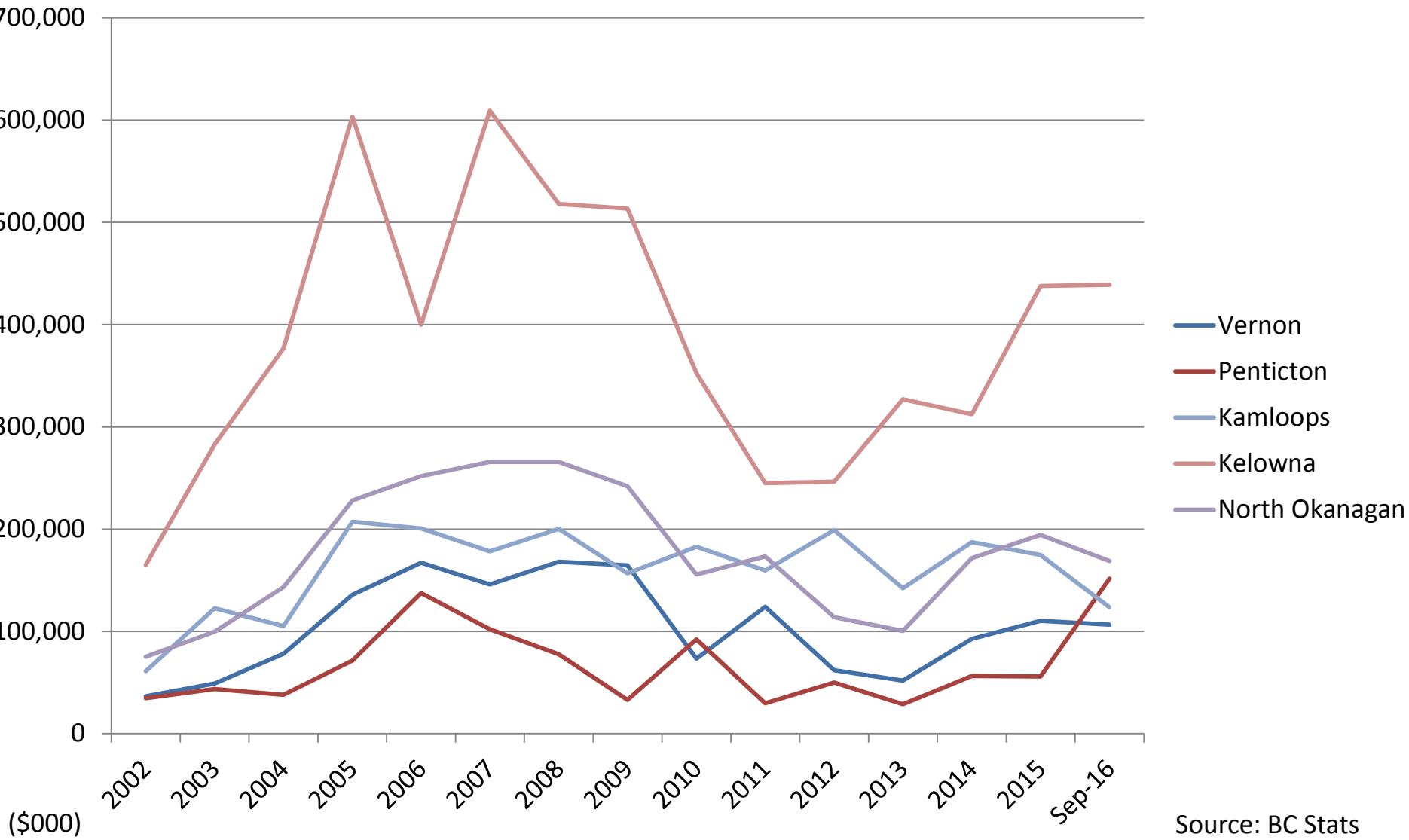




Photo: Robb Thompson

Name	2012	2013	2014	2015	2014-15
North Okanagan	81,956	82,038	83,011	84,587	1.9%
Vernon	38,573	38,672	39,167	40,497	3.4%
Unincorporated Areas	18,438	18,425	18,630	18,518	-0.6%
Coldstream	10,286	10,277	10,523	10,821	2.8%
Spallumcheen	5,080	5,057	5,166	5,207	0.8%
Armstrong	4,960	4,950	4,878	4,951	1.5%
Enderby	2,871	2,908	2,878	2,840	-1.3%
Lumby	1,748	1,749	1,769	1,753	-0.9%
Central Okanagan	184,956	185,845	189,480	195,523	3.2%
Kelowna	120,283	120,123	121,529	124,378	2.3%
West Kelowna	31,527	31,926	32,744	34,484	5.3%
Lake Country	12,193	12,342	13,048	14,035	7.6%
Okanagan-Similkameen	80,631	80,509	81,559	81,841	0.3%
Penticton	33,174	33,231	34,050	33,964	-0.3%
Unincorporated Areas	22,684	22,632	22,935	23,057	0.5%
Summerland	11,105	11,024	11,095	11,267	1.6%
Osoyoos	4,813	4,812	4,745	4,796	1.1%
Princeton	2,755	2,745	2,761	2,729	-1.2%
Thompson-Nicola	130,842	131,601	133,349	133,191	-0.1%
Kamloops	87,703	88,294	89,454	89,995	0.6%
British Columbia	4,542,578	4,582,607	4,638,415	4,683,139	1.0%

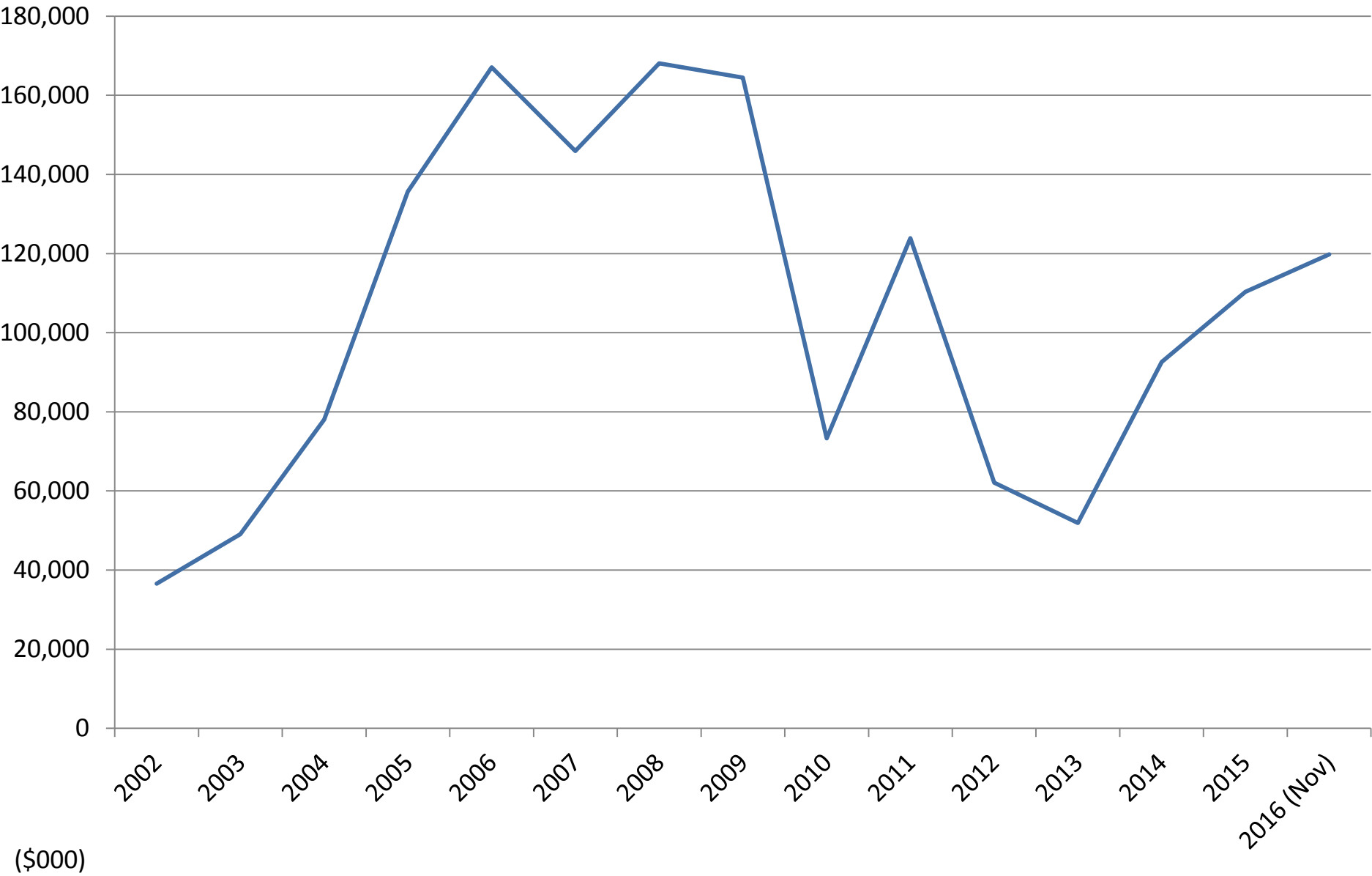
2002-2016 (Sep) Total Building Permit Values



Source: BC Stats

Total Building Permit Values

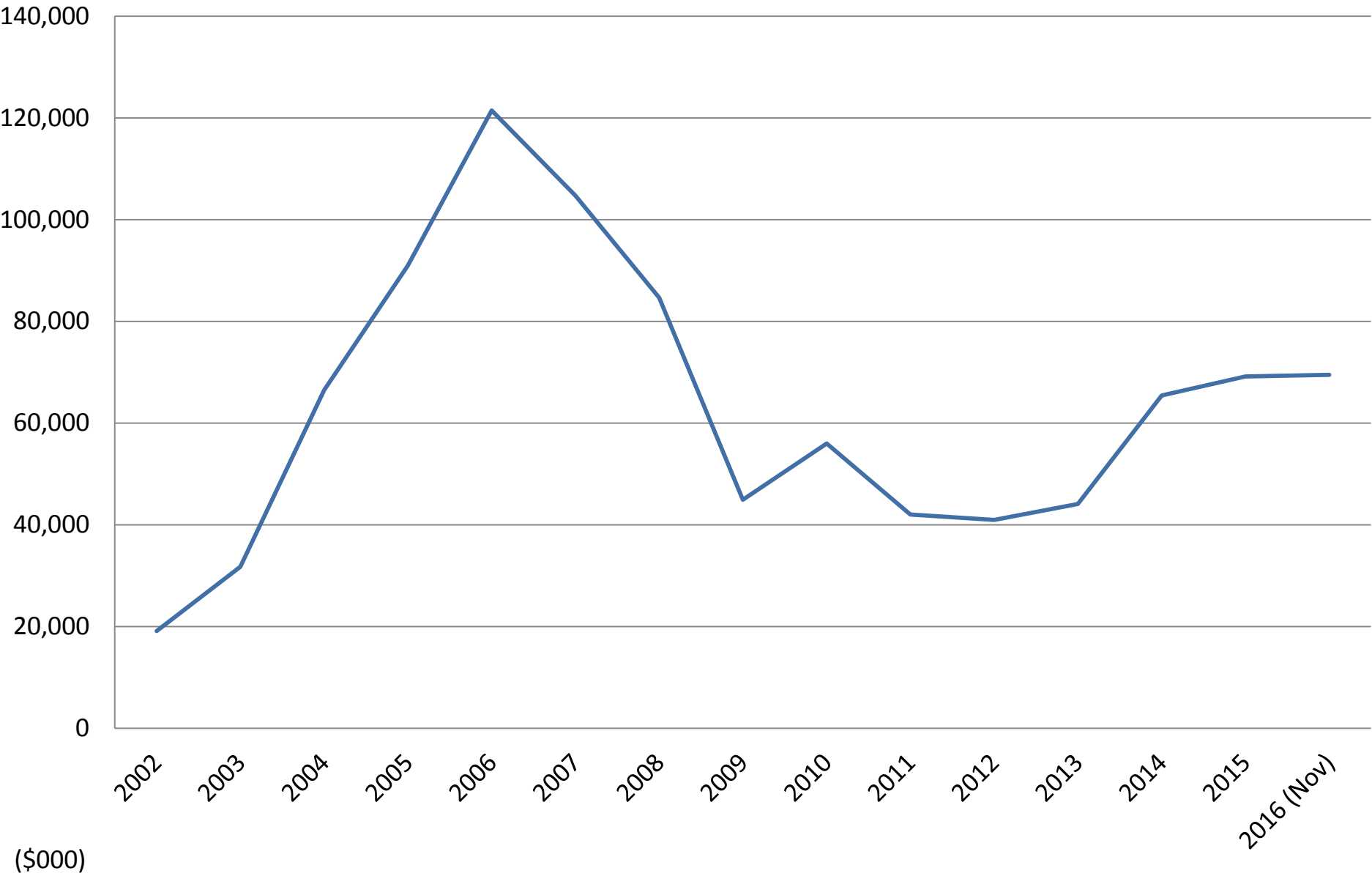




(\$000)

Total Building Permits

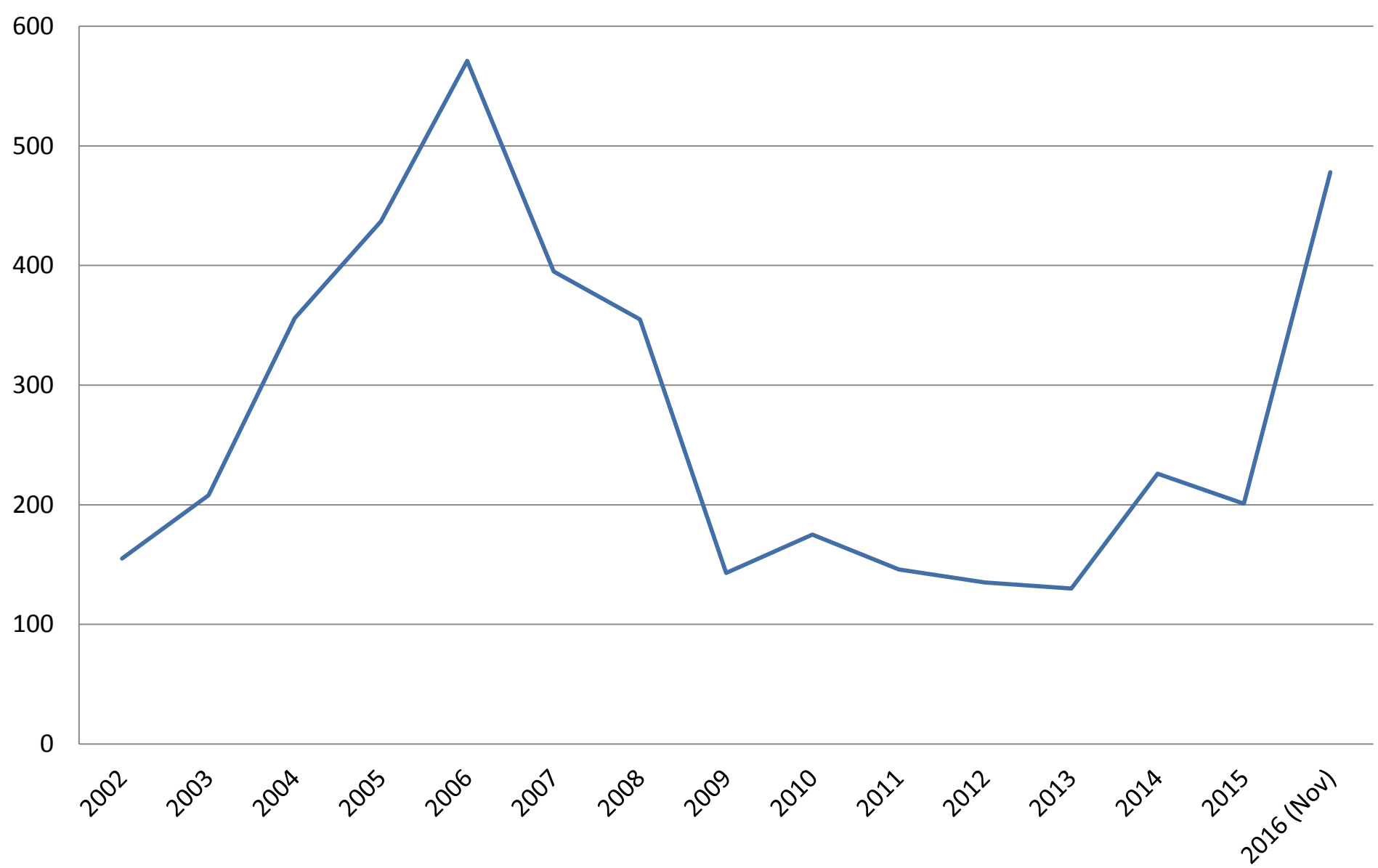




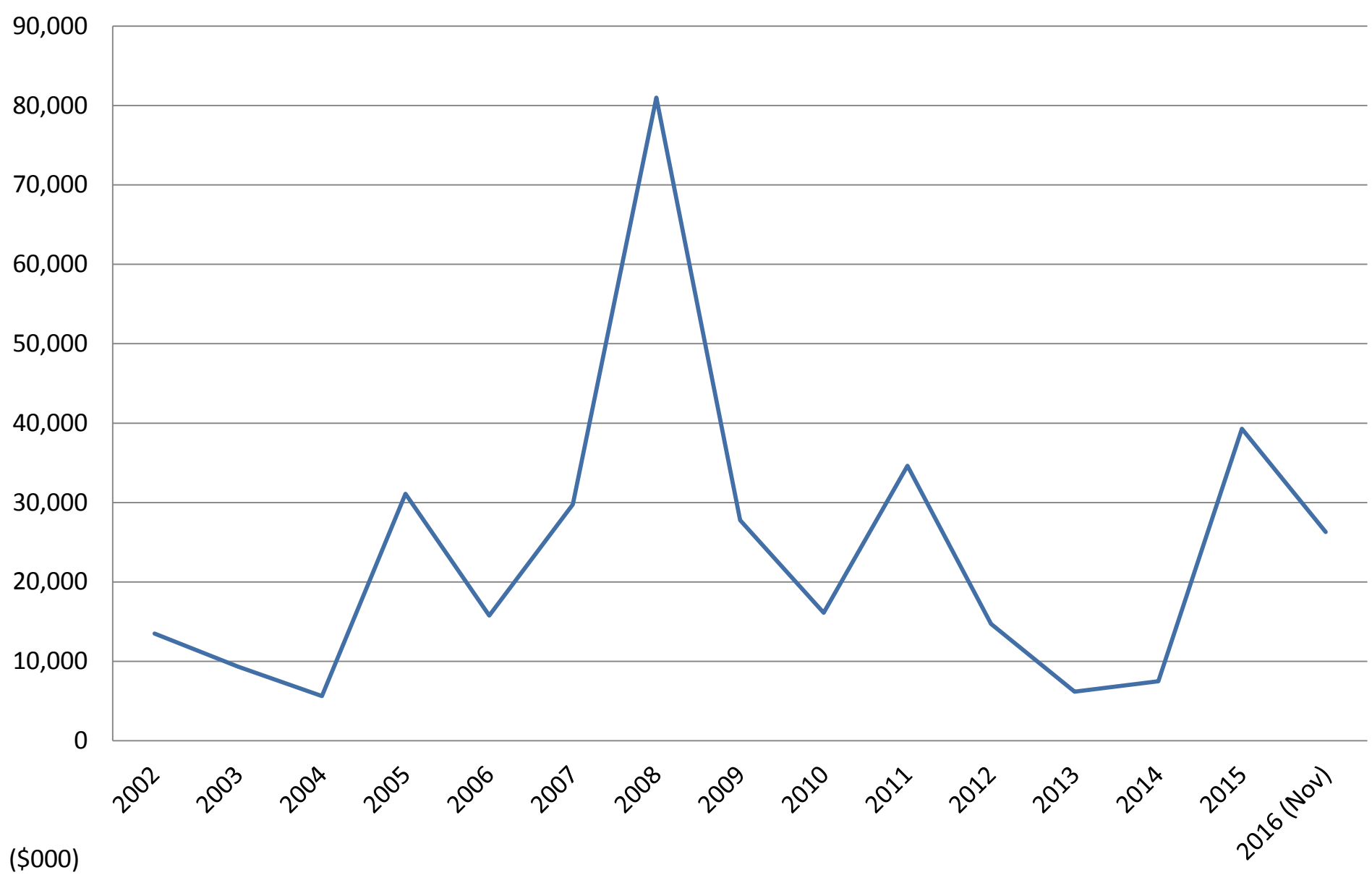
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Residential Building Permits





Total Residential Units

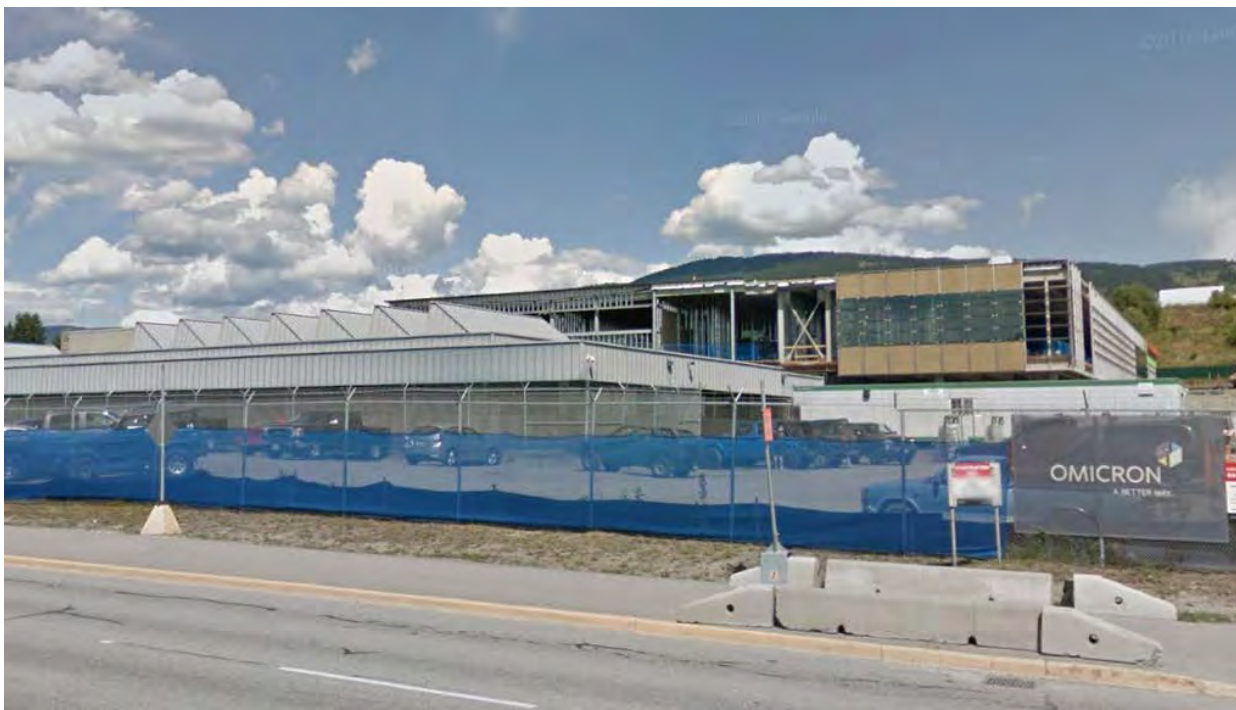




- 2710 39 Avenue
- 11,330 sq ft
- BP: \$2.1M
- Issued Jun 15, 2015
- Opened Summer 2016

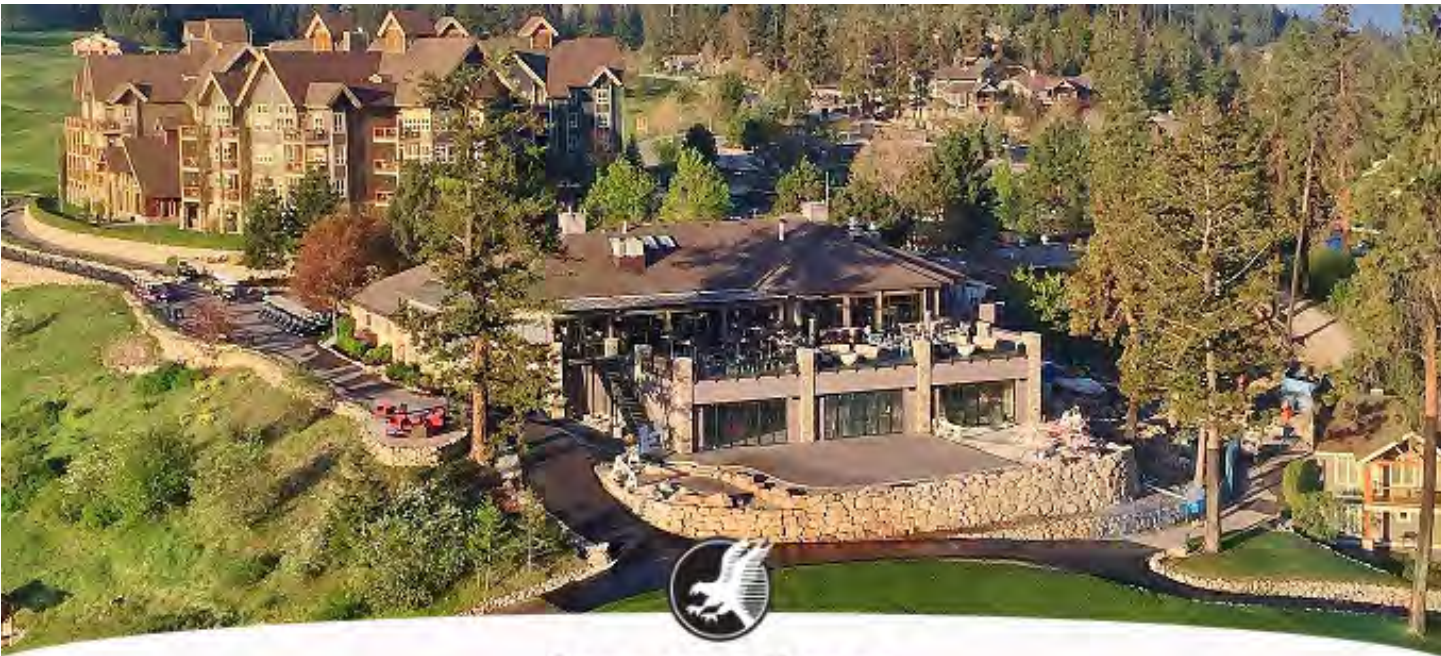


- 5640 Anderson Way
- 5,645 sq ft
- BP: \$2.1M
- Issued Aug 20, 2015
- Opened Summer 2016



BC HYDRO VERNON REGIONAL OPERATIONS FACILITY

- Seven building totaling approximately 120,000 sq ft
- Main office totals over 83,000 sq ft
- BP: \$23.6M
- Issued Sep 2, 2015



PREDATOR RIDGE

NEW BANQUET FACILITY NOW OPEN!

- 300 Village Centre Way
- Update and expansion of existing clubhouse
- BP: \$1.25M
- Issued Oct 30, 2015
- Opened Summer 2016



- Unit 345-4900 27 Street
- Former Target
- 102,000 sq ft
- BP: \$2.4M
- Issued Dec 14, 2015
- Opened in May 2016



- Office Building
- 6,000 sq ft
- BP: \$750,000
- Issued Dec 21, 2015
- Open Fall 2016



South East Perspective

- 2501 48 Avenue
- Redevelopment
- DP Application May 20, 2015
- 86 Units
- BP \$12M
- Issued Feb 9, 2016
- bxcrossing.ca



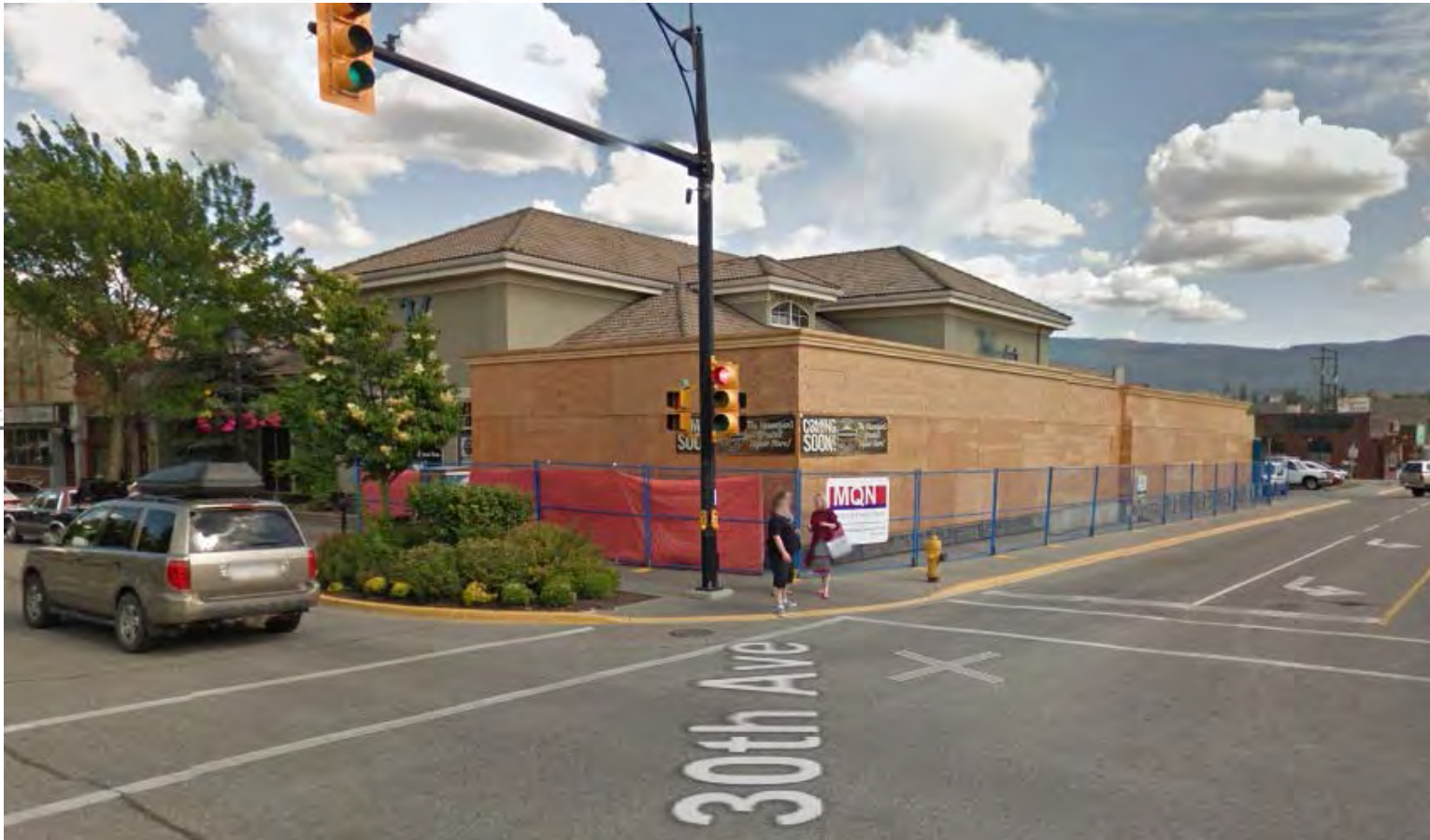


- Building addition
- Lunch Room/Lockers
- Fronting 28 Avenue
- BP \$850,000
- Issued March 4, 2016

OKANAGAN SPRING | gateway building

MONASHEE'S LIQUOR STORE

2922 30th AVENUE, VERNON, BC





- 3510-30 27 Street
- Tim Hortons
 - BP: \$1.2M
 - Issued May 14, 2015
- Armstrong Co-op
 - BP: 1.1M
 - Issued Mar 29, 2016



Walthers GM Site



- 1800 58 Avenue
- 150 units Retirement Resort
- BP \$18M
- Issued April 11, 2016



- 3200 30 Avenue
- DP: March 28, 2013
- BP: \$350,000 structural
 - Issued Oct 14, 2015
- BP: \$300,000 leaseholds
 - Issued April 13, 2016
 - Vernon Dental Clinic
- BP: \$250,000 leaseholds
 - Issued July 5, 2016
 - JC Bradley



- Foot and ankle surgeon
- 3005 41 Avenue
- BP \$550,000
- Issued April 28, 2016



- 3050 29 Ave
- Phase 1: 142 Units (90 Care Beds, 52 Assisted Living) and 3,500 sq ft of commercial
- Phase 2: 72 Units (1 and 2 Bedroom)
- Phase 3: 36 Assisted Units and 5,800 sq ft of commercial
- BP Value: \$20M
- Issued May 20, 2016



- 3403 28 Avenue
- 9,500 sq ft
- BP \$1.3M
- Issued June 22, 2016



NONA
Child Development Centre



- Canadian Headquarters
- BP \$530,000 (Leaseholds)
- Issued July 29, 2016
- Celebrating 20 years

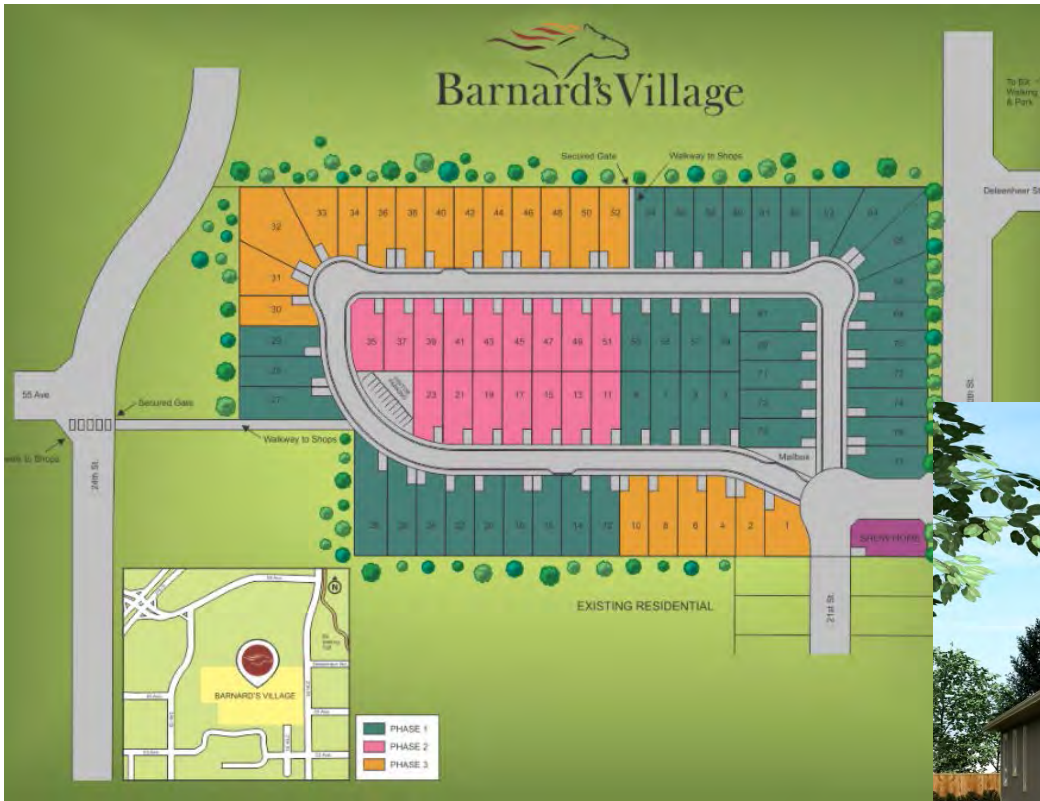




Credit: Lisa Vander Velde/Morning Star

- 123 L&A Cross Rd
- Corporate Office
- 11 branches across BC/Yukon
- Approximately 90 employees in Spallumcheen
- Opened in September 2016

- 2100 55 Avenue
- 78 lots
- Six Foundation permits approved November 30, 2016



Barnard's Village



Proposed Developments



- 5000 24 Street
- 119 Seniors Assisted Units
- DP Application September 2015
- Estimated BP: \$12.9M

- 3105 28 Avenue
- 4 Story Mixed Use
- 57 Units
- Development Permit Application – August 9, 2016





- 3300 31 Avenue
- 4 Story Mixed Use
- 36 Units
- Commercial - 11,663 sq ft
- Development Permit Application – September 26, 2016



- 4 story on top of 2 stories of parking
- 71 rental units
- Development Variance Permit Application – November 1, 2016



- 650 Birdie Lake Drive
- 21 Units
- First building was 24 units
- Development Permit Application – November 7, 2016





- 9622 Hill Drive, Coldstream
- 1969 to 2008
- 448,796 sq ft
 - Warehouse: 274,560
 - Factory: 148,340
 - Office: 11,296
 - Others: 14,600
- Property is 96.1 acres
 - 73.7 acres
 - 21 acres
 - 1.4 acres
- Announced on October 5, 2016
- Proposed 150-200 new jobs



Restoration Lands Inc.

Restoration Lands



January to November 2016 - North Okanagan

Sales Volume up 55.22%

- YTD 2016 \$989M - YTD 2015 \$638M
- Sales volume for October up 90% over last year

Single Family volume up 58%

- YTD 2016 \$545M - YTD 2015 \$345M

Single Family Dwelling

- Average SFD \$431k (2016) \$386k (2015)
- Median SFD \$387k (2016) \$353k (2015)

Source: Okanagan Mainline Real Estate Board

Vacancy 1.9% (Oct 2016)

Taxable Assessment (000's)	2009	2010	2011	2012	2013	2014	2015
Residential	\$ 5,769,474	\$ 5,681,349	\$ 5,689,870	\$ 5,582,742	\$ 5,406,304	\$ 5,320,192	\$ 5,939,468
Commercial	\$ 840,277	\$ 989,505	\$ 1,038,220	\$ 1,078,428	\$ 1,086,765	\$ 1,093,901	\$ 1,131,080
Light Industrial	\$ 34,467	\$ 37,990	\$ 41,050	\$ 40,771	\$ 37,735	\$ 37,214	\$ 37,813
Recreation & Non-Profit	\$ 25,033	\$ 29,567	\$ 29,358	\$ 29,284	\$ 27,050	\$ 23,375	\$ 22,982
Utility	\$ 5,231	\$ 5,548	\$ 7,276	\$ 7,149	\$ 7,138	\$ 7,333	\$ 7,385
Farm Land & Managed Forest	\$ 4,067	\$ 4,016	\$ 4,037	\$ 4,069	\$ 3,920	\$ 3,988	\$ 3,988
TOTAL	\$ 6,678,549	\$ 6,747,975	\$ 6,809,811	\$ 6,742,443	\$ 6,568,912	\$ 6,486,003	\$ 7,142,716

Vernon Smart Centre	\$629,000
Village Green Centre	\$627,000
Real Canadian Superstore	\$369,000
Shops at Polson	\$228,000
Vernon Square (north end)	\$228,000
Sparkling Hill Resort	\$208,000
Home Depot	\$186,000
Kal Tire – Corporate Office	\$183,000
Canadian Tire	\$143,000
Tolko – Corporate Office	\$127,000

Major Tax Contributors

2015 Okanagan Tech Sector

- 30% Growth in Two Years
- \$1.3 Billion to the Okanagan Economy
- \$1.02 Billion in direct revenue
- 633 Tech Companies (117 in North Okanagan)
- 7,600 employees (6,551 in 2013)





- October 28, 2016
- 112 Interviews
- 92 % Good or Increasing
- Concerns
 - Parking
 - Safety





- Announced November 8, 2016
- Pilot Program (Vernon, Prince George, Port Alberni and Comox)
- Assist companies looking to export (product or service)
- Assist companies moving into new export markets





- Announced on Nov 21, 2016
- \$6.21 Million
- 13,450 sq ft
- Accommodate approximately 150 students
- Trades shops
 - Welding shop
 - Electrical
 - Carpentry
 - Plumbing
 - Pipefitting
 - Aboriginal and Women's Training Programs



- Business Improvement Group – Real Estate and Development (BIG RED)
- November 24, 2016

Old Far West Building at 1701 Kosmina Rd

Sepia Films – Drink Slay Love

Mindseye Productions – The Recall



New 5 Year Strategic Plan adopted in June 2016

Over \$1 Million in media stories

- Hosted Media Dinners in Vancouver and Seattle in October.
- Canada's West Marketplace - Jasper

Move towards 3% Hotel Tax





- November 21, 2016
- Over 40 attendees
- 1:00-4:00pm
- Mountain Biking/Cycling

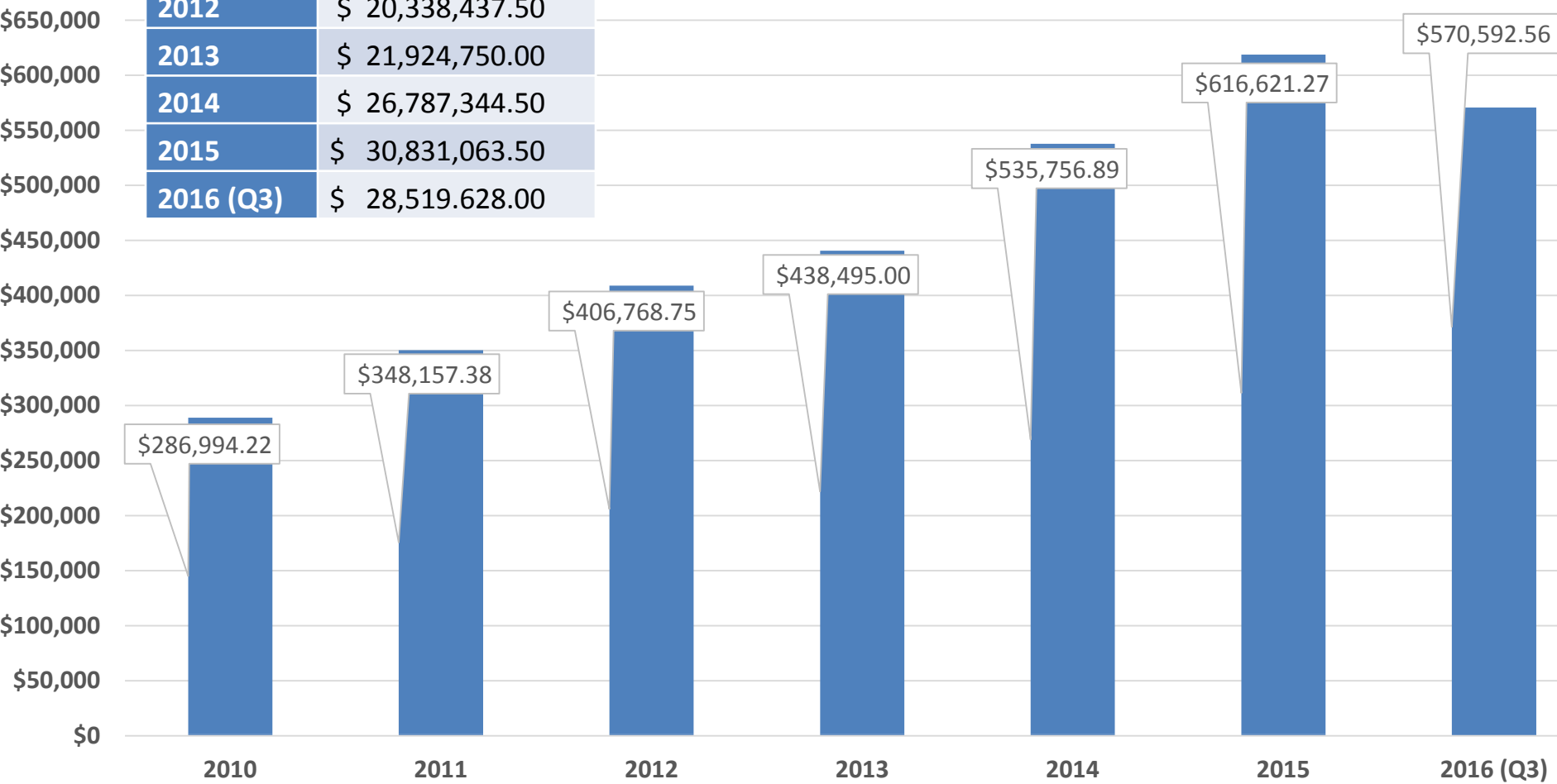


Biking Workshop



Thompson Okanagan Tourism Association
Annual General Meeting & Tourism Summit
Predator Ridge Resort
Vernon
November 23-23, 2016

Total Room Revenue	
Year	Amount
2010	\$ 14,349,711.00
2011	\$ 17,407,869.00
2012	\$ 20,338,437.50
2013	\$ 21,924,750.00
2014	\$ 26,787,344.50
2015	\$ 30,831,063.50
2016 (Q3)	\$ 28,519.628.00



Hotel Tax Revenue



Community	2011	2012	2013	2014	2015
Kamloops	9.9%	-4.4%	7.9%	3.9%	1.0%
Kelowna	-1.5%	4.1%	6.5%	10.1%	9.4%
Osoyoos	5.6%	3.9%	5.4%	8.3%	10.3%
Penticton	2.8%	5.1%	3.7%	5.4%	11.1%
Vernon	21.6%	17.0%	9.7%	16.6%	15.1%

Change in Room Revenue



October 2, 2016

LA Kings vs Edmonton Oilers



January 21 & 22, 2017

Vancouver Canucks vs Chicago Blackhawks



September 12-16, 2017



- Over 2,400 in attendance
- Led by NOYFSS
- Co-Op Tourism Marketing Fund



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Questions?