

Official Community Plan & Transportation Plan

Section 4



**Council Presentation
May 26, 2025**

Purpose of today

Overview:

- Review of South Vernon and Okanagan Landing Neighbourhoods
- Okanagan Landing Village Centre
- Additional Considerations for the Area
- City-wide proposed Future Land Use
- Connecting Land Use and Transportation Projects

Land Use Designation Structure

Growth Strategy



Land Use Designation (GENERAL AREA)



Area Vision



Policies & Objectives

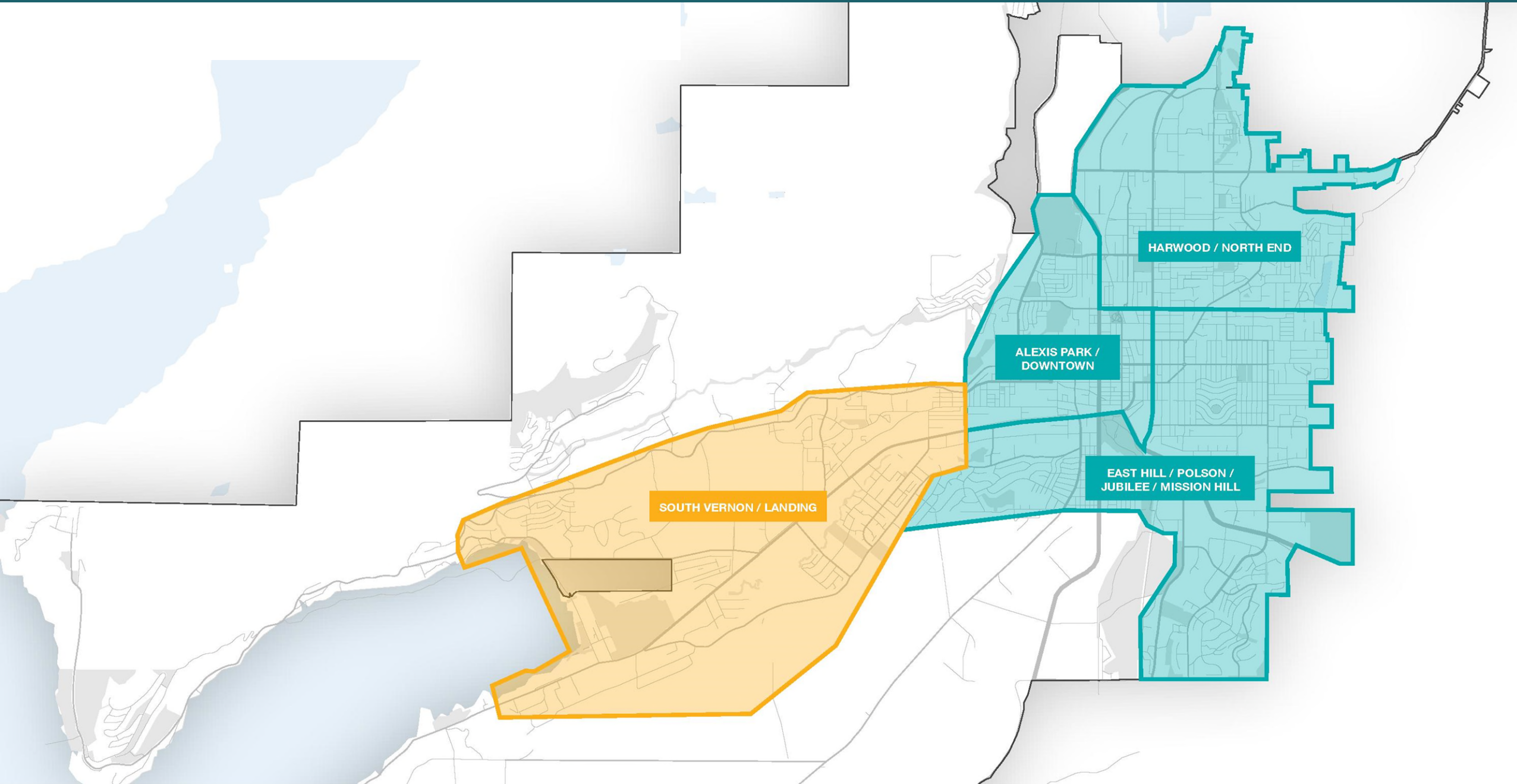
Official Community Plan & Transportation Plan

South Vernon
&
Okanagan Landing



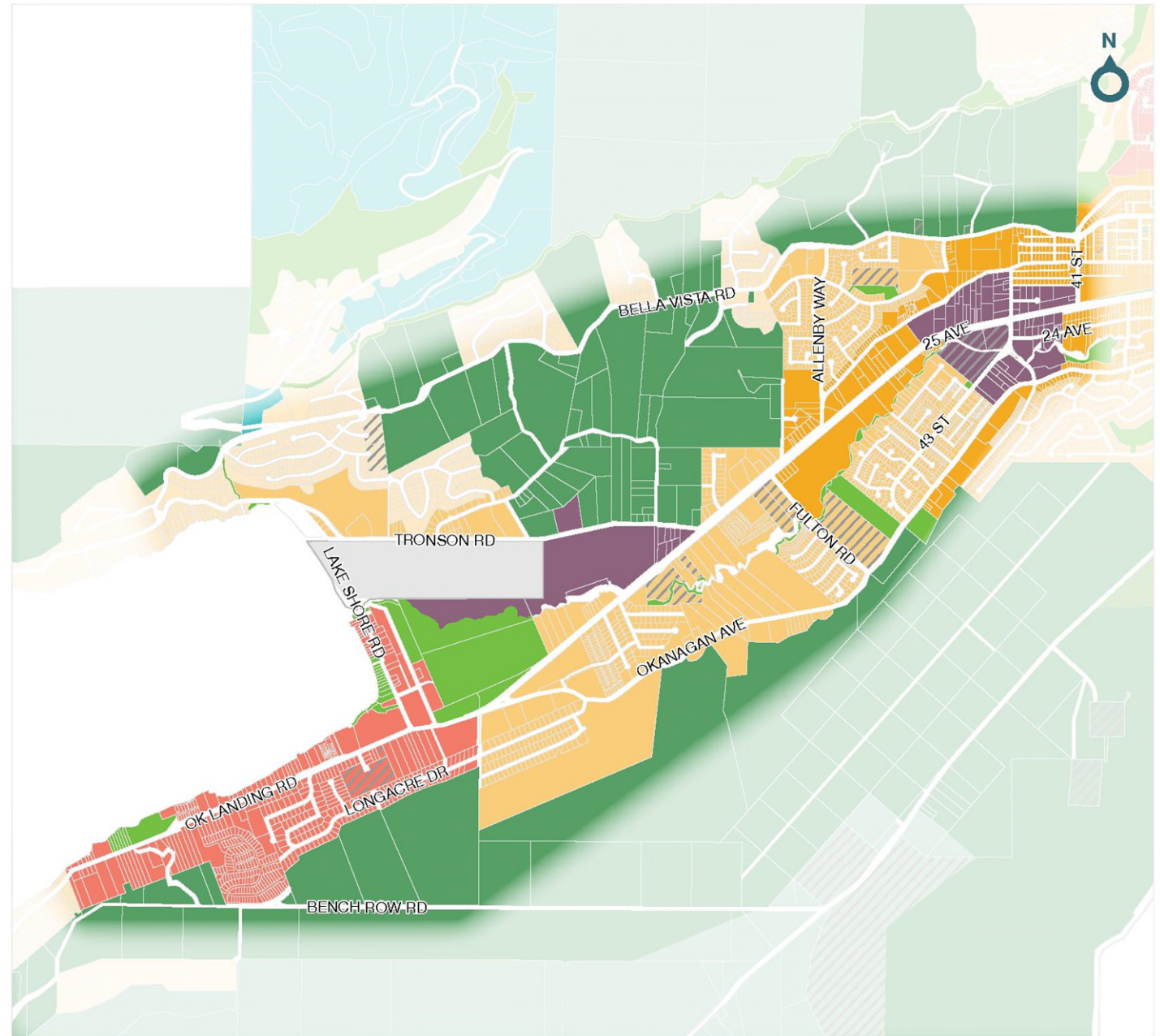
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City Section: 4 of 4



Section 4: South Vernon & Okanagan Landing

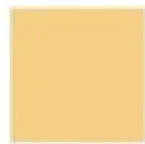
PROPOSED FUTURE LAND USE South Vernon / Okanagan Landing



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.



Neighbourhood - Suburban

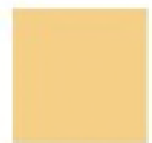


Neighbourhood - Urban

Urban Neighbourhoods

Vision for Urban Neighbourhoods

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



Neighbourhood - Suburban



Neighbourhood - Urban



Urban Neighbourhoods – South Vernon

Growth Aspirations

Increase residents in each urban neighbourhood by 1,500 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.

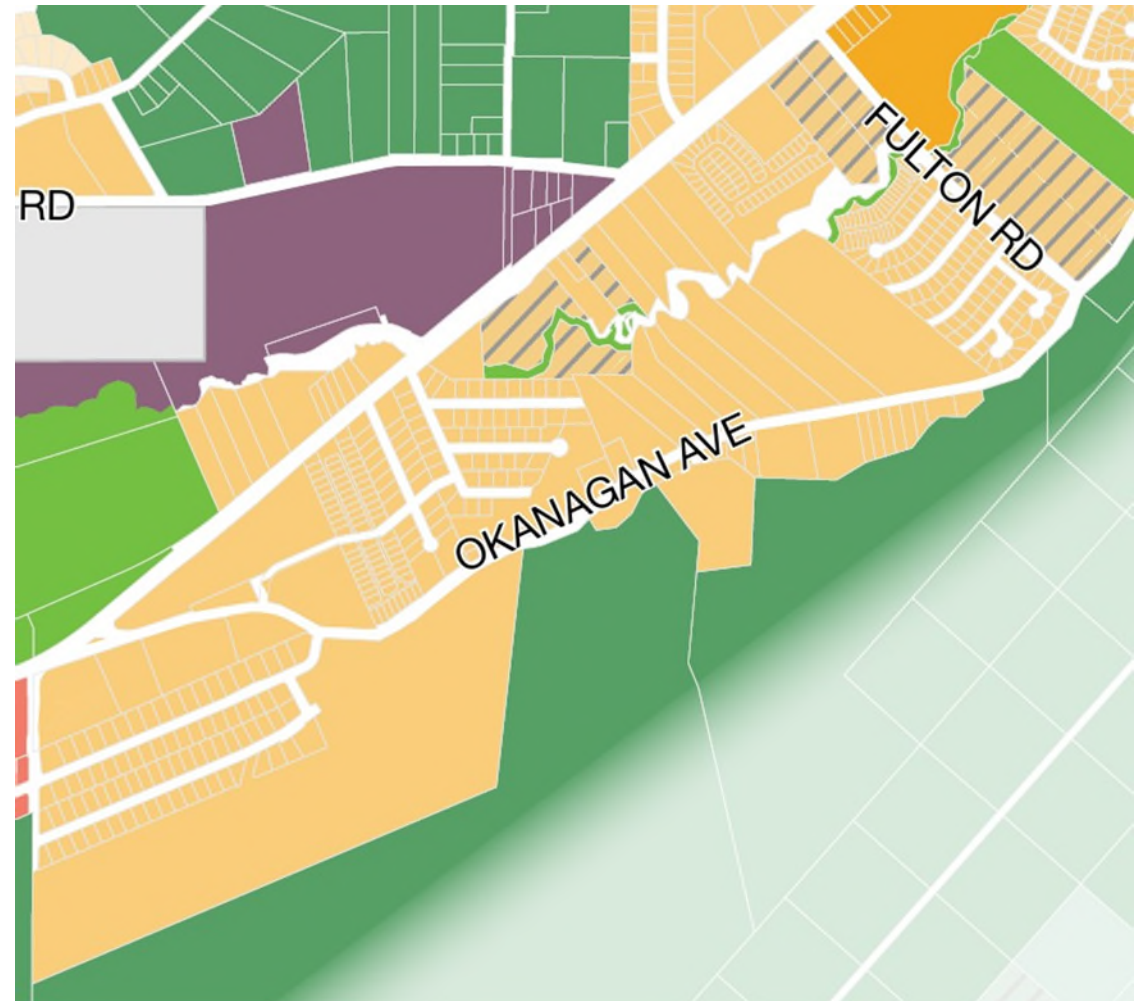
Land Use Definitions: Suburban Neighbourhood

What is an Suburban Neighbourhood?

Suburban Neighbourhoods are low-density areas incorporating gentle density to meet growing housing needs. As they evolve, improved walking, cycling, and access to schools, parks, and local services will enhance livability while retaining neighbourhood character.



Neighbourhood - Suburban



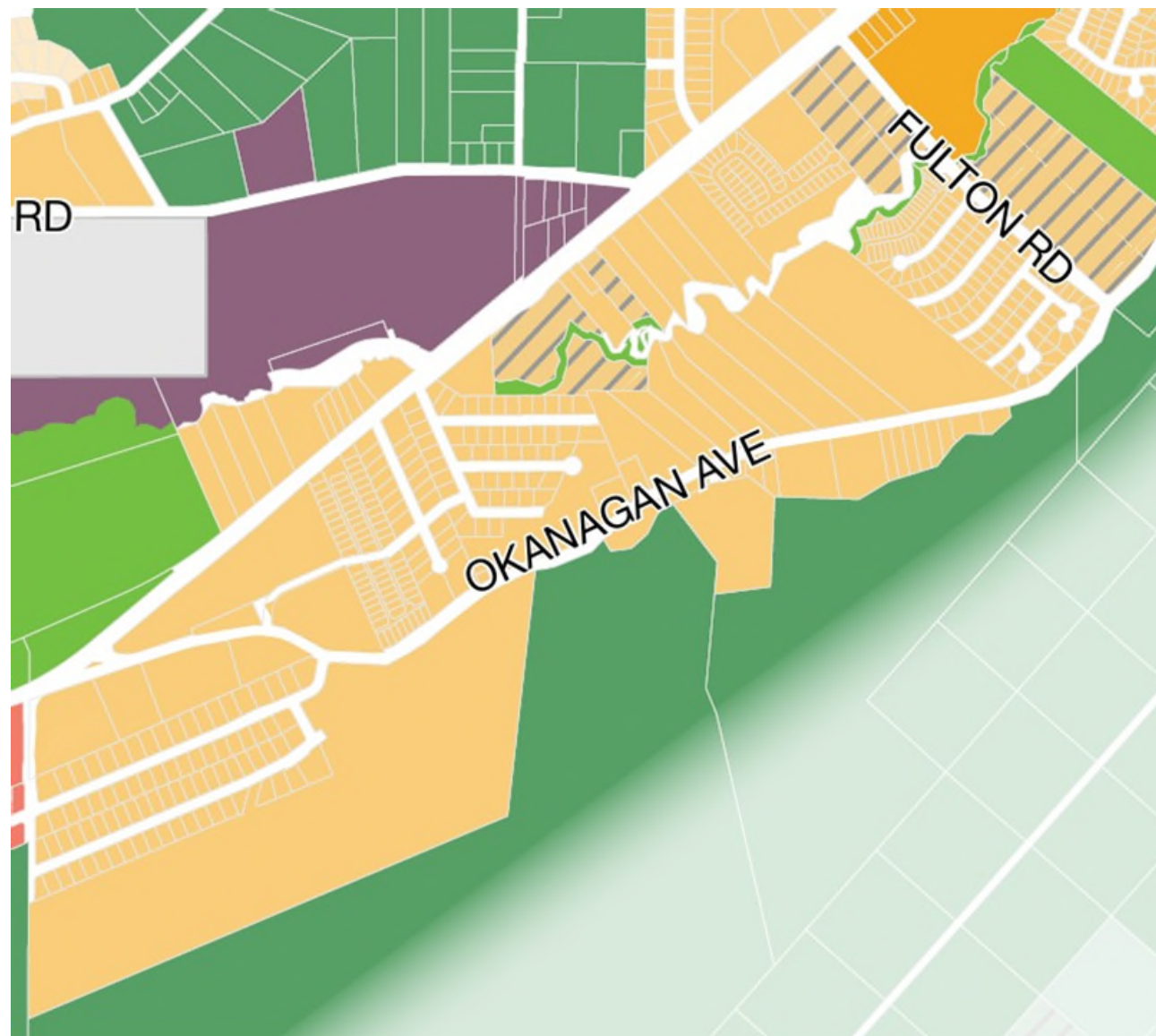
Suburban Neighbourhoods

Vision for Suburban Neighbourhoods

- *Focused on gentle infill housing*
- *Multi-modal mobility infrastructure*
- *Neighbourhood amenities and services*



Neighbourhood - Suburban



Suburban Neighbourhoods

Example Policies for Suburban Neighbourhoods

Purpose and Function

- Focus development / redevelopment on providing infill housing in close proximity to local services and amenities.
- Encourage the creation of a diverse mix of housing options using gentle density to retain neighbourhood character.
- 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 (on collectors and arterials)
 - iv. Neighbourhood commercial

Suburban Neighbourhood – Okanagan Landing

Growth Aspirations

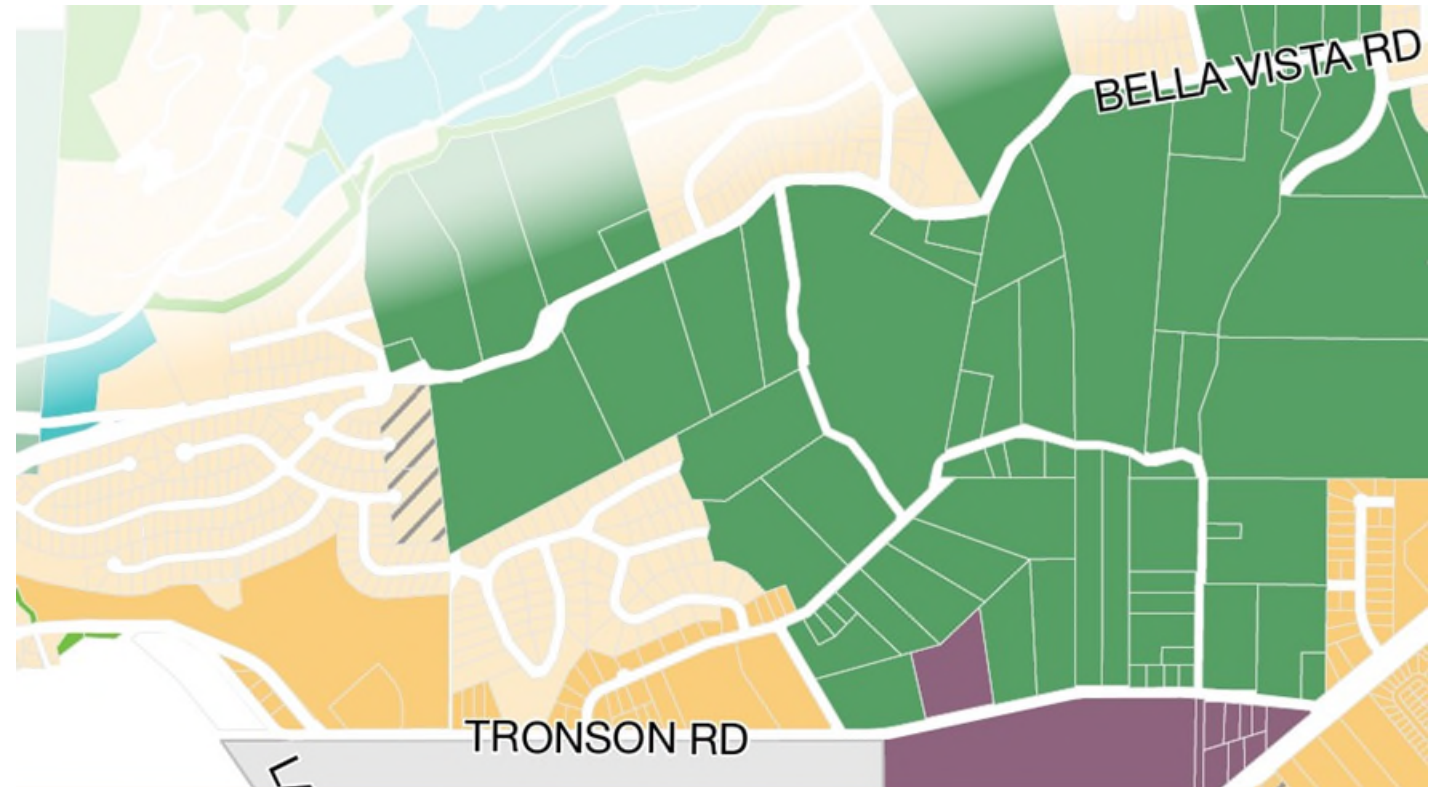
Increase residents in each urban neighbourhood by 1,500 over the next 20 years



Land Use Definitions: Suburban Limited Neighbourhood

What is an 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.

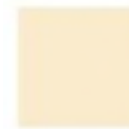
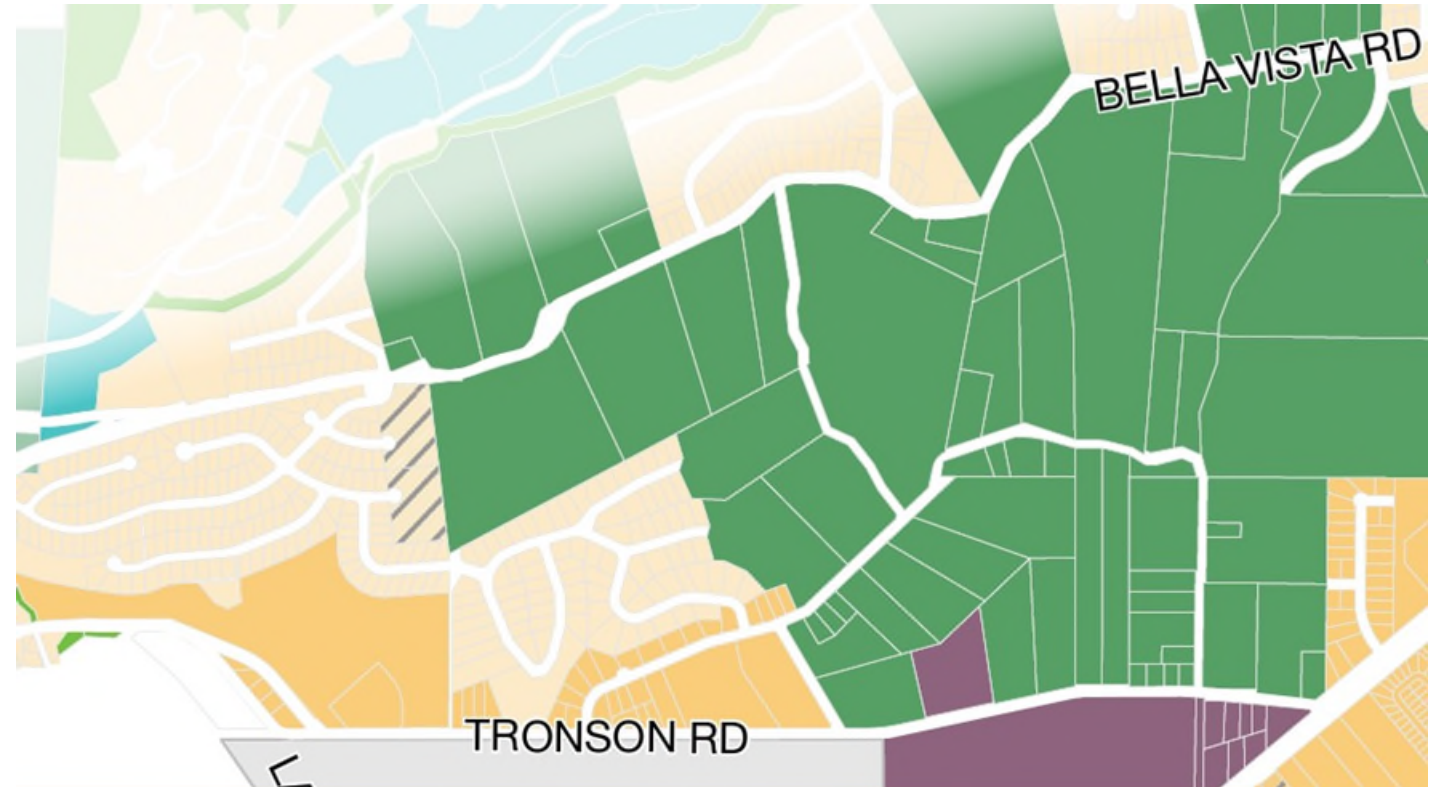


Neighbourhood - Suburban Limited

Suburban Limited Neighbourhoods

Vision for Suburban Limited Neighbourhoods

- *Focused on single detached housing*
- *Encourage suites and ADUs*
- *Neighbourhood amenities and connections*



Neighbourhood - Suburban Limited

Suburban Limited Neighbourhoods

Example Policies for Suburban Limited Neighbourhoods

Purpose and Function

- Focus development / redevelopment on providing single detached housing with suites or ADUs.
- Encourage the creation of rental housing options.
- 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. Suites and Accessory Dwelling Units

Suburban Neighbourhood – Okanagan Landing North

Growth Aspirations

Increase residents in Okanagan Landing North by 500 over the next 20 years



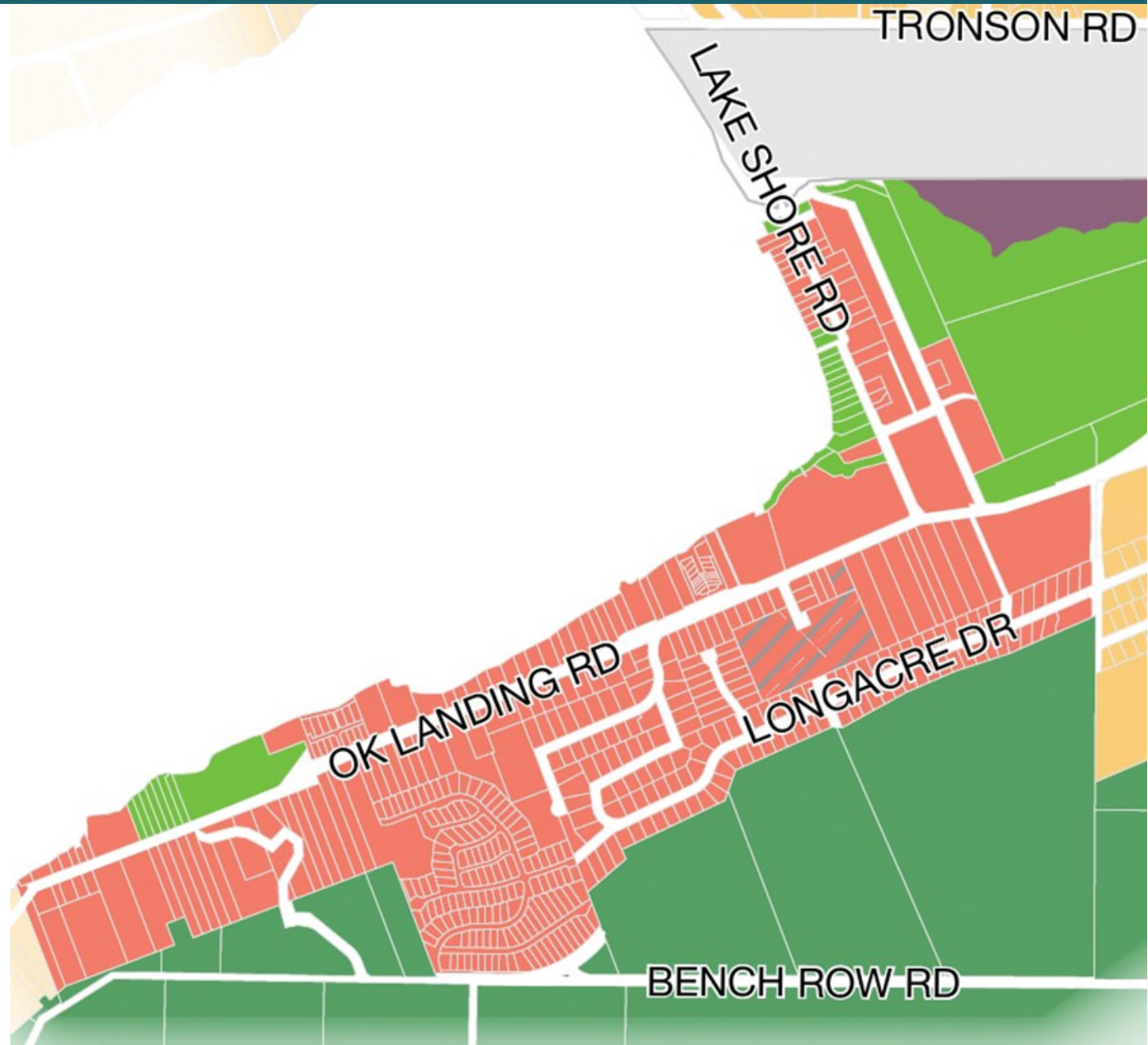
Land Use Definitions: Village Centre

What is a Village Centre?

Village Centres are compact, mixed-use areas that serve as focal points for neighbourhood life, offering shops, parks, housing, and services designed to be accessed by foot, bike, or transit.



Village Centre



Waterfront NC Plan & Current OCP



Okanagan Landing Village Centre

Example Policies for Okanagan Landing

Role and Identity

- Recognize Okanagan Landing Village Centre as a community amenity with a strong role in tourism and environmental sensitivity.
- Develop a Village Centre identity that reflects its access to Okanagan Lake, supporting community amenity space, tourism, and environmental significance.

Land Use and Building Form

- Support a range of low- to mid-rise multi-unit buildings along Lakeshore Rd and Okanagan Landing Rd, including:
 - i. Townhomes
 - ii. Mixed-use buildings with ground-floor commercial
 - iii. Low-rise and mid-rise apartments
- Protect existing hillside residential areas, while supporting gentle infill where appropriate.

Okanagan Landing Village Centre

Growth Aspirations

Increase residents in the Okanagan Landing Village Centre by 500 over the next 20 years



Okanagan Landing Village Centre

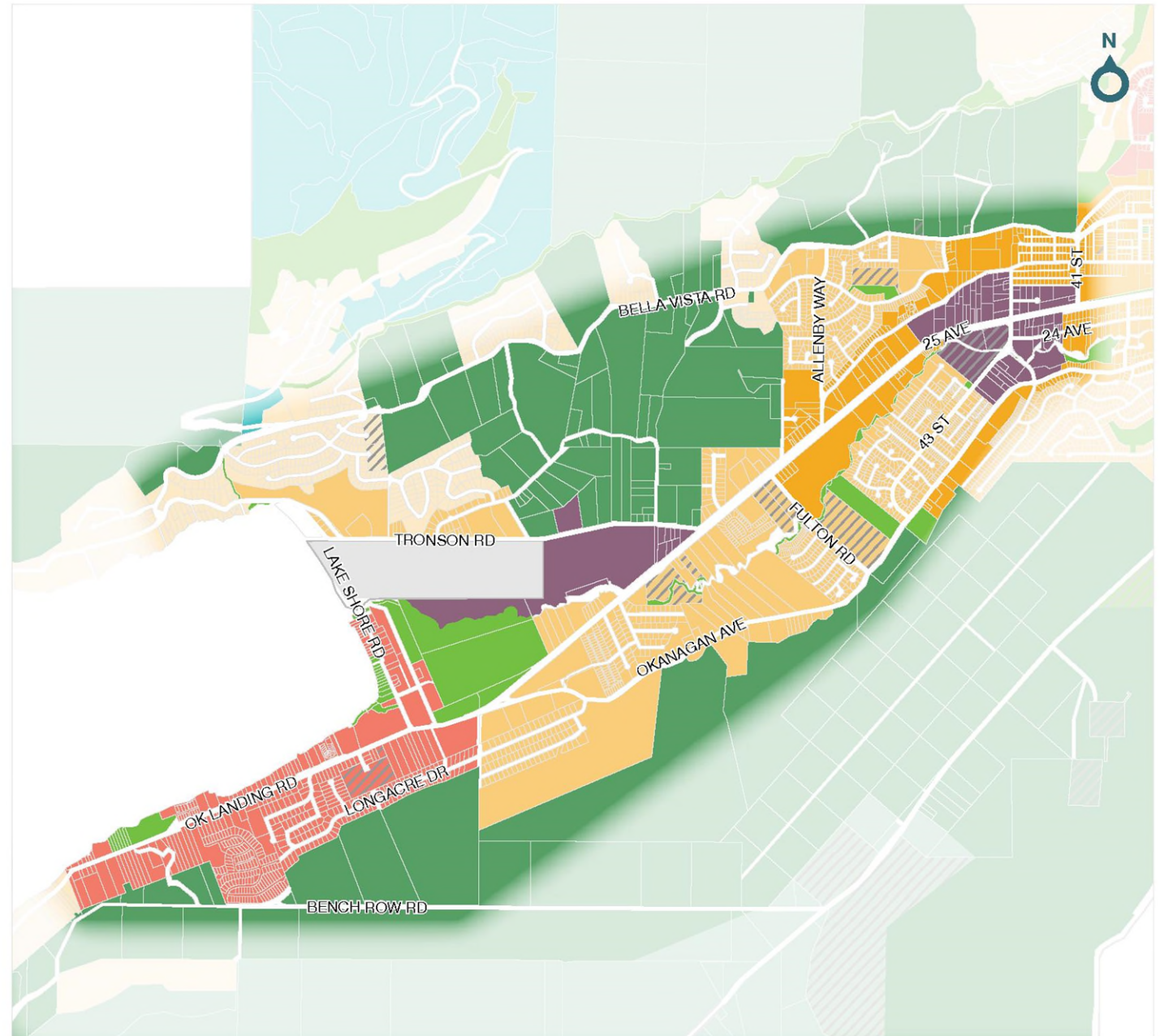
Growth Aspirations

Increase residents in the Okanagan Landing Village Centre by 500 over the next 20 years



Section 4: South Vernon & Okanagan Landing

PROPOSED FUTURE LAND USE South Vernon / Okanagan Landing



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City-wide Draft
Future Land Use Map














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City-wide Future Land Use Map



LAND USE MAP - DRAFT

-  Neighbourhood - Urban
-  Neighbourhood - Suburban
-  Neighbourhood - Suburban Limited
-  Community
-  Urban Centre
-  Village Centre
-  Industrial
-  Parks, Open Spaces, and Natural Areas
-  ALR
-  Rural
-  Resort Tourism

