

# Official Community Plan & Transportation Plan

Phase 2 Engagement & Council Workshop



**Council Presentation**  
**Oct 28, 2024**

# Focus of Today's Workshop



# Purpose of Today's Workshop

- Facilitate a conversation with Council for consideration on how Vernon will grow over the next 20 years
- Introduce OCP/TP Phase 2 Engagement

# How will this inform the next steps?

December 9<sup>th</sup> Council Meeting

- Phase 2 Engagement Results
- Share Results from Technical studies
- Finalize the Growth Strategy

**Inform OCP/TP Writing Process (Q1)**

# **Phase 1 Engagement**

- Process/Timeline**

- Phase 1: What We Heard Report**

# OCP/ TP Review Timeline



# What We Heard- Housing and Neighbourhood Development- Affordable Housing



# What We Heard- Housing and Neighbourhood Development- Housing Diversity



*“...Housing options for working age group, older adults living or cared for at home... flexibility accommodating lifecycle”*

# What We Heard- Urban Planning & Infrastructure- Community Planning



# What We Heard- Urban Planning & Infrastructure- Partnerships



*"Partner with developers on  
housing solutions"*

# What We Heard- Urban Planning & Infrastructure- Community Engagement

*“Residential communities are connected = communities are things with cultivated place to interact / gather”*



# What We Heard- Economic Development Tourism

*“Community hub with tourism attraction;  
consistent, positive messaging”*



# What We Heard- Economic Development Employment & Supports for Businesses



# What We Heard- Economic Development

## Focus on Local Economic Growth



*“Don't be afraid to grow: stop the small-town mentality, you can be warm yet accommodating”*

# What We Heard- Community, Social Services & Wellbeing

## Community Health



# What We Heard- Community, Social Services & Wellbeing Vulnerable Residents

*“Create social safety nets for people ...”*



# What We Heard- Community, Social Services & Wellbeing

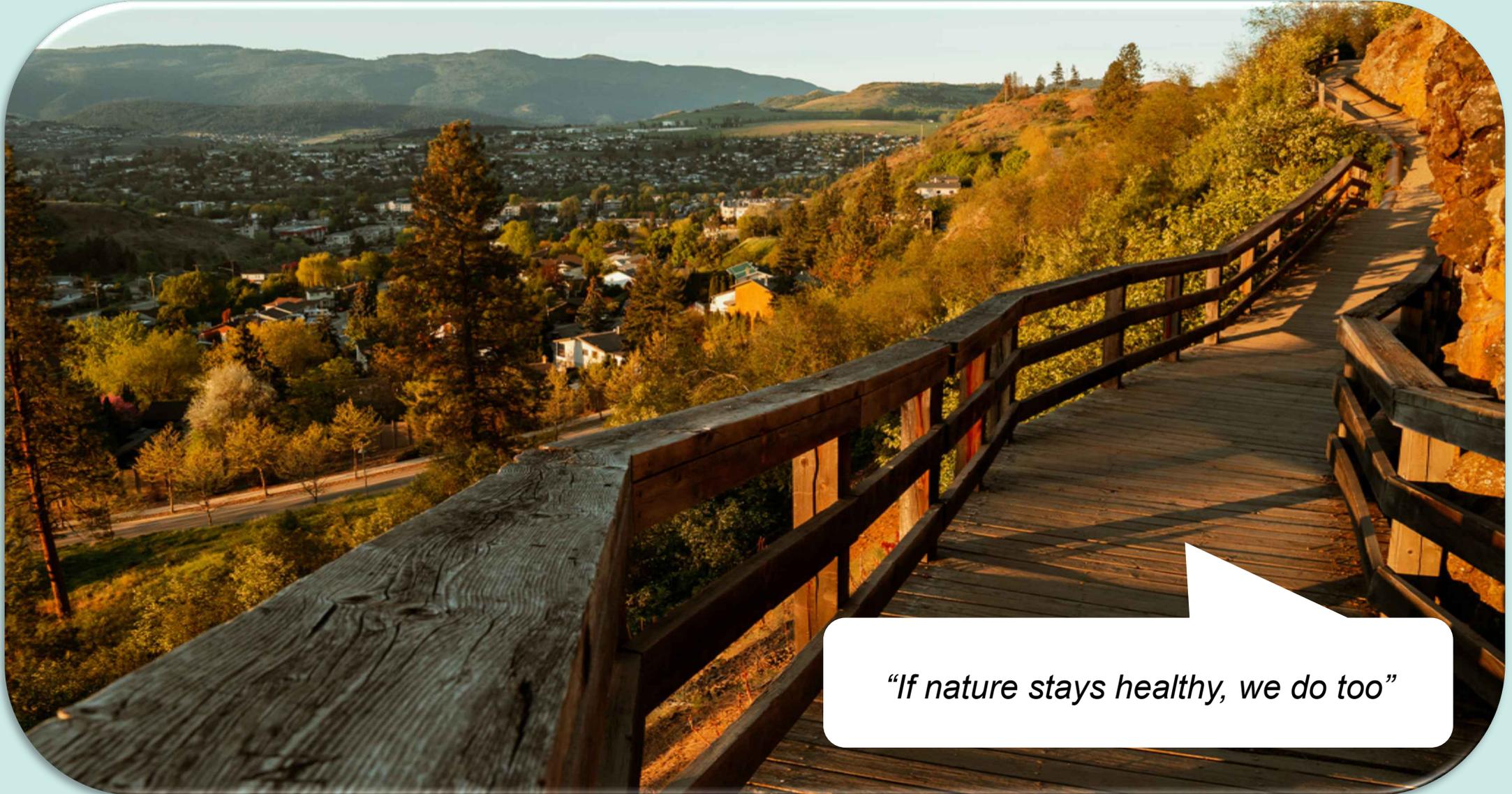
## Safety, Wellbeing & Food Security

*“More community gardens for food security and mental health”*



# What We Heard- Climate & Environment

## Natural Resources



*“If nature stays healthy, we do too”*

# What We Heard- Climate & Environment

## Climate Resilience

*Resilient to climate change - integration of all the plans into climate mitigation and adaptation*



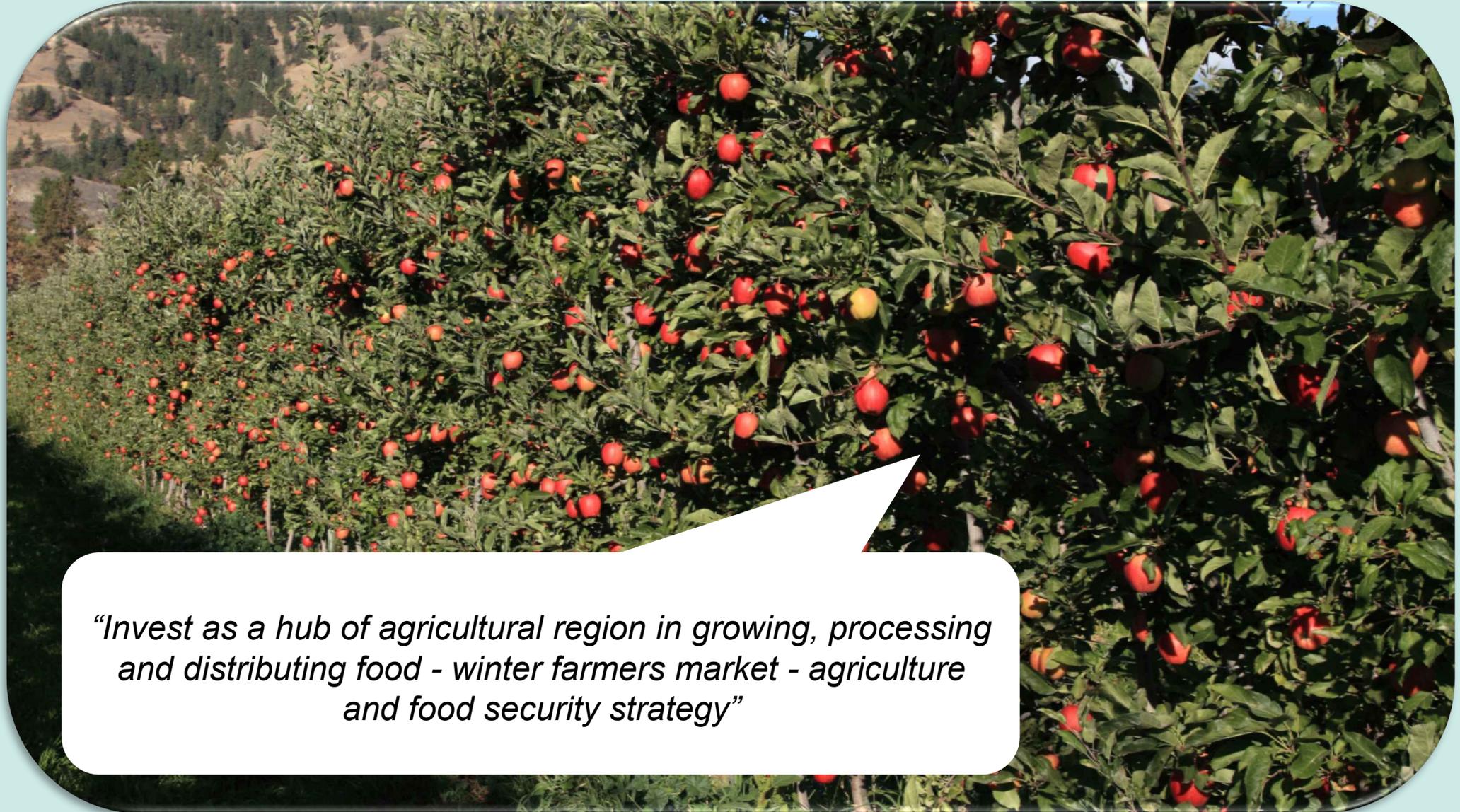
# What We Heard- Climate & Environment

## Urban Green Space



*“Encouraging interconnectivity of green space = wildlife friendly, people friendly”*

# What We Heard- Climate & Environment Agriculture



*“Invest as a hub of agricultural region in growing, processing and distributing food - winter farmers market - agriculture and food security strategy”*

# What We Heard- Climate & Environment

## Emergency Preparedness & Safety

*"We grow with wildfire in mind"*



# What We Heard- Parks, Recreation and Trials

## Recreation and Events

*Vibrant neighborhood cores - later than 8 o'clock - night life / day life - not just a bar - outdoor patios - create a scene - densify to create them*



# What We Heard- Parks, Recreation and Trails

## Parks, Facilities and Recreational Infrastructure



# What We Heard- Parks, Recreation and Trails Accessibility and Inclusivity



*“...Create spaces to support...”*

# Discussion

# **Vernon's Housing Needs: Statistic and Initial Report Analysis**

**Table 1 – Legislative Required Results plus 10-year Projection**

<b>Classification</b>	<b>Detail</b>	<b>5-year</b>	<b>10-year</b>	<b>20-year</b>
<b>A</b>	Extreme Core Housing Need	258.0	515.9	1,031.8
<b>B</b>	Person Experiencing Homelessness	166.2	249.3	332.4
<b>C</b>	Suppressed Household Formation	231.3	462.5	925.1
<b>D</b>	Anticipated Household Growth	2,310.2	4,012.9	7,811.1
<b>E</b>	Rental Vacancy Rate Adjustment	38.4	76.9	153.8
<b>F</b>	Demand Factor (Buffer)	307.5	615.0	1,230.1
<b>Total</b>		<b>3,312</b>	<b>5,933</b>	<b>11,484</b>

**Table 2 – Total 10-year Estimate – Structure Type Allocation<sup>1</sup>**

Housing Form	Min (No.)	Min (%)	Max (No.)	Max (%)	2016-2021 Trend <sup>2</sup>	
					No.	%
<b>Apartment</b>	3,965	73.1	4,475	74.6	2,824	48
<b>Townhouse<sup>3</sup></b>	1,240	22.9	1,160	19.3	1,223	20
<b>House</b>	220	4.0	360	6.1	1,888	32
<b>Total</b>	<b>5,425</b>	<b>100</b>	<b>5,995</b>	<b>100</b>	<b>5,935</b>	<b>100</b>

<sup>1</sup> All values rounded to the nearest multiple of 5

<sup>2</sup> 2016-2021 change in housing form trend, scaled up to a total of 5,935 (actual change was 1,965)

<sup>3</sup> Townhouse being any ground-oriented non-single detached housing form (row, duplex, triplex, etc.)

**Table 3 – Total 10-year Estimate – Housing Form by Tenure Type**

Housing Form	Market Rental		Non-Market Rental		Deep Subsidy + Supportive Rental		Ownership			
	No.	%	No.	%	No.	%	Min		Max	
	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Apartment</b>	828	66	1,369	92	638	100	1,129	56	1,640	53
<b>Townhouse</b>	421	34	121	8	0	0	696	34	1,068	35
<b>House</b>	0	0	0	0	0	0	220	10	359	12
<b>Total</b>	<b>1,249</b>	<b>100</b>	<b>1,490</b>	<b>100</b>	<b>638</b>	<b>100</b>	<b>2,025</b>	<b>100</b>	<b>3,067</b>	<b>100</b>

*Note: The approach to converting the number of units identified in the IHNR into specific housing types and tenures is new. This analysis will be further refined to gain more insights from the data. Administration will continue working with the consultant, CitySpaces Consulting, to improve the model and provide a more detailed analysis to support decision-making*

# Discussion

# **Inventory of Current Lands Zoned for Housing: Statistics and Initial Review**

**Table 4 – Estimated Housing Land Capacity – Agricultural & Rural Zones**

<b>Zone</b>	<b>Total Lots</b>	<b>Not Serviced (Lots)</b>	<b>Not Serviced (Acres)</b>	<b>Serviced (Lots)</b>	<b>Serviced (Acres)</b>	<b>Total Acres</b>	<b>Estimated Maximum No. of Units</b>
<b>Agricultural &amp; Rural</b>							
<b>ALR – Agricultural Land Reserve</b>	253	177	3,569.20	76	1,270.62	4,851.92	<b>715</b>
<b>AGRL – Agricultural &amp; Rural: Large Block</b>	56	46	3,723.39	10	834.52	4,557.91	<b>168</b>
<b>AGRS – Agricultural &amp; Rural: Small Block</b>	220	136	428.25	84	171.22	599.47	<b>568</b>
<b>Total</b>	<b>529</b>	<b>359</b>	<b>7,720.84</b>	<b>170</b>	<b>2,276.36</b>	<b>10,009.30</b>	<b>1,451</b>

**Table 4 – Estimated Housing Land Capacity – Small Scale Housing Zones**

<b>Zone</b>	<b>Total Lots</b>	<b>Not Serviced (Lots)</b>	<b>Not Serviced (Acres)</b>	<b>Serviced (Lots)</b>	<b>Serviced (Acres)</b>	<b>Total Acres</b>	<b>Estimated Maximum No. of Units</b>
<b>Small Scale Housing</b>							
<b>MUS – Multi-Unit: Small Scale</b>	9,277	1,485	295.46	7,792	1,455.32	1,750.78	<b>32,773</b>
<b>MUA – Multi-Unit: Acreage</b>	359	153	239.64	206	517.39	757.03	<b>7,020</b>
<b>MHS – Mobile Home Site</b>	113	85	32.12	28	67.05	99.17	<b>671</b>
<b>Total</b>	<b>9,749</b>	<b>1,723</b>	<b>567.22</b>	<b>8,026</b>	<b>2,039.76</b>	<b>2,606.98</b>	<b>40,464</b>

**Table 4 – Estimated Housing Land Capacity**

<b>Zone</b>	<b>Total Lots</b>	<b>Not Serviced (Lots)</b>	<b>Not Serviced (Acres)</b>	<b>Serviced (Lots)</b>	<b>Serviced (Acres)</b>	<b>Total Acres</b>	<b>Estimated Maximum No. of Units</b>
<b>Medium Scale Housing</b>							
<b>MUM – Multi-Unit: Medium Scale</b>	1,048	58	21.05	990	260.24	281.30	<b>9,633</b>
<b>MSH – Medium Scale Housing</b>	387	24	26.34	363	184.03	210.38	<b>16,138</b>
<b>Medium Scale Total</b>	<b>1,435</b>	<b>82</b>	<b>47.39</b>	<b>1,353</b>	<b>444.27</b>	<b>491.68</b>	<b>25,771</b>
<b>Total</b>	<b>11,713</b>	<b>2,164</b>	<b>8,335.45</b>	<b>9,549</b>	<b>4,760.39</b>	<b>13,107.96</b>	<b>67,686</b>

# Discussion

# **Growth Strategy: Legislative Requirements and Options for Refinement**

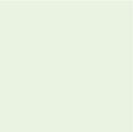
- Small Scale Multi Unit Housing (SSMUH)
- Transit-Oriented Development Areas (TODA)

# Map 1 - Base Growth Scenario

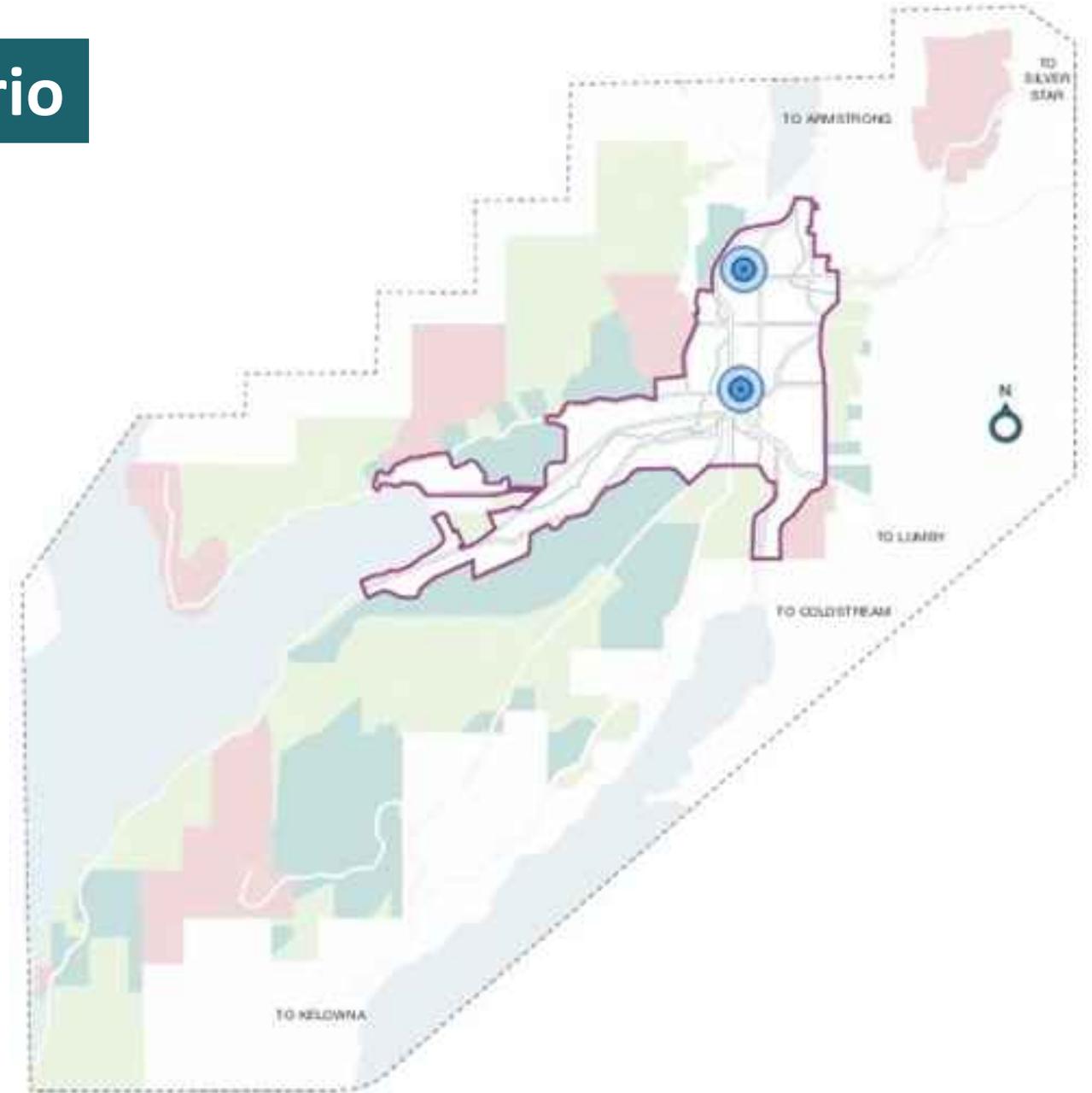
 Focused Growth Area

 Approved TODA

 Hillsides

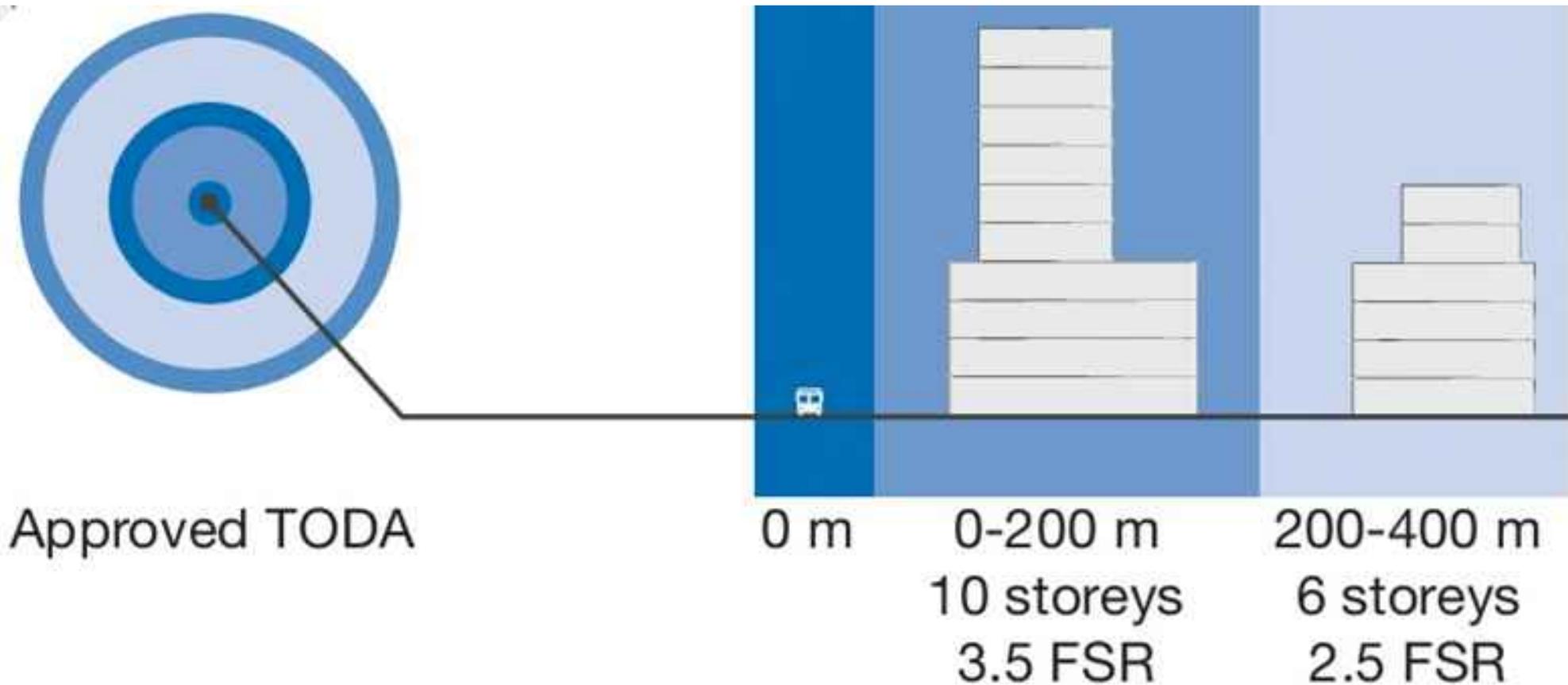
 Rural

 ALR

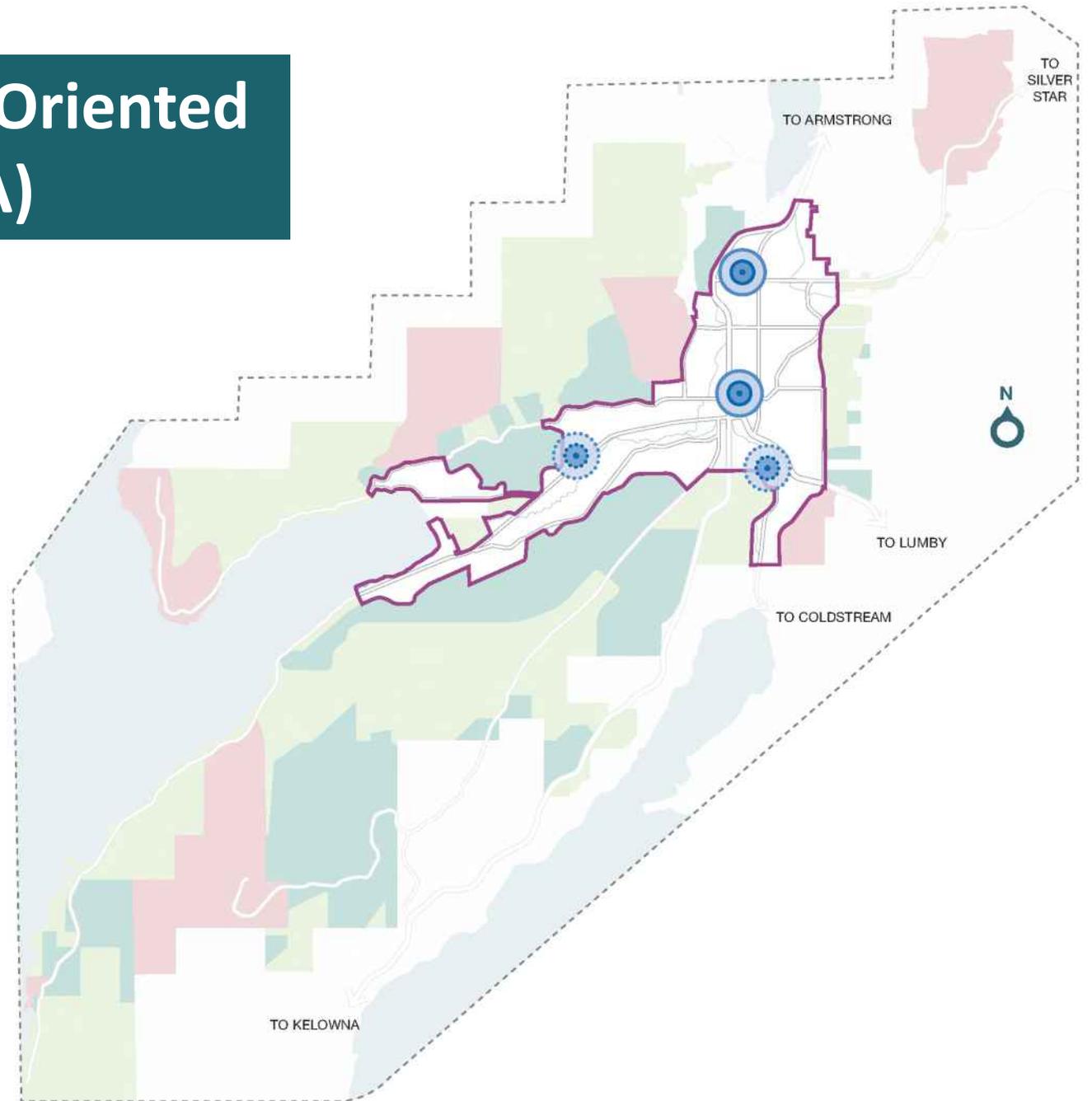


# Transit-Oriented Development Areas and Future Growth

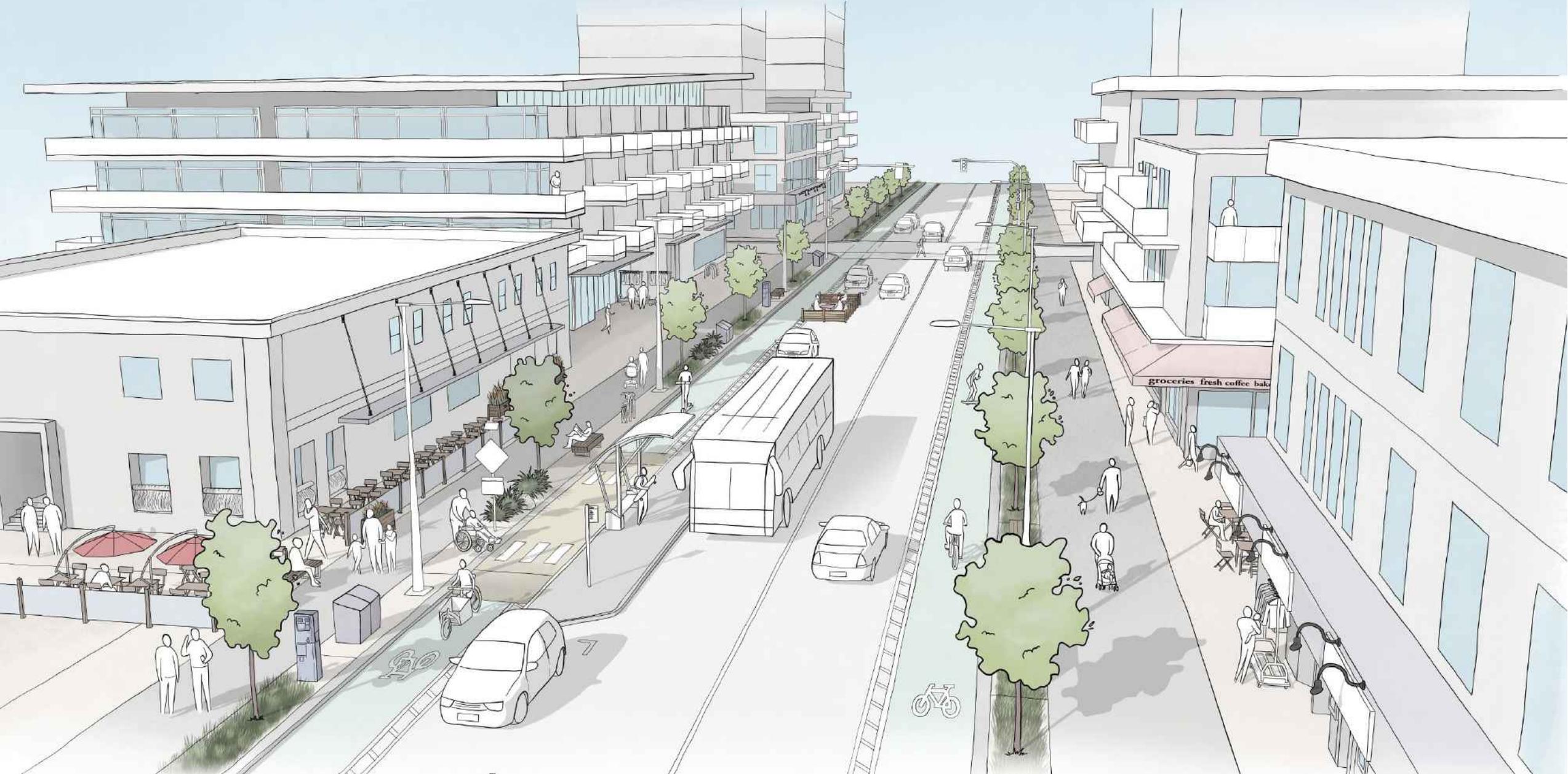
*Figure 1: Minimum height and density requirements in a TODA*



# Map 2 – Proposed Transit Oriented Development Areas (TODA)

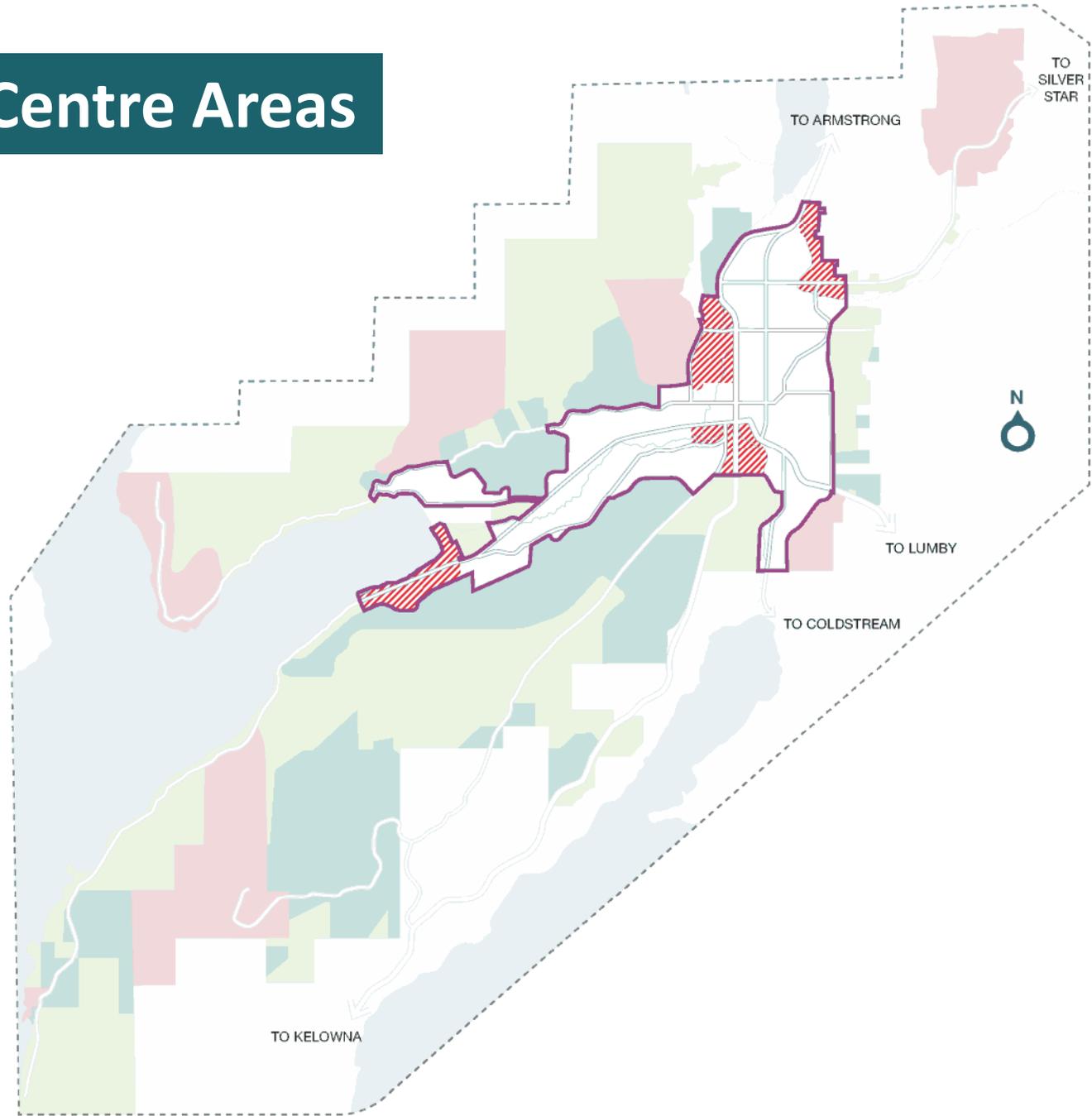


**Figure 2: Envisioned streetscape design for a TODA in the City of Vernon**



# Map 3 – Proposed Village Centre Areas

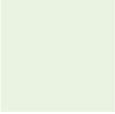
-  Focused Growth Area
-  Medium Density Mixed Use Urban Village Areas
-  Hillsides
-  Rural
-  ALR

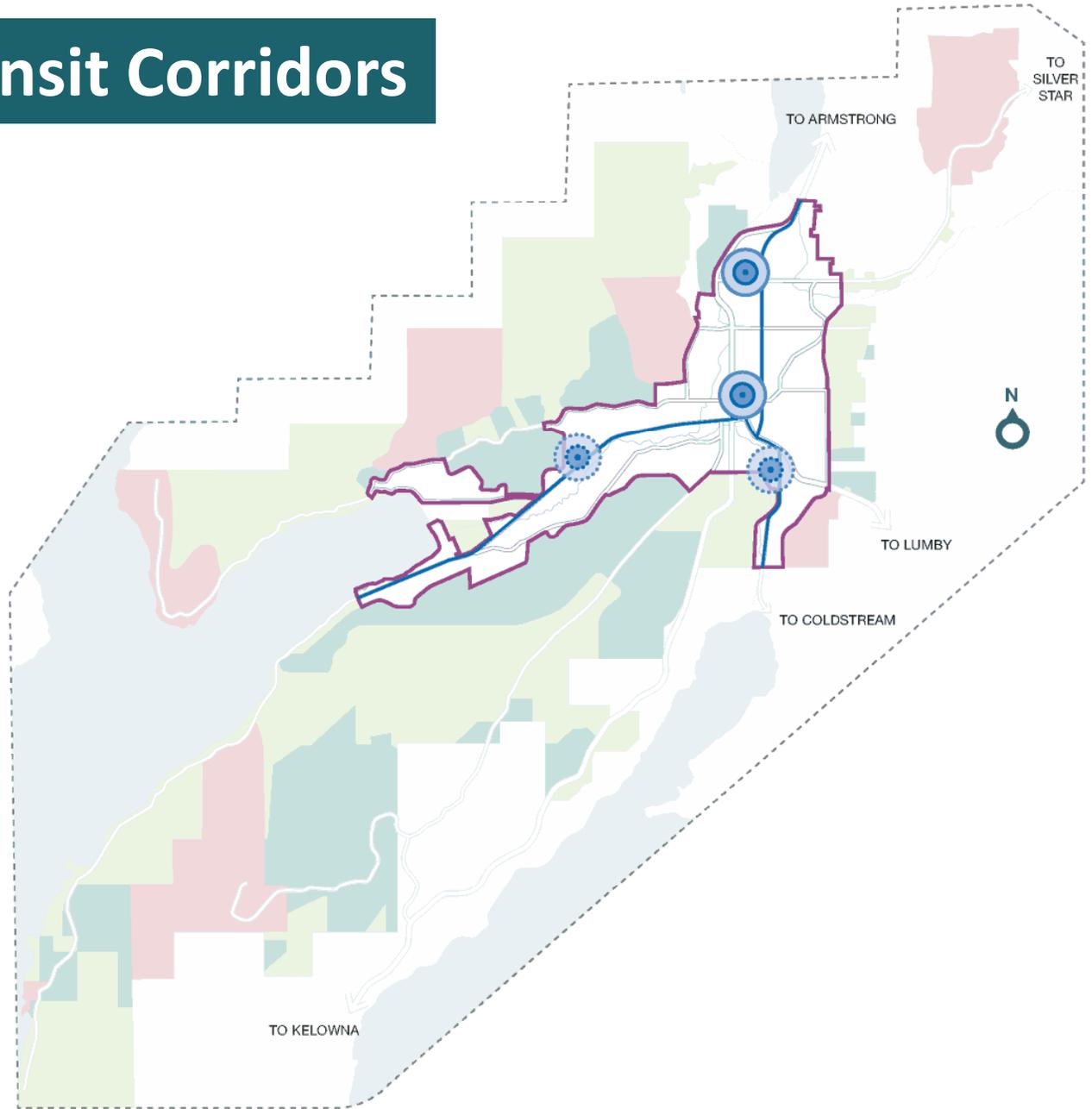


**Figure 3: Envisioned streetscape design for a Village Centre in the City of Vernon**



# Map 4 – Proposed Public Transit Corridors

-  Focused Growth Area
-  Approved TODA
-  Proposed TODA
-  Transit Corridor
-  Hillsides
-  Rural
-  ALR



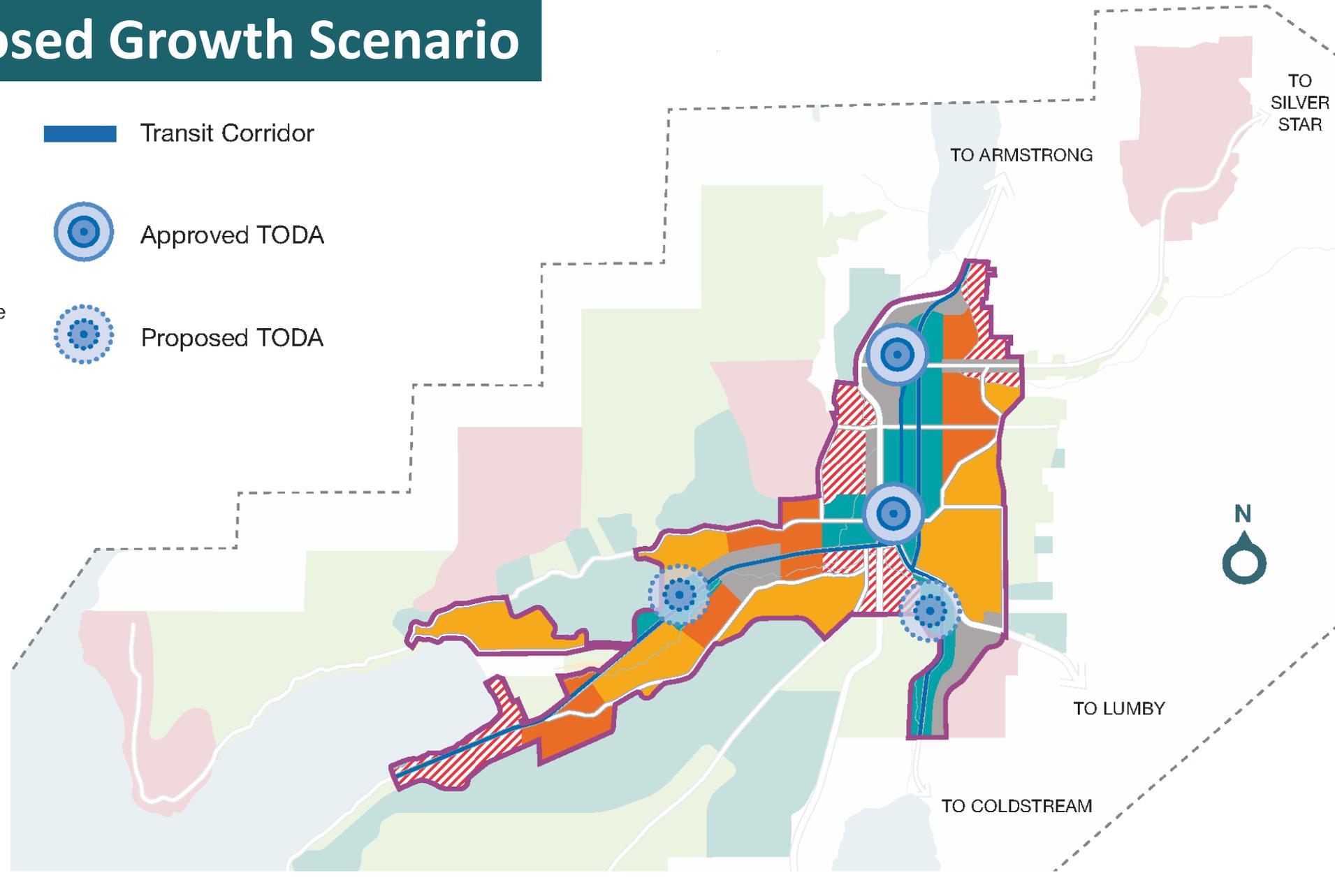
**Figure 4: Envisioned streetscape design for a Public Transit Corridor in the City of Vernon**



# Map 5 - Proposed Growth Scenario

-  Focused Growth Area
-  Mixed Use Areas
-  Medium Density Mixed Use Urban Village Areas
-  Medium Density Neighbourhood Areas
-  Low Density Neighbourhood Areas
-  Industrial / Highway Commercial Areas
-  Hillsides
-  Rural
-  ALR

-  Transit Corridor
-  Approved TODA
-  Proposed TODA



# Discussion

# Transportation Plan

- Key Findings From Phase 1 Engagement
- Future Directions for Shaping the Transportation Network

## What We Heard: Public Transit & Personal Vehicle Alternatives

*“Every neighbourhood + community has access to all kinds of transportation”*



## What We Heard: Roads



*"...Entrance clean up-  
changing Vernon's image"*

## What We Heard: Walking & Bike Trails

*“...How do we keep moving all year”*



## What We Heard: Scooters and Mobility Devices



## What We Heard: Parking

*“More parking downtown -try not to take away parking”*



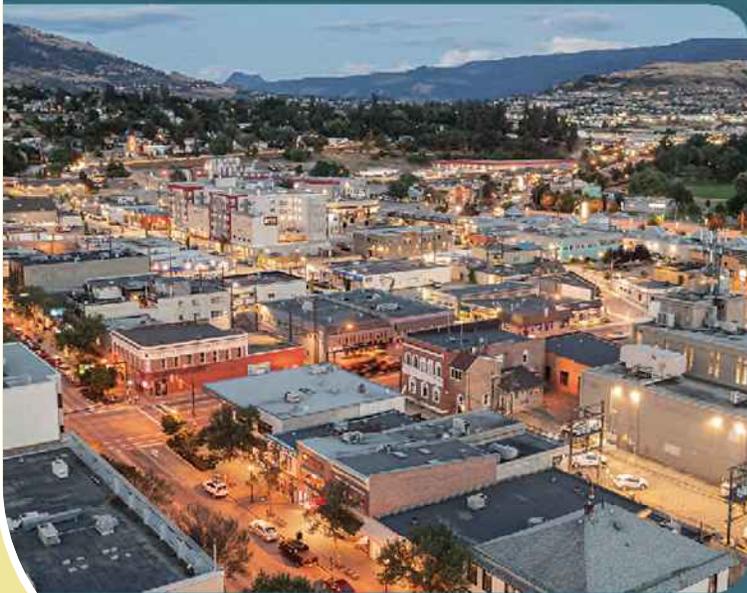
# Transportation Prioritization Exercise

- Road Cross-sections (30 mins)
  1. Transit Oriented Development
  2. Neighbourhood
- Transportation Prioritization Framework (15 mins)

# Discussion

# **Phase 2 Engagement: Community Survey Overview**

# Have Your Say About the Future of Our Community



## The City of Vernon is updating our Official Community Plan (OCP) and Transportation Plan (TP)

These plans will shape how our neighbourhoods and transportation networks can best support our growing population.

The next opportunity to share your thoughts on housing, transportation, parks and trails, culture and community is coming this fall.

**Scan the QR Code**



[engagevernon.ca/ocp-tp](https://engagevernon.ca/ocp-tp)



## Help Us Build a Better Vernon



## Visit the Open House

**When:** Thurs. Nov. 7, 2024

**Time:** 1:00 p.m. – 8:00 p.m.

**Where:** Vernon Library / ORL Branch  
2800 30th Ave., Vernon

## Provide Your Feedback

Complete the survey online  
from Oct. 28 – Nov. 14

Or pick up a paper copy at:  
Community Services Building  
3001 32nd Ave., Vernon  
8:30 a.m. – 4:30 p.m., Mon. – Fri.

## For More Information

**Call:** 250-550-3570 or

**Email:** [ocp-tp@vernon.ca](mailto:ocp-tp@vernon.ca)



**Thank you!**