



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

SEPTEMBER 26, 2023, AT 4:00 PM

OKANAGAN LAKE ROOM (COUNCIL CHAMBER) CITY HALL

A G E N D A

1) CALL TO ORDER

2) LAND ACKNOWLEDGEMENT

As chair of the City of Vernon's Advisory Planning Committee (APC), and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.

3) ADOPTION OF AMENDED AGENDA

4) ADOPTION OF MINUTES

a) September 12, 2023 (Attached)

5) NEW BUSINESS

a) eSCRIBE Presentation – Janice Nicol, Manager, Legislative Services

b) DVP00563 / ZON00398 (TRONSON ROAD)

c) ZON00395 (6650 OKANAGAN AVE)

6) INFORMATION ITEMS

a) Staff Liaison to provide verbal update of APC related items discussed at the last Council meeting.

7) NEXT MEETING

The next meeting is tentatively scheduled for October 11, 2023.

8) ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Matt Faucher
Planner, Planning

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: TBD
REPORT DATE: September 19, 2023
FILE: 3360-20 (ZON00398) / 3090-20 (DVP00563)

SUBJECT: ZONING AND DEVELOPMENT VARIANCE PERMIT APPLICATIONS FOR TRONSON ROAD

PURPOSE:

To present for Council's consideration zoning and development variance permit applications for the property located on Tronson Road in preparation for a residential subdivision.

RECOMMENDATION:

THAT Council support Zoning Application 00398 (ZON00398) to rezone Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road) from R2 – Large Lot Residential to R3 – Medium Lot Residential as outlined in the report titled “Zoning and Development Variance Permit Applications for Tronson Road” dated September 19, 2023 and respectfully submitted by the Planner;

AND FURTHER, that Council direct Administration to hold a public hearing, pursuant to 464(1) of *the Local Government Act*, on a proposed bylaw to rezone Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road) from R2 – Large Lot Residential to R3 – Medium Lot Residential;

AND FURTHER, that Council support Development Variance Permit Application 00563 (DVP00563) to vary Zoning Bylaw 5000 for Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road), as follows:

- a) Section 4.15.1, to permit construction of buildings, structures and swimming pools on slopes greater than 30%.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council support Zoning Application 00398 (ZON00398) to rezone Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road) from R2 – Large Lot Residential to R3 – Medium Lot Residential as outlined in the report titled “Zoning and Development Variance Permit Applications for Tronson Road” dated September 19, 2023 and respectfully submitted by the Planner;

AND FURTHER, that Council direct Administration not to hold a public hearing, pursuant to 464(2) of *the Local Government Act*, on a proposed bylaw to rezone Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road) from R2 – Large Lot Residential to R3 – Medium Lot 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 to rezone Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road) from R2 – Large Lot Residential to R3 – Medium Lot Residential;

AND FURTHER, that Council support Development Variance Permit Application 00563 (DVP00563) to vary Zoning Bylaw 5000 for Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road), as follows:

- a) Section 4.15.1, to permit construction of buildings, structures and swimming pools on slopes greater than 30%.

Note: This alternative does not allow the public to make representations to Council on the proposed bylaw at a public hearing.

2. THAT Council not support Zoning Application 00398 (ZON00398) to rezone Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road) from R2 – Large Lot Residential to R3 – Medium Lot Residential as outlined in the report titled “Zoning and Development Variance Permit Applications for Tronson Road” dated September 19, 2023 and respectfully submitted by the Planner;

AND FURTHER, that Council not support Development Variance Permit Application 00563 (DVP00563) to vary Zoning Bylaw 5000 for Lot A, DL 298, ODYD, Plan KAP62807 Except Plans KAP84737, KAP86381, KAP91703 and EPP81537 (Tronson Road), as follows:

- a) Section 4.15.1, to permit construction of buildings, structures and swimming pools on slopes greater than 30%.

Note: This alternative does not support the rezoning and variance applications and prevents the project from moving ahead as proposed. The application will need to redesign their proposal to conform with Zoning Bylaw 5000.

ANALYSIS:

A. Committee Recommendations:

At its meeting of September 26, 2023, the Advisory Planning Committee passed the following resolution:

“(That the Advisory Planning Committee recommends that Council...).”

B. Rationale:

1. The subject property is a large remnant parcel located on Tronson Road (Figures 1 and 2). It has an area of 426,412m² (~105ac). The area subject to the application located in the north east section of the subject property and is accessed from Tavistock Road. The area has been altered under previously approved permits in preparation for development. The area under application is currently vacant and is in the process of pursuing subdivision (SUB00830) proposing to create 36 new lots (Attachment 1).

2. The intent of the rezoning and variance applications is to request that Council:

- rezone the area of the subject property from R2 – Large Lot Residential (Attachment 2) to R3 – Medium Lot Residential (Attachment 3). A map illustrating the current zoning districts is contained in Attachment 4; and
- support the following variance requests to:
 - o authorize the construction of buildings, structures and swimming pools on slopes greater than 30% (Attachment 5).



Figure 1: Property Location Map

3. The proposed development plans to subdivide a portion of the property to create 35 residential lots for single detached residential use with the remaining lot to retain its current P5 – Private Park zone (Attachment 6).

4. The applicant is requesting rezoning the subject area from R2 to R3 in order to reduce the minimum lot width from 18m to 14m allowing for more lots to be created. As illustrated on the proposed lot layout plan (Attachment 1), the reduced width of 15m is proposed on 32 of the 35 residential lots. This change adds ~6 additional units than if the current R2 requirement of 18m was used.



Figure 2: Aerial View of Property

5. The subject property is designated as Residential Low Density (RLD) in the Official Community Plan (OCP) (Attachment 7 & Map Attachment 8) and located within the Bella Vista West Neighbourhood Plan (BVWNP) (Attachment 9). The proposed R3 zone is compatible with both the RLD designation and the BVWNP. The residential goals of the BVWNP are:

- a) To provide a variety of sizes and formats of residential units in the context of existing residential development, including secondary suites.
- b) To pursue the provision of attainable housing units within the neighbourhood plan area.
- c) Provide opportunities for greater residential density where site conditions and locations provide the opportunity for greater utilization of existing infrastructure and services.
- d) Ensure that new development sustains existing views from adjacent residential units as much as possible.
- e) Ensure that new development considers the form and characteristics of existing adjacent residential units.

6. Adjacent properties to the west, north and south are zoned R2 (Attachment 2) with single detached dwellings. The east property is zoned P5 (Attachment 6).
7. Table 1 below compares the existing R2 zone and the proposed R3 zone. These zones share similar residential uses and setbacks with the main differences being the minimum lot area and minimum lot width.

	Existing R2	Proposed R3	Proposal
Max. Density	30 units/ha (12/ac) 1 Single Detached House Per Lot	30 units/ha (12/ac) 1 Single Detached House Per Lot	10.5 units/ha (4.26 units/ac)
Min. Lot Area	557m ²	450m ²	796m ² to 1,090m ²
Min. Lot Width	18m	14m	15m – 22.37m
Max. Site Coverage	Buildings 40% Impermeable 50%	Buildings 40% Impermeable 50%	TBD
Max. Height	10.0m	10.0m	TBD
Min. Front Yard	5.0m	4.5m	TBD
Min. Side Yard	1.5m	1 or 1.5 Storey: 1.5m 2 or 2.5 Storey: 1.8m	TBD
Min. Side Yard from Flanking Street	5.0m	4.5m	TBD
Min. Side Yard when no direct vehicle access to a rear yard or attached garage/carport	One side must be 3.0m	N/A	TBD
Min. Rear Yard	7.5m	1 or 1.5 Storey: 6.0m 2 or 2.5 Storey: 7.5m	TBD

Table 1: Zoning Comparison

8. As the topography of the subject property contains areas of undisturbed slope exceeding 30% grade, the applicant has requested a variance to Section 4.15.1 to allow construction of buildings, structures or swimming pools on slopes greater than 30%. The applicant will be required to provide appropriate geotechnical review and oversight of the proposed development through the subdivision and building permit processes.
9. Administration supports the rezoning and variance applications for the following reasons:
 - a) The application proposes to construct the next phase of development in accordance with the BVWNP; and
 - b) If endorsed by Council, the addition of six units through the rezoning of the subject area would not create a significant change to the character of the area.

C. Attachments:

- Attachment 1 – Proposed Lot Layout
- Attachment 2 – R2 – Large Lot Residential Zone
- Attachment 3 – R3 – Medium Lot Residential Zone
- Attachment 4 – Current Zoning Map
- Attachment 5 – Zoning Bylaw 5000, Section 4.15.1
- Attachment 6 – P5 – Private Park Zone
- Attachment 7 – Residential Low Density (OCP)
- Attachment 8 – OCP Map
- Attachment 9 – Bella Vista West Neighbourhood Plan

D. Council's Strategic Plan Alignment:

- Governance & Organizational Excellence
- Recreation, Parks & Natural Areas
- Environmental Leadership
- Livability
- Vibrancy
- Not Applicable

E. Relevant Policy/Bylaws/Resolutions:

1. Official Community Plan Bylaw 5470:
 - OCP Designation – Residential Low Density (RLD)
 - Development District – Hillside Residential & Agricultural
 - Bella Vista West Neighbourhood Plan (BVWNP)
2. Zoning Bylaw 5000:
 - Sec. 14.5.1 – Construction on slopes greater than 30%

BUDGET/RESOURCE IMPLICATIONS:

N/A

FINANCIAL IMPLICATIONS:

- None
- Budget Previously Approved
- New Budget Request
(Finance Review Required)

Prepared by:

Approved for submission to Council:

X _____
 Matt Faucher
 Planner, Planning

 Patricia Bridal, CAO

Date: _____

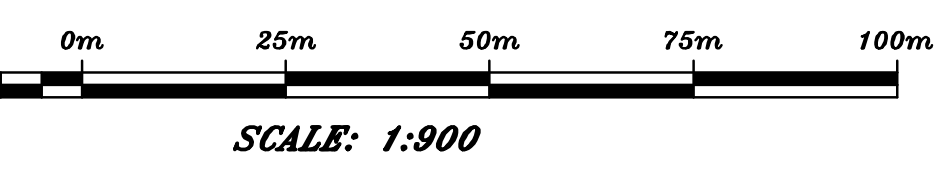
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 Terry Barton, Director
 Community Infrastructure and Development

REVIEWED WITH

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| <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 checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
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| <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 (September 26/23) | | |
| <input type="checkbox"/> OTHER: | | |

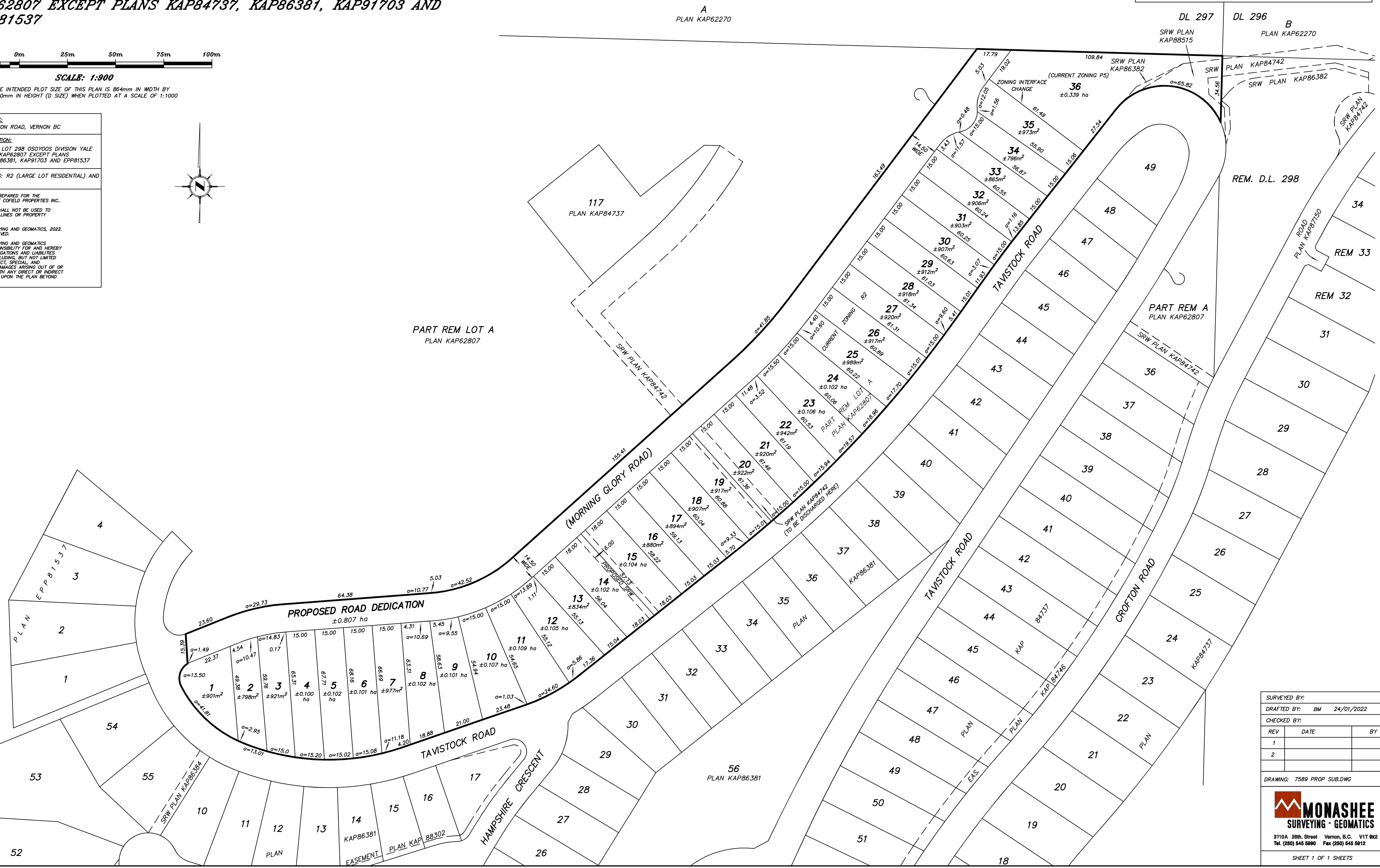
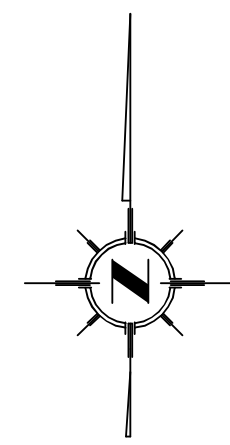
**ATCH PLAN OF PROPOSED SUBDIVISION OF PART OF LOT A
RICT LOT 298 OSOYOOS DIVISION YALE DISTRICT PLAN
62807 EXCEPT PLANS KAP84737, KAP86381, KAP91703 AND
81537**

ATTACHMENT 1



THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 1143mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

ON ROAD, VERNON BC
 TION:
 LOT 298 OSOYOOS DIVISION YALE
 KAP62807 EXCEPT PLANS
 86381, KAP91703 AND EPP81537
 R: R2 (LARGE LOT RESIDENTIAL) AND
 PREPARED FOR THE
 COPFIELD PROPERTIES INC.
 SHALL NOT BE USED TO
 LINES OR PROPERTY
 NG AND GEOMATICS, 2022.
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DRAWING: 7589 PROP SUB.DWG		
3710A 29th Street Vernon, B.C. V1T 9X2 Tel. (250) 545 5990 Fax (250) 545 5912		
SHEET 1 OF 1 SHEETS		

9.3 R2 : Large Lot Residential

9.3.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on large sized urban serviced **lots**. The R2c sub-zoning district allows for **care centre, major** as an additional use. The R2h sub-zoning district allows for **home based business, major** as an additional use. *(Bylaw 5467)*

9.3.2 Primary Uses

- **care centre, major** *(use is only permitted with the R2c sub-zoning district)*
- **single detached housing**

9.3.3 Secondary Use

- **boarding rooms**
- **bed and breakfast homes** *(in single detached housing only) (Bylaw 5498)*
- **care centres, minor**
- **group home, minor**
- **home based businesses, minor**
- **home based businesses, major** *(use is only permitted with the R2h sub-zoning district)*
- **secondary suites**
- **seniors supportive housing**

9.3.4 Subdivision Regulations

- Minimum **lot width** is 18.0m.
- Minimum **lot area** is 557m², or 10,000m² if not serviced by a **community sewer system**.

9.3.5 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.
- Maximum **height** is 10.0m, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 5.0m.
- Minimum **side yard** is 1.5m, except it is 5.0m 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.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- 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.

9.3.6 Other Regulations

- There shall be no more than one **single detached house** per **lot**.
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- For **seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.

- **Seniors supportive housing** shall be for no more than four residents. *(Bylaw 5467)*
- 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)

9.4 R3 : Medium Lot Residential

9.4.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on medium sized urban serviced **lots**. The R3c sub-zoning district allows for **care centre, major** as an additional use. The R3h sub-zoning district allows for **home based business, major** as an additional use. *(Bylaw 5467)*

9.4.2 Primary Uses

- **care centre, major** *(use is only permitted with the R3c sub-zoning district)*
- **single detached housing**

9.4.3 Secondary Uses

- **boarding rooms**
- **bed and breakfast homes** (in single detached housing only) *(Bylaw 5498)*
- **care centres, minor**
- **home based businesses, minor**
- **home based businesses, major** *(use is only permitted with the R3h sub-zoning district)*
- **secondary suites**
- **seniors supportive housing**

9.4.4 Subdivision Regulations

- Minimum **lot width** is 14.0m, except it is 16.0m for a **corner lot**.
- Minimum **lot area** is 450m², or 10,000m² if not serviced by a **community sewer system**.

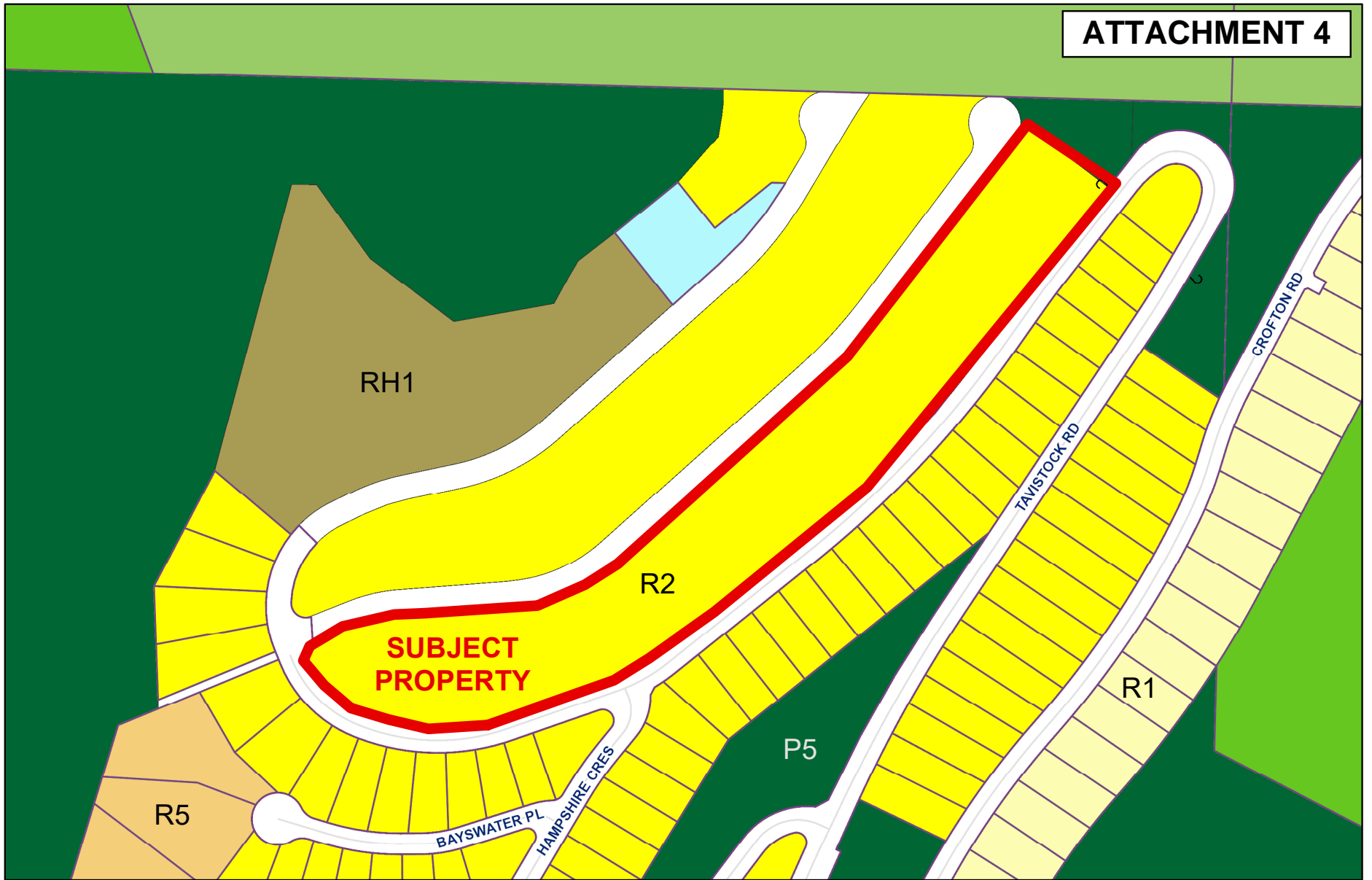
9.4.5 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.
- Maximum **height** is 10.0m, 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** having vehicular entry from the front.
- Minimum **side yard** is 1.5m for a 1 or 1.5 **storey** portion of a **building** and 1.8m for a 2 or 2.5 **storey** portion of a **building**, except it is 4.5m from a **flanking street**, and 6.0m from a garage or **carport** having vehicle entry from a **flanking street**.
- 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**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- 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.

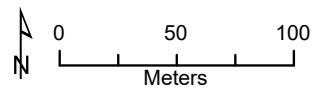
9.4.6 Other Regulations

- There shall be no more than one **single detached house** per **lot**.
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.

- For **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.
- **Seniors supportive housing** shall be for no more than four residents. *(Bylaw 5467)*
- 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)*



Zoning Legend		Zoning Polygons		ZONING VALUE	
	RR RURAL RESIDENTIAL		RST1 RESORT RESIDENTIAL		C3 MIXED USE COMMERCIAL
	R1 ESTATE LOT RESIDENTIAL		RTR RESORT HOUSING RESIDENTIAL		C4 STREET-ORIENTED COMMERCIAL
	R1H LARGE LOT RESIDENTIAL		RM1 MULTIPLE HOUSING RESIDENTIAL		C5 COMMUNITY COMMERCIAL
	R2 MEDIUM LOT RESIDENTIAL		RM2 LOW-RISE APARTMENT RESIDENTIAL		C6 VILLAGE COMMERCIAL
	R2H LARGE LOT RESIDENTIAL		RH1 STACKED ROW HOUSING RESIDENTIAL		C7 HERITAGE BUSINESS DISTRICT
	R3 MEDIUM LOT RESIDENTIAL		RH2 HIGH-RISE APARTMENT RESIDENTIAL		C8 CENTRAL BUSINESS DISTRICT
	R3H LARGE LOT RESIDENTIAL		RH3 HIGH-RISE APARTMENT RESIDENTIAL		C9 REGIONAL COMMERCIAL
	R4 SMALL LOT RESIDENTIAL		HR1 NEIGHBORHOOD COMMERCIAL		C10 TOURIST COMMERCIAL
	R4H LARGE LOT RESIDENTIAL		HR2 TRANSITIONAL COMMERCIAL		C10A TOURIST COMMERCIAL
	R5 RURAL - LARGE HOLDINGS		HR3 TRANSITIONAL COMMERCIAL		C11 SERVICE COMMERCIAL
	R5A RURAL - LARGE HOLDINGS		C1 NEIGHBORHOOD COMMERCIAL		C12 CONVENTION HOTEL
	R5B RURAL - SMALL HOLDINGS		C2 TRANSITIONAL COMMERCIAL		RTC RESORT COMMERCIAL
	R5C RURAL - SMALL HOLDINGS		C2 TRANSITIONAL COMMERCIAL		RTCA RESORT COMMERCIAL
	A1 AGRICULTURAL		P1 PARKS & OPEN SPACE		CD1 COMPREHENSIVE DEVELOPMENT AREA 1
	A2 AGRICULTURAL		P2 PUBLIC INSTITUTIONAL		CD2 COMPREHENSIVE DEVELOPMENT AREA 2
	A3 AGRICULTURAL		P3 PRIVATE INSTITUTIONAL		CD3 COMPREHENSIVE DEVELOPMENT AREA 3
	A3 AGRICULTURAL		P4 UTILITIES		CD4 COMPREHENSIVE DEVELOPMENT AREA 4
	A3 AGRICULTURAL		P5 PRIVATE PARK		CD5 COMPREHENSIVE DEVELOPMENT AREA 5
	A3 AGRICULTURAL		W1 RECREATIONAL WATER USE		CD6 COMPREHENSIVE DEVELOPMENT AREA 6
	A3 AGRICULTURAL		LUC LAND USE CONTRACTS		I1 LIGHT INDUSTRIAL
	A3 AGRICULTURAL		LAKE LAKE		I2 AIRPORT INDUSTRIAL
	A3 AGRICULTURAL		ROW ROW		I3 HEAVY INDUSTRIAL
	A3 AGRICULTURAL		ROW ROW		I4 BUSINESS PARK
	A3 AGRICULTURAL		ROW ROW		I5 EXTRACTION INDUSTRIAL



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4.15 Hillside Development Areas

4.15.1 Vernon's Official Community Plan (OCP) establishes Development Permit Areas (DPAs) for all areas within the City of Vernon. Vernon's Hillside Guidelines and Regulations Policy defines hillsides and provides Goals and Objectives for development of lands on hillsides and slopes under 30%. **No construction of a building, structure or swimming pool is permitted on slopes 30% or greater.**

4.15.2 No subdivision of land creating lots is permitted where less than 100m² of contiguous buildable area which meets all bylaw regulations herein for each lot is provided, with the exception of boundary lot adjustments.
(Bylaw 5433)

12.5 P5 : Private Park

12.5.1 Purpose

The purpose is to provide a **zone** for the preservation and enhancement of **private park** and **open space** for private use.

12.5.2 Primary Uses

- **park, private**
- **golf course** (Bylaw 5359)

12.5.3 Secondary Uses

- **boat launch**
- **boat lifts**
- **boating**
- **docks, private**
- **residential security/operator unit**
- **temporary moorage**

12.5.4 Subdivision Regulations

- Minimum **lot width** is N/A.
- Minimum **lot area** is N/A.

12.5.5 Development Regulations

- Maximum **height** is 8m.
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 4.5m, except it is 7.5m for a **flanking street** or where the **abutting** land is zoned or designated Residential or Agriculture.
- Minimum **rear yard** is 4.5m, except it is 7.5m for a **flanking street** or where the **abutting** land is zoned or designated Residential or Agriculture.

12.5.6 Other Regulations

- Only one **residential security/operator unit** is permitted on a **site**, limited to properties greater than 10 ha.
- 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)

Supporting Policies

- 7.1 Explore innovative ways of supporting attainable housing, including:
 - a. Review parking requirements
 - b. Increase/expand permitted types of housing
 - c. Consider inclusionary zoning
 - d. Support mixed-use developments and promotion of the revitalization tax program

- 7.2 Support the Affordable Housing Committee in its role of monitoring progress towards providing attainable and affordable housing.

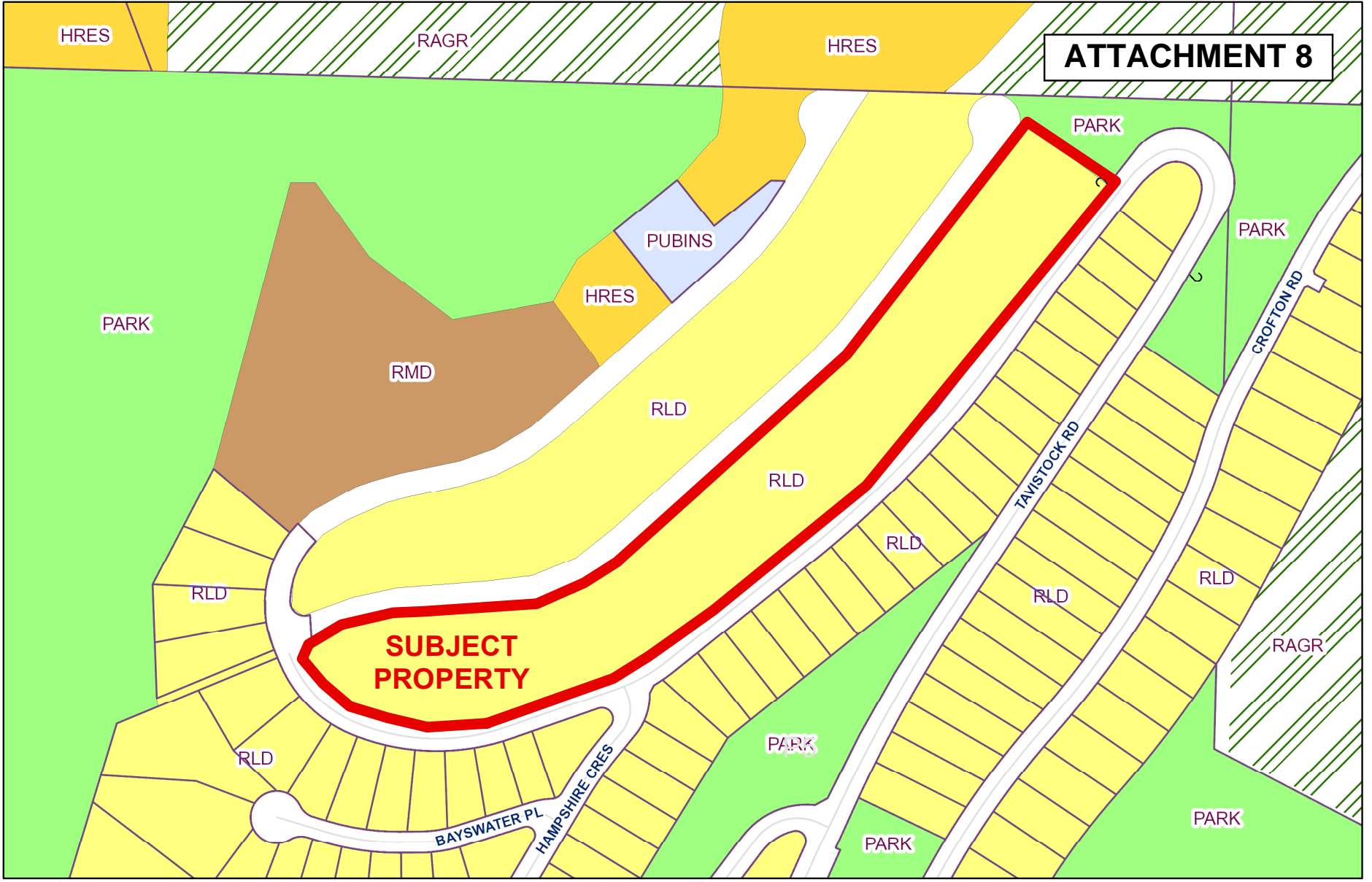
- 7.3 Support the development of the City Centre District, neighbourhood centres and designated multiple family areas to the densities outlined in the OCP to build compact, complete neighbourhood areas within the community and to achieve the maximum use of municipal infrastructure.

- 7.4 No new low density residential zones are to be created or permitted in areas designated as high density residential.

- 7.5 The following housing forms and maximum densities are associated with each density classification:

	Form	Maximum Density	
Low Density	Single family detached	30 units/ha (12 units/acre)	
	Semi detached		
	Duplex		
	Row housing		
Medium Density	Townhouse	110 units/ha (44.5 units/acre)	
	Apartments		
	Mixed use		
High Density	Apartments	170 units/ha (69 units/acre)	
	Mixed use		
Rural Residential	Single family detached	1 unit/2 ha (1 unit/5 acres)	
Residential Small Lot Single and Two Family Dwelling	Single family detached	87 units/ha (35.2 units/acre)	
	Semi detached		
Hillside Residential	Single family detached	25 units/ha (10 units/acre)	
	Semi detached		
	Duplex		
	Row housing		55 units/ha (22 units/acre)
	Townhouse		
	Apartments	110 units/ha (44.5 units/acre)	
*More detail on associated housing forms and densities for the Hillside Residential designation can be found in applicable neighbourhood plans.			

ATTACHMENT 8



OCP Designation

█ MIXED USE - HIGH DENSITY COMMERCIAL AND RESIDENTIAL	█ RESIDENTIAL - HIGH DENSITY	█ PARKS & OPEN SPACE
█ TRANSPORTATION	█ HILLSIDE RESIDENTIAL	█ NORD-OCP-RES
█ NEIGHBOURHOOD CENTRE	█ RESIDENTIAL SMALL LOT - SINGLE & TWO FAMILY DWELLING	█ NORD-OCP-COM
█ COMMUNITY COMMERCIAL	█ ALR LANDS	█ NORD-OCP-CR
█ TOURIST COMMERCIAL	█ RURAL / AGRICULTURAL	█ NORD-OCP-AGRIC
█ MIXED USE - MEDIUM DENSITY COMMERCIAL AND RESIDENTIAL	█ LIGHT INDUSTRIAL / SERVICE COMMERCIAL	█ OCP-WATER
█ RESIDENTIAL - LOW DENSITY	█ AIRPORT INDUSTRIAL	
█ RESIDENTIAL - MEDIUM DENSITY	█ PUBLIC & INSTITUTIONAL	

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THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5243

A bylaw to amend the City of Vernon's Plan
Vernon Bylaw Number 5151

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the "Plan Vernon Bylaw Number 5151, 2008";

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 890 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Bella Vista West Neighbourhood Plan Plan Vernon Amendment Bylaw Number 5243, 2010".

2. That Schedule "A" of Plan Vernon Bylaw Number 5151 is hereby amended as follows:

A. **ADD** the following new item to the Table of Contents, Supplementary Plans, Policies and Strategies, :

'12. *Bella Vista West Neighbourhood Plan*'

as shown on Schedule "A" attached hereto and forming part of this bylaw.

3. Plan Vernon Bylaw Number 5151 is hereby ratified and confirmed in every other respect.

BYLAW NUNMBER 5243

READ A FIRST TIME this 22nd day of February, 2010.

READ A SECOND TIME this 22nd day of February, 2010.

PUBLIC HEARING held this 22nd day of March, 2010.

SECOND READING RESCINDED this 12th day of April, 2010

READ A SECOND TIME, AS AMENDED, this 12th day of April, 2010

SECOND PUBLIC HEARING held this 10th day of May, 2010

SECOND READING RESCINDED this 25th day of May, 2010

READ A SECOND TIME, AS AMENDED, this 25th day of May, 2010

THIRD PUBLIC HEARING held this 28th day of June, 2010.

READ A THIRD TIME this 12th day of July, 2010.

ADOPTED this 26th day of July, 2010.

Mayor

Corporate Officer



City of Vernon
Bella Vista West Neighbourhood Plan



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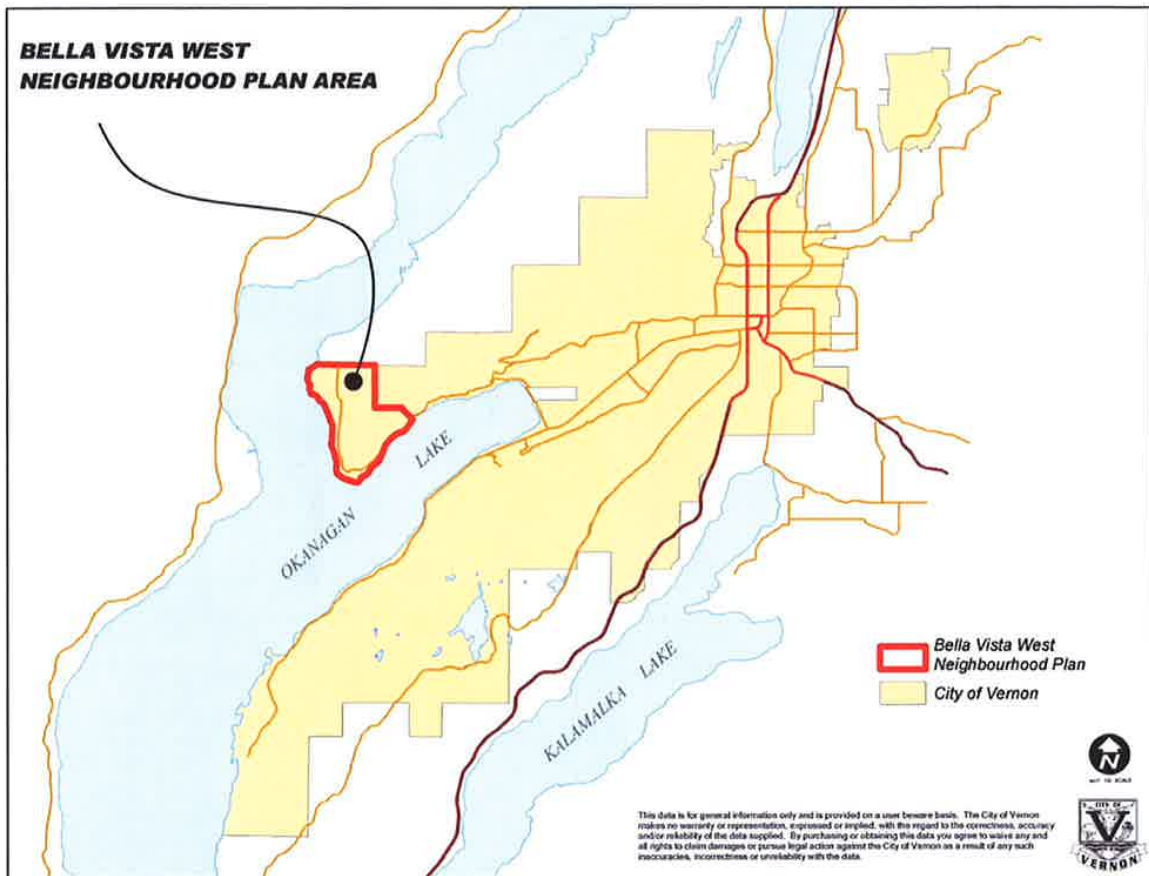
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1.0 Physical Characteristics

The Bella Vista West Neighbourhood Plan area consists of 296 hectares (731 acres) located eight kilometres west of the City Centre District. The neighbourhood plan area is defined by the shoreline of Okanagan Lake to the south and west, the City boundary with Indian Reserve 1 (I.R. 1) to the north and property parcel boundaries on the east.



Map 1

Site Topography

Site topography within the neighbourhood plan area consists of slopes with southeast to southwest aspects. The southern portion of the plan area includes predominately south and southeast aspects. The north portion of the plan area includes predominately west aspects. Steep slopes are found throughout the plan area including large areas exceeding 30%. Steep slope areas are found both in the higher elevation portion of the neighbourhood plan area and in lower elevation areas, including portions adjacent to Okanagan Lake. Site elevation extends from 342 metres at Okanagan Lake to the highest point in the plan area at 835 metres.

A significant ridgeline extends from the highest point in the northeast portion of the plan area and extends southwest to the peninsula point. View corridors from the southern portion of the neighbourhood plan area are of the Vernon Arm of Okanagan Lake. View corridors from the northern portion of the neighbourhood plan area are of the North Arm of Okanagan Lake. The southern portion of the plan area is prominently visible from throughout the Okanagan Landing Road and Eastside Road areas, and is also visible from higher elevation locations within the City Centre, Mission Hill, East Hill and Middleton areas of the City. Although the northern portion of the neighbourhood plan area is not visible from areas within the City of Vernon, it is visible from development on the west side of Okanagan Lake and from areas adjacent to the North Arm of Okanagan Lake.



Site Geology and Soils

The neighbourhood plan area includes areas of lacustrine, glacial till and colluvial soils with sandy to loam textures. Soil depth is variable with areas of deep lacustrine soils to areas of thin soil veneer over bedrock. Exposed bedrock is found throughout the site, but is concentrated on steep slope sites adjacent to Okanagan Lake and as higher elevation rock bluffs. Site bedrock consists of both sedimentary materials and intrusive and extrusive igneous rock.



Site Ecology

The neighbourhood plan area is within the Interior Douglas-Fir biogeoclimatic zone. Ecosystems include tree stands of Douglas Fir and open stand Ponderosa Pine, as well as areas of rock outcrop and grasslands. Sensitive Ecosystem Inventory (SEI) mapping completed in 2003 is available for the entire neighbourhood plan area (see Map 6).



Map 2

2.0 Planning Context

Neighbourhood plans are detailed plans that supplement the Official Community Plan (OCP) and provide additional guidance for new growth and development in a given area. Neighbourhood plans are prepared for the purpose of meeting the needs of the community as it grows and ensures the community is ready for development at such time as it occurs.



On July 22, 1996 Council adopted OCP Amendment Bylaw #4246 to include the Bella Vista West Neighbourhood Plan in the OCP. Since the neighbourhood plan was adopted, the number of homes in the plan area has grown from approximately 50 units in 1996 to approximately 220 units in 2009. During the OCP review process, several property owners presented requests to review designations in the plan area in addition to expanding the plan area boundaries. It was determined during the 2008 OCP review process that any review of designations within the neighbourhood plan area should be considered through a review of the neighbourhood plan. As such, Council authorized staff to conduct a review of the Bella Vista West Neighbourhood plan.

The Bella Vista West Neighbourhood Plan area is identified in the OCP 2008 as being within Neighbourhood Planning Area 2 (NPA-2) which consists of the Hillside Residential and Agricultural Districts. As per Section 20.3 of the OCP 2008, the Bella Vista West Neighbourhood Plan review must identify and consider the following:

- a. OCP 2008 Guiding Principles;
- b. Current and future community needs;
- c. Community impact and benefit;
- d. Context of the neighbourhood planning area within the community;
- e. Natural features;
- f. Environmental management considerations arising from application of the Environmental Management Areas Strategy;
- g. Potential archaeological significance of the site;
- h. Where applicable, the *Hillside Guidelines* must be incorporated;
- i. Existing and required infrastructure (e.g. storm, sewer, water, roads);
- j. Transportation linkages (e.g. vehicle, pedestrian, cycling, transit);
- k. Parks, recreation and open space;

- l. Community facilities, services and amenities;
- m. Land use and densities;
- n. Development pattern and sequencing;
- o. Neighbourhood built form and character;
- p. Opportunities for the use of alternate development standards (e.g. green infrastructure, green buildings, alternate energy sources);
- q. Neighbourhood sustainability and contribution to overall community sustainability;
- r. City identified need for additional residential development that cannot be accommodated in Neighbourhood Planning Area 1 (NPA-1); and
- s. Directly adjacent to existing infrastructure, and the City has identified an economic benefit to the city with greater utilization of existing infrastructure.

The neighbourhood plan area is within OCP 2008 Development District and Development Permit Area #3. Both the Hillside Guidelines and the Environmental Management Area Strategy apply to lands within the plan area.

The land use designations to be applied to lands within the Bella Vista West Neighbourhood Plan area are illustrated on Map 3.



Map 3

3.0 Residential

Goals:

To provide a variety of sizes and formats of residential units in the context of existing residential development, including secondary suites.

To pursue the provision of attainable housing units within the neighbourhood plan area.

Provide opportunities for greater residential density where site conditions and locations provide the opportunity for greater utilization of existing infrastructure and services.

Ensure that new development sustains existing views from adjacent residential units as much as possible.

Ensure that new development considers the form and characteristics of existing adjacent residential units.

Context:

Existing residential development within the neighbourhood plan area consists of predominately single family development. However, there are components of multifamily development located on Peregrine Way and Adventure Bay Road. Average home size and average lot sizes in the neighbourhood plan area are higher than the City average. Home values within the plan area are also above average for the City. Residents in the area include a mix of families, couples, active senior couples and some single person households. There is a significant component of residential occupancy within the plan area which is seasonal, with the neighbourhood experiencing more residents occupying their homes in the summer than during the winter months. Many of the current home owners within the neighbourhood plan area have a second residence outside the Okanagan where they spend the winter months.

The majority of the existing development within the neighbourhood plan area that is designated in the OCP 2008 as Residential Low Density is developed with single family dwellings. The Residential Low Density OCP 2008 designation permits a maximum unit density of 12 units per acre (30 units per hectare). The Hillside designation in the OCP 2008 does not include a maximum density provision. However, in Zoning Bylaw #5000, the HR1 – Hillside Residential Single and Two Family zone includes a maximum density of 10 units per acre (24 units per hectare). It is important to protect the character of the existing neighbourhood as new development occurs. Conflicts can occur when the size and setbacks of new homes are out of scale and context with adjacent existing homes.

Although the majority of existing development within the Bella Vista West Neighbourhood Plan area is in single family format, as noted there are components of ground oriented multifamily development. In addition, larger undeveloped parcels offer an opportunity for additional

multifamily development that will add to the diversity of housing types within the neighbourhood plan area. The creation of a variety of housing types will assist in developing additional diversity within the neighbourhood.

Apartment housing development forms are also limited within the neighbourhood plan area. Opportunities for additional apartment development are in the centre of the plan area above Tronson Road and in the southwest portion of the plan area below Tronson Road. Although topography in the plan area limits the opportunities to pursue apartment housing, the addition of units in this form within the neighbourhood plan area will also add to the diversity of the neighbourhood.

Supporting Policies:

- 3.1 All lands within the neighbourhood plan area are subject to the Vernon Hillside Guidelines
- 3.2 All lands within the neighbourhood plan area are subject to the Environmental Management Area Strategy
- 3.3 All lands within the neighbourhood plan area are subject to the requirements of the OCP 2008, Section 19.0 Fire Interface.
- 3.4 All lands within the neighbourhood plan area are subject to the requirements of the OCP 2008, Section 23.0 Development Permit Areas (All Areas).
- 3.5 The City will increase pedestrian connections and cycling access to this area by promoting development that encourages alternative transportation as per Section 26.7, OCP 2008.
- 3.6 The City will work with new development to create better pedestrian and alternative transportation access to recreation areas and parks as per Section 26.8, OCP 2008.
- 3.7 During the subdivision and development permit application review process, the applicant shall demonstrate the impact of new development on views from existing residential development. Further, the applicant shall demonstrate that wherever possible, the proposed new development has been sited to reduce view impacts.
- 3.8 During the subdivision and development permit review process, the applicant shall demonstrate how new development forms and characteristics will complement existing residential development.



- 3.9 All properties designated Residential Low Density shall have a maximum density of 12 units per acre (30 units per hectare).
- 3.10 All properties designated Hillside Residential Single and Two Family (RST) shall have a maximum density of 10 units per acre (25 units per hectare), as calculated per policy 3.14 below.
- 3.11 All properties designated Residential Medium Density shall have a maximum density of 44.5 units per acre (110 units per hectare).
- 3.12 All properties designated Hillside Residential Multifamily (RMF) shall have a maximum density of 22 units per acre (55 units per hectare), as calculated per policy 3.14 below.
- 3.13 All properties designated Hillside Residential Apartment Housing shall have a maximum density of 44.5 units per acre (110 units per hectare), as calculated per policy 3.12 below.
- 3.14 For the purpose of calculating density in lands designated for hillside development, only predevelopment areas with a slope 30% or less shall be used.
- 3.15 Where appropriate, pursue opportunities for secondary suites and flex units.
- 3.16 Where topography allows, ground orientation with at grade, private entrances and pedestrian scale detailing and forms shall be pursued, as per policy 6.5 in OCP 2008.
- 3.17 Medium density residential areas and any sites where multiple family housing (with four or more units) is developed are designated as Development Permit Areas and are potentially subject to guidelines stipulated in Sections 23, 24, 25 and 26 and as per policy 6.5 in OCP 2008.
- 3.18 All properties proposed for the following secondary uses (Bylaw #4858, 2004):
 - a. Bed and Breakfast Home
 - b. Care Centres, Minor
 - c. Group Homes, Minor
 - d. Home Based Business, Major
 - e. Secondary Suites

are designated as Development Permit Areas, subject to Sections 23, 24, 25 and 26 and policy 6.13 of OCP 2008.

4.0 Commercial

Goals:

To provide opportunities for home based businesses within the neighbourhood plan area.

To provide opportunities for viable commercial development in the context of a limited neighbourhood customer market.



Context:

With a build out of approximately twelve hundred residential units proposed for the neighbourhood plan area, the population of the neighbourhood will require some commercial services to reduce their need for trips to the nearest neighbourhood centre currently located around Landing Plaza on 25th Avenue and future commercial complexes in the Waterfront Neighbourhood Plan area. As the neighbourhood plan area is at the end of Tronson Road, and at this time there are no plans to extend Tronson Road northward through IR #1 lands, no traffic from outside the plan area will assist in supporting businesses. Due to this isolated location, commercial uses must be fully supportable by the neighbourhood population. However, the customer market is not sufficient to support a designated commercial area, particularly given the significant seasonal fluctuations in residential occupancy. Without consistent year round customers, even small scale businesses such as a convenience store are unlikely to be viable.

In the future, as residential development areas are completed and the neighbourhood population grows, opportunities for seasonal temporary food services may be viable in the form of a summer ice cream shop or other business of a similar scale. A possible location is adjacent to the public park, as the lake access across from this location and the central location in the neighbourhood may create enough of a customer base during the summer months to support business in this format.

One commercial operation (a restaurant) is located within the northern portion of the plan area adjacent to Tronson Road. Although the neighbourhood plan has the restaurant property designated Residential Low Density, the commercial zoning of the property is intended to remain in place. Therefore, the business operation on the property will remain legally conforming.

Policy:

- 4.1 Commercial uses shall be limited to home based businesses and temporary seasonal commercial operations adjacent to the public park near Tronson Road and Tavistock Road.

5.0 Neighbourhood Amenities – Parks & Open Space

Goals:

Work with Regional District of North Okanagan - Greater Vernon Parks, Recreation and Culture to provide active and passive park space meeting the growing and changing needs of the Bella Vista West neighbourhood.



Work with Regional District of North Okanagan - Greater Vernon Parks, Recreation and Culture and community organizations to provide additional recreational facilities and services to meet the needs of the neighbourhood's growing population.

Work with the Regional District of North Okanagan - Greater Vernon Parks, Recreation and Culture to provide two neighbourhood parks within the neighbourhood plan area.

Context:

The need for additional public trails and public neighbourhood parks has been identified by the current residents of the area and in the Greater Vernon Parks and Recreation Master Plan. Additional passive and active park areas are required to accommodate passive activities, recreation play areas, hard surface play areas and pocket parks. Additional private recreational facilities including tennis courts, pool and private common beach areas are located within the developed portions of the neighbourhood plan area. However, these are not public facilities and are not accessible to all residents within the neighbourhood plan area.

Parks, recreation, and cultural services in Vernon are provided through the Regional District of North Okanagan – Greater Vernon Parks, Recreation and Culture. One passive public park (designed for viewing, resting and other uses involving limited physical activity and limited need for facilities and/or equipment) is located in the Bella Vista West neighbourhood plan area along the lake in the southwest portion of the Neighbourhood Plan. This park is identified in the Greater Vernon Parks and Recreation Master Plan as a Natural Area. Facilities will include a trail connecting Tronson Road to the shore of Okanagan Lake (Trail 4). This moderately steep trail will provide pedestrian and access to the lakeshore.

The Greater Vernon Parks and Recreation Master Plan identified a need for a 2.5 hectare neighbourhood park within the plan area. The neighbourhood plan divides this 2.5 hectare park into two smaller active neighbourhood parks (designed for recreation activities and includes the required facilities and/or equipment for these activities). One is a 1.0 hectare park located on the south side of Crofton Road (shown as P1 on Map 4). The second is a 1.5 hectare park located

between Tronson Road and Goldclaim Road (shown as P2 on Map 4). These two parks are intended to be constructed as a function of further residential development in the neighbourhood plan area. All three public park areas are designated as Parks and Open Space on Map 3.

In addition to these three public parks, the neighbourhood plan area contains significant private park areas that will form a part of common properties for adjacent residential developments. These areas are designated Parks and Open Space on Map 3.

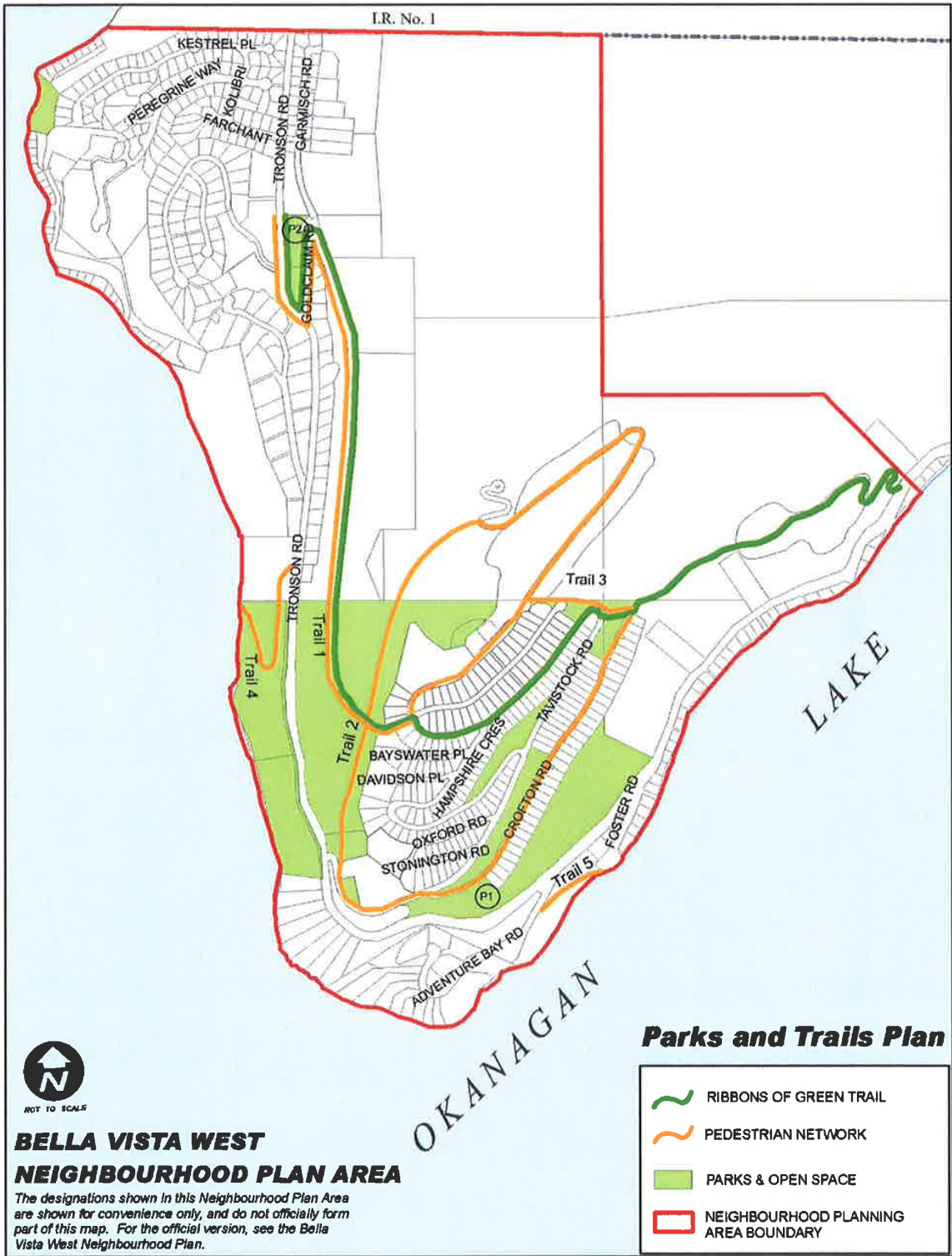
Five future public trails are identified, one connecting Goldclaim Road to Tavistock Road (shown as Trail 1 on Map 4), the second connecting the terminus of Tavistock Road to Tronson Road (shown as Trail 2 on Map 4), the third connecting Tavistock Road switchbacks along the eastern edge of the neighbourhood plan area to Crofton Road (shown as Trail 3 on Map 4), the fourth trail connecting Tronson road to the waterfront (shown as Trail 4 on Map 4) and the fifth trail connecting Adventure Bay Road to the Foster Road lake access (shown as Trail 5 on Map 4). Trails 1 & 3 in connection with portions of Goldclaim Road, Tavistock Road and Crofton Road create the “Ribbons of Green Trail” within the neighbourhood plan area. All trails will be designed to accommodate pedestrians and wherever topography will allow and where appropriate will be designed to also accommodate cyclists. The three trails defined in the neighbourhood plan will include all weather surfacing.



Supporting Policies:

- 5.1 Support the Greater Vernon Parks and Recreation Master Plan recognition of the need for neighbourhood park area in the Bella Vista West Neighbourhood Plan.
- 5.2 Support the creation and expansion of recreational parkland (shown as P1 and P2 on Map 4) and trails (shown as Trail 1, Trail 2, Trail 3 and Trail 4 on Map 4) serving the needs of the neighbourhood and meeting the following criteria:
 - a. Central to the population it serves;
 - b. Within or adjacent to designated residential areas;
 - c. Enhances the liveability of the neighbourhood;
 - d. Meets an identified need in the neighbourhood;
 - e. Increases resident access to recreation opportunities;
 - f. Provides enhanced and/or expanded access to the Okanagan Lake waterfront;
 - g. Provides connections to and between parks;
 - h. Easily accessible for pedestrians and where terrain allows cyclists;
 - i. Topographically suited to the intended uses;

- j. Does not adversely impact on highly sensitive ecosystems, threatened species, or riparian features; and
 - k. Park design to include public participation.
- 5.3 The City supports the addition of neighbourhood park areas (shown as P1 and P2 on Map 4), including the provision of the following:
- a. Hard surfaced play area;
 - b. Grass surface play area;
 - c. Playground equipment;
 - d. Natural passive park areas;
 - e. Benches and picnic area;
 - f. Public on-site vehicle and bicycle parking; and
 - g. Appropriate signage.
- 5.4 Three of the designated public trails (Trail 1, Trail 2, Trail 3) are to be provided through statutory rights-of-way and are to be designed to accommodate pedestrians and where terrain will allow and where appropriate cyclists.
- 5.5 Trail 4 is to be a public trail within the lakeshore public park connecting future parking adjacent to Tronson Road with the waterfront.
- 5.6 Identify and mark the “Ribbons of Green Trail” connection joining Tronson Road at Goldclaim Road west to the end of Crofton Road at Tronson Road.
- 5.7 Support retention of passive parkland and natural areas meeting the following criteria:
- a. Preserves and enhances a unique or threatened ecosystem or species;
 - b. Preserves and enhances riparian ecosystems adjacent to Okanagan Lake and other wetland features;
 - c. Provides connections between natural areas;
 - d. Provides and protects wildlife corridors;
 - e. Provides protection of visually sensitive areas in the City; and
 - f. Provides non invasive public access opportunities to protected features through facilities such as viewing platforms, low impact trails and interpretive centres.



Map 4

6.0 Transportation

Goals:

Improve the livability of the Bella Vista Neighbourhood Plan area by increasing the use of alternative transportation modes including, but not limited to, cycling and walking.

Secure adequate rights-of-way for future transportation projects.

Provide a secondary emergency access route connecting through the Bella Vista Neighbourhood Plan area from the end of Goldclaim Road to the southeast corner of the neighbourhood plan area at Tronson Road.



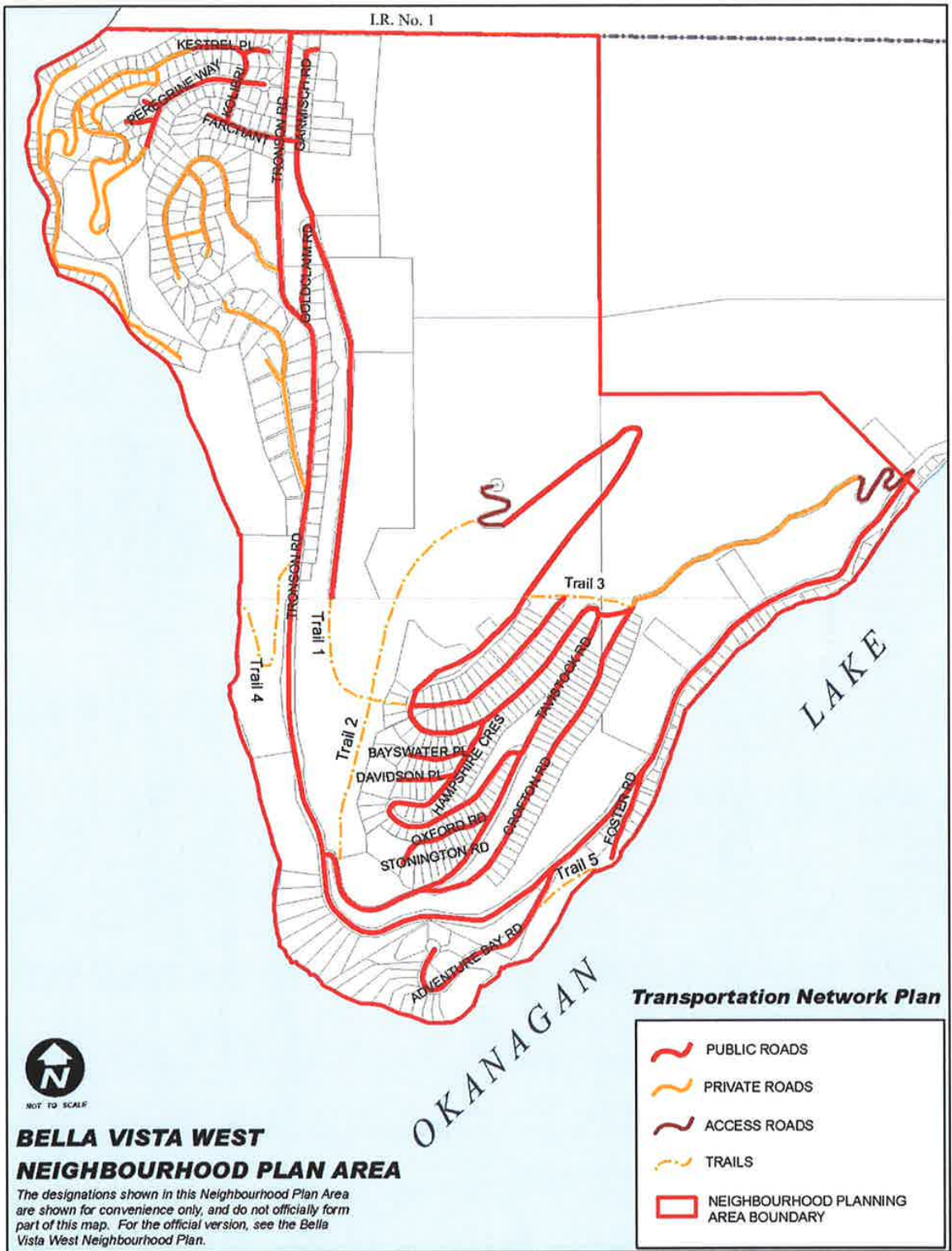
Context:

The location of the Bella Vista Neighbourhood Plan area presents several transportation challenges. Tronson Road is the only road access into the neighbourhood plan area. All vehicles, cyclists and pedestrians share the right-of-way for access to the area. The area is not serviced by public transit, and the number of residential units proposed within the plan area will not support transit service in the future. However, School District #22 does provide bus service to carry children to elementary and secondary schools. Limited pedestrian infrastructure is available within the neighbourhood plan area. The proposed trail network and the addition of sidewalks and bicycle lanes will improve the opportunities for alternate transportation in the neighbourhood plan area. During the 2009 public consultation process, residents stressed the need for an emergency access alternative to Tronson Road. The portion from the end of Crofton Road to Tronson Road is existing and the portion connecting Goldclaim Road to Tavistock Road will be constructed as a function of new development in the area.

Supporting Policies:

- 6.1 Pedestrian and cycling connections to and within this area will be supported by promoting development that encourages alternative transportation as per policy 26.7 in OCP 2008.
- 6.2 The City will work with new development to create better pedestrian and alternative transportation access to recreation areas and parks as per policy 26.8 in OCP 2008.

- 6.3 Provide a public access route from the end of Goldclaim Road to Tavistock Road (shown as Trail 1 on Map 5). This public access is to be gated at both ends, will be available for pedestrians and cyclists and in the case of emergency, will be capable of accommodating vehicle traffic. The connection from the intersection of Tronson Road and Goldclaim Road to the intersection of Crofton Road and Tronson Road is designated as a "Ribbons of Green Trail".
- 6.4 Wherever possible, pedestrian connections between roads are to be provided in order to increase connectivity and minimize the length of travel for pedestrians.
- 6.5 Transportation networks are to be designed and constructed according to the Hillside Guidelines.



7.0 Environment

Goals:

Protect grassland, rangeland and gullies.

Support invasive species management and encourage the selection of appropriate landscape species.

Protect biodiversity, sensitive ecosystems, wildlife habitat and movement corridors.

Provide for the maintenance of ecosystem function.

Reduce the interface conflict between residential, agricultural and park lands.

Provide connectivity between natural areas.

Integrate habitat protection, interface management, wildlife corridor creation and invasive species control into all permitting processes and land use decision making.



Context:

The Bella Vista West Neighbourhood Plan area includes lands having low, medium and high ecosystem sensitivity according to the Sensitive Ecosystem Inventory (SEI). In addition, the neighbourhood plan area includes south facing, arid grasslands and rangelands, sparse forest cover in the upper lands and lakeshore riparian areas along Okanagan Lake.

This area has been impacted by cattle grazing, but is otherwise a greenfield site which supports diverse wildlife species and grassland habitats. The creation and protection of wildlife corridors, refuges and access to open water is important for the modification of this land from lightly disturbed greenfield conditions to a residential neighbourhood. Wildlife currently living on and moving through this area will be brought into conflict with new residential property owners should insufficient area and access be provided for their movement and habitat needs.

As well, during the development of a neighbourhood in this area, consideration of buffers between residential uses and remaining grassland, agricultural lands and park lands need to be included to avoid unnecessary issues arising from fire break requirements, agricultural animal escapes, noise and nuisance issues along the land use interface lines.

Supporting Policies:

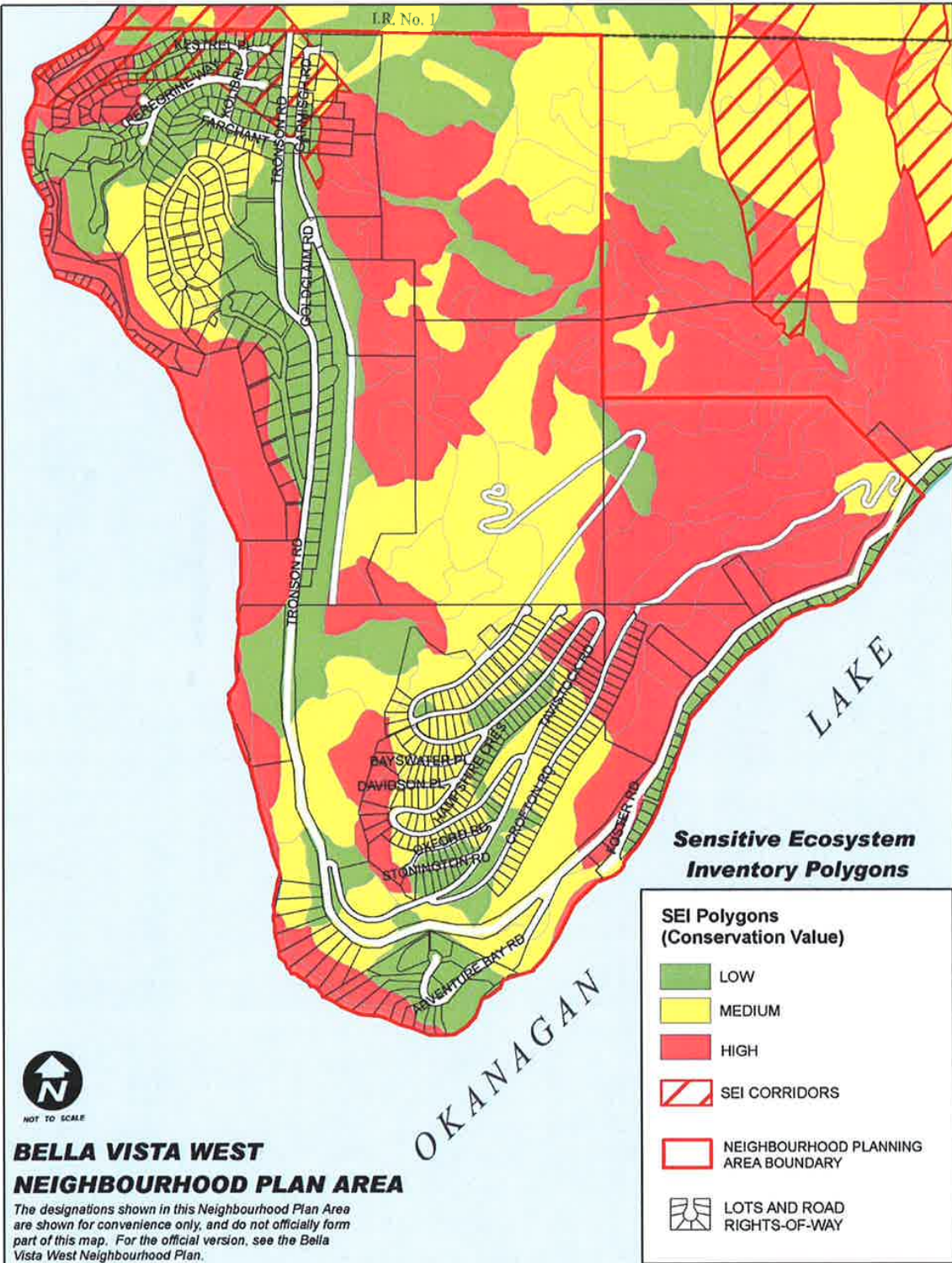
7.1 Apply the Environmental Management Areas Strategy to all lands within the neighbourhood plan area during review of all development applications including rezoning, subdivision, development permit and development variance permit.



7.2 Protect open spaces, natural areas, natural features, essential habitats and sensitive ecosystems within the neighbourhood plan area as per policies 11.3, 11.4 and 11.5 in OCP 2008 and in compliance with all applicable provincial and federal regulations.

7.3 Support opportunities for neighbourhood residents to participate in the protection and conservation of the environment within the plan area.

7.4 Support opportunities for education on the features, species, and ecosystems located within the neighbourhood plan area.



Map 6

8.0 Energy

Goals:

Integrate the use of solar, geothermal and wind energy generation throughout the neighbourhood plan area, as appropriate.

Explore opportunities for neighbourhood energy projects, as appropriate.

Context:

The neighbourhood plan area is located on a south facing slope at the end of Okanagan Lake in an area with natural bedrock. This provides ideal conditions for the integration of solar, wind and geothermal energy generation into residential construction, as well as part of street and trail lighting. The price of energy, and its availability, can impact not only how energy efficient homes are, but determine the long term cost of operating a home. This can also be applied to those shared amenities and infrastructure elements which require energy to operate, such as street lights and trail lights. Implementation of energy generation capacity within the plan area will provide residents and strata organizations with the option to operate their homes and common areas at a lower cost over the long term, with less environmental impact.

Supporting Policies:

- 8.1 Encourage the planning, design and construction of energy aware neighbourhoods and buildings, including the minimization of the non-renewable energy use and investing in energy efficient design features as per policy 10.2 in OCP 2008.
- 8.2 Emphasize innovation in building design and raise awareness of green building options, materials sourcing, energy alternatives and consideration of the needs of future property owners for energy efficient options, balanced with the cost of construction as per policy 10.3 in OCP 2008.
- 8.3 Promote energy conservation and community awareness of energy use and its alternatives as per policy 10.8 in OCP 2008.

9.0 Agriculture

Goals:

Identify and protect agricultural lands.

Provide opportunities for food production to residents within the neighbourhood plan area.



Context:

All lands within the Bella Vista West Neighbourhood Plan area are within the Agricultural and Hillside Residential District (District 3) of the OCP 2008 Land Use Plan. Within the northeast portion of the Bella Vista West Neighbourhood Plan area are lands designated as Rural Agriculture (RA). Portions of these lands are currently utilized for agricultural purposes but due to topography and rocky soil conditions, use has been limited to cattle grazing and calving. Although the plan area does not support large scale agricultural cultivation, residential gardens may be viable in certain portions of the neighbourhood plan area. Limitations on the viability of residential garden space will include irrigation, water availability, poor soils, rocky outcrops and steep slopes.

Supporting Policies:

- 9.1 Create buffers to discourage interaction between agricultural activities, grazing and calving and residential activities through the installation of dense landscaping and fencing.
- 9.2 Encourage the construction of community garden space adjacent to residential developments without private, ground level outdoor space, or in areas readily accessible to residents in multifamily residential developments.
- 9.3 Ensure the creation and use of residential gardens are not impeded through strata bylaws and/or covenants registered on title.
- 9.4 Support opportunities for education on gardening and food production for neighbourhood plan area residents.
- 9.5 Prevent the spread of noxious weeds and the introduction of invasive species from gardens and residential landscaping as per Landscape Bylaw #5014.
- 9.6 Ensure buffer landscaping is composed of grassland ecosystem appropriate native plants.

10.0 Social Planning

Goals:

Ensure development proposals are reviewed in the context of the health and safety of the existing and future residents of the neighbourhood.

Include Crime Prevention Through Environmental Design (CPTED) considerations in the review of development applications.

Support the development of a variety of residential housing form and sizes within the neighbourhood.

Support the development of accessible childcare for residents within the neighbourhood plan area.

Context:

It is important that the health, safety and well being of current and future residents are included in planning for the neighbourhood. The neighbourhood plan area is situated on the periphery of the city, does not have public transit service and does not offer health, personal or commercial services within the neighbourhood. This limits the opportunity to provide housing options for all members of the community. However, there are opportunities to encourage a variety of residential development forms and unit sizes to provide housing options for more household types, and to enhance the accessibility of public amenities to ensure the needs of the people utilizing the facilities are being met.

Supporting Policies:

- 10.1 Encourage a variety of housing forms and unit sizes.
- 10.2 Work towards universal physical accessibility in new development and to public facilities and amenities, policy 16.13 in OCP 2008.
- 10.3 Continue efforts to support affordable and accessible childcare for residents in the neighbourhood plan area.
- 10.4 Utilize Crime Prevention Through Environmental Design principles (CPTED) in the review process for rezoning and development applications (policy 16.19 in OCP 2008).

11.0 Infrastructure

Goals:

Conserve water through reduced water use in existing development and designing for lower use in new development.

Maintain natural surface waterways and groundwater routes.

Pursue on-site stormwater retention.

Maximize the number of residential units serviced by infrastructure.

Facilitate the siting of new development adjacent to existing infrastructure.

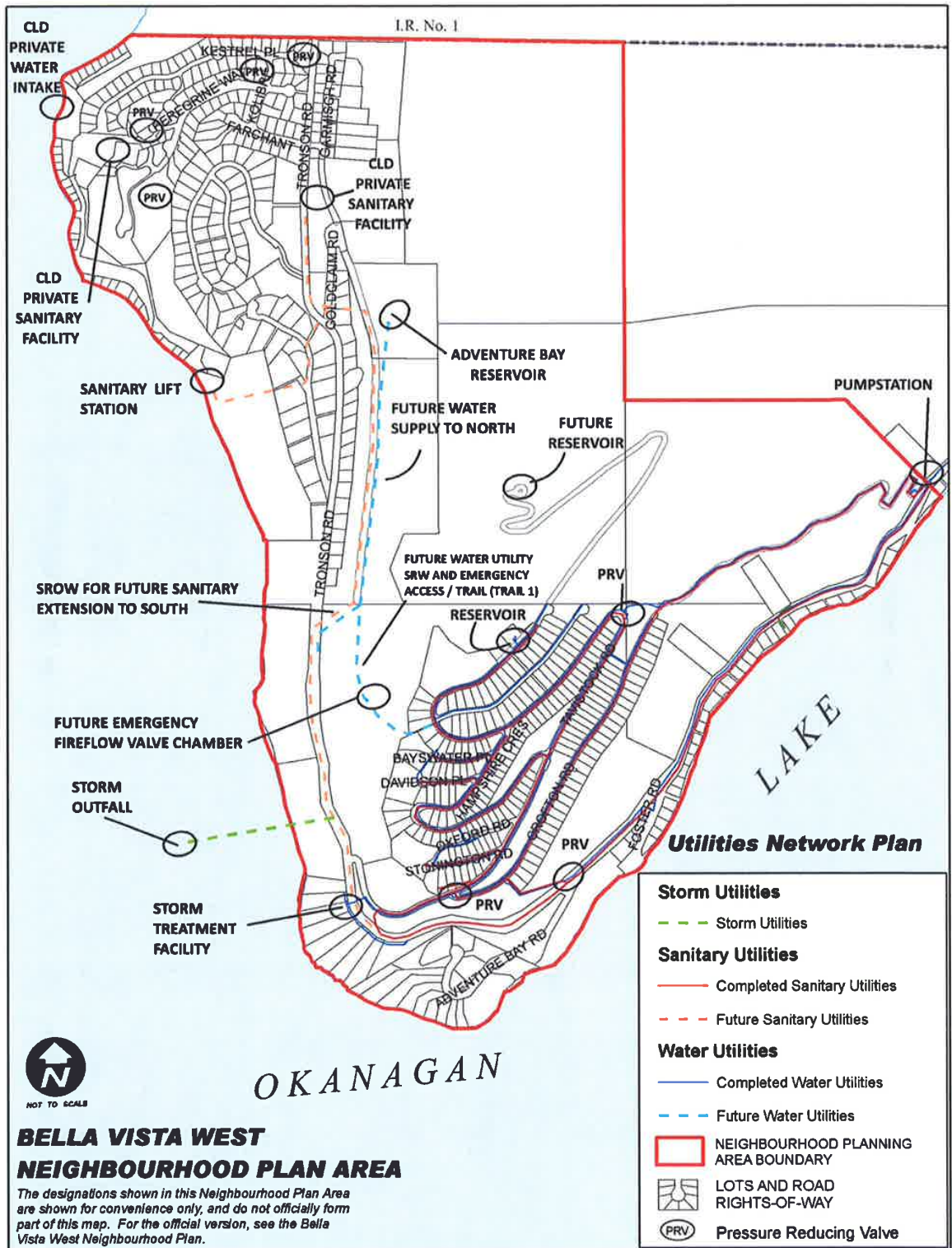
Limit the amount, size and impact of infrastructure (sewer services, water services, storm services, roads, solid waste and recycling, other utilities and related structures).

Context:

The topography and soil conditions within the Bella Vista West Neighbourhood Plan area create significant issues for servicing and accessing. Through the Hillside Guidelines, the City limits the amount of infrastructure constructed and ensures that the infrastructure constructed is as efficient as possible. This limits the amount of infrastructure the City must maintain and replace in the future. Existing infrastructure within the neighbourhood plan area includes both municipal and private utility services for water, sewer and storm. The northwestern portion of the plan area is currently serviced by a private water and sewer utilities and the southern portion of the plan area is serviced by public services.

Supporting Policies:

- 11.1 Development is to follow the Hillside Guidelines during the design of all new infrastructure.
- 11.2 Encourage water conservation in existing and new development.
- 11.3 Ensure efficient use of infrastructure by siting new development adjacent to existing infrastructure.
- 11.4 Wherever site conditions will allow, on-site storm water retention will be required.
- 11.5 Ensure the natural pattern of ground and surface water is maintained wherever possible.



12.0 Fire Interface

Goals:

Reduce the firehazard risk within the Bella Vista West Neighbourhood Plan area.

Context:

All lands within the Bella Vista West Neighbourhood Plan area are identified as being within a wild land fire protection and interface area. As the plan area includes significant components of forest and grasslands, the risk of wild land fire in the plan area is high. In order to reduce the risk to the residents of wild land fire moving from the natural areas to developed areas, new development is required to adhere to the policies in Section 19 – Fire Interface, of the OCP 2008.



The steep slopes and limited access in the neighbourhood plan area will add to the difficulties in controlling wild land fire. The principle of protection through prevention applies as a best practice for the neighbourhood plan area.

All new development will require the installation of fire sprinklers.

Supporting Policies:

- 12.1 Apply the requirements of policies 19.1 to 19.9 in OCP 2008.
- 12.2 Support the education of neighbourhood plan residents in the risks and preventative actions that should be pursued.
- 12.3 Support the Vernon Fire Department and Bylaw Enforcement Division in identifying accumulations of materials presenting a high fire risk and supporting their removal.
- 12.4 Property owners are to follow the Fire Smart principles as included in Section 19 in OCP, 2008.



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Michelle Austin
Planner, Planning

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: October 10, 2023
REPORT DATE: September 21, 2023
FILE: 3360-20 (ZON00395)

SUBJECT: ZONING APPLICATION FOR 6650 OKANAGAN AVENUE

PURPOSE:

To present for Council's consideration a zoning application for the property located at 6650 Okanagan Avenue in anticipation of subdivision.

RECOMMENDATION:

THAT Council support Zoning Application 00395 (ZON00395) to rezone Lot 1, DL 62, ODYD, Plan 9807 (6650 Okanagan Avenue) from A3 – Rural Small Holdings to R4 – Small Lot Residential as outlined in the report titled "Zoning Application for 6650 Okanagan Avenue" dated September 21, 2023 and respectfully submitted by the Planner;

AND FURTHER, that Council's support of ZON00395 is subject to the following:

- a) That, prior to final adoption of the bylaw, a restrictive covenant be registered on title of the subject property requiring that a landscape plan and security be provided for a minimum of two shade trees per lot, to the satisfaction of the Approving Officer, prior to final subdivision approval;

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, DL 62, ODYD, Plan 9807 (6650 Okanagan Avenue) from A3 – Rural Small Holdings to R4 – Small Lot 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 to rezone Lot 1, DL 62, ODYD, Plan 9807 (6650 Okanagan Avenue) from A3 – Rural Small Holdings to R4 – Small Lot Residential.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council support Zoning Application 00395 (ZON00395) to rezone Lot 1, DL 62, ODYD, Plan 9807 (6650 Okanagan Avenue) from A3 – Rural Small Holdings to R4 – Small Lot Residential as outlined in the report titled "Zoning Application for 6650 Okanagan Avenue" dated September 21, 2023 and respectfully submitted by the Planner;

AND FURTHER, that Council's support of ZON00395 is subject to the following:

- a) That, prior to final adoption of the bylaw, a restrictive covenant be registered on title of the subject property requiring that a landscape plan and security be provided for a minimum of two shade trees per lot, to the satisfaction of the Approving Officer, prior to final subdivision approval;

AND FURTHER, that Council hold a public hearing, pursuant to 464(1) of *the Local Government Act*, on a proposed bylaw to rezone Lot 1, DL 62, ODYD, Plan 9807 (6650 Okanagan Avenue) from A3 – Rural Small Holdings to R4 – Small Lot Residential.

Note: This alternative allows the public to make representations to Council on the proposed bylaw.

2. THAT Council not support Zoning Application 00395 (ZON00395) to rezone Lot 1, DL 62, ODYD, Plan 9807 (6650 Okanagan Avenue) from A3 – Rural Small Holdings to R4 – Small Lot Residential as outlined in the report titled “Zoning Application for 6650 Okanagan Avenue” dated September 21, 2023 and respectfully submitted by the Planner.

Note: This alternative does not support the rezoning application and prevents the subdivision from moving ahead. Under the existing A3 zoning, subdivision would not be allowed. The minimum lot area for newly created lots within the A3 zone is 2 ha and the subject property is only 1.14 ha. Further, only one dwelling unit would be permitted on the subject property.

ANALYSIS:

A. Committee Recommendations

At its meeting of September 26, 2023, the Advisory Planning Committee passed the following resolution:

“(That the Advisory Planning Committee recommends that Council...).”

B. Rationale:

1. The subject property is located at 6650 Okanagan Avenue, in the Okanagan Landing area, across from Marshall Fields (Figures 1 and 2). It has an area of approximately 1.14 ha (2.81 ac) and one single-family residence with a detached garage situated at the southeast corner (Attachment 1).

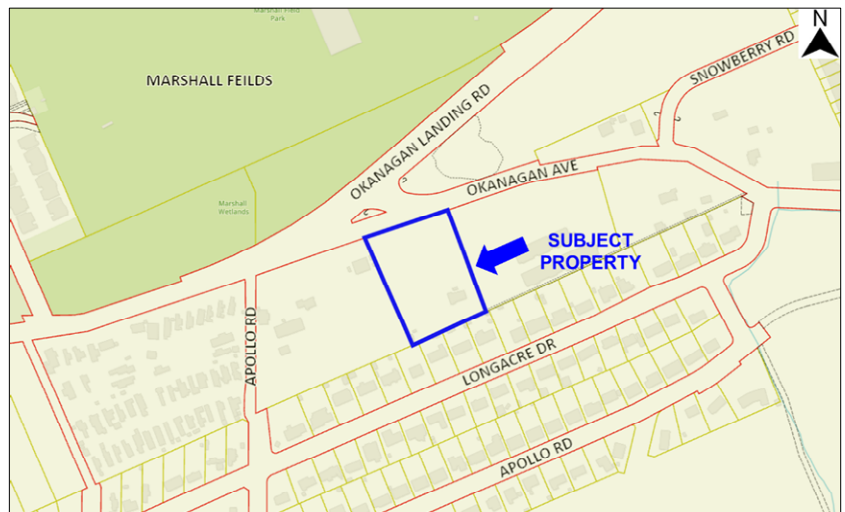


Figure 1: Property Location Map

2. The subject property is zoned A3 – Rural Small Holdings (Attachments 2 and 3). The application (Attachment 4) is to rezone the property from A3 to R4 – Small Lot Residential (Attachment 5). If the rezoning is successful, the owner intends to subdivide the property into 25 small residential lots (Attachment 6). The lot widths and areas would meet the R4 minimum subdivision requirements.
3. Proposed access would be from Okanagan Avenue, near its intersection with Okanagan Landing Road.
4. Regional Growth Strategy (RGS) Bylaw 2500, 2011 identifies the subject property as being within an area intended for growth.
5. The subject property is designated as Residential Low Density (RLD) in the Official Community Plan (OCP) (Attachment 7). The RLD land use designation supports single family detached, semi-detached, duplex and row housing. The maximum density is 30 units per ha (12 units per ac). Density for the project calculates to approximately 22 units per ha (9 units per ac).

6. The existing A3 zone is intended for rural areas and primarily to support agricultural uses. This zone aligns better with the Rural/Agricultural OCP designation which is intended for properties rural in character with agricultural and resource uses. Under the existing A3 zoning, subdivision of the subject property would not be allowed. The minimum lot area for newly created lots within this zone is 2 ha and the subject property is only 1.14 ha. Further, only one dwelling unit would be permitted.



Figure 2: Aerial View of Property

7. The proposed R4 zone supports single detached housing on smaller urban serviced lots and would fulfill the intent of RLD OCP designation for low density residential development. Surrounding OCP designations include RLD, Residential Medium Density (RMD) and Parks & Open Space. Surrounding land uses (i.e. zoning and actual use) are compatible with the proposed single-family development, as shown in Table 1.

	Zoning	Actual Use
North	RM1 – Row Housing Residential P1 – Parks and Open Space	Okanagan Avenue Okanagan Landing Road Vacant Marshall Fields
East	R5 – Four-plex Residential	The Oaks Multi-Family Complex (46 units consisting of four-plexes and semi-detached)
South	R5	Single and semi-detached housing along Longacre Drive
West	R4	Currently under redevelopment for 46 bareland strata lots

Table 1: Surrounding Properties – Zoning & Actual Use

8. A traffic evaluation (Attachment 8) has been provided with estimated trip generation, a review of the proposed development access and potential impacts of the proposed development. The evaluation concludes that the estimated volumes would have a small, if not negligible impact on the identified study intersections (Okanagan Landing Rd/Okanagan Avenue and the site access/Okanagan Avenue). Access sight distances exceed all Transportation Association of Canada (TAC) criteria.
9. The Master Transportation Plan includes a sidewalk and painted bike lane on the south side of Okanagan Avenue, fronting the property, which would become part of the off-site improvement requirements at the subdivision stage.

10. A Habitat Assessment Report has been provided to support the application (Attachment 9). The Environmental Management Area (EMA) mapping identifies the subject property as having low value habitat (green area) with a potential wildlife movement corridor (red hatched area) (Figure 3). The assessment confirmed that the site does have low habitat value and that the functionality of the corridor is also low due to perimeter fencing, busy roadways to the north and surrounding housing. A development permit would not be required for the proposed development.



Figure 3: EMA Values/Wildlife Corridor

11. There are some mature trees on the west side of the residence and along the southern property line. A tree permit may be required prior to removal. It is the responsibility of the owner to ensure compliance with the City's Tree Protection Bylaw 4152.

12. One of the goals of the City's Climate Action Plan is that "The urban forest is prepared and protected from climate change impacts and the number of trees is increased". An action item for achieving this goal is to "Protect and expand the urban forest by developing policies and increasing incentives to protect existing trees and plant new trees." Administration recommends that the owner/developer plant a minimum of two shade trees per lot through the utilization of a restrictive covenant.

13. Administration supports the rezoning application for the following reasons:

- a) It is congruent with the RGS Bylaw which identifies the subject property as a growth area.
- b) It is consistent with the OCP RLD designation to accommodate low-density residential development.
- c) The proposed development fits in with the existing neighbourhood.
- d) The habitat assessment confirmed that the environmental value of the subject property is low and suited for residential development.
- e) The traffic evaluation indicated the proposed density and uses would not negatively impact the intersections of Okanagan Landing Rd/Okanagan Ave and the site access/Okanagan Ave.

C. Attachments:

- Attachment 1 – Photos
- Attachment 2 – Zoning Map
- Attachment 3 – A3: Rural Small Holdings Zone
- Attachment 4 – Rezoning Application
- Attachment 5 – R4: Small Lot Residential Zone
- Attachment 6 – Preliminary Site Layout
- Attachment 7 – OCP Map
- Attachment 8 – Traffic Evaluation
- Attachment 9 – Habitat Assessment Report

D. Council's Strategic Plan Alignment

- Governance & Organizational Excellence
- Recreation, Parks & Natural Areas
- Environmental Leadership
- Livability
- Vibrancy
- Not Applicable

E. Relevant Policy/Bylaws/Resolutions:

1. Official Community Plan Bylaw 5470:
 - OCP Designation – Residential Low Density (RLD)
 - Development District – 2 Neighbourhood
2. Zoning Bylaw 5000:
 - Sec. 9.4 R4: Small Lot Residential
3. *Local Government Act:*
 - Division 3 – Public Hearings on Planning and Land Use Bylaws
 - Sec. 464 – Requirement for a public hearing before adopting a 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.

FINANCIAL IMPLICATIONS:

- None
- Budget Previously Approved
- New Budget Request
(Finance Review Required)

Prepared by:

Approved for submission to Council:

X _____
 Michelle Austin
 Planner, Planning

 Patricia Bridal, CAO

 Date: _____

X _____
 Terry Barton, Director
 Community Infrastructure and Development

REVIEWED WITH

- | | | |
|--|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning (Approving Officer) |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input checked="" 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 (Sept. 26/23) | | |
| <input type="checkbox"/> OTHER: | | |



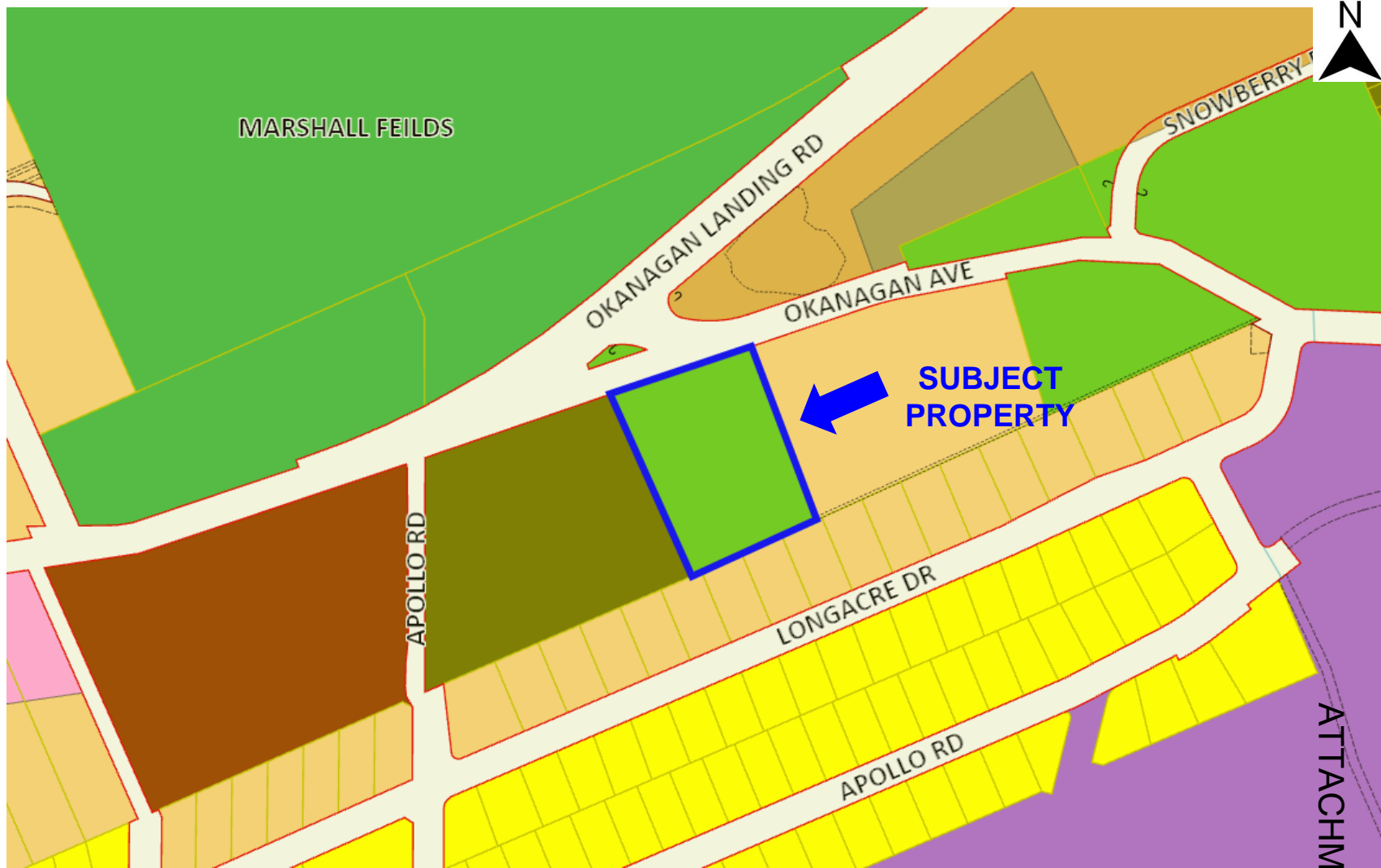
Photo 1: Subject Property – Photo taken from Okanagan Ave facing southeast













Photo 2: Subject Property – Photo taken from Okanagan Ave facing east



Photo 3: Subject Property – Photo taken from Okanagan Ave facing south



- | | |
|--|--|
|  R2 – Large Lot Residential |  RH1 – Low-rise Apartment Residential |
|  R4 – Small Lot Residential |  A3 – Rural Small Holdings |
|  R5 – Four-plex Housing Residential |  P1 – Parks & Open Space |
|  R7 – Mobile Home Residential |  C6 – Village Commercial |
|  RM1 – Row Housing Residential |  CD4 – Comprehensive Development Area 4 |

Zoning
ZON00395 **ATTACHMENT 2**

8.3 A3 : Rural – Small Holdings

8.3.1 Purpose

The purpose is to provide a **zone** for rural areas and agricultural **uses**, as well as other complementary **uses** suitable in a rural setting. The A3c sub-zoning district allows for **care centre, major** as an additional use. (*Bylaw 5467*)

8.3.2 Primary Uses

- agriculture
- animal clinics, major
- animal clinics, minor
- aquaculture
- campsites, tourist
- care centre, major (*use is only permitted with the A3c sub-zoning district*)
- emergency protective services
- farmers' market
- golf courses
- greenhouses and plant nurseries
- guide and tour services
- single detached housing
- stables and riding academies
- utility services, minor impact
- zoo or botanical gardens

8.3.3 Secondary Uses

- agricultural or garden stands
- agricultural dwellings, additional
- bed and breakfast homes (in single detached housing only) or agri-tourist accommodation
- boarding rooms (*Bylaw 5440*)
- brewing or distilling, Class A
- care centres, minor
- home based businesses, rural
- home based businesses, minor
- home based businesses, major
- kennels
- second kitchens
- secondary suites (*Bylaw 5715*)
- wineries and cideries

8.3.4 Subdivision Regulations

- Minimum **lot width** is 24.0m
- Minimum **lot area** is 2.0ha (5 acres)

8.3.5 Development Regulations

- The maximum **site coverage** is 10% for residential **development**, and it is 35% for agricultural **structures** except it may be increased to 75% for greenhouses with closed wastewater and storm water management systems.
- The maximum **height** is 9.5m, except it is 13.0m for **secondary buildings** and 16.0m for agricultural **structures**.

- The minimum **front yard** is 6.0m.
- The minimum **side yard** is 3.0m, except it is 6.0m from a **flanking street**.
- The minimum **rear yard** is 10.0m, except it is 3.0m for **secondary buildings**.
- No more than one residential unit per lot.
- **Buildings** housing more than 4 animals, used for **processing animal products** or for **agriculture** and **garden stands** shall be located no closer than 15.0m to any **lot line**, except no closer than 30.0m to a **lot** in **residential zones**.

8.3.6 Other Regulations

- Farm and **animal products processing** is allowed provided that a minimum of 50% of the products are produced on-site.
- When a **home based business** of any type involves the cutting and wrapping of wild game and/or the butchering of domestic meat, the **lot** must have a minimum **lot area** greater than 0.33ha (0.6 acre).
- Single wide **mobile homes** shall not be located on **lots** smaller than 2.0ha (5 acres) and double wide **mobile homes** shall not be located on **lots** smaller than 0.8ha (2 acres).
- **Major animal clinics** or **kennels** as well as **stables** and **riding academies** shall not be located on parcels less than 2.0ha (5 acres).
- **Agricultural and garden stands** selling produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. The maximum **gross floor area** of stands selling produce that is produced off-site shall be 50.0m². For **sites** within the **Agricultural Land Reserve**, the maximum **gross floor area** of **agricultural and garden sales** for produce off-site shall be lesser of 33% of the total floor area of the **agricultural or garden stand** or 50.0m².
- Retail sales and other **uses** are subject to the *BC Agricultural Land Commission Act* and regulations where in the **ALR**.
- **Agri-tourist accommodation** shall not be located on **lots** smaller than 2.0ha (5 acres) and shall not exceed 10 bedrooms, campsites or recreational **vehicle** pads.
- 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. Lands within the **ALR** may also be affected by additional regulations of the *Agricultural Land Commission*.
- 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)

REZONING APPLICATION SUPPLEMENTARY INFORMATION PACKAGE

6650 Okanagan Ave | City of Vernon

—
Prepared by:
Ruibin Li, RPP, MCIP
Planner, McElhanney, Kelowna

—
Prepared for:
Anthony Fan
Rosepark Properties Development Corp.
Owner of the Subject Property

—
Submitted to:
Community Infrastructure & Development
City of Vernon



ATTACHMENT 4

CONTENTS

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	Proposed Rezoning And Rationale	10
	Conceptual Site Plan	10
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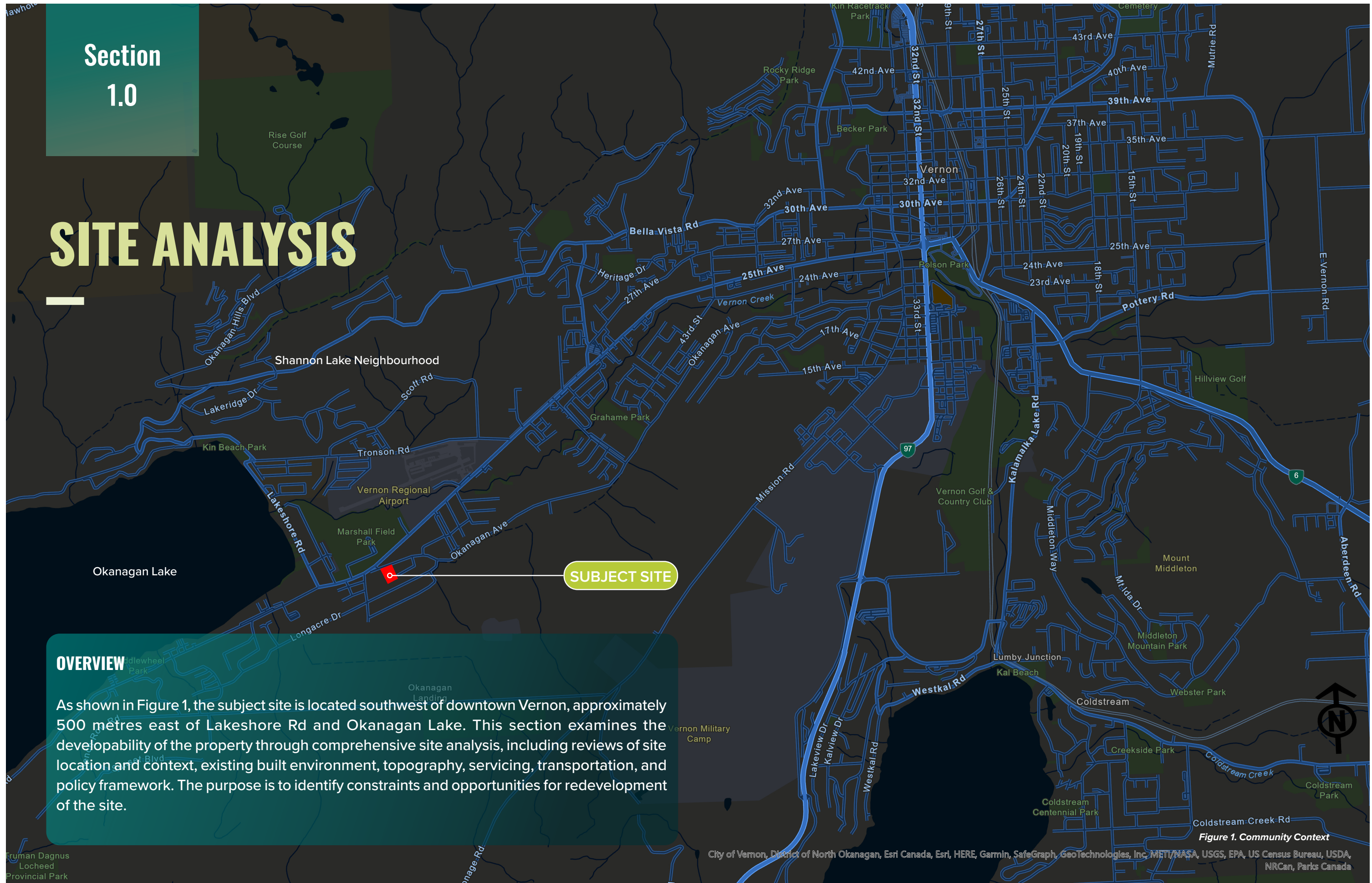
PROJECT TEAM

McElhanney Ltd. Vernon & Kelowna Offices	Planning;	Ruibin Li, RPP, MCIP
	Urban Design;	Project Manager
	Environmental	rml@mcelhanney.com
925 R Design Inc. 3506 25th Avenue Vernon, BC, V1T 1P3	Architectural	Matt Lunde
	Designer	matt@925rdesign.com



Section 1.0

SITE ANALYSIS



OVERVIEW

As shown in Figure 1, the subject site is located southwest of downtown Vernon, approximately 500 metres east of Lakeshore Rd and Okanagan Lake. This section examines the developability of the property through comprehensive site analysis, including reviews of site location and context, existing built environment, topography, servicing, transportation, and policy framework. The purpose is to identify constraints and opportunities for redevelopment of the site.

Figure 1. Community Context

City of Vernon, District of North Okanagan, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada

SITE LOCATION AND CONTEXT

As shown in Figure 1 and Table 1, the size and location of the subject site present an excellent opportunity for redevelopment. The site features:

- **Easy transportation accesses**
- **Proximity to parks, beaches, the Okanagan Lake, golf course, Vernon Regional Airport, and recreational indoor and outdoor facilities**
- **Adjacent infills include duplexes, townhouses and smaller single-family houses.**

Site-at-a-glance

Municipal Address	6650 Okanagan Ave, Vernon
Legal Description	LOT 1 PLAN 9807 DISTRICT LOT 62 OSOYOOS DIVISION YALE DISTRICT
Size	2.83 acres
Zoning	A3 – Rural Small Holdings
OCP Land Use	RLD – Residential Low Density
DP Area(s)	Environmental - Low Conservation Value
Building(s)	One single-family building
Servicing	Adjacent to Municipal Sanitary and Water
Direct Access(es)	Okanagan Ave
Nearby Intersection (s)	Okanagan Ave and Okanagan Landing Road
Adjacent Land Uses:	
<i>West</i>	<ul style="list-style-type: none"> • R4; single-family rural residential
<i>East</i>	<ul style="list-style-type: none"> • R5; townhouses (aka “The Oaks”)
<i>South</i>	<ul style="list-style-type: none"> • R5; small lot single-family urban residential
<i>North of Okanagan Landing</i>	<ul style="list-style-type: none"> • Parks and Open Spaces • Outdoor and indoor sport facilities
Nearby Amenities and Services	<ul style="list-style-type: none"> • Lakeshore Beach Accesses • Lakeshore Park & Beach • Wetlands • Lakers Clubhouse Disc golf Course • Canoe Beach • Restaurants and Retail • Dog Park • Sport fields • Indoor Soccer • Playground • Vernon Regional Airport

Table 1. Site Fact

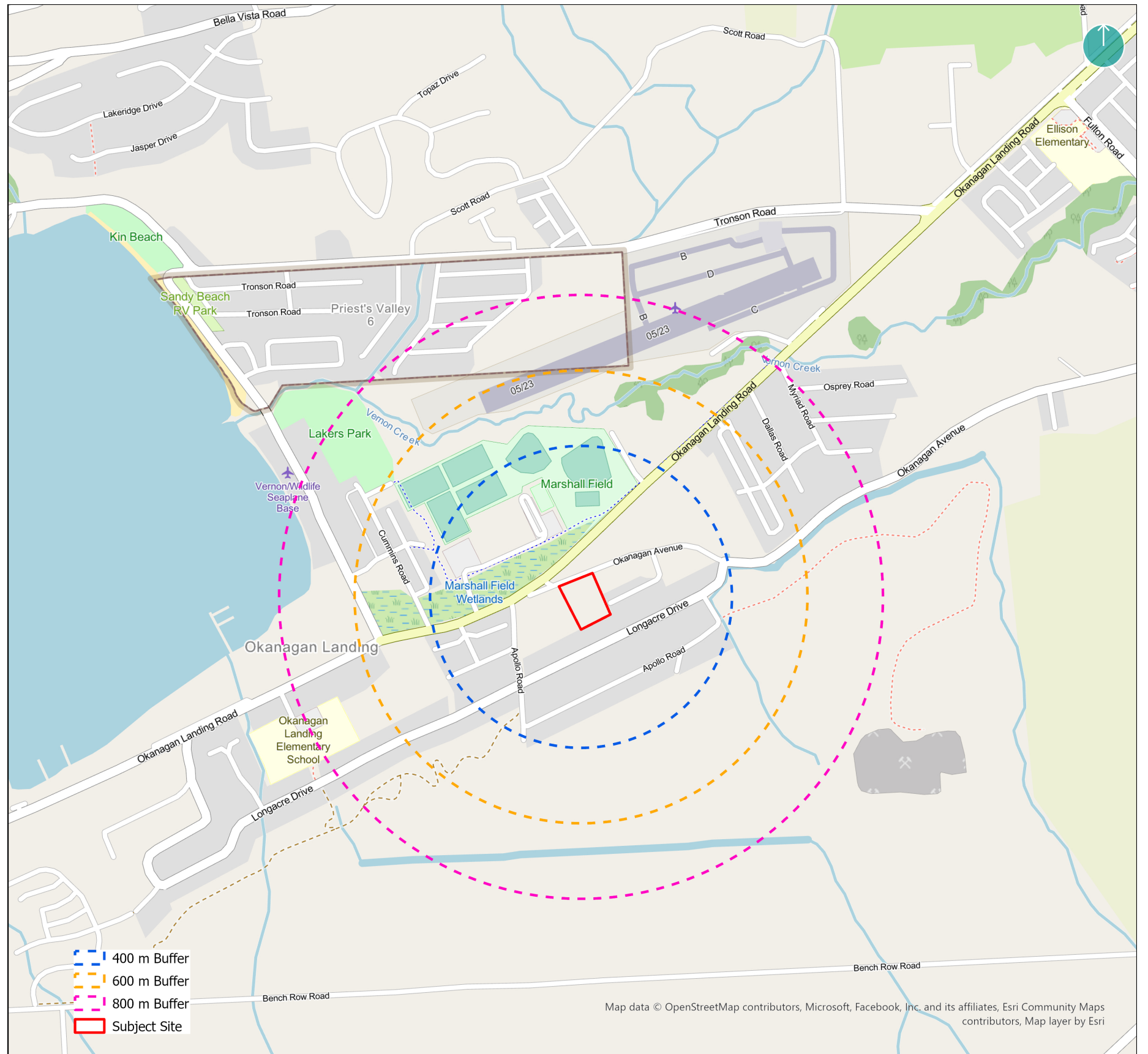


Figure 2. Site Location and Context

Existing Site and Surrounding Built Environment

As shown in Figure 3, the site has one single-family residence with a detached garage situated at the southeast corner. The photos below were taken in May 2022. As shown in the photos, the property is covered by grasses. The last phase of the townhouse development was getting built at the adjacent property to the east.



Existing House



Okanagan Ave Looking East



New Townhouses Under Construction



Intersection of Okanagan Landing Rd and Okanagan Ave



Gravel Access In Front of the Property



The Open Space and Sports Facilities North of the Site

Existing Topography

Figures 4, 5 and 6 show that the site is relatively flat. Almost the entire property is below 20 percent natural slopes. A vegetated raised berm separates the property into two parts. The property's south part is higher than the northern grassy area.

Figure 4. Slope Analysis

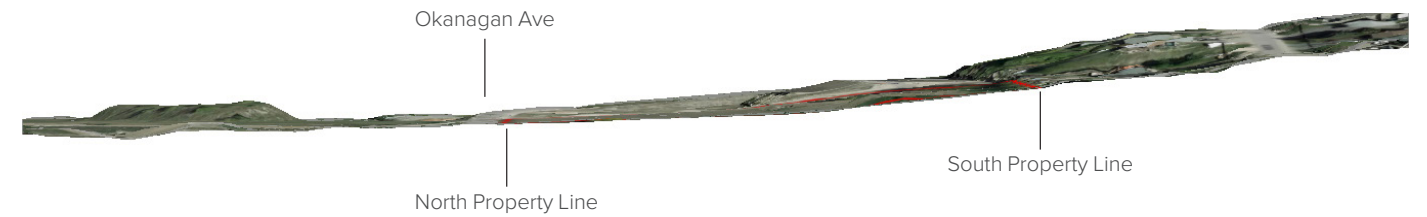
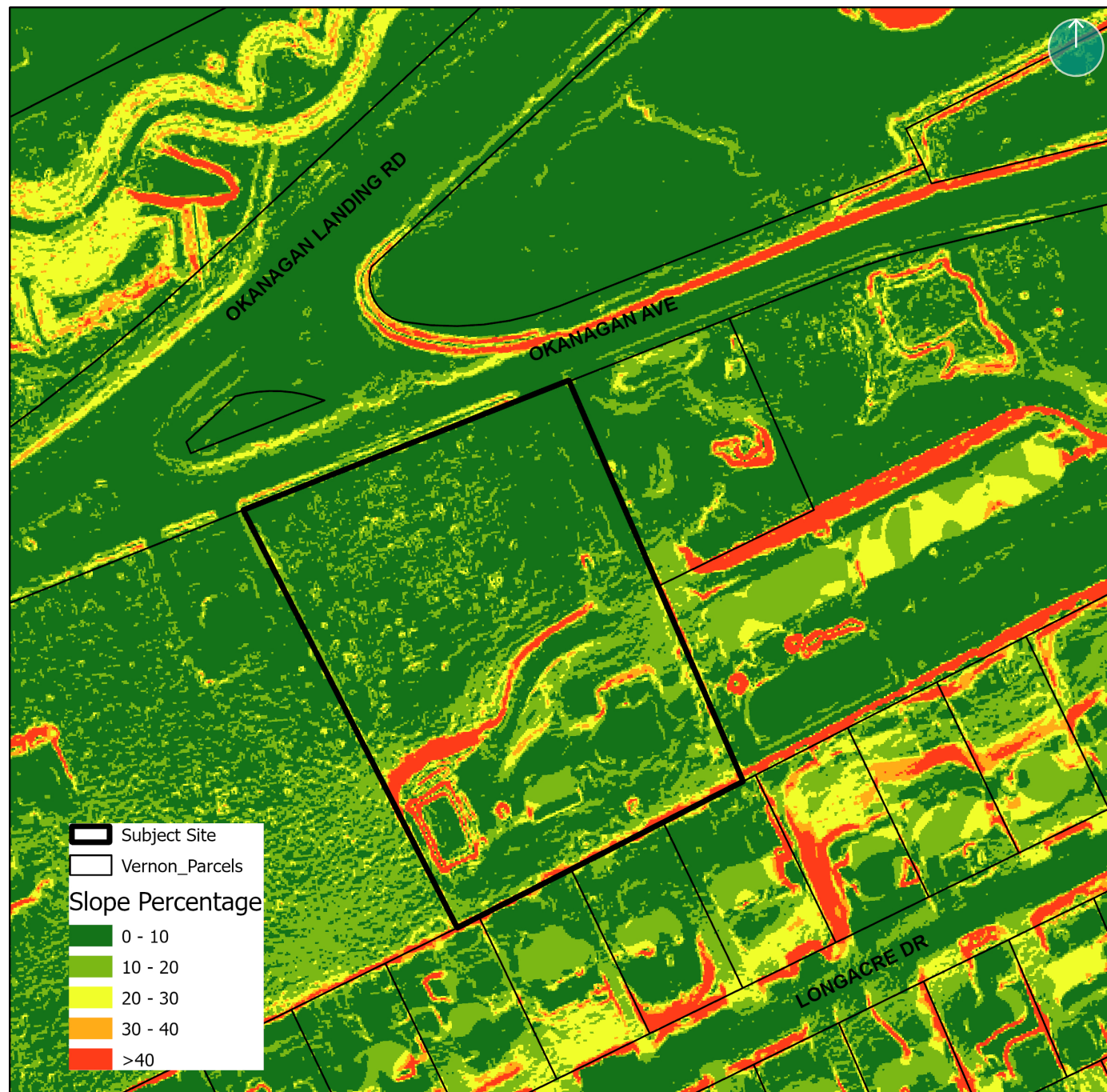
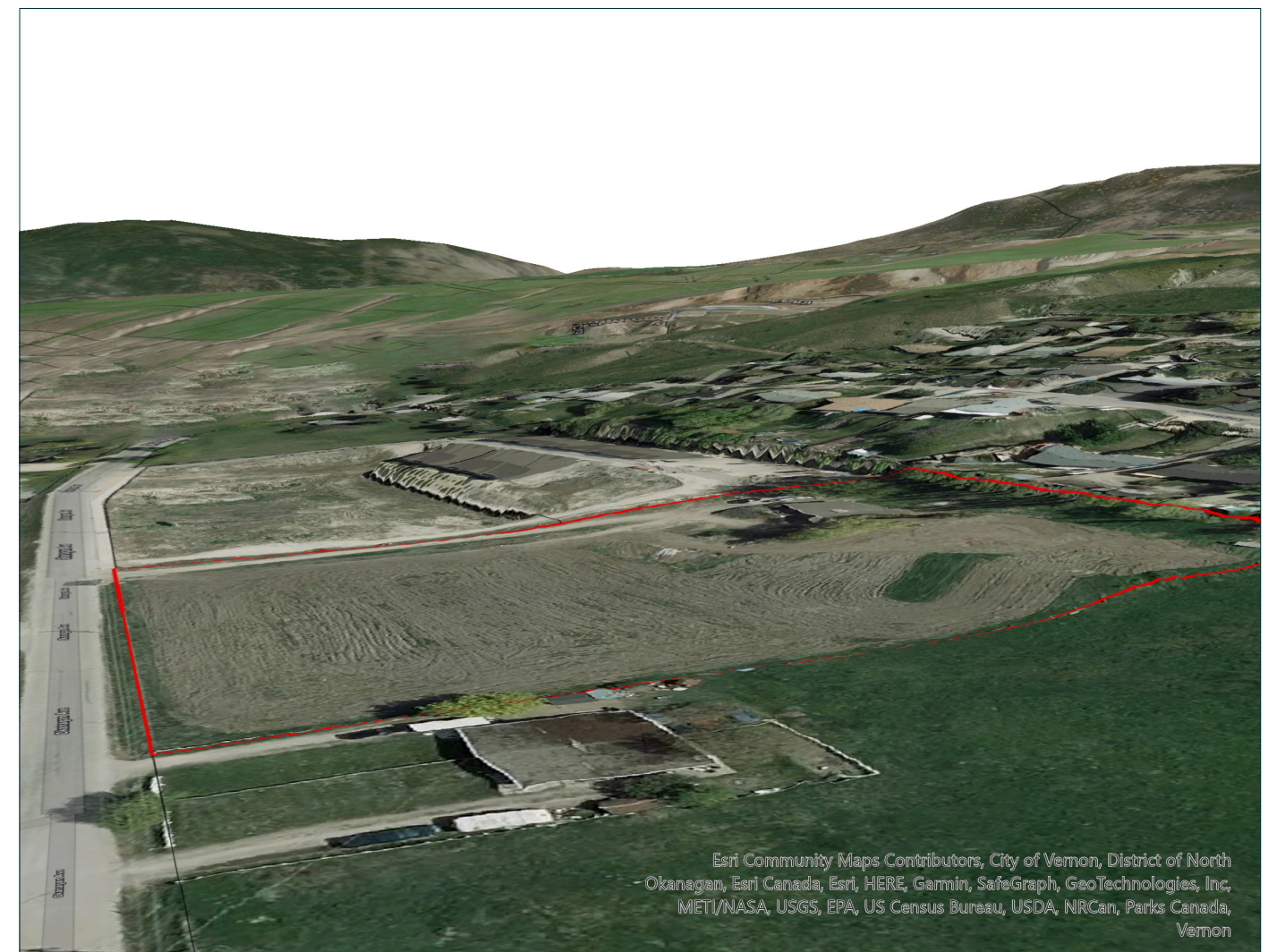


Figure 6. Cross-Section

Figure 5. Lidar Topography



Existing Building Massing Context

Figure 7 shows the existing building massing context and density in the area.



Figure 7. Building Context

Esri Community Maps Contributors, City of Vernon, District of North Okanagan, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. MET/NASA, USGS, EPA, US Census Bureau, USDA, NRCam, Parks Canada, Vermon

Transportation

Roads

Figure 8 shows the road classifications in the area. Okanagan Ave is a collector road. Okanagan Landing Rd is an arterial road.

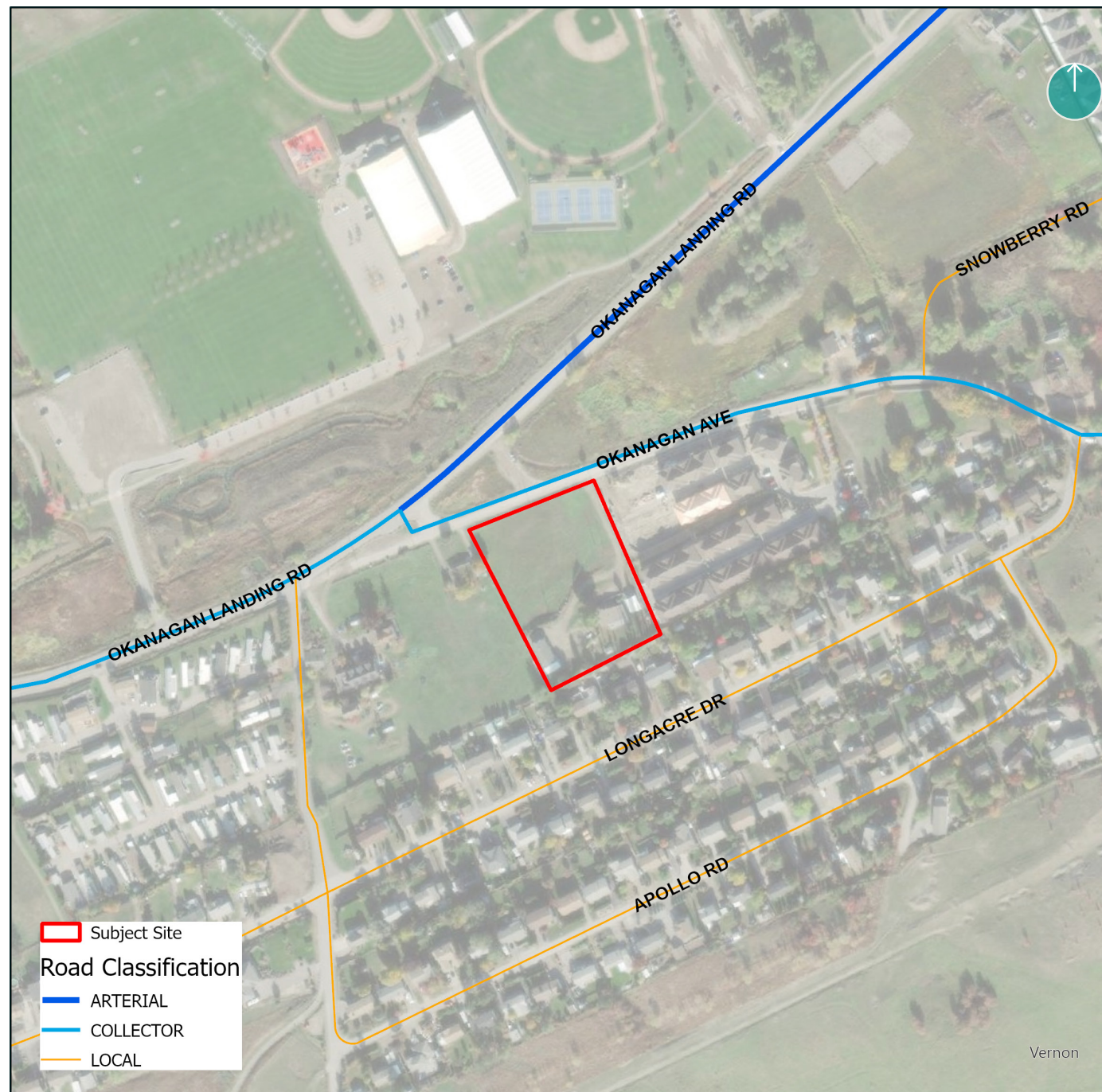
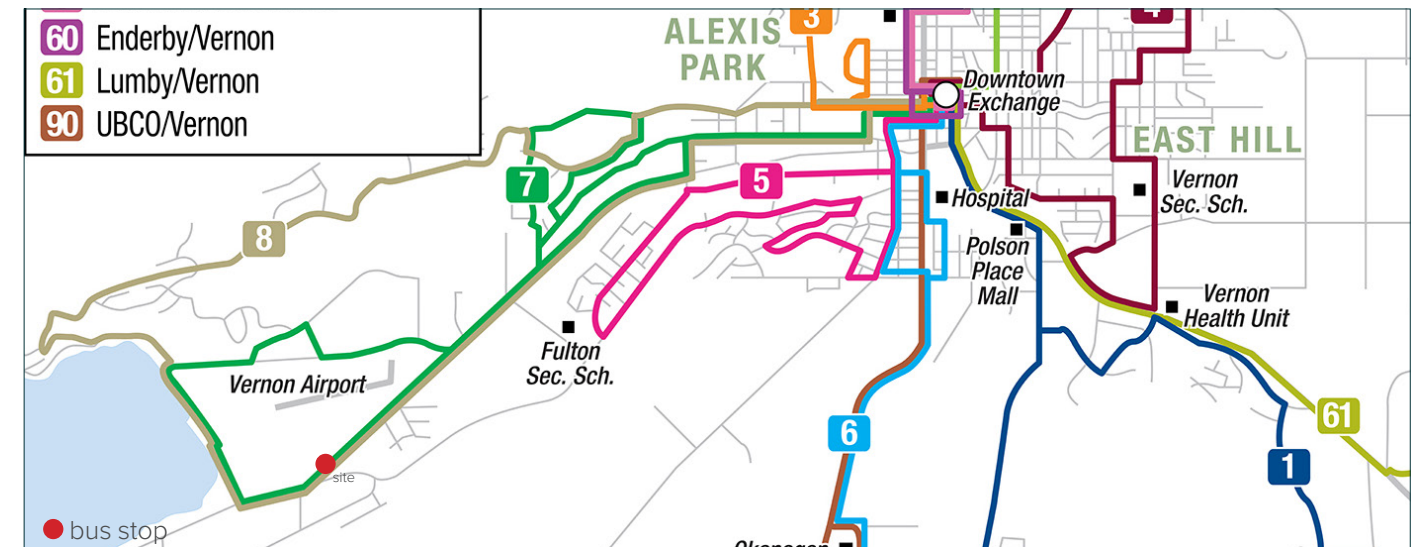


Figure 8. Road Classification

Transit

As shown in Figure 9, Number 7 and Number 8 bus routes run along Okanagan Landing Road. A bus stop is located at the intersection of Okanagan Landing Road and Okanagan Ave.

Figure 9. Transit Route. source: <https://www.bctransit.com/vernon/schedules-and-maps>



Pedestrian and Bike

There is no existing sidewalk on Okanagan Ave. Okanagan Landing Road has on-road bike lanes. Figure 10 is part of the Pedestrian and Bike Master Plan in the 25 Year Transportation Master Plan. According to the Plan, shoulders are proposed on both sides of Okanagan Ave.



Figure 10. Pedestrian and Bike Master Plan

Servicing

Figure 11 below shows the existing servicing lines in the area, including water, sanitary sewage, and stormwater.

Water

Okanagan Ave has an existing 300mm diameter PVC water main fronting the property with an existing service line located at the northeast corner of the subject property. An existing hydrant is located at the northeast corner of the subject property along Okanagan Ave.

Sanitary Sewer

There are existing sanitary sewer mains that run along Okanagan Ave, that may be able to provide sanitary sewer to the property.

Storm Water Management

The existing storm water service line is located at the northeast corner of the subject site.

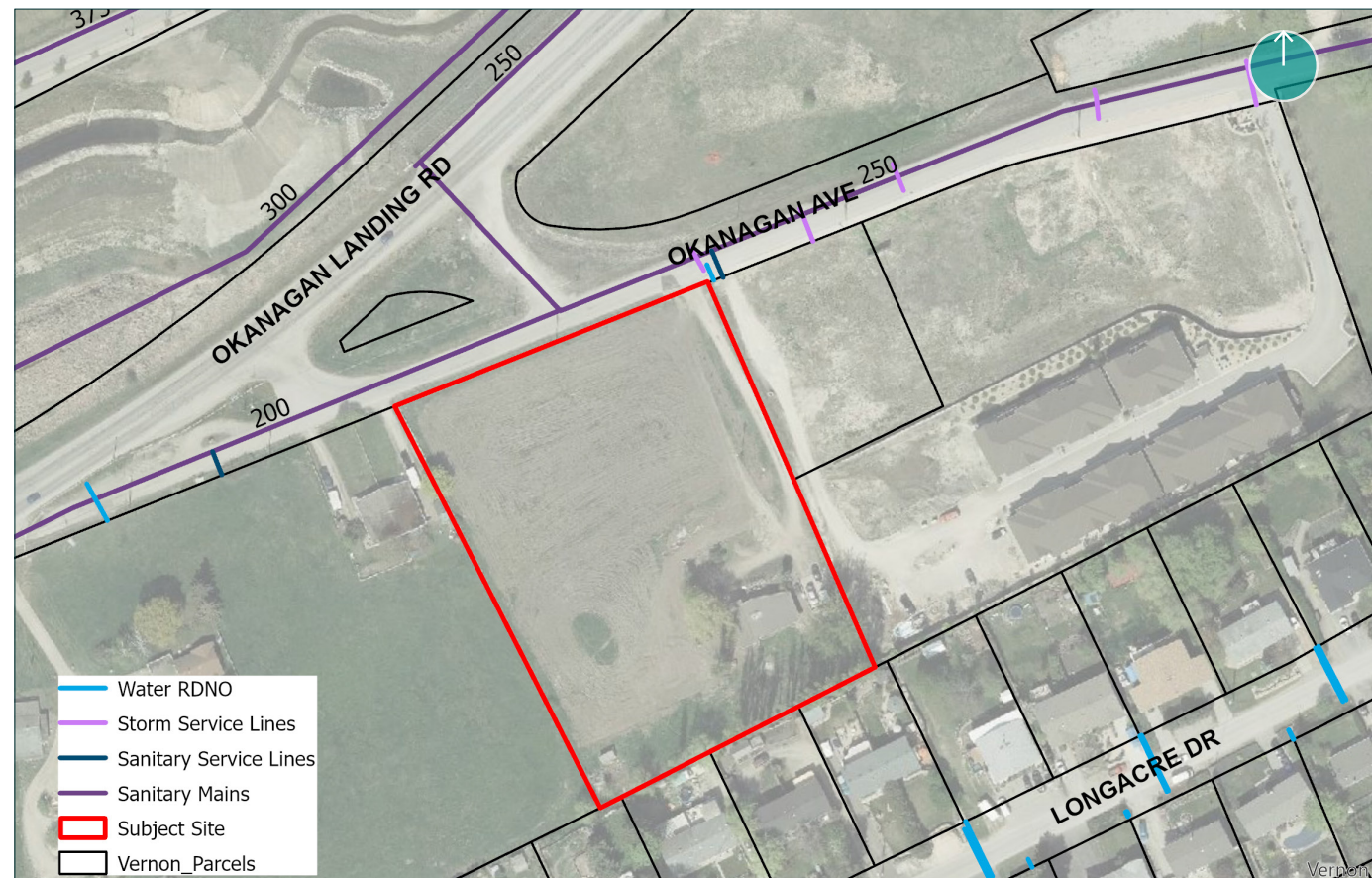


Figure 13. Existing Servicing Lines

Environment

Figure 14 below shows the environmental values of the subject property in the Environmental Management Areas (EMA) Strategy and the Regional Sensitive Ecosystem Inventory (SEI) Corridor.

EMA Strategy

The subject property is entirely within a low habitat value (previously disturbed) polygon in the EMA Strategy (Figure 14).

Regional SEI Corridor

The northern half of the subject property is within the region's ecological corridor polygon (Figure 14).

According to the EMA Strategy, an Environmental Habitat Assessment report would be required for the redevelopment of the property.

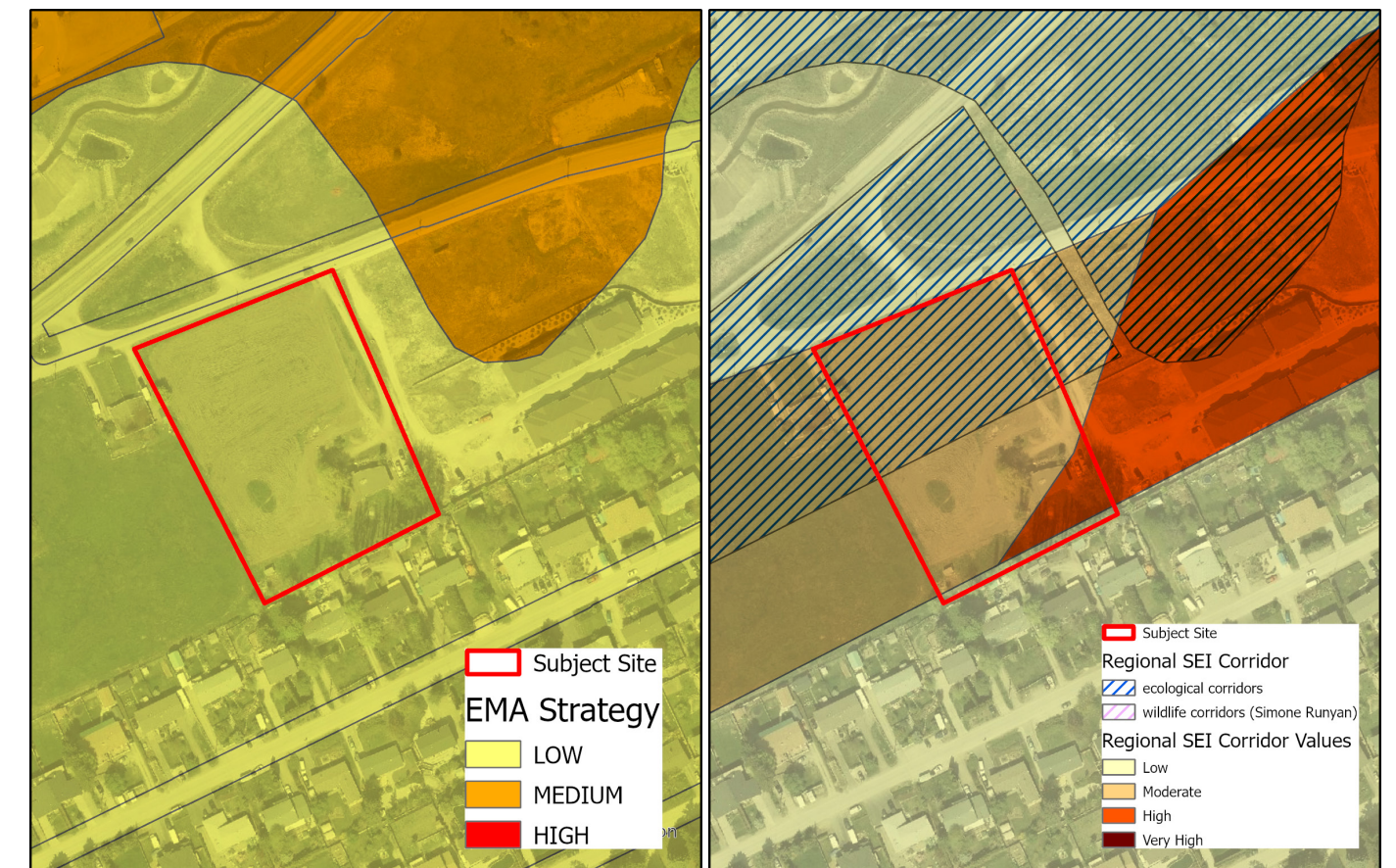


Figure 14. Environmental Values

OCP AND ZONING

Current OCP Future Land Use

According to the City of Vernon Official Community Plan (OCP), the subject property's future land use is "Residential - Low Density" (Figure 15). Adjacent and surrounding land uses include low density residential, medium-density residential, and parks and open spaces.

The Low Density Residential land use supports housing products, including single family detached, semi detached, duplex, and row housing. The maximum density is 30 units per hectare (12 units per acre).

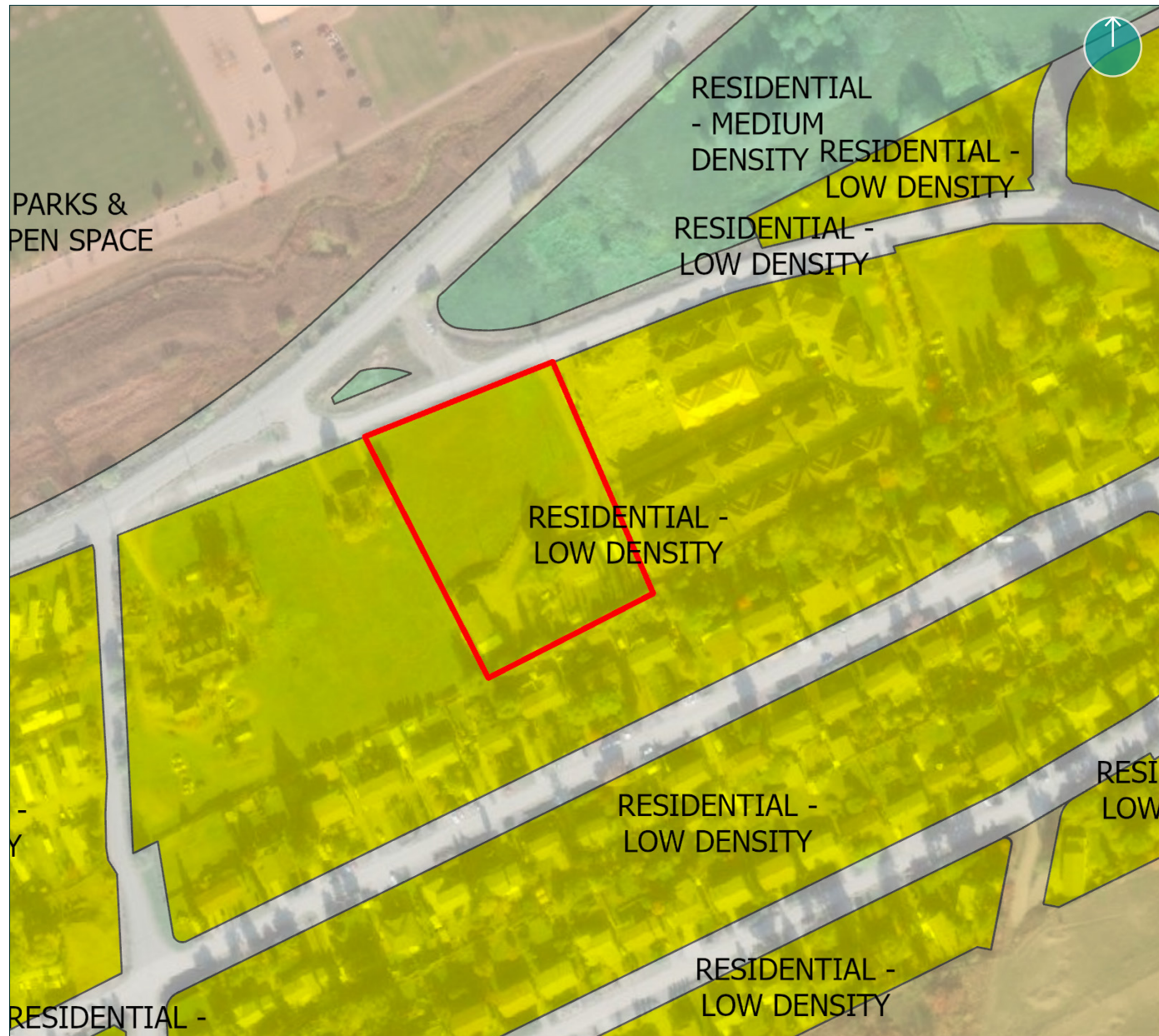


Figure 15. Existing OCP land use

Current Zoning

The current zoning of the subject property is "Rural - Small Holdings" (A3). The purpose of A3 is to regulate residential in rural areas and agricultural uses. Adjacent and surrounding zones are mainly urban residential, including Fourplex Housing (R5), Small Lot (R4), Multiple Zone, and Parks and Open Spaces (P1).

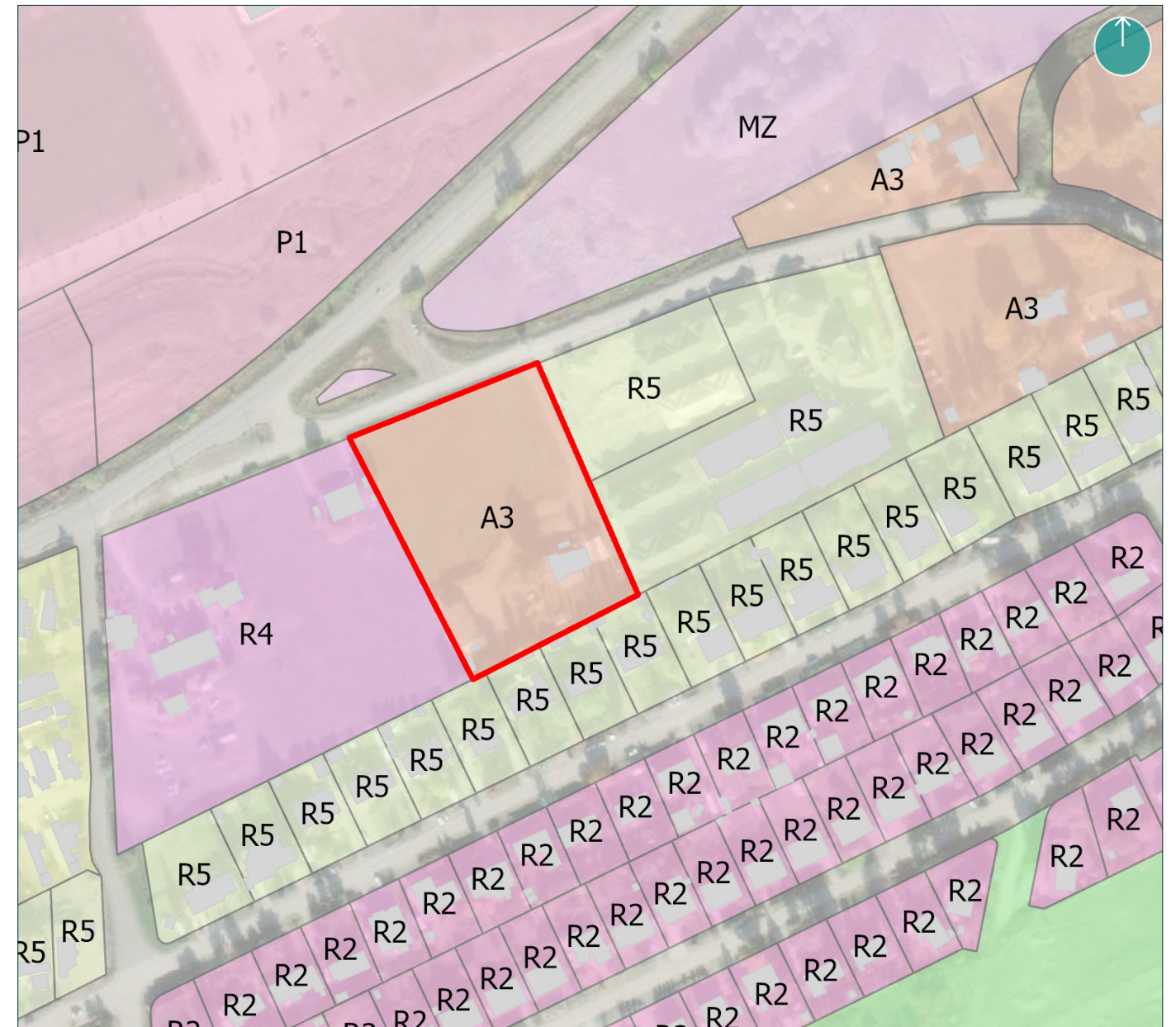


Figure 16. Existing Zoning

Section 2.0

I REZONING PROPOSAL

This section provides details on the proposed development including the vision and guiding principles, conceptual site plan, massing rendering, and application rationale.

Development Intent and Vision

The location and the size of the site provide an excellent opportunity for a high-quality and comprehensively designed **smaller lot low-density single-family residential development** that is, first and foremost, complementary to the physical and social environment in the neighbourhood. The comprehensive site analysis (Section 1.0) resulted in an organic and fluid planning approach centred on achieving a reasonable balance of land use and density while respecting context and the surrounding environment.

Development Guiding Principles

- 1 Foster a low-impact residential neighbourhood with buildings and entrances oriented around interior roads.
- 2 Create relatively affordable single-family housing for young couples, families, and seniors with lots of privacy and enjoyable backyards.
- 3 Provide safe and convenient access to the City's transportation network.



PROPOSED REZONING AND RATIONALE

To facilitate the intended development on the subject property, the zoning of the property needs to be changed from “A3 - Rural Small Holdings” to “R4 - Small Lot Residential”. The R4 zone supports single detached housing and compatible uses on smaller urban serviced lots.

Conceptual Site Plan

Based on the development vision, guiding principles, and the R4 zoning regulations, a conceptual site plan was developed for the proposed small lot single-family subdivision (Figure 17).

As shown in Figure 17, the concept features 25 single-family residential lots and buildings oriented toward new public roads. One major entrance is planned at the northeast of the site. The road rights-of-way are 12.2 metres wide and meet the requirements for public roads. Each house will have an attached garage. Landscaped front yards and back yards will provide enjoyable spaces for the residents.

Based on the subdivision layout plan, the proposed density is approximately 22 units per hectare (9 units per acre). The lot layout concept complies with R4 zoning regulations. The lot width and lot area meet the R4 subdivision requirements. Please see Appendix A for a detailed subdivision layout plan.

Rezoning Rationale

The following outlines the rationale for the zoning amendment:

- The proposed development meets the purpose of the R4 zone, which is to accommodate low-density residential in a smaller lot single-family residential form.
- The proposed land use aligns with the goals and policies in the OCP.
- The proposed density is below the maximum density allowed in the OCP's Low Density Residential land use.
- The proposed infill would increase the smaller lot single-family housing supply in Vernon.
- The proposed housing product fits into the existing neighbourhood and would not negatively impact the surrounding environment.
- The smaller single-family residential will provide a relatively affordable housing product for a wide range of home buyers who prefer to own a house and have their own backyard.
- A water modeling review was completed by the RDNO Utilities. According to the results, the existing water main flows and pressures on Okanagan Ave are adequate to accommodate the proposed development. Please see the water model review report for details.
- A Traffic Impact Study was completed. The study indicated that the proposed density and uses would not negatively impact the intersections (Okanagan Landing Rd/Okanagan Ave and the site access/Okanagan Ave).
- An Environmental Habitat Assessment report was completed. The report confirmed that the site has low habitat value and is well positioned for the intended residential development.



Figure 17. Conceptual Site Plan

MASSING IMPACT ANALYSIS

Figure 18 and 19 illustrate the massing model of the proposed development and its relationship to the surrounding context. The building height in the massing is 10 metres, the maximum allowed building height in R4 zone. The massing of the proposed development fits into the existing context and does not negatively impact the surrounding built environment.



A quail with a distinctive black plume on its head is perched on a weathered wooden post. The background is a soft, teal-colored landscape with a body of water and distant hills. The overall image has a monochromatic teal tint.

THANK YOU

CONTACT

Ruibin Li, RPP, MCIP
Planner, McElhanney, Kelowna
rli@mcelhanney.com

9.5 R4 : Small Lot Residential

9.5.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible uses, on smaller urban serviced **lots**. The R4c sub-zoning district allows for **care centre, major** as an additional use. The R4h sub-zoning district allows for **home based business, major** as an additional use. *(Bylaw 5467)*

9.5.2 Primary Uses

- **care centre, major** *(use is only permitted with the R4c sub-zoning district)*
- **single detached housing**
- **semi-detached housing** *(Bylaw 5715)*

9.5.3 Secondary Uses

- **boarding rooms**
- **bed and breakfast homes** *(in single detached housing only) (Bylaw 5498)*
- **care centres, minor**
- **home based businesses, minor**
- **home based businesses, major** *(use is only permitted with the R4h sub-zoning district)*
- **secondary suites (in single detached housing only)**

9.5.4 Subdivision Regulations

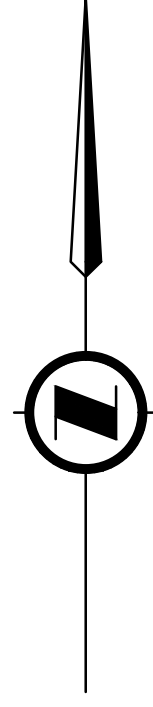
- Minimum **lot width** is 10.0m, except it is 14.0m for a **corner lot**.
- Minimum **lot area** is 320m², or 10,000m² if not serviced by a **community sewer system**.

9.5.5 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.
- Maximum **height** is 10.0m, except it is 4.5m for **secondary buildings and structures**.
- Minimum **front yard** is 3.5m.
- Minimum **side yard** is 1.2m for a 1 or 1.5 **storey** portion of a **building** and 1.5m for a 2 or 2.5 **storey** portion of a **building**, except it is 3.5m 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.
- For **party wall semi-detached housing** one **side yard**, not **flanking a street**, may be reduced to 0.0m. There shall be no windows or doors on the side of the **dwelling** without the **side yard**.
- 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**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- 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.

9.5.6 Other Regulations

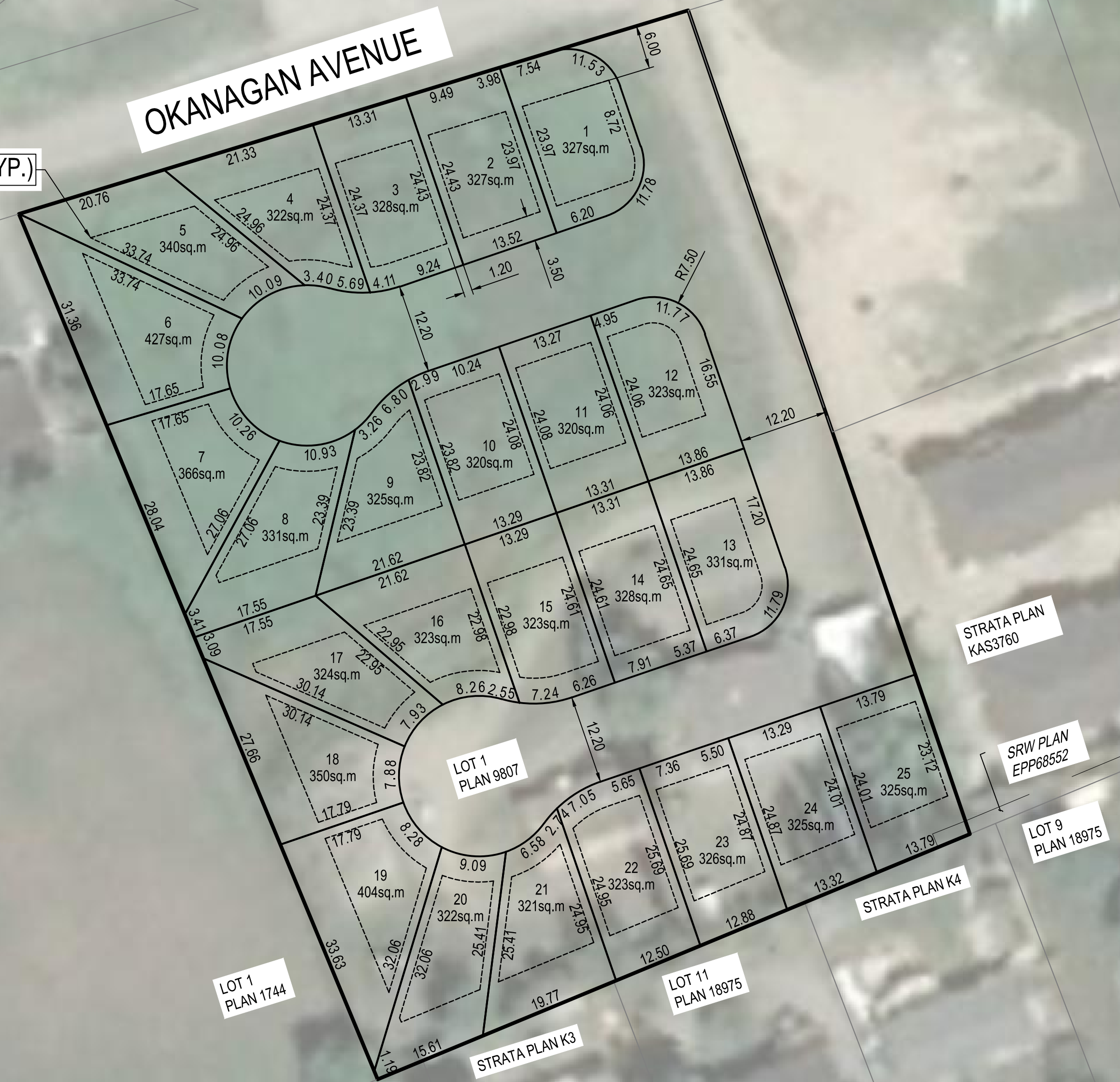
- There shall be no more than one **single detached house** or one **semi-detached** unit per **lot**. *(Bylaw 5715)*
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- One garage or **carport**, or the location for one, shall be provided on the **lot**.
- 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**.
- 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)



OKANAGAN LANDING ROAD

OKANAGAN AVENUE

PROPOSED SETBACK (TYP.)



EXISTING ZONE: RURAL SMALL HOLDINGS (A3)
 PROPOSED ZONE: SMALL LOT RESIDENTIAL (R4)

- MINIMUM LOT AREA: 320 m²
- MINIMUM LOT WIDTH: 10.0 m
- MINIMUM LOT WIDTH (CORNER): 14.0 m
- MINIMUM FRONT SETBACK: 3.5 m
- MINIMUM REAR SETBACK: 6.0 m
- MINIMUM SIDE SETBACK: 1.2 m

NOTES:
 1. SETBACK DIMENSIONS SHOWN ARE TYPICAL OF ALL
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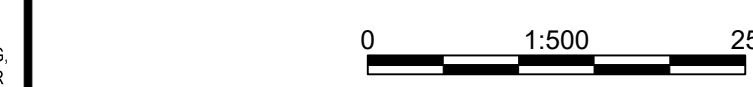
ATTACHMENT 6

Rev	Date	Description	Drawn	Design	App'd
PA	2022-05-20	ISSUED FOR REVIEW	RJV	RL	RL

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

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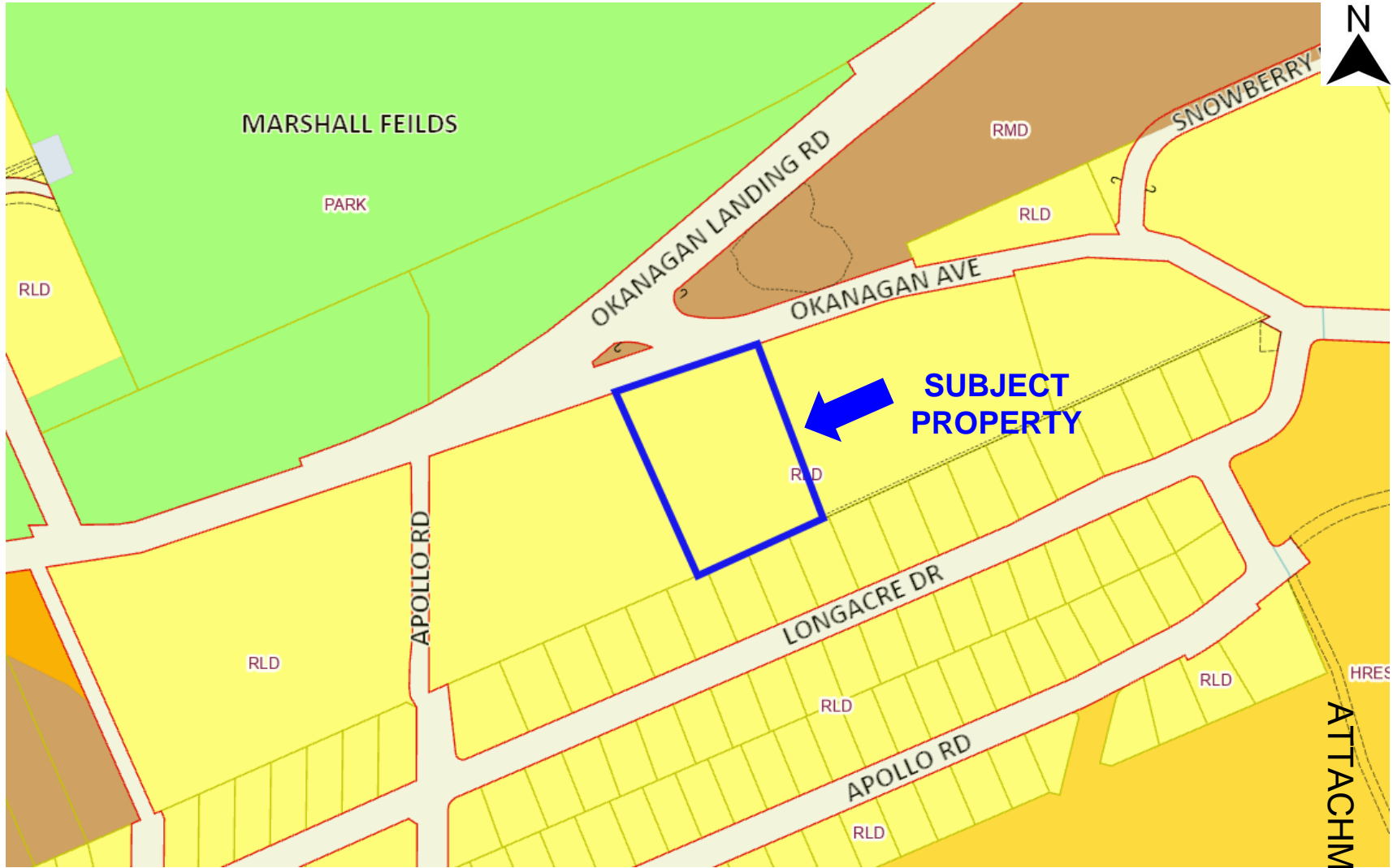
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ROSE PARK PROPERTIES DEVELOPMENT
 4591 W 16th AVENUE, VANCOUVER, BC

**6650 OKANAGAN AVENUE
 REZONING AND SUBDIVISION
 PROPOSED LOT LAYOUT**

Drawing No.
SK01
 Project Number
 2451-2078-011



-  RLD – Residential Low Density
-  RMD – Residential Medium Density
-  HRES – Hillside Residential
-  MDCOMRES – Mixed Use – Medium Density Commercial & Residential
-  PARKS & OPEN SPACE

OCP Designation

ZON00395

ATTACHMENT 7

August 28, 2023

Our File: 2451-2078-011

Danielle DeVries
 Transportation Planner
 3001 32nd Ave
 Vernon, BC V1T 2L8

Re: Vernon Residential Development Traffic Evaluation – Rev A

Rosepark Properties plans to develop a lot with twenty-five single family residential homes at 6650 Okanagan Avenue in Vernon, BC. The site is currently undeveloped, with proposed access from Okanagan Avenue, near its intersection with Okanagan Landing Rd. The property is currently in the process of being rezoned from (Rural Small Holdings – A3) to (Small Lot Residential – R4).

As requested by the City of Vernon, this preliminary Traffic Evaluation will provide the estimated trip generation for the proposed development, a review of the proposed development accesses, as well as an identification of any potential impacts caused by the development.

1. Site Context

The proposed development is located on the southeast side of the intersection of Okanagan Landing Rd and Okanagan Avenue, in Vernon BC. Through the project area, Okanagan Avenue is an undivided two-lane collector, with a posted speed of 50 km/h. Okanagan Landing Road is an undivided two-lane arterial road with a posted speed of 50 km/h. The proposed development is shown in Figure 1, with the proposed access highlighted in red.



Figure 1: Project Location

2. Adjoining Road Network

Okanagan Avenue has a sharp curve to intersect perpendicular to Okanagan Landing Rd with a stop condition and no dedicated auxiliary lanes at the intersection. The proposed site access will connect to Okanagan Avenue approximately 100m east of Okanagan Landing Rd, at the northeast corner of the lot as shown on the proposed site plan in Figure 2.



Figure 2: Proposed Site Plan

The proposed access is immediately west of an existing fire lane access for the multi-family development to the east. The spacing of adjacent driveways is covered in Section 8.9.8 of the Geometric Design Guide for Canadian Roads by the Transportation Association of Canada (TAC). The minimum spacing between the start and end of adjacent curb returns is provided as 1.0m for residential driveways. The proposed site access should maintain a minimum of 1.0m offset between driveways and be located against the western edge of the available road dedication to improve the separation between driveways to the extent possible.



3. Trip Generation and Distribution

The generated trips from the proposed development were estimated using the 10th edition of the *Trip Generation Manual* from the Institute of Transportation Engineers (ITE) and the proposed site plan (Figure 2). The proposed development can be classified as “Single Family Detached Housing” (Code 210). Using the number of dwelling units as the independent variable, the AM and PM peak hour trip generation were estimated as shown below in Table 1. A total of twenty-five dwelling units are proposed for this development (Figure 2).

All trips were considered “new” with no “pass-by” trips attracted from the existing traffic on the adjacent road network. The estimated trip generation for the AM and PM Peak Hours are shown in Table 1.

Table 1: Peak hour trip generation for proposed site

Peak hour	Use type	ITE category	Rate	Directional distribution		Total trips (vph)	New trips	
			Trips/dwelling	Entering (%)	Exiting (%)		Entering (vph)	Exiting (vph)
AM	Single Family Detached Housing	210	0.74	25	75	19	5	14
PM	Single Family Detached Housing	210	0.99	63	37	25	16	9

The proposed development is expected to generate a total of 19 trips in the AM peak hour, and 25 trips in the PM peak hour. These are lower than the typical 100vph threshold when considering the warrant for a comprehensive Traffic Impact Study. The directional distribution for these trips is approximately 25% entering/ 75% exiting in the AM, and 63% entering/ 37% exiting in the PM.

In terms of the traffic distribution patterns for the development, the assumptions made were based on the consideration of the nature of the development as well as the local land use patterns. The site trips were therefore distributed as follows (refer to Figure 3):

- 10% of traffic travelling to and from west Okanagan Landing Rd
- 70% of traffic travelling to and from east Okanagan Landing Rd
- 20% of traffic traveling to and from east Okanagan Avenue



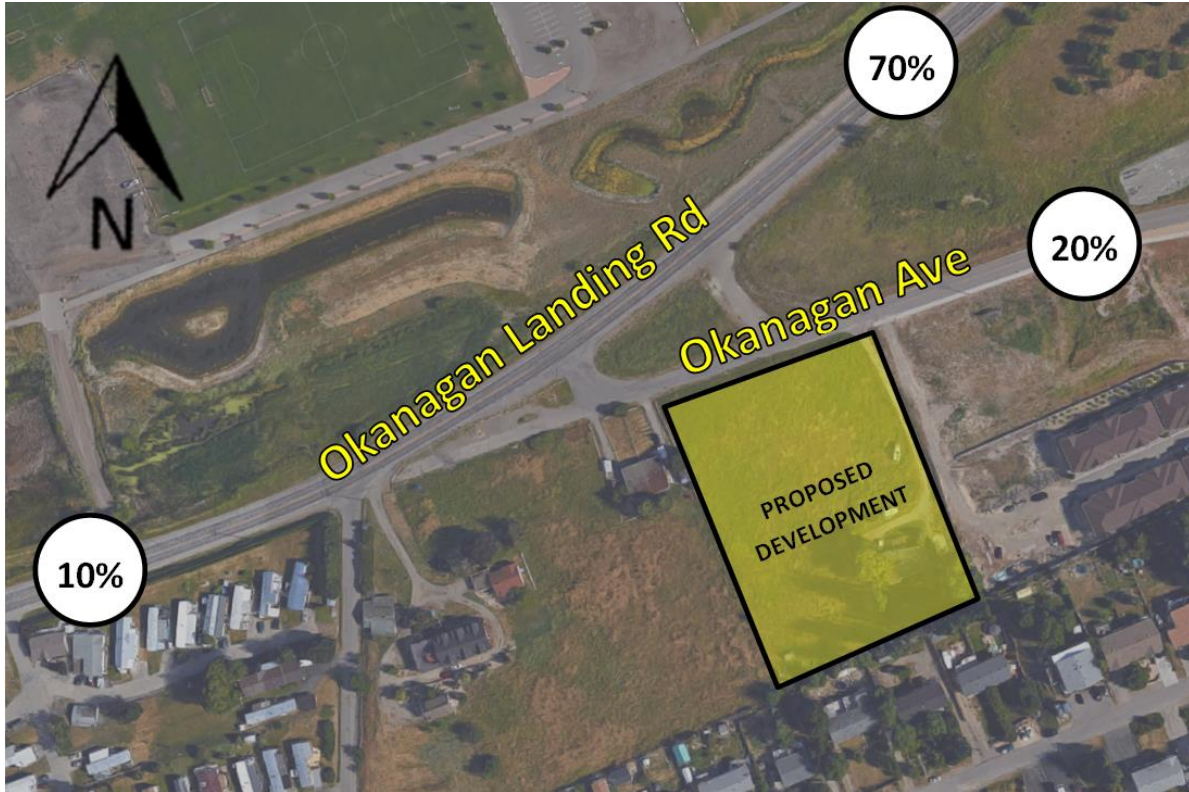


Figure 3: Trip distribution assumption

The peak hour traffic volumes that are expected to be generated at each intersection can be seen below in Figure 4 and Figure 5 respectively.

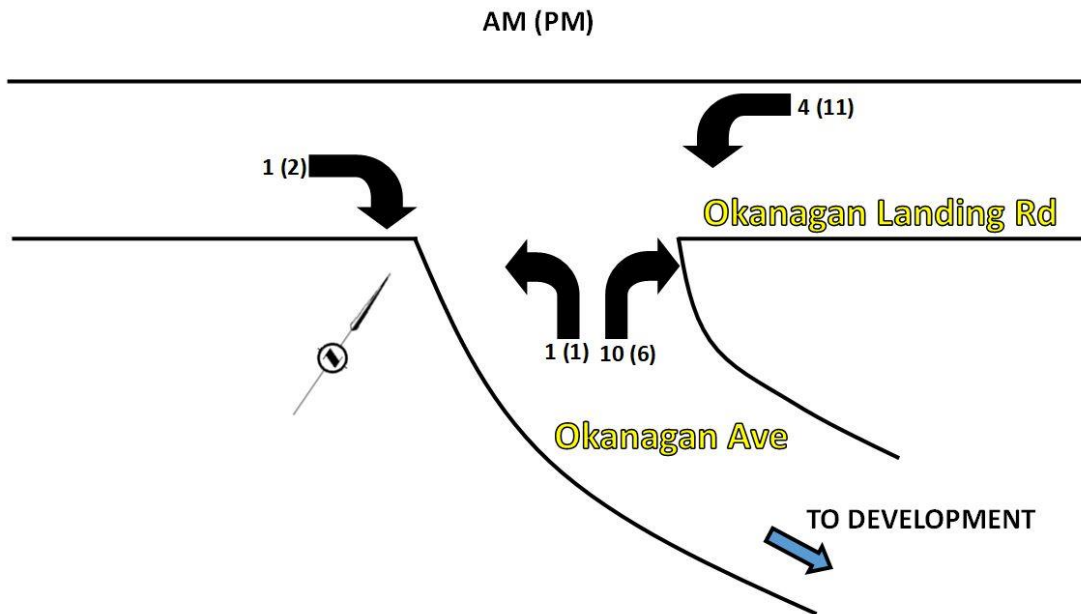


Figure 4: Expected Development Volumes at Okanagan Landing Rd and Okanagan Ave



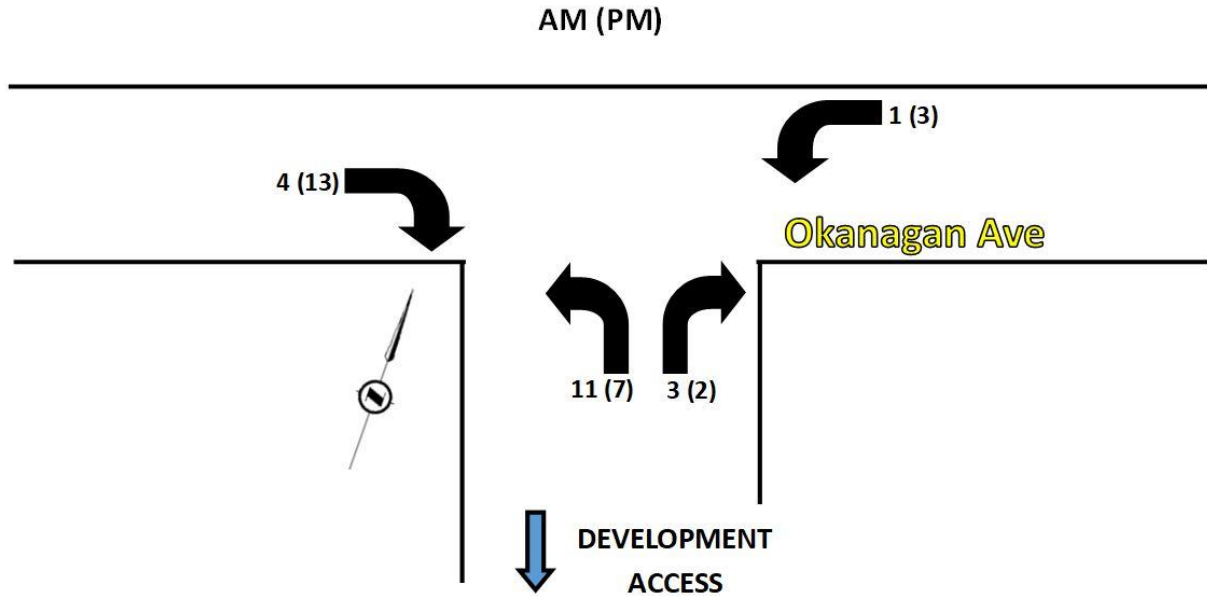


Figure 5: Expected Development Volumes on Okanagan Ave and Site Access

Dispersed across the network, the estimated site traffic volumes would have a small, if not negligible, impact on the two identified study intersections.

4. Alternate Modes of Transportation

As the proposed development will serve people who may choose alternate modes of transportation, there should be safe and convenient connections to the active transportation and transit systems. As these are both considered sustainable modes of transportation, the development should help promote healthy lifestyles for residents and visitors. Sustainable modes of transportation will also help manage the traffic and parking demand around the site.

4.1. TRANSIT

There are currently two bus routes that could service the proposed development. The nearest bus stop is located at the west side of the intersection of Okanagan Landing Rd and Okanagan Avenue approximately 150m walking distance from the proposed development, which is a reasonable walking distance for transit riders. The bus stop is serviced by Route 7 (Okanagan Landing) and Route 8 (Bella Vista). This stop (ID 144031) is for the eastbound direction towards the City of Vernon; however, both routes complete a loop around the airport to also service return trips at the same stop.



4.2. PEDESTRIAN NETWORK

There are currently no dedicated sidewalks on Okanagan Landing Road, although the paved shoulder likely serves both cyclists and pedestrians. The Marshal Fields Trail is an existing trail on the north side of Okanagan Landing Rd, which leads to the Marshal Sports Field which includes a number of different sports (soccer, baseball, tennis, etc.). On Okanagan Avenue, there is a sidewalk immediately east of the development on the south side of the road. It is recommended that this sidewalk be extended west across the frontage of the proposed development to improve the pedestrian connectivity to the transit network.

4.3. CYCLE NETWORK

There are existing bike lanes on both sides of Okanagan Landing Rd. The nearby Marshall Fields Trail also provides for an alternate separated trailway. Okanagan Avenue has existing shoulder in some sections which is expected to be extended further, as advised by the 25-year Pedestrian and Bike Master Plan, by the City of Vernon. As a result, the proposed facility should accommodate cyclists, and encourage active transportation.

5. Site Access

To ensure adequate access to the development site, the access point should be designed with clearance for all vehicles expected at the site, including moving/delivery trucks and emergency vehicles. The access should also be designed to accommodate pedestrians and cyclists entering and exiting the development, to ensure network continuity to the surrounding paved shoulders and bus stops. As requested by the City of Vernon, a vehicle swept path for fire apparatus was completed to ensure adequate access. The swept path analysis was completed using the MSU vehicle (Medium Single Unit Truck) which have an overall length of 10 metres, and an overall width of 2.6 metres. The vehicle swept path analysis and the MSU vehicle dimensions are attached in Appendix A and B accordingly.



6. Sight Distance Evaluation

The sight distance was measured at Okanagan Ave and the Site Access as requested by the City of Vernon. The methodology from the 2017 Geometric Design Guide for Canadian Roads from the Transportation Association of Canada (TAC) was used. This involved a linear measurement of the available distance for a driver from a car at approaching vehicle (with an assumed minimum height of 1.08 metres above the road elevation) to see an approaching car with an assumed minimum height of 1.2 metres.

The sight distance measurements were compared to the criteria provided in the TAC Design Guide to determine if sufficient sight distance is available for safe stopping and turning movements at the posted speed. The sight distance looking west was measured to the intersection of Okanagan Landing Rd / Okanagan Ave, and the dead-end at Okanagan Ave, as shown in Figure 7.



Figure 6: Sight Distance Analysis

The sight distance looking west to point A is approximately 190 metres. The sight distance looking west to point B is approximately 138 metres. The sight lines looking west extend beyond points A and B. The sight distance looking east is approximately 178 metres, limited by a horizontal curve as shown in Figure 7.





Figure 7: Site Distance at Site Access

The sight distance criteria from the Transportation Association of Canada (TAC) for a 50 km/h posted speed is shown in Table 2.

Table 2: Sight Distance Criteria
Source: TAC Manual

Sight Distance Criteria	Design Speed
	50 km/h
Minimum Stopping Sight Distance	65m
Decision Sight Distance – Stop Condition	75m
Decision Sight Distance – Speed/Path/Direction Change	145m
Intersection Turning Sight Distance	160m

Considering the sight lines looking west extend beyond the measured sight distances, the access sight distance exceeds all TAC criteria.

7. Conclusion

As requested by the City of Vernon, the estimated traffic patterns and trip generation from the proposed site were analyzed. It was determined that the peak hour traffic volumes that are expected to be generated by the development are not sufficient to warrant a full traffic impact study. The estimated volumes would have a small, if not negligible impact on the identified study intersections (Okanagan Landing Rd/ Okanagan Avenue and the site access/Okanagan Avenue).

As per Section 8.9.8 of the TAC Geometric Design Guide for Canadian Roads, the proposed development access should maintain a minimum of 1.0m offset between the adjacent development's driveway. Ideally the development access should be located against the western edge of the available road dedication to improve the separation between driveways to the extent possible.

The sight distance was measured at the site access looking at both directions. Sight distance does not appear to be a concern at Okanagan Ave and the Site Access.

To improve pedestrian connectivity to the transit network in the area, it is recommended that the existing sidewalk on the south side of Okanagan Avenue (immediately east of the development) be extended further west across the frontage of the proposed development up to Apollo Road to connect to the proposed roundabout on Apollo Rd.



8. In Closing

This traffic summary has been prepared by McElhanney Ltd. (McElhanney) for the benefit Rosepark Properties Development, and The City of Vernon. The information and data contained herein represent McElhanney's best professional judgment considering the knowledge and information available to McElhanney at the time of preparation.

McElhanney Ltd. denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this document or any of its contents without the express written consent of McElhanney and Rosepark Properties Development.

Yours truly,

McElhanney Ltd.



Hameed Dagher
Transportation Technologist

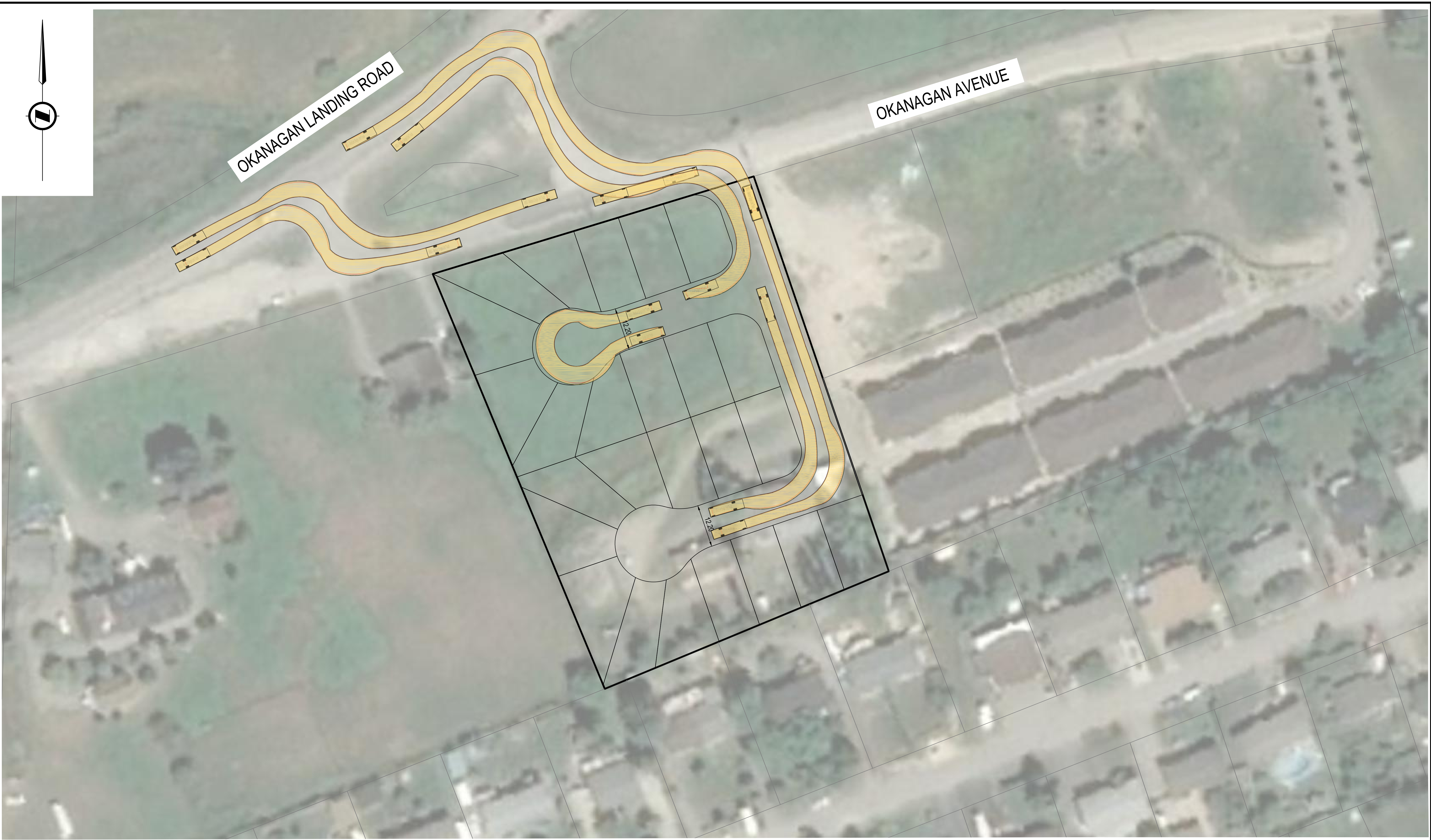
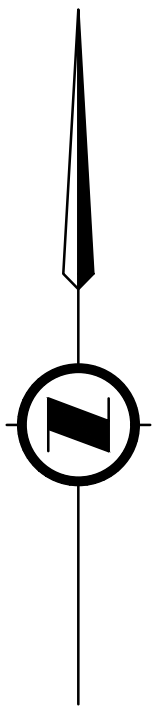
Joel Taker, PEng.
Transportation Engineer



Appendix A – Vehicle Swept Path



DATE: 2023-08-21 10:39 FILE: I:\2023\Projects\2451-2078-01 6650 Okanagan Ave\16 Transportation Engineering\102 Engineering\102.3 References\2078-01-10-SHEET_01.dwg



Rev	Date	Description	Drawn	Design	App'd
A	2023-08-21	ISSUED FOR REVIEW	HAD	HAD	

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney

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Canada V1X 7C5
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ROSE PARK PROPERTIES DEVELOPMENT
4591 W 16th AVENUE, VANCOUVER, BC

6650 OKANAGAN AVENUE

SWEPT PATH ANALYSIS FOR MSU

Drawing No.	
D-01	
Project Number	Rev.
2451-2078-011	A

Appendix B – Medium Single Unit Truck Design Vehicle (Source: TAC)

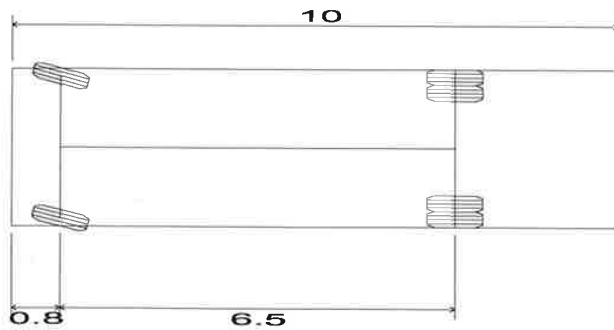


Vehicle Tracking Vehicle Details

Ref:



Vehicle Name: MSU - Medium Single Unit Truck
Type: Rigid vehicle
Category: Autodesk
Classification: Autodesk
Source: TAC Handbook 1999
Description: Design vehicle
Notes:
Unit 1 Name: MSU - Medium Single Unit Truck Tractor



MSU - Medium Single Unit Truck	
Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources



Habitat Assessment Report

6650 Okanagan Avenue,
Vernon, BC

August 16, 2022 | Version #01

Submitted to: Rosepark Properties Development Corp.
Prepared by McElhanney

Contact

Gina Le Bel, R.P.Bio., QEP
250 307 8127
glabel@mcelhanney.com

Reviewed by

Wayne Hallstrom, P.Bio., QEP
778 646 2523
whallstrom@mcelhanney.com

Our file: 2451-2078-011



Your Challenge. Our Passion.

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Appendices

Appendix A – Statement of Limitations

Appendix B – Site Photographs

Appendix C – BC Ecosystem Explorer query results for at risk wildlife, vegetation and ecosystem types potentially occurring within the study area (BC MoE, 2022c).



1. INTRODUCTION

McElhanney Ltd. (McElhanney) has been retained by Rosepark Properties Development Corp. (the client) to conduct a Habitat Assessment (HA) to identify environmentally sensitive features and assess habitat quality at the subject property to meet the requirements of the City of Vernon (CoV) Environmental Management Areas Strategy (CoV, ND).

1.1. STUDY AREA

The study area is located within the City of Vernon. The subject property, 6650 Okanagan Avenue, is a north-west facing parcel within the City of Vernon’s Environmental Development District 2 - the Neighborhood District (Figure 1).



Figure 1. Project Location

Property information for the subject property is included below in table 1.

Table 1: Property information

PROPERTY INFORMATION	
<u>Civic address</u>	<u>6650 Okanagan Avenue, Vernon</u>
Legal description	Lot 1 Plan 9807 District Lot 62 Osoyoos Division Yale District
Owner	Rosepark Properties Development Corp.
PID	009-641-416
Property size	11370.5 m ²

PROPERTY INFORMATION	
ALR Status	Not part of the Agricultural Land Reserve (Provincial Agricultural Land Commission, 2022)

1.2. SITE CONDITIONS

The subject property has been significantly disturbed by human activities. The northern half of the subject property is disturbed grassland that is dominated by invasive plants and mowed regularly to keep the grass and weed length short. The southeast corner has a single-family residence with a detached garage (garage #1) and the southwest corner also has a garage (garage #2). The residence has a grass lawn on the north side and on the south side an un-mowed grassy backyard with a few trees. Two mature trees are on the west side of the residence and mature trees line the southern property line. A vegetated raised berm separates the northern grassy area from the developed area. A vegetated raised berm separates the northern grassy area from the developed area. The site features can be seen in figure 2 below and in site photographs in appendix B.



Figure 2. Site features

1.3. SCOPE OF WORK

The scope of the habitat assessment was to identify environmentally sensitive features and areas of important ecological function that may be present on the subject property. The scope of this report includes, but is not limited to the following elements:

- Desktop Review
 - Review of provincial and government environmental databases dealing with fisheries, wildlife and vegetation.

- Field Survey
 - Vegetation and habitat assessment;
 - Observation of wildlife use.
- Preparation of a Habitat Assessment (HA) report outlining the sensitive environmental features in the area, which meets the City of Vernon Environmental Management Areas Strategy requirements.

2. REGULATORY FRAMEWORK

A brief description of applicable federal, provincial, and municipal legislation is provided below. The primary consideration for the rezoning application for the subject property is the municipal-level regulation, with potential for applicability of provincial-level or federal-level legislation or regulations for specific species of concern or under certain site conditions or project circumstances.

2.1. MUNICIPAL

This particular site is planned to be developed in future, however prior to this, a rezoning application will be submitted and this HA report is part of the application. The City of Vernon (CoV) Official Community Plan (OCP) (CoV, 2013) indicates developments within the City must follow the CoV Environmental Management Areas (EMA) Strategy guidance document. The subject property falls under the Environmental Development District 2 - the Neighbourhood District (CoV, ND).

Some of the objectives of the CoV EMA strategy are to balance the needs for development and natural area protection, and protect sensitive ecosystems (CoV, ND). A Habitat Assessment report is required prior to rezoning to address site conditions and identify sensitive ecosystems and habitat on a property-by-property basis. This ensures the protection of hibernacula, critical habitat, and breeding areas ensuring the viability of wildlife and sensitive ecosystems within Vernon (CoV, ND). The EMA strategy expects reports to use the EMA Strategy polygons and Sensitive Ecosystem Inventory (SEI) corridor polygons as a baseline for assessments.

Key natural features for consideration in the Neighborhood Development District include wildlife and bird habitat, heritage trees, migratory bird habitat, species at risk habitat, and sensitive and significant ecosystems (CoV, ND).

2.2. PROVINCIAL

2.2.1. British Columbia *Wildlife Act*

The British Columbia *Wildlife Act* (Province of BC, 1996a) protects vertebrate animals from direct harm, except as allowed by regulation (e.g., hunting or trapping). Under this legislation, any vertebrate species other than fish can be legally designated as endangered or threatened.

Of specific applicability to this project are:

- Section 5 – designates critical wildlife area and wildlife sanctuaries.
- Section 6 – lists specific endangered and threatened species given legislative protection.
- Section 19 – allows issuance of permits



- Section 34 – protects all birds and their eggs, and Section 34(c) protects their nests while they are occupied by a bird or egg.

2.2.2. British Columbia *Weed Control Act*

The British Columbia *Weed Control Act* (Province of BC, 1996b) regulates control of designated noxious plants and imposes a duty on all landowners to control designated noxious plants. In accordance with the regulations, an occupier must control noxious weeds growing or located on land and premises, and on any other property located on land and premises occupied by that person.

2.3. FEDERAL

2.3.1. *Migratory Birds Convention Act*

Most bird species in Canada are protected under the *Migratory Birds Convention Act* (MBCA) (Canada, 1994), with some exemptions for selected groups (e.g., raptors, blackbirds and corvids). Provincial and territorial statutes apply in addition to the federal MBCA, and typically cover raptors. The overall purpose of the MBCA is to implement the Convention by protecting migratory birds by conserving populations from overhunting and other broad impacts, as well as preserving their nests during their active breeding season.

2.3.2. *Species at Risk Act*

The *Species at Risk Act* (SARA) protects species at risk from becoming extinct or lost from the wild. It covers all wildlife species listed under Schedule 1 as being at risk nationally (and their Critical Habitats). Critical Habitat is the habitat necessary for the survival or recovery of a listed endangered, threatened or extirpated species (if a recovery strategy has recommended the reintroduction of that extirpated species). Critical Habitat will be identified in the recovery strategy or action plan for each listed species in Schedule 1 and posted on the SARA Public Registry. The purposes of the SARA are to prevent wildlife species in Canada from disappearing; to provide for the recovery of wildlife species that are extirpated (no longer exist in the wild in Canada), endangered or threatened as a result of human activity; and to manage species of special concern to prevent them from becoming endangered or threatened (Canada, 2002).

General prohibitions within the SARA pertaining to species listed on Schedule 1 include:

- prohibition against killing, harming, harassing or capturing species listed as threatened, endangered or extirpated,
- prohibitions against damaging or destruction of residences of species listed as threatened, endangered or extirpated, and
- prohibitions against destruction of Critical Habitat of species listed as threatened, endangered or extirpated.

On private land, the general prohibitions from federal SARA legislation apply only to:

- Aquatic species listed as endangered, threatened or extirpated in Schedule 1 of SARA;
- Migratory birds listed in the MBCA and listed as endangered, threatened or extirpated in Schedule 1 of SARA; and
- Other SARA Schedule 1 species, by special order of the Governor in Council, if provincial legislation or voluntary measures are considered inadequate to protect the species and its residence.



3. METHODOLOGY

Preparation of the HA report included desktop research and a field assessment completed by a Qualified Environmental Professional (QEP). Representative site photographs are provided as [Appendix B](#). Desktop research was completed before the initial site assessment to identify previously reported sensitive ecological features and species potentially present within the property. This document provides a complete Habitat Assessment report to assist with Rosepark Properties Development Corp. (client) rezoning application request.

3.1. DESKTOP REVIEW

The desktop assessment involved a review of available spatial data, including aerial imagery, ecosystem mapping, protected habitat areas, known occurrences of listed species and ecosystems, and other pertinent information. Spatial data were acquired through review of online mapping tools including the provincial government's iMapBC program. iMap layers consulted to inform the desktop assessment included:

- Biogeoclimatic Ecosystem Classification Analysis – Subzones
- Sensitive Ecosystem Inventory (SEI) Polygons
- Conservation Data Centre (CDC) Species and Ecosystems at Risk Element Occurrences
- Posted Critical Habitat for federally listed species

Other resources describing species distribution data were also reviewed, including the, the CDC's Species and Ecosystems Explorer (BC CDC, 2022), and Important bird areas Canada (IBA Canada 2022).

A query of the CDC Species and Ecosystems Explorer summary of at-risk animal and plant species data layer within iMapBC was completed to generate a list of rare and endangered species at risk with the potential to occur within the property ([Appendix C](#)).

3.2. FIELD ASSESSMENT

A site assessment was conducted by registered professional biologist (RPBio), Gina Le Bel, from McElhanney on June 16, 2022. Field surveys are an important supplement to a desktop assessment; however, field surveys can never confirm absence of wildlife and plant species, they can only show presence.

4. RESULTS

4.1. BIOGEOCLIMATIC ZONE AND VEGETATION

The project site is located within the Interior Douglas Fir (IDF) Okanagan Very Dry Hot (xh1) biogeoclimatic zone (Ministry of Forests, 2022). This subzone is characterized by warm, dry summers, and cool winters (Hope et al., 1991). Douglas fir (*Pseudotsuga menziesii*) is the dominant species, with lodgepole pine (*Pinus contorta*), and Ponderosa pine (*Pinus ponderosa*) also common. Western redcedar (*Thuja plicata*) can also occur on wetter sites and in transitional zones. In riparian and wetter areas trembling aspen (*Populus tremuloides*), and paper birch (*Betula papyrifera*) are widely distributed. Shrubs and ground cover often includes scrub birch (*Betula glandulosa*), red osier dogwood (*Cornus sericea*), Oregon grape (*Mahonia*



aquifolium), pinegrass (*Calamagrostis rubescens*), common snowberry (*Symphoricarpos albus*), and saskatoon berry (*Amelanchier alnifolia*) (Hope et al., 1991).

The subject property lacks vegetation typically associated with the IDFxh1 biogeoclimatic zone indicating it has been significantly disturbed. The vegetation present onsite was a mix of native and introduced species, with relatively high abundance of invasive weeds and a few native species. The relatively high percent cover of invasive weeds poses a risk of continued spread of invasive and noxious plants to neighboring areas. The vegetation species identified on the subject property during the field assessment are listed in Table 2 below.

Table 2: Vegetation Species on Subject Property

Common Name	Scientific Name	Invasive, Introduced or Native	LISTED AS: Noxious or Prohibited Noxious?
Burdock	<i>Arctium spp.</i>	Invasive	Yes
Common mallow	<i>Malva neglecta</i>	Invasive	
Dandelions	<i>Taraxacum officinale</i>	Introduced	
Douglas Fir	<i>Pseudotsuga menziesii</i>	Native	
Douglas Maple	<i>Acer glabrum</i>	Native	
Hoary alyssum	<i>Berteroa incana</i>	Invasive	Yes
Lawn grass	<i>Poa annua</i>	Introduced	
Leafy Spurge	<i>Euphorbia esula</i>	Invasive	Yes
Lombardy poplar	<i>Populus nigra</i>	Introduced	
Pine	<i>Pinus spp.</i>	Native	
Red osier dogwood	<i>Cornus sericea</i>	Native	
Reed canary grass	<i>Phalasis arundinacea</i>	Invasive	
Rose	<i>Rosa spp.</i>	Native	
Thistle	<i>Cirsium spp.</i>	Invasive	Yes
Weeping Willow	<i>Salix babylonica</i>	Native	
White clover	<i>Melilotus albus</i>	Invasive	

4.2. WATERBODIES

No aquatic habitat exists at the subject property, or within 100 m of the site (BC MoE, 2022a). This was not reviewed further as the project is reasonably not expected to impact waterbodies.

4.3. WILDLIFE

The site is entirely terrestrial with no wetlands or waterbodies present. Historical aerial imagery and photographs available through Google Earth (2022), were reviewed (in addition to completing the field assessment) to determine potential habitat conditions and characteristics within the study area.

Reptiles and mammals typical of the IDFxh1 biogeoclimatic zone in forested and grassland areas include gopher snake (*Pituophis catenifer*), western rattlesnake (*Crotalus oreganus*), black bear (*Ursus americanus*), coyote (*Canis latrans*), mule deer (*Odocoileus hemionus*), southern red backed vole (*Myodes gapperi*), white tailed deer (*Odocoileus virginianus*), and big brown bat (*Eptesicus fuscus*) (MoF, ND).



Forests within the IDFxh1 zone support a diverse complement of birds that feed on conifer seeds, bark-insects, and small mammals. Some of these forest birds are largely insectivorous, such as the pileated woodpecker (*Dryocopus pileatus*), northern flicker (*Colaptes auratus*), and red-breasted nuthatch (*Sitta canadensis*). Others, such as Clark’s nutcracker (*Nucifraga columbiana*) and red cross-bill (*Loxia curvirostra*), depend more on conifer seeds (Hope et al., 1991).

During the site visit wildlife observed included white tailed deer (both adult and juvenile), and a variety of birds listed in table 3 below. Wildlife sign included deer beds in the backyard grass and deer feces. Birds were identified both visually and auditorily with the assistance of the Cornell Lab of Ornithology Merlin app. Additional wildlife and bird species are likely supported in the area but were not observed during the site visit.

Table 3: Avian Species Observed on Subject Property

Common Name	Scientific Name	Identified
American Goldfinch	<i>Spinus tristis</i>	Auditory
American Robin	<i>Turdus migratorius</i>	Visual & Auditory
Black-billed magpie	<i>Pica hudsonia</i>	Auditory
California Quail	<i>Callipepla californica</i>	Visual & Auditory
Cedar Waxwing	<i>Bombycilla cedrorum</i>	Auditory
Northern Flicker	<i>Colaptes auratus</i>	Auditory
Red-winger blackbird	<i>Agelaius phoeniceus</i>	Auditory

4.3.1. BC Species and Ecosystem Explorer

The BC Species and Ecosystems Explorer (BC MoE, 2022e) is a database containing information on the associations between wildlife and their habitat needs. A list of potentially occurring species is generated upon the selection of various search criteria, which may include legal designation of species (i.e., species at risk), locale (i.e., biogeoclimatic zone), and species’ life history requirements (i.e., habitat type).

The Explorer tool is purposefully engineered to produce a conservative list of species that could exist at a site, based on species’ known associations with coarse habitat types, and a presumption that suitable habitat is available to that species at any given site.

An area-based query was completed using the BC Species and Ecosystem Explorer to generate lists of species potentially occurring with the study area (Appendix C).

4.3.2. BC CDC

The BC Conservation Data Centre (CDC) database of publicly available inventory of Species and Ecosystems at Risk provides spatial occurrence records of known species and ecosystems at risk. They provide useful information in the assessment of species presence potential, particularly if a historical occurrence record is found to overlap the site or had occurred nearby. The database consists of provincial species at risk that include species and ecological communities designated as blue-listed (i.e., not immediately threatened but their decreasing population size is of concern) and red-listed (may be in danger of being extirpated, endangered, or threatened) (MOE 2014). The subject property was evaluated for habitat for mapped species at risk.



The CDC maps show the American badger (*Taxidea taxus*), and Western harvest mouse (*Reithrodontomys megalotis*) within the project area (BC MoE, 2022b). Further information on these two species is included below.

4.3.2.1. American Badger

The American badger is a small to medium sized carnivorous mammal; short and sturdy but long as shown in Image 1. They live in dens, largely below grassy fields, with elaborate underground tunnel networks and are solitary with relatively large home ranges (Nature Canada 2019). Badger prefer grasslands: this can include parkland, farms and treeless areas with friable soil and sufficient prey. Badger burrows are holes dug in the ground usually to a depth of 3 meters and usually many burrows are present in the area where an individual is living (Animalia 2022a).

The subject property presents potential habitat for badger, however it is a small habitat island likely with little prey present. It is unlikely badger permanently reside on the project site but may occasionally pass through. No evidence of badger including burrows, excavations, tracks, scat or claw marks, was observed during the field assessment on the subject property.



Image 1. American Badger (Source: Nature Canada 2019)

4.3.2.2. Western Harvest Mouse

The Western Harvest mouse is one of the smallest mice in North America with an average length of 13.5 cm (half of which is its tail) as shown in Image 2. Little is known about the species habitat preferences, however in BC the population appears restricted to very hot and dry valley bottoms with bitterbrush and sagebrush. The harvest mouse builds grass nest up to 1m off the ground (Canada 2014).

The subject property does present potential habitat for the harvest mouse as it has tall grass, and shrubs. A thorough investigation of the site would be required to determine the presence or absence of this species. During the field assessment the harvest mouse was not observed, and neither were mouse nests or droppings.





Image 2. Western Harvest Mouse (Source: Joel Sartore 2022)

4.3.3. Federal Species at Risk

The federal government identifies species that are extirpated, endangered, threatened, or of special concern in Canada (COSEWIC 2011). Listed species and their Critical Habitat are protected under *Species at Risk Act* (SARA) (Canada 2002).

There are 3 components to critical habitat:

1. Spatial mapping of critical habitat
2. Biophysical attributes at the project site.
3. List of activities likely to destroy critical habitat

The study area was evaluated for potential habitat for federally listed species at risk by reviewing mapped Critical Habitat for listed species at risk. Critical habitat for three federally listed species, gopher snake (*Pituophis catenifer deserticola*), western rattlesnake (*Crotalus oreganus*), and Great Basin spadefoot toad (*Spea intermontana*), was mapped on the subject property (BC MoE, 2022b). Descriptions of these species and their habitat preferences, as well as their likelihood to be present onsite are included below.

4.3.3.1. Great Basin Spadefoot

Great basin spadefoot toad have a vertical pupil, relatively smooth skin, and teeth in their upper jaw. They also have a horny, wedge shaped “spade” on the inner surface of their hindfoot (where they get their name) as shown in image 3. They can grow up to 5cm in size. This toad requires pond edges, marshes, slow moving creeks or temporary pools of water to breed, and forage in dry shrub grasslands (Frogwatch, 2022). Due to the lack of waterbodies on and surrounding the subject property, and extent of disturbance it is unlikely the spadefoot utilizes the habitat. Spadefoot were not observed or heard calling during the site visit.



Image 3. Great Basin Spadefoot (Source: Frogwatch 2022)



4.3.3.2. Great Basin Gopher Snake

The Great Basin gopher snake is a 1-2m long, nonvenomous snake. It is characterized by its tan coloured body with rows of dark brown blotches (Image 4). The distinguishing characteristic between this species and the western rattlesnake is the small head compared to the triangle shaped head of the rattler. The gopher snake prefers shrub-steppe grasslands adjacent to streams and ponds with an abundance of rodents to prey upon (MOE, 2022). Hibernation often occurs in southern facing rocky slopes with many deep fissures, or in large piles of loose rocks or in deep earthen burrows. Due to this species' habitat preferences, it is unlikely to permanently reside on the site, however, might pass through or use the site seasonally to forage and for breeding. No gopher snake or evidence of them, including snake skin, was observed during the field assessment of the subject property.

Environmental and Climate Change Canada (ECCC) and the CDC were contacted to discuss detailed critical habitat mapping for gopher snakes at the project site location. The responses indicated critical habitat features were not present on the site however individuals could be present and to follow best management practices (BMPs) moving forward.



Image 4. Great Basin Gopher Snake (Source: MOE 2022)

4.3.3.3. Western Rattlesnake

Western rattlesnake are a venomous pit viper with a dark-brown, dark-gray or olive-brown coloring overlaid with dark blotches (Image 5). The northern extent of their range extends into the Okanagan Valley. This snake prefers grasslands, mountain forests, and rocky areas. They prey on small mammals, birds, and eggs (Animalia 2022b). Hibernation often occurs in southern facing rocky slopes with many deep fissures, or in large piles of loose rocks or in deep earthen burrows. There is potential the species passes through the subject property or use the site seasonally to forage and for breeding, however it is unlikely it resides permanently onsite given the low-quality habitat, relatively high density of road network, and likely limited prey. Rocky hibernacula sites were not observed as there were no suitable rocky outcrops, and deep earthen burrows also were not observed. No rattlesnakes or rattlesnake sign were observed during the field assessment.

ECCC and the CDC were contacted to discuss detailed critical habitat mapping for snakes at the project site location. Response indicated critical habitat features are not mapped on the site.





Image 5. Western Rattlesnake (Source: Animalia 2022b)

4.4. ECOSYSTEM MAPPING

The City of Vernon provides Environmental Management Areas Strategy and Sensitive Ecosystem Inventory (SEI) Corridor Polygons as a starting point for Habitat Assessments. The polygons can assist in delineating areas worth protecting, but are roughly mapped at a relatively coarse scale of resolution and are thus only a starting point; a field assessment is still required to assess actual conditions. The subject property is within an urban area, which has been increasingly developed, however some natural features remain in the surrounding areas.

4.4.1. Sensitive Ecosystem Inventory Corridor Polygons

In the *Sensitive Ecosystem Inventory: Vernon Commonage 2005* report sensitive ecosystems are identified as seven specific ecosystems that are ecologically fragile or rare in the provincial landscape and relatively unmodified by human influences (Iverson, 2005). The seven ecosystems are: wetlands, riparian, old forest, grasslands, broadleaf woodlands, coniferous woodlands, and sparsely vegetated. Disturbed grasslands, which are grasslands with invasive plants comprising 20-50% of the vegetation cover are also considered important as they may provide natural values including acting as wildlife corridors (Iverson, 2005). Corridors are also important as isolated populations can become locally extinct and separated from other individuals of the same species creating small, isolated populations which are less genetically diverse.

The northern half of the subject property is within a SEI corridor polygon (figure 3). The subject property is a heavily disturbed grassland with >50% invasive species coverage and is poor quality habitat, especially considering it appears frequently mowed. Due to the extent of invasive weeds exceeding 50% cover, the area would not be considered a disturbed grassland. As the area is undeveloped it has potential to provide habitat, however it is fenced, and this limits its useability as a corridor. Presence of relatively high-density land development adjacent to the south and the juncture of Okanagan Landing Road with Okanagan Avenue to the north also limits the potential function of this property as either habitat or as a corridor.





Figure 3. Sensitive Ecosystem Inventory Corridor Polygons with subject property overlaid

4.4.2. Environmental Management Areas Strategy Polygons

The City of Vernon Environmental Management Area Strategy polygons indicates habitat quality with three designations: low (previously disturbed), medium (moderate disturbance and/or moderate sensitivity), and high (no previous disturbance, and/or high sensitivity) (CoV, ND). Low value polygons are shown in green, medium value polygons in orange/yellow, and high value polygons shown in red on the CoV mapping.

The subject property is entirely within a low habitat value polygon, and this was confirmed by the site visit (Figure 4). Although, there are a few features that provide wildlife habitat, such as the trees for birds, and the grassy backyard where deer sign was observed, the property overall provides habitat of little value due to the >50% coverage of invasive weeds, and the perimeter fencing.





Figure 4. Environmental Management Areas Strategy Polygons overlaid with the subject property.

5. SUMMARY AND CONCLUSIONS

McElhanney was retained by Rosepark Properties to conduct a Habitat Assessment (HA) to identify environmentally sensitive features within the study area. A comprehensive desktop review of available database records was combined with a field assessment to identify environmental sensitivities with the assistance of the City of Vernon polygons.

5.1. ENVIRONMENTAL CONDITIONS SUMMARY

5.1.1. Biophysical Habitat Attributes

No wetlands or waterbodies are present. The site is primarily a highly disturbed grassland with >50% cover by introduced and invasive species.

5.1.2. Species At Risk Critical Habitat Mapping

This HA found the site may overlap with federally mapped Critical Habitat for three federally-listed species at risk, and two provincially-listed species at risk.

- Critical habitat for great basin toads is not present due to lack of wetlands or waterbody biophysical attribute features
- Screening-level mapping showed that critical habitat for snakes (great basin gophersnake and western rattlesnake) is potentially present. Suitable biophysical attributes are present in the form of grasslands for foraging habitat, although presence of roads reduces habitat quality, and lack of rock outcrops limits potential hibernaculum to only earthen dens. Discussion with ECCC and the BC CDC suggest it is unlikely for critical habitat features, including hibernacula, to be present on the site. BMPs for reptiles and amphibians should be followed prior to any development and construction activity.
- Initial investigation indicates critical habitat for none of the listed species is present onsite. This includes an absence of critical breeding ponds for great basin spadefoot, snake hibernacula, and badger burrows.

5.1.3. Ecosystem Mapping SEI and EMA polygons

City of Vernon data relating to SEI corridor polygons shows the project site is not described or mapped as one of the seven sensitive ecosystem types, but may have some value as a movement corridor. Investigation of current aerial imagery plus a field survey shows perimeter fencing is present, with busy roadways to north and relatively dense housing to the south. These conditions are expected to reduce the possibility of corridor function to the 'Low' rating category. Mapping of EMA polygons also rates the site as having low conservation value.

5.2. CONCLUSION

Given the site has low habitat value under the EMA mapping, low value as a wildlife corridor due to present site conditions, and lacks appropriate biophysical attributes to provide critical habitat for species at risk, the site is not deemed to be of high conservation value. Development is not likely to result in degradation or impediment of important habitat areas, and could be staged and planned so as to retain some values as habitat and as movement corridor by requiring property setbacks, donation of a portion as municipal reserve, planting and retention of perimeter trees, or other measures.

5.3. RECOMMENDATIONS

As the project continues to move forward beyond the rezoning application, we agree with the recommendations for Development District 2 in the EMA strategy. Recommendations include:

- Promoting protection and planting of trees to continue to support the avian species onsite;
- Planting drought resistant and native species;
- Follow BMPs for Great Basin gopher snake prior to moving forward with development;
- Bagging and removing all invasive plants.

If rezoning is approved, we recommend the completion of an Environmental Management Plan to discuss specifics of the proposed development, potential impacts and proposed mitigation and compensation measures.



6. CLOSURE AND PROFESSIONAL STATEMENT

The information presented in this report is for use by Rosepark Properties Development Corp. as part of requirements for application to the City of Vernon for rezoning. This HA, supplemented by a field assessment, is solely based on the review of readily available government web databases. This review has identified the potential environmentally sensitive features that may require further investigation prior to development or contribute to planning as the project progressed.

Information presented in this report are based on observations of the property, historical information, and information available at the time of this assessment. This report does not provide an absolute guarantee or categorically state that the proposed development guidelines, as outlined, will protect all elements of the surrounding environment. Due to the dynamic nature of wildlife habitat within the property, the author reserves the right to update the conclusions of the report at a later date should conditions change to ensure that destruction of Critical Habitat for federally and provincially listed species at risk does not occur. We trust the information provided is sufficient to meet your needs at this time.

Should there be any questions regarding the information within, please do not hesitate to contact the undersigned.

Yours truly,

McELHANNEY LTD.

Prepared by:

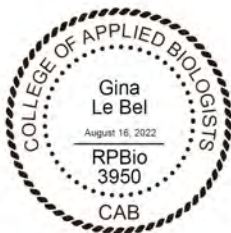


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APPENDIX A

STATEMENT OF LIMITATIONS

Statement of Limitations

Use of this Report. This report was prepared by McElhanney Ltd. ("**McElhanney**") for the particular site, design objective, development and purpose (the "**Project**") described in this report and for the exclusive use of the client identified in this report (the "**Client**"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

Standard of Care and Disclaimer of Warranties. This report was prepared with the degree of care, skill, and diligence as would reasonably be expected from a qualified member of the same profession, providing a similar report for similar projects, and under similar circumstances, and in accordance with generally accepted environmental and scientific judgments, principles and practices. McElhanney expressly disclaims any and all warranties in connection with this report.

Information from Client and Third Parties. McElhanney has relied in good faith on information provided by the Client and third parties noted in this report and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the site assessment/report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. Construction activities can significantly alter soil, rock and other geologic conditions on the site. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of



this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.



APPENDIX B

SITE PHOTOGRAPHS



Southwest view of field and vegetated berm



Northwest view of mowed field

APPENDIX B: 6650 OKANAGAN AVENUE HABITAT ASSESSMENT

Photos taken: June 16, 2022

Habitat Assessment

Date prepared: June 20, 2022

Prepared by: Gina Le Bel
Our file: 2451-2078011 **Task** 0400050



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Southwest view along secondary driveway with vegetated berm (photo right)



Northeast view of primary driveway and neighboring development

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East facing view of lawn area adjacent to primary residence



South facing view of primary residence and garage #1

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Mature weeping willow (*Salix babylonica*) and Douglas maple (*Acer glabrum*) on west side of primary residence



Vegetation on south side of secondary driveway dominated by invasive species and mature trees bordering the south property line

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Garage #2 in southwest corner of the property



Deer beds in the backyard

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East view of the backyard including 2 juvenile Douglas fir (*Pseudotsuga menziesii*) (photo center), mature trees along the fence line (photo right) and a greenhouse (photo right)



Grouping of two living and one topped mature poplar trees in backyard

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APPENDIX C

ECOSYSTEM EXPLORER QUERY RESULTS FOR ANIMAL, PLANT AND ECOSYSTEMS AT RISK

Appendix C
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English Name	Scientific Name	Class (English)	BC List	COSEWIC	SARA Status
Abbreviate Pondsail	<i>Stagnicola apicina</i>	gastropods	Blue		
Alkali Bluet	<i>Enallagma clausum</i>	insects	Blue		
alkaline wing-nerved moss	<i>Pterygoneurum kozlovii</i>		Blue	Threatened	Threatened
American Avocet	<i>Recurvirostra americana</i>	birds	Blue		
American Badger	<i>Taxidea taxus</i>	mammals	Red	Endangered	Endangered
American Bittern	<i>Botaurus lentiginosus</i>	birds	Blue		
American Golden-Plover	<i>Pluvialis dominica</i>	birds	Blue		
American White Pelican	<i>Pelecanus erythrorhynchos</i>	birds	Red	Not at Risk	
Attenuate Fossaria	<i>Galba truncatula</i>	gastropods	Blue		
Band-tailed Pigeon	<i>Patagioenas fasciata</i>	birds	Blue	Special Concern	Special Concern
Barn Owl	<i>Tyto alba</i>	birds	Red	Threatened	Threatened
Barn Swallow	<i>Hirundo rustica</i>	birds	Blue	Special Concern	Threatened
Behr's Hairstreak	<i>Satyrrium behrii</i>	insects	Red	Endangered	Endangered
Bighorn Sheep	<i>Ovis canadensis</i>	mammals	Blue		
Black Swift	<i>Cypseloides niger</i>	birds	Blue	Endangered	Endangered
Black-crowned Night-heron	<i>Nycticorax nycticorax</i>	birds	Red		
Bobolink	<i>Dolichonyx oryzivorus</i>	birds	Blue	Special Concern	Threatened
Brant	<i>Branta bernicla</i>	birds	Blue		
Brewer's Sparrow, <i>breweri</i> subspecies	<i>Spizella breweri breweri</i>	birds	Blue		
Broad-winged Hawk	<i>Buteo platypterus</i>	birds	Blue		
Bull Trout	<i>Salvelinus confluentus</i>	ray-finned	Blue	Special Concern	
Burrowing Owl	<i>Athene cunicularia</i>	birds	Red	Endangered	Endangered
California Gull	<i>Larus californicus</i>	birds	Blue		
California Hairstreak	<i>Satyrrium californica</i>	insects	Blue		
Canyon Wren	<i>Catherpes mexicanus</i>	birds	Blue	Not at Risk	
Caspian Tern	<i>Hydroprogne caspia</i>	birds	Blue	Not at Risk	
Checkered Skipper	<i>Pyrgus communis</i>	insects	Blue		
Columbia Plateau Pocket Mouse	<i>Perognathus parvus</i>	mammals	Blue		
Columbia Sculpin	<i>Cottus hubbsi</i>	ray-finned	Blue	Special Concern	Special Concern
Columbian carpet moss	<i>Bryoerythrophyllum columbianum</i>		Blue	Special Concern	Special Concern
Common Sootywing	<i>Pholisora catullus</i>	insects	Blue		
cut-leaved water-parsnip	<i>Berula incisa</i>	dicots	Blue		
Dark Saltflat Tiger Beetle	<i>Cicindela parowana</i>	insects	Red	Endangered	Endangered
dark-green hawthorn	<i>Crataegus atrovirens</i>	dicots	Blue		
Desert Nightsnake	<i>Hypsiglena chlorophaea</i>	reptiles	Red	Endangered	Endangered
Double-crested Cormorant	<i>Nannopterum auritum</i>	birds	Blue	Not at Risk	
Dusky Fossaria	<i>Galba dalli</i>	gastropods	Blue		
Eared Grebe	<i>Podiceps nigricollis</i>	birds	Blue		
Emma's Dancer	<i>Argia emma</i>	insects	Blue		
Flammulated Owl	<i>Psiloscoops flammeolus</i>	birds	Blue	Special Concern	Special Concern
Forster's Tern	<i>Sterna forsteri</i>	birds	Red	Data Deficient	
Fringed Myotis	<i>Myotis thysanodes</i>	mammals	Blue	Data Deficient	
Golden Fossaria	<i>Galba obrussa</i>	gastropods	Blue		
Gopher Snake, <i>deserticola</i> subspecies	<i>Pituophis catenifer deserticola</i>	reptiles	Blue	Threatened	Threatened

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Grasshopper Sparrow	<i>Ammodramus savannarum</i>	birds	Red		
Gray Flycatcher	<i>Empidonax wrightii</i>	birds	Blue	Not at Risk	
Great Basin Spadefoot	<i>Spea intermontana</i>	amphibians	Blue	Threatened	Threatened
Great Blue Heron, <i>herodias</i> subspecies	<i>Ardea herodias herodias</i>	birds	Blue		
Green Heron	<i>Butorides virescens</i>	birds	Blue		
Grizzly Bear	<i>Ursus arctos</i>	mammals	Blue	Special Concern	Special Concern
Gyrfalcon	<i>Falco rusticolus</i>	birds	Blue	Not at Risk	
hairstem groundsmoke	<i>Gayophytum ramosissimum</i>	dicots	Blue		
hairy water-clover	<i>Marsilea vestita</i>	ferns	Blue		
Hairy-necked Tiger Beetle	<i>Cicindela hirticollis</i>	insects	Blue		
Half-moon Hairstreak	<i>Satyrium semiluna</i>	insects	Red	Endangered	Endangered
heart-leaved springbeauty	<i>Claytonia cordifolia</i>	dicots	Blue		
Herrington Fingernailclam	<i>Sphaerium occidentale</i>	bivalves	Blue		
Horned Lark, <i>merrilli</i> subspecies	<i>Eremophila alpestris merrilli</i>	birds	Blue		
Hudsonian Godwit	<i>Limosa haemastica</i>	birds	Red	Threatened	
Idaho blue-eyed grass	<i>Sisyrinchium idahoense</i> var. <i>occidentale</i>	monocots	Red		
Immaculate Green Hairstreak	<i>Callophrys affinis</i>	insects	Blue		
Lance-tipped Darner	<i>Aeshna constricta</i>	insects	Blue		
Lark Sparrow	<i>Chondestes grammacus</i>	birds	Blue		
Lewis's Woodpecker	<i>Melanerpes lewis</i>	birds	Blue	Threatened	Threatened
Lilac-bordered Copper	<i>Lycaena nivalis</i>	insects	Blue		
Long-billed Curlew	<i>Numenius americanus</i>	birds	Blue	Special Concern	Special Concern
Magnum Mantleslug	<i>Magnipelta mycophaga</i>	gastropods	Blue	Special Concern	Special Concern
Mexican mosquito fern	<i>Azolla mexicana</i>	ferns	Blue	Threatened	Threatened
Monarch	<i>Danaus plexippus</i>	insects	Red	Endangered	Special Concern
Mormon Fritillary, <i>erinna</i> subspecies	<i>Speyeria mormonia erinna</i>	insects	Red		
Mormon Metalmark	<i>Apodemia mormo</i>	insects	Red	Endangered	Endangered
Mountain Goat	<i>Oreamnos americanus</i>	mammals	Blue		
near navarretia	<i>Navarretia propinqua</i>	dicots	Blue		
Nevada Skipper	<i>Hesperia nevada</i>	insects	Blue		
North American Racer	<i>Coluber constrictor</i>	reptiles	Blue	Threatened	Special Concern
Northern Bog Lemming, <i>artemisiae</i>	<i>Synaptomys borealis artemisiae</i>	mammals	Blue		
Northern Goshawk, <i>atricapillus</i> subspecies	<i>Accipiter gentilis atricapillus</i>	birds	Blue	Not at Risk	
Northern Leopard Frog	<i>Lithobates pipiens</i>	amphibians	Red	Endangered	Endangered
Northern Painted Turtle - Intermountain -	<i>Chrysemys picta</i> pop. 2	turtles	Blue	Special Concern	Special Concern
Nuttall's Cottontail	<i>Sylvilagus nuttallii</i>	mammals	Blue	Special Concern	Special Concern
Okanagan hawthorn	<i>Crataegus okanaganensis</i> var.	dicots	Blue		
Olive Clubtail	<i>Stylurus olivaceus</i>	insects	Red	Endangered	Endangered
Olive-sided Flycatcher	<i>Contopus cooperi</i>	birds	Blue	Special Concern	Threatened
Pale Jumping-slug	<i>Hemphillia camelus</i>	gastropods	Blue		
peach-leaf willow	<i>Salix amygdaloides</i>	dicots	Blue		
Peregrine Falcon, <i>anatum</i> subspecies	<i>Falco peregrinus anatum</i>	birds	Red	Not at Risk	Special Concern
Prairie Falcon	<i>Falco mexicanus</i>	birds	Red	Not at Risk	
Preble's Shrew	<i>Sorex preblei</i>	mammals	Red		
Pronghorn Clubtail	<i>Phanogomphus graslinellus</i>	insects	Blue		

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Red-necked Phalarope	<i>Phalaropus lobatus</i>	birds	Blue	Special Concern	Special Concern
Rocky Mountain Ridged Mussel	<i>Gonidea angulata</i>	bivalves	Red	Endangered	Special Concern
Rough-legged Hawk	<i>Buteo lagopus</i>	birds	Blue	Not at Risk	
Sage Thrasher	<i>Oreoscoptes montanus</i>	birds	Red	Endangered	Endangered
Sandhill Skipper	<i>Polites sabuleti</i>	insects	Red		
Sharp-tailed Grouse, <i>columbianus</i>	<i>Tympanuchus phasianellus columbianus</i>	birds	Blue		
Short-billed Dowitcher	<i>Limnodromus griseus</i>	birds	Blue		
Short-eared Owl	<i>Asio flammeus</i>	birds	Blue	Threatened	Special Concern
showy phlox	<i>Phlox speciosa</i> ssp. <i>occidentalis</i>	dicots	Red	Threatened	Threatened
Silver-spotted Skipper	<i>Epargyreus clarus</i>	insects	Blue		
Sinuuous Snaketail	<i>Ophiogomphus occidentis</i>	insects	Blue		
Smith's Longspur	<i>Calcarius pictus</i>	birds	Blue		
Sonora Skipper	<i>Polites sonora</i>	insects	Blue	Not at Risk	Special Concern
Spotted Bat	<i>Euderma maculatum</i>	mammals	Blue	Special Concern	Special Concern
Striated Fingernailclam	<i>Sphaerium striatinum</i>	bivalves	Blue		
sulphur lupine	<i>Lupinus sulphureus</i>	dicots	Blue		
Surf Scoter	<i>Melanitta perspicillata</i>	birds	Blue		
Swainson's Hawk	<i>Buteo swainsoni</i>	birds	Red		
Townsend's Big-eared Bat	<i>Corynorhinus townsendii</i>	mammals	Blue		
Twelve-spotted Skimmer	<i>Libellula pulchella</i>	insects	Blue		
Umatilla Dace	<i>Rhinichthys umatilla</i>	ray-finned	Red	Threatened	
Umbilicate Sprite	<i>Promenetus umbilicatellus</i>	gastropods	Blue		
Upland Sandpiper	<i>Bartramia longicauda</i>	birds	Red		
Viceroy	<i>Limenitis archippus</i>	insects	Red		
Vivid Dancer	<i>Argia vivida</i>	insects	Blue	Special Concern	Special Concern
Western Grebe	<i>Aechmophorus occidentalis</i>	birds	Red	Special Concern	Special Concern
Western Harvest Mouse	<i>Reithrodontomys megalotis</i>	mammals	Blue	Endangered	Special Concern
Western Rattlesnake	<i>Crotalus oregonus</i>	reptiles	Blue	Threatened	Threatened
Western River Cruiser	<i>Macromia magnifica</i>	insects	Blue		
Western Screech-Owl, <i>macfarlanei</i>	<i>Megascops kennicottii macfarlanei</i>	birds	Blue	Threatened	Threatened
Western Skink	<i>Plestiodon skiltonianus</i>	reptiles	Blue	Special Concern	Special Concern
Western Small-footed Myotis	<i>Myotis ciliolabrum</i>	mammals	Blue		
Western Tiger Salamander	<i>Ambystoma mavortium</i>	amphibians	Red	Endangered	Endangered
whitebark pine	<i>Pinus albicaulis</i>	conifers	Blue	Endangered	Endangered
White-headed Woodpecker	<i>Dryobates albolarvatus</i>	birds	Red	Endangered	Endangered
White-tailed Jackrabbit	<i>Lepus townsendii</i>	mammals	Red		
White-throated Swift	<i>Aeronautes saxatalis</i>	birds	Blue		
Widelip Pondsnaill	<i>Stagnicola traski</i>	gastropods	Blue		
Williamson's Sapsucker	<i>Sphyrapicus thyroideus</i>	birds	Blue	Endangered	Endangered
Wolverine, <i>luscus</i> subspecies	<i>Gulo gulo luscus</i>	mammals	Blue	Special Concern	Special Concern
woolly blue violet	<i>Viola sororia</i>	dicots	Blue		
Yellow-breasted Chat	<i>Icteria virens</i>	birds	Red	Endangered	Endangered

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