



Report to Council

To: Mayor and Council File No: 3340-20 (OCP00108)
Date: June 22, 2026
From: Wesley Miles, Senior Planner
Subject: Official Community Plan Amendment Bylaw 6080 Update

Purpose:

To present for Council's consideration an update to Bylaw 6080 for the properties located at 2501 14 Avenue, 1350 & 1410 Polson Drive, 1460, 1540, & 1714 Kalamalka Lake Rd, and 1700 Polson Drive for a proposed future Polson Village Centre.

Recommendation:

THAT "Official Community Plan Polson Village Centre Amendment Bylaw 6080, 2026" be read a second time, as amended.

Background:

a. Rationale:

At the June 8, 2026 Regular Council Meeting "Official Community Plan Polson Village Centre Amendment Bylaw 6080, 2026" was brought forward for consideration for First and Second Reading. The bylaw was supported by Council and is scheduled for a Public Hearing July 20, 2026.

At the same meeting, the Official Community Plan General Text and Map Amendment Bylaw 6074, 2026, was adopted. This general housekeeping amendment changed the OCP designations on two of the subject properties within the Official Community Plan Polson Village Centre application area. Designations on the two subject properties, included in Schedule B, were previously Community and Industrial and are now proposing Village Center and Park. They now reflect the amendments adopted under Bylaw 6074 at the June 8, 2026 Regular meeting of Council.

No changes to the overall application are proposed, and the end result and proposed OCP designations remained unchanged.

b. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

1. Official Community Bylaw 6200, 2025

c. Council's Strategic Plan Alignment:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

Financial Implications:

N/A

Alternatives & Implications:

N/A

Communication:

N/A

Attachments:

Attachment 1 – Official Community Plan Polson Village Centre Amendment Bylaw
6080, 2026

Reviewed by: Trisa Atwood, Community Planning and Sustainability

Reviewed by: Lydia Korolchuck, Manager, Current Planning

Reviewed by: Roy Nuriel, Director, City Planning

Reviewed by: Terry Barton, General Manager, Planning & Community Services

Approved by: Carey Herd, Chief Administrative Officer

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6080

A bylaw to amend the City of Vernon's Official Community Plan Bylaw 6200

WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the "Official Community Plan Bylaw 6200, 2025";

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be notified on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of the Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "**Official Community Plan Polson Village Centre Amendment Bylaw 6080, 2026**".
2. That Official Community Plan Bylaw 6200 be, and is hereby amended, as follows:
 - (a) **ADD Polson Village Centre to Section 5.2 Village Centres** on Page 112 of the Official Community Plan as shown in **red** on attached Schedule 'A', attached to and forming part of this bylaw;
 - (b) **AMEND 5.2.2.1.** related to building heights in **Section 5.2.2. Objective: Building heights and densities are context sensitive** on Page 114 of the Official Community Plan as shown in **red** on attached Schedule 'A', attached to and forming part of this bylaw;
 - (c) **ADD 5.2.2.2.** related to building heights to **Section 5.2.2. Objective: Building heights and densities are context sensitive** on Page 114 of the Official

Community Plan as shown in **red** on attached Schedule 'A', attached to and forming part of this bylaw and renumber this section as required;

- (d) **ADD 5.2.5.3.** related to hotel development to **Section 5.2.5. Objective: Village Centres are Vernon's secondary hubs for commercial activities** on Page 115 of the Official Community Plan as shown in **red** on attached Schedule 'A', attached to and forming part of this bylaw;
 - (e) **ADD Polson Village Centre** related to activating streets to **5.2.6.1** in **Section 5.2.6. Objective: Establish Village Centres as place for people by activating spaces, improving streetscapes, and providing amenities** on Page 115 of the Official Community Plan as shown in **red** on attached Schedule 'A', attached to and forming part of this bylaw;
 - (f) **ADD 5.2.12.4.** related to a transit bus pullout to **Section 5.2.12 Objective: Enhance options to walk, bike, roll, or take transit** on Page 120 of the Official Community Plan as shown in **red** on attached Schedule 'A', attached to and forming part of this bylaw;
3. That Official Community Plan Bylaw 6200 be, and is hereby amended, as follows:
- (a) **REDESIGNATE** the following legally described lands from UN – Urban Neighbourhood and IND – Industrial to VC – Village Centre on Official Community Plan Map 5.1 Land Use as shown on attached Schedule 'B', attached to and forming part of this bylaw;

Legal Descriptions:

1. Lot 1 Section 27 Township 9 ODYD District Plan 27573
2. Lot 17 Section 27 Township 9 ODYD District Plan 27573
3. Lot A Section 27 Township 9 ODYD District Plan 32007
4. Lot 1 Section 34 Township 9 ODYD District Plan 26791 Except Plan KAP91872
5. Lot A Section 27 Township 9 ODYD District Plan KAP50834
6. Lot 1 Section 27 Township 9 ODYD District Plan KAP56767
7. Lot 1 Section 34 Township 9 ODYD District Plan KAP84037
8. Lot 2 Section 34 Township 9 ODYD District Plan KAP84037

- (b) **UPDATE** the Official Community Plan Map 5.1 Land Use in accordance with the areas shown on Schedule 'B' attached to and forming part of this bylaw.
4. Official Community Plan Bylaw 6200 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this
READ A SECOND TIME this
PUBLIC HEARING held this
READ A THIRD TIME this
ADOPTED this day of , 2026.

8th day of June, 2026
8th day of June, 2026
day of , 2026
day of , 2026

Mayor

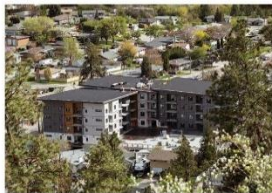
Corporate Officer

5.2 Village Centres

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

The Official Community Plan designates **four** **three** 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.



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.

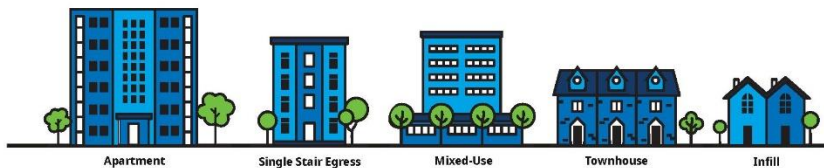


Figure 5.3 Village Centre building forms.

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.

- 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.
- 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.

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.
 - Waterfront Village Centre: Okanagan Landing Road, Lakeshore Road.

SCHEDULE 'A'
Attached to and Forming Part of Bylaw 6080
“Official Community Plan Polson Village Centre Amendment Bylaw 6080, 2026”

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

SCHEDULE 'A'
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LAND USE POLICIES

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.

PLAY

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

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

SCHEDULE 'A'

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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.

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.

SCHEDULE 'A'
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LAND USE POLICIES

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

SCHEDULE 'B'
Attached to and Forming Part of Bylaw 6080
"Official Community Plan Polson Village Centre Amendment Bylaw 6080, 2026"

