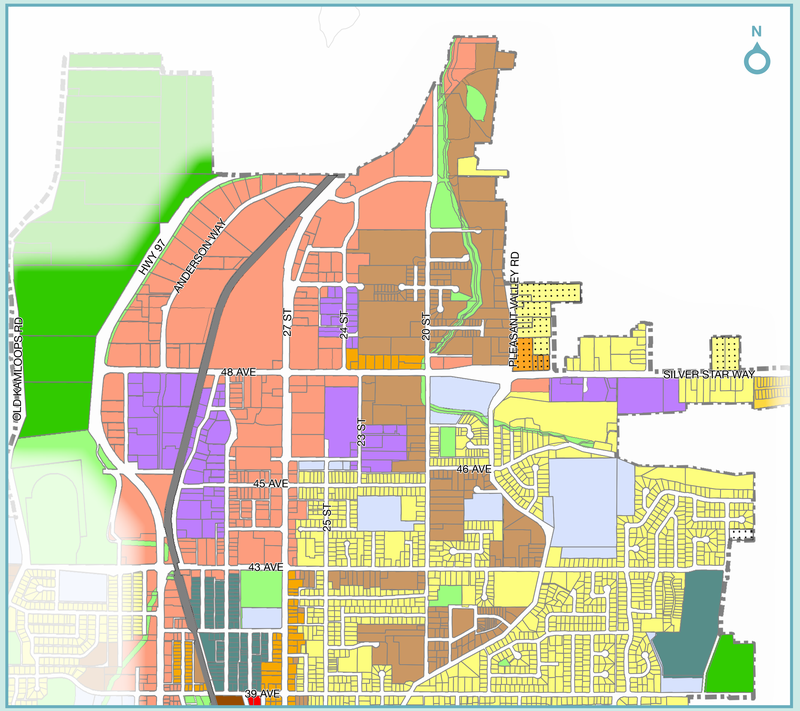
CURRENT OCP vs DRAFT OCP - VILLAGE GREEN

Vision for Village Green Urban Centre

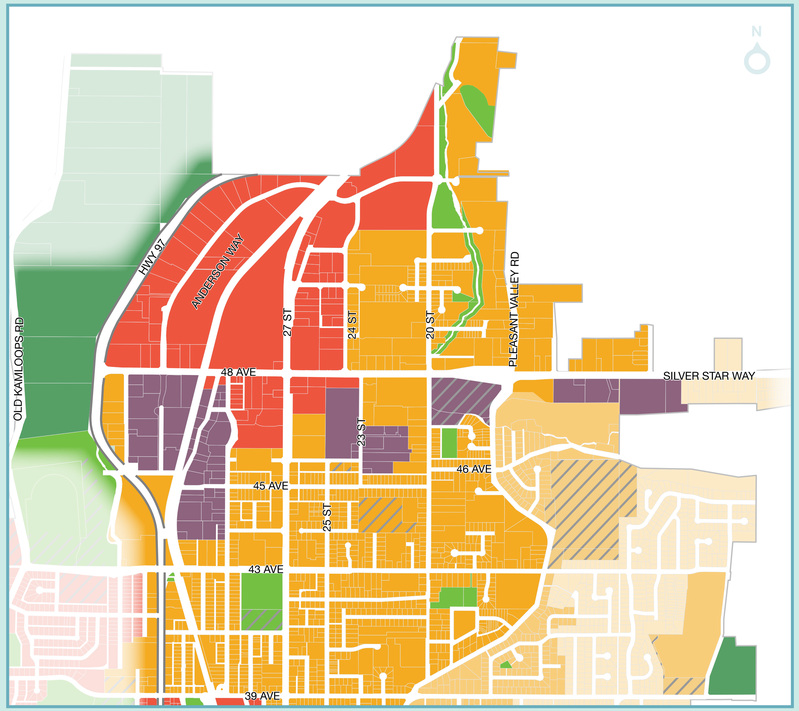
The Village Green area is a vibrant commercial and employment hub, home to major retail, restaurants, entertainment, and transit connections. As the area evolves, new housing will bring more residents closer to shops, services, and jobs—supporting a walkable, mixed-use community with strong transit access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





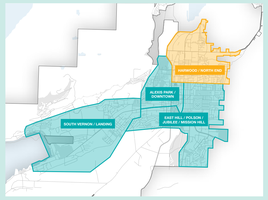
CURRENT OCP LAND USE

- Mixed Use - High Density Commercial and Residential
- Mixed Use - Medium Density Commercial and Residential
- Hillside Residential
- Airport Industrial
- Neighbourhood Centre
- Residential - Low Density
- Residential Small Lot - Single and Two Family Dwelling
- Public and Institutional
- Community Commercial
- Residential - Medium Density
- ALR Lands
- Parks and Open Space
- Tourist Commercial
- Residential - High Density
- Light Industrial / Service Commercial
- Transportation Corridor



DRAFT OCP LAND USE

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



Growth Aspirations

Increase residents in the Village Green Urban Centre by 2,500 over the next 20 years.

Example Policies for Village Green

Urban Vision and Planning

- Plan the Village Green 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.

CITY OF Vernon