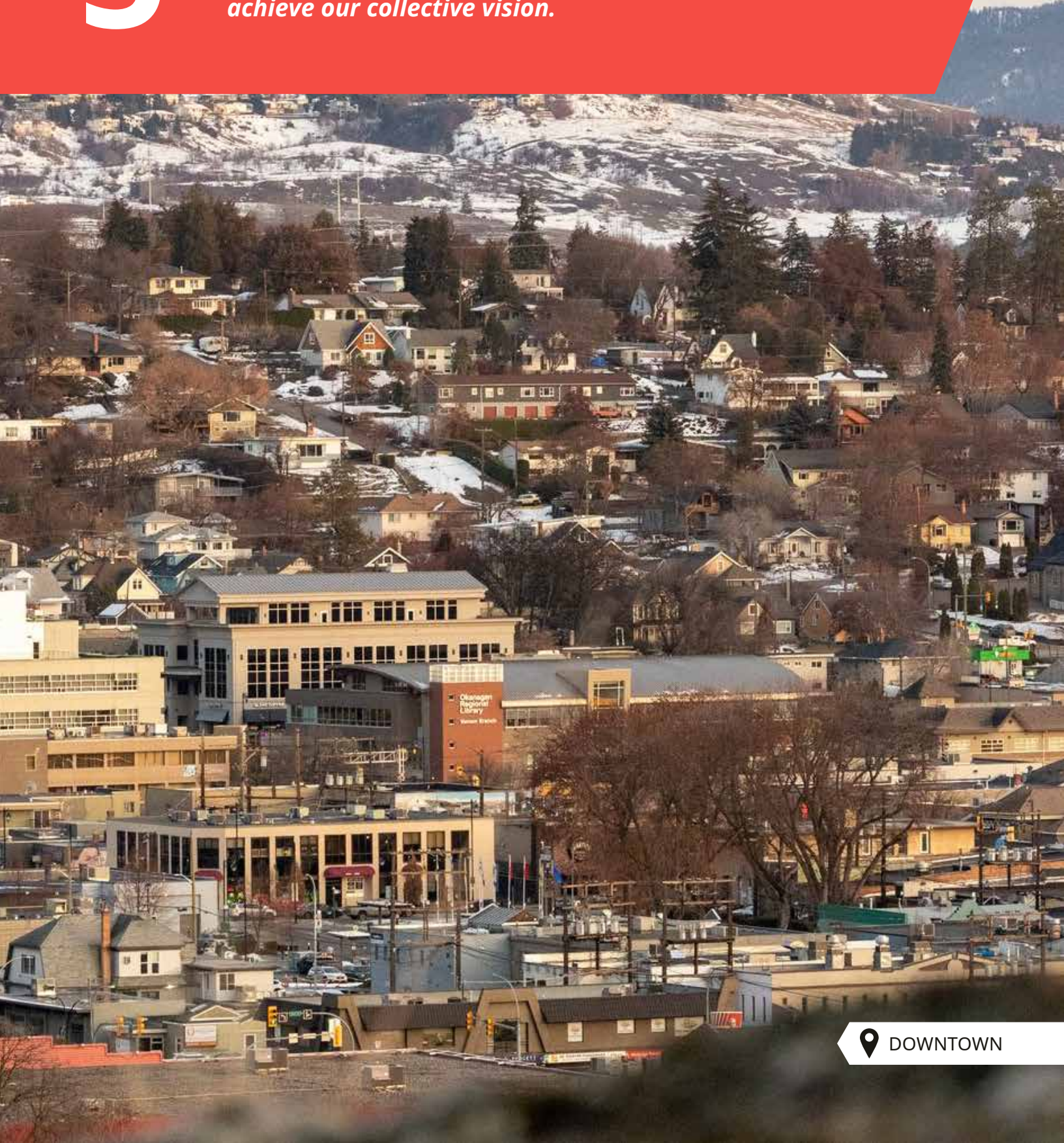


5

LAND USE POLICIES

Vernon is diverse. Objectives and policies help us achieve our collective vision.



DOWNTOWN

5. LAND USE POLICIES

The land use policies in this Official Community Plan (OCP) guide how land in Vernon may be used, categorized by future land use designations ([Map 5.1](#)). The policies provide direction for the intended form, scale, and character of development, and support objectives for different land uses including:

- Urban Centres, with the highest density land uses ([5.1](#));
- Village Centres, with the second highest density land uses ([5.2](#));
- Neighbourhoods, with low- to medium-density land uses ([5.3](#));
- Limited Growth Areas, with low-density land uses ([5.4](#));
- Preservation Areas, with the lowest density land uses ([5.5](#)); and
- Employment and Institutional Areas, at various densities ([5.6](#); [5.7](#)).

See [Table 5.1](#) for a summary of the intended densities, building types, target building heights, and **complementary uses** for each designated land use.

The policies and objectives are broadly categorized into Live, Work, Play, and Move.

LIVE

How community members are housed and experience the community.

WORK

How community members work, and the economic vibrancy of the community.

PLAY

How and where Vernonites are active and interact with the environment.

MOVE

How Vernonites move from place to place.

This OCP outlines the general future land use designation framework and identifies what is broadly supportable from a planning perspective. Policies and objectives are aligned with the Regional Growth Strategy ([Chapter 3](#)) and Vernon's Regional Context Statement ([Appendix A](#)).

The Zoning Bylaw provides specific regulations for individual properties. As per the *Local Government Act*, any proposed amendments to the Zoning Bylaw must align with the future land use designations identified in this OCP.

Land use policies refer to **densities, building heights, complementary uses, and building types**, as follows:

Density refers to the quantity of people, dwellings, or buildings on a site or within a geographic area:

- **Low-density** residential areas are characterized by single detached housing, secondary suites, and accessory dwelling units with a lower number of units per hectare compared to other areas.
- **Medium-density** residential areas include a mix of housing types, including single detached housing, infill, townhouses, and apartments with a moderate number of units per hectare compared to other areas.
- **High-density** areas have concentrated residential units within a relatively small area and typically feature large or tall buildings, such as apartments, mixed-use, and high-rise.

Building heights are the intended heights for buildings and structures to achieve Vernon's housing targets and foster the desired atmosphere, vibrancy, and livability of each designated area. Height policies are context sensitive; for example, allowing taller buildings in strategic locations, encouraging sensitive transitions to adjacent properties that are lower in height, and respecting the operational height limits of the Vernon Regional Airport ([Vernon Regional Airport Zoning Regulations Bylaw](#)). Maximum building heights may not be achievable in all locations due to challenges with lot size, location, topography, or other constraints.

Complementary uses are uses that complement the 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.

Building types encouraged in each future land use designation are intended to achieve a balance of density and character:



Accessory dwelling: A self-contained living unit on the same lot or in the same building as a primary dwelling, such as a secondary suite or accessory dwelling unit.



Single detached: A building with one dwelling unit, with access to ground level; may or may not include a secondary suite.



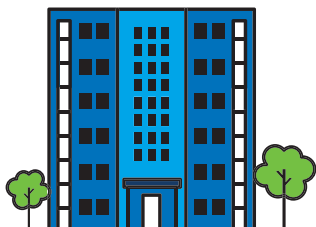
Infill: A building with up to four dwelling units on one site, in the form of a duplex, semi-detached, triplex, or fourplex.



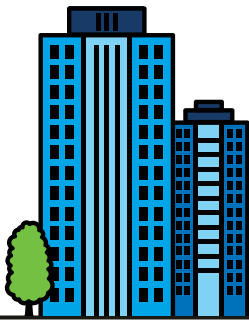
Townhouse: Multiple dwelling units organized in a row or above one another, with connected walls and individual entrances, typically at grade. May be attached to other buildings in mixed-use projects, apartments, or high-rises.



Single stair egress: Multiple-unit dwellings that are typically accessed from an internal hallway, with a primary entrance and a single shared stairwell and elevator. Ideally suited for new developments on one urban lot or on sites with topographical or environmental constraints.



Apartment: A residential building with dwelling units organized horizontally and vertically; typically accessed from an internal hallway, with a primary entrance, shared amenity spaces, and more than one shared stairwell and elevator. Ideally suited for land assemblies and block style developments.



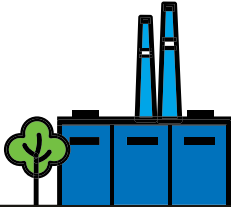
High-rise: A building with dwelling units oriented around a central core, with stairwells and elevators, and narrow floor plates; typically situated on top of a multi-storey podium that may include town-houses, commercial units, or structured parking.



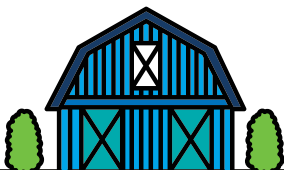
Mixed-use: A building or group of buildings on one site that include multiple uses, such as commercial and residential, or institutional and residential; typically in apartment and high-rise buildings, with residential units on upper floors and commercial or community uses on the ground floor.



Commercial: A building, structure, or unit within a mixed-use building, used for offices, retail, personal services or other commercial uses; ideally located on a lot with housing.



Industrial: A building or structure used for industrial purposes; typically large in width, depth, and height, and accommodating of multiple tenants through use of partition walls.



Agricultural: A building or structure used for greenhouses, livestock barns, fruit packing, machinery storage, or other farm-related uses. Not intended to be used for general storage, vehicle storage, or uses that do not support agriculture.



Institutional: A building used for community services and **basic services**, at varying sizes and scales, such as schools, childcare centres, libraries, places of worship, healthcare, and government facilities.

See the [Glossary](#) for definitions of other planning terms used in this Plan.

Table 5.1: Building Type, Intended Building Height, and Complementary Use by Future Land Use Designation

Future Land Use Designation	Building Type	Intended Building Height	Complementary Use
5.1 Urban Centres: Highest density land uses			
Downtown and Uptown Urban Centres	• Mixed-use • High-rise • Apartment • Townhouse	4–16 storeys	Restaurants and pubs, theatres, retail shops, galleries, offices, libraries, medical clinics, childcare centres, and others.
5.2 Village Centres: Second highest density land uses			
Alexis Park, Jubilee Hill, and Waterfront Village Centres	• Mixed-use • Apartment • Single stair egress • Townhouse • Infill	1–6 storeys	Convenience stores, galleries, schools, childcare centres, personal services, parks, medical clinics, and others.
5.3 Neighbourhoods: Low- to medium-density land uses			
Urban Neighbourhood	• Apartment • Single stair egress • Townhouse • Infill • Single detached • Accessory dwelling	1–6 storeys	Local retail shops, personal services, food stores, cafes, places of worship, childcare centres, pet stores, schools, home-based businesses, parks, and others.
Suburban Neighbourhood	• Apartment • Single stair egress • Townhouse • Infill • Single detached • Accessory dwelling	1–4 storeys	Small-scale commercial shops and services, convenience stores, parks, schools, childcare centres, home-based businesses.
Resort Tourism Neighbourhood	• Mixed-use • Apartment • Townhouse • Infill • Single detached • Accessory dwelling	1–4 storeys for residential 1–12 storeys for mixed-use	Tourist accommodation, hotels, retail shops, restaurants, convenience stores, skating rinks, trails, personal services, conservation areas, parks, and others.

Future Land Use Designation	Building Type	Intended Building Height	Complementary Use
5.4 Limited Growth Areas: Low-density land uses			
Suburban Limited Neighbourhood	• Infill • Single detached • Accessory dwelling	1–3 storeys	Home-based businesses, childcare centres, places of worship, parks, community gardens, and others.
Rural	• Single detached • Accessory dwelling	1–3 storeys	Farming, agritourism, outdoor recreation, outdoor education centres, forests, and others.
5.5 Preservation Areas: Lowest density land uses			
Agricultural Land Reserve	• Single detached • Accessory dwelling • Agricultural buildings	1–3 storeys	Active farm uses, farm retail sales, tasting rooms, production facilities, agritourism, greenhouses, and others.
5.6 Employment Lands: Various densities for land uses			
Industrial	• Industrial	1–5 storeys	Warehouse sales, indoor and outdoor sales, breweries, heavy equipment servicing, manufacturing, and others.
5.7 Institutional Lands: Various densities for land uses			
Parks, Open Spaces, and Natural Uses	• Minimal permanent structures	1–2 storeys	Outdoor recreation, bike paths, trails, conservation areas, forests, wetlands, beach accesses, and golf courses.
Community Use	• Institutional	1–6 storeys	Childcare centres, schools, libraries, government offices, supportive housing, and others.

5.1 Urban Centres

Downtown and Uptown Urban Centres

Vernon's two Urban Centres (Downtown and Uptown) ([Map 5.1](#)) encompass **Transit-Oriented Areas**, and present opportunities to achieve high-density housing balanced by a wide variety and intensity of commercial, institutional, and **community uses** and activities. Prioritizing

people, pedestrians, and great public spaces through high-quality urban design, green spaces, and an expanded urban tree canopy will ensure the Urban Centres evolve into attractive and sustainable places for year-round residents and tourists alike.



The Downtown Urban Centre is a place to celebrate Vernon's arts and culture by preserving the historic feel while promoting revitalization and bringing more residents Downtown to live, work, play, and move around. Lands within this designation are intended for the highest density development in Vernon, to support a vibrant and pedestrian-friendly Urban Centre.



The Uptown Urban Centre (Village Green Mall area) will embrace the City's Business District by placing a high priority on the integration of office-intensive commercial with high-density residential development. Collaboration between the City and landowners to form comprehensive development plans on large-scale properties will promote a complete and vibrant Urban Centre.

5.1.1 Objective: Housing is diverse, plentiful, and activates Downtown and Uptown.

Diverse Housing Types

5.1.1.1. Support the development of a diverse range of building forms ([Figure 5.1](#)), including:

- High-rise
- Apartment
- Mixed-use
- Townhouse.

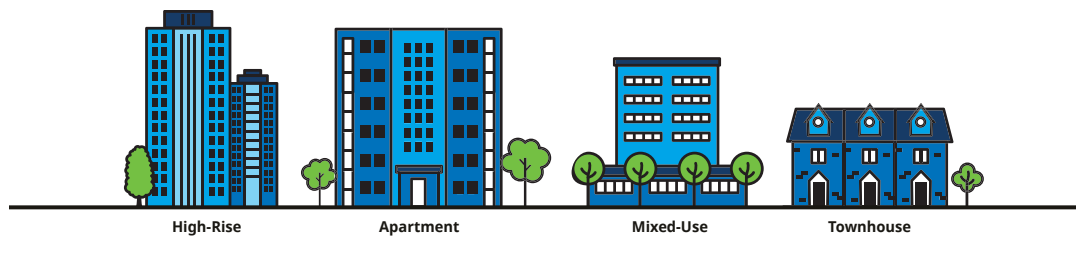


Figure 5.1 Urban Centre building forms.

- 5.1.1.2. Support a balanced mix of housing types by encouraging developments to include a range of unit sizes in each project, including 1-, 2-, and 3-bedroom homes.
- 5.1.1.3. Encourage building heights between 4 and 16 storeys to accommodate the highest residential density and highest intensity of commercial uses, with consideration for additional height that aligns with the public benefit policies in this OCP ([4.1.5.1](#) and [4.1.5.2](#)).
- 5.1.1.4. Encourage higher density residential developments along the fringes of neighbourhood parks, to promote access to shared community spaces, community togetherness, and “eyes on the park”.

5.1.2 Objective: Land and resources are used efficiently and purposefully in Urban Centres.

Land Assemblies

- 5.1.2.1. Encourage property owners and developers to consolidate multiple lots into land assemblies to deliver block style apartment buildings on [major streets](#), near current and future multi-use pathways, and within 400 m of transit stops.

Vacant and underutilized lands

- 5.1.2.2. Encourage the addition of housing units or housing redevelopment on underutilized lands, such as city-owned land, places of worship, and surface parking lots.
- 5.1.2.3. Discourage new surface parking lots Downtown and Uptown for residential and mixed-use developments, except where necessary for accessible, visitor, or commercial parking, or loading stalls.

5.1.3 Objective: Mixed-use communities are achieved through collaboration.

Large Properties

- 5.1.3.1. Consider redevelopment of the Village Green Mall only when initiated by the property owners through an Area Redevelopment Plan, as a comprehensive, mixed-use community that integrates housing, employment, sustainable building design, and recreation.
- 5.1.3.2. Support the development or redevelopment of large parcels of land in collaboration with landowners, to encourage mixed-use projects that are in alignment with Official Community Plan objectives and public benefit.

5.1.4 Objective: Preserve the historic culture and feel of the Downtown Urban Centre while promoting revitalization.

Downtown heritage retention

- 5.1.4.1. Encourage Downtown shops and businesses to invest in facade upkeep, building upgrades, and pedestrian-friendly signage through municipal financial incentives and grants, and support expansion of residential uses on the second floor or higher in existing commercial heritage buildings.

- 5.1.4.2. Encourage the preservation and integration of historical buildings, incorporating facades and materials as architectural elements in new developments, as outlined in DPA 6 – Form and Character Design Guidelines ([Appendix C](#)).



Downtown

WORK

How community members work, and the economic vibrancy of the community.

5.1.5 Objective: Urban Centres are Vernon's primary hubs of commercial activities.

Mixed-use development

- 5.1.5.1. Encourage mixed-use and high-density developments that increase the number of residents living in close proximity to commercial and employment areas, to assist with employee recruitment and retention by shortening distances between home and work, and to support businesses.
- 5.1.5.2. Encourage commercial frontages at grade along Anderson Way and 27 Street to maintain street level activity and vibrancy.
- 5.1.5.3. Discourage new development of big box stores and vehicular-oriented uses, such as drive-throughs, gas stations, and service centres.

Urban Centre businesses

- 5.1.5.4. Encourage businesses to relocate or open new locations in Urban Centres, to bring more employees to Downtown and Uptown and promote economic activity.
- 5.1.5.5. Encourage office-intensive industries, civic uses, and headquarters to locate in Downtown and Uptown.

5.1.6 Objective: Investment in commercial properties is attractive and desirable.

Public and private investment

- 5.1.6.1. Prioritize public investment in Downtown and Uptown, including infrastructure, parks, public spaces, and public-private partnerships for the provision of community amenities that entice private development.
- 5.1.6.2. Collaborate with the Downtown Vernon Association and other groups that support the economy and job creation to market and promote Downtown investment and business opportunities.

5.1.7 Objective: Make Urban Centres places for people.

Streets for people

- 5.1.7.1. Encourage active commercial uses at street level and direct office uses to the second floor or higher.
- 5.1.7.2. Support walk-up windows rather than drive-through windows for existing and new food and beverage businesses, to encourage vibrant streets that prioritize pedestrians.
- 5.1.7.3. Encourage public events and programs on Downtown and Uptown streets to help activate the public realm, such as with patio programs, street festivals, cultural events, busking, street vending, and markets.

5.1.8 Objective: Establish and improve 48 Avenue for multi-use connections.

Uptown 48 Avenue corridor

- 5.1.8.1. Promote the mixed-use environment of 48 Avenue through **pedestrian-oriented** design, places and spaces to rest and connect in shade, activation of the public realm, multi-use paths, and varied active commercial uses.

- 5.1.8.2. Consider opportunities to construct a pedestrian bridge across 27 Street to connect the Village Green Mall site to residential and commercial amenities within the 48 Avenue corridor area, once redevelopment is initiated by the property owners.
- 5.1.8.3. Support the continuation of the multi-use corridor along 48 Avenue into the Village Green Mall site, once redevelopment is initiated by the property owners.

5.1.9 Objective: Strengthen 30 Avenue as Downtown’s main street for vibrancy.

“Main Street”

- 5.1.9.1. Encourage small format retail storefronts for shops and businesses on 30 Avenue, to fit the historical and architectural rhythm of the main street.
- 5.1.9.2. Continue to support the outdoor commercial use program on 30 Avenue that allows for outdoor patios and activity to spill out onto the main street.
- 5.1.9.3. Support opportunities for pedestrian-only streets, seasonally or permanently, including 30 Avenue, 31 Avenue, and others as identified in the [Transportation Plan](#).
- 5.1.9.4. Support a consistent street wall on 30 Avenue with similar setbacks, articulated facades, no spacing between buildings, and a consistent building height of 2-3 storeys at the street with taller portions of buildings set back farther from the street ([Figure 5.2](#)).

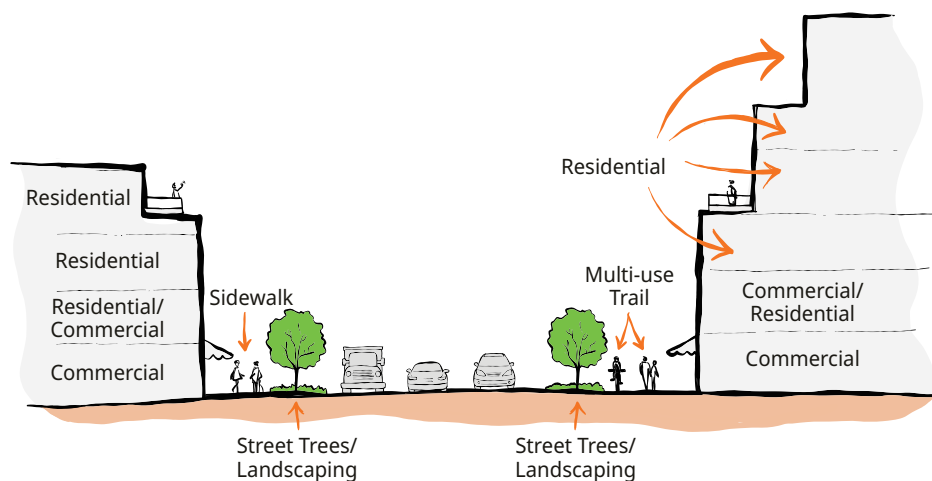


Figure 5.2 Main street streetscape concept.

5.1.10 Objective: Attract the investment and development of a Downtown hotel.

Shop and stay Downtown

- 5.1.10.1. Encourage and support hotel development Downtown by enabling mixed-use hotel-residential projects, and consider regulatory flexibility for additional height or density, recognizing the need to support back-of-house and event spaces.

5.1.11 Objective: Establish a public food market Downtown.

Public market strategy

- 5.1.11.1. Support the creation of a Downtown public food market by evaluating potential sites using criteria provided in a Public Market Strategy.

PLAY

How and where Vernonites are active and interact with the environment.

5.1.12 Objective: Community spaces are integrated into new developments.

Public places and spaces

- 5.1.12.1. Encourage new developments to provide publicly accessible open spaces with shade on site, particularly at prominent corners, to create pedestrian plazas.
- 5.1.12.2. Encourage the design of Downtown and Uptown public places and spaces to be accessible for all by incorporating objectives from the [Age- and Dementia-Friendly Community Plan](#), including prioritizing accessibility and providing lighting, benches, quiet spaces for refuge, signs, and landmark buildings.

Common amenity spaces

- 5.1.12.3. Encourage increased common amenity space for residential and mixed-use projects where there is limited public park and open space available nearby, particularly along Anderson Way.

5.1.13 Objective: Preserve and enhance streams and trees.

Streams and trees

- 5.1.13.1. Encourage the preservation of significant trees and the removal of hazardous trees or invasive species, when identified prior to development.
- 5.1.13.2. Work to daylight Vernon Creek and BX Creek as adjacent properties redevelop, and consider regulatory flexibility such as additional height or density to accommodate the restoration of creek banks and dedication of [riparian areas](#).



Commonage Trail

MOVE

How Vernonites move from place to place.

5.1.14 Objective: Prioritize the safe movement of pedestrians.

Pedestrian priority

- 5.1.14.1. Support high-quality [streetscapes](#) with emphasis on the pedestrian experience, followed by that of cyclists, rollers, and transit users, to enhance walkability and reduce car dependence.
- 5.1.14.2. Encourage design strategies that make auto-dominated spaces more [pedestrian-oriented](#), including establishing crosswalks, differing paving patterns, and shade trees.

- 5.1.14.3. Consider upgrading signalized intersections with advance walk signals and restrictions on right turns on red lights, to improve pedestrian safety.

5.1.15 Objective: Enhance options to walk, bike, roll, or take transit in Urban Centres.

Wayfinding

- 5.1.15.1. Support distinct and identifiable architecture, creative signage, public art, banners, or identifiable landscaping that creates signature buildings with clearly marked intersections, to make wayfinding easier.

Transit

- 5.1.15.2. Support the upgrade of transit stops with lighting, shelters, benches, and waste receptacles, following BC Transit's *On-Street Infrastructure Design Guide*, and the integration of transit stops and bus pullouts into building designs, as necessary, at the time of redevelopment.

Streetscapes

- 5.1.15.3. Encourage new developments in Urban Centres to underground existing power lines on public and private property as a function of frontage improvements, to enhance the pedestrian experience, and improve firefighting access and lane circulation.
- 5.1.15.4. Encourage enhanced [streetscapes](#) on prominent streets as a function of development, including wider sidewalks, benches, lighting, and soil cells or ample space for planting trees.
- 5.1.15.5. Support initiatives that make laneways more visually interesting, usable, and safe, and consider incorporating green spaces where possible.



Highway 97

5.2 Village Centres

Alexis Park, Jubilee Hill, Polson, and Waterfront Village Centres

The Official Community Plan designates four secondary growth areas as Village Centres ([Map 5.1](#)) to provide a mix of housing, employment, shops, parks, and services within a walkable, urban, environment. These Centres

will be secondary hubs of activity, more modest than the Urban Centres, with enough day-to-day services that owning a vehicle becomes a choice, rather than a requirement.



Alexis Park Village Centre

benefits from established transportation corridors, multiple

indoor and outdoor recreation opportunities, schools, and places of worship. It will grow to accommodate additional residential density in a variety of built forms and has several planned transportation projects that will expand the multimodal network of options for moving about the community.



Polson Village Centre

is envisioned to be a strategic growth area that will transition into

a mixed-use, transit-oriented hub over time. This evolution will support strong linkages with Polson Park and Downtown, and is expected to include increased residential density, enhanced commercial activities, and progressive transit service and infrastructure improvements. (*Bylaw 6080*)



Jubilee Hill Village Centre

is earmarked for increased residential density, such as [workforce housing](#),

that is vital to support the operations and expansion of the Vernon Jubilee Hospital. It will grow in the form of apartments and mixed-use developments while building stronger pedestrian connections to the hospital. Short-term accommodation and innovative ownership models will assist in providing support for patients, doctors, and hospital staff.



Waterfront Village Centre

is envisioned to be a bustling hub that attracts tourists and year-round

residents to experience Okanagan Lake with a waterfront pathway, small-scale commercial opportunities, tourist accommodations and residential housing, and a grand pedestrian boulevard along Lakeshore Drive. New growth and development will respect the existing constraints of airport operational height limits ([Map 3.2](#) and [Regional Airport Zoning Regulations Bylaw](#)), protected wetlands, and developed and natural parks.

LIVE

How community members are housed and experience the community.

5.2.1 Objective: Housing is diverse, plentiful, and activates Village Centres.

Diverse Housing Types

5.2.1.1. Support the development of a diverse range of building forms ([Figure 5.3](#)), including:

- Apartment
- Single stair egress
- Mixed-use
- Townhouse
- Infill.



Figure 5.3 Village Centre building forms.

5.2.1.2. Support a balanced mix of housing types by encouraging developments to include a range of unit sizes in each project including 1-, 2-, and 3-bedroom homes.

5.2.1.3. Encourage ground-oriented units to face public streets, where a front door facing the street contributes to a personal sense of ownership and autonomy, while fostering social interaction with the community.

5.2.2 Objective: Building heights and densities are context sensitive.

Building heights

5.2.2.1. Consider buildings up to 6 storeys in the Alexis Park, Jubilee Hill, and Waterfront Village Centres. (*Bylaw 6080*)

- 5.2.2.2. Consider taller buildings (16 or more storeys) in the Polson Village Centre, only where proposals adhere to Public Benefit Policy 4.1.5.1 and the Form and Character Design Guidelines for high-rise buildings. (*Bylaw 6080*)
- 5.2.2.3. Require that building heights in the Waterfront Village Centre respect the operational height limits of the Vernon Regional Airport ([Map 3.2](#) and [Regional Airport Zoning Regulations Bylaw](#)).
- 5.2.2.4. Encourage high-density residential developments along the fringes of neighbourhood parks to promote access to shared community spaces, community togetherness, and “eyes on the park”.

5.2.3 Objective: Land is used efficiently in Village Centres.

Vacant and underutilized lands

- 5.2.3.1. Encourage the addition of housing units or redevelopment on underutilized lands, such as civic properties, places of worship, and surface parking lots.
- 5.2.3.2. Discourage surface parking lots in new residential and mixed-use developments, except where necessary for accessible parking, visitor and commercial parking, and loading stalls.

Land assemblies

- 5.2.3.3. Encourage property owners and developers to consolidate multiple lots into land assemblies, to deliver block style apartment buildings on [major streets](#) near current and future multi-use pathways and within 400 m of transit stops.

5.2.4 Objective: Mixed-use communities are achieved through collaboration.

Large properties

- 5.2.4.1. Consider redevelopment of the Vernon Square Shopping Centre site, only when initiated by the property owners through an Area Redevelopment Plan, to deliver a comprehensive, mixed-use community that integrates housing, employment, and recreation.
- 5.2.4.2. Support development or redevelopment of large parcels of land in collaboration with landowners, to encourage mixed-use projects that are in alignment with Official Community Plan objectives and public benefit.

WORK

How community members work, and the economic vibrancy of the community.

5.2.5 Objective: Village Centres are Vernon's secondary hubs for commercial activities.

Mixed-use development

- 5.2.5.1. Encourage mixed-use and high-density developments that increase the number of residents living in close proximity to commercial and employment areas, to assist with employee recruitment and retention by shortening distances between home and work, and to support businesses.
- 5.2.5.2. Support the integration of commercial units on residential streets through expanded home-based business opportunities, mixed-use projects, or standalone developments.
- 5.2.5.3. Encourage and support the development of hotel uses within the Polson Village Centre, as part of a broader strategy to strengthen the area's role as a mixed-use, transit-oriented destination. *(Bylaw 6080)*

5.2.6 Objective: Establish Village Centres as places for people by activating spaces, improving streetscapes, and providing amenities.

Activate streets

- 5.2.6.1. Encourage active commercial uses at street level with frequent storefronts and wider sidewalks for outdoor dining and displays to spill out on the following streets:
 - Alexis Park Village Centre: 42 Avenue, 43 Avenue, Alexis Park Drive.
 - Jubilee Hill Village Centre: 16 Avenue, 31 Street, 33 Street.
 - Polson Village Centre: Kalamalka Lake Road, 14 Avenue, 26 Street.
(Bylaw 6080)
 - Waterfront Village Centre: Okanagan Landing Road, Lakeshore Road.

Streets for people

- 5.2.6.2. Encourage public events and programs on streets to help activate the public realm, such as with patio programs, cultural events, food trucks, and block parties.
- 5.2.6.3. Support walk-up windows rather than drive-through windows for existing and new food and beverage businesses, to encourage vibrant streets that prioritize pedestrians.

Public investment

- 5.2.6.4. Prioritize public investment in Village Centres, including infrastructure, parks and public spaces, and public-private partnerships for community amenities that entice private development.



Polson Artisan Night Market

5.2.7 Objective: Jubilee Hill growth supports Vernon Jubilee Hospital as a regional facility.

Partner with Interior Health

- 5.2.7.1. Encourage the development of **workforce housing** featuring 1- and 2-bedroom units.
- 5.2.7.2. Support mixed-use development that includes accommodation for stays of 1 to 90 days, to support visiting healthcare workers, patients, and families.
- 5.2.7.3. Support the continued growth of Vernon Jubilee Hospital, respecting the context of the surrounding neighbourhood.
- 5.2.7.4. Collaborate with Interior Health to provide land uses in the surrounding area, to support a growing hospital campus that will provide services for the North Okanagan region and beyond.

5.2.8 Objective: Enhance Lakeshore Road as the focus of the Waterfront Village Centre's pedestrian-oriented area.

Lakeshore Road streetscape

- 5.2.8.1. Encourage a consistent street wall of two storeys along Lakeshore Road with similar setbacks to the sidewalk and articulated buildings, while respecting the height limitations of Vernon Regional Airport.
- 5.2.8.2. Encourage small and frequent commercial storefronts along Lakeshore Road, to maximize the number of different businesses that will attract tourists and residents to the waterfront.
- 5.2.8.3. Encourage tourist-oriented accommodation within the Waterfront Village Centre, especially along Lakeshore Drive and Okanagan Landing Road.

5.2.9 Objective: Community spaces and public places are integrated into new developments.

Public places and spaces

- 5.2.9.1. Encourage new developments to include publicly accessible open spaces with shade on site, particularly at prominent corners, to create pedestrian plazas.

Compatible uses to Vernon Regional Airport

- 5.2.9.2. Support land uses and building heights that are complementary to the Vernon Regional Airport, such as natural parks, developed parks, campsites, and low-rise buildings with low-height landscaping and trees.
- 5.2.9.3. Regularly review the [Vernon Regional Airport Master Plan](#) to ensure current and future needs of the community and of the airport are being met.

5.2.10 Objective: Enhance connections to the natural environment.

Tree canopy

- 5.2.10.1. Encourage the preservation of significant trees and the removal of hazardous trees or invasive species, when identified prior to development.

Lake access

- 5.2.10.2. Encourage building spacing to allow for pedestrian connections on site, from the street to the lakefront, in the Waterfront Village Centre.
- 5.2.10.3. Implement the [Lake Access Plan](#) and a Park Acquisition Strategy to improve public access to Okanagan Lake.

MOVE

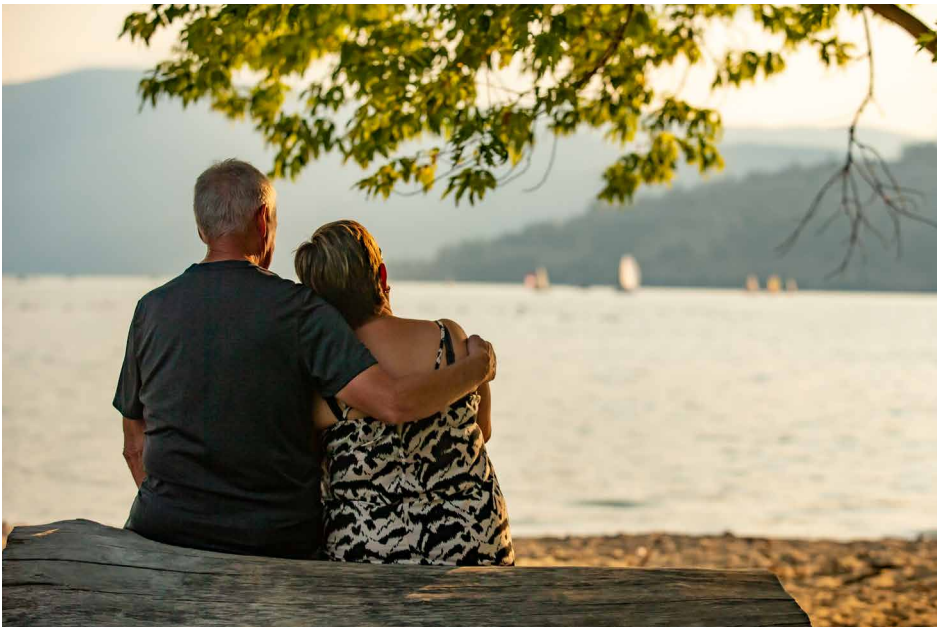
How Vernonites move from place to place.

5.2.11 Objective: Prioritize the safe movement of pedestrians.**Pedestrian priority**

- 5.2.11.1. Support high-quality **streetscapes** with emphasis on the pedestrian first, followed by bicycles, rollers, and transit users, to enhance walkability and reduce car dependence.
- 5.2.11.2. Encourage construction of sidewalks and frontage improvements, including street trees for new multi-family developments.

5.2.12 Objective: Enhance options to walk, bike, roll, or take transit.**Wayfinding**

- 5.2.12.1. Support distinct and identifiable architecture that creates signature buildings with clearly marked intersections, to make wayfinding easier.
- 5.2.12.2. Encourage site planning and building design that includes creative signage, public art, or identifiable landscaping, to assist people with navigating Village Centres.

*Lakeshore Park*

Transit

- 5.2.12.3. Support the upgrade of transit stops with lighting, shelters, benches, and waste receptacles, following the BC Transit *On-Street Infrastructure Design Guide*; and the integration of transit stops and bus pullouts into building designs, as necessary, at the time of redevelopment.
- 5.2.12.4. Support the provision of a bus pullout, integrated with the surrounding street network and public realm, on 14 Avenue in the Polson Village Centre to improve transit service safety and reliability.
(Bylaw 6080)

Streetscapes

- 5.2.12.5. Encourage enhanced **streetscapes** on prominent streets as a function of development, including wider sidewalks, benches, lighting, and space for planting trees in soil cells.
- 5.2.12.6. Encourage new apartment and mixed-use developments to underground existing power lines on public and private property, as a function of frontage improvements to enhance the public realm, and improve firefighting access and lane circulation.

Parking

- 5.2.12.7. Discourage surface parking lots as standalone and temporary uses.
- 5.2.12.8. Consider parking reductions for properties that have a high water table, rather than supporting surface parking.
- 5.2.12.9. Monitor parking demand in the neighbourhood around Vernon Jubilee Hospital, to ensure hospital parking does not impact the availability of on-street parking for residents.

Highway interface

- 5.2.12.10. Collaborate with Interior Health and the BC Ministry of Transportation and Transit on opportunities to construct a pedestrian bridge across Highway 97, to connect Jubilee Hill Neighbourhood Centre to Vernon Jubilee Hospital.

5.2.12.11. Encourage mixed-use development along Highway 97 in Jubilee Hill that provides commercial uses closer to the road and residential uses towards the rear of properties.

Vehicle-oriented uses

5.2.12.12. Discourage new development of big box stores and vehicular-oriented uses, such as drive-throughs, gas stations, and service centres in Village Centres.



Jubilee Hill

5.3 Neighbourhoods

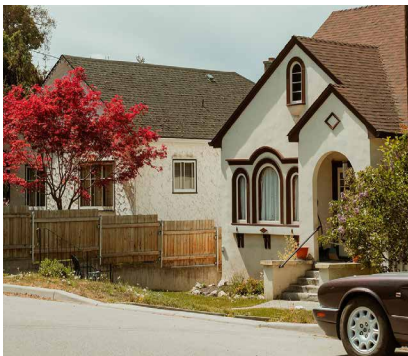
Urban, Suburban, and Resort Tourism Neighbourhoods

The Urban Neighbourhood, Suburban Neighbourhood, and Resort Tourism Neighbourhood future land use designations are intended to support low- and medium-density housing, following the principles of **gentle density** where new housing units contribute to the experience of existing neighbourhoods. These neighbourhoods

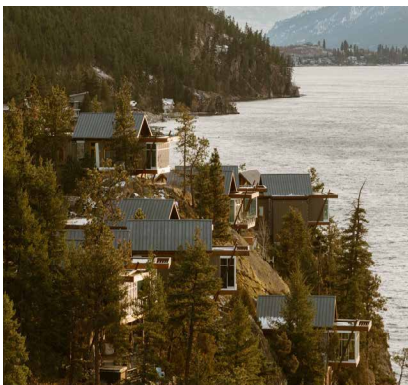
will embrace most kinds of ground-oriented housing, including duplexes, fourplexes, townhouses, carriage houses, and some apartment buildings in strategic locations. These neighbourhoods will encourage small-scale commercial uses, expanded home-based businesses, and community services integrated throughout.



Urban Neighbourhoods are closely connected to Urban and Village Centres through proximity and multimodal transportation links. For this reason, the Urban Neighbourhood can support lower- and higher-density forms of housing, such as townhouses and apartments where residents have good access to transit and bike routes. Small-scale commercial uses may also be integrated throughout to promote opportunities close to home.



Suburban Neighbourhoods on the outer edges of the **Urban Containment Boundary** and less connected to Urban and Village Centres are more car dependent, with fewer transportation options. For this reason, they will typically support lower density forms of housing with lower heights, such as infill, townhouses, and some apartments in strategic locations.



Resort Tourism Neighbourhoods support tourism and the economy through tourist-oriented accommodation, flexible ownership models, building forms that range from cottages to small apartments, and commercial, service, and recreational areas.

LIVE

How community members are housed and experience the community.

5.3.1 Objective: Housing is abundant, affordable, and diverse.

Diverse Housing Types

5.3.1.1. Support an array of ground-oriented building forms ([Figure 5.4](#)), including but not limited to:

- Apartment
- Single stair egress
- Townhouse
- Infill
- Single detached
- Accessory dwelling.



Figure 5.4 Neighbourhood building forms.

- 5.3.1.2. Encourage ground-oriented units to face public streets, where a front door facing the street contributes to a personal sense of ownership and autonomy, while fostering social interaction with the community.
- 5.3.1.3. Encourage secondary suites in townhouse, infill, and single detached housing, to provide a diversity of tenures and unit sizes in Neighbourhoods.
- 5.3.1.4. Encourage higher density residential developments along the fringes of neighbourhood parks to promote access to shared community spaces, community togetherness, and “eyes on the park”.

Focused Growth Area

- 5.3.1.5. Encourage medium- to high-density developments such as apartments, mixed-use buildings, and purpose-built rentals to be located within the **Focused Growth Area** ([Map 1.3](#)).
- 5.3.1.6. Consider expanding the Uptown Urban Centre to include adjacent neighbourhoods at such time as frequent 15-minute transit service can be supported.

Land assemblies

- 5.3.1.7. Encourage property owners and developers to consolidate multiple lots into land assemblies, to deliver block style apartment buildings on **major streets** near current and future multi-use pathways and within 400 m of transit stops.

Large properties

- 5.3.1.8. Consider redevelopment of the Shops at Polson Park site only when initiated by the property owners through an Area Redevelopment Plan, with the goal of delivering a comprehensive, mixed-use community that integrates housing, employment, and recreation.
- 5.3.1.9. Consider redevelopment of the Landing Plaza site only when initiated by the property owners through an Area Redevelopment Plan, with the goal of delivering a comprehensive, mixed-use community that integrates housing, employment, and recreation.
- 5.3.1.10. Support development or redevelopment of large parcels of land in collaboration with landowners to encourage mixed-use projects that are in alignment with Official Community Plan objectives and public benefit.

5.3.2 Objective: Building heights are context sensitive.

Building heights–Urban Neighbourhood

- 5.3.2.1. Consider buildings up to 6 storeys in Urban Neighbourhoods that are located within 200 m of **major streets**, **transit corridors**, transit stops, parks, or multi-use paths, to support transit use, enhance the public realm, and provide sensitive transitions to adjacent lower density areas.

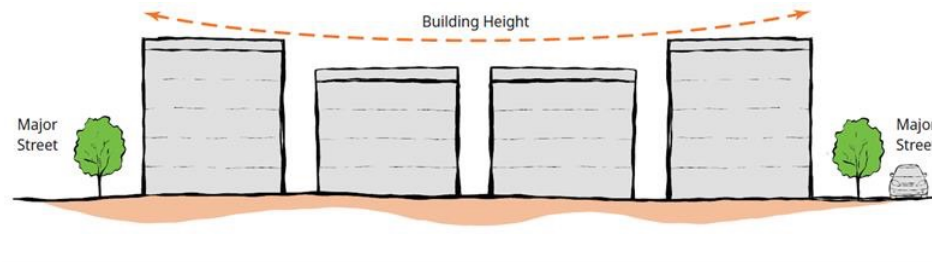


Figure 5.5 Sensitive building height transition.

- 5.3.2.2. In accordance with Policy 5.3.2.1, generally discourage buildings greater than 3 storeys that are not within 200 m **major streets**, **transit corridors**, transit stops, parks, or multi-use paths, to support a sensitive height transition ([Figure 5.5](#)).

Building heights–Suburban Neighbourhood

- 5.3.2.3. Consider buildings up to 4 storeys in Suburban Neighbourhoods that are located within 200 m of **major streets**, **transit corridors**, transit stops, parks, or multi-use paths, where they support transit use, enhance the public realm, and provide sensitive transitions to adjacent lower density areas.
- 5.3.2.4. In accordance with Policy 5.3.2.3, generally discourage buildings greater than 3 storeys that are not within 200 m of **major streets**, **transit corridors**, transit stops, parks, or multi-use paths, to support a sensitive height transition ([Figure 5.5](#)).

Building heights–Resort Tourism Neighbourhood

- 5.3.2.5. Consider building heights that sensitively integrate into existing Resort Tourism Neighbourhoods while meeting the unique needs of tourist-oriented development.

5.3.3 Objective: Resort Tourism areas provide short-term rental options and are integrated into hillsides.

Tourism and short-term accommodation

- 5.3.3.1. Support mixed-use development that includes accommodation for stays of 1 to 90 days in Resort Tourism Neighbourhoods, to support tourism.

- 5.3.3.2. Support developments that offer unique lifestyle opportunities suitable for resort-style living and tourism by considering creative land uses, building types, and tenures including [workforce housing](#).

Hillside development

- 5.3.3.3. Support sensitive hillside development in alignment with the DPA 3 – Hillside Development ([Chapter 6](#) and [Appendix B](#)).



Predator Ridge



Caetani Cultural Centre

5.3.4 Objective: Preserve and enhance historic buildings and properties.

Heritage retention

- 5.3.4.1. Encourage the preservation and integration of historical buildings, incorporating facades and materials as architectural elements in new developments as outlined in DPA 6 – Form and Character Design Guidelines ([Appendix C](#)).
- 5.3.4.2. Support regulatory flexibility on identified heritage properties, to facilitate the construction of additional residential units on the property while preserving the existing heritage building.

WORK

How community members work, and the economic vibrancy of the community.

5.3.5 Objective: Neighbourhood commercial opportunities are close to home.

Integration of neighbourhood commercial uses

- 5.3.5.1. Support small-scale commercial uses throughout neighbourhoods for day-to-day services, particularly on arterial and collector streets, such as convenience stores, restaurants, pet stores, childcare centres, and retail shops.
- 5.3.5.2. Encourage home-based businesses, including expansions that support and incubate entrepreneurial activities and allow people to work from home.
- 5.3.5.3. Support the conversion of existing residences, or portions of the residence, into commercial uses provided they do not have a negative impact on the peaceful enjoyment of neighbouring properties.
- 5.3.5.4. Support businesses that cater to tourist needs, such as bike rentals, recreational clothing stores, non-motorized watercraft, dining, and indoor recreation.

PLAY

How and where Vernonites are active and interact with the environment.

5.3.6 Objective: Community spaces and places are integrated into new developments.

Public places and spaces

- 5.3.6.1. Encourage new developments to include publicly accessible open spaces with shade on site, particularly at prominent corners, to create pedestrian plazas.

5.3.7 Objective: Preserve and enhance the natural features in neighbourhoods.

Streams and trees

- 5.3.7.1. Encourage the preservation of significant trees and the removal of hazardous trees or invasive species, when identified prior to development.
- 5.3.7.2. Work to daylight Vernon Creek and BX Creek as adjacent properties redevelop, and consider regulatory flexibility such as additional height or density, to accommodate the restoration of creek banks and dedication of [riparian areas](#).

MOVE

How Vernonites move from place to place.

5.3.8 Objective: Prioritize the safe movement of pedestrians and cyclists.

Pedestrian priority

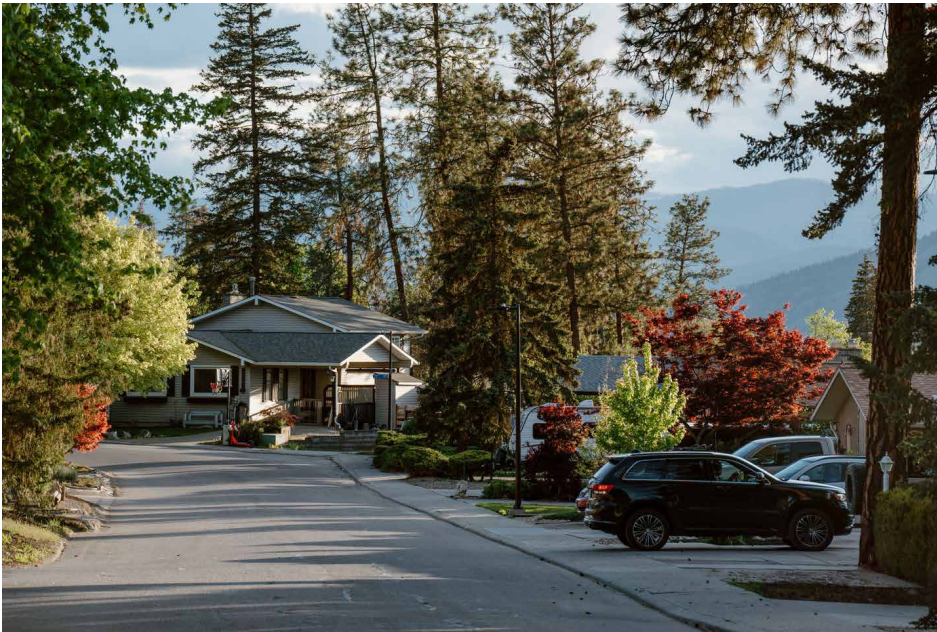
- 5.3.8.1. Prioritize construction of sidewalks and frontage improvements, including street trees for multi-family developments.
- 5.3.8.2. Discourage new development of vehicle-oriented uses or drive-throughs in Urban Neighbourhoods and Resort Tourism Neighbourhoods.

Transit

- 5.3.8.3. Support the upgrade of transit stops with lighting, shelters, benches, and waste receptacles, following the BC Transit *On-Street Infrastructure Design Guide*; and the integration of transit stops and bus pullouts into building designs, as necessary, at the time of redevelopment.

Streetscape

- 5.3.8.4. Encourage new apartment and mixed-use developments to underground existing power lines on public and private property as a function of frontage improvements, to enhance the public realm, and improve firefighting access and lane circulation.



East Hill

5.4 Limited Growth Areas

Suburban Limited Neighbourhoods and Rural Areas

Some areas of Vernon are not suitable for medium or high residential density due to ecological sensitivity, challenges with topography, limited community water and sewer availability, or proximity to the Agricultural Land Reserve. These areas will support limited growth primarily through secondary suites, accessory dwelling units such as carriage houses, and

some duplex housing. By promoting low site coverage and low demand on urban services, these areas can continue to contribute to the resilience and environmental sustainability of the city as a whole. Due to the distances from Urban and Village Centres, little to no transit, and limited multimodal infrastructure, these areas will most likely remain car dependent.



Suburban Limited Neighbourhoods have limited capacity for community water and sewer, and little to no transit, and may not be suitable for growth. Should improvements in infrastructure and transit occur over time, these neighbourhoods could shift to become designated as Suburban Neighbourhoods that support [gentle density](#).



Rural Areas are important preservation areas that provide a buffer between urban residential uses and the Agricultural Land Reserve, and preserve natural ecosystems and features. To protect the Agricultural Land Reserve and active farming activities, intensive residential density is strongly discouraged in rural areas; however, secondary suites and accessory dwelling units are encouraged where lot size and servicing can support them.

LIVE

How community members are housed and experience the community.

5.4.1 Objective: Housing is low density, accessible, and serviced appropriately.**Housing types**

5.4.1.1. Support low-density building forms where properties are sufficiently serviced with community water and sewer infrastructure ([Figure 5.6](#)), including but not limited to:

- Townhouse
- Infill
- Single detached
- Accessory dwelling.



Figure 5.6 Limited Growth Areas building forms.

Urban Containment Boundary

5.4.1.2. Discourage subdivisions and rezoning applications outside the [Urban Containment Boundary](#) that would result in increased residential density or increased intensity of other uses that do not align with Vernon's Growth Strategy ([Chapter 3](#)).

Rural Protection Boundary

5.4.1.3. Discourage subdivision, Official Community Plan amendments, and rezoning applications within the [Rural Protection Boundary](#) that would result in increased residential density or increased intensity of other uses that could have a negative impact on rural or agricultural lands.

Building heights

- 5.4.1.4. Support development that is sensitive to existing street patterns in Suburban Limited Neighbourhoods in terms of height, setbacks, and spaces between buildings.

Housing tenures

- 5.4.1.5. Support secondary suites and accessory dwelling units on properties that are connected to community water and sewer infrastructure.

5.4.2 Objective: Protect land used for active farming from the impacts of adjacent development.

Urban-rural interface

- 5.4.2.1. Encourage land uses that are compatible with active farming on properties adjacent to agricultural lands, such as urban agriculture or passive recreation.
- 5.4.2.2. Discourage intensive residential development on rural lands adjacent to the Agricultural Land Reserve until such time as a Development Permit Area for the Protection of Farmland is developed and implemented.



Bella Vista

- 5.4.2.3. Ensure that development on properties adjacent to land in the Agricultural Land Reserve limits negative impacts on adjacent farm operations by including appropriate buffers and setbacks in alignment with the Ministry of Agriculture's *Guide to Edge Planning*.
- 5.4.2.4. Discourage intensive residential development that can only be accessed through a local or rural street that traverses the Agricultural Land Reserve.

WORK

How community members work, and the economic vibrancy of the community.

5.4.3 Objective: Entrepreneurial activities give people the opportunity to work from home on Suburban Limited and Rural properties.

Home-based businesses

- 5.4.3.1. Encourage home-based businesses, including expansions that support entrepreneurial activities and allow people to work from home.
- 5.4.3.2. Support vehicle-oriented uses as home-based businesses in rural areas where it will not negatively impact agricultural uses or [environmentally sensitive areas](#).
- 5.4.3.3. Support limited parking areas to reduce site coverage and retain soil quality for farm retail sales and farm stands.
- 5.4.3.4. Support the development of educational businesses on rural lands that teach children, youth, and adults about the environment, conservation, farming and agriculture, history, or Indigenous cultures and worldviews.
- 5.4.3.5. Support agritourism activities on rural properties.

PLAY

How and where Vernonites are active and interact with the environment.

5.4.4 Objective: Community and individual well-being are enhanced through social interaction.

Community togetherness

- 5.4.4.1. Support food production and community gardens on underutilized lands and rural properties to support food resiliency, social interaction, and community togetherness.
- 5.4.4.2. Support temporary road closures in Suburban Limited Neighbourhoods that facilitate neighbourhood block parties and activities that foster community togetherness, social connections, and walkable spaces.



Foothills

MOVE

How Vernonites move from place to place.

5.4.5 Objective: Transportation options prioritize the health and safety of its citizens.

Transportation safety

- 5.4.5.1. Support the provision of wider multi-use shoulders, where they can be safely accommodated within the road right-of-way.

5.5 Preservation Areas

Agricultural Land Reserve

Areas within the Agricultural Land Reserve (ALR) will continue to be protected for long-term agricultural uses. Agricultural lands are a valuable resource in BC and represent only a small fraction of the land base, yet hold the greatest agricultural capacity. Protecting the ALR ensures food security, supports the local

economy, and has environmental benefits, such as flood and fire control. Growth within the ALR will be restricted by provincial and federal regulations including, but not limited to, the *Agricultural Land Commission Act* and the *Farm Practices Protection (Right to Farm) Act*.

LIVE

How community members are housed and experience the community.

5.5.1 Objective: Support continued protection of agricultural lands for food production, farming, and value-added agricultural uses.

Housing types

5.5.1.1. Support single detached homes and secondary suites in accordance with provincial regulations and only support accessory dwelling units on properties that are connected to community water and sewer infrastructure or are greater than 1 ha ([Figure 5.7](#)).



Figure 5.7 Agricultural Land Reserve building forms.

- 5.5.1.2. Support Temporary Farm Worker Housing for workers registered with a federal Temporary Foreign Worker Program by forwarding non-adhering residential use applications to the Agricultural Land Commission where the property is adequately serviced to protect groundwater quality.
- 5.5.1.3. Encourage new dwellings on properties to be located near the front lot line and to cluster all accessory residential uses such as swimming pools, tennis courts, and garages near the dwelling, based on [farm home plating principles](#) ([Figure 5.8](#)).

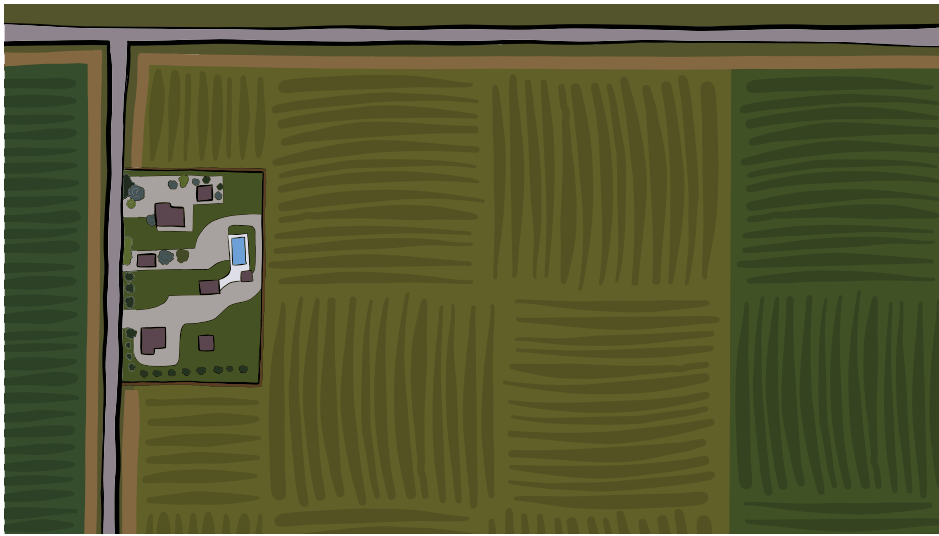


Figure 5.8 Clustered accessory residential uses on agricultural land (aerial).

Agricultural Land Reserve

- 5.5.1.4. Support the integrity of the ALR by maintaining the existing boundaries and supporting the continued designation of agricultural land for agricultural purposes, regardless of soil types and capabilities.
- 5.5.1.5. Discourage land uses that do not conform to the policies and regulations of relevant provincial and federal legislation.
- 5.5.1.6. Encourage locating structures on less productive soils, where feasible.
- 5.5.1.7. Encourage farms to implement an Agricultural Environmental Management or Nutrient Management Plan to preserve and protect watershed and water quality.

- 5.5.1.8. Discourage Agricultural Land Reserve exclusion applications, except where an application meets the following:
- Is a City-led initiative
 - Is part of a comprehensive Official Community Plan amendment application
 - Demonstrates a civic need that cannot be provided elsewhere
 - Could provide a publicly accessible park or trail
 - Is consistent with other Official Community Plan objectives and policies
 - Does not require the extension of community water and sewer services.

Urban-agricultural interface

- 5.5.1.9. Discourage intensive residential development on rural lands adjacent to the Agricultural Land Reserve until such time as a Development Permit Area for the Protection of Farmland is developed and implemented.
- 5.5.1.10. Support landscape or vegetative buffers between agricultural lands and other uses in alignment with the Ministry of Agriculture's *Guide to Edge Planning*.

Rural Protection Boundary

- 5.5.1.11. Discourage OCP amendments and rezoning applications within the [Rural Protection Boundary \(Map 1.1\)](#) that would result in increased residential density or increased intensity of other uses that could have a negative impact on rural or agricultural lands.
- 5.5.1.12. In general, discourage subdivision applications in the Agricultural Land Reserve, and when considered, ensure that the lot sizes proposed are as large as possible to accommodate a variety of agricultural uses.

WORK

How community members work, and the economic vibrancy of the community.

5.5.2 Objective: Support community agriculture, innovative forms of farming, and associated businesses.

Farming economy

- 5.5.2.1. Support home-based businesses in accordance with provincial regulations that allow people to work from home.
- 5.5.2.2. Support agritourism activities on agricultural properties that are aligned with the *Agricultural Land Commission Act* and regulations for the Agricultural Land Reserve.
- 5.5.2.3. Support community gardens on agricultural properties to support food resiliency and community togetherness.
- 5.5.2.4. Support limited parking areas for farm retail sales and farm stands to reduce site coverage and retain soil quality on agricultural properties.
- 5.5.2.5. Encourage employment opportunities on agricultural lands that support local food production and farming.

PLAY

How and where Vernonites are active and interact with the environment.

5.5.3 Objective: Foster community connection to agriculture.

Community connections

- 5.5.3.1. Support the development of educational initiatives on agricultural lands outside of the Agricultural Land Reserve that teach children, youth, and adults about the environment, conservation, farming and agriculture, history, or Indigenous cultures and worldviews.

MOVE

How Vernonites move from place to place.

5.5.4 Objective: Reduce traffic that passes through the Agricultural Land Reserve.

- 5.5.4.1. Discourage land uses that can only be accessed through a local or rural street that traverses the Agricultural Land Reserve.



Turtle Mountain

5.6 Employment Lands

Industrial Areas

Industrial lands benefit the community by providing employment, supporting local agriculture processing, solidifying Vernon as a regional economic hub, incubating innovation, and fostering a thriving economy into the future.

Industrial uses can create conflict when located near residential uses or other intensive commercial uses due to a high potential for noise, odour, dust, and other irritants. To protect these lands from being eroded due to

such conflicts, it is imperative to discourage the encroachment of other land uses and ensure that development proposals for lands adjacent to industrial sites are aware of the high potential for nuisance.

Growth on these lands will typically look like industrial buildings, such as warehouses, vehicle-oriented uses such as service depots, and surface parking lots that can accommodate large vehicles ([Figure 5.9](#)).

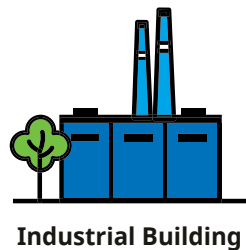


Figure 5.9 Industrial building form (example).

LIVE

How community members are housed and experience the community.

5.6.1 Objective: Work to reduce potential conflicts with industrial activities.

Residential development

- 5.6.1.1. Discourage intensive residential development immediately adjacent to industrial lands that may be subject to noise, dust, and other irritants produced by industrial activity.
- 5.6.1.2. Encourage adequate landscaping, screening, or vegetative buffers to reduce conflict between other land uses.

- 5.6.1.3. Encourage security and operator dwelling units within industrial developments to enhance security.

WORK

How community members work, and the economic vibrancy of the community.

5.6.2 Objective: Encourage the economic viability of Vernon's industrial land base.

Employment lands

- 5.6.2.1. Discourage the removal of industrial employment lands from the industrial future land use designation, to preserve long-term employment opportunities.
- 5.6.2.2. Encourage employment-intensive industrial uses and discourage storage uses in the Kalamalka Lake Road and Okanagan Landing industrial areas.
- 5.6.2.3. Discourage the encroachment of uses that are incompatible with industrial activity on land designated for industrial uses.
- 5.6.2.4. Encourage land uses that are compatible with industrial activities on properties adjacent to industrial lands, such as vehicle-oriented uses or indoor sales.
- 5.6.2.5. Encourage industrial uses that support the agricultural industry (e.g. food processing facilities, farm equipment sales, and others).

Flexible spaces

- 5.6.2.6. Encourage flexible industrial spaces that use partition walls, which can be easily altered to accommodate a range of tenants and adapted over time.

PLAY

How and where Vernonites are active and interact with the environment.

5.6.3 Objective: Enhance employee wellness in industrial lands.

Employee wellness

- 5.6.3.1. Encourage outdoor shade structures or trees for employee amenity areas.
- 5.6.3.2. Encourage enhanced long-term bicycle storage and [end-of-trip bike facilities](#) for employees, to provide options for transportation.

MOVE

How Vernonites move from place to place.

5.6.4 Objective: Direct vehicle-oriented uses onto industrial lands.

Parking and vehicles

- 5.6.4.1. Encourage parking lot designs to be functional for the size of vehicles that will be using them, and incorporate landscaping, trees, and shade structures, where feasible.
- 5.6.4.2. Support proposals for vehicle-oriented uses on industrial lands.



Middleton Mountain

5.7 Institutional Lands

Parks, Open Spaces, Natural Areas, and Community Uses

Parks, Open Spaces, and Natural Area uses are places that support physical and mental health and well-being, social connections, and environmental stewardship. The designation includes City-owned recreation areas, natural areas, **active parks**, and trails; provincial parks; and privately-owned natural areas and golf courses.

Growth is intended to be limited to preserve the land for generations to come and reduce climate impacts due to growth and development. The policies in this Chapter supplement the city-wide Parks policies ([Chapter 4.4](#)).

Community Uses is a designation that indicates a property is used for civic purposes, such as a school, government building, or community hall ([Figure 5.10](#)).



Institutional Building

Figure 5.10 Community use building form (example).

LIVE

How community members are housed and experience the community.

5.7.1 Encourage the incorporation of community services within other land uses.

Community services conversions

- 5.7.1.1. Support community services in homes as home-based businesses, or by converting a portion or all of an existing dwelling into a community service facility, such as a childcare centre, community hall, or housing care centre.

- 5.7.1.2. Support the [adaptive re-use](#) of heritage homes into community services, especially educational or cultural services that enhance awareness of heritage and Indigenous cultures.
- 5.7.1.3. Support the development of community services on underutilized and vacant properties, including civic properties, places of worship, and surface parking lots.

WORK

How community members work, and the economic vibrancy of the community.

5.7.2 Encourage the provision of community services throughout all neighbourhoods.

Equitable distribution of community services

- 5.7.2.1. Encourage community services throughout all neighbourhoods, including childcare centres, libraries, cultural facilities, educational activities, supportive housing, parks, and outdoor recreation facilities, by allowing these uses in all future land use designations within the [Urban Containment Boundary](#).

PLAY

How and where Vernonites are active and interact with the environment.

5.7.3 Objective: Support the existing park inventory.

Park access and design

- 5.7.3.1. Consider repurposing portions of underutilized streets, lanes, and unused right-of-ways to create public amenity spaces by changing select areas from vehicle use to parks, such as with expanded boulevard space, planting more trees, supporting local food production, or creating functional green spaces or trails.



Civic Memorial Park

- 5.7.3.2. Consider improvements or expansions to existing parks where neighbourhoods are experiencing increased density and development, to meet future local needs.
- 5.7.3.3. Incorporate [Crime Prevention Through Environmental Design](#) principles when evaluating park location, design, and use.
- 5.7.3.4. Encourage the design of parks and public spaces that support year-round use and accessibility, offering a variety of recreational opportunities in all seasons and weather conditions, including winter.
- 5.7.3.5. Encourage plazas to be flexible and multi-purpose, to support a variety of uses including cultural activities, events, skateboarding and scooter-friendly places, and informal sports.
- 5.7.3.6. Support improved accessibility in parks by ensuring that washrooms provide access to potable water, including accessible water fountains, change tables, and nursing areas for all parents and caregivers.

Preservation of existing parks and open spaces

- 5.7.3.7. Prioritize the protection of natural features, including rock outcrops, grasslands, wetlands, forests, steep slopes, [riparian areas](#), and [ecological connectivity corridors](#) ([Map 3.3](#), [Map 6.1](#), [Map 6.2](#), [Map 6.3](#)).

- 5.7.3.8. Encourage the preservation of existing off-leash dog parks and work toward creating new dog parks in neighbourhoods that do not have one, particularly in urban areas where redevelopment is expected to include apartment buildings; and ensure dog parks have appropriate signage, baggies, and garbage cans to reduce impacts on watershed quality.
- 5.7.3.9. Consider Temporary Use Permits for pilot projects and commercial opportunities on park lands that are anticipated to be in operation for three years or less.
- 5.7.3.10. Support the acquisition of parkland through a Park Acquisition Strategy ([Chapter 4.4](#)).



Marshall Fields

Climate resilience

- 5.7.3.11. Encourage parks to be integrated with other infrastructure systems such as storm detention ponds and utility lots, to increase climate resilience and long-term usability of City assets.
- 5.7.3.12. Provide more shade trees or structures, such as sails, to facilitate sun protection in parks and public spaces, and encourage cooling features such as misters suitable for all ages to cool off during periods of extreme heat.
- 5.7.3.13. Consider selecting heat-friendly design materials when designing new parks and playgrounds to respond to hot weather.

MOVE

How Vernonites move from place to place.

5.7.4 Objective: Support accessibility and connectivity throughout the community.

Community connections

- 5.7.4.1. Encourage community service providers to consider the accessibility of their facilities for a variety of ages and physical abilities.
- 5.7.4.2. Support active transportation connections that make it easier for people to reach parks and community spaces from their neighbourhoods.



Silverstar Multi-Use Path