

GLOSSARY



DOWNTOWN

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The following terms are used frequently throughout this Official Community Plan. These definitions are provided for reference and to assist with interpretation of the Plan.

Active park: Parks that encourage physical activity, promote community health, and support organized sports and recreation programming. There are four sub-classes: Neighbourhood, Community, Athletic, and City-wide.

Adaptive re-use: The process of repurposing an historic building or structure for a new, contemporary use or multiple uses, while retaining and respecting its heritage character and architectural integrity. This allows the building to remain functional and economically viable, rather than being demolished or left to deteriorate.

Affordable housing: Housing that costs no more than 30% of a household's monthly income before tax; includes a variety of tenure forms, such as ownership, cooperative, supportive housing, and rental housing.

Attainable (market) housing: Housing that is targeted to low- to middle-income households that are struggling with higher rents or have been priced out of the market. Attainable housing is typically market housing; it may be rental housing or ownership housing with small to modest homes or homes on small lots.

Abbreviations

ALR	Agricultural Land Reserve
BC	British Columbia
DND	Department of National Defence
DPA	Development Permit Area
ESA	Environmentally Sensitive Area
FGA	Focused Growth Area
GVW	Greater Vernon Water
LGA	Local Government Act
OCP	Official Community Plan
OKIB	Okanagan Indian Band
RDNO	Regional District of North Okanagan
RGS	Regional Growth Strategy
SPEA	Streamside Protection and Enhancement Area
TOA	Transit Oriented Area
TDM	Transportation Demand Management
UCB	Urban Containment Boundary

Complementary land use: A use that are appropriate for a future land use designation, although they may not be the primary purpose of that designation. These uses can add services, shops, and daily needs into neighbourhoods and centres to bring vitality and livability without compromising the character of the community.

Community use: Defined in the Zoning Bylaw as a use for a public or non-profit purpose that serves the community, such as housing care centres, childcare facilities, libraries, community centres, places of worship, and cultural institutions.

Basic service: Defined in the Zoning Bylaw as an essential public service that supports the health, safety, and functioning of the city, such as utilities, emergency services, and facilities for water, health care, and sustainable transportation.

Cross-section: A diagram that shows how space is shared on a street between property lines. The diagram is a “sliced” of the street as viewed from the front, and typically shows the dimensions for vehicle travel lanes, bike lanes, curbs, boulevards, and sidewalks.

Crime Prevention Through Environmental Design: A multi-disciplinary approach that uses urban and architecture design to reduce crime and the fear of crime. Strategies include natural surveillance (“eyes on the street”), activating public spaces, maintaining landscaping and lighting, and orienting buildings to allow for clear sightlines at entrances.

Development Cost Charge (DCC): The most common means of financing growth-related infrastructure that enables local government to levy a one-time charge on a new subdivision or building at the time of approval. DCCs shift the financial responsibility of capital costs such as sewer, water, roads, or parkland from the general tax base to the developers of new growth.

Ecological connectivity corridors: Natural habitat areas that allow for the safe and unimpeded dispersal of plants and movement of wildlife between core habitat areas, which provide vital habitats for wildlife (e.g. denning, breeding and nesting sites; mammal and reptile overwintering areas; seasonal foraging areas; and thermal regulation sites).

Ecosystem services: Benefits of ecosystems that include purification of air and water, maintenance of biodiversity, decomposition of wastes, soil and vegetation generation and renewal, pollination of crops and natural vegetation, groundwater recharge, seed dispersal, climate mitigation, and aesthetically pleasing landscape and recreation.

Environmentally sensitive area (ESA): Land that has specific and identified environmental values that require a higher level of protection. ESAs serve key ecological functions in the city, promoting habitat connectivity and biodiversity conservation.

End-of-trip bike facility: A facility located within a building to support bike users who commute to work by providing amenities such as secure storage and bike wash and repair station(s).

Farm home plating principles: Guidelines from the BC Agricultural Land Commission that encourage confining all residential uses on agricultural lands to a designated area (the Farm Home Plate) to preserve soil quality. The designated area should be close to a road, have limited size and depth, and can include residential homes, garages, swimming pools, patio areas, yards, and septic systems.

Focused Growth Area: A defined area within the Urban Containment Boundary where the City will focus public investment into transportation and infrastructure, parks, and amenities. It includes lands that have access to transit, are currently serviced by community sewer and water, are within a 10-minute fire response time, and are ideal for medium- to high-density growth and employment.

Healthy housing: Housing that is affordable, high-quality, safe, stable, free of hazards, and in a location that supports health and well-being.

Heritage Revitalization Agreement: A formal, voluntary agreement between a property owner and a local government that allows variances to density, land use, and/or development regulations in exchange for the conservation and long-term protection of a heritage property; adopted through a City bylaw.

Hillside Neighbourhoods: An area or neighbourhood outside of the Urban Containment Boundary that is not suitable for intensive residential growth due to challenging topographies with 30% slopes, limited or no transit, sometimes lacking community water and sewer services, and the presence of substantial environmentally sensitive areas.

FireSmart: A set of principles established by FireSmart BC to help minimize the negative impacts of wildfire by increasing community resilience; measures include the use of non-combustible building materials and the thinning and spacing of vegetation around buildings.

Gentle density: An approach to increasing density in existing neighbourhoods by building smaller and more affordable homes than may be typical, and in a way that is compatible with an existing neighbourhood; includes accessory dwelling units such as carriage houses, secondary suites, and infill such as duplex, triplexes, and fourplexes.

Missing middle housing: A range of multi-unit or clustered housing types, typically with front door entrances at ground level, which are compatible in scale and form with single family homes. They are intended to “fill the gap” in size and affordability between single detached dwellings and block-style apartment buildings.

Major streets: A type of road that can accommodate larger traffic volumes and transit; classified as Arterial or Collector Streets in the Transportation Plan and in [Map 4.1](#).

No net loss: An environmental principle that ensures any negative impacts on ecosystems or biodiversity from development are mitigated through measures that restore, enhance, or protect equivalent ecological value elsewhere. When used as a planning term, it refers to ensuring that redevelopment does not result in a reduction of the total square footage of commercial or industrial area by replacing or reconfiguring it within the same site at the time of redevelopment.

Pedestrian-oriented: Urban planning and building design that prioritizes safe, accessible, and enjoyable environments for pedestrians through consideration of streetscape and outdoor space design, and the relationship of buildings to streets.

Riparian area: Lands bordering on streams, lakes, and wetlands that link water to land.

Rural Protection Boundary: A land use limit within the Regional District of the North Okanagan that preserves rural and agricultural areas by restricting urban development within its borders.

Streetscape: The visual environment, identity, and atmosphere of a street, created through various elements such as buildings, sidewalks, trees, lighting, street furniture, and open spaces.

Special needs housing: Housing designed or modified to meet the unique needs of individuals or groups who may face barriers to accessing standard housing options, such as people with physical or developmental challenges, mental health conditions, or who require supportive services to live independently.

Transit corridor: A main road with bus routes that is designed to facilitate efficient, reliable, and high-frequency transit services; connects high density areas with employment centres, commercial areas, and other key destinations.

Transit-Oriented Area (TOA): Mixed-use areas within 400 m of a place where two or more transit routes intersect, identified by Provincial Bill 47 (*Housing Statutes Act – Transit Oriented Areas, 2023*), where the City must adhere to minimum building heights and densities and must not implement minimum parking requirements for residential uses.

Transportation Demand Management (TDM): A set of strategies aimed at optimizing the existing transportation network by encouraging a shift away from single-occupancy vehicle trips and toward more sustainable modes like public transit, cycling, carpooling, and car-sharing. TDM initiatives can assist with reducing congestion and greenhouse gas emissions, and giving people more transportation choices.

Urban Containment Boundary: A defined area where urban development is focused to help build mixed-use communities, promote walkability, reduce climate impacts, prevent urban sprawl, and protect rural and agricultural areas.

Workforce housing: Housing that is affordable and accessible for individuals and families who are actively employed but earn moderate incomes, and is generally located near employment centres or transit, is moderately sized, and is priced to be affordable for middle-income earners.