property, being proposed to be rezoned from R5: Four-plex Housing Residential to RH1: Low Rise Apartment Residential in order to construct a 56 unit multi-family apartment building (Attachment 5). Construction of a 29-unit townhome development is underway for Lot 2, towards the south property boundary.
5. In support of the rezoning application, the applicant has provided a letter of rationale (Attachment 6).
6. The RH1 zoning district would permit a range of development options, including an apartment development of up to a 16.5m height.
7. The R5 zoning district has a maximum base density of 30 units per hectare (12 units/acre). The maximum allowable density based on the size of the subject property ( $\sim 4,037\text{m}^2$ ) and under the existing zoning would be 12 units. Unlike the R5, density in the proposed RH1 zone is calculated using the Floor Space Ratio (FSR). With a lot area of approximately  $4,037\text{m}^2$  (0.9ac) and an allowable density of 1.25 FSR (without a housing agreement), the property can support up to  $5,046.41\text{m}^2$  floor area if rezoned to RH1. The applicant is proposing  $4,200.17\text{m}^2$  (1.04 FSR) to construct a 56 unit multi-family apartment (Attachment 5).



**Table 1: Zoning Comparison – Residential Uses**

	Proposed Site Area	Existing R5	Proposed RH1
<b>Maximum Density</b>	4,037.13m <sup>2</sup>	30 units/ha (12 units/ acre)  = 12 units	Floor Space Ratio (FSR) 1.25 without housing agreement.  = 5,046.41m <sup>2</sup> Floor Area
<b>Proposed Density</b>			4,200.17 m <sup>2</sup> (1.04 FSR)

8. The table 2 below shows the surrounding land uses adjacent to the subject property.

**Table 2: Surrounding Land Uses – Zoning & Actual Use**

	Zoning	Actual Use
<b>North</b>	R1: Estate Lot Residential	Single Detached Housing, Lakefront
<b>East</b>	R2: Large Lot Residential	Single Detached Housing
<b>South</b>	R5: Four-plex Residential	29 Units Townhouse
<b>West</b>	R5: Fourplex Residential	Single Detached Housing

9. As part of the overall development, the developer has provided a Statutory Right of Way on the eastern side of the property to connect a City-owned sanitary main between Okanagan Landing Road and Klinger Road. Additionally, as a condition of rezoning, Administration recommends that the owner provides a public Statutory Right of Way along the utility corridor as a pedestrian public walkway connecting Okanagan Landing Road to Klinger Road (Attachment 5). This will provide pedestrian connection between Klinger Road and Okanagan Landing Road. The site is in close proximity to Paddlewheel Park (Attachment 7). Hence, the pedestrian connection between Okanagan Landing Road and Klinger Road is expected to improve park connectivity and enhance vibrancy in the neighbourhood.
10. Administration supports the requested rezoning of the subject property to RH1 for the following reasons:
- The proposed rezoning to RH1 complies with the OCP land use of Residential Medium Density.
  - Rezoning to RH1 would allow development potential to a level that is envisioned for the area in the OCP. Without rezoning the property, the lot would have to be developed to a significantly lower density than intended for the property.
  - The proposed apartment building would comprise of 56 units, consisting of 27 one bedroom units and 29 two bedroom units, which would add to the existing residential housing stock.
  - The proposed rezoning would promote infill development as a sustainable land use strategy and maximize the use of existing infrastructure within the neighbourhood district.

11. Administration recommends that Council not hold a public hearing for the subject rezoning (ZON00377) as it is consistent with the general intent of the land use designation in the OCP. According to Section 464(2) of the *Local Government Act*, a local government is not required to hold a public hearing on a proposed zoning bylaw amendment if an OCP is in effect for the area that is the subject of the zoning bylaw amendment, and the bylaw is consistent with the OCP.

**C. Attachments:**

Attachment 1 – Official Community Plan Designation  
Attachment 2 – Existing Zoning  
Attachment 3 – R5: Four-plex Housing Residential Zone  
Attachment 4 – RH1: Low-Rise Apartment Residential  
Attachment 5 – Residential Development Package  
Attachment 6 – Letter of Rationale  
Attachment 7 – Aerial Map

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

The subject application involves the following goals/actions items in Council's Strategic Plan 2019 – 2022:

- Work towards a sustainable Vernon environmentally, economically and socially

**E. Relevant Policy/Bylaws/Resolutions:**

1. The Official Community Plan (OCP) Bylaw 5470 designates the property as Residential Medium Density and the requested RH1: Low-Rise Apartment Residential zoning district conforms to this OCP designation.
  - Supporting OCP policies include:
    - Policy 7.3 Support the development of designated multiple family areas to the densities outlined in the OCP to build compact, complete neighbourhood areas within the community and to achieve the maximum use of municipal infrastructure.
  - Development District – 2 Neighbourhood
2. Zoning Bylaw 5000:
  - Sec. 9.12 RH1: Low-Rise Residential
3. *Local Government Act*:
  - Division 3 – Public Hearings on Planning and Land Use Bylaws
  - Sec. 464 – Requirement for public hearing before adopting bylaw

A local government is not required to hold a public hearing on a proposed rezoning bylaw if an OCP is in effect for the area that is the subject of the zoning bylaw and the bylaw is consistent with the OCP.

**BUDGET/RESOURCE IMPLICATIONS:**

N/A

Prepared by:

Approved for submission to Council:

X 

Michael Olubiyi  
Current Planner



Patti Bridal, CAO

Date: 05/15/2023

X 

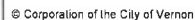
Roy Nuriel  
Acting General Manager, Planning

**REVIEWED WITH**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Corporate Services                   | <input type="checkbox"/> Operations           | <input checked="" type="checkbox"/> Current Planning          |
| <input type="checkbox"/> Bylaw Compliance                     | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate                          | <input type="checkbox"/> Facilities           | <input type="checkbox"/> Building & Licensing                 |
| <input type="checkbox"/> RCMP                                 | <input type="checkbox"/> Utilities            | <input type="checkbox"/> Engineering Development Services     |
| <input type="checkbox"/> Fire & Rescue Services               | <input type="checkbox"/> Recreation Services  | <input type="checkbox"/> Infrastructure Management            |
| <input type="checkbox"/> Human Resources                      | <input type="checkbox"/> Parks                | <input checked="" type="checkbox"/> Transportation            |
| <input type="checkbox"/> Financial Services                   |   | <input type="checkbox"/> Economic Development & Tourism       |
| <input checked="" type="checkbox"/> COMMITTEE: APC (May 9/23) |   |   |
| <input type="checkbox"/> OTHER:                               |   |   |



HWY 6



This drawing has been produced by the City of Vernon's Geographic Information System. The data provided is derived from a variety of sources with varying levels of accuracy. The City of Vernon makes no warranty or representation, expressed or implied, with the regard to the correctness, accuracy and/or reliability of the information contained herein.



## Zoning Map -7616 Okanagan Landing Road



### Legend

- Legal Lines**
  - Covenants
  - Easements
  - Right of Ways
- Hook Lines**
- Parcel Lines**
  - Lake Lines
  - Lot Lines
  - Road Lines
  - Roll Lines
- Misc Parcel Lines**
  - DELETED LOT LINES
  - LAKE LINES
  - LOT LINES
  - ROAD LINES
  - SECTION LINES
  - UNDEDICATED ROAD LINES
- Property Addresses**
- Vernon Parcels**
- RDNO Parcels**
- Archaeological Sites**
  - Archaeological Site
  - Unprotected Historical Site
  - Recognized Historical Site
- Vernon Neighbourhoods (Unof**
- Land Use Contracts**
- Phased Development Agreeem**
- Multi Zoned Polygons**
  - LH NORD
  - NU NORD
  - SI NORD
  - G1 NORD
  - CR NORD
  - R1 NORD
  - R2 NORD
  - A1
  - A2
  - A3
  - RR

1: 1,237



### Notes

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## 9.6 R5 : Four-plex Housing Residential

### 9.6.1 Purpose

The purpose is to provide a **zone** for the **development** of a maximum of four ground oriented **dwelling** units in the form of **single detached, semi-detached, duplex, three-plex** or **four-plex housing** on urban services. The R5c sub-zoning district allows for **care centre, major** as an additional use. The R5h sub-zoning district allows for **home based business, major** as an additional use. (Bylaw 5467)

### 9.6.2 Primary Uses<sup>4</sup>

- **care centre, major** (use is only permitted with the R5c sub-zoning district)
- **duplex housing**
- **four-plex housing**
- **group home, major**
- **semi-detached housing**
- **single detached housing**
- **three-plex housing**
- **seniors housing**

### 9.6.3 Secondary Uses

- **boarding rooms**
- **care centres, minor**
- **home based businesses, minor**
- **home based businesses, major** (in single detached housing only) (use is only permitted with the R5h sub-zoning district)
- **secondary suites (in single detached housing only)**
- **seniors assisted housing**
- **seniors supportive housing**

### 9.6.4 Subdivision Regulations

- Minimum **lot width** is 20.0m, except it is 22.0m for a **corner lot**.
- Minimum **lot depth** is 30.0m.
- Minimum **lot width** for single detached housing is 14.0m, except it is 16.0m for a **corner lot**.
- Minimum **lot area** for single detached housing is 450m<sup>2</sup>.
- Minimum **lot area** is 700m<sup>2</sup>, except it is 800m<sup>2</sup> for a **corner lot**, or 10,000m<sup>2</sup> if not serviced by a **community sewer system**. (Bylaw 5339)

### 9.6.5 Party Wall Subdivision Regulations

Lot Type	Minimum Lot area		Minimum Lot Width	
	interior	corner	interior	corner
<b>Semi-Detached Housing</b>	350m <sup>2</sup>	400m <sup>2</sup>	10.0m	12.0m
<b>Three-Plex Housing</b>	235m <sup>2</sup>	285m <sup>2</sup>	7.0m	9.0m
<b>Four-Plex Housing</b>	175m <sup>2</sup>	225m <sup>2</sup>	7.0m	9.0m

### 9.6.6 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.

- Maximum **floor space ratio** is 0.6.
- Maximum **height** is 10.0m, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 4.0m, except it is 6.0m for a garage or **carport** to the back of curb or sidewalk for a front entry garage, or it is 0.6m to the side of the garage and 2.6m to the front building façade for side-entry garage and driveway layouts.
- Minimum **side yard** is 2.0m for a 1 or 1.5 **storey** portion of a **building** or a **secondary building or structure** and 2.5m for a 2 or 2.5 **storey** portion of a **building**, except it is 4.0m from a **flanking street** unless there is a garage accessed from the **flanking street**, it is 4.0m or it is 2.6m to the building for a side-entry garage and driveway from a flanking street and at least 6.0m from the back of curb or sidewalk. 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** setback for shared interior **party walls** shall be 0.0m. The minimum **side yard** setback for **single detached housing** is 1.5m, except it is 4.0m from a **flanking street** unless there is a garage accessed from the **flanking street**, it is 4.0m or it is 2.6m to the building for a side-entry garage and driveway from a **flanking street** and at least 6.0m from the back of curb or sidewalk.
- Minimum **rear yard** is 6.0m for a 1 or 1.5 **storey** portion of a **building** and 7.5m for a 2 or 2.5 **storey** portion of a **building**, except it is 1.0m for **secondary buildings**.
- The maximum **height** of any vertical wall element facing a **front, flanking or rear yard** (including **walkout basements**) is 6.5m, above which the **building** must be **set back** at least 1.2m.
- Maximum **density** is 30 units per gross hectare (12 units/gross acre).
- Maximum four **dwelling** units located in a **building**.

#### 9.6.7 Other Regulations

- In order for bareland strata **developments** 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**.
- A minimum area of 25m<sup>2</sup> of **private open space** shall be provided per **dwelling**.
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the 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**.
- 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** as specified in each **zone**.
- 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**.
- 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)

**RH1****9.12 RH1 : Low-Rise Apartment Residential****9.12.1 Purpose**

The purpose is to provide a **zone** primarily for medium **density** apartments on urban services.

**9.12.2 Primary Uses**

- **apartment housing**
- **care centres, major**
- **group home, major**
- **seniors assisted housing**
- **seniors housing**
- **seniors supportive housing**
- **stacked row housing**

**9.12.3 Secondary Uses**

- **home based businesses, minor**
- **real estate sales centres** (in apartment housing only)

**9.12.4 Subdivision Regulations**

- Minimum **lot width** is 30.0m.
- Minimum **lot area** is 1400m<sup>2</sup>, or 10,000m<sup>2</sup> if not serviced by a **community sewer system**.

**9.12.5 Development Regulations****(a) Density:**

The maximum Floor Space Ratio (FSR) is 1.25, except that:

- With a housing agreement pursuant to Section 4.9, the maximum **density** shall be increased by FSR 0.10; and
- 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 increased by FSR 1.25; or
- 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 FSR 1.25 by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas;  
Provided that the maximum Floor Area Ratio with all bonuses shall not exceed FSR 2.00.

**(b) Building Regulations:**

- Maximum **site coverage** is 65% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 85%.
- Maximum **height** is 16.5m, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 4.5m.

- Minimum **side yard** is 4.5m, except it is 4.5m from a **flanking street**.
- Minimum **rear yard** is 9.0m, except it is 1.0m for **secondary buildings**.

#### 9.12.6 Other Regulations

- A minimum area of 5.0m<sup>2</sup> of private open space shall be provided per **bachelor dwelling, congregate housing bedroom** or group home **bedroom**, 10.0m<sup>2</sup> of private open space shall be provided per 1 **bedroom dwelling**, and 15.0m<sup>2</sup> of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- No continuous **building frontage** shall exceed 40.0m for a 3 to 4.5 **storey building**, or 65.0m for a 2 **storey building**. If the frontage is interrupted by an open courtyard equivalent in depth and width to the **building height**, the maximum continuous 4.5 **storey building frontage** may be 80.0m provided that no **building** section exceeds 40.0m.
- 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)
- 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. (Bylaw 5339)
- 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)



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Project title  
KLINGER CD

7818 Okanagan Landing Rd  
VERNON, BC V1H 1H4

SITE PLANS

**A3.**



## KLINGER TOWNHOUSE DEVELOPMENT

**ADDRESS:**  
7599 KLINGER ROAD & 7616, 7620, 7624 OKANAGAN LANDING, VERNON, V1H 1H4, BRITISH COLUMBIA, CANADA

**LEGAL ADDRESS:**  
LOT 1 SECTION 19 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN KAP81947  
LOT 2 SECTION 19 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN KAP81947  
LOT 3 SECTION 19 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN KAP81947  
THAT PART OF LOT 15 BLOCK 1 SHOWN ON PLAN 88663; SECTION 19 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN 209

**GRADES:**  
EXISTING: SLOPED  
PROPOSED: SLOPED

**NUMBER OF BUILDINGS:**  
1 BUILDING (51 UNITS)

## ZONING ANALYSIS

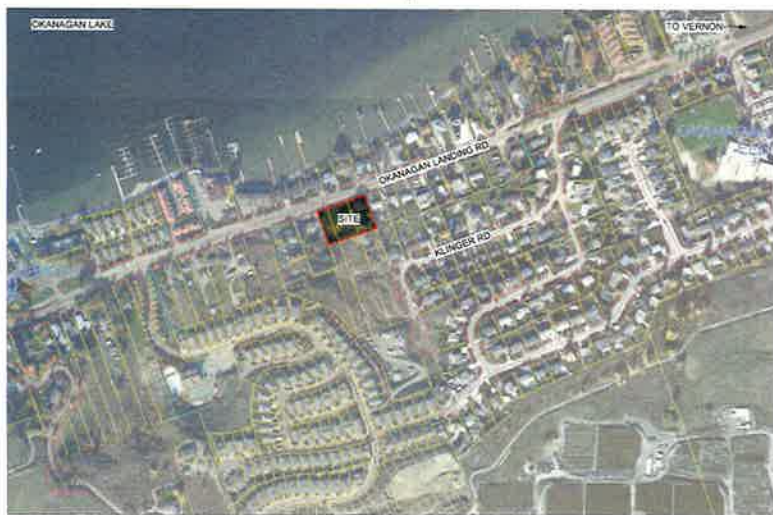
EXISTING:	PROPOSED:
R3 - FOURPLEX HOUSING RESIDENTIAL	RH1 - LOW-RISE APARTMENT RESIDENTIAL
ADJACENT LAND USES:	USE
NORTH	R1 - ESTATE LOT RESIDENTIAL
SOUTH	R4 - SMALL LOT RESIDENTIAL
EAST	R2 - LARGE LOT RESIDENTIAL
WEST	R6 - FOURPLEX RESIDENTIAL

## RH1 ZONING REQUIREMENTS

	REQUIRED:	PROPOSED:
SITE AREA (m <sup>2</sup> )	1,400.0m <sup>2</sup>	4,057.13m <sup>2</sup> (43,455.28SF)
SITE WIDTH (m)	32.0m	79.33m
SITE DEPTH (m)	N/A	52.55m
MAXIMUM SITE COVERAGE OF BUILDINGS (%)	65%	46.10% (1,861.15m <sup>2</sup> )
MAXIMUM SITE COVERAGE OF IMPERMEABLE SURFACES (%)	95%	67.44% (2,722.84m <sup>2</sup> )
VEHICULAR ACCESS FROM LAKE OR LOWER CLASSED ROAD	N	N

## DEVELOPMENT REQUIREMENTS

	REQUIRED:	PROPOSED:
<b>TOTAL NUMBER &amp; TYPES OF UNITS:</b>		58 UNITS 27x 1-BED 29x 2-BED
<b>FLOOR AREA (GFANFA) (m<sup>2</sup>):</b>	6,055.66m <sup>2</sup> MAXIMUM (BASED ON 1.5 FAR)	4,200.17m <sup>2</sup>
<b>FLOOR AREA RATIO:</b>	1.30	1.34
<b>BUILDING HEIGHT (m):</b>	18.5m (x-5 STOREYS)	15.5m (4 STOREYS)
<b>MAX. CONTINUOUS FRONTAGE:</b>	40.0m (2-4.5 STOREY BUILDING)	25.9m
<b>SETBACKS (m):</b>		
FRONT (NORTH - ROAD)	4.5m	4.6m
SIDE A (EAST)	4.5m	10.5m
SIDE B (WEST)	4.5m	5.1m
BACK (SOUTH)	9.0m	9.0m
<b>AMENITY SPACE (m<sup>2</sup>):</b>		
COMMON AREA		
PRIVATE AREA		
<b>PER UNIT BREAKDOWN:</b>		
1-BED (27)	270.0m <sup>2</sup> (10.0m <sup>2</sup> EACH)	
2-BED (29)	476.0m <sup>2</sup> (16.4m <sup>2</sup> EACH)	
<b>TOTAL:</b>	<b>746.0m<sup>2</sup></b>	
<b>PARKING STALLS:</b>		
1-BED (1.25 x 27)	33.75	
2-BED (1.50 x 29)	43.5	
VISITOR (1 PER 7 UNITS)	8	
<b>ACCESSIBLE (2% OF TOTAL)</b>		
<b>TOTAL:</b>	<b>85.25</b>	<b>89</b>
<b>DRIVE AISLE (WIDTH):</b>	7.0m	7.5m
<b>DRIVE AISLE GRADE:</b>	N/A	0%
<b>REGULAR STALL RATIO:</b>	50%	67% (82)
<b>SMALL STALL RATIO:</b>	40%	23% (22)
<b>BIKE STALLS (PER DWELLING UNIT):</b>		
CLASS 1 - 0.5	29	37
CLASS 2 - 0.25	14	14
<b>END OF TRIP FACILITY:</b>	N	N
<b>WASH &amp; REPAIR STATION:</b>	N	Y



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

This drawing is an extension of service and the property of New Town Services. The use of this drawing is limited to the project and for which every proposal and indication thereof is required to be made to each site.

Verify all dimensions and details prior to construction of work.

Integral all notes and conditions to this drawing.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

Scale:

Rev.	Date	Description
1	2020-08-04	ISSUED FOR LP

FOR PERMIT ONLY

project title:  
**KLINGER CD**

project address:  
**7599 KLINGER ROAD  
VERNON, BC V1H 1H4**

project no: **4187**

drawing title:  
**ZONING & BYLAW**

sheet no: **LA** of **1** to **10**

sheet no: **LA**

**A1.01D**

















NEW TOWN

RE: Proposal for Rezoning Lot 1 – 7616 Okanagan Landing Road Vernon, BC

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### Introduction

This application is for re-zoning to accommodate an approximately 50-60 home lakeview condo building on Okanagan Landing Rd. The subject site is approximately 1 acre in size and currently sits as a vacant field.



Figure 1: View of proposed RH1 area from Okanagan Landing Rd.



Figure 2: View of existing R5 site from Klinger Rd.



## Site Context & Proposed Zone

The subject site is part of a broader 4 lot, 1.56ha land assembly. The lots have been consolidated and subsequently subdivided into separate townhome and condo sites. Construction is underway on the 29-townhome enclave on the R5 zoned site on the uplands portion, while the condo area itself is proposed to be rezoned from R5 Fourplex Housing Residential to RH1 Low Rise Apartment Residential. This change in zoning is supported by the City of Vernon Official Community Plan, which forecasts this land as Residential - Medium Density. The eventual density of the overall assembly is anticipated to be roughly 85 homes, equivalent to roughly 55 units/ha, well within the 110 units/ha maximum in the OCP.

This proposed infill development on underutilized land aligns with the City's planning goals by providing much needed residential accommodation within existing City Neighbourhoods. The addition of this development will help ease the extremely low vacancy rate being experienced within the City of Vernon and will add significant tax base without the need for major infrastructure investment.



Figure 3: Preliminary site plan, with area to be rezoned to RH1 outlined in red. Approved townhomes above shown for context.

### **Pedestrian Connection / Servicing SRW**

As part of the overall development, the developer will provide an SRW along the East side of the property to connect a city-owned sanitary main between Okanagan Landing Rd and Klinger Rd.

As a contribution to the community, and to enhance pedestrian connection options in the neighbourhood, this SRW will also be utilized as a public walkway. This will provide an alternate pedestrian connection that is much faster than walking 350+m down Klinger Rd to access Okanagan Landing Rd that presently does not offer pedestrians a dedicated mode of travel as it is shared with vehicular movement. It is noted that Paddlewheel Park is located just West of the site, so this connection will improve park connectivity significantly for the neighbourhood, further adding to its vibrancy.

### **Servicing**

At a preliminary level, servicing this site appears straightforward. Okanagan Landing Rd has an existing 300mm sanitary main & a 400mm water main installed which will be simple to connect to.

While a storm main does not exist within Okanagan landing Rd, existing overland flow is conveyed to the ditch fronting the site. The proposed stormwater management approach will likely consist of catch basins and on-site drywells allowing for infiltration. Over land flow will be directed to Okanagan Landing Road via the proposed statutory right of way and released at predevelopment levels.

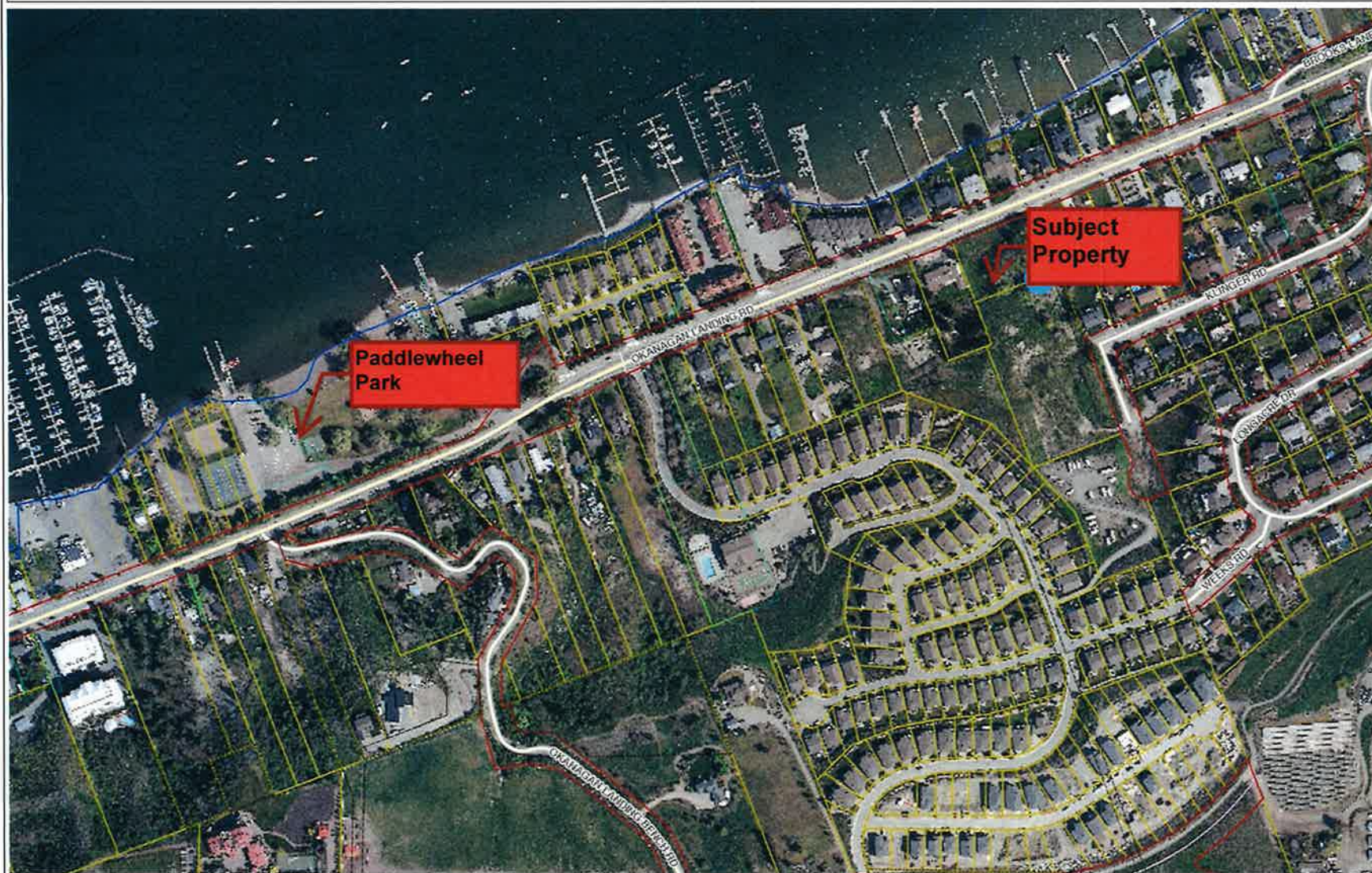
Okanagan Landing Rd was repaved by the City in 2020 and appears to be in excellent existing condition.

### **Summary**

The proposed development is consistent with the City's goal for increasing density in existing neighborhoods and will add to the liveliness of the Okanagan Landing corridor. In addition to this zoning application, development permit applications will be forthcoming for form & character, hillside residential and environmental sensitivity. Supporting studies and Architectural design is already underway and the applicant looks forward to working with the City of Vernon to achieve an attractive, viable project. The applicant kindly requests support from Staff and Council for this infill housing project.



# Aerial Map- Zon00377



- Legend**
- Legal Lines**
    - Covenants
    - Easements
    - Right of Ways
  - Hook Lines**
  - Parcel Lines**
    - Lake Lines
    - Lot Lines
    - Road Lines
    - Roll Lines
  - Misc Parcel Lines**
    - DELETED LOT LINES
    - LAKE LINES
    - LOT LINES
    - ROAD LINES
    - SECTION LINES
    - UNDEDICATED ROAD LINES
  - Vernon Parcels**
  - RDNO Parcels**
  - Roads**
    - HIGHWAY
    - ARTERIAL
    - COLLECTOR
    - LOCAL FRONTAGE
    - LANE, PRIVATE
    - TRAIL
  - RNDQ Roads**
  - Jurisdictions Boundaries**
  - First Nations Reserves**

1: 4,949

**Notes**

251.4 0 125.71 251.4 Meters

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