

Official Community Plan & Transportation Plan

Sections 2 & 3



**Council Presentation
May 12, 2025**

Purpose of today

Overview:

- Land use guided by public engagement
- Urban Centre: North Vernon
- Urban Neighbourhood
- Suburban Neighbourhood
- Suburban Limited Neighbourhood
- Connecting Land Use and Transportation Projects

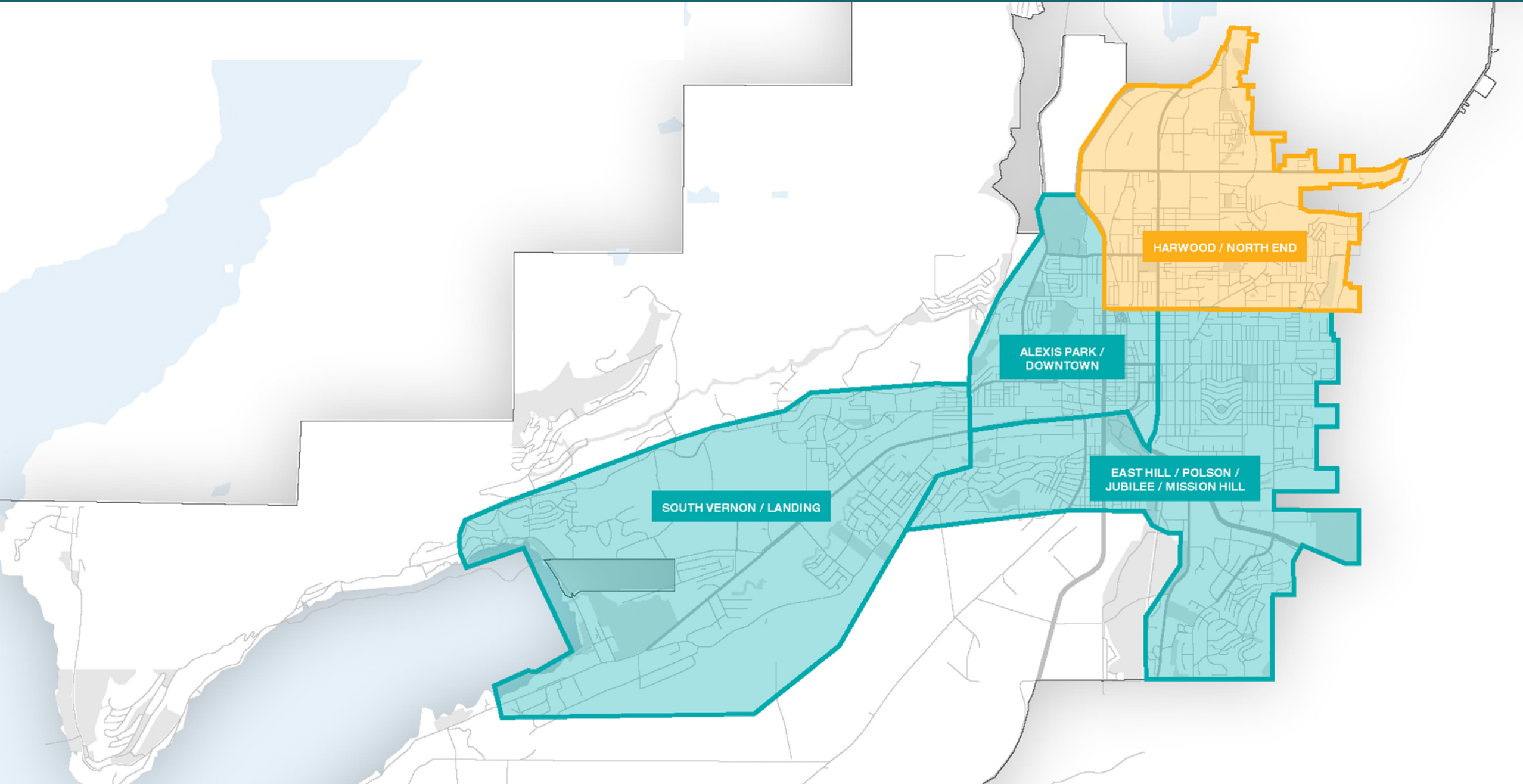
Official Community Plan & Transportation Plan

North Vernon
&
Harwood



**Council Presentation
May 12, 2025**

City Section: 2 of 4



Land Use Designation Structure

Growth Strategy



Land Use Designation (GENERAL AREA)



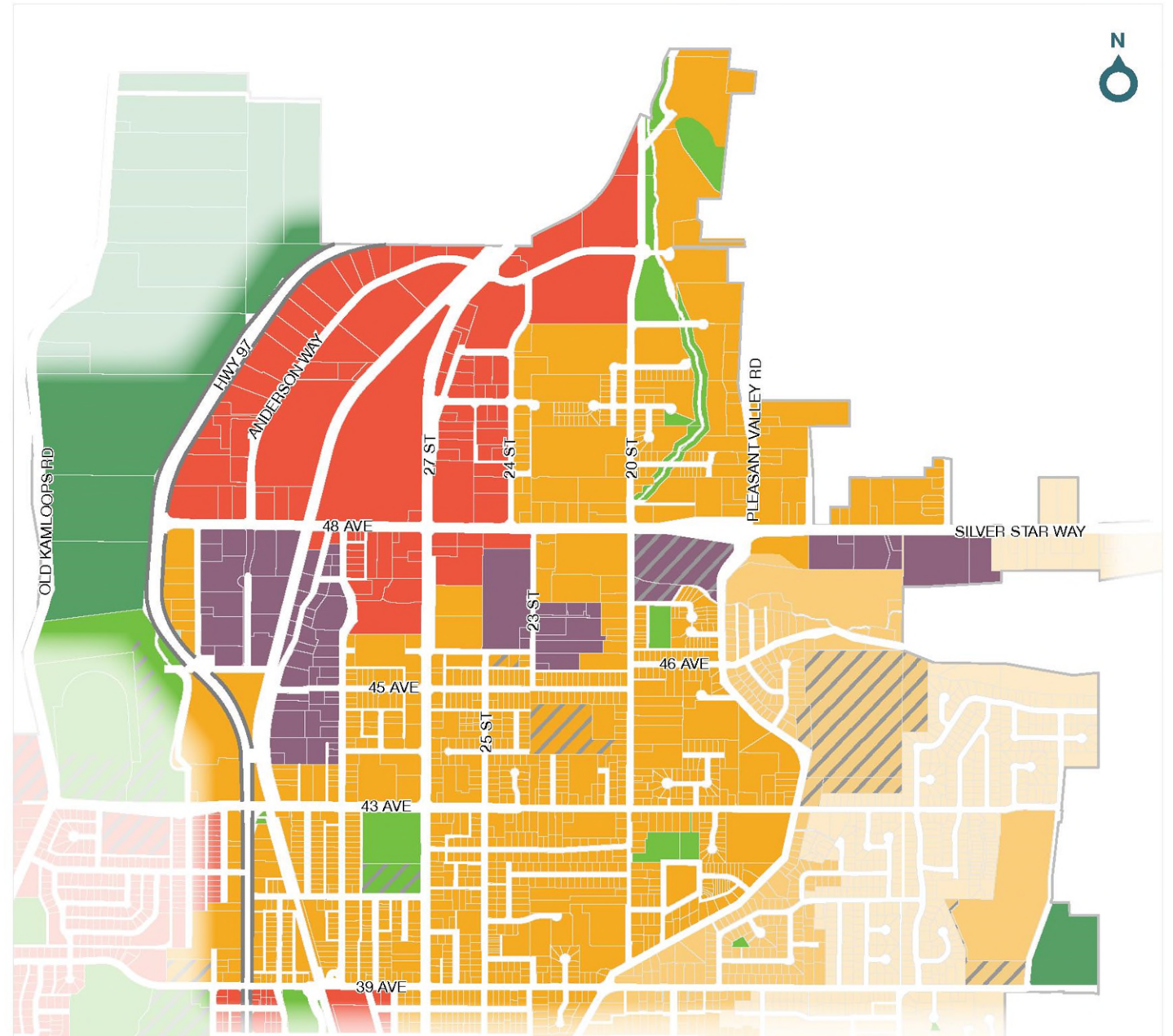
Area Vision



Policies & Objectives

Section 2: North Vernon & Harwood

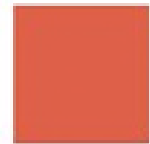
PROPOSED FUTURE LAND USE North Vernon / Harwood



Land Use Definitions: Urban Centre

What is an Urban Centre?

Urban Centres are Vernon's main hubs for development, combining housing, jobs, services, and transit access to support complete, connected communities and reduce car dependence.



Urban Centre



North Vernon Urban Centre

Vision for North Vernon

The North Vernon is a vibrant commercial and employment hub, home to major retail, restaurants, entertainment, and transit connections. As the area evolves, new housing will bring more residents closer to shops, services, and jobs—supporting a walkable, mixed-use community with strong transit access and room to grow.



Urban Centre



North Vernon Urban Centre

Example Policies for North Vernon

Urban Vision & Planning

- Plan the North Vernon Urban Centre as Vernon's commercial, services, and economic heart, with a higher intensity and mix of commercial and housing land uses.
- Update the North Vernon Neighbourhood Plan to reflect current needs, guide growth, and strengthen North Vernon's role as a employment hub and the City's northern gateway.

Land Use and Building Form

- Encourage a wide range of compatible uses, including:
 - i. Mixed-use commercial
 - ii. Residential (primarily apartment-style)
 - iii. Large format retail and services
 - iv. Dining and entertainment
 - v. Parks, plazas, and public spaces
- Encourage commercial frontages along Anderson Way and 27th Street to maintain street-level activity and visual interest. While supporting multi-modal transportation options and transit services.

North Vernon Urban Centre

Growth Aspirations

Increase residents in the North Vernon Urban Centre by 2,500 over the next 20 years



North Vernon Urban Centre

Growth Aspirations

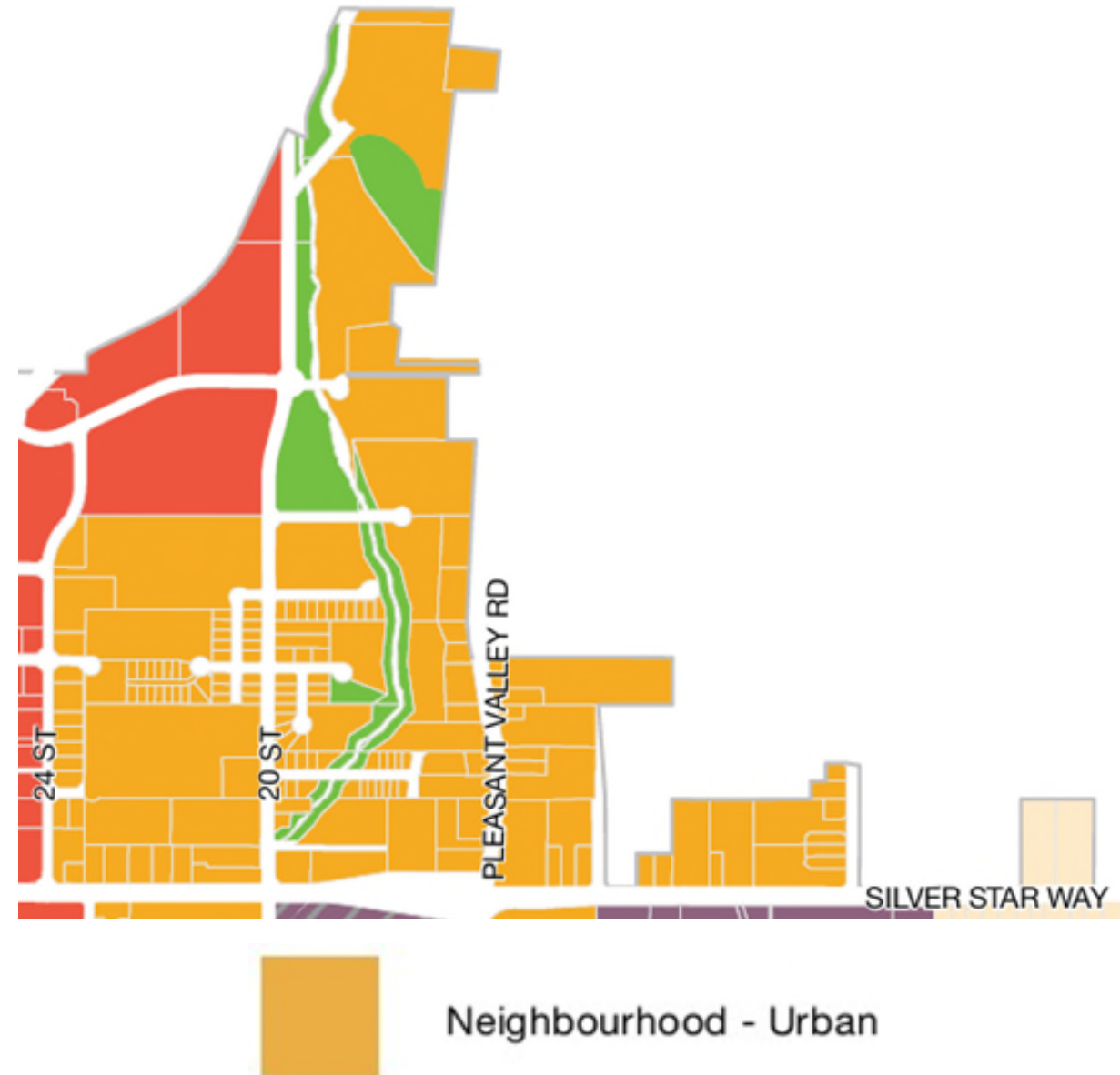
Increase residents in the North Vernon Urban Centre by 2,500 over the next 20 years



Land Use Definitions: Urban Neighbourhood

What is an Urban Neighbourhood?

Urban Neighbourhoods are transit-served, medium-scale communities that provide a range of housing choices and connect residents to nearby centres, parks, and essential services by foot, bike, or transit.



Urban Neighbourhoods – North Vernon

Growth Aspirations

Increase residents in each urban neighbourhood by 1,000 over the next 20 years



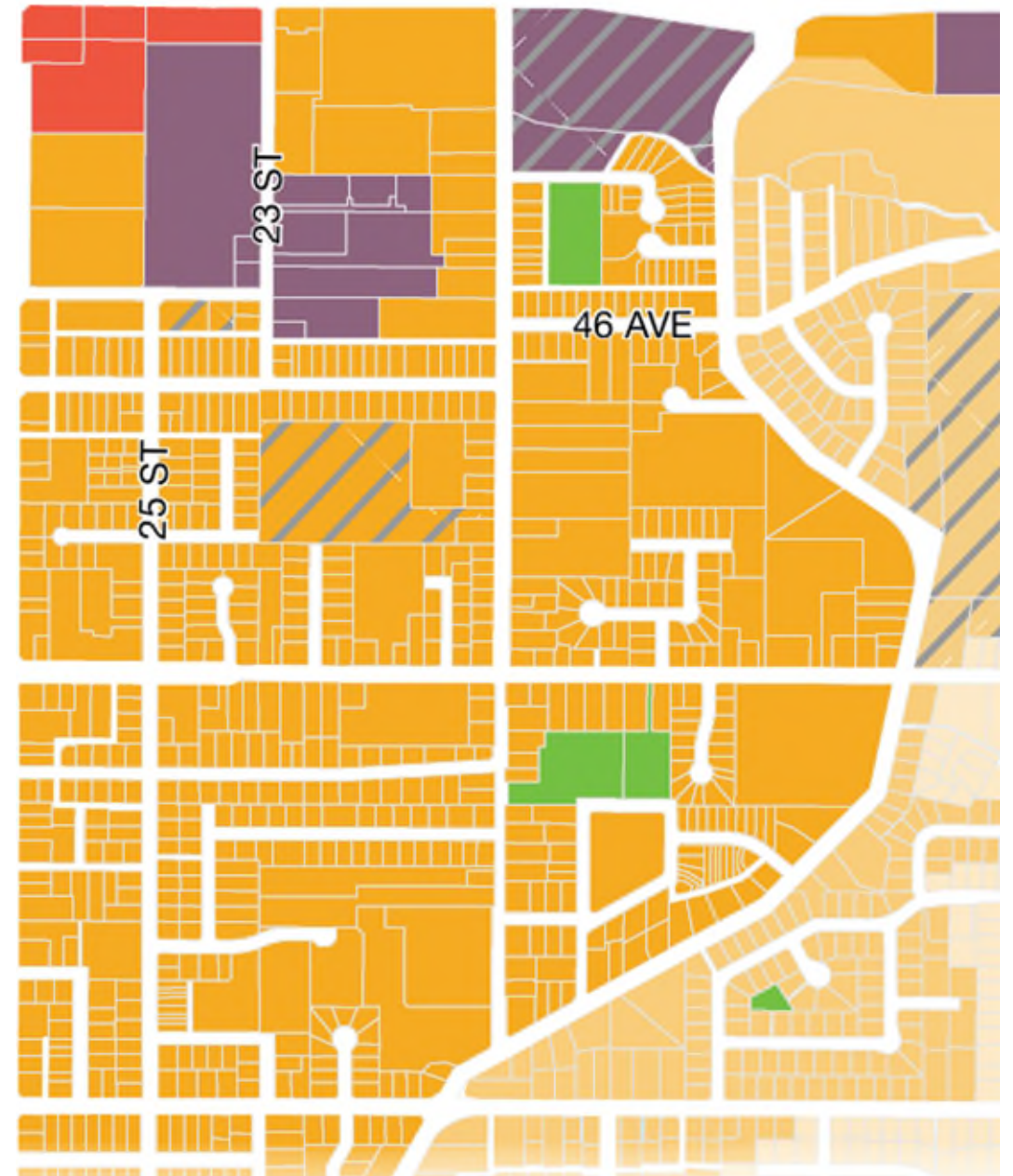
Urban Neighbourhoods

Vision for Urban Neighbourhoods

- *Focused on housing*
- *Multi-modal mobility infrastructure*
- *Close proximity to Centres*



Neighbourhood - Urban



Urban Neighbourhoods - Harwood

Growth Aspirations

Increase residents in each urban neighbourhood by 1,000 over the next 20 years



Urban Neighbourhoods

Example Policies for Urban Neighbourhoods

Purpose and Function

- Focus development / redevelopment on providing housing in close proximity to services and amenities in Centres.
- Encourage the creation of a diverse mix of housing options in Urban Neighbourhoods to increase transit ridership to support frequency.
- Strengthen multi-modal transportation infrastructure to encourage walking, rolling and cycling.

Land Use and Building Form

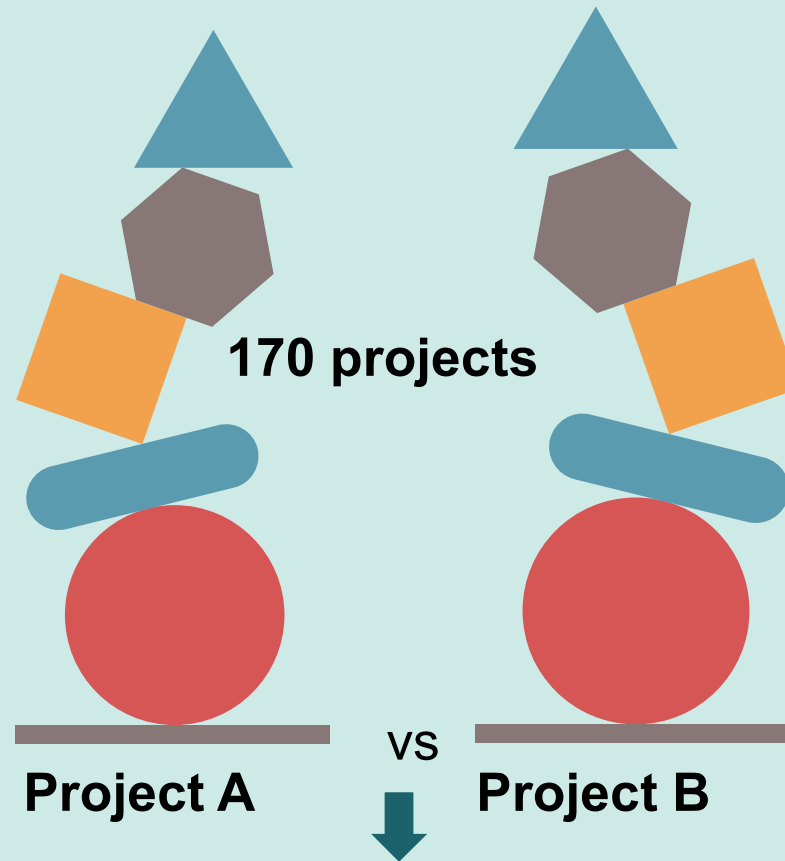
- Support a range of low-rise buildings throughout the Neighbourhood, including:
 - i. Single-detached homes
 - ii. Townhomes
 - iii. Low-rise apartments
 - iv. Local commercial
- Consider mid-rise apartments and mixed-use buildings with ground-floor commercial along arterial and collector roads.

Transportation Plan

Looking ahead at our road network



Council Presentation 1
May 12, 2025



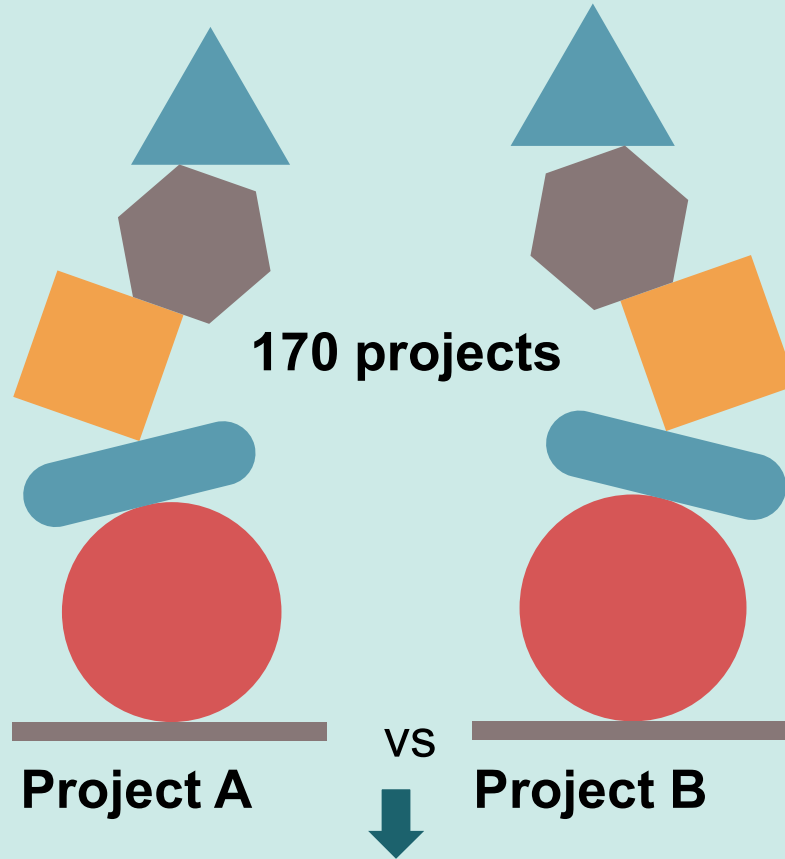
Short Term

Medium term

Long term and future

Public Engagement

Best Practices



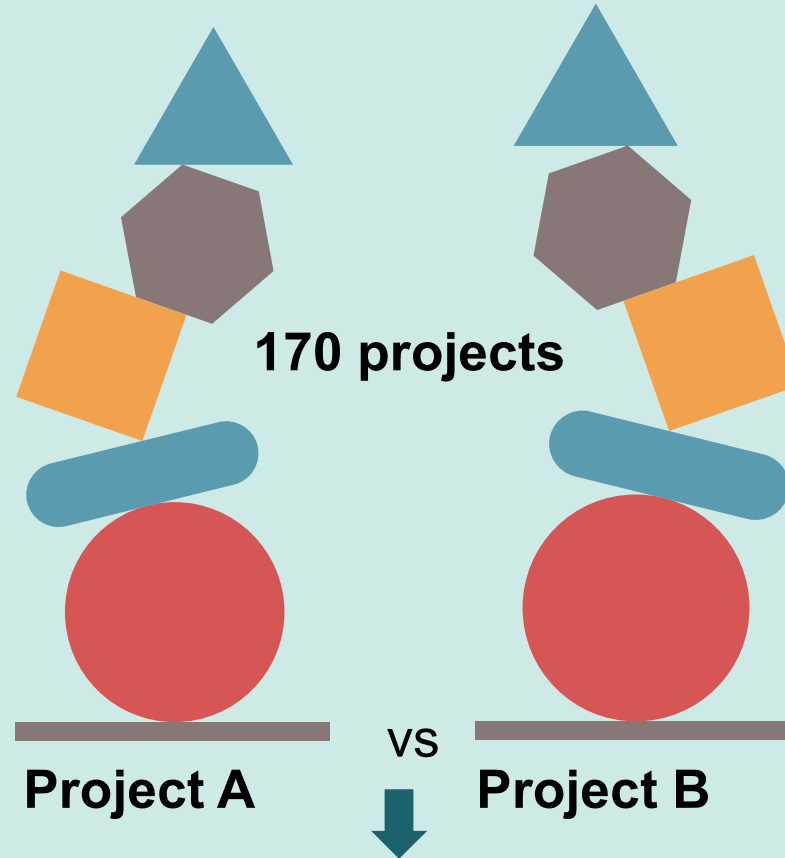
Short Term
Medium term
Long term and future

Technical Studies



Public Engagement

Best Practices



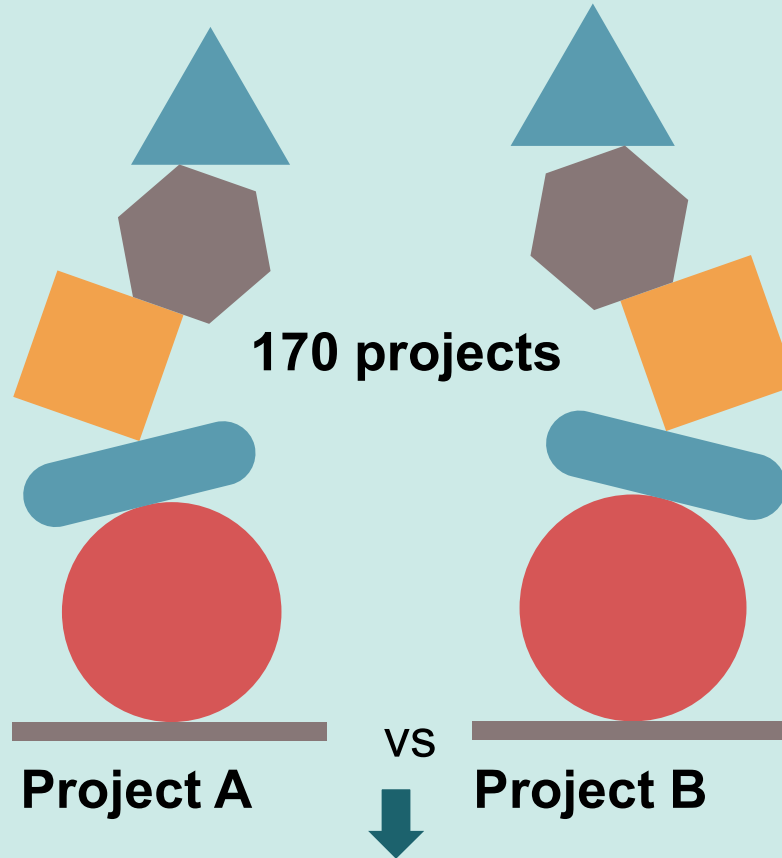
Short Term
Medium term
Long term and future

Technical Studies



Public Engagement

Best Practices



170 projects

Project A

vs

Project B

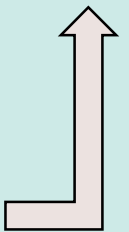
Short Term

Medium term

Long term and future

- **High Traffic Areas**
- **Fill Key Network Gaps**
- **Safety Improvements**
- **Future Growth**
- **Community Values**

Key takeaways



Looking Ahead: North Vernon and Harwood

ALL PROPOSED TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Arterial

Community Collector

Neighbourhood Collector

New Road

Active Transportation

Multi-use Path
(Planned Capital Project)

Protected Pedestrian & Bike Infrastructure

Desire Line

Supporting Infrastructure

Corridor Upgrade
(Noted by colour)

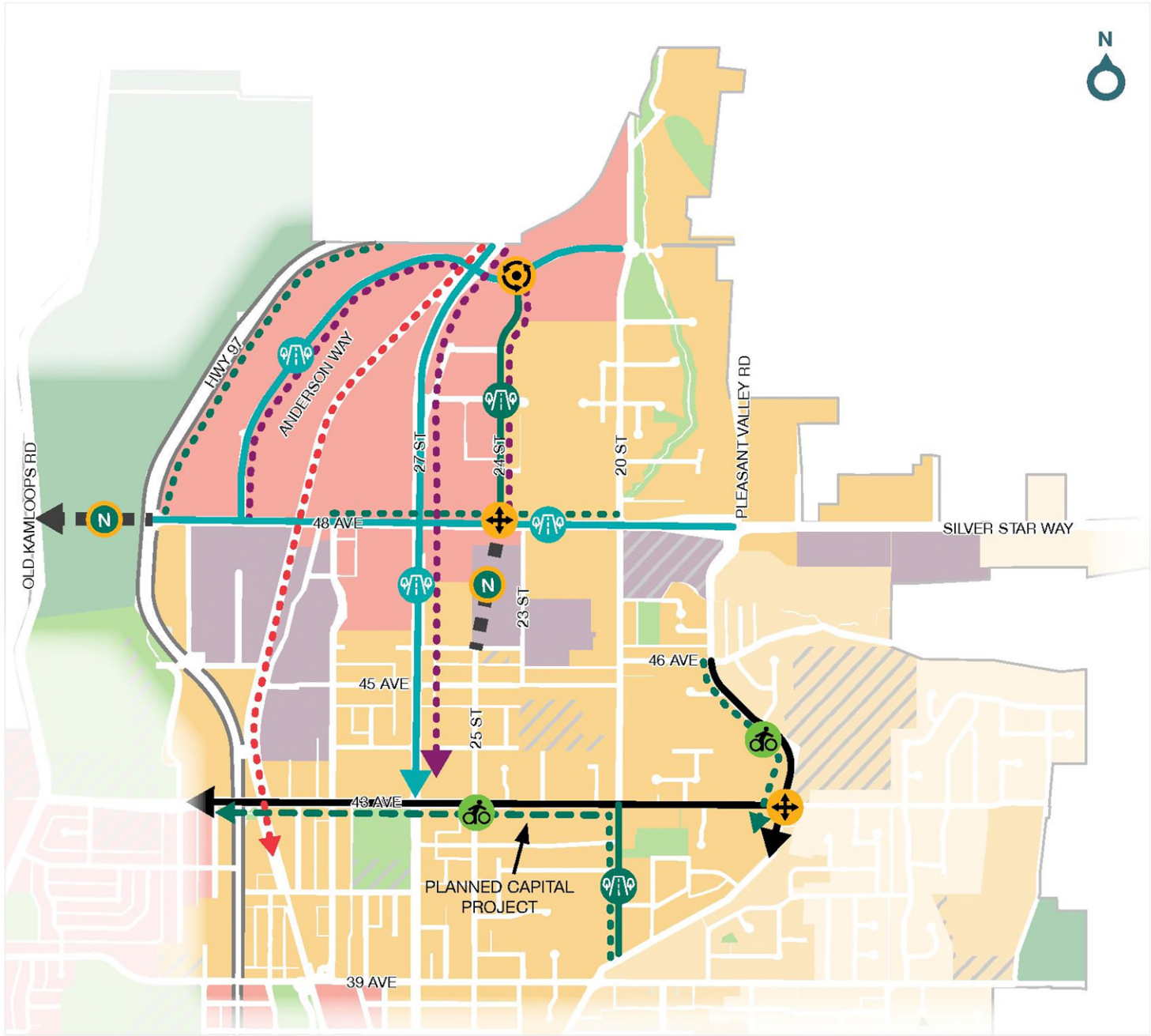
Roundabout

Intersection Upgrade

New Road

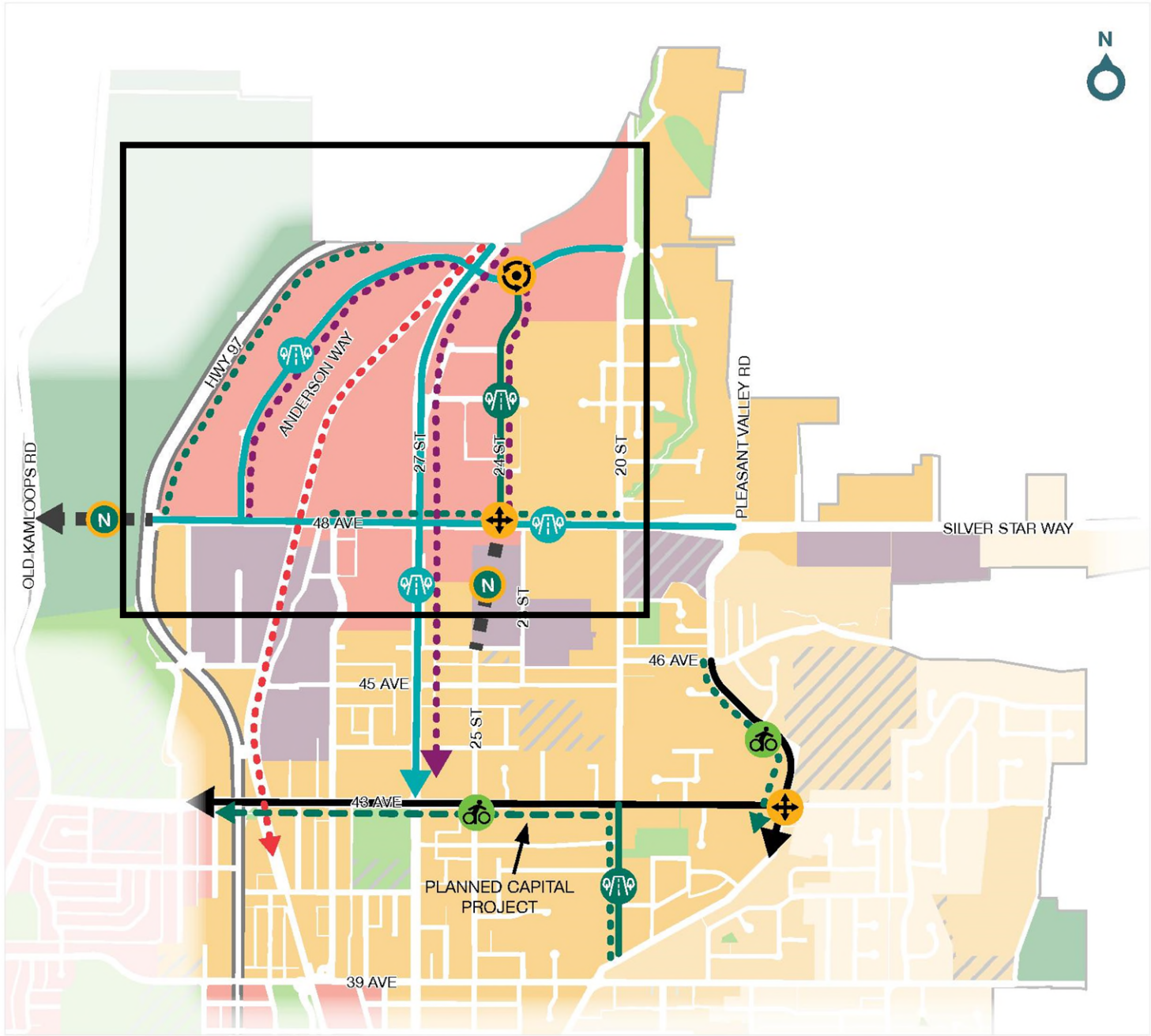
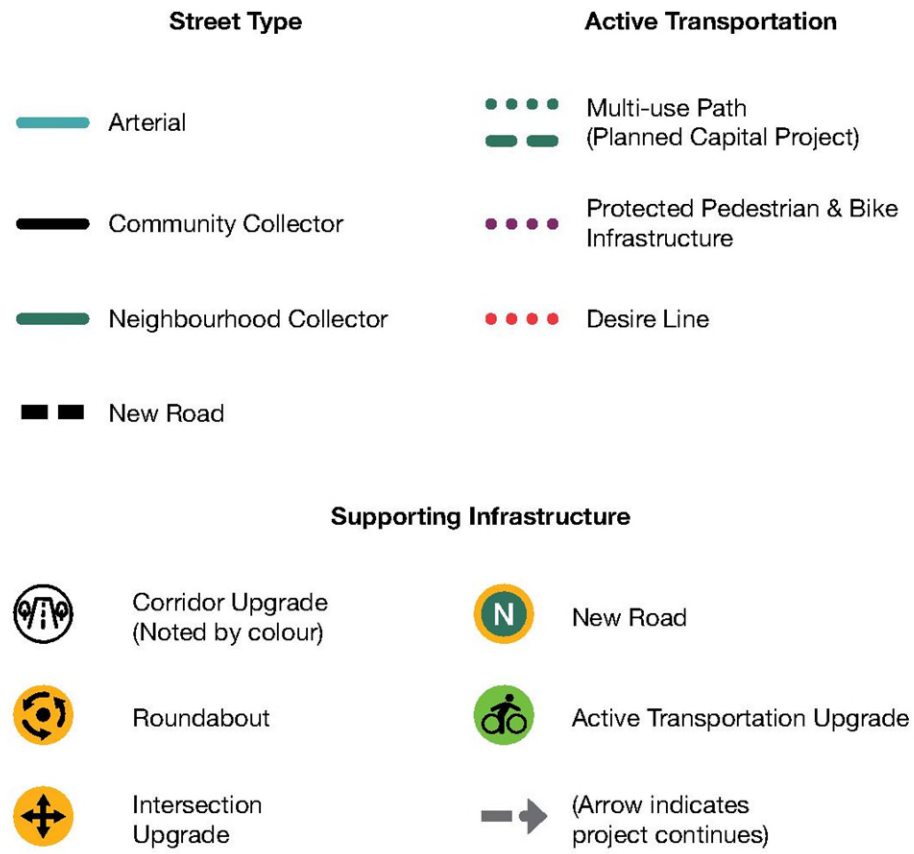
Active Transportation Upgrade

(Arrow indicates project continues)



ALL PROPOSED TRANSPORTATION PROJECTS

North Vernon / Harwood



North Vernon & Harwood

Short Term Major Transportation Projects

PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

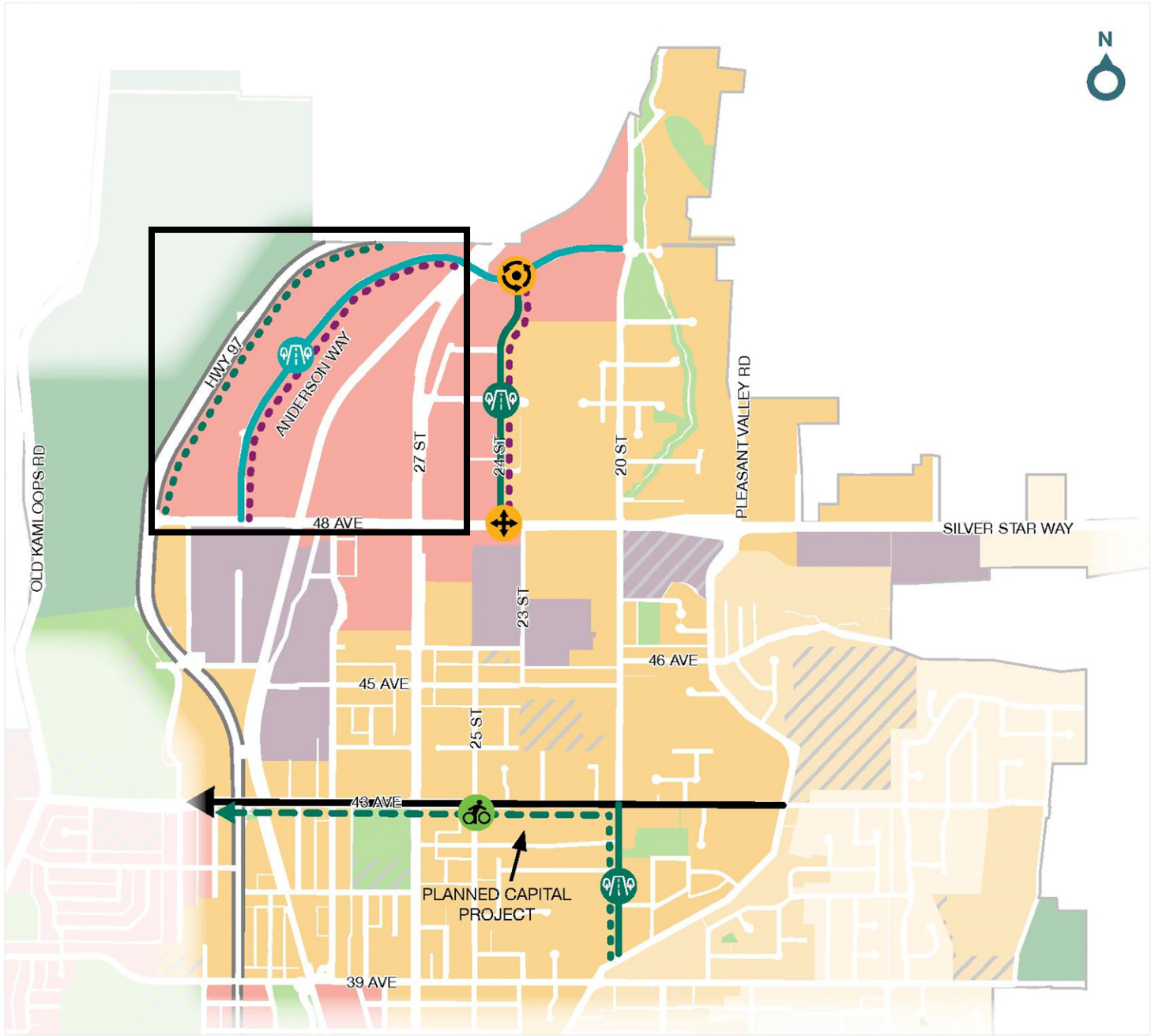
- Arterial
- Community Collector
- Neighbourhood Collector

Active Transportation

- Multi-use Path (Planned Capital Project)
- Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

- Corridor Upgrade (Noted by colour)
- Roundabout
- Active Transportation Upgrade
- (Arrow indicates project continues)



Car-centric design



Car-centric design

Underserved Active
Transportation
Infrastructure



Car-centric design

Underserved Active
Transportation
Infrastructure

Challenging
experience for drivers



Visual only* The future road cross-section will be determined through a detailed planning and engineering design process.



PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

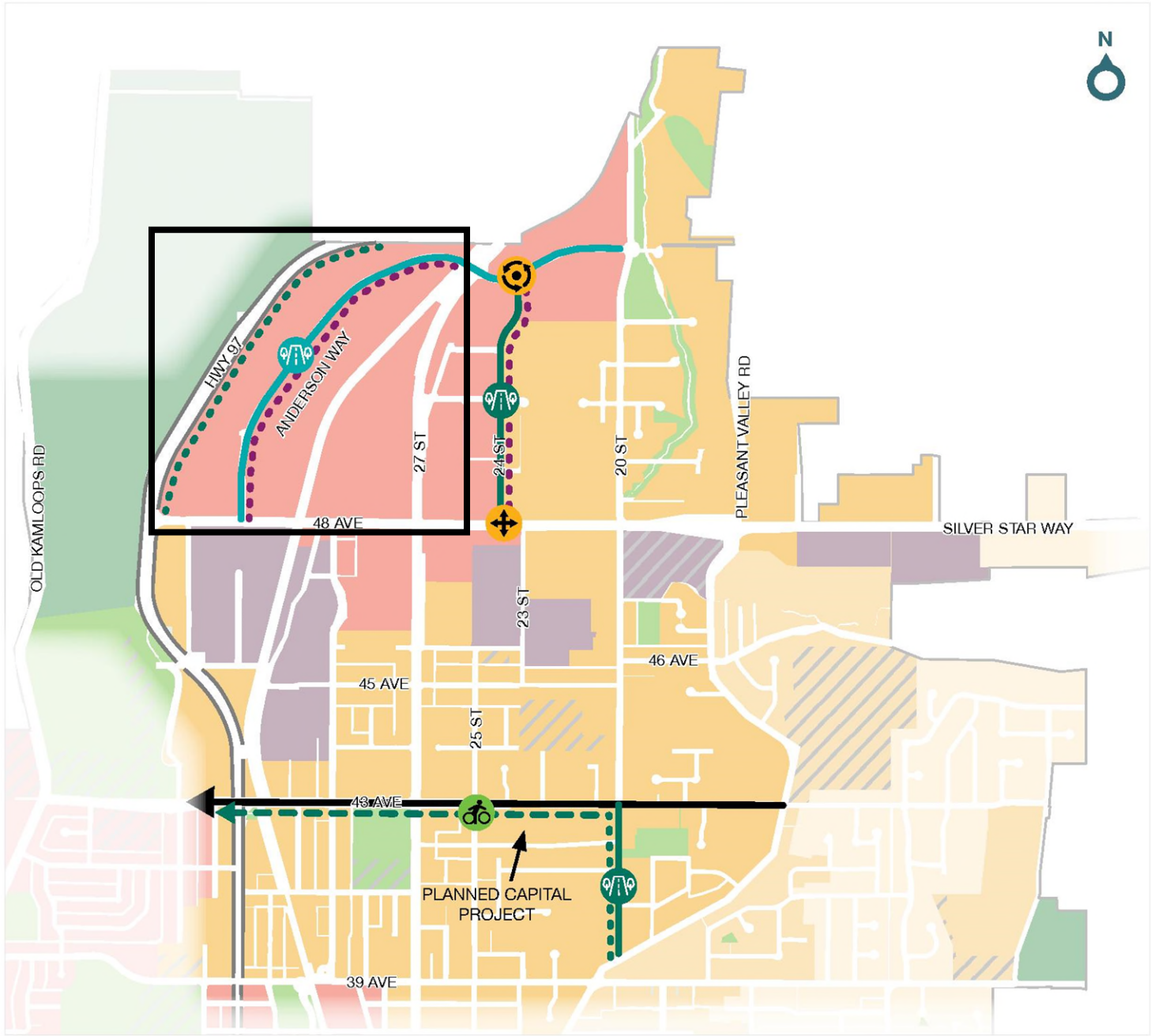
- Arterial
- Community Collector
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Supporting Infrastructure

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- (Arrow indicates project continues)



PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Arterial

Community Collector

Neighbourhood Collector

Active Transportation

Multi-use Path
(Planned Capital Project)

Protected Pedestrian & Bike Infrastructure

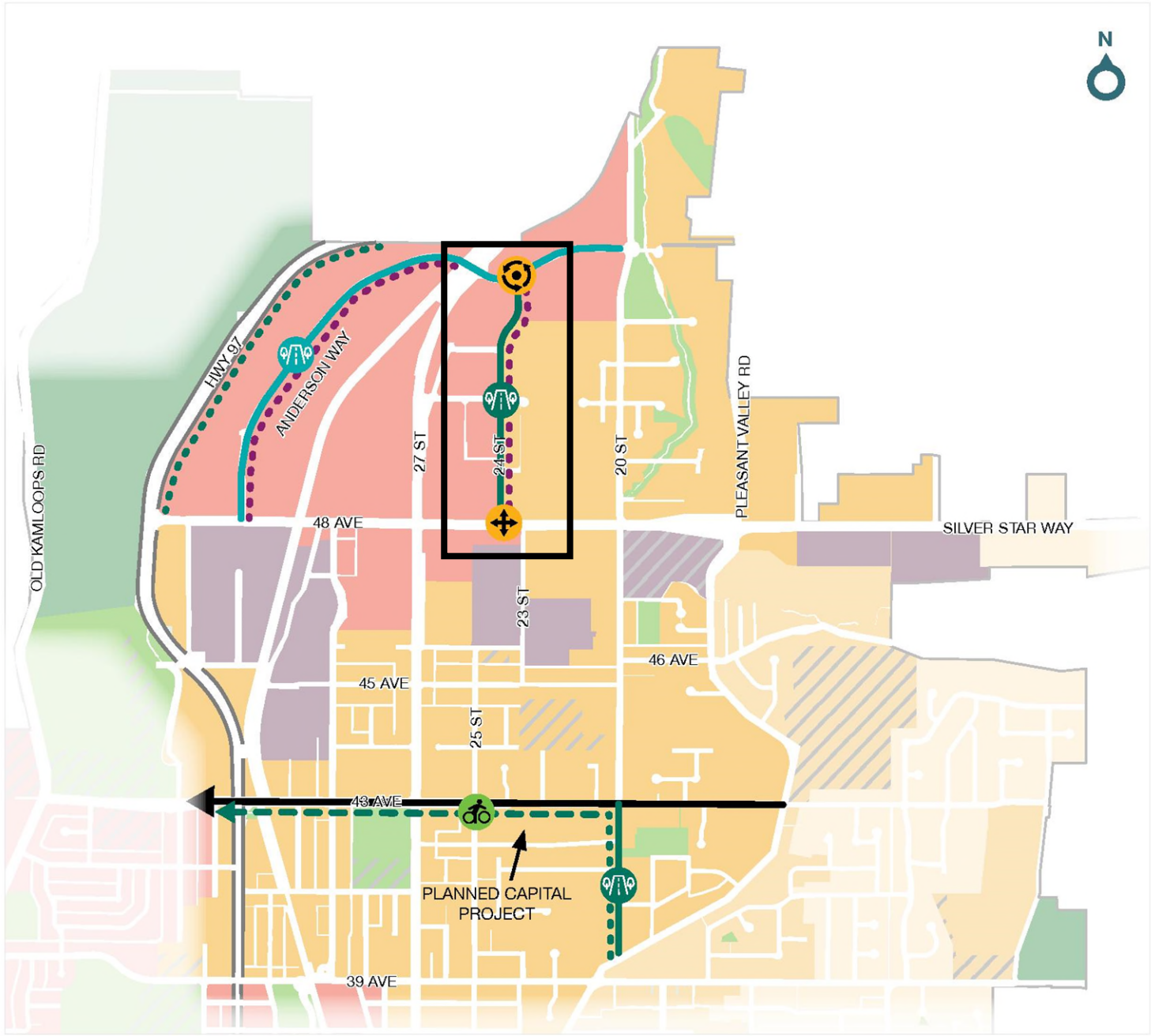
Supporting Infrastructure

Corridor Upgrade
(Noted by colour)

Roundabout

Active Transportation Upgrade

(Arrow indicates project continues)



PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Arterial

Community Collector

Neighbourhood Collector

Active Transportation

Multi-use Path
(Planned Capital Project)

Protected Pedestrian & Bike Infrastructure

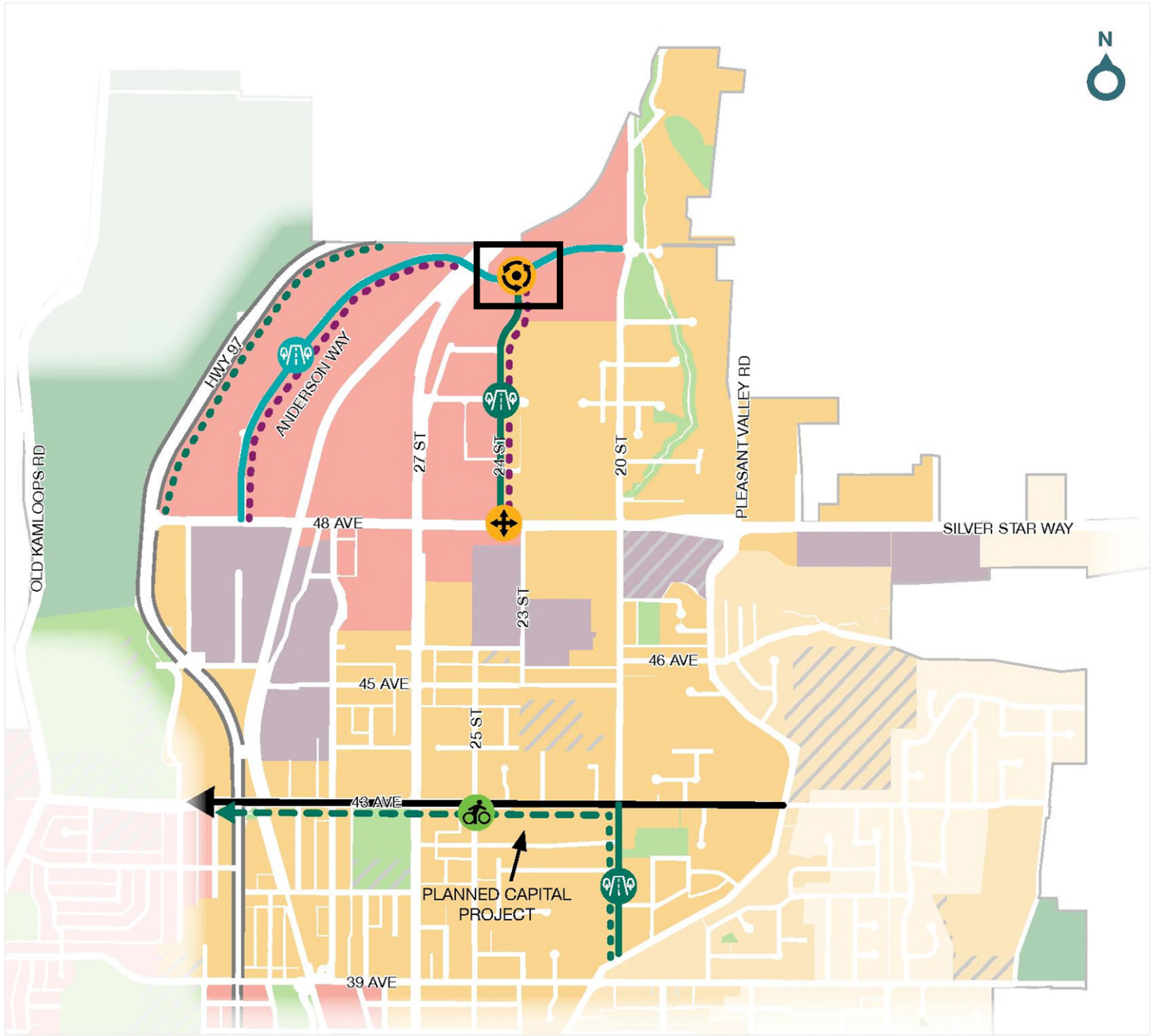
Supporting Infrastructure

Corridor Upgrade
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Roundabout

Active Transportation Upgrade

(Arrow indicates project continues)





PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Arterial

Community Collector

Neighbourhood Collector

Active Transportation

Multi-use Path
(Planned Capital Project)

Protected Pedestrian & Bike Infrastructure

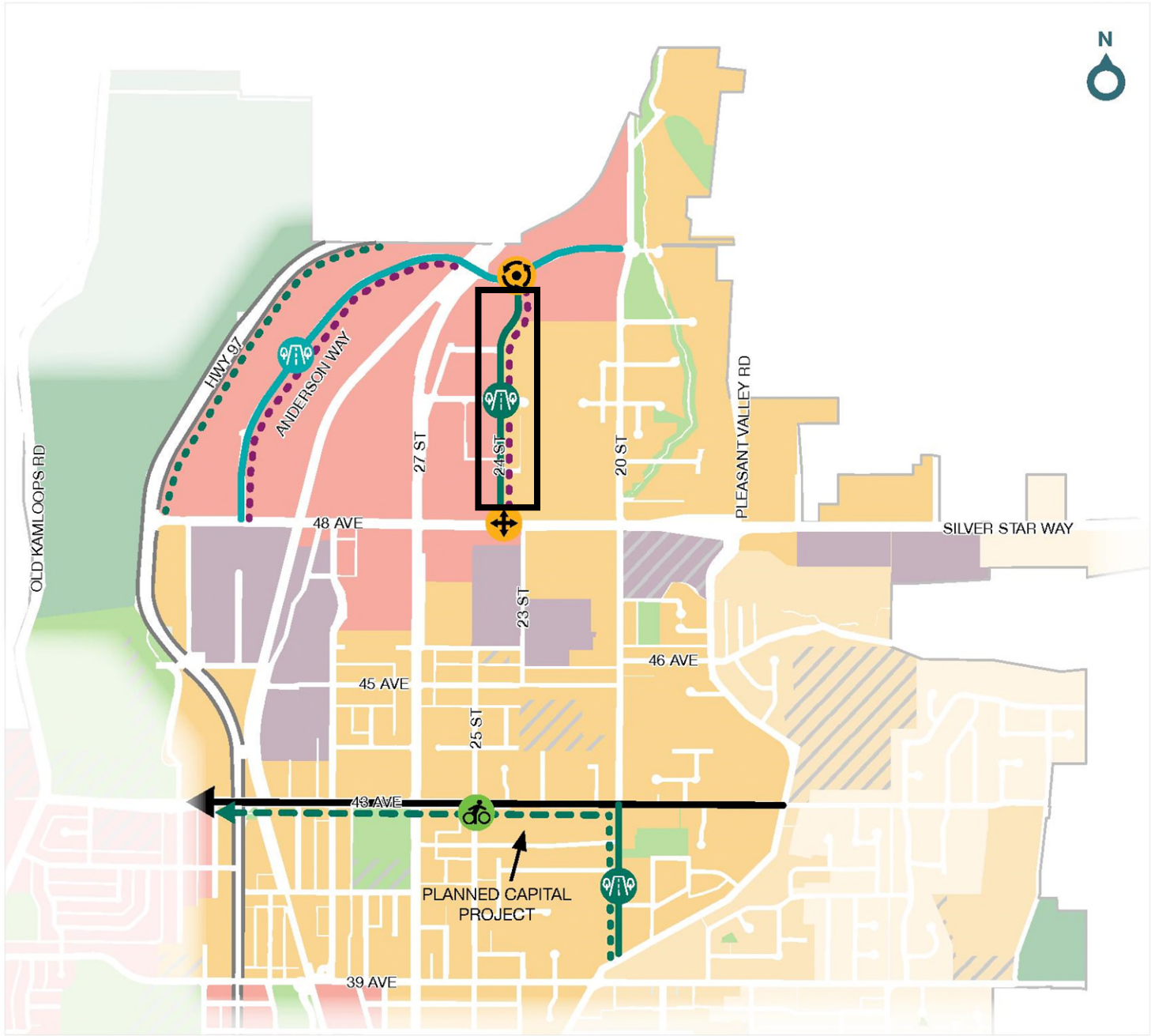
Supporting Infrastructure

Corridor Upgrade
(Noted by colour)

Roundabout

Active Transportation Upgrade

(Arrow indicates project continues)



BIG BOX Outlet
STORE

ONCE A MONTH
SALE END OF
SUNDAY MONDAY

Craft Distillery

Distillery Only
Tours & Events

BIG BOX Outlet
STORE
NOW OPEN

Livingwood
FLOORS

E.B. Horsman & Son

PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Arterial

Community Collector

Neighbourhood Collector

Active Transportation

Multi-use Path
(Planned Capital Project)

Protected Pedestrian & Bike Infrastructure

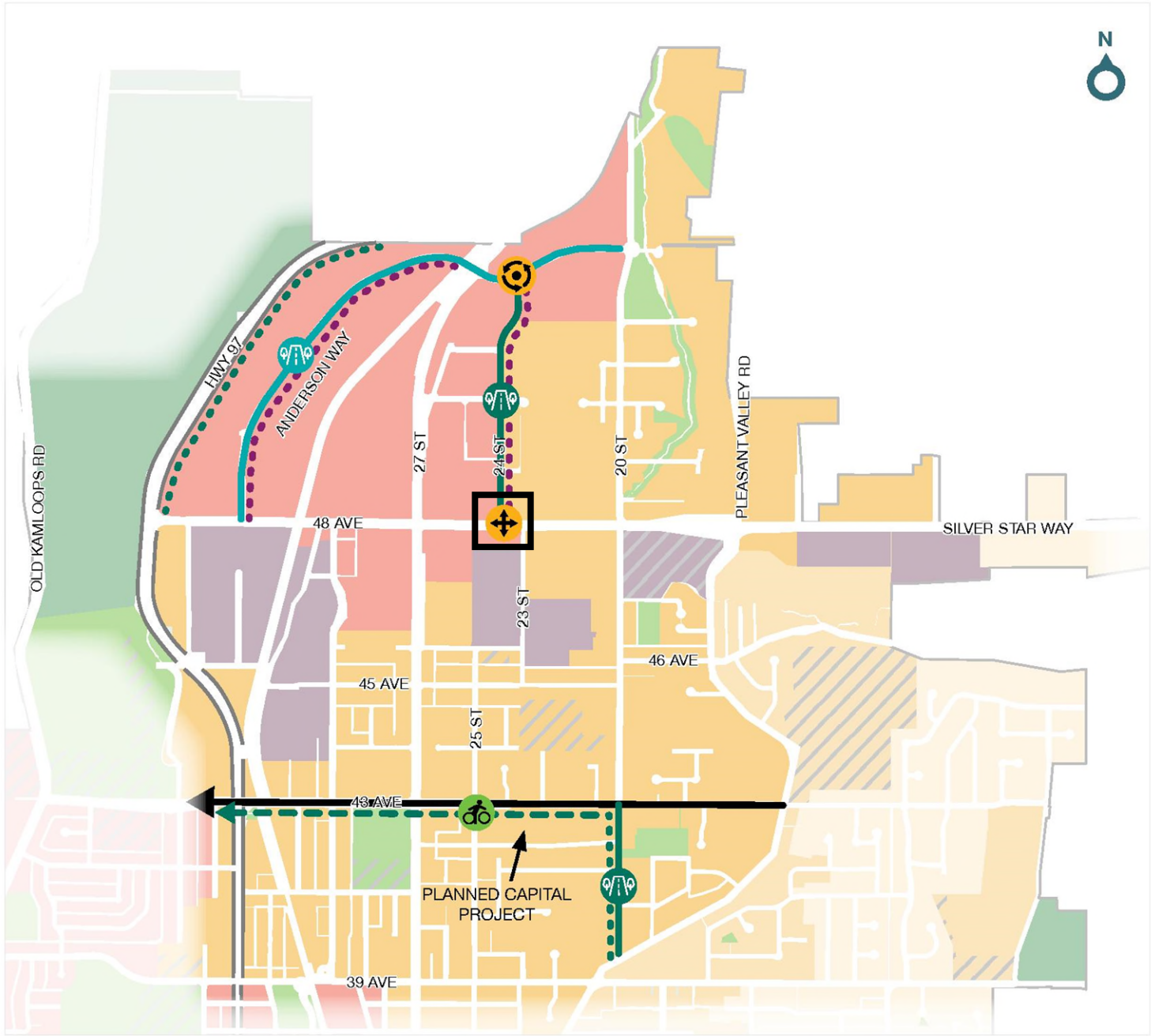
Supporting Infrastructure

Corridor Upgrade
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Roundabout

Active Transportation Upgrade

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PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

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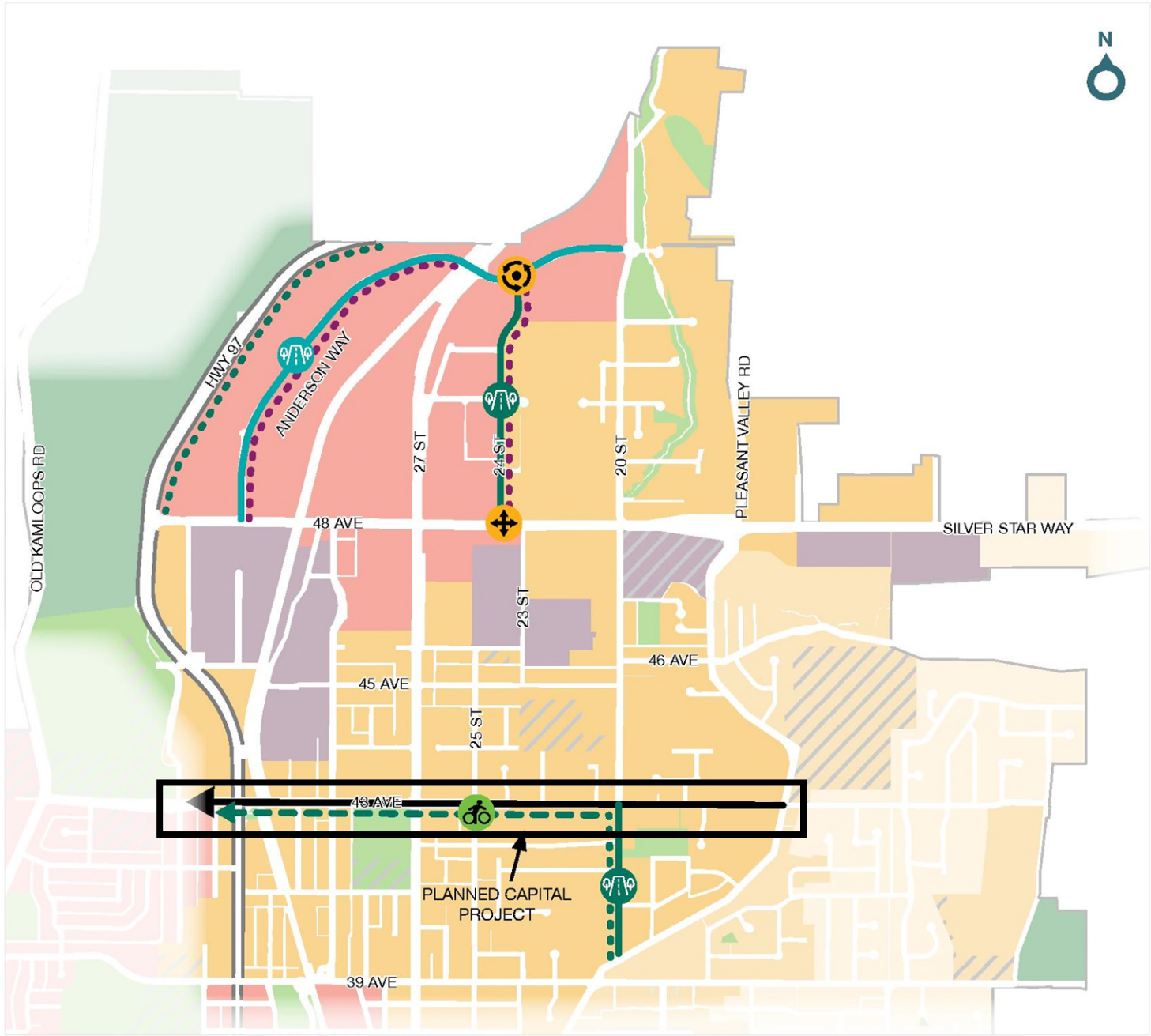
Supporting Infrastructure

Corridor Upgrade
(Noted by colour)

Roundabout

Active Transportation Upgrade

(Arrow indicates project continues)



PROPOSED SHORT-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

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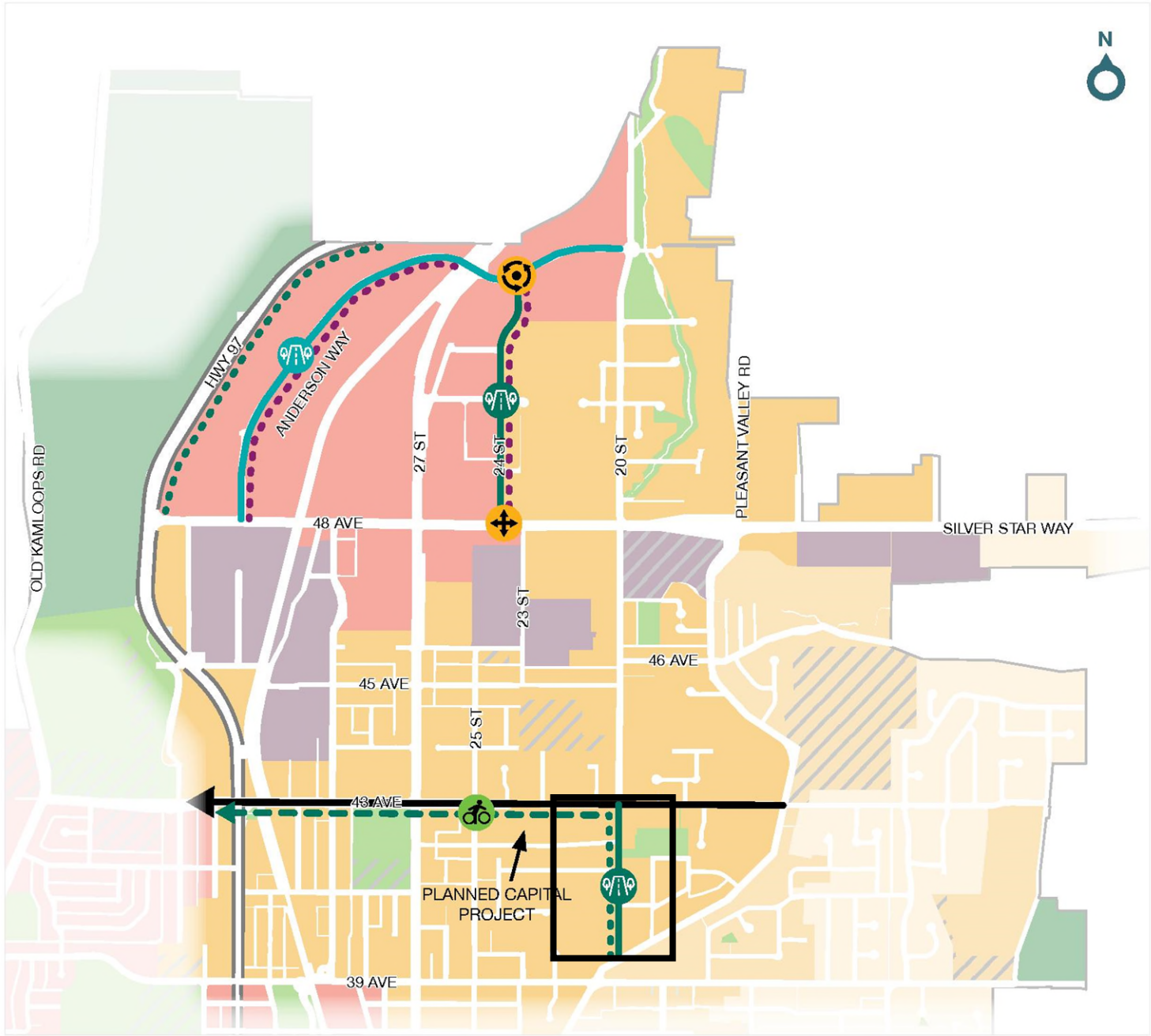
Supporting Infrastructure

Corridor Upgrade
(Noted by colour)

Roundabout

Active Transportation Upgrade

(Arrow indicates project continues)









North Vernon & Harwood

Medium Term Major Transportation Projects

PROPOSED MEDIUM-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Active Transportation

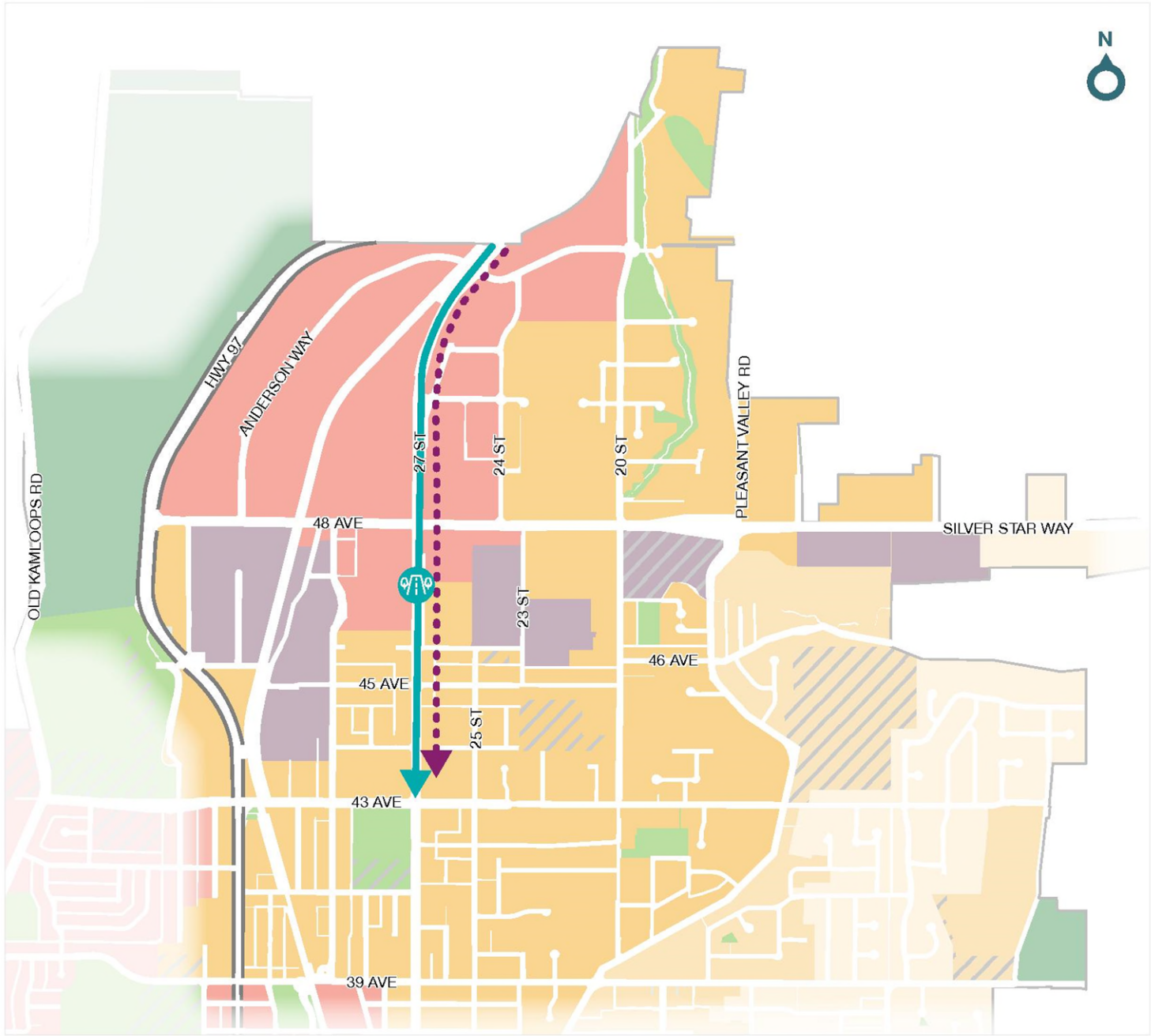
Arterial

Protected Pedestrian & Bike Infrastructure

Supporting Infrastructure

Corridor Upgrade
(Noted by colour)

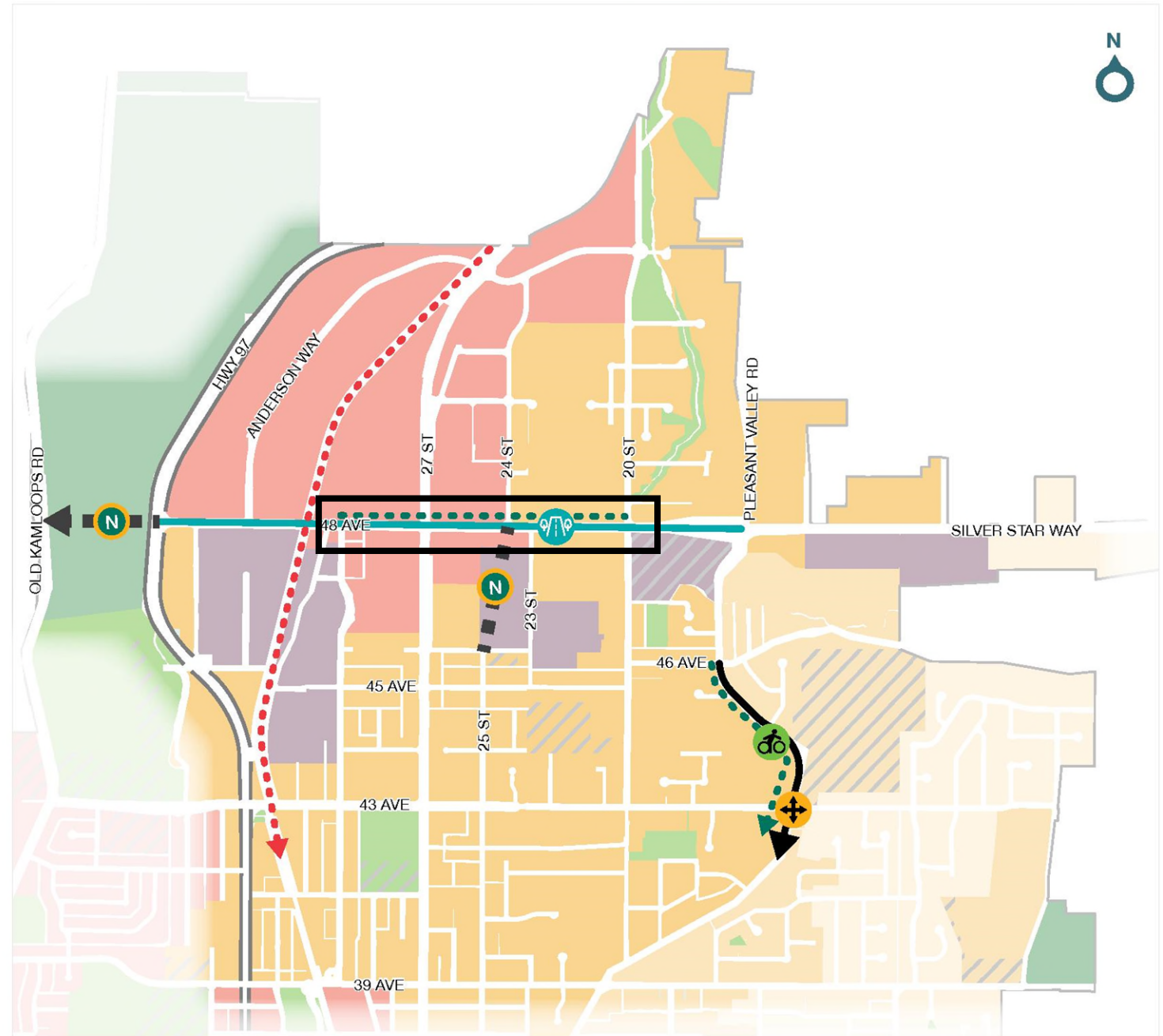
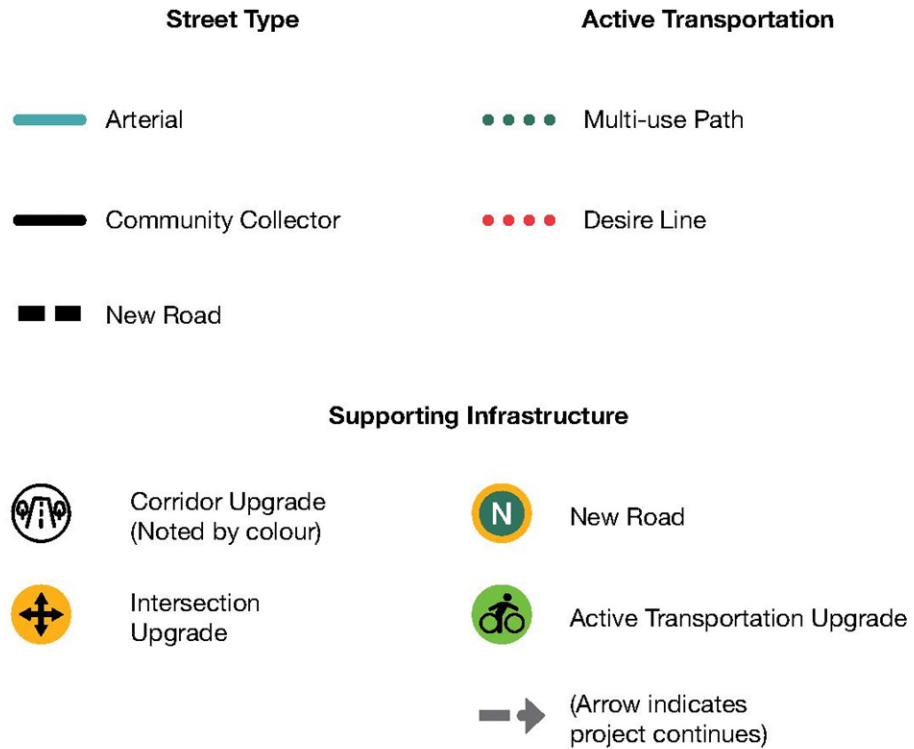
(Arrow indicates project continues)



North Vernon & Harwood Long Term Major Transportation Projects

PROPOSED LONG-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood





BAY

FedEx

FedEx

LAUNDRY & DRY CLEANING

COIN WASH

FOR SALE

VALHALLA PURE
TRAIL • CAMP
SKI • PADDLE
HIKE • CLIMB

VALHALLA PURE
OUTFITTERS

PROPOSED LONG-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Active Transportation

Arterial

Multi-use Path

Community Collector

Desire Line

New Road

Supporting Infrastructure

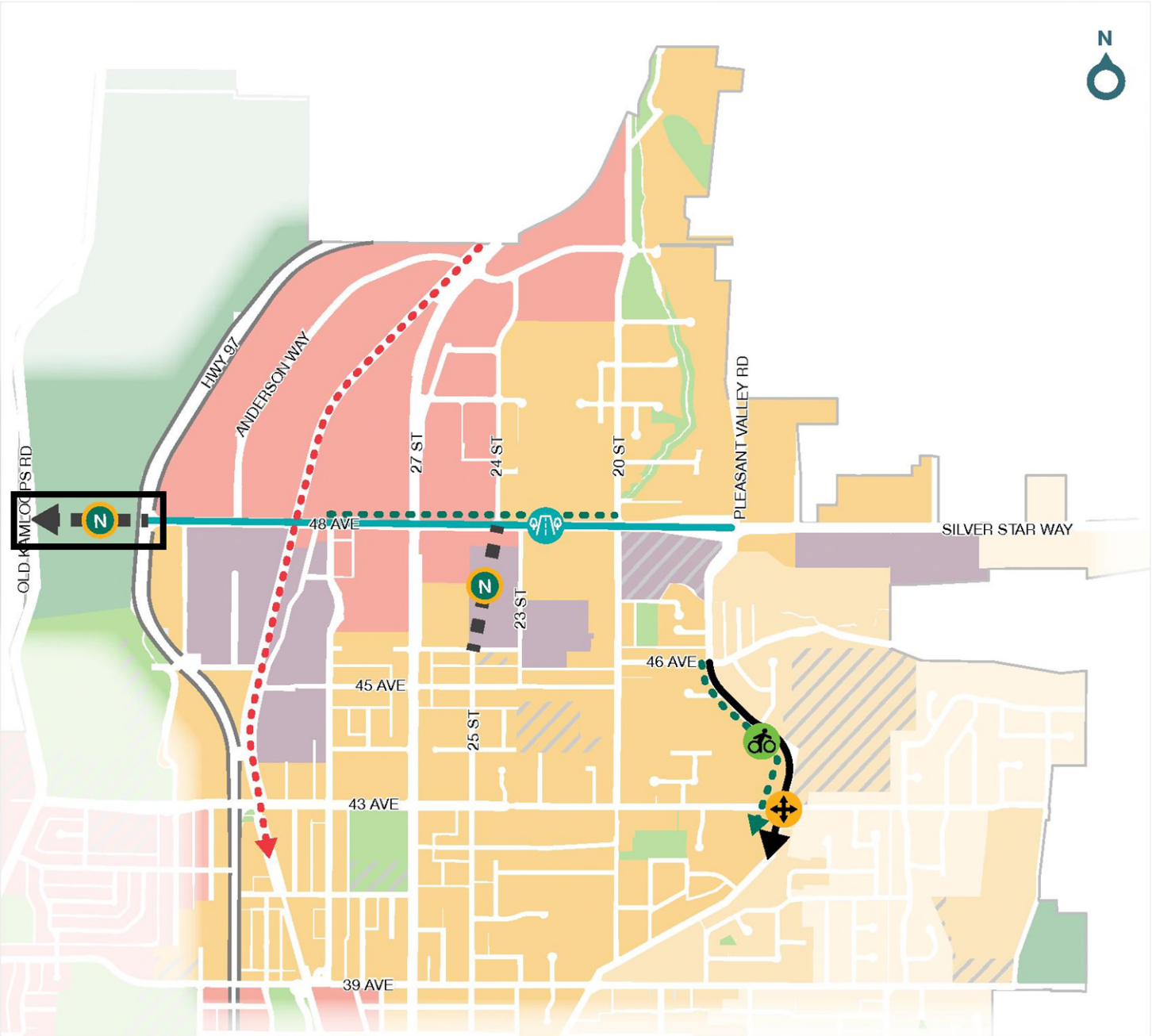
Corridor Upgrade
(Noted by colour)

New Road

Intersection Upgrade

Active Transportation Upgrade

(Arrow indicates project continues)





PROPOSED LONG-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Active Transportation

Arterial

Multi-use Path

Community Collector

Desire Line

New Road

Supporting Infrastructure

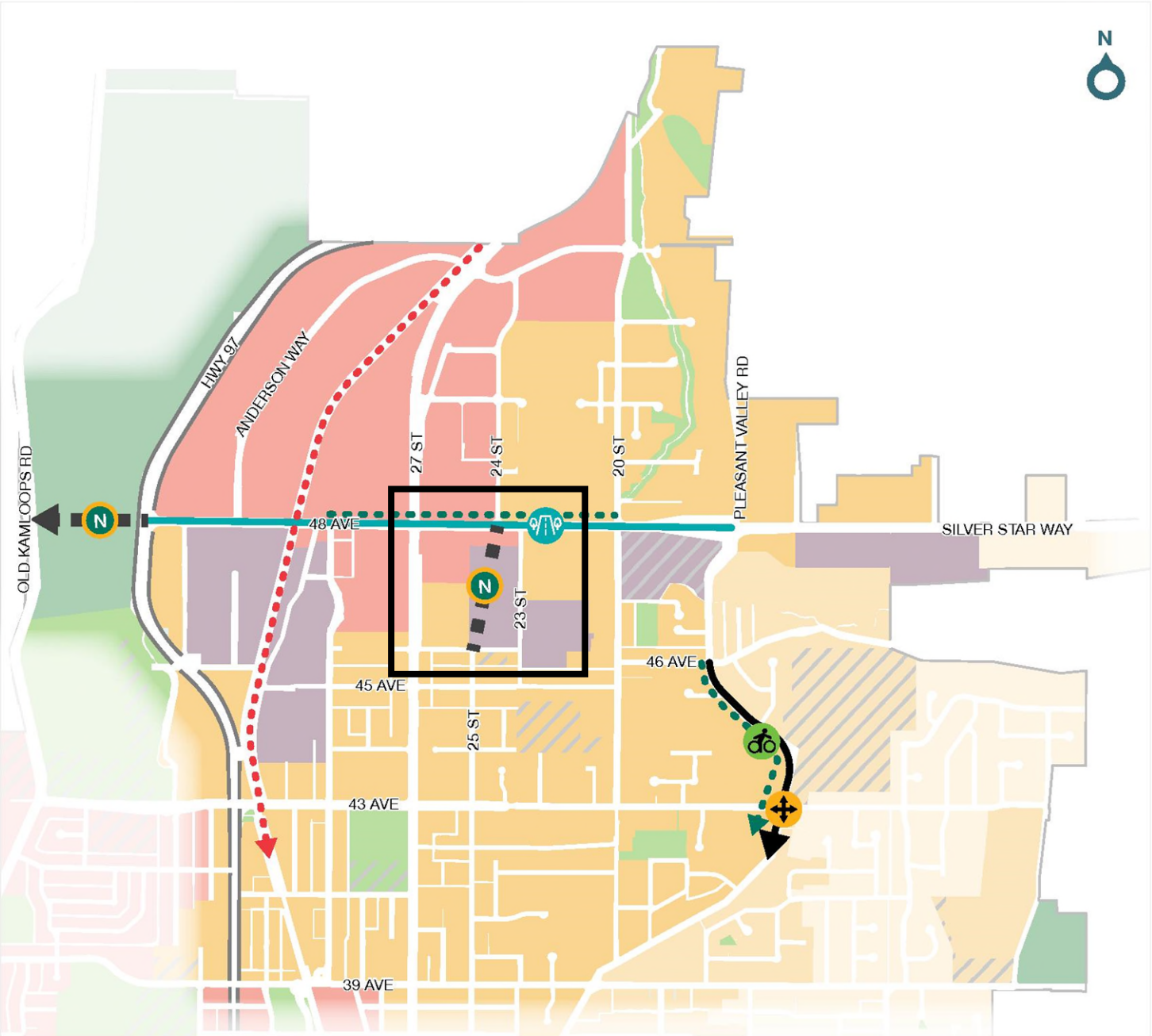
Corridor Upgrade
(Noted by colour)

New Road

Intersection Upgrade

Active Transportation Upgrade

(Arrow indicates project continues)





Dead end at 25th Street and 46th Ave



Intersection at 24th Street and 48th Ave

PROPOSED LONG-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Active Transportation

Arterial

Multi-use Path

Community Collector

Desire Line

New Road

Supporting Infrastructure

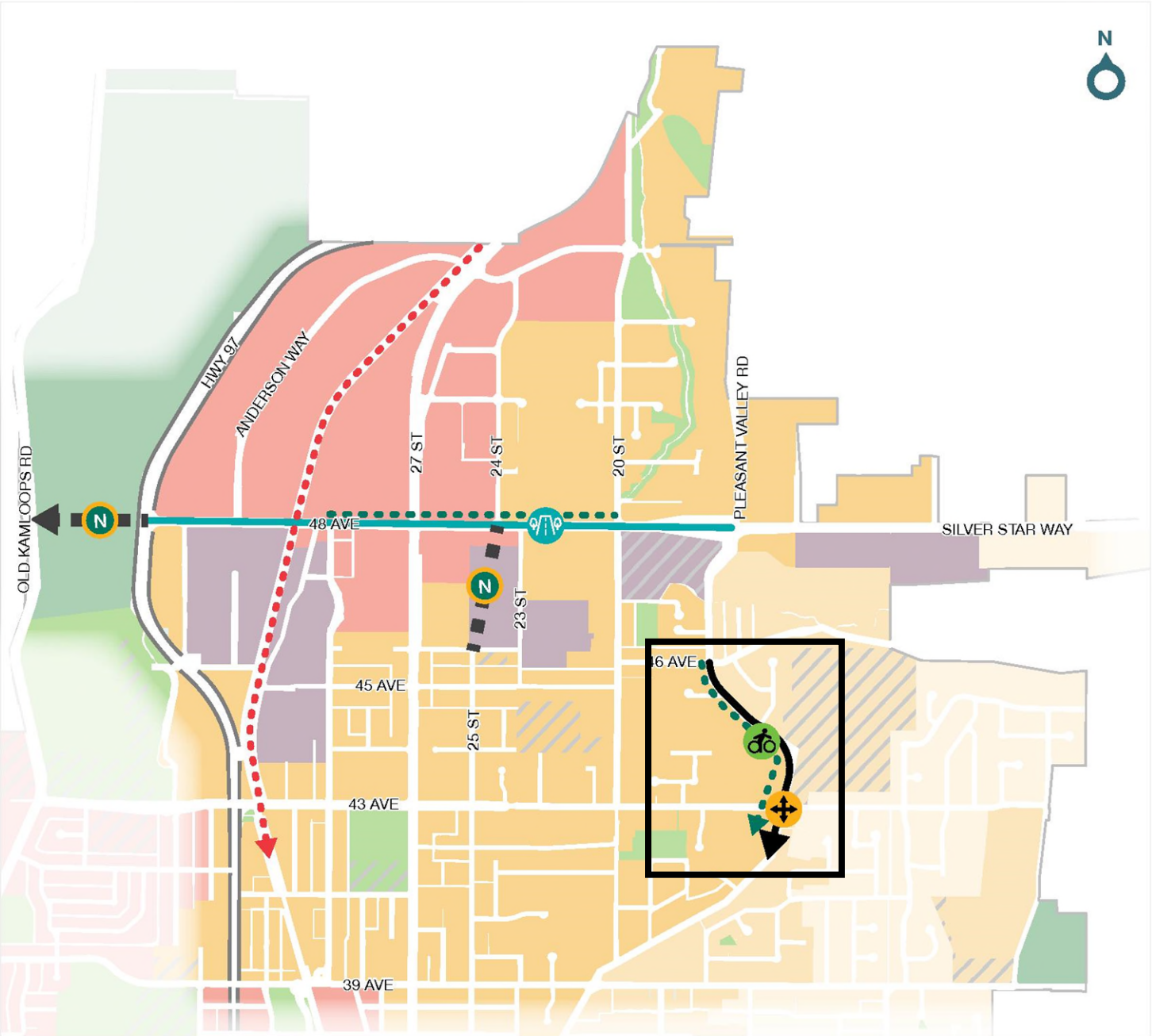
Corridor Upgrade
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New Road

Intersection Upgrade

Active Transportation Upgrade

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PROPOSED LONG-TERM TRANSPORTATION PROJECTS

North Vernon / Harwood

Street Type

Active Transportation

Arterial

Multi-use Path

Community Collector

Desire Line

New Road

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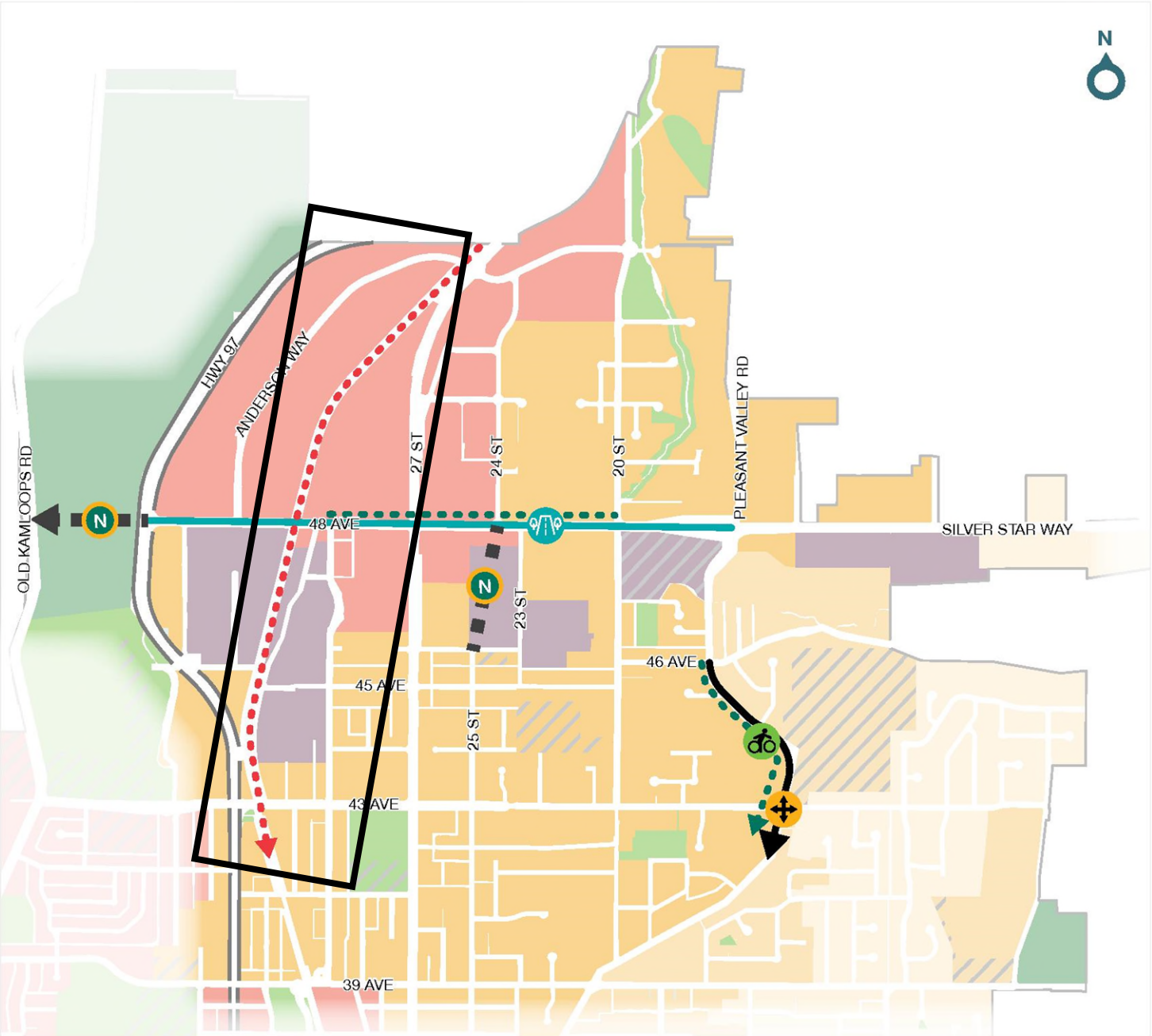
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ALL PROPOSED TRANSPORTATION PROJECTS

North Vernon / Harwood

