Official Community Plan & Transportation Plan

Section 4

CITY OF Vernon

Council Presentation
May 26, 2025

Purpose of today

Overview:

- Review of South Vernon and Okanagan Landing Neighbourhoods
- Okanagan Landing Village Centre
- Additional Considerations for the Area
- City-wide proposed Future Land Use
- Connecting Land Use and Transportation Projects

Land Use Designation Structure

Growth Strategy



Land Use Designation (GENERAL AREA)



Area Vision



Policies & Objectives

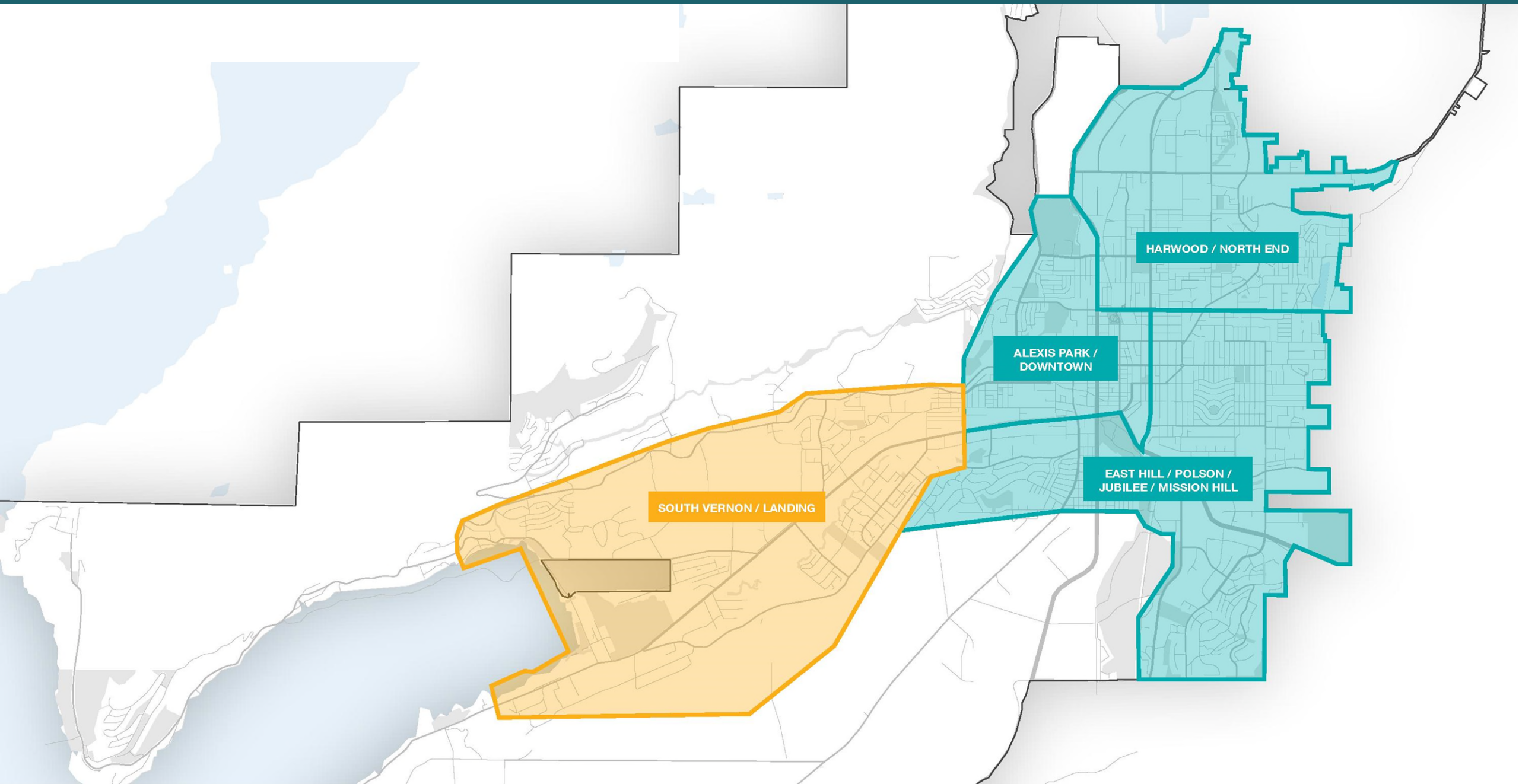
Official Community Plan & Transportation Plan

South Vernon
&
Okanagan Landing

CITY OF Vernon

Council Presentation
May 26, 2025

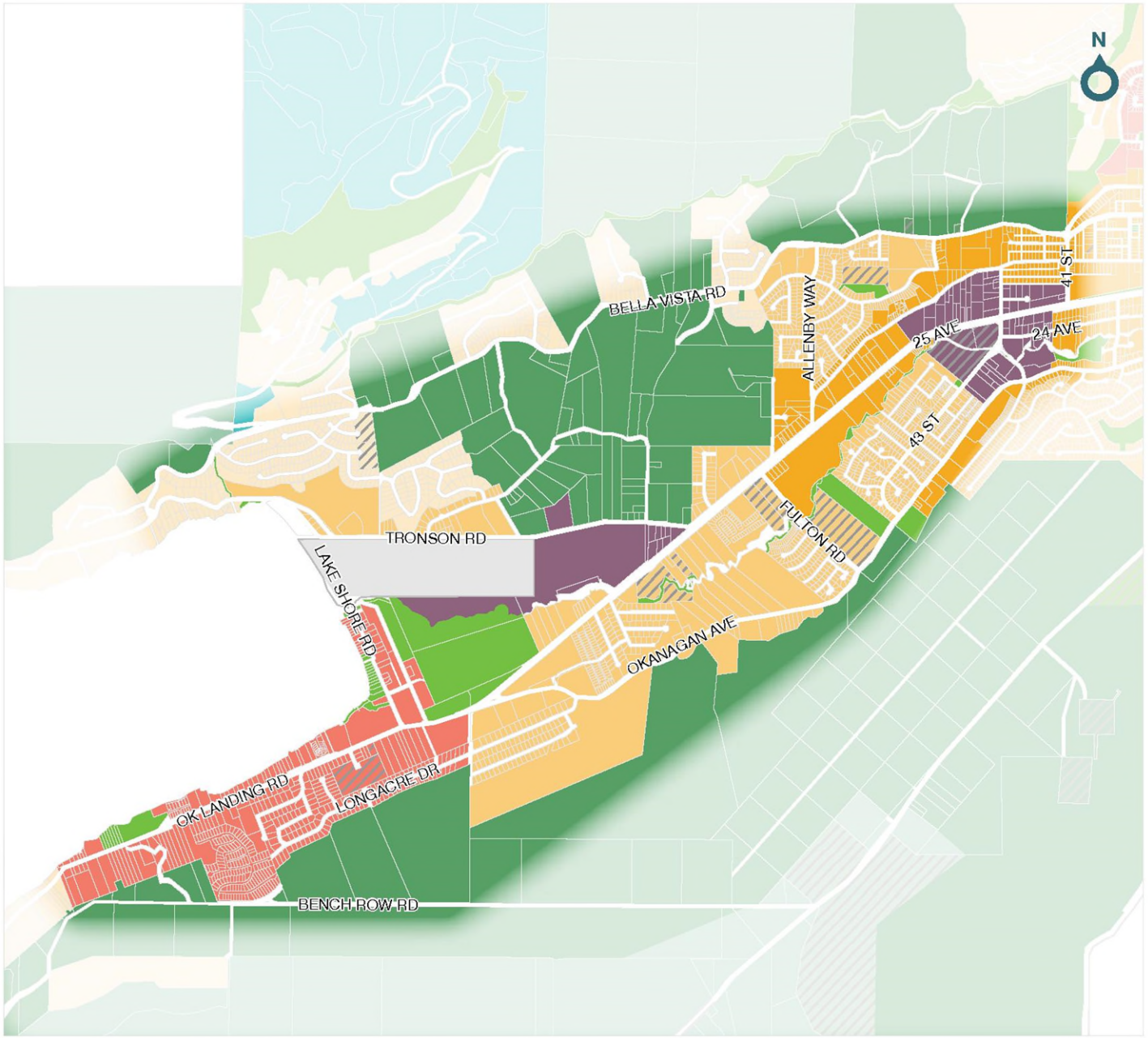
City Section: 4 of 4



Section 4: South Vernon & Okanagan Landing

PROPOSED FUTURE LAND USE
South Vernon / Okanagan Landing

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



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

Vision for Urban Neighbourhoods

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

Neighbourhood - Suburban

Neighbourhood - Urban



Urban Neighbourhoods – South Vernon

Growth Aspirations

Increase residents in each urban neighbourhood by 1,500 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.

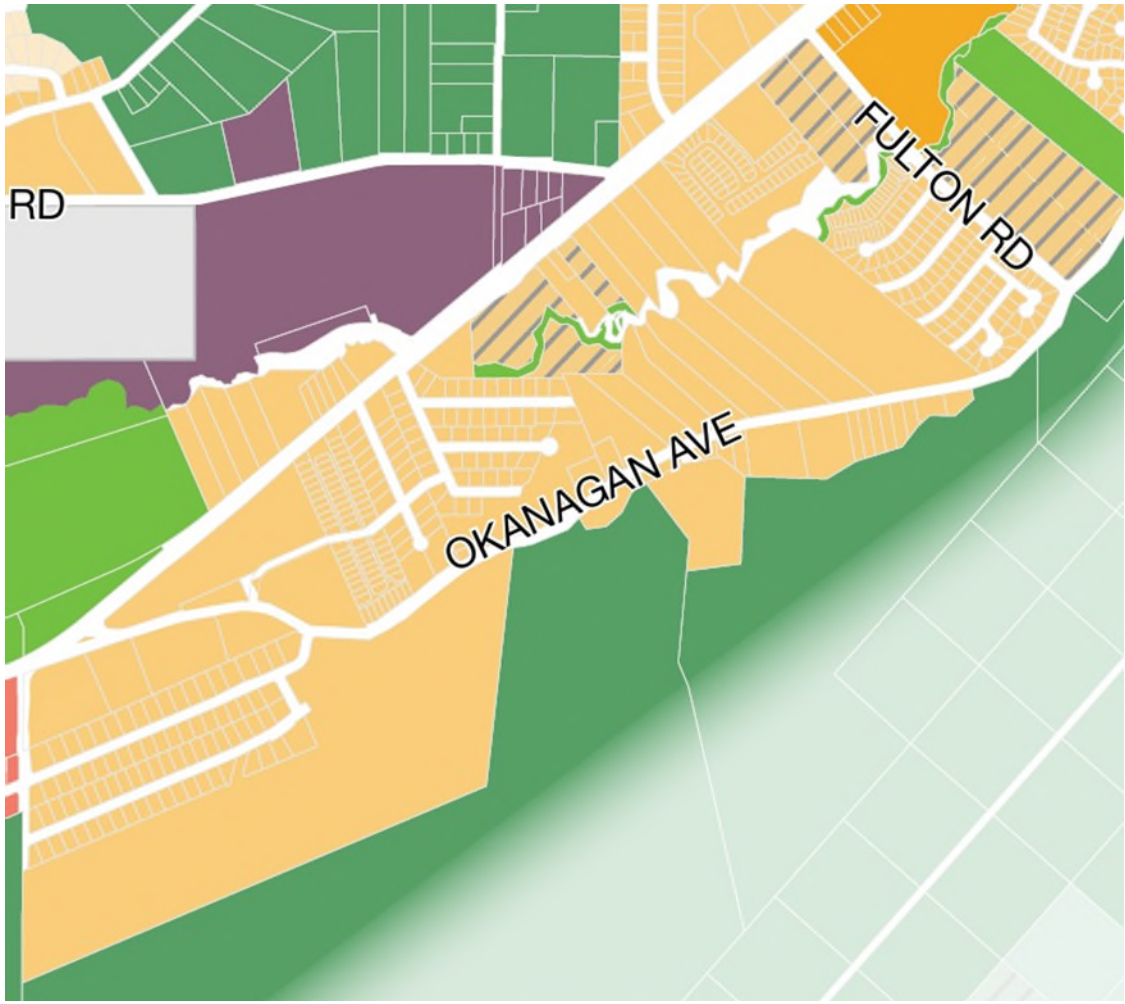
Land Use and Building Form

- 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.

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.



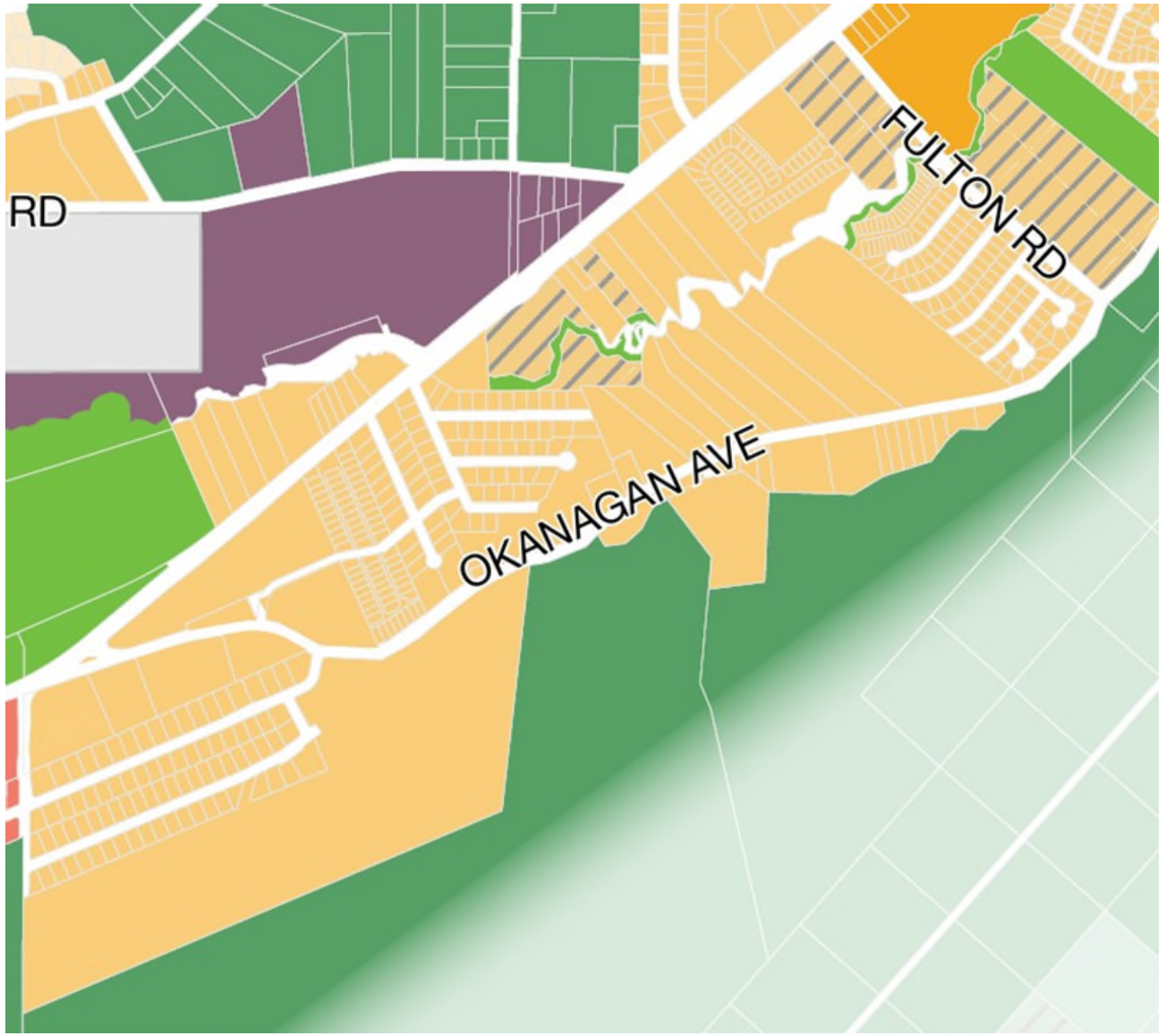
Neighbourhood - Suburban

Suburban Neighbourhoods

Vision for Suburban Neighbourhoods

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

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

Suburban Neighbourhood – Okanagan Landing

Growth Aspirations

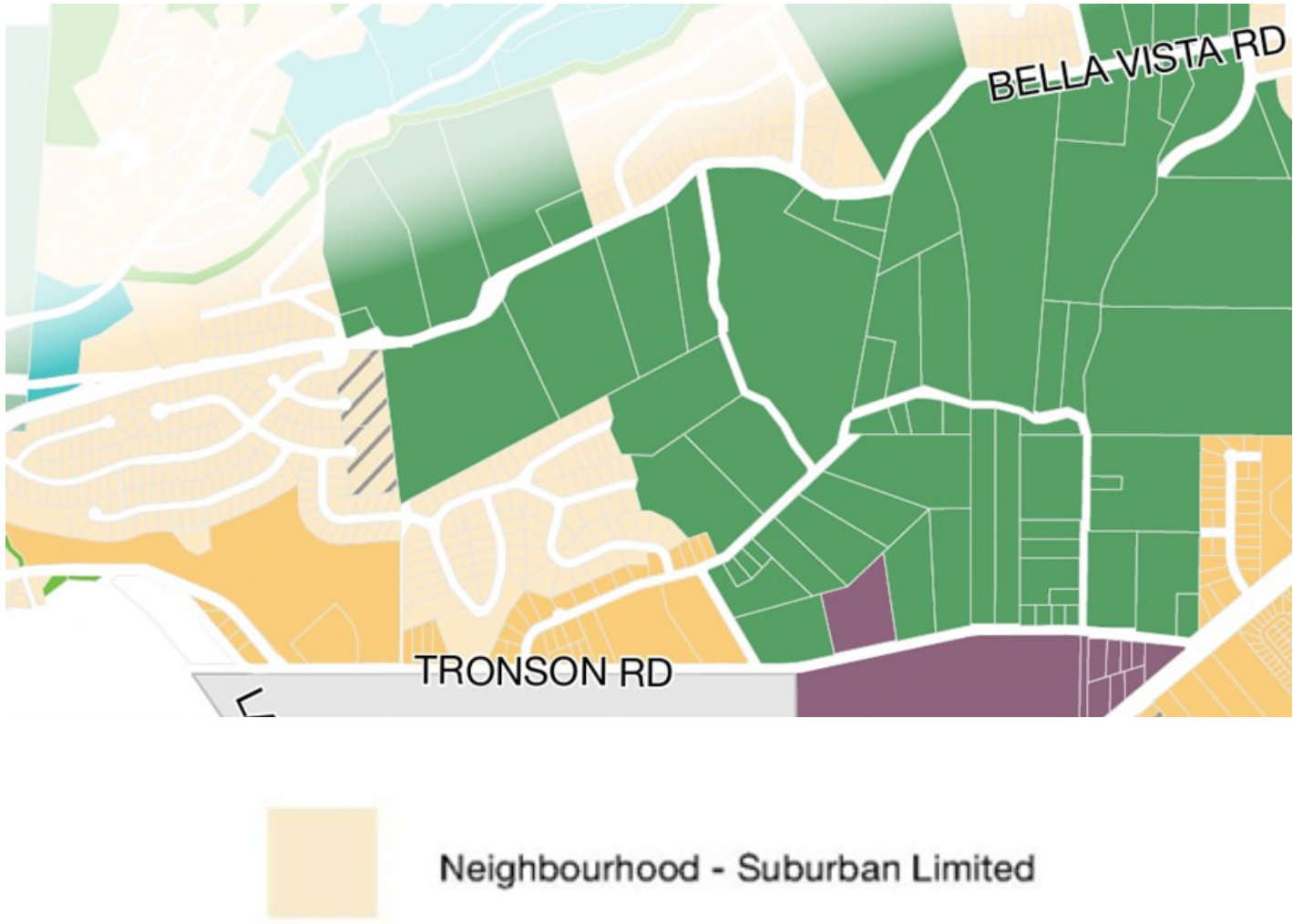
Increase residents in each urban neighbourhood by 1,500 over the next 20 years



Land Use Definitions: Suburban Limited Neighbourhood

What is an Suburban Limited Neighbourhood?

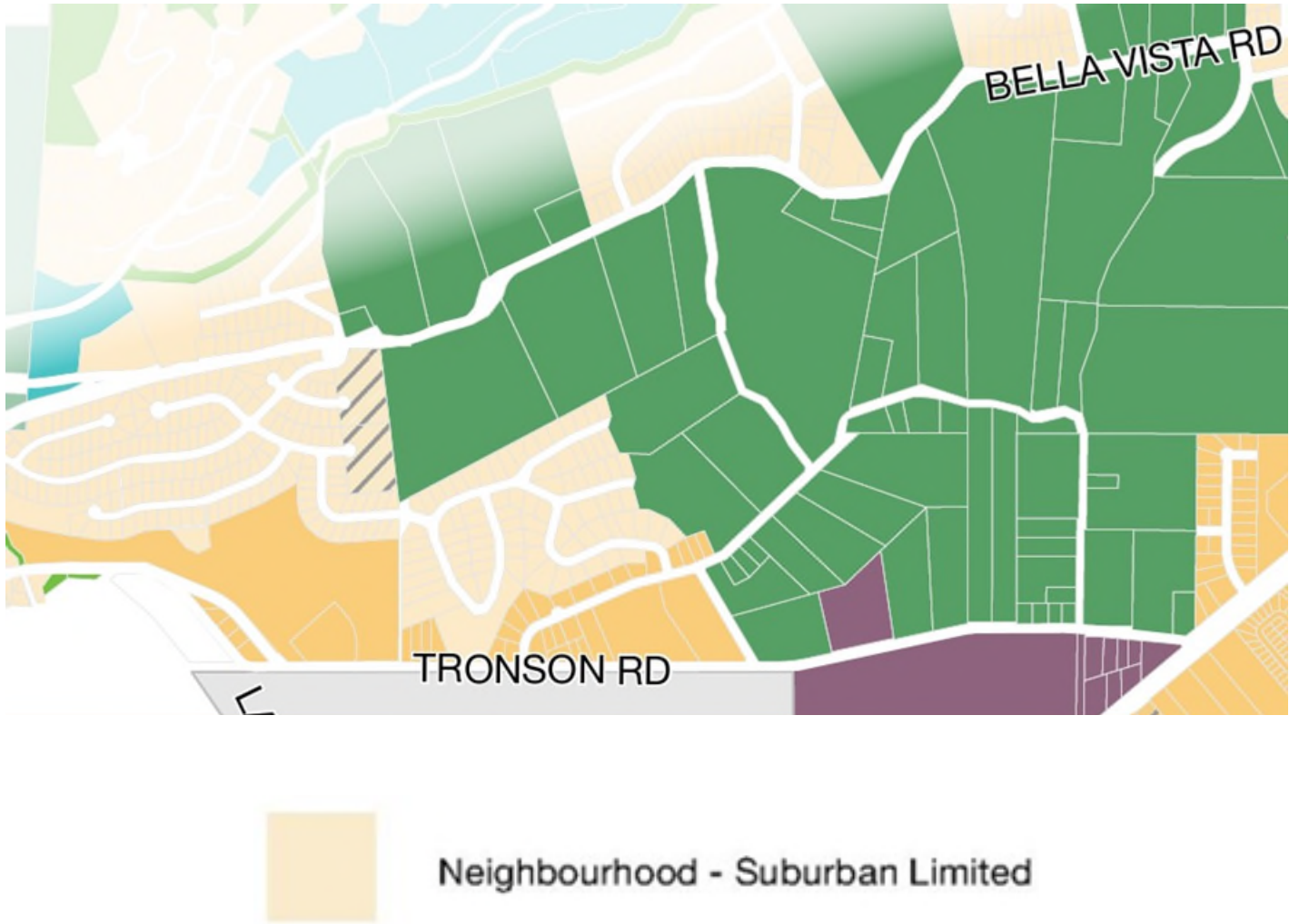
Suburban Limited Neighbourhoods are low-density areas where steep slopes, infrastructure limitations, or environmental features restrict redevelopment. Growth will focus on single-detached homes with options for secondary suites or accessory units.



Suburban Limited Neighbourhoods

Vision for Suburban Limited Neighbourhoods

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



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

Suburban Neighbourhood – Okanagan Landing North

Growth Aspirations

Increase residents in Okanagan Landing North by 500 over the next 20 years

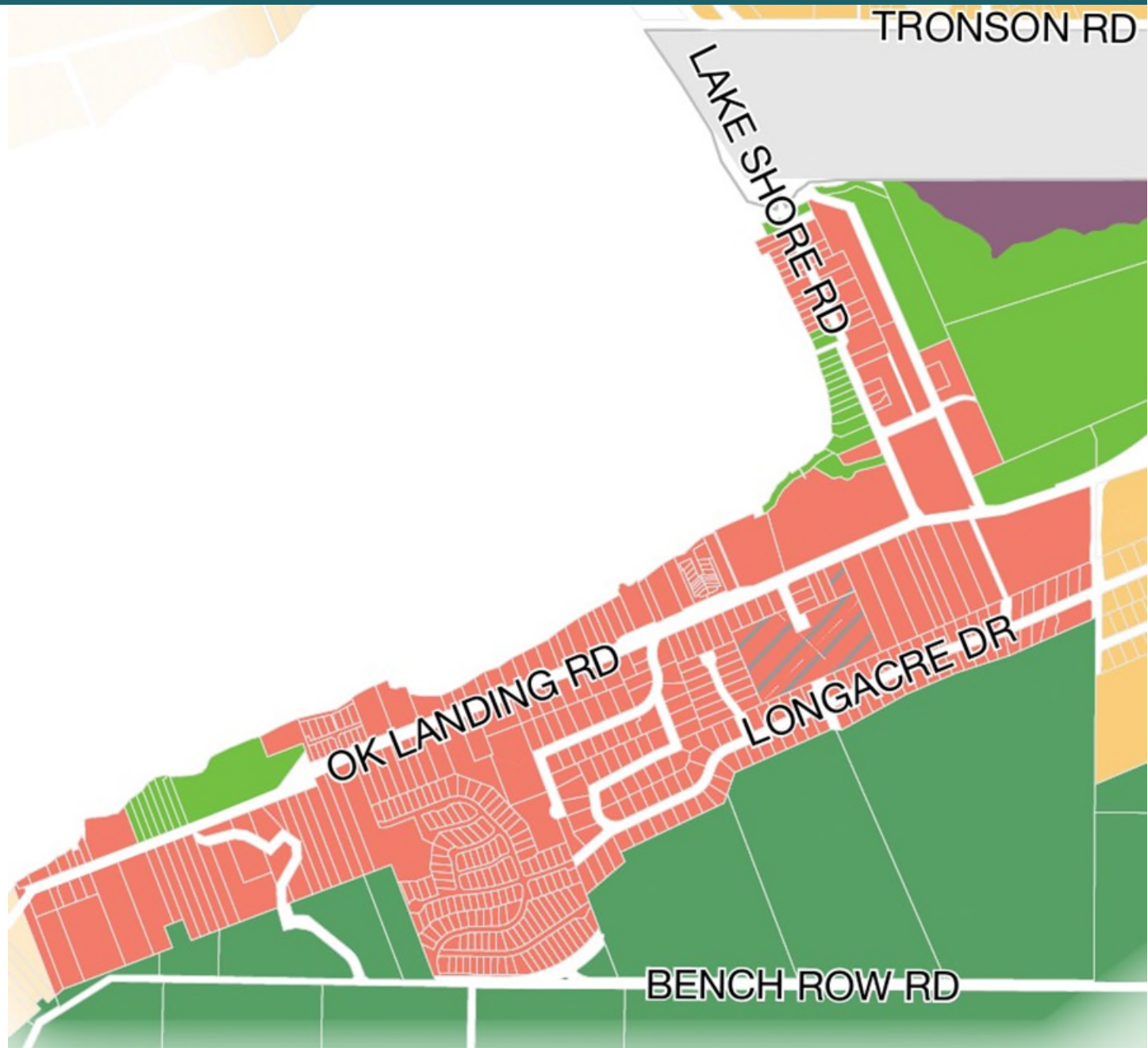


Land Use Definitions: Village Centre

What is a 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.

Village Centre



Waterfront NC Plan & Current OCP



Okanagan Landing Village Centre

Example Policies for Okanagan Landing

Role and Identity

- Recognize Okanagan Landing Village Centre as a community amenity with a strong role in tourism and environmental sensitivity.
- Develop a Village Centre identity that reflects its access to Okanagan Lake, supporting community amenity space, tourism, and environmental significance.

Land Use and Building Form

- Support a range of low- to mid-rise multi-unit buildings along Lakeshore Rd and Okanagan Landing Rd, including:
  i. Townhomes
  ii. Mixed-use buildings with ground-floor commercial
  iii. Low-rise and mid-rise apartments
- Protect existing hillside residential areas, while supporting gentle infill where appropriate.

Okanagan Landing Village Centre

Growth Aspirations

Increase residents in the Okanagan Landing Village Centre by 500 over the next 20 years



Okanagan Landing Village Centre

Growth Aspirations

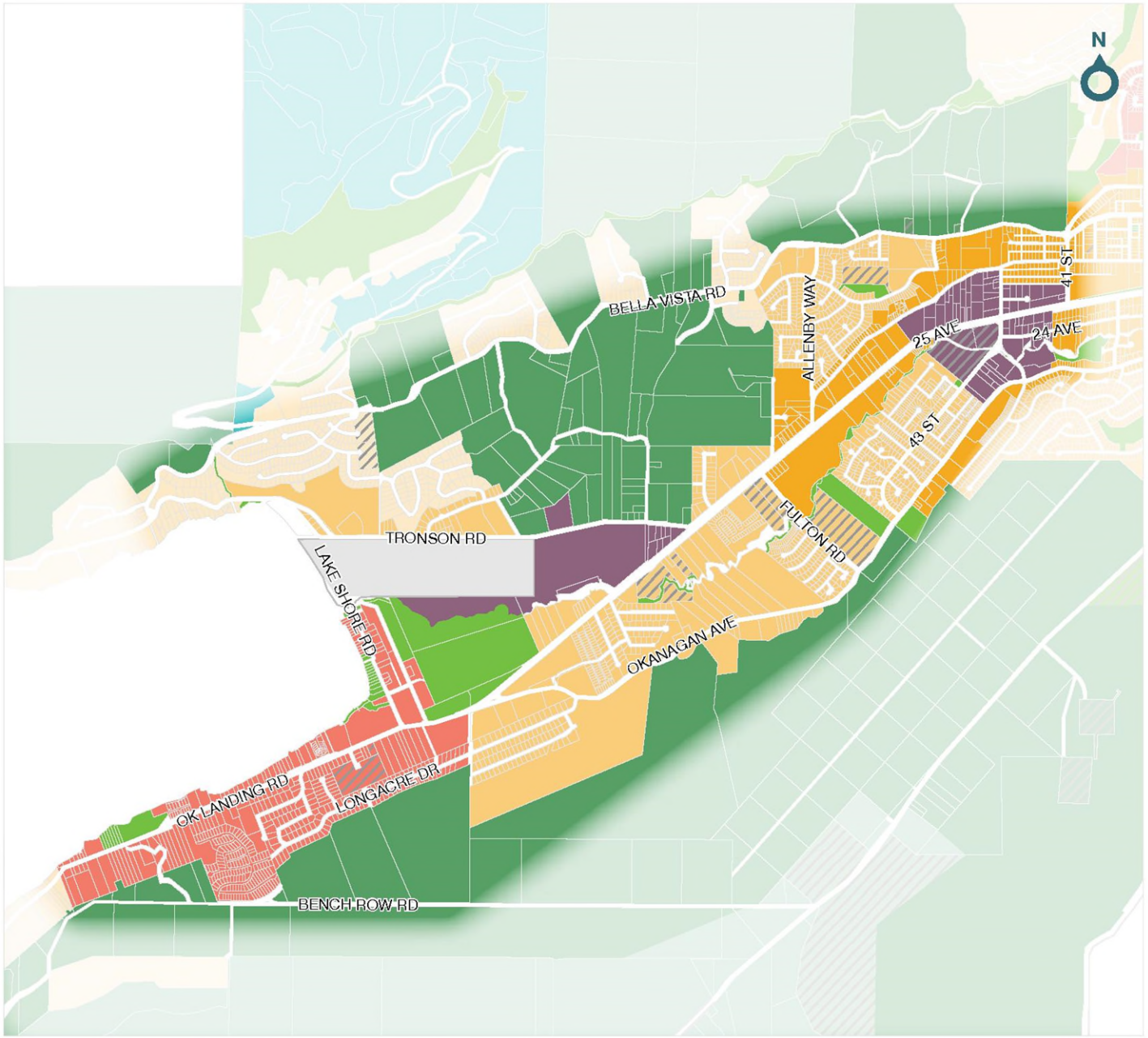
Increase residents in the Okanagan Landing Village Centre by 500 over the next 20 years



Section 4: South Vernon & Okanagan Landing

PROPOSED FUTURE LAND USE
South Vernon / Okanagan Landing

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



Official Community Plan & Transportation Plan

City-wide Draft
Future Land Use Map

CITY OF Vernon

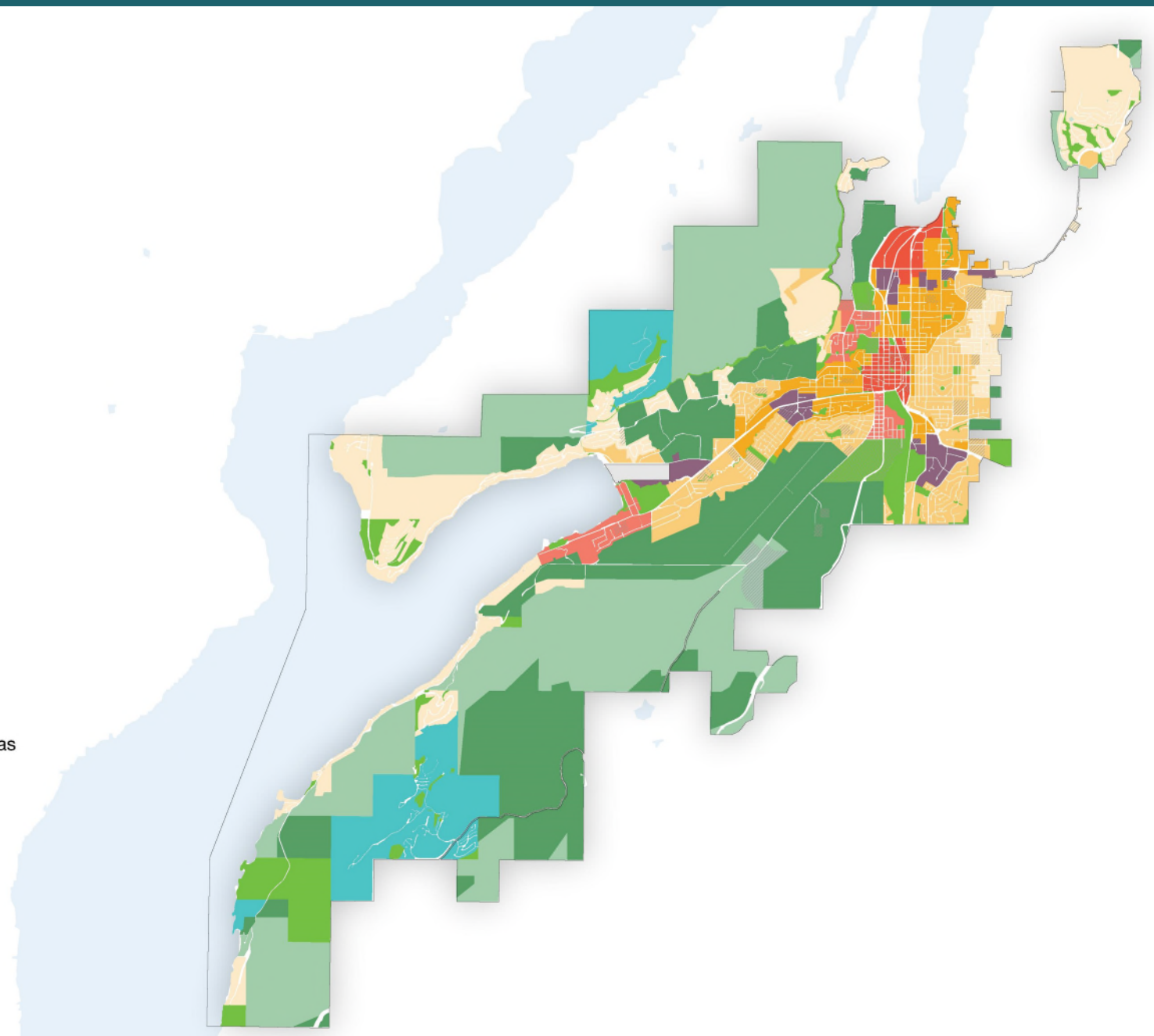
Council Presentation
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City-wide Future Land Use Map

CITY OF Vernon

LAND USE MAP - DRAFT

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



Transportation Plan

Looking ahead at our road network

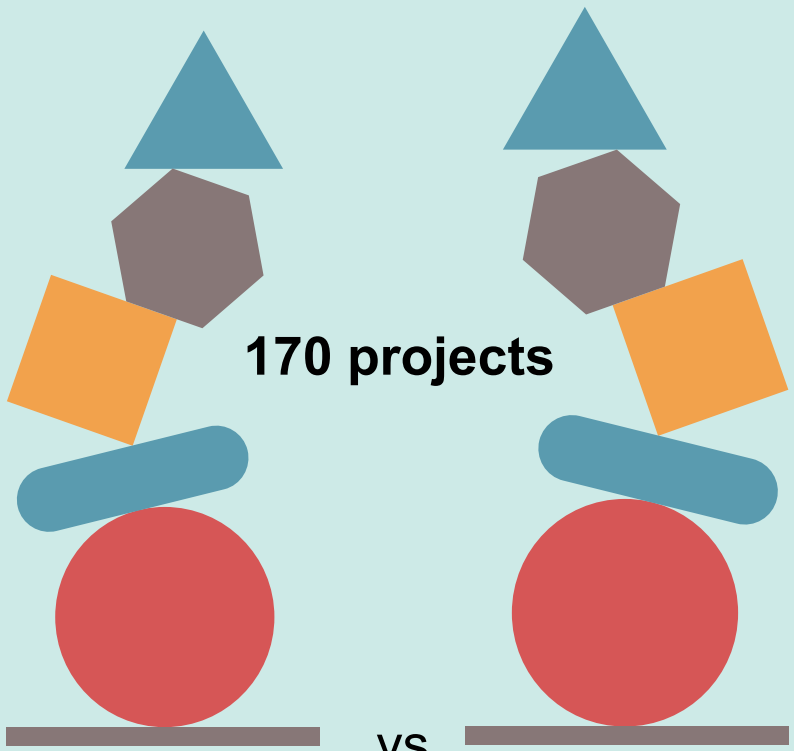
CITY OF Vernon

Council Presentation 1
May 12, 2025

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:
Okanagan Landing & South Vernon

All PROPOSED TRANSPORTATION PROJECTS

South Vernon / Okanagan Landing

Street Type

- Arterial
- Neighbourhood Collector
- Community Collector
- New Road

Active Transportation

- Multi-use Path

Supporting Infrastructure

- Roundabout
- Signal Upgrade
- Intersection Upgrade
- New Road
- Active Transportation Upgrade
- (Arrow indicates project continues)



South Vernon & Okanagan Landing
Short Term Major Transportation Projects

PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

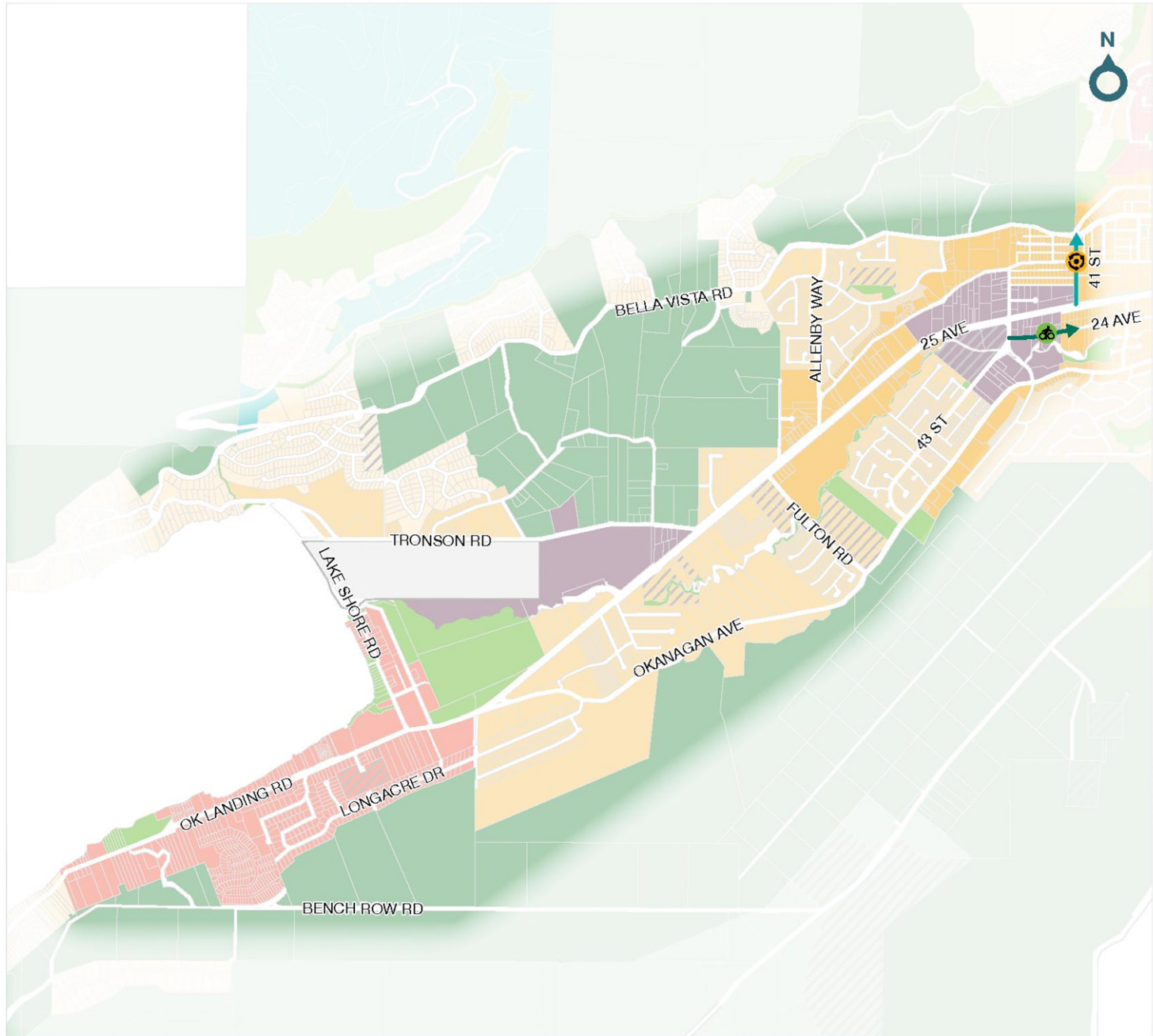
South Vernon / Landing

Street Type

- Arterial
- Neighbourhood Collector

Supporting Infrastructure

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



PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

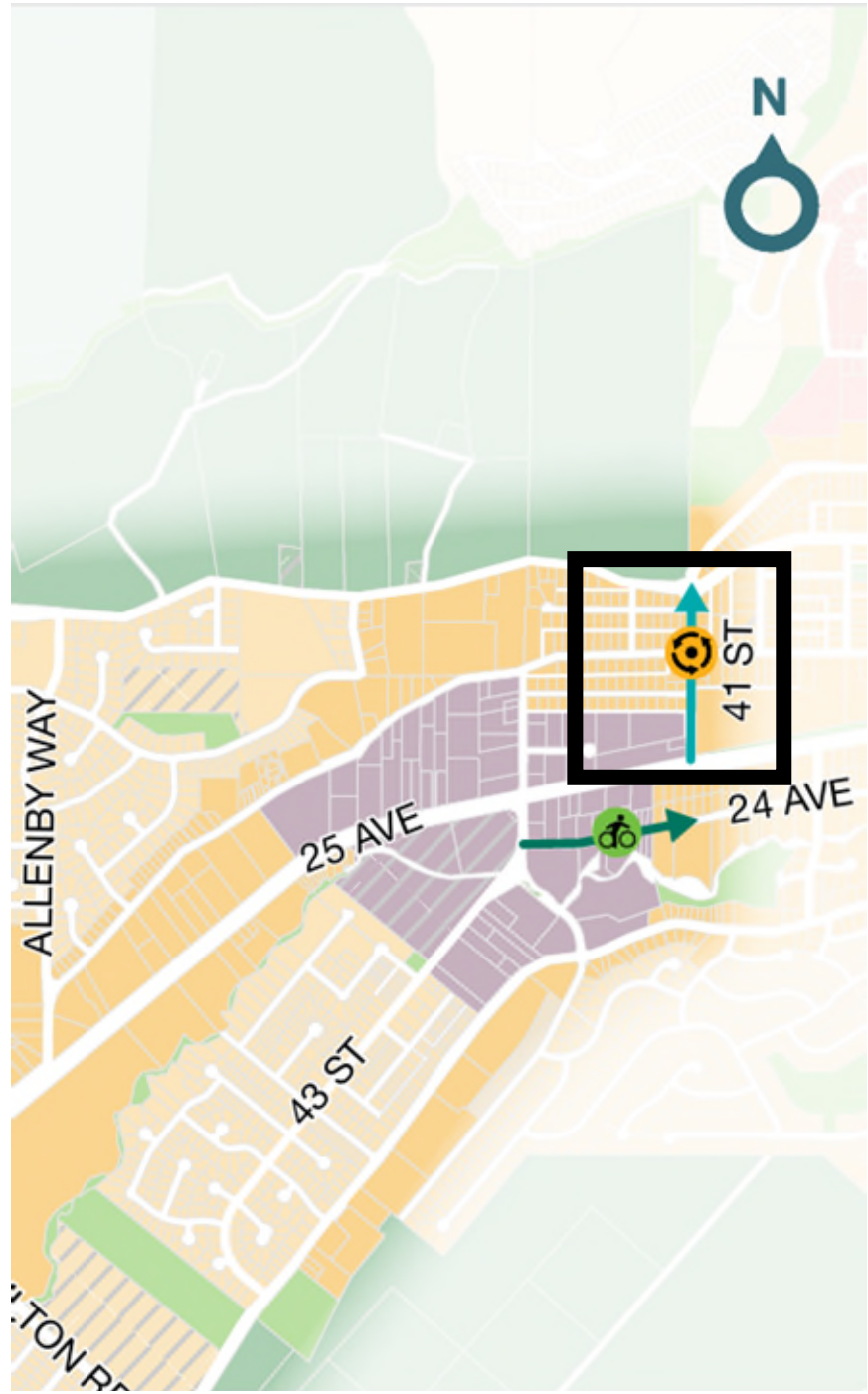
South Vernon / Landing

Street Type

- Arterial
- Neighbourhood Collector

Supporting Infrastructure

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



PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

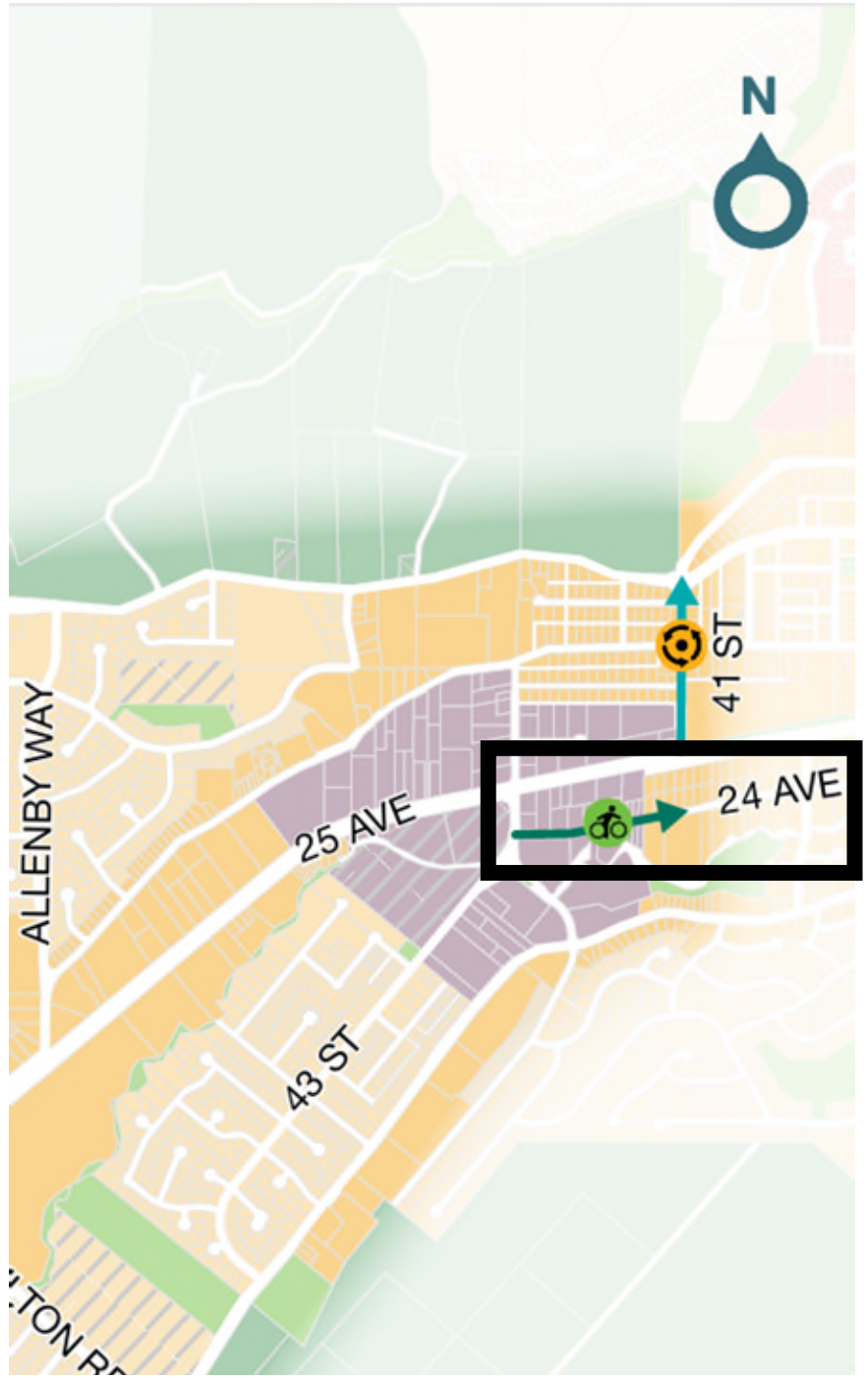
South Vernon / Landing

Street Type

- Arterial
- Neighbourhood Collector

Supporting Infrastructure

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



South Vernon & Okanagan Landing
Medium Term Major Transportation Projects

PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

South Vernon / Landing

Street Type

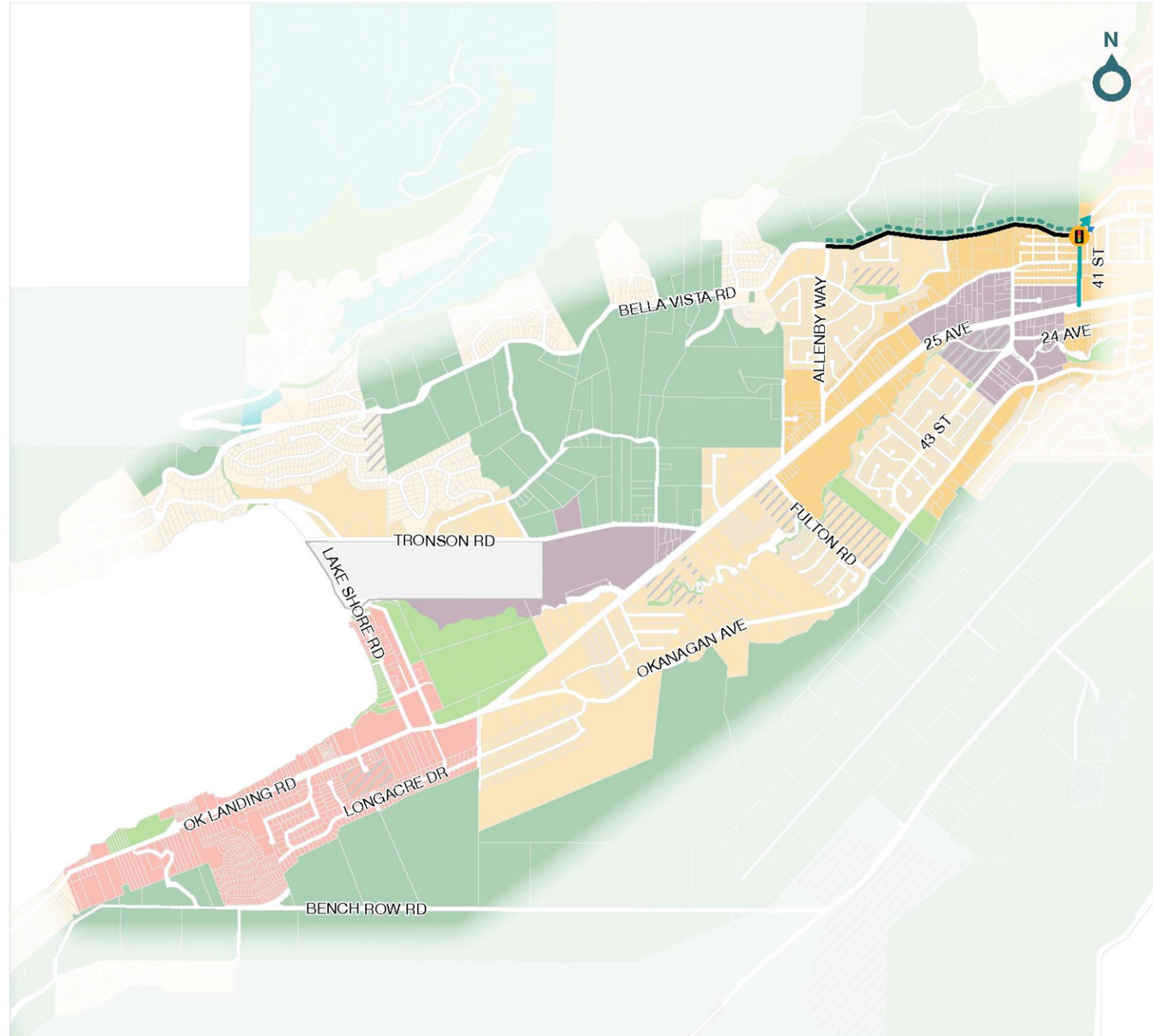
- Arterial
- Community Collector

Active Transportation

- Multi-use Path

Supporting Infrastructure

- Signal Upgrade
- (Arrow indicates project continues)



PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

South Vernon / Landing

Street Type

Arterial

Community Collector

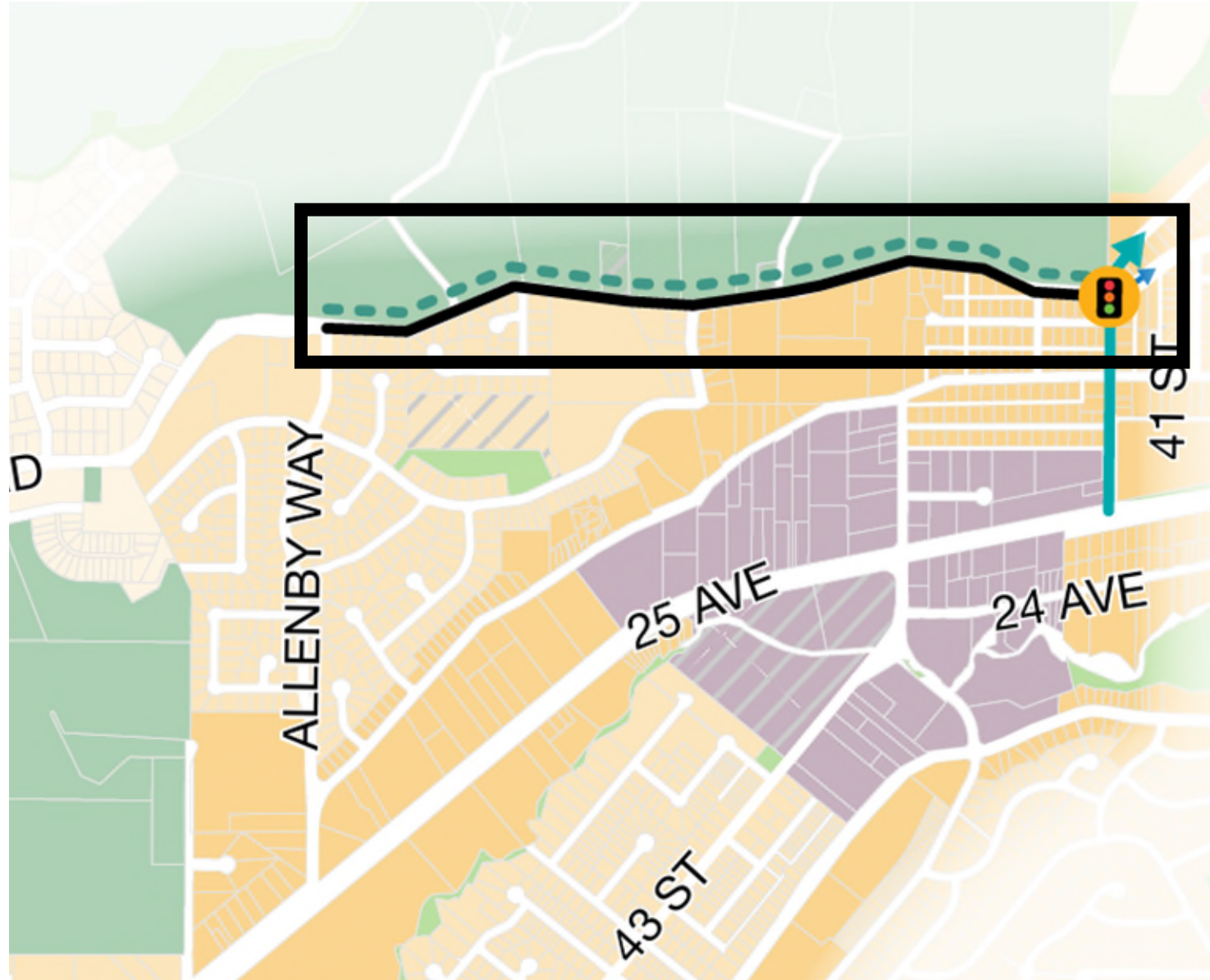
Active Transportation

Multi-use Path

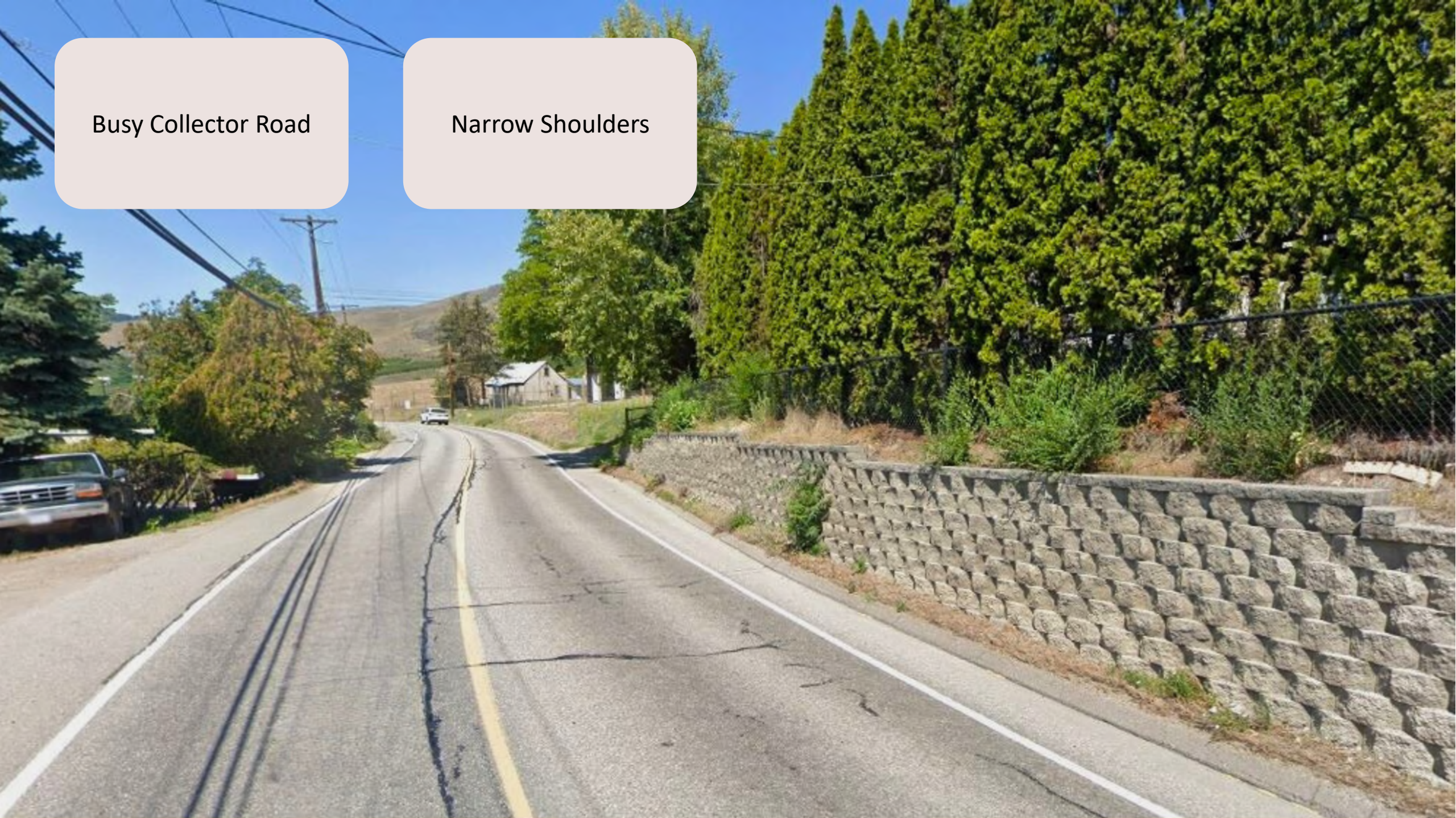
Supporting Infrastructure

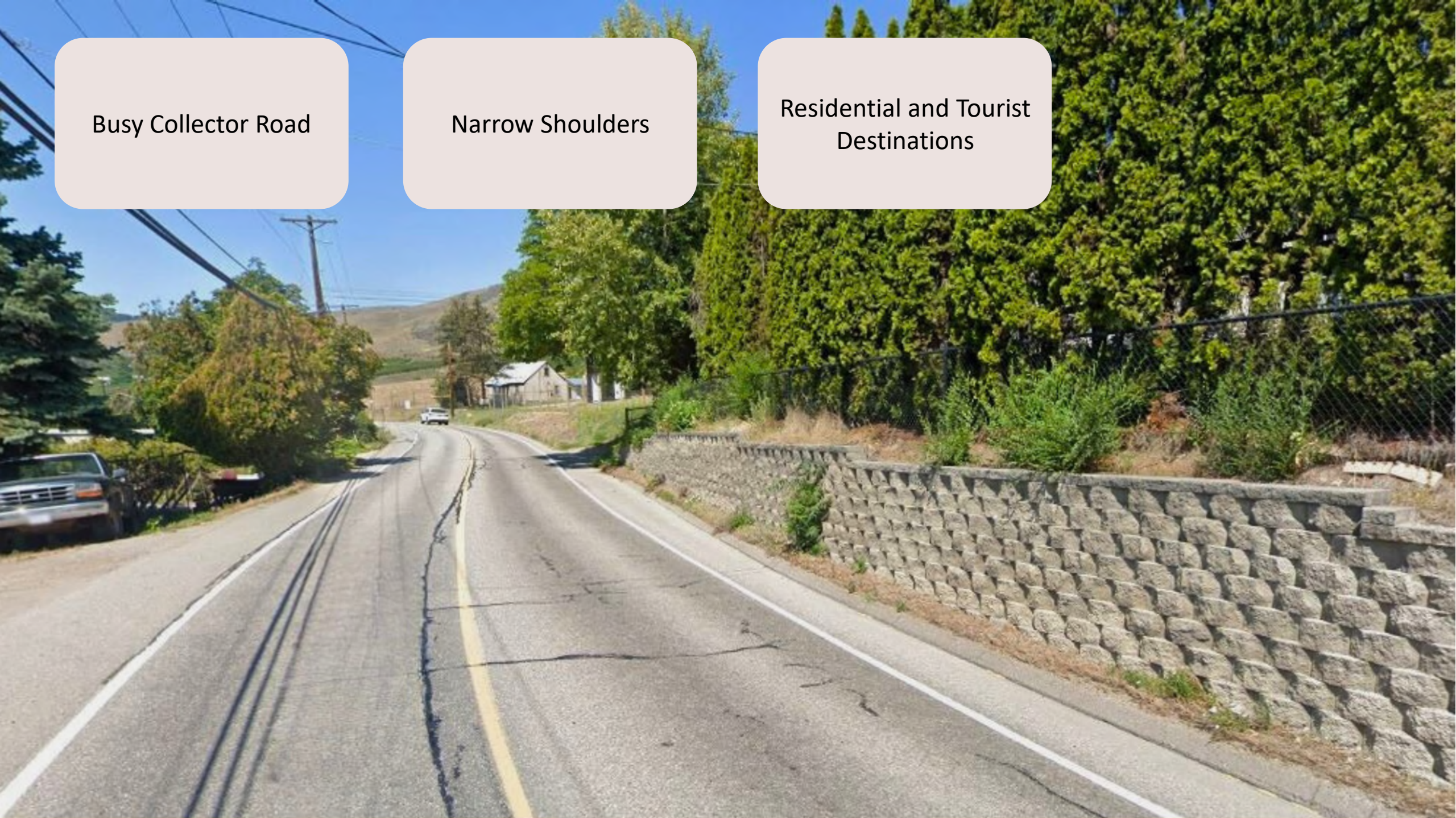
Signal Upgrade

(Arrow indicates project continues)




Busy Collector Road


Busy Collector Road
Narrow Shoulders


Busy Collector Road
Narrow Shoulders
Residential and Tourist Destinations

South Vernon & Okanagan Landing
Long Term Major Transportation Projects

PROPOSED LONG-TERM TRANSPORTATION PROJECTS

South Vernon / Okanagan Landing

Street Type

Community Collector

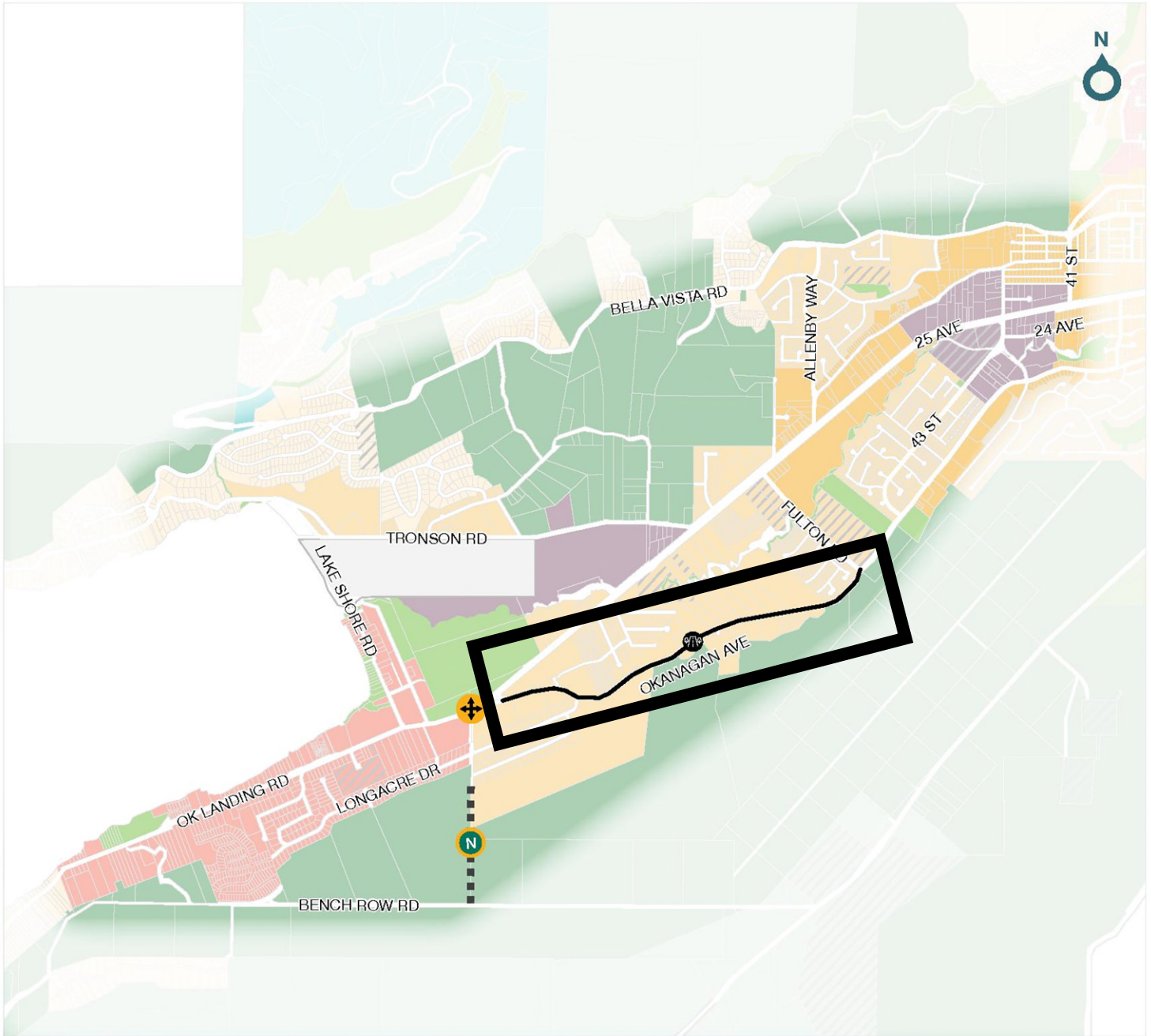
New Road

Supporting Infrastructure

Corridor Upgrade (Noted by colour)

Intersection Upgrade

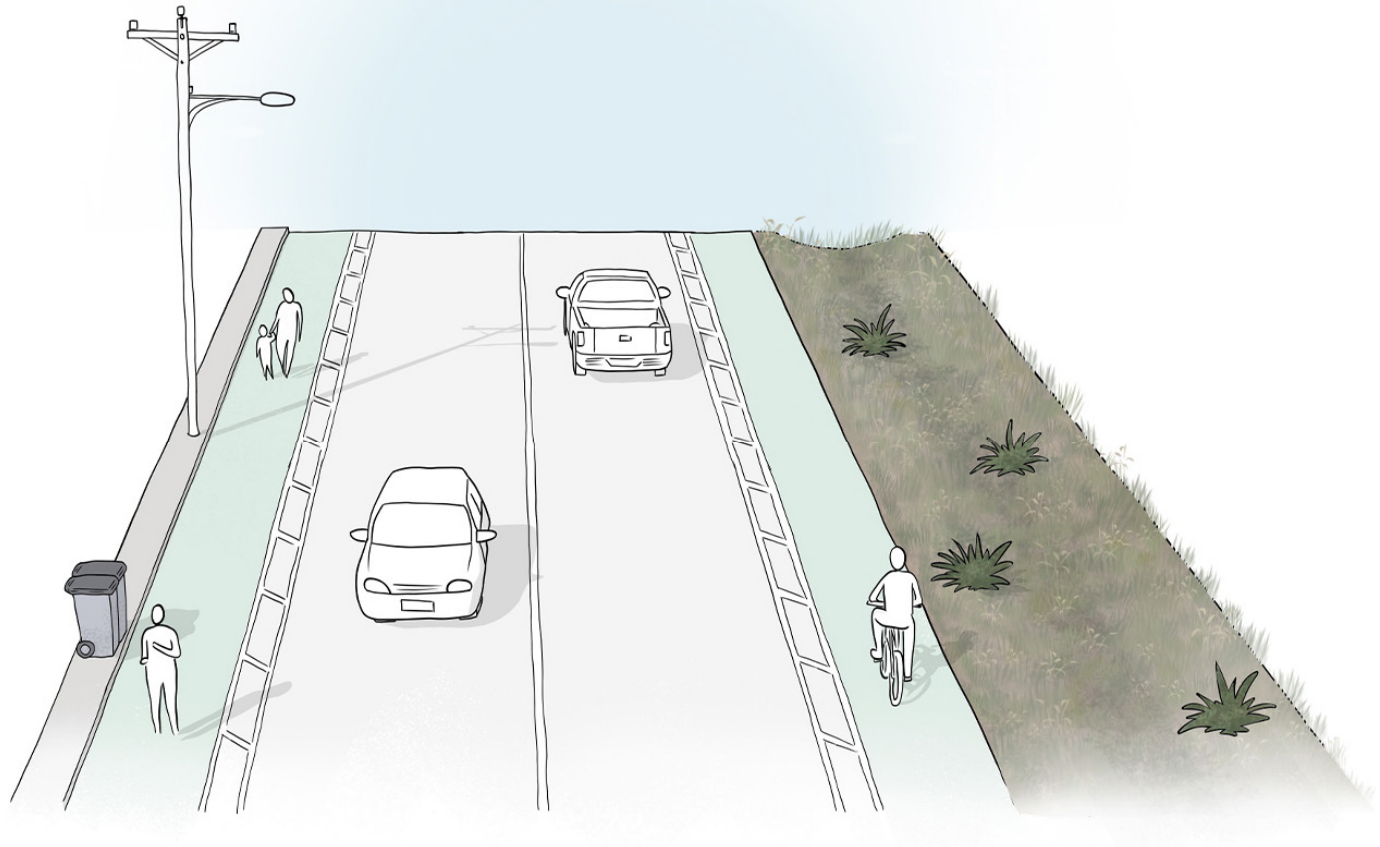
New Road




Narrow Shoulders
Anticipation that Traffic Volume will increase if development occurs.


Narrow Shoulders

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



PROPOSED LONG-TERM TRANSPORTATION PROJECTS

South Vernon / Okanagan Landing

Street Type

- Community Collector
- New Road

Supporting Infrastructure

- Corridor Upgrade (Noted by colour)
- Intersection Upgrade
- New Road




Narrow Windy Road


Narrow Windy Road
Steep Grade


Narrow Windy Road
Steep Grade
Blind Corners


Narrow Windy Road
Steep Grade
Blind Corners
Infrastructure is inadequate to support Future development

PROPOSED LONG-TERM TRANSPORTATION PROJECTS

South Vernon / Okanagan Landing

Street Type

- Community Collector
- New Road

Supporting Infrastructure

- Corridor Upgrade (Noted by colour)
- Intersection Upgrade
- New Road



All PROPOSED MAJOR TRANSPORTATION PROJECTS

Street Type

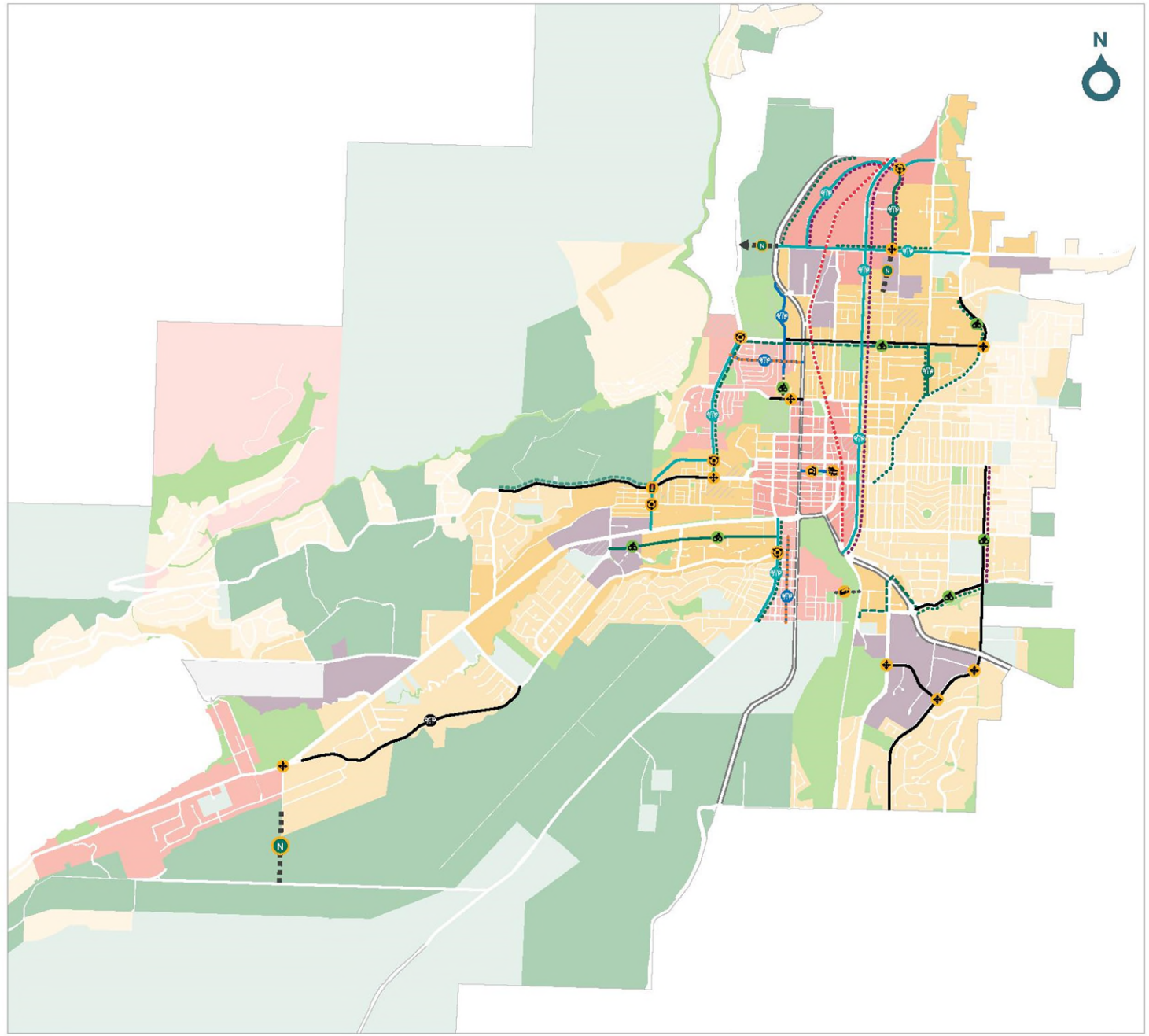
- Arterial
- Community Collector
- Local
- Neighbourhood Collector
- New Road

Active Transportation

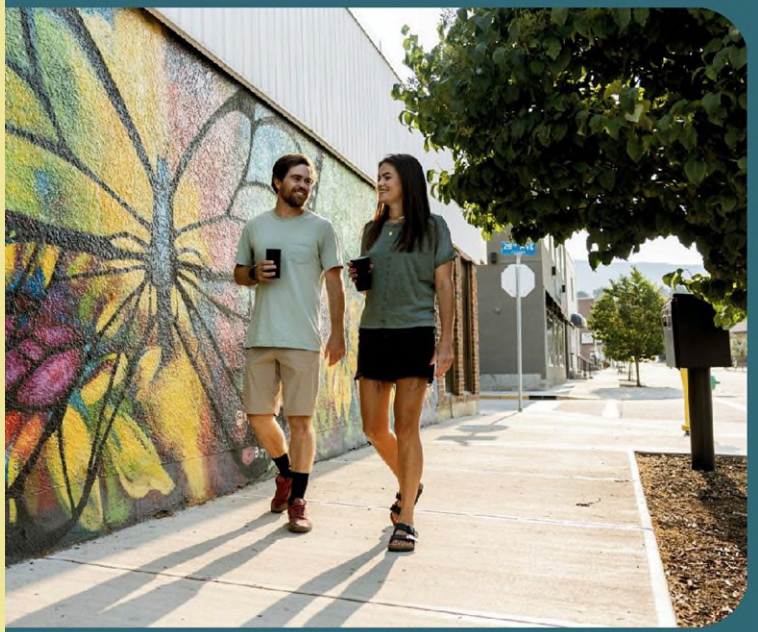
- Multi-use Path (Planned Capital Project)
- Trail
- Village Main Street
- Protected Pedestrian and Bike Infrastructure
- Desire Line

Supporting Infrastructure

- Corridor Upgrade (Noted by colour)
- Active Transportation Upgrade
- (Arrow indicates project continues)
- Intersection Upgrade
- Transit Station Upgrade
- Roundabout
- Pedestrian Plaza
- Signal Upgrade
- Funicular
- New Road



Help envision Vernon's future



CITY OF Vernon

Visit the open houses

Where: Civic Memorial Park Community Classroom - 3003 37th Avenue

When: June 5th 2 pm - 6 pm
June 7th 9 am - 12 pm

Provide your feedback

Complete the online survey from May 26th to June 30th, 2025

engagevernon.ca/ocp-tp

For more information

Call: 250-550-3570

Email: **ocp-tp@vernon.ca**