# Official Community Plan & Transportation Plan

## Sections 2 & 3

CITY OF Vernon

**Council Presentation**
**May 12, 2025**

# Purpose of today

## Overview:

- Land use guided by public engagement
- Urban Centre: North Vernon
- Urban Neighbourhood
- Suburban Neighbourhood
- Suburban Limited Neighbourhood
- Connecting Land Use and Transportation Projects

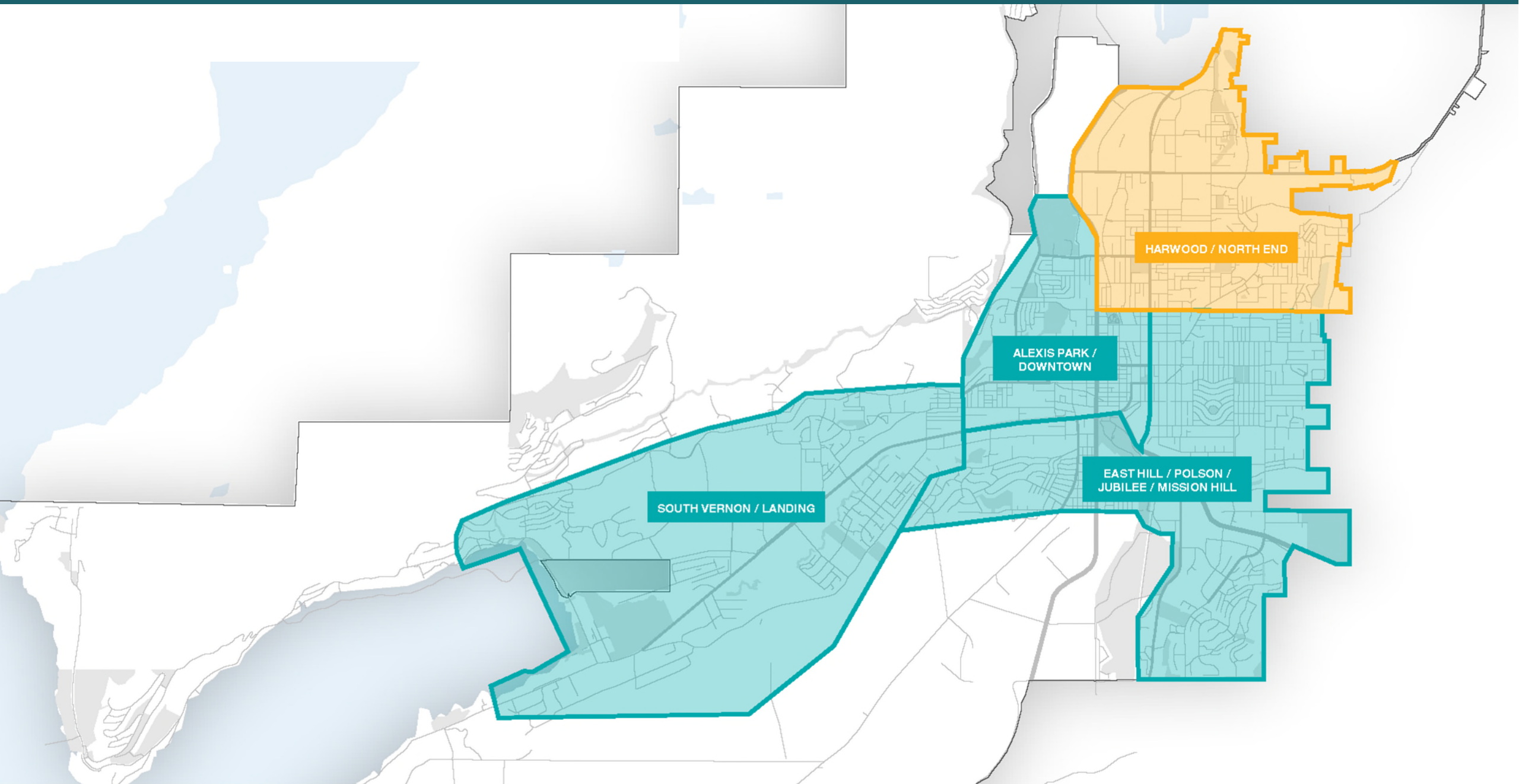
# Official Community Plan & Transportation Plan

North Vernon
&
Harwood

CITY OF Vernon

**Council Presentation**
**May 12, 2025**

# City Section: 2 of 4



# Land Use Designation Structure

Growth Strategy



Land Use Designation (GENERAL AREA)



*Area Vision*

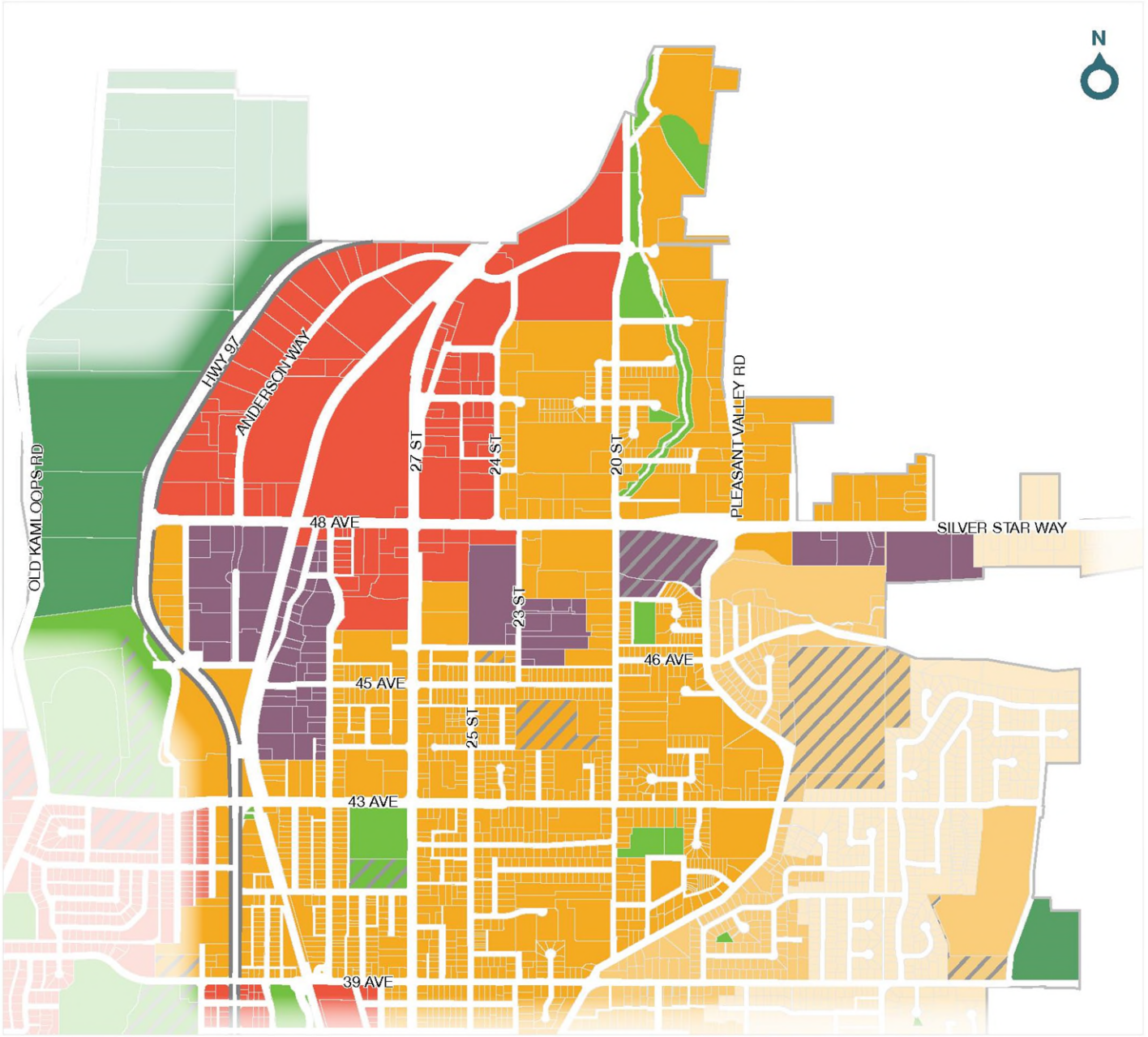


Policies & Objectives

# Section 2: North Vernon & Harwood

## PROPOSED FUTURE LAND USE
North Vernon / Harwood

- Neighbourhood - Urban
- Neighbourhood - Suburban
- Neighbourhood - Suburban Limited
- Community
- Urban Centre
- Village Centre
- Parks, Open Spaces, and Natural Areas
- ALR
- Industrial

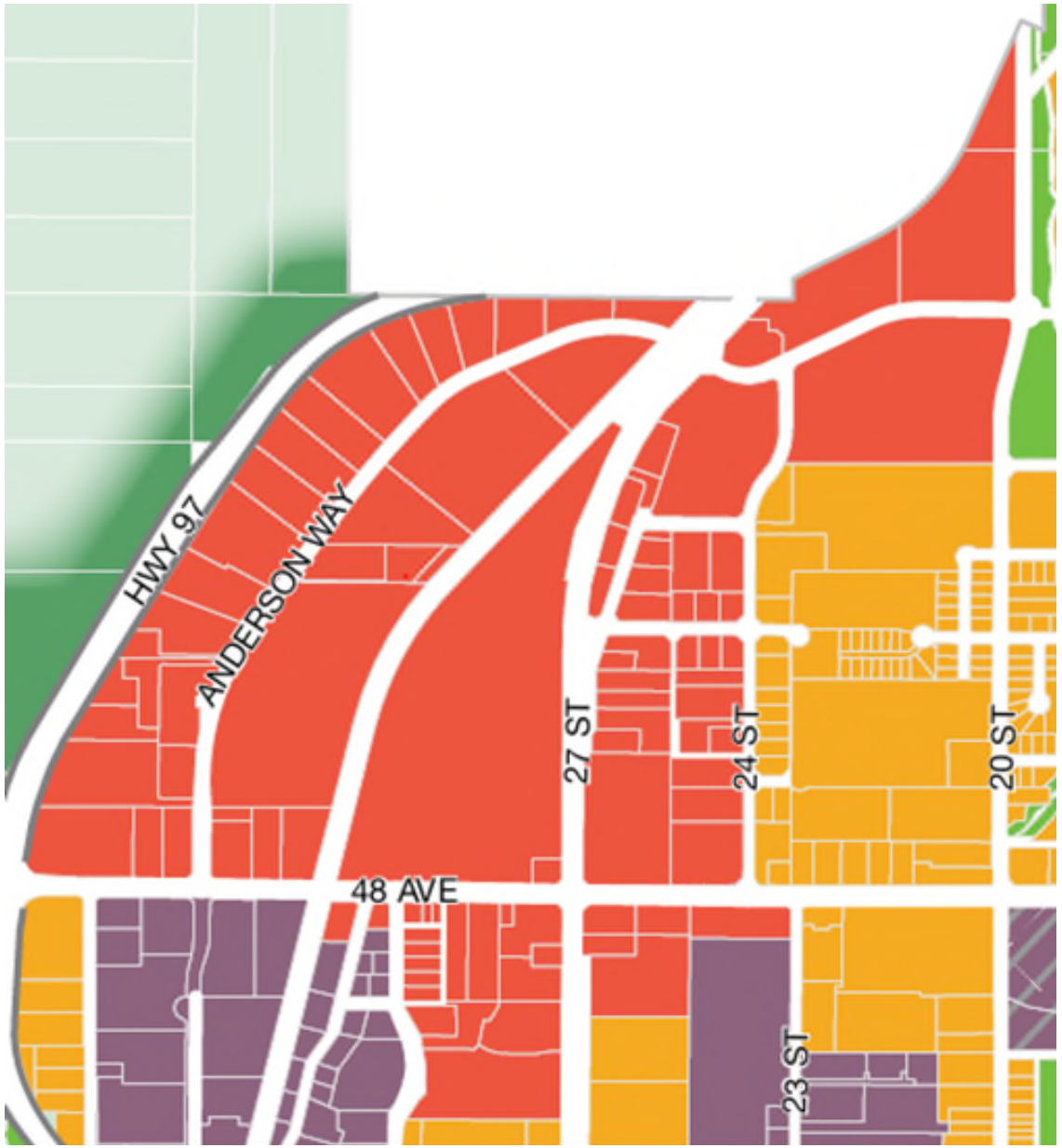


# Land Use Definitions: Urban Centre

## What is an Urban Centre?

**Urban Centres are Vernon's main hubs for development, combining housing, jobs, services, and transit access to support complete, connected communities and reduce car dependence.**

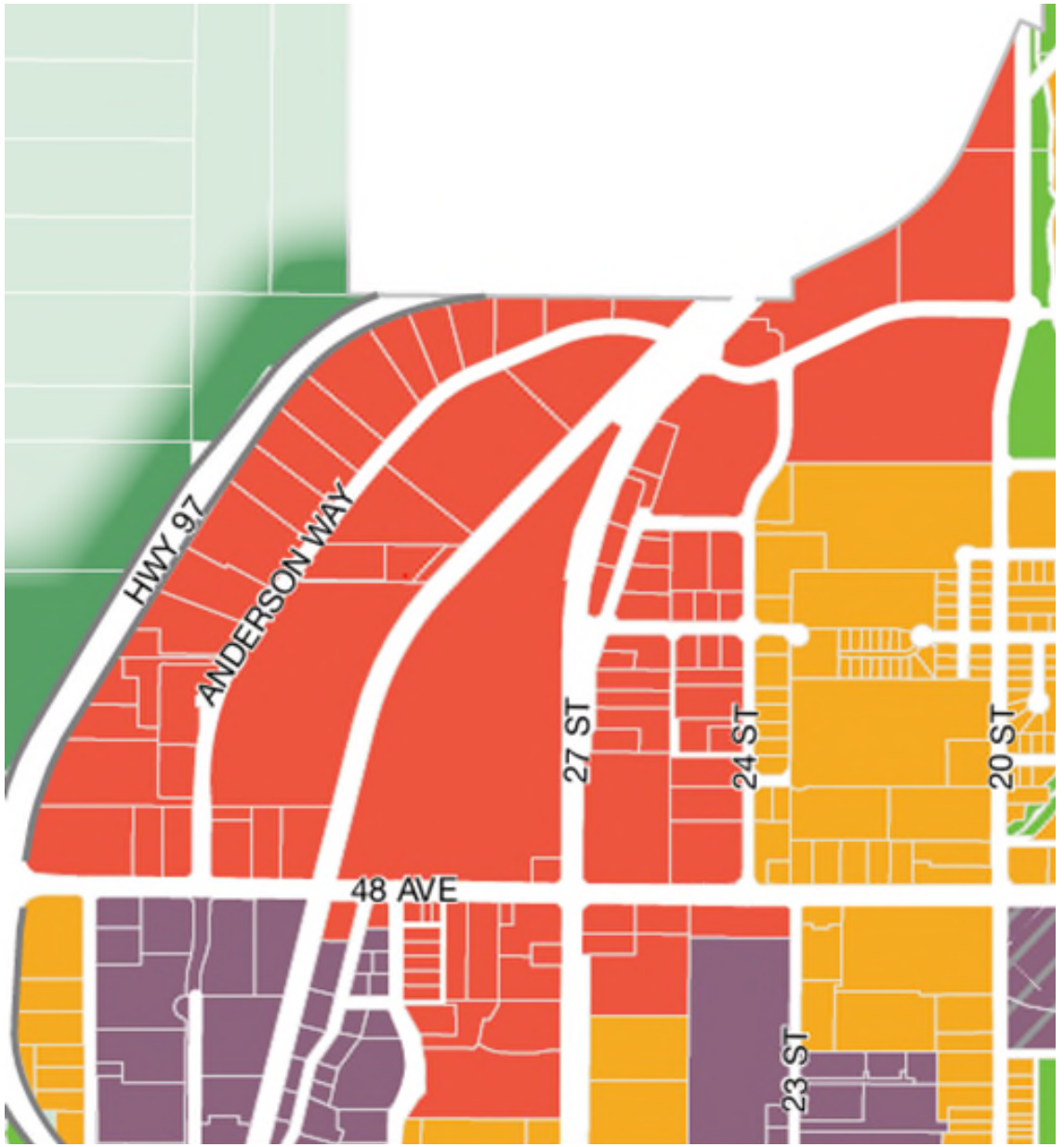
Urban Centre



# North Vernon Urban Centre

## Vision for North Vernon

The North Vernon is a vibrant commercial and employment hub, home to major retail, restaurants, entertainment, and transit connections. As the area evolves, new housing will bring more residents closer to shops, services, and jobs—supporting a walkable, mixed-use community with strong transit access and room to grow.




Urban Centre

# North Vernon Urban Centre

## Example Policies for North Vernon

### Urban Vision & Planning

- Plan the North Vernon Urban Centre as Vernon's commercial, services, and economic heart, with a higher intensity and mix of commercial and housing land uses.
- Update the North Vernon Neighbourhood Plan to reflect current needs, guide growth, and strengthen North Vernon's role as a employment hub and the City's northern gateway.

### Land Use and Building Form

- Encourage a wide range of compatible uses, including:
  i. Mixed-use commercial
  ii. Residential (primarily apartment-style)
  iii. Large format retail and services
  iv. Dining and entertainment
  v. Parks, plazas, and public spaces
- Encourage commercial frontages along Anderson Way and 27th Street to maintain street-level activity and visual interest. While supporting multi-modal transportation options and transit services.

# North Vernon Urban Centre

## Growth Aspirations

***Increase residents in the North Vernon Urban Centre by 2,500 over the next 20 years***



# North Vernon Urban Centre

## Growth Aspirations

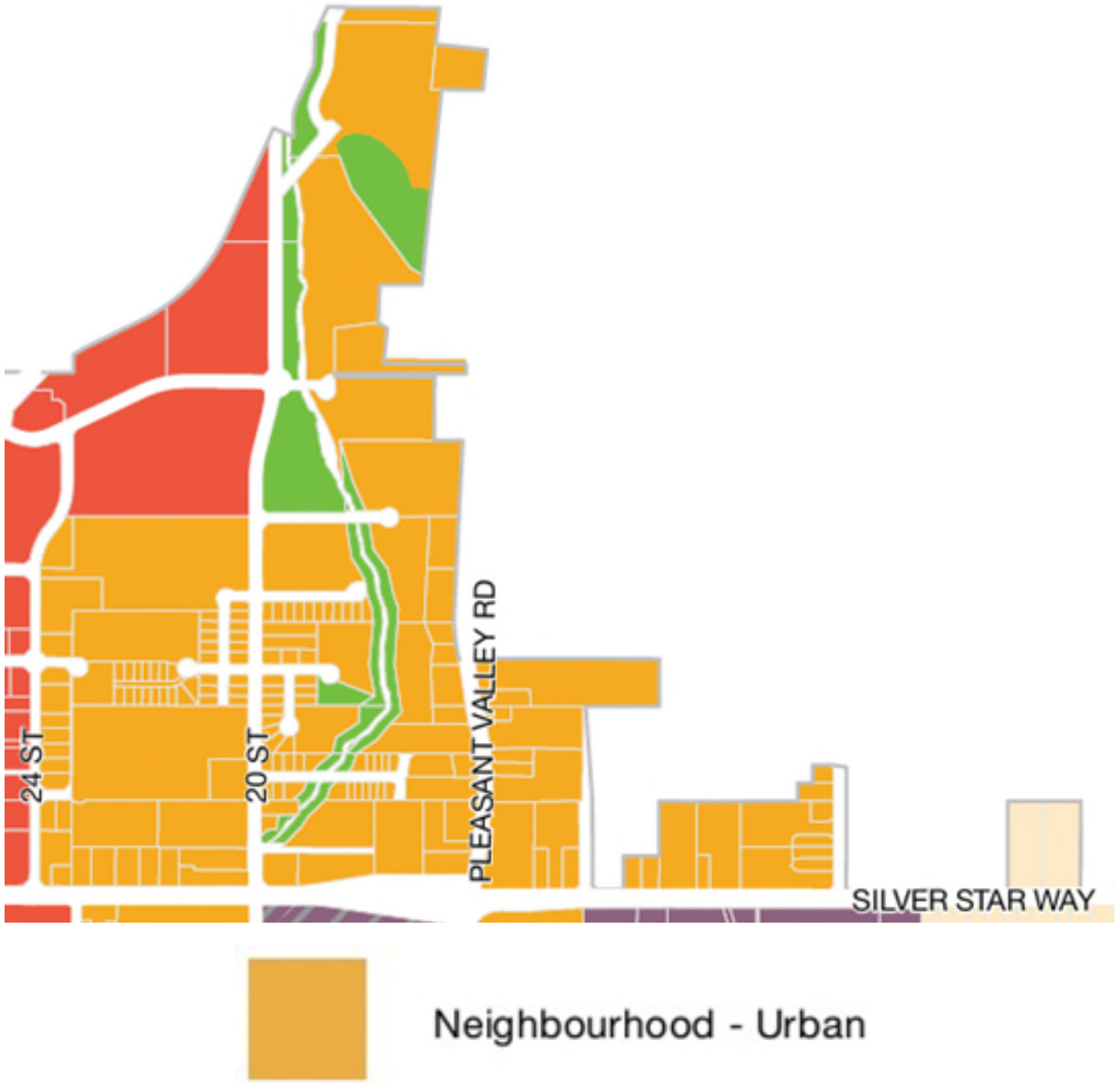
***Increase residents in the North Vernon Urban Centre by 2,500 over the next 20 years***



# Land Use Definitions: Urban Neighbourhood

## What is an Urban Neighbourhood?

**Urban Neighbourhoods are transit-served, medium-scale communities that provide a range of housing choices and connect residents to nearby centres, parks, and essential services by foot, bike, or transit.**



# Urban Neighbourhoods – North Vernon

## Growth Aspirations

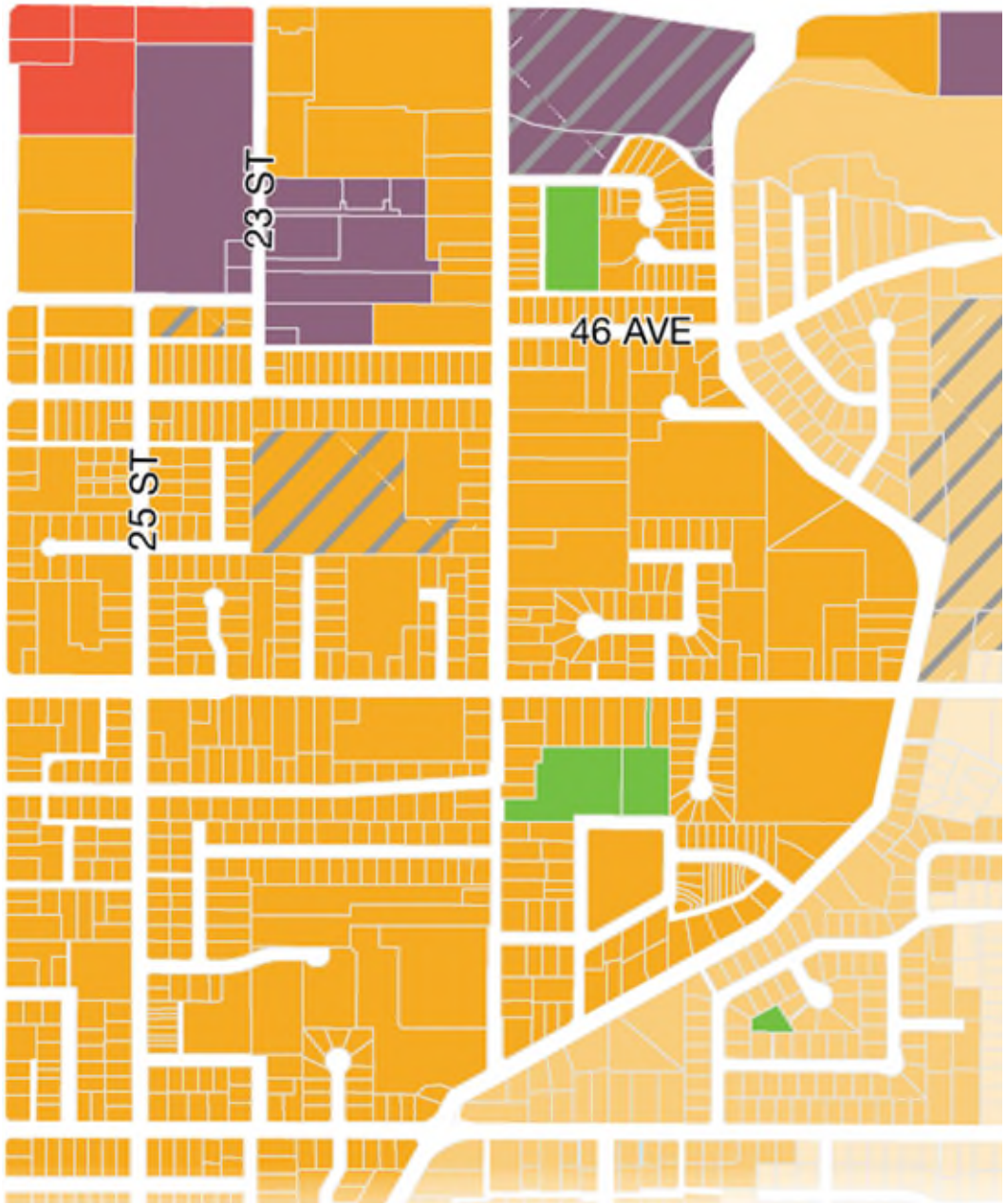
***Increase residents in each urban neighbourhood by 1,000 over the next 20 years***



# Urban Neighbourhoods

## Vision for Urban Neighbourhoods

- *Focused on housing*
- *Multi-modal mobility infrastructure*
- *Close proximity to Centres*




Neighbourhood - Urban

# Urban Neighbourhoods - Harwood

## Growth Aspirations

***Increase residents in each urban neighbourhood by 1,000 over the next 20 years***



# Urban Neighbourhoods

## Example Policies for Urban Neighbourhoods

### Purpose and Function

- Focus development / redevelopment on providing housing in close proximity to services and amenities in Centres.
- Encourage the creation of a diverse mix of housing options in Urban Neighbourhoods to increase transit ridership to support frequency.
- Strengthen multi-modal transportation infrastructure to encourage walking, rolling and cycling.

### Land Use and Building Form

- Support a range of low-rise buildings throughout the Neighbourhood, including:
  i. Single-detached homes
  ii. Townhomes
  iii. Low-rise apartments
  iv. Local commercial
- Consider mid-rise apartments and mixed-use buildings with ground-floor commercial along arterial and collector roads.

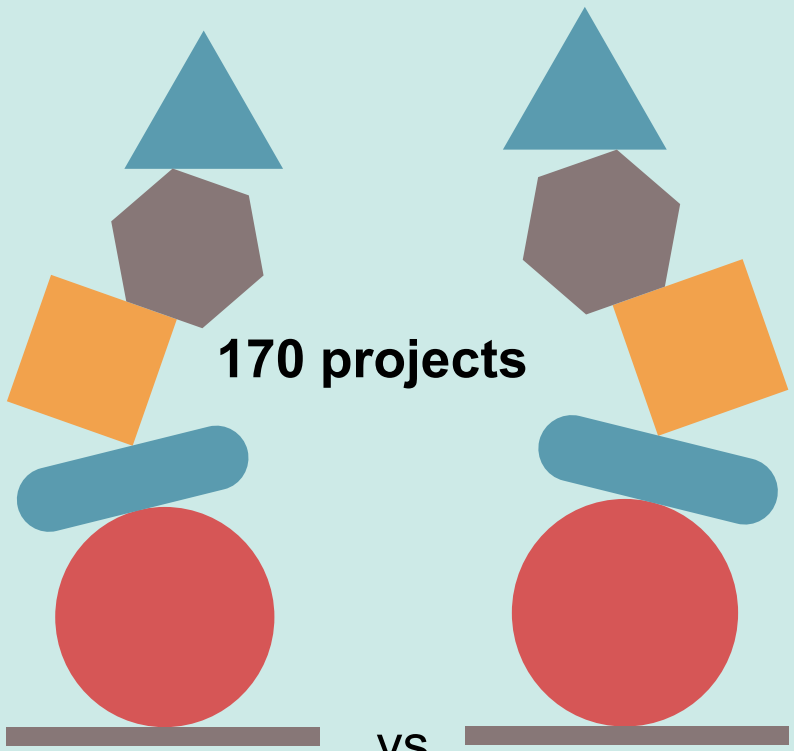
# Transportation Plan

Looking ahead at our road network

CITY OF Vernon

**Council Presentation 1**
**May 12, 2025**

Technical Studies

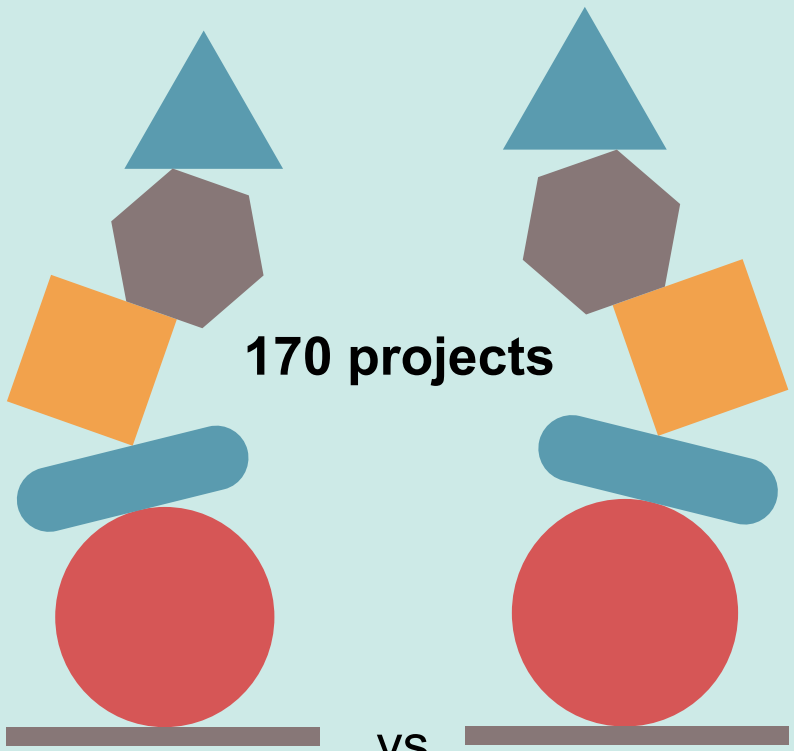



| |
|---|
| Short Term |
| Medium term |
| Long term and future |

Technical Studies

Public Engagement

Best Practices

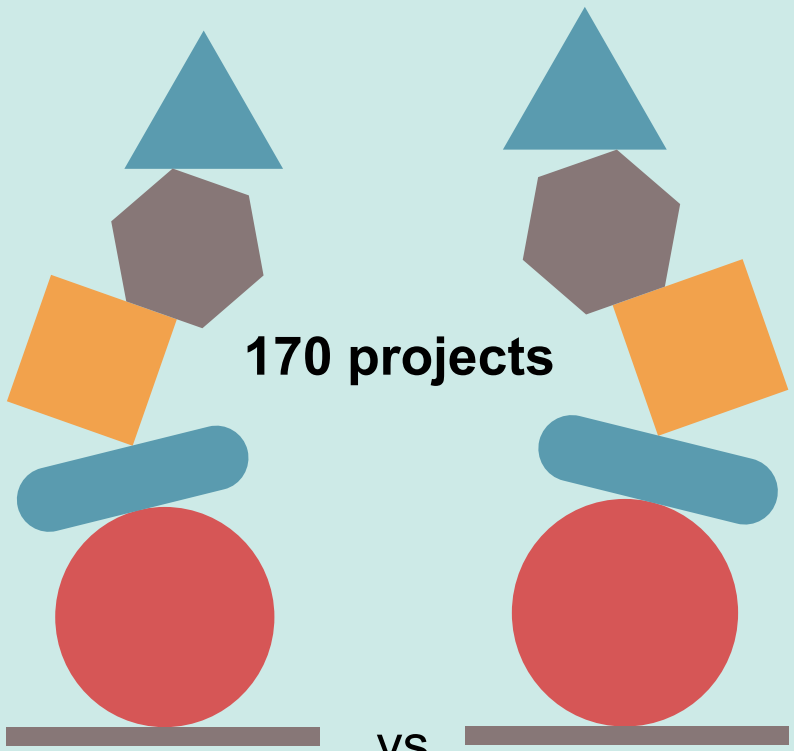



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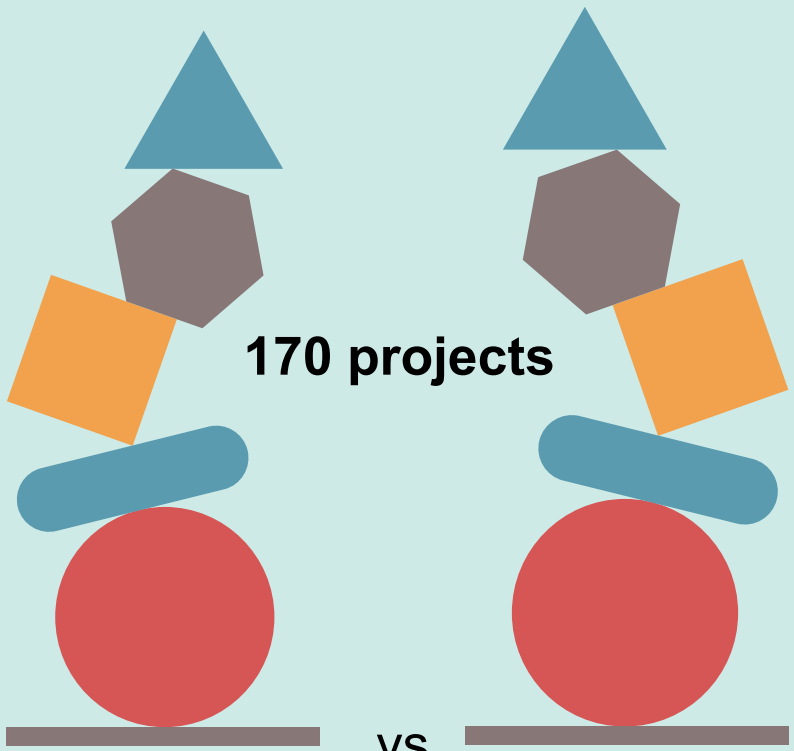



| Short Term |
| --- |
| Medium term |
| Long term and future |

Technical Studies

Public Engagement

Best Practices




- High Traffic Areas
- Fill Key Network Gaps
- Safety Improvements
- Future Growth
- Community Values

Key takeaways

| |
|---|
| Short Term |
| Medium term |
| Long term and future |

# **Looking Ahead:**
# North Vernon and Harwood

# ALL PROPOSED TRANSPORTATION PROJECTS

## North Vernon / Harwood

**Street Type**

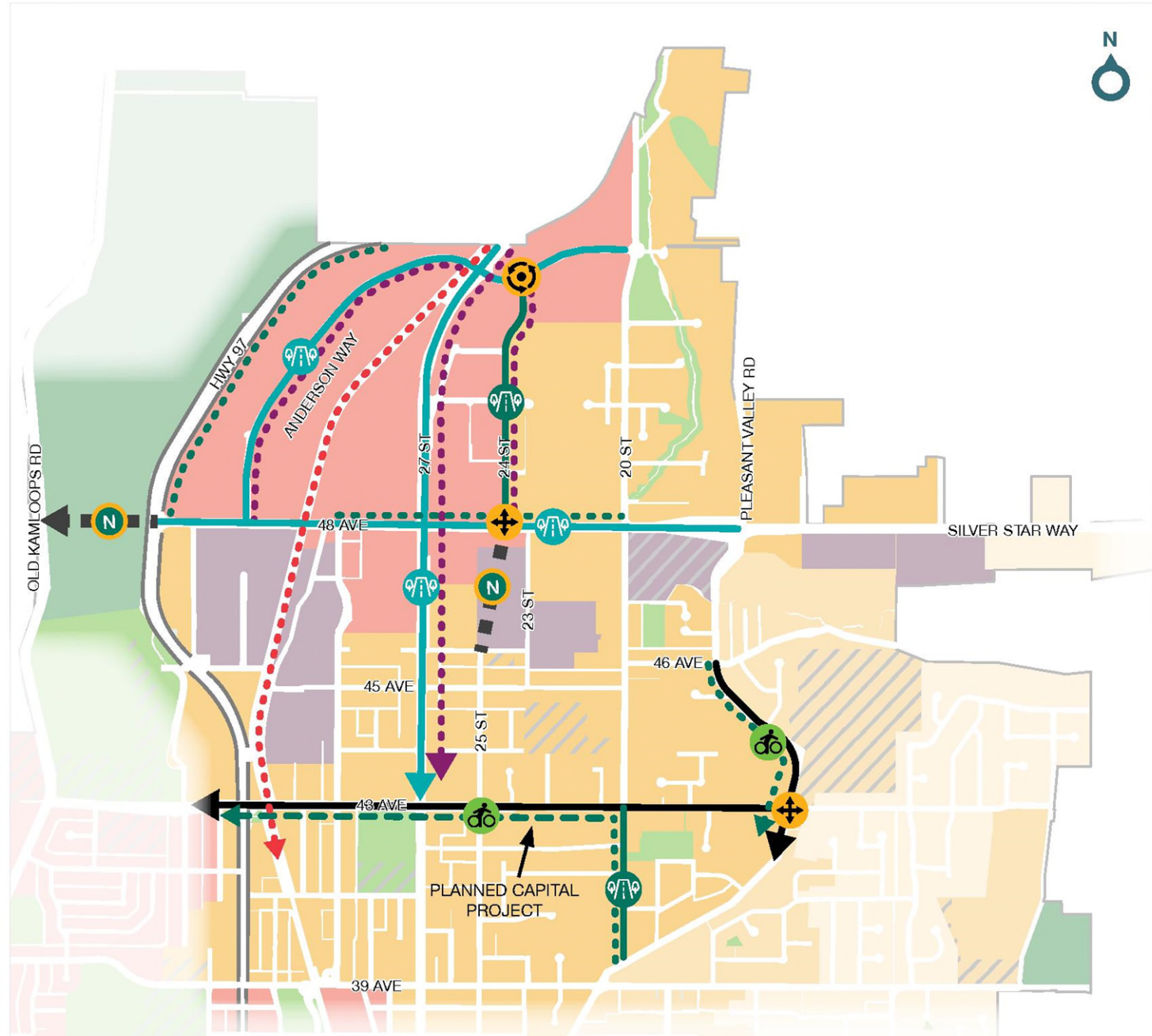
- Arterial
- Community Collector
- Neighbourhood Collector
- New Road

**Active Transportation**

- Multi-use Path (Planned Capital Project)
- Protected Pedestrian & Bike Infrastructure
- Desire Line

**Supporting Infrastructure**

- Corridor Upgrade (Noted by colour)
- Roundabout
- Intersection Upgrade
- New Road
- Active Transportation Upgrade
- (Arrow indicates project continues)



# ALL PROPOSED TRANSPORTATION PROJECTS

## North Vernon / Harwood

**Street Type**

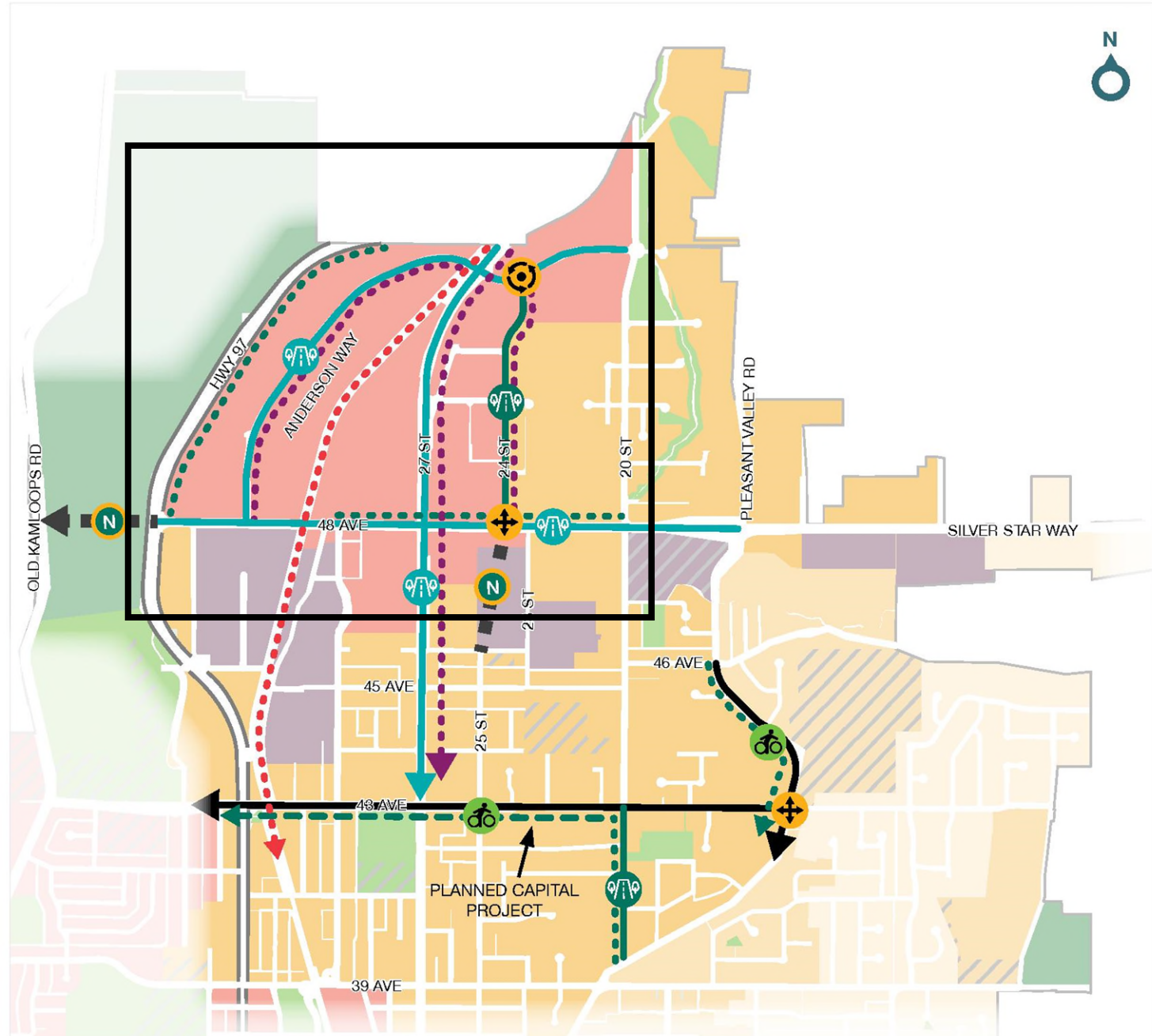
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# North Vernon & Harwood
## Short Term Major Transportation Projects

# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

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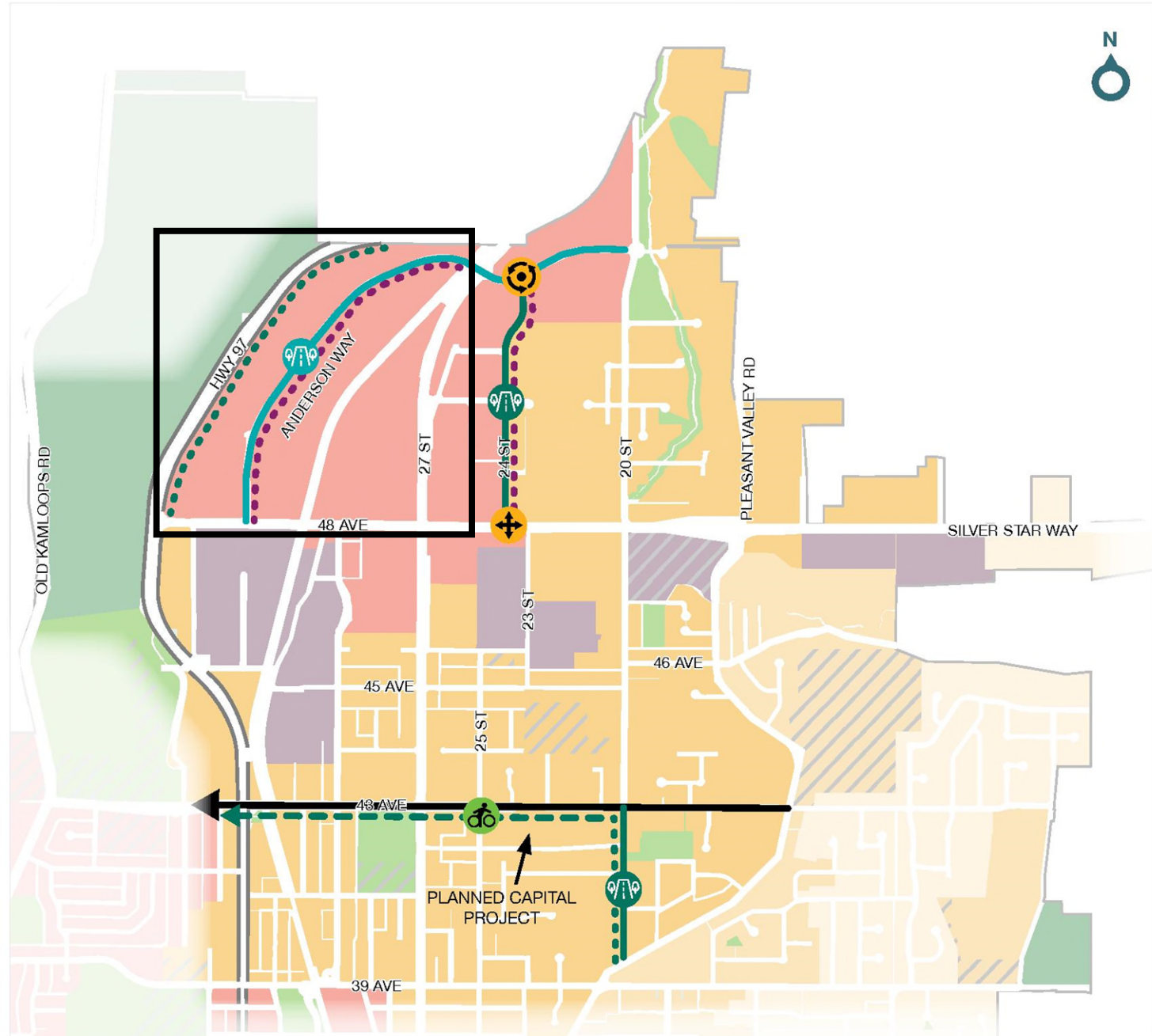
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Car-centric design



Car-centric design

Underserved Active Transportation Infrastructure



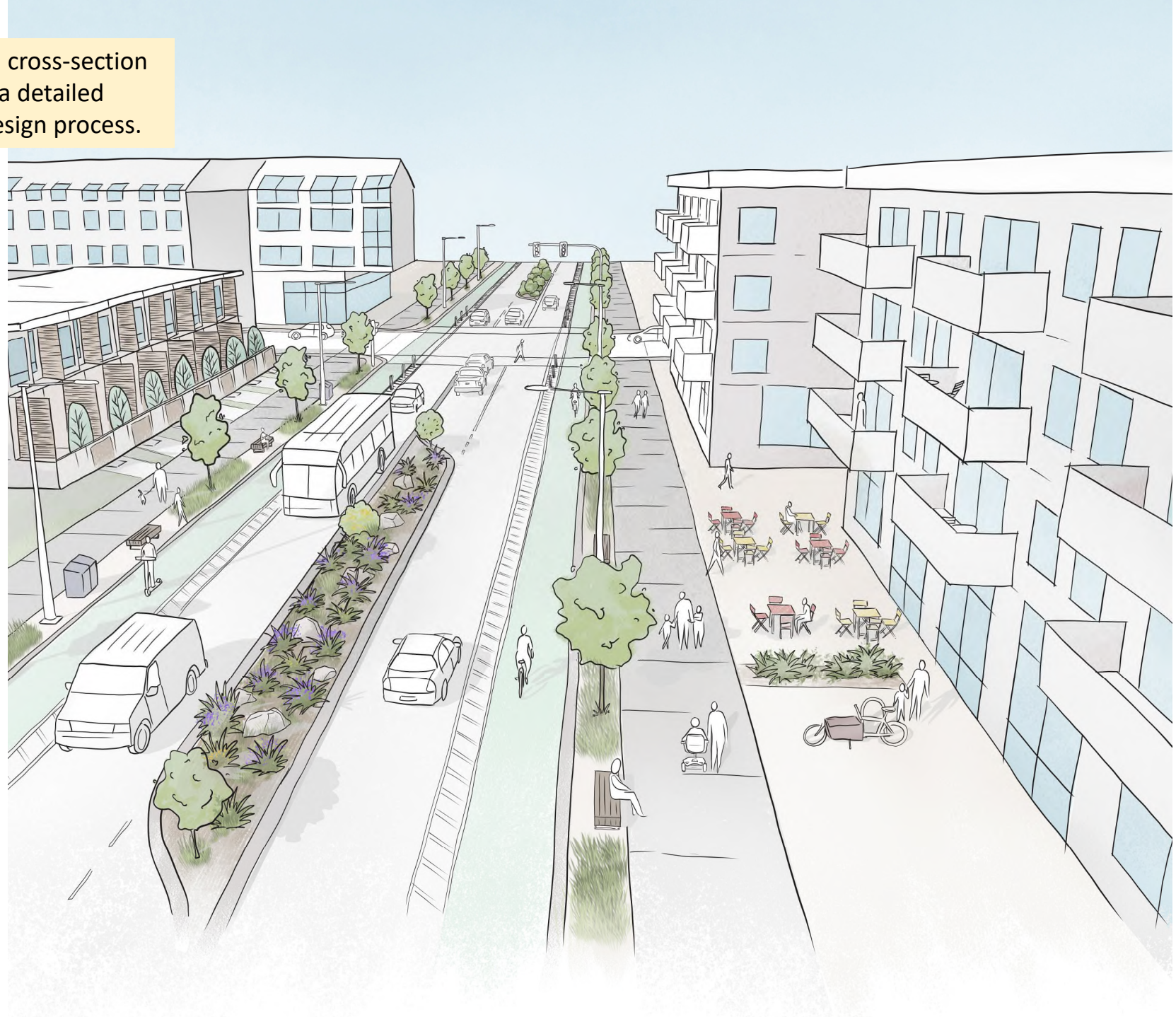
Car-centric design

Underserved Active Transportation Infrastructure

Challenging experience for drivers



Visual only* The future road cross-section will be determined through a detailed planning and engineering design process.



# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

**Street Type**

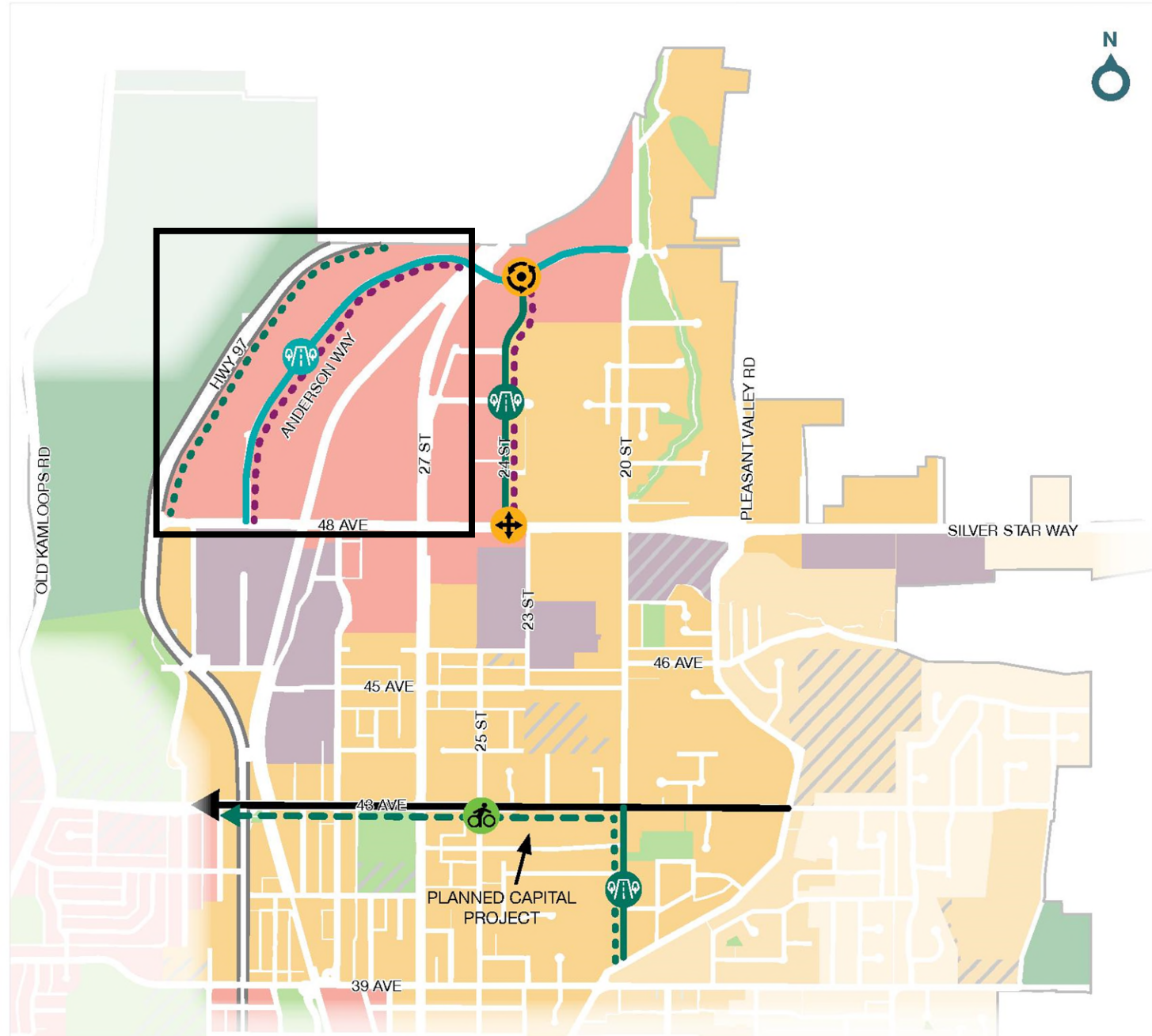
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# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

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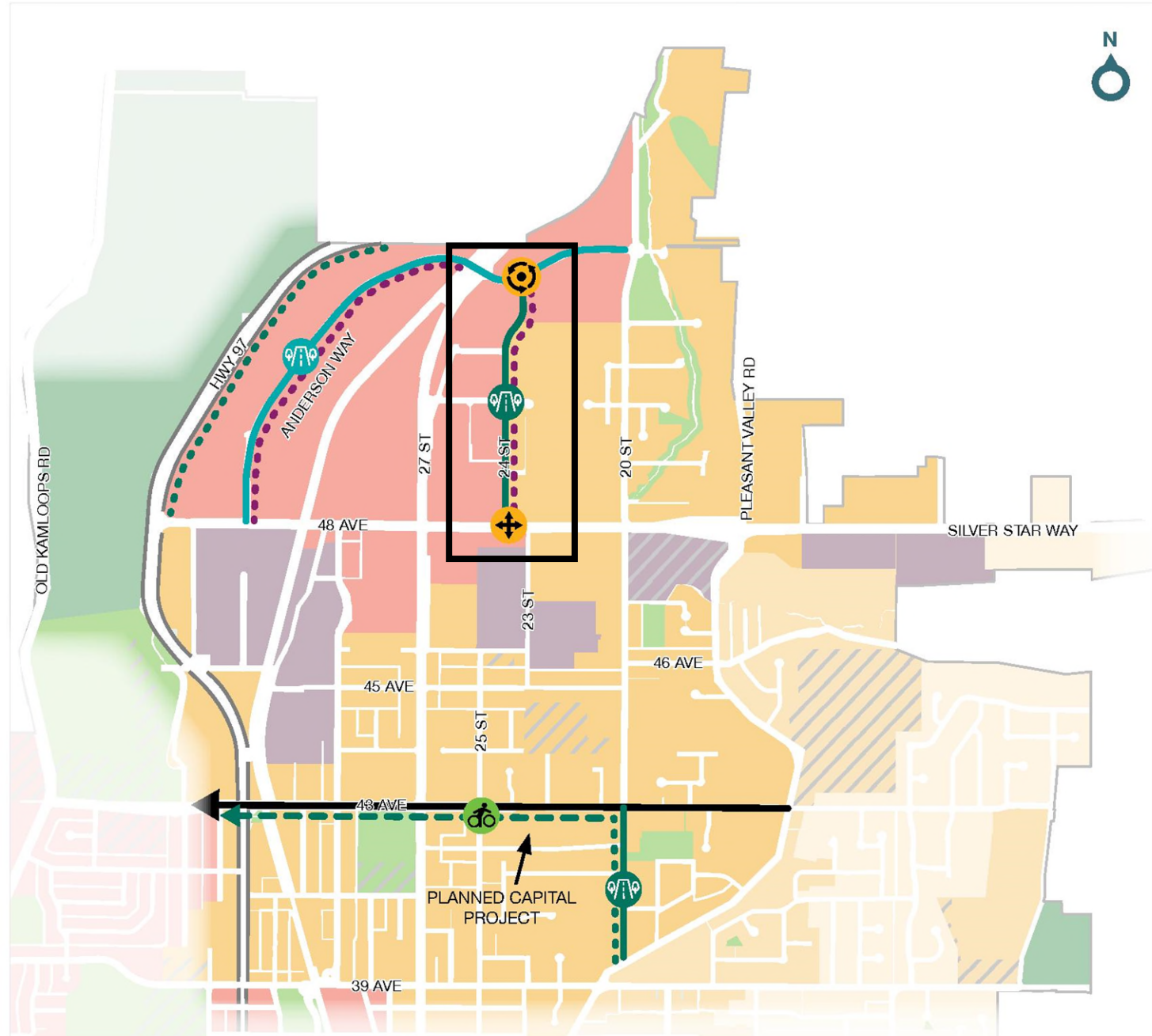
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# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

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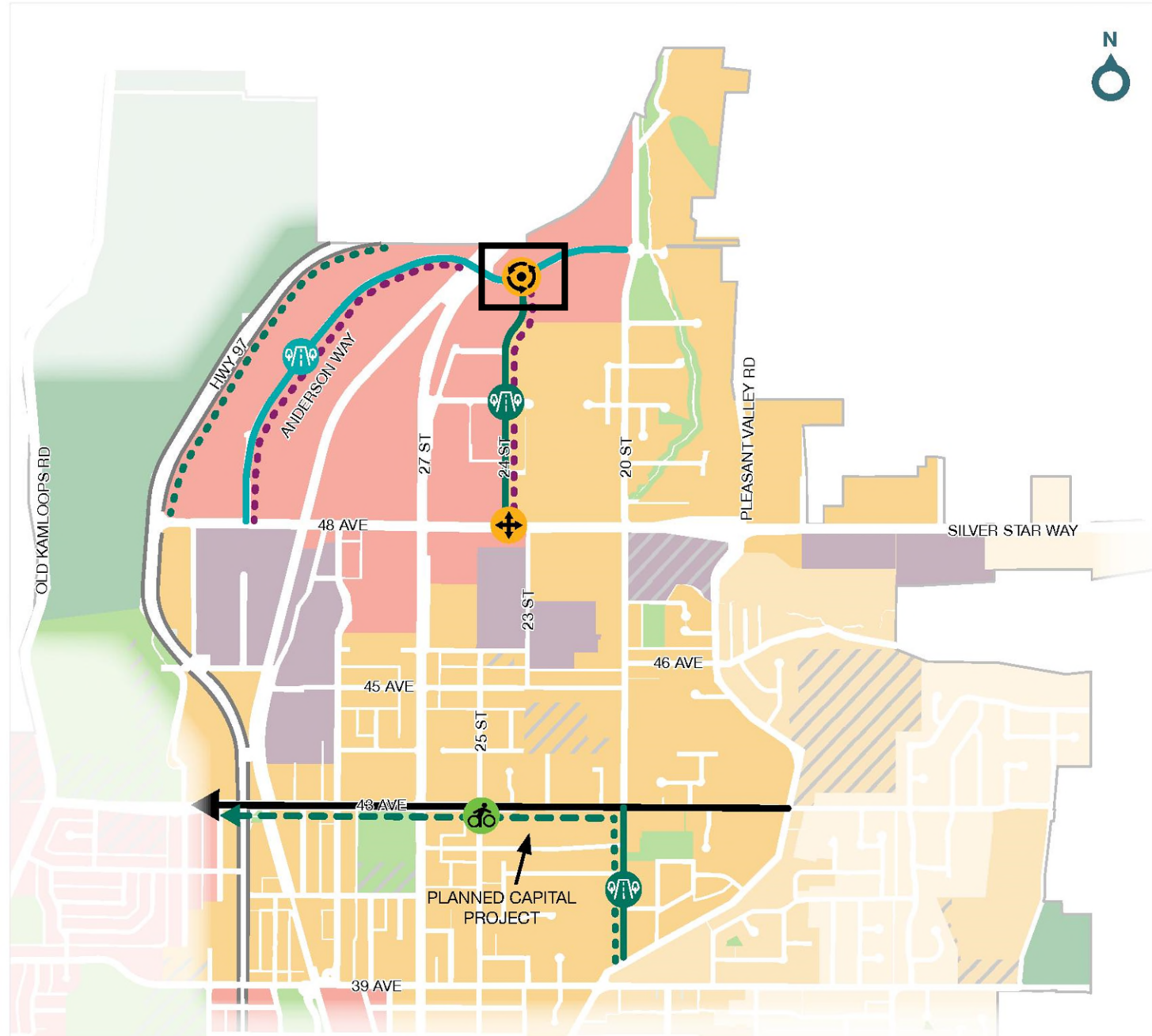
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24 ST
STOP

# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

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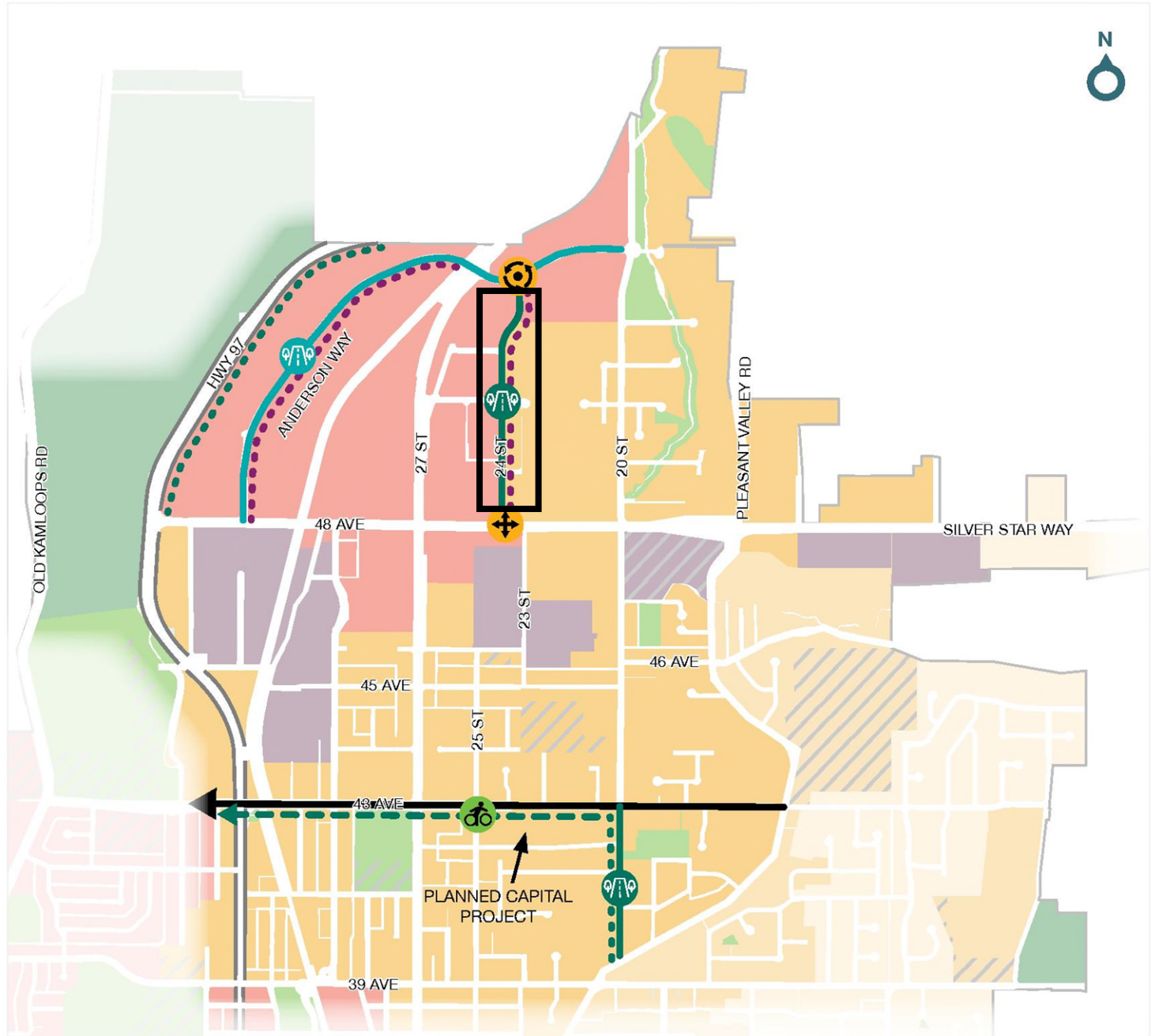
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BIG BOX Outlet STORE
ONCE A MONTH
SALE END OF
SUNDAY!MONDAY
Craft Distillery
BIG BOX Outlet STORE
NOW OPEN
Livingwood FLOORS
E.B. Horsman & Son

# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

**Street Type**

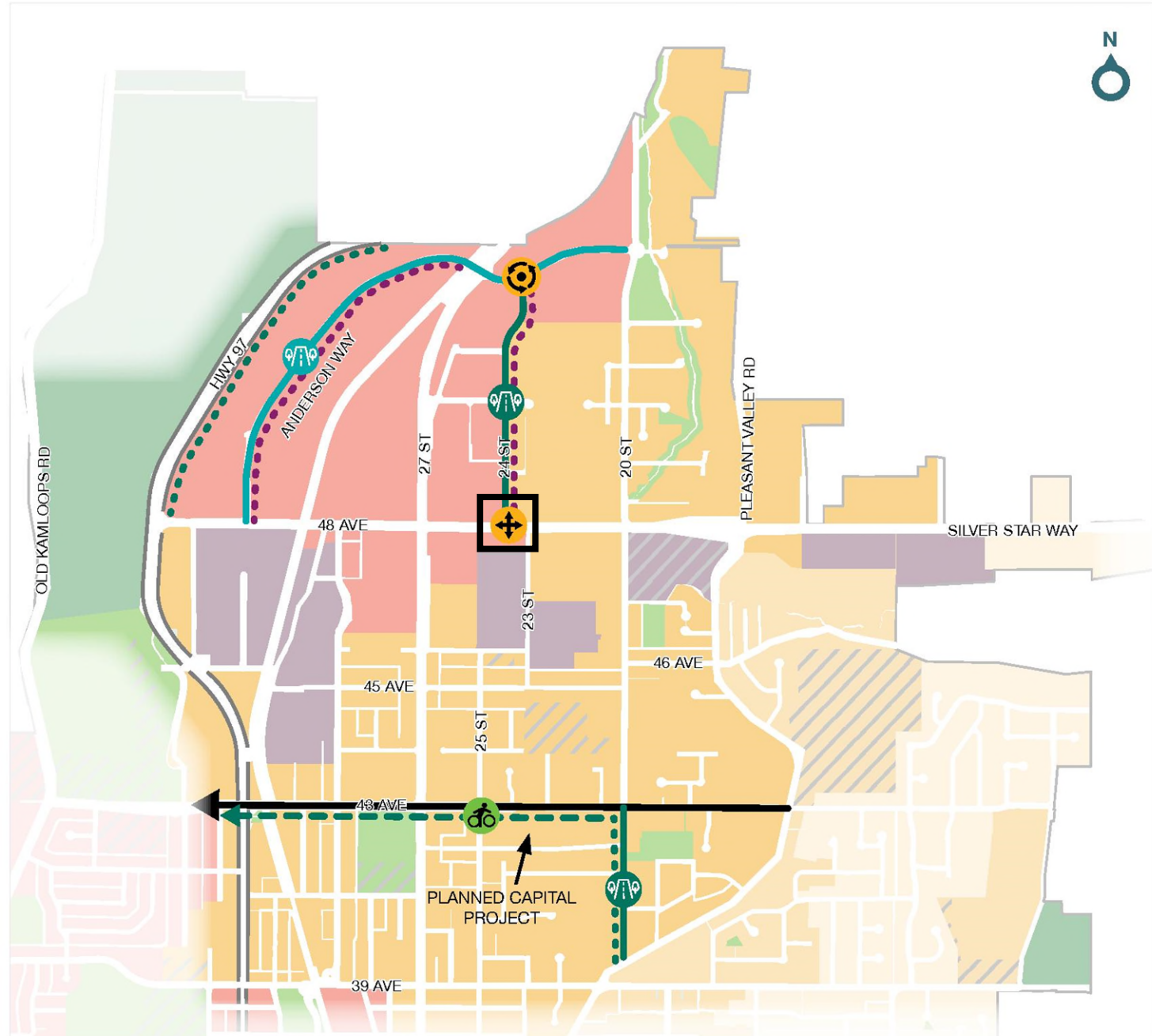
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# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

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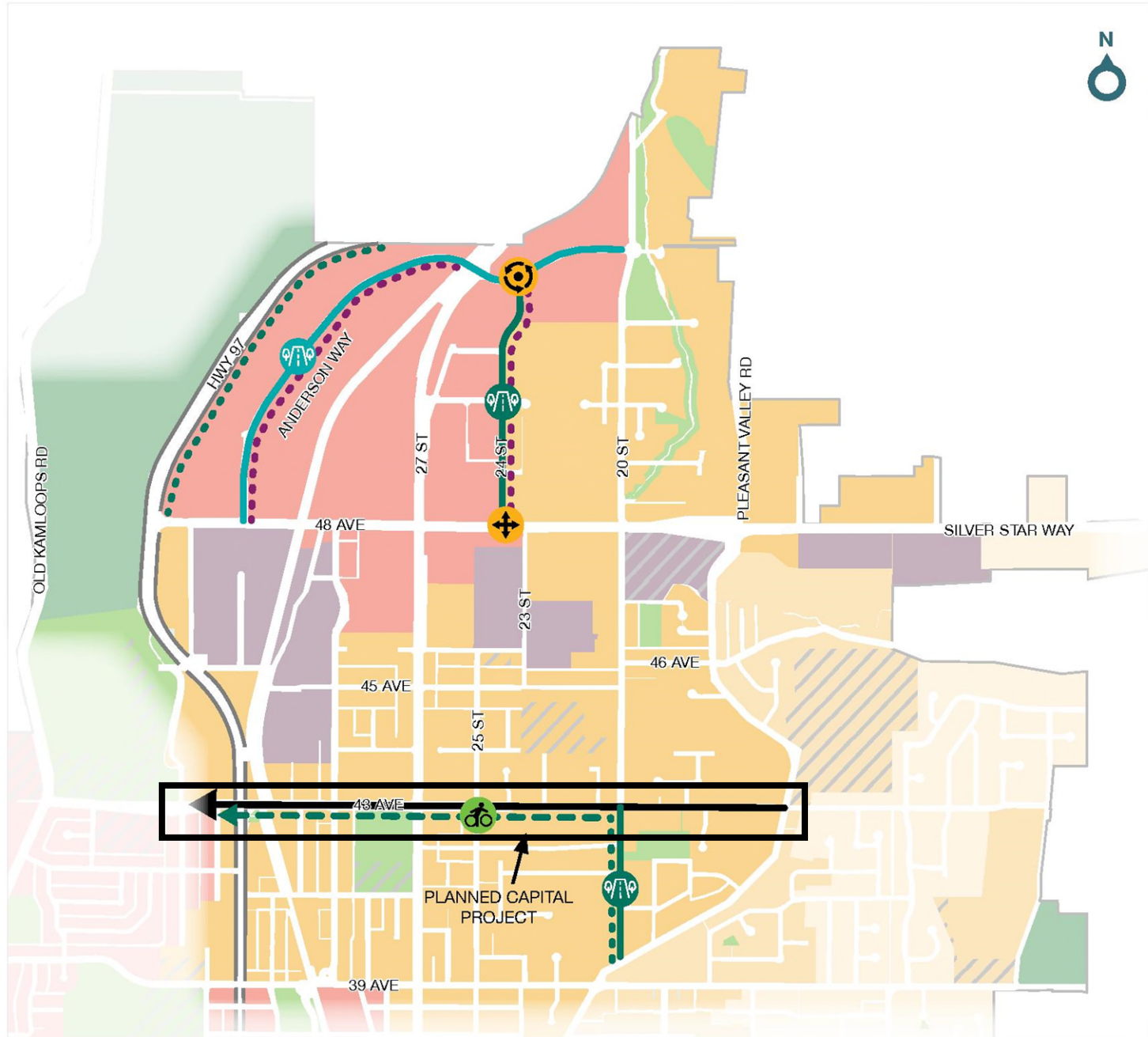
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# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

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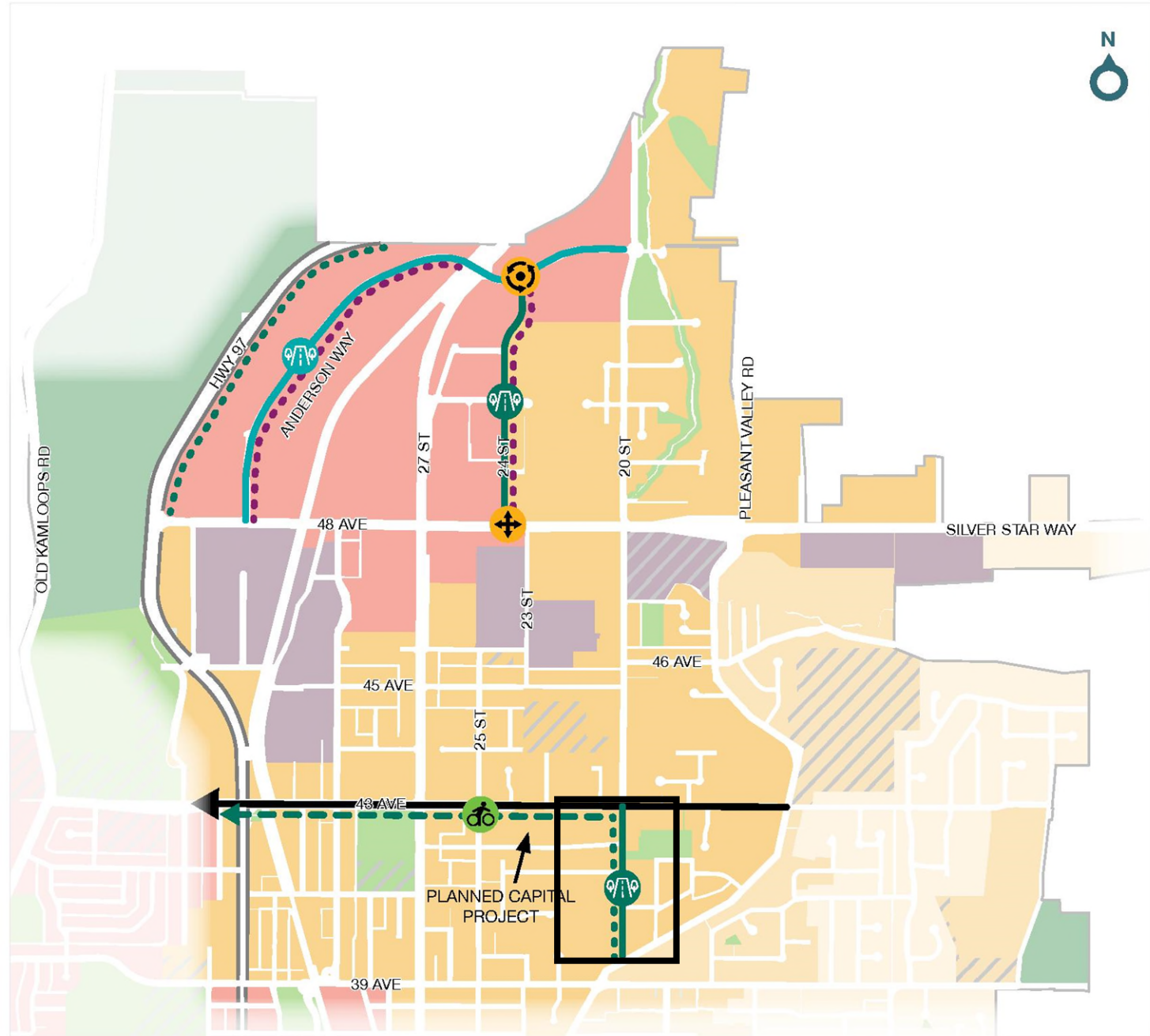
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**Supporting Infrastructure**

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- Roundabout
- Active Transportation Upgrade
- (Arrow indicates project continues)




30





# North Vernon & Harwood
## Medium Term Major Transportation Projects

# PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

**Street Type**

Arterial

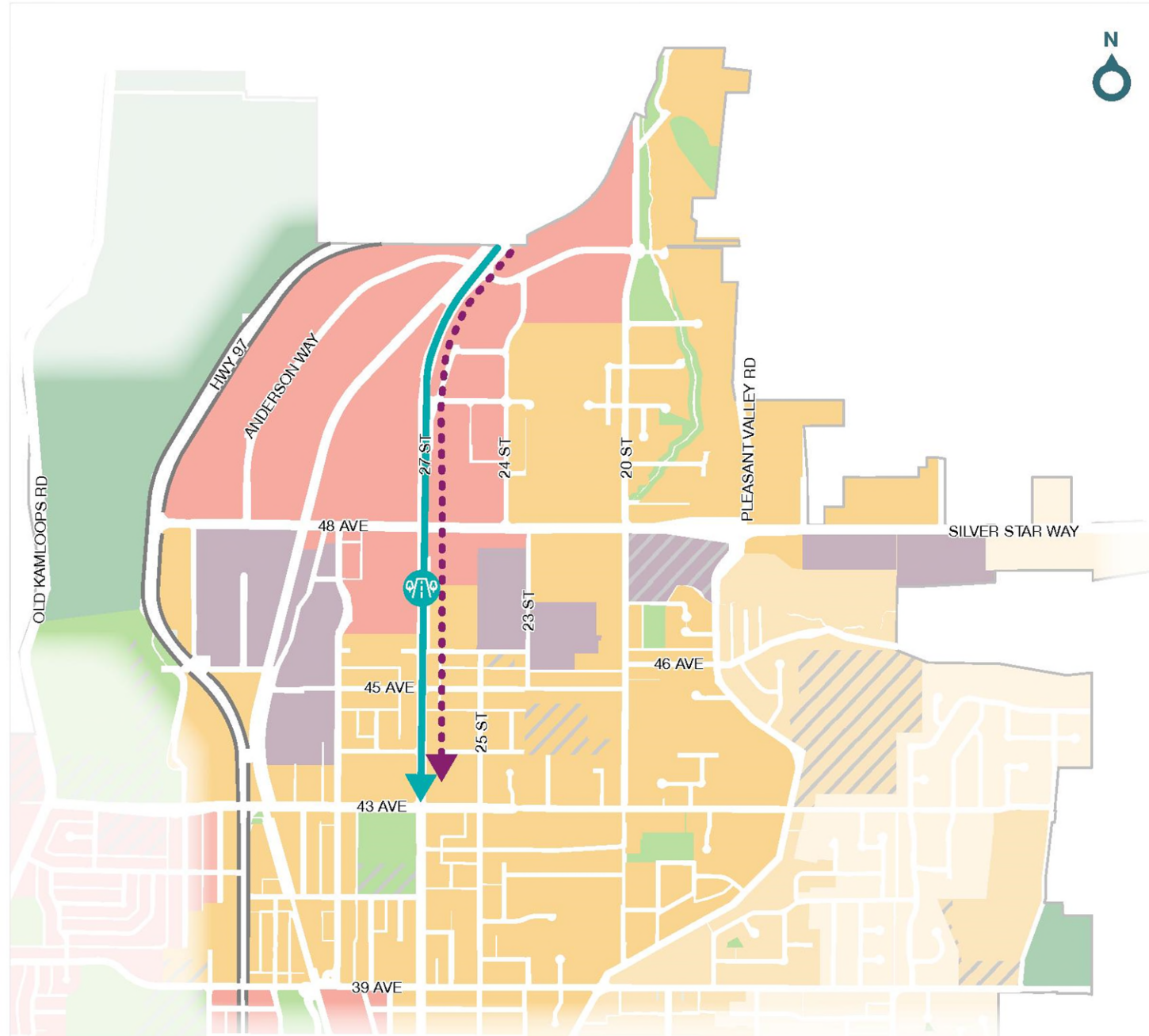
**Active Transportation**

Protected Pedestrian & Bike Infrastructure

**Supporting Infrastructure**

Corridor Upgrade (Noted by colour)

(Arrow indicates project continues)



# North Vernon & Harwood
## Long Term Major Transportation Projects

# PROPOSED LONG-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

**Street Type**

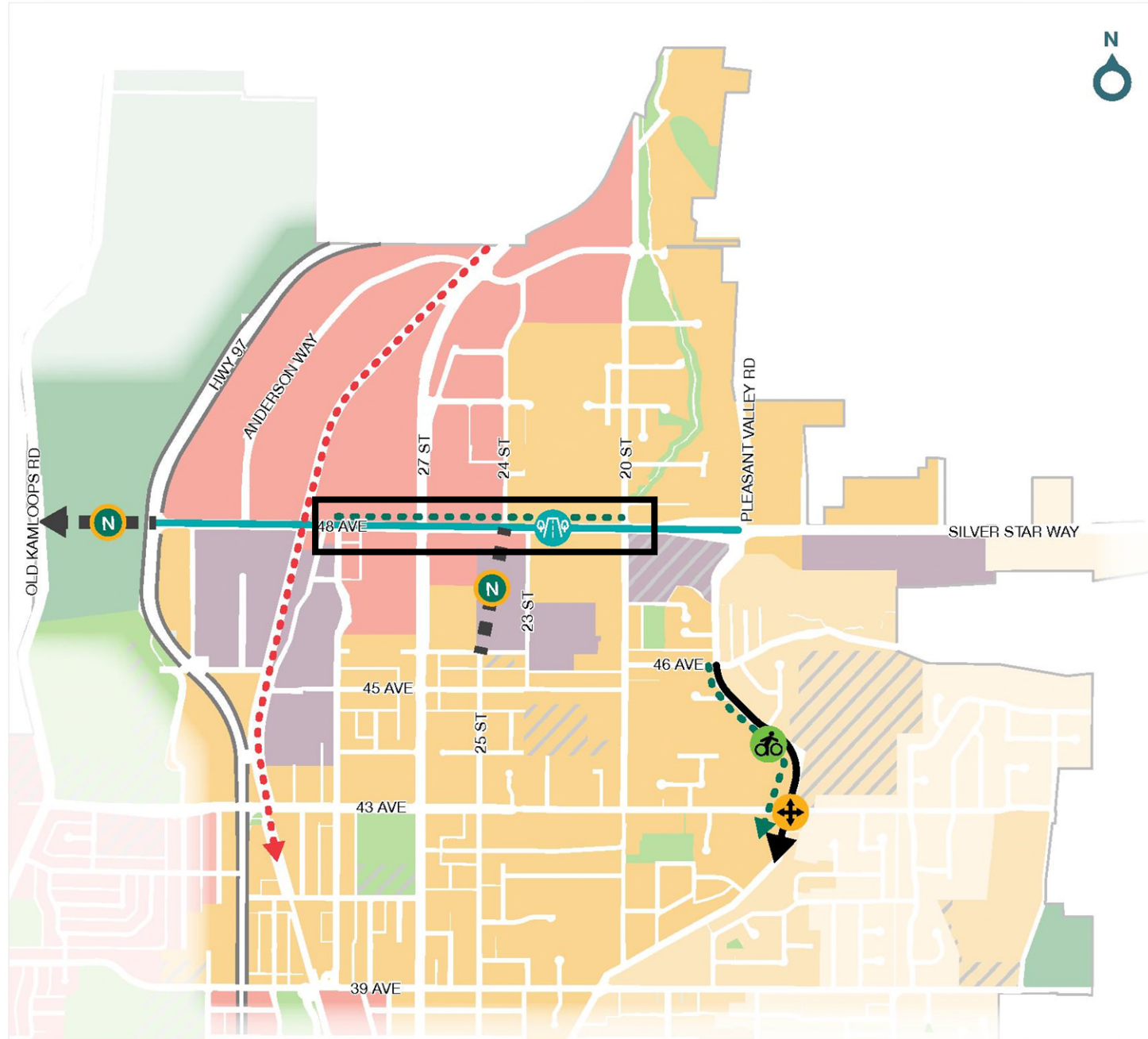
- Arterial
- Community Collector
- New Road

**Active Transportation**

- Multi-use Path
- Desire Line

**Supporting Infrastructure**

- Corridor Upgrade (Noted by colour)
- Intersection Upgrade
- New Road
- Active Transportation Upgrade
- (Arrow indicates project continues)




FedEx
FedEx
BAY
LAUNDROMAT
& DRY CLEANING
COIN
WASH
FOR
SALE
29th St
VALHALLA PURE
OUTFITTERS

# PROPOSED LONG-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

**Street Type**

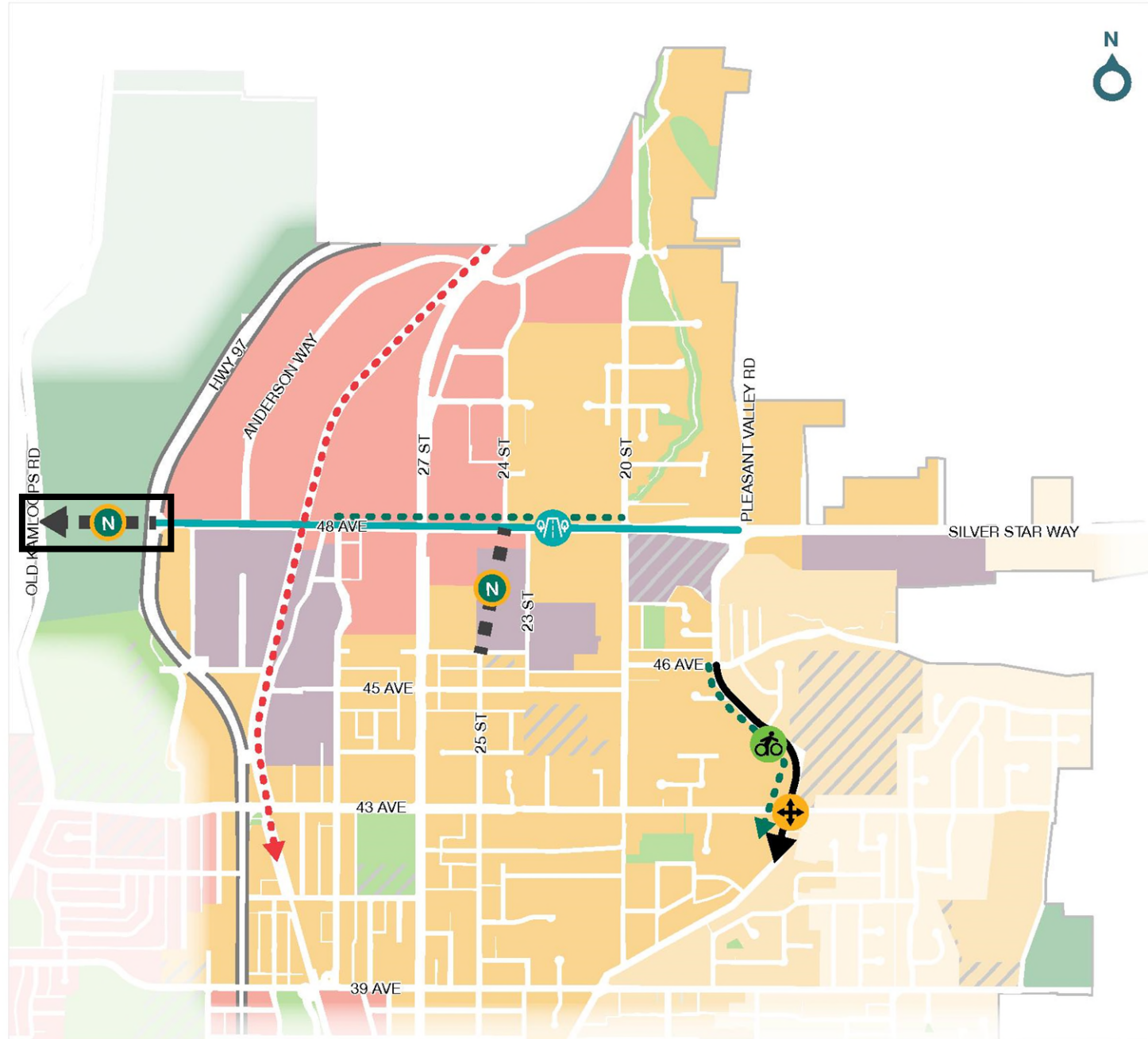
- Arterial
- Community Collector
- New Road

**Active Transportation**

- Multi-use Path
- Desire Line

**Supporting Infrastructure**

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- (Arrow indicates project continues)




8 Ave

# PROPOSED LONG-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

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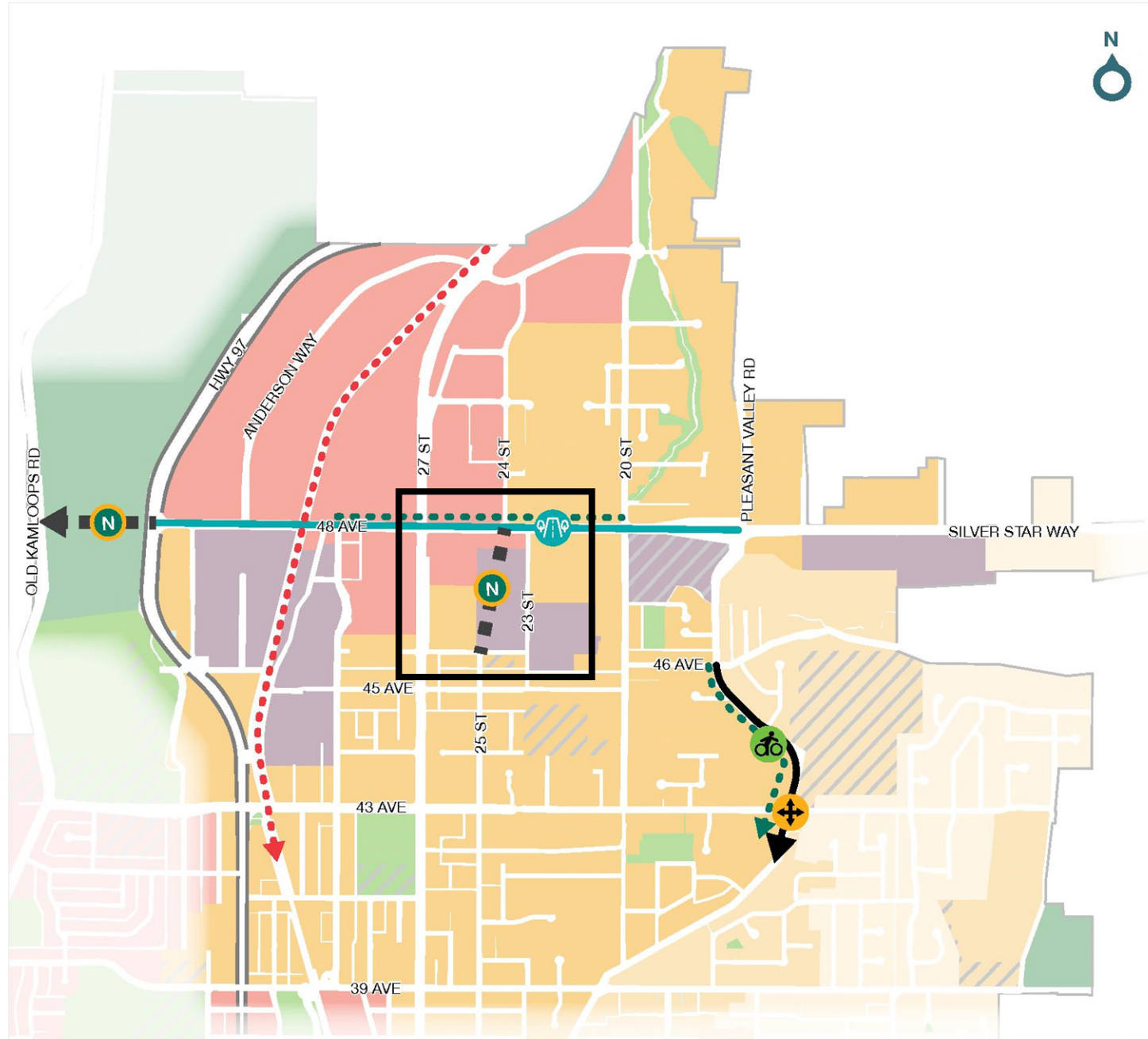
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- Community Collector
- New Road

**Active Transportation**

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**Supporting Infrastructure**

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- (Arrow indicates project continues)








**Dead end at 25th Street and 46th Ave**

**Intersection at 24th Street and 48th Ave**

# PROPOSED LONG-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

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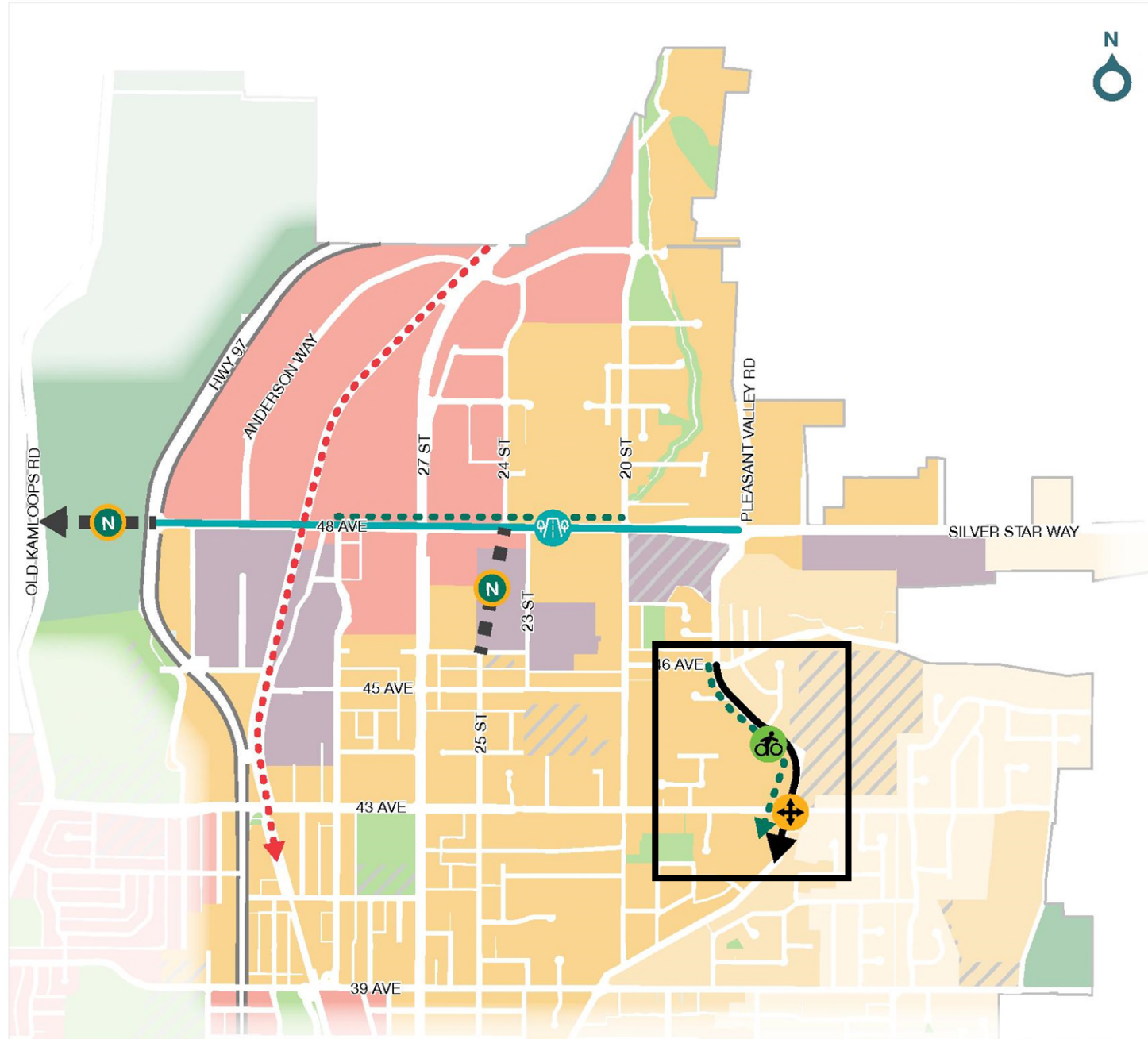
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Pleasant Valley Rd

# PROPOSED LONG-TERM TRANSPORTATION PROJECTS

## North Vernon / Harwood

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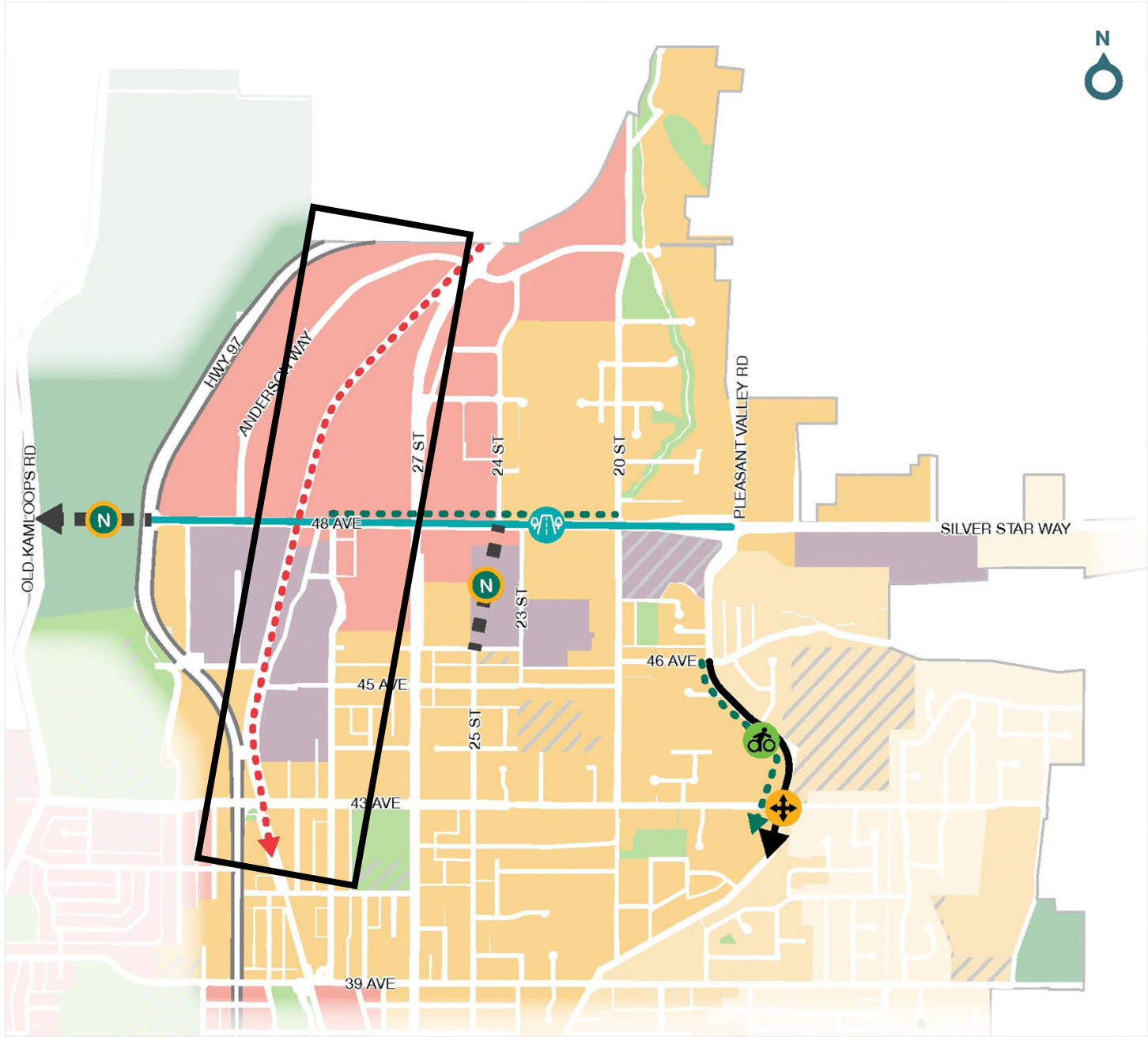
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- Community Collector
- New Road

**Active Transportation**

- Multi-use Path
- Desire Line

**Supporting Infrastructure**

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# ALL PROPOSED TRANSPORTATION PROJECTS

## North Vernon / Harwood

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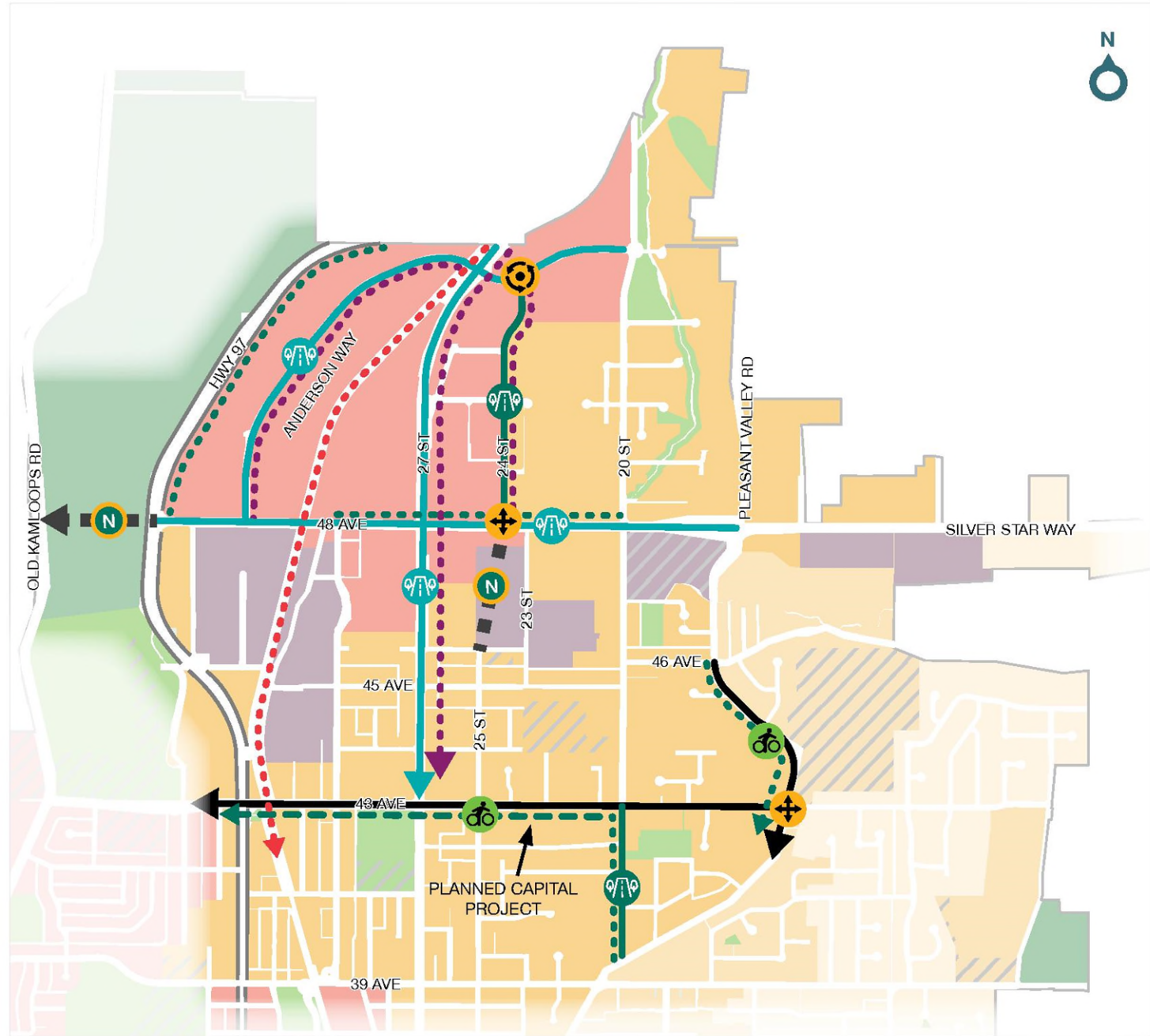
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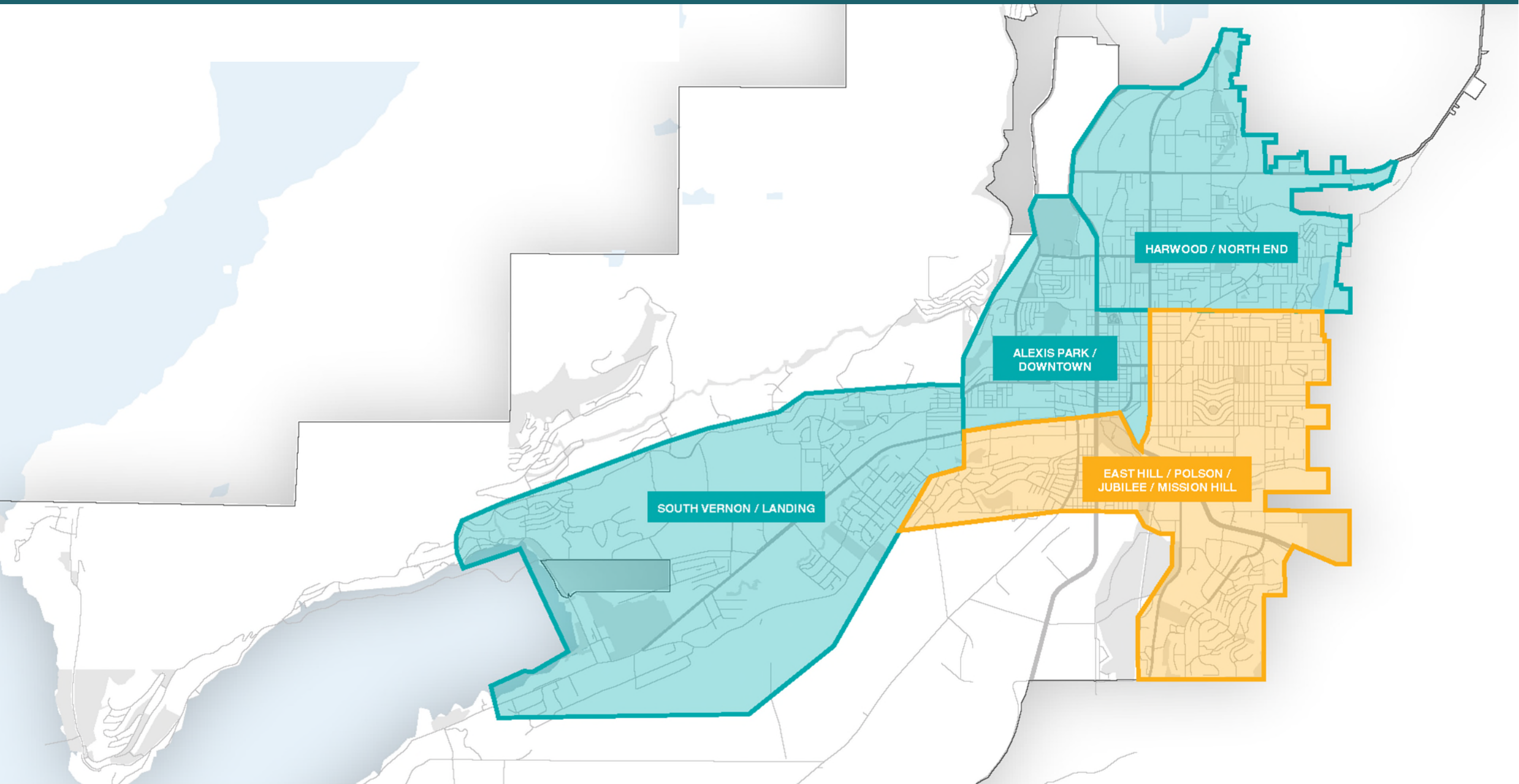
# Official Community Plan & Transportation Plan

## East Hill, Middleton Mountain, Polson, Jubilee, & Mission Hill

CITY OF Vernon

**Council Presentation**
**May 12, 2025**

# City Section: 3 of 4

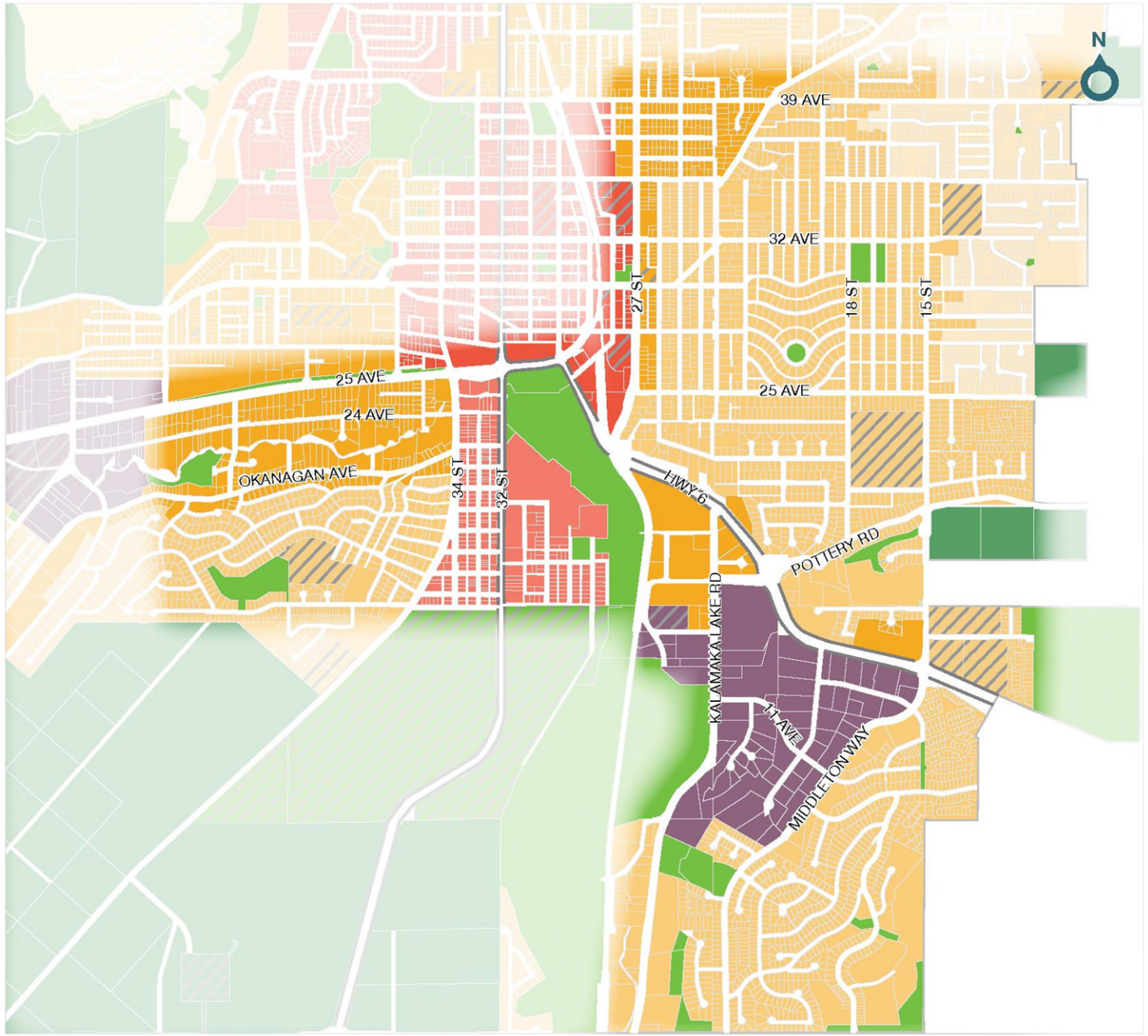


# Area 2: East Hill To Mission Hill

## PROPOSED FUTURE LAND USE

East Hill to Mission Hill

- Neighbourhood - Urban
- Neighbourhood - Suburban
- Neighbourhood - Suburban Limited
- Community
- Urban Centre
- Village Centre
- Parks, Open Spaces, and Natural Areas
- ALR
- Industrial



# Land Use Definitions: Suburban Neighbourhood

## What is an Suburban Neighbourhood?

**Suburban Neighbourhoods are low-density areas incorporating gentle density to meet growing housing needs. As they evolve, improved walking, cycling, and access to schools, parks, and local services will enhance livability while retaining neighbourhood character.**

Neighbourhood - Suburban



# Urban Neighbourhoods - Polson

## Growth Aspirations

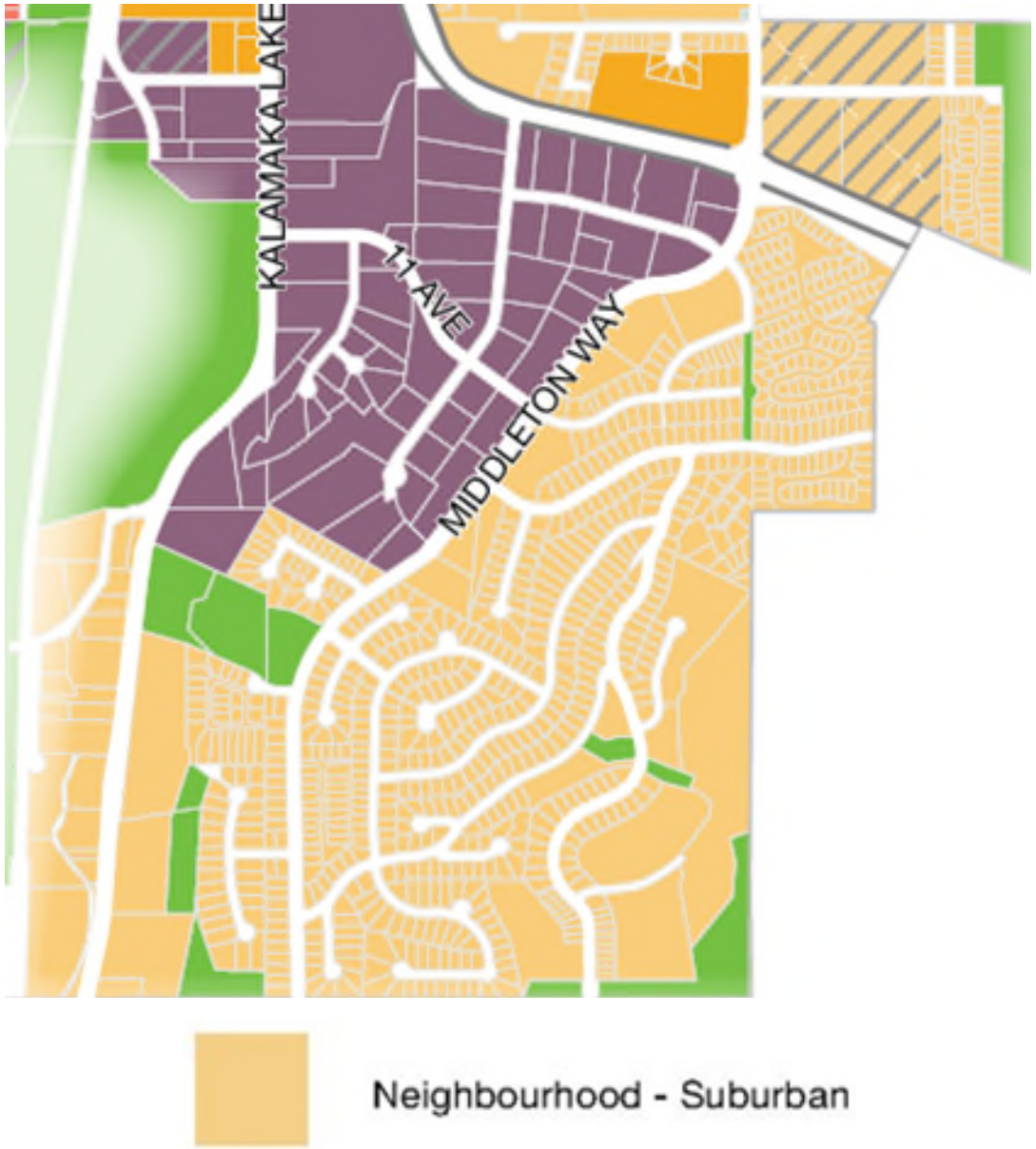
***Increase residents in each urban neighbourhood by 1,500 over the next 20 years***



# Suburban Neighbourhoods

## Vision for Suburban Neighbourhoods

- *Focused on gentle infill housing*
- *Multi-modal mobility infrastructure*
- *Neighbourhood amenities and services*

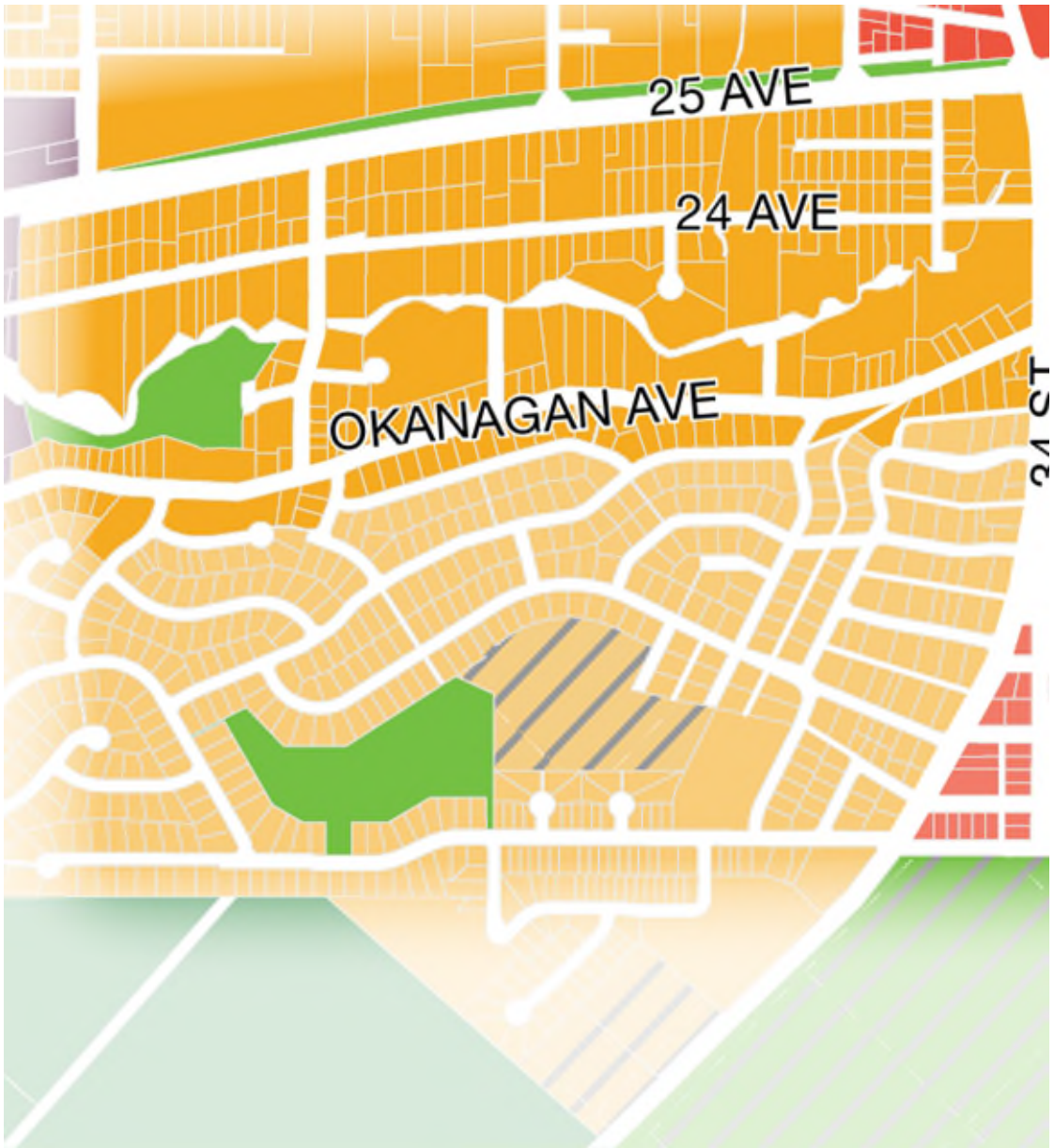


# Urban & Suburban Neighbourhoods

## 25th Ave Corridor & Mission Hill

Neighbourhood - Urban

Neighbourhood - Suburban



# Example Policies for Suburban Neighbourhoods

### Purpose and Function

- Focus development / redevelopment on providing infill housing in close proximity to local services and amenities.
- Encourage the creation of a diverse mix of housing options using gentle density to retain neighbourhood character.
- Strengthen multi-modal transportation infrastructure to encourage walking, rolling and cycling.

### Land Use and Building Form

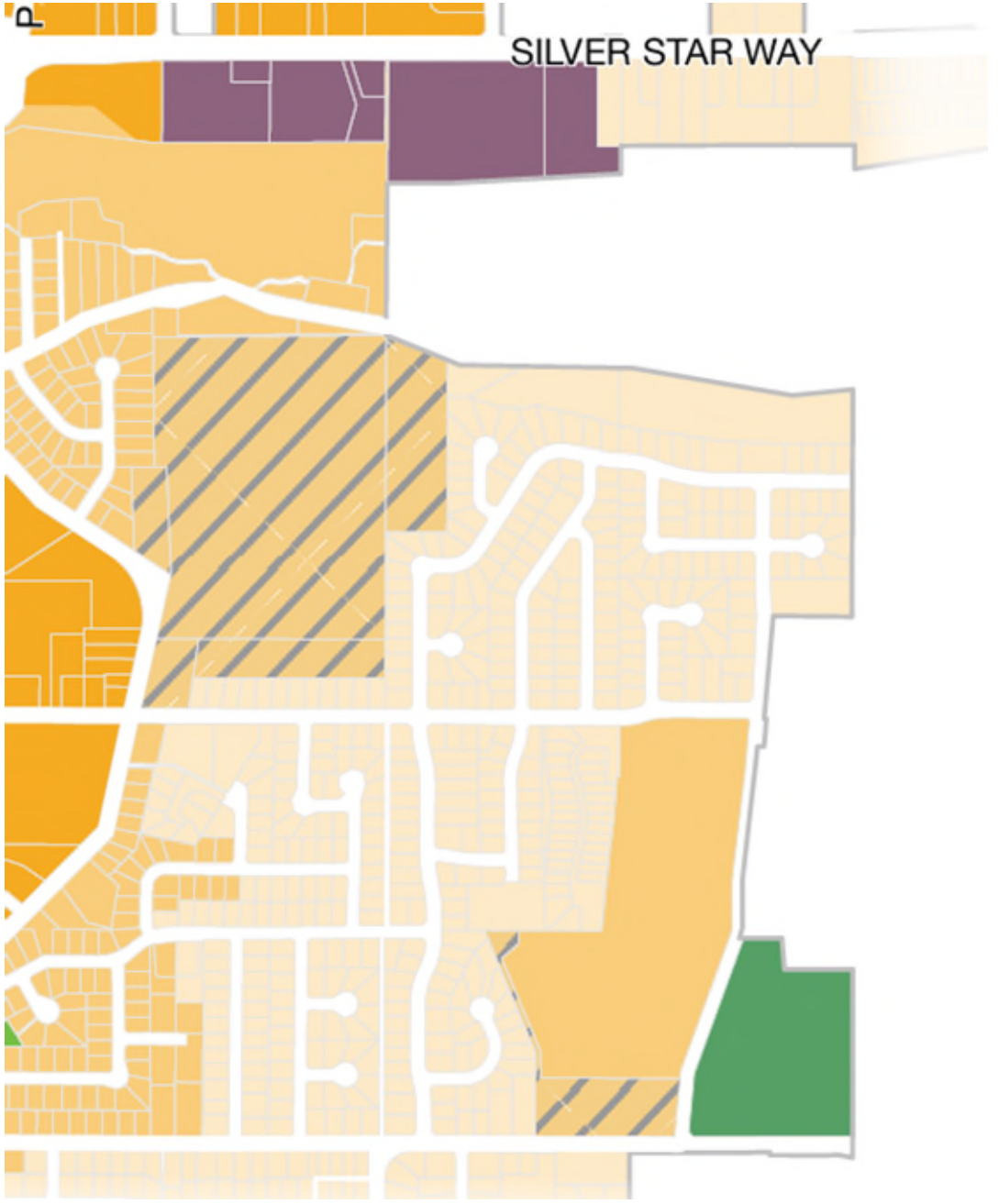
- Support a range of low-rise buildings throughout the Neighbourhood, including:
  i. Single-detached homes
  ii. Townhomes
  iii. Low-rise apartments (on collectors and arterials)
  iv. Neighbourhood commercial

# Land Use Definitions: Suburban Limited Neighbourhood

## What is an Suburban Limited Neighbourhood?

**Suburban Limited Neighbourhoods are low-density areas where steep slopes, infrastructure limitations, or environmental features restrict redevelopment. Growth will focus on single-detached homes with options for secondary suites or accessory units.**

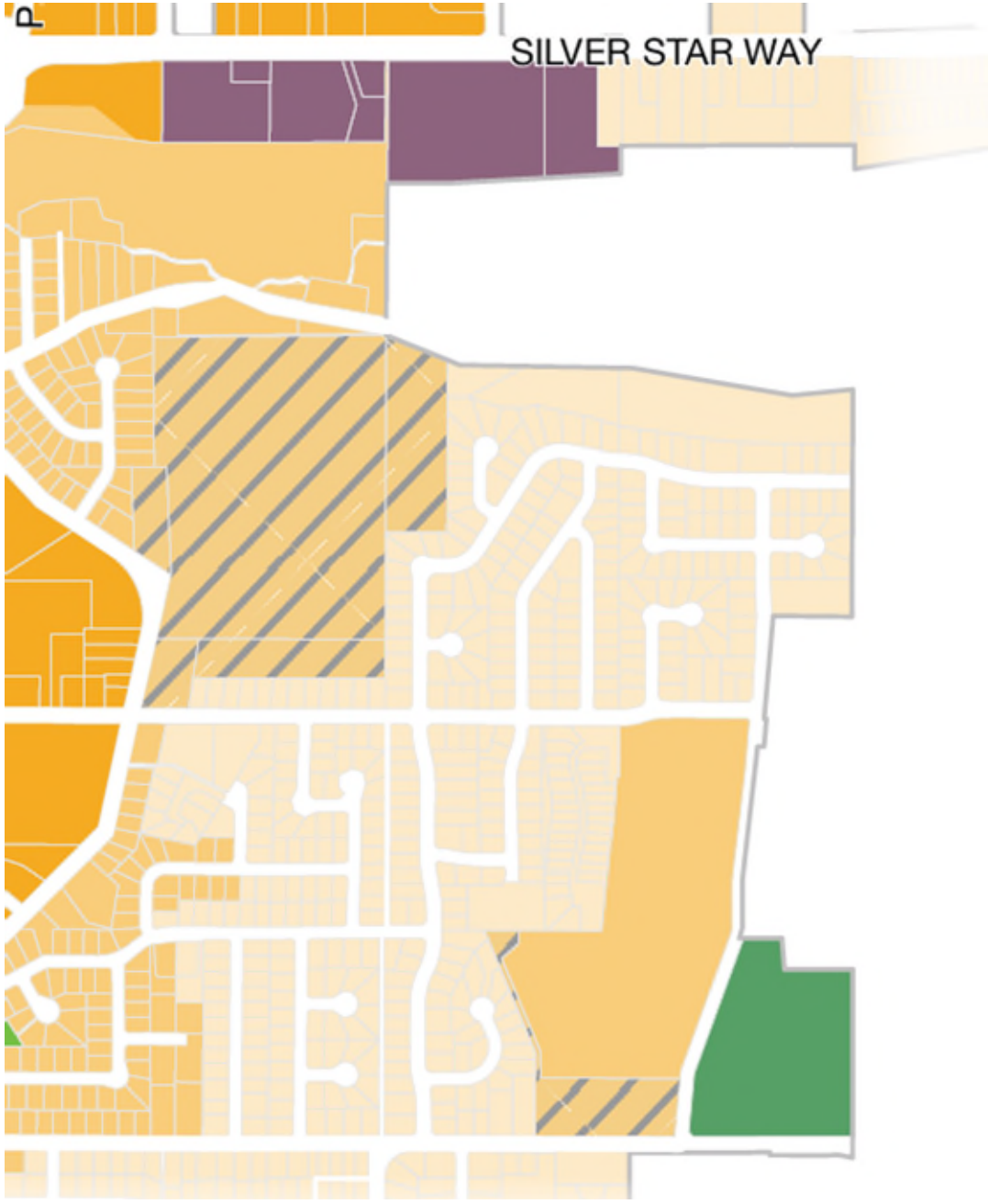
Neighbourhood - Suburban Limited



# Suburban Limited Neighbourhoods

## Vision for Suburban Limited Neighbourhoods

- *Focused on single detached housing*
- *Encourage suites and ADUs*
- *Neighbourhood amenities and connections*




Neighbourhood - Suburban Limited

# Suburban Limited Neighbourhoods

## Example Policies for Suburban Limited Neighbourhoods

### Purpose and Function

- Focus development / redevelopment on providing single detached housing with suites or ADUs.
- Encourage the creation of rental housing options.
- Strengthen multi-modal transportation infrastructure to encourage walking, rolling and cycling.

### Land Use and Building Form

- Support a range of low-rise buildings throughout the Neighbourhood, including:
  i. Single-detached homes
  ii. Suites and Accessory Dwelling Units

# Land Use Definitions: Village Centre

## What is an Village Centre?

**Village Centres are compact, mixed-use areas that serve as focal points for neighbourhood life, offering shops, parks, housing, and services designed to be accessed by foot, bike, or transit.**



# Jubilee Hill Village Centre

## Vision for Jubilee Hill

**Jubilee Hill is a unique Village Centre centered on Vernon Jubilee Hospital, combining health services, mid-rise homes, and local shops in a walkable setting.**

**With tree-lined streets and bike connections to Downtown, it supports both neighbourhood life and regional health care needs.**



# Jubilee Hill Village Centre

## Example Policies for Jubilee Hill

### Role and Identity

- Recognize Jubilee Hill Village Centre as a regional health services hub with a strong role in housing, rental accommodation, and local services.
- Develop a Village Centre identity that reflects its access to health services and public amenities with a focus on multi-modal transportation and accommodation to support Vernon Jubilee Hospital.

### Land Use and Building Form

- Support a range of low- to mid-rise multi-unit buildings east of highway 97, including:
  i. Townhomes
  ii. Mixed-use buildings with ground-floor commercial
  iii. Low-rise and mid-rise apartments
- Enhance 33rd Street to provide a pedestrian focus with local services and a diverse mix of housing options.

# Jubilee Hill Village Centre

## Growth Aspirations

***Increase residents in the Jubilee Hill Village Centre by 1,500 over the next 20 years***



# Jubilee Village Centre

## Growth Aspirations

*Increase residents in the Jubilee Hill Village Centre by 1,500 over the next 20 years*



# **Looking Ahead:**
# East Hill to Mission Hill

# ALL PROPOSED TRANSPORTATION PROJECTS

## East Hill to Mission Hill

### Street Type

- Arterial
- Community Collector
- Neighbourhood Collector
- Local

### Active Transportation

- Multi-use Path (Planned Capital Project)
- Protected Pedestrian & Bike Infrastructure
- Village Main Street
- Trail
- Desire Line

### Supporting Infrastructure

- Corridor Upgrade (Noted by colour)
- Roundabout
- Intersection Upgrade
- Pedestrian Crossing
- Funicular
- Active Transportation Upgrade
- (Arrow indicates project continues)



# ALL PROPOSED TRANSPORTATION PROJECTS

## East Hill to Mission Hill

### Street Type

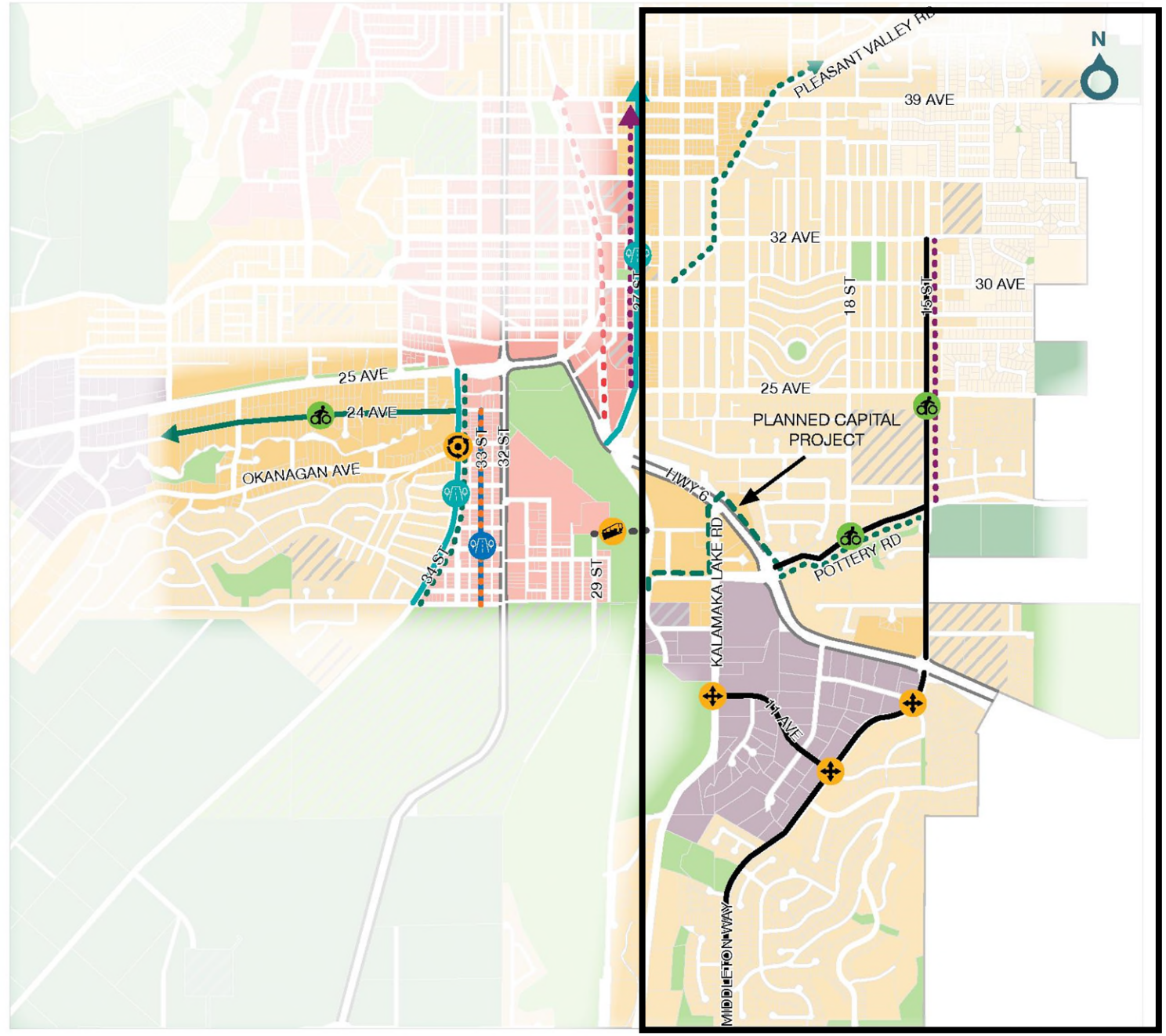
- Arterial
- Community Collector
- Neighbourhood Collector
- Local

### Active Transportation

- Multi-use Path (Planned Capital Project)
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- Village Main Street
- Trail
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### Supporting Infrastructure

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- Roundabout
- Intersection Upgrade
- Pedestrian Crossing
- Funicular
- Active Transportation Upgrade
- (Arrow indicates project continues)



# ALL PROPOSED TRANSPORTATION PROJECTS

## East Hill to Mission Hill

### Street Type

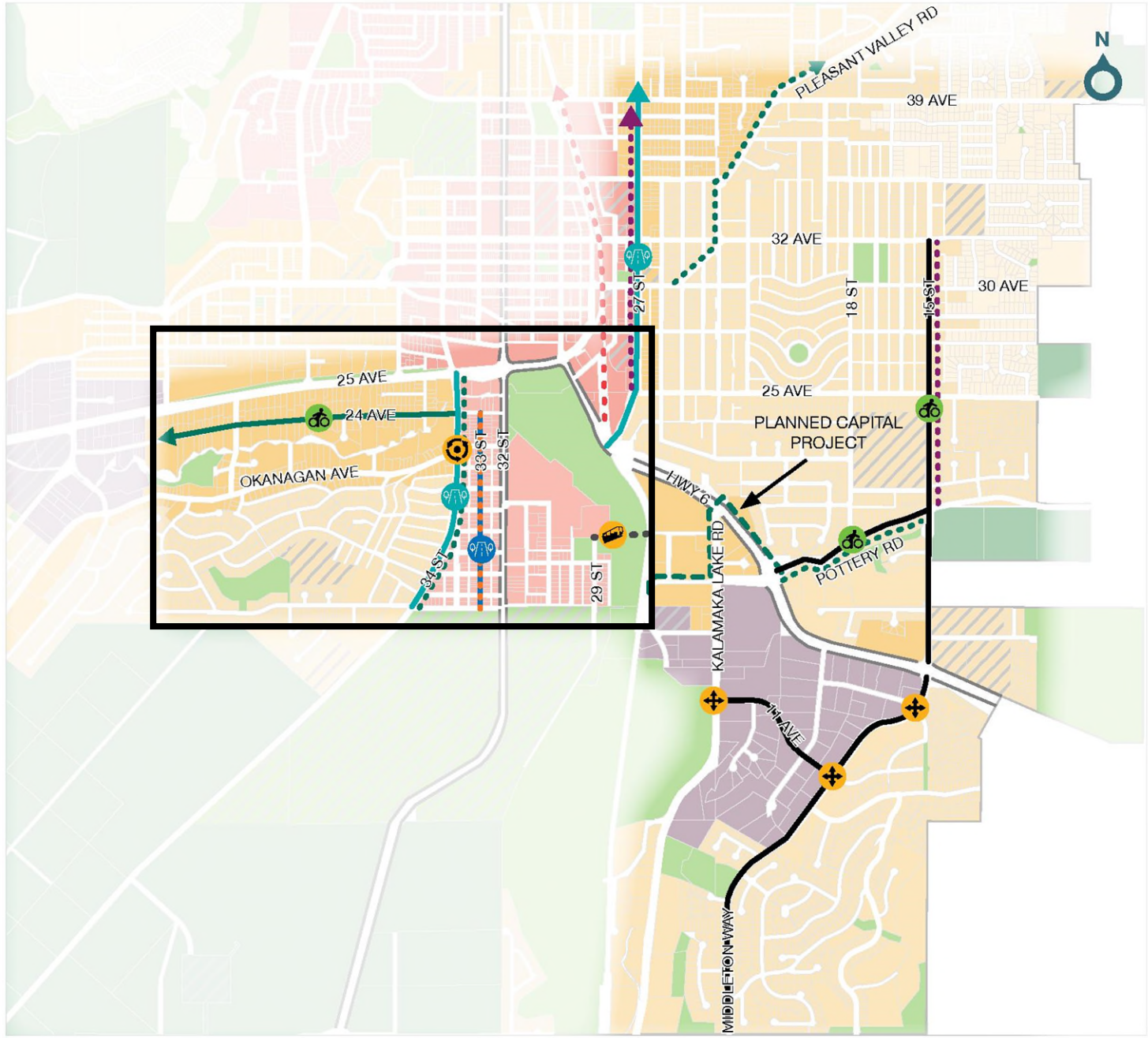
- Arterial
- Community Collector
- Neighbourhood Collector
- Local

### Active Transportation

- Multi-use Path (Planned Capital Project)
- Protected Pedestrian & Bike Infrastructure
- Village Main Street
- Trail
- Desire Line

### Supporting Infrastructure

- Corridor Upgrade (Noted by colour)
- Roundabout
- Intersection Upgrade
- Pedestrian Crossing
- Funicular
- Active Transportation Upgrade
- (Arrow indicates project continues)



# ALL PROPOSED TRANSPORTATION PROJECTS

## East Hill to Mission Hill

### Street Type

- Arterial
- Community Collector
- Neighbourhood Collector
- Local

### Active Transportation

- Multi-use Path (Planned Capital Project)
- Protected Pedestrian & Bike Infrastructure
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- Desire Line

### Supporting Infrastructure

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- Roundabout
- Intersection Upgrade
- Pedestrian Crossing
- Funicular
- Active Transportation Upgrade
- (Arrow indicates project continues)



# East Hill to Mission Hill
## Short Term Major Transportation Projects

# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

**Street Type**

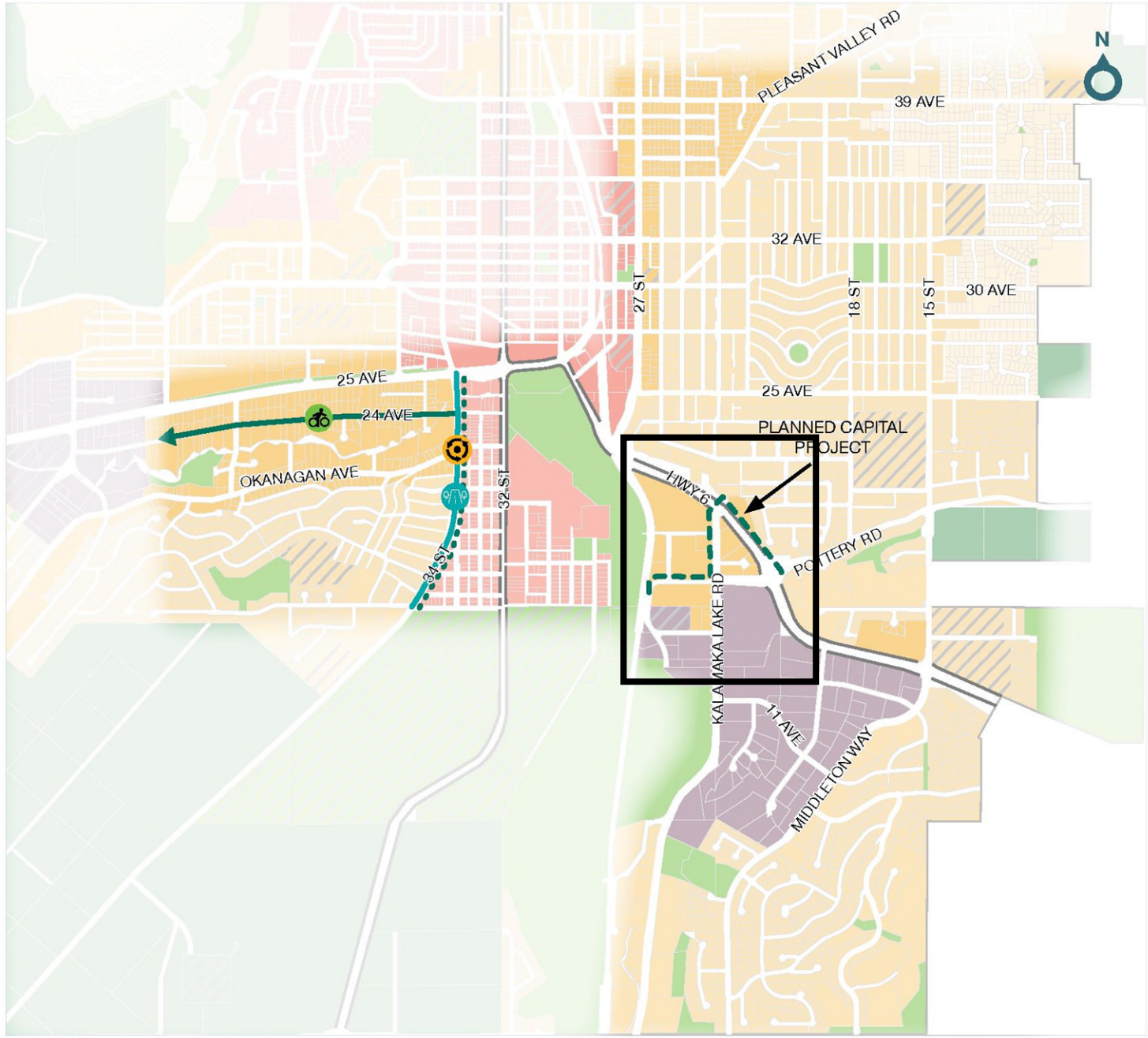
- Arterial
- Neighbourhood Collector

**Active Transportation**

- Multi-use Path (Planned Capital Project)

**Supporting Infrastructure**

- Corridor Upgrade (Noted by colour)
- Roundabout
- Active Transportation Upgrade
- (Arrow indicates project continues)





# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

**Street Type**

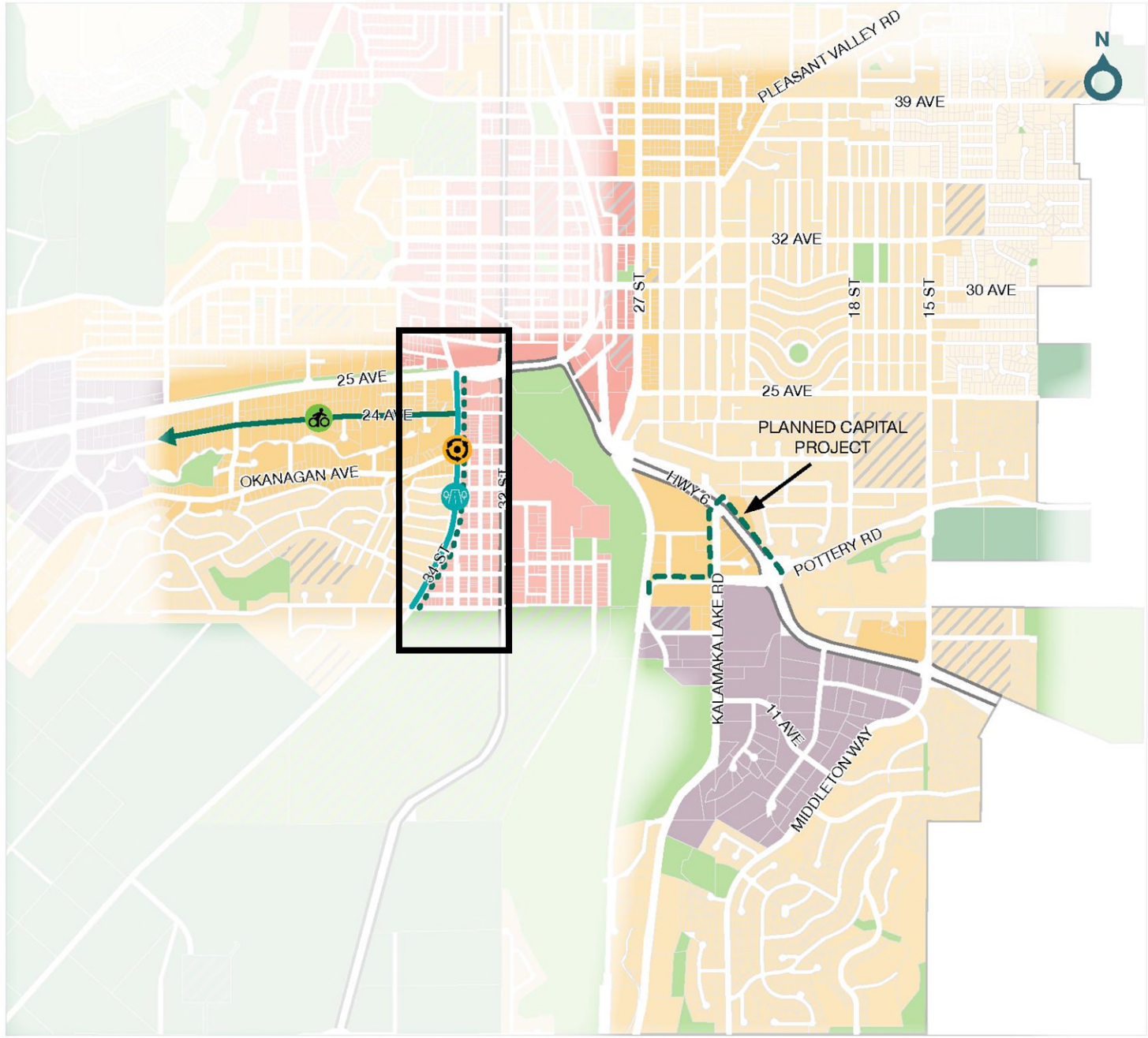
- Arterial
- Neighbourhood Collector

**Active Transportation**

- Multi-use Path (Planned Capital Project)

**Supporting Infrastructure**

- Corridor Upgrade (Noted by colour)
- Roundabout
- Active Transportation Upgrade
- (Arrow indicates project continues)



Arterial Road




Arterial Road
Underserved Active Transportation Infrastructure


Arterial Road
Underserved Active Transportation Infrastructure
Transit Route


Arterial Road
Unprotected Active Transportation Infrastructure & Sidewalk on one side
Transit Route
Two-way stops, with misaligned intersections

# PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

**Street Type**

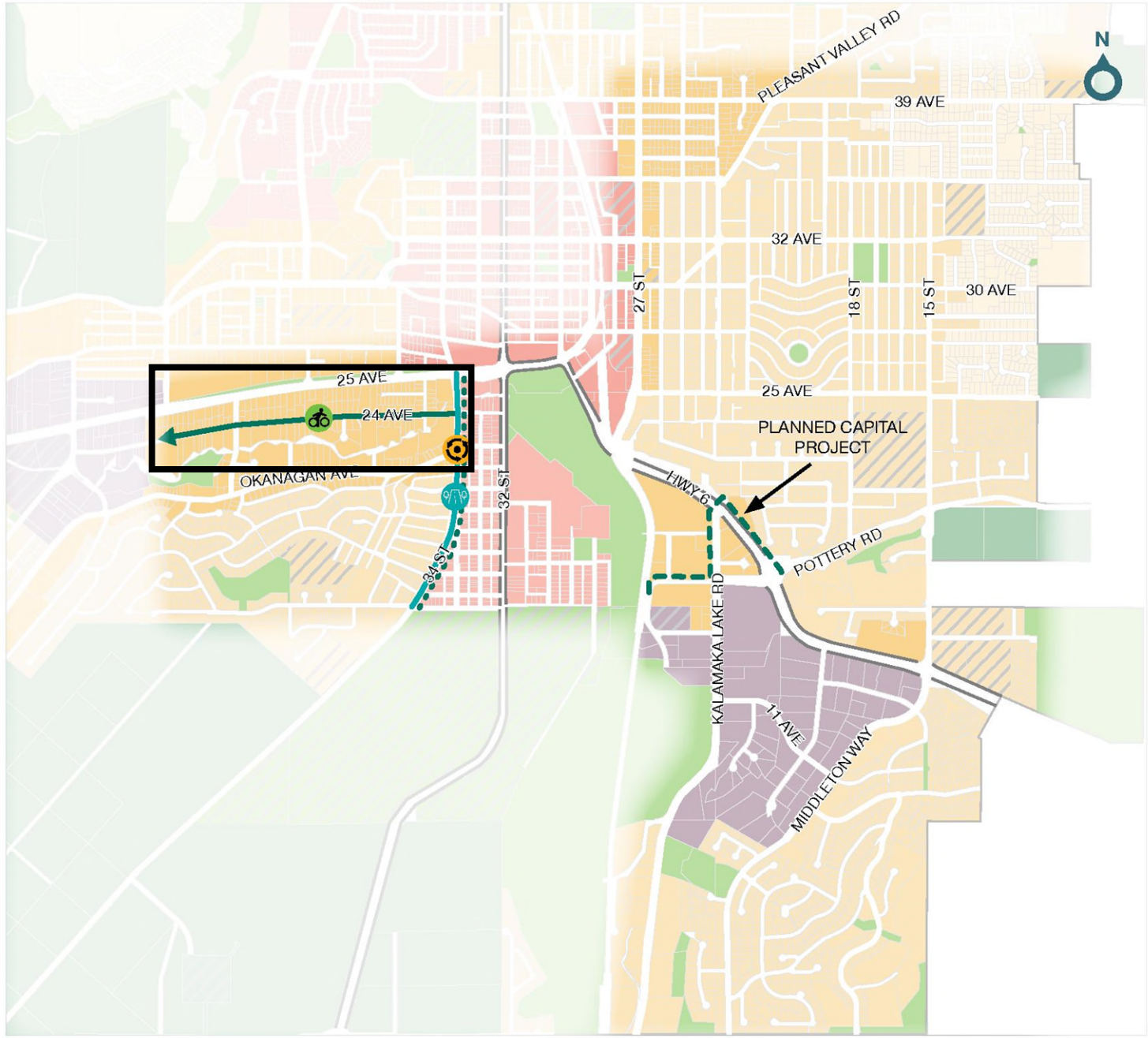
- Arterial
- Neighbourhood Collector

**Active Transportation**

- Multi-use Path (Planned Capital Project)

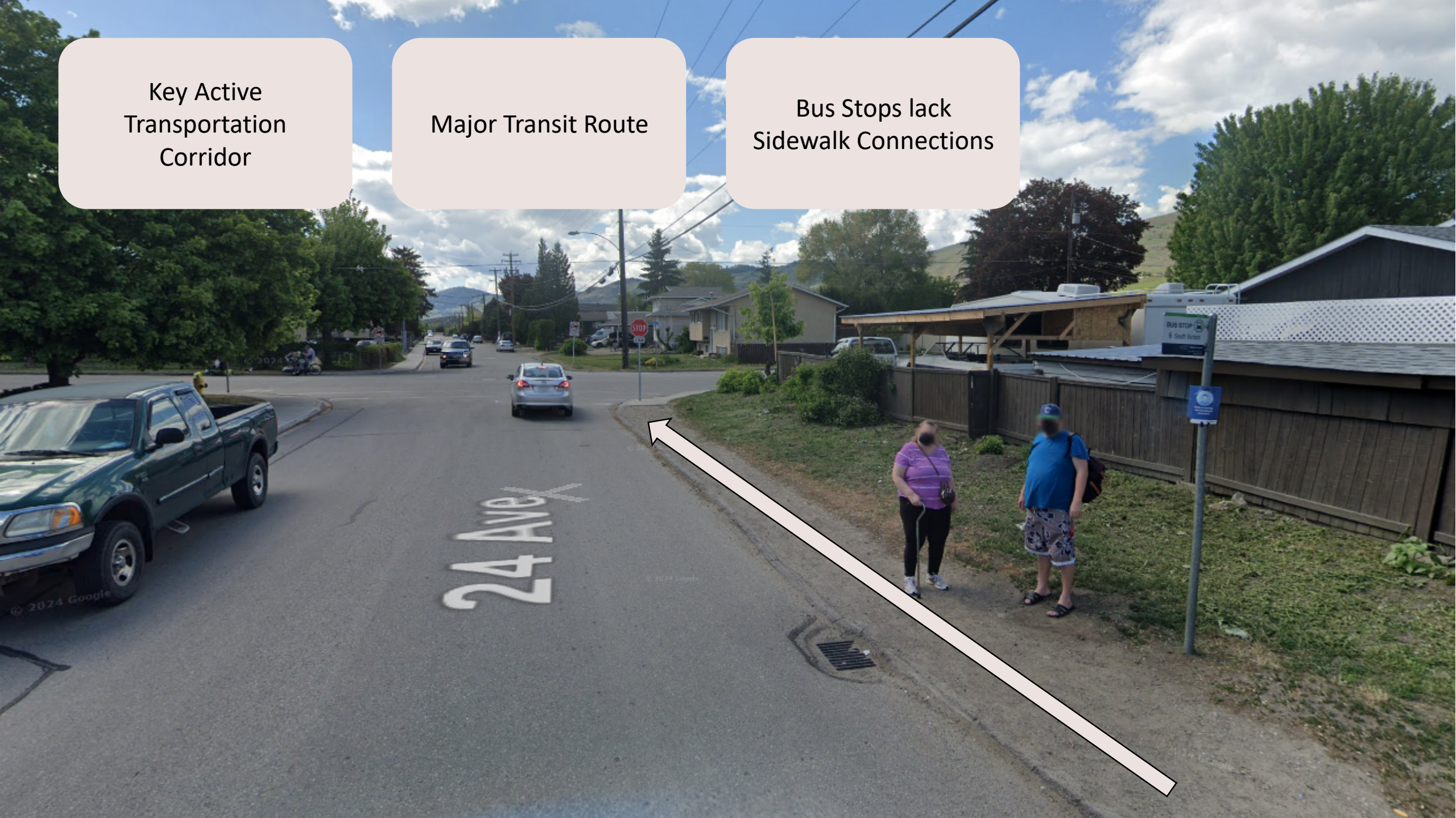
**Supporting Infrastructure**

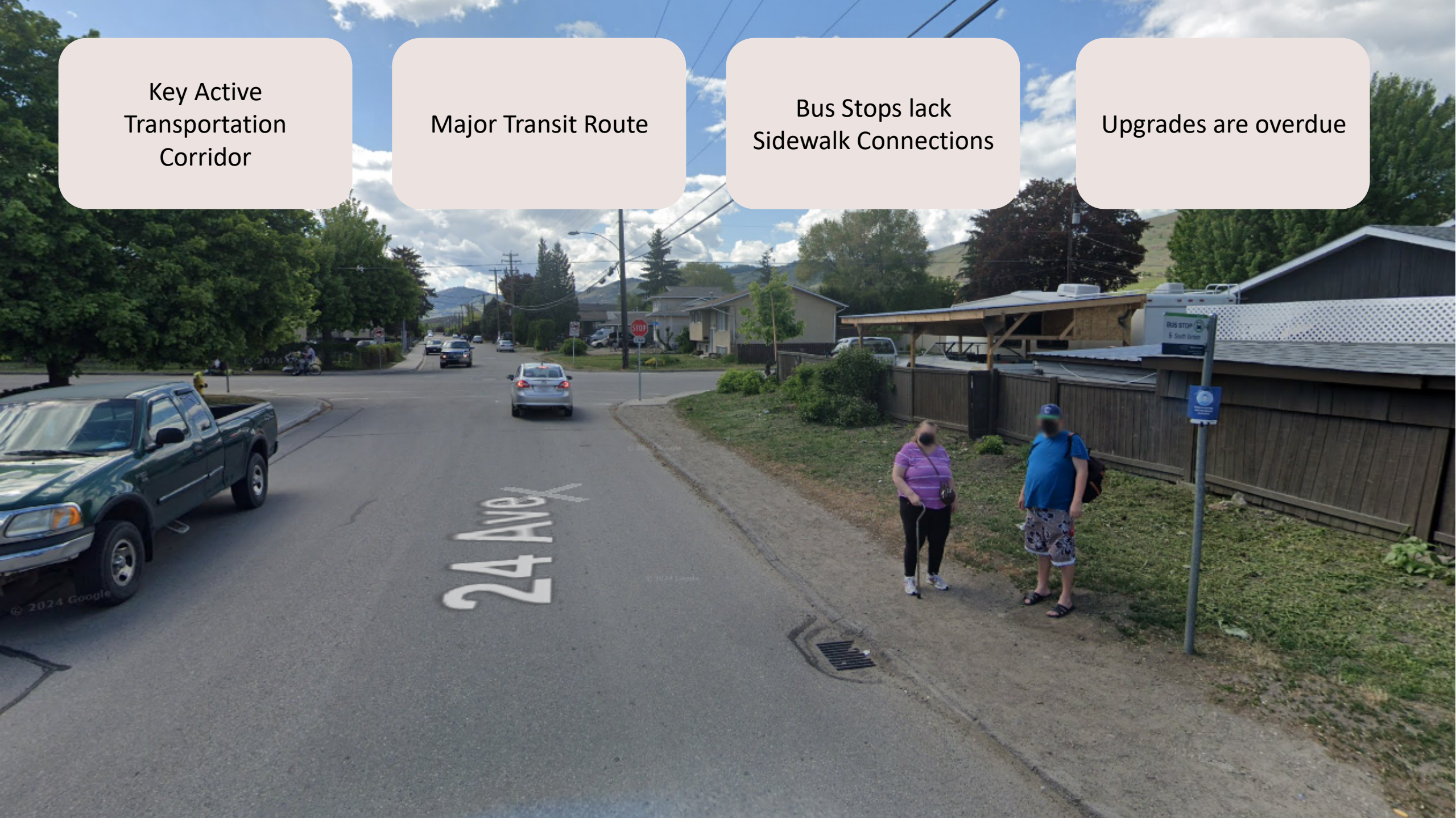
- Corridor Upgrade (Noted by colour)
- Roundabout
- Active Transportation Upgrade
- (Arrow indicates project continues)




Key Active
Transportation
Corridor


Key Active Transportation Corridor
Major Transit Route
24 Ave X
STOP
BUS STOP
© 2024 Google


Key Active Transportation Corridor
Major Transit Route
Bus Stops lack Sidewalk Connections
24 Ave X
BUS STOP
STOP
© 2024 Google


Key Active Transportation Corridor
Major Transit Route
Bus Stops lack Sidewalk Connections
Upgrades are overdue
24 Ave X
STOP
BUS STOP
© 2024 Google

# East Hill to Mission Hill
## Medium Term Major Transportation Projects

# PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

**Street Type**

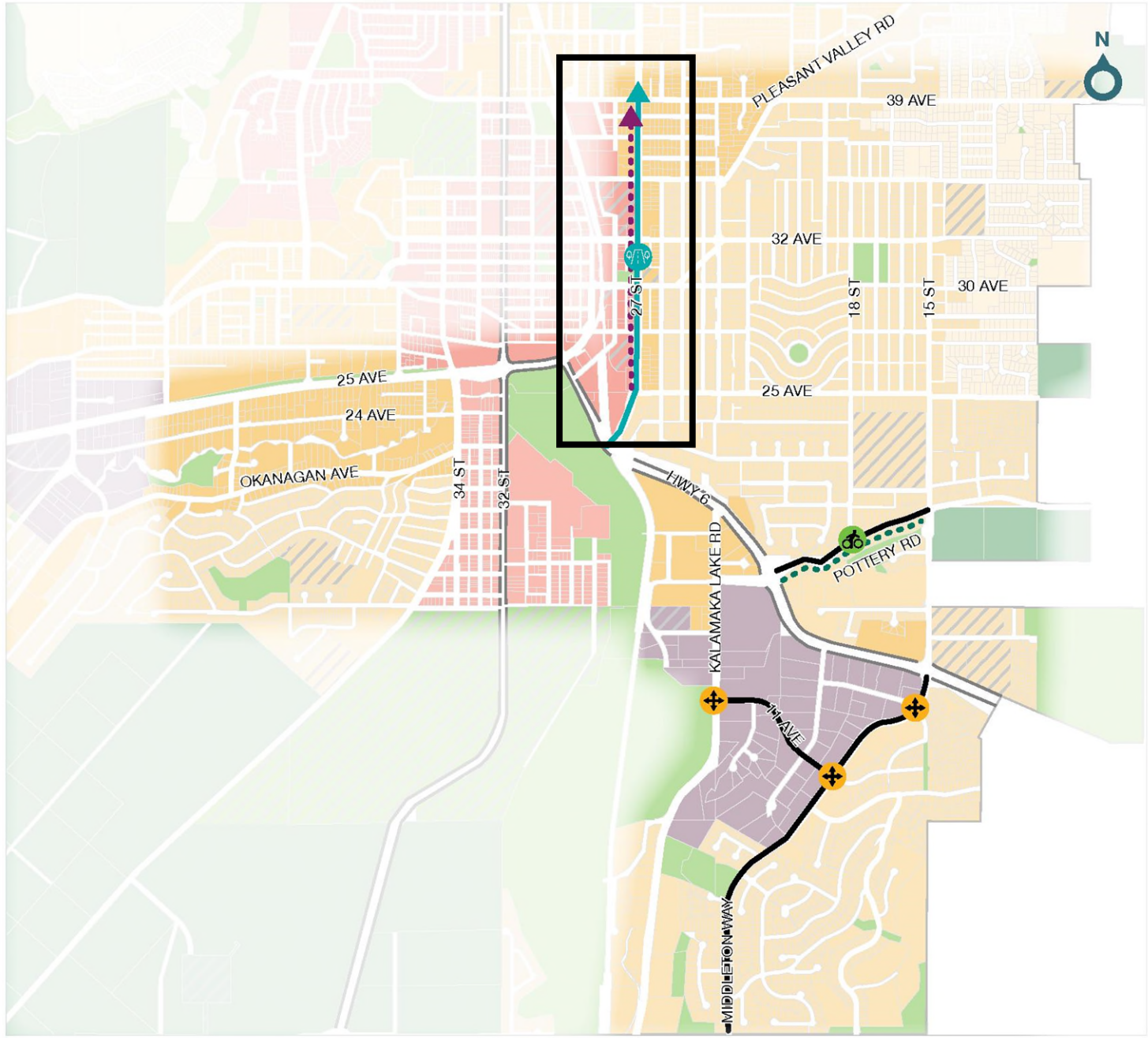
- Arterial
- Community Collector

**Active Transportation**

- Multi-use Path
- Protected Pedestrian & Bike Infrastructure

**Supporting Infrastructure**

- Corridor Upgrade (Noted by colour)
- Intersection Upgrade
- Active Transportation Upgrade
- (Arrow indicates project continues)



# PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

**Street Type**

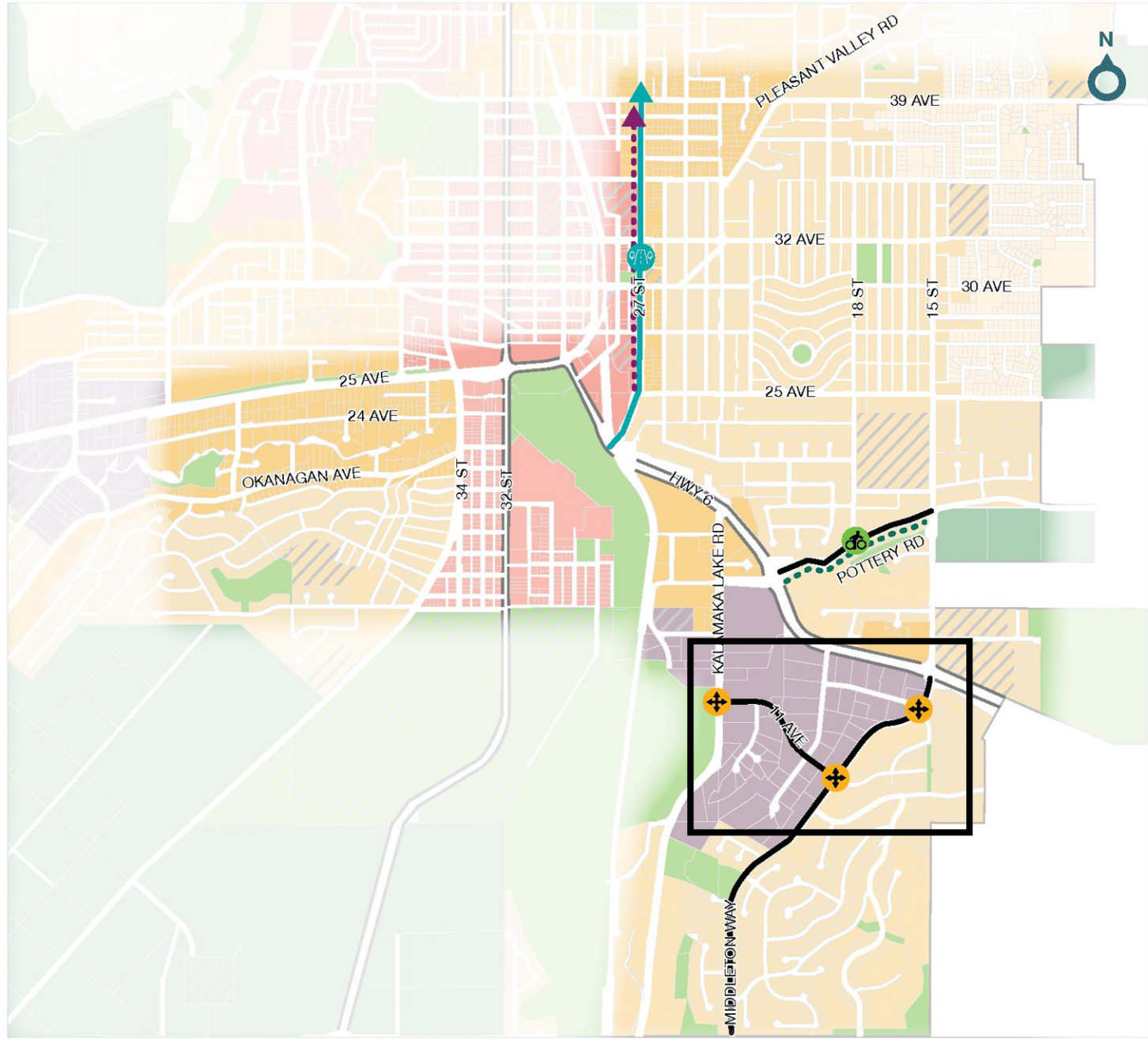
- Arterial
- Community Collector

**Active Transportation**

- Multi-use Path
- Protected Pedestrian & Bike Infrastructure

**Supporting Infrastructure**

- Corridor Upgrade (Noted by colour)
- Intersection Upgrade
- Active Transportation Upgrade
- (Arrow indicates project continues)




Middleton Way and
Kosmina
PETRO-CANADA
Diesel
7
ELEVEN
PETRO-CANADA


Middleton Way and 11 Ave




11th Ave and
Kalamalka Lake Road

# PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

**Street Type**

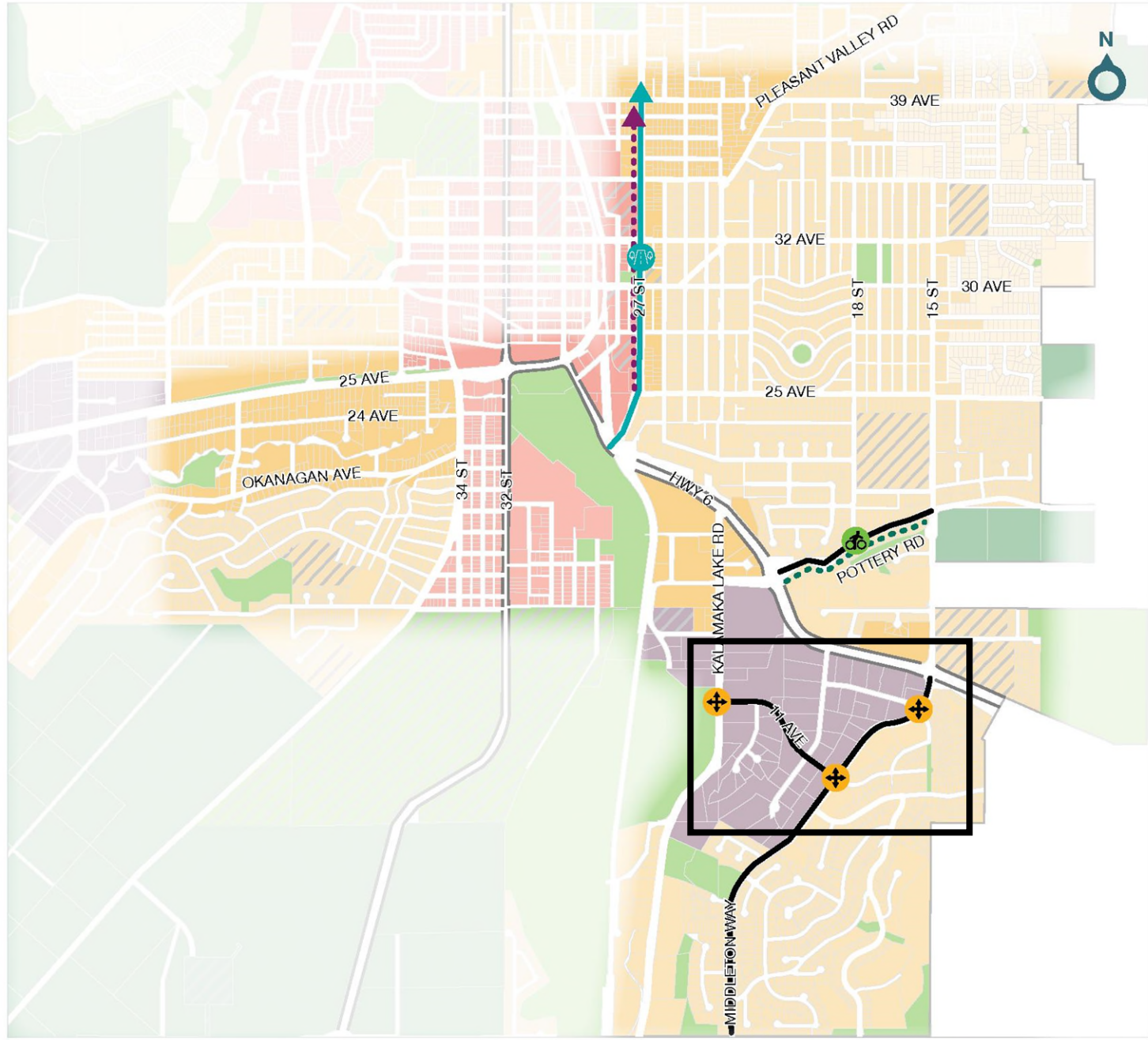
- Arterial
- Community Collector

**Active Transportation**

- Multi-use Path
- Protected Pedestrian & Bike Infrastructure

**Supporting Infrastructure**

- Corridor Upgrade (Noted by colour)
- Intersection Upgrade
- Active Transportation Upgrade
- (Arrow indicates project continues)



# PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

**Street Type**

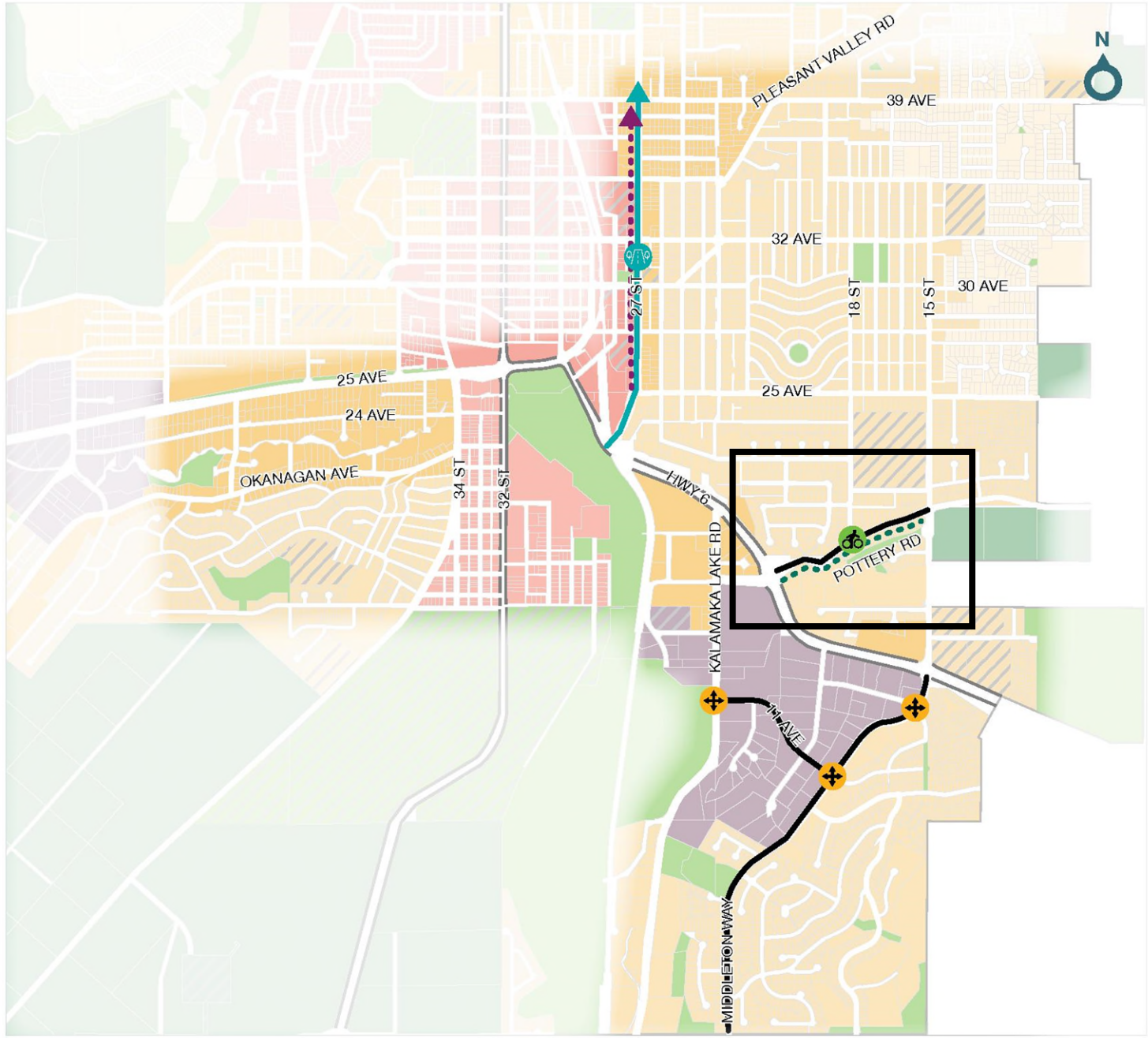
- Arterial
- Community Collector

**Active Transportation**

- Multi-use Path
- Protected Pedestrian & Bike Infrastructure

**Supporting Infrastructure**

- Corridor Upgrade (Noted by colour)
- Intersection Upgrade
- Active Transportation Upgrade
- (Arrow indicates project continues)




LKQ

# East Hill to Mission Hill
## Long Term Major Transportation Projects

# PROPOSED LONG-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

### Street Type

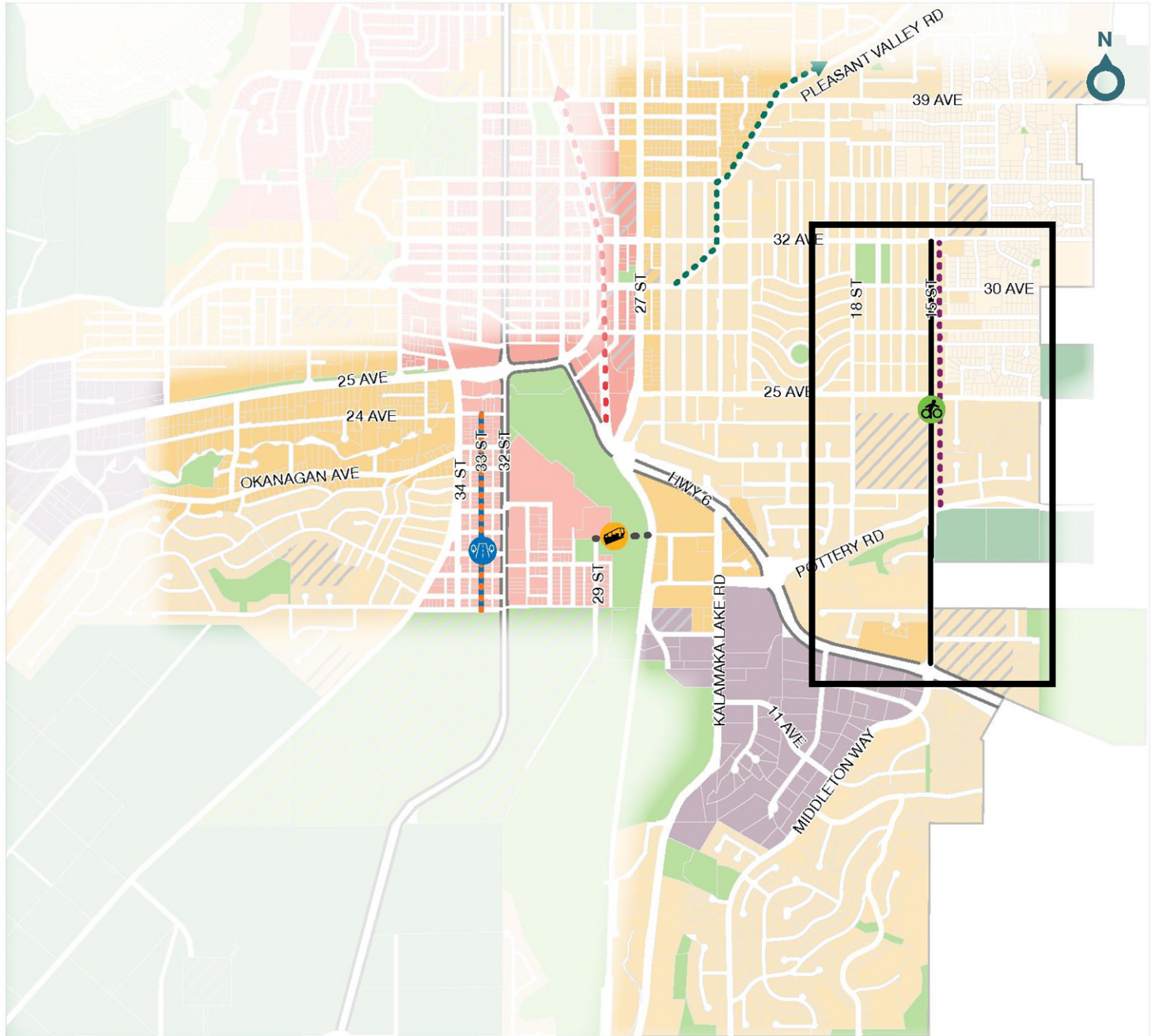
- Community Collector
- Local

### Active Transportation

- Multi-use Path
- Protected Pedestrian & Bike Infrastructure
- Trail
- Village Main Street

### Supporting Infrastructure

- Corridor Upgrade (Noted by colour)
- Pedestrian Crossing
- Funicular
- Active Transportation Upgrade





# PROPOSED LONG-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

### Street Type

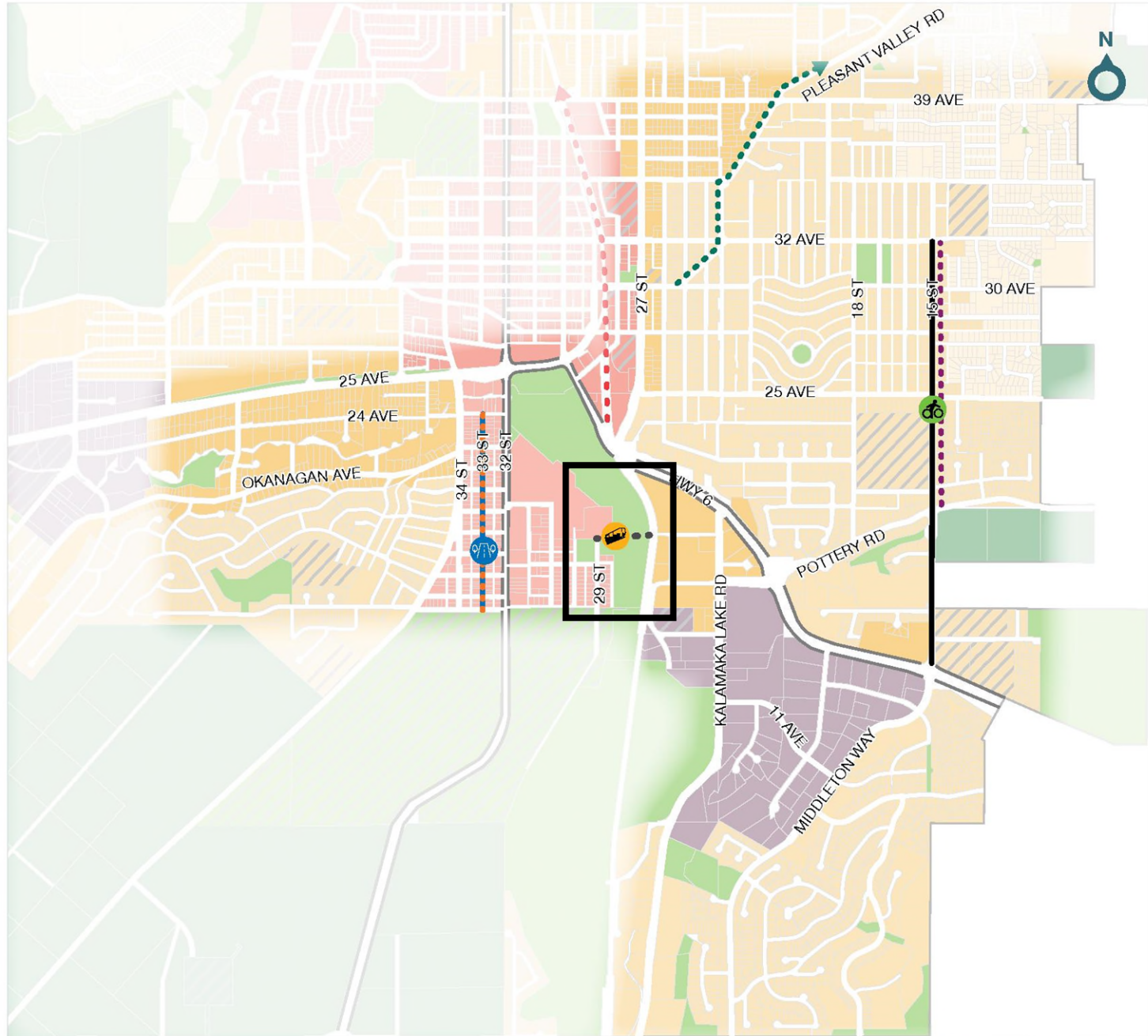
- Community Collector
- Local

### Active Transportation

- Multi-use Path
- Protected Pedestrian & Bike Infrastructure
- Trail
- Village Main Street

### Supporting Infrastructure

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- Pedestrian Crossing
- Funicular
- Active Transportation Upgrade







Ljubljana, Slovenia




Edmonton, AB

# PROPOSED LONG-TERM TRANSPORTATION PROJECTS

## East Hill to Mission Hill

**Street Type**

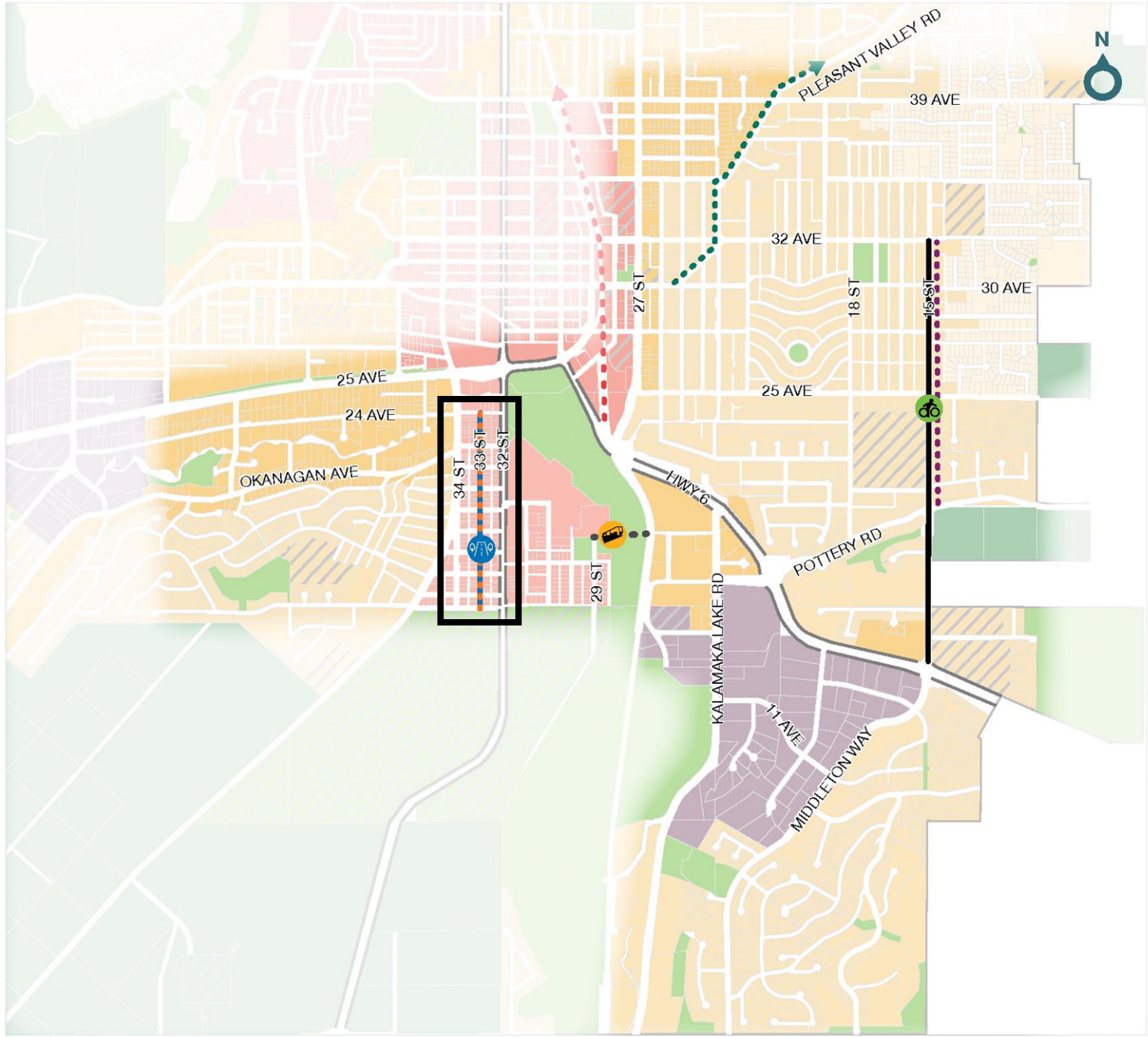
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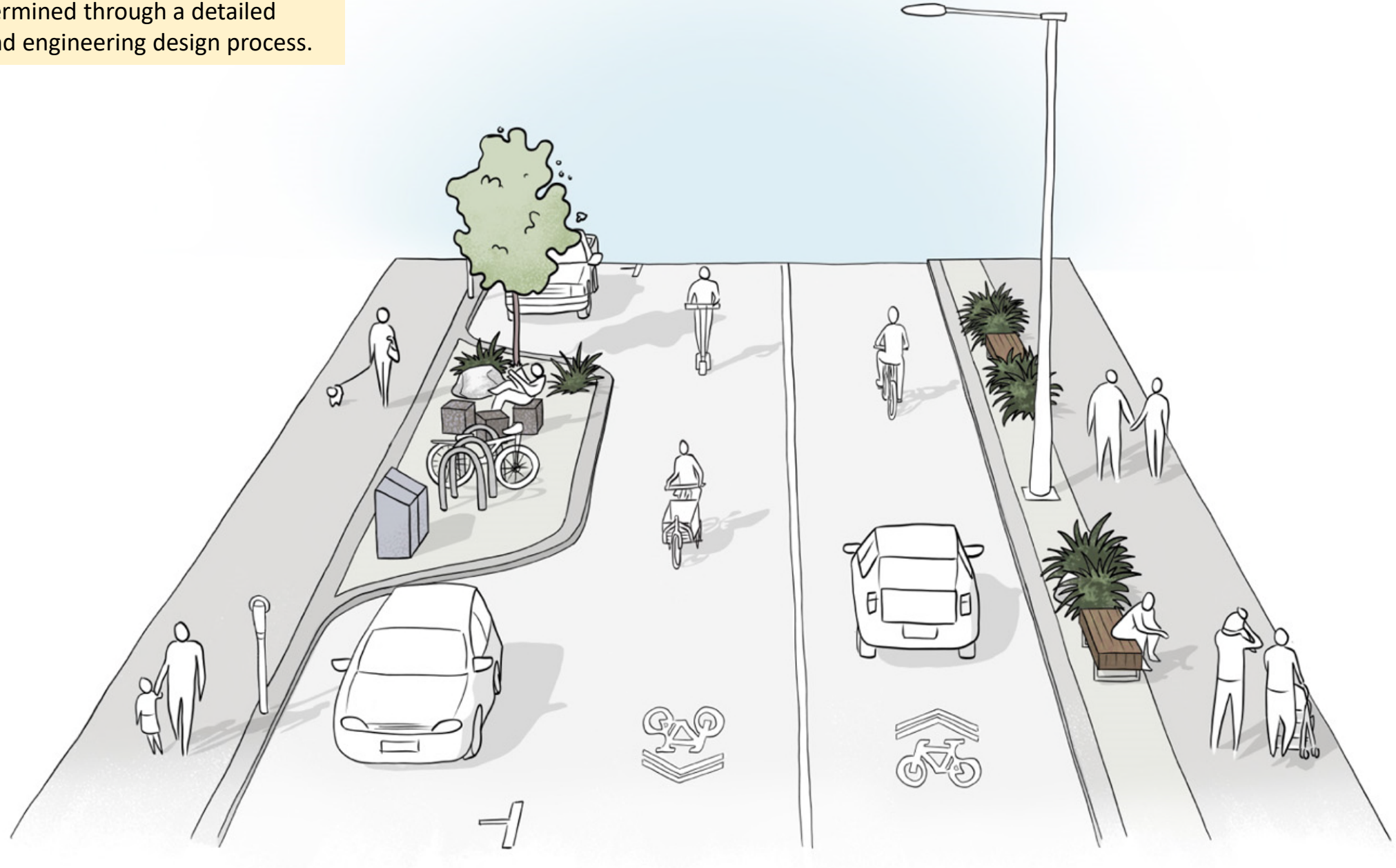



FUNTASTIC
STOP
ADVANCE




21 AVE

Visual only* The future road cross-section will be determined through a detailed planning and engineering design process.



# ALL PROPOSED TRANSPORTATION PROJECTS

## East Hill to Mission Hill

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- Funicular
- Active Transportation Upgrade
- (Arrow indicates project continues)

