2023 Third Quarter
Development Update
Vernon City Council | November 6, 2023

John Perrott, Manager, Economic Development & Tourism

CITY OF Vernon

Development & Community Services
Economic Development & Tourism

- Development & Real Estate Indicators

- Development Pattern Map

- Development Previews & Highlights

Agenda

Development & Real Estate Activity

Single Family Home
29 Permits

Single Family Home w/Suite
8 Permits

Multi-Family Home
13 Permits

Institutional Building
4 Permits

Commercial Building
9 Permits

Industrial Building
1 Permits

69 / 320
new residential units
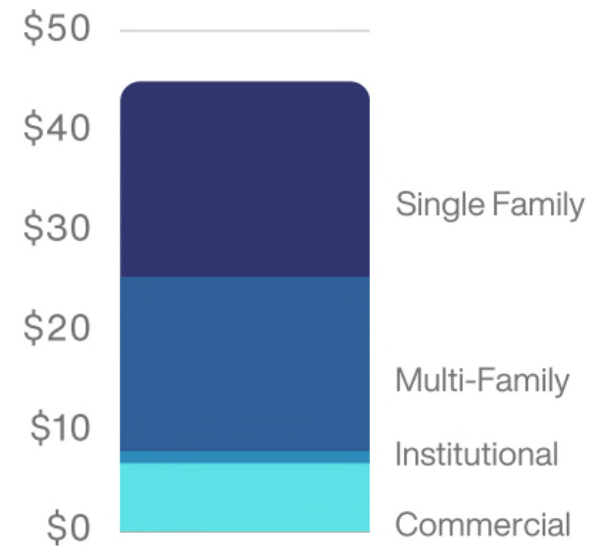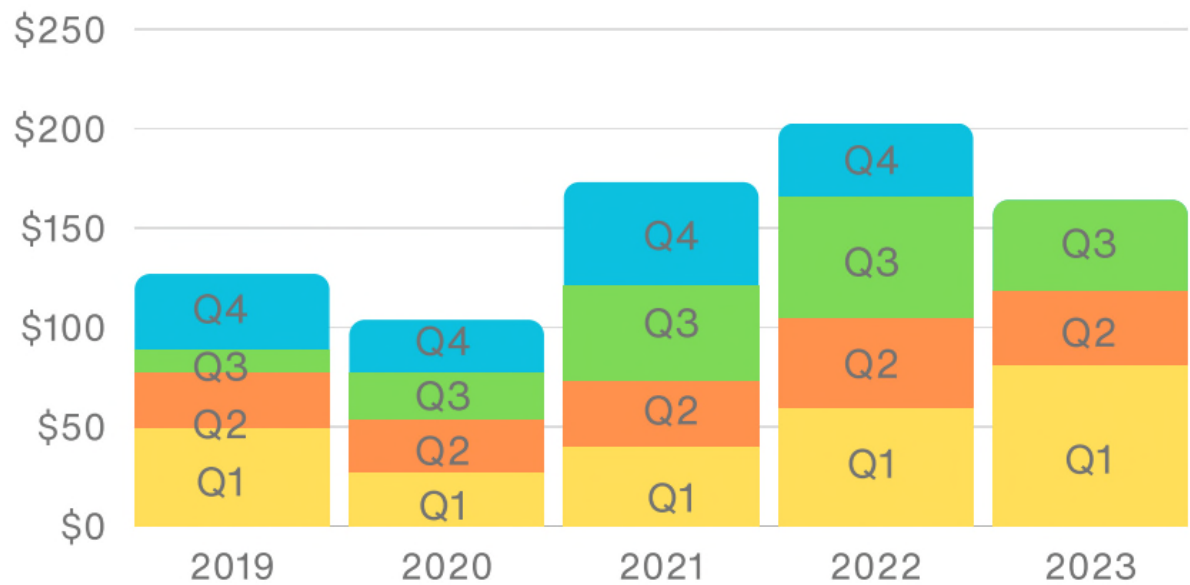approved for construction
this quarter / year

100 vs 101
total number of Building
Permits issued in Q3 2023
vs Q2 2023

Source: City of Vernon

Community Development
Planning

Building Permit Volumes

Source: City of Vernon

Community Development
Planning

Building Permit Values

Building Permits

Typically proccesed within 4 weeks

Development Permits

Typically processed within 3 months

Development Varience Permit / Rezoning Applications
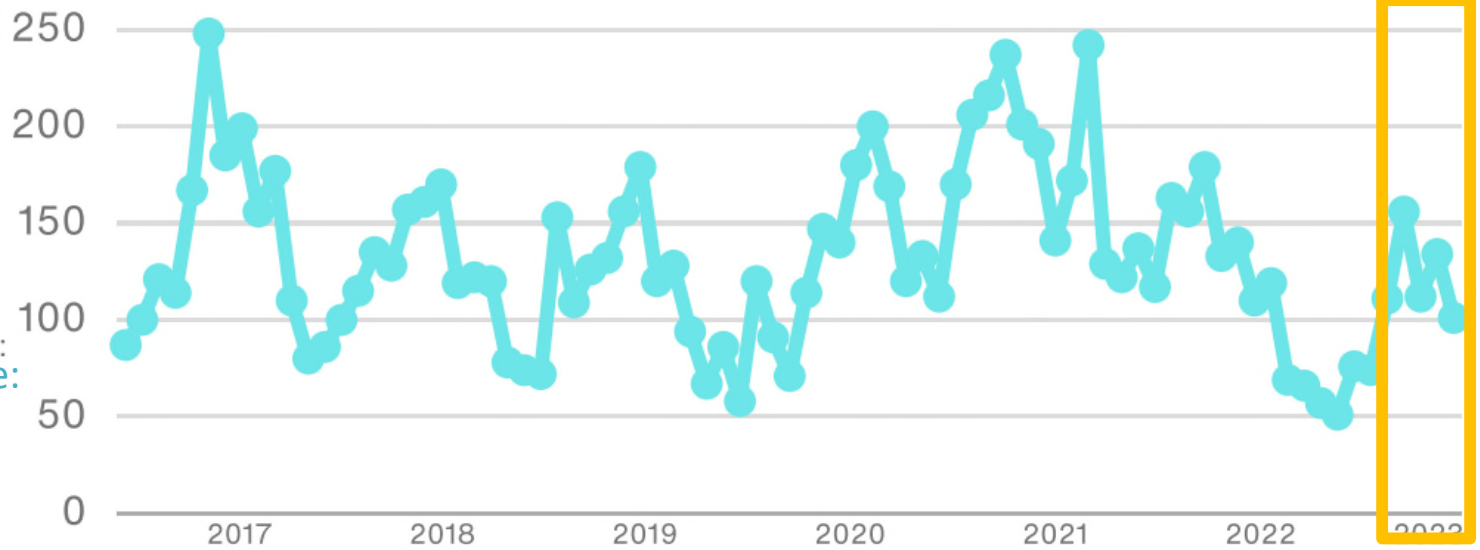
Typically processed within 6 months

Community Development
Planning

Q3 Processing Times
Indicators

Fair Market Value
Average Sales Price:
$715,813
7% increase over
previous quarter

Source: DataBC

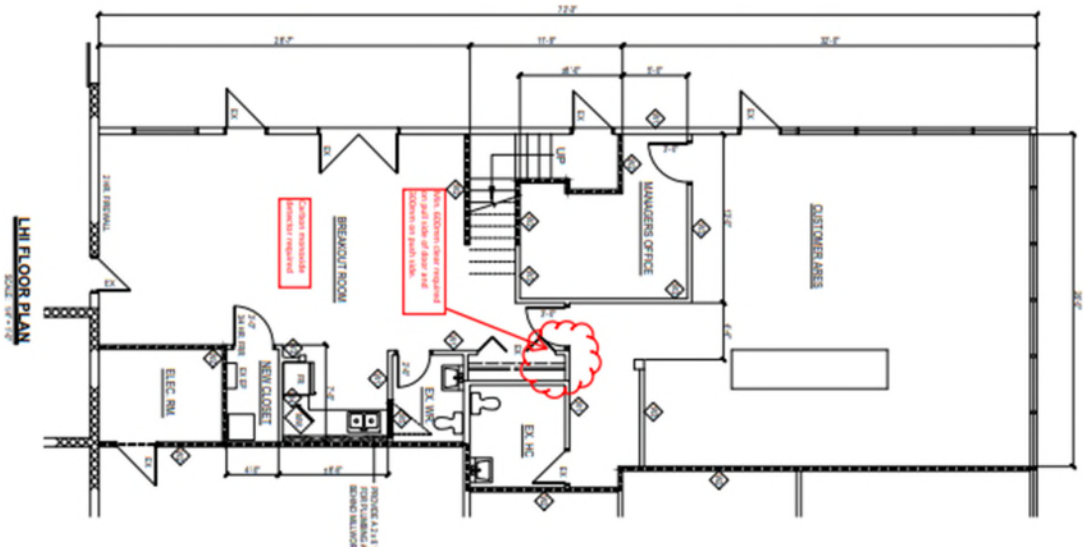**Community Development**

Planning

Real Estate Transaction Volume

Q3 2023 Vernon
Building Permit Location

Q3 Development Map

Q1/Q2/Q3 Development Map
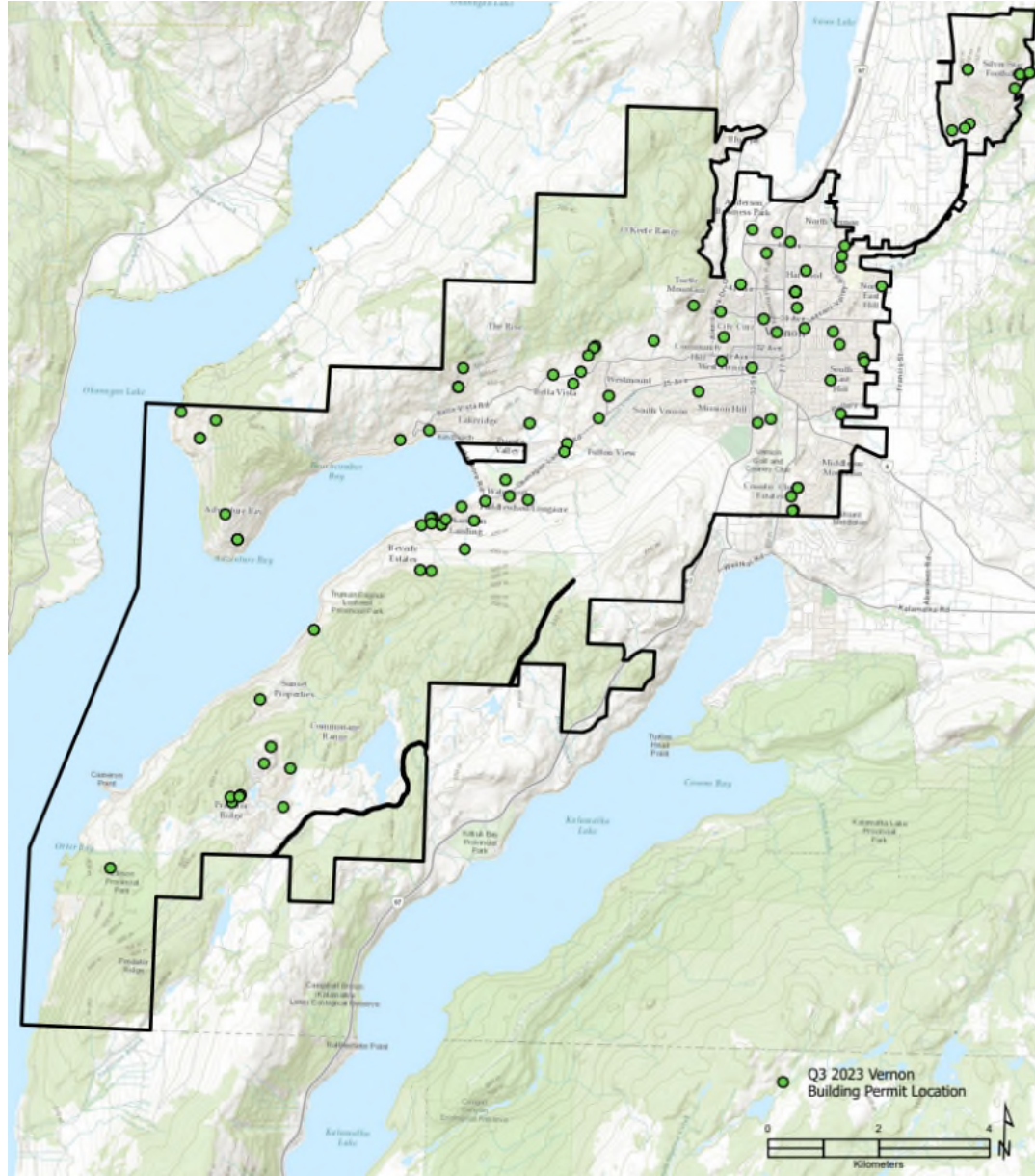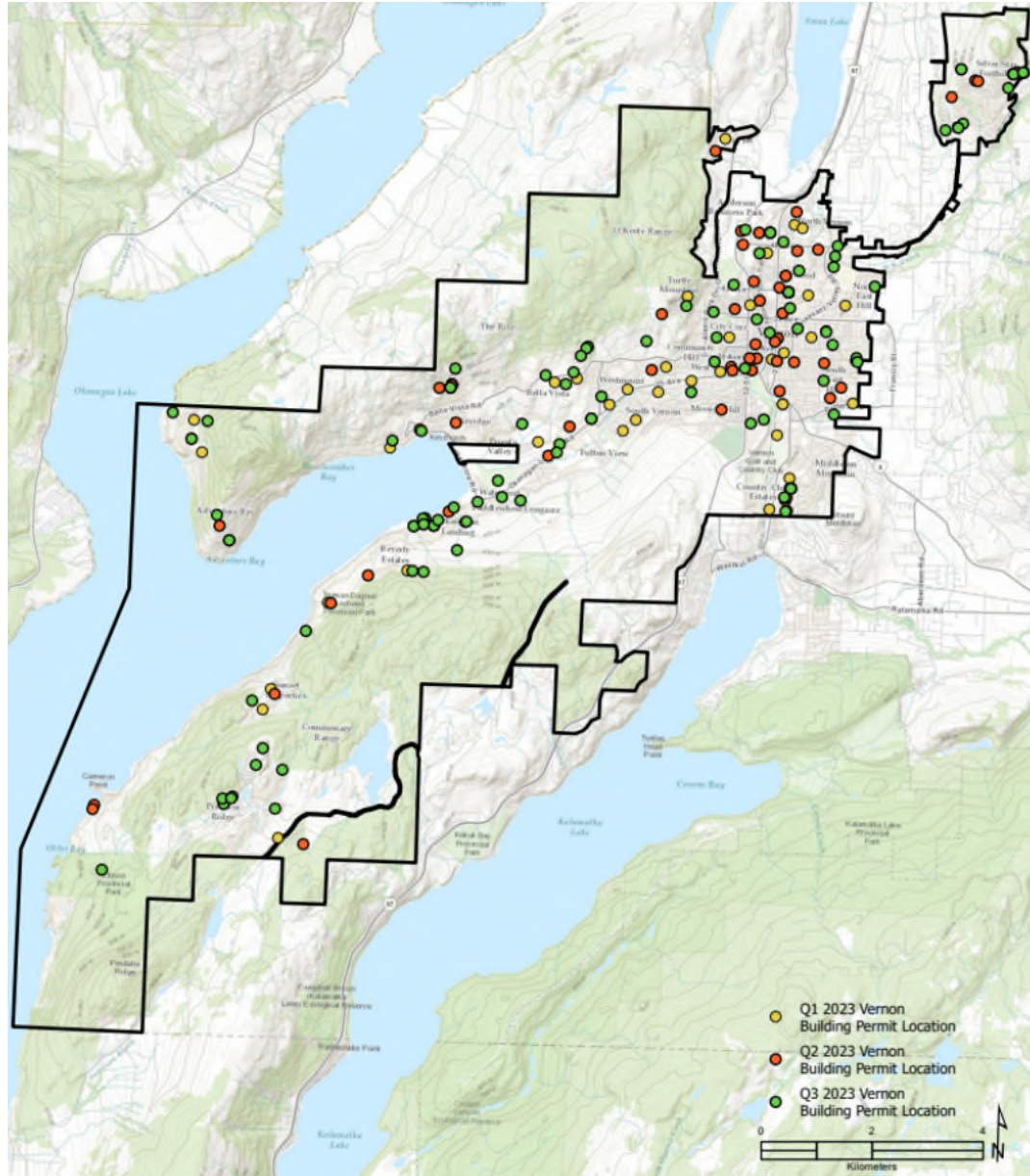
Development Previews & Highlights

Tennant Improvement Details:

- Accommodate Enterprise Rent-A-Car within existing Craftsman Collision location
- Customer Area & Counter, Managers Office, Washrooms, and rear staff area

Permit Details

- Building Permit issued July 24, 2023
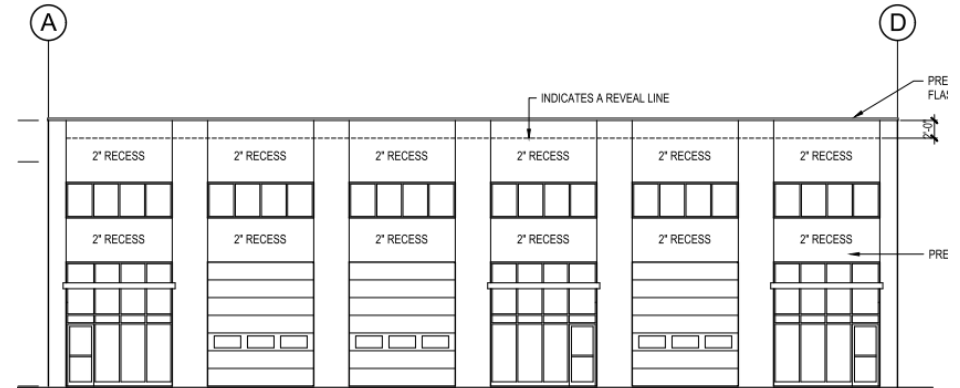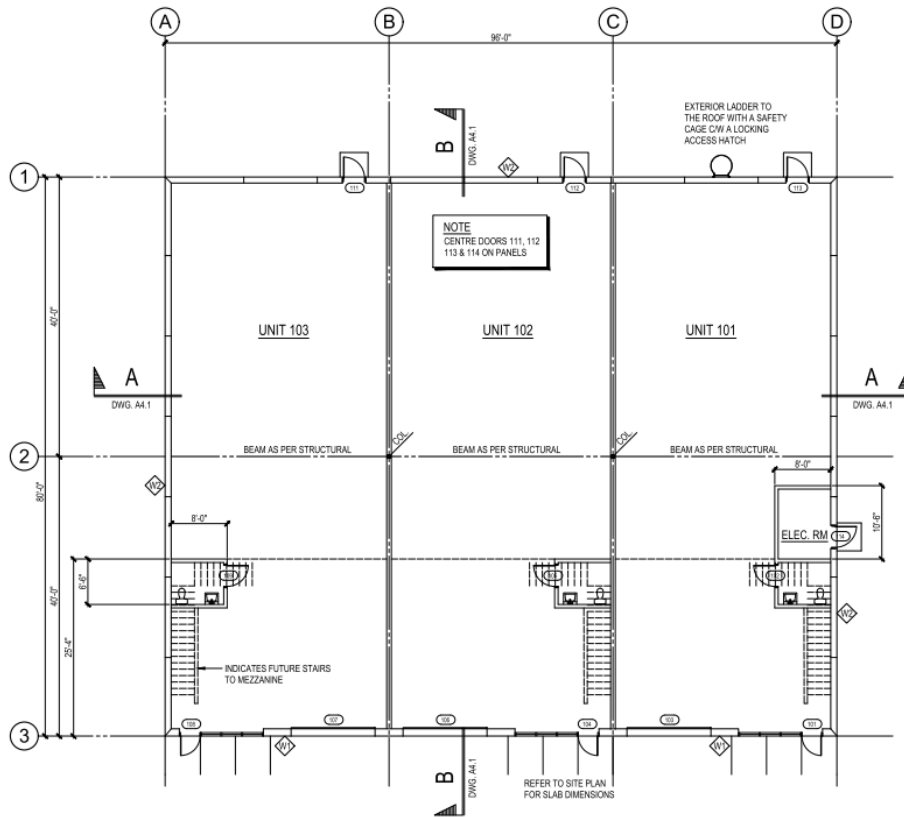- Improvement value: $135,000
- Occupancy Permit: September 22, 2023

CITY OF Vernon

2727 35th Street
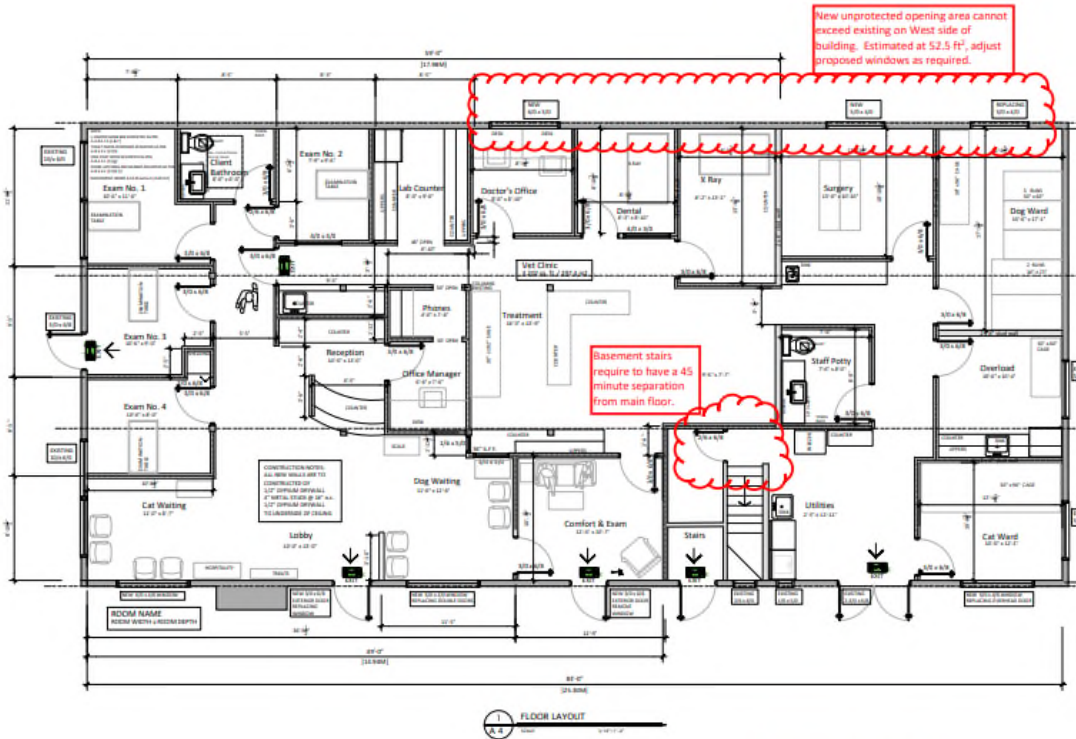
Tennant Improvement Details:
- New Veterinarian Clinic
- 4 Exam Rooms
- X-ray
- Surgery
- Office, staff space, & Kennels.

Permit Details
- Building Permit issued August 11, 2023
- Improvement value: $445,000

CITY OF Vernon

4823 Silver Star Road

New Building Construction:
- 3 Unit Light Industrial Building
- 7,690 square foot building
- Each unit is pre-planned for a future mezzanine
- 14 on-site parking stalls

Permit Details
- Building Permit issued July 25, 2023
- Building Permit Value: $1.1M

CITY OF Vernon

4700 31st Street

Thank You