



Memorandum to Council

To: Mayor and Council File No: 6480-02 / 8300-07
Date: May 12, 2025
From: Anne Huiskens, Transportation Planner
Matt Faucher, Acting Manager, Long Range Planning & Sustainability
Subject: Official Community Plan and Transportation Plan Review – Land Use and Major Transportation Projects Parts 2 and 3

Purpose:

To provide an update to Council on progress with the Official Community Plan (OCP) and Transportation Plan (TP) prior to the launch of Phase 3 Public Engagement in late May.

Recommendation:

THAT Council receive the memorandum titled Official Community Plan and Transportation Plan Review – Land Use and Major Transportation Projects Parts 2 and 3, dated May 12, 2025.

Background:

As communicated to Council during the April 28, 2025 Committee of the Whole meeting, the update on OCP land use and TP major projects is being split into four parts. This memorandum is on Parts 2 and 3, which includes the North Vernon and Harwood areas of the City (Part 2), as shown in Figure 1, and East Hill, Mission Hill, Polson, Jubilee Hill, and Mission Hill areas of the City (Part 3), as shown in Figure 2.

As with the previous presentation, the transportation projects are outlined in Attachment 1 (Part 2) and Attachment 2 (Part 3). The Proposed Future Land Use Maps are provided in Attachment 3 (Part 2) and Attachment 4 (Part 3). The slides for both the OCP and TP portions of the presentation are included as Attachments 5 and 6. Additionally, Attachment 7 provides an overview of the Proposed Future Land Use Designations and Form Definitions.

PART 2: North Vernon and Harwood

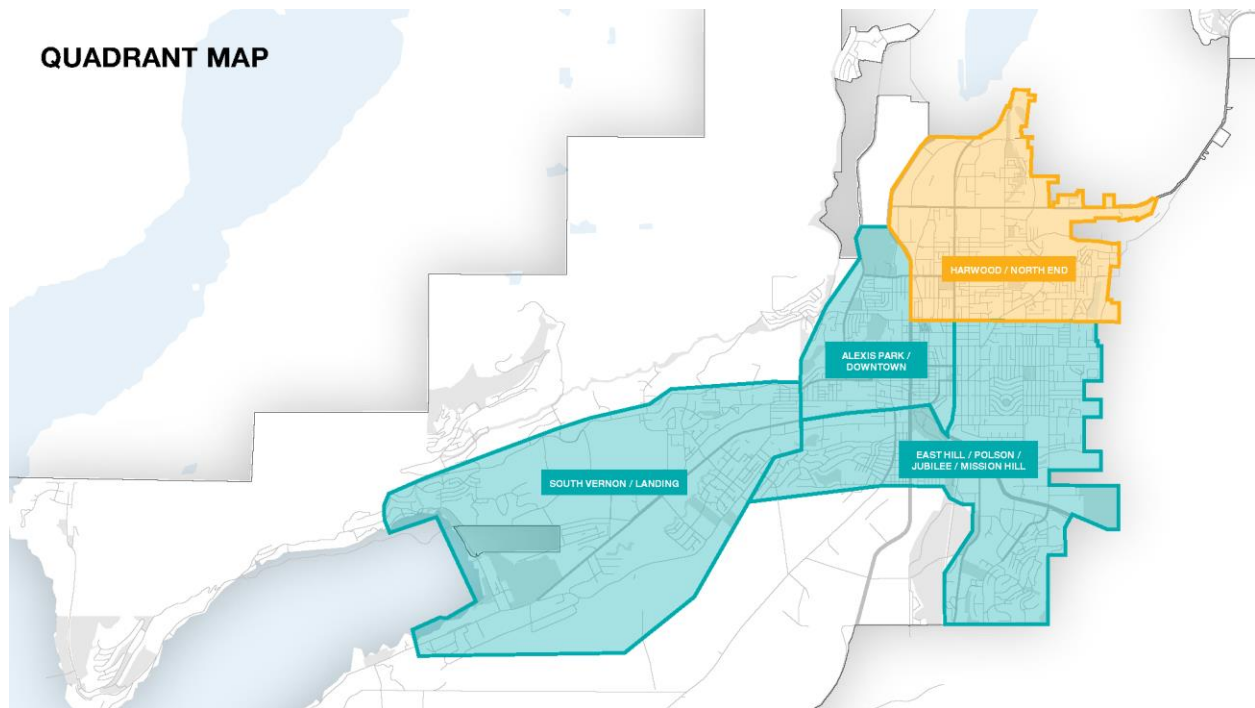
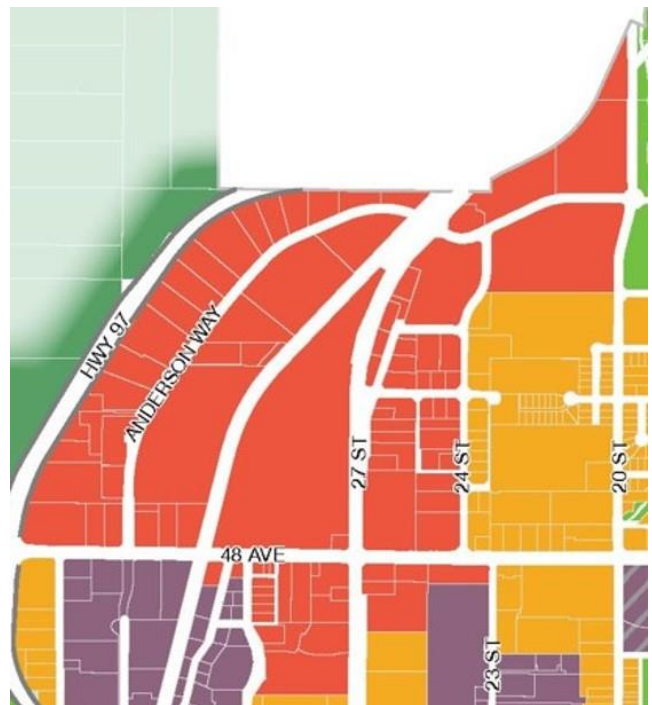


Figure 1: North Vernon / Harwood area of the City to be presented on May 12

The Proposed Future Land Use Map for Part 2 is provided in Attachment 3.

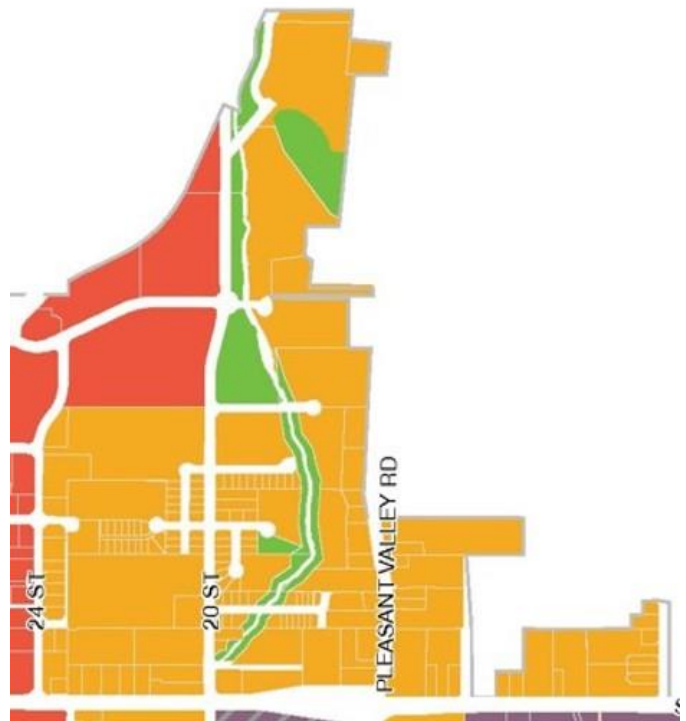
North Vernon Urban Centre

The North Vernon Urban Centre encompasses the Anderson Way area which has been largely built out over the past twenty years with big box stores, strip malls, hotels and a casino. To the east, along 27th Avenue, the Urban Centre also includes the new Village Green Transit Oriented Development Area (TODA) which was recently designated by Provincial Legislation to be more permissible in achieving higher, more intensive residential and commercial developments. There are significant opportunities for re-development in this centrally located Urban Centre as there still remains a few large, vacant sites along Anderson Way coupled with opportunities to convert aging strip malls, large surface parking lots and other underutilized spaces to housing and mixed-use development projects over the coming decade.



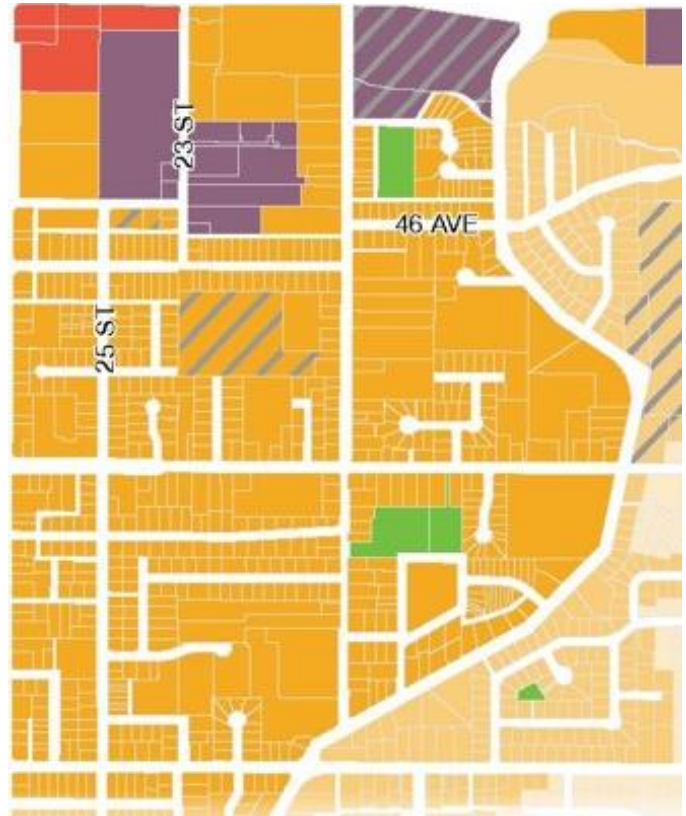
North Vernon Urban Neighbourhood

Building on the current Official Community Plan (OCP) designation of Residential Medium Density (RMD), the North Vernon Urban Neighbourhood designation supports medium scale development such as townhouses and apartment buildings along 20th Street including the Anderson Ranch Development Lands bordering the Regional District of North Okanagan (RDNO). The transit exchange along 58th Avenue has the potential to become a TODA in the future should the service frequency increase mandating the area for height and density as per Provincial legislation. Overall, the area is well suited to increase housing supply in a centrally located area of the City with a diversity of housing forms.



Harwood Urban Neighbourhood

In the current OCP, the Harwood Neighbourhood contains a mix of low and medium density housing designations. The proposed new Urban Neighbourhood is consistent with this approach and will continue to support Gentle Density through Missing Middle Housing which means gradually increasing density in the neighbourhood. This involves adding housing forms such as laneway houses, backyard cottages, duplexes, fourplexes, townhouses and small apartments to boost housing supply without altering neighbourhood character. Integration of larger apartments and commercial uses will be encouraged where guided by specific policy. New housing is well supported within the area with local amenities such as schools, parks and bike ways and is in close proximity to nearby shopping and employment.



PART 3: East Hill, Mission Hill, Polson, Jubilee Hill, and Mission Hill

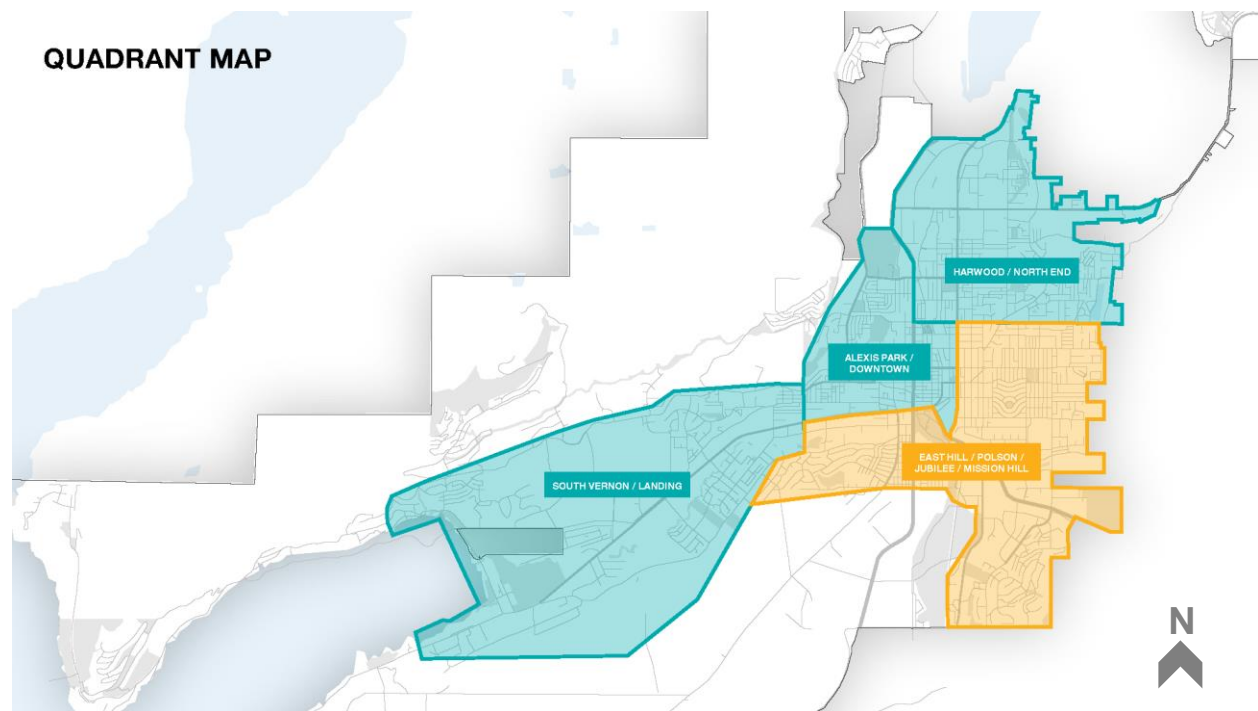
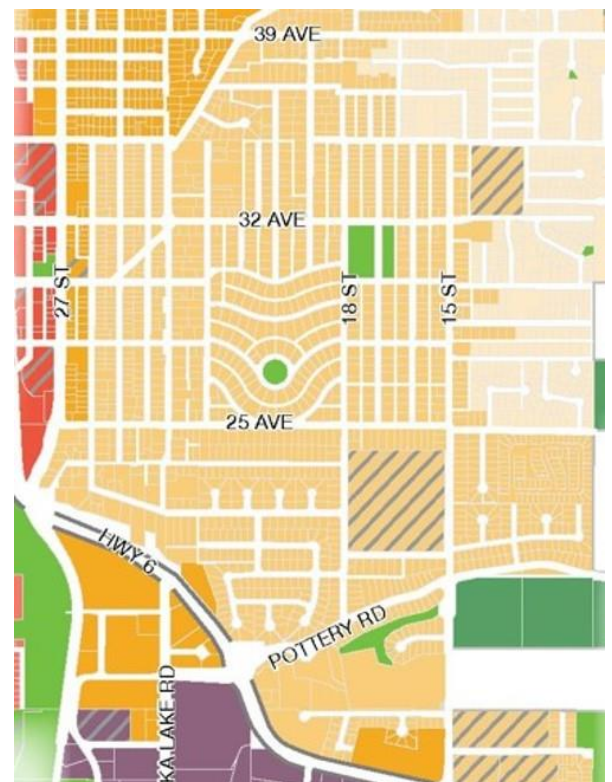


Figure 2: East Hill to Mission Hill area of the City to be presented on May 12

The Proposed Future Land Use Map for Part 3 is provided in Attachment 4.

East Hill Suburban Neighbourhood

In the current OCP, the East Hill Neighbourhood provides direction to achieve low density housing forms and this will be aligned with the East Hill Suburban Neighbourhood designation. Development opportunities will focus on Gentle Density in alignment with the recently introduced Provincial Small-Scale Multi-Unit Housing legislations. It allows properties to redevelop to a number of housing forms including laneway houses, backyard cottages, duplexes and fourplexes. The designation will also support the development of townhouses and small apartments along arterial and collector roads to provide a variety of housing options by specific policy. Residential growth will be supported by neighbourhood amenities and features such as schools, parks and bike ways.



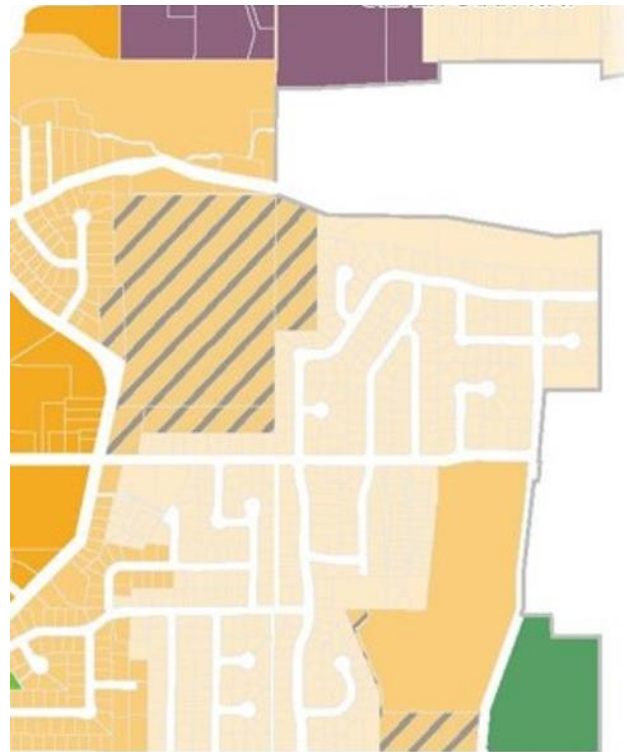
Middleton Mountain and Kalamalka Lake Road

The Middleton neighbourhood is designated as low density residential and hillside residential in the current OCP. The area is largely developed with single detached homes, suites, and multi-unit strata developments. There are only a few remaining vacant properties to develop in the area and the proposed Suburban Neighbourhood designation will support the continuation of the low-density housing forms. There are a few properties along lower Kalamalka Lake Road that could support a greater mix of housing forms although slope and geotechnical site constraints may limit the amount of housing.



East Hill Suburban Limited Neighbourhood

Suburban Limited Neighbourhoods are low-density areas where steep slopes, infrastructure limitations, or environmental features restrict redevelopment. Growth will focus on single-detached homes with options for secondary suites or accessory units. The area in East Hill is designated LRD in the current OCP and has been identified by RDNO as an area limited by reservoir water storage to support fire flows for multi unit development. The proposed future land use for this area is Suburban Limited. This designation can be reassessed over time as more reservoir storage capacity becomes available.



Mission Hill and 25th Avenue Corridor

The Mission Hill neighbourhood is designated as RLD in the current OCP with the area between 25th Avenue and Okanagan Avenue designated as RMD. These designations align with the proposed Suburban Neighbourhood for the area south of Okanagan Avenue and Urban Neighbourhood for the area between 25th Avenue and Okanagan Avenue. As the proposed Urban Neighbourhood redevelops, and transit frequency improves, the area could support increased housing options in the form of low to mid-rise apartments along the 25th Avenue corridor. Though this change will take time, the opportunity to create a mix of housing options within close proximity to the Downtown Urban Centre has potential.



Jubilee Hill Village Centre

Jubilee Hill Village Centre is envisioned to be a growing neighbourhood in the City that supports the operations of the Vernon Jubilee Hospital campus and associated health care uses (both public and private) while supporting more transit-oriented housing opportunities and strategically located commercial uses near this major employment hub. The village centre will accommodate a range of health



focused uses complementary to the hospital including health administration, health education, patient services or care facility operation. The Village Centre will also support more housing opportunities near this major employment centre, including Missing Middle Housing Forms such as laneway houses, backyard cottages, duplexes, fourplexes, townhouses and small apartments. Integration of larger apartments and commercial uses will be encouraged where guided by specific policy. Municipal investment in the area will concentrate on establishing appropriate streetscapes, local parks, walking and cycling connections and road improvements to increase the vibrancy and overall quality of life in the neighbourhood.

Communication:

Following the next OCP and Transportation Plan Update - Part 4 to Council on May 20th, 2025 the project will launch Phase 3 of Public Engagement.

Attachments:

- Attachment 1 – Major Transportation Project List for North Vernon / Harwood
- Attachment 2 – Major Transportation Project List for East Hill to Mission Hill
- Attachment 3 – Proposed Future Land Use Map: Part 2
- Attachment 4 – Proposed Future Land Use Map: Part 3
- Attachment 5 – Official Community Plan Land Use and Transportation Projects Part 2
- Attachment 6 – Official Community Plan Land Use and Transportation Projects Part 3
- Attachment 7 – Future Land Use Classifications and Form Definitions

Reviewed by: Terry Barton, Director, Planning and Community Services

Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer