

23.0 Neighbourhood Planning Process

Goals

Provide guidance for the development of large and complex areas of the community through the development of neighbourhood plans.

Provide planning for small areas of vacant, underutilized or redeveloping lands within the built up areas of the community.

Guiding Principles Met

- Foster prosperity for people, business and government
- Protect and preserve green spaces and sensitive areas
- Ensure housing meets the needs of the whole community
- Create a culture of sustainability
- Protect agricultural land
- Create strong, compact and complete neighbourhoods
- Provide alternative transportation
- Revitalize the Downtown
- Create a youth friendly city

Context

Neighbourhood plans are detailed plans developed by the City that supplement the Official Community Plan and provide additional detailed direction for new growth and development in a given area. These plans are researched and developed for a specific area of the community. Research information required by the City for a neighbourhood plan varies according to the specific features, existing level of development and conditions of the area. A neighbourhood plan may be for an area of undeveloped land (greenfield development) or may be for infill or redevelopment of an already built up area of the community. Neighbourhood plans are conducted for the purpose of meeting the needs of the community as it grows and being ready for development at such time as it occurs. Public input and participation in the neighbourhood planning process is critical to each plan's success.

Two neighbourhood planning areas are identified on the Map 12, and adopted neighbourhood plans are identified on Map 13. Neighbourhood Planning Area 1 (NPA-1) consists of the City Centre District and the Neighbourhood District. Neighbourhood Planning Area 2 (NPA-2) consists of the Hillside Residential and Agricultural District. The two neighbourhood planning areas were identified in recognition of the significant

difference between the districts, in terms of existing development and areas of greenfields. As the form, character and issues of neighbourhoods are significantly different, specific policies are required for each neighbourhood planning area.

Individual neighbourhood plans, found within NPAs, are large in scale, consisting of several city blocks, or multiple hectares of land, and include multiple complex conditions. For smaller, less complex areas located within an area of existing development, the City will create infill pre-plans. These plans are for vacant or underutilized areas of the community, or areas expected to undergo significant redevelopment in the future. The purpose of these plans is to ensure that development fits within the context of the existing area and serves to complement and enhance the neighbourhood. As these plans are smaller in scale and are intended to fit within the context of an existing neighbourhood, a separate policy for infill pre-plans in the three districts is not required.

Supporting Policies

- 23.1 Within both Neighbourhood Planning Areas (NPA-1 and NPA-2):
- a. The City shall prepare neighbourhood plans according to an annually reviewed priority sequence to ensure plans are prepared to meet the needs of the community.
 - b. Where the neighbourhood planning process includes greenfield properties, the City shall require the property owner to provide, at his or her own cost, research and studies required by the City for the preparation of the plan.
- 23.2 Development of Neighbourhood Plans is to involve input and consultation with the public.
- 23.3 Each neighbourhood plan will identify and consider the following:
- a. OCP Guiding Principles
 - b. Current and future community needs
 - c. Community impact and benefit
 - d. Context of the neighbourhood planning area within the community
 - e. Natural features
 - f. Environmental management considerations arising from application of the Environmental Management Areas Strategy
 - g. Potential archaeological significance of the site
 - h. Where applicable, the *Hillside Guidelines* must be incorporated
 - i. Existing and required infrastructure (e.g. storm, sewer, water, roads)
 - j. Transportation linkages (e.g. vehicle, pedestrian, cycling, transit)
 - k. Parks, recreation and open space
 - l. Community facilities, services and amenities
 - m. Land use and densities
 - n. Development pattern and sequencing

- o. Neighbourhood built form and character
- p. Opportunities for the use of alternate development standards (e.g. green infrastructure, green buildings, alternate energy sources)
- q. Neighbourhood sustainability and contribution to overall community sustainability

23.4 Within Neighbourhood Planning Area 1 (NPA-1), the following additional policies shall apply:

- a. City priority for neighbourhood planning will focus on the City Centre District and areas designated as Neighbourhood Centres
- b. The community input and consultation process is to include initiatives seeking participation of residents and property owners within and adjacent to the neighbourhood planning area
- c. Where appropriate the neighbourhood plan is to include community heritage conservation and enhancement plans for buildings and properties within the neighbourhood plan area

23.5 Within Neighbourhood Planning Area 2 (NPA-2) neighbourhood plans shall be developed by the City under the following conditions:

- a. City identified need for additional residential development that cannot be accommodated in Neighbourhood Planning Area 1 (NPA-1)
- b. Directly adjacent to existing infrastructure, and the City has identified an economic benefit to the city with greater utilization of existing infrastructure

23.6 In anticipation of future infill and redevelopment, the City shall prepare Infill Pre-Plans for areas in the community according to an annually reviewed priority sequence based on the following criteria:

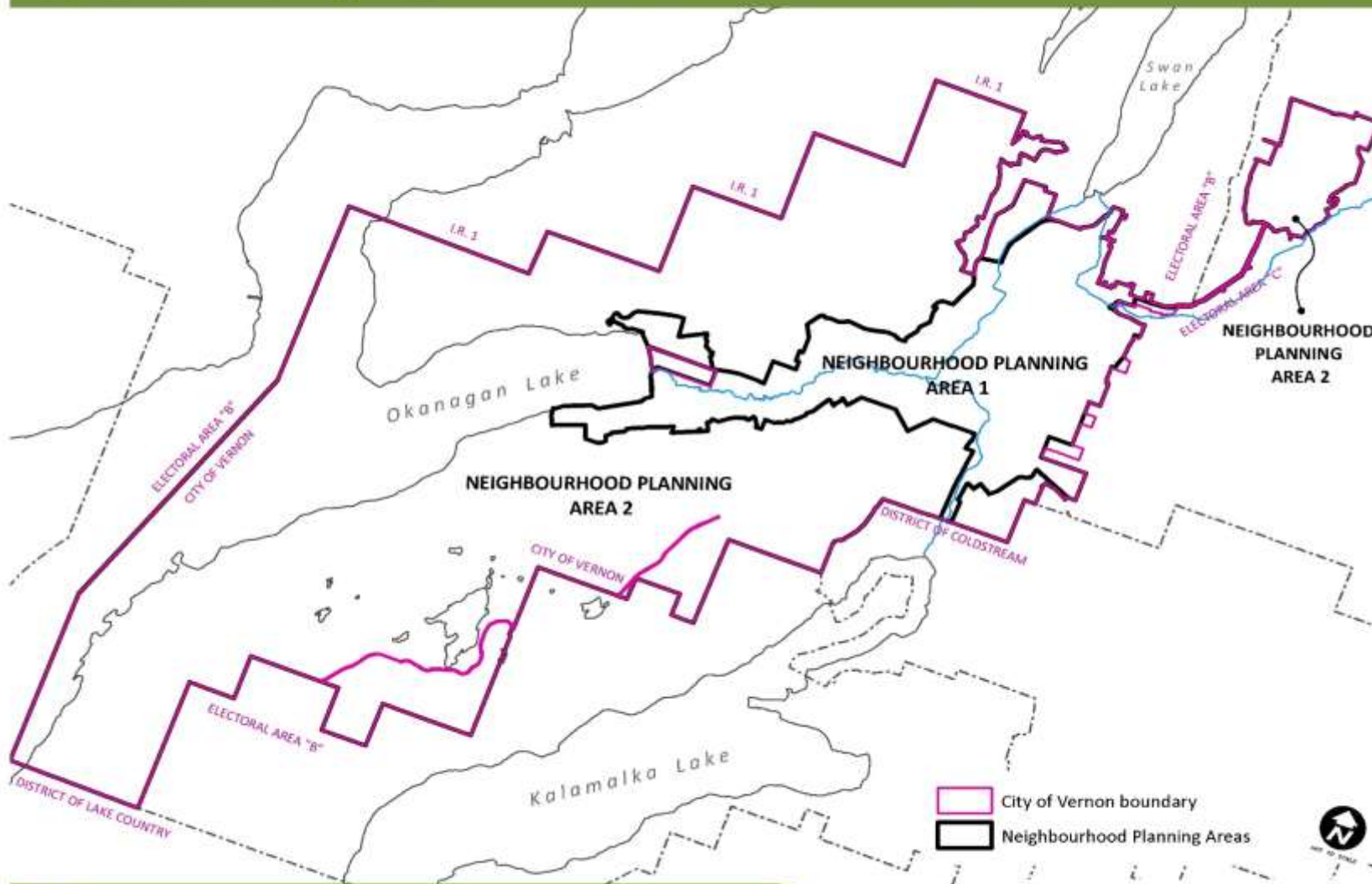
- a. Community need
- b. Proximity to City Centre District and designated Neighbourhood Centres
- c. Availability of infrastructure
- d. Proximity to community services and amenities
- e. Development interest and/or market demand

23.7 Where the Infill Pre-Plan process includes properties that, as a result of the plan, will gain significant development potential, the City shall require the property owner to provide research and studies required by the City for the preparation of the plan.

23.8 Infill Pre-Plans will identify and consider the following:

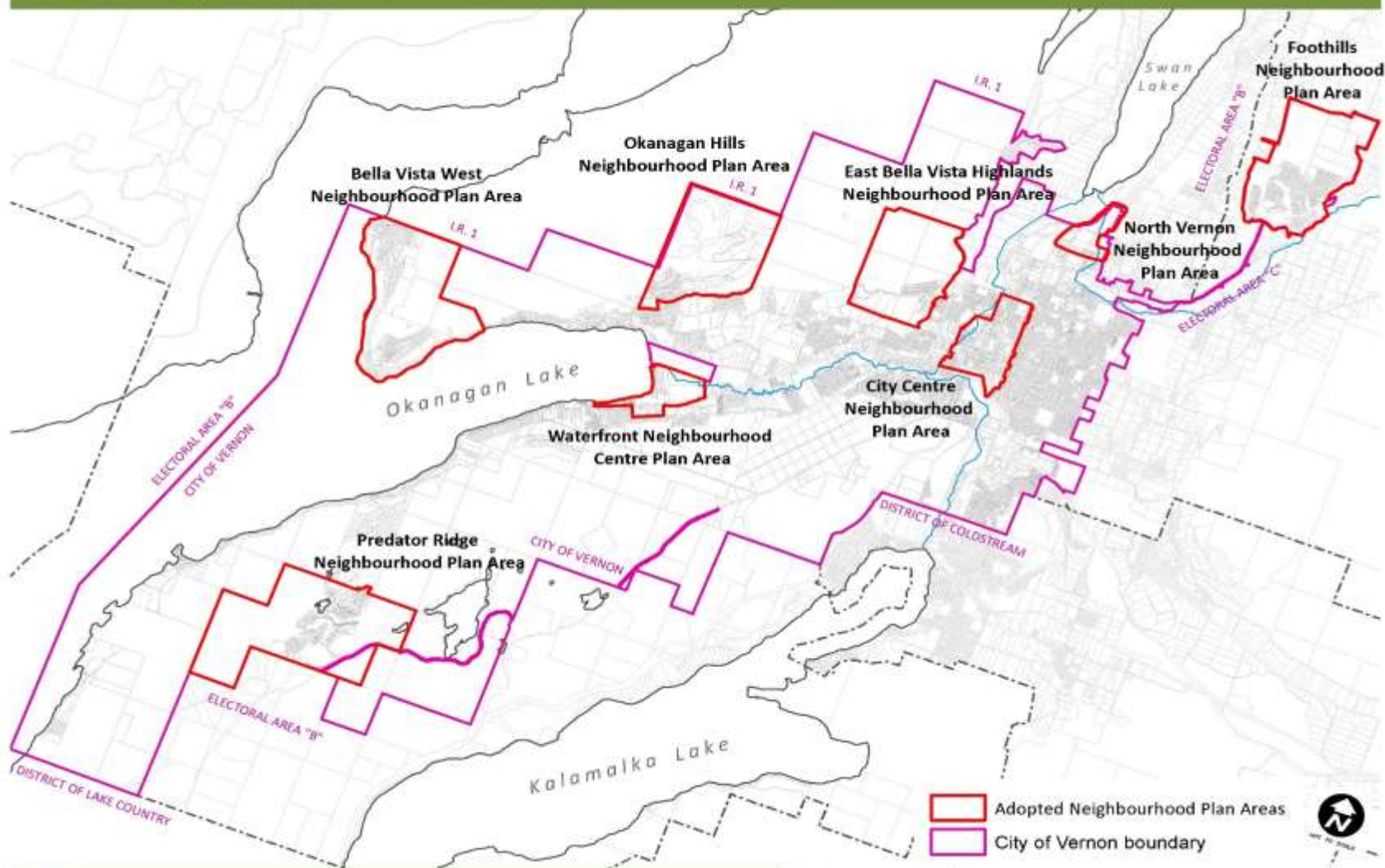
- a. OCP Guiding Principles
- b. Neighbourhood context
- c. Natural features
- d. Requirements of the Environmental Management Areas Strategy
- e. Hillside Guidelines
- f. Existing and required infrastructure (e.g. storm, sewer, water, roads)
- g. Transportation linkages (e.g. vehicle, pedestrian, cycling, transit)
- h. Parks, recreation and open space
- i. Proximity to community facilities, services and amenities

- j. Development pattern and sequencing
- k. Built form and character, including any heritage significance
- l. Opportunities for use of alternate development standards (e.g. green infrastructure, green buildings, alternate energy sources)
- m. Neighbourhood sustainability and contribution to overall community sustainability



Last Updated: Feb 17, 2016
Produced by: The City of Vernon GIS

Note:
This drawing has been produced by the City of Vernon's Geographic Information System. Data provided from this system is derived from a variety of sources with varying levels of accuracy. The City of Vernon declines all responsibility for the accuracy or completeness of the information contained herein.



Last Update: Feb 17, 2008
 Produced by: The City of Vernon GIS
 Note: This drawing has been produced by the City of Vernon's Geographic Information System. Data provided from this system is derived from a variety of sources with varying levels of accuracy. The City of Vernon disclaims all responsibility for the accuracy or completeness of the information contained herein.