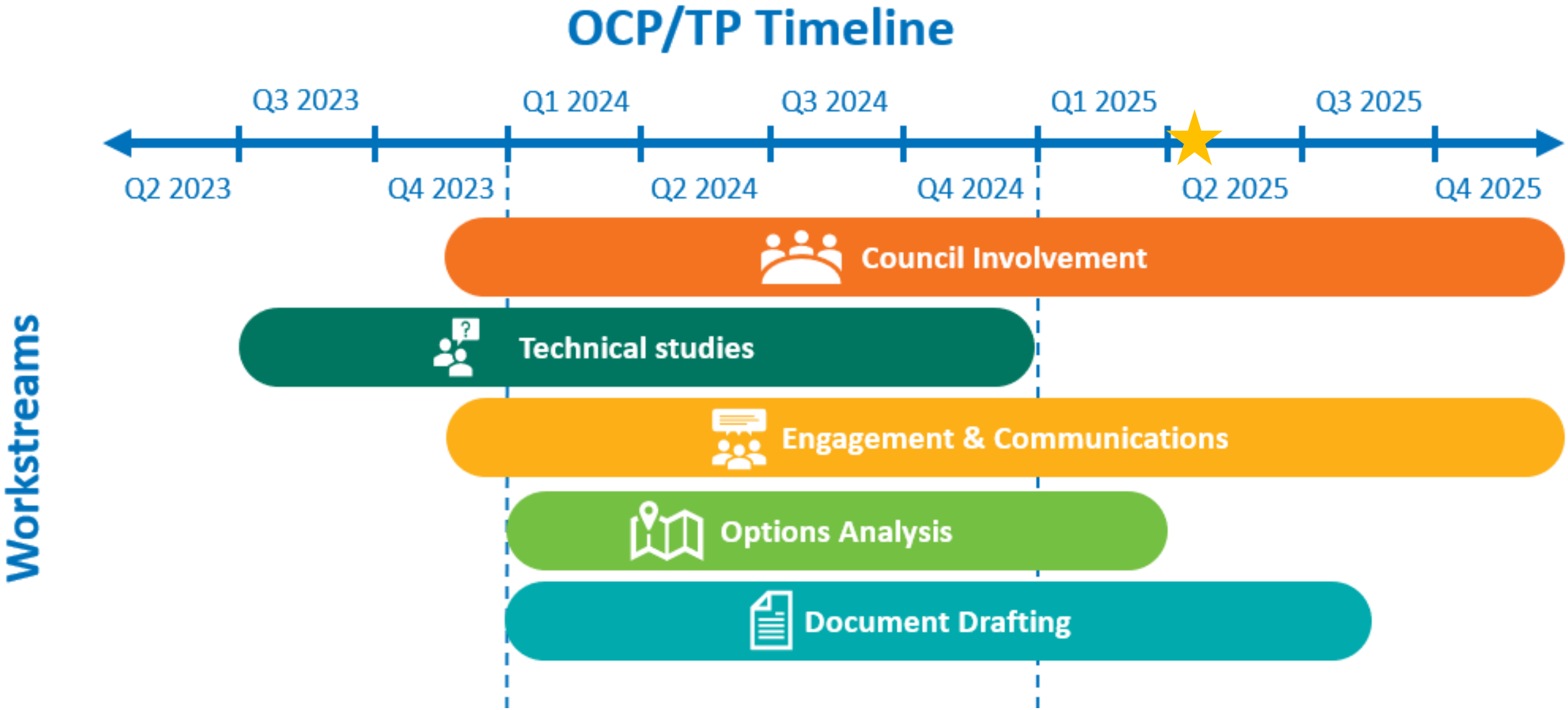
Official Community Plan & Transportation Plan

Downtown Urban Centre
&
Alexis Park Village Centre

CITY OF Vernon

Council Presentation
April 28, 2025

OCP/ TP Review Timeline



Purpose of today

Overview:

- Recap of key OCP concepts and public input
- OCP / TP Review Process
- Urban Centre: Downtown
- Alexis Park Village Centre
- Urban Neighbourhoods
- Connecting Land Use and Transportation Projects

What We Heard: Public Input

What we learned from the public	How we Responded
Embrace the way Vernon wants to grow	Context sensitive policies, growth strategy complementary to the community
Encourage a mix of housing types for a diversity of lifestyles	Define land uses with flexibility and a variety of gentle density housing forms
Prioritize affordable and attainable housing	Provide opportunities for small and large apartments throughout the city and encourage various land tenures
Improve vibrancy of existing neighbourhoods	Promote mixed-use in neighbourhoods – integrate local commercial opportunities and range of urban infill options
Protect agricultural lands	Integrate/coordinate with ALR boundaries and regulations
Protect environmentally sensitive areas	Update City's DP mapping and environmental policies
Enhance community sustainability	Establish Urban Containment Boundary
Provide enhanced amenities and infrastructure	Integrate Transportation Plan; Develop new Park & Open Space Policies; Update DCC Bylaw for the provision of new infrastructure directly attributed to growth

Gentle Density

Gentle density in urban planning refers to gradually increasing residential density in existing neighborhoods by building smaller, more affordable **Missing Middle Homes**, such as laneway homes, backyard cottages, or infill duplexes, fourplexes and townhouses. This approach aims to increase the housing supply without drastically changing the character of the neighborhood.

It is intended to address housing shortages and affordability issues by adding more homes on existing properties, often in areas that are already primarily single-family home neighborhoods.



Why Missing Middle Housing Matters

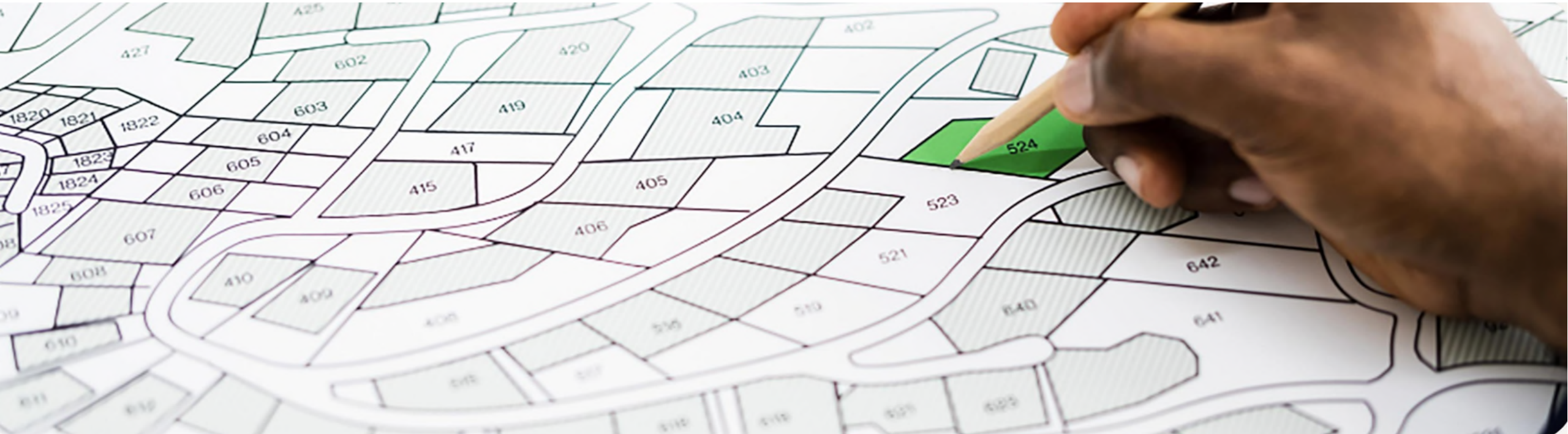
The benefits of MM housing are significant:

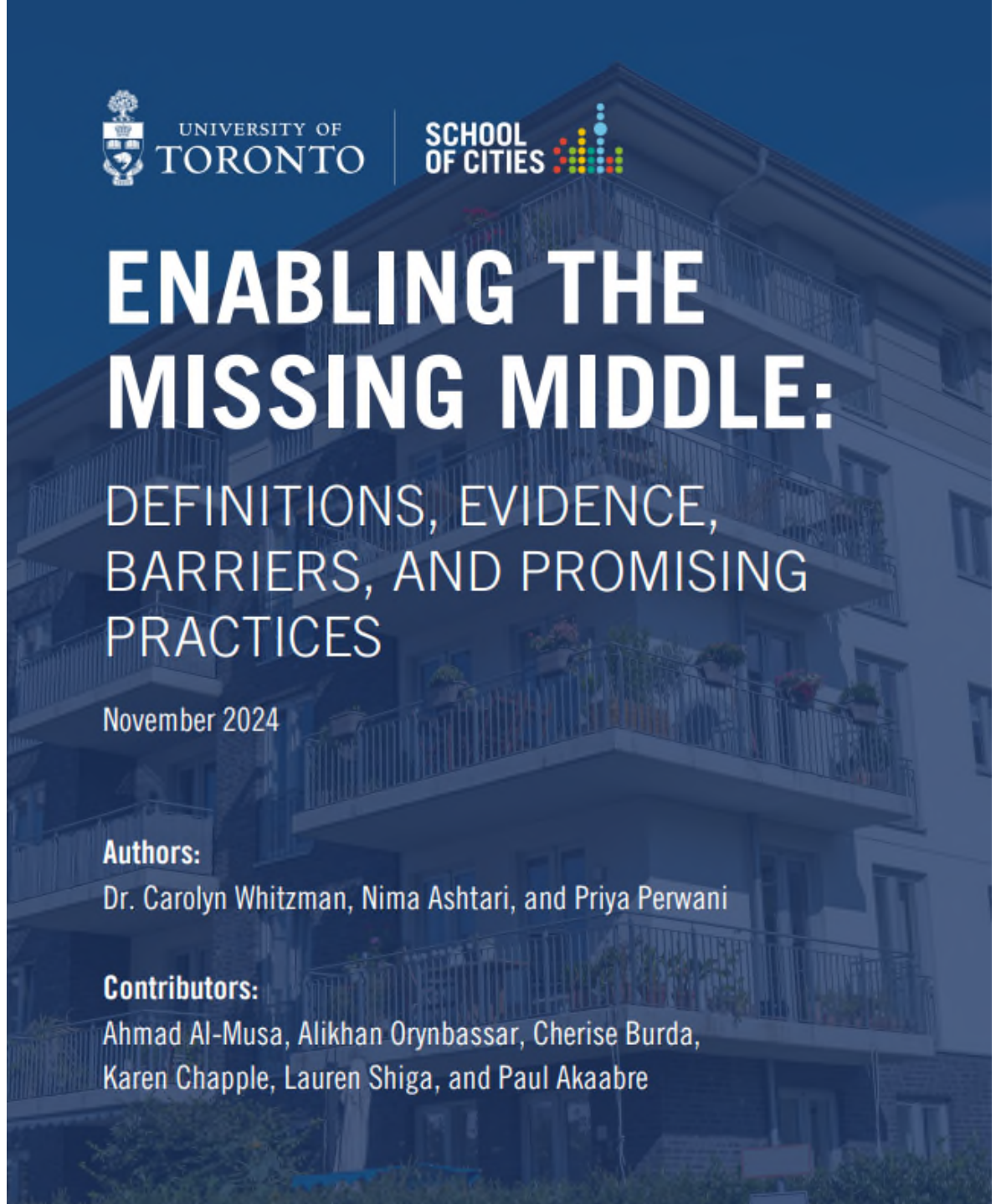
Affordability: Smaller homes at moderate price points.

Diversity: A range of home sizes, from studio ADUs to four-bedroom apartments.

Accessibility: Proximity to public transit, amenities, and employment hubs.

Sustainability: Energy-efficient designs and reduced travel distances.





UNIVERSITY OF TORONTO | SCHOOL OF CITIES

ENABLING THE MISSING MIDDLE:

DEFINITIONS, EVIDENCE, BARRIERS, AND PROMISING PRACTICES

November 2024

Authors:
Dr. Carolyn Whitzman, Nima Ashtari, and Priya Perwani

Contributors:
Ahmad Al-Musa, Alikhan Orynbassar, Cherise Burda, Karen Chapple, Lauren Shiga, and Paul Akaabre

Sample Housing Form: 6-plex



Specifications

- Number of Units 6
- Size of Units < 1000 sqft
- Number of Structures 1
- Bedrooms Per Unit 2

Size of Project

- Width of Build < 45’
- Height 3 Storeys
- Total Build Area < 5500 sqft

Lot Attributes

- Lot Type Mid-block
- Vehicle Access Front, Rear

Apartment Blocks & Mid-rises

Housing Needs Assessment identified the need for significantly more apartment units both condos and rental:

Challenges

High Construction Costs

Need for larger lots or land assemblies

Visually dominate building form

Lengthier Permitting Process

Market Demand

Opportunities

Apartment building can yield ~80-100 units

Can provide greater opportunities to upgrade local infrastructure and amenities

Often provide in-house amenities: gyms, pools and shared spaces

More affordable

Economies of scale when multiple buildings can be achieved in one project – more efficient and cost effective

Land Use Area Hierarchy

Areas of Growth

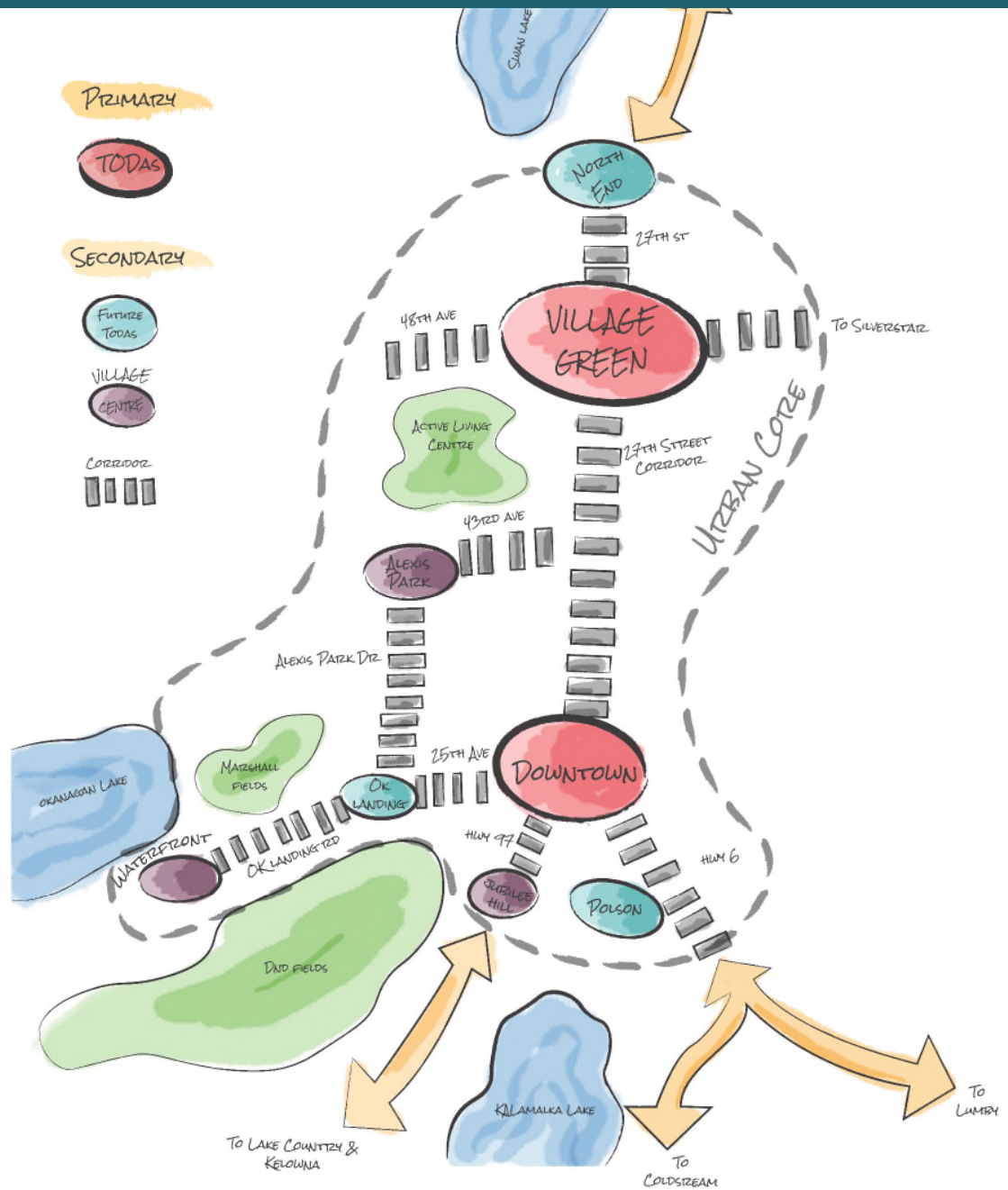
OCP helps managing population growth and development

20-Year Housing Need Estimate: 11,484 units

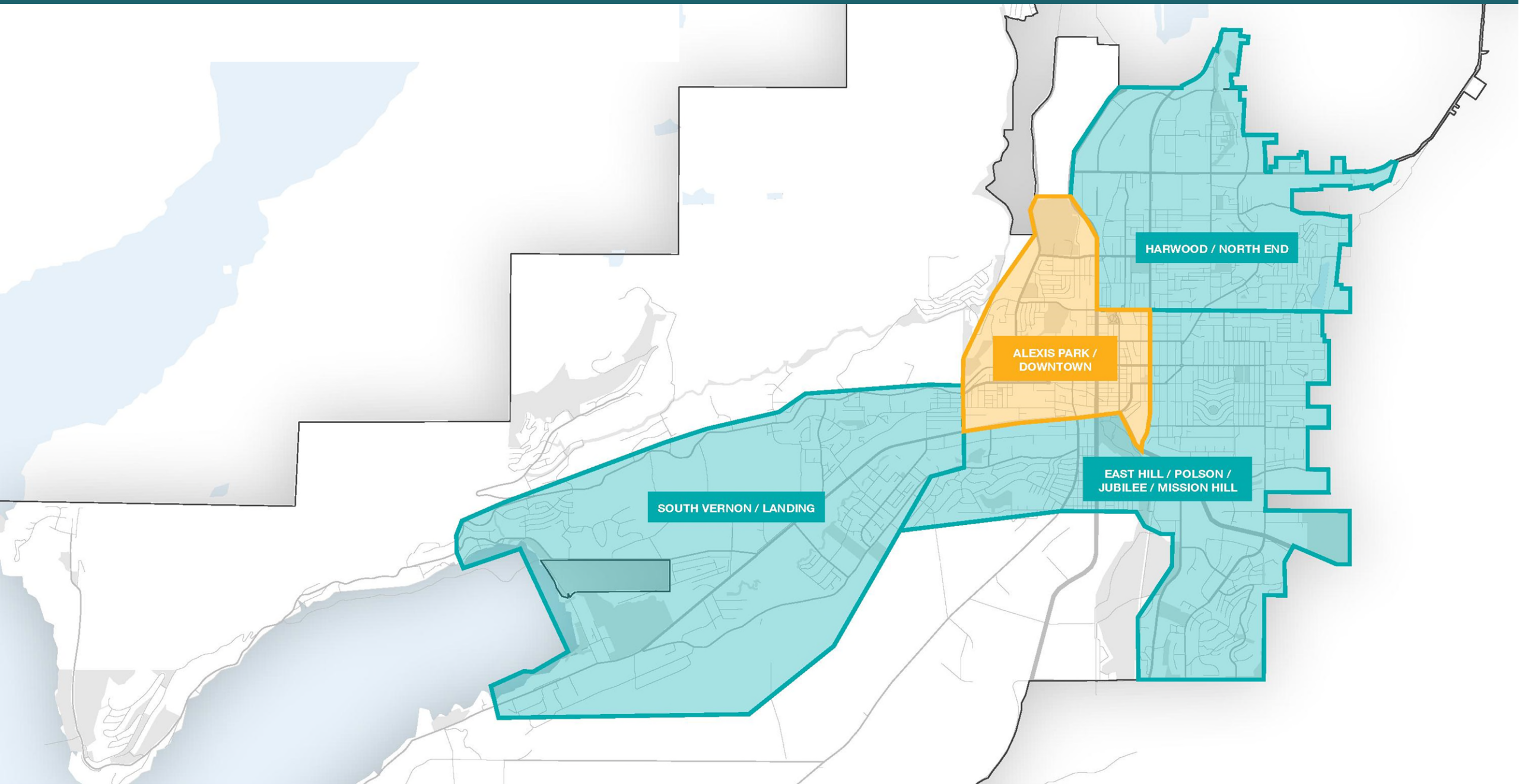
- Transit Oriented Development Areas: Primary
- Village Centres: Secondary
- Corridors: Secondary
- Urban Core: Tertiary
- Hillside Neighbourhoods: Tertiary

Based on the City of Vernon's existing Growth Strategy, OCP and values:

- Emphasizes compact, sustainable development, alternative transportation and revitalization of downtown core
- It also includes strategies for preserving agricultural land, creating complete neighborhoods and promoting a youth-friendly environment.



City Section: 1 of 4



Land Use Designation Structure

Growth Strategy



Land Use Designation (GENERAL AREA)



Area Vision



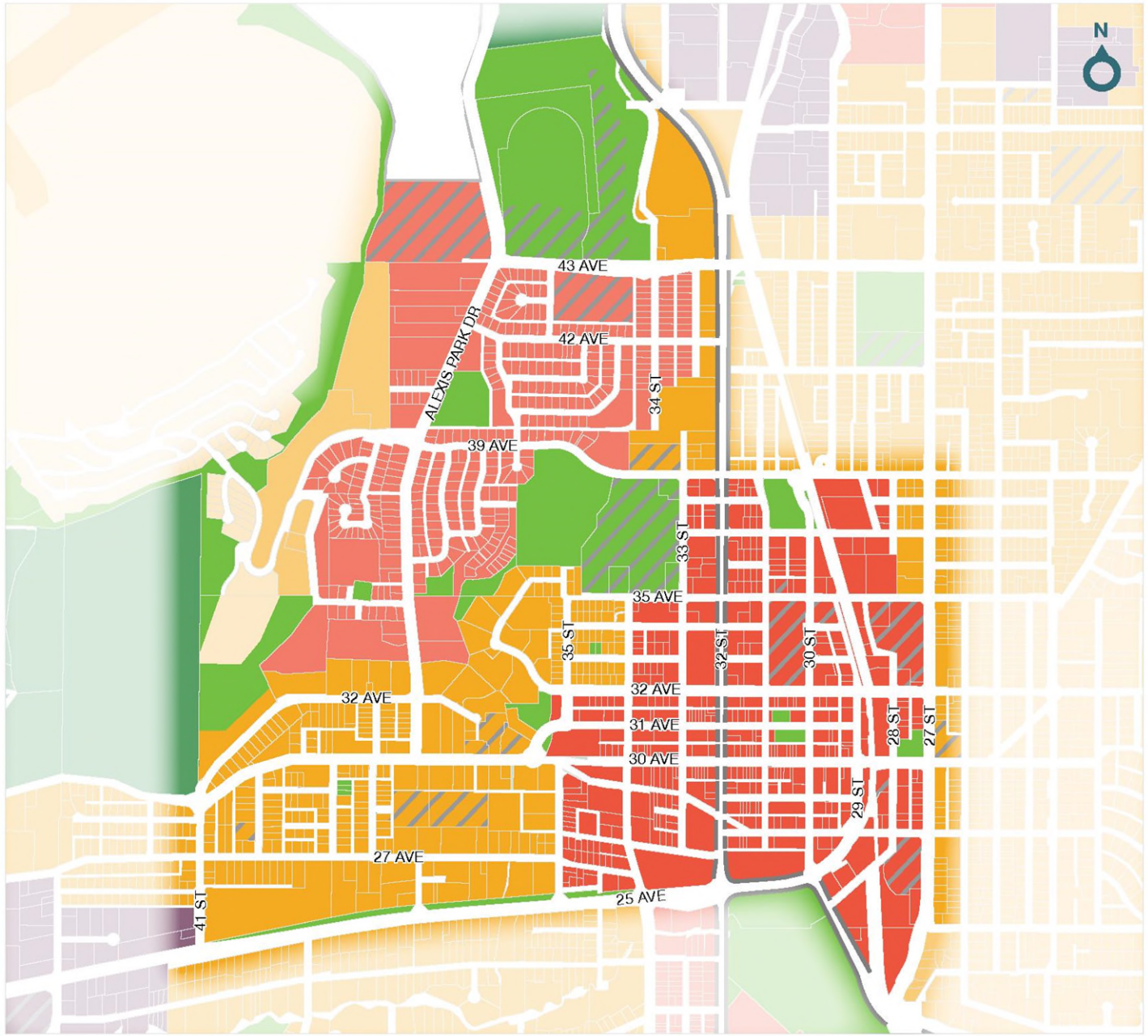
Policies & Objectives

Area 1: Downtown & Alexis Park

PROPOSED FUTURE LAND USE

Alexis Park / Downtown

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



Land Use Definitions: Urban & Village Centres

Vision for Centres

The following desired outcomes guide this transformation:

- **Focused Growth**
- **Distinct Identities**
- **Connected and Mobile**
- **Complete Communities**

These outcomes guide how Vernon will shape its Centres—creating places where people can live, work, and thrive close to home.

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

Downtown Urban Centre

Vision for Downtown

By weaving together heritage, culture, and contemporary urban living, Downtown Vernon is poised to become an even more thriving and connected city centre—one that honors its past while embracing a vibrant and sustainable future.



Urban Centre

Downtown Urban Centre

Example Policies for Downtown

Urban Vision & Planning

- Plan the Downtown Urban Centre as Vernon's cultural, civic, and economic heart, with a higher intensity and mix of commercial and housing land uses.
- Update the City Centre Plan to reflect current needs, guide growth, and strengthen Downtown's role as a dynamic urban core.

Land Use and Building Form

- Encourage a wide range of compatible uses, including:
  i. Mixed-use commercial
  ii. Residential (primarily apartment-style)
  iii. Office and civic uses
  iv. Cultural facilities
  v. Parks, plazas, and public spaces
- Encourage commercial frontages along 30th Avenue (27th Street to 35th Street) to maintain street-level activity and visual interest.

Downtown Urban Centre

Growth Aspirations

Increase residents in the Downtown Urban Centre by 2,500 over the next 20 years



Downtown Urban Centre

Growth Aspirations

Increase residents in the Downtown Urban Centre by 2,500 over the next 20 years

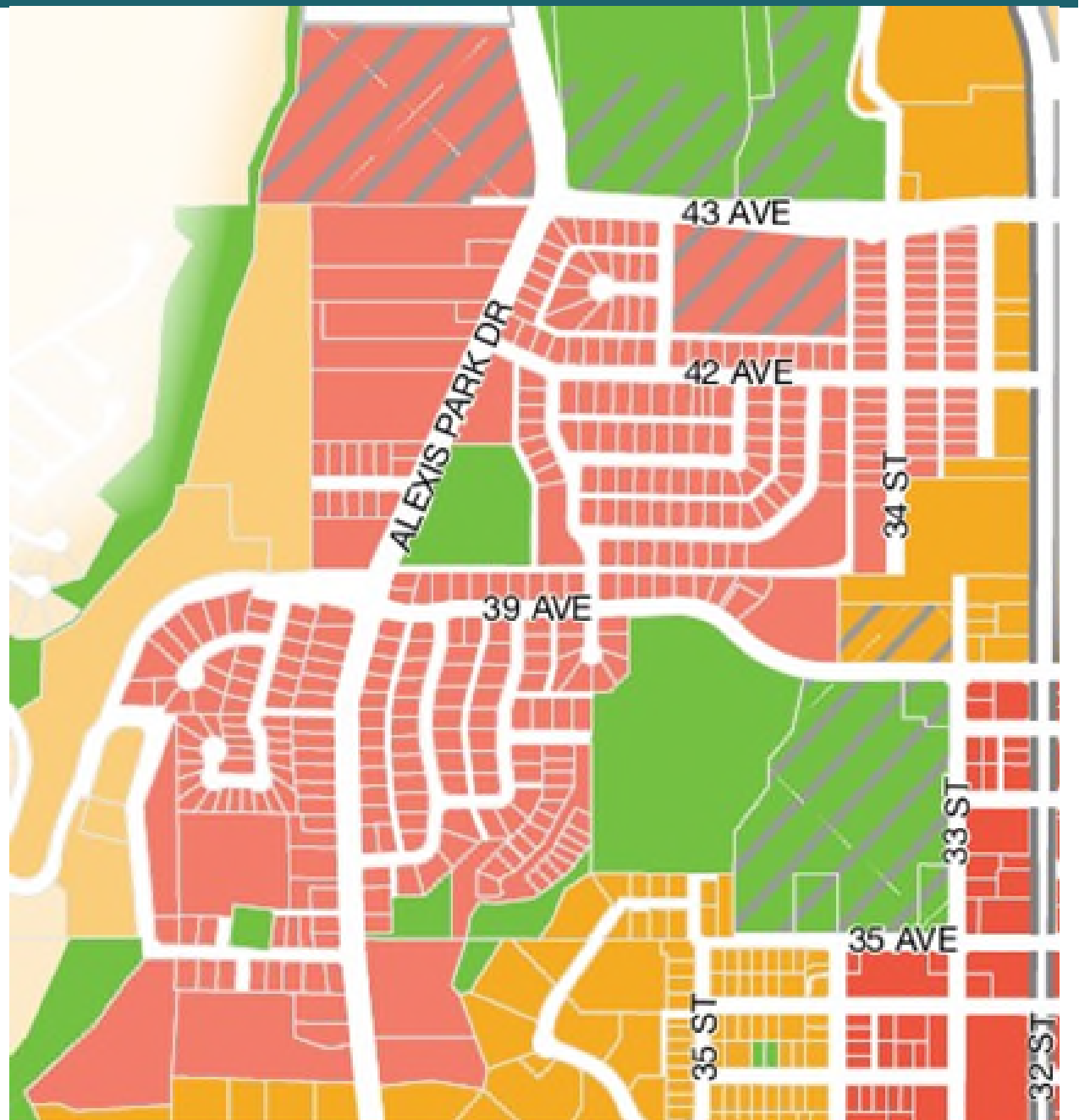


Land Use Definitions: Village Centre

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.

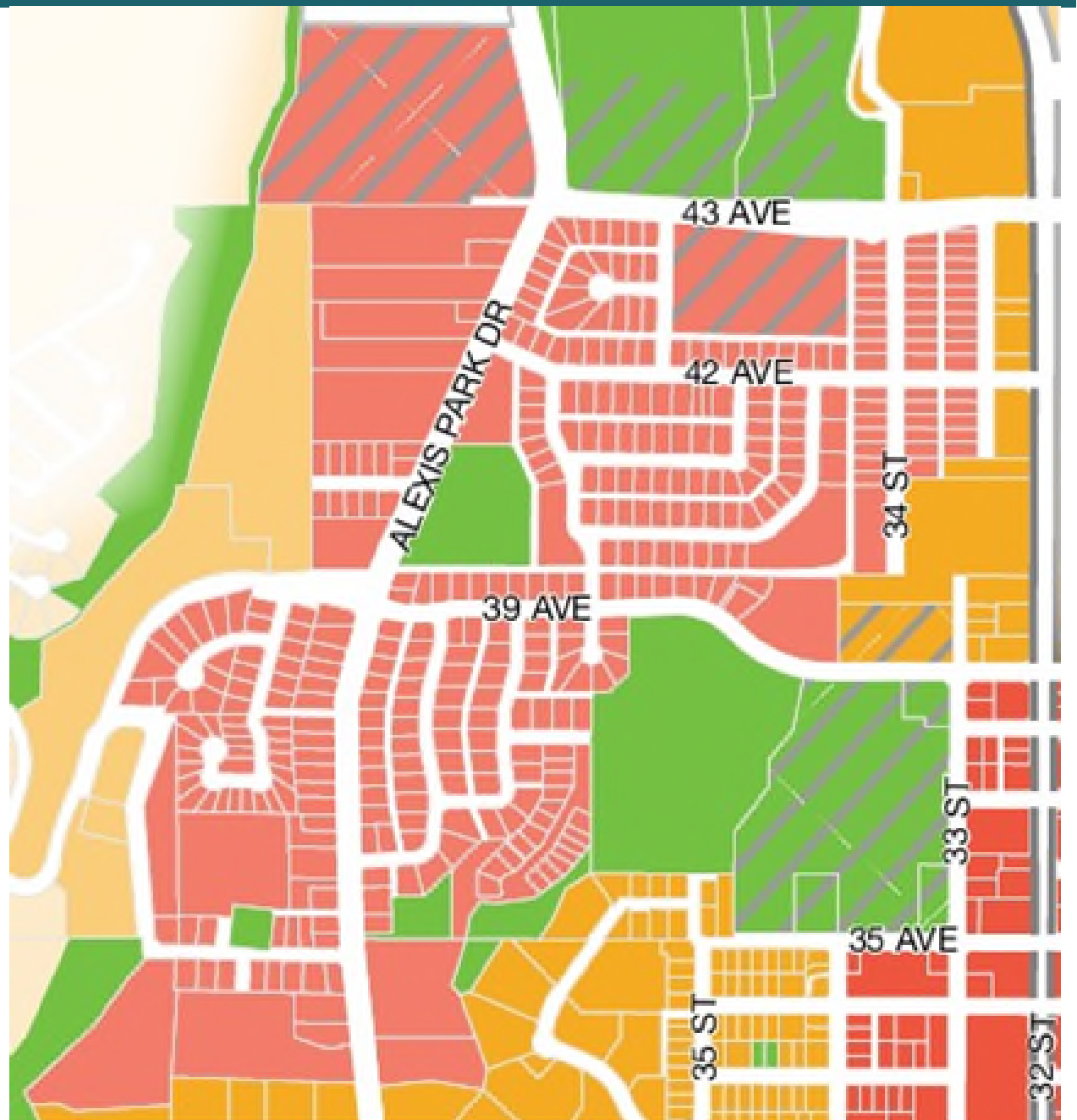
Village Centre



Alexis Park Village Centre

Vision for Alexis Park

With its location, connectivity, and growing diversity of housing, Alexis Park Village Centre is poised to become a model of sustainable, inclusive, urban living in Vernon's core.



Alexis Park Village Centre

Example Policies for Alexis Park

Role and Identity

- Recognize Alexis Park Village Centre as a central neighbourhood hub with a strong role in housing, recreation, and cultural services.
- Position Alexis Park as a mobility and amenity-rich Village Centre, well-connected to the Downtown and North-End Urban Centres.
- Develop a Village Centre identity that reflects its active, inclusive, and community-oriented character with a focus on multi-modal transportation.

Land Use and Building Form

- Support a range of low- to mid-rise multi-unit buildings along 43rd Ave and Alexis Park Drive, including:
  i. Townhomes
  ii. Mixed-use buildings with ground-floor commercial
  iii. Low-rise and mid-rise apartments
- Consider larger buildings along the southern portion of Alexis Park Drive (between 32nd Avenue/Gateby Place and 35th Avenue) where design quality and context support height.

Alexis Park Village Centre

Growth Aspirations

Increase residents in the Alexis Park Village Centre by 1,500 over the next 20 years



Alexis Park Village Centre

Growth Aspirations

Increase residents in the Alexis Park Village Centre by 1,500 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.



Neighbourhood - Urban

Urban Neighbourhoods

Vision for Urban Neighbourhoods

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



Neighbourhood - Urban

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. Neighbourhood commercial
- Consider mid-rise apartments and mixed-use buildings with ground-floor commercial along arterial and collector roads.

Urban Neighbourhoods

Growth Aspirations

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



Transportation Plan

Looking ahead at our road network

CITY OF Vernon

Council Presentation
April 28, 2025

What we've heard so far from the community:

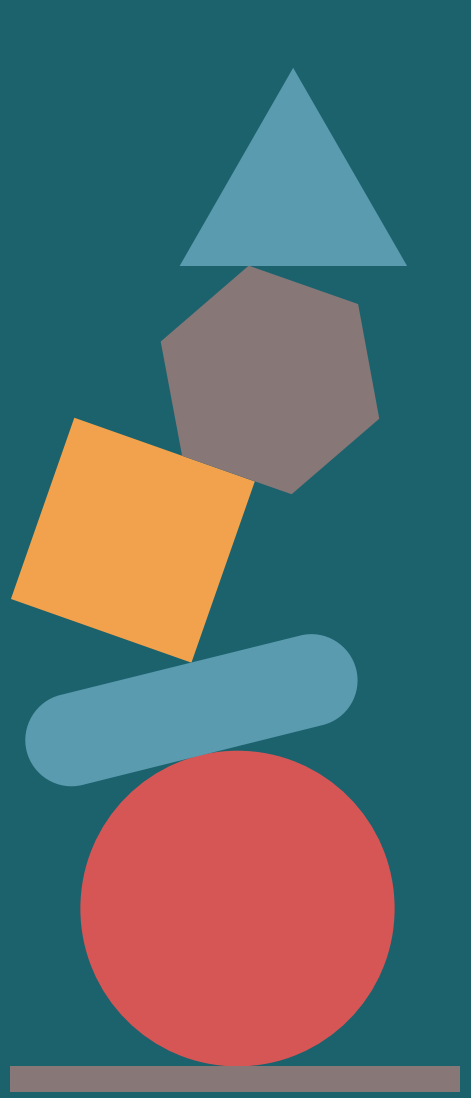
1 MAKING OUR ROADS SAFER FOR EVERYONE

2 MORE BIKING AND WALKING ROUTES

3 IMPROVING PUBLIC TRANSIT

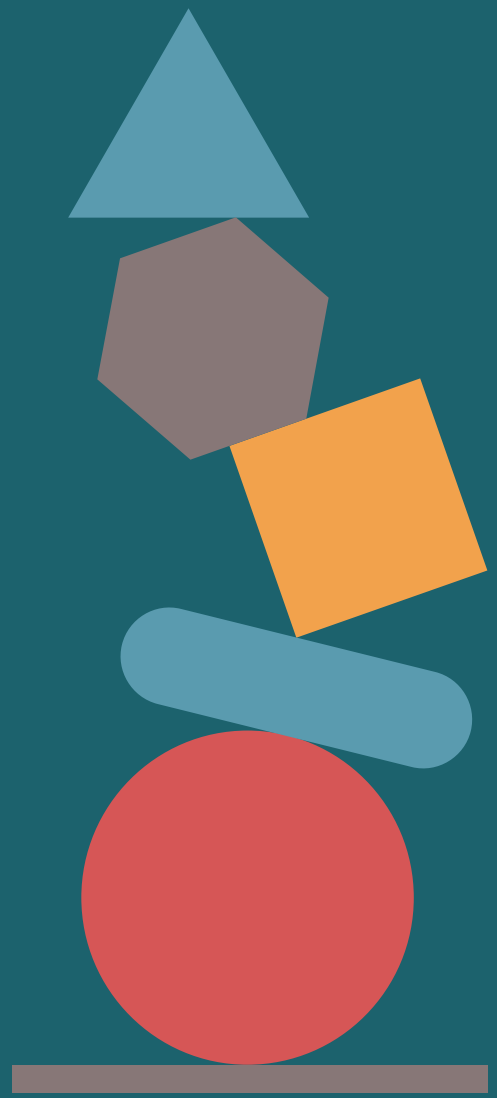
4 CREATING MORE WELCOMING STREETS AND PUBLIC SPACES

5 BALANCING DIFFERENT TRANSPORTATION NEEDS



Project A

VERSUS



Project B

What is in the Prioritization Framework, How does it work?

Category	Description	Indicators	Weight (determined through community Engagement)
Project Information *(not scored)*	Details about location, type, and cost of the project	Type, neighbourhood, cost funding source (DCC or City), length (km).	No weight
Condition Need	Assesses infrastructure condition and upgrade needs.	Surface/Utility quality, traffic flow, age, maintenance history.	25%
Road Classification/Network	Evaluates road type and network connectivity	Road type (local/collector/arterial), gap closures, missing links.	20%
Safety	Considers safety concerns and features.	Traffic volume, vulnerable users, collision history, speed, traffic calming.	25%
Location	Proximity to key areas and amenities.	Population catchment, priority areas, transit corridors, proximity to schools/parks/community centres.	20%
Transportation Plan Values	Aligns with strategic transportation priorities.	Health, safety, accessibility, multi-modal options, vibrant spaces, regional positioning.	10%

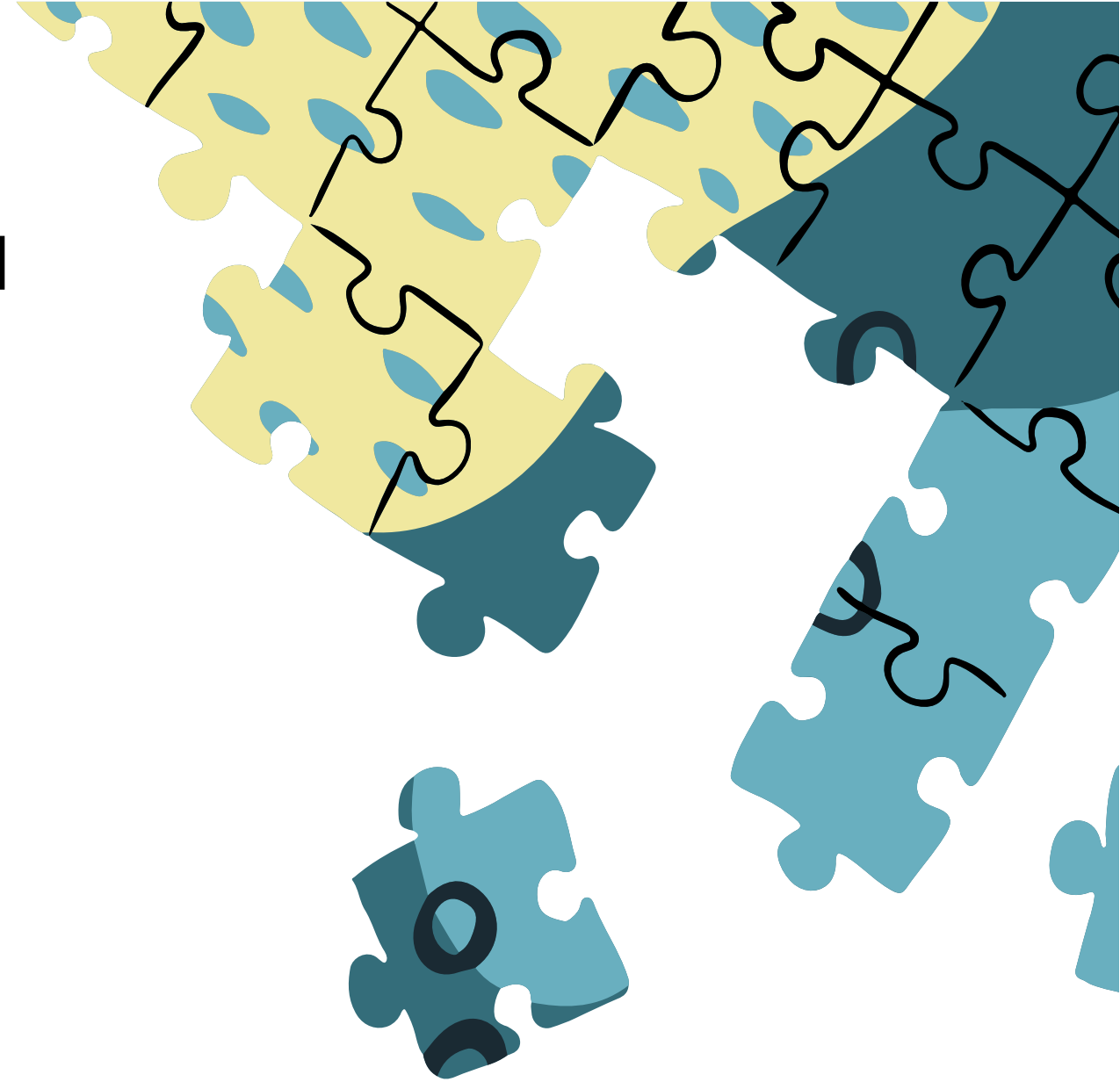
Scoring Process

Short Term
0-5 years

Medium term
5-10 years

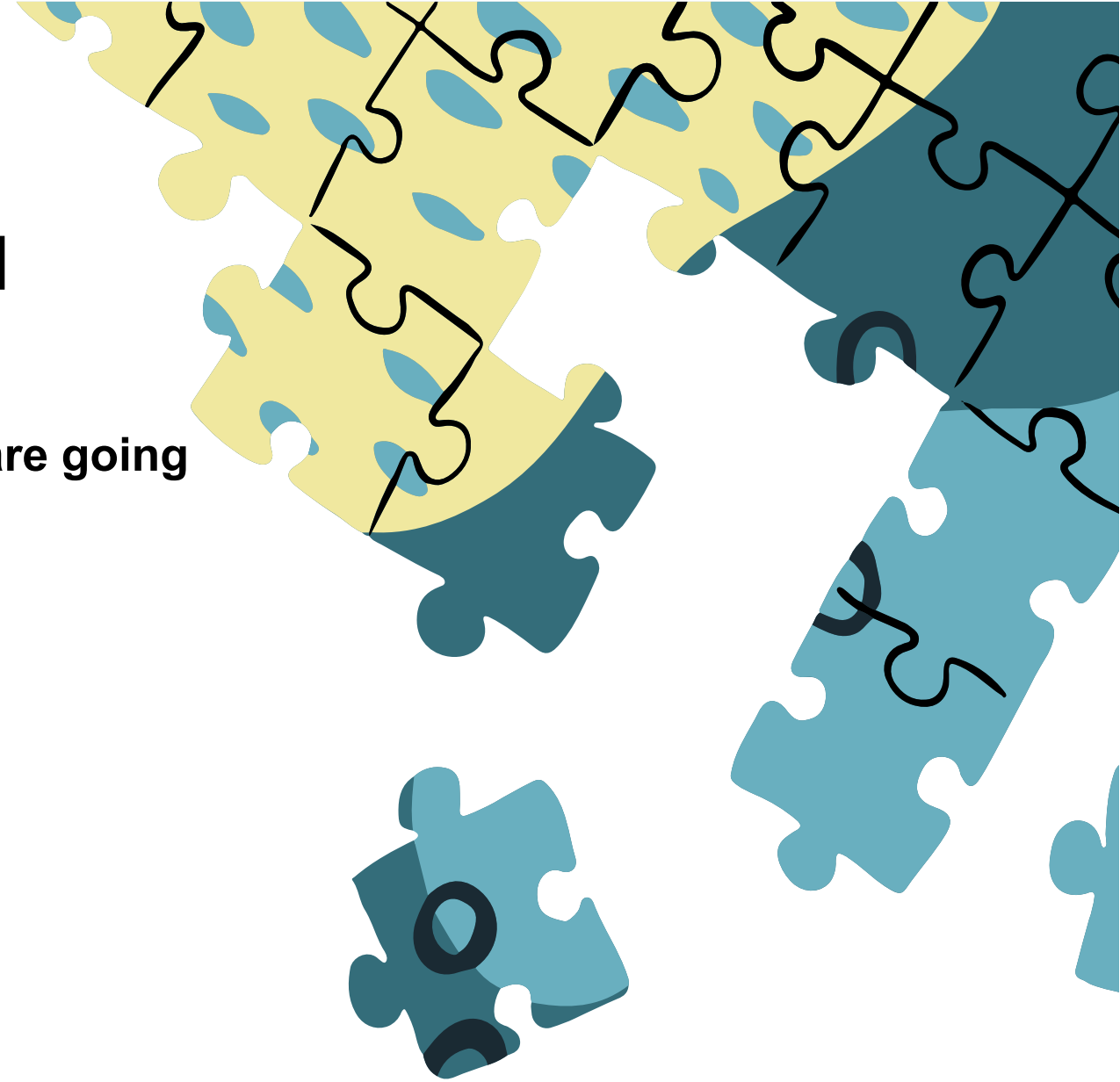
Long term and future
10-20 years

What the Framework Revealed



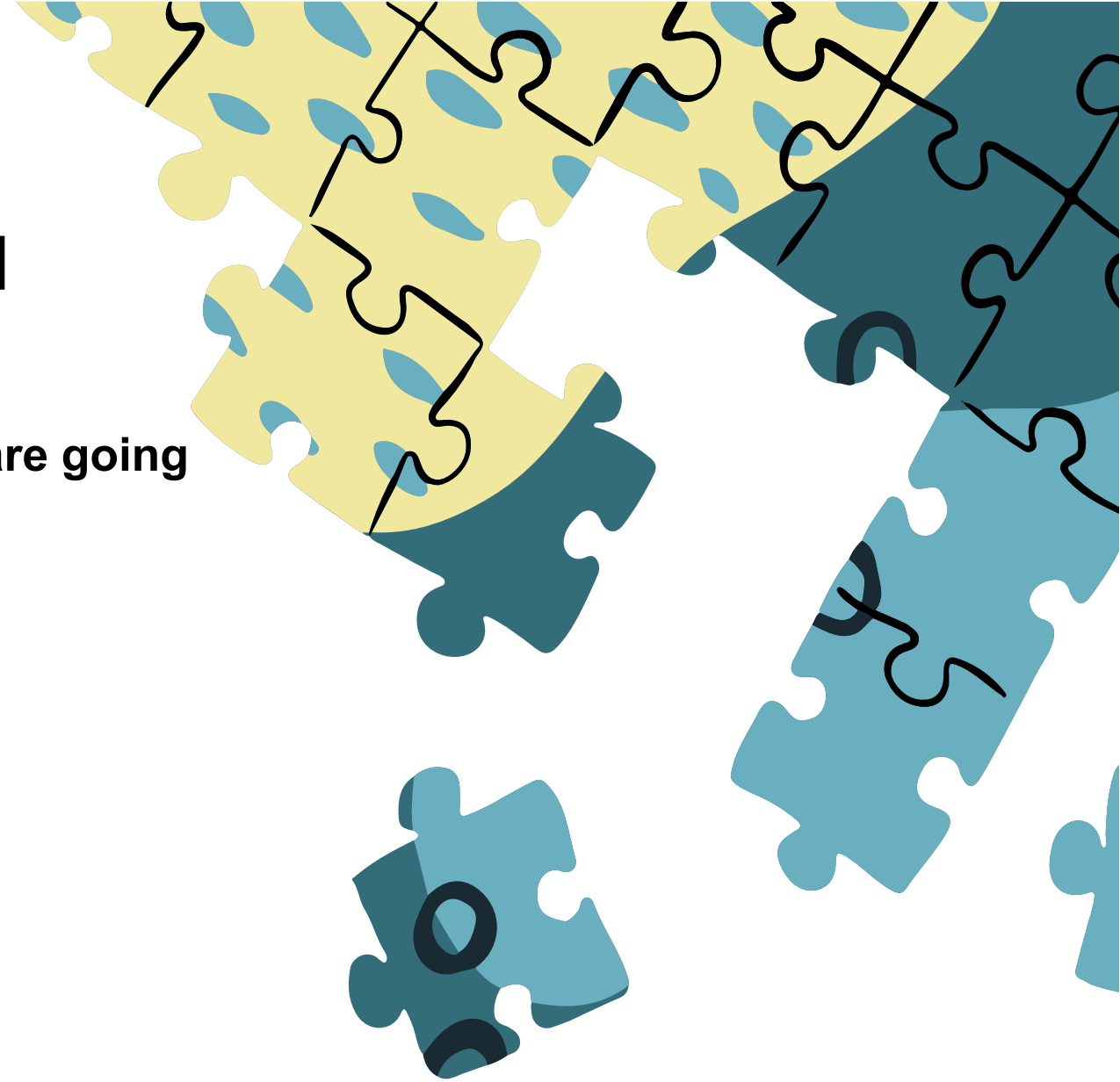
What the Framework Revealed

1. Focus on where people are and where they are going



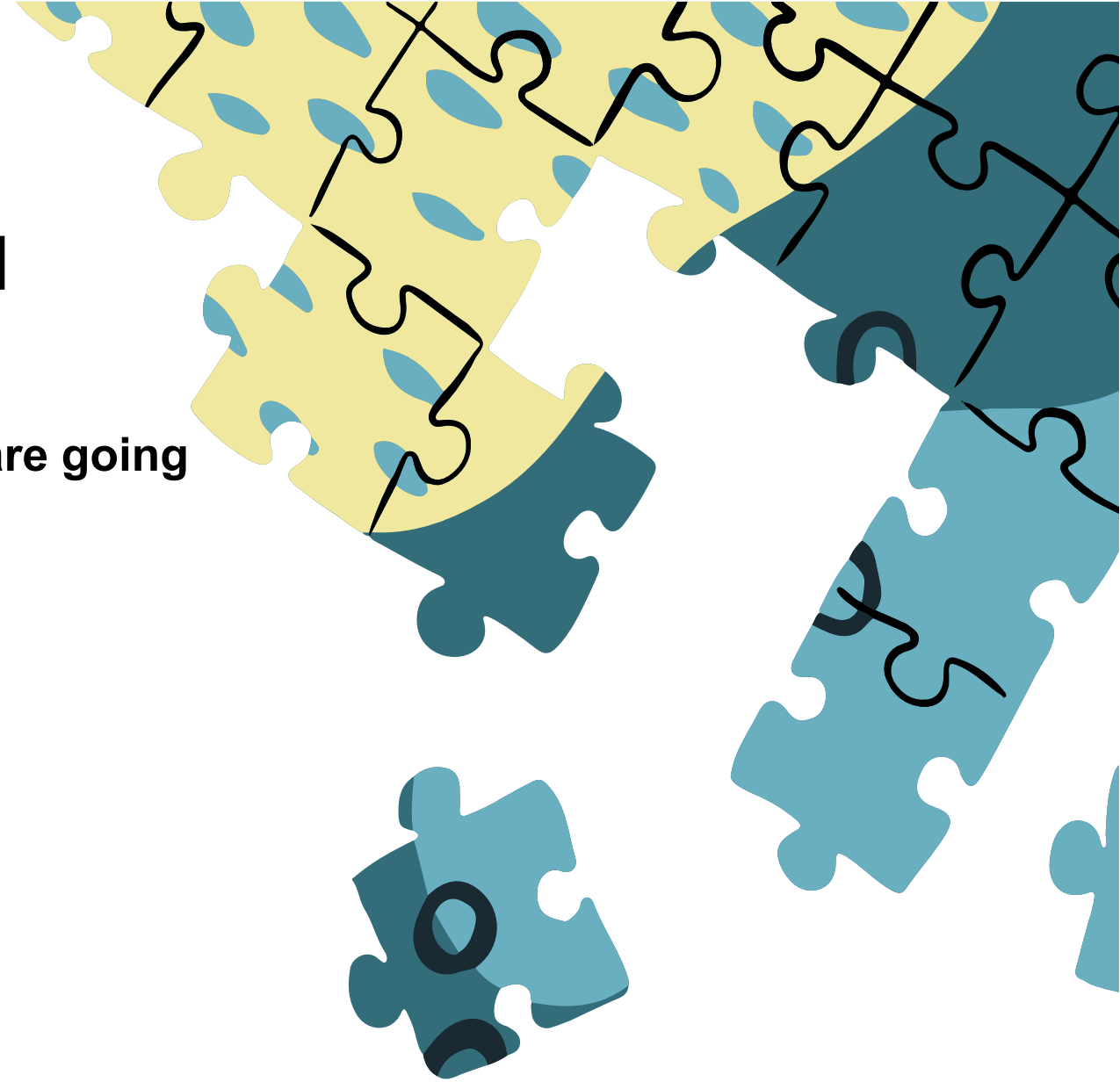
What the Framework Revealed

1. Focus on where people are and where they are going
2. Filling gaps in the network



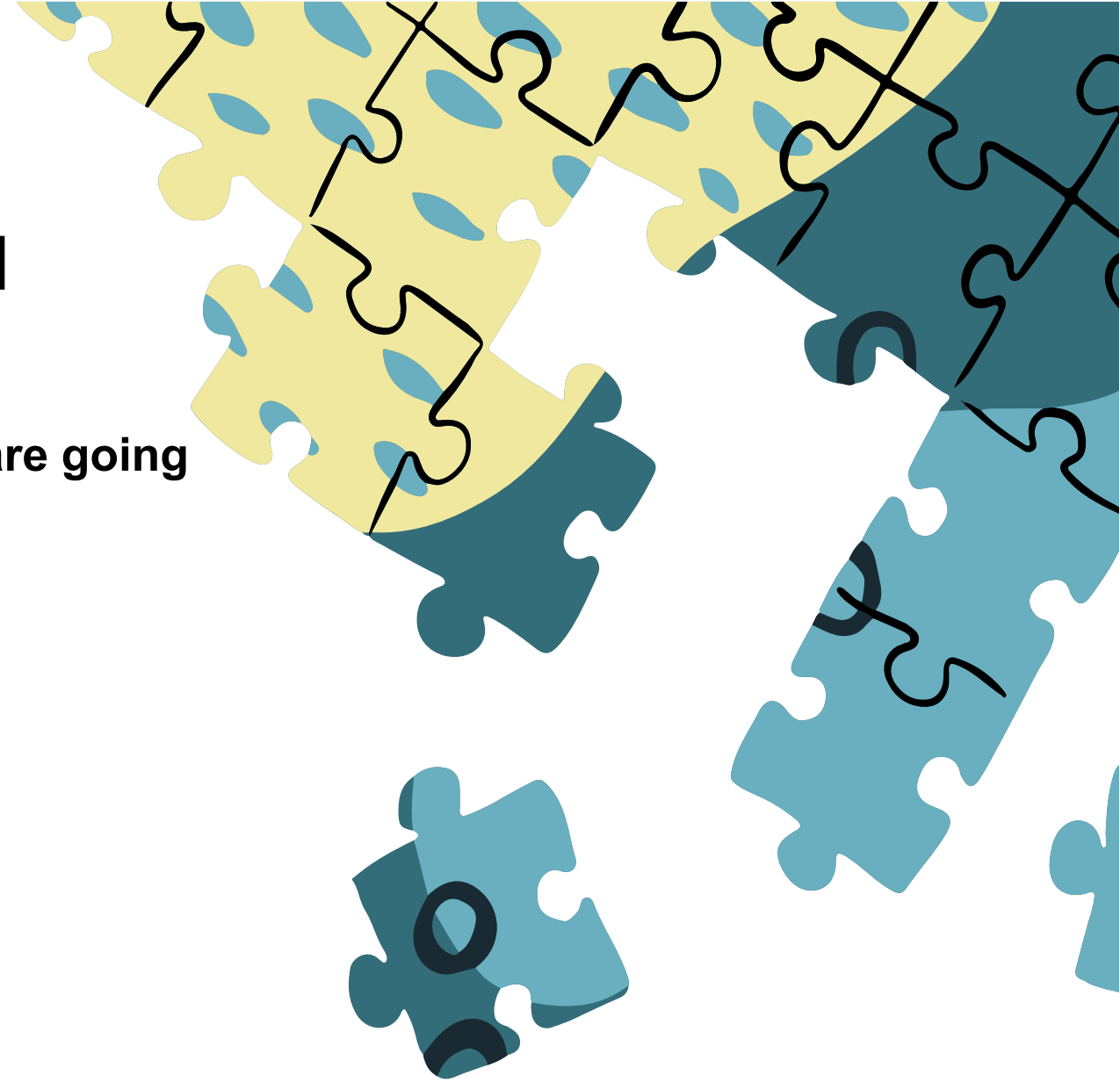
What the Framework Revealed

1. Focus on where people are and where they are going
2. Filling gaps in the network
3. Making streets safer



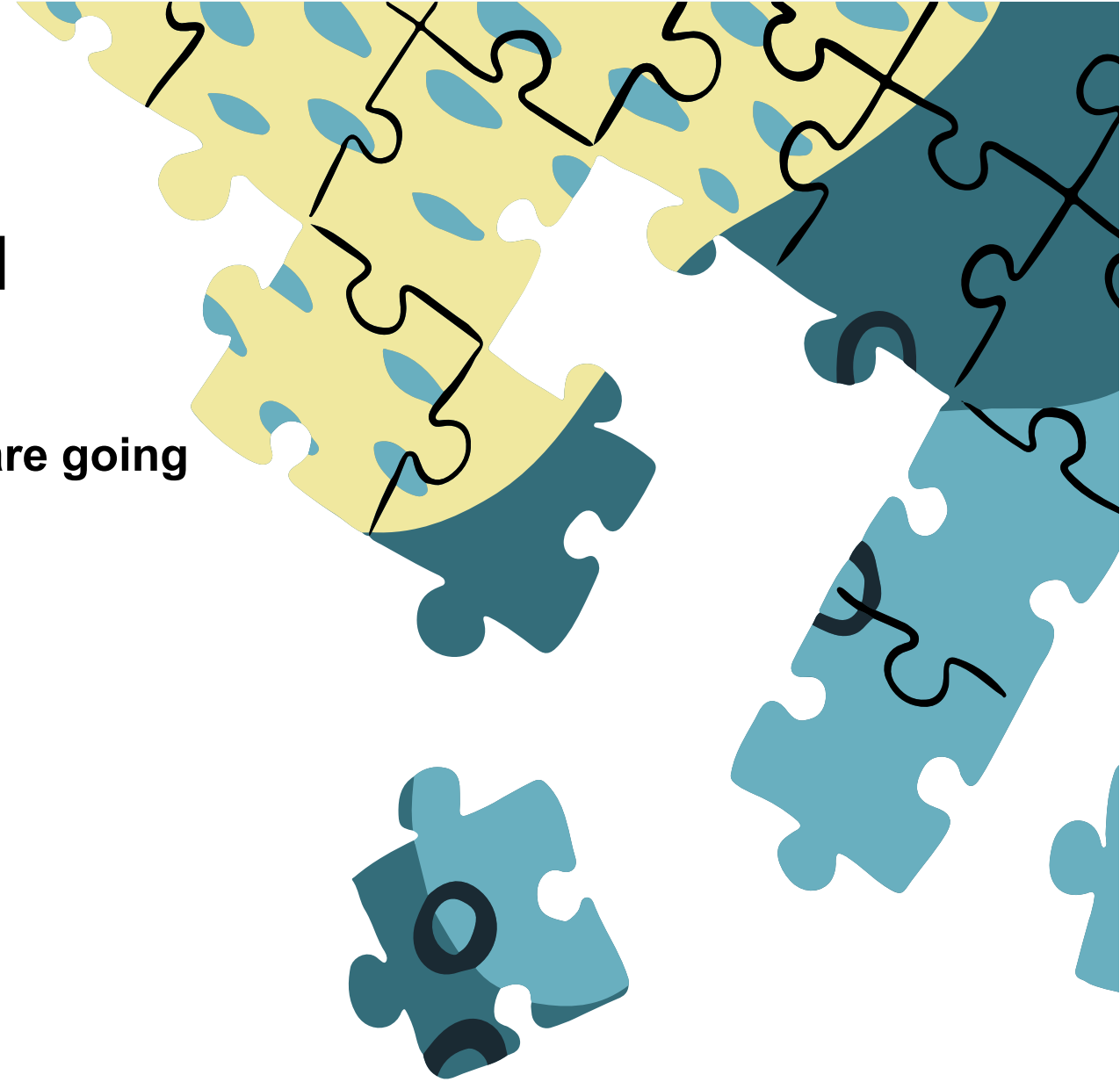
What the Framework Revealed

1. Focus on where people are and where they are going
2. Filling gaps in the network
3. Making streets safer
4. Get ahead of future pressure



What the Framework Revealed

1. Focus on where people are and where they are going
2. Filling gaps in the network
3. Making streets safer
4. Get ahead of future pressure
5. Reflecting what matters to the community



What were the results?

Over 170 Projects



Major	Minor
Big Moves Backbone	Connectors Fill gaps Complete the network

Looking Ahead:
Alexis Park & Downtown

ALL PROPOSED TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

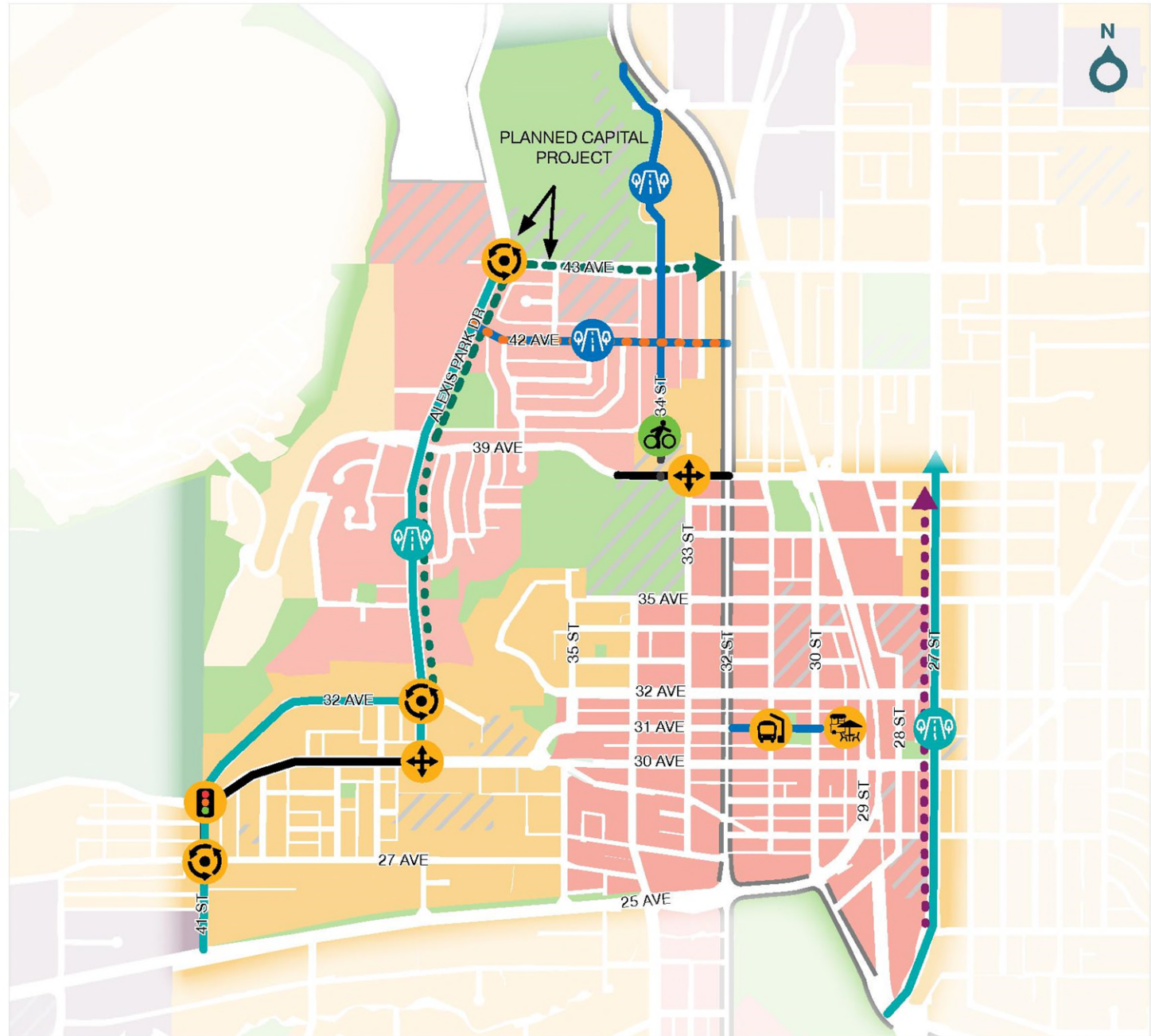
- Arterial
- Community Collector
- Local

Active Transportation

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

Supporting Infrastructure

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



Alexis Park & Downtown
Short Term Major Transportation Projects

PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector

Active Transportation

- Multi-use Path (Planned Capital Project)

Supporting Infrastructure

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



PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector

Active Transportation

- Multi-use Path (Planned Capital Project)

Supporting Infrastructure

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



PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector

Active Transportation

- Multi-use Path (Planned Capital Project)

Supporting Infrastructure

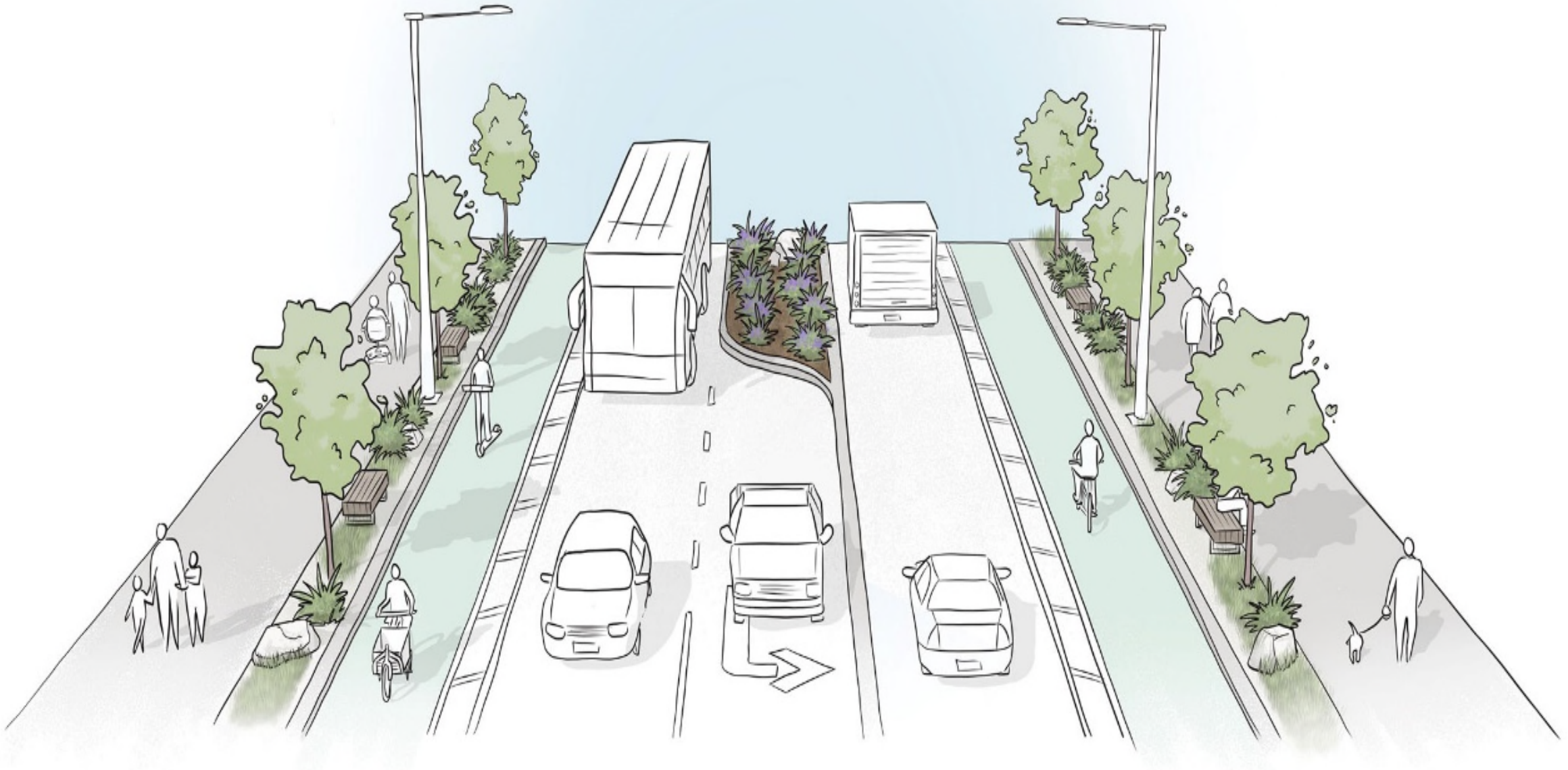
- Corridor Upgrade (Noted by colour)
- Intersection Upgrade
- Roundabout
- (Arrow indicates project continues)




Busy Arterial Road


Busy Arterial Road
Needed improvements for safety for all road users

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



PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

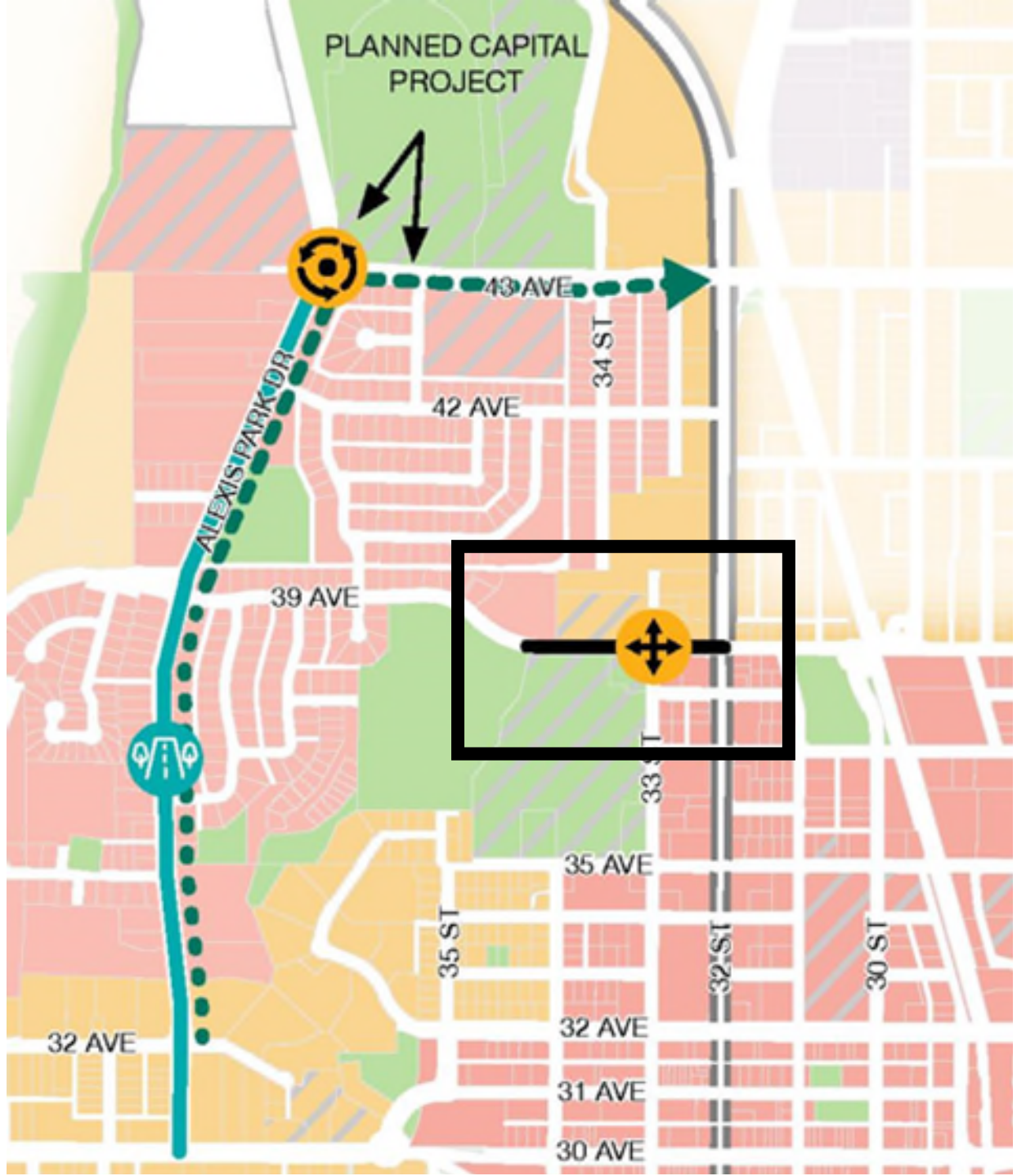
- Arterial
- Community Collector

Active Transportation

- Multi-use Path (Planned Capital Project)

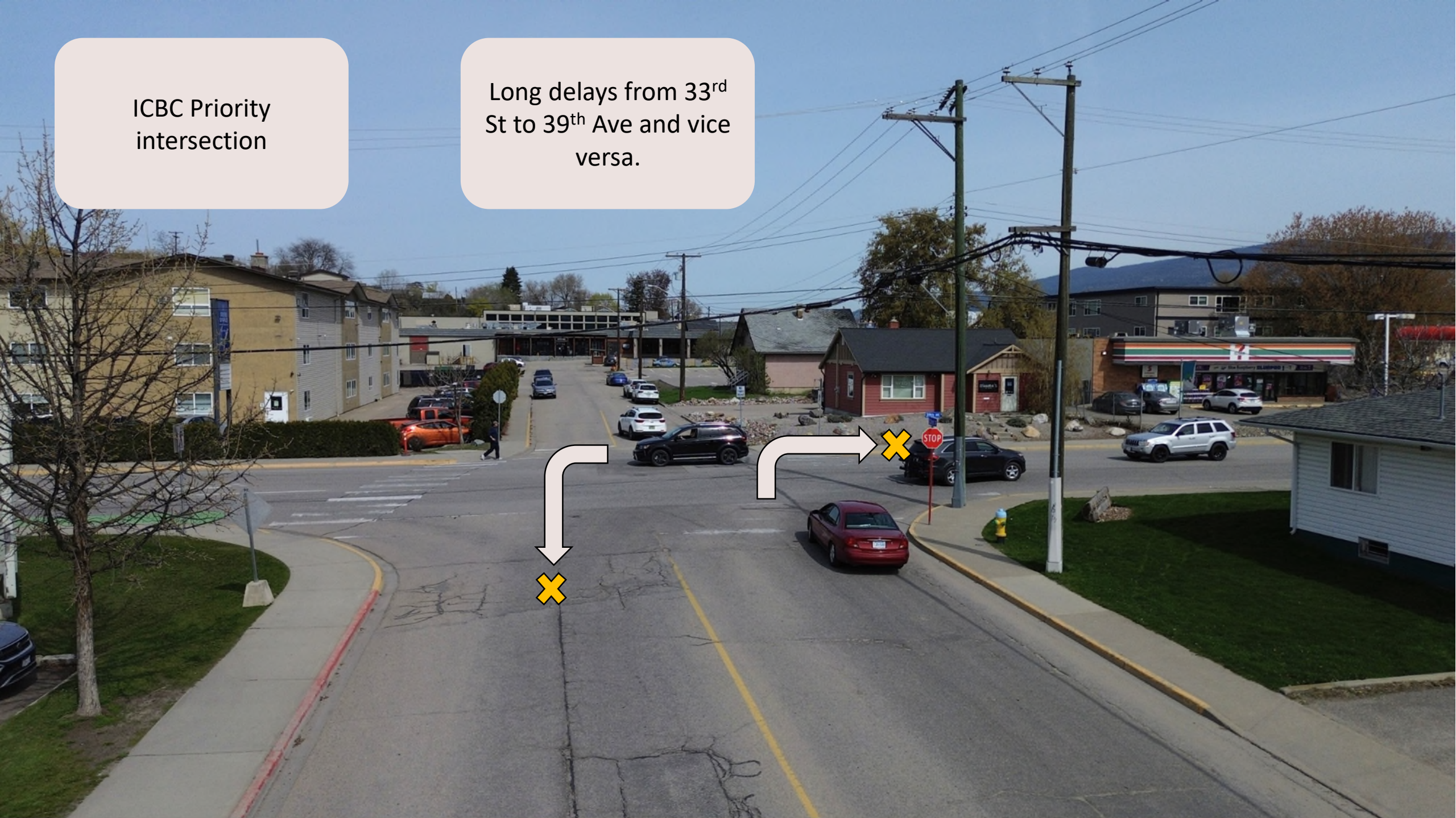
Supporting Infrastructure

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




STOP


ICBC Priority intersection
STOP


ICBC Priority intersection
Long delays from 33rd St to 39th Ave and vice versa.
STOP


ICBC Priority intersection
Long delays from 33rd St to 39th Ave and vice versa
Hill east on 39th Ave increases traffic speeds
STOP


STOP

PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector

Active Transportation

- Multi-use Path (Planned Capital Project)

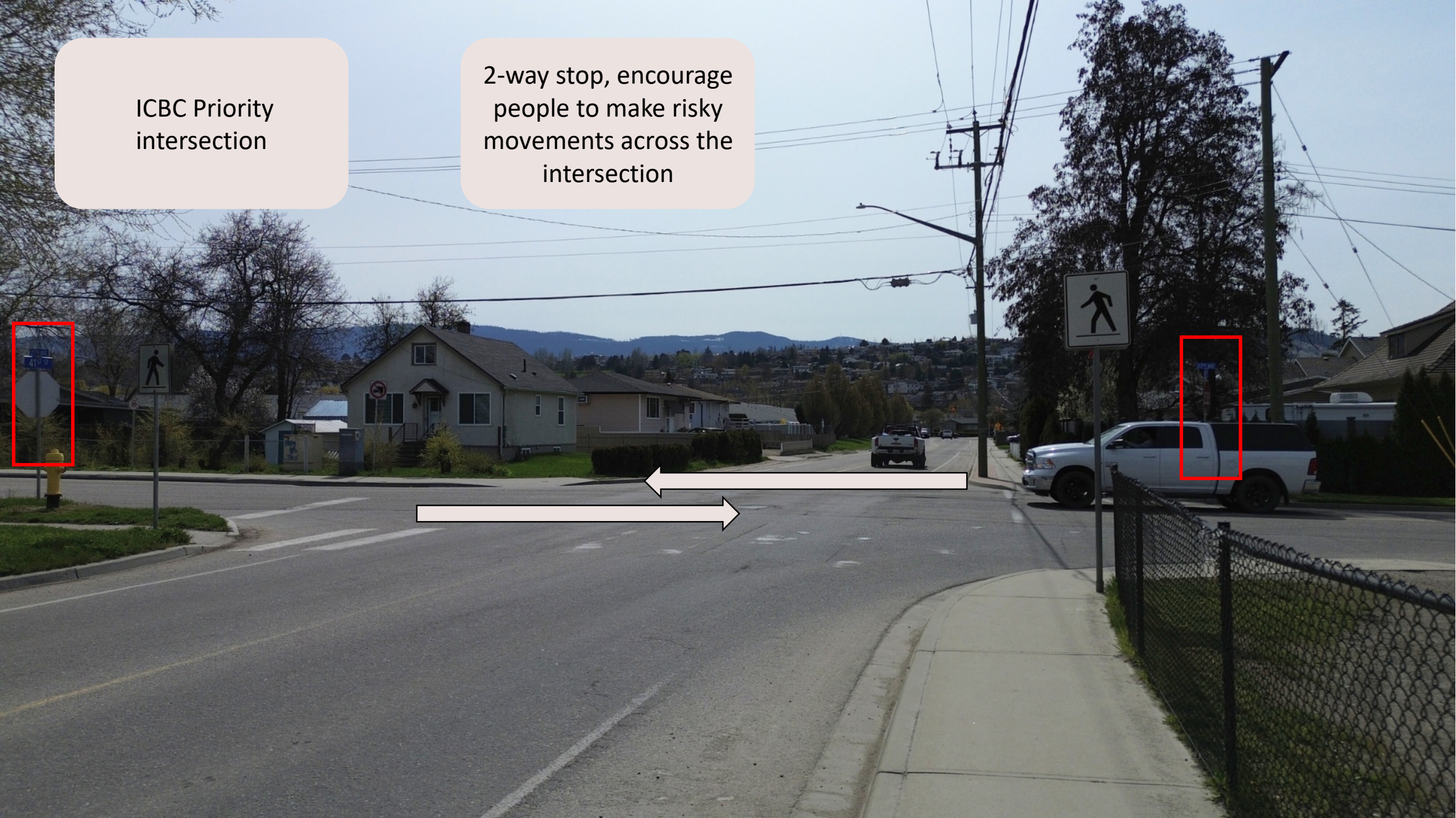
Supporting Infrastructure

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




41st St


ICBC Priority intersection


ICBC Priority intersection
2-way stop, encourage people to make risky movements across the intersection


ICBC Priority intersection
2-way stop, encourage people to dart across the intersection
Challenging for AT users to cross at this location

Alexis Park & Downtown
Medium Term Major Transportation Projects

PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

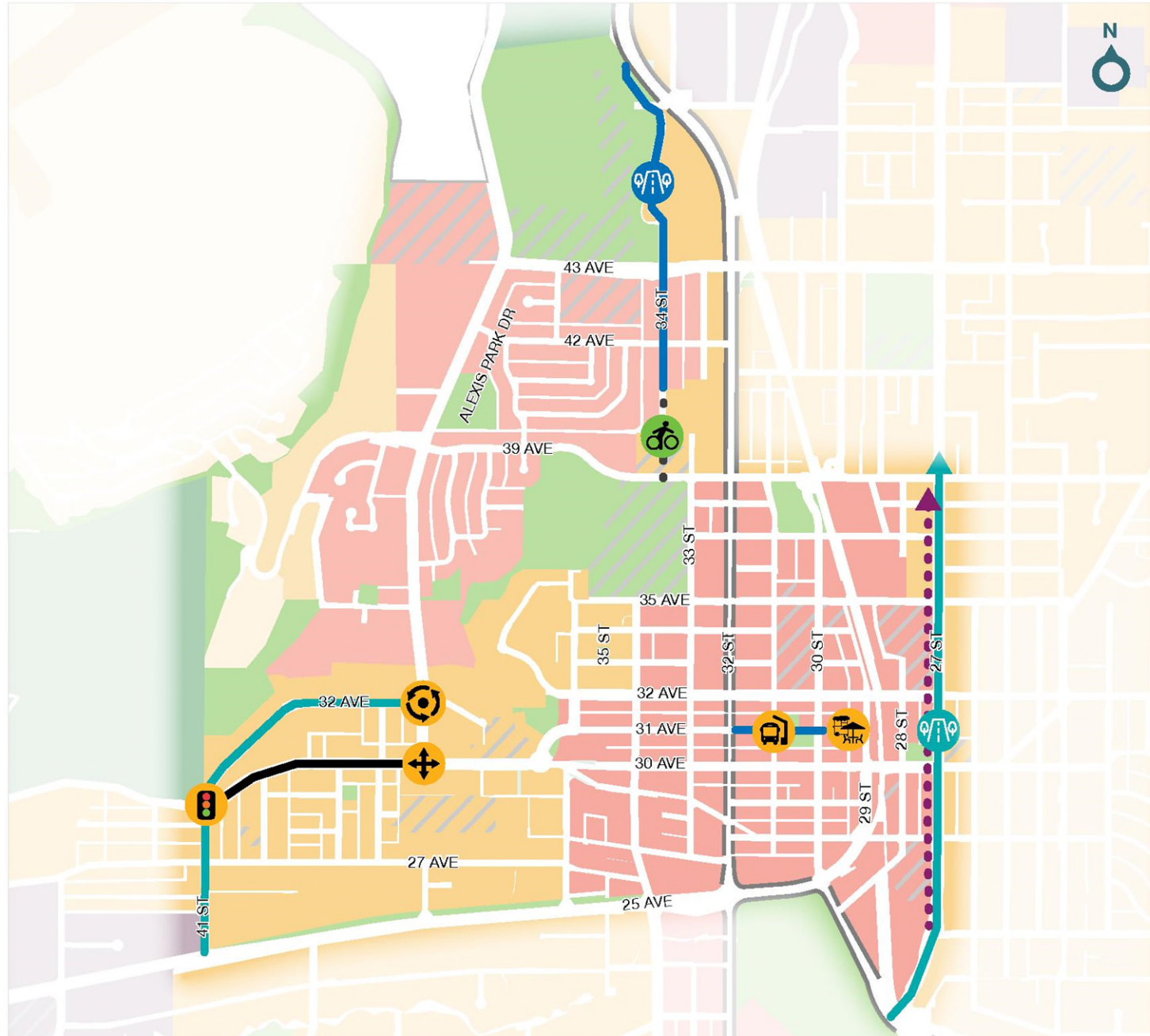
- Arterial
- Community Collector
- Local

Active Transportation

- Trail
- Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

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



PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector
- Local

Active Transportation

- Trail
- Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

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



PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector
- Local

Active Transportation

- Trail
- Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

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




32nd Ave
41st
LAND ASSEMBLY SALE
3 UNIT POTENTIAL
3 LOTS
.5A MORE

PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector
- Local

Active Transportation

- Trail
- Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

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




51 AVE
© 2024 Google

PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector
- Local

Active Transportation

- Trail
- Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

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




KNOX
Presbyterian Church
32nd AVE
30
GATEBY PL
AVAILABLE
RE/MAX
250-549-7258

PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector
- Local

Active Transportation

- Trail
- Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

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




KNOX
Presbyterian Church
32nd AVE
30
GATEBY PL
AVAILABLE
RE/MAX
250-549-7258

PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

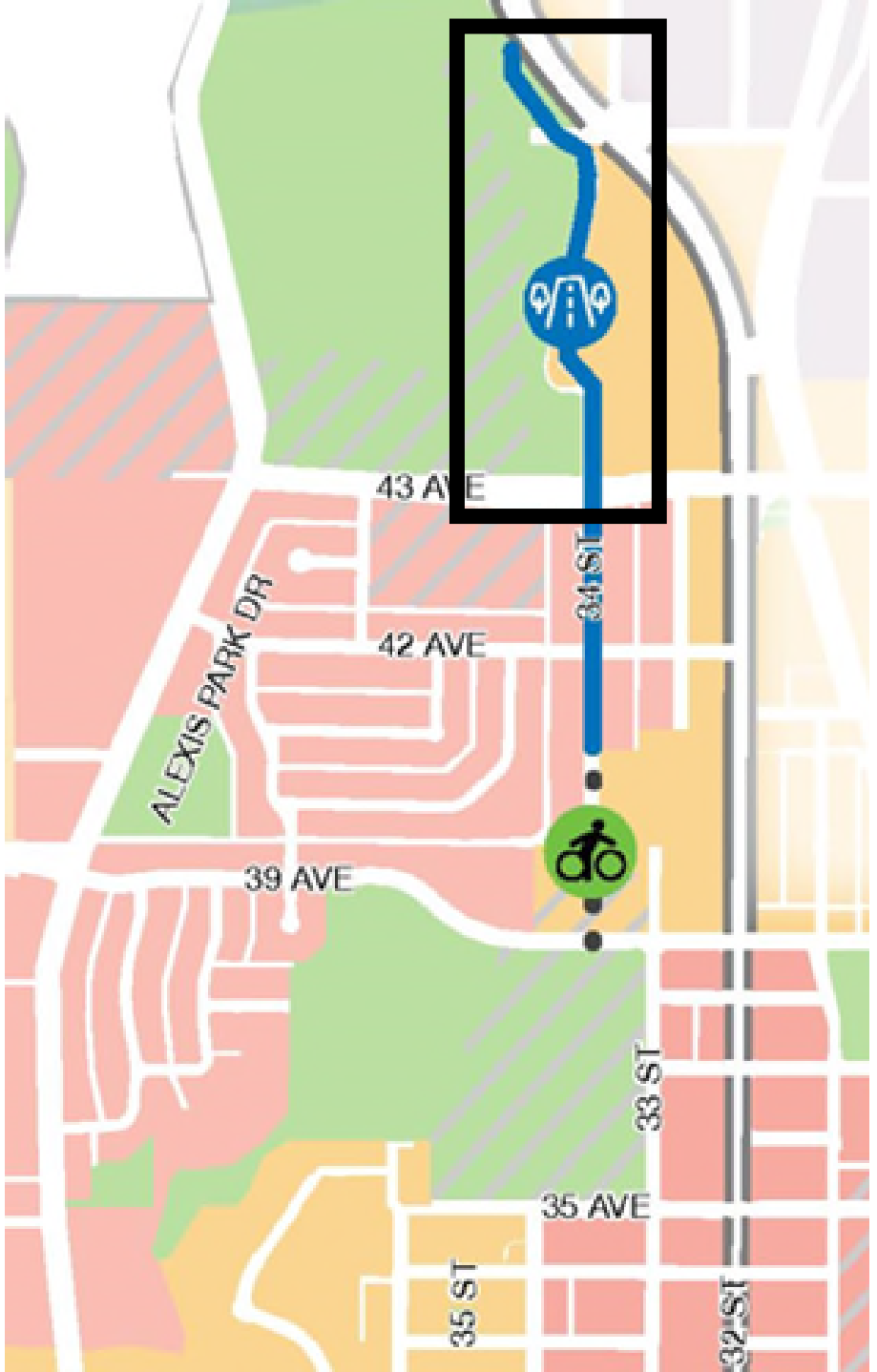
- Arterial
- Community Collector
- Local

Active Transportation

- Trail
- Protected Pedestrian & Bike Infrastructure

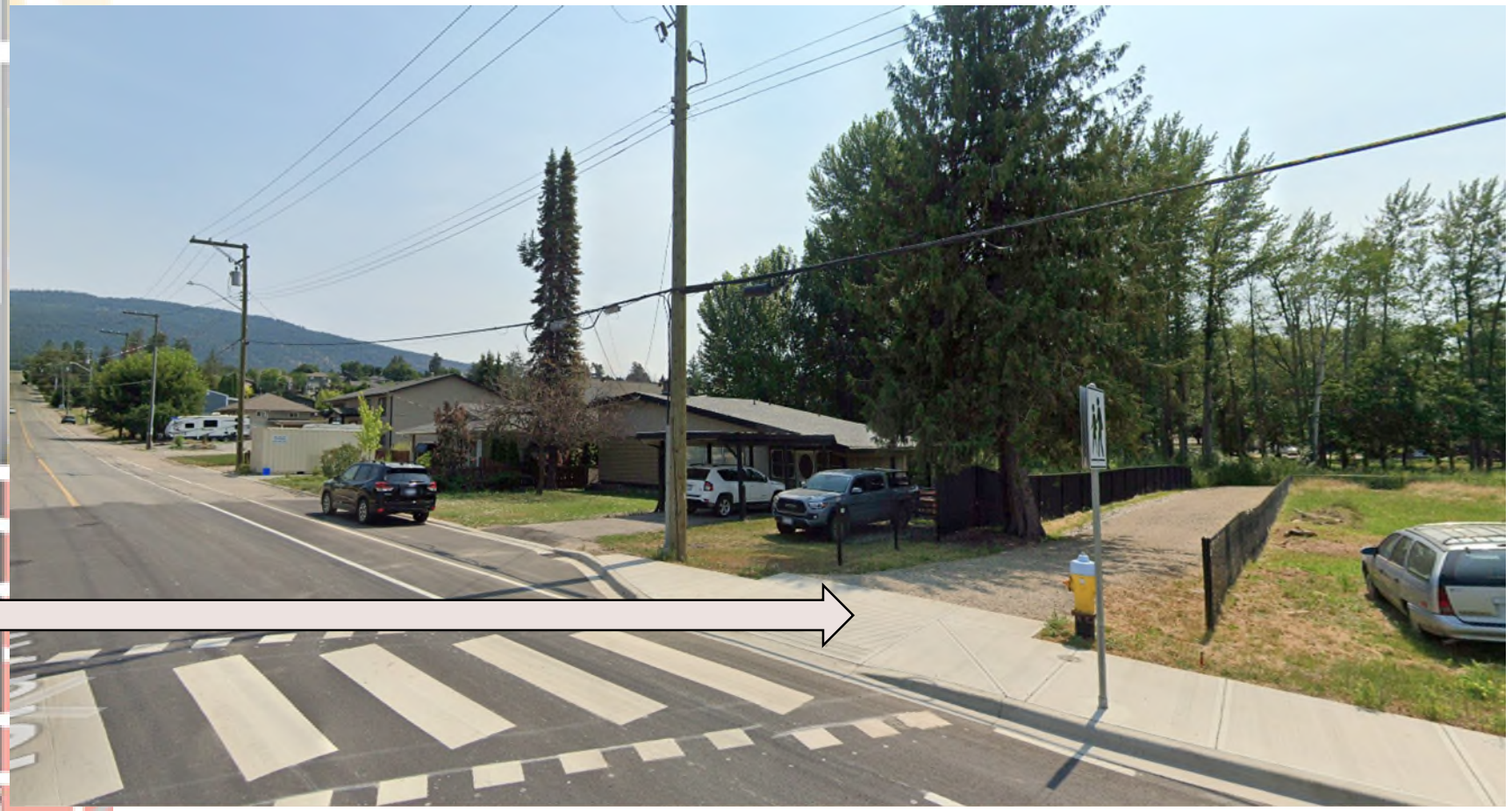
Supporting Infrastructure

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



43rd Street and Girouard Park





PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector
- Local

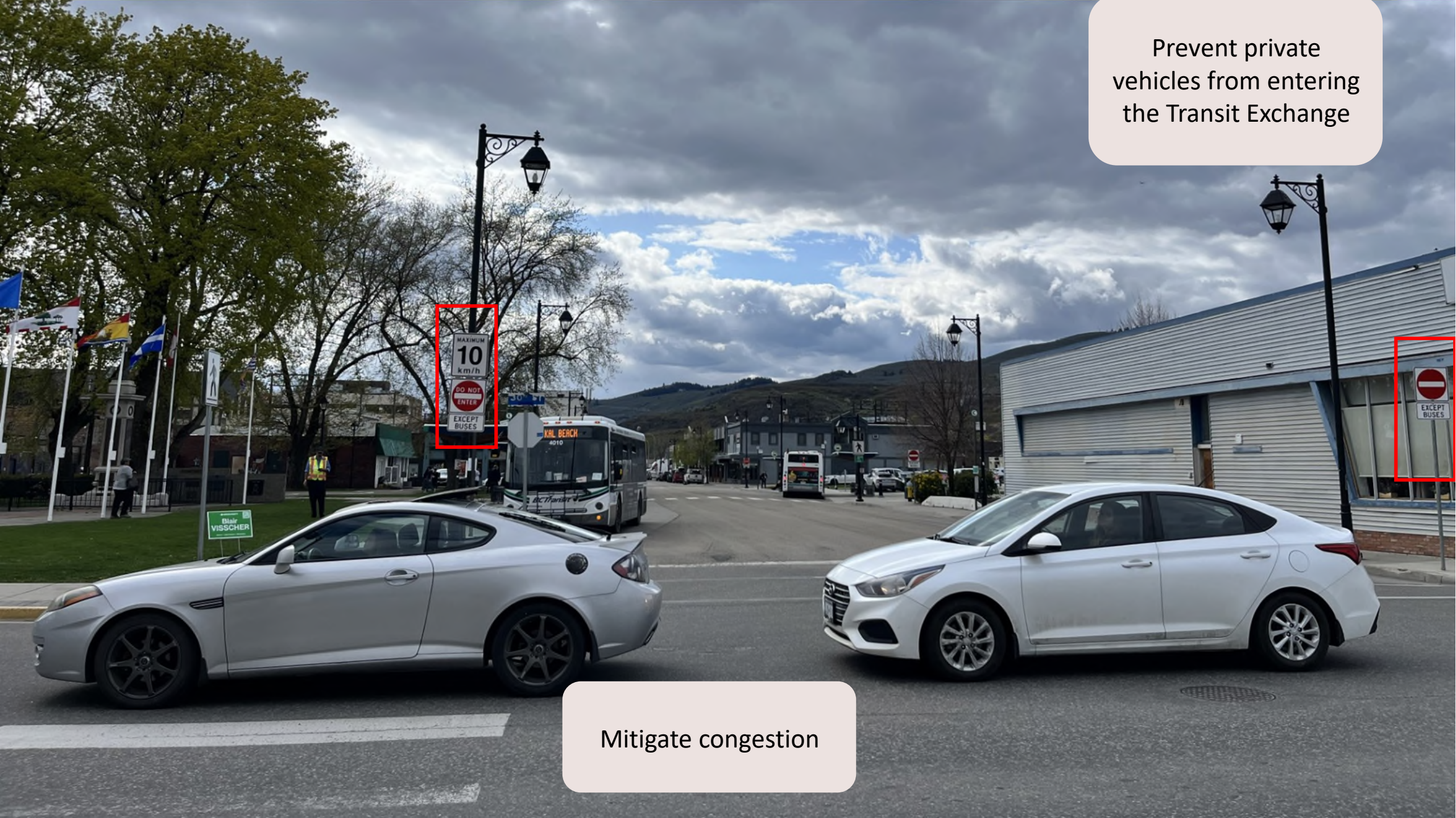
Active Transportation

- Trail
- Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

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




Prevent private vehicles from entering the Transit Exchange
MAXIMUM
10
km/h
DO NOT ENTER
EXCEPT BUSES
EXCEPT BUSES
KAL BEACH
4010
Blair VISSCHER
Mitigate congestion


Improve bus
circulation
BUS
SORRY...
BCTransit
EXCEPT
BUSES


Short Block
Future Cultural Center
31 Ave


ORDER ONLINE
SHABBANG.COM
TWO SPARROWS PIZZA


TATTOO

PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

- Arterial
- Community Collector
- Local

Active Transportation

- Trail
- Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

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





Alexis Park & Downtown
Long Term Major Transportation Projects

PROPOSED LONG-TERM TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

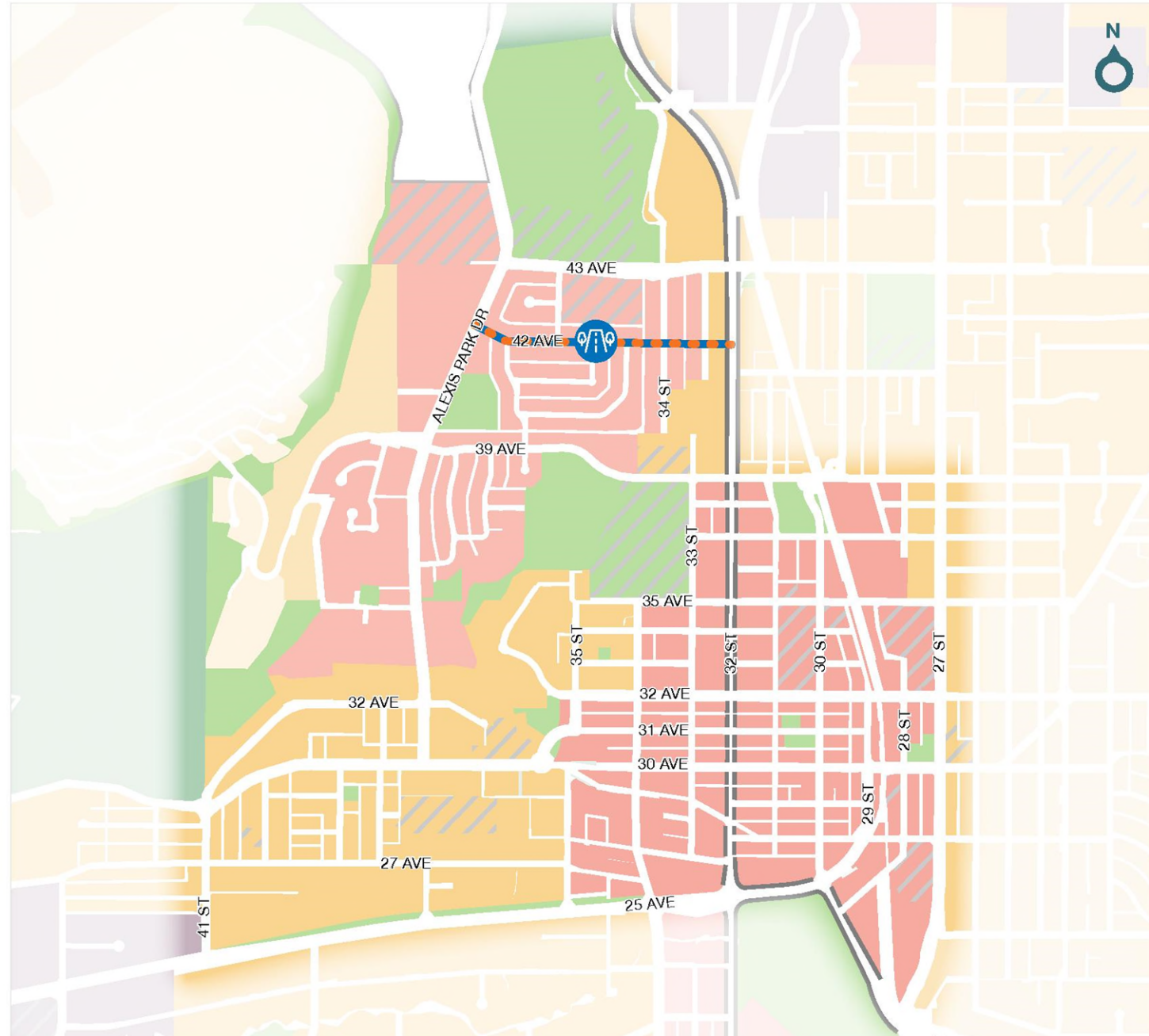
Local

Active Transportation

Village Main Street

Supporting Infrastructure

Corridor Upgrade
(Noted by colour)





ALL PROPOSED TRANSPORTATION PROJECTS

Alexis Park / Downtown

Street Type

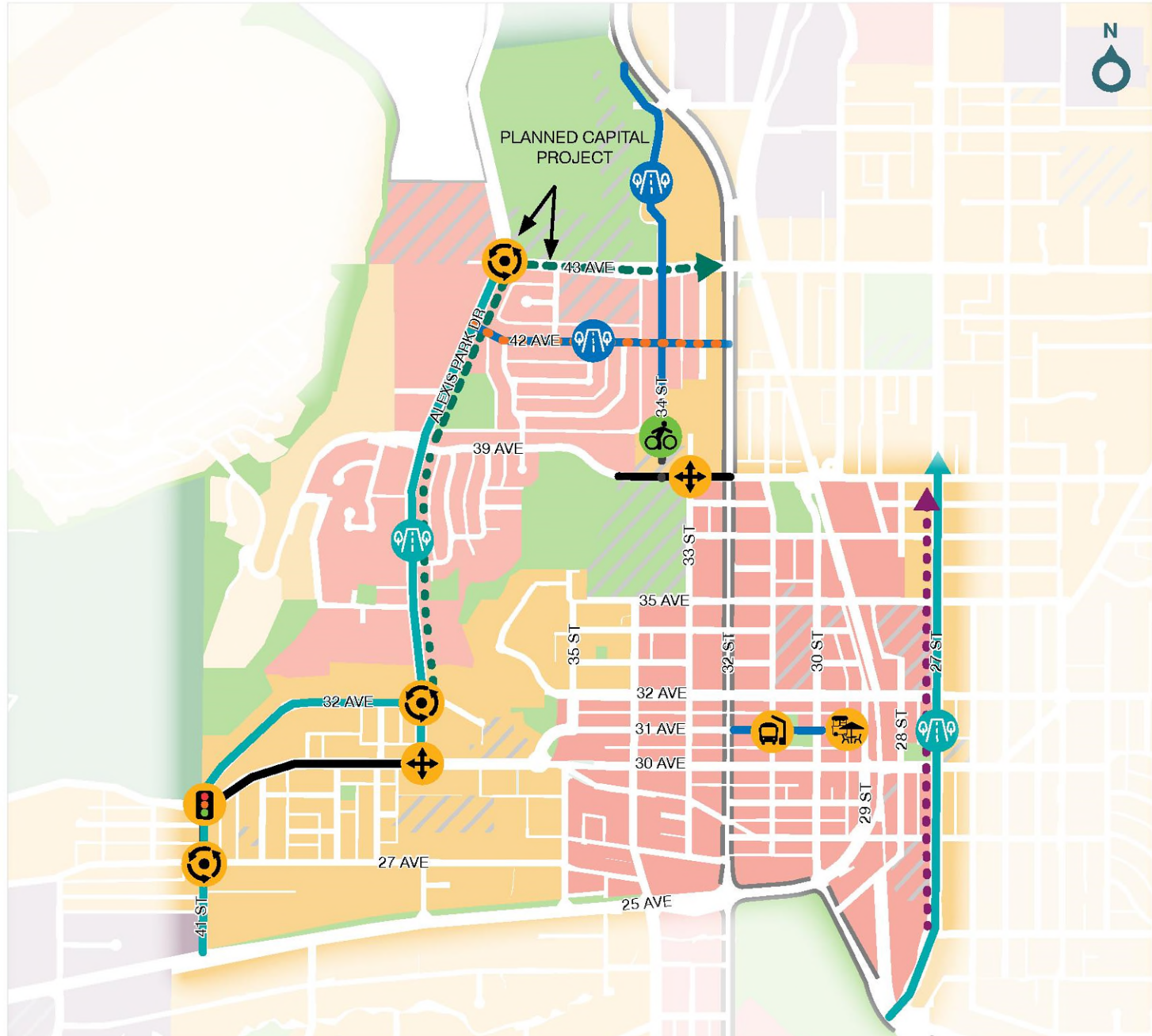
- Arterial
- Community Collector
- Local

Active Transportation

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

Supporting Infrastructure

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

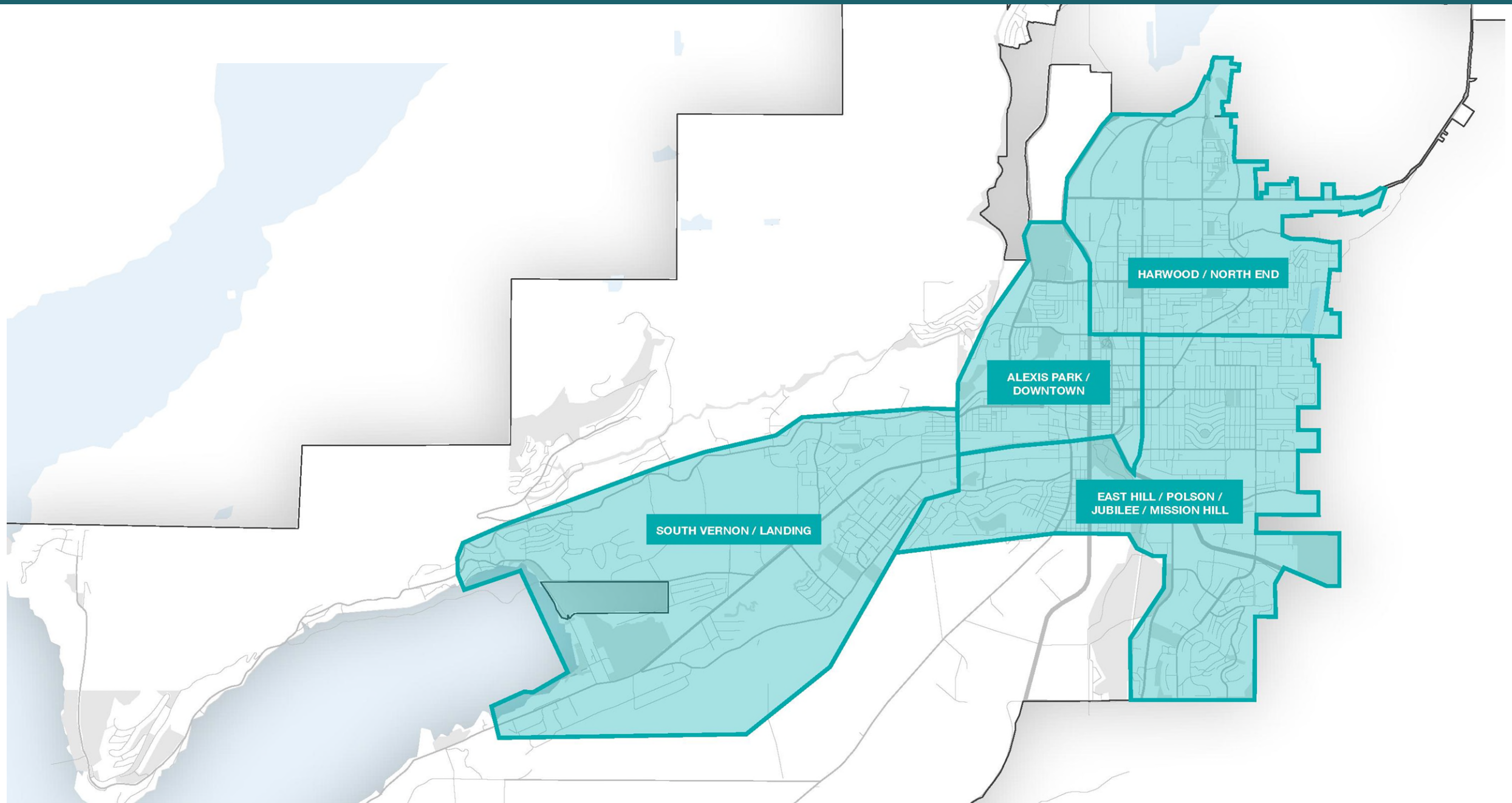


Parks Update



Next Steps

Four City Sections



Public Engagement – Phase I

Community Survey



Online survey



1,396 respondents



On EngageVernon.ca

Community Workshops

Ten invitation-only workshops with **168** attendees





Held **in-person** between May 9 and June 20, 2024

Topics/groups engaged: Housing; unhoused/underhoused; newcomers – VDICSS; newcomers – RNIP; community services; family resource centre; climate, parks + trails; tourism; economic development; APC/developers.

Community Pop-up events



Booths at **9 events**

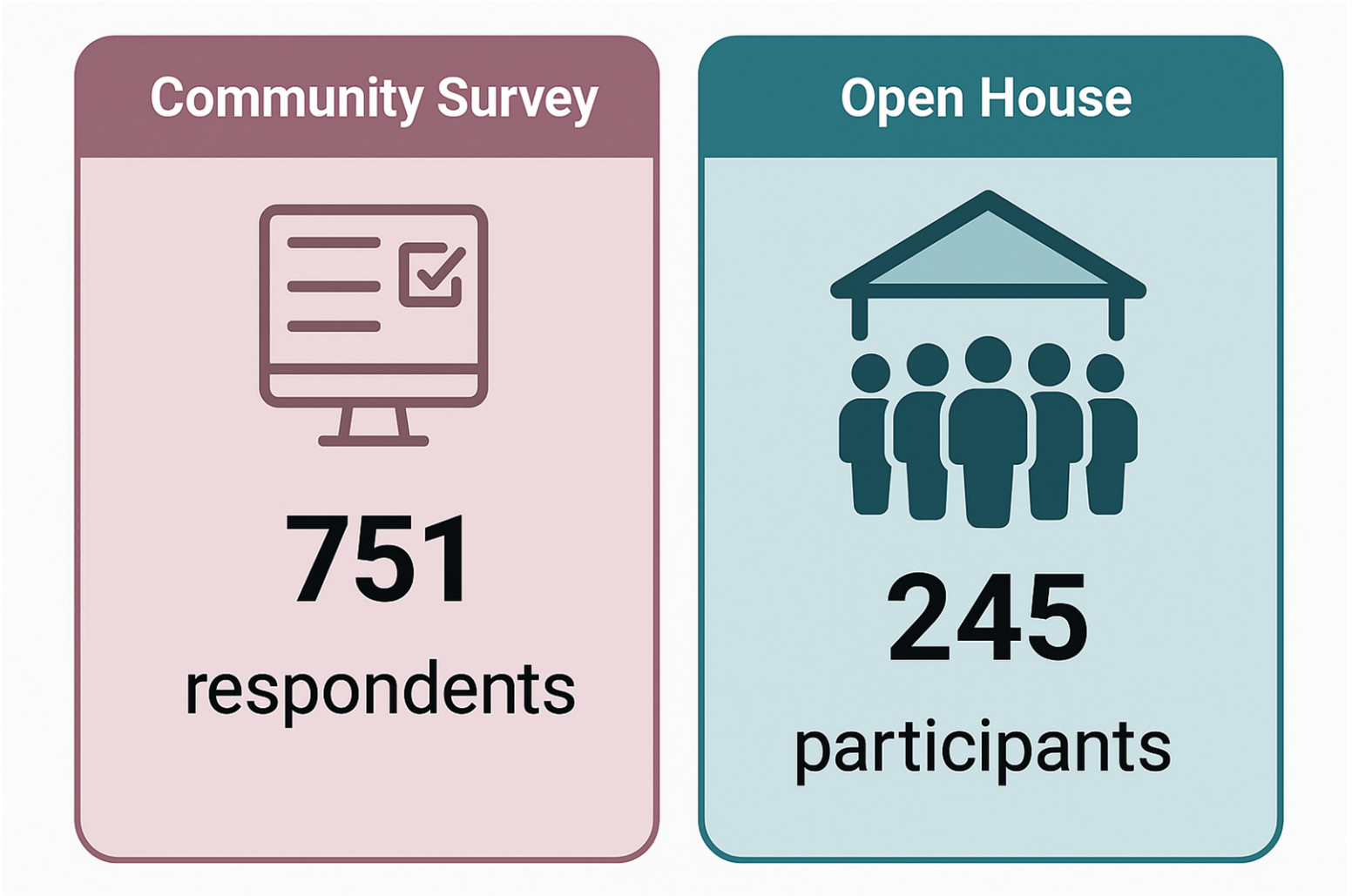


882 visitors

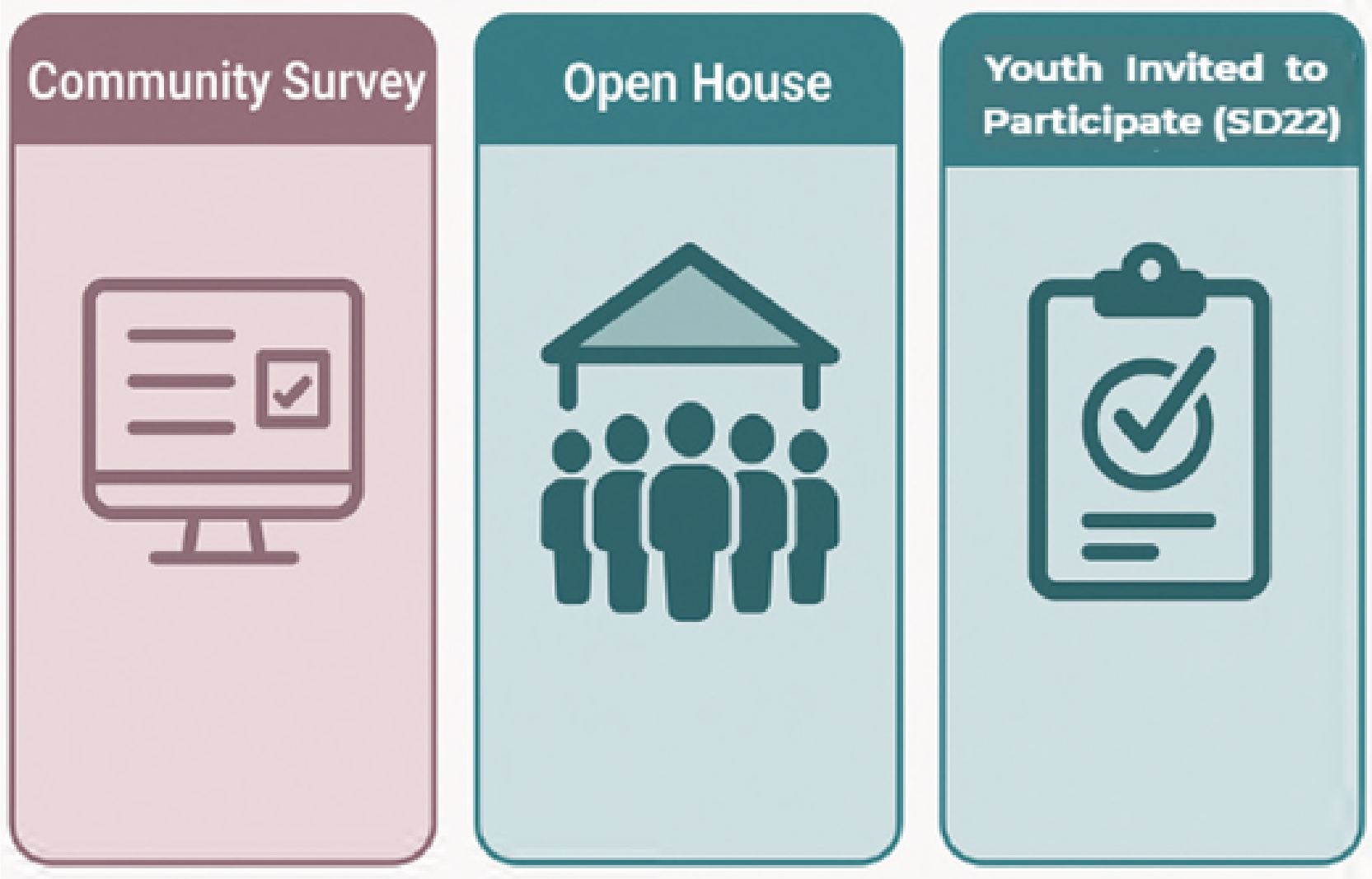


Across Vernon between May 17 and June 28, 2024

Public Engagement – Phase II



Public Engagement – Phase III



OCP/ TP Review Timeline

