

THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF A COMMITTEE OF THE WHOLE MEETING
HELD MONDAY, APRIL 8, 2019**

PRESENT: Mayor V. Cumming

Councillors: A. Mund, K. Gares, K. Fehr, B. Quiring,
S. Anderson, (D. Nahal, absent)

Staff: W. Pearce, CAO
P. Bridal, Deputy CAO, Director, Corporate Services
S. Blakely, Manager, Legislative Services
N. Nilsen, Communications Officer & Grants Coordinator
S. Koenig, Director, Operations
K. Flick, Director, Community Infrastructure & Development
D. Law, Director, Financial Services
G. Gaucher, Manager, Protective Services*
D. Lees, Senior Bylaw Compliance Officer*
D. Ross, Director, Recreation Services*
Insp. G. Stewart, RCMP, Vernon Detachment*
R. Manjak, Director, Human Resources*
B. Bandy, Manager, Real Estate
G. Lefebvre, Aquatic Coordinator*
S. Mitchell, Manager, Arena, Events & Bookings*
L. Walker, Manager, Recreation Administration*
S. Wright, Manager, Recreation Programs*
K. Poole, Manager, Economic Dev. & Tourism*
K. Kryszak, Manager, Parks & Public Spaces Maintenance*
D. Lind, Fire Chief*

*Attended as required

CALL TO ORDER

Mayor Victor Cumming called the meeting to order at 8:43 am.

AGENDA ADOPTION

Moved by Councillor Quiring, seconded by Councillor Fehr:

THAT the Agenda for the April 8, 2019 Committee of the Whole meeting be amended as follows:

- 1) To amend 'order of business' to consider item 5.A. Council Strategic Plan first.

AND FURTHER, that the agenda be adopted, as amended.
CARRIED.

**ADOPTION OF THE
MINUTES**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT the minutes of the Committee of the Whole meeting of Council held March 25, 2019, be adopted, as presented.
CARRIED.

BUSINESS ARISING FROM THE MINUTES

UNFINISHED BUSINESS

Mayor Cumming left the meeting at 8:48 am and returned to the meeting at 8:50 am.

**COUNCIL STRATEGIC
PLAN, 2019 – 2022
(8:40 am)(0530-05)**

Kim Flick, Director, Community Infrastructure & Development led a review of the draft Council Strategic Plan 2019 – 2022.

**RECREATION, PARKS
AND OPEN SPACE**

Moved by Mayor Cumming, seconded by Councillor Mund:

THAT Council directs Administration to include **'implementation of the Parks Master Plan'** in the Council Strategic Plan 2019 – 2022.

CARRIED.

Moved by Councillor Fehr, seconded by Councillor Anderson:

THAT Council directs Administration to move the following items for consideration under **'Recreation, Parks and Open Spaces'** into 'Action Plan' items in the Council Strategic Plan 2019 – 2022:

Parks' Asset Management Plan

AND:

Lakeview Pool Revitalization (2019-2020): Apply for BC-Canada Recreation Infrastructure Grant (2019)

AND:

Complete priority lake access improvements

AND:

Civic Arena Park Consultation and Construction (2019-2020)

AND:

2022 BC Winter Games: Liaise and support Local Organizing Committee - 2021, Successfully host the 2022 BC Winter Games - February 2022

CARRIED.

**AFFORDABLE AND
ATTAINABLE HOUSING**

Moved by Mayor Cumming, seconded by Councillor Quiring:

THAT Council directs Administration to **replace** the first sentence under *'Affordable Housing, Action Required'* (Page 8) in the Council Strategic Plan 2019 – 2022 as follows:

"Continue to partner with BC Housing, not for profits and the development community on affordable housing, including the use of City-owned land."

CARRIED.

Moved by Councillor Quiring, seconded by Councillor Anderson:

THAT Council directs Administration to move **'Air Bnb Policy/Bylaw'** and **'Complete review of tiny homes and impediments to secondary suites'** to **'Action Plan'** Items in the Council Strategic Plan 2019 – 2022;

AND FURTHER, that Council directs Administration to move **'Housing Needs Assessment'** into **'Action Required'** items in the Council Strategic Plan 2019 – 2022.

CARRIED.

VIBRANT DOWNTOWN

Moved by Councillor Quiring , seconded by Councillor Gares:

THAT Council directs Administration move **'Installation of Portland Loos and replacement of existing Civic Washroom Facility'** into **'Action Plan'** items in the Council Strategic Plan 2019 – 2022.

CARRIED.

Moved by Councillor Quiring, seconded by Councillor Anderson:

THAT Council directs Administration to **amend (as shown in red)** the following language in the **'Vibrant Downtown, Actions Required'** section (Page 9) of the draft Council Strategic Plan 2019 as follows:

Identify and implement actions to address drug use and vagrancy, safety concerns, including additional lighting, the role of bylaw compliance and increased RCMP presence'.

CARRIED.

Moved by Mayor Cumming, seconded by Councillor Quiring:

THAT Council directs Administration to move the '**Okanagan Rail Trail promotion (eg. Marketing trail connections)**' item under '**Vibrant Downtown**' into the Council Strategic Plan 2019 – 2022.

CARRIED.

**ORGANIZATION
PRIORITIES**

Moved by Mayor Cumming, seconded by Councillor Fehr:

THAT Council directs Administration to **add** a new section at front of the Council Strategic Plan to note the City of Vernon's 'Key Values';

AND FURTHER, that the following items be included in the new 'Key Values' section:

Respectful, Diverse and Inclusive Workplace: The Corporation cultivates and promotes a respectful, diverse and inclusive culture that champions dignity and value through continuous learning and development, discussion of respect, diversity and inclusion topics, and ongoing assessment on what we can do to nurture a supportive work environment.

AND:

Unwavering commitment to a Safe and Healthy Work Environment: The Corporation continues to seek and achieve the highest standard of safe and healthy work environment. The City will deliver safety, performance improvement, a strong safety of culture, and increase the awareness and motivation of employees to nurture and support a commitment to personal and team health and safety.

CARRIED.

Moved by Councillor Quiring, seconded by Councillor Anderson:

THAT Council directs Administration include to the following two items into the Council Strategic Plan 2019 – 2022:

Ensure financial reporting reflects all changes in legislation and public sector accounting standards. Specifically, the City will be required to create a fifth financial report - "Statement of Remeasurement Gains and losses" and report on "Asset Retirement Obligations" starting in 2012. Asset Retirement Obligations will require some funding from the City to investigate the cost to retire those assets in productivity that

will require consideration of the environment upon retirement (example: building and/or infrastructure with asbestos, etc.,)

AND:

Ensure financial policies of the City are current/contemporary and allow the City to maintain financial sustainability (specifically, the City does not have a current/contemporary Reserve Policy).

CARRIED.

ADMINISTRATION

Moved by Councillor Quiring, seconded by Councillor Gares:

THAT Council directs Administration to move the following item into the Council Strategic Plan 2019 – 2022:

Address existing and pending drainage issues (e.g. drainage studies, risk and threat assessments related to water, floodplain bylaw, OCP amendments)

CARRIED.

Moved by Councillor Quiring, seconded by Councillor Anderson:

THAT Council directs Administration to move the following item into Action Items within the Council Strategic Plan 2019 – 2022:

Conveyance line from VWRC to Okanagan Spring Brewery

AND:

VWRC and SI Asset Management Plan

CARRIED.

Moved by Mayor Cumming, seconded by Councillor Quiring:

THAT Council directs Administration to add an 'overarching goal' in relation to liquid waste management within the Council Strategic Plan 2019 – 2022 which will encompass action items related to the VWRC and Liquid Waste.

CARRIED.

Moved by Councillor Quiring, seconded by Councillor Fehr:

THAT Council directs Administration to move the following item into Action Items within the Council Strategic Plan 2019 – 2022:

Continued Commitment to Projects identified for replacement in Asset Management plans (i.e. sanitary, roads, buildings)
CARRIED.

Moved by Councillor Quiring, seconded by Councillor Anderson:

THAT Council directs Administration to move the following items into Action Items within the Council Strategic Plan 2019 – 2022:

Engine \$700,000 funded from Fire Equipment Reserve;

AND:

Ladder \$1.4 million funded from BC Gas Lease Legacy fund

AND:

Fire & Rescue Services Projects 2019 - 2022
CARRIED.

**REGIONAL
RELATIONSHIPS**

Moved by Mayor Cumming, seconded by Councillor Anderson:

THAT Council directs Administration to review the following to identify specific goals and specific actions to enable appropriate placement with the Council Strategic Plan 2019 – 2022:

Respectful, Diverse and Inclusive Workplace: The Corporation cultivates and promotes a respectful, diverse and inclusive culture that champions dignity and value through continuous learning and development, discussion of respect, diversity and inclusion topics, and ongoing assessment on what we can do to nurture a supportive work environment.

AND:

Unwavering commitment to a Safe and Healthy Work Environment: The Corporation continues to seek and achieve the highest standard of safe and healthy work environment. The City will deliver safety, performance improvement, a strong safety of culture, and increase the awareness and motivation of employees to nurture and support a commitment to personal and team health and safety.

CARRIED.

Mayor Cumming recessed the meeting at 10:43 am

RECESS

Mayor Cumming recalled the meeting to order at 10:53 am

RECALL**GENERAL MATTERS**

Ms. Annette Sharkey, Executive Director, Social Planning Council briefly presented:

- Partners in Action, quarterly Report: January 1, 2019 – March 31, 2019
- Partners in Action Committee – Community Indicators

Ms. Sharkey reviewed the funding sources for the Housing Strategy Process, which is meant to be a tool and a resource for the Community. Ms. Sharkey introduced Matt Thomson and Celine Mauboules of Urban Matters who presented:

- Moving Forward: Building Homes, Strengthening Community – Vernon Housing and Homelessness Strategies, March, 2019, Urban Matters and Homelessness Services Association of BC.

Matt Thomson

- 2007 Vernon produced their first Attainable Housing Strategy
- Since then, the City has introduced municipal policy to support new housing solutions and community partnerships focused on addressing homelessness and its associated issues.
- Still the community has experienced significant housing pressures since 2014.
- With an understanding of these challenges, Moving Forward is an action plan building on work done by the municipality, the Social Planning Council of the North Okanagan, and the Partners in Action Committee.
- Reviewed Last Ten Years Progress on Housing and Homelessness in Vernon
- Developing the Strategy – the team and the process
- Attainable Housing Strategies
 1. Investing in attainable housing
 2. Regulating and incentivizing attainable housing
 3. Building support for attainable housing
- Investing – Reviewed
 1. Develop an approach to acquiring land to leverage affordable housing.

2. Explore models of inclusionary zoning that use different contribution models (e.g. units, vs. cash-in-lieu).
 3. Further explore financial incentives to invest in housing.
 4. Introduce capital grants for non-profit housing developments.
 5. Support Council and senior staff in continuing to advocate to senior government for additional funding and resources.
- Regulating and Incentivizing – Reviewed
 1. Complete a comprehensive housing assessment of housing demand and supply across the housing continuum.
 2. Regulate short-term rentals.
 3. Refine the City's current DCC rebate model to match level of incentive to level of affordability that is achieved.
 4. Explore reduced parking requirements for non-profit housing development under certain conditions.
 5. Consider allowing lock-off units.
 6. Consider incentives for homeowners and developers to install secondary suites
 7. Consider incentives for homeowners to rent their suites.
 8. Expand incentive programs for infill residential and purpose-built rental in areas west of downtown. Consider reviewing parking requirements, the Revitalization Tax Exemption program, the DCC grant, and any others.
 9. Review housing agreement requirements on projects that receive incentives.
 10. Formalize and communicate fast-tracking for approvals and permitting for affordable housing projects.
 11. Explore opportunities to support affordable home ownership, such as reducing minimum home size to encourage a range of home sizes (e.g. tiny homes).
 - Public Education & Awareness
 1. Build awareness of the need for and benefits of affordable housing projects through a public education campaign and ongoing communication strategy.
 2. Develop educational and outreach support.

3. Build capacity and collaboration among stakeholders to partner and pursue funding opportunities from senior government, such as new programs through BC Housing and CMHC.

Celine Mauboules

- Homelessness Strategies
 1. Systems Planning
 2. Strengthening Services
 3. Public Education and Awareness
- Systems Planning
 1. Build on the newly establish Coordinated Access and Assessment Table (BC Housing, Interior Health, housing and service providers) to support tenanting of new housing coming on stream.
 2. Engage housing providers to explore options of adopting of a Housing First model.
 3. Identify opportunities to implement housing first approach through a scattered site model.
 4. Continue collaboration between City and PIA to achieve housing and service delivery goals.
- Strengthening Services
 1. Introduce Shower Program that allows people experiencing homelessness or at risk of homelessness.
 2. Explore opportunities to provide additional storage space (bins).
 3. Support through PIA, the City of Vernon's decision to provide more public toilets in the downtown neighbourhood.
 4. Create a systems map to better understand current resources, assets, gaps, in services accessed by individuals experiencing homelessness in Vernon.
 5. Develop plan to better support youth aging out of care in Vernon.
 6. Develop a plan to better support seniors or older adults at risk of homelessness.
 7. Continue to work towards Reconciliation with Indigenous organizations and individuals to understand gaps and needs, and by building on the cultural audit being completed by the Community Action Team / HART Project.
 8. Build on recent cultural audit results to address identified Indigenous service gaps.
 9. Explore introducing Car 87 Mental Health Car program model in Vernon.

10. Increase sense of safety and security in downtown core. Monitor and evaluate the effectiveness of new initiatives including the Weekly Peer Clean Ups and the upcoming Folks on Spokes program.
- Public Education & Awareness
 1. Provide opportunities for the public of all ages to better understand homelessness through an awareness campaign, including working with the business community, City Council, schools and school district, neighbourhood associations, faith communities, and medical practitioners.
 2. Develop a process for working with and informing the community regarding future temporary shelter, temporary modular developments as well as supportive housing to ensure the public understands the projects and has an opportunity to engage with funders and host organizations.
 3. Increase support for development of affordable and supportive housing and homelessness services.
- Conclusion & Next Steps Reviewed

**SOCIAL PLANNING
COUNCIL – QUARTERLY
REPORT and HOUSING
STRATEGY
(10:30 am)(0360-20-35)**

Moved by Councillor Quiring, seconded by Councillor Fehr:

THAT Council receive the report titled "*Moving Forward: Building Homes, Strengthening Community, Vernon Housing and Homelessness Strategies*" and dated March 2019 as prepared by Urban Matters;

AND FURTHER, that Administration report back with a Housing Implementation Strategy for Council's consideration, including completion of the "*Housing Needs Assessment*", to be informed by Council's draft Strategic Plan 2019 - 2022 and organizational capacity and resources;

AND FURTHER, that the Homelessness recommendations be referred to Partners In Action for its information and action, as appropriate.

CARRIED.

NEW BUSINESS

LEGISLATIVE MATTERS

COUNCIL INFORMATION UPDATES

G.V.A.C./R.D.N.O. REGULAR MEETINGS

INFORMATION ITEMS

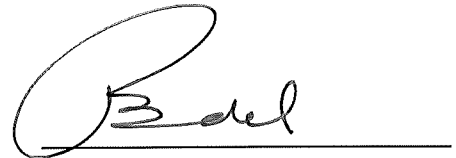
Mayor Victor Cumming closed the meeting at 11:58 am.

CLOSE

CERTIFIED CORRECT:



Mayor:



Corporate Officer