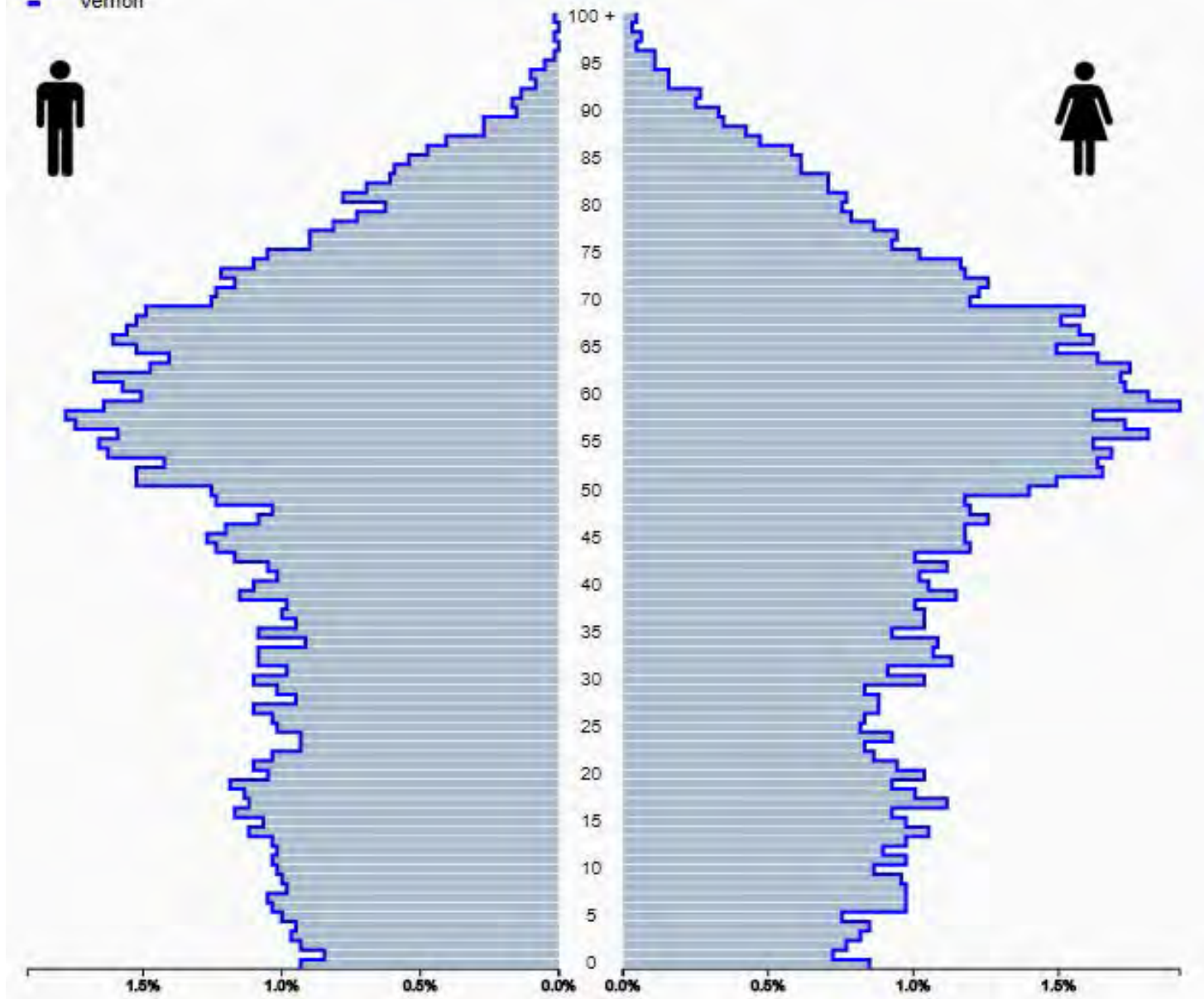


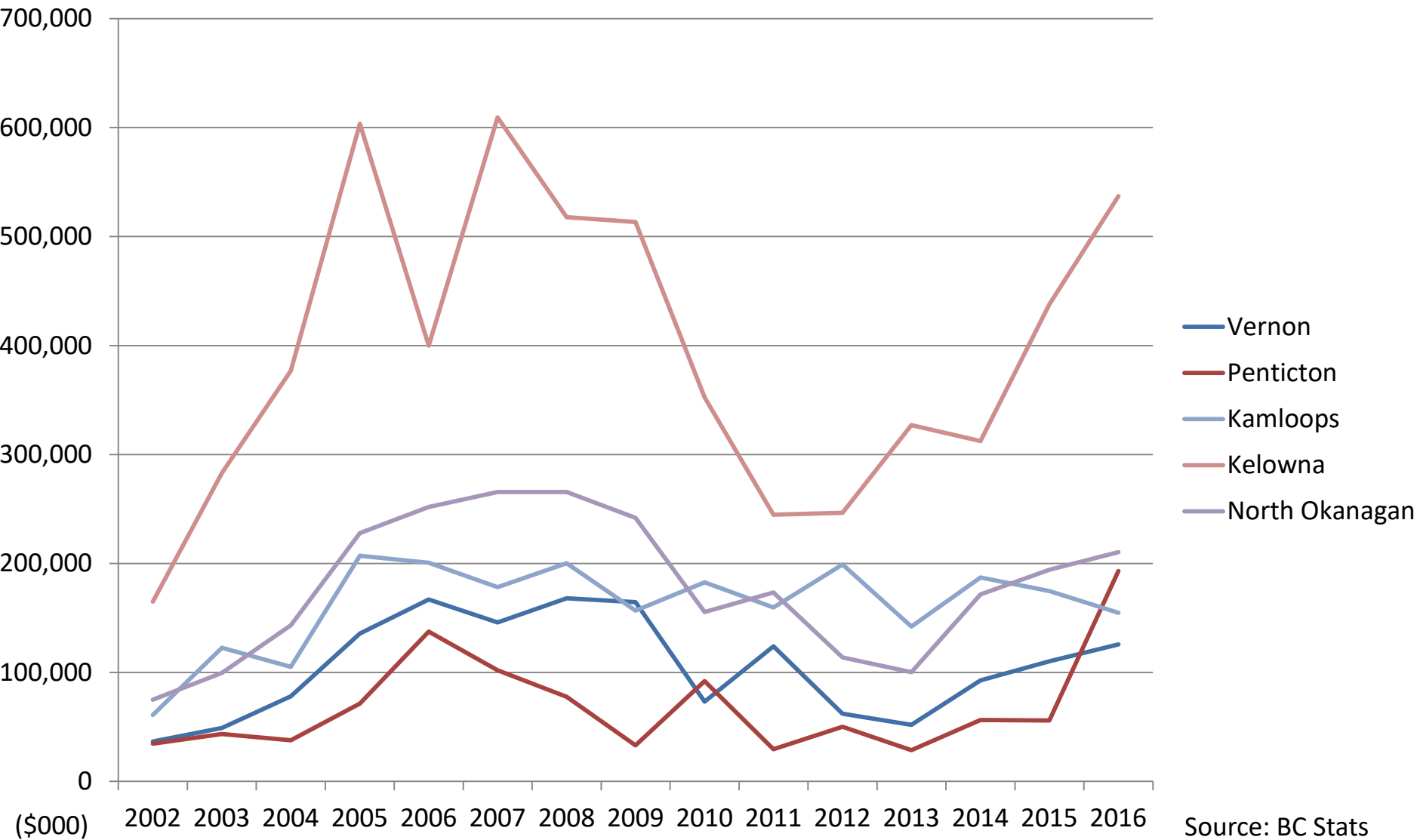


<b>Name</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2015-16</b>
<b>North Okanagan</b>	<b>82,038</b>	<b>83,011</b>	<b>84,865</b>	<b>85,164</b>	<b>0.4%</b>
<b>Vernon</b>	<b>38,672</b>	<b>39,167</b>	<b>41,008</b>	<b>41,671</b>	<b>1.6%</b>
Unincorporated Areas	18,425	18,630	18,170	17,904	-1.5%
Coldstream	10,277	10,523	10,874	10,938	0.6%
Spallumcheen	5,057	5,166	5,237	5,222	-0.3%
Armstrong	4,950	4,878	4,947	4,842	-2.1%
Enderby	2,908	2,878	2,851	2,815	-1.3%
Lumby	1,749	1,769	1,778	1,772	-0.3%
<b>Central Okanagan</b>	<b>185,845</b>	<b>189,480</b>	<b>193,981</b>	<b>197,075</b>	<b>1.6%</b>
Kelowna	120,123	121,529	124,025	125,737	1.4%
West Kelowna	31,926	32,744	33,999	34,930	2.7%
Lake Country	12,342	13,048	14,058	14,183	0.9%
<b>Okanagan-Similkameen</b>	<b>80,509</b>	<b>81,559</b>	<b>81,420</b>	<b>80,622</b>	<b>-1.0%</b>
Penticton	33,231	34,050	33,548	33,016	-1.6%
Summerland	11,024	11,095	11,280	11,375	0.8%
Osoyoos	4,812	4,745	4,808	4,800	-0.2%
<b>Thompson-Nicola</b>	<b>131,601</b>	<b>133,349</b>	<b>134,366</b>	<b>135,074</b>	<b>0.5%</b>
Kamloops	88,294	89,454	90,429	91,402	1.1%
<b>British Columbia</b>	<b>4,582,607</b>	<b>4,638,415</b>	<b>4,692,953</b>	<b>4,751,612</b>	<b>1.2%</b>



# 2016 Census - Demographics

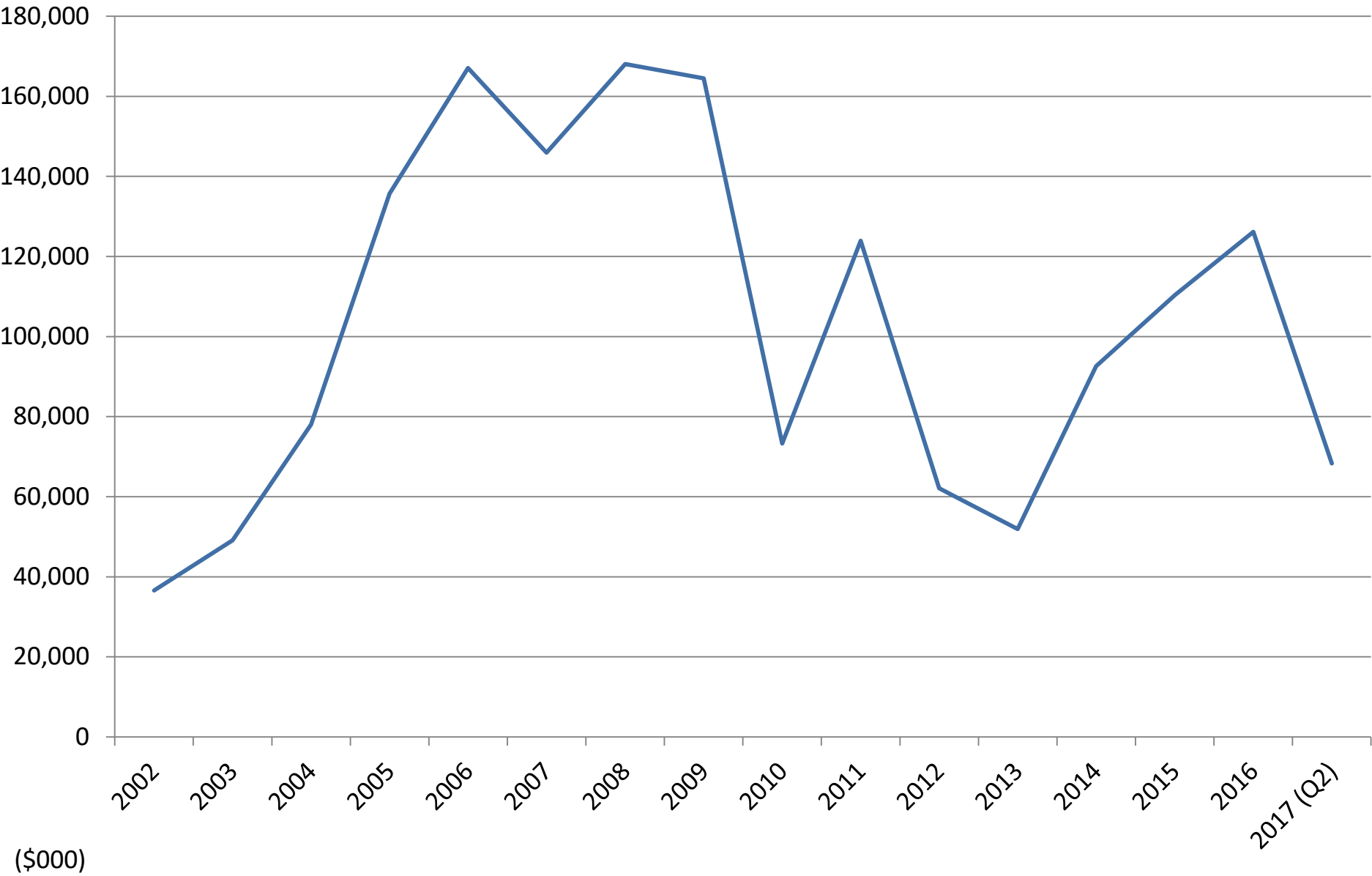
## 2002-2016 Building Permit Values



Source: BC Stats

# Total Building Permit Values

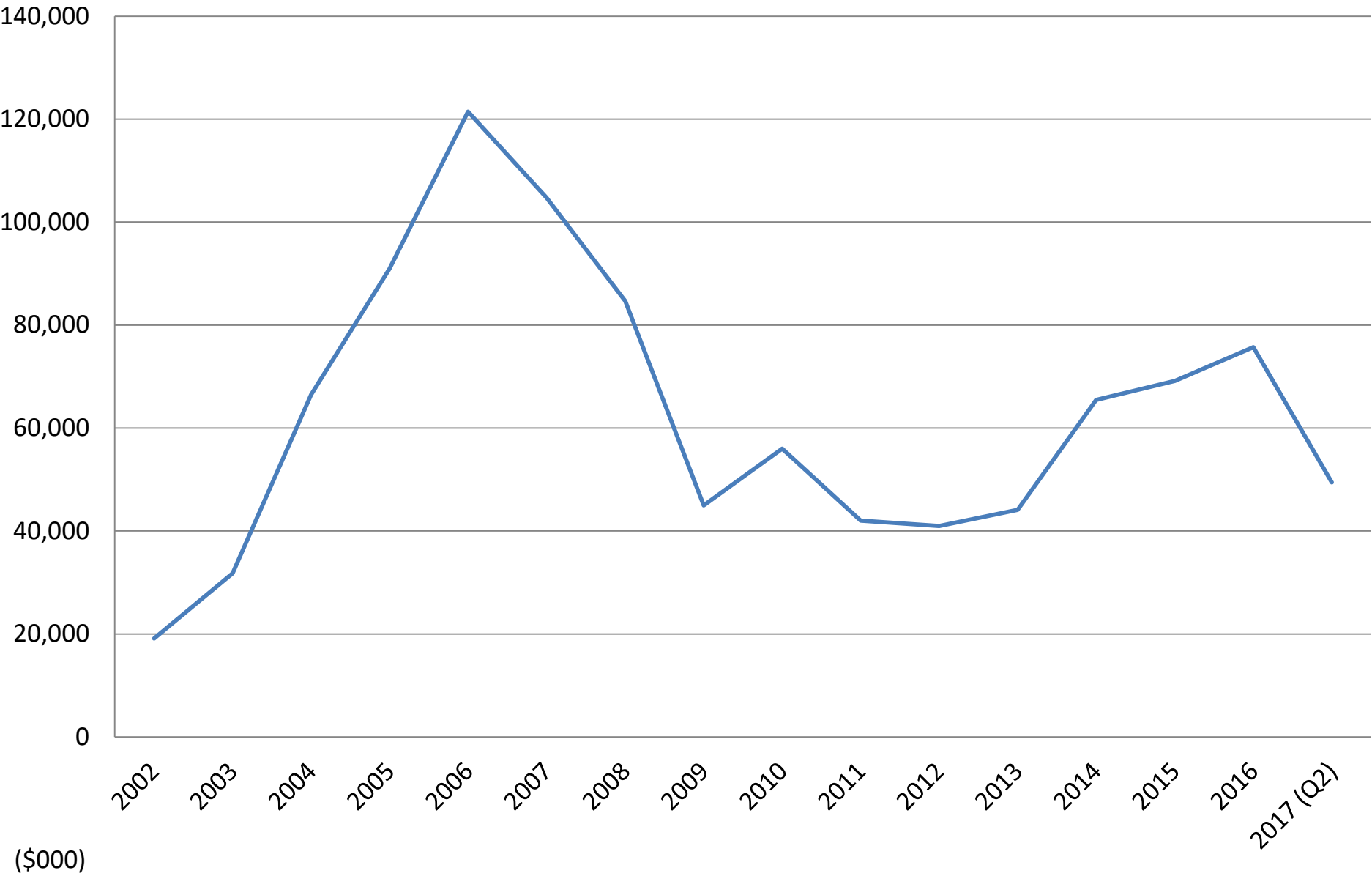




(\$000)

# Total Building Permits

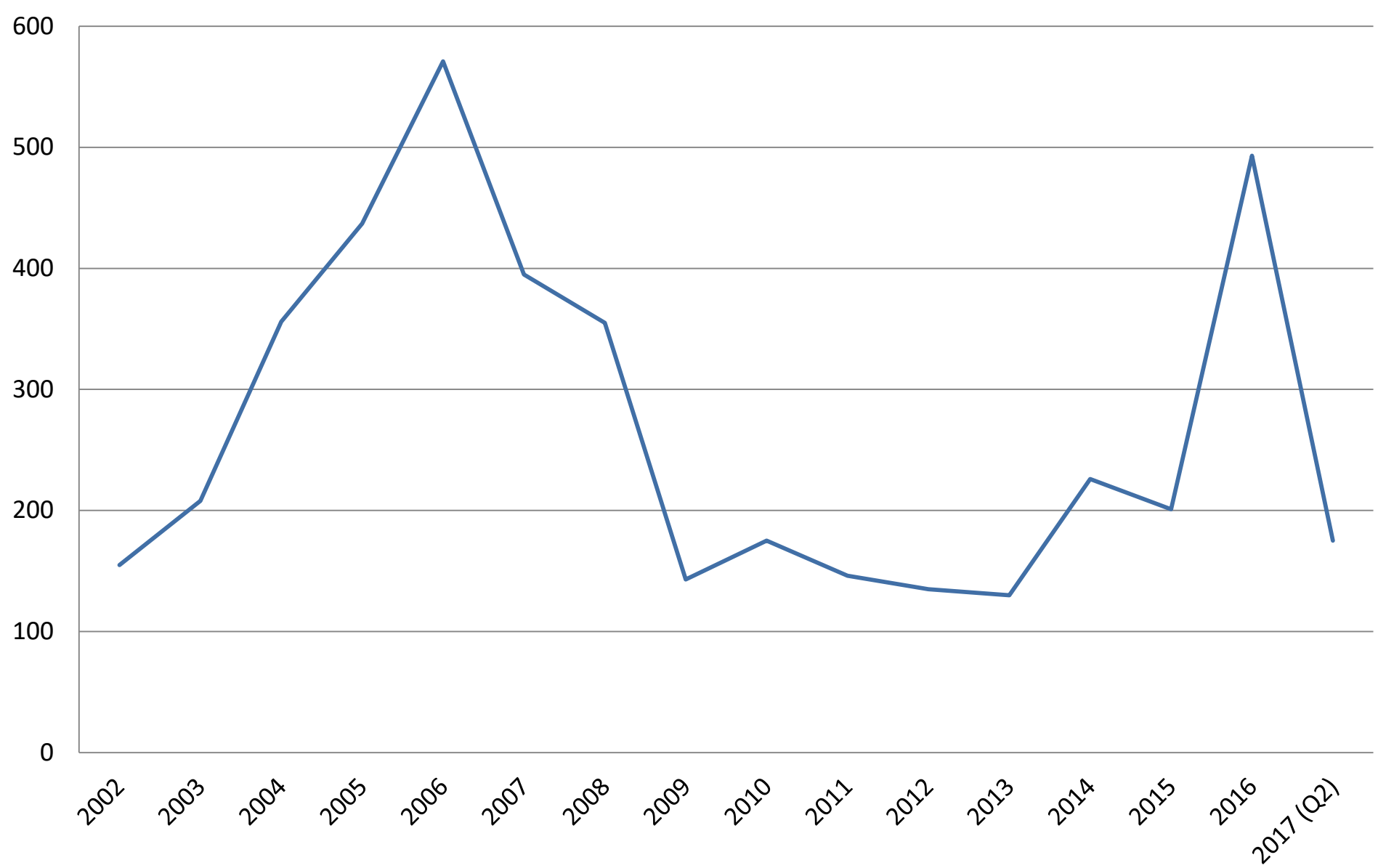




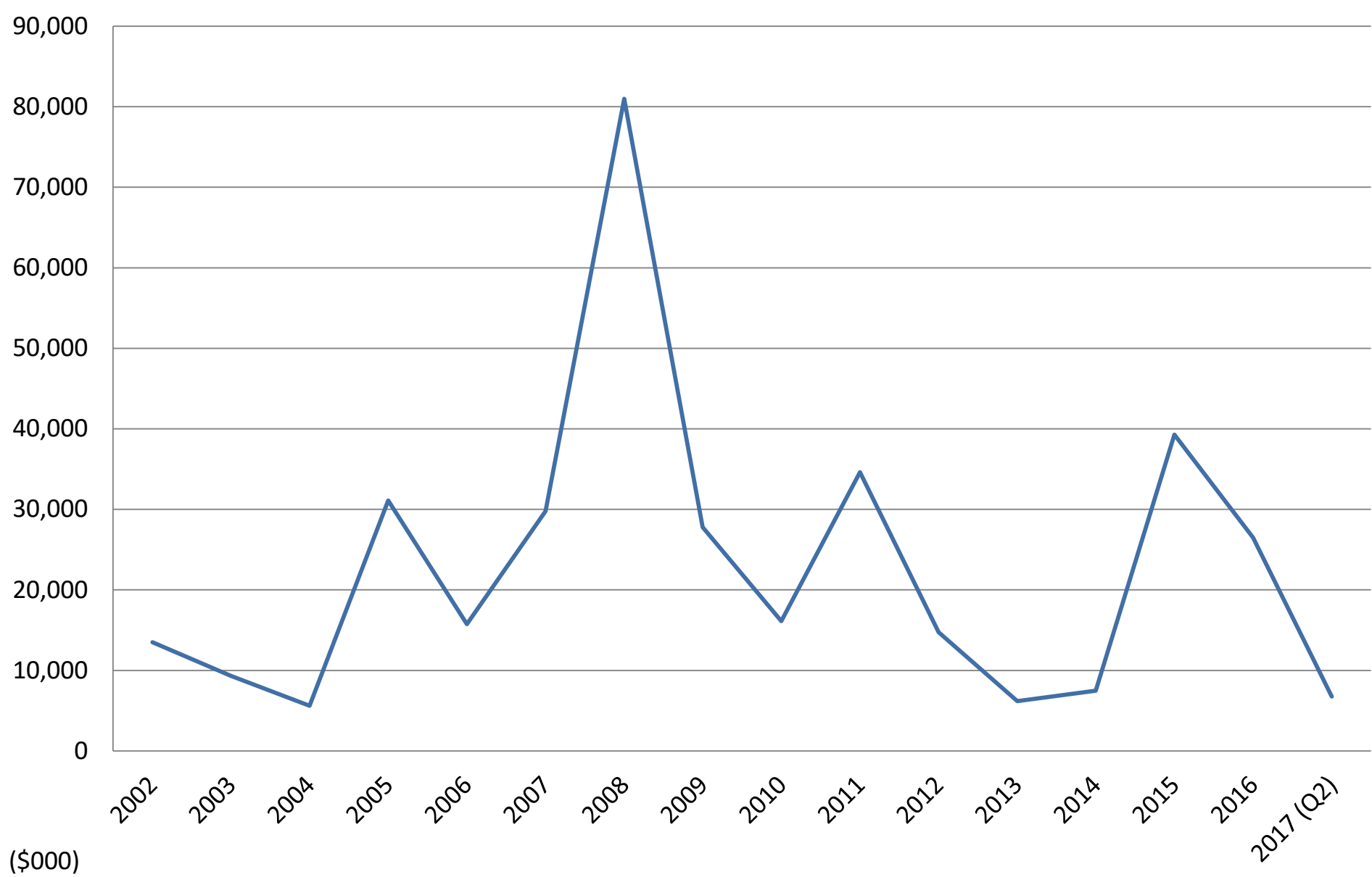
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# Residential Building Permits





# Total Residential Units



# Commercial Permits



# Building Permit Activity (January to June 2017)

Total Building Permit Value:	\$68.3 Million
Single Family:	\$38.4 Million
Commercial:	\$ 6.8 Million
Permits issued:	221
Units created:	175

Neighbourhood	Units	BP Value (million)
Predator Ridge	28	\$15.3
Foothills	30	\$ 7.9
Bella Vista West (A. Bay, C.L.E)	13	\$ 6.4
South Vernon	24	\$ 3.8
Okanagan Hills (The Rise)	7	\$ 2.4
Okanagan Landing North	5	\$ 2.2
Middleton Mountain	9	\$ 1.8
East Hill	8	\$ 1.6
Okanagan Landing South (inc. S.H.)	22	\$ 1.6
Harwood	7	\$ 1.4
Other	22	\$ 3.1
<b>Total</b>	<b>175</b>	<b>\$47.3</b>

## Q2 – New Units by Location

## 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





South East Perspective

- 2501 48 Avenue
- Redevelopment
- 86 Units
- BP \$12M
- Issued Feb 9, 2016
- [bxcrossing.ca](http://bxcrossing.ca)
- Open Summer 2017



**BX Crossing**



- Renovation of restaurant to liquor store
- BP \$535,000
- Issued March 24, 2016
- Open May 2017



- 1800 58 Avenue
- 150 units Retirement Resort
- BP \$18M
- Issued April 11, 2016
- [www.regencyresorts.ca](http://www.regencyresorts.ca)



## Parkwood Retirement



- 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

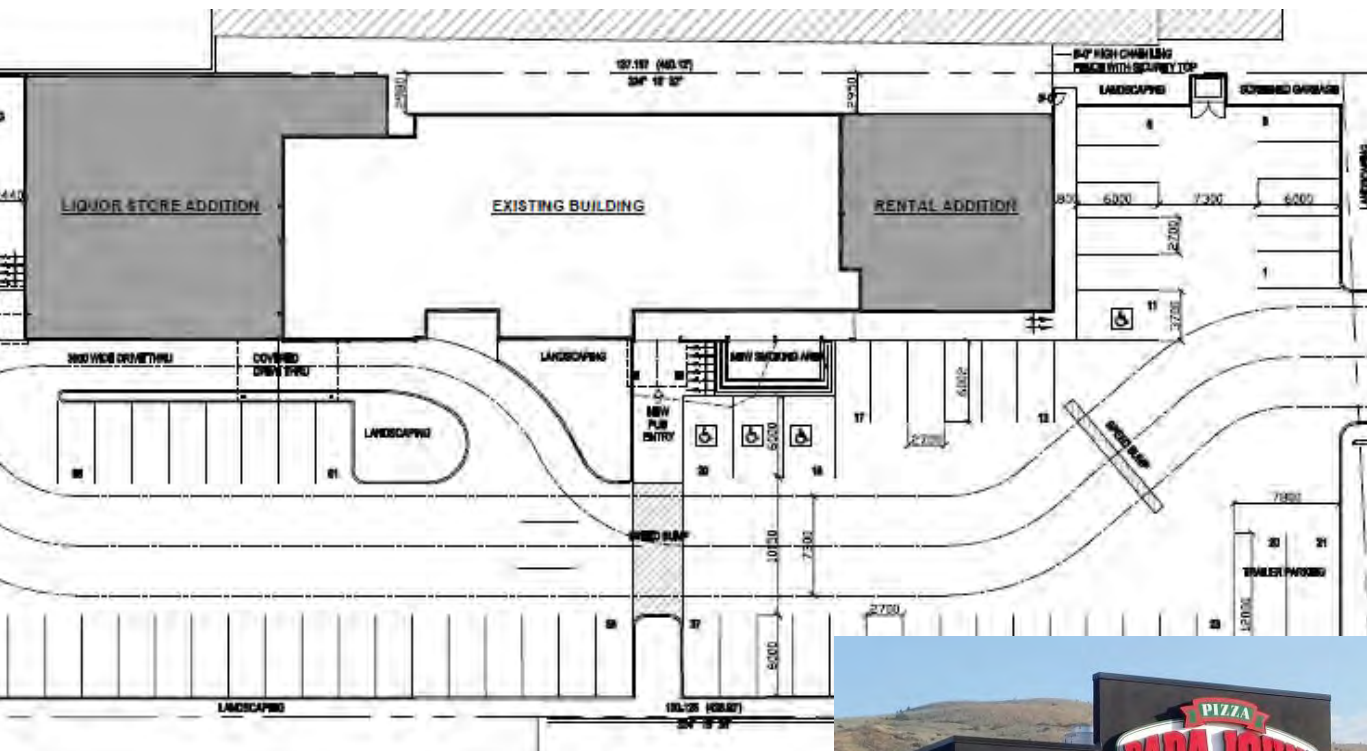


- 3403 28 Avenue
- 9,500 sq ft
- BP \$1.3M
- Issued June 22, 2016
- Open July 2017



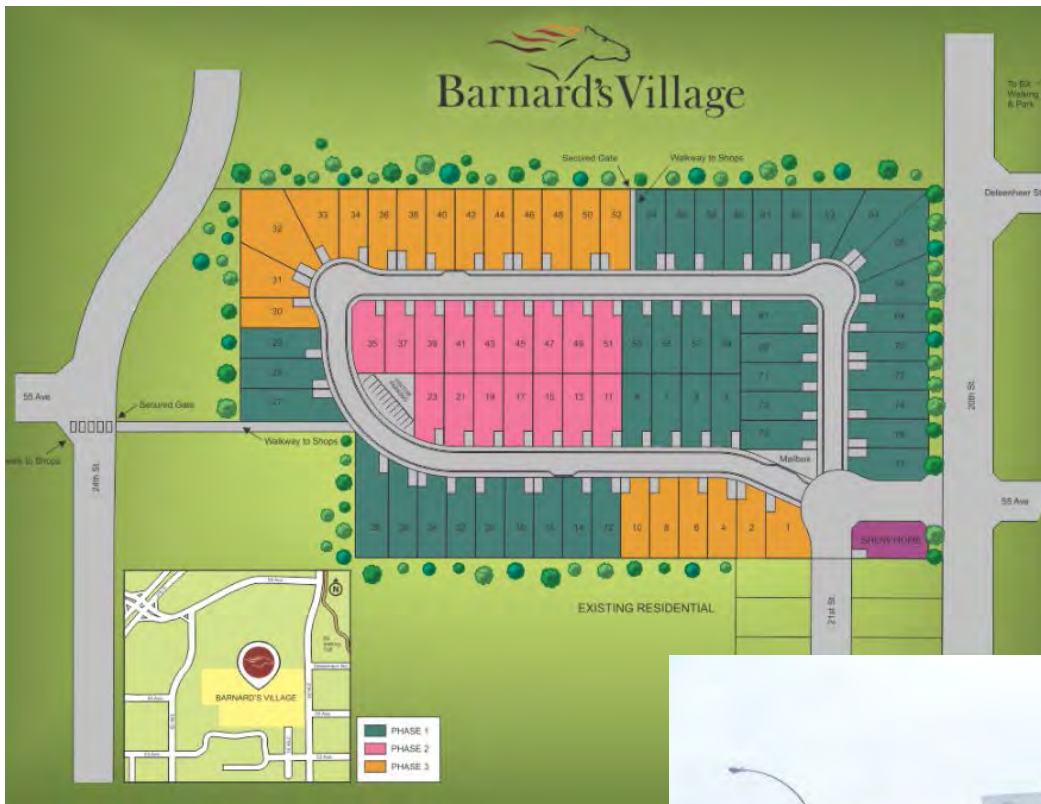
**NONA**  
Child Development Centre





- 4513 25 Ave
- Papa John's Pizza
  - BP \$250,000
  - Issued Feb 10, 2017
- Liquor Store
  - BP: \$720,000
  - Issued Feb 10, 2017





- 2100 55 Avenue
- 78 lots
- Twelve foundation permits
- Nine permits for modular units.



Barnard's Village



- 222 Sparkling Place
- 21 Units
- First building was 24 units
- DP Issued March 13, 2017
- BP Issued April 7:  
\$800,000





- 3445 43 Avenue
- DP and DVP Application - December 19, 2016
- Target opening date of September 1, 2018
- BP issued April 18, 2017: \$11.5M



- Predator Ridge (Wesbild)
- Grand Opening June 25, 2017
- The Commonage: 200 Single and Multifamily Homes
- 90 acres
- 3.5 acre Lavender research program (UBC-O)

# Proposed Developments



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



- 3409 28 Avenue
- 4 storey Mixed Use
- 57 Units
- Development Permit Issued – January 16, 2017
- Estimated BP: \$8.5M







- 3300 31 Avenue
- 6 storey Mixed Use
- 70 Units (85,520 sq ft)
- Commercial - 12,107 sq ft
- DVP Approved: May 23, 2017
- Estimated BP: \$12.5M

**Former Legion**



- 5545 27 Avenue
- 4 storey apartment
- 37 Rental Units
- Rezoning received 3<sup>rd</sup> reading on May 23, 2017





- The Terraces
- 5 storey on top of parkade
- 60 rental units
- DVP & DP Application – November 1, 2016



- 5400 Anderson Way
- Four Points Sheraton
  - 6 storey
  - 120 Rooms
  - 77,791 sq ft
- Conference Centre
  - 2 Story
  - 26,684 sq ft
  - 400 seat
- Future Hotel (6 storey)
- DP/Subdivision  
Application: March 15, 2017



- 5350 Anderson Way
- Best Western Premier
  - 6 storey
  - 114 Rooms
- 85 Seat Restaurant
- 80,547 sq ft
- DP Application: May 18, 2017





- 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
- Announced on October 5, 2016
- Proposed 150-200 new jobs

# ConstructShield®

Fire • Mold • Water • Impact  
Resistant      Resistant      Resistant      Resistant

*Rethinking Construction*



- 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



## New Trades Building

## January to June 2017 - North Okanagan

Sales Volume steady

- 2017 \$531M    - 2016 \$532M

Single Family sales down slightly

-2017 \$286M    - 2016 \$298M

Single Family Dwelling prices increasing

- Average SFD \$463k (2017)    \$421k (2016)

- Median SFD \$419k (2017)    \$385k (2016)

Source: Okanagan Mainline Real Estate Board

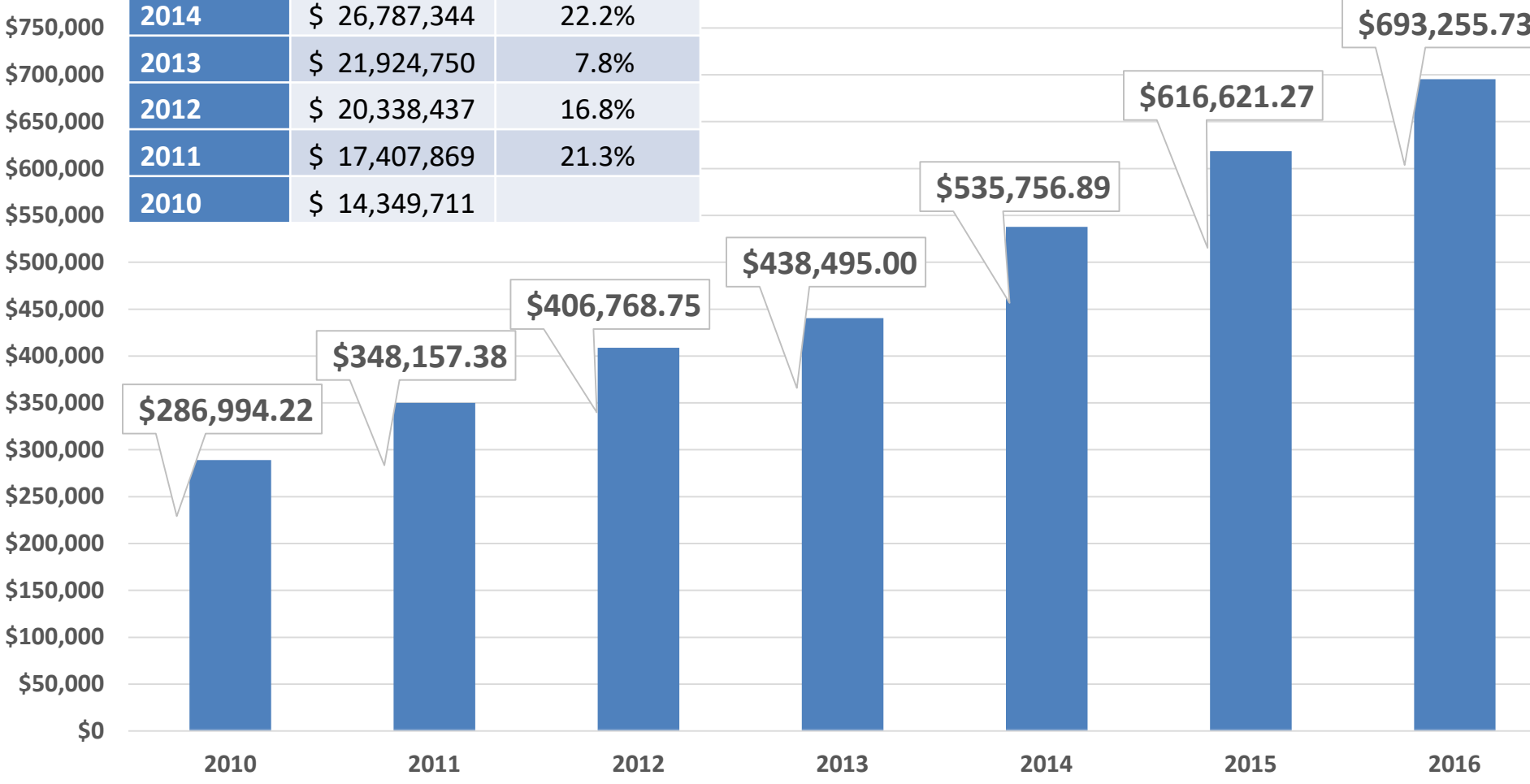
Vacancy 1.9% (Oct 2016)





**DISTORTED**

Total Room Revenue		
Year	Amount	% Change
2016	\$ 34,662,787	12.4%
2015	\$ 30,831,063	15.1%
2014	\$ 26,787,344	22.2%
2013	\$ 21,924,750	7.8%
2012	\$ 20,338,437	16.8%
2011	\$ 17,407,869	21.3%
2010	\$ 14,349,711	



# Hotel Tax Revenue



3% Hotel Tax Bylaw Adopted

Regional District North Okanagan provided letter  
of support

Submitted application on April 28, 2017

Reviewed by Destination BC and Ministry of  
Finance

If successful, commence on January 1, 2018

Vernon Smart Centre	\$655,000
Village Green Centre	\$653,000
Real Canadian Superstore	\$385,000
Vernon Square (north end)	\$237,000
Shops at Polson	\$237,000
Sparkling Hill Resort	\$212,000
Home Depot	\$194,000
Kal Tire – Corporate Office	\$183,000
Canadian Tire	\$150,000
Tolko – Corporate Office	\$127,000

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## 2016 Major Tax Contributors

<b>Taxable Assessment (000's)</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Residential</b>	\$ 5,681,349	\$ 5,689,870	\$ 5,582,742	\$ 5,406,304	\$ 5,320,192	\$5,665,492	\$ 5,939,468
<b>Commercial</b>	\$ 989,505	\$ 1,038,220	\$ 1,078,428	\$ 1,086,765	\$ 1,093,901	\$1,097,231	\$ 1,131,080
<b>Light Industrial</b>	\$ 37,990	\$ 41,050	\$ 40,771	\$ 37,735	\$ 37,214	\$35,712	\$ 37,813
<b>Recreation &amp; Non-Profit</b>	\$ 29,567	\$ 29,358	\$ 29,284	\$ 27,050	\$ 23,375	\$23,904	\$ 22,982
<b>Utility</b>	\$ 5,548	\$ 7,276	\$ 7,149	\$ 7,138	\$ 7,333	\$7,466	\$ 7,385
<b>Farm Land &amp; Managed Forest</b>	\$ 4,016	\$ 4,037	\$ 4,069	\$ 3,920	\$ 3,988	\$3,947	\$ 3,988
<b>TOTAL</b>	<b>\$ 6,747,975</b>	<b>\$ 6,809,811</b>	<b>\$ 6,742,443</b>	<b>\$ 6,568,912</b>	<b>\$ 6,486,003</b>	<b>\$6,833,752</b>	<b>\$ 7,142,716</b>
<b>% Change</b>	<b>1%</b>	<b>0.9%</b>	<b>-1%</b>	<b>-2.6%</b>	<b>-1.3%</b>	<b>5.4%</b>	<b>4.5%</b>



# TSN Team 1040 Radio Live at Predator Ridge May 19 - Interview

THE MARILYN DENIS SHOW  
**MARILYN**



June 9-13, 2017





- Two page spread on Vernon
- Potential Investment Event in Okanagan
- 100,000 Chinese Readers
- 40,000 copies
- \$7,500 ad value

# Local Immigrations Partnership Program

Goal: One stop information source for new residents

Working with major employers on content

Launch in Fall 2017





September 12-16, 2017



February 24-27, 2022



## **Economic Development Activity (2014-16)**

- Building Permits – 35% increase
- 727 New units approved
- Population – 5% increase
- Room Revenue – 29.5% increase
- \$5 million in earned media

## **Downtown**

- Over \$5 million in Building Permits issued
- Over 100 new businesses in primary BIA area



Kevin Poole  
Manager, Economic Development & Tourism  
City of Vernon  
Tel: 250-550-3249  
[kpoole@vernon.ca](mailto:kpoole@vernon.ca)



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Questions?