

# 7

## ACTION AND IMPLEMENTATION

*Vernon has a plan for the future. A partnership approach will bring this Plan to life.*



POLSON PARK

## 7. ACTION AND IMPLEMENTATION

Bringing this Official Community Plan (OCP) to life requires on-going commitment and action by the City in partnership with other orders of government, the private sector, non-profit and local organizations, institutions, homeowners, renters, and many other community members.

Vernon also values collaboration with its neighbouring communities. As more people seek to live, work, play, and move about in the region, a coordinated approach to planning is essential for managing growth, fostering vibrant and thriving communities, and protecting key natural areas and features.

This Chapter presents the City's implementation framework, describing how the City will manage growth and development in the short term (to 2031), the long term (to 2045), and through on-going initiatives.

The City will undertake regular monitoring and reporting on progress, and make required adjustments to ensure growth and development remain aligned with Vernonite's priorities and needs.

Implementation is about making this Plan part of how the City does things every day through planning, budgeting, and decision making, so that the big-picture goals are connected to real results that support balanced and sustainable growth of the city.



*Vernon Regional Airport*

## 7.1 Implementation of This Plan

[Table 7.1](#) itemizes the actions the City will take to implement the policies in this Official Community Plan (OCP) and evaluate how it performs. Actions include bylaw, policy, and plan updates; implementation of an existing plan; strategies or programs; process improvements; and inventories or data collection.

**Timeframes:** Many of the actions are already underway, or being considered for implementation in the near-term; others will be considered in future years and as this OCP is evaluated. Some actions will be completed within a short timeframe, while others will take multiple years and be ongoing, depending on the nature of the initiative, available resources, grant funding, feasibility, urgency, and other considerations.

**Prioritization:** Actions with the greatest potential to advance this OCP's vision, policies, and objectives are ranked in Table 7.1 as a top priority (1). Those that require additional resources, grant funding, or planning follow (2 or 3). Priority 1 actions are intended to launch in 2026/2027; Priority 2 actions in 2027/2028; and Priority 3 actions in 2028/2029/2030 (all dates are approximate).

City Council is not required to implement the actions presented in this OCP. Final decisions, including on timing and priorities, will be made by City Council through its annual strategic planning and budgeting process.

## 7.2 Monitoring Progress

City staff will develop appropriate metrics and provide annual progress reports to City Council and the community on actions and implementation of the plan.

## 7.3 Future Updates

This OCP will grow and evolve along as the city continues to change. As new trends emerge or community priorities shift, City staff will propose adjustments to ensure it remains relevant to 2045. If a proposed change aligns with the vision and values of this OCP, City Council may direct staff to update this Plan; if it is significant or does not align, an in-depth review may be required. As required by the *Local Government Act*, the City will conduct a comprehensive review of the OCP every five years, including a review of the growth strategy, and provide opportunities for community participation.

**Table 7.1: Summary of Actions by Type and Priority**

Item	Action Item and Section	Type	Priority
<b>Housing (4.1)</b>			
1.	Implement a housing program to facilitate the delivery of housing, to streamline processes, provide financial incentives, and improve regulations:	Strategy or Program	1-2
	a. Measure the success of housing policies and strategies by tracking the number of housing units that reach occupancy.	Inventory of Data Collection	1
	b. Review and refine the Development Application Procedures Bylaw and Delegation of Authority Bylaw to provide clarity and consistency to applicants, staff, and Council.	Bylaw, Policy, and/or Plan Update	1
	c. Define a formal pre-application process for land use applications that includes collaboration from multiple departments to help identify potential requirements early and provide consistent direction to applicants.	Process Improvement	1
	d. Implement and expand e-permitting for all application types, including rezoning and development permits.	Process improvement	1
	e. Consolidate and reduce the number of policies, bylaws, and City plans that apply to land use applications, to simplify the application and approval process.	Bylaw, Policy, and/or Plan Update	2
	f. Review current financial incentive programs, such as the Rental Housing Incentive Grant Program, to identify areas for improvement, and create new financial incentives to encourage development of housing types identified in the Housing Needs Report.	Strategy or Program	2
	g. Develop regulatory incentives in the Zoning Bylaw for purpose-built rental housing that could include a subzone designation, parking reductions, increased height, or others.	Bylaw, Policy, and/or Plan Update	2
2.	Review current business software systems to identify areas for improvements to data collection on new and existing housing supply in each Neighbourhood (Map 3.1), and provide regular reporting to the Ministry of Housing.	Inventory or Data Collection	1
3.	Explore the potential for City land acquisitions to create land assemblies, to offer “development ready” parcels to housing developers that are zoned and serviced appropriately.	Process Improvement	2

Item	Action Item and Section	Type	Priority
4.	Develop a dedicated Land Enhancement Housing Team to:	Process Improvement	2
	a. Create a program for using City-owned land for affordable, attainable, and/or special needs housing.	Strategy or Program	2
	b. Identify existing vacant and underutilized City-owned land that is appropriate for achieving affordable or special needs housing objectives.	Inventory or Data Collection	2
5.	Work with nearby jurisdictions and municipalities to share information and advocate regionally on best practices and lessons learned, toward reducing the time it takes to move individuals and families experiencing homelessness into more stable housing.	Strategy or Program	2
6.	Review existing bylaws and policies related to tenant protection and mobile home park redevelopments, to modernize and improve assistance for tenants displaced by redevelopment.	Bylaw, Policy, and/or Plan Update	3
7.	Develop a fast-track development approval process for small-scale infill and single stair egress apartments by creating and implementing a program for pre-approved, "shelf-ready" designs.	Process improvement	3
<b>Climate and Environment (4.2)</b>			
1.	Implement the Climate Action Plan.	Implement existing plan	1
2.	Review and update the Environmental Management Areas Strategy to align with current best practices and regional standards for environmental permitting and protection.	Bylaw, Policy, and/or Plan Update	1
3.	Implement a policy that meets or exceeds requirements outlined in the provincial <i>Riparian Areas Protection Regulation</i> , to reduce the need for provincial oversight of Vernon's riparian development approval processes.	Process Improvement	1
4.	Restore riparian areas adjacent to streams, wetlands, and other waterbodies by removing retaining walls, culverts, structures, and other impediments that are detrimental to riparian function.	Implement existing plan	1
5.	Develop an Urban Forestry Strategy to increase the urban tree canopy:	Strategy or Program	1-3
	a. Review and update landscaping regulations in the Zoning Bylaw to include FireSmart principles, guidelines for local drought tolerant species, and proper buffers for properties adjacent to the ALR.	Bylaw, Policy, and/or Plan Update	1

Item	Action Item and Section	Type	Priority
	b. Update the Tree Bylaw for trees on public and private property.	Bylaw, Policy, and/or Plan Update	2
	c. Explore funding options and conduct a tree inventory and equity analysis of the existing urban tree canopy to quantify the extent, condition, and equitable distribution of trees within the Urban Containment Boundary.	Inventory or Data Collection	2
	d. Establish Tree Canopy Targets to distribute the benefits of the urban tree canopy equitably.	Inventory or Data Collection	2
	e. Create regulations for street tree installation, care standards, and maintenance periods.	Bylaw, Policy, and/or Plan Update	3
	f. Create a process for taking inventory of existing mature trees on private property prior to redevelopment to determine which trees can be preserved and which are hazardous or invasive and should be removed.	Inventory or Data Collection	3
6.	Review the Climate Action Plan on a five-year cycle, striving to align with the timing of future Official Community Plan updates.	Bylaw, Policy, and/or Plan Update	2
7.	Implement and maintain a Natural Asset Management Plan, to ensure the community benefits of natural assets are reflected in planning and resource management decisions, and the need for built infrastructure is minimized.	Strategy or Program	2
8.	Develop a policy and a metric to measure greenhouse gas emissions, such as vehicle kilometres travelled, to collect data and track progress on climate action goals.	Inventory or Data Collection	2
<b>Economy, Employment, and Prosperity (4.3)</b>			
1.	Review Zoning Bylaw regulations and associated policies to facilitate the provision of childcare centres in all neighbourhoods of the city, such as through a subzone or other regulatory flexibility.	Inventory or Data Collection	1
2.	Develop an Economic Development Strategy, focusing on retention and expansion of local businesses, entrepreneurial development, business investment and attraction, and workforce development:	Strategy or Program	1-2
	a. Build and maintain a library of city data and insights for investors, developers, and entrepreneurs, to support investment decisions.	Inventory or Data Collection	1
	b. Establish communication and relationship building with local economic and development groups, including the Vernon Chamber of Commerce and Community Futures.	Process Improvement	1

Item	Action Item and Section	Type	Priority
	c. Promote investment by improving the visibility of Vernon's development activity in the local media, provincial media, and with advertisers.	Strategy or Program	1
	d. Review Vernon's economic development policies to identify areas for improvement, to retain and expand local businesses.	Bylaw, Policy, and/or Plan Update	2
	e. Explore opportunities to provide incentives under BC's Community Charter, to support commercial investment in the city.	Strategy or Program	2
3.	Review and revise the Business License Bylaw and Zoning Bylaw to allow for more intensive home-based businesses that support entrepreneurial activities and commercial opportunities, especially in Urban Neighbourhoods and Rural areas	Bylaw, Policy, and/or Plan Update	2
4.	Review the Revitalization Tax Exemption Bylaw to ensure current incentives are modernized and reflect the objectives of the Official Community Plan.	Bylaw, Policy, and/or Plan Update	2
5.	Regularly review and update land use policies and associated Zoning Bylaw regulations to continue to encourage new investments and job creation in Vernon.	Bylaw, Policy, and/or Plan Update	2
6.	Review and implement actions outlined in the RDNO Employment Lands Action Plan and use the RDNO Regional Employment Lands Inventory to identify underutilized employment lands or areas of opportunities to create more jobs in Vernon and regionally.	Implement existing plan	2
7.	Develop a Public Market Strategy, including policies that encourage collaboration among participants and potential partnerships, and identify needed resources, to achieve the full potential of Vernon's public markets and make them accessible to all.	Strategy or Program	3
8.	Develop incentives to attract and promote the development of a Downtown hotel.	Strategy or Program	3
9.	Create and implement a new Development Permit Area for the Protection of Farmland, to preserve and protect lands in the Agricultural Land Reserve that includes standards from the Agricultural Land Commission <i>Guide for Bylaw Development in Farming Areas</i> and the Ministry of Agriculture <i>Guide to Edge Planning</i> .	Bylaw, Policy, and/or Plan Update	3

Item	Action Item and Section	Type	Priority
<b>Parks and Recreation (4.4)</b>			
1.	Develop a Park Acquisition Strategy and a Park Acquisition Fund, to ensure the equitable distribution of parks and amenities, particularly in areas experiencing rapid growth.	Strategy or Program	1
2.	Promote public access to Okanagan Lake through strategic land acquisition practices in accordance with the Park Acquisition Strategy and the Lake Access Plan.	Strategy or Program	1
3.	Implement a Development Cost Charge program for new development, to acquire park lands that cannot be obtained through the subdivision process; toward a park provision standard between 2.0 – 3.0 ha of new park land per thousand people in population growth, to provide for active parks.	Bylaw, Policy, and/or Plan Update	1
4.	Review and update the Parks Master Plan.	Bylaw, Policy, and/or Plan Update	2
5.	Review and implement policies for accessibility options for barrier-free access to recreation, arts, and cultural events in community facilities.	Bylaw, Policy, and/or Plan Update	2
6.	Develop an easy and affordable permitting process for closing streets for block parties and street festivals, including an event activation kit that may include essentials.	Process improvement	2
7.	Explore opportunities for a bundled pass that includes transit and recreation facilities to enhance access to city facilities and programs.	Strategy or Program	3
8.	Identify and develop a Cultural District Strategy that may include expanded funding and space for cultural events, Indigenous-led programming, and public art installations.	Strategy or Program	3
9.	Explore opportunities for pop-up parks and events in neighbourhoods, ensuring adequate staff and funding resources.	Strategy or Program	3
10.	Work toward joint-use agreements with School District 22 for mutual community benefits, such as increasing access to sport fields, courts, pools, and other facilities.	Strategy or Program	3
11.	Review the City's parkland inventory and park usage patterns at regular intervals to identify opportunities for creatively adapting and activating underutilized spaces.	Inventory or Data Collection	3

Item	Action Item and Section	Type	Priority
<b>Culture, Equity, and Inclusion (4.5)</b>			
1.	Explore opportunities for independent and collective learning for local government officials and staff on the Truth and Reconciliation Commission's <i>Calls to Action</i> and the principles of the United Nations and BC's <i>Declaration of the Rights for Indigenous Peoples</i> .	Strategy or Program	1
2.	Develop a neighbourhood group program with the goal of fostering community togetherness, engagement, communication, and local initiatives.	Strategy or Program	2
3.	Review current heritage policies and financial incentives, including the Heritage Restoration Grant Program, the Heritage Retention Incentive Grant Program, and the Vernon Heritage Register for potential improvements, to encourage the preservation or adaptive re-use of existing heritage buildings on public and private property.	Bylaw, Policy, and/or Plan Update	2
4.	Develop an inventory of heritage assets, building on the existing Heritage Register, that could be preserved or protected with municipal tools such as Heritage Revitalization Agreements, grants, and incentives.	Inventory or Data Collection	3
5.	Conduct an equity audit to review existing bylaws, policies, and programs, to ensure the needs of all community members are considered.	Bylaw, Policy, and/or Plan Update	3
6.	Undertake a city-wide equity analysis of the availability of services and facilities, and develop strategies to inform decisions related to planning and resource allocations across all Centres and Neighbourhoods.	Strategy or Program	3
<b>Community Safety (4.6)</b>			
1.	Review bylaws, policies, and city processes for alignment with the BC <i>Emergency Disaster Management Act</i> .	Bylaw, Policy, and/or Plan Update	1
2.	Review public and private assets for vulnerabilities, particularly climate-related hazards (e.g. flooding, drought, landslides, storms, wildfire and ember casting, air quality), and integrate climate considerations into all infrastructure development and operations.	Process Improvement	2

Item	Action Item and Section	Type	Priority
<b>Transportation and Infrastructure (4.7)</b>			
1.	Implement the Transportation Plan.	Implement existing plan	1
2.	Complete the review and replacement of the Development Cost Charges Bylaw to ensure new development fairly funds growth-related infrastructure including the introduction of Fire Services.	Bylaw, Policy, and/or Plan Update	1
3.	Review and recommend changes to regulations in the Solid Waste Bylaw to account for development that may not be suitable for individual garbage, recycling, and organics collection, such as bare land or building strata developments on private roads, apartment buildings, mixed-use projects, and commercial and industrial developments.	Bylaw, Policy, and/or Plan Update	2
4.	Review the Subdivision and Development Servicing Bylaw to improve the delivery of trails, sidewalks, bike lanes, and frontage improvements at the time of new development.	Bylaw, Policy, and/or Plan Update	2
5.	Explore revenue generating and funding methods to implement and improve neighbourhood infrastructure, such as sidewalks, street trees, boulevard plantings, stormwater management, and undergrounding of power lines in the Focused Growth Area.	Strategy or Program	2
6.	Implement the Organizational Asset Management Plan and support the ongoing review and inventory of existing and aging infrastructure, to identify opportunities for renewal and improvement.	Implement existing plan	2
7.	Develop a Transportation Demand Management (TDM) for Development policy that provides criteria to require a TDM plan for large sites.	Bylaw, Policy, and/or Plan Update	2
8.	Review and identify areas within the Urban Containment Boundary where hydrant spacing and fire flow is insufficient to support additional residential or commercial growth, and work to enhance firefighting capacity in these areas.	Strategy or Program	2
9.	Review parking regulations regularly for all uses in the Zoning Bylaw to ensure they are appropriate, as enhanced transit service and increased density in Transit-Oriented Areas result in lower demand.	Bylaw, Policy, and/or Plan Update	2
10.	Implement a regular transportation safety review and invest in safety improvements for existing transportation infrastructure.	Strategy or Program	2

Item	Action Item and Section	Type	Priority
11.	Develop a Curbside Management Strategy that includes parking standards for Downtown and rates for on-street and public parking.	Strategy or Program	3
12.	Explore the demand and potential funding models for a new, renovated, or expanded multi-storey parkade Downtown, to help eliminate the need for existing surface parking lots.	Strategy or Program	3
13.	<p>Explore alternative locations in or near the Waterfront Village Centre for Firehall No. 2, to better serve the City as a whole, that can accommodate the following:</p> <ul style="list-style-type: none"> <li>• Three to four bays for engines</li> <li>• Living quarters for six or more firefighters</li> <li>• Direct vehicle access onto a main roadway rather than a service road to minimize turns and stops.</li> </ul>	Strategy or Program	3