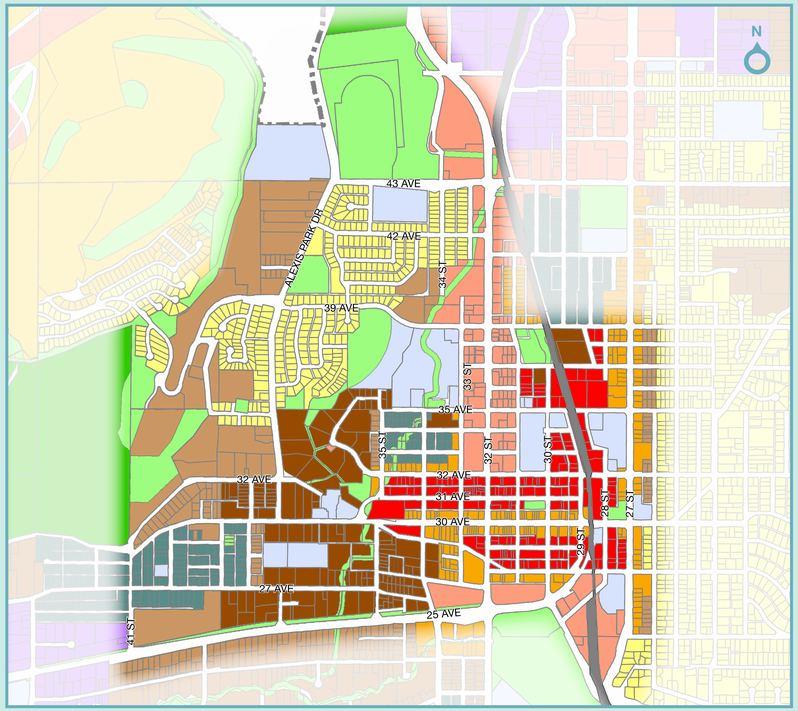
CURRENT OCP vs DRAFT OCP - DOWNTOWN

Vision for Downtown Urban Centre

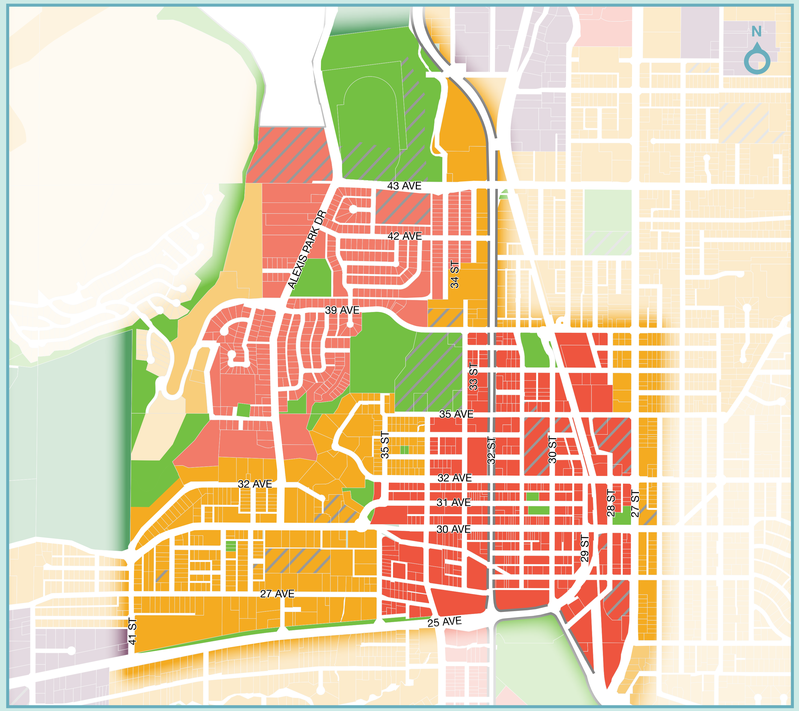
By weaving together heritage, culture, and contemporary urban living, Downtown Vernon is poised to become an even more thriving and connected city centre—one that honors its past while embracing a vibrant and sustainable future.





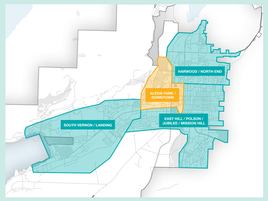
CURRENT OCP LAND USE

- 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 Downtown Urban Centre by 2,500 over the next 20 years.

Example Policies for Downtown

Urban Vision and 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.

CITY OF Vernon