EXIST. ELEC. LINE EXIST. WATER LINE EXIST. STORM LINE EXIST. GAS LINE 61' - 9 3/4" 18.84 m 14' - 9 1/8" 5' - 6 7/8" 1.70 m 4.50 m 16 AVE EXIST. GRADE FLANKING SIDE SIDE YARD EXIST. GRADE YARD SETBACK SETBACK +/- 416.00m VARIANCE REQUIRED FRONT YARD +/- 416.00m CONCRETE DRIVEWAY - 4' TALL WOOD FENCE IN 20' - 0 1/4" 6.10 m GARAGE SETBACK FRONT / REAR YARD 6-9 PARKING 3 PARKING 4 NEW NEW PATIO 1 **PARKING 2** PARKING 1 161 SF 197 SF 197 SF GRASS 15 m² _18 m² _18 m²_ CONCRETE SIDEWALK GRASS NEW PROPOSED LEVEL 1 TREE +/- 416.30m PARKING 5 PARKING 6 31A STREET - 6' TALL WOOD FENCE UNIT 1 - L2 <u>UNIT 2 - L2</u> 590 SF 590 SF 55 m² LONG TERM BIKE LONG TERM BIKE LINE REPRESENTS PARKING (X1) PARKING (X1) **ELEVATION CUT** THRU BUILDING NEW TREE • • GRASS <u>UNIT 3 - L2</u> <u>UNIT 4 - L2</u> GRASS ⊒426 SF ⁴²⁶ SF 40 m² - 6' TALL WOOD FENCE PROPOSED LEVEL 2 +/- 419.30m **UNIT 4 AMENITY UNIT 3 AMENITY** NEW – 4' TALL TREE PRIVACY 169 SF 173 SF GARBAGE + SCREEN GARBAGE + }{16 m²} RECYCLE RECYCLE 4' TALL WOOD FENCE IN FRONT / REAR YARD 29' - 6 3/8" 9.00 m REAR YARD SETBACK SHORT TERM BIKE PARKING GRASS **PARKING 3** 606 SF PARKING 1 56 m² PARKING 2 ALL PARKING STALLS NEW 8' - 2 3/8" SHOWN ARE 2.5m x 6.0m TREE 2.50 m NEW EXIST. GRADE CONCRETE DRIVEWAY TREE +/- 419.00m REAR YARD 1 \ LEVEL 1 - SITE PLAN EXIST. GRADE 14' - 9 1/8" 24' - 7 1/4" A2.01 1/8" = 1'-0" +/- 419.00m 15 AVE 4.50 m 7.50 m

ATTACHMENT 3

LOT 3, TOWNSHIP 9, PLAN 7135, ODYD PID: 005-764-319

PARCEL SIZE			
Name	Area	Area (SM)	
PARCEL SIZE	6,106 SF	567.3 m ²	
6,106 SF 567.3 m ²			
AMENITY ADEA			

ZONING SUMMARY

LEGAL DESCRIPTION

ADDRESS

AMENITY AREA		
Name	Area	Area (SM)
UNIT 4 AMENITY	169 SF	15.7 m²
UNIT 3 AMENITY	173 SF	16.1 m²
UNIT 2 AMENITY	702 SF	65.2 m ²
UNIT 1 AMENITY	702 SF	65.2 m ²
	1,747 SF	162.3 m²

Name Area Area (SM) UNIT 1 GARAGE 371 SF 34.4 m² UNIT 2 GARAGE 370 SF 34.3 m² 740 SF 68.8 m²	TOTAL GARAGE AREA			
UNIT 2 GARAGE 370 SF 34.3 m ²	Name	Area	Area (SM)	
	UNIT 1 GARAGE	371 SF	34.4 m²	
740 SF 68.8 m ²	UNIT 2 GARAGE	370 SF	34.3 m ²	
		740 SF	68.8 m²	

Name	Area	Area (SM)
PARKING 1	197 SF	18.3 m ²
PARKING 2	197 SF	18.3 m ²
PARKING 3	606 SF	56.3 m ²
	999 SF	92.8 m²

PARKING AND PATIO AREA

TOTAL BUILDING AREA		
Name	Area	Area (SM)
UNIT 1 - L1	221 SF	20.5 m ²
UNIT 1 - L2	590 SF	54.8 m²
UNIT 1 - L3	735 SF	68.3 m²
UNIT 2 - L1	222 SF	20.6 m ²
UNIT 2 - L2	590 SF	54.8 m ²
UNIT 2 - L3	736 SF	68.3 m²
UNIT 3 - L1	414 SF	38.5 m ²
UNIT 3 - L2	426 SF	39.5 m ²
UNIT 3 - L3	451 SF	41.9 m²
UNIT 4 - L1	414 SF	38.5 m²
UNIT 4 - L2	426 SF	39.5 m²
UNIT 4 - L3	450 SF	41.8 m²
	5,674 SF	527.1 m²

DEVELOPMENT PERMIT AREA	YES	
EXISTING ZONING	RH1	
PROPOSED ZONING	N/A	
EXISTING LEGAL USE	DUPLEX	
PROPOSED LEGAL USE	4 - PLEX	
ZONING REQUIREMENTS	MAIN BUILDING	
	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.5m (HOUSE) 6.0m (GARAGE)	4.5m (HOUSE) 6.0m (GARAGE)
FLANKING SIDEYARD SETBACK	4.5m	4.5m
SIDE SETBACK	4.5m	1.7sm (VARIANCE REQ'D)
REAR SETBACK	9.0m	9.0m
PARCEL SIZE	-	567.3sm
BUILDING HEIGHT	16.5m	11.35m (3 STOREYS)
LEVEL 1 PARCEL COVERAGE AREA	368.75sm (65%)	145.8sm
TOTAL SITE COVERAGE %	65%	25.7%
TOTAL PARKING COVERAGE %	-	16.4% (92.8sm)
TOTAL COMBINED COVERAGE %	85%	42.1%
FLOOR AREA RATIO	1.25	0.93 (527sm / 567.3sm)

3106 16th AVE

3106 16th AVE, VERNON, BC, V1T 1A3

PARKING REQUIREMENTS MAIN BUILDING ZONING STANDARD PROPOSED 2 PER 3-OR-MORE BEDR DWELLING # OF SPACES 6 SPACES (VARIANCE REQ'D) TOTAL # OF SPACES 2 x 4 UNITS = 8 SPACES REQ'D 6 SPACES (VARIANCE REQ'D) # OF VISITOR STALLS N/A N/A # OF ACCESSIBLE SPACES SIZE OF VEHICLE PARKING SPACE 6.0m x 2.5m x 2.0m H BICYCLE PARKING CLASS 1 = 0.5 PER DUPLEX = 2 BIKES | 2 LONG TERM BIKES CLASS 2 = 0.25 PER DUPLEX = 1 BIKE | 2 SHORT TERM BIKES

AMENITY AREA	MAIN BUILDING	
	ZONING STANDARD	PROPOSED
AMENITY SPACE (1 BEDROOM +)	15sm	NORTH UNITS = 65sm
	15sm	SOUTH UNITS = 16sm
COMMON AMENITY SPACE	N/A	-



LOCATION MAP - N.T.S



DEVELOPMENT PERMIT

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NORTH

Project Title

3106 16th AVE

Drawing Title

Drawing Number

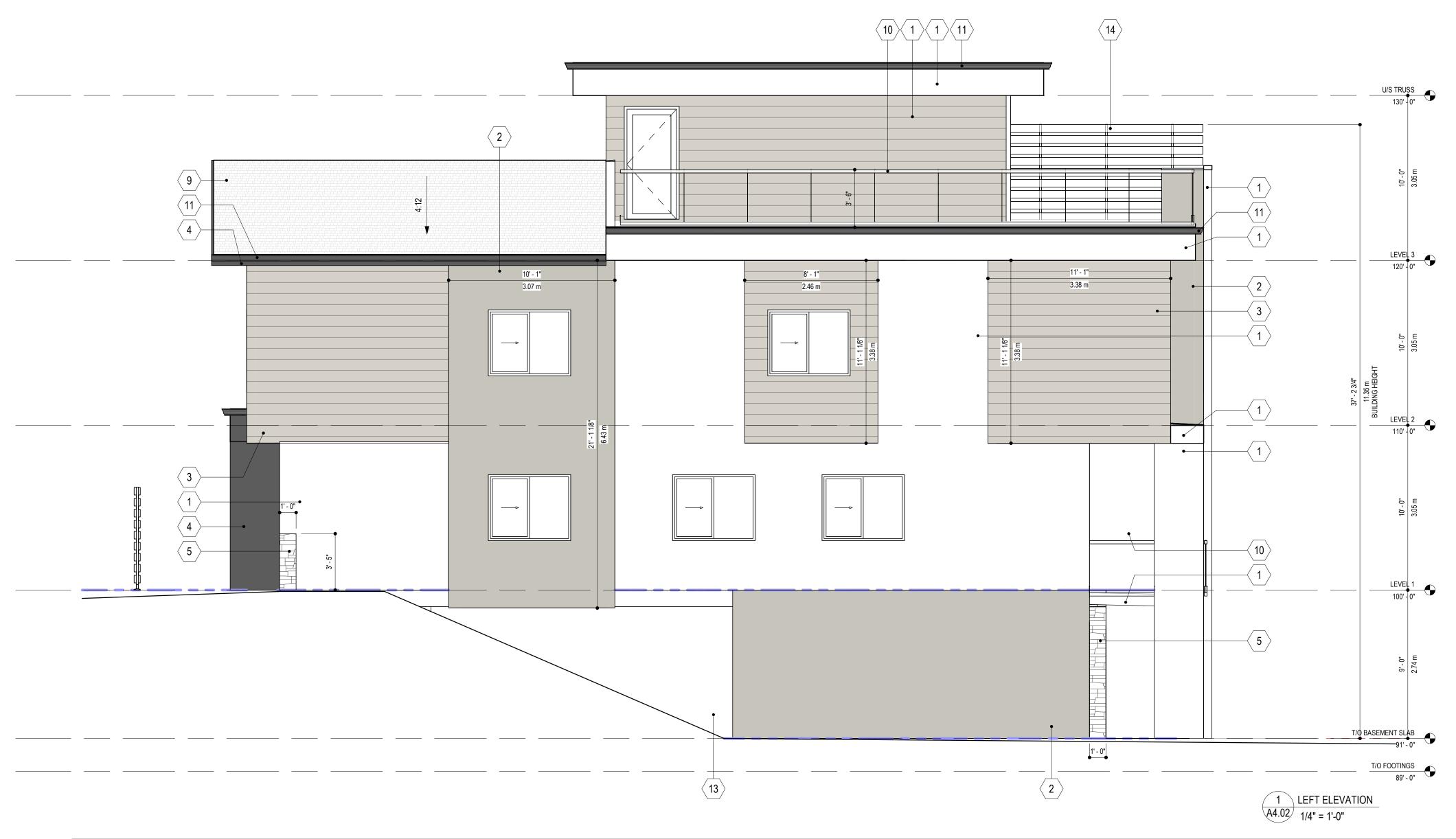
SITE PLAN & ZONING

A2.01

3106 16th AVE, VERNON, BC, V1T 1A3 LOT 3, TOWNSHIP 9, PLAN 7135, ODYD

18 - 1816 Job No. As indicated





Project Title

3106 16th AVE



No. Date Revision

1 2023-08-14 ISSUED FOR DEVELOPMENT PERMIT

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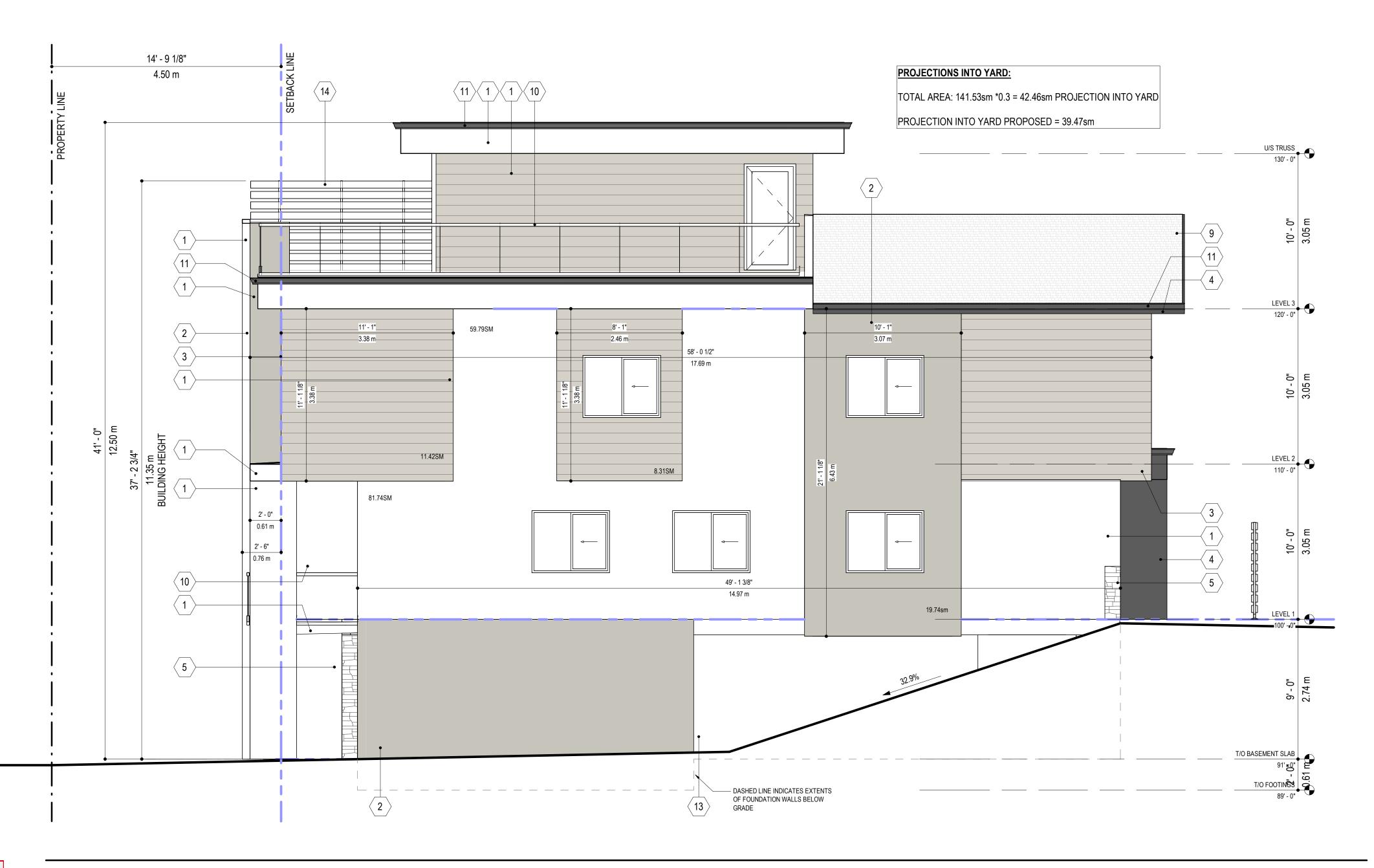
Drawing Title

Drawing Number

LEFT ELEVATION

A4.02

3106 16th AVE, VERNON, BC, V1T 1A3 LOT 3, TOWNSHIP 9, PLAN 7135, ODYD Job No. 18 - 1816
Scale As indicated





DEVELOPMENT PERMIT

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Drawing Title

Drawing Title

Drawing Number

Project Title

Project Title

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Drawing Title

RIGHT ELEVATION

Project Title

3106 16th AVE, VERNON, BC, VIT 1A3
LOT 3, TOWNSHIP 9, PLAN 7135, ODYD

Drawing Number

Drawing Number

Drawing Number

Drawing Number

Drawing Number

SA4.03

A4.03

Scale

Drawing Number

Drawing Number

Drawing Number

Drawing Number

RIGHT ELEVATION

Scale

A4.03

Scale

Drawing Number

Drawing Number

Drawing Number

A4.03

A4.03

Scale

A4.03

Scale

Drawing Number



Project Title

3106 16th AVE



DEVELOPMENT PERMIT

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Drawing Title

REAR ELEVATION

A4.04

Drawing Number

3106 16th AVE, VERNON, BC, V1T 1A3 LOT 3, TOWNSHIP 9, PLAN 7135, ODYD Job No. 18 - 1816 Scale 1/4" = 1'-0"