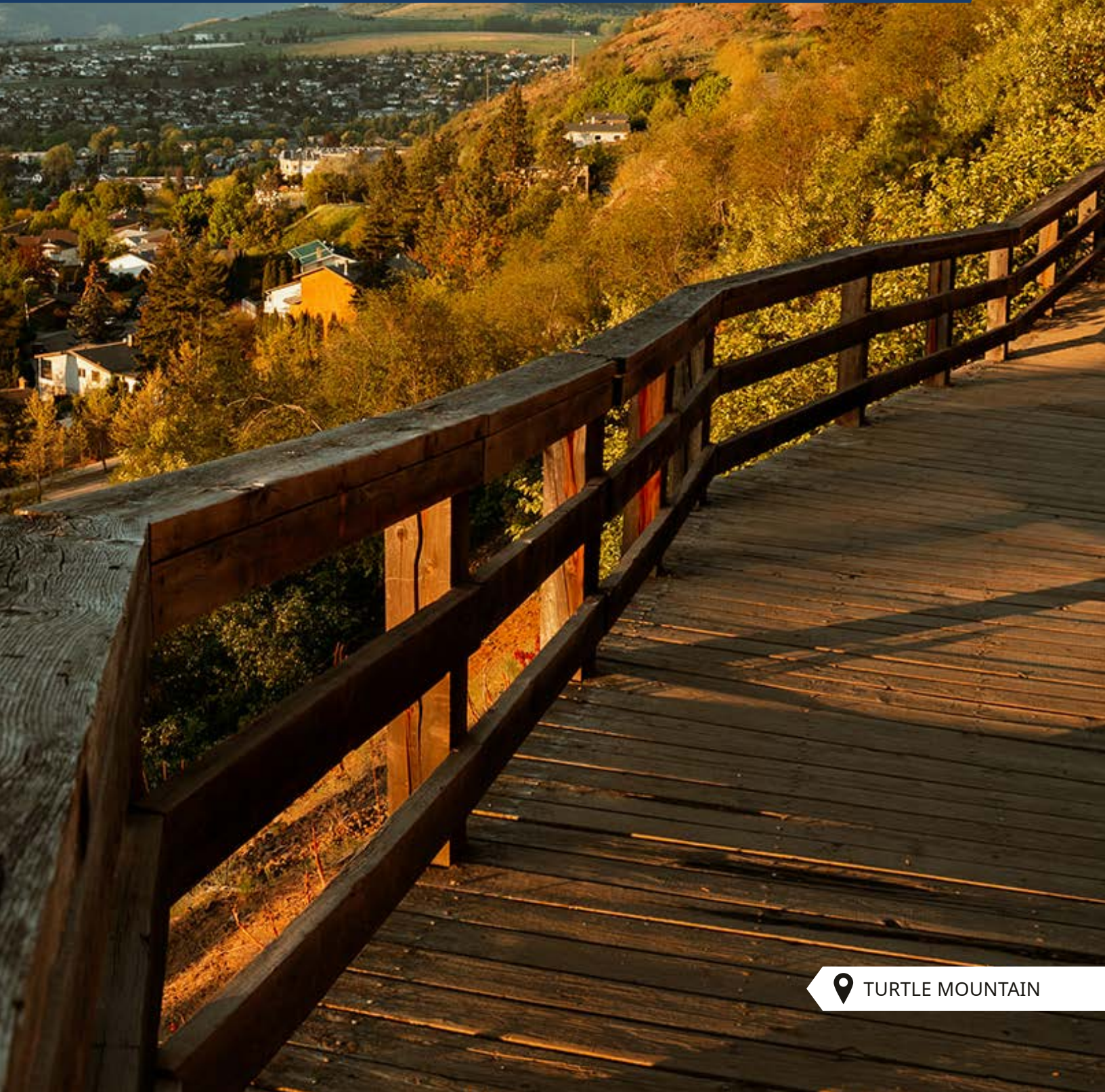


4

CITY-WIDE POLICIES

Vernon is taking action! City-wide policies shape our future.



TURTLE MOUNTAIN

4. CITY-WIDE POLICIES

The city-wide policies in this Official Community Plan (OCP) work together to direct how the City will achieve balanced and sustainable growth and development to 2045 ([Chapter 3](#)).

This Chapter presents an integrated set of policies and objectives that apply to all lands in Vernon, including:

- Housing ([4.1](#))
- Climate and environment ([4.2](#))
- Economy, employment, and prosperity ([4.3](#))
- Parks and recreation ([4.4](#))
- Culture, equity, and inclusion ([4.5](#))
- Community safety ([4.6](#))
- Transportation and infrastructure ([4.7](#))

This Chapter also highlights the actions that will bring these policies to life; the full discussion of implementation is in [Chapter 7](#).



BC's Local Government Act (S. 471) allows municipalities to set out policies for a variety of objectives within their OCPs to guide the decisions and operations of the community. While these policies do not commit the community to proceed with any of the works mentioned in the OCP, all other bylaws and works undertaken by Council must be consistent with this Plan.



Housing



Climate and Environment



Economy, Employment, and Prosperity



Parks and Recreation



Culture, Equity, and Inclusion



Community Safety



Transportation and Infrastructure



4.1 Housing

Housing is diverse, affordable, sustainable, and guided by inclusive policies that address the needs of residents at every stage of life.

A healthy community is built on a foundation of adequate housing supply to meet the core needs of all residents.

Healthy housing is affordable, high-quality, safe, stable, free of hazards, and in a location that supports health and well-being. Throughout a person’s life, their housing needs will shift across the housing spectrum as age, family size, mobility, and resources change. Renting a room in a shared apartment as a young adult may transition into purchasing a home for a growing family. A person who requires emergency shelter or complex care for a portion of their life may transition into renting an apartment. Later in life, a person may require housing that is accessible for mobility purposes.

To meet the housing needs of community members at all stages of life, Vernon will support and assist property owners, non-market housing providers, and developers to build a range of **healthy housing** types, sizes, and tenures that address the housing challenges identified in the City’s [Housing Needs Report](#) and across the housing spectrum.

Accelerating the planning process

A priority for the City is to shift the culture of how development applications are processed and the supports and incentives it can offer to property owners interested in adding housing density to their properties. The City recognizes that financial incentives, zoning incentives, and supportive policies are an important part of implementing this Plan’s objectives and may not be achievable by the private sector alone.

The city-wide housing policies in this Chapter present five housing objectives and specific policies that align with federal and provincial initiatives to build more homes, faster, and to make it easier to own or rent a home. The action items in this section are identified to help create the conditions for housing development. The actions will assist in achieving the provincial housing target order of 75% of Vernon’s Housing Needs Estimate over the next five years.

[Chapter 5](#) presents policies that guide development in each designated land use. A complete list of City actions is provided in Chapter 7 ([Table 7.1](#)).

OBJECTIVES
5

POLICIES
26

ACTIONS
7

4.1.1 Objective: Streamline processes for development applications to deliver more homes, faster.

A culture of cooperation

- 4.1.1.1. Support the development community and foster collaboration and partnerships by enhancing dialogue, sharing ideas, and opening up channels of communication through planned engagement sessions.
- 4.1.1.2. Foster a culture of cooperation, especially with first-time and small-scale developers who may be unfamiliar with local government processes, recognizing that a significant level of infill density can be accommodated on existing properties and support local prosperity.
- 4.1.1.3. Digitize existing building and permitting records to allow for quicker retrieval of property information to enhance service delivery, generate City revenue, and make it easier to purchase a home.

Streamline applications

- 4.1.1.4. Support the construction of standardized housing designs identified in the RDNO Pre-Approved Housing Design Competition, and the federal and provincial *Housing Design Catalogues*.
- 4.1.1.5. Consider reduced street **cross-sections** before requiring land dedication for increased road width, where housing development is likely to be negatively impacted (e.g. achieving fewer units or causing project delays).
- 4.1.1.6. Discourage traffic impact assessments or studies for housing developments that are anticipated to generate less than 80 trips/peak hour or are within a **Transit-Oriented Area**, to reduce project delays and costs.

4.1.2 Objective: Embrace innovative solutions to increase the housing supply and encourage energy efficiency and reduced carbon emissions.

Housing innovation

- 4.1.2.1. Support a regional collaborative approach to innovative and energy efficient housing solutions that may help to increase the supply of housing in Vernon and nearby communities.
- 4.1.2.2. Support non-traditional forms of construction, such as modular and panelized houses, modular apartments, tilt-up construction, pre-fabricated homes, and other fast-build housing types that reduce construction timelines and increase cost certainty.



Harwood

- 4.1.2.3. Encourage innovative building forms such as single stair egress buildings that can respond to site-specific challenges (e.g. small lot sizes, historical or archaeological preservation, topography, and economic constraints).

Holding properties

- 4.1.2.4. Support Temporary Use Permits for holding properties, to allow property owners to generate revenue while assembling land or preparing for redevelopment.

Public lands for homes

- 4.1.2.5. Support the use of surplus, underused, and vacant government lands for housing development.

4.1.3 Objective: Prioritize affordable, accessible, healthy, and special needs housing to meet the housing needs of the community.

Equitable distribution

- 4.1.3.1. Support the equitable distribution of overnight shelters, supportive housing, and **special needs housing** across the city, with a focus on locations that offer easy access to transit, employment, and essential amenities and services.
- 4.1.3.2. Continue to support and collaborate with the Social Planning Council and other agencies to address issues of homelessness, poverty, social development, and housing across the city.

Affordable, healthy, and special needs housing

- 4.1.3.3. Encourage the development of **affordable housing**, rental housing, and **special needs housing** by considering regulatory flexibility, such as reduced parking, additional height, or a relaxation of design guidelines, while encouraging quality and **healthy housing**.
- 4.1.3.4. Continue to support the provision of housing that addresses special needs of the community, such as complex care, accessible housing, Indigenous housing, emergency shelters, and others by working with housing providers to understand their needs and provide incentives.
- 4.1.3.5. Collaborate with non-profit and non-market housing providers by building relationships, increasing communication, supporting engagement, and facilitating cooperation.
- 4.1.3.6. Encourage the inclusion of single-storey, accessible, and adaptable units in multi-family developments, with common and shared amenity spaces that can be modified over time to meet the needs of residents with physical limitations or mobility tools.

Diverse housing tenures

- 4.1.3.7. Collaborate with housing providers to address **missing middle housing** that provides rental and ownership opportunities for middle-income earners.
- 4.1.3.8. Support diverse rental housing tenures, including **market** and **affordable** rentals, supportive housing, **special needs housing**, boarding houses, and others.

- 4.1.3.9. Support alternative and **attainable** ownership options, including co-operative housing, co-housing, leased land, small lot subdivisions, and building stratifications that meet the types of housing identified in the [Housing Needs Report](#).

4.1.4 Objective: Achieve a balanced rental market of 3% to 5% vacancy.

Rental housing stock

- 4.1.4.1. Only support the stratification of existing rental housing developments with five or more units when the rental vacancy rate is above 4%.

Protect tenants and mobile home parks

- 4.1.4.2. Ensure short-term rental accommodation does not negatively impact the long-term rental housing supply, by monitoring long-term rental vacancy rates and short-term rental business licenses.
- 4.1.4.3. Support the retention of mobile home parks as a source of rental housing and **affordable** ownership in the community.

4.1.5 Objective: Public benefit is realized through development.

Public benefit considerations

- 4.1.5.1. Consider relaxations of development regulations or allowing additional height for residential and mixed-use projects that provide a tangible public benefit to the residents of Vernon, which achieves a high level of architectural design on the first 1–3 storeys that is **pedestrian-oriented** and relates positively to the **streetscape**; and includes a combination of the following:
- A well-designed and functional public plaza or open space on site that includes seating and shade
 - High efficiency and sustainable design ([Appendix C](#))
 - Inclusion of a community service such as a childcare centre, school, or health facility
 - Inclusion and provision of a publicly accessible car-share vehicle and parking space
 - Alignment with Official Community Plan objectives noted in Chapters 4 and 5.

- 4.1.5.2. Consider relaxations of development regulations for residential projects that meet housing needs identified in the [Housing Needs Report](#) that may include purpose-built rental, **affordable**, workforce, supportive, or **special needs housing**.
- 4.1.5.3. Only consider new **Hillside Neighbourhoods** that provide a significant tangible public benefit that includes wildfire mitigation, and most of the following:
- Purpose-built rental, **affordable**, **attainable**, or **special needs housing**
 - Commercial and daily services such as daycares, food stores, or personal services
 - Conservation and restoration of **environmentally sensitive areas**
 - Dedication of parkland to the City
 - Improved or expanded community water and sewer or transit infrastructure
 - Improved or expanded neighbourhood emergency egress infrastructure
 - Proven financial viability of long-term lifecycle costs of infrastructure
 - Alignment with Official Community Plan objectives noted in Chapters 4 and 5.

7 Actions for Housing

1. Implement a housing program to facilitate the delivery of housing, to streamline processes, provide financial incentives, and improve regulations:
 - a. Measure the success of housing policies and strategies by tracking the number of housing units that reach occupancy.
 - b. Review and refine the Development Application Procedures Bylaw and Delegation of Authority Bylaw to provide clarity and consistency to applicants, and City staff and Council.
 - 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.
 - d. Implement and expand e-permitting for all application types, including rezoning and development permits.
 - 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.
 - 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.
 - 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.
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.
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.

4. Develop a dedicated Land Enhancement Housing Team to:
 - a. Create a program for using City-owned land for affordable, **attainable**, and/or **special needs housing**.
 - b. Identify existing vacant and underutilized City-owned land that is appropriate for achieving affordable or **special needs housing** objectives.
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.
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.
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.

See [Table 7.1](#) for the type and prioritization of City actions.



The Rise



4.2 Climate and Environment

Natural areas are protected through policies that restore and enhance sensitive ecosystems, improve community climate resilience, and grow the tree canopy.

Natural landscapes are integral to Vernon’s identity, underpinning the health, economy, and overall livability of the community.

Features such as lakes, wetlands, forests, and grasslands support a wide range of plant and animal species, including those at-risk with a limited habitat range. These landscapes provide vital **ecosystem services**, such as carbon sequestration, soil stabilization, temperature regulation, and opportunities for recreation that enhance the health and well-being of residents. Preserving and restoring the natural environment not only strengthens resilience to climate change but also ensures that these irreplaceable resources remain accessible for future generations.

Although urbanization over the past century has altered areas of the natural environment, it is important to prioritize the protection and enhancement of the natural habitat, water, and air resources to preserve local biodiversity for years to come. By adopting a comprehensive approach to planning and development, the City and wider community can move beyond

minimizing impacts on sensitive ecosystems to actively restoring and enhancing these vital landscapes through the implementation of strong policies and development permit areas ([Chapter 6](#), [Map 6.1](#), [Map 6.2](#), [Map 6.3](#)).

Vernon recognizes the need to reduce greenhouse gas emissions to combat climate change, which will have a disproportionate impact on our youth and following generations. Enacting climate adaptation and mitigation measures will improve our community resilience to climate change and overall quality of life.

[Chapter 5](#) presents policies that guide development in each designated land use. A complete list of City actions is provided in Chapter 7 ([Table 7.1](#)).

OBJECTIVES
5

POLICIES
30

ACTIONS
8

4.2.1 Objective: Implement the Climate Action Plan.

A climate lens

- 4.2.1.1. Implement actions from the focus areas outlined in the [Climate Action Plan](#):
- Health and well-being
 - Infrastructure and services
 - Governance
 - Land use and transportation
 - Ecosystem health and biodiversity
 - Buildings and real estate
 - Economic development
 - Agriculture and food security
- 4.2.1.2. Incorporate a climate lens into City land use planning, policy development, and decision making.
- 4.2.1.3. Implement the Climate Action Plan goals and actions in the design, construction, maintenance, and replacement of municipal infrastructure and assets.
- 4.2.1.4. Ensure the Climate Action Plan and on-going implementation efforts are well-aligned with provincial mandates, policies, and legislation.

4.2.2 Objective: Reduce greenhouse gas emissions 50% by 2030, 75% by 2040, and 100% by 2050 in alignment with the Climate Action Plan.

Greenhouse gas emissions

- 4.2.2.1. Continuously work to reduce greenhouse gas emissions, primarily from buildings, transportation, and organic waste, to achieve City targets.
- 4.2.2.2. Encourage the integrated development of walkable neighbourhoods, mode shift, and a sustainable transportation network to reduce greenhouse gas emissions.

- 4.2.2.3. Encourage sustainable building design and construction in accordance with DPA 6 – Form and Character Design Guidelines ([Appendix C](#)) to reduce greenhouse gas emissions produced by construction of new buildings.

Energy efficiency

- 4.2.2.4. Promote energy efficiency in community planning, building design, and infrastructure by supporting land uses, development plans, transportation, utility infrastructure, and building forms that use less energy.

Existing buildings

- 4.2.2.5. Support the **adaptive re-use** of existing buildings into multi-family, commercial, community, or mixed-use developments through a variety of municipal tools, grants, and incentives to reduce building material waste and align with Climate Action Plan initiatives.
- 4.2.2.6. Support property owners in the relocation of existing homes by removing common obstacles to building relocation, thereby enhancing the circular economy and reducing building material waste resulting from redevelopment.
- 4.2.2.7. Encourage homeowners to retrofit existing housing to become more energy efficient and reduce their carbon footprint.

4.2.3 Objective: Improve community climate resilience.

Climate education and collaboration

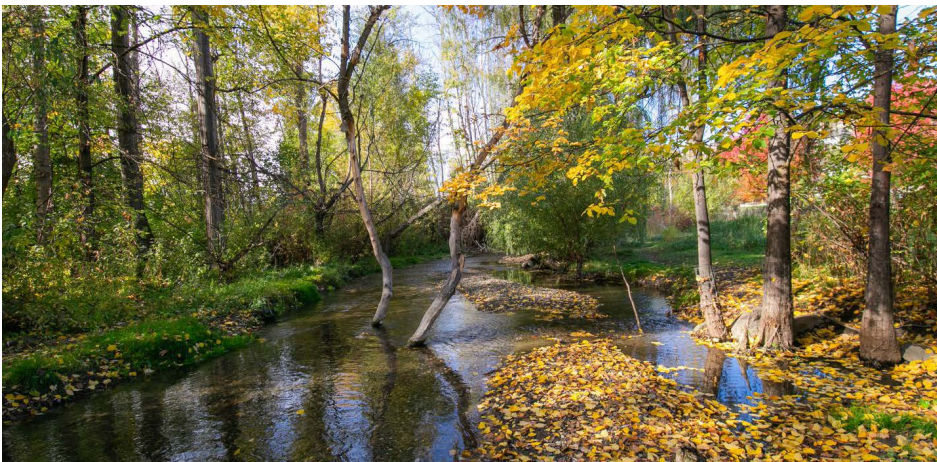
- 4.2.3.1. Continue to support education and outreach identified in the Climate Action Plan on the importance of both mitigation and adaptation to address the changing climate.
- 4.2.3.2. Provide equitable access to information and resources on climate readiness for all Vernonites.
- 4.2.3.3. Incorporate a climate change lens to review municipal activities, including budgeting, procurement, and asset management.
- 4.2.3.4. Support City Council, management, and staff capacity in delivering climate-ready municipal operations and services.

- 4.2.3.5. Explore incorporating traditional forms of knowledge when implementing strategies for wildfire mitigation, landscape standards, and restoring the natural environment.

4.2.4 Objective: Protect and restore environmentally sensitive areas.

Vegetation retention and protection

- 4.2.4.1. Prioritize the retention of existing vegetation and planting of new vegetation through development approval and major construction projects; unless otherwise recommended by a Qualified Environmental Professional to reduce fire risk within a DPA 4 – Wildfire Hazard Development Permit Area.
- 4.2.4.2. Protect **environmentally sensitive areas** through tools such as:
- Dedicating land as a City or regional park or natural space to prioritize sensitive features in balance with public use
 - Placing a covenant for conservation purposes with the City or a non-governmental organization eligible to hold conservation covenants
 - Implementing adequate setbacks for adjacent developments to preserve the integrity of sensitive areas and minimize risks at the interface of natural space and development.



BX Creek

- 4.2.4.3. Collaborate with the Okanagan Basin Water Board, the Province, and nearby local governments to support initiatives that prevent the spread of invasive mussels and other species in the North Okanagan.

Net gain over no net loss

- 4.2.4.4. Prioritize net gain and require land use and development projects to have **no net loss** of natural ecosystems and their functions, as determined through an environmental assessment for work proposed in a DPA 1 – Terrestrial Ecosystem or DPA 2 – Aquatic Ecosystem Development Permit Area.
- 4.2.4.5. Prioritize avoiding impacts to **environmentally sensitive areas** in the following order:
 1. Careful project siting and design prior to considering the mitigation of minor or temporary impacts through habitat restoration
 2. Where permanent habitat loss is unavoidable, acceptable, and compensable, on-site compensation may be considered
 3. Off-site compensation only where it offers greater ecological benefits to the overall habitat type, species, or community, at the discretion of the City.

Buffer and connect ecological connectivity corridors

- 4.2.4.6. Encourage development to buffer **environmentally sensitive areas**, to reduce light and noise pollution that may negatively impact wildlife and to maintain ecological function in the corridors ([Map 3.3](#)).
- 4.2.4.7. Maintain and restore sensitive environmental ecosystems such as grasslands, wetlands, and forested areas; and enhance ecosystem connectivity throughout the city's parks, open spaces, and **riparian areas**.
- 4.2.4.8. Maintain and enhance **ecological connectivity corridors** ([Map 3.3](#)) in the Commonage and Bella Vista areas for biodiversity, critical habitat, and **ecosystem services**.
- 4.2.4.9. Discourage land disturbance near **ecological connectivity corridors** ([Map 3.3](#)) during critical periods such as nesting, calving, and migration.

- 4.2.4.10. Encourage private and public land stewardship through outreach, education, and incentives that promote habitat conservation, connectivity, and restoration.

4.2.5 Objective: Enhance the community tree canopy.

Tree canopy

- 4.2.5.1. Harmonize City tree policies across municipal departments, to ensure that protecting, planting, and maintaining new and existing trees is prioritized.
- 4.2.5.2. Promote continuous boulevards, to support robust tree canopies that provide shade for pedestrians.
- 4.2.5.3. Encourage new developments to plant trees on public and private property, to contribute to the city's tree canopy.
- 4.2.5.4. Where tree planting is not feasible due to site constraints, encourage planting of sustainable alternatives, such as low-maintenance and drought resistant shrubs, grasses, and plants.



Tavistock Nature Trail

8 Actions for Climate and Environment

1. Implement the [Climate Action Plan](#).
2. Review and update the [Environmental Management Areas Strategy](#) to align with current best practices and regional standards for environmental permitting and protection.
3. Implement a policy that meets or exceeds requirements outlined in the provincial *Riparian Areas Protection Regulation*, to reduce the need for provincial oversight of Vernon's riparian development approval processes.
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.
5. Develop an Urban Forestry Strategy to increase the urban tree canopy:
 - 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.
 - b. Update the Tree Bylaw for trees on public and private property.
 - 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.
 - d. Establish Tree Canopy Targets to distribute the benefits of the urban tree canopy equitably.
 - e. Create regulations for street tree installation, care standards, and maintenance periods.
 - 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.
6. Review the Climate Action Plan on a five-year cycle, striving to align the timing of future reviews with the Official Community Plan update process.

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.
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. *(Bylaw 6074)*

See [Table 7.1](#) for the type and prioritization of City actions.

FireSmart refers to a set of principles established by FireSmart Canada (BC) to help minimize the negative impacts of wildfire by increasing community resilience through measures such as the use of non-combustible building materials or thinning and spacing of vegetation around buildings.



4.3 Economy, Employment, and Prosperity

The local economy thrives through policies that support and diversify business, tourism, and the agricultural industry, streamline regulatory processes, and encourage new investments and locally owned enterprises.

Economic prosperity is critical to a healthy community. It ensures community members have access to high-quality employment opportunities close to home, entrepreneurs can start and grow businesses, the agricultural industry is supported, and the community sees on-going investment by both public and private enterprises to meet their evolving needs.

Vernon’s prosperity will leverage public and private investment to retain and create jobs, develop new buildings for residents and businesses, and set up future generations for prosperity through sustainable practices

and initiatives. Businesses and residents will continue to promote diversity, adaptability, and a future-focused community where a circular economy continues to flourish. Vernon will build on its history to create a city where businesses are resilient to climate change, entrepreneurs and investors can thrive, and residents can find meaningful employment opportunities close to home.

[Chapter 5](#) presents policies that guide development in each designated land use. A complete list of City actions is provided in Chapter 7 ([Table 7.1](#)).



31 Street

OBJECTIVES
6

POLICIES
29

ACTIONS
9

4.3.1 Objective: Ample access to quality employment options and training opportunities.

Jobs close to home

- 4.3.1.1. Support compact urban form by promoting increased residential densities near employment centres and transit hubs where infrastructure already exists.
- 4.3.1.2. Encourage the addition of new mixed-use and commercial projects in Urban and Village Centres, and Urban and Suburban Neighbourhoods, to increase the number of residents who can use and support nearby shops, food services, and institutional uses.
- 4.3.1.3. Monitor the percentage of working age residents who commute to other communities or other provinces for work to measure the success of economic development policies and strategies that aim to create more jobs in Vernon.

Employment lands

- 4.3.1.4. Prioritize and protect commercial, agricultural, and industrial land, to provide employment opportunities within the city and reduce transportation needs, while discouraging incompatible uses.
- 4.3.1.5. Support the integration of the agricultural and industrial sector by encouraging food processing facilities, farm equipment sales, and other farm-related needs to be located on industrial lands.
- 4.3.1.6. Encourage the same amount or more space in the redevelopment of commercial and industrial sites, to promote **no net loss**.

Training opportunities

- 4.3.1.7. Encourage the introduction of new post-secondary institutions and training facilities in the city.
- 4.3.1.8. Encourage and support the expansion of Okanagan College to open additional locations in Vernon and develop programs to support the desired economic and employment directions identified in the RDNO *Employment Lands Action Plan* and a Vernon Economic Development Strategy.

- 4.3.1.9. Support the existing employment and training facilities at the Vernon Regional Airport.



30 Street

4.3.2 Objective: Entrepreneurs can start and grow businesses here.

Entrepreneurial activities

- 4.3.2.1. Encourage flexible commercial and industrial spaces to use partition walls that can be easily altered to suit a range of tenants and evolving entrepreneurial activities.
- 4.3.2.2. Support the development of commercial and industrial properties within the city that reflect the needs of existing and emerging entrepreneurs.
- 4.3.2.3. Support public and private investment in new, innovative, sustainable, and emerging businesses and industries.

Temporary uses

- 4.3.2.4. Consider Temporary Use Permits for uses not permitted in a zone, to support innovative, emerging, or evolving businesses and determine suitability prior to updating the Zoning Bylaw.
- 4.3.2.5. Support commercial leases and pilot projects on park lands in all seasons, to increase revenue for the City and provide additional amenities for the public.

4.3.3 Objective: The local economy is diverse and resilient with businesses and industries that have embraced the opportunities of the low carbon economy.

Economic resilience

- 4.3.3.1. Support and nurture strategic partnerships with local economic development organizations, to deliver programs and services that support entrepreneurs and local businesses.
- 4.3.3.2. Collaborate with local businesses to provide educational initiatives on navigating disruptions due to climate change, natural disasters, and supply chain issues; changes to the economy; and other influences.
- 4.3.3.3. Support business opportunities for a sustainable economy, including businesses that provide alternate methods of energy generation and conservation, such as solar initiatives, low carbon infrastructure, and recycling of building materials.
- 4.3.3.4. Discourage regulations that differentiate between office and other commercial uses, to provide flexibility for changing business needs.



Polson Park

4.3.4 Objective: On-going investment by both public and private parties will meet the needs of an evolving community.

Public investment

- 4.3.4.1. Prioritize public investments in community amenities and infrastructure within the **Focused Growth Area** to stimulate private investment and redevelopment.
- 4.3.4.2. Support innovative approaches to accessing immigration programs that help fill employment gaps for local businesses, such as partnerships with community, provincial, and federal partners, to help new immigrants find pathways to employment in Vernon.
- 4.3.4.3. Encourage the development of healthcare and childcare facilities in all Centres and Neighbourhoods, recognizing that access to community services supports employee recruitment and retention.
- 4.3.4.4. Encourage larger businesses, employers, and developers of residential subdivisions to include childcare facilities in new developments, to support working families.

4.3.5 Objective: Create a business-friendly and encouraging City Hall.

Business-friendly City Hall

- 4.3.5.1. Encourage entrepreneurial activity by approaching reviews of regulations and policies with a business-friendly lens.
- 4.3.5.2. Collaborate with neighbouring communities, the Regional Districts of Central and North Okanagan, and the Okanagan Indian Band to identify areas for shared action on economic development projects that will support joint prosperity.
- 4.3.5.3. Foster a “how can I help” attitude across municipal departments when responding to inquiries in person, over the phone, via email, and on the City of Vernon website, and respond to requests within established service standard timeframes.

4.3.6 Objective: Promote local agriculture and food security.

Local food production

- 4.3.6.1. Encourage opportunities to engage residents, businesses, community organizations, and schools in local and regional agricultural processes, connecting lands, people, and products.
- 4.3.6.2. Promote opportunities for local and regional food production, processing and sourcing, and ancillary agricultural activities (farm stands, agritourism, secondary processing) that contribute to healthy eating, economic diversification, profitability, and resilience while maintaining the agricultural potential of farmland.
- 4.3.6.3. Prioritize opportunities for food production, including community gardens, in all commercial and residential areas and in public places that are highly accessible to people of all ages and abilities, regardless of social or financial status.

“Buy local”

- 4.3.6.4. Encourage the development of a year-round community farmers market, to foster economic growth by supporting local entrepreneurs, farmers, artisans, and small businesses while strengthening community connections.



Vernon Farmer's Market

9 Actions for the Economy, Employment, and Prosperity

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.
2. Develop an Economic Development Strategy, focusing on retention and expansion of local businesses, entrepreneurial development, business investment and attraction, and workforce development:
 - a. Build and maintain a library of city data and insights for investors, developers, and entrepreneurs, to support investment decisions.
 - b. Enhance communication and relationship building with local economic groups, including the Vernon Chamber of Commerce and Community Futures.
 - c. Promote investment by improving the visibility of Vernon's development activity in the local media, provincial media, and with advertisers.
 - d. Review Vernon's economic development policies to identify areas for improvement, to retain and expand local businesses.
 - e. Explore opportunities to provide incentives under BC's Community Charter, to support commercial investment in the city.
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.
4. Review the Revitalization Tax Exemption Bylaw to ensure current incentives are modernized and reflect the objectives of the Official Community Plan.
5. Regularly review and update land use policies and associated Zoning Bylaw regulations to continue to encourage new investments and job creation in Vernon.

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.
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.
8. Develop incentives to attract and promote the development of a Downtown hotel.
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 *Guide for Bylaw Development in Farming Areas* and the Ministry of Agriculture *Guide to Edge Planning*.

See [Table 7.1](#) for the type and prioritization of City actions.



4.4 Parks and Recreation

Active living, arts, and culture are celebrated in a vibrant community that invites residents and visitors to gather, engage, and enjoy shared experiences.

Public spaces such as parks, trails, libraries, museums, community arts centres, and recreation centres are crucial for creating a vibrant, healthy, and diverse community. These spaces serve as hubs for socializing, relaxation, recreation, and cultural activities, helping to strengthen connections among residents and enhance the overall quality of life in Vernon. Connections among these public spaces, provincial parks, and the Greater Vernon Trails Network will be enhanced through the implementation of the

[Transportation Plan](#), and proposed trails and active transportation connections ([Map 4.4](#)). Well-designed, safe spaces for recreation, gatherings, and special events foster community engagement and support local businesses, attract investment, and encourage development.

[Chapter 5](#) presents policies that guide development in each designated land use. A complete list of City actions is provided in Chapter 7 ([Table 7.1](#)).



Okanagan Regional Library Vernon Branch

OBJECTIVES
3

POLICIES
18

ACTIONS
11

4.4.1 Objective: Enhance public access to the waterfront and to natural areas.

Lake access and trails

- 4.4.1.1. Within the [Urban Containment Boundary](#), require a 15 m to 30 m wide dedication of [riparian areas](#) along Okanagan Lake, Vernon Creek, and BX Creek, measured from the high water mark or top of bank as determined by a Qualified Environmental Professional, at the time of application for the development of three or more residential units per site, or an application for a change in land use.
- 4.4.1.2. Where a trail is identified on [Map 4.4](#), require a up-to-10 m wide dedication at the time of development, to facilitate trails situated outside riparian and [environmentally sensitive areas](#).
- 4.4.1.3. Promote equitable access to parks, green spaces, and natural environments for mental, social, and physical health.

4.4.2 Objective: Improve parks and recreational opportunities.

Recreational linkages

- 4.4.2.1. Support park connectivity through the development of integrated active transportation networks ([Transportation Plan](#)) and recreational trails ([Map 4.4](#)), and ensure accessibility for all users.
- 4.4.2.2. Encourage linkages from Vernon neighbourhoods to regional trail networks including the Okanagan Rail Trail and Splatsin te Secwépemc/Shuswap North Okanagan Rail Trail.
- 4.4.2.3. Collaborate with Regional District of North Okanagan and neighbouring communities to support the development, connectivity, and maintenance of regional parks and trails including the Grey Canal Trail and others as outlined in the *Greater Vernon Trails and Natural Spaces Master Plan*.

- 4.4.2.4. Support the creation of linear parks, pathways, and mid-block pedestrian connections to facilitate connectivity among neighbourhoods.



Kin Beach

Strategic land acquisition

- 4.4.2.5. Require the provision of fully serviced park land or cash-in-lieu of park land when three or more additional lots are being created through subdivision, in alignment with the *Local Government Act* (S. 941). Cash-in-lieu may be considered where the property is located within the **Focused Growth Area** ([Map 1.3](#)), and one or more of the following applies:
- The 5% parkland dedication would be too small for a park
 - The parcel would not complement an existing park or trail system
 - No additional parkland needs have been identified for the neighbourhood ([Map 3.1](#)).
- 4.4.2.6. Prioritize the acquisition of waterfront properties along Okanagan Lake, with a focus on those between Paddlewheel Park and Kin Beach.

- 4.4.2.7. Support alternative funding strategies where possible for parkland acquisition, such as density bonusing, density transfer, or the issuance of charitable tax receipts.
- 4.4.2.8. Support the creation of linear parks along utility corridors, statutory right-of-ways, and boulevards.
- 4.4.2.9. Seek to expand and further solidify the City's long-term park, recreation, and open space interests in the Department of National Defence's (DND) land holdings in Vernon.
- 4.4.2.10. Consider park, trail, and recreation objectives before the disposition of surplus City lands including unused utility corridors and statutory rights-of-way.
- 4.4.2.11. Regularly monitor the amount of park land to measure the success of park land acquisition strategies that aim for 2.0 – 3.0 ha of park land per thousand people.

4.4.3 Objective: Improve access to recreational, arts, and cultural activities in the community.

Community facilities

- 4.4.3.1. Support local neighbourhood community facilities in all neighbourhoods to ensure equitable distribution of facilities, while clustering major recreation facilities within the **Focused Growth Area** where users have access to transit and active transportation corridors.
- 4.4.3.2. Help with wayfinding and navigation by supporting improvements to signage in public buildings, including clear maps, symbols, and landmarks, and placing signage at lower levels for people who use mobility aids.
- 4.4.3.3. Support funding and spaces for cultural events, Indigenous-led programming, and artistic installations in public spaces, including the delivery of the Greater Vernon Cultural Centre, to increase community access to the arts.
- 4.4.3.4. Work with community partners to create opportunities for graffiti art and youth-led art installations.

11 Actions for Parks and Recreation

1. Develop a Park Acquisition Strategy and a Park Acquisition Fund, to ensure the equitable distribution of parks and amenities, particularly in areas experiencing growth.
2. Promote public access to Okanagan Lake through strategic land acquisition practices in accordance with the Park Acquisition Strategy and the Lake Access Plan.
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.
4. Review and update the [Parks Master Plan](#).
5. Review and implement policies for accessibility options for barrier-free access to recreation, arts, and cultural events in community facilities.
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.
7. Explore opportunities for a bundled pass that includes transit and recreation facilities to enhance access to city facilities and programs.
8. Identify and develop a Cultural District Strategy which may include expanded funding and space for cultural events, Indigenous-led programming, and a public art policy.
9. Explore opportunities for pop-up parks and events in neighbourhoods, ensuring adequate staff and funding resources.
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.
11. Review the City's parkland inventory and park usage patterns at regular intervals to identify opportunities for creatively adapting and activating underutilized spaces.



4.5 Culture, Equity, and Inclusion

Community and individual well-being are enhanced through inclusive policies that address social inequities in the community, relationship-building with local Indigenous Nations, and advance Truth and Reconciliation.

Community well-being starts with connection. Vernon is a city where neighbours lend a helping hand, people wave as you pass them on the street, and community members genuinely care about one another. Vernonites can continue to enhance the community-feel and neighbourly actions by working to address social inequities, building relationships with local Indigenous Nations, pursuing learning opportunities about Truth and Reconciliation,

and adopting inclusive policies. A healthy community is one where every voice is given an opportunity to be heard, difficult truths are acknowledged, reconciliation is practiced, and decisions are made equitably.

[Chapter 5](#) presents policies that guide development in each designated land use. A complete list of City actions is provided in Chapter 7 ([Table 7.1](#)).



Lakeshore Park

OBJECTIVES
4

POLICIES
32

ACTIONS
6

4.5.1 Objective: Vernon’s relationships with Indigenous Nations is enhanced through mutual respect and learning.

Truth and Reconciliation

- 4.5.1.1. Support, encourage, and implement the Truth and Reconciliation Commission’s *Calls to Action* that the City can directly or indirectly influence.
- 4.5.1.2. Support Vernonites on their individual and collective pathways to Truth and Reconciliation.
- 4.5.1.3. Support the protection of lands used for traditional foods and celebrating traditional practices of syilx Okanagan peoples.

Okanagan Indian Band

- 4.5.1.4. Seek opportunities to practice reconciliation directly with Okanagan Indian Band while respecting traditions, timelines, and protocols, with the goals of collaboration, inclusion, empowerment, respect, and mutual understanding.
- 4.5.1.5. Collaborate with Okanagan Indian Band, syilx Okanagan people, and community partners that support urban Indigenous peoples, including initiatives that address social inequities rooted in the impacts of the residential school system, such as housing, poverty reduction, transportation, and food security.
- 4.5.1.6. Collaborate with Okanagan Indian Band to understand the significance of place names, to support the revival of the nsyilxcən language, and to create opportunities for incorporating Indigenous place names in City infrastructure and parks projects.
- 4.5.1.7. Include Okanagan Indian Band in referrals for land use applications that are adjacent to reserve lands.

Archaeological sites

- 4.5.1.8. Discourage development that involves ground-disturbance within 50 m of a known archaeological site; and follow provincial guidelines in areas with high potential for an archaeological find.
- 4.5.1.9. Support education and awareness about the importance of archaeological sites and how to work in areas with high potential.

4.5.2 Objective: An equity lens is used to build an inclusive City.

Inclusive and equitable decision making

- 4.5.2.1. Incorporate an equity lens into City land use planning, policy development, and resource allocation decisions.
- 4.5.2.2. Implement the actions identified in the Official Community Plan in a way that considers the needs of equity-seeking groups, those who are new to the city, and community members of all cultures and backgrounds.
- 4.5.2.3. Continue to encourage community members' involvement and participation in planning and decision-making processes by collaborating with community groups, non-profit organizations, agencies, committees, and volunteer groups.
- 4.5.2.4. Support community engagement in municipal decision making, with a focus on seldom heard voices, including urban Indigenous, Métis, persons with disabilities, and others who will be impacted by a decision.

Equitable distribution of services

- 4.5.2.5. Support **community uses** such as childcare facilities and **basic service uses** such as medical clinics in all future land use designations within the **Urban Containment Boundary**, to streamline the delivery of these services.
- 4.5.2.6. Encourage breastfeeding-friendly spaces to be incorporated into private and City-led developments and educate decision-makers about breastfeeding as a human right.

Systemic injustice

- 4.5.2.7. Support greater understanding of how systemic racism, discrimination, injustice, and colonialism impacts Vernonites, and use these learnings to inform the implementation of the Official Community Plan.

4.5.3 Objective: Seniors and youth are recognized as important contributors to the community.

Age- and Dementia-Friendly Community Plan

- 4.5.3.1. Support the [Age- and Dementia-Friendly Community Plan](#) as a guiding document to help plan and design an inclusive and accessible city that supports seniors, people living with dementia, and their care partners.
- 4.5.3.2. Encourage public consultation opportunities that are accessible and inclusive of seniors, people living with dementia, and consider their communication and engagement needs.
- 4.5.3.3. Collaborate with organizations that serve people living with dementia, such as the Vernon Seniors Action Network, the Alzheimer’s Society of British Columbia, and other partners.
- 4.5.3.4. Support educational opportunities for City staff, community service providers, and community members on age- and dementia-friendly practices, to reduce stigma.



Okanagan Lake

Youthful Vernon

- 4.5.3.5. Continue to support the *Vernon Children’s Charter* by implementing the [Youthful Vernon Strategy](#) and creating a culture where the rights of young people are considered in daily civic operations.

- 4.5.3.6. Support a consultation process specifically for children and youth when planning for public projects that would have an identifiable impact on their current and future well-being.
- 4.5.3.7. Support and enhance youth engagement processes where youth have a meaningful and on-going role in City services, programs, and policy development.
- 4.5.3.8. Encourage youth climate education and career development.
- 4.5.3.9. Support National Child Day, held annually on November 20th, by encouraging community celebrations and recognition of youth engaged in the community.
- 4.5.3.10. Encourage youth-friendly spaces and activity centres in City-led and private developments.
- 4.5.3.11. Support education initiatives to raise awareness that the impacts of climate change disproportionately affect children and youth.

4.5.4 Objective: Culture, history, and community togetherness are promoted and shared.

Heritage awareness

- 4.5.4.1. Collaborate with Okanagan Historical Society (Vernon branch) to promote heritage tours of noteworthy buildings, places, and public art.
- 4.5.4.2. Support the **adaptive re-use** of identified heritage buildings through various municipal tools such as **Heritage Revitalization Agreements**, grants, or incentives.

Neighbourhood engagement

- 4.5.4.3. Encourage residents to form local neighbourhood groups that can foster community togetherness, identify specific needs of their neighbourhood, and work with the City to deliver amenities, such as signage, landscaping, community spaces, and more.
- 4.5.4.4. Support temporary road closures that facilitate neighbourhood block parties and activities that foster community togetherness, social connections, and walkable spaces.
- 4.5.4.5. Support food production and community gardens on underutilized lands and rural properties to support food resiliency, social interaction, and community togetherness.

6 Actions for Culture, Equity, and Inclusion

1. Explore opportunities for independent and collective learning for local government officials and staff on the Truth and Reconciliation Commission's *Calls to Action* and the principles of the United Nations and BC's *Declaration of Rights for Indigenous Peoples*.
2. Develop a neighbourhood group program with the goal of fostering community togetherness, engagement, communication, and local initiatives.
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.
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.
5. Conduct an equity audit to review existing bylaws, policies, and programs, to ensure the needs of all community members are considered.
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.

See [Table 7.1](#) for the type and prioritization of City actions.



4.6 Community Safety

The community is prepared for emergencies and is resilient to climate change with plans and services in place to keep the community safe and ready for emergency events.

Emergency plans and services ensure Vernonites feel safe where they live, work, and play. When neighbourhoods are safe, families can thrive, kids can play outside, and local businesses can grow. Safety also brings people together and builds trust among neighbours. Community planning and building practices that incorporate resilience into decision making work hand-in-hand, while maintaining the capacity for a timely and effective response to emergencies and

disasters. Safety is about more than preventing crime and responding to emergencies; it is also about making sure everyone has access to the supports and services they need. A safe community gives everyone the chance to live a happy and healthy life.

Chapter 5 presents policies that guide development in each designated land use. A complete list of City actions is provided in Chapter 7 ([Table 7.1](#)).



Downtown Parkade

OBJECTIVES
2

POLICIES
9

ACTIONS
2

4.6.1 Objective: Improve community resilience in emergency events.

Asset management and advocacy

- 4.6.1.1. Advocate to senior governments, public agencies, and utility providers to invest in physical and technological upgrades that enhance infrastructure resilience against major hazards.

Communication and capacity building

- 4.6.1.2. Collaborate with the Regional District of North Okanagan, local Indigenous Nations, and senior levels of government to establish coordinated strategies for mitigation, preparedness, response, and recovery from emergency events.
- 4.6.1.3. Prioritize the communication of accessible emergency preparedness information, to empower Vernonites and ensure their basic needs are met in emergency conditions.
- 4.6.1.4. Encourage Vernonites to build social connections at the neighbourhood scale to increase information sharing, climate awareness, and capacity to withstand emergencies.

Emergency preparedness

- 4.6.1.5. Support the use of City facilities, buildings, and spaces as temporary emergency management sites, ensuring that design and renovations incorporate resilient features.
- 4.6.1.6. Prioritize emergency preparedness and climate resilience initiatives that address the needs of vulnerable groups, including youth, seniors, people with disabilities, people experiencing homelessness, and others.

4.6.2 Objective: Reduce risk to persons and property from major hazards.

Emergency access and egress

- 4.6.2.1. Prioritize the inclusion of emergency access and egress routes when considering new developments, planning infrastructure improvements, municipal projects, and the maintenance of recreational areas.

Emergency management

- 4.6.2.2. Support a centralized early detection and warning system, including improving communication methods with residents and businesses in the event of an emergency.
- 4.6.2.3. Embed emergency management objectives, risk reduction, preparedness, response, and recovery into City plans, policies, bylaws, and construction projects.



Fire Station 1

2 Actions for Community Safety

1. Review bylaws, policies, and city processes for alignment with the BC *Emergency Disaster Management Act*.
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.

See [Table 7.1](#) for the type and prioritization of City actions.



4.7 Transportation and Infrastructure

Balanced growth is promoted by focusing development where infrastructure already exists, near urban services, vibrant community spaces, and multimodal transportation networks.

As Vernon grows, a coordinated transportation network ([Map 4.1](#), [Map 4.2](#), [Map 4.3](#), [Map 4.4](#)) that supports multimodal options will improve individual health and well-being and community and economic prosperity. Vehicle gas emissions are one of the primary contributors to climate change, and multimodal options can help Vernon achieve its climate action targets.

Transportation plays a role in most aspects of people’s lives and is essential to ensure equitable access to employment, education, shopping, and recreation. This Official Community Plan is aligned with the [Transportation Plan](#), which provides a vision for how people will move through the city and identifies transportation improvement projects in the near- and medium-term. The primary goal of the Transportation Plan is to increase mode choices and reduce reliance on automobiles to support a balanced and sustainable system.

Addressing infrastructure needs in a growing city is vital to ensuring the long-term health and well-being of individuals and the community. This includes enhancing sewer and water utilities ([Map 4.5](#)), proactively addressing energy requirements, ensuring adequate firefighting capabilities are maintained, and identifying potential aggregate areas ([Map 4.6](#)). Through this continual growth, the City is committed to offering sustainable services that are founded on the assets that the City owns, operates, maintains, replaces, and improves. Monitoring aging assets and utilizing the infrastructure levy to improve infrastructure service delivery can help ensure that Vernon can grow in a balanced and coordinated way.

[Chapter 5](#) presents policies that guide development in each designated land use. A complete list of City actions is provided in Chapter 7 ([Table 7.1](#)).

OBJECTIVES
4

POLICIES
67

ACTIONS
13

4.7.1 Objective: Implement the Transportation Plan.

Transportation Plan

- 4.7.1.1. Implement the [Transportation Plan](#), in alignment with goals to:
- Establish a strong foundation for road safety
 - Make it easier to get around on transit and by walking, biking, and rolling
 - Be prepared for the future
 - Optimize curbside spaces.
- 4.7.1.2. Continue to work with BC Transit to provide and enhance transit services and infrastructure by implementing the *Transit Future Action Plan* and any subsequent or future transit plans.
- 4.7.1.3. Consider the relationship between land use, transportation, and the [Climate Action Plan](#) in development application review, policy development, infrastructure planning, and decision making.

4.7.2 Objective: Create a reliable multimodal transportation system that connects people to each other and wherever they want to go.

Transportation network

- 4.7.2.1. Prioritize a balanced transportation network by considering the needs of all road users, including pedestrians, cyclists, rollers, transit users, and drivers.
- 4.7.2.2. Discourage reliance on automobiles as redevelopment occurs by creating walkable streets, protected bike routes, and improved transit service, recognizing that streets will become busier and on-street parking demand will increase as the city grows and develops.
- 4.7.2.3. Support a regional approach to the transportation network by considering links to nearby communities, Okanagan College, University of British Columbia Okanagan, and Kelowna International Airport.
- 4.7.2.4. Collaborate with the Regional District of North Okanagan, BC Ministry of Transportation and Transit, BC Transit, and other regional partners on strategic and operational transit plans.

Targeted investments and resources

- 4.7.2.5. Prioritize transportation investment in the **Focused Growth Area**. Ensure adequate rights-of-way are established and acquired to accommodate future transportation needs as illustrated on [Map 4.1](#), [Map 4.2](#), [Map 4.3](#), and [Map 4.4](#), in the [Transportation Plan](#), and as identified in the Subdivision and Development Servicing Bylaw.
- 4.7.2.6. Support investments in specialized maintenance equipment, such as smaller plows for bike lanes and multi-use paths, by integrating these needs into infrastructure planning and budgeting processes.
- 4.7.2.7. Consider lifecycle maintenance costs, staff time, and resource allocation in project budgets to ensure infrastructure remains safe, reliable, and cost-effective over time.

Transportation safety

- 4.7.2.8. Consider the health, safety, and accessibility of all users in the design and maintenance of the transportation network and infrastructure.
- 4.7.2.9. Prioritize the safe movement of pedestrians, cyclists, and micromobility users within Urban and Village Centres by exploring opportunities for advance walk signals, reduced speed limits, reducing right turns on red lights, and other safety improvements.



South Vernon

- 4.7.2.10. Discourage the addition of new vehicle accesses onto streets with bike lanes or multi-use pathways, and encourage consolidation of access where possible.

Highways interface

- 4.7.2.11. Discourage new vehicle accesses directly on or off highways, and work to consolidate existing accesses as properties are redeveloped.
- 4.7.2.12. Collaborate with landowners and the BC Ministry of Transportation and Transit to beautify the highway corridor with landscaping, street trees, signage, and art while ensuring operational needs are met.
- 4.7.2.13. Work with the Ministry of Transportation and Transit to ensure adequate safety of cyclists and pedestrians is prioritized on Highway 97, Highway 6, and cross-streets accessed from both highways.
- 4.7.2.14. Encourage mixed-use development along Highway 97 in Urban Centres that provides commercial uses closer to the road and residential uses towards the rear of properties.

Accessibility of transportation modes

- 4.7.2.15. Prioritize accessibility in the design of public streets, including accessible sidewalks, bus shelters, safe pedestrian crossings, safe ground treatments and paving, and adequate lighting.
- 4.7.2.16. Support accessibility audits for City-led developments and infrastructure projects, focusing on mobility, visual, and auditory accessibility.
- 4.7.2.17. Support transit affordability by maintaining and expanding programs that reduce financial barriers for residents, including youth, seniors, and other vulnerable population groups.
- 4.7.2.18. Require new development to adhere to street **cross-section** design and classification standards when designing, funding, and constructing frontage improvements.

Road corridors

- 4.7.2.19. Discourage new road alignments that would encroach on **riparian areas, environmentally sensitive areas, or ecological connectivity corridors** ([Map 3.3](#), [Map 6.1](#)).
- 4.7.2.20. Discourage new public or private streets on hillsides that would require large cuts, fills, or substantial retaining walls that are highly visible from the valley.

- 4.7.2.21. Discourage land dedications for road widenings by reviewing opportunities to first improve **cross-section** design, to preserve developable land for housing, buildings, or landscaping.
- 4.7.2.22. Explore future road connections near O’Keefe Range Lands at such time as development is contemplated.
- 4.7.2.23. Work with Ministry of Transportation to explore future alternative Highway corridor options.

4.7.3 Objective: The parking supply supports local businesses and transportation options, and reduces development costs.

Transportation demand management

- 4.7.3.1. Support parking reductions on a case-by-case basis where a private development has proposed **transportation demand management** initiatives, including but not limited to:
 - Transit passes
 - Exceeding requirements for long-term bike parking or **end-of-trip bike facilities**
 - Car-share vehicles or spaces
 - Unbundled parking from housing units in residential strata projects.

Parking management

- 4.7.3.2. Encourage all public parking lots and parkades to be accessible to people with mobility challenges.
- 4.7.3.3. Encourage the provision of visual cues in parking areas to help people remember where they parked, such as designating areas with colours or icons.
- 4.7.3.4. Consider limiting or eliminating on-site parking requirements for specific developments, streets, future land use designations, or areas determined to be appropriate on a site or area-specific basis.
- 4.7.3.5. Encourage the phasing out of parking on arterial and community collector streets to increase their traffic carrying capacity and provide better transit service.

- 4.7.3.6. Encourage the efficient use of the Downtown City-owned parkade through a shared parking program between monthly and daily users, and with nearby developments.

4.7.4 Objective: Infrastructure and services have the capacity to accommodate additional density and growth.

Water supply and resilience

- 4.7.4.1. Support a detailed Water Capacity Study with Greater Vernon Water, to address operational and environmental flow needs, irrigation and waterworks, transferring of water licenses, climate change impacts, and changes in water use.
- 4.7.4.2. Support Greater Vernon Water and the Regional District of North Okanagan in expanding water reservoirs that service Vernon neighbourhoods ([Map 3.1](#)).
- 4.7.4.3. Collaborate with agencies and other partners to consider the expansion and delivery of sufficient water quantities and efficient use of water for agricultural uses.
- 4.7.4.4. Discourage the provision of new private water licenses on Okanagan Lake or regional streams.
- 4.7.4.5. Collaborate with regional partners to promote water conservation practices and ensure the long-term operation, quality, and quantity of community water and wastewater systems.



Ellison Provincial Park

Wastewater management and resource recovery

- 4.7.4.6. Discourage additional residential density adjacent to the Vernon Water Reclamation Centre, to ensure nuisances from regular operations are minimized.
- 4.7.4.7. Proactively review sewer infrastructure in areas experiencing redevelopment, for large-scale improvements and acquisition of lands for sewer infrastructure that may be needed.
- 4.7.4.8. Discourage the creation of new or expansion of existing private water and wastewater systems to serve as community sewer and water services.
- 4.7.4.9. Support education and incentives to promote grey water recovery for irrigation and other appropriate uses on public and private developments.

Stormwater and watershed (drinking water) protection

- 4.7.4.10. Prioritize the protection of natural drainage ravines and overland flow routes by preventing the encroachment of new and existing development through municipal tools such as land acquisition or restrictive covenants.
- 4.7.4.11. Discourage service providers from locating stormwater outflows near source water intakes on Okanagan Lake, to preserve water quality.
- 4.7.4.12. Discourage the expansion of private septic systems where properties have the option to connect to existing sewer infrastructure.
- 4.7.4.13. Discourage property uses that input contaminated or dirty water into storms drains by promoting the “slow it, spread it, sink it” campaign by Okanagan Basin Water Board.
- 4.7.4.14. Encourage pet owners to pick up and clean up pet waste near water sources and on beaches, to reduce impacts to water quality on beaches and natural resources.
- 4.7.4.15. Discourage additional residences, except for secondary suites, on properties that are not connected to sewer and are less than 1 ha in size to preserve water quality and align with Okanagan Basin Water Board’s coordinated water management strategy and infrastructure funding requirements.

- 4.7.4.16. Support alternative stormwater management techniques on public and private projects with proper infiltration methods, such as rainwater capture and use, absorbent landscaping, permeable pavements, and natural area preservation that more closely reflect natural drainage systems and predevelopment hydrological conditions.

Firefighting and ambulatory services

- 4.7.4.17. Consider opportunities for alternative firefighting fleet options and technology that may improve maneuverability for hard-to-reach spaces.
- 4.7.4.18. Ensure existing and new infrastructure is located appropriately for emergency response access to proposed developments such as fire hydrants, powerlines, and accesses.
- 4.7.4.19. Support the expansion of paramedic and ambulatory stations to address demand and service level delivery in collaboration with BC Ambulance Service.

Waste, recycling, and organics

- 4.7.4.20. Promote cost-effective and sustainable waste reduction and diversion initiatives and practices by collaborating with partners, including the Regional District of North Okanagan, non-profit organizations, and the private sector.
- 4.7.4.21. Encourage new and existing commercial and industrial developments to accommodate composting facilities on site to divert materials from the landfill.
- 4.7.4.22. Collaborate with innovative waste collection providers, including those that provide underground containers, to create more waste management options.

Regional compost facility operations (biosolids)

- 4.7.4.23. Discourage development within 1,000 m of the Regional Compost Facility (Biosolids), due to potential noise, odour, health risks, and other nuisances, and to protect the integrity of the facility's operation.

Funding infrastructure upgrades

- 4.7.4.24. Support the financial and business practices in the [Organizational Asset Management Plan](#) for the addition of new infrastructure related to growth.
- 4.7.4.25. Commit to the use of Vernon's infrastructure levy to replace aging infrastructure and infrastructure that has reached end-of-life.
- 4.7.4.26. Support opportunities for existing properties to improve their local infrastructure through Local Area Servicing Agreements.
- 4.7.4.27. Collaborate with BC Hydro and other energy providers to develop a strategy for undergrounding power lines and electrical infrastructure.

Coordination of infrastructure upgrades

- 4.7.4.28. Prioritize the provision of street trees and consider the undergrounding of powerlines when planning and designing infrastructure projects within the [Focused Growth Area \(Map 1.3\)](#).
- 4.7.4.29. Coordinate infrastructure upgrades and system extensions with land use and density requirements, to ensure cost-effective urban development, minimize infrastructure lifecycle costs, and mitigate the financial impacts of development outside the [Urban Containment Boundary](#).
- 4.7.4.30. Coordinate new infrastructure projects with renewal projects, to improve efficiency, reduce overall costs, and minimize disruptions.

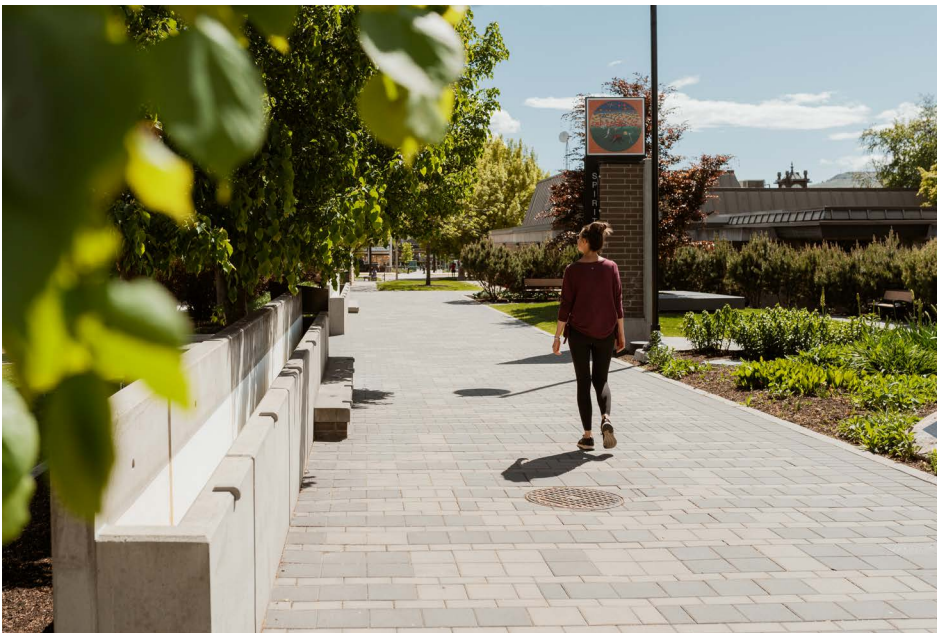
Energy and telecommunications

- 4.7.4.31. Prioritize developing incentive programs, regulations, and opportunities for funding the undergrounding of new and existing powerlines within the [Focused Growth Area \(Map 1.3\)](#).
- 4.7.4.32. Collaborate with BC Hydro and other energy and telecommunications providers to upgrade, expand, and create redundancy in the delivery of services, to provide for increased growth, density, and development of the city and alternate options during power outages.

- 4.7.4.33. Collaborate with BC Hydro and other energy providers to coordinate planning and development of infrastructure, to ensure project efficiencies, minimize costs, and reduce public nuisance.
- 4.7.4.34. Encourage alternative energy forms including solar at the city-wide, neighbourhood, and individual building levels.

Soil and gravel deposit extraction

- 4.7.4.35. Discourage aggregate extraction that creates undue impact on neighbourhood residential uses or excessive truck traffic, safety, and road condition issues.



Spirit Square

13 Actions for Infrastructure and Transportation

1. Implement the [Transportation Plan](#).
2. Complete the review and replacement of the Development Cost Charges Bylaw, in alignment with a 20-Year Servicing Plan, to ensure new development fairly funds growth-related infrastructure including the introduction of Fire Services.
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.
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.
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.
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.
7. Develop a Transportation Demand Management (TDM) for Development policy that provides criteria to require a TDM plan for large sites.
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.
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.

10. Implement a regular transportation safety review and invest in safety improvements for existing transportation infrastructure.
11. Develop a Curbside Management Strategy that includes parking standards for Downtown and rates for on-street and public parking.
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.
13. 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:
 - Three to four bays for engines
 - Living quarters for six or more firefighters
 - Direct vehicle access onto a main roadway rather than a service road to minimize turns and stops.

See [Table 7.1](#) for the type and prioritization of City actions.