



**THE CORPORATION OF THE CITY OF VERNON**

**A G E N D A**

**REGULAR OPEN MEETING OF COUNCIL**

COUNCIL CHAMBERS

CITY HALL

**TUESDAY**

APRIL 23, 2019

At 1:30 p.m.

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Mayor V. Cumming

Councillor S. Anderson  
Councillor K. Gares  
Councillor D. Nahal

Councillor K. Fehr  
Councillor A. Mund  
Councillor B. Quiring

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*"To deliver effective and efficient local government services that benefit our citizens, our businesses, our environment and our future"*

# THE CORPORATION OF THE CITY OF VERNON

## A G E N D A

REGULAR OPEN MEETING OF COUNCIL

CITY HALL COUNCIL CHAMBER

**TUESDAY, APRIL 23, 2019**

**AT 8:40 AM**

1. **CALL REGULAR MEETING TO ORDER AND MOVE TO COMMITTEE OF THE WHOLE**
2. **RESOLUTION TO CLOSE MEETING**
  - A. BE IT RESOLVED that the meeting be closed to the public in accordance with Section 90 of the *Community Charter as follows:*
    - a) *personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality*

3. **ADJOURN TO OPEN COUNCIL AT 1:30 PM**

- A. THAT the Agenda for the April 23, 2019, Regular Open Meeting of Council be adopted as circulated.

4. **ADOPTION OF MINUTES AND RECEIPT OF COMMITTEE OF THE WHOLE AND PUBLIC HEARING RECORD**

- A. THAT the minutes of the Regular Meeting of Council held April 8, 2019 be adopted; **(P. 12)**

AND FURTHER, that the minutes of the Committee of the Whole Meeting of Council held April 8, 2019 be received.

5. **BUSINESS ARISING FROM THE MINUTES**

6. **GENERAL MATTERS**

**AGENDA**

**MINUTES**

**DELEGATION – SUSTAINABLE  
MANUFACTURING AND  
PASSIVE BUILDING (P. 34)**

A. Barry McDougall, 'Green Team', re: Request for support of Sustainable Manufacturing and Passive Building.

**DELEGATION – CYCLING  
WITHOUT AGE PROGRAM  
(P. 43)**

B. Dr. Lauren Lypchuk and Dr. Ward Strong, re: Cycling Without Age Program overview and request for assistance.

**DELEGATION – MULTI-USE  
CONNECTOR TRAIL (P. 49)**

C. Brad Pelletier, Senior Vice President, Wesbild Okanagan, will attend to propose moving forward with a Multi-Use Connector Trail from Predator Ridge and the Commonage Corridor to the Okanagan Rail Trail.

**DEVELOPMENT VARIANCE  
PERMIT APPLICATION FOR  
8800 RISING VIEW WAY  
(P. 50)**

D. THAT Council support Development Variance Permit Application #DVP00442 to vary the following section of Zoning Bylaw #5000 in order to construct a golf course clubhouse on a portion of Lot A, Sec 6, Twp 8, ODYD, Plan EPP19505 (8800 Rising View Way), which straddles the boundary of the RTC – Resort Commercial and P5 – Private Park zoning districts:

- a) to vary Section 12.5.5 for the portion of the property zoned P5 – Private Park to allow the maximum height of a structure to be increased from 8.0 m to 15.0 m to allow the construction of a golf course clubhouse;

AND FURTHER, that Council authorize Administration to modify the Okanagan Hills Master Development Agreement (2005), in order to allow the construction of the golf course clubhouse, subject to the necessary servicing costs associated with the golf course clubhouse being identified and proportionately allocated within the Master Development Agreement module structure;

AND FURTHER, that Council support of DVP00442 is subject to the following:

- a) That the site plan and elevation plans, intended to illustrate the general form, character and massing of the proposed golf course clubhouse as shown on Attachments 2 and 3 in the report titled "Development Variance Permit Application for 8800 Rising View Way" and dated March 29, 2019 be attached to and form part of DVP00442 as Schedule 'A'.

**Public Input – DVP #00442**

- (i) Public Input on Development Variance Permit #00442 to vary Section 12.5.5 of Zoning Bylaw #5000 AND to allow a modification to the Okanagan Hills Master Development Agreement (2005), in order to allow the construction of the golf course clubhouse.

**Issuance of Permit #00442**

- (ii) THAT the City Clerk be authorized to issue Development Variance Permit #00442, to vary Section 12.5.5 of Zoning Bylaw #5000 AND to allow a modification to the Okanagan Hills Master Development Agreement (2005), in order to allow the construction of the golf course clubhouse, once all conditions of Council are satisfied.

**7. COUNCIL INQUIRIES**

**8. ADMINISTRATION UPDATES**

**ADMINISTRATION UPDATES  
(P. 65)**

- A. THAT Council receive the Administration Updates dated April 23, 2019.

**9. UNFINISHED BUSINESS**

**COUNCIL STRATEGIC PLAN,  
2019 – 2022  
(P. 68)**

- A. THAT Council endorse the Council Strategic Plan 2019 – 2022 as attached to the report titled *Council Strategic Plan 2019 – 2022* from the Director, Community Infrastructure and Development.

**VERNON PICKLEBALL  
ASSOCIATION  
PRESENTATION RESPONSE  
(P. 103)**

- B. THAT Council require free public access to the Marshall Fields Pickleball Courts on an ongoing basis as substantially proposed by the VPA Board (attachment 4);

AND FURTHER that, Council direct Recreation Services to be responsible for the booking of the public time on the courts;

AND FURTHER that, should the VPA require additional court time, that they may book the courts at the applicable rate, and as reasonably available, as per the Recreation Services Manual of Fees & Charges;

AND FURTHER that, Council require the VPA to relocate the existing waterline underneath the courts and relocate the fire hydrant as per the recommendations of EMA Consulting and direction of Vernon Fire & Rescue Services;

AND FURTHER that, Council require the VPA to fulfil the requirement to provide additional parking at the courts as per the building permit;

AND FURTHER that, Council direct Administration to work cooperatively with the VPA on the timing of the development and completion of the parking lot.

**3900 BLOCK 31<sup>ST</sup> STREET  
PARKING STUDY RESULTS  
(P. 146)**

C. THAT Council receive the report titled “3900 Block of 31st Street Parking Study Results”, dated April 11, 2019 by the Transportation Planner.

**10. MATTERS REFERRED: COMMITTEE OF THE WHOLE  
AND IN-CAMERA**

**11. NEW BUSINESS**

**A. Correspondence:**

**PLANNING AND BUILDING  
FIRST QUARTER SUMMARY  
(20 MINUTES)(P. 152)**

(i) THAT Council receives the memorandum titled “2019 Planning and Building First quarter Statistics Summary’ dated April 16, 2019, from the Manager, Economic Development and Tourism, and Current Planning Assistant, for information.

**REQUEST FOR  
RECONSIDERATION – 2019  
TAX RATE OPTIONS (P. 156)**

(ii) Pursuant to Council Procedure Bylaw #4840, Section 33 – Voting, *Reconsideration of a Motion*, and in conjunction with a formal request from Councillors Mund and Quiring who both voted in favour of the resolution passed at the April 8, 2019 Regular meeting, that Council **reconsiders** the original motion pertaining to the **2019 Tax Rate Options**.

*‘THAT pursuant to Section 33 of Council Procedure Bylaw #4840, that Council **reconsider** the following motion of April 8, 2019 regarding the 2019 Tax Rate Options:*

*THAT Council selects Option four (4), of the four tax rate options identified on Schedule A in the report recommendation titled “2019 Tax Rates Options”, dated March 27, 2019, from the Financial Analyst;*

AND FURTHER, that Council direct Administration to prepare the Tax Rates Bylaw #5745 for initial readings on Tuesday, April 23, 2019.'

**Note - Per Council Procedure Bylaw #4840:**

After a decision has been made on a matter, two (2) members of Council, **with the mover being a member who voted in the majority**, may at any time within one month move for a reconsideration thereof, provided such question has not been acted upon by an officer, servant or agent of the Municipality.

Council **shall not discuss the main question, until the motion for reconsideration is passed in the affirmative**. If a motion for reconsideration is lost, the question shall not be reintroduced to Council for 6 months, except with the unanimous consent of Council.

**COMMUNITY TO COMMUNITY FORUM – OKANAGAN INDIAN BAND (P. 162)**

(iii) THAT Council approves Administration coordinating a Community to Community Forum between representatives of the Okanagan Indian Band, Members of Vernon Council, and Administration Staff.

**RECREATION SERVICES QUARTERLY REPORTS (P. 163)**

(iv) THAT Council receive the memorandum titled Recreation Services Quarterly Reports and the accompanying Power Point presentation, dated April 11, 2019, from the Director, Recreation Services, for information.

**B. Reports:**

**RECREATION SERVICES AMENDMENT TO FEES & CHARGES BYLAW (P. 173)**

(i) THAT Council approve Amendments to the Recreation Services Fees & Charges Bylaw #5472 for the period of September 1, 2019 to August 31, 2020, as outlined in Attachment "A" to the memorandum titled Recreation Services Amendment to Fees & Charges Bylaw, dated April 11, 2019, from the Director, Recreation Services.

**ZONING BYLAW #5000 ACCESSIBLE PARKING AMENDMENTS (P. 236)**

(ii) THAT Council endorse amendments to Zoning Bylaw #5000, as shown in red in Attachment 1 in the report titled "Zoning Bylaw #5000 Accessible Parking Amendments" dated April 10, 2019 by the Transportation Planner, that would require new developments to provide accessible parking spaces in off-street parking lots;

AND FURTHER, that Council direct Administration to research off-street accessible parking space requirements in other communities, and to bring further recommended accessible parking space amendments to Zoning Bylaw #5000 to the Advisory Planning Committee and the Transportation Advisory Committee for their review and comment;

AND FURTHER, that Council direct Administration to present the Advisory Planning Committee and Transportation Advisory Committee input and further recommended accessible parking space amendments to Zoning Bylaw #5000 for Council's consideration in August 2019.

**CANNABIS BUSINESS  
LICENCE APPLICATION FOR  
3300 – 31<sup>ST</sup> AVENUE (P. 245)**

- (iii) THAT Council provide a positive recommendation to the Liquor and Cannabis Regulation Branch (LCRB) regarding Cannabis Retail Store application (Job#001970) (CRL00010) with respect to the application to establish a Non-Medical cannabis retail sales business on Lot A, Plan KAP89332, DL 72, ODYD (3300 – 31<sup>st</sup> Avenue);

AND FURTHER, that the LCRB be advised that Council's support of the subject cannabis retail store application addresses the LCRB resolution criteria in the following manner:

- a) The location of the proposed store:
  - i. The proposed new premise at 3300 – 31<sup>st</sup> Avenue is within the C7 – Heritage Business District zone, and a cannabis retail store is a permitted use within this commercial zone.
- b) The general impact on the community if the application is approved:
  - i. Council considers that approval of a cannabis retail store at this location would have minimal impact on the community as long as all federal, provincial and municipal regulations are adhered to.

- c) The public consultation process consists of 60 stakeholder referral letters being sent to internal departments, agencies and to all businesses, property owners and occupants within 30 m of the subject property. One “no objection” response was received.

AND FURTHER, that the report from the Manager, Current Planning dated April 12, 2019 be provided to the Liquor and Cannabis Regulation Branch to document the City of Vernon’s consideration of the location of the proposed cannabis retail store, the means of public consultation and the summary of input received with respect to Cannabis Retail Store application CRL00010;

AND FURTHER, should the applicant receive licensing approval for a Non-Medical Cannabis Retail Store from the Liquor and Cannabis Regulation Branch, issuance of a Cannabis Business Licence will be subject to the following condition:

- a) Removal of the portion of the building shown in Attachment 5 (i.e. western portion of the existing building) prior to issuance of the City of Vernon Business Licence.

**REVIEW OF 2019 OCP  
AMENDMENT APPLICATIONS  
PURSUANT TO OCP POLICY  
(P. 255)**

- (iv) THAT Council direct Administration to hold an Open House to consider the OCP amendment applications received prior to March 1, 2019 as outlined in the report titled *Review of 2019 OCP Amendment Applications Pursuant to OCP Policy* and dated April 12, 2019 from the Manager, Current Planning.

**OFFICIAL COMMUNITY PLAN  
AMENDMENT AND ZONING  
BOUNDARY ADJUSTMENTS IN  
THE FOOTHILLS  
NEIGHBOURHOOD (B/L  
#5752/5753)(P. 261)**

- (v) THAT Council support the proposed Official Community Plan amendment and concurrent rezoning of a portion of Lot 1, Plan EPP89064, Sec 13, Twp. 8, ODYD (6501 Blackcomb Way) and a portion of Lot 1, Plan KAP33073, Sec 13, Twp. 8, ODYD (180 Whistler Place) as outlined in the report titled “Official Community Plan Amendment and Zoning Boundary Adjustments in the Foothills Neighbourhood” dated April 11, 2019 from the Manager, Current Planning.



## 12. LEGISLATIVE MATTERS

Bylaws:

## ADOPTION

- 5747

(i) THAT Bylaw #5747, “**Fire Services (Outdoor Burning) Amendment Bylaw Number 5747, 2019**” – a bylaw to amend Fire Services Bylaw Number 5635, be adopted. (P. 274)

- 5736 and issuance of DVP000447

(ii) THAT Bylaw #5736, “**Silver Star Gateway Business Park Rezoning Amendment Bylaw Number 5736, 2019**” - a bylaw to rezone the subsection properties from ‘RR – Rural Residential’ to ‘I1 – Light Industrial’ AND from ‘R7 – Mobile Home Residential’ to ‘C5 – Community Commercial’ be adopted;

AND FURTHER, that Council authorizes the Corporate Officer to issue Development Variance Permit #00447. (P. 277)

- Memorandum dated April 12, 2019, from Economic Development Planner, re: Silver Star Gateway Business Park Rezoning Amendment Bylaw #5736, 2019, and DVP00447, for adoption and issuance of permit. (P. 280)

- 5746

(iii) THAT Bylaw #5746, “**Repeal of City of Vernon Mixed Martial Arts Bylaw Number 5505, 2014 Bylaw Number 5746, 2019**” – a bylaw to repeal City of Vernon Mixed Martial Arts Bylaw Number 5505, 2014, be adopted. (P. 287)

## FIRST, SECOND &amp; THIRD READINGS

- 5745

(iv) THAT Bylaw #5745, “**Tax Rates Bylaw Number 5745, 2019**” – a bylaw for the levying of rates for Municipal, Hospital, Regional District and Specified Area purposes for the Year 2019, be read a first, second and third time. (P. 288)

- 5749

(v) THAT Bylaw #5749, “**Animal Regulation and Animal Pound (Updates) Bylaw Number 5749, 2019**” – a bylaw to amend Animal Regulation and Animal Pound Bylaw Number 5252, be read a first, second and third time. (P. 292)

- 5750 (vi) THAT Bylaw #5750, “Bylaw Notice Enforcement (Animal Regulation and Animal Pound Updates) Amendment Bylaw Number 5750, 2019” – a bylaw to amend the Bylaw Notice Enforcement Bylaw, be read a first, second and third time. (P. 300)
- 5751 (vii) THAT Bylaw #5751, “Municipal Ticketing Information (Animal Regulation and Animal Pound Updates) Amendment Bylaw Number 5751, 2019” - a bylaw to amend the Municipal Ticketing Information (M.T.I) Bylaw, be read a first, second and third time. (P. 304)

**FIRST & SECOND READING &  
PUBLIC HEARING DATE**

- 5744 (viii) THAT Bylaw #5744, "Zoning Text (Accessible Parking & Loading) Amendment Bylaw Number 5744, 2019" – a bylaw to amend Zoning Bylaw 5000 to add text amendments to Section 7 – Parking & Loading, be read a first and second time;

AND FURTHER, that the Public Hearing for Bylaw #5744, be scheduled for **Monday, May 13, 2019**, at **5:30 pm**, in Council Chambers. (P. 307)

- 5752 (ix) THAT Bylaw #5752, "6501 Blackcomb Way and 180 Whistler Place Official Community Plan Amendment Bylaw Number 5752, 2019" – a bylaw to redesignate the subject properties from “Rural Agricultural” (RAGR) and “Hillside Residential” (HRES) to “Rural Agricultural” (RAGR) and “Hillside Residential” (HRES) be read a first and second time;

AND FURTHER, that the Public Hearing for Bylaw #5752, be scheduled for **Monday, May 27, 2019**, at **5:30 pm**, in Council Chambers. (P. 312)

- 5753 (x) THAT Bylaw #5753, "6501 Blackcomb Way and 180 Whistler Place Rezoning Amendment Bylaw Number 5753, 2019” – a bylaw to rezone the subject properties from ‘Row Housing Residential’ (RM1) and ‘Parks and Open Space’ (P1) to ‘Hillside Residential Multi-Family’ (HR2) and ‘Parks and Open Space’ (P1), be read a first and second time;

AND FURTHER, that the Public Hearing for Bylaw #5753, be scheduled for **Monday, May 27, 2019**, at **5:30 pm**, in Council Chambers. (P. 315)

**13. COUNCIL INFORMATION UPDATES**

**A. Notices of Motion**

**NOTICE OF MOTION – RETAIL CANNABIS STORES (COUNCILLOR MUND)**

(i) THAT Council directs Administration to provide a report with options to restrict the number of cannabis retail stores permitted to operate in Vernon.

**NOTICE OF MOTION – TOWN HALL MEETINGS (COUNCILLOR GARES)**

(ii) THAT Council directs Administration to provide a report with recommendation pertaining to the ability for Council to host town hall style meetings that will allow full transparency in communication between Council, business groups and residents:

WHEREAS, Vernon residents and Business owners will have the ability to direct concerns or issues that have an negative impact on the downtown core and surrounding neighborhoods through an open mic dialogue;

AND WHEREAS, these concerns typically stem from a variety of issues such as crime, vagrancy, and open drug use whereby residents and businesses feel their voices are not being heard;

AND WHEREAS, a Town Hall meeting approach will allow Council to have a better understanding of these direct issues so that we can provide targeted solutions to help mitigate such issues.

**B. Mayor and Councillors Reports**

**14. INFORMATION ITEMS**

**A. Minutes from the following Committees of Council:**

(i) Affordable Housing Advisory, Mar 14, 2019 (P. 318)

(ii) Advisory Planning, Mar 26, 2019 (P. 321)

**15. CLOSE OF MEETING**

THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF A REGULAR OPEN MEETING OF COUNCIL  
HELD MONDAY, APRIL 8, 2019**

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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 at Required*

Others: Media and Members of the Public

Mayor Cumming called the Regular Open meeting to order at 8:43 am and requested a motion to move to Committee of the Whole.

Mayor Cumming reconvened the Regular Open meeting and requested a motion to move to In Camera.

**RESOLUTION TO CLOSE  
MEETING**

Moved by Councillor Mund, seconded by Councillor Gares:

BE IT RESOLVED that the meeting be closed to the public in accordance with Section 90(1) and 90(2) of the *Community Charter as follows:*

**90(1)**

*k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could*

*reasonably be expected to harm the interests of the municipality if they were held in public*

**CARRIED.**

Mayor Cumming called the Regular Open meeting back to order at 1:30 pm.

PRESENT: Mayor V. Cumming

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

Staff: W. Pearce, CAO  
P. Bridal, Deputy CAO/Director, Corporate Services  
S. Blakely, Manager, Legislative Services  
S. Koenig, Director, Operation Services  
K. Flick, Director, Community Infrastructure & Development  
D. Law, Director, Finance  
N. Nilsen, Manager, Communications & Grants\*  
L. Cordell, Manager, Long Range Planning & Sustainability\*  
Insp. G. Stewart, RCMP, Vernon Detachment\*  
G. Gaucher, Manager, Protective Services\*  
C. Broderick, Manager, Current Planning\*  
K. Kryszak, Manager, Parks and Public Spaces\*  
S. Abbott, Parks Planner\*  
B. Bandy, Real Estate Manager  
K. Chamberlain, Planning Assistant\*  
S. Wright, Manager, Recreation Programs\*  
A. Stuart, Manager, Financial Planning & Reporting\*  
R. Strobel, Manager, Fleet\*

\*Attended, as required

Others: Media and Members of the Public

**ADOPTION OF THE AGENDA:**

**APPROVAL OF ITEMS LISTED ON THE AGENDA**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT the agenda for the April 8, 2019, Regular Open meeting of the Council of The Corporation of The City of Vernon be adopted.

**CARRIED.**

**ADOPTION OF MINUTES:**

**COUNCIL MEETINGS**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT the minutes of the Regular Meeting of Council held March 25, 2019 be adopted, as presented;

AND FURTHER, that the minutes of the Public Hearing held March 25, 2019 be adopted;

AND FURTHER, that the minutes of the Committee of the Whole Meeting of Council held March 11, 2019, be received.

**CARRIED.**

**BUSINESS ARISING FROM THE MINUTES:**

**GENERAL MATTERS:**

**DELEGATION – K9  
DOG CONTROL  
(4000-01)**

Pat Ellis, Dog Control Contractor, K9 Dog Control attended to provide an overview of the enforcement services that are provided to the City through a contract with the Regional District.

**The following points were noted:**

- Represents Regional District Dog Control
- Doing animal control work for 40 years
- First time speaking with Council to review what can be done, and how it is done
- Hours are Mon-Sat 9am – 530pm, closed Stats – Emergency phone line 24/7
- Written complaint basis only – attending same day usually
- Cannot take a dog out of a private property yard
- They patrol a very large area
- Patrol parks daily sometimes twice per day
- Cannot address City of Vernon (COV) Bylaw (off leash) as not appointed as COV Bylaw Officer
- Zero tolerance for no dog licences
- Does not deal with cruelty – as SPCA mandate
- Staff are not considered 'special constables' so cannot deal with dogs in hot cars but will assist RCMP to impound dogs removed from cars
- Welcome any comments to improve service to the City of Vernon
- Available and has 5 trucks with 5 trained officers
- Doesn't answer early morning calls

Moved by Councillor Quiring, seconded by Councillor Fehr:

THAT Council receives the presentation from Pat Ellis, Dog Control Contractor, K9 Dog Control regarding an overview of the enforcement services that are provided to the City through a contract with the Regional District as provided at the April 8, 2019 Regular Council meeting.

**CARRIED.**

**DELEGATION –  
SAFERHome SOCIETY  
(3760-01)**

Patrick Simpson, Board Member, SAFERHome Society attended to provide a Membership Update and an Invitation to Visit a new “Certified” SAFERHome on Turtle Mountain.

**The following points were noted:**

- Last time visited Council - showed start of film that was in progress
- Now have awareness videos – showed video
- Thank you for support – now building homes at Turtle Mountain and Adventure Bay to SAFERHome standards
- Show home at Turtle Mountain is built to standard
- May 23 – 4pm – 6pm Special Open House at the Turtle Mountain Show Home for local municipalities – bring family and tour – written invitation will follow
- Huge changes to home for only \$.25 per square foot

Moved by Councillor Anderson, seconded by Councillor Gares:

*THAT Council receives the presentation from Patrick Simpson, Board Member, SAFERHome Society regarding a Membership Update and an Invitation to Visit a new “Certified” SAFERHome on Turtle Mountain as received at the April 8, 2019 Regular Council meeting.*

**CARRIED.**

**DELEGATION –  
VERNON PICKLEBALL  
ASSOCIATION  
(6140-20-Marshall)**

Rob Irving, President, Vernon Pickleball Association will attend to provide an Update on Construction of Marshall Fields Pickleball Courts.

**The following points were noted:**

- Requests:
  1. Embrace the Opportunity
  2. Honour the Terms & Spirit of Our Lease
  3. Consider our concerns about a misplaced fire hydrant
  4. Need for Additional Parking to be re-assessed
- RDNO estimated funding in amount of \$1.3 million to build
- Club advised they could build for \$600,000

- RDNO motion needed to be translated into a cohesive agreement
- Agreement wasn't drafted but Lease was created
- Two fundamental clauses;
  1. The tenant will use the Lease Area for the purposes of designing constructing operating and maintaining Pickleball courts
- January 20, 2018 COV was assigned to the lease
- Having Vernon Pickleball operating 24/7 was not a preferred option
- VPA Members donated significant funds and sweat equity to help build the facility
- The goal was achieved with understanding that VPA would have rights and responsibilities of original lease
- Received grant with no agreement and signed 15 year lease
- VPA is fully committed to providing meaningful and appropriate public access
- Building Permit requires moving fire hydrant
- No signed document with regard to public access
- Project Value Reviewed;
  1. VPA paid out \$700,000 to construct
  2. Saved the tax payer money and built a facility earlier than planned
- Feel they are not being treated fairly as taxpayers of Vernon
- Created an asset valuable to the Community
- Have earned the right to operate the facility
- Have heard COV will rent out courts when VPA not in use
- Nowhere in the Lease does it say the landlord can sublet and does not find this fair
- Please endorse the spirit of the lease
- Two outstanding issues with core construction;
  1. Fire Hydrant relocation
  2. Parking requirement
- Direct staff to deal with these issues
- Finishing landscaping depends on outcome of these two issues
- In spite of list of items that need completion – they are not asking for funding
- Still working on following items for top notch facility;
  - Funded:
    - On-court electrical plugs
    - Electrical conduit & bases for future night lighting
    - Centre walkway benches
    - Sidewalks to allow for clean access & handicap access
    - A gravel "viewing" perimeter path



- A recycled asphalt access road (for maintenance vehicles)
- Landscaping;
  - Planting of decorative shrubs
  - Irrigation network modifications for new grass areas
  - Top-soil and grass
- Security cameras
- Unfunded
  - Night Lighting

**DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION FOR  
1909 43<sup>RD</sup> STREET**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council support Development Variance Permit Application #DVP00445 to vary the following section of Zoning Bylaw #5000 in order to construct a 13 unit industrial strata building on Lot 3, Plan 7229, District Lot 75, Osoyoos Division Yale District Except PCL A (DD 182321F) (1909 43<sup>rd</sup> Street):

- a) to vary the required minimum side yard landscape buffer from 2.0m to five individual landscape buffer islands with a 2.4m concrete fence with decorative detailing in the south-west side yard (Section 6.6.2);

AND FURTHER, that Council support of DVP00445 is subject to the following:

- a) That the site, elevation and landscape plans generally noted as Attachments 1 to 3 inclusive in the report titled "Development Variance Permit Application for 1909 43<sup>rd</sup> Street" and dated March 27, 2019 by the Planning Assistant be attached to and form part of DVP00445 as Schedule 'A'.

**Public Input – DVP  
#00445**

The Corporate Officer advised that no written submissions had been received.

Mayor Cumming called a first time for representation from the public in attendance who believe their interest in property is affected by Development Variance Permit #00445 to vary a section of Zoning Bylaw #5000 in order to construct a 13 unit industrial strata building on Lot 3, Plan 7229, District Lot 75, Osoyoos Division Yale District Except PCL A (DD 182321F) (1909 43<sup>rd</sup> Street)

**1. Ray Carling**

- Lives next door
- Would like trees gone on all sides

- 8ft fence going in – will they rip out all existing fences to do so?
- Are they building structures?
- **A. Admin:** They are building industrial strata units
- **A. Admin:** They will be building fence on their property. Have requested applicant liaise with neighbouring property owners.
- Vibration on ground a concern as he is on a slab with BPP Pipe – no access to pipes underneath and if they break it is a huge concern as brand new floor would then be required. Who would be responsible for damage? A pinhole leak will cause substantial damage (\$23,000 last year)
- **A. Admin:** Engineers are dealing with upgrades to the site
- **A. Admin:** Private developers are responsible for damages caused, but please liaise with staff following the meeting

## 2. Cheryl, Gary & Daughter Lindhe

- Traffic increasing with speeding on roads
- Has to stop before turning into driveway
- Business at this property years ago – trucks run early morning hours
- Dogs in neighbourhood – may have dog control coming by due to traffic
- Park across road and many children are in area – more traffic will cause safety issues
- Didn't even consider potential damage to property due to construction
- Wants to keep wood from fence as costly and has already fixed due to damage
- Traffic flow is biggest concern
- Experiencing mouse infestation first time ever
- Not against building but will there be a buffer zone – how will it affect his fence?
- Children, traffic and location of park biggest concern
- **Q. Council** – will there be a buffer zone between fences? **A. Admin:** The buffer is related to variance. The fence line can be to property line. If neighbours fences are on their own properties' there should be no effect to their fences
- **Q. Council** – Applicant could build without variances as zoned industrial? **A. Admin:** Yes

**3. Rick Wacey**

- Concerned with other development settling has occurred
- This is next door so concerned about affect
- What will happen with existing fencing?
- Will the trees be removed as they are on his side of the fence
- **A. Admin:** If the trees are on development property the trees will be replaced with ornamental trees - Applicant has been requested to maintain safety of existing trees if not removing
- Street is not up to the level of traffic this will generate (low hanging power and tight turn)
- Street is deteriorating
- Would like to save existing trees

**4. Spencer Bradley**

- Owned two rental properties in area
- At time of purchase people were using vacant lot as pathway to get to Okanagan Avenue
- Dead end street great for kids and pets
- Would like to put a gate – concerned about traffic
- Main entrance is off 43<sup>rd</sup> Street – not sure what the gate is for on 42<sup>nd</sup> A Street
- Gate should be on Okanagan Avenue if required
- Two short dead end streets should not have additional traffic
- Built fence at end of street and along property line to keep traffic down
- Concern is gate on 42<sup>nd</sup> A Street and why not flip design to solve noise problems as buildings would buffer and wouldn't need fence either – traffic and noise would stay to the north instead
- Probably have to take down huge trees on property line and replace with small – flip design to solve issues
- **Q. Council:** Any consideration toward flipping design  
**A. Admin:** Are required to have a building setback when interfacing with residential. Due to linear nature of property they were placed as presented.
- **Q. Council:** Can they place a gate on 42<sup>nd</sup> A Street?  
**A. Admin:** This is a secondary access in cases of emergency, or road closures, etc. They do not need a variance to do this. Gate will be fobbed and locked for use by unit owners

- **Q. Council:** Have we considered issue of low hanging power lines. **A. Admin:** Will look at – not aware of any issues

**THE QUESTION WAS CALLED ON THE MAIN MOTION AND DECLARED CARRIED.**

**Issuance of Permit #00445** Moved by Councillor Mund, seconded by Councillor Fehr:

THAT Council the City Clerk be authorized to issue Development Variance Permit #00445, to vary a section of Zoning Bylaw #5000 in order to construct a 13 unit industrial strata building on Lot 3, Plan 7229, District Lot 75, Osoyoos Division Yale District Except PCL A (DD 182321F) (1909 43<sup>rd</sup> Street), once all conditions of Council are satisfied.

**CARRIED.**

**COUNCIL INQUIRIES**

**PRIVATE PARKING ON CITY RIGHT OF WAYS**

Council inquired regarding letters of complaints received regarding Air BnBs in the Foothills area. When touring it was noted that people in the area are creating their own parking spaces in front of homes on City right of way. An Admin Update will be provided in regard to the issue of Air BnBs in the Foothills area and the use of City right of way for the creation of private parking.

**ADMINISTRATION UPDATES (0550-05)**

Moved by Councillor Quiring, seconded by Councillor Gares:

THAT Council receive the Administration Updates dated April 8, 2019.

**CARRIED.**

**UNFINISHED BUSINESS:**

**REGIONAL DISTRICT NORTH OKANAGAN – REGIONAL AGRICULTURAL ADVISORY COMMITTEE (0540-01)**

Moved by Councillor Mund, seconded by Councillor Fehr:

THAT Council request the Regional District Board consider an appointment of an alternate representative to the Regional Agricultural Advisory Committee for 2019, and if approved Council appoints Councillor Gares as the City of Vernon 'alternate representative' to the Regional Agricultural Advisory Committee.

**CARRIED.**

**PROPOSED  
AMENDMENTS TO THE  
ANIMAL REGULATION  
AND ANIMAL POUND  
BYLAW 5252, THE  
BYLAW NOTICE  
ENFORCEMENT BYLAW  
5250 AND THE  
MUNICIPAL TICKETING  
BYLAW 5300  
(4000-02)**

Moved by Councillor Anderson, seconded by Councillor Mund:

THAT Council approve Bylaw amendments to:

1. "The Animal Regulation and Animal Pound Bylaw #5252"
2. "The Bylaw Notice Enforcement Bylaw #5250"
3. "The Municipal Ticketing Bylaw #5300"

as presented in the memorandum titled "Proposed Amendments To The Animal Regulation and Animal Pound Bylaw #5252, the Bylaw Notice Enforcement bylaw #5250, and the Municipal Ticketing Bylaw #5300" dated March 28, 2019 from the Manager, Protective Services.

**CARRIED.**

**MARSHALL FIELDS  
PLAYGROUND  
INSTALLATION  
(6100-14)**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council directs Administration to include the development of Marshall Field's Playground within the 2020 Parks Capital project list with source of funding from the Parks Development Cost Charges being held in trust by the Regional District of North Okanagan.

**CARRIED.**

**ADDITIONAL GOOSE  
CONTROL  
(6100-14)**

Moved by Councillor Fehr, seconded by Councillor Mund:

THAT Council not support the addition of evening scare tactics as outlined in the memorandum titled "Additional Goose Control", dated March 29, 2019, respectfully submitted by the Manager Parks & Public Spaces.

**CARRIED.**

*Councillor Quiring declared a conflict of interest in the following matter as his firm may bid on the noted RFP. Councillor Quiring left the meeting at 3:19 pm.*

**ACTIVE LIVING  
CENTRE FEASIBILITY  
STUDY – DRAFT RFP  
(7700-13)**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council receive the draft Active Living Centre Feasibility Study RFP for information purposes as presented in the memorandum titled Active Living Centre Feasibility Study – Draft RFP dated March 29, 2019 from the Director, Recreation Services.

**CARRIED.**

*Councillor Quiring returned to the meeting at 3:20 pm*

**PUBLIC OPPORTUNITY  
TO ADDRESS  
COUNCIL  
(0110-40)**

Moved by Councillor Quiring, seconded by Councillor Mund:

THAT Council receive the Internal Memorandum titled "Public Opportunity to Address Council", dated April 2, 2019 and respectfully submitted by the CAO.

**CARRIED.**

**MATTERS REFERRED FROM THE COMMITTEE OF THE  
WHOLE – April 8, 2019**

Moved by Councillor Mund, seconded by Councillor Gares:

That Council **ratified and confirms** the following resolution adopted at the **April 8, 2019**, Committee of the Whole meeting of Council:

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

*"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.**

**MATTERS REFERRED FROM THE IN-CAMERA MEETING –  
March 11, 2019**

THAT Council brings forward, as public information, the following motions **declassified** from confidential to non-confidential at the **March 11, 2019**, In Camera meeting:

**AMENDMENTS TO  
TRANSIT REVENUE  
SHARING MEMORANDUM  
OF UNDERSTANDING  
(8500-16)**

*“THAT Council authorize Administration to sign the Transit Revenue Memorandum of Understanding between the City of Vernon, the District of Coldstream and the Regional District of North Okanagan, as shown in Attachment 3 of the memorandum titled ‘Amendments to Transit Revenue Sharing Memorandum of Understanding’, dated February 21, 2019 from the Manager, Transportation;*

*AND FURTHER, that the resolution be **declassified, after the District of Coldstream and Regional District of North Okanagan have authorized.***

**MATTERS REFERRED FROM THE IN-CAMERA MEETING –  
April 8, 2019**

THAT Council brings forward, as public information, the following motions **declassified** from confidential to non-confidential at the **April 8, 2019**, In Camera meeting:

**MANAGEMENT UNIT  
LEASE RENEWALS –  
SPRAY IRRIGATION  
PROGRAM  
(5390-03-00)**

*“THAT Council direct Administration to renew the following Management Unit leases at the noted rates for the 2019 Spray Irrigation season:*

- 1. Management Units 4a, 4b – Coldstream Ranch, \$1,791.79 per year,*
- 2. Management Unit H - Coldstream Ranch, \$223.98 per year,*
- 3. Management Unit A - Coldstream Ranch, \$4,433.75 per year,*
- 4. Management Unit 11 – F.D.C. Ayres, \$688.72 per year,*
- 5. Management Unit 12 – Ira French, \$716.71 per year;*

*AND FURTHER, that the available area for Management Unit A has been reduced by 6.177 acres.’*

**NEW BUSINESS**

**CORRESPONDENCE:**

*Councillor Fehr declared a perceived conflict of interest in the following matter as his employer may participate in the noted RFP for the provision of an Overdose Prevention Site. Councillor Fehr left the meeting at 3:36 pm.*

**OVERDOSE PREVENTION  
SITE (0410-31)**

Moved by Councillor Quiring, seconded by Councillor Gares:

THAT Council receive the Internal Memorandum titled Overdose Prevention Site, dated April 3, 2019, respectfully submitted by the CAO;

AND FURTHER, that Council receive the letter from Dr. Karin Goodison, Medical Health Officer, Interior Health, dated April 2, 2019 regarding the establishment of an overdose prevention site in the City of Vernon, and the Interior Health Community Update of April 8, 2019 (*as distributed at the meeting*) regarding the Vernon Overdose Prevention Site;

AND FURTHER, that the Mayor, on behalf of Council, reply to Dr. Goodison requesting Interior Health add direction to the proponent (or Interior Health personnel) to consult with property owners (business and residents) adjacent to the proposed location of the overdose prevention service (within a minimum 100 metres), and that such meaningful consultation include the provision of information to the property owners clearly describing the intended service and to make provision for property owners to provide comments which the proponent or IH personnel will respond to;

AND FURTHER, that the results of the meaningful consultation form part of the evaluation criteria prior to finalization of site selection;

AND FURTHER, that consultation with 'stakeholders', as cited in Dr. Goodison's letter of April 2, 2019 and the Community Update of April 8, 2019 will include consultation with City of Vernon Council.

**CARRIED.**

**RECESS**

Mayor Cumming recessed the meeting at 4:09 pm

**RECALL**

Mayor Cumming recalled the meeting to order at 4:16 pm.

*Councillor Fehr returned to the meeting at 4:16 pm.*

**EXPANSION OF COUNCIL  
MEETING VIDEO  
RECORDINGS  
(1310-01)**

Moved by Councillor Anderson, seconded by Councillor Quiring:

THAT Council supports the recommendation from Administration to commence Video Recordings of Committee of the Whole meetings and Public Hearings within the same guidelines of the Regular Open Meetings of Council;



AND FURTHER, that Council allocates \$2700.00 from the 2018 Unexpended Uncommitted Funds to the Corporate Services – Communications Budget for 2019 to facilitate the video recordings;

AND FURTHER, that Council approves an increase in the Corporate Services - Communications Budget for 2020, in the amount of approximately \$3600.00 in order to fund the video recording program for Committee of the Whole and Public Hearings for future years.

**CARRIED, with Councillor Mund opposed.**

**REPLACEMENT OF UNIT  
#066 (FLUSH TRUCK)  
(1280-02-fleet)**

Moved by Councillor Quiring, seconded by Councillor Mund:

THAT Council direct Administration to proceed with the purchase of a Street Flushing truck for \$403,224.15, with the additional amount of \$103,224.15 to be funded from the Vehicles and Equipment Reserve.

**CARRIED.**

**DOWNTOWN VERNON  
ASSOCIATION 2019  
BUDGET  
(1830-02)**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council accept the Downtown Vernon Association 2019 Budgets attached to the memorandum dated March 28, 2019 and submitted by the Director of Financial Services.

**CARRIED.**

**2018 AMENDED BUDGET  
TO ACTUALS RESULT  
(1830-02)**

Moved by Councillor Fehr, seconded by Councillor Quiring:

THAT Council receives the memorandum dated March 28, 2019, from the Director Financial Services titled “2018 Amended Budget to Actuals Result” for information.

**CARRIED.**

**2019 RESERVE ACCOUNT  
PROJECTIONS  
(1830-02)**

Moved by Councillor Quiring, seconded by Councillor Anderson:

THAT Council receives the memorandum dated April 3, 2019 from the Director, Financial Services titled “2019 Reserve Account Projections” for information.

**CARRIED.**

**2018 UNEXPENDED  
UNCOMMITTED  
BALANCE PRIORITIES  
(1830-02)**

Moved by Councillor Anderson, seconded by Councillor Quiring:

THAT Council receive the memorandum dated March 28, 2019 from the Director, Financial Services titled "2018 Unexpended Uncommitted Balance Priorities";

AND FURTHER, that Council approve the following amounts be transferred from the 2018 Unexpended Uncommitted Balance:

1. \$215,000 to a new Fire Apparatus Reserve (Item #1);
2. \$200,000 to a new Legal Fees Reserve (Item #2);
3. \$200,000 to the Snow Removal Reserve (Item #3); and
4. \$500,000 to the Fleet Reserve (Item #4).

AND FURTHER, that Council approve the following one-time operating items be funded from the 2018 Unexpended Uncommitted Balance:

1. \$75,000 for a Talent Acquisition and Recruitment position (Item #7);
2. \$32,000 for the Beach Radio Advertising pilot (Item #8); and
3. \$110,000 for the Climate Action Task Force (Item #9).

AND FURTHER, that Council approve the following one-time capital projects be funded from the 2018 Unexpended Uncommitted Balance:

1. \$17,000 for upgrades at the Bylaw Compliance offices in the Parkade (Item #14);
2. \$3,000 to purchase a new video camera (Item #15);
3. \$50,000 to replace the Airport weather station (Item #16);
4. \$52,000 to purchase a new mobile column hoist (Item #17);
5. \$30,000 to purchase a new generator at Firehall 2 location (Item #18); and
6. \$250,000 to purchase a Sidewalk Machine and Attachments (Item #19).

**CARRIED.**

**REPORTS:**

**2019 TAX RATE OPTIONS  
(1970-13-05)**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council selects Option one (1), of the four tax rate options identified on Schedule A in the report recommendation titled "2019 Tax Rates Options", dated March 27, 2019, from the Financial Analyst;

AND FURTHER, that Council direct Administration to prepare the Tax Rates Bylaw #5745 for initial readings on Tuesday, April 23, 2019.

**DEFEATED, with Councillors Quiring, Fehr, Gares, Anderson and Mayor Cumming opposed.**

**2019 TAX RATE OPTIONS  
(1970-13-05)**

Moved by Councillor Quiring, seconded by Councillor Anderson:

THAT Council selects Option four (4), of the four tax rate options identified on Schedule A in the report recommendation titled "2019 Tax Rates Options", dated March 27, 2019, from the Financial Analyst;

AND FURTHER, that Council direct Administration to prepare the Tax Rates Bylaw #5745 for initial readings on Tuesday, April 23, 2019.

**CARRIED, with Councillor Fehr and Mayor Cumming opposed.**

*Councillor Gares declared a conflict of interest in the following matter as her corporation was involved in the property acquisition. Councillor Gares left the meeting at 5:13 pm.*

**CANNABIS BUSINESS  
LICENCE APPLICATION  
FOR 4200 – 32<sup>ND</sup> STREET  
(CRL00001 / 4330-20)**

Moved by Councillor Anderson, seconded by Councillor Mund:

THAT Council provide a positive recommendation to the Liquor and Cannabis Regulation Branch (LCRB) regarding Cannabis Retail Store application (Job#001880) (CRL00001) with respect to the application to establish a Non-Medical cannabis retail sales business on Lot 11, Blk 1, Sec 3, Twp 8, ODYD, Plan 467 exc. Plan 40990;

AND FURTHER, that the LCRB be advised that Council's support of the subject cannabis retail store application addresses the LCRB resolution criteria in the following manner:

- a) The location of the proposed store:
  - i. The proposed new premise at 4200 32<sup>nd</sup> Street is within the C10 – Tourist Commercial zoning district, and a cannabis retail store is a permitted use within this commercial zone.
- b) The general impact on the community if the application is approved:
  - i. Council considers that approval of a cannabis retail store at this location would have minimal impact on the community as long as all federal, provincial and municipal regulations are adhered to.
- c) The public consultation process consists of 78 stakeholder referral letters being sent to internal departments, agencies and to all businesses, property owners and occupants within 30 m of the subject property. Three negative responses were received.

AND FURTHER, that the report from the Manager, Current Planning dated March 28, 2019 be provided to the Liquor and Cannabis Regulation Branch to document the City of Vernon's consideration of the location of the proposed cannabis retail store, the means of public consultation and the summary of input received with respect to Cannabis Retail store application CRL00001.

**CARRIED.**

*Councillor Gares returned to the meeting at 5:21 pm*

*Councillor Quiring declared a conflict of interest in the following matter as his firm conducted work for the Contractor on this project. Councillor Quiring left the meeting at 5:21 pm.*

Moved by Councillor Fehr, seconded by Councillor Gares:

**CANNABIS BUSINESS  
LICENCE APPLICATION  
FOR 300A, 2401 58<sup>TH</sup>  
AVENUE (CRL00002 /  
4330-20)**

THAT Council support the Cannabis Business Licence application (CRL00002) received from the BC Liquor Distribution Branch to establish a Non-Medical cannabis retail sales business on a portion of Lot 1, Plan KAP8506 (300A, 2401 58<sup>th</sup> Avenue);

AND FURTHER, that the report from the Manager, Current Planning dated March 28, 2019 be provided to the BC Liquor Distribution Branch to document the City of Vernon's consideration of the location of the proposed cannabis retail store, the means of public consultation and the summary of input received with respect to Cannabis Retail store application CRL00002.

**CARRIED, with Councillor Anderson opposed.**

*Councillor Quiring returned to the meeting at 5:31 pm.*

**2019 SUSTAINABILITY  
GRANTS PROGRAM  
RECIPIENTS  
(5280-03)**

Moved by Councillor Fehr, seconded by Councillor Anderson:

THAT Council endorse the Sustainability Grants Program recipients as recommended in the report titled "2019 Sustainability Grants Program Recipients" dated March 28, 2019 from the Manager of Long Range Planning and Sustainability, as follows:

1. Eat Seasonal, Eat Local – Food Action Society of the North Okanagan (\$750);
2. Open Source Heritage Food and Nut Library – Vernon Permaculture Group (\$750);
3. North Okanagan Land to Table Network Open House – North Okanagan Land to Table Network (\$750); and
4. Sustainable Energy Forum and Sustainable Energy Task Force Formation – Okanagan Chapter of the BC Sustainable Energy Association (\$750).

**CARRIED.**

**LEGISLATIVE MATTERS:**

**BYLAWS:**

**ADOPTION  
• 5739**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Bylaw #5739, "**Zoning Text (Urban Beekeeping) Amendment Bylaw Number 5739, 2019**" – a bylaw to amend Zoning Bylaw #5000 to address Urban Hobby Beekeeping in the City of Vernon, be **adopted**.

**CARRIED.**

- 5738

Moved by Councillor Mund, seconded by Councillor Fehr:

THAT Bylaw #5738, “**Animal Regulation and Animal Pound (Urban Beekeeping) Bylaw Number 5738, 2019**” – a bylaw to amend Animal Regulation and Animal Pound Bylaw #5252, **adopted.**

**CARRIED.**

- 5740

Moved by Councillor Fehr, seconded by Councillor Gares:

THAT Bylaw #5740, “**Bylaw Notice Enforcement (Penalties for Non-Compliance with Urban Beekeeping Regulations) Amendment Bylaw Number 5740, 2019**” – a bylaw to amend Bylaw Notice Enforcement Bylaw #5250, be **adopted.**

**CARRIED.**

- 5741

Moved by Councillor Quiring, seconded by Councillor Anderson:

THAT Bylaw #5741, “**Municipal Ticketing Information (Penalties for Non-Compliance with Urban Beekeeping Regulations) Amendment Bylaw Number 5741, 2019**” – a bylaw to amend the Municipal Ticketing Information Bylaw #5300, be **adopted.**

**CARRIED.**

- 5743

Moved by Councillor Fehr, seconded by Councillor Gares:

THAT Bylaw #5743, “**Repeal of City of Vernon Bee Keeping Bylaw Number 4987, Bylaw Number 5743, 2019**” – a bylaw to repeal City of Vernon Bee Keeping Bylaw Number 4987, 2006, be **adopted.**

**CARRIED.**

**FIRST, SECOND AND THIRD READINGS**

- 5747

Moved by Councillor Quiring, seconded by Councillor Gares:

THAT Bylaw #5747, “**Fire Services (Outdoor Burning) Amendment Bylaw Number 5747, 2019**” – a bylaw to amend Fire Services Bylaw Number 5635, be **read a first, second and third time.**

**CARRIED.**

- 5746

Moved by Councillor Fehr, seconded by Councillor Quiring:

THAT Bylaw #5746, "**Repeal of City of Vernon Mixed Martial Arts Bylaw Number 5505, 2014 Bylaw Number 5746, 2019**" – a bylaw to repeal City of Vernon Mixed Martial Arts Bylaw Number 5505, 2014, be read a first, second and third time.

**CARRIED.**

**COUNCIL INFORMATION UPDATES:**

**COUNCILLOR AKBAL MUND**

Councillor Akbal Mund provided a verbal report on the following matters:

**NOTICE OF MOTION**

Councillor Mund provided a Notice of Motion that he will be bringing forward a resolution for consideration at the April 23, 2019 Regular meeting pertaining to establishing a limit for the number of cannabis retailers allowed to be operating in Vernon.

**MEETING/EVENT ATTENDANCE**

**Attended the following events:**

- Special Olympics Windup Event
- 'Top 20 Under 40' Event
- Hospital Board Meeting

**COUNCILLOR KARI GARES**

Councillor Kari Gares provided a verbal report on the following matters:

**MEETING/EVENT ATTENDANCE**

**Attended the following events:**

- Regional Agricultural Advisory Committee

**NOTICE OF MOTION**

Councillor Gares provided a Notice of Motion that she will be bringing forward a resolution for consideration at the April 23, 2019 Regular meeting pertaining to the hosting of 'Town Hall Meetings'.

**COUNCILLOR KELLY FEHR**

Councillor Kelly Fehr provided a verbal report on the following matters:

**MEETING/EVENT ATTENDANCE**

**Attended the following events:**

- Attended opening of 'Our Place'
- Contacted by A-1 Bus , who were inquiring as to how to 'give back to the Community'

COUNCILLOR BRIAN QUIRING

Councillor Brian Quiring provided a verbal report on the following matters:

**MEETING/EVENT  
ATTENDANCE****Attended the following events:**

- Climate Action Committee
- Opening of 'Our Place'

MAYOR VICTOR CUMMING

Mayor Cumming provided a verbal report on the following matters:

**MEETING/EVENT  
ATTENDANCE****Attended several events including:**

- Economic Development Committee
- Climate Action Committee
- CPA meeting/presentation
- Meeting with Eric Foster, MLA & Mel Arnold, MP, RCMP
- Predator Ridge
- Ribbons of Green
- Economic Advisory Committee - Airport
- Tour of Glass Plant
- 'Our Place' grand opening
- Kelowna Session with the Federal Minister of finance
- Cycling without Age presentation
- Visit with Modesto Sister City Representative
- Tour of Water Reclamation Plant
- GVAC Meeting
- RCMP Orientation Session / Meeting with Municipalities

INFORMATION ITEMS:

- A. Letter dated March 25, 2019 from Mayor Phillip Germuth, District of Kitimat, re: Request for Support for Request to Province for Graduated Licensing for Motorcycles.
- B. Report dated February 26, 2019 from the City of Port Moody, re: Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings
- C. Email dated March 15, 2019 from Christine Havelka, Deputy City Clerk, City of Victoria, re: City of Victoria Resolutions
- D. Minutes from the following Committees of Council:
  - (i) Economic Development, December 13, 2018
  - (ii) Tourism Commission, January 16, 2019
  - (iii) Advisory Planning, February 12, 2019



**CLOSE OF REGULAR  
OPEN MEETING**

Mayor Cumming closed the Regular Meeting at 5:46 pm.

CERTIFIED CORRECT:

\_\_\_\_\_  
Victor Cumming  
Mayor

\_\_\_\_\_  
Patricia Bridal  
Corporate Officer

## Maria Doyle

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**From:** Barry McDougall  
**Sent:** Wednesday, February 20, 2019 12:50 PM  
**To:** Mayor  
**Subject:** Sustainable Building Ec. Dev. Concept  
**Attachments:** Economic Development Concept Jan. 13,2019 .docx; ATT00001.htm

Dear Mayor:

Thank you for your time the other day to discuss the Sustainable Building Ec. Development Concept. In the interest of introducing new Economic Development Initiatives for the Community of Vernon, I submit the following program proposal for your consideration.

I believe that Vernon could become recognized as a leader in our province and valley for attracting Passive and Sustainable building construction methods, enjoy a spin off into technology product manufacturing and present an open door policy amongst developers, contractors with city building codes that support passive and sustainable initiatives. Examples of this type of technology already exists, Tekmar, a radiant floor heating technology company, Magnesium wallboard in Lavington, to name a few.

As presented in the attached concept strategy, I would like to suggest the council hold preliminary meetings amongst the current industry and interested agencies in Vernon and see how this could grow into a viable Ec. Dev. initiative.

Thanks for your consideration..

Barry Mc Dougall

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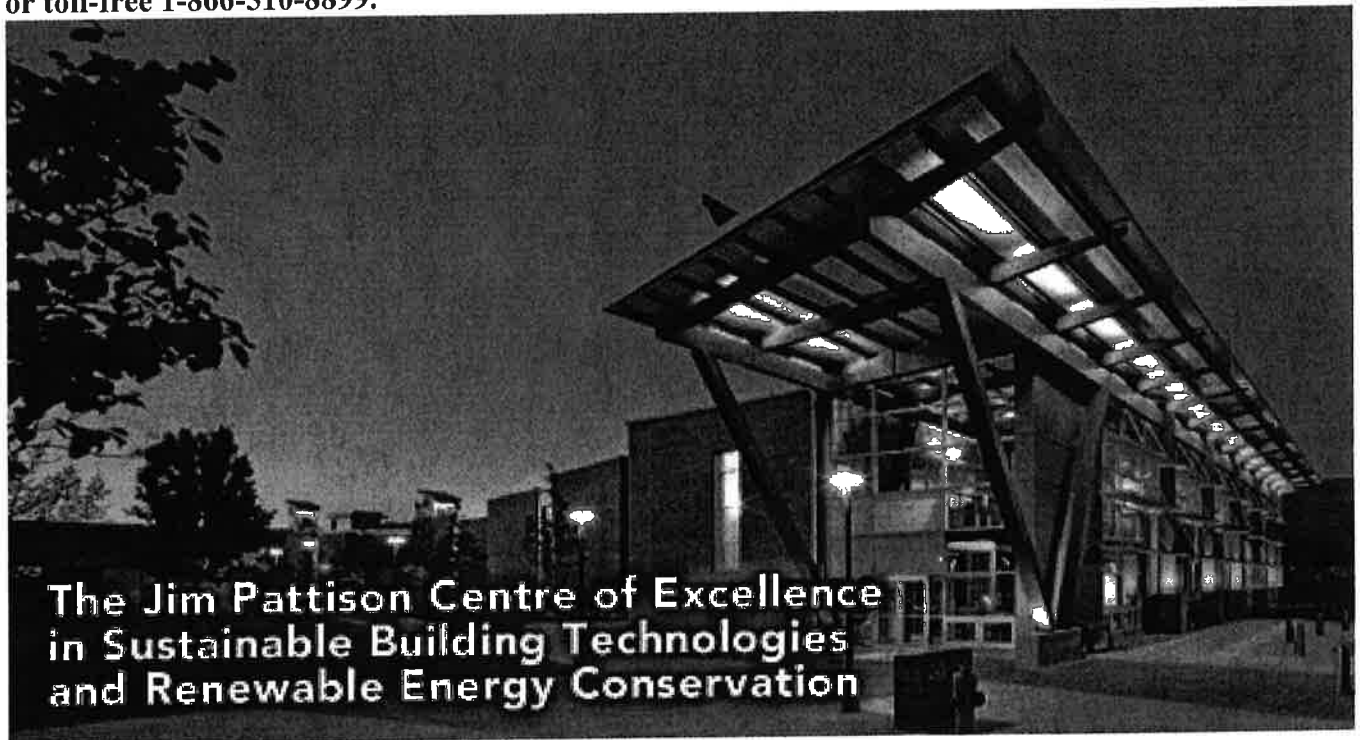
Economic Development Concept  
Prepared by Barry McDougall  
January 11, 2019

The City of Vernon has capitalized over many years and focused on the major tourist, agricultural industries and forestry. These are important as the Economic regional drivers within the Okanagan Valley, however, I have yet to see evidence of any new approaches or economic development concepts in recent years.

I have been involved in the Value added wood industry and also the home construction industry related to value added wood products over many years. This connection has led me to consider new approaches that vary from the standard economic initiatives focused as above.

I believe that Vernon could become the “hub” within the Okanagan Valley for light manufacturing for materials and equipment that support “sustainable and passive building technologies.” As an example of valley movement in this direction, Penticton Campus Ok University College has established the Jimmy Pattison building technologies program for sustainability technology.

**To arrange a tour of the Jim Pattison Centre of Excellence, please call 250-492-4305, or toll-free 1-866-510-8899.**



Students at the Penticton campus are now experiencing education and training in the Jim Pattison Centre of Excellence in Sustainable Building Technologies and Renewable Energy Conservation. They are learning in one of the world's greenest buildings; a

structure that is as much a lesson in itself as it is a place to learn. It is a building that incorporates made-in-B.C. innovation as much as it serves to promote it.

In a similar vein, Kelowna has grown its high tech industry, eg. video technologies, animation and IT technologies at a growth rate of 90% within 4 years (excerpt – CBC new 2018)

The proposed technology concept for Vernon would focus on existing related industries ie. Tekmar, that develops computerized programming systems for commercial and residential heating systems. Tekmar ships worldwide. In addition, there are other related industries that are in Vernon, yet virtually unknown to most of the community.

Another example is the Lavington glass plant, involved in production of magnesium wall systems. The magnesium oxide board manufacturing is done by a separate company, New MGO, also belonging to Molnar's, based in Edmonton. Magnesium oxide board is an eco-friendly construction material that can be used in place of dry-wall. "It's fire proof. It's water proof. It's mold proof," Michael Molnar said.

The Lavington plant will be the first outside of Asia to manufacture magnesium oxide board.

These are examples of existing initiatives, heavily invested and significant on their own as economic drivers in sustainable building technologies.

The Sustainable Environment Network Society within Vernon has presented many speakers related to these build initiatives; such as presentations from the Passive Home Construction Association, <http://www.passivehouse.ca>

My suggestion is that the Economic Development Division of the City of Vernon prepare and flesh out an approach to open discussions that focus on building the support and network within our community for this initiative; to see if it is possible for Vernon to become the "go to" community that attracts like minded sustainable construction technology.

Procedure DRAFT – To at least initiate the discussion.

- 1) Invite interested parties to hold a 1 hour meeting to discuss potential ideas for an initiative such as described. Invite City planners, Mayor, Chamber of Commerce President, Sustainable Environment Network board president as well as other key participants. I am available for this meeting as well and prepared to speak to the issue.
- 2) Develop a Council presentation for adoption as a formal economic development initiative.
- 3) Prepare a public notice for a community forum, all invited agencies and individuals as well as related and existing companies.

- 4) Prepare wide media promotion to develop and sponsor a “technology related conference.” Let western Canada know that Vernon is open for business.
- 5) Develop strategic plans gleaned from break out sessions.
- 6) Develop a formal economic development strategy
- 7) Consider engaging with like minded developers within the community: create opportunities for the building codes for passive code construction and set the stage for individuals interested in building with new technologies to face few barriers in construction from the city.

Beyond the above framework, the city of Vernon should consider leading this initiative by creating the environment for companies to consider settling in this area to distribute materials or manufacture products. This is an excellent opportunity that needs considerable focus from the planning department.

I look forward to further discussions.

Barry McDougall

**Notes - Vernon Council Presentation  
April 14, 2019**

**“Vernon The Green City”  
“Sustainable building technology manufacturing and  
Passive Construction”**

**Delegation**

Greg Hoffart – Tree Construction Revelstoke  
Gillian Browning – Sunfire Systems Lumby  
David Sawatsky VQI Construction– builder – Kelowna  
Eric Hrobovski – S.E.N.s Vernon  
Terry Dyck S.E.N.s Vernon  
Barry McDougall – Business Consultant – Part time  
visionary.

**Introduction**

A passionate group of builders and technology suppliers and supporters have gathered here in your chambers, to present a new Economic Development Initiative to the City of Vernon...Thank you for the opportunity to meet with you.

Introductions by each person on team.....

“We believe Vernon and the surrounding region has the geography, the demographics and the technological aptitude as we are today to launch The Sustainable Technology and Passive Construction business

5  
2

development Concept. Our city could become a recognized HUB that attracts like minded and forward thinking individuals to settle their sustainable technology businesses and passive housing plans in Vernon.” We call ourselves the “GREEN CITY TEAM”

We will present a brief power point to share our vision.....

### **Slide 1 - Fast Forward - 2023**

(Interview by Armstrong Gazette, Morning Star and the New York Times)

**In general what impact has this initiative had on Vernon since this wave of activity started in 2018.**

The City of Vernon and Region became the “Go To” Community for light manufacturing of Sustainable building technologies and Passive Construction in all of Canada!

### **Slide 2**

**How did the community achieve such recognition? How did it start?**

A small group of passionate builders and technicians approached the Vernon city Council to support a motion to review the potential viability of the concept and took advantage of Government incentive funding to host a well attended “Mini Industry Forum”. The motion passed with

no dissension. The forum was attended by regional Tech companies and builders to set up company booths: hosted speaker presentations throughout the day; and effectively opened the conversation. It was very successful.

### **Slide 3**

#### **What happened after that?**

The industry felt that they could put together an open Trade Show that showcased the latest innovations in passive technology and manufacturing. The OKUBC Sustainable building technology sponsored the speakers' forum. Since initiation of the Concept, the city has attracted 3 new technology manufacturers. This has grown to become a yearly event and attended by thousands.

### **Slide 4**

#### **Well done... what was the city council doing to build momentum?**

Meanwhile, the city council prepared themselves for an influx of light manufacturers that were at the door looking for industry manufacturing locations, as well as training all of the city building and planning departments in passive building codes. When passive building homeowners came to the city, their building plans were approved and under construction in 1 month, not unlike a NEXUS line at the airport! Also, the city planners publish a monthly



technology corner in local media about the industry movement to this area and success stories.

## **Slide 5**

**Now that is progress! Did you involve the developers and the builders?**

Oh yes, the city met with developers and builders to create special programs, within their mandate. The programs demonstrated the benefits for a developer or builder to seek the latest technologies for passive construction and utilize the products manufactured locally. The programs demonstrated long term savings for the homeowners and long term benefits to the developers. Passive commercial building and residential construction is now part of our municipal building codes required to build in our region, using the latest technologies.

## **Slide 6**

**What have the results of this Economic Development Initiative achieved?**

An escalating growth in light manufacturers moving to the valley, over 40% growth since the concept was presented as well as a 60% increase in passive and net zero housing development over the same time. The city is pleased to say that they were the first city in B.C. to endorse a completely sustainable off grid home in an urban setting and now have

25 homes operating off grid! The only thing these pioneers need from the outside world is their snail mail!

## **Slide 7**

### **Now what will happen?**

We are realizing an increase in tourism, those that want to take custom tours of these homes linked in with wine tours and the successful rail trail. Vernon has been offering sustainable building tours for years so the demand has grown.

Population growth is continuing and our city couldn't be happier with the outcome of our "Green City Economy". Vernon has now changed its name to the "GREEN CITY"

We also eliminated all of our downtown parking meters and installed electric charging stations for E bike owners!

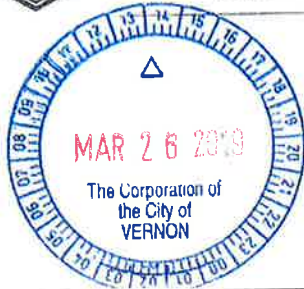
## **Slide 8**

**Thanks for the interview this is truly an amazing success story!**

I Agree!



# THE CORPORATION OF THE CITY OF VERNON



## REQUEST TO APPEAR AS A DELEGATION

ON 23 April 2019  
Day Month Year

APPROVED: \_\_\_\_\_  
Mtg Date:

(See Council Calendar on back of Form)

**Date of Request:** March 27, 2019

**Name of Person Making the Request:** Lauren Lypchuk

**Name & Titles of Presenter(s):** Dr. Lauren Lypchuk MD, CCFP & Dr. Ward Strong PhD.

**Contact Information: Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_ Coldstream, B.C., V1B1Y4

### DETAILS OF PRESENTATION

Cycling Without Age (CWA) is a very exciting volunteer program where the elderly and less able citizens are taken out by volunteer 'Pilots' for free bike rides in specialized 3-wheel bicycles called Trishaws. CWA is a worldwide organization that has brought much joy to the participating passengers, volunteers and communities since its inception in 2012. We are thrilled to be able to bring this program to the City of Vernon and District of Coldstream with Schubert Centre as our sponsor. We have raised funds allowing purchase of our first of at least 3 planned Trishaws. The program will be operational June 2019. We are asking the City of Vernon to publicly support the CWA program as part of their commitment to Vernon Seniors and to an age and bike friendly community.

Will There be a Power Point Presentation? \*Yes (\*due one week before the meeting)

Will There be written material provided for the Agenda? \*Yes (\*due one week before the meeting)

### DESIRED ACTION FROM COUNCIL

1. Designate the Trishaw bike as a Mobility Aid and allow their use on all sidewalks. The Trishaw fits the criteria for dimensions of a mobility aid (225cm long and 106cm wide).
2. Assist with mapping of bike routes for the CWA Trishaw within the City.
3. Assist with removal of bike riding obstacles (i.e. adjust curbing where needed; adjustment to Polson Park speedbumps; etc.).
4. Assist with some operational costs: i.e. 6 helmets, high visibility T-shirts for Pilots, 2 high visibility cycling vests, signage, bike tools.

\*Please be advised that delegations are limited 5 minutes, (followed by any questions from Council), unless otherwise resolved by Council.

**(PLEASE SEE REVERSE)**

*Personal information collected is collected in compliance and protected in accordance with the Freedom of Information and Protection of Privacy Act and will be used for the purposes serving our citizens in a responsible and efficient manner.*



CYCLING  
WITHOUT  
AGE



Vernon & Coldstream Chapter



CFNO Grant awarded May 2018

Vernon physical therapist Lorraine Lyden, a "scavenger" with Selkirk Centre in an area called Rocky Mountain and her husband, Ward Strong (back) are in the process of launching the cycling club program called Cycling Without Age, that focuses on taking seniors and disabled bodies on short bike rides on specially modified bikes. Roger Knox - Mountain Star



Vernon & Coldstream Chapter

## CYCLING WITHOUT AGE

### SNAPSHOT

Cycling Without Age – a non-profit organization - was established in 2012 in Copenhagen Denmark. It is a 100% volunteer organization that takes the elderly and less able citizens out for free bike rides in specialized bicycles called trishaws. This program has grown rapidly throughout the world and is now represented in 42 countries with more than 1,500-chapter locations existing around the world using over 2,200 trishaws with over 15,000 volunteers involved.

The elderly often experience a loss of mobility leading to social isolation, loneliness and depression. Cycling Without Age provides the elderly and less abled with an opportunity to remain an active part of society and to experience life beyond the confines of their residence or nursing home. The program gives them the right to wind in their hair, the ability to connect with nature, and the chance to share their stories.

### ABOUT

Local volunteers called 'pilots' visit care and senior centers/facilities around the community and offer residents an opportunity to be a passenger on the Trishaw – the opportunity to get out on their own and experience freedom and independence they otherwise would not be able to do. We break them free from social isolation. Make them smile. Bring back their memories. And let them be part of society again and thereby renew their appetite for life itself. We believe life can and should be beautiful at any age - even at 100!

Cycling without age is not only about the elderly or less able. It is also about the volunteers – the pilots – it is about bringing the young and elderly together, in the great outdoors, experiencing the joy of travelling by bike and feeling free. It is probably less about volunteering in the traditional sense of the word – and more about active citizenship. Citizenship driven by a desire to get involved and to make a real difference for someone. It's about creating relationships between people.

The program has grown rapidly throughout the world from a single care home in Copenhagen in 2012. We now span 42 countries worldwide with 1,500+ chapter locations ( >25 chapters with bikes in Canada), 2,200+ Trishaws, and 15,000+ trained cycle pilots. Over 70,000 seniors have been on rides. The oldest registered volunteer pilot is 90 years of age and the oldest passenger 107 years! The Trishaws cycle 2.8 million km a year, equivalent to 70 times around the world. The idea of Cycling Without Age is simple -the effects are profound. There is no fee to participants. It is all through volunteerism - through the simple act of generosity and kindness.

**RIGHT TO  
WIND IN YOUR  
HAIR**

## CYCLING WITHOUT AGE GUIDING PRINCIPLES

**Generosity:** Cycling Without Age is based on generosity and kindness. It starts with the obvious act of taking one or two elderly or less-abled people out on a bike ride. It's a simple act that everyone can do.

**Slowness:** Slowness allows you to sense the environment and to be present in the moment. It allows people you meet along the way to be curious and gain knowledge about Cycling Without Age because you make time to stop and talk.

**Storytelling:** Elderly people have so many stories that will be forgotten if we don't reach out and listen to them. We tell stories, we listen to stories on the bike and we also document the stories when we share them via word of mouth or on social media.

**Relationships:** Cycling Without Age is about creating a multitude of new relationships: between generations, among the elderly, between pilots and passengers, nursing homes/senior centres and residence employees and family members. Relationships build trust, happiness and quality of life.

**Without Age:** Life does not end when you turn 75. Life unfolds at all ages, young and old, and can be thrilling, fun, sad, beautiful and meaningful. Cycling Without Age is about letting people age in a positive context – fully aware of the opportunities that lie ahead when interacting in their local community.

## BENEFITS

The benefits of this program are immeasurable - for the passengers, the pilots and for the community. It is transformative on many levels.

### Passengers

The Passengers will be given a new sense of purpose and freedom. They will be offered opportunities they would otherwise not have and which have significant positive physical and psychological-social impact. The impact has been shown to permeate through a care or residential home, opening up discussion, fostering friendships and offering hope. It provides the freedom to journey outside, share stories and develop relationships for the simple pleasure of doing so-rather than being on outings that become primarily appointment orientated. The bike rides become a means for social change, help create a feeling of being valued and integrated into a wider society and reduce the isolation and depression of our aging population.

## Pilots

The volunteers that participate in this project come from all walks of life bringing their own life experiences and stories. Pilots gain a strong sense of fulfillment and satisfaction in giving back to their community and in serving the senior population. The intergenerational relationships formed between the pilots and passengers is what strengthens the bonds within communities building trust, happiness and quality of life. Volunteers in chapters around the world come forward readily and truly enjoy the experience – to be able to offer such a basic freedom that has such far-reaching positive effects with minimal time and effort is a wonderful feeling.

## The Community

Cycling Without Age enriches the community as a whole. It promotes volunteerism, healthful opportunities, intergenerational relationships and it promotes a 'bike friendly' environment. It helps us as a community convey a clear and empowering message for the formation of a stronger and more cohesive culture. Nothing beats witnessing the joy of the elderly, pilots and residential personnel interacting on and around the Trishaw and seeing the smiles of the passengers coming back from their first ride with wind in their hair, rosy cheeks and with stories to share. It radiates throughout the community. Together we can make the world a more joyful, peaceful and united place.

## NEXT STEPS

Launching of the Vernon & Coldstream chapter of Cycling Without Age continues to be an exciting and multistep endeavor. Establishing community connections, relationships, and setting up all that goes into an organized and energized program remains ongoing. An initial goal has been to secure funding through grants and donations to purchase two Trishaw bicycles with the intent to offer rides to senior citizens and those challenged with disabilities. We have succeeded in funding our first bike which arrived in Vernon January 2019. Schubert Centre Society in Vernon is providing sponsorship by supporting the program, providing space to store the bikes, liability coverage and a means to transport the bikes to the Okanagan Rail Trail so we can take passengers down this beautiful cycling and walking path! The first 2 bikes are being donated to Schubert Centre while Cycling Without Age will 'own' and run the program. Subsequently through fundraising, the plan is to add more Trishaw bikes to our program for the Vernon and Coldstream area. The intent and mandate of Cycling Without Age is to operate the program entirely with volunteers. All Trishaw bike rides are free to passengers and will always remain a free community service. The Vernon and Coldstream Cycling Without Age program will be ready to start early summer 2019.

Currently there are no bikes like these Trishaw bikes manufactured in North America. The Trishaw bikes are custom built in Copenhagen primarily for the purpose as outlined here and incorporate safety features not found on regular bikes. They are electric assist, hold two passengers in the front of the bike (in a seat belted carriage) with the rider 'pilot' behind the passengers. The Trishaw bikes come with options such as a fold up rain hood, additional batteries and fitted insulated blankets. The cost per bike including delivery is approximately \$15,500.00CND each and are purchased through Cycling Without Age in Denmark. The hope is to continue to raise funds for the purchase of our second bike and accessories (extra batteries, blanket, lights, helmets, safety vests, etc.) this year. We will work on funding more bikes for our community thereafter.

**RIGHT TO  
WIND IN YOUR  
HAIR**

## WHAT MIGHT SUCCESS LOOK LIKE?

### Perhaps it will be apparent...

- ... with all the new stories we hear from the individuals involved.
- ... from seeing an elderly or disabled individual confined to their residence leaving for the first time for a Trishaw cycle.
- ... by having an elderly resident enjoy the outdoors again, not restricted to a car or to a wheelchair but feeling free, with the wind in their hair, directing where they want to go and sharing their stories.
- ... with improved quality of life and mental health, improved appetite and sleep, and in the need for fewer medications.
- ... from witnessing those with degenerative or chronic medical conditions or with visual loss feeling temporarily relieved of their symptoms and suffering and once again feeling back in control of who they are and what they want to do.
- ... by closing the intergenerational gap and bringing people together again to promote social change and cohesion and improving trust within the community.
- ... by everyone feeling purposeful in their lives and empowered to play their part as members of an active, supportive, cohesive and outward looking society.
- ... by simply bringing hope, joy and purpose to life.

## RESOURCES

The Cycling Without Age website has a wealth of resources to explore and learn more about this amazing program. The website has some particularly good videos with my favorite being the one titled "Amazing Humans." It is short – under three minutes in length - and conveys the intent and heart of the program very well. The Canadian website ([Cyclingwithoutage.ca](http://Cyclingwithoutage.ca)) has links to the other Canadian Chapters.

I look forward to further discussion regarding the Vernon & Coldstream Chapter of Cycling Without Age.

Best Wishes,



Lauren Lypchuk MD, CCFP  
Volunteer Affiliate – Cycling Without Age – Vernon & Coldstream Chapter

[cyclingwithoutage.vernon.bc@gmail.com](mailto:cyclingwithoutage.vernon.bc@gmail.com)

**RIGHT TO  
WIND IN YOUR  
HAIR**





## PREDATOR RIDGE

February 8, 2019

City of Vernon  
3400 – 30<sup>th</sup> Street  
Vernon, BC V1T 5E6

Dear Mayor Cummings,

**Re: Multi-use Connector Trail ORT**

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With the official opening of the Okanagan Rail Trail this past summer and with user rates far exceeding anticipated numbers, this is the ideal time to move forward with a multi-use access trail suitable for bikes, walkers and hikers of all ages that connects Predator Ridge and the emergence of the Commonage corridor to the Okanagan Rail Trail.

Predator Ridge has earned the right and has been endorsed as the Basecamp of the Okanagan Rail Trail. We are a valuable partner as we have the infrastructure and service models in place to accommodate long and short haul visitors to the region. This past year we completed our new Granite bike trail, expanded our bike rental fleet including e-bikes as well as purchased a nine-passenger shuttle capable of transporting cyclists as well as their equipment between Coldstream and Lake Country. While these initiatives are an integral part of expanding the cycling program we need to turn our attention to what we believe is tourism's biggest opportunity which is in the area of family/leisure cyclists. Our focus is to become as recognized for cycling as we are for golf and we are uniquely positioned.

Although Predator Ridge is in close proximity to the Okanagan Rail Trail geographically, safe accessibility via the current road systems for self-guided tours is currently not in place. Our goals parallel those of the City of Vernon and a real opportunity exists to link us to the ORT and the City of Vernon. A connection to both is achievable and I look forward to meeting with you to discuss further.

Sincerely,

Brad Pelletier  
Senior Vice President, Wesbild Okanagan

Cc: Matt Ball  
Carmen Lindsay

Predator Ridge Resort  
100 Mashie Crescent, Vernon, BC V1H 1V8  
Toll Free: 1-866-578-2233, Phone: 250-503-1739, Fax: 250-503-1759



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

ORIGINAL

**SUBMITTED BY:** Carie Liefke, Planning Assistant  
Hazel Christy, Planner

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** April 23, 2019  
**REPORT DATE:** March 29, 2019  
**FILE:** DVP00442

**SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 8800 RISING VIEW WAY**

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**PURPOSE:**

To review the development variance permit application for 8800 Rising View Way to vary a section of Zoning Bylaw #5000 and a modification to The Rise Master Development Agreement in order to construct a golf course clubhouse.

**RECOMMENDATION:**

THAT Council support Development Variance Permit Application #DVP00442 to vary the following section of Zoning Bylaw #5000 in order to construct a golf course clubhouse on a portion of Lot A, Sec 6, Twp 8, ODYD, Plan EPP19505 (8800 Rising View Way), which straddles the boundary of the RTC – Resort Commercial and P5 – Private Park zoning districts:

- a) to vary Section 12.5.5 for the portion of the property zoned P5 – Private Park to allow the maximum height of a structure to be increased from 8.0 m to 15.0 m to allow the construction of a golf course clubhouse;

AND FURTHER, that Council authorize Administration to modify the Okanagan Hills Master Development Agreement (2005), in order to allow the construction of the golf course clubhouse, subject to the necessary servicing costs associated with the golf course clubhouse being identified and proportionately allocated within the Master Development Agreement module structure;

AND FURTHER, that Council support of DVP00442 is subject to the following:

- a) That the site plan and elevation plans, intended to illustrate the general form, character and massing of the proposed golf course clubhouse as shown on Attachments 2 and 3 in the report titled “Development Variance Permit Application for 8800 Rising View Way” and dated March 29, 2019 be attached to and form part of DVP00442 as Schedule ‘A’.

**ALTERNATIVES & IMPLICATIONS:**

1. THAT Council support Development Variance Permit Application #DVP00442 to vary the following section of Zoning Bylaw #5000 in order to construct a golf course clubhouse on a portion of Lot A, Sec 6, Twp. 8, ODYD, Plan EPP19505 (8800 Rising View Way), which straddles the boundary of the RTC – Resort Commercial and P5 – Private Park zoning districts:

- a) to vary Section 12.5.5 for the portion of the property zoned P5 – Private Park to allow the maximum height of a structure to be increased from 8.0 m to 15.0 m to allow the construction of a golf course clubhouse;

AND FURTHER, that Council authorize Administration to modify the Okanagan Hills Master Development Agreement (2005), in order to allow the construction of the golf course clubhouse, subject to the necessary servicing costs associated with the golf course clubhouse being identified and proportionately allocated within the Master Development Agreement module structure;

AND FURTHER, that Council support of DVP00442 is subject to the following:

- a) That the site plan and elevation plans, intended to illustrate the general form, character and massing of the proposed golf course clubhouse as shown on Attachments 2 and 3 in the report titled "Development Variance Permit Application for 8800 Rising View Way" and dated March 29, 2019 be attached to and form part of DVP00442 as Schedule 'A'; and
- b) *any conditions that may be cited by Council.*

*Note: This alternative supports the development variance permit application subject to the conditions recommended by Administration, as well as additional conditions as cited by Council.*

2. THAT Council not support Development Variance Permit Application #DVP00442 to vary the following section of Zoning Bylaw #5000 in order to construct a golf course clubhouse on a portion of Lot A, Sec 6, Twp. 8, ODYD, Plan EPP19505 (8800 Rising View Way), which straddles the boundary of the RTC – Resort Commercial and P5 – Private Park zoning districts:

- a) to vary Section 12.5.5 for the portion of the property zoned P5 – Private Park to allow the maximum height of a structure to be increased from 8.0 m to 15.0 m to allow the construction of a golf course clubhouse.

*Note: This alternative does not support the requested variance and therefore the clubhouse could not be constructed as proposed.*

## **ANALYSIS:**

### **A. Committee Recommendations:**

At its meeting of March 26, 2019 the Advisory Planning Committee passed the following resolution:

"THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00442 to vary the following section of Zoning Bylaw #5000 in order to construct a golf course clubhouse on a portion of Lot A, Sec 6, Twp. 8, ODYD, Plan EPP19505 (8800 Rising View Way), which straddles the boundary of the RTC – Resort Commercial and P5 – Private Park zoning districts:

- a) to vary Section 12.5.5 for the portion of the property zoned P5 – Private Park to allow the maximum height of a structure to be increased from 8.0 m to 15.0 m to allow the construction of a golf course clubhouse;

AND FURTHER, that the Advisory Planning Committee recommends that Council direct the Director, Community Infrastructure and Development to allow a modification to the Okanagan Hills Master Development Agreement (2005), in order to allow the construction of the golf course clubhouse, subject to the necessary servicing costs associated with the golf course clubhouse being identified and proportionately allocated within the Master Development Agreement module structure;

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00442 is subject to the following:

- a) That the site plan and elevation plans, intended to illustrate the general form, character and massing of the proposed golf course clubhouse as shown on Attachments 2 and 3 in the report titled "Development Variance Permit Application for 8800 Rising View Way" and dated March 21, 2019 be attached to and form part of DVP00442 as Schedule 'A'."

**B. Rationale:**

1. The subject property is located at 8800 Rising View Way as shown on Figures 1 and 2. The property is within the Okanagan Hills Neighbourhood Plan. The portion of the property subject to this development variance application is within the RTC – Resort Commercial and P5 – Private Park zoning districts (Attachment 1) of Zoning Bylaw #5000.

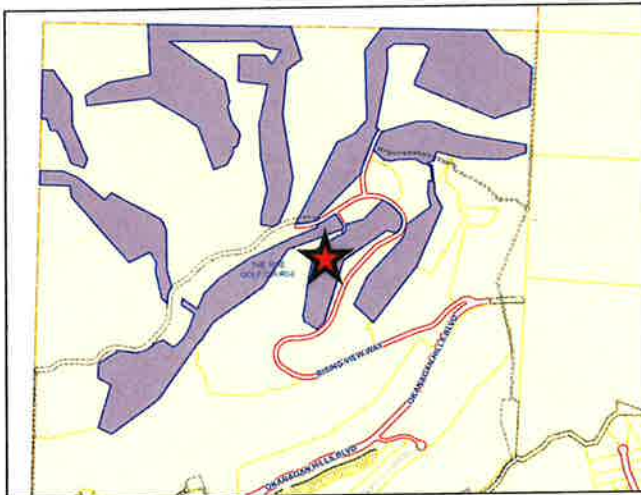


Figure 1 – Property Location Map showing approximate location of clubhouse



Figure 2 – Aerial Photo showing approximate location of clubhouse

2. Servicing for the property is governed by the 2005 Okanagan Hills Master Development Agreement (MDA) approved by Council in 2005. The MDA outlines the order of development by specifying Modules (land areas) and the servicing required when development occurs within each Module. The portion of the property subject to this development variance application was originally within Module 1 of the MDA.
3. In 2014 a replot subdivision was required to adjust property lines within the entire neighbourhood planning area, however the zoning boundaries set by Zoning Bylaw #5000 and the Module boundaries specified in the MDA were not modified. The location of the proposed golf course clubhouse now straddles the RTC and P5 zoning district boundaries (Figure 3), and straddles the Module 1 and Module 3 servicing boundaries (Figure 4). It is acknowledged that ultimately the 2014 replot necessitates changes to Official Community Plan designations, the Okanagan Hills Neighbourhood Plan Future Land Use boundaries, and the Master Development Agreement. Review of these documents is unlikely to be considered before late 2020, as staff resources permit. Allowing the proposed variance (DVP00442) and the modification to the MDA would permit the clubhouse project to move ahead, concurrently with the consideration of Development Permit application (DP000785).
4. With the location of the proposed golf course clubhouse being partially within the RTC zoning district, which has a maximum height limit of 24.0 m, and partially within the P5 zoning district, which has a maximum height limit of 8.0 m, the applicant has requested to vary Section 12.5.5 of Zoning Bylaw #5000, to increase the maximum height provision of the P5 zoning district from 8.0m to 15.0m.

5. The site plan and building elevations attached to this report (Attachments 2 and 3) illustrate the location, general form and character of the proposed golf course clubhouse, and the manner in which it integrates with the topography of the site. The concurrent Development Permit application (DP000785) associated with this variance would ensure all bylaws and policies are met for the specific form and character of the building and landscaping of the property. The development permit review process would make certain that the exterior lighting of the building and adjacent parking lot conform to the relevant City "dark sky" policies.

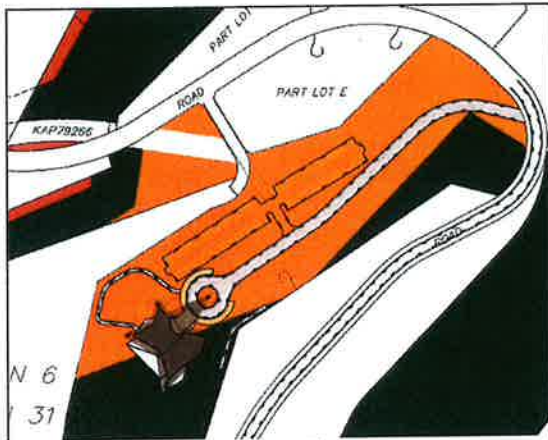


Figure 3 – Clubhouse location across RTC (orange) and P5 (green) zoning boundaries



Figure 4 – Clubhouse location across Module 1 (pink) and Module 3 (green) MDA boundaries

6. As the proposed clubhouse would be located on a prominent hillside within the City, it would be visible from a number of other locations, however the difference in height from further, more distant perspectives would not be discernable. The application has provided several view perspectives from selected city locations (Attachment 4) to demonstrate the minimal view impact of the requested height variance.
7. It is recommended that the requested height variance be allowed as it would permit the clubhouse structure to have a consistent and coherent height with a pleasing character that successfully achieves the intended clubhouse form and function.
8. The applicant has indicated that construction of the golf course clubhouse is the first phase of development on the subject property. Future development plans are proposed to include a multi-storey hotel with under building parking to be located on the north side of the clubhouse where parking for the clubhouse is currently shown. At the time of any future application, a complete parking analysis of the site would be done and consideration would be given to relocating the clubhouse parking to a shared under building parkade that would serve both uses. As an interim measure, the clubhouse parking may utilize a non-asphalt surface as long as the surface and ongoing maintenance meet Zoning Bylaw requirements for the provision of a dust free surface.
9. As the proposed golf course clubhouse straddles the Module 1 and Module 3 boundary (Figure 4) of the MDA, servicing requirements for the clubhouse must be addressed to allow the construction of the golf course clubhouse to proceed in a timely manner with appropriate servicing costs

A modification to the servicing upgrade costs set out in the MDA would be necessary to fairly allocate the portion of servicing costs associated with works and services necessary to support the golf course clubhouse only. The total area of Module 3 in the MDA was 22.1 hectares while the area of clubhouse in that module is only 16,737m<sup>2</sup> (7.6%) (total area of golf course lands within Module 3 is 15%). The works required to support the clubhouse are part of the identified works in Modules 2 and 3 therefore construction of the required works for this small area would far exceed the applicant's share for the Module Works. It is therefore recommended that the applicant only be required to construct module works required to

support the building permit for the clubhouse and that Administration be authorized to modify the MDA provided that the necessary servicing requirements associated with the clubhouse are completed and that the overall servicing costs for the development of the Okanagan Hills neighbourhood plan area are allocated proportionately.

10. Administration supports the requested variance for the following reasons:

- a) Approval of the requested Development Variance Permit application would allow the golf course clubhouse to proceed at this time, notwithstanding the current split zoning on the site. Future amendments to the Neighbourhood Plan would ultimately result in OCP and Zoning Bylaw amendments consistent with the replot that occurred in 2014.
- b) The requested Development Variance Permit would result in a pleasing and consistent architectural structure and is consistent and well within the maximum height provision (24.0 m) of the adjacent RTC – Resort Commercial zoning district.
- c) Moving the proposed location of the golf course clubhouse to be completely within the RTC zone would result in extensive and unnecessary regrading of this hillside property.
- d) The applicant has retained a team of design professionals to create a specific design that is customized for the unique site characteristics of the subject property.
- e) With the appropriate and equitable allocation of servicing upgrades costs, it would be possible for this project to proceed independently of other development planned for the subject property and independently of development in the area owned by different land owners.

**C. Attachments**

- Attachment 1 – Existing Zoning (RTC and P5)
- Attachment 2 – Site Plan
- Attachment 3 – Building Elevations
- Attachment 4 – Perspective Views of the proposed Clubhouse

**D. Council's Strategic Plan 2015 – 2018 Goals/Deliverables:**

The subject application involves the following objectives in Council's Strategic Plan 2015 – 2018:

- Support sustainable neighbourhoods by implementing the OCP.

**E. Relevant Policy/Bylaws/Resolutions:**

Official Community Plan Design Guidelines Sections 29.15 to 19.19 Okanagan Hills Neighbourhood Plan Area



- 29.16 The form, siting and character of new commercial and multi-family residential development should take into account established adjacent development and shall, where appropriate provide screening or a landscape buffer to lessen impacts on adjacent lands.
- 29.17 All development on steep topography shall be designed in a manner that minimizes the requirements for cut and fill. Building and roof lines should complement the surrounding terrain.

**BUDGET/RESOURCE IMPLICATIONS:**



N/A

Prepared by:

Apr 17 2019 9:13 AM






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Carie Liefke


Carie Liefke  
Planning Assistant

Apr 17 2019 9:45 AM





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Kim Flick


Kim Flick  
Director, Community Infrastructure and Development

Approved for submission to Council:



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Will Pearce, CAO

Date: 17 April 2019

**REVIEWED WITH**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Corporate Services                      | <input type="checkbox"/> Operations           | <input checked="" type="checkbox"/> Current Planning                     |
| <input type="checkbox"/> Bylaw Compliance                        | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate                             | <input type="checkbox"/> Facilities           | <input type="checkbox"/> Building & Licensing                            |
| <input type="checkbox"/> RCMP                                    | <input type="checkbox"/> Utilities            | <input checked="" type="checkbox"/> Engineering Development Services     |
| <input type="checkbox"/> Fire & Rescue Services                  | <input type="checkbox"/> Recreation Services  | <input type="checkbox"/> Infrastructure Management                       |
| <input type="checkbox"/> Human Resources                         | <input type="checkbox"/> Parks                | <input type="checkbox"/> Transportation                                  |
| <input type="checkbox"/> Financial Services                      |   | <input type="checkbox"/> Economic Development & Tourism                  |
| <input checked="" type="checkbox"/> COMMITTEE: APC (March 26/19) |   |  |
| <input type="checkbox"/> OTHER:                                  |   |  |

## 10.13 RTC : Resort Commercial

### 10.13.1 Purpose

The purpose is to designate and preserve land for the **development** of destination commercial visitor accommodation in a pedestrian oriented environment providing a mixture of recreational, cultural, retail, and entertainment services

### 10.13.2 Primary Uses

- amusement arcades, major
- artist studios
- apartment housing, tourist
- business support services
- clubs, private
- community recreation centres
- cottage tourist (*Bylaw 5275*)
- cultural exhibits, private
- emergency protective services
- employee housing, dormitory (*Bylaw 5493*)
- employee housing, self-contained dwelling (*Bylaw 5493*)
- exhibition and convention facilities
- financial services
- food primary establishments
- four-plex, tourist housing
- health services
- hostels
- hotels
- liquor primary establishments, minor
- non-accessory parking
- offices
- participant recreation services, indoor
- participant recreation services, outdoor
- personal services
- parks, public
- real estate sales centre
- retail cannabis sales (*Bylaw 5731*)
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- retail street sales
- row housing, tourist
- semi-detached, tourist housing
- single detached housing, tourist (*Bylaw 5275*)
- spectator entertainment establishments
- three-plex, tourist housing
- wineries and cideries

### 10.13.3 Secondary Uses

- amusement arcades, minor
- brewing or distilling, Class A
- care centre, minor
- docks, community
- docks, private
- gaming facilities \*\*
- home based businesses, minor



- **marinas**
- **marina fuel facilities**
- **utilities, minor impact**  
 \*\* refer to definition for “gaming facilities” in Section 2.3.3. for limitation on number of slot machines permitted within the City of Vernon boundaries

**10.13.4 Subdivision Regulations**

- Minimum **lot width** is 7.6 m.
- Minimum **lot area** is 232 m<sup>2</sup>

**10.13.5 Development Regulations**

- Maximum Commercial **floor space ratio** is 3.0.
- Maximum gross tourist residential **density** is 30.0 units/hectare (12 units/acre).
- Maximum gross employee housing density is 30.0 units/hectare (12 units/acre) *(Bylaw 5493)*
- Maximum **height** is the lesser of 24.0m or 7.0 **storeys**, except that the maximum employee housing height is the lesser of 14.0m or 3 storeys, except it is 4.5m for secondary buildings and secondary structures. *(Bylaw 5493)*
- Maximum site coverage is 60% and together with driveways, parking areas and impermeable surfaces shall not exceed 65%. *(Bylaw 5493)*
- Minimum **front yard** is 0.0m, except it is 4.5m from employee housing. *(Bylaw 5493)*
- Minimum **side yard** is 0.0m, except it is 2.0m for any flanking street and 4.5m when **adjacent** to a **residential, agricultural or institutional zone**.
- Minimum **rear yard** is 4.0m, except it is 6.0m where the **abutting** land is zoned or designated Residential.

**10.13.6 Other Regulations**

- The maximum commercial floor area, excluding **hotels**, recreation facilities/amenities and resort accommodation, shall be 2,230.0 m<sup>2</sup>.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into yards, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule “B” shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule “B”. *(Bylaw 5440)*

## 12.5 P5 : Private Park

### 12.5.1 Purpose

The purpose is to provide a **zone** for the preservation and enhancement of **private park** and **open space** for private use.

### 12.5.2 Primary Uses

- **park, private**
- **golf course** (Bylaw 5359)

### 12.5.3 Secondary Uses

- **boat launch**
- **boat lifts**
- **boating**
- **docks, private**
- **residential security/operator unit**
- **temporary moorage**

### 12.5.4 Subdivision Regulations

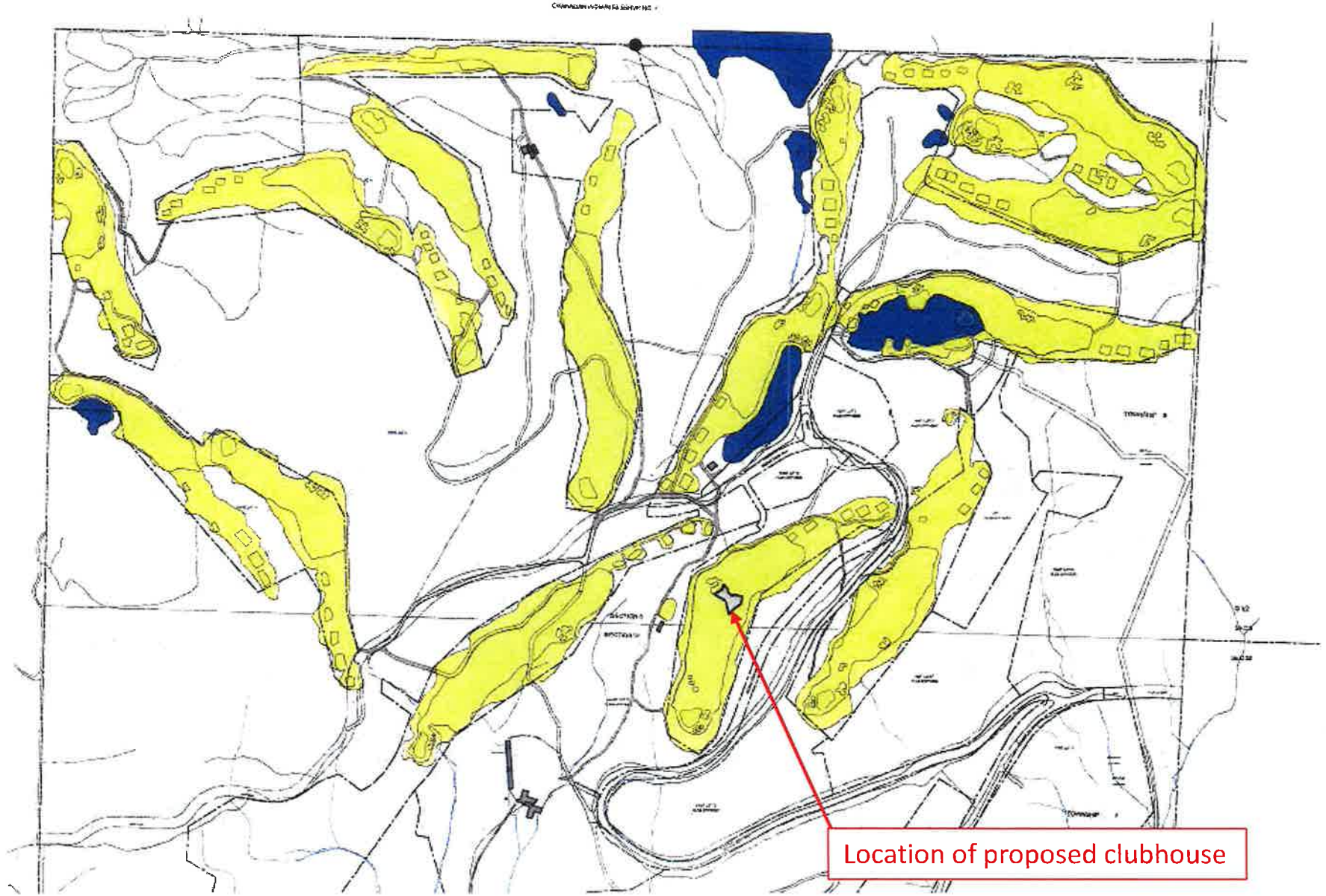
- Minimum **lot width** is N/A.
- Minimum **lot area** is N/A.

### 12.5.5 Development Regulations

- Maximum **height** is 8m.
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 4.5m, except it is 7.5m for a **flanking street** or where the **abutting** land is zoned or designated Residential or Agriculture.
- Minimum **rear yard** is 4.5m, except it is 7.5m for a **flanking street** or where the **abutting** land is zoned or designated Residential or Agriculture.

### 12.5.6 Other Regulations

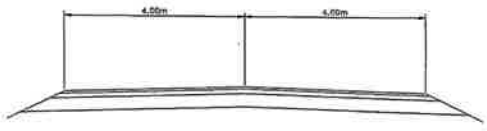
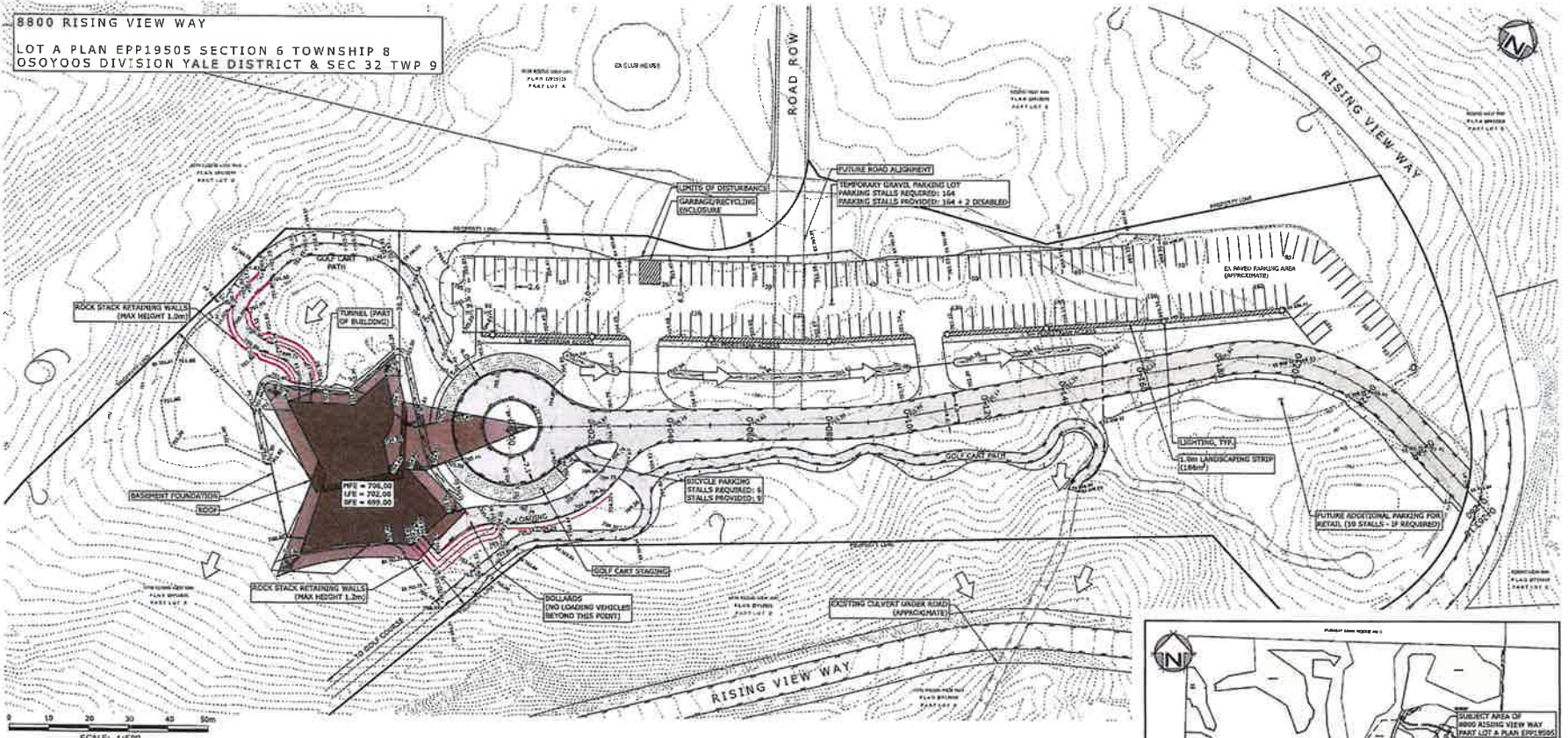
- Only one **residential security/operator unit** is permitted on a **site**, limited to properties greater than 10 ha.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings** and **structures**, excluding **perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".  
(Bylaw 5440)



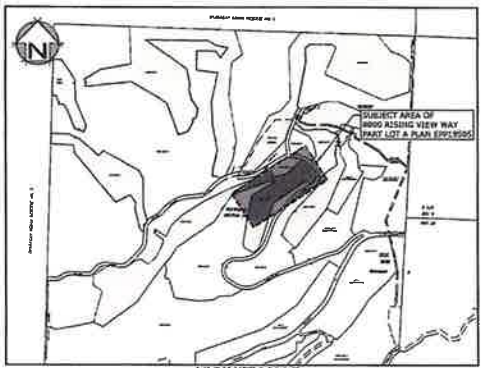
Golf Course Site Plan

# The Rise Clubhouse - Development Permit - March 5/19

8800 RISING VIEW WAY  
 LOT A PLAN EPP19505 SECTION 6 TOWNSHIP 8  
 OSOYOQS DIVISION YALE DISTRICT & SEC 32 TWP 9



INTERNAL ACCESS ROAD SECTION  
 SCALE: N.T.S.



VICINITY MAP  
 SCALE: 1:10000

**SERVICES**

- WATER SERVICING STRATEGY:  
 - UPGRADE EXISTING BOOSTER STATION AT ORANIGAH HILLS BOULEVARD, AND EXTEND MAIN LINE TO FUTURE RESERVOIR. RESERVOIR CONSTRUCTION AND MAIN LINE ROUTING TO BE DETERMINED.
- SANITARY SERVICING STRATEGY:  
 - TO BE DETERMINED.

**LEGEND:** (EXISTING EXCEPT WHERE SHOWN OTHERWISE)

|  |   |   |  |
|--|---|---|--|
| <ul style="list-style-type: none"> <li>EDGE OF ASPHALT</li> <li>EDGE OF GRAVEL</li> <li>FENCING</li> <li>TOP SURF</li> <li>SECTION OF BANK</li> <li>TOP OF BANK</li> <li>TERMINAL</li> <li>STRAIN DRAIN</li> <li>WATER</li> <li>END</li> <li>PROPERTY</li> </ul> | <ul style="list-style-type: none"> <li>4" - 6" CITY WIRE</li> <li>4" - 6" POWER POLE</li> <li>4" - 6" WIRE TRANSFORMER</li> <li>4" - 6" TUBULAR VENTILATOR</li> <li>4" - 6" DOWN GULLY TRANSFER</li> <li>4" - 6" SERVICE BOX</li> <li>4" - 6" SERVICE MANHOLE</li> <li>4" - 6" MANHOLE</li> <li>4" - 6" AIR VALVE</li> <li>4" - 6" MAIN VALVE</li> <li>4" - 6" CURB STOP</li> <li>4" - 6" FIRE HYDRANT</li> </ul> | <ul style="list-style-type: none"> <li>4" - 6" COP</li> <li>4" - 6" INSPECTION CHAMBER</li> <li>4" - 6" SANITARY MANHOLE</li> <li>4" - 6" SANITARY MANHOLE</li> <li>4" - 6" SANITARY MANHOLE</li> <li>4" - 6" SANITARY MANHOLE</li> <li>4" - 6" SANITARY MANHOLE</li> <li>4" - 6" SANITARY MANHOLE</li> <li>4" - 6" SANITARY MANHOLE</li> <li>4" - 6" SANITARY MANHOLE</li> </ul> | <ul style="list-style-type: none"> <li>4" - 6" SLOW-OFF</li> <li>4" - 6" SLOW-OFF</li> <li>4" - 6" SLOW-OFF</li> <li>4" - 6" SLOW-OFF</li> <li>4" - 6" SLOW-OFF</li> <li>4" - 6" SLOW-OFF</li> <li>4" - 6" SLOW-OFF</li> <li>4" - 6" SLOW-OFF</li> <li>4" - 6" SLOW-OFF</li> </ul> |
|--|---|---|--|

**MONAGHAN**  
 ENGINEERS & CONSULTING LTD.  
 3710B 28th Street, Ph: (250) 503-1023  
 Vernon, BC, V1T 9X2 Fax: (250) 503-1024

|          |          |                 |        |
|----------|----------|-----------------|--------|
| Scale    | 1:500    | Project No.     | 1294   |
| Date     | SEP 2018 | Client File No. |        |
| Designer | BGM      | Sheet No.       | 1 of 1 |
| Drawn    | CFB      | Drawing No.     | CL09   |
| Checked  | BDM      | Rev.            | A      |

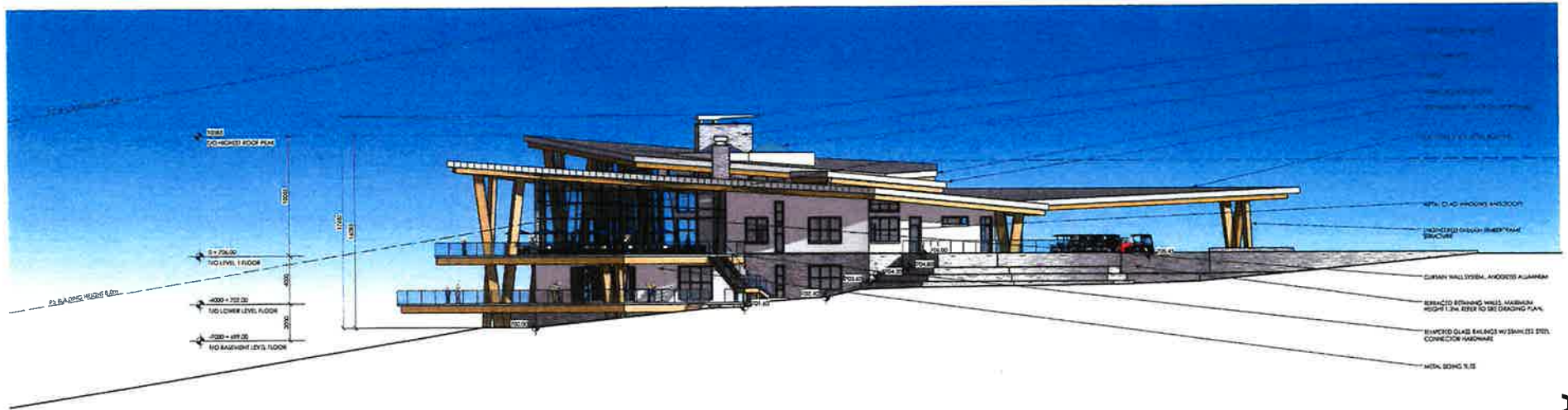
**RENCOR INVESTMENTS LTD.**

**THE RISE GOLF CLUBHOUSE**

**SITE PLAN AND GRADING**



North Elevation



East Elevation



The Rise Clubhouse - Development Permit - March 5/19

SK3.1

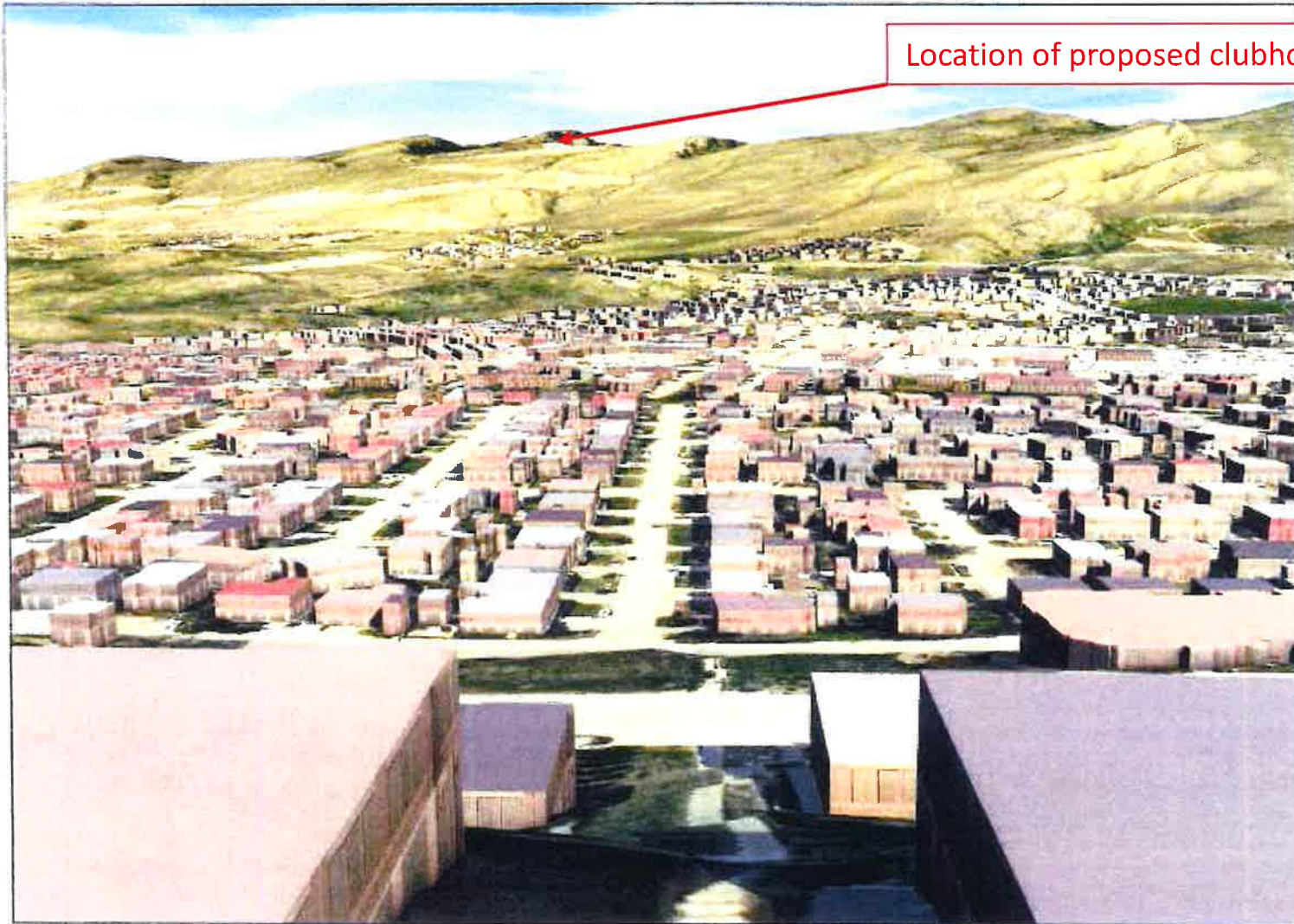




South Elevation



West Elevation



Location of proposed clubhouse

Potential prospective of hillside with proposed clubhouse from Valleyview Place

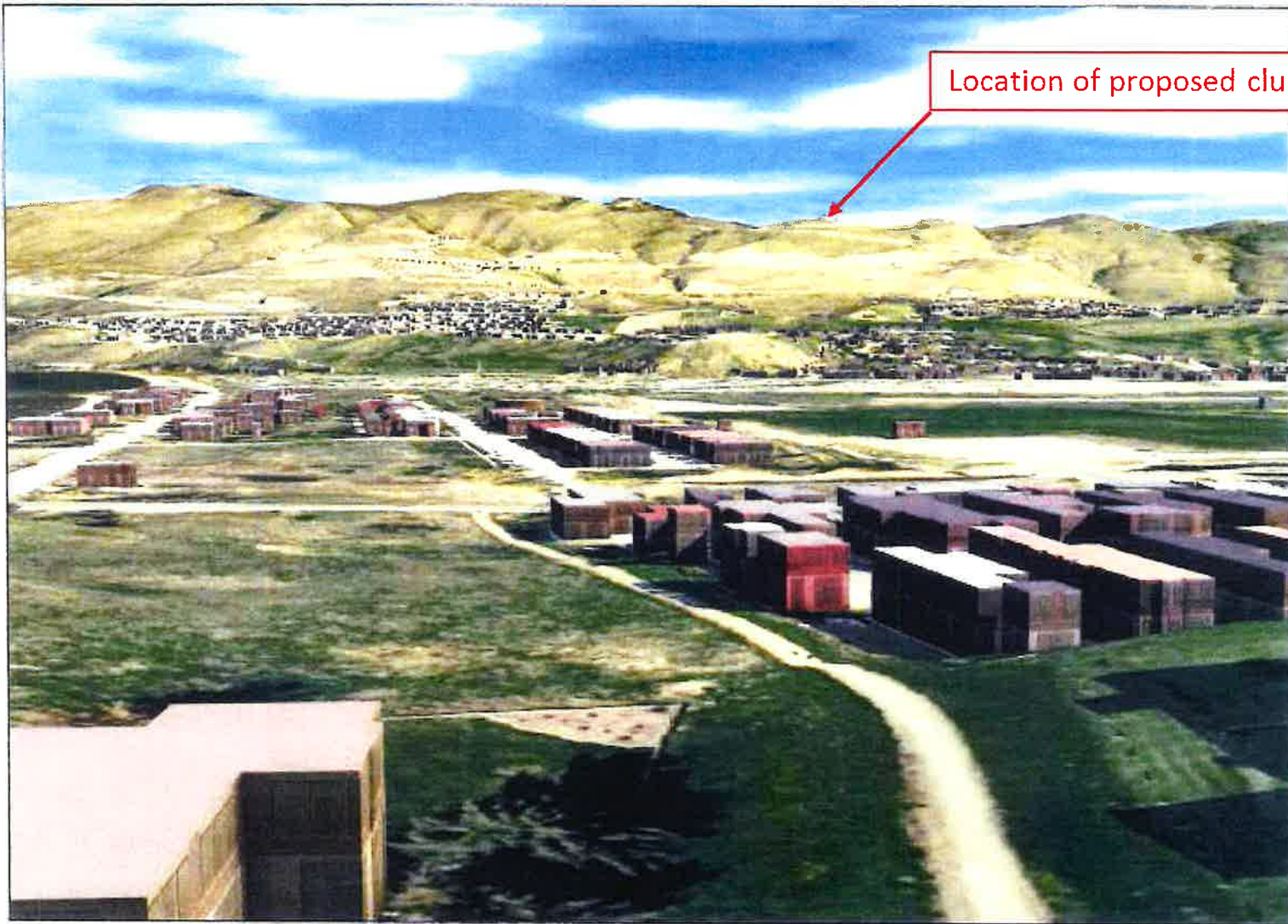
**MONAGHAN**  
ENGINEERING & CONSULTING LTD.

3710th 28th Street, P.O. (250) 503-1023  
Vernon, BC, V1T 9X2 Fax: (250) 503-1024

project no. 1784 date 2019-MAR-07

client/owner THE RISE GOLF - CLUBHOUSE

FIGURE 2 0



Location of proposed clubhouse

Potential prospective of hillside with proposed clubhouse from Longacre Drive



3710B 28th Street, P.O. (250) 503-1023  
 Vernon, BC, V1T 9X2 Fax: (250) 503-1024

project no. 1784 date 2019-MAR-07

project name THE RISE GOLF - CLUBHOUSE

FIGURE 1 0



**ADMINISTRATION UPDATES  
APRIL 23, 2019 REGULAR COUNCIL MEETING**

File: 0550-05

**FINANCE**

**Canada Day**

The City met with representatives from the North Okanagan Canada Day Society (NOCDS) about the location of the 2019 Canada Day fireworks display. It was determined that Polson Park is not a suitable location as minimum requirements for discharging the desired fireworks cannot be met. Alternative locations were discussed and are currently being considered by the NOCDS. It is anticipated that a decision regarding the location of the fireworks display will be made soon and reported to Council for approval at the May 13 regular meeting along with the 2019 Canada Day schedule of activities as presented to Council on March 25.

**CORPORATE SERVICES**

**Views of Regular Council Meeting Videos for 2019**

The table below outlines the number of views for each month in 2019. The number of views is an aggregate of internal and external viewers, as staff view parts of the videos to review discussions and to gain context. Accordingly, the actual number of **external views** of the videos is unknown. Individual IP addresses cannot be determined – meaning it is unknown if visits to the videos are by repeat customers.

| <b>Month<br/>(Meeting Dates)</b> | <b>Monthly views<br/>of most<br/>recent<br/>meeting</b> | <b>Monthly views<br/>of<br/>previous<br/>meeting</b> | <b>Total<br/>monthly<br/>views</b> |
|----------------------------------|---|--|------------------------------------|
| January (7, 21)                  | 89  | 55   | 144                                |
| February (11, 25)                | 77  | 47   | 124                                |
| March (11, 25)                   | 76  | 54   | 130                                |

**K-9 Dog Control**

Council, at their meeting of April 8 received a delegation from K-9 Dog Control regarding their role in dog control within the City of Vernon. Administration will be providing Council with a response and update at the May 13 Regular Open Meeting.

## **COMMUNITY INFRASTRUCTURE & DEVELOPMENT SERVICES**

### **Foothills - Use of COV ROW for Private Parking**

Arising from Council Enquiries at its Regular Meeting of April 8, 2019, Administration is investigating a complaint regarding use of the City right-of-way for private parking associated with a residence. Administration will report back at Council's Regular Meeting of May 13, 2019.

### **Short Term Rentals - Public Engagement and Bylaw Update**

Administration is developing the planning process to develop short term rentals regulations that would apply City-wide. It is anticipated that Council will receive the report at its Regular Meeting of May 13, 2019.

## **OPERATIONS**

### **Sani Dump**

In preparation for the pending construction of the 29<sup>th</sup> St. Polson greenway, Operations staff will be moving the existing RV Sani Dump to a temporary location on the west side of the previous Civic Arena site adjacent to 31 St., between 39<sup>th</sup> Ave. and 37<sup>th</sup> Ave. In an effort to minimize cost we will be re-using the water and sanitary equipment as well as the signage from the existing Sani Dump. The construction is expected to be less than two weeks in duration. The new temporary Sani Dump will be operational prior to the long weekend in May.

The permanent location and design of the Sani Dump will be determined through the public consultation process and final design of the site.

### **Ditching - Bench Row RD and Okanagan Landing Bench Rd (Corkscrew Rd)**

At the April 8, 2019 Regular meeting, Council raised concerns regarding the ditching located on Bench Row Rd. Staff have inspected the ditching and determined that some maintenance is required on Bench Row Rd near Ramsey Rd as well as some areas of Okanagan Landing Bench Rd (Corkscrew Rd). The work is scheduled to begin mid-May.

### **43rd Avenue West of Highway 97**

43 Avenue West of Highway 97 has been scheduled for base failure and resurfacing repairs in 2019. Staff will ensure that the base failures nearing the intersection will be completed as priority this spring with full asphalt resurfacing being completed in the fall during the pavement rehabilitation program.

**Fast Charge Station**

A representative for BC Hydro has advised that they would like to proceed with installation of a second (twin) fast charge station on the existing site on 31 Avenue, behind the public washroom. This would be installed at no cost to the City.

BC Hydro will be partnering in the installation using grants from the provincial and federal governments. In order to secure their funding, they require that a Memorandum of Understanding (MOU) be signed by the City of Vernon. The MOU will be non-binding but must be received by Hydro prior to May 1, 2019 to allow them to proceed with their grant application. The MOU will be executed by Administration and returned to BC Hydro within the next week. Installation of the charging station is expected later this year.



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

ORIGINAL

**SUBMITTED BY:** Kim Flick, Director, Community  
Infrastructure and Development

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** April 23, 2019  
**REPORT DATE:** April 12, 2019  
**FILE:** 0530-05

**SUBJECT:** COUNCIL STRATEGIC PLAN 2019 - 2022

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## PURPOSE:

To provide the Council Strategic Plan 2019 – 2022 for Council's consideration and endorsement.

## RECOMMENDATION:

THAT Council endorse the Council Strategic Plan 2019 – 2022 as attached to the report titled *Council Strategic Plan 2019 – 2022* dated April 12, 2019 from the Director, Community Infrastructure and Development.

## ALTERNATIVES & IMPLICATIONS:

1. THAT Council direct Administration to make the following amendments to the Council Strategic Plan 2019 – 2022 as attached to the report titled *Council Strategic Plan 2019 – 2022* dated April 12, 2019 from the Director, Community Infrastructure and Development: *(to be cited by Council)*.

*Note: Should Council have substantive additional amendments to the Council Strategic Plan, Administration would amend as per Council's direction and bring back for consideration.*

## ANALYSIS:

### A. Committee Recommendations:

N/A

### B. Rationale:

1. At its Committee of the Whole Meeting of April 8, 2019, Council deliberated on the draft Council Strategic Plan 2019 - 2022 and provided direction to Administration as to its desired amendments. The final document appears as Attachment 1. The redlined version, illustrating the amendments made, appears as Attachment 2.
2. One amendment does not appear in the final document. Council resolved that two Human Resources priorities be included in a "Values Statement" in the document (see Section E, below). Council subsequently resolved that the two items be included as goal statements with supporting action items, which have been incorporated into the document.

### C. Attachments:

1. Attachment 1: Council Strategic Plan 2019 – 2022
2. Attachment 2: Council Strategic Plan 2019 – 2022 Redlined Version

**D. Council's Strategic Plan 2019 – 2022:**

The subject report involves the development of Council's Strategic Plan 2019 – 2022.

**E. Relevant Policy/Bylaws/Resolutions:**

At its Committee of the Whole Meeting of April 8, 2019, Council endorsed the following resolutions:

1. THAT Council directs Administration to include 'implementation of the Parks Master Plan' in the Council Strategic Plan 2019 – 2022.
2. 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.*

3. 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."*

4. 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.

5. 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.
6. 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'.

7. 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.
8. 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.*

9. 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).*

10. 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).*

11. 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.*

12. 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.

13. 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).*

14. 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*

15. 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.*

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**BUDGET/RESOURCE IMPLICATIONS:**

The annual budget implications of implementing the adopted Council Strategic Plan are will be provided to Council during each year's budget deliberations.

Prepared by:

Apr 17 2019 8:48 AM

X  ✓  
Kim Flick DocuSign

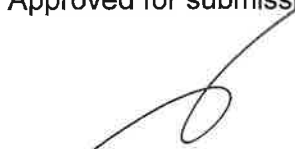
Kim Flick, Director  
Community Infrastructure and Development

Apr 17 2019 8:48 AM

X  ✓  
Kim Flick DocuSign

Kim Flick, Director  
Community Infrastructure and Development

Approved for submission to Council:

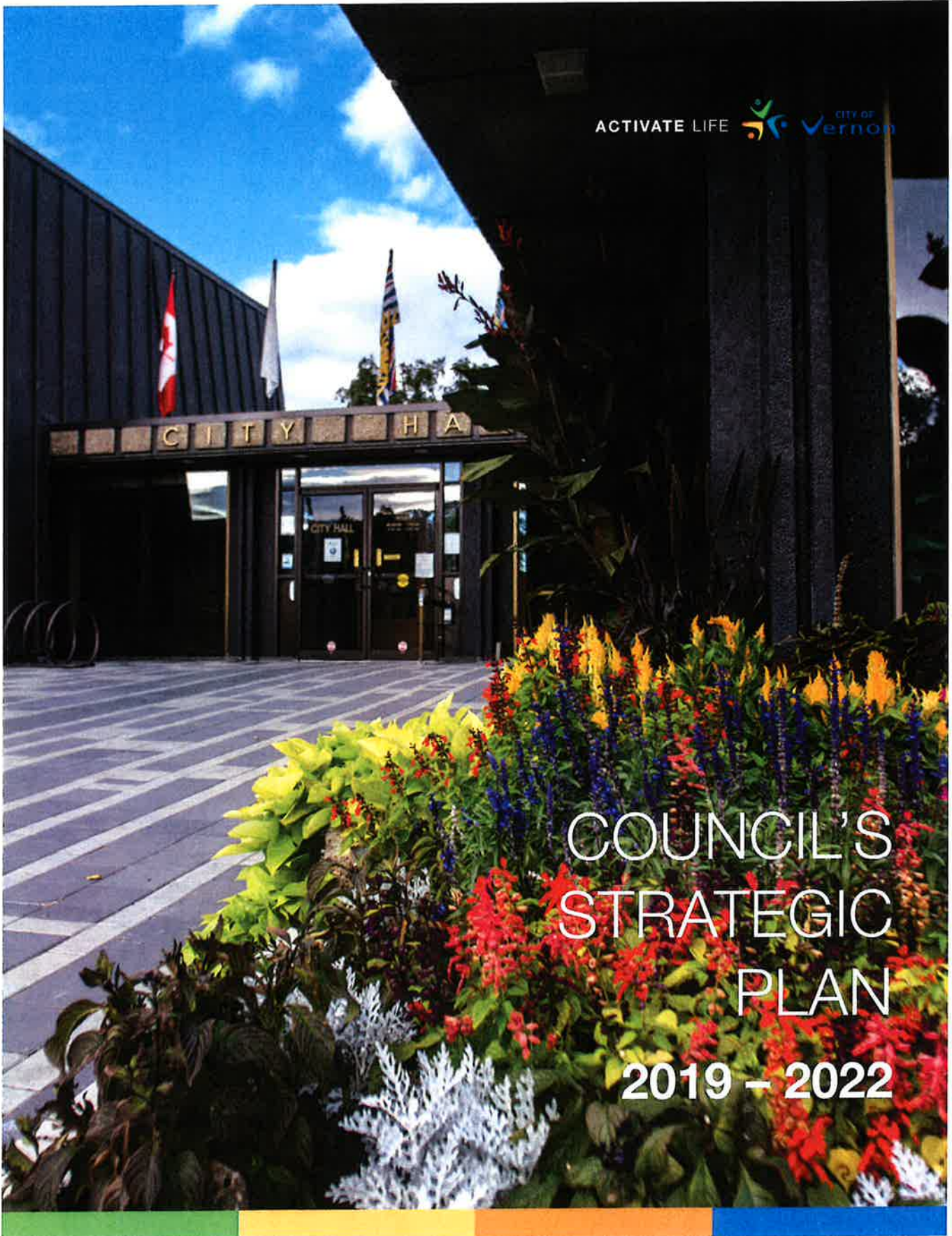
  
Will Pearce, CAO

Date: 17. April. 2019.

**REVIEWED WITH**

- |   |   |   |
|---|---|---|
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| <input type="checkbox"/> COMMITTEE:             |   |   |
| <input type="checkbox"/> OTHER:                 |   |   |

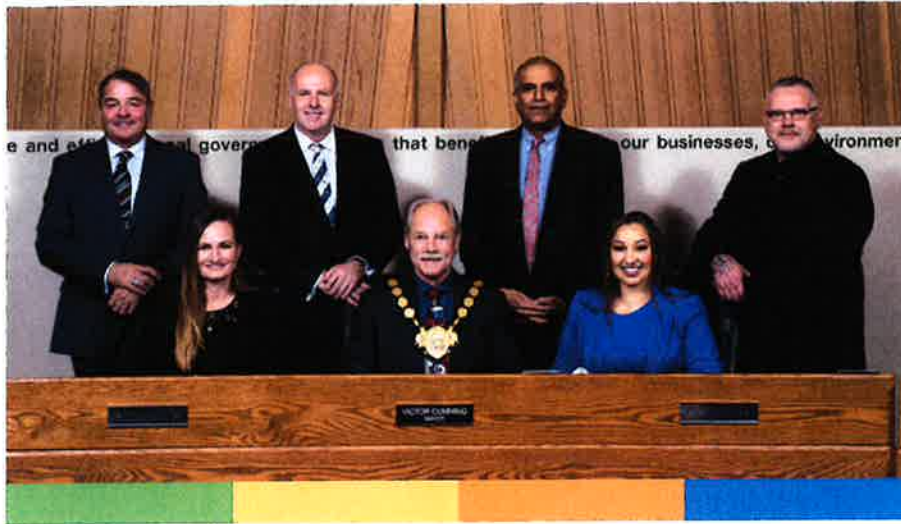






# CITY'S MISSION STATEMENT

To deliver effective and efficient, local government services that benefit our citizens, our businesses, our environment and our future.



## **VERNON CITY COUNCIL 2019 – 2022**

Front row: Kari Gares, Victor Cumming (Mayor), Dalvir Nahal  
Back row: Scott Anderson, Brian Quiring, Akbal Mund, Kelly Fehr

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## CONTEXT: January 2019

Vernon has been undergoing strong development for the last few years, and 2018 was its third busiest year ever. Infrastructure investment has been steadily increasing due to the 1.9% infrastructure levy, with particular focus on the Downtown and key transportation connections, including with the new Okanagan Rail Trail which opened in the fall of 2018. Since 2014, the City has invested \$20 million in infrastructure renewal in the City Centre, with an additional \$10.6 million approved/proposed for 2019/2020. Tourism revenues continue to climb year over year, leading the Thompson Okanagan in revenue growth.

Kal Tire Place North was completed in the fall of 2018, followed by the demolition of the Civic Arena and the pending completion of the 29th/30th Street Corridor and park improvements in 2019 and 2020. Hurlburt Park is under construction, Phase 1 of Lakeshore Park was completed in 2018, the Becker Park Bike Skills Park was completed in 2017 and three lake accesses have been developed since 2014, with another three being completed in 2019. With the resolution of the Kin Race Track legal dispute, and the completion of the Recreation Master Plan in 2018, residents are excited about the possibility of new recreation facilities on these lands.

Affordable housing is increasingly an issue for Vernon families. The vacancy rate is 1.5% and high rents exacerbate the situation. 325 purpose built rental units were under construction in 2018, including 52 first stage housing units. Issues of homelessness and criminal activity are impacting some areas of downtown. The City is working with downtown businesses to identify solutions.

The City operating budget has been held to a 1.8% or less increase since 2012. The City's asset management plan directs renewal projects and new asset management plans are under development for parks and civic facilities. Staff turnover and vacancies have hampered service delivery in some areas.

Spring flooding and wildfires have impacted Vernon along with other municipalities in the Okanagan Valley. Flood threat assessment mapping is underway in a Valley-wide effort for Okanagan Lake, while the City is pursuing funding to reduce flood events along the creeks that run through its boundaries. The Climate Action Advisory Committee was struck by Council in 2018 to develop a Climate Action Plan.

At its strategic planning session, Council members were asked the following question: What is the #1 thing you hear in 2019 and what do you hope people are saying about that issue in 2022? The results of that question helped to inform the Strategic Plan 2019 – 2022.

*Council members comments are in the sidebar.*

- 2019** Crime, increased vagrancy, open drug use in the Downtown.
- 2022** Vernon's image is improved. The atmosphere has spurred business growth and encourages families to stay. The Downtown core is flourishing, diverse and engaging.

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- 2019** What are our plans for the Kin Race Track?
- 2022** Kin Park. On time. On budget.

---

- 2019** Affordable housing is an issue.
- 2022** I found a quality place to live.

---

- 2019** I can't find a home that I can afford.
- 2022** I have a home and can afford healthy food and a healthy lifestyle.

---

- 2019** There is nothing to do and nowhere to live.
- 2022** People are so busy and happy they have no time to comment!

---

- 2019** What is the City doing about homelessness in the Downtown?
- 2022** I can't believe how much the Cultural Centre in Polson Park has improved the area!

---

- 2019** Slumification of the Downtown Core.
- 2022** The Downtown core is vibrant.

## SUMMARY of Strategic Priorities, Actions and Measures of Success

The following table summarizes all the required actions identified in the Strategic Plan.

| Strategic Priority Area                                | Actions Required to Achieve Vision  | How We Measure Success  |
|--|---|---|
| <b>Recreation, Parks &amp; Open Space</b><br>(page 7)  | <ul style="list-style-type: none"> <li>• Complete Recreation Feasibility Study</li> <li>• Commence construction of priority recreation facilities at Kin Park</li> <li>• Complete Polson Park Master Plan</li> <li>• Commence priority Polson Park projects</li> <li>• Develop and implement a strategy for acquisition of hilltop parks</li> </ul>   | <ul style="list-style-type: none"> <li>• Annual investment in Kin Park and Polson Park</li> <li>• Acquisition of an off-leash dog park</li> <li>• Acquisition of natural park areas on hilltops in acres</li> </ul>   |
| <b>Affordable &amp; Attainable Housing</b><br>(page 8) | <ul style="list-style-type: none"> <li>• Develop a City Housing First Strategy</li> <li>• Continue to partner with BC Housing, not-for-profits and the development community on affordable housing, including the use of City-owned land</li> <li>• Review and streamline residential development approval process</li> <li>• Complete a Housing Needs Assessment to inform the Affordable and Attainable Housing Strategy and the next Official Community Plan review</li> </ul>   | <ul style="list-style-type: none"> <li>• Increased vacancy rate</li> <li>• Number of new units by type and neighbourhood</li> <li>• % of all homes within 500 m of active transportation, services and parks</li> <li>• Time to process a single family building permit and a multi family development permit</li> </ul>    |
| <b>Vibrant Downtown</b><br>(page 9)                    | <ul style="list-style-type: none"> <li>• Additional incentives to encourage redevelopment and upgrades to existing buildings</li> <li>• Increase events and amenities in the Downtown</li> <li>• Investigate the potential closure of 30th Avenue to vehicular traffic from 29th Street to 35th Street</li> <li>• Consider parking for the Okanagan Rail Trail in the redevelopment of the Civic Arena site</li> <li>• Support economic development initiatives that attract skilled labour to the area</li> <li>• Identify and implement actions to address drug use, vagrancy and safety concerns, the role of Bylaw Compliance &amp; increased RCMP presence</li> <li>• Monitor impact of retail cannabis stores Downtown</li> <li>• Promote the Okanagan Rail Trail through marketing, trail connections and other initiatives</li> </ul> | <ul style="list-style-type: none"> <li>• Annual investment in public events and amenities and event attendance</li> <li>• Private investment in new development and building upgrades</li> <li>• Number of calls for Bylaw Services</li> <li>• Number of new housing units in the City Centre, by type and value</li> </ul> |

continued on page 6 

| Strategic Priority Area                              | Actions Required to Achieve Vision  | How We Measure Success   |
|--|---|--|
| <b>Organization Priorities</b><br><i>(page 10)</i>   | <ul style="list-style-type: none"> <li>• Increase public participation in the development of strategies and plans</li> <li>• Investigate new approaches to engage citizens (e.g. on-line platforms)</li> <li>• Investigate opportunities to enhance the transparency of decision making</li> <li>• Review application processes to ensure they are efficient as possible</li> <li>• Implement more on-line application types</li> <li>• Develop a learning and development framework and coaching and mentoring programs for the organization</li> <li>• Support continued implementation of health and wellness initiatives</li> <li>• Investigate options to provide additional space for the RCMP</li> </ul>   | <ul style="list-style-type: none"> <li>• Number of people engaged in public participation annually</li> <li>• Number of processes reviewed annually</li> <li>• Number of new on-line applications annually and number received annually</li> <li>• Number of learning and development opportunities provided to/accessed by staff</li> <li>• Number of staff vacancies</li> </ul>  |
| <b>Regional Relationships</b><br><i>(page 11)</i>    | <ul style="list-style-type: none"> <li>• Continue and build upon CEDI partnership with OKIB</li> <li>• Improve communication/consultation with RDNO</li> <li>• Work with RDNO on the acquisition of natural parkland in the city</li> </ul>   | <ul style="list-style-type: none"> <li>• Number of activities between the City and OKIB annually</li> <li>• Acquisition of natural parkland in the City of Vernon by RDNO, in acres</li> </ul>   |
| <b>Sustainability Priorities</b><br><i>(page 12)</i> | <ul style="list-style-type: none"> <li>• Investigate methods to increase recycling &amp; alternatives to recycling, including an organics diversion plan</li> <li>• Support the provision of affordable childcare</li> <li>• Promote transit oriented mixed use development</li> <li>• Adopt and implement a Climate Action Plan and amend OCP</li> <li>• Encourage initiatives to support sustainable architecture, including the BC Energy Step Code</li> <li>• Update the Landscaping Standards Bylaw to require sustainable and Fire Smart landscaping</li> <li>• Identify ways to foster innovation in technology and manufacturing (business retention and expansion)</li> <li>• Continue to implement Fire Smart principles in the wildfire interface area and improve communication with residents throughout the year in addition to emergency events</li> <li>• Implementation of Fire and Rescue Services Strategic Plan</li> <li>• Undertake drainage studies, risk and threat assessments and related bylaw amendments</li> <li>• Continued commitment to the development and implementation of asset management plans</li> <li>• During the next review of the Master Transportation Plan, revisit the highway bypass and explore alternatives to transit in low density areas</li> <li>• Support the extension of water along Eastside Road</li> </ul> | <ul style="list-style-type: none"> <li>• Number of new residential units within walking distance of a transit stop</li> <li>• Number of new jobs in the technology and manufacturing sectors</li> <li>• Tonnage of organics and recycling diverted from the landfill, annually</li> <li>• Number of childcare spaces in the community, by age group</li> <li>• Tonnage of GHGe emitted annually, corporately and community-wide</li> <li>• Number of acres treated to reduce fuel load (wildlands/City lands)</li> </ul> |

# Recreation, Parks and Natural Spaces

## VISION

The comprehensive plan for the Kin Park lands is completed, informed by the Recreation Master Plan feasibility study and public participation. New recreation facilities are under development on the site. A new fenced off-leash dog park has just opened. The Polson Park Master Plan is complete and improvements are underway to better showcase the jewel of the Vernon urban parks system to the many residents and visitors that use the park as a connection to the Okanagan Rail Trail. New natural area parks are being acquired at Turtle Mountain, Adventure Bay, the Foothills and the Commonage, supported by our regional partners where possible.

## SPECIFIC GOALS

- Develop a comprehensive plan for the Kin Race Track lands: explore a recreation and/or aquatic centre and consider additional uses such as housing and commercial
- Develop a new multi purpose Recreation Centre
- Develop a fenced off leash dog park in the City
- A new playing surface for Kal Tire Place North
- Review and Update the Polson Park Master Plan
- Establish four new hilltop parks (Turtle Mountain, Adventure Bay, the Foothills (Jackass Mountain), Commonage Ridge)
- Continued implementation of the Parks Master Plan
- Involve Electoral Areas B and C, Coldstream and Okanagan Indian Band



## ACTIONS REQUIRED

- Complete Recreation Feasibility Study
- Commence construction of priority recreation facilities at Kin Park
- Complete Polson Park Master Plan
- Commence construction of priority Polson Park projects
- Develop and implement a strategy for acquisition of hilltop parks

## HOW DO WE MEASURE SUCCESS?



Annual investment in Kin Park and Polson Park



Establish an off-leash dog park



Acquisition of hilltop natural park area in acres

# Affordable Housing

## VISION

Finding affordable and attainable housing has gotten easier. The vacancy rate is up and there are new housing options available across the continuum. The City has partnered with BC Housing, local not-for-profits and the development community on new affordable rental units in and around the City Centre and on City-owned land. A streamlined residential development approval process is helping private developers deliver new units more efficiently. New family housing options are provided close to services and active transportation routes, and upscale options are under development in the Downtown.



## SPECIFIC GOALS

- Create accessible and attainable housing for families with annual income below \$70,000
- Develop a City Housing First Strategy
- Develop affordable housing partnerships, including the use of City lands
- Streamline the residential development approval process

## ACTIONS REQUIRED

- Develop a City Housing First Strategy
- Continue to partner with BC Housing, not-for-profits and the development community on affordable housing, including the use of City-owned land
- Review and streamline the residential development approval process
- Complete a Housing Needs Assessment to inform the Affordable and Attainable Housing Implementation Strategy and the next Official Community Plan review

## HOW DO WE MEASURE SUCCESS?



Increased vacancy rate



Number of new units by type and neighbourhood



% of all homes within 500m of active transportation, services and parks



Time to process a single family building permit and a multi family development permit



# Vibrant Downtown

## VISION

The Downtown is bustling with shoppers and employees enjoying the many outdoor patios, events and amenities. The new multi family units in the City Centre have increased the number of residents in the area, including families and more affluent residents. Crime has been trending down and the streets are free from litter and unwanted graffiti. New mixed use development is complemented by the investment business owners have taken in their buildings, all contributing to a vibrant Downtown. Fully connected into the Okanagan Rail Trail, the Downtown has seen a surge of new tourists enjoying our many restaurants, stores and amenities.



## SPECIFIC GOALS

- Foster more residential development in the Downtown, including upscale options
- Implement additional incentives to encourage upgrades to existing buildings
- Increase the vibrancy of Downtown, including the provision of new amenities and events
- Investigate the potential closure of 30th Avenue to vehicular traffic from 29th Street to 35th Street
- Consider parking for the Okanagan Rail Trail in the redevelopment of the Civic Arena site
- Focus development in the City Centre, including mixed use and multi family
- Address safety concerns including drug use, vagrancy, communicating role of Bylaw Services & increased RCMP presence
- Identify mechanisms to attract skilled labour to the area
- Monitor cannabis retail stores in the Downtown to ensure no detrimental effects

## ACTIONS REQUIRED

- Additional incentives to encourage redevelopment and upgrades to existing buildings
- Increase events and amenities in the Downtown
- Investigate the potential closure of 30th Avenue to vehicular traffic from 29th Street to 35th Street
- Consider parking for the Okanagan Rail Trail in the redevelopment of the Civic Arena site
- Support economic development initiatives that attract skilled labour to the area
- Identify and implement actions to address drug use, vagrancy and safety concerns, the role of Bylaw Compliance and increased RCMP presence
- Monitor the impact of retail cannabis stores in the Downtown
- Promote the Okanagan Rail Trail through marketing, trail connections and other initiatives

## HOW DO WE MEASURE SUCCESS?



Annual investment in public events and amenities and event attendance



Private investment in new development and building upgrades



Number of calls for Bylaw Services and RCMP



Number of new housing units in the City Centre, by type and value

# Organization Priorities

## VISION

The City of Vernon is a customer focused organization. Decision making is increasingly transparent and accountable through the use of on-line tools. Citizens are offered lots of opportunities for participation in the development of strategies and plans. Application processes have been reviewed and streamlined where possible, including the increased use of on-line applications. Staff vacancies are at a minimum and learning and development are fostered across the organization to ensure that we have a capable and contemporary workforce.

## SPECIFIC GOALS

- Enhance transparency of decision making, including the use of new or expanded tools and on-line platforms
- Increased public participation in decision making
- Streamline red tape to encourage more development
- Implement more on-line applications
- Prioritize staff recruitment
- Foster learning and development across the organization
- Look at options to provide additional space for the RCMP
- Cultivate and promote a respectful, diverse, and inclusive Corporate culture
- Continue the unwavering commitment to a safe and healthy work environment
- Optimize municipal wastewater services in support of community growth and economic development

## ACTIONS REQUIRED

- Increase public participation in the development of strategies and plans
- Investigate new approaches to engage citizens (e.g. on-line platforms)
- Investigate opportunities to enhance the transparency of decision making
- Review application processes to ensure they are efficient as possible
- Implement on-line applications for more application types
- Develop a learning and development framework and coaching and mentoring programs for the organization
- Support continued implementation of health and wellness initiatives
- Investigate options to provide additional space for the RCMP

## HOW DO WE MEASURE SUCCESS?

|  |  |   |  |   |
|--|--|---|--|---|
|  <h3>Participants</h3> <p>Number of people engaged in public participation annually</p> |  <h3>Reviewed</h3> <p>Number of processes reviewed annually</p> |  <h3>On-line</h3> <p>Number of new on-line applications annually, and number received annually</p> |  <h3>L&amp;D</h3> <p>Number of learning and development opportunities provided to/accessed by staff</p> |  <h3>Vacancies</h3> <p>Number of staff vacancies</p> |
|--|--|---|--|---|



## Regional Relationships

### VISION

Vernon residents believe their voice is better reflected in decisions by the Regional District of North Okanagan (RDNO) Board. Water issues are resolved to everyone's satisfaction and progress is made on issues of mutual concern. The new Cultural Centre is under construction in the downtown. Productive relationships support the acquisition of major natural areas. The City and the Okanagan Indian Band are continuing to build on the relationship established through the Community Economic Development Initiative.



### SPECIFIC GOALS

- Take a stronger stand at RDNO on Water issues, consultation
- Enhance relationships and improve communications with regional partners including the Okanagan Indian Band
- Support an amalgamation study

### ACTIONS REQUIRED

- Continue and build upon the CEDI partnership with the Okanagan Indian Band (OKIB)
- Improve communication and consultation with RDNO
- Work with RDNO on the acquisition of natural parkland in the city

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### HOW DO WE MEASURE SUCCESS?

#### # Activities

Number of joint activities between the City and OKIB annually

#### # Acres

Acquisition of natural parkland in the City of Vernon by RDNO, in acres

# Sustainability Priorities

## VISION

Vernon is promoting best practices in sustainable architecture, agriculture and landscaping, including updated bylaw standards. Fire Smart principles are utilized more widely in the city, reducing our risk of wildfires. Water is being extended down Eastside Road to better protect against fire in this area. Vernon residents have been trying out a pilot organics diversion plan while recycling options have been expanded at the landfill. New childcare spaces are making it easier for families to find affordable options to meet their needs. Transit oriented mixed use development is putting more households within walking distance of a transit stop. New jobs are being created, particularly in the technology and manufacturing sectors locally and regionally, to help diversify our employment base.

## SPECIFIC GOALS

- Investigate methods to increase recycling and alternatives to recycling
- Implementation of an organics diversion plan
- Support the provision of affordable childcare
- Promote transit oriented mixed use development
- Work towards a sustainable Vernon – environmentally, economically and socially
- Encourage initiatives to encourage sustainable architecture, agriculture and landscaping
- Be a leader in economic development
- Foster innovation in technology and manufacturing (business retention and expansion)
- Continue to implement Fire Smart principles in the wildfire interface area and improve communication with residents
- Address existing and pending stormwater issues
- Continued commitment to asset management
- During the next review of the Master Transportation Plan, revisit the highway bypass and explore alternatives to transit in low density areas
- Support the extension of water along Eastside Road



continued on page 13 

## Sustainability Priorities Continued

### ACTIONS REQUIRED

- Investigate methods to increase recycling and alternatives to recycling, including an organics diversion plan
- Support the provision of affordable childcare
- Promote transit oriented mixed use development
- Adopt and implement a Climate Action Plan and amend Official Community Plan accordingly
- Encourage initiatives to encourage sustainable architecture, including the BC Energy Step Code
- Update the Landscaping Standards Bylaw to require sustainable and Fire Smart landscaping
- Identify ways to foster innovation in technology and manufacturing (business retention and expansion)
- Continue to implement Fire Smart principles in the wildfire interface area and improve communication with residents throughout the year in addition to emergency events
- Implementation of Fire and Rescue Services Strategic Plan
- Undertake drainage studies, risk and threat assessments and related bylaw amendments
- Continued commitment to the development and implementation of asset management plans
- Revisit the highway bypass and explore alternatives to transit in low density areas in next Transportation Plan update
- Support the extension of water along Eastside Road



### HOW DO WE MEASURE SUCCESS?

#### # Units

Number of new residential units within walking distance of a transit stop

#### # Jobs

New jobs in the technology and manufacturing sectors

#### # Tonnes

Tonnage of organics and recycling diverted from the landfill, annually

#### # Spaces

Number of childcare spaces in the community, by age group

#### # Tonnes

Tonnage of GHGe emitted annually, corporately and community-wide

#### # Acres

Number of acres treated to reduce fuel load (wildland/City lands)



## Action Plan 2019

The Administration 2019 Action Plan will be finalized following completion of the Strategic Plan by Council and brought forward for Council's consideration. This is anticipated to occur in late April/early May 2019.



*Council's Strategic Plan 2019 – 2022*

*DRAFT*

*March 18, 2019*





### **Vernon City Council 2019 – 2022**

Front row: Kari Gares, Victor Cumming (Mayor), Dalvir Nahal  
Back row: Scott Anderson, Brian Quiring, Akbal Mund, Kelly Fehr

### **City's Mission Statement**

To deliver effective and efficient, local government services that benefit our citizens, our businesses, our environment and our future.





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|---|---|---|
|   | <ul style="list-style-type: none"> <li>o <u>Develop a learning and development framework and coaching and mentoring programs for the organization</u></li> <li>o <u>Support continued implementation of health and wellness initiatives</u></li> <li>o Investigate options to provide additional space for the RCMP</li> </ul>  |   |
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| Other Sustainability Priorities (page 12) | <ul style="list-style-type: none"> <li>o Investigate methods to increase recycling &amp; alternatives to recycling, including an organics diversion plan</li> <li>o Support the provision of affordable childcare</li> <li>o Promote transit oriented mixed use development</li> <li>o Adopt a Climate Action Plan</li> <li>o Encourage initiatives to support sustainable architecture, including the BC Energy Step Code</li> <li>o Update the Landscaping Standards Bylaw to require sustainable and Fire Smart landscaping <ul style="list-style-type: none"> <li>— Identify ways to foster innovation in technology and manufacturing (business retention and expansion)</li> </ul> </li> <li>o <u>Continue to implement Fire Smart principles in the wildfire interface area and improve communication with residents throughout the year in addition to emergency events</u></li> <li>o <u>Implementation of Fire and Rescue Services Strategic Plan</u></li> <li>o <u>Undertake drainage studies, risk and threat assessments and related bylaw amendments</u></li> <li>o <u>Continued commitment to the development and implementation of asset management plans</u></li> <li>o During the next review of the Master Transportation Plan, revisit the highway bypass and explore alternatives to transit in low density areas</li> <li>o Support the extension of water along Eastside Road</li> </ul> | <ul style="list-style-type: none"> <li>o Number of new residential units within walking distance of a transit stop</li> <li>o Number of new jobs in the technology and manufacturing sectors</li> <li>o Tonnage of organics <u>and recycling</u> diverted from the landfill, annually</li> <li>o Number of childcare spaces in the community, by age group</li> <li>o Tonnage of GHGe emitted annually, <u>corporately and community-wide</u></li> <li>o <u>Number of acres treated to reduce fuel load (wildlands/City lands)</u></li> </ul> |

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## Recreation, Parks and Natural Spaces

### Vision

The comprehensive plan for the Kin Park lands is completed, informed by the Recreation Master Plan feasibility study and public participation. New recreation facilities are under development on the site. A new fenced off-leash dog park has just opened. The Polson Park Master Plan is complete and improvements are underway to better showcase the jewel of the Vernon urban parks system to the many residents and visitors that use the park as a connection to the Okanagan Rail Trail. New natural area parks are being acquired at Turtle Mountain, Adventure Bay, the Foothills and the Commonage, supported by our regional partners where possible.



### Specific Goals

- o Develop a comprehensive plan for the Kin Race Track lands: explore a recreation and/or aquatic centre and consider additional uses such as housing and commercial
- o Develop a new multi purpose Recreation Plan Centre
- o Develop a fenced off leash dog park in the City
- o Support a new playing surface for Kal Tire Place North
- o Review and Update the Polson Park Master Plan
- o Establish four new hill mountaintop parks (Turtle Mountain, Adventure Bay, the Foothills (Jackass Mountain), Commonage Ridge)
- o Continued implementation of the Parks Master Plan
- o Involve Electoral Areas B and C, Coldstream and the Okanagan Indian Band

### Actions Required

Complete Recreation Feasibility Study  
Commence construction of priority recreation facilities at Kin Park  
Complete Polson Park Master Plan  
Commence construction of priority Polson Park projects  
Develop and implement a strategy for acquisition of mountain-hilltop parks

### How do we measure success?



Annual investment in Kin Park and Polson Park



parks Establish an off-leash dog park



acres Acquisition of mountaintop natural park area in acres

## Affordable Housing

### Vision

Finding affordable and attainable housing has gotten easier. The vacancy rate is up and there are new housing options available across the continuum. The City has partnered with BC Housing, and local not-for-profits and the development community on new affordable rental units in and around the City Centre and on City-owned land. A streamlined residential development approval process is helping private developers deliver new units more efficiently. New family housing options are provided close to services and active transportation routes, and upscale options are under development in the Downtown.



### Specific Goals

- Create accessible and attainable housing for families with annual income below \$70,000
- Develop a City Housing First Strategy
- Develop affordable housing partnerships, including the use of City lands
- Look for opportunities to sStreamline the residential development approval process

### Actions Required

Develop a City Housing First Strategy

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

Review and streamline the residential development approval process

Complete a Housing Needs Assessment to inform the Affordable and Attainable Housing Implementation Strategy and the next Official Community Plan review

### How do we measure success?

%

Increased vacancy rate

# units

Number of new units by type and neighbourhood

%

% of all homes within 500 m of active transportation, services and parks

# days

Time to process a single family building permit and a multi family development permit

## Vibrant Downtown

### Vision

The Downtown is bustling with shoppers and employees enjoying the many outdoor patios, events and amenities. The new multi family units in the City Centre have increased the number of residents in the area, including families and more affluent residents. Crime has been trending down and the streets are free from litter and unwanted graffiti. New mixed use development is complemented by the investment business owners have taken in their buildings, all contributing to a vibrant Downtown. Fully connected into the Okanagan Rail Trail, the Downtown has seen a surge of new tourists enjoying our many restaurants, stores and amenities.



### Specific Goals

- Foster more residential development in the Downtown, including upscale options
- ~~Identify~~ Implement additional incentives to encourage upgrades to existing buildings
- ~~Identify ways to~~ increase the vibrancy of Downtown, including the provision of new amenities and events
- Investigate the potential closure of 30<sup>th</sup> Avenue to vehicular traffic from 29<sup>th</sup> Street to 35<sup>th</sup> Street
- Consider parking for the Okanagan Rail Trail in the redevelopment of the Civic Arena site
- Focus development in the City Centre, including mixed use and multi family
- Address safety concerns including lighting drug use, vagrancy, communicating role of Bylaw Services & increased RCMP presence
- Identify mechanisms to attract skilled labour to the area
- Monitor cannabis retail stores in the Downtown to ensure no detrimental effects

### Actions Required

~~Identify Additional~~ incentives to encourage redevelopment and upgrades to existing buildings  
~~Identify opportunities to~~ increase events and amenities in the Downtown  
Investigate the potential closure of 30<sup>th</sup> Avenue to vehicular traffic from 29<sup>th</sup> Street to 35<sup>th</sup> Street  
Consider parking for the Okanagan Rail Trail in the redevelopment of the Civic Arena site  
Support economic development initiatives that attract skilled labour to the area  
Identify and implement actions to address drug use, vagrancy and safety concerns, including additional lighting the role of Bylaw Compliance and increased RCMP presence  
Monitor the impact of retail cannabis stores in the Downtown  
Promote the Okanagan Rail Trail through marketing, trail connections and other initiatives

### How do we measure success?



Annual investment in public events and amenities and event attendance



Private investment in new development and building upgrades



**# calls** Number of calls for Bylaw Services and RCMP

**# units** Number of new housing units in the City Centre, by type and value

## Organization Priorities

### Vision

The City of Vernon is a customer focused organization. Decision making is increasingly transparent and accountable through the use of on-line tools. Citizens are offered lots of opportunities for participation in the development of strategies and plans. Application processes have been reviewed and streamlined where possible, including the increased use of on-line applications. Staff vacancies are at a minimum and learning and development are fostered across the organization to ensure that we have a capable and contemporary workforce.



### Specific Goals

- o Enhance transparency of decision making, including the use of new or expanded tools and on-line platforms
- o Increased public participation in decision making
- o Streamline red tape to encourage more development
- o Implement more on-line applications
- o Prioritize staff recruitment
- o Foster learning and development across the organization
- o Look at options to provide additional space for the RCMP
- o Cultivate and promote a respectful, diverse, and inclusive Corporate culture
- o Continue the unwavering commitment to a safe and healthy work environment
- o Optimize municipal wastewater services in support of community growth and economic development

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### Actions Required

~~Look to~~ increase public participation in the development of strategies and plans  
Investigate new approaches to engage citizens (e.g. on-line platforms)  
Investigate opportunities to enhance the transparency of decision making  
Review application processes to ensure they are efficient as possible  
Implement on-line applications for more application types  
Develop a learning and development framework and coaching and mentoring programs for the organization  
Support continued implementation of health and wellness initiatives  
Investigate options to provide additional space for the RCMP

### How do we measure success?

**# participants** Number of people engaged in public participation annually

**# reviewed** Number of processes reviewed annually

# on-line

Number of new on-line applications annually, and number received annually

# L&D

Number of learning and development opportunities provided to accessed by staff

# vacancies

Number of staff vacancies

## Regional Relationships

### Vision

Vernon residents believe their voice is better reflected in decisions by the Regional District of North Okanagan (RDNO) Board. Water issues are resolved to everyone's satisfaction and progress is made on issues of mutual concern. The new Cultural Centre is under construction in the downtown. Productive relationships support the acquisition of major natural areas. The City and the Okanagan Indian Band are continuing to build on the relationship established through the Community Economic Development Initiative.



### Specific Goals

- Take a stronger stand at RDNO on Water issues, consultation
- Enhance relationships and improve communications with regional partners including the Okanagan Indian Band
- Support an amalgamation study

### Actions Required

Continue and build upon the CEDI partnership with the Okanagan Indian Band (OKIB)  
Improve communication and consultation with RDNO  
Work with RDNO on the acquisition of natural parkland in the city

### How do we measure success?

~~# meetings activities~~ Number of ~~meetings-joint activities~~ between the City and OKIB annually

# acres Acquisition of natural parkland in the City of Vernon by RDNO, in acres

## ~~Other~~ Sustainability Priorities

### Vision

Vernon is promoting best practices in sustainable architecture, agriculture and landscaping, including updated bylaw standards. Fire Smart principles are utilized more widely in the city, reducing our risk of wildfires. Water is being extended down Eastside Road to better protect against fire in this area. Vernon residents have been trying out a pilot organics diversion plan while recycling options have been expanded at the landfill. New childcare spaces are making it easier for families to find affordable options to meet their needs. Transit oriented mixed use development is putting more households within walking distance of a transit stop. New jobs are being created, particularly in the technology and manufacturing sectors locally and regionally, to help diversify our employment base.



### Specific Goals

- o Investigate methods to increase recycling and alternatives to recycling
- o Investigate Implementation of an organics diversion plan
- o Support the provision of affordable childcare
- o Promote transit oriented mixed use development
- o Work towards a sustainable Vernon – environmentally, economically and socially
- o Encourage initiatives to encourage sustainable architecture, agriculture and landscaping
- o Be a leader in economic development
- o Foster innovation in technology and manufacturing (business retention and expansion)
- o Continue to implement Fire Smart principles in the wildfire interface area and improve communication with residents
- o Address existing and pending stormwater issues
- o Continued commitment to asset management
- o During the next review of the Master Transportation Plan, revisit the highway bypass and explore alternatives to transit in low density areas
- o Support the extension of water along Eastside Road

### Actions Required

Investigate methods to increase recycling and alternatives to recycling, including an organics diversion plan  
Support the provision of affordable childcare  
Promote transit oriented mixed use development  
Adopt and implement a Climate Action Plan and amend Official Community Plan accordingly  
Encourage initiatives to encourage sustainable architecture, including the BC Energy Step Code  
Update the Landscaping Standards Bylaw to require sustainable and Fire Smart landscaping  
Identify ways to foster innovation in technology and manufacturing (business retention and expansion)  
Continue to implement Fire Smart principles in the wildfire interface area and improve communication with residents  
throughout the year in addition to emergency events  
Implementation of Fire and Rescue Services Strategic Plan  
Undertake drainage studies, risk and threat assessments and related bylaw amendments

Council's Strategic Plan 2019 – 2022 DRAFT

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Continued commitment to the development and implementation of asset management plans

Revisit the highway bypass and explore alternatives to transit in low density areas in next Transportation Plan update  
Support the extension of water along Eastside Road

**How do we measure success?**

**# units**      Number of new residential units within walking distance of a transit stop

**# jobs**      New jobs in the technology and manufacturing sectors

**# tonnes**      Tonnage of organics and recycling diverted from the landfill, annually

**# spaces**      Number of childcare spaces in the community, by age group

**# tonnes**      Tonnage of GHGe emitted annually, corporately and community-wide

**# acres**      Number of acres treated to reduce fuel load (wildland/City lands)

## Action Plan 2019

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The Administration 2019 Action Plan will be finalized following completion of the Strategic Plan by Council and brought forward for Council's consideration. This is anticipated to occur in ~~late April/early May~~ June 2019.



THE CORPORATION OF THE CITY OF VERNON

**INTERNAL M E M O R A N D U M**

**TO:** Mayor & Council **FILE:** 6140-20

**PC:** Patti Bridal, Deputy CAO, Dir. Corporate Services **DATE:** April 17, 2019  
Brett Bandy, Manager, Real Estate  
Kendra Kryszak, Manager, Parks & Public Spaces  
Doug Ross, Director, Recreation Services

**FROM:** Will Pearce, CAO

**SUBJECT:** *Vernon Pickleball Association Presentation Response*

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At the Regular Council meeting of April 8, 2019, Mr. Rob Irving, President, Vernon Pickleball Association appeared as a delegation on behalf of the Vernon Pickleball Association (VPA).

The VPA has been the driving force behind the development of dedicated Pickleball Courts (12) at Marshall Fields. Original requests to construct the Pickleball Courts were made to the Greater Vernon Advisory Committee (GVAC) as the Marshall Fields were still within the jurisdiction of the Regional District of the North Okanagan (RDNO) and the fields were intended to serve a regional purpose.

RDNO staff estimated costs of construction for 12 uncovered courts at \$1.39 million. This included \$320,000 construction contingency. It did not include \$120,000 for additional parking, OR, \$1.0 - \$1.1 million for a fabric cover.

The VPA advised GVAC that the Association could build the uncovered courts for \$600,000. GVAC subsequently granted \$300,000 towards the construction of the facility based on the representation that the VPA would fundraise and participate in the construction (sweat equity and donated services).

The courts were completed to a safe playable condition and opened in the fall of 2018. City of Vernon Council approved a repayable loan in the order of \$145,000 in the summer of 2018 to assist the VPA in completion of the courts. Not all conditions of the building permit have been met.

Mr. Irving noted the VPA is working to complete: on-court electrical plugs, electrical conduit and bases for future night lighting, centre walkway benches, sidewalks to allow for clean access and handicapped access, a gravel "viewing" perimeter path, a recycled asphalt access road (for maintenance vehicles), landscaping (including irrigation for new grass areas, topsoil and grass, decorative shrubs) and security cameras.

Mr. Irving has requested Council to direct Administration to deal with fire hydrant relocation and the parking requirements. Further, there appears to be a minimal commitment to the long term assurance of public access to the courts.

This memorandum deals with the three outstanding issues, in order:

- 1) public access
- 2) relocation of waterline and hydrant
- 3) additional parking to support the facility.

1. Administration advises that public access to, and use of the courts has been consistently included in presentations by VPA representatives and the Administration to elected officials, both at GVAC and to City Council. Public use was included in the initial and subsequent discussions with the VPA about the operation of the facility. Attached is a copy of the VPA's proposal for Schedule C (Operating Guidelines) from the initial project meeting held on May 31, 2017 (attachment 1). A presentation was provided to GVAC on December 7, 2017 the title of which is *Dedicated Public Pickleball Courts at Marshall Fields Update* (attachment 2). Also, attached is the agenda and answers provided to the VPA at a meeting held June 20, 2018 that was attended by the VPA Board, the Director, Recreation and the Manager, Real Estate (attachment 3). The summary response of the meeting from the VPA Board is attachment 4, in which they clearly identify that "public access to the dedicated courts is therefore important" and they present their request to the City for a "defined VPA dedicated court schedule". The schedule, provided by the VPA Board closely resembles the court times offered to the VPA by the City and the times posted on the courts by the VPA in the fall of 2018. It is the position of the Administration that reasonable public access should be provided and balanced against reasonable assured hours for VPA members. The VPA Board provided schedule is fair, reflects the \$300,000 of public monies and land provided to the VPA, and should be protected as a condition (schedule) in the final lease. It is not a reasonable premise that public access be reduced or eliminated as VPA use increases.
2. The relocation of the waterline from underneath the court area was a known factor to the VPA as early as May of 2017 and appears on their construction schedule dated June 4, 2017 as Fire Hydrant Mainline Relocation (attachment 5). In early June the VPA contracted with EMA Consulting to supply civil engineer services to deal with the relocation of the waterline. EMA Consulting Ltd. has provided a summary of events and advice provided to the VPA in their letter of April 11, 2019 (attachment 6). EMA notes, "it is not a good practice to leave an active water main in place under a structure or building as a rupture of this main could be devastating".

Both Deputy Chief Hemstad and Jeff Glasser, of EMA have provided written clarification of the waterline and hydrant issue (attachments 6 & 7). The fire hydrant is not "misplaced" as stated numerous times during the delegation presentation to Council. It was placed appropriately originally and the new location reflects the new facilities, including the Pickleball courts, and reasonable access to the hydrant by Fire Services. The hydrant is not the issue; the issue is the charged waterline running underneath the new courts.



In April of 2018 the VPA had the relocation of the waterline on their “bare bones” budget (attachment 8). In May the VPA, in an attempt to complete the courts and deal with a cash flow problem, changed relocating the waterline and hydrant from the “bare bones” budget to the “100% completion” budget. After experiencing additional cost overruns for excavation, paving and the cost of the synthetic court surfacing, the VPA revised their project budget (attachment 9) and construction schedule (attachment 10) on July 3, 2018 and noted that the relocation of the hydrant would be deferred. In July the Director, Recreation contacted EMA Consulting and was informed that the waterline had to be moved as soon as possible and should have been relocated prior to the courts being built. After this discussion, the VPA President, was notified via email that the relocation of the waterline was not an option, but a requirement (attachment 11). The Director, Recreation Services, Manager, Real Estate and Manager, Parks & Public Spaces met with the VPA in early December 2018 and were informed that the VPA would be pursuing a second opinion in the hopes that an engineer would agree that the waterline did not need to be relocated. The City team informed the VPA that they needed to follow the direction of the engineer and have the line relocated as any disruption to the line in the future could potentially ruin the courts and all the work that had been done. Shawn Knuhtsen, Manager, Building & Licensing has informed that only EMA, the engineer of record on the project, has the authority to make alterations to the plans.

3. The VPA delegation to Council requested that the requirement for additional parking be removed from the project and building permit. The need for parking was identified by the RDNO in the May 4, 2017 Report from the Manager, Parks (attachment 12). The VPA has been aware of the need for parking since the project was initiated in May of 2017 and parking has appeared on all of the VPA construction schedules and budgets.

It appears the VPA significantly overestimated their ability to raise funds for the project and significantly underestimated the cost to construct the courts to the necessary and required standards for a public facility. In order to complete the facility to a safe playable condition while meeting the requirements of the engineer (waterline), and permit (parking), the VPA requested and Council granted financial assistance in the order of \$145,000, in the form of a repayable loan. On July 12, 2018 the VPA provided the City with written assurance that no additional public money would be requested to complete the court project (attachment 13).

#### **RECOMMENDATION:**

THAT Council require free public access to the Marshall Fields Pickleball Courts on an ongoing basis as substantially proposed by the VPA Board (attachment 4);

AND FURTHER that, Council direct Recreation Services to be responsible for the booking of the public time on the courts;

AND FURTHER that, should the VPA require additional court time, that they may book the courts at the applicable rate, and as reasonably available, as per the Recreation Services Manual of Fees & Charges;

AND FURTHER that, Council require the VPA to relocate the existing waterline underneath the courts and relocate the fire hydrant as per the recommendations of EMA Consulting and direction of Vernon Fire & Rescue Services;

AND FURTHER that, Council require the VPA to fulfil the requirement to provide additional parking at the courts as per the building permit;

AND FURTHER that, Council direct Administration to work cooperatively with the VPA on the timing of the development and completion of the parking lot.

Respectfully submitted:



per:

Will Pearce, CAO

Attachments:

- Attachment 1 - City of Vernon and VPA Pickleball Facility Operating Guidelines
- Attachment 2 – Dedicated Public Pickleball Courts at Marshall Fields Update December 7, 2017
- Attachment 3 – VPA Lease Agreement Meeting with Doug Ross – June 20, 2018
- Attachment 4 – Vernon Pickleball Association Letter dated June 26, 2018
- Attachment 5 – Marshall Fields 12 Court Outdoor Required Project Pre-work\* to Pickleball Construction Schedule June 4, 2017
- Attachment 6 – EMA Consulting Ltd. letter dated April 11, 2019
- Attachment 7 - Internal Memorandum from Scott Hemstad, Deputy Fire Chief dated April 12, 2019
- Attachment 8 – Vernon Pickleball Association – Marshall Field Construction Budget
- Attachment 9 – Vernon Pickleball Association – Marshall Field Construction Budget
- Attachment 10 – Marshall Fields 12 Court Outdoor Pickleball Construction Schedule July 3, 2018 (costs remaining)
- Attachment 11 – Email from Doug Ross dated July 12, 2018
- Attachment 12 – RDNO Report dated May 4, 2017, Pickleball Courts Analysis
- Attachment 13 - Vernon Pickleball Association letter dated July 12, 2018

# City of Vernon and VPA Pickleball Facility Operating Guidelines

## Outdoor Facility Construction Phase

### Project Management

VPA to use Don Friesen to act as general contractor and project lead in getting the facility built. VPA to provide a construction schedule to the City indicating significant construction milestones, contractor employed, completion progress, costs to date, etc. to City of Vernon main contact (Doug Ross, Manager, Parks and Recreation) on a timely basis and with regular updates.

City of Vernon main contact to provide timely support on expediting required permit approvals, advice and help on solving problems that develop and a “heads up” on any concerns that the City has during the construction process.

### Banking Procedures (during Construction Phase)

RDNO to provide \$150k of \$300k total grant funds upon commencement of construction phase. VPA to deposit RDNO and VPA generated construction funds into a VPA Construction account. VPA to provide to the RDNO evidence and detail of funds it has raised to allow RDNO to generate tax receipts for same to the VPA which will redistribute tax receipts accordingly. Upon completion of site prep phase (excavation and replacement with gravel, cement bases in place) RDNO to provide another \$75k to the VPA for this project. Final \$75k from the RDNO to be provided to the VPA upon the facility being paved.

## Post Construction Phase

### Facility Management

VPA to manage the facility for an initial 5 year term with option to renew every 5 years. Management to include developing and communicating facility access schedule that accommodates both Club and public play. VPA to provide training support to schools and other entities as requested from time to time by the City. VPA to keep the facility clean (power wash once every two weeks or as needed during the playing season) and in good repair (nets, fencing, seating, etc.). VPA to act as host for any tournament play held at the facility. VPA to continue to accumulate funds from its members and others for the purpose of eventually enclosing the facility within a building to allow year round play.

City to lease the facility to the VPA for \$10/year and will oversee VPA management of facility and communicate any concerns on a timely basis. City effectively waives any facility fee revenue associated with VPA facility use in recognition of their financial investment, construction management and ongoing facility management.

## Dedicated **Public** Pickleball Courts at Marshall Fields Update

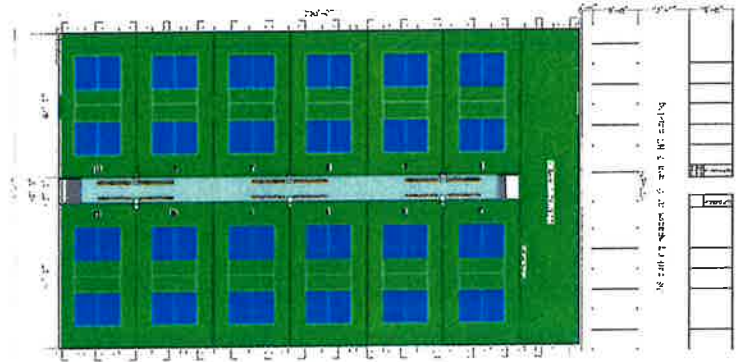
December 7, 2017

Greater Vernon Dedicated Courts Committee | Presenter: Don Friesen

### RDNO/GVAC/City of Vernon Support Recognition

1. Approved the Marshall Fields site for construction of 12 court dedicated pickleball facility
2. Provided \$300k towards the RDNO estimated \$1.4 million cost of construction
3. Confirmed VPA's Don Friesen role as general contractor to build the facility

## Our Goal



## Our Progress

- Final approval and construction permit granted for initial construction of 12 court surface facility and possible (based on funding being obtained) for future bubble enclosure of same.
- Broke ground October 10<sup>th</sup>.
- BC Hydro and irrigation infrastructure relocation off our build site completed October 31<sup>st</sup>.
- The perimeter footings have been poured, the area will be backfilled and levelled and an elevated, center concrete walkway will be in place before winter shut-down
- Paving and fencing to take place early next spring to make it a playable facility. Final surfacing, night lighting and storage shed construction will proceed as funds allow.

## Project Construction Status Update

1. All project “pre-work” now completed or not required at this time and includes;
  - A. BC Hydro 25kv line had to be moved as expected (part of RDNO cost estimate) and unexpectedly (not part of RDNO cost estimate) upgraded
  - B. Irrigation system had to be moved unexpectedly (not part of RDNO cost estimate)
  - C. Fire hydrant has to be moved unexpectedly (not part of RDNO cost estimate)

## BC Hydro, Irrigation and Fire Hydrant Re-location – rationale for cost Sharing Consideration

1. BC Hydro costs reflect a major upgrade to utility that benefits all of the Marshall Fields users
2. Irrigation costs not anticipated at all based on RDNO project estimate
3. Fire Hydrant 2<sup>nd</sup> Line relocation not anticipated at all based on RDNO project estimate

### BC Hydro (\$57,495)

- Cost of relocation includes new hardware reflecting upgraded specs
- Cost of new upgrade hardware alone was net \$37,000 + \$1,850 tax
- Total cost of move using invoices from Rennie Equipment (\$5829) and Exell Services (\$12816). These invoices are net of work done by VPA members or "in-kind" donations.
- While RDNO project estimate reflected relocation of BC Hydro, it did not reflect need to purchase upgraded hardware and associated incremental site prep and installment costs.
- BC Hydro relocation was completed October 25, 2017

One piece of the new upgraded hardware that needed to be cemented in place and wired up



## BC Hydro bypass trenching adjacent to soccer building



## Irrigation (\$20,741)

- Cost of relocation not anticipated at all as not part of RDNO project estimate
- Main controller for all Marshall Fields is in the middle of our site and has to be moved
- Move includes main controller as well as reconnecting 80 lines via piping and associated wiring.
- Hard re-location invoices include DNA Irrigation (\$3717), Rennie Equipment (\$1580), Van-Kel Irrigation (\$4,476) and Valley Irrigation (\$10968). These invoices are net of work done by VPA members or "in-kind" donations.
- Irrigation relocation was essentially completed October 25, 2017 (\$945 of DNA Irrigation invoice associated with Spring 2018 testing).



Wiring bundle needed to be reconnected to the ~80 lines and the controller on a trial and error basis to achieve logical sequencing



Bypass trenching required due to original lines not located adjacent to either the tennis courts or soccer building facilities



Foundation of pickleball facility site is left excavation, new irrigation path and tennis courts on right



### Fire Hydrant

- Cost of relocation of 2<sup>nd</sup> line not anticipated at all as not part of RDNO project estimate
- Move will require provincial inspections and detailed flushing procedures because it is potable water
- 2<sup>nd</sup> water line was not evident in drawings
- Hard re-location costs estimated at \$30,000 (based on detailed discussions with provincial health department officials, EMA Consulting - \$3,160 (engineering firm design) and Rennie Equipment - \$25,860 (construction))
- Will relocate next spring (leaving current arrangements in place for now to ensure safety during construction phase)

### VPA Proposed Sharing with RDNO Request - RDNO to reimburse VPA for \$95k of pre-work costs

- Hydro – VPA to pick up invoiced \$18,645 excavation & install costs  
– RDNO to pick up \$50k of gross hardware upgrade costs (per BC Hydro invoice) less 10% (assumed share of Pickleball versus tennis, soccer, baseball and dog walker Marshall Fields users)
- Irrigation – RDNO to pick up \$20,741 relocation costs as not considered in RDNO project estimate that VPA project estimate was based off.
- Fire Hydrant – RDNO to pick up \$30,000 as not considered in RDNO project estimate that VPA project estimate was based off.

### VPA request to RDNO for reimbursement of \$95k of pre-work costs

|                |                 |                            |
|----------------|-----------------|----------------------------|
| ▪ Hydro        | \$44,259        | (~90% of upgrade hardware) |
| ▪ Irrigation   | \$20,741        | (100% of costs)            |
| ▪ Fire Hydrant | <u>\$30,000</u> | (100% of costs)            |
|                | <u>\$95,000</u> |                            |

## Vernon Pickleball – Growth Stats

### **VPA Membership:**

- demand has steadily grown and now exceeds facility supply
- present membership is ~270 players (ages from 13 to 90)
- looking for indoor space to accommodate the rapidly growing numbers is a challenge- rec centre, schools, churches, army camp and other large buildings with no avail.
- Surpassed optimum numbers and unable to meet demand for beginner lessons and accept new members
- sessions at PVG are at maximum 48 per session, people are being turned away
- members attend to play for a two hour session but only play for one hour. 13minutes on the court, 13minutes off.
- pickleball is becoming increasingly popular but places to play is limited

Questions?

## Back-up Slides (Invoices)

## BC Hydro

### Your Project Quote

Below is the cost quote for your project. This quotation is for Vernon Pickleball Association, who has not supplied a GST registration number.

Please note that no work commences prior to payment. This quote must be paid in advance by cheque or money order, payable to BC Hydro and sent to:

Attention: R.A. (Rick) Hayek and Project No. 4082039

1401 Kalamalka Lake Rd. Vernon, B.C. V1T 8S4

Please pay within 90 days from the date of this letter, otherwise we'll need to re-estimate the construction charges and issue a new quotation letter. Customer share of construction costs

|  |                    |
|--|--------------------|
|  | <b>\$48,533.00</b> |
| <i>less</i> credit for value of work completed by customer | <b>\$11,533.00</b> |
| <b>Net construction cost</b>                               | <b>\$37,000.00</b> |
| GST @ 5% BC Hydro GST Registration No. R121454151          | <b>\$1,850.00</b>  |
| <i>less</i> credit for Design Deposit                      | <b>\$0.00</b>      |
| <b>Payment required</b>                                    | <b>\$38,850.00</b> |

VPA Lease Agreement Meeting  
With Doug Ross - June 20, 2018

A. Background history of the Lease agreement

- Who prepared the actual lease agreement?
  - The lease agreement was prepared for the City of Vernon acting on behalf of the Regional District of North Okanagan by Lidstone & Co. The lease is based on a fairly standard format from other leases.
- Was the lease negotiated? Who were the parties involved?
  - Yes, the lease was negotiated. The City on behalf of the RDNO initially had Doug Ross, Brett Bandy, James Rice and Kendra Kryszak involved. The VPA had Don Friesen, Nancy Agassiz and Ian Phillips .....
- Signed off by David Sewell RDNO and Patricia – City of Vernon Corporate Officer?
  - The actual lease was signed off by Juliette Cunningham, Vice Chair of the RDNO, David Sewell, CAO RDNO, Rick Sluggett, VPA and Nancy Agassiz, VPA. The Assignment and Assumption Agreement between the RDNO and the City of Vernon was signed by David Sewell, CAO RDNO and Patricia Bridal, City of Vernon Director, Corporate Services.
- Who has the authorization to amend the lease agreement now?
  - Appointed representatives of the City of Vernon and members of the VPA Board or appointed members. The amendments would need to be approved by the VPA Board and depending on the item, may require approval by the City of Vernon Council.
- City? And/or RDNO? due to the Assignment & Assumption Agreement
  - The Agreement is now between the City of Vernon and the VPA. The RDNO Assigned the Agreement to the City and the City Assumed it.

B. Assumptions of the land lease agreement

- What was the model being discussed?
- Premise of the land lease? Indoor/outdoor?
  - The lease was negotiated with the thought in mind that one day there would be a covered structure over the courts. Until that time, the City would be responsible for scheduling and public access would be free of charge. If and when the courts are covered and become an indoor facility, the facility would then possibly be operated by the VPA and a court fee would be applicable for public use.

### C. Principle of Public Access

- What exists in the lease agreement to require this?
  - Public access to the facility was always stated as a priority both in conversations and presentations to the elected officials and during negotiations. The VPA proposed a management model in writing that included public access. The public access was clearly stated during negotiations and would be reflected in the Schedule C Operating Guidelines.

### D. Issues within the Existing Lease of June 2017

- Term of the lease – presently 5 years and one five year renewal term  
No provision exists for further renewal  
2.1 (b) states “.... for two additional five (5) year terms ....”
- Quiet Enjoyment – Public access terms – not required in lease
  - Agreed. This is standard wording in a lease. It will be more applicable if and when the facility is covered. This actually benefits the VPA.
- Net Lease-all expenses costs and payments includes utilities and property tax apportionments – How are these defined? What utilities? Other sports use at Marshall Fields. Why property tax?
  - Again, this was written with the idea that one day there would be a building with lights within the facility on a separate meter. If and when the structure is erected, the VPA if operating the facility would be responsible for the utility costs.
  - Because the building would still be a public building, it will be statutorily exempt from tax.
- No schedule C or D exists
  - Schedule C was to be added when the courts were getting closer to completion. Due to the delay in funding and construction, this was not a priority. The discussion at the negotiating table was that the currently scheduled times for the VPA on outdoor courts would be transferred to Marshall.

- provided an initial construction schedule, but it quickly became obvious that it was not realistic and has constantly been changing.
- Zoning bylaws – we need confirmation in writing that the use of pickleball courts are in compliance
  - Marshall Fields is zoned for Parks and Open Space which includes both indoor and outdoor recreation.
- Nuisance clause 5.7 – how are we to be responsible for public behaviour? Current wording very broad and will be difficult for us as the Tenant to adhere to
  - This would only apply during your use times on the outdoor courts and then if the structure is erected, you would be responsible as the operator for the behaviour inside.
- No lease mention of vandalism and how this will be handled/prevented by the City
  - There is no effective method of deterring vandalism. We do not experience a large amount of vandalism on our courts, and do not anticipate that this will be a major issue. Repairs due to vandalism fall under maintenance.
- Insurance – Article 6
  - Max deductible of \$1000 is difficult for a nonprofit to obtain
  - Additional insurance policy rider is required to increase our current limit coverage of \$2 million to the required \$5 million limit coverage. We are awaiting a cost quotation on this. Requires a Commercial Property Insurance application
  - Covering the court surface or other exposed property for the dedicated courts via insurance is not easy or economical. Our broker requires full details of security and protection of the facility.
    - We can discuss what options may be possible to adjust this. The City is prepared to also name the VPA as an additional insured on our policy in respect to the operation and use of the facility. This would apply in any circumstance where the City is found to be negligent.



➤ Section 8.14 – Other Dispositions

This clause should be expanded - if any such changes were to impede the operation of the pickleball courts, what would actually occur to the Lease? The cost of construction needs to be addressed if this were the case

➤ Loan/Borrowing or Financial Assistance Plan

Any borrowing of monies by the VPA from the City of Vernon needs to be added into the Lease by a specific clause. This can be done by an amending agreement to the original Lease or a whole new lease being drawn up. It must address the following: The terms of the loan, the repayment provisions, default provisions as well as any granting of security. The VPA must meet the requirements of the Societies Act and our bylaws.

This can be done by adding an addendum to the existing lease.

Concern: If a loan is included as a term in the lease, default under the loan could cause default under the lease. The City as Landlord most likely does not want any default under the loan agreement to be a default under the lease

The City does not anticipate that there will be a default under the lease due to payment, however, the City needs to protect its interest in the facility and have some recourse to deal with missed payments should they occur.

Miscellaneous:

➤ Naming rights – a method for construction costs coverage

At the time of negotiations, it was believed that a sponsor was going to provide a sizeable donation to the project. I believe it was understood at the time that the name of the facility would bear the name of the sponsor.



## Vernon Pickleball Association

June 26, 2018

Attn: Doug Ross, City of Vernon Recreational Director

Thank you Doug and Brett for meeting with the VPA board to discuss and negotiate various issues pertaining to the Lease Agreement between the City of Vernon and the Vernon Pickleball Association (VPA) for the outdoor dedicated Pickleball courts

From our discussions some "decisions and action" items as we understand them:

### The court model defined:

The 12 dedicated court outdoor courts model is now based on an outdoor court facility and not a building or courts with a roof or dome.

The "common areas" around the actual Pickleball courts require definition. What is the actual "leased area" and what is not? Discussion and decision is required on who is responsible for the maintenance and up keep of the "common areas". For example, the area between the court entrance gates and the soccer building/washrooms, to and from the parking lot from the courts. These common areas contain grass, rock, dirt etc and will require ongoing maintenance and attention.

You have confirmed that the VPA will have access to the washrooms at the Indoor soccer building but that we are NOT responsible for the cleaning and maintenance of them.

### 2.1 Demise and Term:

You have identified that the VPA has a 5 year lease with the option to renew the lease for two additional five year terms for a total of 15r years. We still wish to highlight that the lease provision is based on "completion of the improvements as per section 5.2(a) with reference to schedule B and C" which presently do not exist.

The VPA still requests that a provision for two - 5 year renewal terms be worded in the amended lease agreement so that - after the first 5 years regardless of whether or not the improvements of section 5.2 (a) are completed, we may still renew for two additional five (5) year terms for a possible total of 15 years. As you can appreciate, as a nonprofit society we will have invested significant membership monies to build these courts. Our investment being 50% of the total costs and with significant savings in labour costs for the city.

2.1(a) (i) at present reads - either party providing written notice to the other party of termination of this Lease with the date of termination to be not less than 60 days after the date that notice is provided. At

present, notice may be given without cause. As a good faith measure we are asking that any 60 day notification of termination "requires cause" and that the VPA be notified as such in this situation

As we all agree, our intent is to be responsible and accountable tenants with the City of Vernon and to do our best to meet all obligations as per a lease agreement. We want this project to succeed as much as the City of Vernon does.

3.5 Net Lease – you have verified that as the dedicated courts construction project is NOT a building, we are tax exempt and property tax apportionments do not apply.

City access will be required to the shed beside the outdoor Pickleball courts, so the VPA needs to provide Doug Ross and Brett with the punch pad code for entry as required. **ACTION VPA**

#### Schedules for the LEASE:

At present no schedule "B" for Improvement OR schedule "C" for Operating Guidelines and defined VPA court schedule and time allotment exists. Amendments to the lease agreement are therefore required. Brett and Doug will work on draft schedules B and C for discussion and decision with the VPA.

Schedule "D" for construction schedule needs to be kept up to date and provided to both Doug Ross and Brett Bandy on a regular basis. Construction schedules need to be identified with the "Version Date" and submitted in a timely manner. **ACTION VPA**

Zoning bylaw – the City of Vernon has verified that the leased area is deemed for recreational use and therefore Pickleball.

Vandalism – as this is of concern for all parties, the VPA wishes to support strategies to protect and decrease the risk of vandalism at the new dedicated courts facility. While the court entrance gates will remain unlocked, the shed has a punch code lock. We will work with the recreation department as per their suggestions and recommendations for vandalism prevention as they have extensive experience in this area.

#### Article 6 – Insurance

Thank you for appreciating the challenges that we as a nonprofit society are experiencing related to the insurance requirements as laid out in the lease. We appreciate you following up the MIA for possible insurance coverage for the VPA in relations to the dedicated outdoor courts. If we understand correctly, the goal would be to have the VPA added to the City's insurance policy? Definition on how and what is required.

Pedro is the insurance agent for the VPA at SBC insurance. SBC does our General Liability and Board of Directors insurance. Thank you for having the City's agent at SBC – Carmen - follow up with Pedro to see what we can do together in terms of insurance coverage for the VPA as per the lease agreement requirements.

### Section 8.14 – Other dispositions

While we all acknowledge that the incidence of this situation is very low, the issue of moving the fire hydrant requires ongoing conversation and decision. We wait to hear back from you on the discussions between the city and the fire chief on the how, the when and the options.

#### Grants:

We look forward to working with the city for future grant applications where and when we are able. As the VPA does not own the land for the dedicated courts project, we are somewhat limited on what grants we can apply for. In the interim, we continue to look for grant opportunities for fund raising.

#### Public Access:

The VPA supports the contribution of “the tax payer” and the generous \$300,000 grant provided to us by the RDNO. We recognize that public access to the dedicated Pickleball courts is therefore important. As a major instigator, and contributor to these courts – both financial with 50% of the costs and the extensive labour, the VPA is asking for your support of the VPA membership for significant dedicated VPA court access and time each week on the courts.

Thank you for verifying that the city residential courts will remain open to the public for Pickleball play as these residential courts have been paid for by tax payer dollars. These courts to include: Sawicki and McDonald Park. We will confirm with the District of Coldstream pertaining to the Mt Ida Park courts.

#### Loan/Borrowing and/or Financial Assistance Plan

Thank you for your ongoing advocacy for the Outdoor dedicated courts with the VPA. Together we can make this a facility that the City of Vernon will be proud of and benefit from.

Bruce our Vice President will email Doug the most up to date Donations total from the Matching campaign by Sunday June 24<sup>th</sup> at noon. **ACTION VPA**

Once the decision has been made by the City of Vernon Council regarding a financial assistance plan, we will work with Doug and Brett on the required amendment to the lease agreement. This needs to be done soon so that it can be presented to the VPA Membership for their borrowing resolution.

#### Naming Rights

As a method to cover required construction costs, the VPA will reach out to various business contacts that may be interested in supporting the dedicated courts project for “naming rights” in turn for financial \$\$ commitment to the courts to fall in line with our lease “rental terms”. Any possible sponsors will be brought immediately to Doug Ross for discussion and direction on next steps. **ACTION VPA**

### Schedule "C" requests for consideration by the VPA – Operational Guidelines

The VPA membership at present = 365 players

The VPA mission, values and goals focus on the development of all players at a variety of skill and play levels. Members range in age from 14 – 92 years of age.

With the approval of our new May 2018 bylaws, the VPA is now able to extend membership and player development to YOUTH ages 12 – 18.

The present outdoor play schedule which occurs on residential converted tennis courts includes access to 8 courts. Caps are set for play sessions so that those who attend have a fair and enjoyable play experience. Caps however do result in significant VPA players not being able to play.

The majority of defined play sessions are 2 hours with a max of 2.5 hours. When sessions run full, players still have to sit out between games to ensure that all have a chance to play.

For those VPA members that cannot get into VPA capped play sessions, they have been taking their personal nets and playing on other public courts in Vernon and Coldstream.

Present caps for 8 courts ranges between is 32 – 64 players depending on the play format for the session. As our club matures we are moving into designated skill rated courts, 3.0, 3.5 and 4.0 based on USAPA and Pickleball Canada organization skill rating levels.

51 % of the VPA membership play recreational Pickleball while approx 49% deem themselves as competitive players. The two groups often do not mix. Our advanced competitive players at present have no dedicated court play due to limited court time and access and therefore having been travelling to play in Kelowna.

Lesson player: instructor ratios impact the number of courts needed as we utilize the standards set out by the International Pickleball Teaching Professional Association (IPTPA) One instructor to eight students. Lessons require two courts minimum when sessions are offered.

VPA membership make up includes: recreational play, competitive play and advanced competitive play. Like other sports, these various groups require independent play sessions due different needs and abilities. In addition, we offer VPA members training and education through drills and skills sessions and lessons. Now with our YOUTH mandate, we will require independent play sessions and court access for this unique age group as well.

Hosts are also required for all VPA play sessions so to mix various sessions during a 2 hour time frame becomes problematic.

12 courts will allow the VPA to accommodate a significant number of additional players and allow us to lift a majority of the capping.

Through consultation and learning with other Pickleball clubs in BC and the Okanagan area, such as leaders in Penticton, Kelowna and South Surrey, Burnaby and North Vancouver their membership have dedicated outdoor play times on weekdays from 8 am to noon and in the evenings from 5 – 8 pm

**The VPA is requesting from the City of Vernon the following defined VPA dedicated court schedule:**

|                           |  |
|---------------------------|--|
| <b>Monday – Fridays</b>   | <b>8 am to 11 am</b>   |
| <b>Monday – Thursdays</b> | <b>6 – 9 pm (critical for those who work)</b>                    |
| <b>Fridays</b>            | <b>6 – 8 pm (Recreational social and key for those who work)</b> |
| <b>Saturdays</b>          | <b>8 am to noon</b>  |

**Due to the wide age range of VPA members who still have a large percentage of members that work. Pickleball play during the day is therefore not possible and they rely on evening and weekend structured VPA play sessions.**

As tournaments are a key component and offering of any Pickleball club we are also asking for the allowance of two - tournament weekends per Spring Summer outdoor season – Fridays mornings to Sunday evenings for annually scheduled dates to offer tournament opportunities to VPA members and Players from BC, Albert and the US. These two tournament weekends to be provided with no court rentals costs to the VPA as part of our lease agreement.

**A key variable that must be taken into consider for the VPA weekly play schedule and dedicated court access is our ability to cover our operating costs and our Loan/Financial Assistance lease agreement requirements. If public play times are offered in the early mornings and later in the evening, then VPA members may choose to play on the dedicated courts for free as “public” and thus not take out VPA memberships. We rely on VPA memberships for revenue.**

Thank you again for willingness to work together on the revisions required for our lease agreement. We look forward to ongoing discussions.

The VPA Board

Marshall Fields 12 Court Outdoor Required Project Pre-work\* to Pickleball Construction Schedule June 4/17

| Task Name   | Duration | Work   | Start               | Finish              | Cost | Resource Names                      | % Complete | Comments  |
|---|----------|--------|---------------------|---------------------|------|-------------------------------------|------------|---|
| Hydro Relocation  | 2 days   | 16 hrs | Thu 5/18/17 8:00 AM | Fri 6/9/17 5:00 PM  |      | Exell                               | 0%         | June 6 mtg with BC Hydro on plan and timing   |
| Utility corridor move   | 7 days   | 24 hrs | Mon 6/12/17 8:00 AM | Tue 6/20/17 5:00 PM |      | Exell                               | 0%         | need BC Hydro to approve the plan before can proceed  |
| Irrigation Relocation   | 2 days   | 16 hrs | Mon 6/5/17 8:00 AM  | Tue 6/6/17 5:00 PM  |      | David Peter/DNA Irrigation & Sierra | 0%         | Move main line. 80 lines to reconnect. Main controller, weather station and electrical panel part of move |
| Fire Hydrant mainline Relocation  | 1 day    | 8 hrs  | Mon 6/12/17 8:00 AM | Fri 6/16/17 5:00 PM |      | Rennie Equipment                    | 0%         |   |
| Batting Cage Power from Breaker panel moved and reconnected   | 1 day    | 8 hrs  | Mon 6/12/17 8:00 AM | Fri 6/16/17 5:00 PM |      | FH Electric                         | 0%         |   |
| * none of this included in original project estimate as was based on RDNO Keith Pinkoski estimate which did not indicate this was part of the project either. |          |        |                     |                     |      |                                     |            |   |

Costs associated with this ancillary work is estimated to be \$100k+. Discussing with City a reasonable sharing of these non-project costs.



April 11, 2019

OUR FILE: 748

City of Vernon  
 Mr. Doug Ross  
 Director, Recreation Services  
 Recreation Centre, 3310-37<sup>th</sup> Avenue, Vernon, BC V1T 2Y5

**Reference: Vernon Pickleball courts at Marshall Fields**

As requested, we offer the following comments regarding the existing waterline and hydrant at the Marshall Fields under the Vernon Pickleball Association (VPA) newly constructed courts.

- Spring 2017 the VPA hired EMA Consulting Ltd (EMA) to review existing water, power and irrigation services. This was a requirement of The City of Vernon permit.
- EMA received base plan prepared by SEL Surveys May 31, 2017 that indicated utility locations and proposed building locations. EMA compiled data based on the SEL plan and submitted to VPA June 14, 2017.
- EMA met VPA onsite June 16, 2017 to review proposed location of building, utilities, proposed location of BC Hydro relocation, relocation of irrigation, and relocation of the water main, hydrant and proposed water service for new building.
- EMA prepared detail design drawings and submitted to RDNO and City of Vernon for approval. EMA provided BC Building code Schedule B as required with the design.
- Approval of EMA drawing from City of Vernon July 21, 2017.
- EMA notified VPA several times the we would need notice before starting construction. In October 2017 we noted that construction had started. EMA notified VPA to be careful of the existing water line, and that the water line should be relocated prior to excavation and footing work on the courts. VPA replied on Nov 23, 2017 that the waterline would not be move until spring 2018.
- VPA had fire chief onsite early September 2018, wanted to move hydrant a few meters onto the south side of building. EMA met VPA onsite Sept 12<sup>th</sup>, 2018 onsite to review layout of waterline relocation and hydrant. EMA revised hydrant location per VPA and reissued drawings Oct 1, 2018.
- EMA understood that VPA were proceeding with waterline and hydrant relocation. VPA was to contact EMA prior to construction. EMA stated the VPA that the contractor needed to be acceptable and install works according to City of Vernon, RDNO and AWWA standards.
- Mar 21, 2019 EMA received a message from VPA that they have a new Board and want to know why the hydrant needs to be moved and waterline extended to the north. EMA explained the purpose again and forwarded drawings to them.

The existing 150mm waterline remains under the pickleball courts at Marshall fields. EMA has designed the relocation of that watermain relocation in accordance with good engineering practices, City of Vernon Bylaws, RDNO Bylaws and AWWA standards. This waterline may have been compromised during the footing installation and other works associated with construction to date. It is not good practice to leave an active watermain in place under a structure or building and a rupture of this main could be devastating.





The existing hydrant placed at the north end within Marshall field was appropriate based on previous access location to the north end of the soccer facility. Now with the construction of the pickleball courts, access to this hydrant is prohibitive and not easily accessible in the event of a fire. The hydrant would need to be relocated once the water main is relocated.

It is our professional opinion that City of Vernon not allow this watermain to remain under the pickleball courts.

Should you have any questions or require further clarification, please do not hesitate to contact the undersigned at your convenience.

Best Regards,

EMA Consulting Ltd.

A handwritten signature in black ink, appearing to read "Jeffery Glasser".

Jeffery Glasser, P. Eng.  
Project Manager



THE CORPORATION OF THE CITY OF VERNON

**INTERNAL M E M O R A N D U M**

**TO:** Doug Ross, Director of Recreation Services      **FILE:**

**PC:**      **DATE:** April 12, 2019

**FROM:** Scott Hemstad, Deputy Fire Chief

**SUBJECT:** Response to Vernon Pickleball Association

---

With regards to the delegation from the Vernon Pickleball Association on April 8, 2019, there are two separate issues regarding water supply; 1) moving the water line to a new location, 2) moving the hydrant to a new location.

1. Water line – It is our understanding that representatives of the City of Vernon and the engineer for this project consulted on the need to relocate the water line. Vernon Fire Rescue Services has no expertise, authority or jurisdiction over this matter. The engineer has explained that locating a water line under the new pickleball courts is not practical. A rupture in the line under the courts and a potential new building would be very problematic.
2. Hydrant - The current existing hydrant location on the north side was chosen at a time when the access route to the property was via a path on the north side of the building. Subsequently, access to the property changed to an access road from Okanagan Landing Road and the north route was closed. When this occurred, the hydrant location on the north side became less beneficial to Vernon Fire Rescue Services.

Vernon Fire Rescue Services consults with engineers and planners on hydrant locations to ensure they are located in practical locations for fire suppression operations. The Director of Fire Services has the authority to approve fire hydrant locations. The engineer and Vernon Fire Rescue Services agree that construction of the pickleball courts and a potential building requires a new hydrant location.

It is our understanding that the Pickleball Association and the engineer consulted on options for a new hydrant location. Vernon Fire Rescue Services also consulted with the engineer and agreed that the best location for the hydrant is on the new water line as indicated on the attachment.

The Vernon Pickleball Association's proposed location for a new hydrant would be to tap into the existing line at the south end of the property. In speaking with the engineer, installing a hydrant at that location would not be less expensive than installing a hydrant at the location we have agreed is best.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Hemstad", with a long horizontal stroke extending to the right.

Scott Hemstad  
Deputy Fire Chief  
Vernon Fire Rescue Services

**VERNON PICKLEBALL ASSOCIATION - MARSHALL FIELD CONSTRUCTION BUDGET**

Completed to December 31 / 17 as per attached

|  |                   |
|--|-------------------|
| All concrete foundations, lego block installation, site backfill and rough grading | \$ 94,911         |
| In kind and material donations   | \$ 21,070         |
|  | <b>\$ 115,981</b> |
| Relocation of all underground utility and irrigation lines                         | \$ 88,294         |
| In kind and material donations   | \$ 5,150          |
| Money spent to date  | <b>\$ 209,425</b> |

**2018 BUDGET FOR BARE BONES PROJECT AND FOR 100% COMPLETED PROJECT**

Information is based on our present financial position and what the VPA will be fund raising for to complete the entire project

|  | <u>BARE BONES</u> |  | <u>100% COMPLETION</u> |                    |
|--|-------------------|--|------------------------|--------------------|
| Remaining electrical service transformer | \$ 20,000         | \$ 20,000                                | \$ 20,000              | \$ 20,000          |
| Testing & final completion of irrigation | \$ 15,000         | \$ 35,000                                | \$ 15,000              | \$ 35,000          |
| Relocation of fire hydrant               | \$ 30,000         | \$ 65,000                                | \$ 30,000              | \$ 65,000          |
| Insurance                                | \$ 2,500          | \$ 67,500                                | \$ 2,500               | \$ 67,500          |
| Excavation & backfill                    | \$ 60,000         | \$ 127,500                               | \$ 60,000              | \$ 127,500         |
| Centre raised viewing area               | \$ -              | \$ 127,500                               | \$ 65,000              | \$ 192,500         |
| Paving                                   | \$ 116,600        | \$ 244,100                               | \$ 116,600             | \$ 309,100         |
| Fencing exterior                         | \$ 22,825         | \$ 266,925                               | \$ 22,825              | \$ 331,925         |
| Fencing interior                         | \$ 27,000         | \$ 293,925                               | \$ 27,000              | \$ 358,925         |
| Landscaping                              | \$ 10,000         | \$ 303,925                               | \$ 10,000              | \$ 368,925         |
| Acrylotex PB surface                     | \$ 67,100         | \$ 371,025                               | \$ 67,100              | \$ 436,025         |
| Nets & equipment                         | \$ 10,000         | \$ 381,025                               | \$ 10,000              | \$ 446,025         |
| Net and post concrete foundations        | \$ 24,000         | \$ 405,025                               | \$ 24,000              | \$ 470,025         |
| Night lighting                           | \$ -              | \$ 405,025                               | \$ 50,000              | \$ 520,025         |
| Parking lot paving                       | \$ -              | \$ 405,025                               | \$ 20,000              | \$ 540,025         |
| Site cleanup and drainage contouring     | \$ -              | \$ 405,025                               | \$ 10,000              | \$ 550,025         |
| Contingency amount 20%                   | \$ 81,005         | \$ 486,030                               | \$ 110,005             | \$ 660,030         |
| <b>Net amount to complete:</b>           |                   | <b>\$ 486,030</b>                        |                        | <b>\$ 660,030</b>  |
| Taxes @ 12%                              | \$ 58,323.60      | \$ 58,324                                | \$ 79,203.60           | \$ 79,204          |
|  |                   | <b>\$ 544,354</b>                        |                        | <b>\$ 739,234</b>  |
| <b>Total construction costs:</b>         |                   | <b>\$ 753,778</b>                        |                        | <b>\$ 948,658</b>  |
| Money spent to date on project.          |                   | Bare bones total.                        |                        |                    |
| Remaining cost to reach bare bones.      |                   | Remaining cost to complete full project. |                        | Full project cost. |

|                 |            |            |              |            |              |
|-----------------|------------|------------|--------------|------------|--------------|
| VPA Court Funds | \$ 217,085 | \$ 544,354 | \$ (327,269) | \$ 739,234 | \$ (522,149) |
|-----------------|------------|------------|--------------|------------|--------------|

# VERNON PICKLEBALL ASSOCIATION - MARSHALL FIELD CONSTRUCTION BUDGET

03-Jul-18

Completed to December 31 / 17

|   |           |                |
|---|-----------|----------------|
| Building Costs  | \$        | 116,620        |
| Relocation of all underground utility and irrigation lines                    | \$        | 88,294         |
|   | <b>\$</b> | <b>209,425</b> |
| 2018 Pre-Project Costs  |           |                |
| Course of Construction insurance May to July @ \$1000/mo                      | \$        | 3,000          |
| Completion of irrigation hook-ups May 31 2018                                 | \$        | 597            |
| Completion of BC Hydro hook-ups in shed May 31, 2018                          | \$        | 10,582         |
| Minor shed completion costs   | \$        | 3,735          |
| Total costs incurred and include Marshall Fields irrigation fully operational | <b>\$</b> | <b>17,914</b>  |

## 2018 BUDGET/ACTUALS FOR BARE BONES PROJECT AND FOR 100% COMPLETED PROJECT

Information is based on our present financial position and what the VPA will be fund raising for to complete the entire project

|  | <u>BARE BONES</u> |         |     | <u>100% COMPLETION</u> |         |    |         |    |         |
|--|-------------------|---------|-----|------------------------|---------|----|---------|----|---------|
| Excavation & backfill  | \$                | 82,817  | act | \$                     | 82,817  | \$ | 82,817  | \$ | 82,817  |
| Geotech final sign-off on site prep req'd                                | \$                | 2,331   | act | \$                     | 85,148  | \$ | 2,331   | \$ | 85,148  |
| Net posts concrete foundations (24)                                      | \$                | 3,764   | act | \$                     | 88,912  | \$ | 3,764   | \$ | 88,912  |
| Paving   | \$                | 145,289 | act | \$                     | 234,201 | \$ | 145,289 | \$ | 234,201 |
| 2018 Project actual costs to date  |                   |         |     | \$                     | 234,201 |    |         | \$ | 234,201 |
| Contingency  | \$                | 25,000  |     | \$                     | 25,000  | \$ | 25,000  | \$ | 25,000  |
| Fencing exterior   | \$                | 21,000  | est | \$                     | 46,000  | \$ | 21,000  | \$ | 46,000  |
| Fencing interior   | \$                | 40,000  | est | \$                     | 86,000  | \$ | 40,000  | \$ | 86,000  |
| Hole preparation for fencing sleeves                                     | \$                | 7,200   | est | \$                     | 93,200  | \$ | 7,200   | \$ | 93,200  |
| Landscaping  | \$                | 10,000  | est | \$                     | 103,200 | \$ | 10,000  | \$ | 103,200 |
| Acrylotex PB surface   | \$                | 60,000  | est | \$                     | 163,200 | \$ | 60,000  | \$ | 163,200 |
| Nets & equipment   | \$                | 5,000   | est | \$                     | 168,200 | \$ | 5,000   | \$ | 168,200 |
| Site cleanup and drainage contouring                                     | \$                | 3,000   | est | \$                     | 171,200 | \$ | 3,000   | \$ | 171,200 |
| Contingency amount (if not needed, would be used to reduce project debt) | \$                | 10,000  |     | \$                     | 181,200 | \$ | 10,000  | \$ | 181,200 |
| Roof for walkway   | \$                | -       |     | \$                     | 181,200 | \$ | 10,000  | \$ | 191,200 |
| Benches for walkway  | \$                | -       |     | \$                     | 181,200 | \$ | 15,000  | \$ | 206,200 |

|                            |              |                                   |                                   |            |
|----------------------------|--------------|-----------------------------------|-----------------------------------|------------|
| Parking lot paving         | \$ -         | \$ 181,200                        | \$ 20,000                         | \$ 226,200 |
| Night lighting             | \$ -         | \$ 181,200                        | \$ 50,000                         | \$ 276,200 |
| Relocation of fire hydrant | \$ 30,000    | \$ 211,200                        | \$ 30,000                         | \$ 306,200 |
| Net amount to complete:    |              | \$ 211,200                        |                                   | \$ 306,200 |
| Taxes @ 12%                | \$ 25,344.00 | \$ 25,344                         | \$ 36,744.00                      | \$ 36,744  |
| 2018 Costs yet to be Spent |              | \$ 236,544                        |                                   | \$ 342,944 |
| Total construction costs:  |              | 2018 Bare bones total. \$ 488,659 | 2018 Full Project Cost \$ 595,059 |            |

|                               |                   |  |             |              |
|-------------------------------|-------------------|--|-------------|--------------|
| VPA Court Funds - City        | \$ 150,000        |  | \$ (56,659) | \$ (163,059) |
| Dec 31, 2017 VPA Bank Balance | \$ 47,000         |  |             |              |
| 2018 Donations incl matching  | \$ 90,000         |  |             |              |
| Borrowed from City            | \$ 145,000        |  |             |              |
|                               | <u>\$ 432,000</u> |  |             |              |

Note The apparent \$56,704 shortfall will be made up by deferring the fire hydrant move (\$30k) and removing the contingency funding (\$35k).

Reconciliation to June 30 Construction Schedule

|   |           |
|---|-----------|
| Construction Schedule July 3 Base Facility complete | \$398,360 |
| taxes   | \$25,344  |
| contingency   | \$35,000  |
| fire hydrant move                                   | \$30,000  |
| Total   | \$488,704 |

# Marshall Fields 12 Court Outdoor Pickleball Construction Schedule July 3/18 - (costs remaining)

Attachment 10

| Task Name  | Duration | Work   | Start       | Finish      | Cost           | Resource Names                | % Complete                 | Comments  |
|--|----------|--------|-------------|-------------|----------------|-------------------------------|----------------------------|---|
| Remaining pre-construction work  | 3 days   | 24 hrs |             | Apr-18      | May-18         | 4,334                         |                            | 100% \$3,735 shed cost + \$387 DNA final irrigation move costs + \$230 irrig parts                            |
| Cost of Construction Insurance   | 3 months |        |             | 15-Apr-18   | 15-Jul-18      | 3,000                         | SBC Insurance              | 100% required during construction   |
| Electrical conduit (lighting and main electrical service) in 8 X 24 Shed | 3 days   | 24 hrs |             | May-18      | Jun-18         | 10,582                        | Various                    | 100% \$4231 Outland Elec + \$3379 Outland elec + \$2122 BC Hydro + \$850 Freelance                            |
| Excavation of site (final)   | 1 day    | 8 hrs  |             | May-18      | May-18         | 21,093                        | Rennie Equipment           | 100% invoice received, questioning machine charges  |
| gravel backfill  | 4 days   | 28 hrs |             | May-18      | Jun-18         | 61,724                        | Rennie Equipment           | 100% sand and gravel base bed for paving, invoice received  |
| Final site testing   | 1 day    | 8 hrs  |             | May-18      | Jun-18         | 2,331                         | Beacon                     | 100% invoice received   |
| Surface Paving, two coats  | 5 days   | 40 hrs |             | Jun-18      | Jun-18         | 145,289                       | M & K Supply Paving Vernon | 100% invoice received - extra \$24k for rock (twice as much as quote)   |
| Net Post concrete foundations  | 3 days   | 24 hrs |             | Jun-18      | Jun-18         | 4,332                         | volunteers                 | 100% \$2764 for Badger excavating + \$1568 for concrete   |
| Holes located for fences and lights                                      | 4 days   | 32 hrs |             | Jun-18      | Jun-18         | 6,675                         |                            | 50% estimate \$1k rental to cut holes, \$1.2k for inserts, \$2,475 for vac truck + \$2k estimate for concrete |
| Fencing, posts, gates, roof  | 7 days   | 56 hrs |             | Jul-18      | Jul-18         | 61,000                        | Vernon Onsite Fencing      | 0% Starting week of July 2, pending funding in place  |
| Nets and Net Posts   | 3 days   | 24 hrs |             | Aug-18      | Aug-18         | 5,000                         | Pickleball Depot           | 0% Net posts are unavailable until August 2018 at earliest  |
| Final site contouring and grading  | 5 days   | 40 hrs |             | Jul-18      | Jul-18         | 3,000                         | VPA volunteers             | 0% volunteers to run bobcat rented @ \$150/day  |
| Surface Coat applied   | 3 days   | 24 hrs |             | Jul-18      | Jul-18         | 60,000                        | Tomko                      | 0% can not be done until paving "cures" (1-2 weeks)   |
| Courts dedication  | 1 day    | 4 hrs  | summer 2018 | summer 2018 |                | Mayor of Vernon, VPA, Sponsor | 0%                         |   |
| Landscaping  | 3 days   | 24 hrs |             | Sep-18      | Sep-18         | 10,000                        | Earth Effects Landscaping  | 0% grass seeded, plants, decorative rock  |
|  |          |        |             |             | <b>398,360</b> | <b>Base Facility Complete</b> |                            | plus \$25k taxes and \$35k contingency  |
| Lights installed   | 7 days   | 56 hrs | summer 2018 | summer 2018 | 50,000         | Vernon Onsite Fencing         | 0%                         | May delay or only do half if funds are short  |
| Abandon existing fire hydrant site and replace elsewhere                 | 3 days   | 24 hrs | ?           | ?           | 30,000         | Rennie Equipment              | 0%                         | No need to move until enclosure of surface facility proceeds  |
| Install benches, add roof in walkway                                     | 5 days   | 40 hrs | summer 2018 | summer 2018 | 25,000         |                               | 0%                         | May delay if funds are short  |
| Provide demarcation curbing for parking for 24 vehicles at front of site | 3 days   | 24 hrs | summer 2018 | summer 2018 | 1,000          | M & K Supply                  | 0%                         | may delay if funds are short  |
| Pave parking area  | 3 days   | 24 hrs | summer 2018 | summer 2018 | 19,000         | M & K Supply                  | 0%                         | may delay if funds are short  |
|  |          |        |             |             | <b>125,000</b> | Future requirements           |                            |   |

Funds Available

|                          |        |
|--------------------------|--------|
| Bank Balance Apr 1, 2018 | 47K    |
| GVAC (75 X 2)            | 150K   |
| Donations (45 X 2)       | 90K    |
| Total                    | \$287K |

Base Facility (just fencing) 329k (+398360-60000-10000-3000) + \$3k taxes 328360

shbtfall  
3  
5

42k non matching donation requirement expectation from Myron/Suzanne if borrowing vote does not pass

**From:** [Doug Ross](#)  
**To:** ["Patricia Andrews"](#)  
**Cc:** [Scott Hemstad](#); [jglasser@emaconsulting.ca](mailto:jglasser@emaconsulting.ca)  
**Subject:** RE: VPA -fire hydrant moving  
**Date:** Thursday, July 12, 2018 8:36:26 AM

---

Hi Pat,

Thank you for confirming this with us. I have spoken to Jeff Glasser from EMA Consulting the engineer on your project and he has confirmed that the fire hydrant needs to be moved now and not later. One of the biggest concerns is the integrity of the supply line itself which currently runs under your courts. It needs to be moved to the location identified by EMA.

Additionally, Jeff met with Deputy Chief Hemstad about the location of the actual fire hydrant and they have agreed on an alternate location close to where it is indicated on the drawings to improve access for firefighting crews. It is very important that the VPA follow the advice and guidance from their engineers. Their expertise and eventual sign off on the project is the confirmation to the VPA and the City that the project has been done correctly and to acceptable standards.

Jeff indicated that he had not heard from the VPA for some time. It would be wise to contact him prior to any work being done to move the supply line and the hydrant.

Thanks,

**Doug Ross**

Director, Recreation Services

Recreation Centre, 3310-37<sup>th</sup> Avenue, Vernon, BC V1T 2Y5

Office: 250.550.3687 | Cell: 250.550.5577 | Fax: 250.550.3677

[www.greatervernonrecreation.ca](http://www.greatervernonrecreation.ca)



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**From:** Patricia Andrews

**Sent:** Wednesday, July 11, 2018 10:32 PM

**To:** Doug Ross <DRoss@vernon.ca>

**Cc:** Pat Andrews

**Subject:** VPA -fire hydrant moving

**Hi Doug,**

I am just preparing some information for you.



Could you please confirm for me the status of the fire hydrant moving mentioned below. I understood that it is part of the bare bones budget and would not wait until later. Further that your comment below meant just that. The fire hydrant had been missed off the budget and should be put back into the bare bones budget.

Pat

**From:** Doug Ross [<mailto:DRoss@vernon.ca>]  
**Sent:** Friday, July 6, 2018 10:29 AM  
**To:** Patricia Andrews  
**Cc:** Rod Townsley; 'Bruce Simpson'; 'Rick Sluggett'; Suzanne Bell  
**Subject:** Financial Assistance

Hi Pat & VPA Board,

It was with some surprise that I reviewed the updated budget supplied by the VPA this week (attached) indicating that the project had gone significantly over the budget supplied to the City only recently (attached). This earlier budget was supposed to contain updated amounts and quotes were provided to help insure that the appropriate money had been budgeted. As you know, the City of Vernon Council approved financial assistance of "up to" \$145,000 based on that budget and with the understanding that if the fundraising amount continued to climb the financial assistance would be reduced. On the morning of the Council meeting, I was provided with an updated fundraising amount and notified Council that due to the fund raising that the actual assistance may be lowered to approximately \$135,000. This week, I was provided with a further update on the fundraising and I notified Council of your progress and that the financial assistance may be reduced to approximately \$125,000. After reviewing the most recent budget and email from Pat, I now understand that the VPA is requesting the full \$145,000.

It is imperative that when groups request money from Council that the money asked for be spent on the items identified and with the understanding that no further funds will be requested. I have met with the CAO, and explained the predicament that the VPA is now facing. He has agreed that I write an update report to Council making them aware of the situation and requesting that they provide the full \$145,000 and not an "up to" amount based on the fund raising as was previously approved. Council's resolution also clearly stated that the \$145,00 included the synthetic court surface and that the facility be in a playable condition so that all members of the public can use the facility this season.

As an attachment to my report, the City will require a letter from the VPA board guaranteeing that, should your membership vote in favor of the financial assistance, that the \$145,000 will be used for those items identified on the budget that was presented to Council (180625 Attached), that the facility will be completed, including the synthetic surface, and made playable for all members of the public this season. Furthermore, we require that you provide assurance that the VPA has secured the additional funds required to complete the project and that no further public money will be requested by the VPA (I understand that Myron has very generously agreed to donate any outstanding amount to ensure that the VPA can pay their bills and complete the courts). Please provide the letter to my attention by July 11, 2018.

**\*please note that in the budget dated 180625 the moving of the fire hydrant was not included in the bare bones budget requiring \$145,000 in financial assistance.**

If you have any questions about the above, please contact me to discuss.

Thanks,

**Doug Ross**

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**REGIONAL DISTRICT  
of  
NORTH OKANAGAN**

**REPORT**

File No.: 6140.12. Marshall Park

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**TO:** Greater Vernon Advisory Committee  
**FROM:** Parks, Recreation and Culture  
**DATE:** May 4, 2017  
**SUBJECT:** Pickleball Courts Analysis

---

**RECOMMENDATION:**

That the staff report dated May 4, 2017 regarding pickleball courts at Marshall Fields be received for information.

**SUMMARY:**

Further to recent discussion and further inquiries into the feasibility of the construction of a pickleball Facility at Marshall Fields, staff are bringing forward additional information for discussion and direction.

As previously reported in 2016, the current supply and location of outdoor courts in Greater Vernon, as well as cost for construction and parking at Marshall Fields is included under "BACKGROUND" for information. Costs for construction have been updated since last reported in 2016.

New facilities are often driven by a needs assessment, conducted as part of a larger master plan. The last master plan for the Greater Vernon area was completed in 2004 and did not include reference to pickleball, as it was not a common local sport at the time. The value of a master plan is that it puts the needs of one in context with other local needs of the community. The City of Vernon has included pickleball as a consideration in its parks master plan, but it will not be a key consideration in the upcoming recreation master plan.

**DISCUSSION:**

Indoor Soccer Center Funding and Construction

The previous funding method for the Indoor Soccer Center, on the Marshall Field's site was arranged through a Management, Operation and Construction Agreement through a partnership with the Vernon Soccer Association (VSA). In the agreement, the VSA committed a minimum of \$280,000 towards construction (volunteer labour or material) and the RDNO provided the site serviced with water, sewer, electrical, telephone and natural gas.

RDNO borrowed \$1.5M to construct the facility with the VSA paying back an amount equal to the debt payments which were to retire over a 10 year period. The construction of the facility was the responsibility of the VSA with the RDNO staff approving construction plans and a project supervisor.

Report to: Greater Vernon Advisory Committee  
 From: Parks, Recreation and Culture  
 Re: Pickleball Courts Analysis

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The project supervisor would be a qualified engineer or architect to certify construction is in accordance with BC Building Code and all applicable statues, bylaws and regulations.

The volunteer labour and donated materials component (for the minimum \$280,000 contribution) was to be approved by RDNO staff and all persons providing labour in the form of trades work such as electrical, plumbing, heating, ventilation, etc. were to be qualified and experienced trades people licensed and certified within the Province of British Columbia.

**BACKGROUND:**

Existing Outdoor Court Supply (Greater Vernon):

| Court Facilities   | Vernon   | Coldstream   | Sub-Regional Parks              |
|--------------------|--|--|---------------------------------|
| Tennis             | MacDonald – 2<br>Polson Park – 2<br>Sawicki – 2<br>Foothills – 2 | Kalvista – 2<br>Kal Secondary – 3<br>Middleton Mtn. – 2<br>Lavington – 2<br>Kalview -1 | Marshall – 4<br>Paddlewheel - 2 |
| Tennis/ Pickleball | Sawicki Park - 8<br>Macdonald Park - 8                           | Middleton Mtn. - 8   | 0                               |

Indoor Courts:

Priest Valley Gym – 4 courts, Vernon Curling Club (events only non-air conditioned space) – 8 courts, Vernon Christian School – 3 courts, Lavington Elementary – 2 courts

Marshall Field's Park

Although the property at Marshall Field could immediately support the areas of land required for the construction of dedicated pickleball and tennis courts, a few items for consideration are as follows:

Parking Usage:

| Current Users / Required Parking (Stalls)<br>*does not account for special events. | Current Available Parking (Stalls) | Pickleball / Tennis *additional facilities | Additional Required Parking |
|--|------------------------------------|--|-----------------------------|
| Soccer – 6 Fields (180)  |                                    |  |                             |
| Baseball – 2 Fields (60)   |                                    |  |                             |
| Tennis – 4 Courts (16)   |                                    |  |                             |
| Dog Walkers –Vernon Creek (20)   |                                    |  |                             |
| <b>Total Current Use = 276.</b>  | <b>350</b>                         | <b>100 + 16 = 116</b>                      | <b>42</b>                   |

Current parking usage as shown above outlines the need for additional parking areas should there be interest in proceeding with Marshall Fields as a potential site for dedicated pickleball. While the site will accommodate some additional use, the implementation of two additional facilities will affect the recreational carrying capacity of the lands, and place increased pressure on existing user groups for park space.

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\*Parking usage calculations does not account for special events and potential overflow parking for Paddlewheel Boat Launch.

2017 Base Cost (Pickleball Court Construction):

The cost for the construction of twelve (12) pickleball courts based on a similar construction scope and program to other courts within the Greater Vernon area is approximately **\$670,000**.

2017 Cost for Courts and Building Foundation

| Item   | Pickleball Court (12) |
|--|-----------------------|
| Site Prep (Excavation / Import / Compact Material, Utility Relocates)          | \$385,000             |
| Asphalt Paving / Acrylic Surfacing   | \$150,000             |
| Fencing, Nets, Net Posts, Hardware etc.  | \$75,000              |
| Building Perimeter Foundation, Conduit for Servicing, Railings, Raised Walkway | \$330,000             |
| Lighting   | \$130,000             |
| Construction Contingency (approx.30%)  | \$320,000             |
| <b>Total Cost</b>  | <b>\$1,390,000</b>    |

Cost for Roof Structure

| Item  | Roof Structure         |
|---|------------------------|
| 50' Building (145'x240') / Truss package / Fabric / Doors / Vents / Gable Ends / All Materials and Installation | <b>\$1.0M - \$1.1M</b> |

Additional Parking Cost

| Item   | Parking Lot Expansion |
|--|-----------------------|
| Clearing / Grubbing / Topsoil Stripping / Excavation | \$18,000              |
| Import / Compact / Crush Base / Sub-Base             | \$58,000              |
| Fencing / Concrete bumper stops / Gates /            | \$17,000              |
| Construction Contingency (approx.30%)                | \$27,000              |
| <b>Total Cost</b>                                    | <b>\$120,000</b>      |

Funding Options

There are various options to fund any capital project.

In the case of a pickleball facility, previous discussions at the Board and delegation presentations to GVAC suggest a significant portion of the project would be funded by the Vernon Pickleball Association (VPA).

If the Regional District of North Okanagan ultimately decides to proceed with the project and fund a portion of the project, funding could theoretically be provided from the following sources:

1. Reserves
2. Long term debt
3. Short term borrowing
4. Internal borrowing
5. Community Works Funds
6. Donations/fundraising
7. Grants
8. Public-Private-Partnerships
9. Developer Construct

With respect to **reserves**, the 060 service (Greater Vernon Parks, Recreation and Culture) is limited in its availability of unallocated reserve balances. The unallocated portion of the non-statutory operating reserve is approximately \$340,000. This balance has already been identified as being severely insufficient relative to the amount of infrastructure and assets within the 060 service. Any use of this reserve would likely need to be replenished in the 1 to 2 year timeframe. There are no capital reserves that are available for this project, unless a decision was made to transfer the necessary funds to reserve through the annual budget process with the expectation that the project would be built a number of years in the future.

With respect to **long term debt**, the main financial considerations is the trade-off between the term of the debt issue (i.e. the repayment schedule spread over 10 to 20 years) and the corresponding impact on the budget. For every \$100,000 borrowed, the annual impact on the budget is approximately \$7,000 per year for 20 years, or \$12,000 per year for 10 years. For this type of project a shorter term, such as 10 years, would be recommended. Non-financial considerations include the requirement of an elector approval process for the long term debt, either by an alternate approval process or a referendum.

With respect to **short term borrowing**, the regional district could borrow up to 5 years without an elector approval process. Borrowing would still occur through the MFA. For every \$100,000 borrowed, the annual impact on the budget is approximately \$21,000 per year for 5 years.

With respect to **internal borrowing**, local governments are able to borrow between capital reserves provided the reserve lending the funds receives the investment earnings it would have otherwise received and the loan is repaid prior to the reserve needing the funds for which they were originally intended. No elector assent is required and the regional district's outstanding debt does not increase. In addition, there is no 5-year limit required in terms of a repayment schedule; however, the longer the repayment schedule is established, the lending reserve is more likely to be impacted. A capital reserve for the 060 service does not exist (excluding the parkland acquisition reserve), so one would first need to be established. There are existing capital reserves held by the regional district that could logically be used to loan funds for this purpose. The annual impact on the budget would likely be similar to that of short term borrowing above.

With respect to **Community Works Funds**, changes incorporated into the new gas tax agreement in 2014 provides for recreation and sport infrastructure being an eligible expense. In other regional services, most notably White Valley Parks, Recreation & Culture, capital projects are funded by Community Works Funds of the 3 partners in the same percentage as the tax requisition for the function. This option would require the individual approval of each of the City of Vernon, the District of Coldstream, the Electoral Area "B" Director and the Electoral Area "C" Director to allocate their

Community Works Funds to the project. For information, the 060 service 2017 tax requisition split is Vernon – 68.2%, Coldstream – 16.6%, Electoral Area "B" – 7.6% and Electoral Area "C" – 7.5%.

With respect to **donations and fundraising**, the VPA stated in their most recent presentation to GVAC in February 2017 that they have raised approximately \$53,000 and have a fundraising target of \$500,000. The RDNO is able to issue income tax receipts to individuals for cash donations for any regional district project. Non-cash donations are more problematic, but it is possible in some situations and under certain conditions. It would be fiscally prudent to not proceed with construction of the project until significant funds have been donated. The Okanagan Rail Trail project is a current example of this process.

Alternatively, the RDNO could either guarantee a loan by the VPA to be repaid from future donations, or borrow on its behalf with the VPA reimbursing the Regional District for the debt payments from future donations. The RDNO can borrow at rates significantly less than the VPA, so the loan guarantee is not likely practical, but this could be explored further in the future. Incurring a loan with the prospect of future unknown cash flows (revenue and/or donations) being able to service the debt payments introduces a significant financial risk to the RDNO. The Indoor Soccer Center financing is an example of the RDNO borrowing on behalf of a sports association for their portion of the pledged construction project.

Any debt incurred by the RDNO for the VPA either directly or as a loan guarantee in excess of a 5-year term would require an elector approval process, either by an alternate approval process or a referendum. If the debt incurred was 5 years or less, no elector approval process is required, but the annual payment would be more of a challenge for the VPA.

With respect to **grants**, there are grant programs created by senior levels of government. The challenge with grant programs is the timing of the programs (sporadic and short windows of opportunity), the limited types of eligible projects under each program, the uncertainty of the application process given all programs are significantly over-subscribed, and the competing priorities of the regional district with a limited number of applications accepted from a local government (usually a 1 or 2 application limit).

With respect to **public-private-partnerships** (P3s), while this is a theoretical funding option, it is not practical in this situation due to the relatively low project cost and the limited revenue potential. While a typical P3 is unlikely, some aspects of P3s would be achieved if the RDNO partnered with VPA on this project.

With respect to **developer construct**, while this, too, is a theoretical funding option, it is also not practical in this situation, unless a very large developer in Greater Vernon saw the benefit of building (or funding) the facility as a voluntary contribution 'in exchange' for receiving development approval for an otherwise contentious development proposal.

#### **FINANCIAL/BUDGETARY CONSIDERATIONS:**

The 2017 tax requisition for the 060 service is \$4,143,670. A 1% increase in the tax requisition equates to \$41,437.

Most of the practical funding options above impact the regional district's budget if the decision is to proceed with the project and provide a portion of the funding. Prior to construction of any project, it is

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From: Parks, Recreation and Culture  
Re: Pickleball Courts Analysis

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important that the full amount of funding is secured, otherwise the regional district is assuming the risk for any shortfall.

Assuming the decision is to proceed and the project can be worked into staff's work plan despite capacity issues, it may be possible to utilize the existing VPA funds to proceed with detailed design, final costing and a tender package, which would be held in abeyance until the full amount of funding is secured.

The most practical funding options include donations and fundraising by the VPA, together with Community Works Funds (if and only if all 4 jurisdictions agree to utilize their CWFs and each jurisdiction has sufficient unallocated CWFs), and either short term borrowing or internal borrowing for the balance.

**EXISTING POLICY:**

**City of Vernon, Parks Master Plan, September 2015**

Athletic Park, General Recommendations (pg 38) - "Develop an 8 court dedicated pickleball facility, with room for possible future expansion, considering Kin Race Track as a potential location." This item is shown as medium term (4-6 years)

**ATTACHMENTS:**

ATTACHMENT "A" – City of Vernon Internal Memorandum – April 13, 2017  
Pickleball Facility Bookings

Submitted by:

  
Keith Pinkoski  
Manager, Parks

  
Stephen Banmen  
General Manager, Finance

Approved for Inclusion:

  
for David Sewell  
Chief Administrative Officer





## Vernon Pickleball Association

July 12, 2108

Attention:

Doug Ross

Recreation Director

City of Vernon

I am writing to let you know that, should the Vernon Pickleball Association membership vote in favour of accepting Financial assistance from the City of Vernon for up to \$145,000 to complete the construction of pickleball courts at Marshall Field, that this money will be used to meet the requirements of the budget presented to Council on 18-06-25.

The pickleball facility at Marshall Field will be completed to a safe playable state, which includes an acrylic surface and interior fencing, for all members of the public to play on this season and with interior fencing.

The VPA has secured sufficient funding from members, especially with Mr and Mrs Hocevar's generous offer to pay the short fall, to pay construction bills and complete the courts so that there will be no further requests for funding from the City of Vernon.

Thank you so much for working with us to provide a pickleball facility that Vernon can be proud of and everyone is looking forward to playing on.

Sincerely,  
Pat Andrews,  
VPA President  
for the VPA Board



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

ORIGINAL

**SUBMITTED BY:** Ellen Croy  
Transportation Planner

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** April 23, 2019  
**REPORT DATE:** April 11, 2019  
**FILE:** 8300-09-03

**SUBJECT:** 3900 BLOCK 31<sup>ST</sup> STREET PARKING STUDY RESULTS

**PURPOSE:**

To provide Council with the results of the parking study on the 3900 block of 31<sup>st</sup> Street.

**RECOMMENDATION:**

THAT Council receive the report titled "3900 Block of 31<sup>st</sup> Street Parking Study Results", dated April 11, 2019 by the Transportation Planner.

**ALTERNATIVES & IMPLICATIONS:**

1. THAT Council direct Administration to implement a Vehicle Path Management Strategy on 31<sup>st</sup> Street by placing "No Parking" signs on alternating sides of 31<sup>st</sup> Street, between 39<sup>th</sup> Avenue and 41<sup>st</sup> Avenue.

*Note: This alternative would mean that parking would be allowed on alternate sides of 31<sup>st</sup> Street to continue to encourage slow vehicle speeds while providing formalized space for motorists to pull over and wait for oncoming traffic. However, based on observations and measured parking occupancy on 31<sup>st</sup> Street, a vehicle path management strategy is not required at this time.*

**ANALYSIS:**

**A. Committee Recommendations:**

N/A

**B. Rationale:**

1. At its Regular Meeting of November 13, 2019, Council directed Administration to conduct a parking analysis on the 3900 block of 31<sup>st</sup> Street and to report back to Council by April 2019. This resolution was made after the public hearing for the 3903 30<sup>th</sup> Street (Figure 1) rezoning application from R2 – Large Lot Residential to RM1 – Row Housing Residential (ZON00266). During the public hearing, adjacent residents expressed concerns with parking congestion on 31<sup>st</sup> Street in the 3900 block (between 39<sup>th</sup> Avenue and 41<sup>st</sup> Avenue).

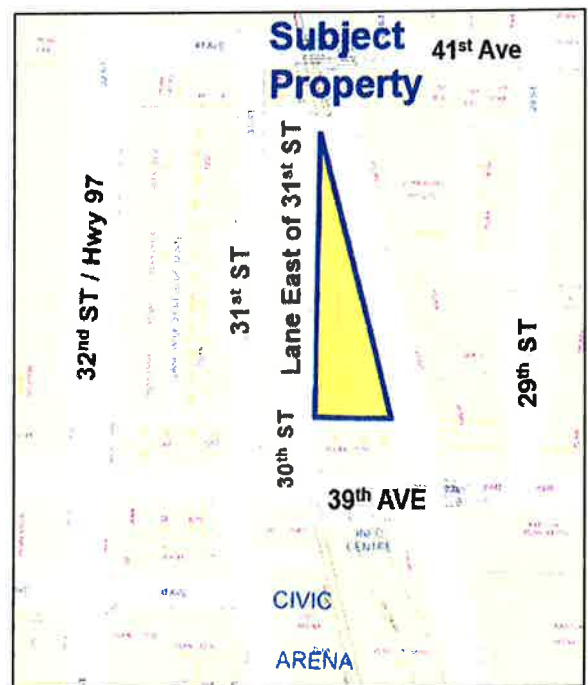


Figure 1: 3903 30<sup>th</sup> Street Property

2. Administration conducted a parking study on Wednesday, March 13, 2019 and Saturday, April 6, 2019. These dates were selected randomly to observe typical parking conditions on a standard weekday and weekend day. On the weekday, data was collected every two hours from 7:00 am to 7:00 pm to include observations before and after typical business hours and to include the morning and afternoon peak traffic periods. On the Saturday, data was collected every two hours from 8:00 am to 4:00 pm to observe parking during the typical weekend midday peak traffic period. Collecting data every two hours also allowed Administration to measure how long vehicles typically park in the area. The areas reviewed included (Figure 2):



Figure 2: Parking Study Area

- 41<sup>st</sup> Avenue, from 32<sup>nd</sup> Street (Highway 97) to the railway tracks;
- 30<sup>th</sup> Street, north of 39<sup>th</sup> Avenue;
- 31<sup>st</sup> Street, from 39<sup>th</sup> Avenue to 41<sup>st</sup> Avenue;
- 31<sup>st</sup> Street, from Laneway (east of 31<sup>st</sup> Street / south of 39<sup>th</sup> Avenue) to 39<sup>th</sup> Avenue;
- The laneway east of 31<sup>st</sup> Street; and
- The 3903 30<sup>th</sup> Street private property (adjacent to the laneway east of 31<sup>st</sup> Street).

### 3. Parking Study Findings

- **41<sup>st</sup> Avenue**  
Very few vehicles were observed parking on 41<sup>st</sup> Avenue (between 32<sup>nd</sup> Street and the railway) on both study days. The majority of vehicles observed parking in this area were associated with the adjacent businesses on 41<sup>st</sup> Avenue (i.e. North Okanagan Foot and Ankle, Hair Loft, Asian Avenue).
- **30<sup>th</sup> Street**  
Very few vehicles were observed parking on 30<sup>th</sup> Street (between 39<sup>th</sup> Avenue and the laneway) on both study days. This is likely because there are very few legal on-street parking areas available in this road segment.
- **31<sup>st</sup> Street**  
**Occupancy:**  
The highest parking occupancy observed was 63% at the 11:00 am weekday observation time (Figure 3). Parking occupancy was lower on the weekend compared to the weekday, likely because fewer adjacent businesses were open on the weekend. The parking occupancy on the weekend was also more consistent throughout the day (29% to 33%) compared to the weekday. The industry standard threshold when parking is considered “full” is when greater than 85% of parking spaces are occupied. Since the maximum capacity was below 85%, 31<sup>st</sup> Street is not considered congested.

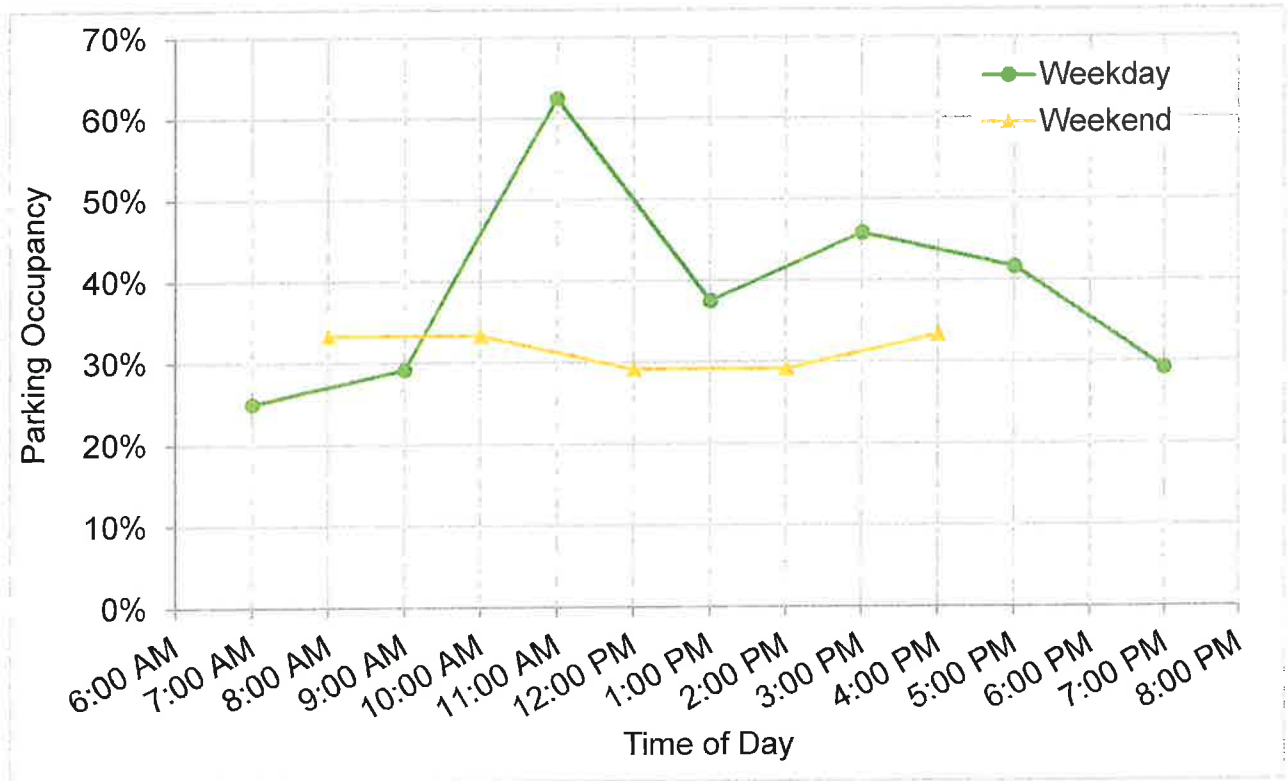


Figure 3: 31<sup>st</sup> Street parking Occupancy on Weekday and Weekend Day

**Resident Parking:**

Administration assumed that some observed vehicles were owned by adjacent residents based on how long they were parked on 31<sup>st</sup> Street (all day) or the times they were parked on 31<sup>st</sup> Street (either during the 7:00 am or 7:00 pm observation times). Based on these assumptions, the percent resident vehicles parked on 31<sup>st</sup> Street ranged from 27% to 60% on the weekday and 57% to 88% on the weekend (Figure 4). The percent resident vehicles was higher on the weekend, likely because fewer adjacent businesses were open.

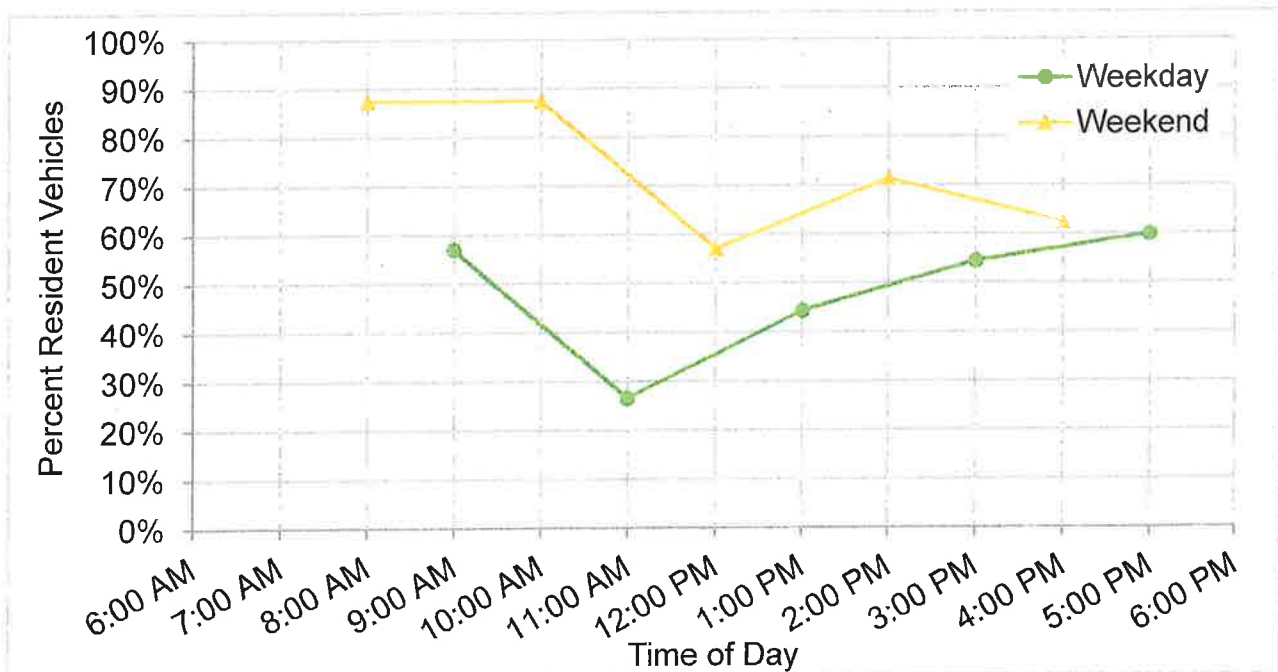


Figure 4: 31<sup>st</sup> Street Percent Resident Vehicles on Weekday and Weekend Day

### Parking Turnover:

Of the assumed non-resident vehicles parked on 31<sup>st</sup> Street, the majority of vehicles were parked for approximately two hour durations (96% of non-residents on the weekday and 100% of non-residents on the weekend). Therefore, the majority of non-resident vehicles parked on-street are likely visitors to adjacent businesses or residences and not employees parking all day. Installing any timed parking restrictions in this area is not recommended since the majority of non-resident parkers already use 31<sup>st</sup> Street for short time durations, and residents would be the most impacted.

- **Laneway east of 31<sup>st</sup> Street**

At any time, the maximum number of vehicles observed parking illegally in the laneway (i.e. parked parallel directly on the pavement) were three vehicles. These vehicles were typically parked for less than two hours at a time.

- **3903 30<sup>th</sup> Street (Private Property)**

There was a cluster of up to six vehicles (1:00 pm on the weekday) observed parking in the private property (3903 30<sup>th</sup> Street) adjacent to the Evolve Studio hair salon at 3911 31<sup>st</sup> Street (Figure 5). There was a second cluster of up to five vehicles parked on the south end of the private property that appeared to be long term storage (recreational vehicles and a pick-up truck) and some were possibly linked to the adjacent residences and businesses (Figure 5). Once this property is developed, it is estimated that during the peak time, there could be 11 vehicles displaced from the property at any one time. Three recreational vehicles (trailers) observed on private property would not be able to park on 31<sup>st</sup> Street, as Traffic Bylaw #5600 does not allow recreational vehicles to be parked on-street for longer than 24 hours. This means that up to nine vehicles would require parking and could move to parking on 31<sup>st</sup> Street (subject to following Traffic Bylaw #5600 regulations). Based on observations, 31<sup>st</sup> Street and 41<sup>st</sup> Avenue have sufficient capacity to accommodate parking for the 9 additional vehicles once 3903 30<sup>th</sup> Street is developed.



Figure 5: Parking Clusters on 3903 30<sup>th</sup> Street

4. Based on the parking study findings, 31<sup>st</sup> Street and 41<sup>st</sup> Avenue are able to accommodate additional parked vehicles. Administration is also currently working with the Evolve Studio hair salon regarding their off-street parking provisions to address some of their overflow parking. At this time, no parking changes are recommended for 31<sup>st</sup> Street. The current width of 31<sup>st</sup> Street (7.0 m) allows for parking on one side and alternating one-way traffic. Because the on-street parking is less than 85% occupied there is space available for motorists to pull over and allow oncoming vehicles to pass. These dimensions meet recommendations for local roads as per the 2018 Canadian Guide to Traffic Calming, 2<sup>nd</sup> Edition.

5. Administration would continue to monitor the area once the 3903 30<sup>th</sup> Street property develops to determine if any changes to parking on 31<sup>st</sup> Street may be required. Should parking congestion increase to 85% or higher throughout a typical day, Administration would explore a

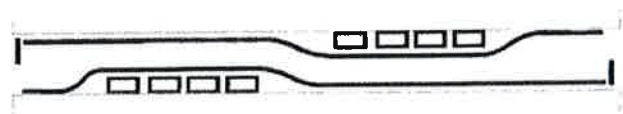


Figure 6: Vehicle Path Management

vehicle path management strategy (Figure 6) to continue to encourage slow vehicle speeds while providing formalized areas for motorists to pull over and wait for oncoming vehicles. Vehicle path management is identified as a traffic calming strategy in the City's Master Transportation Plan and Neighbourhood Traffic Management Policy for local roads (e.g. 31<sup>st</sup> Street). Restricting 31<sup>st</sup> Street to one-way traffic only is not recommended because:

- It is a low speed, low volume, local roadway that can accommodate alternating one-way traffic;
- One-way streets can become difficult to enforce (enforcement would be the responsibility of the RCMP as the City's Bylaw Officers do not have the ability to enforce moving traffic violations); and,
- It would lead to increased vehicle speeds as motorists would know they would not meet an oncoming vehicle and the effective lane widths would be increased (research shows that increased lane widths lead to increased vehicle speeds).

**C. Attachments:**

N/A

**D. Council's Strategic Plan 2015 – 2018 Goals/Deliverables:**

The subject involves the following objectives in Council's Strategic Plan 2015 – 2018:

- Create a safe, efficient and sustainable transportation network.

**E. Relevant Policy/Bylaws/Resolutions:**

1. At its Regular Meeting of November 13, 2018, Council made the following resolution:

"THAT Bylaw #5596, "3903 – 30<sup>th</sup> Street Official Community Plan Amendment Bylaw Number 5596, 2018" - a bylaw to redesignate the subject property from "Mixed Use – Medium Density Commercial and Residential" to "Residential – Medium Density", be read a third time."

2. At its Regular Meeting of November 13, 2018, Council made the following resolution:

"THAT Council adds the following condition for rezoning under "3903 – 30<sup>th</sup> Street Rezoning Amendment Bylaw Number 5597, 2018":

1. That the number of required onsite visitor parking spots be increased to four.

AND FURTHER, that Bylaw #5597, "3903 – 30<sup>th</sup> Street Rezoning Amendment Bylaw Number 5597, 2018" – a bylaw to rezone the subject property from R2 – Large Lot Residential" to "RM1 – Row Housing Residential", be read a third time."

3. At its Regular Meeting of November 13, 2018, Council made the following resolution:

"THAT Council directs Administration to conduct an 'in house' parking analysis on the 3900 block of 31<sup>st</sup> Street and to provide a report back to Council by April 2019."

**BUDGET/RESOURCE IMPLICATIONS:**

No changes are recommended, so there are no budget implications. However, should Council direct Administration to install any parking signage on 31<sup>st</sup> Street, the cost is approximately \$300 per sign (\$150 for the base and post, and \$150 for the sign), not including staff time and resources to design and install.

Prepared by:

Apr 12 2019 9:37 AM

X  ✓

Ellen Croy

DocuSign

Ellen Croy  
Transportation Planner

Apr 12 2019 9:31 AM

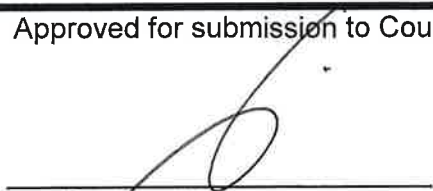
X  ✓

Kim Flick

DocuSign

Kim Flick  
Director, Community Infrastructure and Development

Approved for submission to Council:

  
Will Pearce, CAO

Date:

16. April 2019

**REVIEWED WITH**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Corporate Services     | <input type="checkbox"/> Operations           | <input type="checkbox"/> Current Planning                     |
| <input type="checkbox"/> Bylaw Compliance       | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate            | <input type="checkbox"/> Facilities           | <input type="checkbox"/> Building & Licensing                 |
| <input type="checkbox"/> RCMP                   | <input type="checkbox"/> Utilities            | <input type="checkbox"/> Engineering Development Services     |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services  | <input type="checkbox"/> Infrastructure Management            |
| <input type="checkbox"/> Human Resources        | <input type="checkbox"/> Parks                | <input type="checkbox"/> Transportation                       |
| <input type="checkbox"/> Financial Services     |   | <input type="checkbox"/> Economic Development & Tourism       |
| <input type="checkbox"/> COMMITTEE:             |   |   |
| <input type="checkbox"/> OTHER:                 |   |   |

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THE CORPORATION OF THE CITY OF VERNON

**INTERNAL M E M O R A N D U M**

**TO:** Will Pearce, CAO

**FILE:** 6970-20

**PC:** Kim Flick, Director, Community Infrastructure and Development

**DATE:** April 16, 2019

**FROM:** Kevin Poole, Manager, Economic Development and Tourism  
Carie Liefke, Planning Assistant

**SUBJECT: 2019 PLANNING AND BUILDING FIRST QUARTER STATISTICS SUMMARY**

The following provides Council with a summary of the planning and building applications processed by the Community Infrastructure and Development Services Division during the first quarter (Q1) of 2019. The figures highlight building permits by type and value, applications by type and volume, and revenue received to the end of 2018 from the Municipal Regional District Tax (MRDT).

Figure 1 provides an overview of the values and types of building permits issued in Q1 of 2019. The building permit value for Q1 of 2019 was \$48.7m, which is a 49.8% increase over the \$32.3m in Q1 of 2018. The increase is primarily attributable to an increase in the construction value of new multi-family dwellings, which accounted for \$31.4m of the total building permit values. There was also a substantial increase in the value of commercial renovations along with new industrial development. A total of 86 building permits were issued in Q1 of 2019, which is similar to previous years.

**Figure 1: Building Permit Issuance Summary**

|                               | 2015      |                        | 2016      |                        | 2017      |                        | 2018      |                        | 2019      |                        |
|-------------------------------|-----------|------------------------|-----------|------------------------|-----------|------------------------|-----------|------------------------|-----------|------------------------|
|                               | Q1 #      | Q1 - Value             | Q1 #      | Q1 - Value             | Q1 #      | Q1 - Value             | Q1 #      | Q1 - Value             | Q1 #      | Q1 - Value             |
| <b>Single Family Dwelling</b> |           |                        |           |                        |           |                        |           |                        |           |                        |
| New                           | 34        | \$12,610,101.97        | 25        | \$10,193,811.42        | 31        | \$14,517,000.00        | 24        | \$9,742,000.00         | 20        | \$7,691,070.00         |
| Addition/Reno/Upgrade/Suite   | 16        | \$603,115.19           | 17        | \$890,684.28           | 15        | \$970,081.50           | 10        | \$609,923.00           | 24        | \$671,879.17           |
| <b>Multi-Family Dwelling</b>  |           |                        |           |                        |           |                        |           |                        |           |                        |
| New                           | 10        | \$3,827,500.00         | 7         | \$14,716,635.00        | 11        | \$5,948,768.23         | 14        | \$19,612,000.00        | 16        | \$31,368,000.00        |
| Addition/Reno/Upgrade         | 3         | \$13,480.00            | 2         | \$750,685.68           | 1         | \$12,000.00            | 1         | \$45,000.00            | 1         | \$1,290,000.00         |
| <b>Commercial</b>             |           |                        |           |                        |           |                        |           |                        |           |                        |
| New                           | 0         | \$0.00                 | 2         | \$1,387,000.00         | 0         | \$0.00                 | 1         | \$750,000.00           | 0         | \$0.00                 |
| Addition/Reno/Upgrade         | 12        | \$321,800.00           | 17        | \$2,642,667.31         | 17        | \$2,561,990.00         | 8         | \$1,260,000.00         | 13        | \$4,633,000.00         |
| <b>Industrial</b>             |           |                        |           |                        |           |                        |           |                        |           |                        |
| New                           | 0         | \$0.00                 | 0         | \$0.00                 | 0         | \$0.00                 | 0         | \$0.00                 | 3         | \$2,450,000.00         |
| Addition/Reno/Upgrade         | 0         | \$0.00                 | 0         | \$0.00                 | 0         | \$0.00                 | 0         | \$0.00                 | 0         | \$0.00                 |
| <b>Institutional</b>          |           |                        |           |                        |           |                        |           |                        |           |                        |
| New                           | 1         | \$1,000.00             | 0         | \$0.00                 | 0         | \$0.00                 | 0         | \$0.00                 | 0         | \$0.00                 |
| Addition/Reno/Upgrade         | 0         | \$0.00                 | 5         | \$0.00                 | 0         | \$0.00                 | 0         | \$0.00                 | 1         | \$0.00                 |
| <b>Other</b>                  |           |                        |           |                        |           |                        |           |                        |           |                        |
| Total Other                   | 12        | \$20,000.00            | 15        | \$2,112,000.00         | 14        | \$346,244.00           | 23        | \$452,400.00           | 8         | \$550,900.00           |
| <b>Total # of BPs</b>         | <b>88</b> |                        | <b>90</b> |                        | <b>89</b> |                        | <b>81</b> |                        | <b>86</b> |                        |
| <b>Total Value of BPs</b>     |           | <b>\$17,396,997.16</b> |           | <b>\$32,693,483.69</b> |           | <b>\$24,356,083.73</b> |           | <b>\$32,471,323.00</b> |           | <b>\$48,654,849.17</b> |



Figure 2 highlights the number of applications received in Q1 2019. In terms of volume, Q1 2019 has been comparable to 2017 and ahead of 2018, 2016 and 2015.

**Figure 2: Application Summary**

|                            | 2015       |            | 2016       |             | 2017       |             | 2018       |             | 2019       |
|----------------------------|------------|------------|------------|-------------|------------|-------------|------------|-------------|------------|
|                            | Q1         | Year End   | Q1         | Year End    | Q1         | Year End    | Q1         | Year End    | Q1         |
| Land Use Applications      | 26         | 149        | 45         | 177         | 46         | 193         | 55         | 201         | 45         |
| Building Permits           | 88         | 381        | 90         | 394         | 89         | 433         | 81         | 407         | 86         |
| Miscellaneous Applications | 96         | 344        | 80         | 441         | 99         | 444         | 92         | 438         | 105        |
| <b>Total</b>               | <b>210</b> | <b>874</b> | <b>215</b> | <b>1012</b> | <b>234</b> | <b>1070</b> | <b>228</b> | <b>1046</b> | <b>236</b> |

Figure 3 provides a breakdown of the types of land use application received for Q1. Volume was down slightly compared to 2018 Q1, but the volume is similar to the number of applications received in Q1 of 2016 and 2017.

**Figure 3: Land Use Application Summary**

| Type of Application          | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|                              | Q1        | Q1        | Q1        | Q1        | Q1        | Q1        | Q1        |
| ALR Exclusion                | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
| Boundary Extension           | 2         | 0         | 0         | 0         | 0         | 0         | 0         |
| Board of Variance            | 0         | 0         | 0         | 1         | 0         | 0         | 0         |
| Cannabis Retail Licensing    | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       | 10        |
| Development Permit           | 20        | 9         | 6         | 15        | 17        | 13        | 6         |
| Development Variance Permit  | 3         | 6         | 3         | 11        | 9         | 9         | 2         |
| Heritage Permits             | 0         | 0         | 0         | 0         | 0         | 0         | 3         |
| Liquor Licensing             | 0         | 4         | 0         | 0         | 0         | 3         | 5         |
| LUC Amendment / Discharge    | 0         | 0         | 1         | 0         | 0         | 0         | 0         |
| OCP Amendment                | 0         | 0         | 1         | 3         | 0         | 3         | 3         |
| Revitalization Tax Exemption | 2         | 0         | 0         | 2         | 0         | 0         | 1         |
| Rezoning                     | 9         | 3         | 1         | 5         | 5         | 9         | 5         |
| Subdivision                  | 4         | 9         | 12        | 5         | 11        | 11        | 3         |
| Tree Removal Permit          | 0         | 2         | 2         | 3         | 4         | 7         | 7         |
| <b>Total Applications</b>    | <b>40</b> | <b>33</b> | <b>26</b> | <b>45</b> | <b>46</b> | <b>55</b> | <b>45</b> |

Figure 4 provides a breakdown of the miscellaneous applications received in Q1. There has been a 14% increase in the number of miscellaneous applications in 2019 Q1.

**Figure 4: Miscellaneous Application Summary**

| Type of Application       | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019       |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
|                           | Q1        | Q1        | Q1        | Q1        | Q1        | Q1        | Q1         |
| External Referrals        | 0         | 0         | 1         | 1         | 2         | 0         | 2          |
| Hoarding                  | 13        | 14        | 17        | 15        | 24        | 15        | 16         |
| Property Info Request     | 15        | 18        | 21        | 14        | 29        | 38        | 41         |
| Sidewalk / Blvd Area use  | 2         | 1         | 0         | 1         | 0         | 0         | 0          |
| Sign Permit               | 39        | 49        | 57        | 49        | 44        | 39        | 46         |
| <b>Total Applications</b> | <b>69</b> | <b>82</b> | <b>96</b> | <b>80</b> | <b>99</b> | <b>92</b> | <b>105</b> |

Figure 5 provides a summary of the DCCs received in Q1 2019 and the year-end values received for 2017 and 2018.

**Figure 5: Development Cost Charges – Q1**

| Type of DCC                | 2017                | 2018                | 2019                |
|----------------------------|---------------------|---------------------|---------------------|
|                            | Year End            | Year End            | Q1                  |
| Sanitary Disposal          | \$ 240,502          | \$ 278,738          | \$ 182,191          |
| Sanitary Collection        | \$ 162,421          | \$ 183,994          | \$ 125,558          |
| Sanitary Treatment         | \$ 160,199          | \$ 140,138          | \$ 91,222           |
| Water Facilities           | \$ 380,106          | \$ 481,633          | \$ 448,946          |
| Transportation             | \$ 1,935,161        | \$ 864,306          | \$ 1,340,582        |
| Stormwater                 | \$ 112,197          | \$ 119,222          | \$ 57,126           |
| Parks and Open Space       | \$ 1,222,682        | \$ 1,059,353        | \$ 930,582          |
| <b>Total Value of DCCs</b> | <b>\$ 4,213,268</b> | <b>\$ 3,127,384</b> | <b>\$ 3,176,207</b> |

\* Note: Coldstream Sewer DCCs are included in the figures.

The move from a 2% to a 3% MRDT has led to revenues to be utilized for tourism marketing, programs and projects to surpass \$1m. For the first time since 2011, however year over year increases in room revenue for the accommodators located in the city saw very little increase over 2017 at 0.8%. Figure 6 highlights the final room revenue and MRDT numbers for 2018 compared to those in 2017.

**Figure 6: Municipal Regional District Tax**

| Month     | 2017 Room Revenue | 2017 2% MRDT     | 2018 Room Revenue | 2018 3% MRDT*      |
|-----------|-------------------|------------------|-------------------|--------------------|
| January   | \$ 1.13 M         | \$ 22,674        | \$1.42 M          | \$ 39,259          |
| February  | \$ 1.70 M         | \$ 34,066        | \$2.15 M          | \$ 59,773          |
| March     | \$ 2.08 M         | \$ 41,568        | \$2.22 M          | \$ 61,597          |
| April     | \$ 2.45 M         | \$ 49,031        | \$2.28 M          | \$ 63,211          |
| May       | \$ 3.28 M         | \$ 65,502        | \$3.47 M          | \$ 96,600          |
| June      | \$ 4.45 M         | \$ 88,916        | \$4.51 M          | \$125,757          |
| July      | \$ 5.63 M         | \$112,682        | \$5.62 M          | \$156,731          |
| August    | \$ 4.85 M         | \$ 97,088        | \$4.85 M          | \$135,348          |
| September | \$ 4.42 M         | \$ 88,381        | \$3.89 M          | \$108,478          |
| October   | \$ 2.64 M         | \$ 52,740        | \$2.28 M          | \$ 63,207          |
| November  | \$ 2.11 M         | \$ 42,124        | \$1.95 M          | \$ 53,951          |
| December  | \$ 2.16 M         | \$ 43,201        | \$2.57 M          | \$ 55,525          |
|           | <b>\$36.90 M</b>  | <b>\$737,973</b> | <b>\$37.2 M</b>   | <b>\$1,019,437</b> |

\*Although a 3% MRDT is collected, the City of Vernon receives 2.8% of the tax with the remaining 0.2% going to the provincial Tourism Events Program.

The Community Infrastructure and Development Services Division provides planning and building application statistics to Council on a quarterly and yearly basis; the remaining quarterly statistics shall be reported at the following Council meetings:


- Quarter 2 → July 29, 2019
- Quarter 3 → October 28, 2019
- Quarter 4 and Year End → February 2020

**Recommendation:**

THAT Council receive the memorandum titled "2019 Planning and Building First Quarter Statistics Summary" dated April 16, 2019 from the Manager, Economic Development and Tourism and Current Planning Assistant, for information.


Respectfully submitted by:

Apr 17 2019 8:43 AM

X  ✓  
Kevin Poole DocuSign

Kevin Poole  
Manager, Economic Development and Tourism

Apr 17 2019 8:39 AM

X  ✓  
Carie Liefke DocuSign

Carie Liefke  
Current Planning Assistant

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ORIGINAL



THE CORPORATION OF THE CITY OF VERNON

**REPORT/RECOMMENDATION TO COUNCIL**

**SUBMITTED BY:**

Terry Martens  
Financial Analyst

**DATE:** March 27, 2019

**FILE:** 1970-13-05

**SUBJECT: 2019 TAX RATES OPTIONS**

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**PURPOSE:**

To provide Council with the information required to consider various options for setting the 2019 general municipal tax rates. The four options presented are summarized in Schedule A – 2019 General/Capital Tax Rate Options Summary.

**RECOMMENDATION:**

THAT Council selects Option one (1), of the four tax rate options identified on Schedule A in the report recommendation titled "2019 Tax Rates Options", dated March 27, 2019, from the Financial Analyst;

AND FURTHER, that Council direct Administration to prepare the Tax Rates Bylaw #5745 for initial readings on Tuesday, April 23, 2019.

**ALTERNATIVES & IMPLICATIONS:**

1. THAT Council selects option (*to be cited by Council*), of the four tax rate options, identified on Schedule A in the report recommendation titled "2019 Tax Rates Options", dated March 27, 2019, from the Financial Analyst;

AND FURTHER, that Council direct Administration to prepare the Tax Rates Bylaw #5745 for initial readings on Tuesday, April 23, 2019.

*Note: Each alternative collects the same amount of taxation for the City. The difference in tax rates provided result in different assessment classes in the community paying a different percentage of the total tax burden.*

2. THAT Council selects option (*to be cited by Council*), of the four tax rate options, identified on Schedule A in the report recommendation titled "2019 Tax Rates Options", dated March 27, 2019, from the Financial Analyst, with the following amendment (*to be cited by Council*);

AND FURTHER, that Council direct Administration to prepare the Tax Rates Bylaw #5745 for initial readings on Tuesday, April 23, 2019.

*Note: Whatever changes are directed by Council, the resulting rates must result in the same amount of total property taxation revenue for the City in order to meet its 2019 budgeted operating goals.*

**ANALYSIS:**

**A. Committee/Board Recommendations:**

N/A

**B. Rationale:**

1. For the 2019 property tax year, the BC Assessment reports have indicated an overall increase in assessment values totalling \$767,884,312. Of this amount, \$172,258,594 reflects non-market change. Most of the non-market increase is attributable to residential properties (\$171,968,375). Non-market changes are largely due to new construction plus changes in property tax classifications. The total 2018 and 2019 Revised Roll assessment values are:

|                          | <b>2018</b>                   | <b>2019</b>                   | <b>2019 %</b>        |
|--------------------------|-------------------------------|-------------------------------|----------------------|
| 1 – Residential          | \$7,165,967,543               | \$7,911,985,518               | 84.9%                |
| 2 – Utilities            | 7,673,965                     | 7,981,505                     | 0.1%                 |
| 5 – Light Industry       | 44,907,200                    | 42,919,800                    | 0.5%                 |
| 6 – Business             | 1,305,468,629                 | 1,328,584,887                 | 14.3%                |
| 8 – Recreation & other   | <u>26,300,146</u>             | <u>26,730,085</u>             | <u>0.2%</u>          |
| <b>Total Assessments</b> | <b><u>\$8,550,317,483</u></b> | <b><u>\$9,318,201,795</u></b> | <b><u>100.0%</u></b> |

2. The 2019 BC Assessment values resulted in an average residential assessment for the 2019 pre-existing properties, of \$435,395 up from \$402,984 in 2018 (8.0% assessment increase). When non-market changes for residential properties are included, the average residential assessment goes up to \$445,069, resulting in an additional 2.3% average increase in residential assessments. This is due to 2019 new property residential assessment values exceeding 2018 existing average residential assessment values.
3. The 2019 – 2023 Financial Plan included a provision for a 5.3% tax increase. Subsequent to its adoption, the finalized assessment values were made available and indicate that the non-market increase in assessments is higher than what was originally estimated. The Financial Plan assumption called for \$500,000 in increased tax revenue due to non-market change. The actual amount is \$596,000. This results in an overall reduced tax increase to 4.98% which has been built into the tax rate calculations provided in Schedule A.
4. Historically, the business-to-residential tax rate multipliers from 2015 to 2018 have been as follows:

|               |               |               |               |
|---------------|---------------|---------------|---------------|
| 2018 – 2.8489 | 2017 – 2.7289 | 2016 – 2.7194 | 2015 – 2.7405 |
|---------------|---------------|---------------|---------------|

The recommended Option 1 results in a residential to business multiplier of 3.0905 for 2019 (Attachment 1).

5. All four options provided ensure the utility class is taxed at the maximum combined rate per thousand dollars of value, as permitted by legislation and as stated as policy in the 2019 – 2023 Financial Plan Bylaw 5732, adopted January 7, 2019.
6. The 2019 total general municipal property taxes required as per the 2019 – 2023 Financial Plan Bylaw #5732 is \$40,540,808.
7. Option 1: This option provides for no changes from the allocation of the general municipal tax levy from 2018 to 2019. The average residential property, existing in 2018, will see an increase in their general municipal taxes of approximately 4.24% or \$58.21. Including non-market changes the general municipal taxes will increase approximately 6.56% or \$89.99 per residential property from 2018. The residential tax rate (amount per \$1,000 assessed value) will be 3.2849 (2018 – 3.3998). The business class tax rate will be 10.1519 (2018 – 9.6856). At the bottom of Attachment 1 there is an example of a business with a 2018 assessed value of \$1.0 million and 3.75% assessment increase in 2019. This assessment increase is indicative of the increases for downtown businesses. For Option 1 using this example, business taxes payable would increase by 8.74% (increase of \$847.00).
8. Option 2: This option adjusts the general municipal tax revenue by \$275,000 from the residential class to the business class which eases the residential tax burden. The result is the average residential property, existing in 2018, will see an increase in their general municipal taxes of approximately 3.14% or \$43.06. Including non-market changes the general municipal taxes will increase approximately 5.43% or \$74.50 per residential property from 2018. The residential class tax rate will be 3.2501 (2018 – 3.3998). The business class tax rate will be 10.3589 (2018 – 9.6856). For the business example previously illustrated, business taxes payable would increase by 10.96% (increase of \$1,061.76).
9. Option 3: This option adjusts the general municipal tax revenue by \$275,000 from the business class to the residential class which eases the business tax burden (Opposite to Option 2). The result is the average residential property, existing in 2018, will see an increase in their taxes of approximately 5.35% or \$73.36. Including non-market changes the general municipal taxes will increase approximately 7.69% or \$105.48 per residential property from 2018. The residential class tax rate will be 3.3197 (2018 – 3.3998). The business class tax rate will be 9.9450 (2018 – 9.6856). For the business example previously illustrated, business taxes payable would increase by 6.53% (increase of \$632.34).
10. Option 4: This option adjusts the general municipal tax revenue by \$715,000 from the business class to the residential class. The objective of this option is to maintain a similar business-to-residential multiplier as the prior year – 2.8489. The result is the average residential property, existing in 2018, will see an increase in their taxes of approximately 7.11% or \$97.57. Including non-market changes the general municipal taxes will increase approximately 9.49% or \$130.22 per residential property from 2018. The residential class tax rate will be 3.3753 (2018 – 3.3998). The business class tax rate will

be 9.6138 (2018 – 9.6856). The business-to-residential multiplier will be 2.8483 (a slight decrease from 2018). For the business example previously illustrated, business taxes payable would increase by 2.98% (increase of \$288.72).

11. The business class tax rates have increased with each option provided except for option 4; however the business class multiplier has increased with each option, excepting option 4 which sees a slight decrease. This is a result of total residential class assessment percent increases (10.4% overall) being higher than business class assessment percent increases (1.8% overall).

**C. Attachments:**

1. Schedule A – 2019 General/Capital Tax Rate Options Summary

**D. Strategic Plan Objectives:**

The 2019 Tax Rates options allow Council to meet the following strategic goal:

1. Deliver efficient, effective and proactive municipal services

**E. Policy (Existing/Relevance/None):**

1. The 2019 - 2023 Financial Plan Bylaw #5732, adopted January 7, 2019 states:

*Taxes will be allocated to the various classes as follows, to preserve and maintain the existing equity between assessment classes;*

- *The utility class will be taxed at the maximum combined rate per thousand dollars of value permitted by legislation.*
- *All remaining classes of property will receive an equal allocation of the percent change in the annual tax levy.*
- *The City will strive to maintain a business to residential multiplier range not exceeding 3.2 to 1 under optimal conditions.*

**F. Relevant History:**

N/A

**G. Applicants Response:**

N/A

**H. Reasons for Bylaw:**

To provide Administration direction in creating the 2019 Tax Rates bylaw as per Section 197 of the *Community Charter* resulting in a City property tax levy that meets the City's total taxation requirements as presented in the 2019 Financial Plan Bylaw #5732, adopted on January 7, 2019.

**I. Resources:**

N/A

**BUDGET IMPLICATIONS:**

Once the 2019 Tax Rates Bylaw #5745 has been presented to Council, and adopted in a timely manner, then the property tax levies will be calculated and the notices distributed in time for property owners to pay their property taxes by the tax due date of July 2, 2019.

Prepared by:

*TMM*

Terry Martens, Financial Analyst

Approved for submission to Council:

*Will Pearce*  
Will Pearce, CAO

Date: 02. April. 2019

| APPROVALS              | DATE  | COUNCIL AGENDA INFORMATION:               |             |      |   |
|------------------------|-------|---|-------------|------|---|
| Supervisor _____       | _____ | <input type="checkbox"/> Regular          | Date: _____ | Item | # |
| Division Manager _____ | _____ | <input type="checkbox"/> In-Camera/COW    | Date: _____ | Item | # |
|                        |       | <input type="checkbox"/> Information Item | Date: _____ | Item | # |
|                        |       | <input type="checkbox"/> Agenda Addenda   | Date: _____ | Item | # |

| <u>REVIEWED WITH</u>                          | <u>REVIEWED WITH</u>                 | <u>REVIEWED WITH</u>                         | <u>REVIEWED WITH</u><br>Committees |
|---|--------------------------------------|--|------------------------------------|
| <input type="checkbox"/> Bylaw Services       | <input type="checkbox"/> Environment | <input type="checkbox"/> Public Works        | <input type="checkbox"/> _____     |
| <input type="checkbox"/> Clerk                | <input type="checkbox"/> Facilities  | <input type="checkbox"/> Planning            | <input type="checkbox"/> _____     |
| <input type="checkbox"/> Economic Dev.        | <input type="checkbox"/> Finance     | <input type="checkbox"/> Engineering         | <input type="checkbox"/> _____     |
| <input type="checkbox"/> RCMP                 | <input type="checkbox"/> Fire        | <input type="checkbox"/> Operations          | <input type="checkbox"/> _____     |
| <input type="checkbox"/> Building & Licensing | <input type="checkbox"/> GVS - Parks | <input type="checkbox"/> GVS - Water         |                                    |
| <input type="checkbox"/> Human Relations      | <input type="checkbox"/> Utilities   | <input type="checkbox"/> Recreation Services |                                    |
|   |                                      | <input type="checkbox"/> Other _____         |                                    |

**NOTE:** City Administrator's comments will be provided if required as an addendum to the report



**Schedule A  
2019 General/Capital Tax Rate Options Summary**

**Financial Plan Assumptions**

1. Financial Plan specified a 3.4% municipal levy increase.
2. Financial Plan specified a 1.9% cumulative capital levy increase for a total of \$4,396,870.
3. Operating and Capital levies combined for review purposes equals 5.3%

| Average Residential Assessment Value |                            |         |                            |                 |
|--------------------------------------|----------------------------|---------|----------------------------|-----------------|
|                                      | Revised Roll Excluding NMC |         | Revised Roll Including NMC |                 |
| 2019                                 | \$                         | 435,395 | \$                         | 445,069         |
| 2018                                 | \$                         | 403,559 | \$                         | 403,559         |
| Increase                             | \$                         | 31,836  | 7.9%                       | \$ 41,510 10.3% |

**Council Information Items**

1. All rate options preserve the total overall funding specified in the Financial Plan
2. The rate options present a range of business to residential multiplier options
3. All rate options are within the parameters specified in the annual revenue policy stating a target multiplier ratio not exceeding 3.2 to 1

| 2019 General/Capital Tax Rates Options For 2019 Taxpayer Base |             |         |  |         |   |         |           |   |         |           |   |         |           |
|---|-------------|---------|--|---------|---|---------|-----------|---|---------|-----------|---|---------|-----------|
| Tax Distribution Options                                      | 2018 Actual |         | Option 1<br>No Adjustments to Allocation of the Total Tax Levy |         | Option 2<br>Adjust Business Rate to ease Residential Burden |         |           | Option 3<br>Adjust Residential Rate to ease Business Burden |         |           | Option 4<br>Adjust Residential Rate to retain Business Multiplier |         |           |
|   | Multiplier  | Rate    | Multiplier   | Rate    | Multiplier  | Rate    | Tax Shift | Multiplier  | Rate    | Tax Shift | Multiplier  | Rate    | Tax Shift |
| Class   |             |         |  |         |   |         |           |   |         |           |   |         |           |
| Residential   | 1.0000      | 3.3998  | 1.0000   | 3.2849  | 1.0000  | 3.2501  | (275,000) | 1.0000  | 3.3197  | 275,000   | 1.0000  | 3.3753  | 715,000   |
| Utilities   | 11.1631     | 37.9521 | 11.4864  | 37.7316 | 11.6094   | 37.7316 |           | 11.3660   | 37.7316 |           | 11.1787   | 37.7316 |           |
| Supportive Housing  | 1.0000      | 3.3998  | 1.0000   | 3.2849  | 1.0000  | 3.2501  |           | 1.0000  | 3.3197  |           | 1.0000  | 3.3753  |           |
| Industrial  | 3.6355      | 12.3599 | 4.1465   | 13.6208 | 4.1909  | 13.6208 |           | 4.1030  | 13.6208 |           | 4.0354  | 13.6208 |           |
| Business  | 2.8489      | 9.6856  | 3.0905   | 10.1519 | 3.1873  | 10.3589 | 275,000   | 2.9958  | 9.9450  | (275,000) | 2.8483  | 9.6138  | (715,000) |
| Managed Forest  | 0.2416      | 0.8214  | 0.2347   | 0.7711  | 0.2373  | 0.7711  |           | 0.2323  | 0.7711  |           | 0.2285  | 0.7711  |           |
| Recreation/Seasonal   | 1.8723      | 6.3654  | 1.9729   | 6.4807  | 1.9940  | 6.4807  |           | 1.9522  | 6.4807  |           | 1.9200  | 6.4807  |           |
| Farm  | 0.2890      | 0.9825  | 0.3432   | 1.1274  | 0.3469  | 1.1274  |           | 0.3396  | 1.1274  |           | 0.3340  | 1.1274  |           |

**RESIDENTIAL (pre-existing taxpayers - not including non-market change for 2019)**

|                                   |    |          |    |          |    |          |    |          |    |          |
|-----------------------------------|----|----------|----|----------|----|----------|----|----------|----|----------|
| Average Residential Taxes Payable | \$ | 1,372.02 | \$ | 1,430.23 | \$ | 1,415.08 | \$ | 1,445.38 | \$ | 1,469.59 |
| Residential Increase              |    | 4.42%    |    | 4.24%    |    | 3.14%    |    | 5.35%    |    | 7.11%    |
| Residential Tax Payable Impact    | \$ | 58.05    | \$ | 58.21    | \$ | 43.06    | \$ | 73.36    | \$ | 97.57    |

**RESIDENTIAL (pre-existing & new taxpayers - including non-market change for 2019)**

|                                   |    |          |    |          |    |          |    |          |    |          |
|-----------------------------------|----|----------|----|----------|----|----------|----|----------|----|----------|
| Average Residential Taxes Payable | \$ | 1,372.02 | \$ | 1,462.01 | \$ | 1,446.52 | \$ | 1,477.49 | \$ | 1,502.24 |
| Residential Increase              |    | 4.57%    |    | 6.56%    |    | 5.43%    |    | 7.69%    |    | 9.49%    |
| Residential Tax Payable Impact    | \$ | 60.00    | \$ | 89.99    | \$ | 74.50    | \$ | 105.48   | \$ | 130.22   |

**BUSINESS (assuming a 2018 assessed value of \$1.0 million & 3.75% assessment increase in 2019)**

|                             |    |          |    |           |    |           |    |           |    |          |
|-----------------------------|----|----------|----|-----------|----|-----------|----|-----------|----|----------|
| Business Taxes Payable      | \$ | 9,685.60 | \$ | 10,532.60 | \$ | 10,747.36 | \$ | 10,317.94 | \$ | 9,974.32 |
| Business Increase           |    |          |    | 8.74%     |    | 10.96%    |    | 6.53%     |    | 2.98%    |
| Business Tax Payable Impact |    |          | \$ | 847.00    | \$ | 1,061.76  | \$ | 632.34    | \$ | 288.72   |

**RESIDENTIAL TO BUSINESS MULTIPLIER**

|      |        |        |        |        |
|------|--------|--------|--------|--------|
| 2019 | 3.0905 | 3.1873 | 2.9958 | 2.8483 |
| 2018 | 2.8489 | 2.8489 | 2.8489 | 2.8489 |



THE CORPORATION OF THE CITY OF VERNON

**INTERNAL MEMORANDUM**

**TO:** Will Pearce, CAO **FILE:** 0485-20

**PC:** Patti Bridal, Director, Deputy CAO;  
Kim Flick, Director Community Infrastructure &  
Development;  
Kevin Poole, Manager, Economic Development &  
Tourism **DATE:** April 12, 2019

**FROM:** Maria Doyle, Sr. Exec. Assistant

**SUBJECT:** *Community to Community Forum*

---

Union of British Columbia Municipalities (UBCM) and First Nations Summit have announced that funding for the Regional 2019/2020 Community to Community Forum Program is available for forums being held between April 21, 2019 and March 31, 2020. The City of Vernon submitted the 2019/20 Application form on February 28, 2019 requesting funding to host the Community to Community forum. We have received confirmation from UBCM on April 11, 2019 that funding will be granted.

The Okanagan Indian Band (OKIB) wish to continue dialogue at another Community to Community Forum with the City of Vernon. A proposed date of June 25 or June 27, 2019 has been suggested to OKIB as potential dates for the next Community to Community Forum. At the time of this writing, the Mayor is currently awaiting confirmation from the Okanagan Indian Band on the Community to Community Forum date. The meeting will be a luncheon from 12 noon – 3:00 pm.

Administration respectfully requests Council's approval to endorse the 2019 Community to Community forum between representatives of the Okanagan Indian Band and the City of Vernon.

**RECOMMENDATION:**

THAT Council approves Administration coordinating a Community to Community Forum between representatives of the Okanagan Indian Band, members of Council and City of Vernon Administration in June, 2019.

Respectfully submitted,

  
\_\_\_\_\_  
Maria Doyle, Exec. Assistant



THE CORPORATION OF THE CITY OF VERNON

**INTERNAL M E M O R A N D U M**

**TO:** Will Pearce, CAO **FILE:** 7700-01  
**PC:** Patti Bridal, Deputy CAO, Dir. Corporate Services **DATE:** April 11, 2019  
**FROM:** Doug Ross, Director, Recreation Services  
**SUBJECT:** *Recreation Services Quarterly Reports*

---

The purpose of this memo is to introduce Council to the new Recreation Services Quarterly Report. As recommended in the Greater Vernon Recreation Master Plan (the Plan), despite strong support for recreation from the public, more needs to be done to ensure that the public and elected officials are aware of the positive impact that recreation has on the community.

In the Plan, "*Celebrating Successes*" was one of the identified recommendations and suggested that more be done to "*record, share, and celebrate the ways in which recreation positively impacts the community*". The purpose of this is "*to demonstrate that recreation is a justified and essential public service*". The Plan also identified "*Potential Actions*" that included "*presenting successes and achievements to the community and elected officials*" and to "*share stories from community members of how recreation positively impacted them*".

The Plan identifies that "*return on investment is difficult to measure in the recreation field*". That is why it is so important that Recreation Services share this information with Council and the community and highlight the programs and services that we offer. In order to achieve this, Recreation Services is providing Council and the Greater Vernon Advisory Committee with the accompanying quarterly report with information on facility usage, user visits and showcasing positive experiences from participants.

**RECOMMENDATION:**

THAT Council receive the memorandum titled "Recreation Services Quarterly Reports" and the accompanying Power Point presentation, dated April 11, 2019 from the Director Recreation Services, for information.

Respectfully submitted:

Doug Ross

GL1

# Recreation Services 2019 First Quarter Report

Jan 1 - March 31, 2019



Through Recreation We Improve Quality of Life



Vernon Aquatic Centre  
Learn to Swim  
Participants

**1,411** participants

Over 14,000 user visits

A single instructor taught 105 children in our community how to be safer around the water this season.



## Vernon Aquatic Centre Drop In Participants

Jan 1 - March 31, 2019

**45,240** user visits

An average of 500  
guests per day.



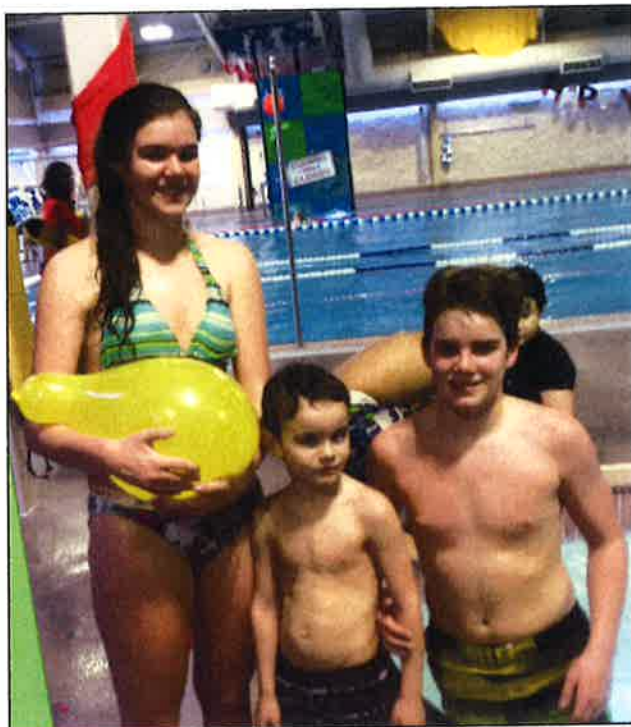
## Vernon Aquatic Centre Aqua Awareness

Jan 1 - March 31, 2019

**98** participants

Over 1000 user visits

Children and adults with  
a range of needs and  
abilities.



## Jopo Swim

Sunday Feb 10<sup>th</sup>, 2019

414 Participants

## Family Day Free Swim

Monday Feb 18<sup>th</sup>, 2019

565 Participants

## Vernon Masters Swim Meet

January 27<sup>th</sup>, 2019

49

Competitors

3

Provincial Records

19-91

Years of age





# Preschool

Recreation Programs

**227** participants

**2290** user visits

**26** activities



# Child 7-13 yrs

Recreation Programs

**305** participants

**32** activities



## Sports

Recreation Programs

Drop -in Sports

**820** user visits

**5** sport options weekly

Volleyball League

**700** participants

**12** league divisions



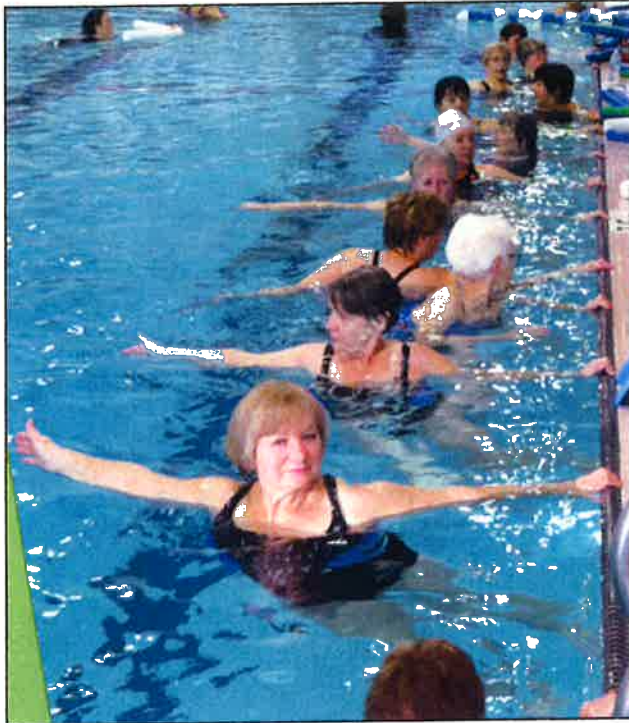
## Special Interest

Recreation Programs

**57** participants

**4** activities





## Aquafit

Recreation Programs

**2827** user visits

**15** classes per week



## Land Fitness

Weight Room Training

**147** participants

**8** activities

Group Fitness

**287** participants

**33** activities



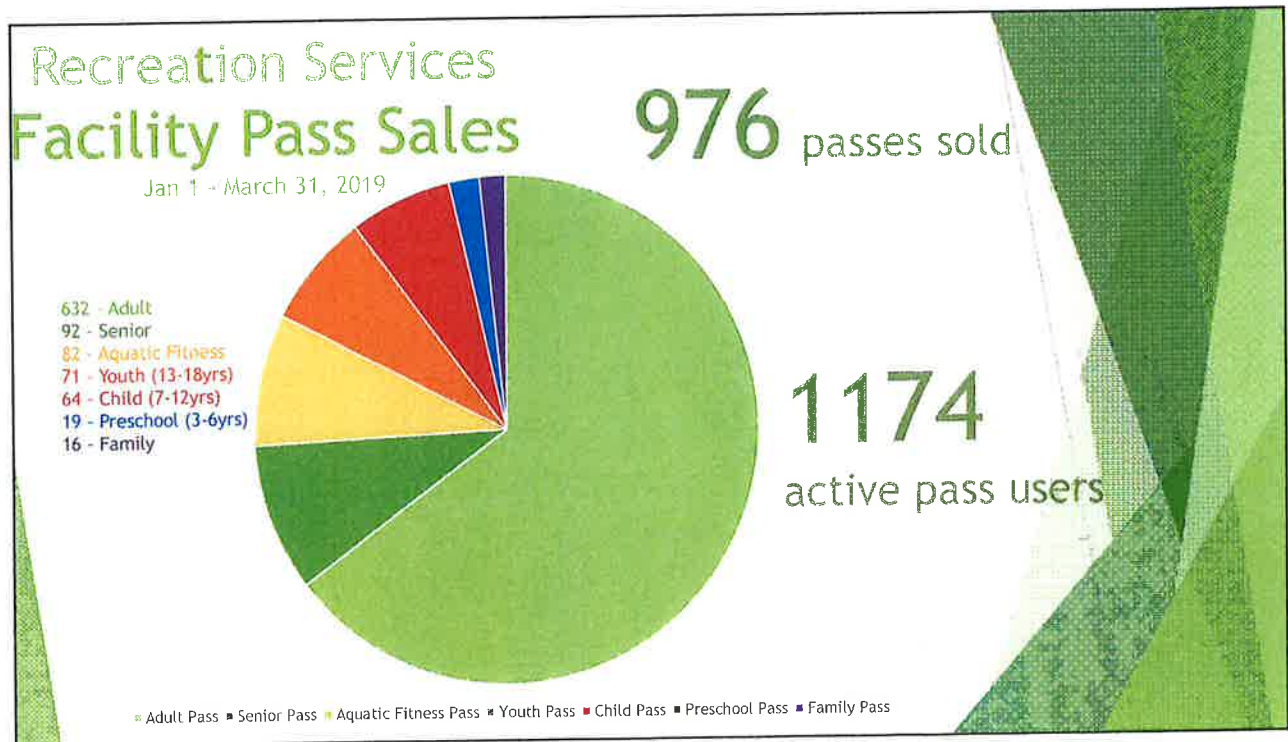
# Program Registrations

January 1-March 31, 2019

**2443** Registrations

1070 In Person Registrations

1373 Online Registrations





## Facility Booking Hours

January 1-March 31, 2019

**3235 hrs**

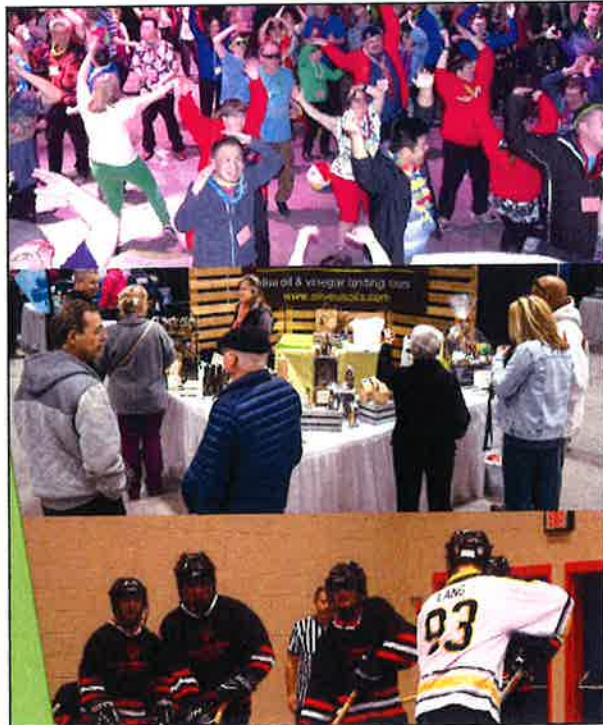
Ice/Dry Floor Booking

**1307 hrs**

Room Booking

**1207 hrs**

Gymnasium Booking



## Major Events

January 1-March 31, 2019

**26** events

**12** Sporting Events

**6** Community Events

**6** Winter Carnival Events

**2** Private Banquets

## Through Recreation We Improve Quality of Life



Leila Ward  
Pass Holder since 2004.



## REPORT/RECOMMENDATION TO COUNCIL

**SUBMITTED BY:** Doug Ross, Director, Recreation Services

**DATE:** April 11, 2019

**FILE:** 7700-03

**SUBJECT: RECREATION SERVICES AMENDMENT TO FEES & CHARGES BYLAW**

---

**PURPOSE:**

To present to Council for consideration, the 2019-2020 Manual of Fees & Charges for Recreation Services.

**RECOMMENDATION:**

THAT Council approve Amendments to the Recreation Services Fees & Charges Bylaw #5472 for the period of September 1, 2019 to August 31, 2020 as outlined in Attachment "A" to the report titled Recreation Services Amendment to Fees & Charges Bylaw, dated April 11, 2019 from the Director, Recreation Services.

**ALTERNATIVES & IMPLICATIONS:**

THAT Council not approve Amendments to the Recreation Services Fees & Charges Bylaw #5472 for the period of September 1, 2019 to August 31, 2020 as outlined in Attachment "A" to the report titled Recreation Services Amendment to Fees & Charges Bylaw, dated April 11, 2019 from the Director, Recreation Services, and direct the following amendments (to be cited by Council):

**ANALYSIS:**

**A. Committee/Board Recommendations:**

N/A

**B. Rationale:**

Fees for services are determined using three factors. The first is an analysis of the actual costs to provide a service. The second is a market comparison with other municipalities and regional districts that provide recreation services. The third factor is current local economic conditions.

**1. Analysis of costs-**

The cost to provide a program or service is made up of three components; Wages, Utilities and Materials.

**Wages:** Labour makes up approximately 45% of the cost of a service. Negotiations for the next Collective Agreement are underway. At this time, 2% has been used for the calculation below.

**Utilities:** Utilities make up approximately 35% of the cost of a service. There are four components to utility costs. These are listed below, along with the most current known increases / decreases.

- Water           GVW rates amount to an increase of 2.8% effective April 1, 2019.
- Hydro           BC Hydro rates increased 1.8% effective April 1, 2019.
- Gas             Fortis charges have increased 1.5% since 2018.
- Insurance      Insurance has been budgeted for a 2% increase.

**Materials:** Materials make up approximately 20% of the cost of a service. For calculation purposes, the Consumer Price Index (Canada February- February 2019 – All Items) is applied to this category. The CPI rose by 1.5%.

| Wages 45%                                | Utilities 35%  | Materials 20%   | Total 100%      |
|--|--|---|-----------------|
| \$45                                     | \$35   | \$20  | \$100           |
| CUPE Collective Agreement<br>2% increase | Water 2.8%<br>Hydro 1.8%<br>Gas 1.5%<br>Insurance 2% | Canada CPI for All Items<br>February to February 1.5% |                 |
| \$0.90                                   | \$.99  | \$0.30  | \$2.19          |
| <b>\$45.90</b>                           | <b>\$35.99</b>                                       | <b>\$20.30</b>  | <b>\$102.19</b> |

The analysis above indicates a 2.19% increase in costs to operate the services.

**2. Market Comparison-**

Two of the basic services provided through Recreation Services are swimming pools and ice arenas. Attachments “2” and “3” attached show a comparison of rates charged by municipalities in the immediate area.

**3. Local Market and Economic Conditions-**

Consideration of the local economy and what the market will bear while providing for reasonably affordable access is factored into decisions regarding fees and charges.

**Conclusion-**

With recreation and leisure playing such an important role in the mental and physical health of the community it is important to strive to keep fees for rentals, programs and services consistent, predictable and affordable.

Over the last five years rate projections have totaled 13.52% (5.61% in 2014, 1.45% in 2015, 2% in 2016, 2.4% in 2017 and 2.06 in 2018) and during the same time period, Council has maintained a consistent rate increase of 2.6% per year totalling 13%, further subsidizing rentals, programs and services by .52%.

After consideration of all three factors and based on the information above; including a comparison with neighbouring communities, an increase of 2.19% for rentals, programs and services is recommended.

**Proposed Clarifications and Variances:**

It is recommended that the following areas of categories be adjusted as described below and in some cases not have the 2.19% increase applied for 2019-2020. It should be noted that many rates are established on a base rate and then applicable discounts are calculated off of that rate. Additionally, in some cases rates have been adjusted for the purpose of rounding to the nearest nickel.

**Administrative Policies – Page 6**

Administrative policies concerning refunds, discounts and administrative fees have been in place for years and published in the Active Living Guide and on the Recreation website. This page has been added to embed the policies into the bylaw.

**Kal Tire Place North Summer Ice Rates – Page 23**

Summer ice puts additional demands on the ice plant and is therefore more expensive to maintain. The summer ice rate was established to recover this anticipated increase in costs. Feedback from some user groups has suggested that the fee may have been set too high. Due to this, the summer rate for ice is being held at the current rate.

**Kal Tire Place Ice Rates – Page 23**

As per Administrations recommendation last year, the rental rate for ice at Kal Tire Place is being held until such time as the rate is consistent with the other two sheets of ice. This will allow staff to place renters at the ice sheet that is appropriate for their group and change the perception that there is a 'premium' sheet of ice. This will not affect the rental rate for events.

**Kal Tire Place Dry Floor Rates – Page 24**

As above, Administration recommend holding the rental rate for dry floor rentals at Kal Tire Place until such time as the rate is consistent with the other two arenas. This will allow staff to place renters at the facility that is appropriate for their group. This will not affect the rental rate for events at Kal Tire Place.

**Willow Meeting Room Rates – Page 33**

As per the approved 2019 Major Maintenance Budget, Recreation Services will be renovating the existing kiosk space and creating a new meeting/multi-use space that will be called the Willow Room. The newly established rates for the room appear on this page.

**C. Attachments:**

- A. Proposed Amendments to Fees and Charges Bylaw 5472
- B. Ice Rental Rates Comparison
- C. Pool Rates Comparison
- D. Supporting memo from the Manager, Parks and Public Spaces Maintenance

**D. Strategic Plan Objectives:**

The bylaw supports the following objective in Council's Strategic Plan:

- Create a Vibrant Parks and Recreation System.

**E. Policy (Existing/Relevance/None):**

**Previous Greater Vernon Parks, Recreation & Culture Policy:**

GVSC 6001; Long Term Goals, Results & Priorities – Parks, Recreation & Culture Fair and Equitable Access – October 13, 2005

1. All facilities and programs are available to Greater Vernon residents without barriers which discriminate on the basis of sex, race, religion, or financial limitations. This is further interpreted that:
  - a. Residents will have some access to all facilities at no direct cost to the user.
  - b. Programs for physically challenged individuals will be provided on the basis of demand.
2. Tax appropriation will be the primary source of funds for the operations of Greater Vernon Recreation Services.
3. User fees will supplement the cost of operations on the following basis:
  - a. Adult recreational programs and senior programs will recover all operational costs including overhead cost of the division / facility but excluding general administration cost and capital.
  - b. Children's programs and disabled person's programs will be subsidized to a maximum of 50% in existing facilities, excluding the Multiplex, Performing Arts Centre or other new facilities.
  - c. Non-basic services will be charged on the basis of what the market will bear, but at least at 100% cost recovery.

**F. Relevant History:**

As per the Greater Vernon Recreation Facilities and Programming Agreement signed April 16, 2014 by the City of Vernon, District of Coldstream and the Regional District of North Okanagan, Council is responsible for the establishment of fees and charges for all recreation facilities and services operated by Recreation Services.

**G. Applicants Response:**

N/A

**H. Reasons for Bylaw:**

In order to update the Recreation Services Manual of Fees and Charges.

**I. Resources:**


N/A



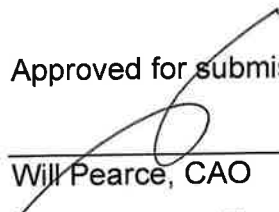
**BUDGET IMPLICATIONS:**

The Recreation Services budget as negotiated in the Greater Vernon Recreation Facilities and Programming Service Agreement is based on the 2013 budget plus subsequent increases based on the CPI (Canada all goods August – August) each year. It is anticipated that the proposed fee increases will cover the projected increase in wages, utilities and materials and therefore not adversely impact the budget. If no increases are approved, this would lead to greater reliance and support from taxes and/or a decrease in service levels.

Prepared by:

  
 \_\_\_\_\_  
 Doug Ross, Director, Recreation Services

Approved for submission to Council:

  
 \_\_\_\_\_  
 Will Pearce, CAO

Date: 17. April. 2019

| APPROVALS              |  | DATE            | COUNCIL AGENDA INFORMATION:                 |                       |              |  |
|------------------------|--|-----------------|---|-----------------------|--------------|--|
| Supervisor _____       |  |                 | <input checked="" type="checkbox"/> Regular | Date: <u>April 23</u> | Item # _____ |  |
| Division Manager _____ |  | <u>18/04/03</u> | <input type="checkbox"/> In-Camera/COW      | Date: _____           | Item # _____ |  |
|                        |  |                 | <input type="checkbox"/> Information Item   | Date: _____           | Item # _____ |  |
|                        |  |                 | <input type="checkbox"/> Agenda Addenda     | Date: _____           | Item # _____ |  |

| <u>REVIEWED WITH</u>                       | <u>REVIEWED WITH</u>                 | <u>REVIEWED WITH</u>                  | <u>REVIEWED WITH</u><br>Committees |
|--|--------------------------------------|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Bylaw & Licences  | <input type="checkbox"/> Environment | <input type="checkbox"/> Public Works | <input type="checkbox"/> _____     |
| <input type="checkbox"/> Clerk             | <input type="checkbox"/> Facilities  | <input type="checkbox"/> Planning     | <input type="checkbox"/> _____     |
| <input type="checkbox"/> Economic Dev.     | <input type="checkbox"/> Finance     | <input type="checkbox"/> Engineering  | <input type="checkbox"/> _____     |
| <input type="checkbox"/> RCMP              | <input type="checkbox"/> Fire        | <input type="checkbox"/> Transit      | <input type="checkbox"/> _____     |
| <input type="checkbox"/> Building & Bylaws | <input type="checkbox"/> GVS – Parks | <input type="checkbox"/> GVS - Water  |                                    |
| <input type="checkbox"/> Human Relations   | <input type="checkbox"/> Utilities   | <input type="checkbox"/> Other _____  |                                    |

**NOTE:** City Administrator's comments will be provided if required as an addendum to the report

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# City of Vernon

## RECREATION SERVICES FEES AND CHARGES

### #5472

*Consolidated for Convenience*

Rates Effective as of September 1,  
2019~~8~~

(Amendment Bylaw ~~56825748~~)

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5472

A bylaw to establish fees and charges  
for Recreation Services

---

WHEREAS Section 194 [*Municipal fees*] of the *Community Charter* provides that the Council of the City of Vernon, may, by bylaw, impose fees for a service of the municipality;

NOW THEREFORE the Council of the Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “**Recreation Services Fees and Charges Bylaw Number 5472, 2013**”.
2. There is hereby established fees and charges for Recreation Services as set out in Schedule "A", attached hereto and forming part of this bylaw.
3. This bylaw is to take effect on **January 1, 2014**.

READ A FIRST TIME this 9<sup>th</sup> day of December, 2013.

READ A SECOND TIME this 9<sup>th</sup> day of December, 2013.

READ A THIRD TIME this 9<sup>th</sup> day of December, 2013.

ADOPTED this 16<sup>th</sup> day of December, 2013.

*“Robert Sawatzky”*

---

Mayor

*“Patricia Bridal”*

---

Corporate Officer

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5472

**AMENDMENTS**

| <b>BYLAW NO.</b> | <b>ADOPTION</b>    | <b>AMENDMENT</b>  |
|------------------|--------------------|---|
| 5484             | February 24, 2014  | <b>AMEND</b> Schedule "A" - Lakers Clubhouse, Adult - Day Rate and Adult - 1/2 Day Rate                               |
| 5500             | August 11, 2014    | <b>AMEND</b> Schedule "A" – New Rates effective September 1, 2014   |
| 5563             | July 13, 2015      | <b>AMEND</b> Schedule "A" – New Rates effective September 1, 2015   |
| 5568             | September 14, 2015 | <b>AMEND</b> Schedule "A" – Parks, Volleyball Court Rentals – C. Community Use – Minor (per court per hour) to \$3.59 |
| 5595             | July 11, 2016      | <b>AMEND</b> Schedule "A" – New Rates effective September 1, 2016   |
| 5632             | May 23, 2017       | <b>AMEND</b> Schedule "A" – New Rates effective September 1, 2017   |
| 5682             | May 28, 2018       | <b>AMEND</b> Schedule "A" – New Rates effective September 1, 2018   |

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# Definitions

One of the policies relating to fees and charges states that recoveries from services and facilities should be self-supporting for adults, and no more than 50% subsidization for youth and “disabled” persons. In order to adhere to this objective, it is necessary to define these segments of the population.

- Preschool:** Six years and under.
- Child:** Seven to twelve years of age.
- Youth:** Thirteen to eighteen years of age.
- Disabled Youth:** Children under the age of 19, a resident of B.C., eligible for Children and Youth with Special Needs services: Autism Diagnosis, Developmental Disability, or At Home Eligible may receive a 75% discount on select programs (\*). A child under the age of seven must be accompanied by a paying adult, however that adult can request to have someone assist them in caring for their child with a disability, free of charge.
- Adult:** Nineteen years and over (19+)
- Seniors:** Sixty five years and over (65+)
- Family:** Means members of an immediate family. Parents, legal guardians or grandparents and dependent children who are under the age of 19. Maximum of two adults and youths who are immediate family members.
- Disabled:** Persons having a permanent disability which would limit his/her abilities to fully use the facility without assistance. If the disability is not physically apparent, a doctor’s certificate may be required. Support workers are admitted free unless the support worker is paid then the support worker pays regular fees.
- Financially Disadvantaged:** Persons who are receiving financial assistance from one of the following provincial or federal programs may receive a 75% discount on select programs (\*).
- Persons with disabilities (PWD)
  - Persons with persistent and multiple barriers (PPMB)
  - Regular income assistance benefits (must be renewed annually)
  - Canadian Pension disabilities (CPPD)
  - Guaranteed income supplement for seniors (GIS)
- Non-Prime Time:** Ice time at the Civic and Priest Valley and MUF Arenas between the hours of 8:00 a.m. and 3:00 p.m., Mondays through Fridays during the school year.
- 50% of the regular ice rental rate
  - Not available to already subsidized rates
  - Not available on school holidays or breaks

**Resident Business:** A business that is operating within the Greater Vernon boundaries, and with a valid City of Vernon or District of Coldstream business license.

(\*) Select programs include: Public swim and weight room, selected playschool classes, drop in and punch cards for aquafit classes and aqua therapy classes, public skate, and all drop-in sports programs.

# General Conditions for Rental of Facilities

1. All rental rates include the standard facility, with regularly scheduled maintenance staff. Additional maintenance staff can be requested at a cost to the Renter.
2. Audio Visual (AV) Equipment is located in most facilities. Portable equipment may be made available at the renter's expense. AV support staff are the responsibility of the Renter.
3. Security personnel, ushers, ticket sellers, etc., are the responsibility of the Renter. Recreation Services reserves the right to provide such services at the Renter's expense).
4. Uses beyond the normal operating hours will require payment of additional labour costs.
5. Recreation Services reserves the right to require a Performance Bond and / or Damage Deposit.
6. The Renter is responsible to ensure that the facility is vacated and left in a neat, clean, and tidy condition at the end of the rental.
7. Entrance to or use of facilities will only be requested and approved on the Facility Booking Request Form. Prior entry for decorating, set up, early start, etc. will be by the approval of the Recreation Services and noted on the rental contract. Additional fees, charges and conditions may apply.
8. The rental must not exceed the maximum capacity allowed for the facility.
9. The Renter shall be responsible for loss or damage and assume all risk of injury (including death) to any person arising out of the use of the facility.
10. All rentals must carry comprehensive general liability insurance policy specifically naming as additional insureds, the City of Vernon, the Regional District of North Okanagan and the District of Coldstream.
  - a) Should the user require insurance coverage, the Renter may purchase, at its sole expense, coverage through SBC Insurance. The purchase of coverage through SBC can be facilitated by Recreation Services.
11. **Facility Use Agreement:**

Prior to use of any facilities, the Renter must complete a Facility Use Permit. This document includes a waiver or release which **must** be read by the participant before signing. Staff **must** make sure the waiver is read by the participant before signing. If the participant requests an explanation of the meaning of the waiver, the staff shall respond as follows:

*It is a legal document and by signing the release you are giving up certain legal rights, including the right to sue.*

Under no circumstances is the document to be signed without drawing the participant's attention to the waiver, and confirming that the proper liability insurance coverage is in place.



## Administrative Policies

Refund Policy: Swim Lessons, Leagues, Camps Courses, One Day Programs and Special Events:

- Due to the nature of these programs, if you need to cancel a registration please be sure to notify us 3 business days (Mon to Fri) before the start of the program. No refunds will be given if notification is less than 3 business days. Administration fee will be applied.

Ongoing Classes and Programs:

- If you find that the class you have registered in is not what you expected and you want to cancel, please make sure you call BEFORE the second class and we will refund you the remaining sessions. No refunds are given after the second class. Administration fee will be applied.

Memberships:

- Memberships are not transferable or refundable unless due to illness or injury and with a doctor's note.

Administration Fee: Approved refunds are subject to a 10% administration fee.

Discounts: Only one discount can be applied at a time, combining discounts is not permitted. Discounts may not be applied to staffing or extra fees.

### Rental

Cancellation: If a facility rental is cancelled more than 30 days before the start of the event, a full refund, minus the administration fee, will be given.

If a facility rental is cancelled less than 30 days but more than 14 days before the start of the event, the renter will pay 10% of the rental in addition to the administration fee.

If a facility rental is cancelled 14 days or less before the start of the event, no refund will be given.

Note: For event bookings, the refund policy within the facility contract will be applicable.

### Drop In Pass

Expiry Dates: Drop in or multiple visit passes have a two year expiry date from the year they are purchased. Unused passes are not transferrable or refundable.

### Carrying Credit

On Accounts: Credits will not be carried on accounts. Refunds will be given in the way in which they were paid or via cheque.

# Rate Use Categories

## A. Recreation Programs

- 0-6 years of age (25% of Adult Rate)
- 7-18 years of age (50% of Adult Rate)
- 19 years and over (Full Adult Rate)

These are activities organized and operated by the City of Vernon. Rates are flexible to accommodate programs and maximize use of facility space.

## B. School District No.22

- During school hours – (8:00 a.m. – 3:30 p.m.)
- Outside school hours – community youth rates apply  
(This includes all schools within District No.22)

## C. Community Use

### I. Adult

Local community benefit activities, Winter Carnival events, community concerts, Okanagan Symphony, wedding receptions, “closed” functions, religious events. This category applies to all local groups, clubs, etc., whose event is closed to their members only.

### II. Youth

This category applies to any youth group where 80% of the participants are under 18 years of age. The rate will be 65% of adult rate.

### III. Minor Sports Groups

Groups identified below qualify for 50% of adult rate.  
Local minor sports organizations, approved by City Council.  
Currently this includes:

- Greater Vernon Minor Hockey
- Vernon Figure Skating Club
- Vernon Kokanee Swim Club
- ~~Vernon Minor Lacrosse~~ North Okanagan Minor Lacrosse
- Greater Vernon Ringette Association
- Vernon Speed Skating Club
- Vernon District Minor Baseball
- North Okanagan Youth Soccer Association
- Vernon Minor Football
- Greater Vernon Minor Fastball

## D. Commercial

### I. Resident Business

Advertising, sales or promotions by local resident businesses.  
Must take out a business license for the event.

### II. Non-Resident Business

Advertising, sales and promotions by non-resident businesses.

Must take out a business license for the event.

**E. Private Sponsored Entertainment**

Public dances, "open" functions, films, theatre productions, variety shows, political functions (use local rate).

**I. Local**

Entertainment brought to the facility by a local, registered non-profit society.

**II. Out of Town**

Entertainment brought to the facility by non-resident groups.

**F. Other**

As per individual group contracts or any other items needing a payment category.

**G. Setup/Takedown and Conversion**

Cost for a set up or take down day for event rentals.

**Note:** All rental fees are pre tax, and all drop-in fees include tax.

**Note:** Some fees have been adjusted for rounding purposes.

## Payment of Rental Fee

1. A reserve date deposit is required with the Facility Lease Application Form: \$100 for service clubs or organizations pertaining to reduced rate, and \$200 for commercial or privately sponsored events. This fee is non-refundable and non-transferable if activity is cancelled.
2. Total rental fee is payable 30 days in advance for out of town or commercial renters. Credit may be granted to local community groups. Arrangements must be made prior to the date of booking with the City of Vernon Director of Recreation Services or their designate. Such arrangements will be noted on the Facility Lease Application Form.
  - Example: Winter Carnival events, local service clubs
3. If a Performance Bond is requested, the bond (certified cheque or cash) shall be deposited prior to the event. The Performance Bond shall be in the amount of One Thousand Dollars (\$1,000.00). However, the City of Vernon may require additional damage deposits. After completion of the event, the City of Vernon Director of Recreation Services will authorize a refund of the deposit.
4. Overtime charges for the custodians will be charged before 8:00 a.m. and after 1:00 a.m., amount to equal the overtime benefits according to current Union Contract.
5. Minor Sports Groups to be billed monthly with such accounts to be paid within 15 days.

## Facilities Information and Capacities

| RECREATION COMPLEX                      |   |                           |
|---|---|---------------------------|
| AUDITORIUM                              | INFORMATION                             | SQ. FT.                   |
| Area (angled walls)                     | 1,600 sq. ft w/ floor down              | 12,404                    |
| Doorway size                            | 64.25" wide by 83.75" high              |                           |
| Constructed in 1967                     |   |                           |
| Banquet 718                             | Meeting 950                             |                           |
| Cabaret 520                             |   |                           |
| <b>Breakout Room East: Sunrise Room</b> |   | 900                       |
| Classroom 36                            | Conference 56                           |                           |
| Theatre 75                              |   |                           |
| <b>Breakout Room West: Sunset Room</b>  |   | 585                       |
| Classroom 20                            | Conference 40                           |                           |
| Theatre 40                              |   |                           |
| <b>Willow Room:</b>                     |   | 375                       |
| DOGWOOD GYM                             | INFORMATION                             | SQ. FT.                   |
| Area                                    | 42' x 84'                               | 3,528                     |
| Banquet 350                             | Meeting 450 / Cabaret N/A               |                           |
| PRIEST VALLEY GYM                       | INFORMATION                             | SQ. FT.                   |
| Area                                    | 81' x 106'                              | 8,586                     |
| Constructed in 1972                     |   |                           |
| Banquet & Cabaret N/A                   | Meeting 743                             |                           |
| <b>Boxing Club:</b>                     |   |                           |
| Area                                    |   | 4,000                     |
| Banquet & Cabaret N/A                   | Meeting 121                             |                           |
| <b>Curling Rink (dry floor):</b>        |   |                           |
| Area                                    | 160' x 120'                             | 19,200                    |
| Constructed in 1972                     | Owned by Vernon Curling & Athletic Club |                           |
| Banquet & Cabaret both 1,200            | Meeting 2,000                           |                           |
| Cabaret & Meeting both 558              | Lounge N/A                              |                           |
| AQUATICS CENTRE                         | INFORMATION                             | SQ. FT.                   |
| <b>Lap Pool:</b>                        |   |                           |
| Area (water)                            | 25m x 19m = 450 square meters           | 82' x 62' = 5,085 sq. ft. |
| Area (water and deck)                   | 102' x 80'                              | 8,160                     |
| Constructed in 1967                     | Renovated in 1994                       |                           |
| Capacity                                | 350 swimmers & 50 spectators            |                           |
| 278,101 US Gallons                      | 231,571 IMP Gallons/ 1,052,725 Liters   |                           |
| <b>Leisure:</b>                         |   |                           |
| Area (water and deck)                   | 76' x 104'                              | 7,904                     |
| Water only estimated                    |   | 2,900                     |
| Capacity                                | 225 swimmers                            |                           |
| 44,018 US Gallons                       | 36,653 IMP Gallons/ 166,624 Liters      |                           |
| <b>Hot Tub:</b>                         | Area                                    | 250                       |
| Capacity                                | 28 swimmers                             |                           |

|                     |                                  |  |
|---------------------|----------------------------------|--|
| 4,290 US Gallons    | 3,572 IMP Gallons/ 16,238 Liters |  |
| <b>Fitness Gym:</b> |                                  |  |
| Capacity            | 60 people or 20 in a user group  |  |

## Facilities Information and Capacities Cont'd

| SENIOR CITIZEN'S CENTRE              | INFORMATION    | SQ. FT.      |
|--------------------------------------|----------------|--------------|
| Pool Room (capacity 80 seats)        | Area 28' x 35' | 980          |
| <b>Workshop &amp; Storage Areas:</b> |                | 1,288        |
| Halina Room (capacity 181 seats)     | Area 42' x 54' | 2,268        |
| Club Room (capacity 77 seats)        | Area 26' x 36' | 936          |
| Kitchen                              | Area 14' x 18' | 252          |
| Office                               | Area 14' x 19' | 266          |
| Cafeteria (capacity 31seats)         |                | 391          |
| Craft Room                           | Area 8' x 9'   | 72           |
| Common                               |                | 548          |
| <b>TOTAL</b>                         |                | <b>7,001</b> |

| LOCATION       | TOTAL SQUARE FOOTAGES | PERCENT      |
|----------------|-----------------------|--------------|
| Auditorium     | 12,404                | 47 %         |
| Dogwood Gym    | 3,528                 | 13 %         |
| Common Areas   | 2,174                 | 8 %          |
| Offices        | 1,055                 | 4 %          |
| Seniors Centre | 7,001                 | 28 %         |
| <b>TOTAL</b>   | <b>26,162</b>         | <b>100 %</b> |

| PARKING SPACES | STALLS     |
|----------------|------------|
| Main (South)   | 156        |
| P.V. Arena     | 113        |
| P.V. Gymnasium | 36         |
| Main (North)   | 174        |
| Curling Rink   | 94         |
| <b>TOTAL</b>   | <b>573</b> |

| PV ARENA               | INFORMATION               | SQ. FT.          |
|------------------------|---------------------------|------------------|
| Area (ice surface)     | 85' x 200'                | 17,000           |
| Area                   | Gross building            | 20,289           |
| Zamboni door size      | 9' 10" wide by 9' 4" high |                  |
| Constructed in 1978    | VFSC addition in 1994     | 4,908            |
| Spectator sport        | 200 seats                 |                  |
| Off-ice room           | 125 persons               |                  |
| Refrigeration capacity | 1/3 of 225 tons           |                  |
| Dressing Room          | #1 + #2                   | 600 Sq. Ft. each |
| Dressing Room          | #3 + #4                   | 664 Sq. Ft. each |
| Dressing Room          | #5 + #6                   | 358 Sq. Ft. each |
| Off Ice Viewing Room   | 10' x 65'                 | 650              |

| OUTDOOR RINK           | INFORMATION     | SQ. FT. |
|------------------------|-----------------|---------|
| Area (ice surface)     | 118' x 126'     | 14,868  |
| Constructed in 1967    |                 |         |
| Refrigeration capacity | 1/3 of 225 tons |         |

| <b>CURLING RINK</b>                                      | <b>INFORMATION</b>                               | <b>SQ. FT.</b>             |
|--|--|----------------------------|
| Area (ice surface)                                       | 160' x 120'                                      | 19,200                     |
| Area (gross building)                                    |  |                            |
| Constructed in 1972                                      | (Privately owned by Vernon Curling Club)         |                            |
| Refrigeration capacity                                   | 1/3 of 225 tons                                  |                            |
| <b>MULTI USE FACILITY Kal Tire Place</b>                 | <b>INFORMATION</b>                               | <b>SQ. FT.</b>             |
| Area (ice surface)                                       | Standard - 85' x 200'<br>Olympic 100' x 200'     | 17,000<br>20,000 (maximum) |
| Area (gross building)                                    |  | 91,600                     |
| Constructed in 2001                                      |  |                            |
| Seating 3006   | Standing: 500 (concourse)<br>Floor Seating: 1500 |                            |
| Upgraded Technology                                      | ADSL, Telus Bi00, Dynamnic IP Allocation         |                            |
| 6 Dressing rooms   |  |                            |
| Drape  | 16' x 8' (11 in total)                           |                            |
| <del>Parking stalls</del>                                | <del>680</del>                                   |                            |
| Refrigeration capacity                                   | 2250 Kilowatts                                   |                            |
| Front entrance garage door                               | 7' 3" wide x 9' high                             |                            |
| Zamboni gates  | 9'11" Wide                                       |                            |
| Zamboni overhead door                                    | 13'8" x 13" Tall                                 |                            |
| <b>Grand Room: Meeting Rooms:</b>                        | <b>INFORMATION</b>                               | <b>SQ. FT.</b>             |
| <del>Grand Room: Civic and Crossover Room Combined</del> |  | 3431                       |
| <del>Grand Room North: Civic Room</del>                  |  |                            |
| Area   | 51.5' x 42.5'                                    | 2189                       |
| Banquet  |  |                            |
| Meeting  |  |                            |
| Cabaret  |  |                            |
| Garage Doors   | 7' 8" wide x 7' 11" high                         |                            |
| <del>Grand Room South Crossover Room:</del>              | 27' x 46'  | 1242                       |
| <b>Training Room:</b>                                    | <b>INFORMATION</b>                               | <b>SQ. FT.</b>             |
| Area   | 23' x 49'  | 1,127                      |
| <b>Board Room: Overtime Room</b>                         | <b>INFORMATION</b>                               | <b>SQ. FT.</b>             |
| Area   | 28' x 27'  | 756                        |
| Banquet  |  |                            |
| Meeting  | 67   |                            |
| Cabaret  | N/A  |                            |
| <b>Parking:</b>  | <b>INFORMATION</b>                               | <b>SQ. FT.</b>             |
| <del>Upper East</del> lot                                | 100 Stalls                                       |                            |
| <del>Lower North</del> lot                               | 399 Stalls                                       |                            |
| West side  | 122 Stalls                                       |                            |
| <del>Front South</del> Lot                               | 42 Stalls  |                            |
| <b>Total Stalls</b>                                      | <b>663</b>                                       |                            |
| <b>MULTI USE FACILITY Kal Tire Place - NORTH</b>         | <b>INFORMATION</b>                               | <b>SQ. FT.</b>             |

|  |                    |                |
|--|--------------------|----------------|
| Area (ice surface)                     | 85' x 200'         | 17,000         |
| Constructed in 2018                    |                    |                |
| Spectator Sport                        | 400 Seats          |                |
| Dressing Rooms                         | 6                  |                |
| Refrigeration Capacity                 | 2250 Kilowatts     |                |
| <del>Meeting Room Breakaway Room</del> | 18' x 35'          | 630            |
| <b>LAKERS CLUBHOUSE:</b>               | <b>INFORMATION</b> | <b>SQ. FT.</b> |
| Main Area                              | 60' x 30' Oval     | 1,800          |
| Kitchen                                |                    | 242            |
| Parking Stalls                         | 42                 |                |

## Multi Use Facility – Kal Tire Place

The facility was constructed to provide needed ice time and to be one of the premier facilities in the Greater Vernon area. One of the purposes of the facility is to attract events that otherwise would not be available for the citizens of the community to enjoy (special events). To provide a facility to host these types of events is costly and the people who attend these events, or sponsor these events, should be prepared to pay an appropriate fee to use/attend the facility.

One of the challenges is to find that balance in fees that is most beneficial to the owner, yet still affordable enough to attract events and users. The fee structure has been put together with these principles in mind. It is also important that the operators have flexibility and the authority to negotiate fees/charges for major events and the operator should be given this authority.

The other issue is to use the facility appropriately. The facility should be used for special events that cannot be accommodated in any other facility in the community. This would result in the best use of the ice time plus the most efficient use of all facilities in the community.



## Facility Inventory

|   |   |
|---|---|
| Auditorium/Pool/Gymnasiums .....  | 3310 – 37 <sup>th</sup> Avenue, V1T 2Y5 |
| Halina Senior Citizen's Centre.....   | 3310 – 37 <sup>th</sup> Avenue, V1T 2Y5 |
| Curling Rink (owned by Vernon Curling & Athletic Club) ....                       | 3400 – 39 <sup>th</sup> Avenue, V1T 3E1 |
| Priest Valley Arena/Gymnasium .....   | 3409 – 35 <sup>th</sup> Avenue, V1T 3E1 |
| Vernon Winter Carnival Society Building .....                                     | 3401 – 35 <sup>th</sup> Avenue, V1T 2T5 |
| Multi Use Facility  |   |
| (Kal Tire Place & <del>Multi Use Facility</del> <u>Kal Tire Place</u> -North) ... | 3445 – 43 <sup>rd</sup> Avenue, V1T 8P5 |
| Lavington Pool.....   | 6401 Lavington Way, V1B 3G5             |
| Lakeview Pool .....   | 3001 – 18 <sup>th</sup> Street, V1T 4A6 |
| Polson Spray Pool.....  | 2600 Highway 6, V1T 5G4                 |
| Lakers Clubhouse.....   | 7000 Cummins Road, V1H 1M2              |

| Pool Drop in Rates<br>Taxes Included                      | Rate<br>2018-19 | Rate<br><u>2019-20</u> |
|---|-----------------|------------------------|
| <b>Full Access Facility Pass – SINGLE</b>                 |                 |                        |
| • Adult (19+)   | \$6.15          | <u>\$6.30</u>          |
| • Seniors (65+) – 25% Discount                            |                 |                        |
| • Youth (13-18 yrs)                                       | \$4.60          | <u>\$4.70</u>          |
| • Child (7-12 yrs)  | \$4.00          | <u>\$4.10</u>          |
| • Preschool (3-6 yrs) 0-2 yrs N/C                         | \$2.00          | <u>\$2.05</u>          |
| • Family  | \$13.45         | <u>\$13.75</u>         |
| • Toonie Swim – Adult                                     | \$2.00          | <u>\$2.00</u>          |
| • Toonie Swim – Youth                                     | \$2.00          | <u>\$2.00</u>          |
| • Disabled – 25% Discount                                 |                 |                        |
| <b>Full Access Facility Pass – 10X PASS (1 free use)</b>  |                 |                        |
| • Adult (19+)   | \$55.35         | <u>\$56.70</u>         |
| • Seniors (65+) – 25% Discount                            |                 |                        |
| • Youth (13-18 yrs)                                       | \$41.40         | <u>\$42.30</u>         |
| • Child (7-12 yrs)  | \$36.00         | <u>\$36.90</u>         |
| • Preschool (3-6 yrs) 0-2 yrs N/C                         | \$18.00         | <u>\$18.45</u>         |
| • Family  | \$121.05        | <u>\$123.75</u>        |
| • Disabled – 25% Discount                                 |                 |                        |
| <b>Full Access Facility Pass – 20X PASS (3 free uses)</b> |                 |                        |
| • Adult (19+)   | \$104.55        | <u>\$107.10</u>        |
| • Seniors (65+) – 25% Discount                            |                 |                        |
| • Youth (13-18 yrs)                                       | \$78.20         | <u>\$79.90</u>         |
| • Child (7-12 yrs)  | \$68.00         | <u>\$69.70</u>         |
| • Preschool (3-6 yrs) 0-2 yrs N/C                         | \$34.00         | <u>\$34.85</u>         |
| • Family  | \$228.65        | <u>\$233.75</u>        |
| • Disabled – 25% Discount                                 |                 |                        |
| <b>Full Access Facility Pass –30 DAY PASS</b>             |                 |                        |
| • Adult (19+)   | \$67.65         | <u>\$69.15</u>         |
| • Seniors (65+) – 25% Discount                            |                 |                        |
| • Youth (13-18 yrs)                                       | \$51.15         | <u>\$52.25</u>         |
| • Child (7-12 yrs)  | \$44.00         | <u>\$44.95</u>         |
| • Preschool (3-6 yrs) 0-2 yrs N/C                         | \$22.00         | <u>\$22.50</u>         |
| • Family  | \$148.80        | <u>\$152.05</u>        |
| • Disabled – 25% Discount                                 |                 |                        |
| <b>Full Access Facility Pass –90 DAY PASS</b>             |                 |                        |
| • Adult (19+)   | \$138.55        | <u>\$141.60</u>        |
| • Seniors (65+) – 25% Discount                            |                 |                        |
| • Youth (13-18 yrs)                                       | \$104.70        | <u>\$107.00</u>        |
| • Child (7-12 yrs)  | \$90.00         | <u>\$91.95</u>         |
| • Preschool (3-6 yrs) 0-2 yrs N/C                         | \$45.00         | <u>\$46.00</u>         |
| • Family  | \$304.60        | <u>\$311.25</u>        |
| • Disabled – 25% Discount                                 |                 |                        |
| <b>Full Access Facility Pass –180 DAY PASS</b>            |                 |                        |
| • Adult (19+)   | \$237.40        | <u>\$242.60</u>        |

|  |          |                 |
|--|----------|-----------------|
| • Seniors (65+) – 25% Discount                 |          |                 |
| • Youth (13-18 yrs)                            | \$179.55 | <u>\$183.50</u> |
| • Child (7-12 yrs)                             | \$154.00 | <u>\$157.35</u> |
| • Preschool (3-6 yrs) 0-2 yrs N/C              | \$77.10  | <u>\$78.80</u>  |
| • Family                                       | \$522.20 | <u>\$533.65</u> |
| • Disabled – 25% Discount                      |          |                 |
|  |          |                 |
|  |          |                 |
| <b>Full Access Facility Pass – 1 YEAR PASS</b> |          |                 |
| • Adult (19+)                                  | \$413.60 | <u>\$422.65</u> |
| • Seniors (65+) – 25% Discount                 |          |                 |
| • Youth (13-18 yrs)                            | \$312.85 | <u>\$319.70</u> |
| • Child (7-12 yrs)                             | \$270.00 | <u>\$275.90</u> |
| • Preschool (3-6 yrs) 0-2 yrs N/C              | \$134.35 | <u>\$137.30</u> |
| • Family                                       | \$909.60 | <u>\$929.50</u> |
| • Disabled – 25% Discount                      |          |                 |

| Arena Drop in Rates<br>Taxes Included         | Rate<br>2018-19 | Rate<br><u>2019-20</u> |
|---|-----------------|------------------------|
| <b>PUBLIC SKATING</b>                         |                 |                        |
| • Adult                                       | \$5.85          | <u>\$5.95</u>          |
| • Seniors – 25% Discount                      |                 |                        |
| • Youth 7-18 years                            | \$4.40          | <u>\$4.50</u>          |
| • Preschool                                   | \$1.70          | <u>\$1.75</u>          |
| • Family Rate                                 | \$12.85         | <u>\$13.15</u>         |
| • Shinny Hockey                               | \$5.85          | <u>\$5.95</u>          |
| • Disabled – 25% Discount                     |                 |                        |
| <b>STRIP TICKETS – 10 X PASS (1 free use)</b> |                 |                        |
| • Adult                                       | \$52.65         | <u>\$53.55</u>         |
| • Seniors – 25% Discount                      |                 |                        |
| • Youth 7-18 years                            | \$39.60         | <u>\$40.50</u>         |
| • Preschool                                   | \$15.30         | <u>\$15.75</u>         |
| • Family Rate                                 | \$115.65        | <u>\$118.35</u>        |
| • Adult Shinny Hockey                         | \$52.65         | <u>\$53.55</u>         |
| • Disabled – 25% Discount                     |                 |                        |
| <b>STRIP TICKETS – 20X PASS (3 free uses)</b> |                 |                        |
| • Adult                                       | \$99.45         | <u>\$101.15</u>        |
| • Seniors – 25% Discount                      |                 |                        |
| • Youth 7-18 years                            | \$74.80         | <u>\$76.50</u>         |
| • Preschool                                   | \$28.90         | <u>\$29.75</u>         |
| • Family Rate                                 | \$218.45        | <u>\$223.55</u>        |
| • Adult Shinny Hockey                         | \$99.45         | <u>\$101.15</u>        |
| • Disabled – 25% Discount                     |                 |                        |

| Priest Valley<br>Ice Rates |  | Rate<br>2018-19 | <u>Rate</u><br><u>2019-20</u> | Incl<br>Tax     |
|----------------------------|--|-----------------|-------------------------------|-----------------|
| <b>A.</b>                  | <b>Recreation Programs</b>             |                 |                               |                 |
|                            | Youth                                  | \$97.60         | <u>\$99.73</u>                | N/A             |
|                            | Adult                                  | \$195.20        | <u>\$199.47</u>               | N/A             |
| <b>B.</b>                  | <b>School District No. 22</b>          |                 |                               |                 |
|                            | During school hours                    | N/C             | N/C                           | N/C             |
| <b>C.</b>                  | <b>Community Use</b>                   |                 |                               |                 |
|                            | Adult – Reg Season                     | \$195.20        | <u>\$199.47</u>               | <u>\$209.45</u> |
|                            | Adult – Non Prime                      | \$97.60         | <u>\$99.73</u>                | <u>\$104.72</u> |
|                            | Youth – Reg Season (65% of rate)       | \$126.88        | <u>\$129.66</u>               | <u>\$136.15</u> |
|                            | Minor – Reg Season (50% of rate)       | \$97.60         | <u>\$99.73</u>                | <u>\$104.72</u> |
| <b>D.</b>                  | <b>Commercial</b>                      |                 |                               |                 |
| <b>E.</b>                  | <b>Private Sponsored Entertainment</b> |                 |                               |                 |
| <b>F.</b>                  | <b>Other – Current Contracts</b>       |                 |                               |                 |
|                            | Junior Hockey as Per Contract          |                 |                               |                 |
| <b>G.</b>                  | <b>Setup / Takedown Time</b>           |                 |                               |                 |
|                            | 50% of regular rate                    |                 |                               |                 |

| Priest Valley<br>Dry Floor Rates |  | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax |
|----------------------------------|--|-----------------|-----------------|-------------|
| <b>A.</b>                        | <b>Recreation Programs</b>                                       |                 |                 |             |
|                                  | Youth  | \$41.84         | \$42.76         | N/A         |
|                                  | Adult  | \$83.69         | \$85.52         | N/A         |
| <b>B.</b>                        | <b>School District No. 22</b>                                    |                 |                 |             |
|                                  | During school hours  | N/C             | N/C             |             |
| <b>C.</b>                        | <b>Community Use</b>   |                 |                 |             |
|                                  | Adult – Reg Season Apr 1 – July 31 where available               | \$83.69         | \$85.52         | \$89.80     |
|                                  | Youth – Reg Season Apr 1 – July 31 where available (65% of rate) | \$54.40         | \$55.59         | \$58.37     |
|                                  | Minor – Reg Season Apr 1 – July 31 where available (50% of rate) | \$41.84         | \$42.76         | \$44.90     |
| <b>D.</b>                        | <b>Commercial</b>  |                 |                 |             |
|                                  | Local – Prevailing Adult Rate                                    | \$1380.90       | \$1411.08       | \$1481.64   |
|                                  | Non-Resident Business – Prevailing Adult Rate                    | \$2761.78       | \$2822.16       | \$2963.27   |
| <b>E.</b>                        | <b>Private Sponsored Entertainment</b>                           |                 |                 |             |
|                                  | Local – Prevailing Adult Rate                                    | \$1004.29       | \$1030.20       | \$1081.71   |
|                                  | Second Performance greater of 7.5% gross or                      | \$418.45        | \$427.60        | \$449.98    |
|                                  | Non-Resident – Prevailing Adult Rate                             | \$1841.20       | \$1881.44       | \$1975.51   |
|                                  | Second Performance greater of 10% gross or                       | \$836.90        | \$855.20        | \$897.96    |
| <b>F.</b>                        | <b>No Current Private Contracts</b>                              |                 |                 |             |
| <b>G.</b>                        | <b>Setup / Takedown</b>  |                 |                 |             |
|                                  | 50% of regular rate  |                 |                 |             |
| <b>H.</b>                        | <b>PV – Off Ice Room</b>   |                 |                 |             |
|                                  | Hourly   | \$24.13         | \$24.66         | \$25.90     |
|                                  | 1/2 Day  | \$91.56         | \$93.56         | \$8.24      |
|                                  | Day  | \$241.32        | \$246.60        | \$258.93    |
| <b>I.</b>                        | <b>Civic – Parking Lot (Monday – Friday 7:30am-3:30pm)</b>       |                 |                 |             |
|                                  | Hourly   | \$0.50          | \$0.50          | Included    |
|                                  | 2 Hours  | \$1.00          | \$1.00          | Included    |
|                                  | 4 Hours  | \$2.00          | \$2.00          | Included    |
|                                  | Daily  | \$3.00          | \$3.00          | Included    |
|                                  | Weekly   | \$12.00         | \$12.00         | Included    |
|                                  | Monthly  | \$43.00         | \$43.00         | \$45.15     |

| Centennial Outdoor Rink<br>Ice Rates |  | Rate<br>2018-19 | <u>Rate</u><br><u>2019-20</u> | Incl<br>Tax    |
|--------------------------------------|--|-----------------|-------------------------------|----------------|
| <b>A.</b>                            | <b>Recreation Programs</b>                   |                 |                               |                |
|                                      | Youth  | \$46.50         | <u>\$47.52</u>                | N/A            |
|                                      | Adult  | \$93.00         | <u>\$95.04</u>                | N/A            |
| <b>B.</b>                            | School District No. 22                       |                 |                               |                |
|                                      | During School Hours                          | N/C             |                               |                |
| <b>C.</b>                            | Community Use                                |                 |                               |                |
|                                      | Adult – Reg Season Dec 1–Mar 1               | \$93.00         | <u>\$95.04</u>                | <u>\$99.80</u> |
|                                      | Adult – Non Prime                            | \$46.50         | <u>\$47.52</u>                | <u>\$49.90</u> |
|                                      | Youth – Reg Season Dec 1–Mar 1 (65% of rate) | \$60.45         | <u>\$61.78</u>                | <u>\$64.87</u> |
|                                      | Minor – Reg Season Dec 1–Mar 1 (50% of rate) | \$46.50         | <u>\$47.52</u>                | <u>\$49.90</u> |
| <b>D.</b>                            | <b>Commercial</b>                            |                 |                               |                |
| <b>E.</b>                            | <b>Private Sponsored Entertainment</b>       |                 |                               |                |
| <b>F.</b>                            | <b>No Current Private Contracts</b>          |                 |                               |                |
| <b>G.</b>                            | <b>Setup / Takedown</b>                      |                 |                               |                |
|                                      | 50% of regular rate                          |                 |                               |                |

| Centennial Outdoor Rink<br>Dry Floor Rates |   | Rate<br>2018-19 | <u>Rate</u><br><u>2019-20</u> | Incl<br>Tax      |
|--|---|-----------------|-------------------------------|------------------|
| <b>A.</b>                                  | <b>Recreation Programs</b>                        |                 |                               |                  |
|  | Youth   | \$22.13         | <u>\$22.61</u>                | N/A              |
|  | Adult   | \$44.25         | <u>\$45.22</u>                | N/A              |
| <b>B.</b>                                  | <b>School District No. 22</b>                     |                 |                               |                  |
|  | N/C during school hours                           | N/C             |                               |                  |
|  | Outside school hours – youth rate applies         | \$28.60         | <u>\$29.39</u>                | <u>\$30.86</u>   |
| <b>C.</b>                                  | <b>Community Use</b>                              |                 |                               |                  |
|  | Day Rate  | \$221.25        | <u>\$452.20</u>               | <u>\$474.81</u>  |
|  | Adult – Reg Season Mar 1 – Nov 30 where available | \$44.25         | <u>\$45.22</u>                | <u>\$47.49</u>   |
|  | Youth – Reg Season (65% of rate)                  | \$28.60         | <u>\$29.39</u>                | <u>\$30.86</u>   |
|  | Minor – Reg Season (50% of rate)                  | \$21.13         | <u>\$22.61</u>                | <u>\$23.74</u>   |
| <b>D.</b>                                  | <b>Commercial</b>                                 |                 |                               |                  |
|  | Local – Day Rate                                  | \$473.48        | <u>\$483.85</u>               | <u>\$508.05</u>  |
|  | Non-Resident Business – Day Rate                  | \$961.16        | <u>\$982.21</u>               | <u>\$1031.32</u> |
| <b>E.</b>                                  | <b>Private Sponsored Entertainment</b>            |                 |                               |                  |
|  | Local – Prevailing Adult Rate                     | \$345.11        | <u>\$352.67</u>               | <u>\$370.31</u>  |
|  | Second Performance greater of 7.5% gross or       | \$213.43        | <u>\$218.11</u>               | <u>\$229.02</u>  |
|  | Non-Resident – Prevailing Adult Rate              | \$632.69        | <u>\$646.55</u>               | <u>\$678.88</u>  |
|  | Second Performance greater of 10% gross or        | \$358.34        | <u>\$366.19</u>               | <u>\$384.50</u>  |
| <b>F.</b>                                  | <b>No Current Private Contracts</b>               |                 |                               |                  |
| <b>G.</b>                                  | <b>Setup / Takedown</b>                           |                 |                               |                  |
|  | 50% of regular rate                               |                 |                               |                  |



## Multi Use Facility

January 25<sup>th</sup>, 2002

The facility was constructed to provide needed ice time and to be one of the premier facilities in the Greater Vernon area. One of the purposes of the facility is to attract events that otherwise would not be available for the citizens of the community to enjoy (special events). To provide a facility to host these types of events is costly and the people who attend these events, or sponsor these events, should be prepared to pay an appropriate fee to use/attend the facility.

One of the challenges is to find that balance in fees that is most beneficial to the owner, yet still affordable enough to attract events and users. The fee structure has been put together with these principles in mind. It is also important that the operators have flexibility and the authority to negotiate fees/charges for major events and the operator should be given this authority.

The other issue is to use the facility appropriately. The facility should be used for special events that cannot be accommodated in any other facility in the community. This would result in the best use of the ice time plus the most efficient use of all facilities in the community.

The facility was originally called the Greater Vernon Multiplex. In January, 2008 the name was changed to Wesbild Centre after a sponsorship agreement was reached with Wesbild Construction in January, 2008. In June of 2013 the name changed to Kal Tire Place after a sponsorship agreement was reached with Kal Tire.

| <u>Multi Use Facility Kal Tire Place</u><br>Ice Rates |  | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax |
|---|--|-----------------|-----------------|-------------|
| <b>A.</b>   | <b>Recreation Programs</b>             |                 |                 |             |
|   | Youth                                  | \$104.84        | \$104.84        | NA          |
|   | Adult                                  | \$209.68        | \$209.68        | N/A         |
| <b>B.</b>   | <b>School District No. 22</b>          |                 |                 |             |
|   | During school hours                    | N/C             | N/C             | N/C         |
| <b>C.</b>   | <b>Community Use</b>                   |                 |                 |             |
|   | Adult – Reg Season                     | \$209.68        | \$209.68        | \$220.16    |
|   | Adult – Non Prime                      | \$104.84        | \$104.84        | \$110.08    |
|   | Youth – Reg Season (65% of rate)       | \$136.29        | \$136.29        | \$143.10    |
|   | Minor – Reg Season (50% of rate)       | \$104.84        | \$104.84        | \$110.08    |
|   | Summer Use – June 1-July 31            | N/A             | \$224.48        | \$235.70    |
| <b>D.</b>   | <b>Commercial</b>                      |                 |                 |             |
| <b>E.</b>   | <b>Private Sponsored Entertainment</b> |                 |                 |             |
| <b>F.</b>   | <b>Other – Current Contracts</b>       |                 |                 |             |
|   | Junior Hockey as Per Contract          |                 |                 |             |
| <b>G.</b>   | <b>Setup / Takedown Day</b>            |                 |                 |             |
|   | 50% of regular rate                    |                 |                 |             |

| <u>Multi Use Facility Kal Tire Place</u> North |  | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax     |
|--|--|-----------------|-----------------|-----------------|
| <b>A.</b>                                      | <b>Recreation Programs</b>             |                 |                 |                 |
|  | Youth                                  | \$97.60         | <u>\$99.74</u>  | N/A             |
|  | Adult                                  | \$195.20        | <u>\$199.47</u> | N/A             |
| <b>B.</b>                                      | <b>School District No. 22</b>          |                 |                 |                 |
|  | During school hours                    | N/C             | N/C             | N/C             |
| <b>C.</b>                                      | <b>Community Use</b>                   |                 |                 |                 |
|  | Adult – Reg Season                     | \$195.20        | <u>\$199.47</u> | <u>\$209.45</u> |
|  | Adult – Non Prime                      | \$97.60         | <u>\$99.74</u>  | <u>\$104.73</u> |
|  | Youth – Reg Season (65% of rate)       | \$126.88        | <u>\$129.66</u> | <u>\$136.15</u> |
|  | Minor – Reg Season (50% of rate)       | \$97.60         | <u>\$99.74</u>  | <u>\$104.73</u> |
|  | Summer Use – June 1-July 31            | \$224.48        | \$224.48        | \$235.70        |
| <b>D.</b>                                      | <b>Commercial</b>                      |                 |                 |                 |
| <b>E.</b>                                      | <b>Private Sponsored Entertainment</b> |                 |                 |                 |
| <b>F.</b>                                      | <b>Other – Current Contracts</b>       |                 |                 |                 |
|  | Junior Hockey as Per Contract          |                 |                 |                 |
| <b>G.</b>                                      | <b>Setup / Takedown Time</b>           |                 |                 |                 |
|  | 50% of regular rate                    |                 |                 |                 |

| <b>Multi-Use Facility-Kal Tire Place</b> |  | Rate      | Rate      | Incl      |
|--|--|-----------|-----------|-----------|
| Dry Floor Rates                          |  | 2018-19   | 2019-20   | Tax       |
| <b>A.</b>                                | <b>Recreation Programs</b>                                       |           |           |           |
|  | Youth  | \$44.94   | \$44.94   | N/A       |
|  | Adult  | \$89.87   | \$89.87   | N/A       |
| <b>B.</b>                                | <b>School District No. 22</b>                                    |           |           |           |
|  | MUF: N/C during school hours                                     | N/C       |           |           |
|  | Grad Ceremony  | \$1336.09 | \$1336.09 | \$1402.89 |
| <b>C.</b>                                | <b>Community Use</b>   |           |           |           |
|  | Adult – Reg Season Apr 1 – July 31 where available               | \$89.87   | \$89.87   | \$94.36   |
|  | Youth – Reg Season Apr 1 – July 31 where available (65% of rate) | \$58.42   | \$58.42   | \$61.34   |
|  | Minor – Reg Season Apr 1 – July 31 where available (50% of rate) | \$44.93   | \$44.93   | \$47.18   |
| <b>D.</b>                                | <b>Commercial</b>  |           |           |           |
|  | Local – greater of 15% ticket sales or rate                      | \$1482.86 | \$1482.86 | \$1557.00 |
|  | Non-Resident Business – greater of 15% ticket sales or rate      | \$3010.65 | \$3010.65 | \$3161.18 |
|  | Local Non Profit - greater of 15% admission or rate              | \$2670.42 | \$2670.42 | \$2803.94 |
| <b>E.</b>                                | <b>Private Sponsored Entertainment</b>                           |           |           |           |
|  | Local – greater of 15% ticket sales or rate                      | \$1078.44 | \$1078.44 | \$1132.36 |
|  | Concert – greater of 15% ticket sales or rate                    | \$1977.14 | \$1977.14 | \$2097.00 |
| <b>F.</b>                                | <b>No Current Private Contracts</b>                              |           |           |           |
| <b>G.</b>                                | <b>Setup / Takedown Day</b>                                      |           |           |           |
|  | 50% of regular rate  |           |           |           |

\* In addition to the above fees, there will be a displacement fee for events held during the ice season.

| <b>Multi-Use Facility-Kal Tire Place North</b> |  | Rate      | Rate      | Incl      |
|--|--|-----------|-----------|-----------|
| Dry Floor Rates                                |  | 2018-19   | 2019-20   | Tax       |
| <b>A.</b>                                      | <b>Recreation Programs</b>                                       |           |           |           |
|  | Youth  | \$41.84   | \$42.76   | N/A       |
|  | Adult  | \$83.69   | \$85.52   | N/A       |
| <b>B.</b>                                      | <b>School District No. 22</b>                                    |           |           |           |
|  | During school hours  | N/C       | N/C       | N/C       |
| <b>C.</b>                                      | <b>Community Use</b>   |           |           |           |
|  | Adult – Reg Season Apr 1 – July 31 where available               | \$83.69   | \$85.52   | \$89.90   |
|  | Youth – Reg Season Apr 1 – July 31 where available (65% of rate) | \$54.40   | \$55.59   | \$58.37   |
|  | Minor – Reg Season Apr 1 – July 31 where available (50% of rate) | \$41.84   | \$42.76   | \$44.90   |
| <b>D.</b>                                      | <b>Commercial</b>  |           |           |           |
|  | Local – Prevailing Adult Rate                                    | \$1380.90 | \$1411.08 | \$1481.64 |
|  | Non-Resident Business – Prevailing Adult Rate                    | \$2761.78 | \$2822.16 | \$2963.27 |
| <b>E.</b>                                      | <b>Private Sponsored Entertainment</b>                           |           |           |           |
|  | Local – Prevailing Adult Rate                                    | \$1004.29 | \$1030.20 | \$1081.71 |
|  | Second Performance greater of 7.5% gross or                      | \$418.45  | \$427.60  | \$449.98  |

|           |  |           |           |           |
|-----------|--|-----------|-----------|-----------|
|           | Non-Resident – Prevailing Adult Rate       | \$1841.20 | \$1881.44 | \$1975.51 |
|           | Second Performance greater of 10% gross or | \$836.90  | \$855.20  | \$897.96  |
| <b>F.</b> | <b>No Current Private Contracts</b>        |           |           |           |
| <b>G.</b> | <b>Setup / Takedown</b>                    |           |           |           |
|           | 50% of regular rate                        |           |           |           |

| Multi Use Facility<br>Room Rentals |  | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax     |
|------------------------------------|--|-----------------|-----------------|-----------------|
| <b>A.</b>                          | <del>Grand Room</del> <u>Civic and Crossover Rooms Combined</u> (3431 ft <sup>2</sup> )                      |                 |                 |                 |
|                                    | Hourly   | \$69.47         | <u>\$70.99</u>  | <u>\$74.54</u>  |
|                                    | Day  | \$694.70        | <u>\$709.91</u> | <u>\$745.41</u> |
| <b>B.</b>                          | <del>Grand Room North</del> <u>Civic Room</u> (2189 ft <sup>2</sup> )  |                 |                 |                 |
|                                    | Hourly   | \$59.10         | <u>\$60.39</u>  | <u>\$63.41</u>  |
|                                    | Day  | \$591.00        | <u>\$603.94</u> | <u>\$634.14</u> |
| <b>C.</b>                          | <del>Grand Room South</del> <u>Crossover Room</u> (1242 ft <sup>2</sup> )                                    |                 |                 |                 |
|                                    | Hourly   | \$33.53         | <u>\$34.26</u>  | <u>\$35.98</u>  |
|                                    | Day  | \$335.30        | <u>\$342.64</u> | <u>\$359.78</u> |
| <b>B.<br/>D.</b>                   | <del>Board Room</del> <u>Overtime Room</u> (756 ft <sup>2</sup> ) Capacity 42 people                         |                 |                 |                 |
|                                    | Hourly   | \$20.41         | <u>\$20.86</u>  | <u>\$21.91</u>  |
|                                    | Day  | \$204.10        | <u>\$208.57</u> | <u>\$219.00</u> |
| <b>C.<br/>E.</b>                   | <b>Training Room</b> (1,127 ft <sup>2</sup> )  |                 |                 |                 |
|                                    | Hourly   | \$19.99         | <u>\$20.43</u>  | <u>\$21.46</u>  |
| <b>F.</b>                          | <del>Meeting Room</del> <u>Breakaway Room</u> – <u>Multi-Use Facility</u> <u>Kal Tire Place</u> <u>North</u> |                 |                 |                 |
|                                    | Hourly   | \$17.01         | <u>\$17.38</u>  | <u>\$18.25</u>  |
|                                    | 1/2 Day  | \$127.58        | <u>\$130.35</u> | <u>\$136.87</u> |
|                                    | Day  | \$170.10        | <u>\$173.83</u> | <u>\$182.53</u> |

|           |                                |          |                 |                 |
|-----------|--------------------------------|----------|-----------------|-----------------|
| <b>A.</b> | <b>Parking Lot</b>             |          |                 |                 |
|           | Hourly                         | \$40.72  | <u>\$41.61</u>  | <u>\$43.69</u>  |
|           | Per Day                        | \$407.20 | <u>\$416.12</u> | <u>\$436.93</u> |
|           | Farmers Market as per contract |          |                 |                 |

| Curling Rink<br>April 1 – Sept 15 (Dry Floor) |  | Rate<br>2018-19 | Rate<br>2019-20  | Incl<br>Tax      |
|---|--|-----------------|------------------|------------------|
| <b>A.</b>                                     | <b>Recreation Programs</b>                             |                 |                  |                  |
|   | Youth  | \$48.99         | <u>\$50.06</u>   | N/A              |
|   | Adult  | \$97.97         | <u>\$100.12</u>  | N/A              |
| <b>B.</b>                                     | <b>School District No. 22</b>                          |                 |                  |                  |
|   | During school hours no charge                          | N/C             |                  |                  |
|   | Outside school hours - Hourly                          | \$63.68         | <u>\$65.08</u>   | <u>\$68.34</u>   |
|   | Day Rate   | \$636.80        | <u>\$650.08</u>  | <u>\$682.59</u>  |
|   | ½ Day Rate   | \$477.60        | <u>\$488.10</u>  | <u>\$512.51</u>  |
| <b>C.</b>                                     | <b>Community Use</b>                                   |                 |                  |                  |
|   | Adult – Hourly   | \$97.97         | <u>\$100.12</u>  | <u>\$105.13</u>  |
|   | Adult – Day Rate                                       | \$979.70        | <u>\$1001.20</u> | <u>\$101.26</u>  |
|   | Adult – 1/2 Day  | \$734.78        | <u>\$750.90</u>  | <u>\$788.45</u>  |
| <b>D.</b>                                     | <b>Commercial</b>                                      |                 |                  |                  |
|   | Local – Day rate only                                  | \$1616.51       | <u>\$1651.98</u> | <u>\$1734.58</u> |
|   | Non-Resident Business – Day rate only                  | \$3233.02       | <u>\$3303.96</u> | <u>\$3469.16</u> |
| <b>E.</b>                                     | <b>Private Sponsored Entertainment</b>                 |                 |                  |                  |
|   | Local – Day  | \$1175.88       | <u>\$1201.44</u> | <u>\$1261.52</u> |
|   | Second performance greater of 7.5% gross sales or rate | \$489.85        | <u>\$504.61</u>  | <u>\$529.84</u>  |
|   | Non-Resident – Day                                     | \$2155.34       | <u>\$2222.67</u> | <u>\$2333.81</u> |
|   | Second performance greater of 10% gross sales or rate  | \$979.70        | <u>\$1009.22</u> | <u>\$1059.69</u> |
| <b>F.</b>                                     | <b>No Current Private Contracts</b>                    |                 |                  |                  |
| <b>G.</b>                                     | <b>Setup / Takedown Day</b>                            |                 |                  |                  |
|   | 50% of Day Rate  |                 |                  |                  |
| <b>H.</b>                                     | <b>Tables/Chairs/Staging/Bleachers</b>                 |                 |                  |                  |
|   | Tables/Chairs per 100                                  | \$46.07         | <u>\$47.08</u>   | <u>\$49.44</u>   |
|   | Staging @ Current Labour Rates                         |                 |                  |                  |
|   | Bleachers (per day, per set)                           | \$30.78         | <u>\$31.45</u>   | <u>\$33.03</u>   |

\* NOTE: The Curling Club facility is owned and operated by the Vernon Curling & Athletic Club. It is leased to the City of Vernon from April 1st through September 15th each year.

| Recreation Centre<br>Auditorium Main Floor Rental |   | Rate<br>2018-19 | Rate<br>2019-20  | Tax<br>Incl      |
|---|---|-----------------|------------------|------------------|
| <b>A.</b>   | <b>Recreation Programs</b>                                |                 |                  |                  |
|   | Youth   | \$36.20         | <u>\$37.00</u>   | N/A              |
|   | Adult   | \$72.40         | <u>\$73.99</u>   | N/A              |
| <b>B.</b>   | <b>School District No. 22</b>                             |                 |                  |                  |
|   | During school hours no charge                             | N/C             |                  |                  |
|   | Outside school hours hourly                               | \$47.06         | <u>\$48.09</u>   | <u>\$50.50</u>   |
|   | Day Rate  | \$470.60        | <u>\$480.94</u>  | <u>\$504.99</u>  |
|   | 1/2 Day   | \$352.95        | <u>\$360.68</u>  | <u>\$378.71</u>  |
| <b>C.</b>   | <b>Community Use</b>                                      |                 |                  |                  |
|   | Adult – Hourly  | \$72.40         | <u>\$73.99</u>   | <u>\$77.69</u>   |
|   | Adult – Day Rate  | \$724.00        | <u>\$739.86</u>  | <u>\$776.85</u>  |
|   | Adult – 1/2 Day   | \$534.00        | <u>\$554.90</u>  | <u>\$582.64</u>  |
| <b>D.</b>   | <b>Commercial</b>   |                 |                  |                  |
|   | Local – 1/2 day   | \$895.95        | <u>\$915.63</u>  | <u>\$961.41</u>  |
|   | Local – Day rate only                                     | \$1194.60       | <u>\$1220.84</u> | <u>\$1281.88</u> |
|   | Non-Resident Business – 1/2 Day                           | \$1791.90       | <u>\$1831.26</u> | <u>\$1922.82</u> |
|   | Non-Resident Business – Day rate only                     | \$2389.20       | <u>\$2441.68</u> | <u>\$2563.76</u> |
| <b>E.</b>   | <b>Private Sponsored Entertainment</b>                    |                 |                  |                  |
|   | Local – Day   | \$868.80        | <u>\$887.83</u>  | <u>\$776.85</u>  |
|   | Second performance greater of 7.5%<br>gross sales or rate | \$362.00        | <u>\$369.93</u>  | <u>\$388.43</u>  |
|   | Non-Resident – Day  | \$1607.28       | <u>\$1627.69</u> | <u>\$1709.08</u> |
|   | Second performance greater of 10%<br>gross sales or rate  | \$724.00        | <u>\$793.86</u>  | <u>\$833.55</u>  |
| <b>F.</b>   | <b>No Current Private Contracts</b>                       |                 |                  |                  |
| <b>G.</b>   | <b>Setup / Takedown – Day</b>                             |                 |                  |                  |
|   | 50% of Day Rate   |                 |                  |                  |
| <b>H.</b>   | <b>Tables/Chairs/Staging/Bleachers</b>                    |                 |                  |                  |
|   | Tables/Chairs per 100                                     | \$46.07         | <u>\$47.08</u>   | <u>\$49.44</u>   |
|   | Staging @ Current Labour Rates                            |                 |                  |                  |
|   | Bleachers (per day, per set)                              | \$30.78         | <u>\$31.45</u>   | <u>\$33.03</u>   |

\* Auditorium Main Floor rental includes use of the auditorium and stage only. Meeting rooms are rented separately.

| Recreation Centre<br>Creekside Conference Centre |  | Rate<br>2018-19 | <u>Rate</u><br><u>2019-20</u> | Tax<br>Incl      |
|--|--|-----------------|-------------------------------|------------------|
| <b>A.</b>  | <b>Recreation Programs</b>             |                 |                               |                  |
|  | Youth                                  | \$43.88         | <u>\$44.84</u>                | N/A              |
|  | Adult                                  | \$87.76         | <u>\$89.68</u>                | N/A              |
| <b>B.</b>  | <b>School District No. 22</b>          |                 |                               |                  |
|  | During school hours no charge          | N/C             |                               |                  |
|  | Outside school hours                   | \$57.04         | <u>\$58.29</u>                | <u>\$61.21</u>   |
|  | Day Rate                               | \$570.40        | <u>\$582.92</u>               | <u>\$612.07</u>  |
|  | ½ Day Rate                             | \$427.80        | <u>\$437.19</u>               | <u>\$459.05</u>  |
| <b>C.</b>  | <b>Community Use</b>                   |                 |                               |                  |
|  | Adult – Hourly                         | \$87.76         | <u>\$89.68</u>                | <u>\$94.16</u>   |
|  | Adult – Day Rate                       | \$877.60        | <u>\$896.80</u>               | <u>\$941.64</u>  |
|  | Adult – 1/2 Day                        | \$658.20        | <u>\$672.60</u>               | <u>\$706.23</u>  |
| <b>D.</b>  | <b>Commercial</b>                      |                 |                               |                  |
|  | Local – Day rate only                  | \$1448.04       | <u>\$1479.72</u>              | <u>\$1553.71</u> |
|  | Local – 1/2 Day                        | \$1086.00       | <u>\$1109.79</u>              | <u>\$1165.28</u> |
|  | Non-Resident Business – Day rate only  | \$2896.08       | <u>\$2959.44</u>              | <u>\$3107.41</u> |
|  | Non-Resident Business – 1/2 Day        | \$2172.08       | <u>\$2219.58</u>              | <u>\$2330.56</u> |
| <b>E.</b>  | <b>Private Sponsored Entertainment</b> |                 |                               |                  |
|  | Local – Day                            | \$1053.12       | <u>\$1076.16</u>              | <u>\$1129.97</u> |
|  | Non-Resident – Day                     | \$1948.27       | <u>\$1972.96</u>              |                  |
| <b>F.</b>  | <b>Non Profit Use **</b>               |                 |                               |                  |
| <b>G.</b>  | <b>No Current Private Contracts</b>    |                 |                               |                  |
| <b>H.</b>  | <b>Setup / Takedown Day</b>            |                 |                               |                  |
|  | 50% of Day Rate                        |                 |                               |                  |
| <b>I.</b>  | <b>Tables/Chairs/Staging/Bleachers</b> |                 |                               |                  |
|  | Tables/Chairs per 100                  | \$46.07         | <u>\$47.08</u>                | <u>\$49.44</u>   |
|  | Staging @ Current Labour Rates         |                 |                               |                  |
|  | Bleachers (per day, per set)           | \$30.78         | <u>\$31.45</u>                | <u>\$33.03</u>   |

\* Creekside Conference Centre rental includes use of entire facility including break out rooms.

\*\* Non-profit organizations may qualify for a flat rental fee by submitting a financial statement to the Recreation Services at the conclusion of the event.



| Recreation Centre Meeting Room Rental |  | 2017-18 West Rate | 2018-19 West Rate | West Incl Tax | 2017-18 East Rate | 2018-19 East Rate | East Incl Tax |
|---------------------------------------|--|-------------------|-------------------|---------------|-------------------|-------------------|---------------|
| <b>A.</b>                             | <b>Recreation Programs</b>             |                   |                   |               |                   |                   |               |
|                                       | Youth Hourly                           | \$16.03           | \$16.45           | N/A           | \$22.56           | \$23.14           | N/A           |
|                                       | Youth ½ Day                            | \$36.81           | \$37.77           | N/A           | \$52.23           | \$53.61           | N/A           |
|                                       | Youth Day Rate                         | \$61.15           | \$62.74           | N/A           | \$86.65           | \$88.91           | N/A           |
|                                       | Adult Hourly                           | \$32.07           | \$32.90           | N/A           | \$45.10           | \$46.27           | N/A           |
|                                       | Adult 1/2 Day                          | \$73.58           | \$75.49           | N/A           | \$104.47          | \$107.21          | N/A           |
|                                       | Adult Day Rate                         | \$122.27          | \$125.45          | N/A           | \$173.31          | \$177.82          | N/A           |
| <b>B.</b>                             | <b>School District No. 22</b>          |                   |                   |               |                   |                   |               |
|                                       | During school hours no charge          | N/C               | N/C               |               | N/C               | N/C               |               |
|                                       | Outside school hours— 1/2 Day          | \$47.84           | \$49.80           | \$51.53       | \$67.90           | \$69.67           | \$73.15       |
|                                       | Day Rate                               | \$81.34           | \$83.45           | \$87.62       | \$112.65          | \$115.58          | \$121.36      |
| <b>C.</b>                             | <b>Community Use</b>                   |                   |                   |               |                   |                   |               |
|                                       | Adult—Hourly                           | \$32.07           | \$32.90           | \$34.55       | \$45.10           | \$46.27           | \$48.58       |
|                                       | Adult—Day Rate                         | \$122.27          | \$125.45          | \$131.72      | \$173.31          | \$177.82          | \$186.71      |
|                                       | Adult—1/2 Day                          | \$73.58           | \$75.49           | \$79.26       | \$104.47          | \$107.21          | \$112.57      |
| <b>D.</b>                             | <b>Commercial</b>                      |                   |                   |               |                   |                   |               |
|                                       | Local—Hourly                           | \$50.93           | \$52.25           | \$54.86       | \$72.22           | \$74.10           | \$77.81       |
|                                       | Local—1/2 Day                          | \$114.55          | \$117.53          | \$123.41      | \$167.38          | \$171.73          | \$180.32      |
|                                       | Local—Day rate only                    | \$190.93          | \$195.89          | \$205.68      | \$277.79          | \$285.01          | \$299.26      |
|                                       | Non-Resident Business—1/2 Day          | \$229.10          | \$235.06          | \$246.81      | \$334.76          | \$343.36          | \$360.63      |
|                                       | Non-Resident Business—Day rate only    | \$381.86          | \$391.79          | \$411.38      | \$555.58          | \$570.03          | \$598.53      |
| <b>E.</b>                             | <b>Private Sponsored Entertainment</b> |                   |                   |               |                   |                   |               |
| <b>F.</b>                             | <b>No Current Private Contracts</b>    |                   |                   |               |                   |                   |               |
| <b>G.</b>                             | <b>Setup / Takedown Day</b>            |                   |                   |               |                   |                   |               |
|                                       | 50% of Day Rate                        |                   |                   |               |                   |                   |               |
| <b>H.</b>                             | <b>Tables/Chairs/Staging</b>           |                   |                   |               |                   |                   |               |
|                                       | Tables/Chairs per 100                  |                   |                   |               | \$44.90           | \$46.07           | \$48.37       |
|                                       | Staging @ Current Labour Rates         |                   |                   |               |                   |                   |               |

\* Meeting room(s) rates are discounted 50% when rented in conjunction with the Auditorium (subject to all areas being available). This applies to all rental categories.

| Recreation Centre<br>Meeting Room – Sunset Room |  | Rate<br>2018-19 | Rate<br>2019-20 | Tax<br>Incl     |
|---|--|-----------------|-----------------|-----------------|
| <b>A.</b>                                       | <b>Recreation Programs</b>             |                 |                 |                 |
|   | Youth Hourly                           | \$16.45         | <u>\$16.81</u>  | N/A             |
|   | Youth 1/2 Day                          | \$37.77         | <u>\$38.58</u>  |                 |
|   | Youth Day Rate                         | \$62.74         | <u>\$64.10</u>  |                 |
|   | Adult Hourly                           | \$32.90         | <u>\$33.62</u>  | N/A             |
|   | Adult 1/2 Day                          | \$75.49         | <u>\$77.15</u>  |                 |
|   | Adult Day Rate                         | \$125.45        | <u>\$128.20</u> |                 |
| <b>B.</b>                                       | <b>School District No. 22</b>          |                 |                 |                 |
|   | During school hours no charge          | N/C             |                 |                 |
|   | Outside school hours                   |                 |                 |                 |
|   | Day Rate                               | \$83.45         | <u>\$85.28</u>  | <u>\$89.55</u>  |
|   | ½ Day Rate                             | \$49.80         | <u>\$50.89</u>  | <u>\$53.44</u>  |
| <b>C.</b>                                       | <b>Community Use</b>                   |                 |                 |                 |
|   | Adult – Hourly                         | \$32.90         | <u>\$33.62</u>  | <u>\$35.31</u>  |
|   | Adult – Day Rate                       | \$125.45        | <u>\$128.20</u> | <u>\$134.61</u> |
|   | Adult – 1/2 Day                        | \$75.49         | <u>\$77.15</u>  | <u>\$81.01</u>  |
| <b>D.</b>                                       | <b>Commercial</b>                      |                 |                 |                 |
|   | Local Hourly Rate                      | \$52.25         | <u>\$53.40</u>  | <u>\$56.07</u>  |
|   | Local – 1/2 Day                        | \$117.53        | <u>\$120.11</u> | <u>\$126.12</u> |
|   | Local – Day Rate                       | \$195.89        | <u>\$200.18</u> | <u>\$210.19</u> |
|   | Non-Resident Business – 1/2 Day        | \$235.06        | <u>\$240.21</u> | <u>\$252.22</u> |
|   | Non-Resident Business – Day Rate       | \$391.79        | <u>\$400.37</u> | <u>\$420.39</u> |
| <b>E.</b>                                       | <b>Private Sponsored Entertainment</b> |                 |                 |                 |
|   | Local – Day                            |                 |                 |                 |
|   | Non-Resident – Day                     |                 |                 |                 |
| <b>F.</b>                                       | <b>No Current Private Contracts</b>    |                 |                 |                 |
| <b>G.</b>                                       | <b>Setup / Takedown Day</b>            |                 |                 |                 |
|   | 50% of Day Rate                        |                 |                 |                 |
| <b>H.</b>                                       | <b>Tables/Chairs/Staging/Bleachers</b> |                 |                 |                 |
|   | Tables/Chairs per 100                  | \$46.07         | <u>\$47.08</u>  | <u>\$49.44</u>  |
|   | Staging @ Current Labour Rates         |                 |                 |                 |

\* Meeting room(s) rates are discounted 50% when rented in conjunction with the Auditorium (subject to all areas being available). This applies to all rental categories.

| Recreation Centre<br>Meeting Room – Sunrise Room |  | Rate<br>2018-19 | Rate<br>2019-20 | Tax<br>Incl     |
|--|--|-----------------|-----------------|-----------------|
| <b>A.</b>  | <b>Recreation Programs</b>             |                 |                 |                 |
|  | Youth Hourly                           | \$23.14         | <u>\$23.65</u>  | N/A             |
|  | Youth 1/2 Day                          | \$53.61         | <u>\$54.78</u>  |                 |
|  | Youth Day Rate                         | \$88.91         | <u>\$90.86</u>  |                 |
|  | Adult Hourly                           | \$46.27         | <u>\$47.29</u>  | N/A             |
|  | Adult 1/2 Day                          | \$107.21        | <u>\$109.56</u> |                 |
|  | Adult Day Rate                         | \$177.82        | <u>\$181.72</u> |                 |
| <b>B.</b>  | <b>School District No. 22</b>          |                 |                 |                 |
|  | During school hours no charge          | N/C             |                 |                 |
|  | Outside school hours                   |                 |                 |                 |
|  | Day Rate                               | \$115.58        | <u>\$118.12</u> | <u>\$124.03</u> |
|  | ½ Day Rate                             | \$69.67         | <u>\$71.20</u>  | <u>\$74.76</u>  |
| <b>C.</b>  | <b>Community Use</b>                   |                 |                 |                 |
|  | Adult – Hourly                         | \$46.27         | <u>\$47.29</u>  | <u>\$49.66</u>  |
|  | Adult – Day Rate                       | \$177.82        | <u>\$181.72</u> | <u>\$185.70</u> |
|  | Adult – 1/2 Day                        | \$107.21        | <u>\$109.56</u> | <u>\$115.04</u> |
| <b>D.</b>  | <b>Commercial</b>                      |                 |                 |                 |
|  | Local Hourly Rate                      | \$74.10         | <u>\$75.73</u>  | <u>\$79.52</u>  |
|  | Local – 1/2 Day                        | \$171.73        | <u>\$175.49</u> | <u>\$184.27</u> |
|  | Local – Day Rate                       | \$285.01        | <u>\$291.26</u> | <u>\$305.83</u> |
|  | Non-Resident Business – 1/2 Day        | \$343.36        | <u>\$350.88</u> | <u>\$368.43</u> |
|  | Non-Resident Business – Day Rate       | \$570.03        | <u>\$582.52</u> | <u>\$611.65</u> |
| <b>E.</b>  | <b>Private Sponsored Entertainment</b> |                 |                 |                 |
|  | Local – Day                            |                 |                 |                 |
|  | Non-Resident – Day                     |                 |                 |                 |
| <b>F.</b>  | <b>No Current Private Contracts</b>    |                 |                 |                 |
| <b>G.</b>  | <b>Setup / Takedown Day</b>            |                 |                 |                 |
|  | 50% of Day Rate                        |                 |                 |                 |
| <b>H.</b>  | <b>Tables/Chairs/Staging/Bleachers</b> |                 |                 |                 |
|  | Tables/Chairs per 100                  | \$46.07         | <u>\$47.08</u>  | <u>\$49.44</u>  |
|  | Staging @ Current Labour Rates         |                 |                 |                 |

\* Meeting room(s) rates are discounted 50% when rented in conjunction with the Auditorium (subject to all areas being available). This applies to all rental categories.

| <u>Recreation Centre</u><br><u>Meeting Room – Willow Room</u> |   | <u>Rate</u><br><u>2018-19</u> | <u>Rate</u><br><u>2019-20</u> | <u>Tax</u><br><u>Incl</u> |
|---|---|-------------------------------|-------------------------------|---------------------------|
| <b><u>A.</u></b>  | <b><u>Recreation Programs</u></b>             |                               |                               |                           |
|   | <u>Youth Hourly</u>                           | <u>N/A</u>                    | <u>\$14.45</u>                | <u>N/A</u>                |
|   | <u>Youth 1/2 Day</u>                          | <u>N/A</u>                    | <u>\$33.24</u>                |                           |
|   | <u>Youth Day Rate</u>                         | <u>N/A</u>                    | <u>\$55.64</u>                |                           |
|   | <u>Adult Hourly</u>                           | <u>N/A</u>                    | <u>\$28.90</u>                | <u>N/A</u>                |
|   | <u>Adult 1/2 Day</u>                          | <u>N/A</u>                    | <u>\$66.47</u>                |                           |
|   | <u>Adult Day Rate</u>                         | <u>N/A</u>                    | <u>\$111.27</u>               |                           |
| <b><u>B.</u></b>  | <b><u>School District No. 22</u></b>          |                               |                               |                           |
|   | <u>During school hours no charge</u>          | <u>N/C</u>                    |                               |                           |
|   | <u>Outside school hours</u>                   | <u>N/A</u>                    |                               |                           |
|   | <u>Day Rate</u>                               | <u>N/A</u>                    | <u>\$72.33</u>                | <u>\$75.95</u>            |
|   | <u>½ Day Rate</u>                             | <u>N/A</u>                    | <u>\$43.21</u>                | <u>\$45.37</u>            |
| <b><u>C.</u></b>  | <b><u>Community Use</u></b>                   |                               |                               |                           |
|   | <u>Adult – Hourly</u>                         | <u>N/A</u>                    | <u>\$28.90</u>                | <u>\$30.35</u>            |
|   | <u>Adult – Day Rate</u>                       | <u>N/A</u>                    | <u>\$111.27</u>               | <u>\$116.84</u>           |
|   | <u>Adult – 1/2 Day</u>                        | <u>N/A</u>                    | <u>\$66.47</u>                | <u>\$69.80</u>            |
| <b><u>D.</u></b>  | <b><u>Commercial</u></b>                      |                               |                               |                           |
|   | <u>Local Hourly Rate</u>                      | <u>N/A</u>                    | <u>\$46.24</u>                | <u>\$48.56</u>            |
|   | <u>Local – 1/2 Day</u>                        | <u>N/A</u>                    | <u>\$106.36</u>               | <u>\$11.68</u>            |
|   | <u>Local – Day Rate</u>                       | <u>N/A</u>                    | <u>\$178.04</u>               | <u>\$186.95</u>           |
|   | <u>Non-Resident Business – 1/2 Day</u>        | <u>N/A</u>                    | <u>\$223.24</u>               | <u>\$234.41</u>           |
|   | <u>Non-Resident Business – Day Rate</u>       | <u>N/A</u>                    | <u>\$357.18</u>               | <u>\$375.04</u>           |
| <b><u>E.</u></b>  | <b><u>Private Sponsored Entertainment</u></b> |                               |                               |                           |
|   | <u>Local – Day</u>                            | <u>N/A</u>                    |                               |                           |
|   | <u>Non-Resident – Day</u>                     | <u>N/A</u>                    |                               |                           |
| <b><u>F.</u></b>  | <b><u>No Current Private Contracts</u></b>    |                               |                               |                           |
| <b><u>G.</u></b>  | <b><u>Setup / Takedown Day</u></b>            |                               |                               |                           |
|   | <u>50% of Day Rate</u>                        |                               |                               |                           |
| <b><u>H.</u></b>  | <b><u>Tables/Chairs/Staging/Bleachers</u></b> |                               |                               |                           |
|   | <u>Tables/Chairs per 100</u>                  | <u>N/A</u>                    | <u>\$47.08</u>                | <u>\$49.44</u>            |
|   | <u>Staging @ Current Labour Rates</u>         |                               |                               |                           |

| Recreation Centre<br>Outdoor Display Space |                      | Rate<br>2018-19 | <u>Rate</u><br><u>2019-20</u> | Tax<br>Incl    |
|--|----------------------|-----------------|-------------------------------|----------------|
| <b>C.</b>                                  | <b>Community Use</b> |                 |                               |                |
|  | Youth Day Rate       | \$16.67         | <u>\$17.04</u>                | <u>\$17.89</u> |
|  | Adult Day Rate       | \$25.65         | <u>\$26.21</u>                | <u>\$27.21</u> |
| <b>D.</b>                                  | <b>Commercial</b>    |                 |                               |                |
|  | Local Day Rate       | \$51.30         | <u>\$52.42</u>                | <u>\$55.04</u> |

\* These spaces are located outside on the patio area of the Recreation Centre and are 10'x10'.

| Recreation Centre<br>Indoor Lobby Space |                      | Rate<br>2018-19 | <u>Rate</u><br><u>2019-20</u> | Tax<br>Incl    |
|---|----------------------|-----------------|-------------------------------|----------------|
| <b>C.</b>                               | <b>Community Use</b> |                 |                               |                |
|   | Youth Day Rate       | \$16.67         | <u>\$17.04</u>                | <u>\$17.89</u> |
|   | Adult Day Rate       | \$25.65         | <u>\$26.21</u>                | <u>\$27.21</u> |
| <b>D.</b>                               | <b>Commercial</b>    |                 |                               |                |
|   | Local Day Rate       | \$51.30         | <u>\$52.42</u>                | <u>\$55.04</u> |

\*This indoor space is located in the Recreation Centre lobby.

| Recreation Centre<br>Kitchen Rental |   | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax |
|-------------------------------------|---|-----------------|-----------------|-------------|
| <b>A.</b>                           | <b>Recreation Programs</b>                                    |                 |                 |             |
|                                     | MIN (per hour)  | \$16.85         | \$17.22         | \$18.08     |
|                                     | MAX (per hour)  | \$23.30         | \$23.81         | \$25.00     |
| <b>C.</b>                           | <b>Community Use</b>  |                 |                 |             |
|                                     | Full Kitchen – no place settings                              | \$168.28        | \$171.97        | \$180.57    |
|                                     | Place Settings each   | \$1.67          | \$1.71          | \$1.80      |
|                                     | Prep Area Only (no dishes, stoves/ovens,<br>dishwasher, etc.) | \$84.14         | \$85.99         | \$90.29     |
|                                     | Kitchen Clean-Up @ Current Labour Rate                        | \$45.82         | \$47.08         | \$49.43     |
|                                     | Water Glasses – 7 oz (maximum 90)                             | \$0.53          | \$0.54          | \$0.57      |
|                                     | Water Pitchers (maximum 15)                                   | \$3.24          | \$3.31          | \$3.48      |

**The kitchen has 300 place settings, which consist of:**

\*1 dinner plate \*1 side plate \*1 salad bowl \*1 cup and saucer  
\*1 salad fork \*1 knife \*1 spoon

**The following items are not included and must be supplied by the renter:**

\*water glasses \*wine glasses \*linen \*salt and pepper shakers  
\*sugar bowls \*cream jugs \*cutting knives

The kitchen, including all equipment, is to be left clean and tidy. All materials, foods, etc. must be removed at the end of the rental. Any missing or damaged articles will be charged to the renter. A \$500.00 damage deposit may be required on kitchen rentals.

**\* On-going Kitchen Rentals:**

\* The rental of the Kitchen at the prep price is designed to fill days not booked for events.

\* If there is an event booked at the facility and they require the kitchen for food or catering service, the normal rental fees will apply.

\* The kitchen will be booked for a 9 hour period so that the rental on the contract reflects what the prep price was designed for (essentially a half day rental).

\* We require renters to maintain a \$200.00 security deposit for kitchen rentals.

\* We require renters to pay in advance for several bookings; preferably a month at a time.

\* If for some reason a renter is unable to use a date that has been booked and paid for, and we receive notification 48 hours in advance, we will gladly credit the account.

\* We will charge renters for cancellations with less than 48 hours notice.

| Recreation Centre<br>Gymnasium Rentals |  | Rate<br>2018-19 | Rate<br>2019-20  | Incl<br>Tax      |
|--|--|-----------------|------------------|------------------|
| <b>A.</b>                              | <b>Recreation Programs</b>                 |                 |                  |                  |
|  | Preschool – Dogwood Hourly 50% of Yth      | \$7.99          | <u>\$8.17</u>    | N/A              |
|  | Youth – Dogwood Hourly                     | \$15.98         | <u>\$16.33</u>   | N/A              |
|  | Youth – Dogwood Day                        | \$159.80        | <u>\$163.25</u>  | N/A              |
|  | Adult – Dogwood Hourly                     | \$31.95         | <u>\$32.65</u>   | N/A              |
|  | Adult – Dogwood Day                        | \$319.50        | <u>\$326.50</u>  | N/A              |
|  | Youth – PV Hourly                          | \$29.27         | <u>\$29.91</u>   | N/A              |
|  | Youth – PV Day                             | \$292.70        | <u>\$299.05</u>  | N/A              |
|  | Adult – PV Hourly                          | \$58.53         | <u>\$59.81</u>   | N/A              |
|  | Adult – PV Day                             | \$585.30        | <u>\$598.12</u>  | N/A              |
| <b>B.</b>                              | <b>School District No. 22</b>              |                 |                  |                  |
|  | During school hours                        | N/C             | N/C              | N/C              |
|  | Outside school hours – use community rates |                 |                  |                  |
| <b>C.</b>                              | <b>Community Use</b>                       |                 |                  |                  |
|  | Adult – Dogwood Hourly                     | \$31.95         | <u>\$32.65</u>   | <u>\$34.28</u>   |
|  | Adult – Dogwood Day                        | \$319.50        | <u>\$326.50</u>  | <u>\$342.83</u>  |
|  | Youth – Dogwood Hourly                     | \$20.77         | <u>\$21.22</u>   | <u>\$22.29</u>   |
|  | Minor – Dogwood Hourly                     | \$15.98         | <u>\$16.33</u>   | <u>\$17.15</u>   |
|  | Adult – PV Hourly                          | \$58.53         | <u>\$59.81</u>   | <u>\$62.80</u>   |
|  | Adult – PV Day                             | \$585.30        | <u>\$598.12</u>  | <u>\$628.03</u>  |
|  | Youth – PV Hourly                          | \$38.04         | <u>\$38.88</u>   | <u>\$40.82</u>   |
|  | Minor – PV Hourly                          | \$29.27         | <u>\$29.91</u>   | <u>\$31.40</u>   |
| <b>D.</b>                              | <b>Commercial</b>                          |                 |                  |                  |
|  | Resident – Dogwood Hourly                  | \$45.57         | <u>\$46.57</u>   | <u>\$48.90</u>   |
|  | Resident – Dogwood Day                     | \$455.70        | <u>\$465.70</u>  | <u>\$488.99</u>  |
|  | Resident – Dogwood 1/2 Day                 | \$273.45        | <u>\$278.87</u>  | <u>\$292.82</u>  |
|  | Non-Resident – Dogwood Day                 | \$911.50        | <u>\$931.40</u>  | <u>\$977.97</u>  |
|  | Non-Resident – Dogwood 1/2 Day             | \$546.90        | <u>\$564.49</u>  | <u>\$592.72</u>  |
|  | Resident – PV Hourly                       | \$93.36         | <u>\$95.41</u>   | <u>\$100.18</u>  |
|  | Resident – PV Day                          | \$933.60        | <u>\$954.10</u>  | <u>\$1001.81</u> |
|  | Resident – PV 1/2 Day                      | \$560.13        | <u>\$571.32</u>  | <u>\$599.89</u>  |
|  | Non-Resident – PV Day                      | \$1867.11       | <u>\$1908.20</u> | <u>\$2003.61</u> |
|  | Non-Resident – PV 1/2 Day                  | \$1120.27       | <u>\$1142.64</u> | <u>\$1199.78</u> |
| <b>E.</b>                              | <b>Private Sponsored Entertainment</b>     |                 |                  |                  |
|  | Resident – Dogwood Per Day                 | \$537.35        | <u>\$558.84</u>  | <u>\$586.79</u>  |
|  | Second performance                         | \$216.27        | <u>\$232.85</u>  | <u>\$244.50</u>  |
|  | Non Resident – Dogwood Per Day             | \$1074.69       | <u>\$1117.68</u> | <u>\$1173.57</u> |
|  | Second performance                         | \$432.54        | <u>\$465.70</u>  | <u>\$488.99</u>  |
|  | Local – PV Per Day                         | \$1366.21       | <u>\$1396.13</u> | <u>\$1465.94</u> |
|  | Second performance greater of 7.5% or      | \$557.04        | <u>\$569.24</u>  | <u>\$597.71</u>  |
|  | Out of Town – PV Per Day                   | \$2732.63       | <u>\$2792.48</u> | <u>\$2932.11</u> |
|  | Second performance greater of 10% or       | \$1114.07       | <u>\$1138.47</u> | <u>\$1195.40</u> |

|           |  | Rate<br>2018-19 | <u>Rate</u><br><u>2019-20</u> | Incl<br>Tax     |
|-----------|--|-----------------|-------------------------------|-----------------|
| <b>F.</b> | <b>Other – Current Contracts</b>           |                 |                               |                 |
|           | Vernon Boxing Club                         |                 |                               |                 |
|           | Per month (Oct, Nov, Dec, Jan, Feb, Mar)   | \$673.35        | <u>\$688.10</u>               | <u>\$722.51</u> |
|           | Per month (Apr, May, June, July, Aug, Sep) | \$336.68        | <u>\$344.05</u>               | <u>\$361.25</u> |
|           | Per day                                    | \$92.06         | <u>\$94.08</u>                | <u>\$98.78</u>  |
| <b>G.</b> | <b>Setup / Takedown Day</b>                |                 |                               |                 |
|           | 50% of regular rate                        |                 |                               |                 |



| Lakers Clubhouse |                                  | Rate<br>2018-19 | <u>Rate<br/>2019-20</u> | Incl<br>Tax     |
|------------------|----------------------------------|-----------------|-------------------------|-----------------|
| <b>A.</b>        | <b>Recreation Programs</b>       |                 |                         |                 |
|                  | Youth and Adult Programs         | \$13.30         | <u>\$13.59</u>          | N/A             |
| <b>B.</b>        | <b>Schools</b>                   |                 |                         |                 |
|                  | During school hours no charge    | N/C             |                         |                 |
|                  | Outside school hours             | \$44.17         | <u>\$45.14</u>          | <u>\$47.40</u>  |
| <b>C.</b>        | <b>Community Use</b>             |                 |                         |                 |
|                  | Adult                            | \$44.17         | <u>\$45.14</u>          | <u>\$47.40</u>  |
|                  | Adult – ½ Day Rate               | \$331.28        | <u>\$338.55</u>         | <u>\$355.48</u> |
|                  | Adult –Day Rate                  | \$441.70        | <u>\$451.37</u>         | <u>\$473.94</u> |
| <b>F.</b>        | <b>Cleaning Fee</b>              |                 |                         |                 |
|                  | Small Events and Ongoing Rentals | \$27.70         | <u>\$28.31</u>          | <u>\$29.73</u>  |
|                  | Medium Events                    | \$55.40         | <u>\$56.62</u>          | <u>\$59.45</u>  |
|                  | Large Events – Weddings          | \$110.80        | <u>\$113.24</u>         | <u>\$118.90</u> |

| Recreation Centre<br>Swimming Pool |  | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax     |
|------------------------------------|--|-----------------|-----------------|-----------------|
| <b>A.</b>                          | <b>Recreation Programs</b>   |                 |                 |                 |
|                                    | Drop in Programs will pay on a percentage basis to be agreed upon between departments. |                 |                 |                 |
| <b>B.</b>                          | <b>Schools (Public and Private)</b>  |                 |                 |                 |
|                                    | Swim Lessons (25 students or less) - hourly  | \$135.70        | <u>\$138.69</u> | <u>\$145.62</u> |
|                                    | Public Swim Rental (50 students or less) – hourly                                      | \$90.48         | <u>\$92.46</u>  | <u>\$97.08</u>  |
|                                    | Extra Fees (additional staff) - hourly   | \$45.24         | <u>\$46.23</u>  | <u>\$48.54</u>  |
| <b>C.</b>                          | <b>Community Use</b>   |                 |                 |                 |
|                                    | <b>Adult</b>   |                 |                 |                 |
|                                    | Private Swim Rental (35 swimmers or less) – hourly                                     | \$113.58        | <u>\$116.07</u> | <u>\$121.87</u> |
|                                    | Private Lane Rental (8 swimmers or less) - hourly                                      | \$22.62         | <u>\$23.12</u>  | <u>\$24.28</u>  |
|                                    | Extra Fees (additional staff) - hourly   | \$45.24         | <u>\$46.23</u>  | <u>\$48.54</u>  |
|                                    | <b>Minor Sports Groups</b>   |                 |                 |                 |
|                                    | Private Swim Rental (provides NL certified coach) - hourly                             | \$45.24         | <u>\$46.23</u>  | <u>\$48.54</u>  |
|                                    | Swim Meet (includes 3 lifeguard staff) - hourly  | \$135.72        | <u>\$138.69</u> | <u>\$145.62</u> |
|                                    | Private Lane Rental - hourly   | \$11.31         | <u>\$11.56</u>  | <u>\$12.14</u>  |
|                                    | Extra Fees (additional staff) - hourly   | \$45.24         | <u>\$46.23</u>  | <u>\$48.54</u>  |
| <b>D.</b>                          | <b>Commercial</b>  |                 |                 |                 |
|                                    | <b>Local</b>   |                 |                 |                 |
|                                    | Private Swim Rental (35 swimmers or less) - hourly                                     | \$187.41        | <u>\$191.52</u> | <u>\$201.10</u> |
|                                    | Private Lane Rental (8 swimmers or less) - hourly                                      | \$37.32         | <u>\$38.15</u>  | <u>\$40.06</u>  |
|                                    | Extra Fees (additional staff) - hourly   | \$45.24         | <u>\$46.23</u>  | <u>\$48.54</u>  |
|                                    | <b>Non-Resident Business</b>   |                 |                 |                 |
|                                    | Private Swim Rental (35 swimmers or less) - hourly                                     | \$374.82        | <u>\$383.04</u> | <u>\$402.19</u> |
|                                    | Private Lane Rental (8 swimmers or less) - hourly                                      | \$74.64         | <u>\$76.30</u>  | <u>\$80.12</u>  |
|                                    | Extra Fees (additional staff) - hourly   | \$45.24         | <u>\$46.23</u>  | <u>\$48.54</u>  |

\* Mandatory staff (lifeguard) fee will be added to Private Swim Rental based on attendance\*

| Recreation Centre<br>Swimming Lessons |  | Rate<br>2018-19          | <u>Rate</u><br><u>2019-20</u> | Incl<br>Tax              |
|---------------------------------------|--|--------------------------|-------------------------------|--------------------------|
| <b>1.</b>                             | <b>10 x 1/2 Hour</b>                                   |                          |                               |                          |
|                                       | Ratios:  | \$59.41                  | <u>\$60.71</u>                | NO tax on Yth<br>Lessons |
|                                       | Starfish, Duck, Sea Turtle : 10-1                      |                          |                               |                          |
|                                       | Sea Otter: 4-1,  |                          |                               |                          |
|                                       | Salamander: 5-1  |                          |                               |                          |
|                                       | Sunfish, Crocodile, Whale, SK 1, SK 2, SK 3 : 6-1      |                          |                               |                          |
| <b>2.</b>                             | <b>10 x 3/4 Hour</b>                                   |                          |                               |                          |
|                                       | Ratios:  | \$77.39                  | <u>\$79.08</u>                | NO tax on Yth<br>Lessons |
|                                       | SK4: 6-1   |                          |                               |                          |
|                                       | SK 5, SK 6: 8-1  |                          |                               |                          |
| <b>3.</b>                             | <b>10 x 1 Hour</b>                                     |                          |                               |                          |
|                                       | Ratios:  | \$101.34                 | <u>\$103.56</u>               | NO tax on Yth<br>Lessons |
|                                       | SK 7 – SK 10, Synchro Star: 10-1                       |                          |                               |                          |
|                                       | Adult : 10-1   |                          |                               |                          |
| <b>4.</b>                             | <b>Private Lessons</b>                                 |                          |                               |                          |
|                                       | Youth Private  | \$23.27                  | <u>\$23.78</u>                | <u>\$24.97</u>           |
|                                       | Youth Semi-Private additional \$5/child                |                          |                               |                          |
|                                       | Adult Private  | \$30.25                  | <u>\$30.91</u>                | <u>\$32.46</u>           |
|                                       | Adult Semi-Private additional \$5/adult                |                          |                               |                          |
| <b>5.</b>                             | <b>Specialty Classes</b>                               |                          |                               |                          |
|                                       | Hours and Ratios Vary Based on Program<br>Requirements | Based on<br>Actual Costs |                               |                          |
| <b>6.</b>                             | <b>Special Needs</b>                                   |                          |                               |                          |
|                                       | Aqua Percept 3-1                                       |                          |                               |                          |
|                                       | Youth Aquadapt: 1-1                                    | \$98.76                  | <u>\$100.92</u>               | <u>\$105.97</u>          |
|                                       | Adult Aquadapt: 1-1                                    | \$143.25                 | <u>\$146.39</u>               | <u>\$153.71</u>          |
| <b>7.</b>                             | <b>National Lifeguard Course</b>                       | Current<br>Rates         | Current<br>Rates              |                          |
| <b>8.</b>                             | <b>Lavington Pool (Summer only)</b>                    |                          |                               |                          |
|                                       | Starfish – SK 2 8 lessons @ <u>1/2½</u> hour           | \$42.07                  | <u>\$42.99</u>                | <u>\$45.14</u>           |

| Parks   | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax |
|---|-----------------|-----------------|-------------|
| Booking Fields or Diamonds for League Play or Practice  |                 |                 |             |
| <b>School District Fields:</b> City of Vernon also books School District No. 22 fields after school hours and on weekends.  |                 |                 |             |
| Adult Group or Organization – Per field/per year  | \$137.85        | \$140.87        | \$147.91    |
| Minor Group or Organization – Per field/per year  | \$68.93         | \$70.44         | \$73.96     |
| <b>City of Vernon will not be responsible for lining fields or diamonds. Lime and liner will be available only at those facilities under the City's control with adequate storage room on site.</b> |                 |                 |             |
| <i>Note: These fees do not apply to any fields or diamonds for special events or tournaments.</i>   |                 |                 |             |
| <b>All Sports Fields Operated by the City of Vernon:</b>  |                 |                 |             |
| League Play – Adult Group/Organization<br>Per hour/per field  | \$19.70         | \$20.13         | \$21.14     |
| League Play – Youth Group/Organization<br>Per hour/per field  | \$12.81         | \$13.09         | \$13.74     |
| League Play – Minor Group/Organization<br>Per hour/per field  | \$9.85          | \$10.07         | \$10.57     |
| Tournaments – Adult Group/Organization<br>Per day/per field   | \$85.29         | \$87.16         | \$91.52     |
| Tournaments – Youth Group/Organization<br>Per day/per field   | \$55.44         | \$56.65         | \$59.48     |
| Tournaments – Minor Group/Organization<br>Per field/per day   | \$42.65         | \$43.58         | \$45.76     |
| <b>Practice Fields (City of Vernon or School District No. 22 Fields)</b>  |                 |                 |             |
| Adult Group or Organization / 1-1/2 hr booking/once per week –<br>Can only book up to two weeks in advance  |                 |                 |             |
| Price per practice  | \$28.86         | \$29.49         | \$30.96     |
| <b>Lights</b>   |                 |                 |             |
| Lights at DND Adults  | \$29.14         | \$29.78         | \$31.27     |
| Youth   | \$14.57         | \$14.89         | \$15.63     |

To guarantee use of field(s) or diamond(s) by a specific local community, non-profit group on a regular basis, an Administration Fee for School District 22 sports fields or a Park User Fee for City of Vernon sports fields will apply. A Park Use Permit must be obtained and returned with written approval to follow from City of Vernon Recreation Services.

| Parks<br>Kin Race Track |   | Rate<br>2018-19 | Rate<br><u>2019-20</u> | Incl<br>Tax     |
|-------------------------|---|-----------------|------------------------|-----------------|
| <b>A.</b>               | <b>School District No. 22</b>   |                 |                        |                 |
|                         | During school hours   | N/C             | N/C                    |                 |
| <b>B.</b>               | <b>Community Use</b>  |                 |                        |                 |
|                         | Adult Tournaments – Per day/per field   | \$95.63         | <u>\$87.16</u>         | <u>\$91.52</u>  |
|                         | Adult League Play – Per hour/per field  | \$26.28         | <u>\$20.13</u>         | <u>\$21.14</u>  |
|                         | Youth Tournaments – Per day/per field   | \$62.16         | <u>\$56.65</u>         | <u>\$59.48</u>  |
|                         | Youth League Play – Per hour/per field  | \$17.08         | <u>\$13.09</u>         | <u>\$13.74</u>  |
|                         | Minor Tournaments – Per hour/per field  | \$47.82         | <u>\$43.58</u>         | <u>\$45.76</u>  |
|                         | Minor League Play – per hour/per field  | \$13.14         | <u>\$10.07</u>         | <u>\$10.57</u>  |
| <b>C.</b>               | <b>Commercial</b>   |                 |                        |                 |
|                         | Resident Business - per day or 10% of gross gate receipts, whichever is greater   | \$451.91        | <u>\$461.81</u>        | <u>\$484.90</u> |
|                         | Non-Resident Business – per day or 10% of gross gate receipts, whichever is greater   | \$602.72        | <u>\$615.92</u>        | <u>\$646.72</u> |
|                         | <b>* Fee will include lime and liner for fields.</b>  |                 |                        |                 |
|                         | <b>* <del>In Beer Garden area, fee will include washrooms, utilities, tables and chairs and all other existing equipment.</del></b> |                 |                        |                 |

| Picnic Shelters<br>Kin Beach   |                                     | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax     |
|--|-------------------------------------|-----------------|-----------------|-----------------|
| <b>B.</b>  | <b>School District No. 22</b>       |                 |                 |                 |
|  | During school hours                 | N/C             | N/C             | N/C             |
| <b>C.</b>  | <b>Community Use</b>                |                 |                 |                 |
|  | Kin Beach – per day                 | \$150.30        | <u>\$153.59</u> | <u>\$161.27</u> |
|  | Kin Beach – per 1/2 day             | \$75.15         | <u>\$76.80</u>  | <u>\$80.64</u>  |
| <b>D.</b>  | <b>Commercial</b>                   |                 |                 |                 |
|  | Resident Business - per day         | \$191.27        | <u>\$195.46</u> | <u>\$205.23</u> |
|  | Resident Business – per 1/2 day     | \$95.63         | <u>\$97.73</u>  | <u>\$102.62</u> |
|  | Non-Resident Business - per day     | \$252.82        | <u>\$258.36</u> | <u>\$271.28</u> |
|  | Non-Resident Business – per 1/2 day | \$126.42        | <u>\$129.18</u> | <u>\$135.64</u> |
| <b>Rental to include washroom, existing utilities and existing picnic tables. Tables and chairs are <i>not</i> included.</b> |                                     |                 |                 |                 |
| <b>Note:</b> Half day rate = 4 hours or less.  |                                     |                 |                 |                 |

| <del>Picnic Shelters</del><br>Polson Park       |  | Rate<br>2018-19 | <u>Rate</u><br><u>2019-20</u> | Incl<br>Tax     |
|---|--|-----------------|-------------------------------|-----------------|
| <b>Polson Park – Per Permit Charge</b>          |  | \$45.96         | <u>\$46.97</u>                | <u>\$49.32</u>  |
| <u>Per day or part of a day Green Spaces</u>    |  |                 |                               |                 |
| <b>Polson Oval – Community Use:</b>             |  |                 |                               |                 |
| Adult Groups (per day)                          |  | \$197.46        | <u>\$201.79</u>               | <u>\$211.88</u> |
| Youth Groups (per day)                          |  | \$128.35        | <u>\$131.17</u>               | <u>\$137.73</u> |
| Minor Groups (per day)                          |  | \$98.73         | <u>\$100.90</u>               | <u>\$105.95</u> |
| <b>Polson Spray Pool</b>                        |  |                 |                               |                 |
| 2-hour minimum blocks                           |  |                 |                               |                 |
| <u>Month-of-June only</u>                       |  | \$45.96         |                               |                 |
| <b>Polson Bandshell – Community Use</b>         |  |                 |                               |                 |
| Adult Groups (per day)                          |  | N/A             | <u>\$100.00</u>               | <u>\$105.00</u> |
| Youth Groups (per day)                          |  | N/A             | <u>\$65.00</u>                | <u>\$68.25</u>  |
| Minor Groups (per day)                          |  | N/A             | <u>\$50.00</u>                | <u>\$52.50</u>  |
| <b>Polson Pagoda or Gardens – Community Use</b> |  |                 |                               |                 |
| Adult Groups (per day)                          |  | \$45.96         | <u>\$46.97</u>                | <u>\$49.32</u>  |
| Youth Groups (per day)                          |  | \$29.88         | <u>\$30.53</u>                | <u>\$30.53</u>  |
| Minor Groups (per day)                          |  | \$22.98         | <u>\$23.49</u>                | <u>\$23.49</u>  |
| <b>Polson Pavilion – Community Use</b>          |  |                 |                               |                 |
| Adult Groups (per day)                          |  | N/A             | <u>\$100.00</u>               | <u>\$105.00</u> |
| Youth Groups (per day)                          |  | N/A             | <u>\$65.00</u>                | <u>\$68.25</u>  |
| Minor Groups (per day)                          |  | N/A             | <u>\$50.00</u>                | <u>\$52.50</u>  |
| <b>Rental Extras</b>                            |  |                 |                               |                 |
| Extra Garbage Cans (each)                       |  | N/A             | <u>\$10.00</u>                | <u>\$10.50</u>  |
| Washroom Cleans (per clean)                     |  | N/A             | <u>\$45.00</u>                | <u>\$47.25</u>  |
| Portable Washrooms (each/day)                   |  | N/A             | <u>\$30.00</u>                | <u>\$31.50</u>  |

Polson Park permit charge is for the permit only. Additional charges will be levied for additional services, e.g. tables and chairs, according to the fee schedule.

| <u>Civic Plaza and Cenotaph Park</u> |                                      | <u>Rate</u><br><u>2018-19</u> | <u>Rate</u><br><u>2019-20</u> | <u>Incl</u><br><u>Tax</u> |
|--------------------------------------|--------------------------------------|-------------------------------|-------------------------------|---------------------------|
|                                      | <b><u>Park Permit per Day</u></b>    | <u>N/A</u>                    | <u>\$100.00</u>               | <u>\$105.00</u>           |
|                                      | <b><u>Rental Extras</u></b>          |                               |                               |                           |
|                                      | <u>Extra Garbage Cans (each)</u>     | <u>N/A</u>                    | <u>\$10.00</u>                | <u>\$10.50</u>            |
|                                      | <u>Washroom Cleans (per clean)</u>   | <u>N/A</u>                    | <u>\$45.00</u>                | <u>\$47.25</u>            |
|                                      | <u>Portable Washrooms (each/day)</u> | <u>N/A</u>                    | <u>\$30.00</u>                | <u>\$31.50</u>            |



| Parks<br>Special Events or Tournaments –<br>MacDonald Park and Other Soccer Fields       |                                   | Rate<br>2018-19 | <u>Rate</u><br><u>2019-20</u> | Incl<br>Tax     |
|--|-----------------------------------|-----------------|-------------------------------|-----------------|
| <b>A.</b>  | <b>School District No. 22</b>     |                 |                               |                 |
|  | During school hours               | N/C             | N/C                           |                 |
| <b>B.</b>  | <b>Community Use</b>              |                 |                               |                 |
|  | <b>Adult Groups/Organizations</b> |                 |                               |                 |
|  | Daily                             | \$197.00        | <u>\$201.30</u>               | <u>\$211.37</u> |
|  | Hourly                            | \$19.70         | <u>\$20.13</u>                | <u>\$21.14</u>  |
|  | <b>Youth Groups/Organizations</b> |                 |                               |                 |
|  | Daily                             | \$128.10        | <u>\$130.80</u>               | <u>\$137.34</u> |
|  | Hourly                            | \$12.81         | <u>\$13.08</u>                | <u>\$13.73</u>  |
|  | <b>Minor Groups/Organizations</b> |                 |                               |                 |
|  | Daily                             | \$98.50         | <u>\$100.70</u>               | <u>\$105.74</u> |
|  | Hourly                            | \$9.85          | <u>\$10.07</u>                | <u>\$10.57</u>  |
| <b>C.</b>  | <b>Commercial</b>                 |                 |                               |                 |
|  | Resident Business (daily)         | \$236.24        | <u>\$241.41</u>               | <u>\$253.48</u> |
|  | Non-Resident Use (daily)          | \$323.42        | <u>\$330.50</u>               | <u>\$347.03</u> |
| <b>* Rental includes lime and liner for diamonds, utilities and washroom facilities.</b> |                                   |                 |                               |                 |

\*\* 1/2 day rates will be 50% of full day rate.

| Parks<br>Sport Camps – All Ball Fields |                                       | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax     |
|--|---------------------------------------|-----------------|-----------------|-----------------|
| <b>A.</b>                              | <b>Recreation Programs</b>            |                 |                 |                 |
|  | Adult                                 | \$105.89        | <u>\$108.21</u> | <u>\$113.62</u> |
|  | Youth                                 | \$52.95         | <u>\$54.11</u>  | <u>\$56.82</u>  |
| <b>B.</b>                              | <b>School District No. 22</b>         |                 |                 |                 |
|  | During school hours                   | N/C             | N/C             |                 |
| <b>C.</b>                              | <b>Community Use</b>                  |                 |                 |                 |
|  | Adult (per day per field)             | \$105.89        | <u>\$108.21</u> | <u>\$113.62</u> |
|  | Youth (per day per field)             | \$68.83         | <u>\$70.34</u>  | <u>\$73.86</u>  |
|  | Minor (per day per field)             | \$52.95         | <u>\$54.11</u>  | <u>\$56.82</u>  |
| <b>D.</b>                              | <b>Commercial</b>                     |                 |                 |                 |
|  | Resident Business (per day per field) | \$174.72        | <u>\$178.55</u> | <u>\$187.48</u> |
|  | Non-Resident Use (per day per field)  | \$349.44        | <u>\$357.09</u> | <u>\$374.94</u> |

\* Commercial groups can arrange camps through community organization that will pay the appropriate fee.

\* It will be up to the community group to determine the financial support they require from the commercial group.

\* Rental includes lime, liner, utilities, and washroom facilities.

| Parks<br>Sport Camps – All Soccer Fields |                               | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax     |
|--|-------------------------------|-----------------|-----------------|-----------------|
| <b>A.</b>                                | <b>Recreation Programs</b>    |                 |                 |                 |
|  | Adult                         | \$309.77        | <u>\$316.55</u> | <u>\$332.38</u> |
|  | Youth                         | \$154.89        | <u>\$158.28</u> | <u>\$166.19</u> |
| <b>B.</b>                                | <b>School District No. 22</b> |                 |                 |                 |
|  | During school hours           | N/C             | N/C             |                 |
| <b>C.</b>                                | <b>Community Use</b>          |                 |                 |                 |
|  | Adult (per day)               | \$309.77        | <u>\$316.55</u> | <u>\$332.38</u> |
|  | Youth (per day)               | \$201.35        | <u>\$205.76</u> | <u>\$216.05</u> |
|  | Minor (per day)               | \$154.89        | <u>\$158.28</u> | <u>\$166.19</u> |
| <b>D.</b>                                | <b>Commercial</b>             |                 |                 |                 |
|  | Resident Business (per day)   | \$378.82        | <u>\$387.12</u> | <u>\$406.48</u> |
|  | Non-Resident Use (per day)    | \$503.91        | <u>\$514.95</u> | <u>\$540.70</u> |

\* Commercial groups can arrange camps through community organization that will pay the appropriate fee.

\* It will be up to the community group to determine the financial support they require from the commercial group.

\* Rental includes lime, liner, utilities and washroom facilities.

\* There is no half day rate or reduced fee for use of only one field.

\* 1/2 day rates are 50% of full day rate.

| Parks<br>Tennis Court Rentals |                                    | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax    |
|-------------------------------|------------------------------------|-----------------|-----------------|----------------|
| <b>A.</b>                     | <b>Recreation Programs</b>         |                 |                 |                |
|                               | Adult (per court per hour)         | \$7.39          | <u>\$7.55</u>   | <u>\$7.93</u>  |
|                               | Youth (per court per hour)         | \$3.70          | <u>\$3.78</u>   | <u>\$3.97</u>  |
| <b>B.</b>                     | <b>School District No. 22</b>      |                 |                 |                |
|                               | During school hours                | N/C             | N/C             |                |
| <b>C.</b>                     | <b>Community Use</b>               |                 |                 |                |
|                               | Adult (per court per hour)         | \$7.39          | <u>\$7.55</u>   | <u>\$7.93</u>  |
|                               | Youth (per court per hour)         | \$4.80          | <u>\$4.91</u>   | <u>\$5.16</u>  |
|                               | Minor (per court per hour)         | \$3.70          | <u>\$3.78</u>   | <u>\$3.97</u>  |
| <b>D.</b>                     | <b>Commercial</b>                  |                 |                 |                |
|                               | Resident (per court per hour)      | \$12.19         | <u>\$12.46</u>  | <u>\$13.08</u> |
|                               | Non-Resident (per court per hour)  | \$24.38         | <u>\$24.91</u>  | <u>\$26.16</u> |
| <b>E.</b>                     | <b>Lights</b>                      |                 |                 |                |
|                               | All Groups/Organizations per court | <u>\$5.94</u>   |                 |                |

\* To reserve courts, minimum of 15 people required.

\* User group must post use of courts 2 days prior to event.

| Parks<br>Volleyball Court Rentals |                                   | Rate<br>2018-19 | Rate<br>2019-20 | Incl<br>Tax    |
|-----------------------------------|-----------------------------------|-----------------|-----------------|----------------|
| <b>A.</b>                         | <b>Recreation Programs</b>        |                 |                 |                |
|                                   | Adult (per court per hour)        | \$7.39          | <u>\$7.55</u>   | <u>\$7.93</u>  |
|                                   | Youth (per court per hour)        | \$3.70          | <u>\$3.78</u>   | <u>\$3.97</u>  |
| <b>B.</b>                         | <b>School District No. 22</b>     |                 |                 |                |
|                                   | During school hours               | N/C             | N/C             | N/C            |
| <b>C.</b>                         | <b>Community Use</b>              |                 |                 |                |
|                                   | Adult (per court per hour)        | \$7.39          | <u>\$7.55</u>   | <u>\$7.93</u>  |
|                                   | Youth (per court per hour)        | \$4.80          | <u>\$4.91</u>   | <u>\$5.16</u>  |
|                                   | Minor (per court per hour)        | \$3.70          | <u>\$3.78</u>   | <u>\$3.97</u>  |
| <b>D.</b>                         | <b>Commercial</b>                 |                 |                 |                |
|                                   | Resident (per court per hour)     | \$12.19         | <u>\$12.46</u>  | <u>\$13.08</u> |
|                                   | Non-Resident (per court per hour) | \$24.38         | <u>\$24.91</u>  | <u>\$26.16</u> |

Volleyball courts should be inspected by the user before use.

| <u>Parks</u><br><u>Pickleball Court Rentals</u> |   | <u>Rate</u><br><u>2018-19</u> | <u>Rate</u><br><u>2019-20</u> | <u>Incl</u><br><u>Tax</u> |
|---|---|-------------------------------|-------------------------------|---------------------------|
| <b><u>A.</u></b>                                | <b><u>Recreation Programs</u></b>           |                               |                               |                           |
|   | <u>Adult (per 4 courts per hour)</u>        | <u>N/A</u>                    | <u>\$7.55</u>                 | <u>N/A</u>                |
|   | <u>Youth (per 4 courts per hour)</u>        | <u>N/A</u>                    | <u>\$3.78</u>                 | <u>N/A</u>                |
| <b><u>B.</u></b>                                | <b><u>School District No. 22</u></b>        |                               |                               |                           |
|   | <u>During school hours</u>                  | <u>N/C</u>                    | <u>N/C</u>                    | <u>N/C</u>                |
| <b><u>C.</u></b>                                | <b><u>Community Use</u></b>                 |                               |                               |                           |
|   | <u>Adult (per 4 courts per hour)</u>        | <u>N/A</u>                    | <u>\$7.55</u>                 | <u>\$7.93</u>             |
|   | <u>Youth (per 4 courts per hour)</u>        | <u>N/A</u>                    | <u>\$4.91</u>                 | <u>\$5.16</u>             |
|   | <u>Minor (per 4 courts per hour)</u>        | <u>N/A</u>                    | <u>\$3.78</u>                 | <u>\$3.97</u>             |
| <b><u>D.</u></b>                                | <b><u>Commercial</u></b>                    |                               |                               |                           |
|   | <u>Resident (per 4 courts per hour)</u>     | <u>N/A</u>                    | <u>\$12.46</u>                | <u>\$13.08</u>            |
|   | <u>Non-Resident (per 4 courts per hour)</u> | <u>N/A</u>                    | <u>\$24.91</u>                | <u>26.16</u>              |

## Analysis

|                |  |
|----------------|--|
| 1988/1989..... | 5% increase  |
| 1989/1990..... | Overall analysis<br>year program increase  |
| 1990/1991..... | 6% plus analysis<br>NOTE GST Jan 1, 1991   |
| 1991/1992..... | 5% increase<br>3 year program increase   |
| 1992/1993..... | 7.5% increase  |
| 1993/1994..... | 4% increase  |
| 1994/1995..... | 5% increase  |
| 1995/1996..... | 3.3% increase  |
| 1996/1997..... | Administration Cost Adjustments  |
| 1997/1998..... | 1.5% increase  |
| 1998/1999..... | 1.6% increase  |
| 1999/2000..... | No increase  |
| 2000/2001..... | 1.5% increase  |
| 2001/2002..... | 3% increase  |
| 2002/2003..... |  |
| 2003/2004..... |  |
| 2004/2005..... | 5%, except arena fees at 3%  |
| 2005/2006..... | 3.6% except arena fees at 3% and park<br>fees at 5%  |
| 2006/2007..... | 5% except arena fees 3%, park fees –<br>generally adults 25%, youth 20%                      |
| 2007/2008..... |  |
| 2008/2009..... | 5.5% - 3.5% - 2.0% increases   |
| 2009/2010..... | 2.15 % increase  |
| 2010/2011..... | 4.0% increase NOTE: HST July 1, 2010   |
| 2011/2012..... | 2.0 % increase on all fees except general<br>admission fees that remain same as<br>2010/2011 |
| 2012/2013..... | 2.37 % increase  |
| 2013/2014..... | 2.60% increase except for selected ice<br>rental rates                                       |
| 2014/2015..... | 2.60% increase except for selected rental<br>fees and services                               |
| 2015/2016..... | 2.60% increase except for selected rental<br>fees and services                               |
| 2016/2017..... | 2.60% increase except for selected rental<br>fees and services                               |
| 2017/2018..... | 2.60% increase except for selected rental<br>fees and services                               |
| 2018/2019..... | 2.60% increase except for selected rental<br>fees and services                               |
| 2019/2020..... | <u>2.19% increase except for selected rental<br/>fees and services</u>                       |

# USER GROUP INSURANCE SCHEDULE

**\$2,000,000 Commercial General Liability**

## SPORTS ACTIVITIES

**Low Risk Activities:** Badminton, Bowling, Curling, Dance Lessons, Horseshoes, Pickleball, Tennis

**Medium Risk Activities:** Baseball, Basketball, Field Hockey, Floor Hockey, Handball, Racquetball, Soccer, Softball, Ultimate Frisbee Squash, Swimming with Lifeguard, Non-Contact Touch / Flag Football, Track & Field, Volleyball

**High Risk Activities:** Refer to All Sport for all other sports

**Excluded Activities:** Alpine Skiing, Boxing, Climbing Walls, Contact Hockey, Contact Martial Arts, Cycling, Fireworks, Gymnastics, Horse Related Activities, Kickboxing, Lacrosse, Minor Hockey (18 & under), Rugby, Skateboarding/Skateboard Parks, Snowboarding, Tackle Football, Trampoline

| Type of Event  | # of Participants | Example Premium          |          |                       |
|--|-------------------|--------------------------|----------|-----------------------|
|  |                   | Low                      | Medium   | High                  |
| One Day Sporting Events<br><i>*2-3 day events are twice daily rate</i> | 1 to 25           | \$10.00                  | \$25.00  | Refer                 |
|  | 26 to 100         | \$25.00                  | \$50.00  | Refer                 |
|  | 101 to 250        | \$50.00                  | \$75.00  | Refer                 |
|  | Over 250          | Refer                    | Refer    | Refer                 |
| All Season Sporting Activities<br><i>(except hockey)</i>               | 1 to 25           | \$30.00                  | \$75.00  | Refer                 |
|  | 26 to 100         | \$75.00                  | \$150.00 | Refer                 |
|  | 101 to 250        | \$150.00                 | \$225.00 | Refer                 |
|  | Over 250          | Refer                    | Refer    | Refer                 |
| <b>Adult Recreational Non-Contact Ice Hockey - Seasonal</b>            |                   |                          |          |                       |
|  |                   | <b>September – April</b> |          | <b>May – August</b>   |
| Pickup hockey – Max. 30 players  |                   | \$125.00                 |          | \$75.00               |
| League hockey  |                   | \$200.00/team            |          | \$100/team            |
| Tournaments  |                   | Up to 8 teams            |          | \$250.00              |
|  |                   | 9 to 16 teams            |          | \$375.00              |
|  |                   | Over 16 teams            |          | Refer                 |
| One time adult recreational non-contact ice hockey                     |                   | Maximum 30 players       |          | \$15.00(max. 1 ½ hrs) |
| One time recreational skating (no sticks or pucks)                     |                   | 1 to 25 participants     |          | \$15.00 (1.5 hr)      |
|  |                   | 26 to 100 participants   |          | \$35.00 (1.5 hr)      |
|  |                   | 101 to 250 participants  |          | \$75.00 (1.5 hr)      |
| <b>Recreational Non-Contact Ball / Roller Hockey – Seasonal</b>        |                   |                          |          |                       |
|  |                   | <b>September – April</b> |          | <b>May – August</b>   |
| Pickup hockey – Max. 30 players  |                   | \$100.00                 |          | \$100.00              |
| League Ball Hockey   |                   | Refer                    |          | Refer                 |

# MEETINGS AND EVENTS INSURANCE SCHEDULE

| Type of Event  | Number of Participants   | Example Premium  |  |
|--|--|--|--|
| Meetings – No Alcohol<br>(Including arts & craft, bridge, etc.)  | 1-25<br>26-100<br>101-250<br>Over 250<br>Seasonal/ Weekly<br>Seasonal/ Monthly | \$10.00<br>\$15.00<br>\$25.00<br>Refer<br>5 times rate<br>3 times rate |  |
| Type of Event  | Number of Participants   | No Alcohol   | With Alcohol                             |
| Weddings, Block Parties, Small Kids Functions, i.e. Birthday Parties, Baptism<br><br><i>Note: Rates are lower than for events below due to the familiar relationship</i> | 1-25<br>26-100<br>101-250<br>Over 250  | \$10.00<br>\$25.00<br>\$50.00<br>Refer                                 | \$50.00<br>\$100.00<br>\$150.00<br>Refer |
| Events, including Festivals & Parades, excluding Beer Gardens<br>(see below)   | 1-25<br>26-100<br>101-250<br>Over 250  | \$25.00<br>\$50.00<br>\$75.00<br>Refer                                 | \$75.00<br>\$125.00<br>\$200.00<br>Refer |
| Beer Gardens   | 1-100<br>101-250<br>251-500<br>Over 500  | \$100.00/day<br>\$150.00/day<br>\$200.00/day<br>Refer                  |  |
| <del>Three</del> <u>2-3</u> Day Meetings/Events  |  | Twice Daily Rate   |  |
| <del>Five</del> <u>4-5</u> Day Meetings/Events   |  | Triple Daily Rate  |  |

## ICE RENTAL RATES COMPARISON 2019

## PUBLIC SKATING RATES (Including All Taxes)

|           | VERNON  | KELOWNA       | PENTICTON | SALMON ARM | WEST KELOWNA | AVERAGE | DIFFERENCE +/- | %      |
|-----------|---------|---------------|-----------|------------|--------------|---------|----------------|--------|
| Senior    | \$4.40  | \$3.00        | \$3.75    | \$4.75     | \$4.00       | \$3.98  | N/A            |        |
| Adult     | \$5.85  | \$4.75        | \$4.50    | \$5.75     | \$4.00       | \$4.97  | \$0.88         | 17.7%  |
| Youth     | \$4.40  | N/A           | \$3.75    | \$4.75     | \$4.00       | \$4.23  | \$0.18         | 4.1%   |
| Child     | \$4.40  | \$4.00 (6-13) | \$2.75    | \$3.75     | \$4.00       | \$3.73  | \$0.68         | 18.1%  |
| Preschool | \$1.70  | \$3.00        | \$1.75    | \$1.50     | \$4.00       | \$2.39  | (\$0.69)       | -28.9% |
| Family    | \$12.85 | \$12.50       | \$11.00   | \$12.50    | \$12.00      | \$12.17 | \$0.68         | 5.6%   |

## ICE RENTAL RATES PER HOUR (Excluding Taxes)

|              | VERNON PV/KTPN | KELOWNA (Rutland) | PENTICTON McLearn | SALMON ARM Shaw Centre | WEST Kelowna | ARMSTRONG | LUMBY    | ENDERBY  | AVERAGE  | Difference % |
|--------------|----------------|-------------------|-------------------|------------------------|--------------|-----------|----------|----------|----------|--------------|
| Minor Sports | \$97.60        | \$94.92           | 88.74             | \$99.25                | \$88.98      | \$106.00  | \$73.78  | \$85.00  | \$95.92  | 1.0%         |
| Youth        | \$126.88       | \$94.92           | 88.74             | \$99.25                | \$88.98      | \$106.00  | \$73.78  | \$85.00  | \$100.80 | 20.0%        |
| Adult        | \$195.20       | \$189.84          | 163.20            | \$184.00               | \$177.92     | \$197.07  | \$147.27 | \$154.00 | \$184.54 | 5.0%         |



## POOL RATES COMPARISON 2019

### CURRENT ADMISSION RATES (Including Taxes)

|           | Vernon | Kelowna (PRC) | Rutland YMCA | Penticton | Salmon Arm | Johnson Bentley | Kamloops (Westsyde) | Average  | Difference (+/-) | %        |
|-----------|--------|---------------|--------------|-----------|------------|-----------------|---------------------|----------|------------------|----------|
| Senior    | 4.60   | 5.00          | 7.50         | 8.25      | 4.75       | 5.35            | \$ 4.15             | \$ 5.66  | \$ (1.06)        | -18.69%  |
| Adult     | 6.15   | 7.00          | 10.00        | 11.25     | 5.75       | 6.60            | \$ 5.50             | \$ 7.46  | \$ (1.31)        | -17.61%  |
| Youth     | 4.60   | 5.00          | 7.50         | 8.25      | 4.75       | 4.65            | \$ 4.15             | \$ 5.56  | \$ (0.96)        | -17.22%  |
| Child     | 4.00   | 3.00          | 5.00         | 4.50      | 3.75       | 2.75            | \$ 3.55             | \$ 3.79  | \$ 0.21          | 5.46%    |
| Preschool | 2.00   | 1.75          | 5.00         | 1.50      | 1.50       | 1.50            | \$ 3.55             | \$ 2.40  | \$ (0.40)        | -16.67%  |
| Family    | 13.45  | 14.76         | 20.00        | 26.50     | 12.50      | 10.30           | \$ 14.35            | \$ 15.98 | \$ (2.53)        | -15.83%  |
| Under 3   | 0.00   | 0.00          | 0.00         | 1.50      | 1.50       | 1.50            | 0.00                | 0.64     | \$ (0.64)        | -100.00% |

### CURRENT SWIMMING LESSON RATES (Including Taxes)

|               | Vernon | Kelowna (PRC) | Rutland YMCA | Penticton | Salmon Arm | Johnson Bentley | Kamloops (Westsyde)* | Average   | Difference (+/-) | %      |
|---------------|--------|---------------|--------------|-----------|------------|-----------------|----------------------|-----------|------------------|--------|
| 10 x 30min    | 59.40  | 43.00         |              | 46.00     | 65.75      | 44.00           | \$ 47.75             | \$ 50.98  | \$ 8.42          | 16.51% |
| 10 x 45min    | 77.40  | 53.00         |              | 51.00     | 78.75      | 65.00           | \$ 53.00             | \$ 63.03  | \$ 14.38         | 22.81% |
| 10 x 60min    | 101.30 |               |              |           |            |                 | \$ 62.00             | \$ 101.30 | \$ -             | 0.00%  |
| Private Youth | 25.00  | 25.00         | 21.00        | 30.00     | 25.00      | 22.00           | \$ 23.00             | \$ 24.43  | \$ 0.57          | 2.34%  |
| Private Adult | 31.76  |               |              | 30.00     | 25.00      | 22.00           | \$ 23.00             | \$ 27.19  | \$ 4.57          | 16.81% |

\*\*lessons are included with monthly memberships at Rutland YMCA (\$43per mnth x once per wk)

# Attachment 4



THE CORPORATION OF

## INTERNAL M E M O R A N D U M

**TO:** Will Pearce, CAO **FILE:** 6100-14  
**PC:** Shirley Koenig, Director, Operation Services **DATE:** April 11, 2019  
**FROM:** Kendra Kryszak, Manager Parks & Public Spaces  
**SUBJECT:** Recreation Services Amendment to Fees & Charges Bylaw

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This memo is to accompany the report presented by the Director of Recreation Services for the changes to the Recreation Services Fees and Charges Bylaw for the park related fees. Parks related fees and charges are related to the service required to provide basic assistance to event organizers leading up to an event as well as ensuring that park areas are repaired and service levels are maintained following an event.

Park related fees start on Page 41 of the Recreation Services Fees and Charges Bylaw. It is recommended that an increase of 2.2% for parks fees be applied to all areas with the following exceptions:

### **Kin Race Track – Page 42**

The field (ball diamonds) rates in 2018/19 at Kin Race Track are higher than any field in the city. The Fields at Kin Race Track are kept to the same maintenance standard as any other field in the community. Administration has recommended that the fees be reduced to match fees for other sports fields in the parks system.

### **Polson Park – Page 44**

The Polson Spray Park is now open 7 days a week from the May long weekend through to the September long weekend making it available to the public at any time during that period. Booking of this site is no longer required and has been removed from the Fees and Charges Bylaw.

Currently, all events in Polson Park are captured under a general Polson Park permit fee. Administration recommends that new fees be established for the Polson Bandshell, Pavillion and Pagoda/Gardens to better reflect the maintenance costs required to host events in these areas. Small events normally occur in the Pagoda/Garden areas and therefore administration has kept this the same at the general permit charge from 2018/19. The Bandshell and the Pavillion are usually booked for large events that often have in excess of 100 people. These events usually require extra garbage cans, washroom cleaning and sometimes portable toilets depending on the event.

### **Civic Plaza and Cenotaph Park – Page 45**

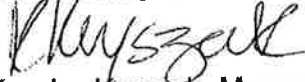
Administration currently does not charge a fee for events that take place in either of these public spaces. Both areas are well used by the public and require a significant level of maintenance to maintain service levels. Since these events are similar to the

events that take place in Polson at the Bandshell and the Pavillion, Administration recommending that the fees are consistent.

**Pickleball Court Rentals - 49**

Administration developed this section for all pickleball courts within the City of Vernon. They are consistent with the fees established for the tennis courts.

Respectfully submitted:



Kendra Kryszak, Manager, Parks & Public Spaces

g:\5800-6399 parks administration\new- 6100 parks administration- mgmt\james,dave,greg,chr14 council reports and memos\190423\_recreation services fees, charges.doc



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

ORIGINAL

**SUBMITTED BY:** Ellen Croy  
Transportation Planner

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** April 23, 2019  
**REPORT DATE:** April 10, 2019  
**FILE:** 6450

**SUBJECT: ZONING BYLAW #5000 ACCESSIBLE PARKING AMENDMENTS**

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## PURPOSE:

To provide Council with proposed Zoning Bylaw #5000 amendments to require accessible parking spaces in off-street parking lots for consideration of First and Second Readings.

## RECOMMENDATION:

THAT Council endorse amendments to Zoning Bylaw #5000, as shown in red in Attachment 1 in the report titled "Zoning Bylaw #5000 Accessible Parking Amendments" dated April 10, 2019 by the Transportation Planner, that would require new developments to provide accessible parking spaces in off-street parking lots;

AND FURTHER, that Council direct Administration to research off-street accessible parking space requirements in other communities, and to bring further recommended accessible parking space amendments to Zoning Bylaw #5000 to the Advisory Planning Committee and the Transportation Advisory Committee for their review and comment;

AND FURTHER, that Council direct Administration to present the Advisory Planning Committee and Transportation Advisory Committee input and further recommended accessible parking space amendments to Zoning Bylaw #5000 for Council's consideration in August 2019.

## ALTERNATIVES & IMPLICATIONS:

1. THAT Council direct Administration to research off-street accessible parking space requirements in other communities, and to bring further recommended accessible parking space amendments to Zoning Bylaw #5000 to the Advisory Planning Committee and the Transportation Advisory Committee for their review and comment;

AND FURTHER, that Council direct Administration to present the Advisory Planning Committee and Transportation Advisory Committee input and further recommended accessible parking space amendments to Zoning Bylaw #5000 for Council's consideration in August 2019.

*Note: As Zoning Bylaw #5000 bases accessible parking requirements on the BC Building Code, and the 2018 BC Building Code revision removed requirements for accessible parking, this alternative would mean that there would be no accessible parking requirements in off-street parking lots until August 2019. With no requirement in place during this time, some developments could be built without any accessible off-street parking provisions.*

2. THAT Council endorse amendments to Zoning Bylaw #5000, as shown in red in Attachment 1 in the report titled "Zoning Bylaw #5000 Accessible Parking Amendments" dated April 10, 2019 by the Transportation Planner that would require new developments to provide accessible parking spaces in off-street parking lots.

*Note: This alternative would mean that accessible off-street parking requirements would be in place replicating those formerly contained in the BC Building Code, but would not be further refined to follow best practice and to meet the needs of Vernon.*

## **ANALYSIS:**

### **A. Committee Recommendations:**

At its meeting of April 9, 2019 the Advisory Planning Committee passed the following resolution:

"THAT Council endorse amendments to Zoning Bylaw #5000, as shown in red in Attachment 1 in the report titled "Zoning Bylaw #5000 Accessible Parking Amendments" dated April 2, 2019 by the Transportation Planner, that would require new developments to provide accessible parking spaces in off-street parking lots;

AND FURTHER, that Council direct Administration to research off-street accessible parking space requirements in other communities, and to bring further recommended accessible parking space amendments to Zoning Bylaw #5000 to the Advisory Planning Committee and the Transportation Advisory Committee for their review and comment;

AND FURTHER, that Council direct Administration to present the Advisory Planning Committee and Transportation Advisory Committee input and further recommended accessible parking space amendments to Zoning Bylaw #5000 for Council's consideration in August 2019."

### **B. Rationale:**

1. Section 7.1.7 of Zoning Bylaw #5000 currently requires accessible off-street parking spaces if they are required in the BC Building Code. However, in the recent 2018 BC Building Code revision (adopted in December 2018) that replaced the 2012 BC Building Code, the requirement for accessible parking spaces in off-street parking lots was removed and replaced with guidelines. As a result, there is currently no requirement for any development to provide accessible off-street parking spaces in Vernon unless Zoning Bylaw #5000 is amended.
2. The City of Vernon, like many other municipalities, have followed the BC Building Code for accessible off-street parking requirements for decades. Therefore, Administration recommends amending Zoning Bylaw #5000 to reflect the 2012 BC Building Code accessible off-street parking space requirements (Attachment 1). This would mean that accessible off-street parking requirements would remain the same as they were before December 2018.
3. Administration acknowledges that the accessible off-street parking requirements provided in the 2012 BC Building Code could be further refined to follow best practice and to meet the needs of Vernon. For example, best practice references (e.g. the US Americans with Disabilities Act and Social Planning and Research Council BC [SPARC BC]) recommend a higher accessible parking space ratio, increased vertical clearance, and clear aisle space requirements. Therefore, it is recommended that Council amend Zoning Bylaw #5000 to reflect the 2012 BC Building Code accessible off-street parking

requirements as an interim measure until Administration completes further research to refine the amendments.

- 4. Should Council direct Administration to complete further research, it is also recommended that Council direct Administration to bring any further recommendations to amend accessible off-street parking requirements to the Advisory Planning Committee and the Transportation Advisory Committee for their review and comment. Administration anticipates that the final recommended Zoning Bylaw #5000 amendments would be brought to Council for its consideration in August 2019.

**C. Attachments:**

Attachment 1 – Proposed Amendments to Zoning Bylaw #5000

**D. Council’s Strategic Plan 2015 – 2018 Goals/Deliverables:**

The subject involves the following objectives in Council’s Strategic Plan 2015 – 2018:

- Create a safe, efficient and sustainable transportation network.

**E. Relevant Policy/Bylaws/Resolutions:**

- 1. The Official Community Plan (OCP) has the following applicable policies:

11.11 Ensure that Transportation Demand Management measures and initiatives take a high priority in transportation planning. A target of 20% for walking, cycling and transit mode share has been set for 2040 to further encourage the use of alternative forms of transportation. To achieve this, the City shall:

- j. Review the parking regulations in the Zoning Bylaw regularly to ensure that parking required as part of new development is consistent with anticipated demand.

**BUDGET/RESOURCE IMPLICATIONS:**

The budget implications would include staff time and resources to complete additional research. Administration would also explore the possibility of retaining an accessibility design professional to provide additional recommendations for accessible off-street parking requirements. The accessibility consultant review is estimated to cost \$2,500 to be taken from the existing Transportation Ongoing Projects Budget.

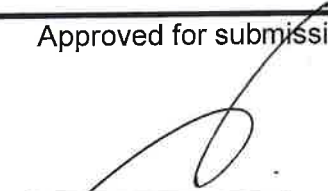
Prepared by:

Apr 17 2019 8:53 AM

**X**    
 Ellen Croy 

Ellen Croy  
Transportation Planner

Approved for submission to Council:

  
Will Pearce, CAO

Date: 17. APRIL 2019

Apr 17 2019 9:52 AM

**X**  

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Kevin Poole 

Kim Flick  
 Director, Community Infrastructure and Development

**REVIEWED WITH**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Corporate Services                   | <input type="checkbox"/> Operations           | <input checked="" type="checkbox"/> Current Planning          |
| <input type="checkbox"/> Bylaw Compliance                     | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate                          | <input type="checkbox"/> Facilities           | <input checked="" type="checkbox"/> Building & Licensing      |
| <input type="checkbox"/> RCMP                                 | <input type="checkbox"/> Utilities            | <input type="checkbox"/> Engineering Development Services     |
| <input type="checkbox"/> Fire & Rescue Services               | <input type="checkbox"/> Recreation Services  | <input type="checkbox"/> Infrastructure Management            |
| <input type="checkbox"/> Human Resources                      | <input type="checkbox"/> Parks                | <input checked="" type="checkbox"/> Transportation            |
| <input type="checkbox"/> Financial Services                   |   | <input type="checkbox"/> Economic Development & Tourism       |
| <input checked="" type="checkbox"/> COMMITTEE: APC (Apr.9/19) |   |   |
| <input type="checkbox"/> OTHER:                               |   |   |

THE CORPORATION OF THE CITY OF VERNON

## BYLAW NUMBER 5744

A bylaw to amend the City of Vernon  
Zoning Bylaw Number 5000

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw #5000 to add text amendments to Section 7 – Parking & Loading;

AND WHEREAS all persons who might be affected by this amendment bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the Local Government Act, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "**Zoning Text (Parking & Loading) Amendment Bylaw Number 5744, 2019**"
2. The City of Vernon Zoning Bylaw Number 5000 be, and is hereby amended, as follows:
  - (i) **AMENDING Section 2 – Interpretation, Section 2.3 General Definitions** to **ADD** a new definition of 'Accessible Viewing Position', 'Accessible Parking Space', and 'Accessible Sleeping Unit' as shown in **RED** on attached **Schedule 'A'**;
  - (ii) **AMENDING Section 7 – Parking & Loading, 7.1 On-site Vehicle Parking – 7.1.1, 7.1.7, 7.1.11 and Section 7.3 Development Standards, Vehicle Parking and Loading - 7.3.2 and 7.3.8** to **REVISE** accessible parking space requirements and terminology as shown in **RED** on attached **Schedule 'B'** to align with the 2012 BC Building Code.
3. Zoning Bylaw Number 5000 is hereby ratified and confirmed in every other respect.



BYLAW NUMBER 5744

PAGE 2

READ A FIRST TIME this            day of            , 2019.

READ A SECOND TIME this        day of            , 2019.

PUBLIC HEARING held this        day of            , 2019.

READ A THIRD TIME this        day of            , 2019.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_  
  
\_\_\_\_\_  
for Minister of Transportation & Infrastructure  
Bylaw 5744

ADOPTED this            day of            , 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**Attached to and Forming Part of Bylaw 5744  
"Zoning Text (Parking & Loading) Amendment Bylaw Number 5744, 2019"**

**2.3 General Definitions**

ABUT or ABUTTING means immediately contiguous to, or physically touching, and when used with respect to lots or sites, means two that share a common property line.

**ACCESSIBLE VIEWING POSITION** means a space that is required to be designated for wheelchair use within rooms or areas with fixed seats as per the BC Building Code.

ACCOUNTING SERVICES means the provision of general bookkeeping and accounting services to the public in an office setting.

...

PARKING SPACE means an on-site space of the size and dimensions to park one vehicle in conformance with Section 7 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.

**PARKING SPACE, ACCESSIBLE** means an on-site parking space marked with the international symbol of access, and can only be used by people with a valid accessible parking permit issued to a person with disabilities under the Motor Vehicle Act.

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

...

PAR SLEEPING UNIT means a sleeping room not equipped with self-contained cooking facilities, providing accommodation for guests, residents or employees.

**SLEEPING UNIT, ACCESSIBLE** means a sleeping room or bed space that is required to conform to accessible design provisions as per the BC Building Code.

SPECIAL NEEDS HOUSING means housing under section 905 of the Local Government Act that is used for persons who need subsidized housing because of financial, personal, mental or physical disabilities.

**Attached to and Forming Part of Bylaw 5744  
"Zoning Text (Parking & Loading) Amendment Bylaw Number 5744, 2018"**

**7.1 On-site Vehicle Parking**

7.1.1 On-site parking requirements established prior to the adoption of this Bylaw shall deem to be the applicable parking requirements for existing **development** established prior to the City of Vernon Zoning Bylaw #5000. Where any new **development** is proposed, change of **use** of existing **development**, or enlargement of existing **development** after the adoption of this Bylaw, on-site **vehicle** parking (including **accessible parking spaces** and **visitor parking** ~~for the disabled and visitors~~) shall be provided by the property owner in accordance with Table 7.1 of this Bylaw.

7.1.7 ~~Parking spaces for the disabled~~ **Accessible parking spaces:**

- shall be designated ~~if the B.C. Building Code requires such parking spaces~~ **at a ratio of one accessible parking space per 100 parking spaces**, when the total number of **parking spaces** provided on a property exceeds 50, and in addition, shall be designated at a rate of one for each **accessible viewing position** and **accessible sleeping unit** provided on a property;
- shall have a firm, slip-resistant, level, and hard surfaced area;
- shall be **clearly marked as an accessible parking space** ~~designated as parking space~~ using appropriate signage; and;
- shall be included in the calculation of the applicable minimum parking requirement.

**Size**

7.1.11 Each required on-site **parking space** shall conform to the following provisions, as illustrated in Diagram 7.1:

- except as provided below, each required on-site **parking space** shall be a minimum of 2.5m in width with a minimum clear length of 6.0m exclusive of access drives or aisles, ramps, columns. **Parking spaces** shall have a vertical **clearance** of at least 2.0m. For parallel parking, the length of the **parking spaces** shall be increased to 7.0m, except that an end space with an open end shall be a minimum of 5.5m. For **parking spaces** other than parallel **parking spaces**, up to 40% of the required **parking spaces** may be of a length shorter than that required above, to a minimum of 5.0m.
- where the **use** of a **parking space** is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0m, and if in this case, a **building** door opens into the **parking space** on its long side, the unobstructed width shall be 3.3m. Where the **use** of a **parking space** is limited to one side by a wall or a column, the unobstructed width of the **parking space** shall be 2.7m, and if in this case, a **building** door opens into the **parking space** on its long side, the unobstructed width shall be 3.0m.
- **parking spaces** for oversized **vehicles** shall be a minimum of 4.0m in width with a minimum clear length of 12.0m exclusive of access drives or aisles, ramps, columns. Oversized **parking spaces** shall have a vertical **clearance** of at least 4.0m.
- ~~disabled~~**accessible parking spaces** shall be a minimum 3.7m in width and minimum 6.0m in length;
- boat launch **vehicle** and trailer **parking spaces** shall be a minimum of 3.0m in width and a minimum of 12.0m in length.

**7.3 Development Standards**

**Attached to and Forming Part of Bylaw 5744  
"Zoning Text (Parking & Loading) Amendment Bylaw Number 5744, 2019"**

**Vehicle Parking and Loading**

- 7.3.2 Every on-site parking or loading area required by this Bylaw to accommodate 4 or more vehicles:
- shall clearly delineate individual **parking spaces, loading spaces, ~~spaces for the disabled accessible parking spaces~~**, maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;
  - shall be designed to allow forward entry to and exit from the property on which the parking or loading area is located directly to a dedicated public **street or lane**, without encumbering any lands other than the subject property. This provision does not apply where parking or loading can be provided and accessed directly from an **abutting lane**;
  - shall direct surface drainage to the public storm sewer system, if available, or alternatively to approved planting areas or an approved on-site drainage system; and
  - shall be constructed with surface grades not exceeding 6%.
- 7.3.8 ~~Disabled parking~~ **Accessible parking spaces** shall be located close to a main **building** entrance. ~~and on a level hard surfaced area.~~



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

ORIGINAL

**SUBMITTED BY:** Craig Broderick  
Manager, Current Planning  
Hazel Christy  
Planner

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** April 23, 2019  
**REPORT DATE:** April 12, 2019  
**FILE:** 4330-20 CRL00010

**SUBJECT:** CANNABIS BUSINESS LICENCE APPLICATION FOR 3300 – 31<sup>ST</sup> AVENUE

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## PURPOSE:

To review the referral received from the Liquor and Cannabis Regulation Branch (LCRB) and provide the City of Vernon's recommendation for the LCRB's consideration in their review of the Non-Medical Cannabis Retail Store (CRS) Licence application.

## RECOMMENDATION:

THAT Council provide a positive recommendation to the Liquor and Cannabis Regulation Branch (LCRB) regarding Cannabis Retail Store application (Job#001970) (CRL00010) with respect to the application to establish a Non-Medical cannabis retail sales business on Lot A, Plan KAP89332, DL 72, ODYD (3300 – 31<sup>st</sup> Avenue);

AND FURTHER, that the LCRB be advised that Council's support of the subject cannabis retail store application addresses the LCRB resolution criteria in the following manner:

- a) The location of the proposed store:
  - i. The proposed new premise at 3300 – 31<sup>st</sup> Avenue is within the C7 – Heritage Business District zone, and a cannabis retail store is a permitted use within this commercial zone.
- b) The general impact on the community if the application is approved:
  - i. Council considers that approval of a cannabis retail store at this location would have minimal impact on the community as long as all federal, provincial and municipal regulations are adhered to.
- c) The public consultation process consists of 60 stakeholder referral letters being sent to internal departments, agencies and to all businesses, property owners and occupants within 30 m of the subject property. One "no objection" response was received.

AND FURTHER, that the report from the Manager, Current Planning dated April 12, 2019 be provided to the Liquor and Cannabis Regulation Branch to document the City of Vernon's consideration of the location of the proposed cannabis retail store, the means of public consultation and the summary of input received with respect to Cannabis Retail Store application CRL00010;

AND FURTHER, should the applicant receive licensing approval for a Non-Medical Cannabis Retail Store from the Liquor and Cannabis Regulation Branch, issuance of a Cannabis Business Licence will be subject to the following condition:

- a) Removal of the portion of the building shown in Attachment 5 (i.e. western portion of the existing building) prior to issuance of the City of Vernon Business Licence.

**ALTERNATIVES & IMPLICATIONS:**

1. THAT Council provide a NEGATIVE recommendation to the Liquor and Cannabis Regulation Branch regarding Non-Medical Cannabis Retail Store application (Job#001970) (CRL00010) with respect to the application to establish a cannabis retail sales business on Lot A, Plan KAP89332, DL 72, ODYD (3300 – 31<sup>st</sup> Avenue).

*Note: This alternative does not support the cannabis business licence application, and therefore the cannabis retail store licence will not receive further consideration from the Liquor and Cannabis Regulation Branch.*

**ANALYSIS:**

**A. Committee Recommendations:**

N/A

**B. Rationale:**

1. The subject property is located at 3300 – 31<sup>st</sup> Avenue, as shown on Figures 1 and 2. The property contains a vacant L-shaped building, made up of two connected sections. The retail cannabis store is proposed to be located within the portion of the existing vacant commercial building with entrance on 33<sup>rd</sup> Street. The proposed site plan and floor plan forms Attachment 1.
2. The property has been vacant for a number of years. A previous development proposal (DVP00397/ DP000668) for Seniors Supportive Housing received conditional approval by Council in May of 2017, however no development activity has taken place.
3. The property is unsightly and there is evidence of trespass and/or dumping of discarded materials.
4. The applicant has applied for a Cannabis Retail Store licence to the Liquor and Cannabis Regulation Branch (LCRB) (Job#001970). As a result, the Province has referred the application to the City of Vernon for



**Figure 1 – Property Location Map**



**Figure 2 – Aerial View of Property**

consideration by Council. Should the LCRB support the application and issue a licence to the applicant, the Cannabis Business Licence would be processed. A Cannabis Business Licence cannot be issued if the LCRB does not issue its licence.

5. At its Regular Meetings of March 25, 2019 and April 8, 2019 Council provided nine positive resolutions for cannabis retail applications. These applications are currently under review by the Province. Attachment 2 illustrates the location of those applications.
6. The establishment of the Non-Medical Cannabis Retail establishment in the portion of the building fronting onto 33<sup>rd</sup> Street would require interior and exterior improvements as illustrated in Attachment 1 (Floor Plan) and Attachment 3 (Exterior Improvements). New fascia signage would require a sign permit from the City of Vernon, as well as approval of the signage wording and logo through the provincial licensing process.
7. Section 33 of the *Cannabis Control and Licensing Act* requires that local governments be notified of an application, and that if the local government decides to give comments and recommendations, they must gather the views of residents within a prescribed area.
8. The Cannabis Business Licence application was referred to 19 staff departments and external agencies as well as 41 business, property owners and occupants within 30 m of the subject property (3 letters were returned).
9. A total of 1 response was received, indicating “no objection:” (Attachment 4).
10. The balance of the building is shown as undeveloped or vacant, and given the condition of the building and premises, this is a matter for concern. As a condition of support for a non-medical Cannabis retail store at this location, Administration recommends that the western portion of the existing building, illustrated on Attachment 5, be demolished prior to issuance of the City business licence if the Province approves the application for a Non-Medical Cannabis Retail establishment. The building owner and applicant has agreed to this condition.

### **C. Attachments**

Attachment 1 – Proposed Site and Floor Plan

Attachment 2 – Location of Previously Approved Cannabis Applications Under Review by Province

Attachment 3 – Exterior Improvements

Attachment 4 – Copies of stakeholder comments received

Attachment 5 – Portion of building to be removed

### **D. Council’s Strategic Plan 2015 – 2018 Goals/Deliverables:**

The subject application involves the following objective in Council’s Strategic Plan 2015 – 2018:

- Cut red tape by ensuring we have a competitive review process.

**E. Relevant Policy/Bylaws/Resolutions:**

1. Council gave final reading to Zoning Bylaw Amendment #5731 on December 11, 2018 to allow retail cannabis sales as a primary use within selected commercial zones. Applicants must apply for and receive a Cannabis Business Licence from the City of Vernon, following the processing and approval of a provincial licence from the Liquor and Cannabis Regulation Branch. A Building Permit or Sign Permit may also be required to address necessary tenant improvements.

**BUDGET/RESOURCE IMPLICATIONS:**

N/A

Prepared by:

Apr 16 2019 3:25 PM

X  ✓

Craig Broderick

DocuSign

Craig Broderick  
Manager, Current Planning

Apr 17 2019 7:47 AM

X  ✓

Kim Flick

DocuSign

Kim Flick  
Director, Community Infrastructure and Development

Approved for submission to Council:

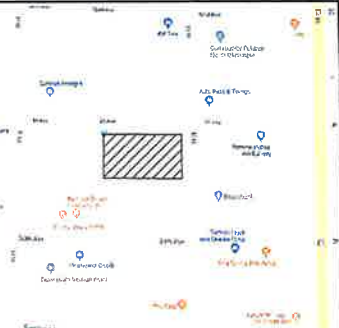
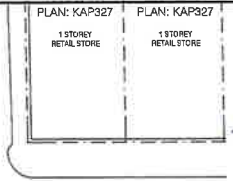
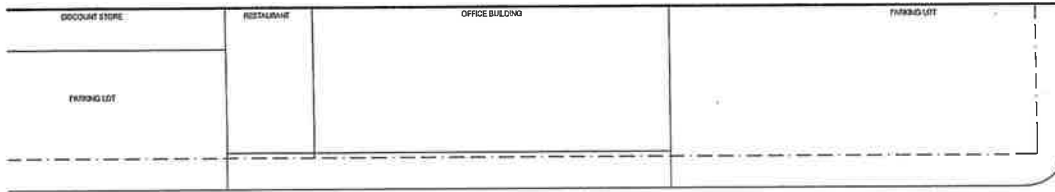
  
Will Pearce, CAO

Date: 17 April 2019

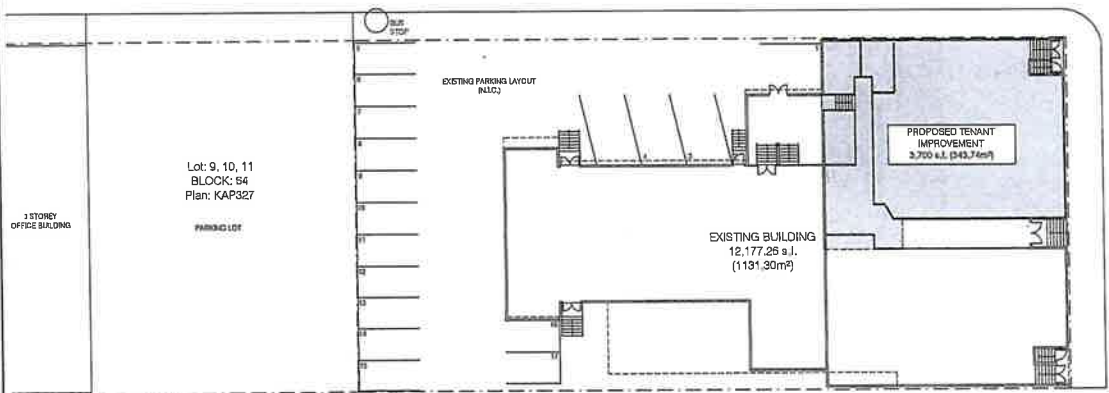
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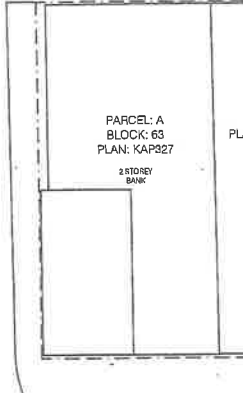
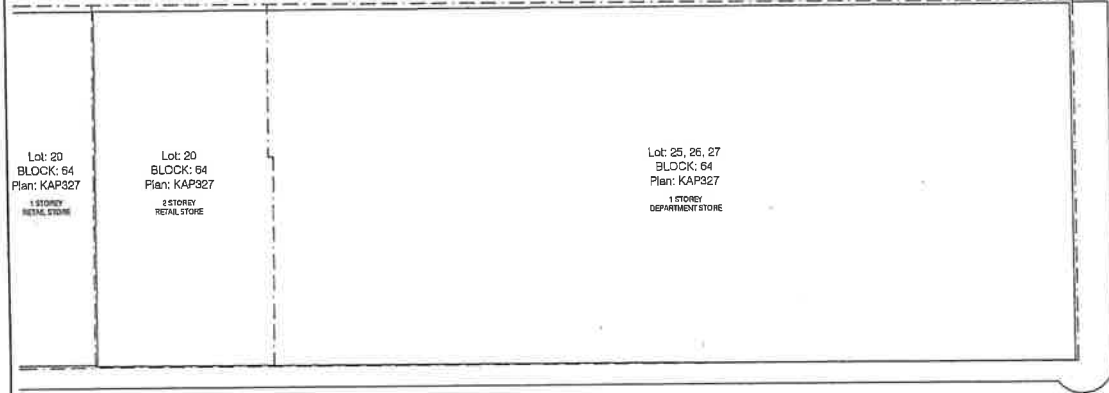
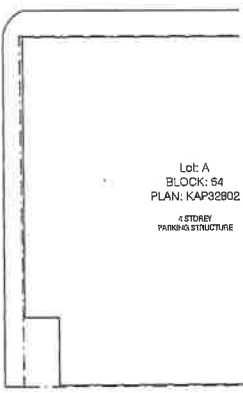




31ST AVENUE



33RD STREET



|   |                         |
|---|-------------------------|
| <b>PROPOSED TENANT IMPROVEMENT CANNABIS DISPENSARY</b>                                    |                         |
| <b>ADDRESS</b>  |                         |
| 3300 31 AVENUE<br>VERNON, BC  |                         |
| <b>LEGAL</b>  |                         |
| LOT: A<br>PLAN: KAP32802<br>DISTRICT LOT: 72<br>LAND DISTRICT: 41                         |                         |
| <b>ZONING: C7</b>   |                         |
| <b>SITE AREA</b>  |                         |
| TOTAL: 19,965 S.F. = 1,857m² = .456 ACRE = .186ha   |                         |
| <b>EXISTING BUILDING</b>  |                         |
| MAIN FLOOR AREA = 12,177.26 s.f. (1131.30m²)<br>BASEMENT AREA = T.B.D.                    |                         |
| <b>PROPOSED</b>   |                         |
| RETAIL AREA = 3,700 S.F. (343.71M²)<br>PROPOSED TENANT IMPROVEMENT ON EXISTING MAIN FLOOR |                         |
| <b>PARKING</b>  |                         |
| EXISTING SURFACE PARKING = 17 (N.I.C.)  |                         |
| <b>LEGEND</b>   |                         |
|   | TENANT IMPROVEMENT AREA |



ef architects inc.  
9834-105 Street  
Edmonton, AB T6K 1A5  
Office: (780) 423-3424

Seal

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VERNON CANNABIS DISPENSARY

City Project Number:  
Project Address: 3300 31 AVENUE, VERNON, BC

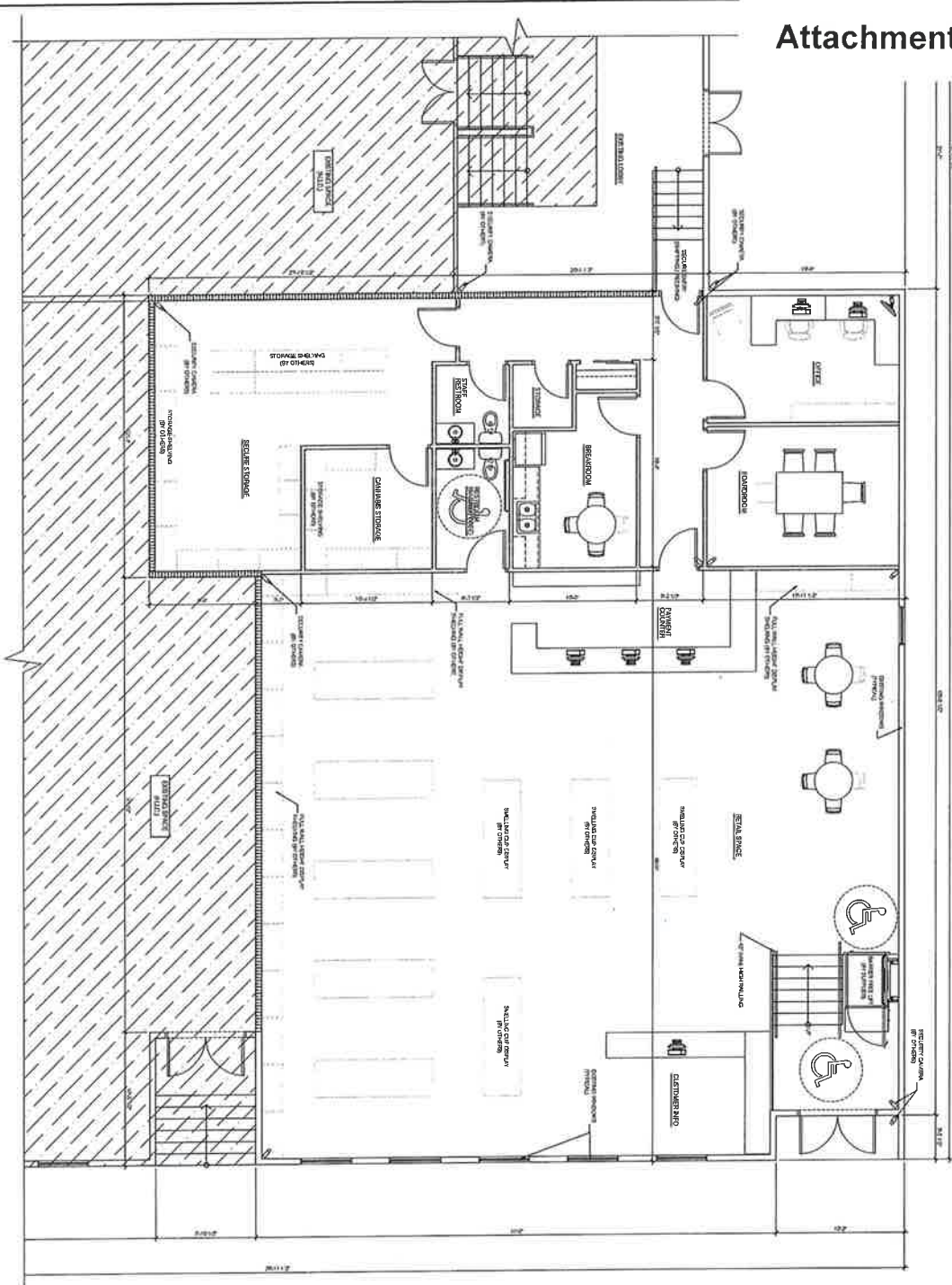
Issued:  
2018/12/24, ISSUED FOR DP


Project No. EG1361  
Version: V1  
Date: 2018/12/24  
Drawing Title: EXISTING SITE PLAN

Drawing No. A1.0  
SHEET 1 OF 1

# Attachment 1

1  
A3.0  
PROPOSED MAIN FLOOR LAYOUT




**architects inc.**  
 9824-105 Street  
 Edmonton, AB T6X 1A6  
 Office (780) 423-3024  
 Fax (780) 423-3024

SHEET 104.3  
**A3.0**  
 Drawing No.

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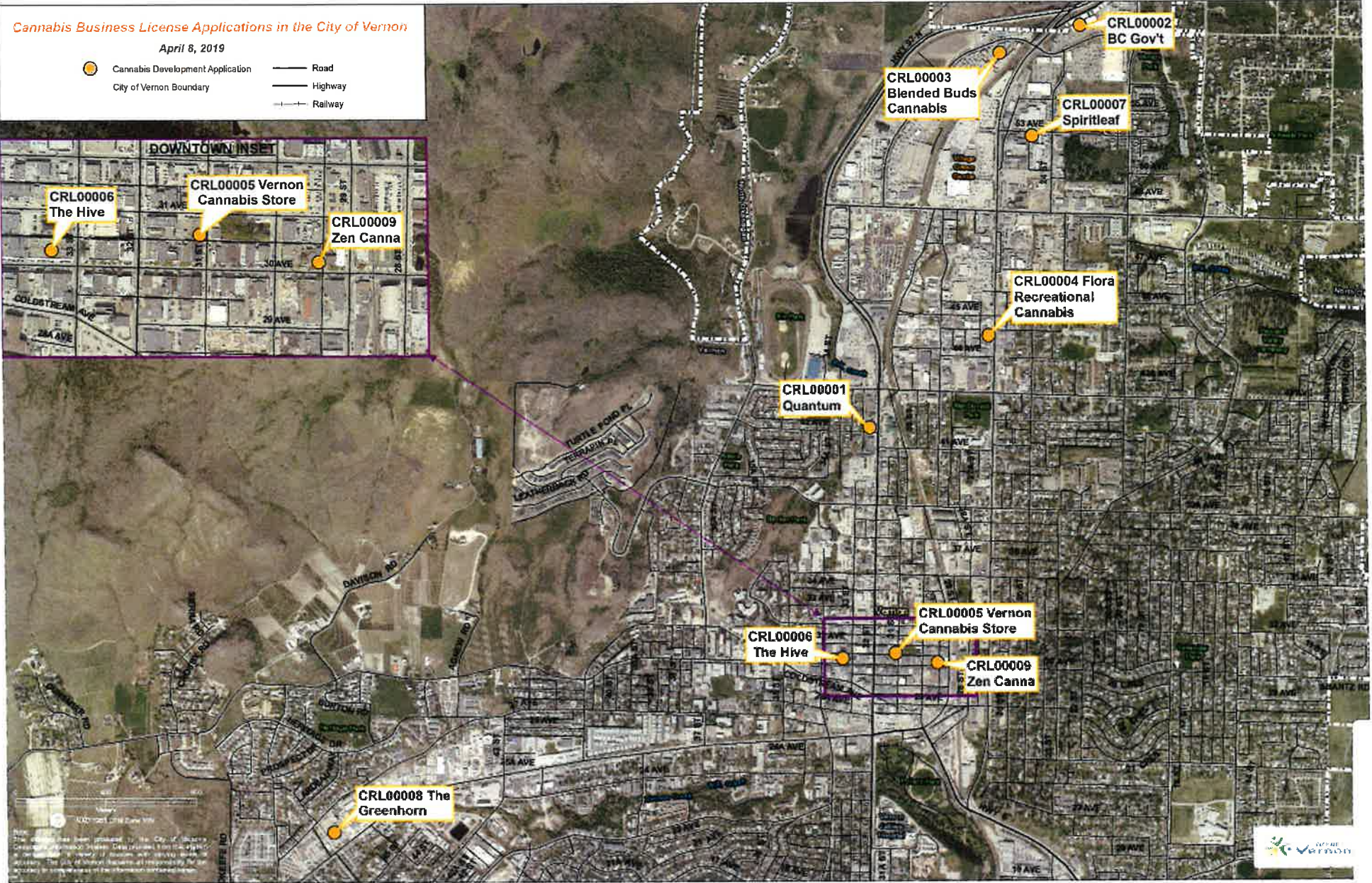
Project No. EG1361  
 Version V1  
 Date 2018/12/24  
 Drawing Title PROPOSED LAYOUT

250

*Cannabis Business License Applications in the City of Vernon*

April 8, 2019

-  Cannabis Development Application
-  City of Vernon Boundary
-  Road
-  Highway
-  Railway





note: existing building is currently vacant, therefore currently no adjoining businesses.

1 existing east (front) facade  
id 1.0 n/a



2 existing north (front) facade  
id 1.0 n/a



3 rendered east (front) facade  
id 1.0 n/a

- joining facade
- new fascia sign, exact design TBD
- new entry glass/door
- all glazing into view to be covered with vinyl on no sign to exact design TBD



your legal cannabis store  
2023161078  
Lynnwood, WA  
98148

advisory  
approved under

date: Jan 24, 2019  
scale: n/a  
drawing: 01

4  
3  
2  
1  
prepared by: cadp/af/afm

Jan 14, 2019

1.2023161078 001 001 001 001  
 - all views are dimensions and information  
 - all views are in feet unless otherwise noted  
 - all views are in feet unless otherwise noted  
 - all views are in feet unless otherwise noted  
 - all views are in feet unless otherwise noted

id 1.0  
sheet no.



City of Vernon  
3400 30th Street  
Vernon, BC V1T 5E6

P: 250.545.1361  
F: 250.545.7876

**CANNABIS BUSINESS LICENCE APPLICATION**  
**REFERRAL RESPONSE FORM**

(Reply to the attention of csbreception@vernon.ca)

**VERNON FILE#** CRL00010 (3300 – 31 Ave) **YOUR FILE #:** \_\_\_\_\_

Name Gordon Stewart Date March 21, 2019  
Agency RCMP Department Vernon North Okanagan Detachment  
Position Operations Officer

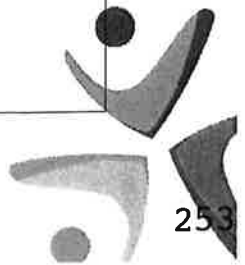
Phone \_\_\_\_\_ Fax 250-260-7154  
Email \_\_\_\_\_

Please indicate whether your agency or department's interests are affected by the subject application by checking on of the following boxes (please use the space provided below for written comments):

- Support**  
(if applicable, provide conditions below)
- Do Not Support**  
(provide comments below)
- Our Interests are Unaffected**   
(if applicable, provide comments below)

|                   |  |
|-------------------|--|
| <b>Conditions</b> | Provided the applicant adheres to all applicable zoning and federal, provincial and municipal legislation, Vernon North Okanagan RCMP Detachment has no objection to this application. |
|-------------------|--|

|                 |  |
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| <b>Comments</b> |  |
|-----------------|--|



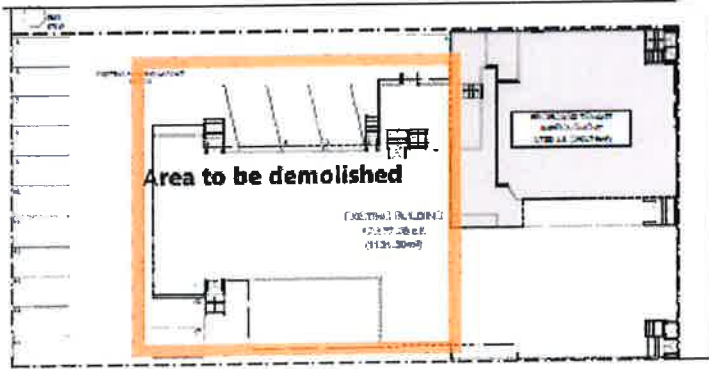


Portion of building to be demolished

### Attachment 5



31ST AVENUE



33RD STREET

LANE



Site cleanup required



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

ORIGINAL

**SUBMITTED BY:** Craig Broderick  
Manager, Current Planning  
Keltie Chamberlain,  
Planning Assistant

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** April 23, 2019  
**REPORT DATE:** April 12, 2019  
**FILE:** 6480-01

**SUBJECT:** REVIEW OF 2019 OCP AMENDMENT APPLICATIONS PURSUANT TO OCP POLICY

---

## PURPOSE:

To review Official Community Plan (OCP) amendment applications received prior to March 1, 2019 pursuant to City of Vernon policy regarding the annual consideration of OCP amendments.

## RECOMMENDATION:

THAT Council direct Administration to hold an Open House to consider the OCP amendment applications received prior to March 1, 2019 as outlined in the report titled *Review of 2019 OCP Amendment Applications Pursuant to OCP Policy* and dated April 12, 2019 from the Manager, Current Planning.

## ALTERNATIVES & IMPLICATIONS:

N/A

## ANALYSIS:

### A. Committee Recommendations:

N/A

### B. Rationale:

1. Vernon's Official Community Plan Bylaw No. 5470 was adopted in 2013. Prior to its adoption, and following the adoption of the previous OCP in 2008, the City of Vernon has established a policy of considering Official Community Plan amendments once a year to make sure that the spirit and intent of the key Guideline Principles that form the framework of the Official Community Plan are not being eroded by the consideration of ad hoc amendments to this comprehensive document.

The Corporate Policy regarding OCP amendments allows exemptions in the case of Neighbourhood Plan Reviews, minor amendments in Neighbourhood plan areas, or amendments that would result in significant public amenities and community benefit (Attachment 1). The date of March 1 has been set as the deadline for OCP amendment applications to be processed in a particular year.

2. As of March 1, 2019, four OCP amendment applications had been received, as follows: 6162 Pleasant Valley Road/6141 Hwy 97/5975 LeFoy Road to redesignate portions of the site from RDNO Residential to Residential Low Density and from Community Commercial to Residential Medium Density (Anderson Ranch); 34<sup>th</sup> Street and 25<sup>th</sup> Avenue to redesignate the lands from Medium Density Residential Commercial to Mixed High Density Residential Commercial (Tiki Village area) ; 1700 – 28<sup>th</sup> Street to redesignate the lands from Public and Institutional to Neighbourhood Centre (former Septage Facility); and 4701 – 29<sup>th</sup> Street to redesignate the lands from Community Commercial to Light Industrial Service Commercial (29<sup>th</sup> Street industrial area).

3. As per Attachment 1, the Corporate Policy regarding OCP amendment applications requires that those applications not subject to exemption be brought to a Public Open House to provide the public with an opportunity to learn about, review and consider all of the OCP amendment applications in the context of the nine Guiding Principles of the OCP, as follows:
  - a. Protect and preserve green spaces and sensitive areas
  - b. Ensure housing meets the needs of the whole community
  - c. Create a culture of sustainability
  - d. Protect agricultural land
  - e. Create strong, compact and complete neighbourhoods
  - f. Provide alternative transportation
  - g. Revitalize the Downtown
  - h. Ensure development pays for itself
  - i. Create a youth friendly city
4. Following any public input that may be received at the Open House, staff would process the OCP amendment applications in accordance with the City's *Development Application Procedures Bylaw*, with regard to the Guiding Principles. Applications may be considered to support one or more Guiding Principles, be contrary to the Guiding Principles or have no measurable effect on the Guiding Principles. Applications which are contrary to the Guiding Principles would receive a negative recommendation by staff.
5. OCP amendment applications would be processed and forwarded separately to Council depending on the complexity of each application and the timely provision of information necessary to evaluate the application and prepare a staff recommendation to Council.
6. The public would have an additional opportunity to review each application at an official Public Hearing, which is a legislated requirement, to be held prior to Council consideration and Third Reading of all Official Community Plan amendment bylaws.

**C. Attachments**

Attachment 1 – Corporate Policy regarding OCP Amendment applications

**D. Council's Strategic Plan 2015 – 2018 Goals/Deliverables:**

The subject application involves the following objectives in Council's Strategic Plan 2015 – 2018:

- Support sustainable neighbourhoods by implementing the OCP.

**E. Relevant Policy/Bylaws/Resolutions:**

1. The Corporate Policy regarding OCP Amendment applications directs that applications for OCP amendments would be processed annually, unless specifically exempted, in order to ensure that the intent of the OCP is not eroded and to enhance public awareness of the comprehensive nature of the OCP.

**BUDGET/RESOURCE IMPLICATIONS:**

N/A



Prepared by:

Apr 16 2019 3:01 PM

Approved for submission to Council:

X *Craig Broderick* ✓

Craig Broderick

DocuSign

*[Signature]*  
Will Pearce, CAO

Date: 17 April 2019

Craig Broderick  
Manager, Current Planning

Apr 17 2019 7:48 AM

X *Kim Flick* ✓

Kim Flick

DocuSign

Kim Flick  
Director, Community Infrastructure and Development

**REVIEWED WITH**

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| <input type="checkbox"/> COMMITTEE:             |   |  |
| <input type="checkbox"/> OTHER:                 |   |  |



**THE CORPORATION OF THE CITY OF VERNON**

3400 – 30<sup>th</sup> Street, Vernon, B.C. V1T 5E6

Telephone: (250) 545-1361 Fax: (250) 545-4048

website: www.vernon.ca

**Corporate Policy**

|              |                                |  |
|--------------|--------------------------------|--|
| Section:     | Planning and Building Services |  |
| Sub-Section: |                                |  |
| Title:       | OCP Amendment Applications     |  |

**RELATED POLICIES**

| Number | Title |
|--------|-------|
|        |       |
|        |       |

**APPROVALS**

| POLICY APPROVAL:                       | AMENDMENT APPROVAL:                                 | SECTION AMENDED   |
|--|---|---|
| Approved by:<br><i>"WAYNE LIPPERT"</i> | Amendment<br>Approved by:<br><i>"Wayne Lippert"</i> | <ul style="list-style-type: none"> <li>• Exceptions to Annual Review added</li> </ul> |
| Mayor<br><br>Date: February 9, 2009    | Mayor<br><br>Date: September 12, 2011               |   |

---

## POLICY

In order to ensure that the intent of the Official Community Plan (OCP) 2008 is not eroded, and to enhance public awareness of proposed changes to the OCP, OCP amendment applications will be reviewed on an annual basis, with the exception of amendments that result in significant public amenities and community benefit. All OCP amendment applications will be reviewed subject to the criteria identified below.

---

## DEFINITIONS

---

## PROCEDURES

1. Pursuant to Section 895(2)(a) of the *Local Government Act*, a local government must consider every application for an amendment to an OCP. Further, pursuant to Section 895(1) of the *Local Government Act*, the City's *Development Application Procedure Bylaw Number 4103, 1995*, specifies the process for applications for OCP amendments. Council may, upon receipt of the required report specified in Section 6A of that bylaw, proceed with an amendment bylaw or reject the application.
2. Applications for OCP amendments will be processed annually. All complete applications received on or before March 01 will be considered during that calendar year.
3. The report to Council on the amendment application will assess whether that application is contrary to any of the Guiding Principles of the OCP 2008, as follows:

- Protect and preserve green spaces and sensitive areas
- Ensure housing meets the needs of the whole community
- Create a culture of sustainability
- Protect agricultural land
- Create strong, compact and complete neighbourhoods
- Provide alternative transportation
- Revitalize the Downtown
- Ensure development pays for itself
- Create a youth friendly city

Applications which are contrary to the Guiding Principles will receive a negative recommendation by staff.

4. A public open house will be hosted by the City of Vernon, in addition to the legislated official Public Hearing process, to provide community residents with an additional opportunity to consider the amendment applications.
5. The following OCP amendments will be considered at any time during the year, as approved by Council:

- a) Neighbourhood Plan reviews;
- b) Minor amendments in adopted neighbourhood plan areas that do not result in a change to Land Use Designations except where the Parks and Open Space Designation is being created or reallocated;
- c) Amendments resulting in significant public amenities and community benefit.



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

ORIGINAL

**SUBMITTED BY:** Craig Broderick  
Manager, Current Planning  
Hazel Christy  
Planner

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** April 23, 2019  
**REPORT DATE:** April 11, 2019  
**FILE:** ZON00330/OCP00083

**SUBJECT:** OFFICIAL COMMUNITY PLAN AMENDMENT AND ZONING BOUNDARY  
ADJUSTMENTS IN THE FOOTHILLS NEIGHBOURHOOD (B/L #5752/5753)

---

## PURPOSE:

To review an Official Community Plan amendment and rezoning application to amend the zoning boundaries of selected properties in the Foothills Neighbourhood Plan Area.

## RECOMMENDATION:

THAT Council support the proposed Official Community Plan amendment and concurrent rezoning of a portion of Lot 1, Plan EPP89064, Sec 13, Twp. 8, ODYD (6501 Blackcomb Way) and a portion of Lot 1, Plan KAP33073, Sec 13, Twp. 8, ODYD (180 Whistler Place) as outlined in the report titled "Official Community Plan Amendment and Zoning Boundary Adjustments in the Foothills Neighbourhood" dated April 11, 2019 from the Manager, Current Planning.

## ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support the proposed Official Community Plan amendment and concurrent rezoning of a portion of Lot 1, Plan EPP89064, Sec 13, Twp. 8, ODYD (6501 Blackcomb Way) and a portion of Lot 1, Plan KAP33073, Sec 13, Twp. 8, ODYD (180 Whistler Place) as outlined in the report titled "Official Community Plan Amendment and Zoning Boundary Adjustments in the Foothills Neighbourhood" dated April 4, 2019 from the Manager, Current Planning.

*Note: Should Council not support the Official Community Plan amendment and concurrent rezoning, the existing zoning on the subject properties would remain in place, which would necessitate a redesign of the access to the residential development planned for a portion of Lot 1, Plan KAP33073, Sec 13, Twp. 8, ODYD (180 Whistler Place).*

## ANALYSIS:

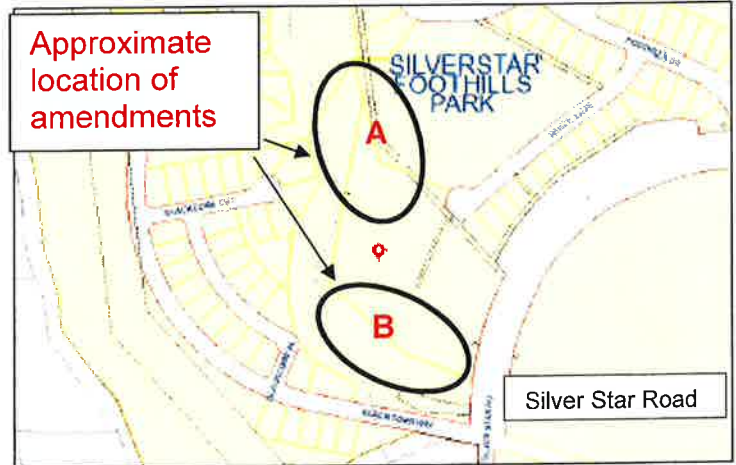
### A. Committee Recommendations:

At its meeting of April 9, 2019, the Advisory Planning Committee passed the following resolution:

"THAT Council support the proposed Official Community Plan amendment and concurrent rezoning of a portion of Lot 1, Plan EPP89064, Sec 13, Twp. 8, ODYD (6501 Blackcomb Way) and a portion of Lot 1, Plan KAP33073, Sec 13, Twp. 8, ODYD (180 Whistler Place) as outlined in the report titled "Official Community Plan Amendment and Zoning Boundary Adjustments in the Foothills Neighbourhood" dated April 4, 2019 from the Manager, Current Planning."

**B. Rationale:**

1. Residential development in the Foothills neighbourhood began in the late 1980s. There have been large areas of land pre-zoned for development since that time. As development progressed, the development areas have been refined based on detailed engineering work and surveying through the subdivision lot creation process.
2. The proposed zoning boundary adjustment includes portions of 180 Whistler Place, owned by Foothills Development Ltd. and currently designated Rural Agriculture (RAGR) and Hillside Residential (HRES), and zoned Row Housing Residential (RM1) and Parks and Open Space (P1) and portions of 6501 Blackcomb Way, owned by the City of Vernon, currently designated Rural Agriculture (RAGR) and Hillside Residential (HRES) and zoned Row Housing Residential (RM1) and Parks and Open Space (P1). Attachments 1 – 4 illustrate the existing and proposed OCP and zoning.
3. The purpose of the proposed OCP and zoning amendments is to realign the configuration of the OCP designations and zoning boundaries to be consistent with property lines. The realignment also would provide a more practical access to the proposed development and to existing utilities in the area (i.e. sanitary sewer). If approved by Council, detailed site planning can proceed after the proposed realignment is complete.
4. The proposed Official Community Plan and zoning amendment is intended to match the existing lot lines of the development parcel, currently zoned RM1 (Attachment 5), and the existing ravine lot. The original zoning for the area was predominantly for single family with some RM1 to allow for some row housing (i.e. townhouse style) development. Since that time, the Official Community Plan has been revised and the area designated as Hillside Residential. As such, it is appropriate for the area currently zoned RM1 (Row Housing Residential) to be zoned to HR2 – Hillside Residential Multi-Family (Attachment 6) along with a restrictive covenant to control the type of development allowed on-site (i.e. townhouses).



**Figure 1 – Property Location Map**



**Figure 2 – Aerial Photo**

The HR2 zoning district would allow for the proposed development of two-family dwellings being a maximum of two storeys. The proposed development would be in keeping with the character of the existing neighbourhood. In order to ensure compatibility with the existing neighbourhood, a restrictive covenant would be required as a condition of the zoning that would limit the type of development to single family detached and semi-detached with a maximum of two storeys.

The pointed, triangular area north of the proposed rezoning is to remain P1 and would be dedicated to the City as part of a subsequent boundary adjustment. This triangle is adjacent to the park and would allow for better utilization of the park and access to utilities.

5. All areas proposed for rezoning are identified as medium sensitivity areas, as per the Environmental Management Areas (EMA) strategy, therefore the net effect of the proposed OCP and zoning boundary amendments is considered to be negligible. At the development permit stage of the development, an environmental impact review may be required as part of the review of the proposed development. Also, any variances required to support the development would need to be reviewed and endorsed by Council with input from nearby residents.
6. The Plan review of the Foothills Neighbourhood Plan indicates that “some land use designations and policies are intentionally broad, with the intent being that more detail would be provided as a property moves closer to development through rezoning and/or subdivision”.

The proposed realignment of the zoning also allows for a larger storm retention facility if needed. Further, as part of the development, a trail connection between Whistler Place to Silver Star Road would be constructed by the developers. The Foothills Neighbourhood Plan supports hillside residential development while also preserving the Ravine Lot for environmental, recreational and drainage purposes. The proposed adjustment of zoning districts is consistent with this vision and accomplishes a more desirable parkland configuration and refines residential development areas.

**C. Attachments:**

- Attachment 1: Existing OCP Map
- Attachment 2: Existing Zoning Map
- Attachment 3: Proposed OCP Map
- Attachment 4: Proposed Zoning Map
- Attachment 5: RM1 Zoning District
- Attachment 6: HR2 Zoning District

**D. Council's Strategic Plan 2015 – 2018 Goals/Deliverables:**

The subject application involves the following objective in Council's Strategic Plan 2015 – 2018:

- Support sustainable neighbourhoods by implementing the OCP

**E. Relevant Policy/Bylaws/Resolutions:**

1. The proposed OCP and Zoning Bylaw amendments are considered to be boundary adjustments only and are well within the spirit and intent of the Foothills Neighbourhood Plan.

**BUDGET/RESOURCE IMPLICATIONS:**

N/A

Apr 12 2019 10:06 AM

X *Craig Broderick* ✓

Craig Broderick

DocuSign

Craig Broderick  
Manager, Current Planning

Apr 12 2019 10:04 AM

X *Kim Flick* ✓

Kim Flick

DocuSign

Kim Flick  
Director, Community Infrastructure and Development

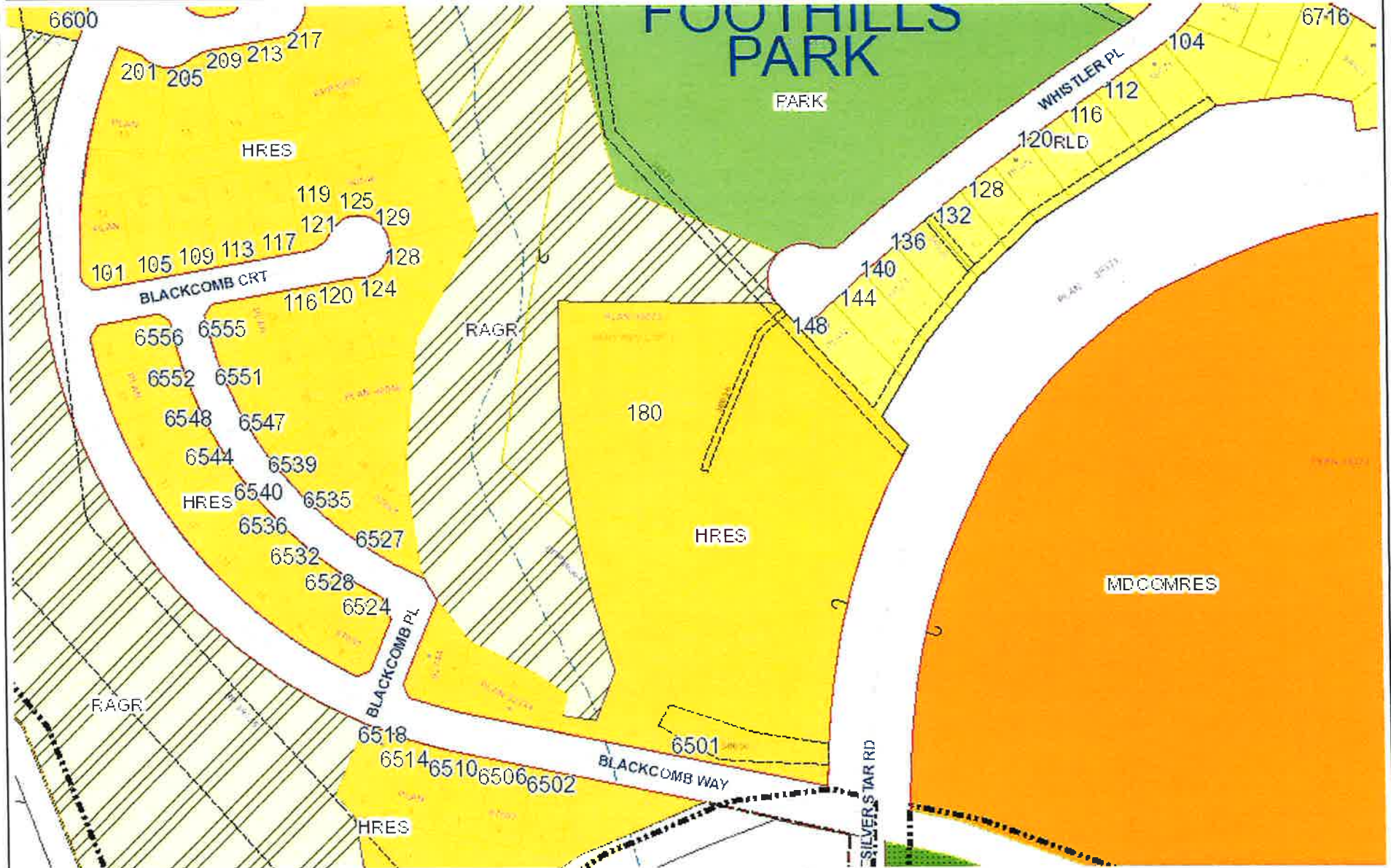
*[Signature]*  
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Will Pearce, CAO  
Date: 16 April 2019

**REVIEWED WITH**

- |   |   |  |
|---|---|--|
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| <input type="checkbox"/> Bylaw Compliance                     | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate                          | <input type="checkbox"/> Facilities           | <input type="checkbox"/> Building & Licensing                            |
| <input type="checkbox"/> RCMP                                 | <input type="checkbox"/> Utilities            | <input checked="" type="checkbox"/> Engineering Development Services     |
| <input type="checkbox"/> Fire & Rescue Services               | <input type="checkbox"/> Recreation Services  | <input type="checkbox"/> Infrastructure Management                       |
| <input type="checkbox"/> Human Resources                      | <input checked="" type="checkbox"/> Parks     | <input type="checkbox"/> Transportation                                  |
| <input type="checkbox"/> Financial Services                   |   | <input type="checkbox"/> Economic Development & Tourism                  |
| <input checked="" type="checkbox"/> COMMITTEE: APC (Apr.9/19) |   |  |
| <input type="checkbox"/> OTHER:                               |   |  |

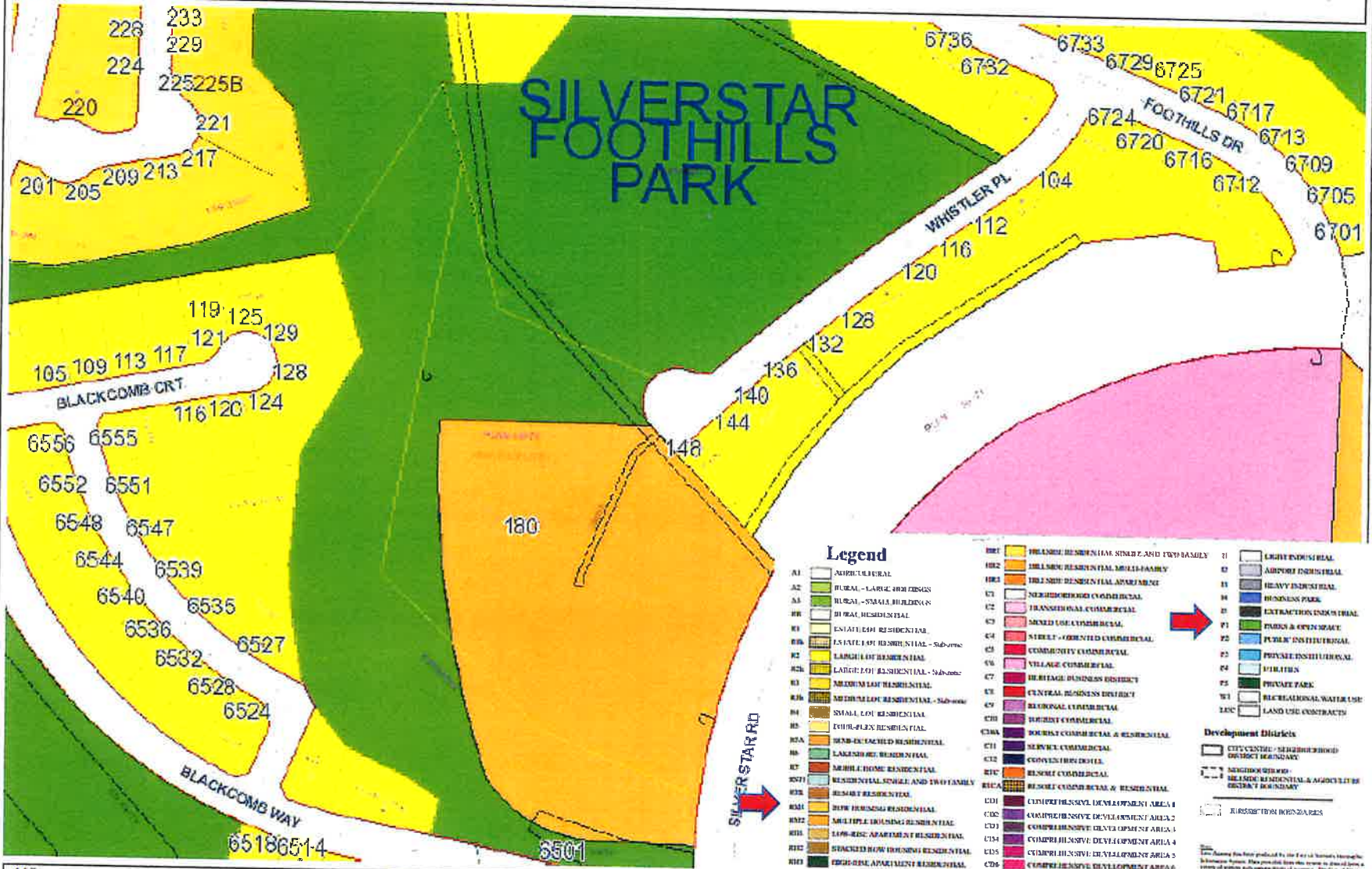
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# Vernon Essentials Site Attachment 2: Existing Zoning Map



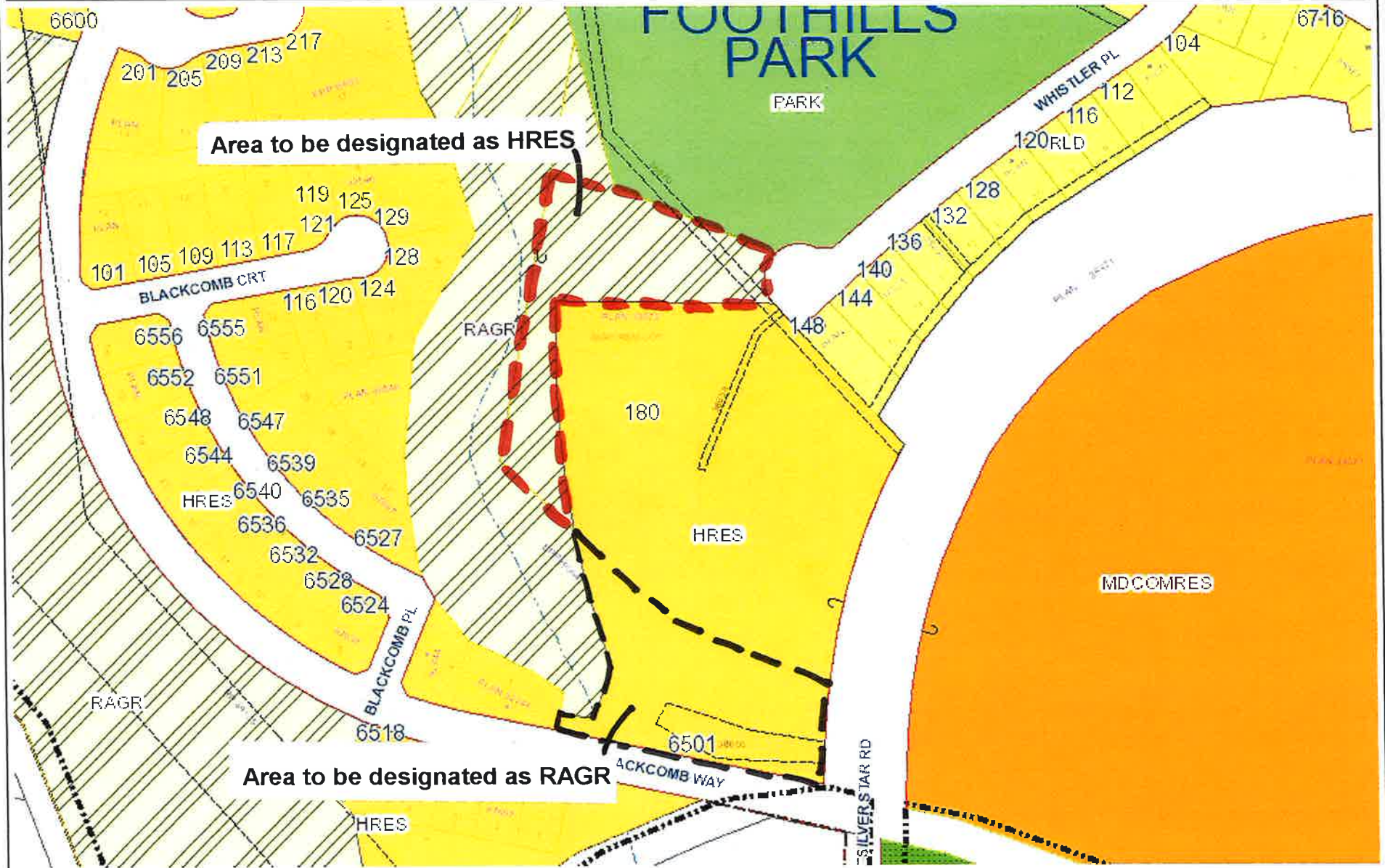
**Legend**

|      |                                     |      |   |    |                        |
|------|-------------------------------------|------|---|----|------------------------|
| A1   | AGRICULTURAL                        | 101  | PLANNED RESIDENTIAL SINGLE AND TWO FAMILY | 21 | LIGHT INDUSTRIAL       |
| A2   | RURAL - LARGE HOUSING               | 102  | DEVELOP RESIDENTIAL MULTI-FAMILY          | 22 | AIRPORT INDUSTRIAL     |
| A3   | RURAL - SMALL BUILDINGS             | 103  | TRIPLES RESIDENTIAL APARTMENTS            | 23 | HEAVY INDUSTRIAL       |
| B1   | URBAN RESIDENTIAL                   | U1   | NEIGHBORHOOD COMMERCIAL                   | 24 | BUSINESS PARK          |
| B2   | ENTREPRENEUR RESIDENTIAL            | U2   | TRANSITIONAL COMMERCIAL                   | 25 | EXTRACTION INDUSTRIAL  |
| B3   | ENTREPRENEUR RESIDENTIAL - Sub-area | U3   | SEXED USE COMMERCIAL                      | 26 | PARKS & OPEN SPACE     |
| B4   | LARGE LOT RESIDENTIAL               | U4   | STREET-ORIENTED COMMERCIAL                | 27 | PUBLIC INSTITUTIONAL   |
| B5   | LARGE LOT RESIDENTIAL - Sub-area    | U5   | COMMUNITY COMMERCIAL                      | 28 | PRIVATE INSTITUTIONAL  |
| B6   | MEDIUM LOT RESIDENTIAL              | U6   | VILLAGE COMMERCIAL                        | 29 | UTILITIES              |
| B7   | MEDIUM LOT RESIDENTIAL - Sub-area   | U7   | HERITAGE BUSINESS DISTRICT                | 30 | PRIVATE PARK           |
| B8   | ADDITIONAL RESIDENTIAL - Sub-area   | U8   | CENTRAL BUSINESS DISTRICT                 | 31 | RECREATIONAL WATER USE |
| B9   | SMALL LOT RESIDENTIAL               | U9   | REGIONAL COMMERCIAL                       | 32 | LAND USE CONSTRAINT    |
| B10  | FOUR-FLEX RESIDENTIAL               | CUA  | UNIVERSITY COMMERCIAL                     |    |                        |
| B11  | SEMI-DETACHED RESIDENTIAL           | CUA1 | UNIVERSITY COMMERCIAL & RESIDENTIAL       |    |                        |
| B12  | LAKESHORE RESIDENTIAL               | CU2  | UNIVERSITY COMMERCIAL                     |    |                        |
| B13  | MULTI-FAMILY RESIDENTIAL            | CU3  | UNIVERSITY COMMERCIAL                     |    |                        |
| B14  | MULTI-FAMILY RESIDENTIAL            | CU4  | UNIVERSITY COMMERCIAL                     |    |                        |
| B15  | MULTI-FAMILY RESIDENTIAL            | CU5  | UNIVERSITY COMMERCIAL                     |    |                        |
| B16  | MULTI-FAMILY RESIDENTIAL            | CU6  | UNIVERSITY COMMERCIAL                     |    |                        |
| B17  | MULTI-FAMILY RESIDENTIAL            | CU7  | UNIVERSITY COMMERCIAL                     |    |                        |
| B18  | MULTI-FAMILY RESIDENTIAL            | CU8  | UNIVERSITY COMMERCIAL                     |    |                        |
| B19  | MULTI-FAMILY RESIDENTIAL            | CU9  | UNIVERSITY COMMERCIAL                     |    |                        |
| B20  | MULTI-FAMILY RESIDENTIAL            | CU10 | UNIVERSITY COMMERCIAL                     |    |                        |
| B21  | MULTI-FAMILY RESIDENTIAL            | CU11 | UNIVERSITY COMMERCIAL                     |    |                        |
| B22  | MULTI-FAMILY RESIDENTIAL            | CU12 | UNIVERSITY COMMERCIAL                     |    |                        |
| B23  | MULTI-FAMILY RESIDENTIAL            | CU13 | UNIVERSITY COMMERCIAL                     |    |                        |
| B24  | MULTI-FAMILY RESIDENTIAL            | CU14 | UNIVERSITY COMMERCIAL                     |    |                        |
| B25  | MULTI-FAMILY RESIDENTIAL            | CU15 | UNIVERSITY COMMERCIAL                     |    |                        |
| B26  | MULTI-FAMILY RESIDENTIAL            | CU16 | UNIVERSITY COMMERCIAL                     |    |                        |
| B27  | MULTI-FAMILY RESIDENTIAL            | CU17 | UNIVERSITY COMMERCIAL                     |    |                        |
| B28  | MULTI-FAMILY RESIDENTIAL            | CU18 | UNIVERSITY COMMERCIAL                     |    |                        |
| B29  | MULTI-FAMILY RESIDENTIAL            | CU19 | UNIVERSITY COMMERCIAL                     |    |                        |
| B30  | MULTI-FAMILY RESIDENTIAL            | CU20 | UNIVERSITY COMMERCIAL                     |    |                        |
| B31  | MULTI-FAMILY RESIDENTIAL            | CU21 | UNIVERSITY COMMERCIAL                     |    |                        |
| B32  | MULTI-FAMILY RESIDENTIAL            | CU22 | UNIVERSITY COMMERCIAL                     |    |                        |
| B33  | MULTI-FAMILY RESIDENTIAL            | CU23 | UNIVERSITY COMMERCIAL                     |    |                        |
| B34  | MULTI-FAMILY RESIDENTIAL            | CU24 | UNIVERSITY COMMERCIAL                     |    |                        |
| B35  | MULTI-FAMILY RESIDENTIAL            | CU25 | UNIVERSITY COMMERCIAL                     |    |                        |
| B36  | MULTI-FAMILY RESIDENTIAL            | CU26 | UNIVERSITY COMMERCIAL                     |    |                        |
| B37  | MULTI-FAMILY RESIDENTIAL            | CU27 | UNIVERSITY COMMERCIAL                     |    |                        |
| B38  | MULTI-FAMILY RESIDENTIAL            | CU28 | UNIVERSITY COMMERCIAL                     |    |                        |
| B39  | MULTI-FAMILY RESIDENTIAL            | CU29 | UNIVERSITY COMMERCIAL                     |    |                        |
| B40  | MULTI-FAMILY RESIDENTIAL            | CU30 | UNIVERSITY COMMERCIAL                     |    |                        |
| B41  | MULTI-FAMILY RESIDENTIAL            | CU31 | UNIVERSITY COMMERCIAL                     |    |                        |
| B42  | MULTI-FAMILY RESIDENTIAL            | CU32 | UNIVERSITY COMMERCIAL                     |    |                        |
| B43  | MULTI-FAMILY RESIDENTIAL            | CU33 | UNIVERSITY COMMERCIAL                     |    |                        |
| B44  | MULTI-FAMILY RESIDENTIAL            | CU34 | UNIVERSITY COMMERCIAL                     |    |                        |
| B45  | MULTI-FAMILY RESIDENTIAL            | CU35 | UNIVERSITY COMMERCIAL                     |    |                        |
| B46  | MULTI-FAMILY RESIDENTIAL            | CU36 | UNIVERSITY COMMERCIAL                     |    |                        |
| B47  | MULTI-FAMILY RESIDENTIAL            | CU37 | UNIVERSITY COMMERCIAL                     |    |                        |
| B48  | MULTI-FAMILY RESIDENTIAL            | CU38 | UNIVERSITY COMMERCIAL                     |    |                        |
| B49  | MULTI-FAMILY RESIDENTIAL            | CU39 | UNIVERSITY COMMERCIAL                     |    |                        |
| B50  | MULTI-FAMILY RESIDENTIAL            | CU40 | UNIVERSITY COMMERCIAL                     |    |                        |
| B51  | MULTI-FAMILY RESIDENTIAL            | CU41 | UNIVERSITY COMMERCIAL                     |    |                        |
| B52  | MULTI-FAMILY RESIDENTIAL            | CU42 | UNIVERSITY COMMERCIAL                     |    |                        |
| B53  | MULTI-FAMILY RESIDENTIAL            | CU43 | UNIVERSITY COMMERCIAL                     |    |                        |
| B54  | MULTI-FAMILY RESIDENTIAL            | CU44 | UNIVERSITY COMMERCIAL                     |    |                        |
| B55  | MULTI-FAMILY RESIDENTIAL            | CU45 | UNIVERSITY COMMERCIAL                     |    |                        |
| B56  | MULTI-FAMILY RESIDENTIAL            | CU46 | UNIVERSITY COMMERCIAL                     |    |                        |
| B57  | MULTI-FAMILY RESIDENTIAL            | CU47 | UNIVERSITY COMMERCIAL                     |    |                        |
| B58  | MULTI-FAMILY RESIDENTIAL            | CU48 | UNIVERSITY COMMERCIAL                     |    |                        |
| B59  | MULTI-FAMILY RESIDENTIAL            | CU49 | UNIVERSITY COMMERCIAL                     |    |                        |
| B60  | MULTI-FAMILY RESIDENTIAL            | CU50 | UNIVERSITY COMMERCIAL                     |    |                        |
| B61  | MULTI-FAMILY RESIDENTIAL            | CU51 | UNIVERSITY COMMERCIAL                     |    |                        |
| B62  | MULTI-FAMILY RESIDENTIAL            | CU52 | UNIVERSITY COMMERCIAL                     |    |                        |
| B63  | MULTI-FAMILY RESIDENTIAL            | CU53 | UNIVERSITY COMMERCIAL                     |    |                        |
| B64  | MULTI-FAMILY RESIDENTIAL            | CU54 | UNIVERSITY COMMERCIAL                     |    |                        |
| B65  | MULTI-FAMILY RESIDENTIAL            | CU55 | UNIVERSITY COMMERCIAL                     |    |                        |
| B66  | MULTI-FAMILY RESIDENTIAL            | CU56 | UNIVERSITY COMMERCIAL                     |    |                        |
| B67  | MULTI-FAMILY RESIDENTIAL            | CU57 | UNIVERSITY COMMERCIAL                     |    |                        |
| B68  | MULTI-FAMILY RESIDENTIAL            | CU58 | UNIVERSITY COMMERCIAL                     |    |                        |
| B69  | MULTI-FAMILY RESIDENTIAL            | CU59 | UNIVERSITY COMMERCIAL                     |    |                        |
| B70  | MULTI-FAMILY RESIDENTIAL            | CU60 | UNIVERSITY COMMERCIAL                     |    |                        |
| B71  | MULTI-FAMILY RESIDENTIAL            | CU61 | UNIVERSITY COMMERCIAL                     |    |                        |
| B72  | MULTI-FAMILY RESIDENTIAL            | CU62 | UNIVERSITY COMMERCIAL                     |    |                        |
| B73  | MULTI-FAMILY RESIDENTIAL            | CU63 | UNIVERSITY COMMERCIAL                     |    |                        |
| B74  | MULTI-FAMILY RESIDENTIAL            | CU64 | UNIVERSITY COMMERCIAL                     |    |                        |
| B75  | MULTI-FAMILY RESIDENTIAL            | CU65 | UNIVERSITY COMMERCIAL                     |    |                        |
| B76  | MULTI-FAMILY RESIDENTIAL            | CU66 | UNIVERSITY COMMERCIAL                     |    |                        |
| B77  | MULTI-FAMILY RESIDENTIAL            | CU67 | UNIVERSITY COMMERCIAL                     |    |                        |
| B78  | MULTI-FAMILY RESIDENTIAL            | CU68 | UNIVERSITY COMMERCIAL                     |    |                        |
| B79  | MULTI-FAMILY RESIDENTIAL            | CU69 | UNIVERSITY COMMERCIAL                     |    |                        |
| B80  | MULTI-FAMILY RESIDENTIAL            | CU70 | UNIVERSITY COMMERCIAL                     |    |                        |
| B81  | MULTI-FAMILY RESIDENTIAL            | CU71 | UNIVERSITY COMMERCIAL                     |    |                        |
| B82  | MULTI-FAMILY RESIDENTIAL            | CU72 | UNIVERSITY COMMERCIAL                     |    |                        |
| B83  | MULTI-FAMILY RESIDENTIAL            | CU73 | UNIVERSITY COMMERCIAL                     |    |                        |
| B84  | MULTI-FAMILY RESIDENTIAL            | CU74 | UNIVERSITY COMMERCIAL                     |    |                        |
| B85  | MULTI-FAMILY RESIDENTIAL            | CU75 | UNIVERSITY COMMERCIAL                     |    |                        |
| B86  | MULTI-FAMILY RESIDENTIAL            | CU76 | UNIVERSITY COMMERCIAL                     |    |                        |
| B87  | MULTI-FAMILY RESIDENTIAL            | CU77 | UNIVERSITY COMMERCIAL                     |    |                        |
| B88  | MULTI-FAMILY RESIDENTIAL            | CU78 | UNIVERSITY COMMERCIAL                     |    |                        |
| B89  | MULTI-FAMILY RESIDENTIAL            | CU79 | UNIVERSITY COMMERCIAL                     |    |                        |
| B90  | MULTI-FAMILY RESIDENTIAL            | CU80 | UNIVERSITY COMMERCIAL                     |    |                        |
| B91  | MULTI-FAMILY RESIDENTIAL            | CU81 | UNIVERSITY COMMERCIAL                     |    |                        |
| B92  | MULTI-FAMILY RESIDENTIAL            | CU82 | UNIVERSITY COMMERCIAL                     |    |                        |
| B93  | MULTI-FAMILY RESIDENTIAL            | CU83 | UNIVERSITY COMMERCIAL                     |    |                        |
| B94  | MULTI-FAMILY RESIDENTIAL            | CU84 | UNIVERSITY COMMERCIAL                     |    |                        |
| B95  | MULTI-FAMILY RESIDENTIAL            | CU85 | UNIVERSITY COMMERCIAL                     |    |                        |
| B96  | MULTI-FAMILY RESIDENTIAL            | CU86 | UNIVERSITY COMMERCIAL                     |    |                        |
| B97  | MULTI-FAMILY RESIDENTIAL            | CU87 | UNIVERSITY COMMERCIAL                     |    |                        |
| B98  | MULTI-FAMILY RESIDENTIAL            | CU88 | UNIVERSITY COMMERCIAL                     |    |                        |
| B99  | MULTI-FAMILY RESIDENTIAL            | CU89 | UNIVERSITY COMMERCIAL                     |    |                        |
| B100 | MULTI-FAMILY RESIDENTIAL            | CU90 | UNIVERSITY COMMERCIAL                     |    |                        |

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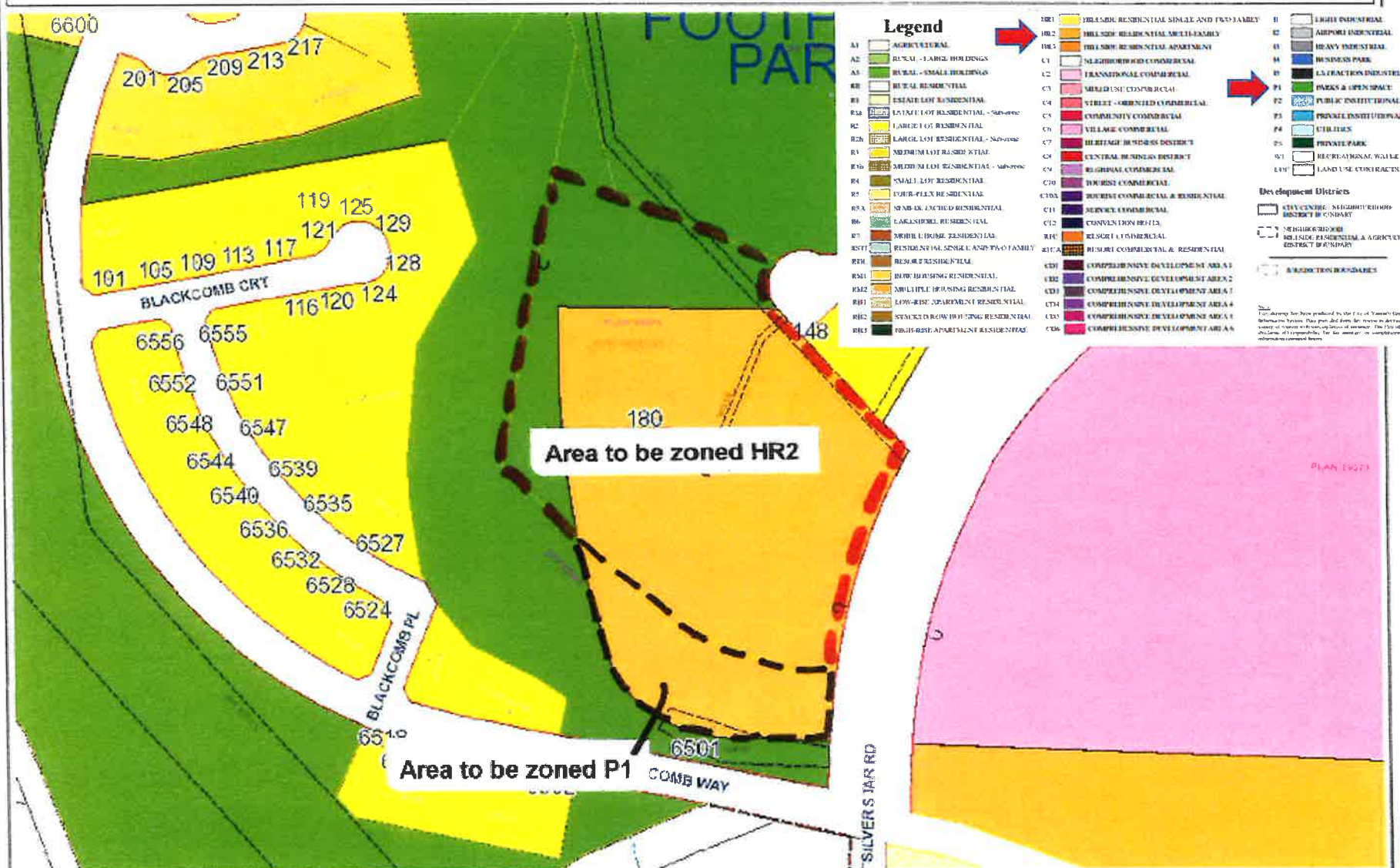
Corporation of the City of Vernon 1:2,255

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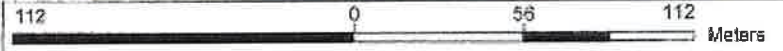


# Vernon Essentials Site Attachment 4: Proposed Zoning Map



### Legend

- |     |                                      |       |  |     |                       |
|-----|--------------------------------------|-------|--|-----|-----------------------|
| A1  | AGRICULTURAL                         | HR1   | HILLSIDE RESIDENTIAL SINGLE AND TWO-FAMILY | I1  | LIGHT INDUSTRIAL      |
| A2  | RURAL - LARGE HOLDINGS               | HR2   | HILLSIDE RESIDENTIAL MULTIFAMILY           | I2  | AIRPORT INDUSTRIAL    |
| A3  | RURAL - SMALL HOLDINGS               | HR3   | HILLSIDE RESIDENTIAL APARTMENT             | I3  | HEAVY INDUSTRIAL      |
| R1  | RURAL RESIDENTIAL                    | C1    | NEIGHBORHOOD COMMERCIAL                    | I4  | BUSINESS PARK         |
| R2  | ESTATE LOT RESIDENTIAL               | C2    | TRANSNATIONAL COMMERCIAL                   | I5  | EXTRACTION INDUSTRIAL |
| R3A | ESTATE LOT RESIDENTIAL - 500-999sqm  | C3    | MID-DISTRICT COMMERCIAL                    | P1  | PARKS & OPEN SPACE    |
| R3B | LARGE LOT RESIDENTIAL - 500-999sqm   | C4    | STREET-ORIENTED COMMERCIAL                 | P2  | PUBLIC INSTITUTIONAL  |
| R3C | LARGE LOT RESIDENTIAL - 1000-1499sqm | C5    | COMMUNITY COMMERCIAL                       | P3  | PRIVATE INSTITUTIONAL |
| R3D | LARGE LOT RESIDENTIAL - 1500-1999sqm | C6    | VILLAGE COMMERCIAL                         | P4  | UTILITIES             |
| R3E | MEDIUM LOT RESIDENTIAL               | C7    | HERITAGE BUSINESS DISTRICT                 | P5  | PRIVATE PARK          |
| R3F | MEDIUM LOT RESIDENTIAL - 500-999sqm  | C8    | CENTRAL BUSINESS DISTRICT                  | P6  | RECREATIONAL WALKWAY  |
| R4  | SMALL LOT RESIDENTIAL                | C9    | REGIONAL COMMERCIAL                        | LUV | LAND USE CONTRACT     |
| R5  | FOUR-FLEX RESIDENTIAL                | C10   | URBAN COMMERCIAL                           |     |                       |
| R5A | STANDARD LATCHED RESIDENTIAL         | C10A  | URBAN COMMERCIAL & RESIDENTIAL             |     |                       |
| R6  | LAKESHORE RESIDENTIAL                | C11   | SERVICE COMMERCIAL                         |     |                       |
| R7  | SMALL HOUSE RESIDENTIAL              | C12   | CONVENTION HOTEL                           |     |                       |
| R8  | RESIDENTIAL SINGLE AND TWO-FAMILY    | R10   | RESORT COMMERCIAL                          |     |                       |
| R8A | RESORT RESIDENTIAL                   | R10A  | RESORT COMMERCIAL & RESIDENTIAL            |     |                       |
| R8B | BOULEVARD RESIDENTIAL                | C13   | COMPREHENSIVE DEVELOPMENT AREA 1           |     |                       |
| R8C | MULTIPLE HOUSING RESIDENTIAL         | C13A  | COMPREHENSIVE DEVELOPMENT AREA 2           |     |                       |
| R8D | LOW-RISE APARTMENT RESIDENTIAL       | C13B  | COMPREHENSIVE DEVELOPMENT AREA 3           |     |                       |
| R8E | STACKED LOW HOUSING RESIDENTIAL      | C13C  | COMPREHENSIVE DEVELOPMENT AREA 4           |     |                       |
| R8F | HIGH-RISE APARTMENT RESIDENTIAL      | C13D  | COMPREHENSIVE DEVELOPMENT AREA 5           |     |                       |
|     |                                      | C13E  | COMPREHENSIVE DEVELOPMENT AREA 6           |     |                       |
|     |                                      | C13F  | COMPREHENSIVE DEVELOPMENT AREA 7           |     |                       |
|     |                                      | C13G  | COMPREHENSIVE DEVELOPMENT AREA 8           |     |                       |
|     |                                      | C13H  | COMPREHENSIVE DEVELOPMENT AREA 9           |     |                       |
|     |                                      | C13I  | COMPREHENSIVE DEVELOPMENT AREA 10          |     |                       |
|     |                                      | C13J  | COMPREHENSIVE DEVELOPMENT AREA 11          |     |                       |
|     |                                      | C13K  | COMPREHENSIVE DEVELOPMENT AREA 12          |     |                       |
|     |                                      | C13L  | COMPREHENSIVE DEVELOPMENT AREA 13          |     |                       |
|     |                                      | C13M  | COMPREHENSIVE DEVELOPMENT AREA 14          |     |                       |
|     |                                      | C13N  | COMPREHENSIVE DEVELOPMENT AREA 15          |     |                       |
|     |                                      | C13O  | COMPREHENSIVE DEVELOPMENT AREA 16          |     |                       |
|     |                                      | C13P  | COMPREHENSIVE DEVELOPMENT AREA 17          |     |                       |
|     |                                      | C13Q  | COMPREHENSIVE DEVELOPMENT AREA 18          |     |                       |
|     |                                      | C13R  | COMPREHENSIVE DEVELOPMENT AREA 19          |     |                       |
|     |                                      | C13S  | COMPREHENSIVE DEVELOPMENT AREA 20          |     |                       |
|     |                                      | C13T  | COMPREHENSIVE DEVELOPMENT AREA 21          |     |                       |
|     |                                      | C13U  | COMPREHENSIVE DEVELOPMENT AREA 22          |     |                       |
|     |                                      | C13V  | COMPREHENSIVE DEVELOPMENT AREA 23          |     |                       |
|     |                                      | C13W  | COMPREHENSIVE DEVELOPMENT AREA 24          |     |                       |
|     |                                      | C13X  | COMPREHENSIVE DEVELOPMENT AREA 25          |     |                       |
|     |                                      | C13Y  | COMPREHENSIVE DEVELOPMENT AREA 26          |     |                       |
|     |                                      | C13Z  | COMPREHENSIVE DEVELOPMENT AREA 27          |     |                       |
|     |                                      | C13AA | COMPREHENSIVE DEVELOPMENT AREA 28          |     |                       |
|     |                                      | C13AB | COMPREHENSIVE DEVELOPMENT AREA 29          |     |                       |
|     |                                      | C13AC | COMPREHENSIVE DEVELOPMENT AREA 30          |     |                       |
|     |                                      | C13AD | COMPREHENSIVE DEVELOPMENT AREA 31          |     |                       |
|     |                                      | C13AE | COMPREHENSIVE DEVELOPMENT AREA 32          |     |                       |
|     |                                      | C13AF | COMPREHENSIVE DEVELOPMENT AREA 33          |     |                       |
|     |                                      | C13AG | COMPREHENSIVE DEVELOPMENT AREA 34          |     |                       |
|     |                                      | C13AH | COMPREHENSIVE DEVELOPMENT AREA 35          |     |                       |
|     |                                      | C13AI | COMPREHENSIVE DEVELOPMENT AREA 36          |     |                       |
|     |                                      | C13AJ | COMPREHENSIVE DEVELOPMENT AREA 37          |     |                       |
|     |                                      | C13AK | COMPREHENSIVE DEVELOPMENT AREA 38          |     |                       |
|     |                                      | C13AL | COMPREHENSIVE DEVELOPMENT AREA 39          |     |                       |
|     |                                      | C13AM | COMPREHENSIVE DEVELOPMENT AREA 40          |     |                       |
|     |                                      | C13AN | COMPREHENSIVE DEVELOPMENT AREA 41          |     |                       |
|     |                                      | C13AO | COMPREHENSIVE DEVELOPMENT AREA 42          |     |                       |
|     |                                      | C13AP | COMPREHENSIVE DEVELOPMENT AREA 43          |     |                       |
|     |                                      | C13AQ | COMPREHENSIVE DEVELOPMENT AREA 44          |     |                       |
|     |                                      | C13AR | COMPREHENSIVE DEVELOPMENT AREA 45          |     |                       |
|     |                                      | C13AS | COMPREHENSIVE DEVELOPMENT AREA 46          |     |                       |
|     |                                      | C13AT | COMPREHENSIVE DEVELOPMENT AREA 47          |     |                       |
|     |                                      | C13AU | COMPREHENSIVE DEVELOPMENT AREA 48          |     |                       |
|     |                                      | C13AV | COMPREHENSIVE DEVELOPMENT AREA 49          |     |                       |
|     |                                      | C13AW | COMPREHENSIVE DEVELOPMENT AREA 50          |     |                       |
|     |                                      | C13AX | COMPREHENSIVE DEVELOPMENT AREA 51          |     |                       |
|     |                                      | C13AY | COMPREHENSIVE DEVELOPMENT AREA 52          |     |                       |
|     |                                      | C13AZ | COMPREHENSIVE DEVELOPMENT AREA 53          |     |                       |
|     |                                      | C13BA | COMPREHENSIVE DEVELOPMENT AREA 54          |     |                       |
|     |                                      | C13BB | COMPREHENSIVE DEVELOPMENT AREA 55          |     |                       |
|     |                                      | C13BC | COMPREHENSIVE DEVELOPMENT AREA 56          |     |                       |
|     |                                      | C13BD | COMPREHENSIVE DEVELOPMENT AREA 57          |     |                       |
|     |                                      | C13BE | COMPREHENSIVE DEVELOPMENT AREA 58          |     |                       |
|     |                                      | C13BF | COMPREHENSIVE DEVELOPMENT AREA 59          |     |                       |
|     |                                      | C13BG | COMPREHENSIVE DEVELOPMENT AREA 60          |     |                       |
|     |                                      | C13BH | COMPREHENSIVE DEVELOPMENT AREA 61          |     |                       |
|     |                                      | C13BI | COMPREHENSIVE DEVELOPMENT AREA 62          |     |                       |
|     |                                      | C13BJ | COMPREHENSIVE DEVELOPMENT AREA 63          |     |                       |
|     |                                      | C13BK | COMPREHENSIVE DEVELOPMENT AREA 64          |     |                       |
|     |                                      | C13BL | COMPREHENSIVE DEVELOPMENT AREA 65          |     |                       |
|     |                                      | C13BM | COMPREHENSIVE DEVELOPMENT AREA 66          |     |                       |
|     |                                      | C13BN | COMPREHENSIVE DEVELOPMENT AREA 67          |     |                       |
|     |                                      | C13BO | COMPREHENSIVE DEVELOPMENT AREA 68          |     |                       |
|     |                                      | C13BP | COMPREHENSIVE DEVELOPMENT AREA 69          |     |                       |
|     |                                      | C13BQ | COMPREHENSIVE DEVELOPMENT AREA 70          |     |                       |
|     |                                      | C13BR | COMPREHENSIVE DEVELOPMENT AREA 71          |     |                       |
|     |                                      | C13BS | COMPREHENSIVE DEVELOPMENT AREA 72          |     |                       |
|     |                                      | C13BT | COMPREHENSIVE DEVELOPMENT AREA 73          |     |                       |
|     |                                      | C13BU | COMPREHENSIVE DEVELOPMENT AREA 74          |     |                       |
|     |                                      | C13BV | COMPREHENSIVE DEVELOPMENT AREA 75          |     |                       |
|     |                                      | C13BW | COMPREHENSIVE DEVELOPMENT AREA 76          |     |                       |
|     |                                      | C13BX | COMPREHENSIVE DEVELOPMENT AREA 77          |     |                       |
|     |                                      | C13BY | COMPREHENSIVE DEVELOPMENT AREA 78          |     |                       |
|     |                                      | C13BZ | COMPREHENSIVE DEVELOPMENT AREA 79          |     |                       |
|     |                                      | C13CA | COMPREHENSIVE DEVELOPMENT AREA 80          |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 81          |     |                       |
|     |                                      | C13CC | COMPREHENSIVE DEVELOPMENT AREA 82          |     |                       |
|     |                                      | C13CD | COMPREHENSIVE DEVELOPMENT AREA 83          |     |                       |
|     |                                      | C13CE | COMPREHENSIVE DEVELOPMENT AREA 84          |     |                       |
|     |                                      | C13CF | COMPREHENSIVE DEVELOPMENT AREA 85          |     |                       |
|     |                                      | C13CF | COMPREHENSIVE DEVELOPMENT AREA 86          |     |                       |
|     |                                      | C13CG | COMPREHENSIVE DEVELOPMENT AREA 87          |     |                       |
|     |                                      | C13CH | COMPREHENSIVE DEVELOPMENT AREA 88          |     |                       |
|     |                                      | C13CH | COMPREHENSIVE DEVELOPMENT AREA 89          |     |                       |
|     |                                      | C13CI | COMPREHENSIVE DEVELOPMENT AREA 90          |     |                       |
|     |                                      | C13CI | COMPREHENSIVE DEVELOPMENT AREA 91          |     |                       |
|     |                                      | C13CJ | COMPREHENSIVE DEVELOPMENT AREA 92          |     |                       |
|     |                                      | C13CJ | COMPREHENSIVE DEVELOPMENT AREA 93          |     |                       |
|     |                                      | C13CK | COMPREHENSIVE DEVELOPMENT AREA 94          |     |                       |
|     |                                      | C13CK | COMPREHENSIVE DEVELOPMENT AREA 95          |     |                       |
|     |                                      | C13CL | COMPREHENSIVE DEVELOPMENT AREA 96          |     |                       |
|     |                                      | C13CL | COMPREHENSIVE DEVELOPMENT AREA 97          |     |                       |
|     |                                      | C13CM | COMPREHENSIVE DEVELOPMENT AREA 98          |     |                       |
|     |                                      | C13CM | COMPREHENSIVE DEVELOPMENT AREA 99          |     |                       |
|     |                                      | C13CN | COMPREHENSIVE DEVELOPMENT AREA 100         |     |                       |
|     |                                      | C13CN | COMPREHENSIVE DEVELOPMENT AREA 101         |     |                       |
|     |                                      | C13CO | COMPREHENSIVE DEVELOPMENT AREA 102         |     |                       |
|     |                                      | C13CO | COMPREHENSIVE DEVELOPMENT AREA 103         |     |                       |
|     |                                      | C13CP | COMPREHENSIVE DEVELOPMENT AREA 104         |     |                       |
|     |                                      | C13CP | COMPREHENSIVE DEVELOPMENT AREA 105         |     |                       |
|     |                                      | C13CQ | COMPREHENSIVE DEVELOPMENT AREA 106         |     |                       |
|     |                                      | C13CQ | COMPREHENSIVE DEVELOPMENT AREA 107         |     |                       |
|     |                                      | C13CR | COMPREHENSIVE DEVELOPMENT AREA 108         |     |                       |
|     |                                      | C13CR | COMPREHENSIVE DEVELOPMENT AREA 109         |     |                       |
|     |                                      | C13CS | COMPREHENSIVE DEVELOPMENT AREA 110         |     |                       |
|     |                                      | C13CS | COMPREHENSIVE DEVELOPMENT AREA 111         |     |                       |
|     |                                      | C13CT | COMPREHENSIVE DEVELOPMENT AREA 112         |     |                       |
|     |                                      | C13CT | COMPREHENSIVE DEVELOPMENT AREA 113         |     |                       |
|     |                                      | C13CU | COMPREHENSIVE DEVELOPMENT AREA 114         |     |                       |
|     |                                      | C13CU | COMPREHENSIVE DEVELOPMENT AREA 115         |     |                       |
|     |                                      | C13CV | COMPREHENSIVE DEVELOPMENT AREA 116         |     |                       |
|     |                                      | C13CV | COMPREHENSIVE DEVELOPMENT AREA 117         |     |                       |
|     |                                      | C13CW | COMPREHENSIVE DEVELOPMENT AREA 118         |     |                       |
|     |                                      | C13CW | COMPREHENSIVE DEVELOPMENT AREA 119         |     |                       |
|     |                                      | C13CX | COMPREHENSIVE DEVELOPMENT AREA 120         |     |                       |
|     |                                      | C13CX | COMPREHENSIVE DEVELOPMENT AREA 121         |     |                       |
|     |                                      | C13CY | COMPREHENSIVE DEVELOPMENT AREA 122         |     |                       |
|     |                                      | C13CY | COMPREHENSIVE DEVELOPMENT AREA 123         |     |                       |
|     |                                      | C13CZ | COMPREHENSIVE DEVELOPMENT AREA 124         |     |                       |
|     |                                      | C13CZ | COMPREHENSIVE DEVELOPMENT AREA 125         |     |                       |
|     |                                      | C13CA | COMPREHENSIVE DEVELOPMENT AREA 126         |     |                       |
|     |                                      | C13CA | COMPREHENSIVE DEVELOPMENT AREA 127         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 128         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 129         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 130         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 131         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 132         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 133         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 134         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 135         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 136         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 137         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 138         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 139         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 140         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 141         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 142         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 143         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 144         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 145         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 146         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 147         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 148         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 149         |     |                       |
|     |                                      | C13CB | COMPREHENSIVE DEVELOPMENT AREA 150         |     |                       |



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1:2,213



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## 9.10 RM1 : Row Housing Residential

### 9.10.1 Purpose

The purpose is to provide a **zone** for ground oriented medium **density row housing** on urban services.

### 9.10.2 Primary Uses

- care centre, major
- duplex housing
- four-plex housing
- group home, major
- row housing
- semi-detached housing
- seniors housing
- single detached housing

### 9.10.3 Secondary Uses

- boarding rooms (*Bylaw 5440*)
- care centres, minor
- home based businesses, minor
- secondary suites (in single detached housing only)
- seniors assisted housing
- seniors supportive housing

### 9.10.4 Subdivision Regulations

- Minimum **lot width** is 26.0m, except it is 7.5m for fee simple **row housing** and **semi-detached dwellings**.
- Minimum **lot area** is 800m<sup>2</sup>, or 10,000m<sup>2</sup> if not serviced by a **community sewer system**.
- Maximum **density** is 48.0 units per gross hectare (19.5 units/gross acre).
- Maximum **site coverage** is 65% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 85%.

### 9.10.5 Party Wall Subdivision Regulations

| Lot Type              | Minimum Lot Area  |                   | Minimum Lot Width |        |
|-----------------------|-------------------|-------------------|-------------------|--------|
|                       | interior          | corner            | interior          | corner |
| Semi-Detached Housing | 225m <sup>2</sup> | 275m <sup>2</sup> | 7.5m              | 9.0m   |
| Row Housing           | 150m <sup>2</sup> | 200m <sup>2</sup> | 6.5m              | 7.8m   |

### 9.10.6 Development Regulations

- With a housing agreement pursuant to Section 4.9, the maximum **density** shall be 60.0 units per gross hectare (24.5 units/gross acre).
- Where **parking spaces** are provided completely beneath habitable space of a primary **building** or beneath useable common amenity areas, providing that in all cases the **parking spaces** are screened from view, the maximum **density** shall be 60.0 units per gross hectare (24.5 units/gross acre). Where all the required parking is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the additional density permitted shall be

determined through multiplying the additional 12.0 units per gross hectare (5 units/gross acre) by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas.

- Maximum **site coverage** is 50% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 55%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 4.0m, except it is 6.0m from a garage or **carport** to the back of curb or sidewalk for vehicular entry.
- Minimum **side yard** is 1.2m, or 0.0m for shared interior **party walls** except it is 4.5m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m. The **side yard** is 0.0m for fee simple **row housing** and **semi-detached dwellings**.
- Minimum **rear yard** is 6.0m, except it is 1.0m for **secondary buildings**.
- Maximum six **dwelling** units located in a **building**, with each row housing unit having a minimum width of 6.5m and 7.5m for semi-detached housing units.

#### 9.10.7 Other Regulations

- For multi-unit residential housing, one **office** may be operated for the sole purpose of the management and operation of the multi-unit residential **development**.  
*(Bylaw 5540)*
- In order for bareland strata **development** to be consistent with the character of the surrounding neighborhood, the strata plan shall be considered as one **site** for defining the overall use, **density** and **site coverage**.
- The above noted **subdivision** and **development** regulations shall be applied to each strata **lot** within the strata plan.
- For strata developments, common recreation buildings, facilities and amenities may be included in the strata plan. Recreational buildings shall be treated as **secondary buildings** for the purpose of determining the size, **height** and **setbacks** of the **building** as specified in each **zone**.
- A minimum area of 25m<sup>2</sup> of private open space shall be provided per **dwelling**.
- Vehicular access to the **development** is only permitted through either a driveway shared by at least 3 units or a rear **lane**.
- For **seniors assisted housing, seniors housing and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- No more than 6 **dwellings** may be located in a **row house building**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".  
*(Bylaw 5440)*



## 9.16 HR2 : Hillside Residential Multi-Family

### 9.16.1 Purpose

To provide a **zone** for the **development** of multi-family housing in hillside residential areas.

### 9.16.2 Primary Uses

- four-plex housing
- row housing
- semi-detached housing
- stacked row housing
- three-plex housing

### 9.16.3 Secondary Uses

- care centres, minor
- group home, minor
- home based businesses, minor

### 9.16.4 Subdivision Regulations

| Lot Type                     | Minimum Lot area   |                    | Minimum Lot Width |        |
|------------------------------|--------------------|--------------------|-------------------|--------|
|                              | interior           | corner             | interior          | corner |
| <b>Four-Plex Housing</b>     | 780m <sup>2</sup>  | 820m <sup>2</sup>  | 29.0m             | 30.5m  |
| <b>Row Housing</b>           | 1100m <sup>2</sup> | 1150m <sup>2</sup> | 35.0m             | 36.5m  |
| <b>Semi-Detached Housing</b> | 370m <sup>2</sup>  | 410m <sup>2</sup>  | 17.0m             | 18.5m  |
| <b>Stacked Row Housing</b>   | 1100m <sup>2</sup> | 1150m <sup>2</sup> | 23.0m             | 24.5m  |
| <b>Three-Plex Housing</b>    | 550m <sup>2</sup>  | 590m <sup>2</sup>  | 23.0m             | 24.5m  |

- Minimum **lot area** is 10,000m<sup>2</sup> if not serviced by **community sewer system**.
- Maximum **density** is 55.0 units per gross hectare (22 units/gross acre). For the purposes of calculating developable area, **lot** yield, and **density** predevelopment **lot** areas with 30% slope or greater shall be excluded.

### 9.16.5 Party Wall Subdivision Regulations

| Lot Type | Minimum Lot area         |                         |        | Minimum Lot Width        |                         |        |
|----------|--------------------------|-------------------------|--------|--------------------------|-------------------------|--------|
|          | interior two party walls | interior one party wall | corner | interior two party walls | interior one party wall | corner |
|          |                          |                         |        |                          |                         |        |

|                              |                   |                   |                   |      |      |       |
|------------------------------|-------------------|-------------------|-------------------|------|------|-------|
| <b>Four-Plex Housing</b>     | 185m <sup>2</sup> | 230m <sup>2</sup> | 270m <sup>2</sup> | 6.0m | 8.5m | 10.0m |
| <b>Row Housing</b>           | 185m <sup>2</sup> | 230m <sup>2</sup> | 270m <sup>2</sup> | 6.0m | 8.5m | 10.0m |
| <b>Semi-Detached Housing</b> | N/A               | 230m <sup>2</sup> | 270m <sup>2</sup> | N/A  | 8.5m | 10.0m |
| <b>Stacked Row Housing</b>   | 185m <sup>2</sup> | 230m <sup>2</sup> | 270m <sup>2</sup> | 6.0m | 8.5m | 10.0m |
| <b>Three-Plex Housing</b>    | 185m <sup>2</sup> | 230m <sup>2</sup> | 270m <sup>2</sup> | 6.0m | 8.5m | 10.0m |

- Minimum **lot area** is 10,000m<sup>2</sup> if not serviced by **community sewer system**.
- Maximum **density** is 55.0 units per gross hectare (22 units/gross acre). For the purposes of calculating developable area, **lot yield and density**, predevelopment **lot areas** exceeding 30% slope shall be excluded.

#### 9.16.6 Development Regulations

- Maximum **site coverage** is 55% and together with driveways, parking areas and all other **impermeable surfaces** shall not exceed 60%. That portion of the **lot** with a slope exceeding 30% shall be excluded from site coverage calculations.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings and secondary structures**.
- Minimum **front yard** is 4.0m, and it is 6.0m from a garage or **carport** to the back of curb or sidewalk for vehicular entry, or it is 0.6m to the side of the garage and 4.0m to the front building façade for side-entry garage and driveway layouts.
- Minimum **side yard** is 2.5m, or 0.0m for shared interior **party walls**, except it is 4.0m from a **flanking street** and 6.0m from the back of curb or sidewalk to the garage where driveway access is from the **flanking street**.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m.
- Minimum **building** width of each unit is 6.0m.
- Where more than one **building** is to be located on a **lot** the minimum horizontal distance between **buildings** shall be 4.0m.

#### 9.16.7 Other Regulations

- The above noted **subdivision** and **development** regulations shall be applied to each bareland strata **lot** within the bareland strata plan.
- A minimum area of 15.0m<sup>2</sup> of usable private **open space** shall be provided per **dwelling**. Usable private **open space** must have a slope angle of 12% or less and must be accessible from the **dwelling** it is being provided for.
- Areas of a **lot** greater than 30m<sup>2</sup> and exceeding 30% slope shall be protected as undisturbed **open space**, and shall be free from **buildings, structures or development**.
- Any areas disturbed as a function of approved **lot development** that are greater than 30m<sup>2</sup> and exceeding 30% slope shall be rehabilitated with site appropriate native vegetation and provided drip irrigation for a period of two years; once rehabilitation is complete the irrigation system it to be removed and the area shall be protected as undisturbed **open space** and shall be free from **buildings, structures or development**.
- Buildings are to be natural earth tone colours, no reflective exterior building materials and mirror or reflective treated glass are permitted.
- All **development** on areas that have a slope of 12% or greater for 10% or more of the lot shall be subject to the Hillside Guidelines.



- Prior to any site disturbance or **lot development** the following must be mapped and integrated into **development** plans: identified natural features, sensitive habitat, landforms, and water features that have setbacks, protected areas, covenant areas, or areas that require permits from the Ministry of Environment, Fisheries and Oceans Canada, Integrated Land Management Bureau or other senior government agencies. For additional information and requirements please refer to charges that may appear on the **lot** title, associated permits and the Environmental Management Area Strategy.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - **All buildings and structures, excluding perimeter fencing (garden walls and fences) on lots abutting City Roads** as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".  
*(Bylaw 5440)*

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5747

A bylaw to Amend Fire Services Bylaw Number 5635

---

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend "Fire Services Bylaw 5635, 2017";

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "**Fire Services (Outdoor Burning) Amendment Bylaw Number 5747, 2019**".
2. Fire Services Bylaw #5635 is hereby amended as follows:
  - A. **AMEND Section 5 – FIRE PREVENTION REGULATIONS, 5.6 Burning Permits** as shown in Red on attached Schedule 'A'
  - B. **AMEND Schedule 'B' Outdoor Burning/Display Fireworks Permit** as shown in Red on attached Schedule 'B'.
3. Fire Services Bylaw Number 5635, 2017" is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this 8<sup>th</sup> day of April, 2019.

READ A SECOND TIME this 8<sup>th</sup> day of April, 2019.

READ A THIRD TIME this 8<sup>th</sup> day of April, 2019.

ADOPTED this                    day of                    , 2019.

---

Mayor

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Corporate Office

5.6 Burning Permits

- (a) The Director of Fire Rescue Services or the Officer in Charge may issue a Permit as identified in Schedule "B", here to and forming part of this Bylaw to allow burning during Special Public Events.
  
- (b) The Director of Fire Rescue Services or the Officer in Charge may issue a Permit as identified in Schedule "B", here to and forming part of this Bylaw to allow burning of *Land Clearing Debris* and *Agricultural Material* in open air.
  - (i) Permits will only be issued for open burning of *Land Clearing Debris* and *Agricultural Material* originating from the site on which the burning is to be carried out and following referral to and *Approval* from federal or provincial regulatory agencies, where applicable.
  
  - (ii) Burning of *Land Clearing Debris* and *Agricultural Material* may only occur between November 1 and March—31 April 30, when authorized by the Director of Fire Rescue Services.

**Attached to and forming Part of Bylaw #5747  
"Fire Services Amendment Bylaw Number 5747, 2019"**



**Outdoor Burning/Display Fireworks Permit**

*Pursuant to Section 5 and Section 9 of the City of Vernon Fire Services Bylaw No. 5635*

**Property Owner/Agent:** \_\_\_\_\_

**Contact Phone Number:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

- Agricultural Material (\$75.00)
- Special Public Events/~~Fireworks~~ (\$75.00)
- Land Clearing (\$75.00)
- Display Fireworks (\$100.00)

1. The application for a permit must be made by the owner or the owner's authorized agent.
2. The applicant agrees to the conditions identified in this permit.
3. The designated open burning period shall be carried out only during daylight hours and no materials shall be added after 1700 hours (5:00 pm). ~~The smoke release for this permit shall not be greater than 72 consecutive hours.~~
4. ~~The smoke release for this permit shall not be greater than 72 consecutive hours.~~
5. The applicant shall be responsible for, and in charge of, the fire until it is completely extinguished.
6. The applicant shall provide sufficient appliances and equipment in order to prevent the fire from getting beyond control or causing damage to life or property.
7. Burning is only to occur when the smoke ventilation index as reported by the Meteorological Service of Canada is 55 or greater, and 34 or greater for the second day and the air quality index is 3 or less. Environment Canada automated voice message system for ventilation indexes are available by calling 1-888-281-2992.
8. Burning ~~of debris must be carried out must be~~ at least 100 meters from residences and businesses, and 500 meters from schools in session, hospitals and continuing care facilities.
9. Pile sizes shall not be more than two (2) meters in height and three (3) meters in width. Not more than two (2) piles shall be burned concurrently.
10. ~~Monitor wind conditions. If the wind is strong enough to carry sparks or embers do not burn.~~
11. If the applicant allows fire to get out of control he or she may be liable for a fine of \$500.00.
12. This permit may be cancelled or a fire ordered extinguished whenever burning, having regard to all the prevailing circumstances, is hazardous or creating a nuisance.

**This permit does not preclude permits or approvals required by other authorities having jurisdiction.**

~~Permit valid for (3) consecutive days commencing~~

Permit valid for thirty (30) days commencing \_\_\_\_\_

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Fire Chief or designate

\_\_\_\_\_  
Date Issued

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5736

A bylaw to amend the City of Vernon  
Zoning Bylaw Number 5000

---

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw Number 5000;

AND WHEREAS all persons who might be affected by this amendment bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the **"Silver Star Gateway Business Park Rezoning Amendment Bylaw Number 5736, 2019"**.
2. Pursuant to the Official Zoning Map, Schedule "A" attached to and forming part of Bylaw Number 5000, is hereby amended as follows:

That the following legally described lands be rezoned from **'RR – Rural Residential'** to **'I1 – Light Industrial'**.

**Legal Descriptions:**

**LOT 3, SEC 2, TWP 8, KAP90756, ODYD  
(5012 Silver Star Road)  
LOT A, SEC 2, TWP 8, PLAN 39472, ODYD  
(4940 Silver Star Road)  
LOT 5, SEC 2, TWP 8, KAP 83899, ODYD  
(4824 Silver Star Road )**

BYLAW NUMBER 5736

AND:

That a portion of the following legally described lands that is located within the top of the bank area be rezoned from 'R7 – Mobile Home Residential' to 'C5 – Community Commercial'.

**Legal Descriptions:**

**LOTS 2, 3 AND 4, SEC 2, TWP 8, KAP 83899, ODYD  
(4800, 4808, and 4816 Silver Star Road)**

and by changing the Zoning Map accordingly, all in accordance with the colour coded areas as shown on Schedule "A" attached to and forming part of this bylaw.

3. Zoning Bylaw Number 5000 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this 25<sup>th</sup> day of February, 2019  
READ A SECOND TIME this 25<sup>th</sup> day of February, 2019  
PUBLIC HEARING held this 25<sup>th</sup> day of March, 2019  
READ A THIRD TIME this 25<sup>th</sup> day of March, 2019

ADOPTED this        day of        , 2019.

\_\_\_\_\_  
Mayor:

\_\_\_\_\_  
Corporate Officer:





THE CORPORATION OF THE CITY OF VERNON

**INTERNAL M E M O R A N D U M**

**TO:** W. Pearce, CAO **FILE:** ZON00322  
DVP00447

**PC:** K. Flick, Director, Community Infrastructure and **DATE:** April 12, 2019  
Development  
P. Bridal, Director, Corporate Services  
C. Broderick, Manager, Current Planning

**FROM:** R. Nuriel, Economic Development Planner

**SUBJECT:** **Silver Star Gateway Business Park Rezoning Amendment Bylaw #5736,  
2019 and Development Variance Permit Application #DVP00447**

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At its Regular Meeting of February 25, 2019, Council passed the following resolution:

“THAT Council support the application to rezone Lot 3, Plan KAP90756, Sec 2, Twp 8, ODYD (5012 Silver Star Road), Lot A, Plan 39472, Sec 2, Twp 8, ODYD (4940 Silver Star Road) and Lot 5, Plan KAP83899, Sec 2, Twp 8, ODYD (4824 Silver Star Road) from RR – Rural Residential to I1 – Light Industrial;

AND FURTHER, that Council support the application to rezone a portion of Lots 2, 3 and 4, Plan KAP83899, Sec 2, Twp 8, ODYD (4800, 4808, 4816 Silver Star Road) that is located within the top of the bank area from R7 – Mobile Home Residential to C5 – Community Commercial;

AND FURTHER, that Council support of ZON00322 is subject to the following:

- a) That the owner registers a blanket easement on the titles of 5012, 4940, 4824, 4816, 4808 and 4800 Silver Star Road for private road access, shared parking and private utility corridor;
- b) That Lot A, Plan 39472, Sec 2, Twp 8, ODYD (4940 Silver Star Road) and Lot 5, Plan KAP83899, Sec 2, Twp 8, ODYD (4824 Silver Star Road) be consolidated;
- c) That Lots 2, 3 and 4, Plan KAP83899, Sec 2, Twp 8, ODYD (4800, 4808, 4816 Silver Star Road) be consolidated;
- d) That the owner is to dedicate road right-of-way widening adjacent to Silver Star Road on Lot A, Plan 39472, Sec 2, Twp 8, ODYD (4940 Silver Star Road) and Lot 5, Plan KAP83899, Sec 2, Twp 8, ODYD (4824 Silver Star Road); and
- e) That an environmental monitor will be retained by the owner as condition of development permit, primarily to ensure that within the identified wildlife movement corridor no development and/or soil disturbance will



occur outside of the identified development footprint, and that the owner is to provide a monetary security in the amount of 125% of the estimated costs of the environmental works and monitor, as approved by Administration;

AND FURTHER, that Council support Development Variance Permit application #DVP00447 to vary the following sections of Zoning Bylaw #5000 to allow for an industrial development to be constructed on Lot 3, Plan KAP90756, Sec 2, Twp 8, ODYD (5012 Silver Star Road):

- a) to vary the minimum east side yard setback from 10.0m to 7.0m (Section 11.1.5);
- b) to vary the minimum rear yard setback from 6.0m to 3.0m (Section 11.1.5);
- c) to vary the minimum landscape buffer on the rear yard from 2.0m to 0.0m (Section 6.6.2, Table 6.1); and
- d) to vary the parking space requirement for light industrial use in the I1 – Light Industrial zoning district from 2.0 spaces per 100m<sup>2</sup> to 1.4 spaces per 100m<sup>2</sup> (Section 7, Table 7.1);

AND FURTHER, that Council support Development Variance Permit application #DVP00447 to vary the following sections of Zoning Bylaw #5000 to allow for an industrial development to be constructed on Lot A, Plan 39472, Sec 2, Twp 8, ODYD (4940 Silver Star Road):

- a) to vary the minimum front yard setback from 7.5m to 1.1m (Section 11.1.5);
- b) to vary the minimum landscape buffer on the front yard from 3.0m to 1.0m (Section 6.6.2, Table 6.1); and
- c) to vary the parking space requirement for light industrial use in the I1 – Light Industrial zoning district from 2.0 spaces per 100m<sup>2</sup> to 1.4 spaces per 100m<sup>2</sup> (Section 7, Table 7.1);

AND FURTHER, that Council support Development Variance Permit application #DVP00447 to vary the following sections of Zoning Bylaw #5000 to allow for an industrial development to be constructed on Lot 5, Plan KAP83899, Sec 2, Twp 8, ODYD (4824 Silver Star Road):

- a) to vary the minimum front yard setback from 7.5m to 1.1m (Section 11.1.5);
- b) to vary the minimum landscape buffer on the front yard from 3.0m to 1.0m (Section 6.6.2, Table 6.1);

- c) to vary the minimum rear yard setback from 6.0m to 3.0m (Section 11.1.5);
- d) to vary the minimum landscape buffer on the rear yard from 2.0m to 0.0m (Section 6.6.2, Table 6.1); and
- e) to vary the parking space requirement for light industrial use in the I1 – Light Industrial zoning district from 2.0 spaces per 100m<sup>2</sup> to 1.4 spaces per 100m<sup>2</sup> (Section 7, Table 7.1);

AND FURTHER, that Council support of DVP00447 is subject to the following:

- a) the owner is to enter into a Works Contribution Agreement for off-site works along Pleasant Valley Road adjacent to the subject property at the time of development of the adjacent lot;
- b) the owner is to provide additional bicycle parking stalls beyond the minimum Zoning Bylaw #5000 requirement;
- c) the owner is to provide a parking study six months after occupation of phases one and two to demonstrate whether the parking supply meets the parking demand and providing recommended mitigation measures; and
- d) that the site, floor, elevation and landscaping plans, Environmental Site Review and Transportation Impact Assessment generally shown as Attachments 2 to 6 inclusive and Attachments 10 and 11 in the report titled “Rezoning And Development Variance Permit Applications for 4800, 4808, 4816, 4824, 4940, 5012 Silver Star Road” and dated February 13, 2019 by the Economic Development Planner be attached to and form part of DVP00447 as Schedule ‘A’”.

At its Regular Open Meeting of March 25, 2019, Council gave Third Reading to “Silver Star Gateway Business Park Rezoning Amendment Bylaw Number 5736, 2019”, as follows:

“THAT Council requests the Applicant to consider relocating the garbage and recycling area to the west side of phase one of the Silver Star Gateway Development;

AND FURTHER, that Council request the Applicant to consider plant species with maximum height for planting on the east side steep slope and further consider liaising with the neighbouring residential property owners in this regard;

AND FURTHER, that Bylaw #5736, “**Silver Star Gateway Business Park Rezoning Amendment Bylaw Number 5736, 2019**” – a bylaw to rezone the subject properties from ‘RR – Rural Residential’ to ‘I1 – Light Industrial’ AND ‘R7 – Mobile Home Residential’ to ‘C5 – Community Commercial’ **be read a third**”.

The blanket easement related to Rezoning Bylaw #5736 conditions was signed and sent to the Land Title Office for registration, as well as the lots consolidation and required road right-of-way dedication (Attachment 1). The Development Variance Permit #DVP00447 condition "a" (i.e. entering into Works Contribution Agreement) will be completed prior to the issuance of a building permit. The owner has also confirmed that the units would include additional indoor bike parking as required in Condition "b" (i.e. provide additional bicycle parking), and provide the City a parking study six months after occupation of phases one and two to demonstrate whether the parking supply meets the parking demand and providing recommended mitigation measures (i.e. Condition "c").

With respect to Council request to consider relocating the garbage and recycling area to the west side of phase one, in a letter dated April 2, 2019 (Attachment 2), the owner has stated that relocating phase one garbage and recycling area requires reducing the parking and landscaping area, and the proposed location is the most feasible for phase one development. In order to address the neighbours and Council's concerns, the owner will work with the waste removal company to limit the waste collection to only between 8:00am to 9:30pm, and also to supply bins with spring mounted lids to reduce noise associated with bin access.

With respect to Council request to consider plant species with maximum height for planting on the east side steep slope and further consider liaising with the neighbouring residential property owners in this regard; the owner has updated the landscape plan to include the largest native grass species possible on the east slope area, as determined by the environmental consultant, landscape architect and geotechnical engineer (Attachment 3).

**RECOMMENDATION:**

THAT Council Adopt "Silver Star Gateway Business Park Rezoning Amendment Bylaw Number 5736, 2019";

AND FURTHER, that Council authorize Administration to issue Development Variance Permit #DVP00447.

Respectfully submitted:



Roy Nuriel  
Economic Development Planner

- Attachment 1: Lots consolidation and road right-of-way dedication Plan EPP91551
- Attachment 2: Owner's letter regard the garbage enclosure location dated April 2, 2019
- Attachment 3: Updated Landscape Plan

SUBDIVISION PLAN OF LOTS 2, 3, 4 AND 5, Sec 2, Tp 8, ODYD, PLAN KAP83899; AND LOT A, Sec 2, Tp 8, ODYD, PLAN 39472

BCGS 82L.024  
SCALE 1 : 750



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:750.

Integrated Survey Area No. 19, City of Vernon, NAD83(CSRS) 4.0.0.BC.1

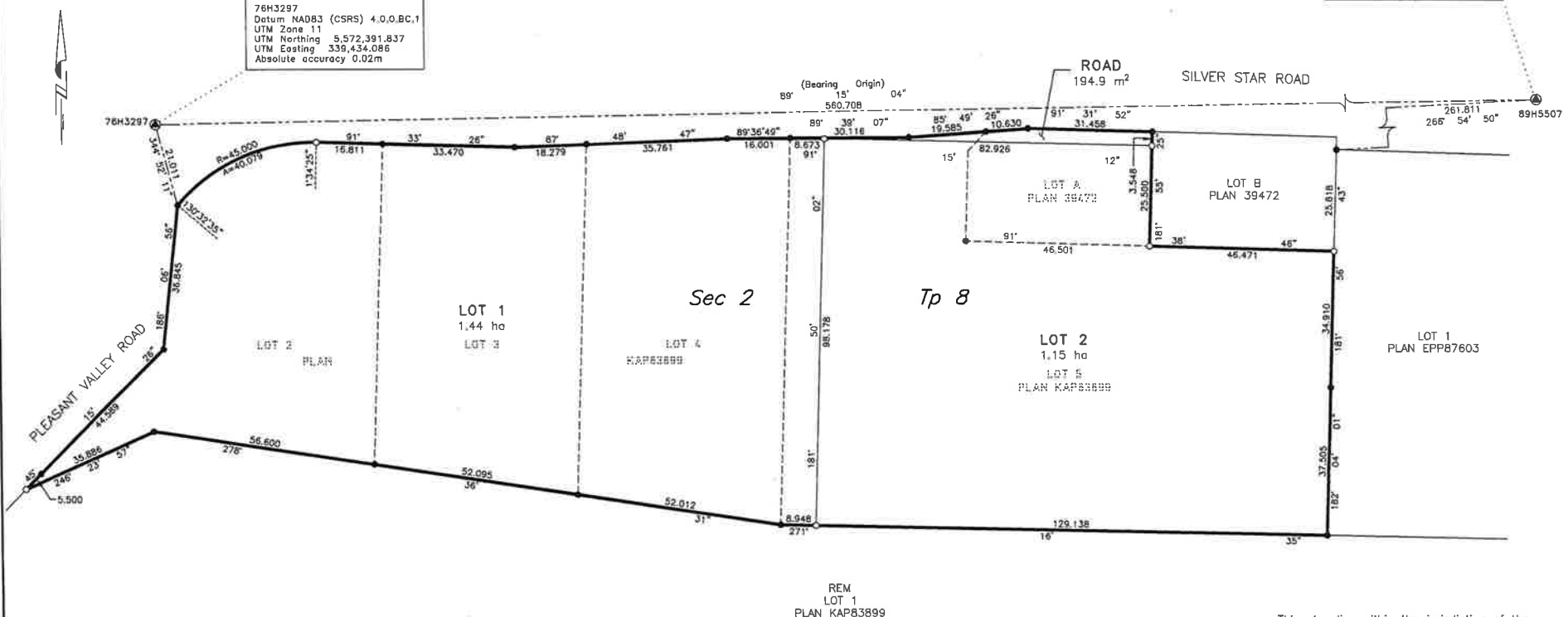
Grid bearings are derived from observations between geodetic control monuments 76H3297 and 89H5507 and are referred to the central meridian of UTM Zone 11 (117° west longitude).

This plan shows horizontal ground-level distances in metres, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998494. The average combined factor has been derived from geodetic control monuments 76H3297 and 89H5507.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 76H3297 and 89H5507.

76H3297  
Datum NAD83 (CSRS) 4.0.0.BC.1  
UTM Zone 11  
UTM Northing 5,572,391.837  
UTM Easting 339,434.086  
Absolute accuracy 0.02m

89H5507  
Datum NAD83 (CSRS) 4.0.0.BC.1  
UTM Zone 11  
UTM Northing 5,572,399.164  
UTM Easting 339,994.662  
Absolute accuracy 0.02m



- LEGEND
- denotes standard iron post found
  - denotes standard iron post placed
  - ⊙ denotes control monument found

**MADDOX & COMPANY**  
**Land Surveyors**  
3500 - 30th Street, Vernon, BC V1T 5E8

105440R00

This plan lies within the jurisdiction of the Approving Officer for the City of Vernon. File No. SUB00744

This plan lies within the Regional District of North Okanagan.

The field survey represented by this plan was completed on the 28th day of March, 2019. Scott G. McPherson, BCLS 859

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**SILVER STAR GATEWAY BUSINESS PARK LTD.**

#207 – 3975 NORTH ROAD • BURNABY, BC • V3J 1S2  
TEL (604) 420-2244 • FAX (604) 420-1133

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April 2, 2019

Roy Nuriel  
Economic Development Planner  
City of Vernon  
3001 – 32 Avenue  
Vernon, BC V1T 2L8

**RE: Silver Star Gateway Business Park  
Garbage Enclosure Location – Phase 1**

Dear Roy,

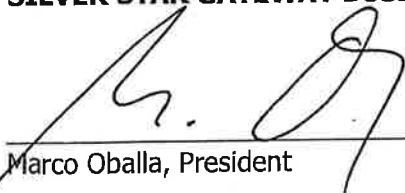
In response to the letter from the City of Vernon dated March 28<sup>th</sup>, 2019 following 3<sup>rd</sup> reading of our proposed development, we have carefully reviewed the location of the garbage enclosure for phase 1 with our architects. Unfortunately, we could not locate any other feasible location for the enclosure without reducing parking and/or landscaping requirements and that would not be in prominent view from Silver Star Road. In our experience, if the enclosure is not conveniently located near overhead doors, tenants sometimes take it upon themselves to add garbage bins haphazardly around the property which would exacerbate related issues. It is for these reasons that we feel that the garbage enclosure as indicated on our siteplan for phase 1 is located in the only feasible location for the development.

To address the concerns raised by neighbouring residents to the east, we will endeavour to work with waste removal companies that will attend to the collection of waste only between the hours of 8:00am and 9:30pm so as to limit the associated noise. Furthermore, we will request that the waste removal company supply bins with spring mounted lids to help reduce noise associated with bin access.

I trust that these efforts will mitigate noise concerns allowing the bins to remain located on the east extent of the phase 1 development.

Yours truly,

**SILVER STAR GATEWAY BUSINESS PARK LTD.**



---

Marco Oballa, President



**PLANT LIST**

| BOTANICAL NAME  | COMMON NAME                | QTY | SIZE / SPACING & REMARKS                |
|---|----------------------------|-----|---|
| <b>TREES</b>  |                            |     |   |
| ACEI PALAUANA 'BISHOGARINA'   | SHIRAZAGHRA JAPANESE MAPLE | 3   | 6m CAL / 5m CLEAR STEM HT               |
| CORNUS STOLONIFERA 'FRANCOISANG'                                    | DOGWOOD                    | 8   | 6m CAL / 5m CLEAR STEM HT               |
| CORNUS ATERIFLORA 'W STACDARNA'                                     | DOGWOOD                    | 1   | 6m CAL / 5m CLEAR STEM HT               |
| FAGUS SYLVATICA 'ROBBERMAGNANUM'                                    | DOGWOOD                    | 1   | 6m CAL / 5m CLEAR STEM HT / VEGATY TREE |
| JANUSSE WICHOBIANA 'BLUE ARROW'                                     | BLUE ARROW AMPPEL          | 7   | 2.5m HT                                 |
| PIZZA PANCOSIA 'VICTORIAN'  | COLOSSAL BLUE SPIRE        | 2   | 2.5m HT                                 |
| TELA X FLAVESCENS 'SOPHORA'   | SNOWMOLE SHEDER            | 8   | 6m CAL / 1.5m CLEAR STEM HT             |
| <b>SHRUBS, PERENNIALS &amp; GRASSES (ORNAMENTAL PLANTING AREAS)</b> |                            |     |   |
| BERBERIS FRANKENS 'SIBERTY'   | EDGAL BUCKLEBON BARKBERRY  | 27  | #10 C.DT / 1.0M C.C. SPACING            |
| CORNUS STOLONIFERA 'PARSON'   | ACACIA FIRE DOGWOOD        | 30  | #10 C.DT / 0.9M C.C. SPACING            |
| HECTRODORON SIMPERVENS  | BLUE OAT GRASS             | 30  | #10 C.DT / 0.75M C.C. SPACING           |
| HONORICALE 'WY STRU'  | BLUE STYRIA GRASS          | 118 | #10 C.DT / 0.9M C.C. SPACING            |
| MEDONCHUS SHINENS 'COULARE'   | COUSUM MARDIN GRASS        | 80  | #10 C.DT / 0.75M C.C. SPACING           |
| PANDONIA VEGATIVA 'VICTORIANBLOC'                                   | RED SPYGLASS               | 27  | #10 C.DT / 0.9M C.C. SPACING            |
| PIZZA AMIS 'NIPONENS'   | NEST SPURGE                | 21  | #10 C.DT / 2.0M C.C. SPACING            |
| PIZZA PANCOSIA 'VICTORIAN'  | NEST SPURGE                | 15  | #10 C.DT / 2.0M C.C. SPACING            |
| PLUMERIA FUGIDA 'GOLDSTUM'  | GOZDULUM CONDOROWER        | 119 | #10 C.DT / 0.9M C.C. SPACING            |
| SALIX REPENS 'MAY'  | GOZDULUM CONDOROWER        | 21  | #10 C.DT / 1.5M C.C. SPACING            |
| SALIX HEACROSA 'WAX NIGHT'  | MAY NIGHT KALVA            | 118 | #10 C.DT / 0.9M C.C. SPACING            |
| SALIX REPENS 'MAY'  | FRIBELLS SPREA             | 28  | #10 C.DT / 1.5M C.C. SPACING            |
| <b>SHRUBS, PERENNIALS &amp; GRASSES (ORNAMENTAL PLANTING AREAS)</b> |                            |     |   |
| AMELANCHER ALNIFOLIA  | SARATODON                  | 24  | #10 C.DT / 2.0M C.C. SPACING            |
| CORNUS STOLONIFERA  | RED SPYGLASS               | 17  | #10 C.DT / 2.0M C.C. SPACING            |
| OSYRIS SPYGLASS   | OSYRIS SPYGLASS            | 17  | #10 C.DT / 2.0M C.C. SPACING            |
| ROSA WOODST   | WILD ROSE                  | 45  | #10 C.DT / 1.5M C.C. SPACING            |
| SPYRACULUS ALBA   | SPYRACULUS                 | 45  | #10 C.DT / 1.5M C.C. SPACING            |

**NOTES**

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANA STANDARDS.
- ALL ORNAMENTAL PLANTING AREAS SHALL BE WATERED BY A FURT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. HYDROSEEDING DRYLAND GRASS & HYDROSEED AREAS AND NATIVE GRASS PLANTINGS WILL RECEIVE TOPSOIL ESTABLISHMENT IRRIGATION FOR TWO YEARS.
- TREE AND SHRUB NEEDS TO BE DRESSED IN A MINIMUM 75mm DECORATIVE ROCK MULCH AS SHOWN IN PLANS.
- TREE AND SHRUB NEEDS TO RECEIVE A MINIMUM 200mm DEPTH TOPSOIL PLACEMENT. HYDROSEED DRYLAND GRASS & HYDROSEED AREAS TO RECEIVE A MINIMUM 50mm DEPTH TOPSOIL PLACEMENT.
- ALL UNDERSEED NATURE AREAS TO BE PROTECTED WITH CONSTRUCTION FENCING DURING CONSTRUCTION.
- HYDROSEEDING DRYLAND SEED AREAS:
 

| BY WEIGHT | BY SPECIES | HYDROSEED SEED MIXTURE | BY WEIGHT |
|-----------|------------|------------------------|-----------|
| 20%       | 22%        | SLAY ALPINE            | 30%       |
| 41%       | 23%        | SLAY ALPINE            | 10%       |
| 15%       | 19%        | BROWN EYED SUSAN       | 35%       |
| 10%       | 7%         | COMMON YARROW          | 2%        |
| 8%        | 12%        |                        |           |
| 4%        | 19%        |                        |           |
- HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA) NATIVE SEED DRYLAND SEED MIXTURE: 12500/HECTARE.
 

| 100/HECTARE | HYDROSEED SEED MIXTURE | 300KG/HECTARE |
|-------------|------------------------|---------------|
| FERULIZER   | SUMMER COATED UREA     |               |
| MULCH       | CANON ECDRIE PURE TAC  |               |
| TRACER      | GLUE                   |               |

THE ABOVE HYDROSEEDING MIXTURE IS RECOMMENDED FOR THE DRYLAND SEED AREA AS SHOWN ON THE DRAWINGS. HOWEVER THE FINAL SEED APPLICATION SHALL INCLUDE THE LARGEST NATIVE GRASS SPECIES POSSIBLE, AS DETERMINED BY THE ENVIRONMENTAL CONSULTANT, LANDSCAPE ARCHITECT, AND GEO-TECHNICAL ENGINEER. SEEDS ARE TO BE CRYPTED AT GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

PROJECT TITLE  
**5012 SILVER STAR ROAD**

Version: BC

DATE: 01/11/2024

**CONCEPTUAL LANDSCAPE PLAN**

SCALE: 1:100

DATE: 01/11/2024

BY: [Signature]

CHECKED BY: [Signature]

DATE: 01/11/2024

SCALE: 1:100



ISSUED FOR REVIEW ONLY

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**L1/1**

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5746

A bylaw to **repeal**  
"City of Vernon Mixed Martial Arts Bylaw Number 5505, 2014"

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WHEREAS Council enacted "City of Vernon Mixed Martial Arts Bylaw Number 5505, 2014" on the 8<sup>th</sup> day of September, 2014, in order to regulate professional mixed martial arts contests;

AND WHEREAS it is now deemed desirable for the City of Vernon to repeal Bylaw #5505;

NOW THEREFORE, the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "**Repeal of City of Vernon Mixed Martial Arts Bylaw Number 5505, 2014 Bylaw Number 5746, 2019**".
2. The Corporation of the City of Vernon Bylaw Number 5505, cited as "City of Vernon Mixed Martial Arts Bylaw Number 5505, 2014", and all amendments thereto, are hereby repealed.

READ A FIRST TIME this 8<sup>th</sup> day of April, 2019.

READ A SECOND TIME this 8<sup>th</sup> day of April, 2019.

READ A THIRD TIME this 8<sup>th</sup> day of April, 2019.

ADOPTED this        day of        , 2019.

---

Mayor

---

Corporate Officer

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5745

A bylaw for the levying of rates for Municipal,  
Hospital, Regional District and Specified Area  
purposes for the Year 2019

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WHEREAS Section 197 of the Community Charter requires the Council to adopt a bylaw to impose taxation rates;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2019:
  - a) For all lawful general purposes of the Municipality on the assessed value of land and improvements taxable for general Municipal purposes and Municipal Capital purposes, rates "A1" and "A2" respectively appearing in Row "A" of Schedule "A" attached hereto and forming part of this bylaw.
  - b) For purposes of the Regional Library Board on the assessed value of land and improvements taxable for general Municipal purposes, rates appearing in Row "B" of Schedule "A" attached hereto and forming part of this bylaw.
  - c) For hospital purposes on the assessed value of land and improvements taxable for Regional Hospital District purposes and for North Okanagan (Columbia Shuswap) Regional Hospital District purposes, rates appearing in Row "C" of Schedule "A" attached hereto and forming part of this bylaw.
  - d) For purposes of the Regional District of North Okanagan on the assessed value of land, improvements or land and improvements taxable for Regional Hospital District purposes, rates "D1", "D2" and "D3" respectively, appearing in Row "D" of Schedule "A" attached hereto and forming part of this bylaw.
  - e) For "Vernon Fire Protection Specified Area" purposes, on the assessed value of improvements taxable for general Municipal purposes, rates appearing in Row "E" of Schedule "A" attached hereto and forming part of this bylaw.
  - f) For "Okanagan Landing Fire Protection Specified Area" purposes, on the assessed value of improvements taxable for general Municipal purposes, rates appearing in Row "F" of Schedule "A" attached hereto and forming part of this bylaw.



BYLAW NUMBER 5745

- g) For BIA Primary Specified Area purposes on the assessed value of land and improvements of general purposes within the Specified Area, rates appearing in Row "G" of Schedule "A" attached hereto and forming part of this bylaw.
- h) For BIA Secondary Specified Area purposes on the assessed value of land and improvements for general purposes within the Specified Area, rates appearing in Row "H" of Schedule "A" attached hereto and forming part of this bylaw.
- i) For Downtown Revitalization Improvement Specified Area #1 and Loan Authorization Bylaw #4624 purposes on the frontage basis, rates appearing in Row "I" on Schedule "A", attached hereto and forming part of this bylaw.
- j) For Downtown Revitalization Improvement Specified Area #2 and Loan Authorization Bylaw #4625 purposes on the frontage basis, rates appearing in Row "J" on Schedule "A", attached hereto and forming part of this bylaw.
- k) For Downtown Revitalization Improvement Specified Area #3 and Loan Authorization Bylaw #4728 purposes on the frontage basis, rates appearing in Row "K" on Schedule "A", attached hereto and forming part of this bylaw.
- l) For Okanagan Hills Specified Area Loan Authorization #4889 purposes, on a parcel size basis, rates per acre appearing in Row "L" on Schedule "A", attached hereto and forming part of this bylaw.
- m) For Anderson Subdivision Road Specified Area and Loan Authorization Bylaw #4739 purposes, on a parcel size and frontage size basis, rates appearing in Row "M" on Schedule "A", attached hereto and forming part of this bylaw.
- n) For North Okanagan Regional District Septic Parcel tax purposes, on a parcel basis, rates appearing in Row "N" on Schedule "A", attached hereto and forming part of this bylaw.
- o) For Tronson Road #5108 Specified Area purposes, on a parcel basis, rates appearing in Row "O" on Schedule "A", attached hereto and forming part of this bylaw.
- p) For Okanagan Landing Area #4857 Specified Area purposes, on a parcel size and frontage size basis, rates appearing in Row "P" on Schedule "A", attached hereto and forming part of this bylaw.
- q) For Tronson Road #5197 Specified Area purposes, on a parcel basis, rates appearing in Row "Q" on Schedule "A", attached hereto and forming part of this bylaw.

BYLAW NUMBER 5745

- r) For Fleming Road #5258 Specified Area purposes, on a parcel basis, rates appearing in Row "R" on Schedule "A", attached hereto and forming part of this bylaw.
  - s) For S.I.R. Parcel Tax Specified Area purposes, on a parcel basis, rates appearing in Row "S" on Schedule "A", attached hereto and forming part of this bylaw.
  - t) For Aquarius Road #5377 Specified Area purposes, on a parcel basis, rates appearing in Row "T" on Schedule "A", attached hereto and forming part of this bylaw.
  - u) For Tronson Road #5439 Specified Area purposes, on a parcel basis, rates appearing in Row "U" on Schedule "A", attached hereto and forming part of this bylaw.
2. The minimum amount of tax levy upon a parcel of real property shall be one dollar (\$1.00).
  3. For the purposes of Section 237 of the Community Charter, the tax notice will provide for a tax due date of July 2, 2019 and a 10% penalty for all taxes unpaid as of that date.
  4. This bylaw may be cited as "Tax Rates Bylaw Number 5745, 2019".

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_\_, 2019.

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2019.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2019.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**THE CORPORATION OF THE CITY OF VERNON  
2019 TAX RATES (per \$1,000 of taxable value)**

**SCHEDULE "A"  
Attached hereto and forming  
part of Bylaw #5745**

| ROW | TAXING JURISDICTION           | RESIDENTIAL      | UTILITY          | SUPPORT          |                  | LIGHT            |                  | MANAGED          | SEASONAL         |                  |                     |
|-----|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|
|     |                               |                  |                  | HOUSING          | INDUSTRIAL       | INDUSTRIAL       | BUSINESS         | FOREST           | RECREATION       | FARM             |                     |
| A   | GENERAL MUNICIPAL - RATE "A1" | 3.00901          | 33.6368          | 3.00901          | 12.1426          | 12.1426          | 8.5706           | 0.6876           | 5.7773           | 1.005            | ALL                 |
|     | GENERAL CAPITAL - RATE "A2"   | 0.36626          | 4.0943           | 0.36626          | 1.478            | 1.478            | 1.0432           | 0.0837           | 0.7032           | 0.1223           | ALL                 |
|     | TOTAL MUNICIPAL RATE          | 3.37527          | 37.7311          | 3.37527          | 13.6206          | 13.6206          | 9.6138           | 0.7713           | 6.4805           | 1.1273           |                     |
| B   | LIBRARY                       | 0.1472           | 1.645            | 0.1472           | 0.5938           | 0.5938           | 0.4191           | 0.0336           | 0.2825           | 0.0491           | ALL                 |
| C   | HOSPITAL BOARD                | 0.2864           | 1.0023           | 0.2864           | 0.9737           | 0.9737           | 0.7016           | 0.8591           | 0.2864           | 0.2864           | ALL                 |
| D   | REGIONAL DISTRICT - RATE "D1" | 0.03842          | 0.13446          | 0.03842          | 0.13062          | 0.13062          | 0.09412          | 0.11525          | 0.03842          | 0.03842          | LAND                |
|     | REGIONAL DISTRICT - RATE "D2" | 0.585            | 2.0476           | 0.585            | 1.9891           | 1.9891           | 1.4333           | 1.7551           | 0.585            | 0.585            | IMPR                |
|     | REGIONAL DISTRICT - RATE "D3" | 0.23974          | 0.83908          | 0.23974          | 0.81511          | 0.81511          | 0.58736          | 0.7192           | 0.23974          | 0.23974          | ALL                 |
| E   | FIRE - "OLD" CITY             | 0.0029           | 0.03243          | 0.0029           | 0.0117           | 0.0117           | 0.00825          | 0.00065          | 0.00558          | 0.00098          | IMPR                |
| F   | FIRE - OK LANDING             | 0.0043           | 0.04805          | 0.0043           | 0.01735          | 0.01735          | 0.01225          | 0.001            | 0.00825          | 0.00145          | IMPR                |
| G   | BIA PRIMARY AREA #5301        | 1.7087           | 1.7087           | 1.7087           | 1.7087           | 1.7087           | 1.7087           | N/A              | N/A              | N/A              | ALL                 |
| H   | BIA SECONDARY AREA #5302      | 1.0284           | 1.0284           | 1.0284           | 1.0284           | 1.0284           | 1.0284           | N/A              | N/A              | N/A              | ALL                 |
| I   | DOWNTOWN REVITE 1 #4624       | 23.3202          | 23.3202          | 23.3202          | 23.3202          | 23.3202          | 23.3202          | 23.3202          | 23.3202          | 23.3202          | FRONTAGE            |
| J   | DOWNTOWN REVITE 2 #4625       | 17.5445          | 17.5445          | 17.5445          | 17.5445          | 17.5445          | 17.5445          | 17.5445          | 17.5445          | 17.5445          | FRONTAGE            |
| K   | DOWNTOWN REVITE 3 #4728       | 33.5674          | 33.5674          | 33.5674          | 33.5674          | 33.5674          | 33.5674          | 33.5674          | 33.5674          | 33.5674          | FRONTAGE            |
| L   | OKANAGAN HILLS #4889          | 0.16028          | 0.16028          | 0.16028          | 0.16028          | 0.16028          | 0.16028          | 0.16028          | 0.16028          | 0.16028          | PER/SQ M            |
| M   | ANDERSON #4739                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                     |
|     | OTHER FRONTAGE                | 181.3497         | 181.3497         | 181.3497         | 181.3497         | 181.3497         | 181.3497         | 181.3497         | 181.3497         | 181.3497         | FRONTAGE            |
|     | OTHER AREA                    | 0.7778           | 0.7778           | 0.7778           | 0.7778           | 0.7778           | 0.7778           | 0.7778           | 0.7778           | 0.7778           | AREA M2             |
|     | SEWER FRONTAGE                | 0.6898           | 0.6898           | 0.6898           | 0.6898           | 0.6898           | 0.6898           | 0.6898           | 0.6898           | 0.6898           | FRONTAGE            |
|     | SEWER AREA                    | 0.003134         | 0.003134         | 0.003134         | 0.003134         | 0.003134         | 0.003134         | 0.003134         | 0.003134         | 0.003134         | AREA M2             |
| N   | NORD SEPTIC                   | 18.68            | 18.68            | 18.68            | 18.68            | 18.68            | 18.68            | 18.68            | 18.68            | 18.68            | PARCEL              |
| O   | TRONSON ROAD #5108            | 597.825          | 597.825          | 597.825          | 597.825          | 597.825          | 597.825          | 597.825          | 597.825          | 597.825          | PARCEL              |
| P   | OKANAGAN LDG #4857            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                     |
|     | AREA M2<br>FRONTAGE           | 0.0602<br>4.5727 | 0.0602<br>4.5727 | 0.0602<br>4.5727 | 0.0602<br>4.5727 | 0.0602<br>4.5727 | 0.0602<br>4.5727 | 0.0602<br>4.5727 | 0.0602<br>4.5727 | 0.0602<br>4.5727 | AREA M2<br>FRONTAGE |
| Q   | TRONSON ROAD #5197            | 438.816          | 438.816          | 438.816          | 438.816          | 438.816          | 438.816          | 438.816          | 438.816          | 438.816          | PARCEL              |
| R   | FLEMMING ROAD #5258           | 1,421.53         | 1,421.53         | 1,421.53         | 1,421.53         | 1,421.53         | 1,421.53         | 1,421.53         | 1,421.53         | 1,421.53         | PARCEL              |
| S   | S.I.R.                        | 139.26           | 139.26           | 139.26           | 139.26           | 139.26           | 139.26           | 139.26           | 139.26           | 139.26           | PARCEL              |
| T   | AQUARIUS ROAD #5377           | 1,419.746        | 1,419.746        | 1,419.746        | 1,419.746        | 1,419.746        | 1,419.746        | 1,419.746        | 1,419.746        | 1,419.746        | PARCEL              |
| U   | TRONSON ROAD #5439            | 1,175.77         | 1,175.77         | 1,175.77         | 1,175.77         | 1,175.77         | 1,175.77         | 1,175.77         | 1,175.77         | 1,175.77         | PARCEL              |

Updated: April 9, 2019

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5749

A bylaw to Amend Animal Regulation and Animal  
Pound Bylaw Number 5252

---

WHEREAS the Council of the City of Vernon has determined to amend the “City of Vernon Animal Regulation and Animal Pound Bylaw Number 5252, 2010” to update regulations;

NOW THEREFORE, the Council of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “**Animal Regulation and Animal Pound (Updates) Bylaw Number 5749, 2019**”
2. The City of Vernon “Animal Regulation and Animal Pound Bylaw Number 5252” is amended in the following manner:
  - A. **Amend** Section 1. **DEFINITIONS** by **adding** the following definitions as shown in red on Schedule “A” attached hereto and forming part of this bylaw:
    1. “At Large”;
    2. “Obstruct”;
    3. “Poundkeeper”;
  - B. **Amend** Section 1. **DEFINITIONS** by **removing** the following definition as shown in red on Schedule “A” attached hereto and forming part of this bylaw:
    1. “Run at Large” or “Running at Large”;
  - C. **Add** new Section 2. **RIGHT OF INSPECTION** as shown in red on Schedule “B” attached hereto and forming part of this bylaw and renumbering sections as required.
  - D. **Add** new Section 4. **PROHIBITION OF CRUELTY** as shown in red on Schedule “C” attached hereto and forming part of this bylaw and renumbering sections as required.

BYLAW 5749

PAGE 2

- E. **Amend Section 6. IMPOUNDING OF ANIMALS** by adding new **subsection (b)** as shown in red on Schedule "D" attached hereto and forming part of this bylaw.

READ A FIRST TIME this                      day of                      , 2019.

READ A SECOND TIME this                      day of                      , 2019.

READ A THIRD TIME this                      day of                      , 2019.

ADOPTED this                      day of                      , 2019.

\_\_\_\_\_  
Mayor:

\_\_\_\_\_  
Corporate Officer:

THE CORPORATION OF THE CITY OF VERNON  
BYLAW NO. 5252, 2010  
ANIMAL REGULATION AND ANIMAL POUND BYLAW

**A bylaw to regulate the keeping of Animals, including Poultry and Urban Hens**

---

WHEREAS it is deemed desirable to regulate the keeping of animals and poultry in the City of Vernon;

AND WHEREAS it is deemed advisable to establish and regulate an Animal Pound in the City of Vernon;

AND WHEREAS it is deemed desirable to prohibit the running at large of animals and poultry within the City of Vernon;

NOW THEREFORE, the Municipal Council of the City of Vernon, in open meeting assembled, enacts as follows:

1. **DEFINITIONS**

In this bylaw, unless the context otherwise requires:

**"Animal"** means any member of the Kingdom Animalia regulated by this Bylaw, but does not include canines, companion animals, animals regulated under the *Wildlife Act* RSBC 1996, c.488, or humans;

**"At Large"** means being any place, including on a highway, Public Place, or on private property other than the property belonging to the Owner or other person with custody, care, or control of the Dog, and not securely leashed or tethered, and not under the direct, continuous, and effective control of the Owner or person having custody, care, or control of the dog.

**SCHEDULE 'A'**  
**Attached to and Forming Part of**  
**“Animal Regulation and Animal Pound (Updates) Bylaw Number 5749, 2019”**

**“Lot”** means the smallest unit into which land is designated as a separate and distinct parcel on a legally recorded plan or description filed in the Land Title Office;

**“Mini Pigs”** means a swine or a cross bred offspring of any of the following breeds; Vietnamese Potbellied Pig, Juliana Pigs, Guinea Hogs, Ossabaw Island Pigs, Kune Kune Pigs, Gottingen Mini Pig, Hanford Mini Swine or Mexican Yucatan Pigs, kept for companion animal purposes. *(Bylaw 5611)*

**“Obstruct”** means to wilfully interfere with, resist or hinder with the Poundkeeper in the lawful execution of their duties.

**“Other Large Animals”** includes stud horses, bulls, rams of service age, llamas, ratites, emus, ostriches and other large animals but does not include horses, cattle, swine, sheep, rabbits, or poultry;

**“Owner”** means any person, partnership, association or corporation that, temporarily or permanently:

(a) owns, possesses or has control, care or custody over an animal; .

(b) harbours, shelters, permits or allows an animal to remain on or about that person's land or premises; or

(c) is the custodial parent or legal guardian of a child under the age of 18 years who owns, is in possession of, or has the care or control of an animal;

**“Owned”** means owning, possessing, or having control, care or custody over an animal on a permanent or temporary basis;

**SCHEDULE 'A'**  
**Attached to and Forming Part of**  
**"Animal Regulation and Animal Pound (Updates) Bylaw Number 5749, 2019"**

**"Person"** means an individual but shall be construed as meaning the plural, masculine, feminine, body politic or corporate where the context may require;

**"Poultry"** means any domestic bird, including chickens, roosters, turkeys, geese, ducks, pigeons, or game birds, owned for any purpose, but does not include urban hens;

**"Pound"** means any building, enclosure or place established as such by the Council under section 3 of this bylaw for the keeping of animals impounded under this bylaw;

**"Poundkeeper"** means the person designated by resolution of Council for the purpose of enforcing and carrying out the provisions of this bylaw, and shall include any assistant poundkeeper or bylaw compliance officer designated by resolution of Council;

**"Rabbit"** means any domestic rabbit, including rabbits kept as domestic pets, farm animals, or feral rabbits;

**"Rabbit Warren"** means any site where rabbits tunnel, or a site which harbours rabbits;

~~**"Run at Large" or "Running at Large"**, when used with reference to any animal means being unlawfully at large or being elsewhere than on the premises of a person owning said animal, and not being under the immediate care, custody and control of an owner or a responsible and competent adult person;~~

**"Sheep"** means any domestic ewe, ram, lamb, goat or camelid;



**SCHEDULE 'B'**  
**Attached to and Forming Part of**  
**“Animal Regulation and Animal Pound (Updates) Bylaw Number 5749, 2019”**

2. **RIGHT OF INSPECTION**

(a) Pursuant to the Community Charter, the Poundkeeper may enter at all reasonable times upon any property in order to inspect and determine whether this Bylaw is being followed.

(b) Upon request by the Poundkeeper, an owner, who the Poundkeeper reasonably believes to be in contravention of any provision of this Bylaw shall stop and immediately provide the Poundkeeper with photo identification showing his or her full name and current address, and the licensing information of the dog.

**SCHEDULE 'C'**  
**Attached to and Forming Part of**  
**“Animal Regulation and Animal Pound (Updates) Bylaw Number 5749, 2019”**

**4. PROHIBITION OF CRUELTY**

- (a) No person shall keep any Animal unless that Animal is provided with:
  - (i) sufficient clean and potable drinking water;
  - (ii) sufficient and appropriate food for the species of animal;
  - (iii) clean food and water receptacles;
  - (iv) a regularly cleaned and sanitized shelter;
  - (v) sufficient opportunity for periodic exercise;
  - (vi) care from a licensed veterinarian when the animal exhibits signs of pain, suffering, disease, or illness.
  
- (b) No owner shall cause or permit his or her animal to be confined to an enclosure, vehicle, or trailer without adequate ventilation and sufficient shade to protect the animal from excessive heat and direct rays of the sun.
  
- (c) No owner shall cause or permit his or her animal to be kept outside or confined in cold weather or precipitation without adequate precautions to protect that animal from the cold weather and precipitation.
  
- (d) No Owner may abandon any animal.
  
- (e) No owner shall tie, secure, or tether any dog on the owner's property with a tethering system unless that tethering system allows the dog an adequate freedom of movement, with a minimum of 3 meter radius and a minimum of 1.5 meters from any property line.
  
- (f) No owner shall cause or permit his or her dog to be tied, secured, tethered or fastened, while left unattended, to a tethering system, in excess of 4 consecutive hours in a 24-hour period.

6. **IMPOUNDING OF ANIMALS**

- (a) The Poundkeeper may seize and impound any animal found running at large or trespassing in or upon any lands or premises or park or public place contrary to the provisions of this bylaw, or if found trespassing in any enclosures or gardens, or any enclosed land within the City.
- (b) The Poundkeeper or an RCMP Officer may seize and impound an animal that the Poundkeeper or an RCMP Officer determines is subject to suffering.

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5750

A bylaw to amend the Bylaw Notice Enforcement Bylaw

---

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend "Bylaw Notice Enforcement Bylaw Number 5250, 2011" to provide for updates to Animal Regulation;

NOW THEREFORE the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "**Bylaw Notice Enforcement (Animal Regulation and Animal Pound Updates) Amendment Bylaw Number 5750, 2019**"
2. "Bylaw Notice Enforcement Bylaw Number 5250, 2011" is hereby amended as follows:
  - (i) By **amending** Schedule "A" - Animal Regulation and Animal Pound Bylaw Penalties as shown in **RED** on attached Schedule A.
3. Bylaw Number 5250 is hereby ratified and confirmed in all other respects.

READ A FIRST TIME this                      day of                      , 2019.

READ A SECOND TIME this                      day of                      , 2019.

READ A THIRD TIME this                      day of                      , 2019.

ADOPTED this                      day of                      , 2019.

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Mayor

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Corporate Officer

**SCHEDULE 'A'**

Attached to and Forming Part of

**“Bylaw Notice Enforcement (Animal Regulation and Animal Pound Updates) Amendment Bylaw  
Number 5750, 2019”**

| Bylaw No.                                       | Section   | Description   |          | A2<br>Early<br>Payment<br>Penalty | A3<br>Late<br>Payment<br>Penalty | A4<br>Compliance<br>Agreement<br>Available |
|---|-----------|---|----------|-----------------------------------|----------------------------------|--|
| <b>Animal Regulation and Animal Pound Bylaw</b> |           |   |          |                                   |                                  |  |
| 5252  | 2(a)      | Obstruct Officer - Inspection                           | 500.00   | 500.00                            | 500.00                           | No   |
| 5252  | 2(b)      | Obstruct Officer - Identification                       | 500.00   | 500.00                            | 500.00                           | No   |
| 5252  | 3(a)      | Illegal Keeping of Animals                              | \$100.00 | \$75.00                           | \$110.00                         | YES  |
| 5252  | 3(b)      | To many companion animals                               | \$ 50.00 | \$25.00                           | \$60.00                          | YES  |
| 5252  | 3(c)      | To many agricultural animals                            | \$100.00 | \$75.00                           | \$110.00                         | YES  |
| 5252  | 3(f)      | Unenclosed Animals                                      | \$200.00 | \$175.00                          | \$225.00                         | YES  |
| 5252  | 3(h)      | Keeping of non-Farm Swine                               | \$100.00 | \$75.00                           | \$110.00                         | YES  |
| 5252  | 3(j)      | Unconfined Rabbit                                       | \$ 50.00 | \$25.00                           | \$60.00                          | YES  |
| 5252  | 3(k)      | Sell or Give Unaltered Rabbits                          | \$100.00 | \$90.00                           | \$110.00                         | YES  |
| 5252  | 3(l)      | Failure to remove Rabbit Warren                         | \$150.00 | \$125.00                          | \$175.00                         | YES  |
| 5252  | 3(m)      | Animal at Large – Public Property                       | \$200.00 | \$175.00                          | \$225.00                         | YES  |
| 5252  | 3(n)      | Animal at Large – Private Property                      | \$200.00 | \$175.00                          | \$225.00                         | YES  |
| 5252  | 4(a)(i)   | Fail to provide potable drinking water                  | 100.00   | 90.00                             | 110.00                           | YES  |
| 5252  | 4(a)(ii)  | Fail to provide appropriate food                        | 100.00   | 90.00                             | 110.00                           | YES  |
| 5252  | 4(a)(iii) | Fail to provide clean food and water receptacles        | 100.00   | 90.00                             | 110.00                           | YES  |
| 5252  | 4(a)(iv)  | Fail to provide regularly cleaned and sanitized shelter | 100.00   | 90.00                             | 110.00                           | YES  |
| 5252  | 4(a)(v)   | Fail to provide sufficient exercise                     | 100.00   | 90.00                             | 110.00                           | YES  |

**SCHEDULE 'A'****Attached to and Forming Part of****“Bylaw Notice Enforcement (Animal Regulation and Animal Pound Updates) Amendment Bylaw Number 5750, 2019”**

|      |                |   |          |          |          |     |
|------|----------------|---|----------|----------|----------|-----|
| 5252 | 4(a)(vi)       | Fail to provide veterinarian care – pain, suffer, disease | 200.00   | 175.00   | 225.00   | YES |
| 5252 | 4(b)           | Confined animal - Heat                                    | 200.00   | 175.00   | 225.00   | YES |
| 5252 | 4(c)           | Confined animal - Cold                                    | 200.00   | 175.00   | 225.00   | YES |
| 5252 | 4(d)           | Abandon animal  | 250.00   | 225.00   | 275.00   | NO  |
| 5252 | 4(e)           | Fail to provide adequate tether                           | 100.00   | 90.00    | 110.00   | YES |
| 5252 | 4(f)           | Tethered excess 4 hours                                   | 100.00   | 90.00    | 110.00   | YES |
| 5252 | 11(b)          | Obstruct Officer  | \$500.00 | \$500.00 | \$500.00 | NO  |
| 5252 | Schedule A(1)  | Urban Hen at Large  | \$ 50.00 | \$25.00  | \$60.00  | YES |
| 5252 | Schedule A(2)  | Illegal Keeping of Rooster                                | \$100.00 | \$75.00  | \$110.00 | YES |
| 5252 | Schedule A(2)  | Keeping of more than 4 Hens                               | \$ 75.00 | \$50.00  | \$85.00  | YES |
| 5252 | Schedule A(7)  | Improper Coop   | \$100.00 | \$75.00  | \$110.00 | YES |
| 5252 | Schedule A(9)  | Illegal Slaughter   | \$100.00 | \$75.00  | \$110.00 | YES |
| 5252 | Schedule A(10) | Unhygienic Storage or Accumulation                        | \$ 50.00 | \$25.00  | \$60.00  | YES |
| 5252 | Schedule A(12) | No Urban Hen Licence                                      | \$ 50.00 | \$25.00  | \$60.00  | YES |
| 5252 | Schedule B(1)  | No Pigeon Keeping Permit                                  | \$ 50.00 | \$25.00  | \$60.00  | YES |
| 5252 | Schedule B(4c) | Illegally Sited Loft                                      | \$50.00  | \$25.00  | \$60.00  | YES |
| 5252 | Schedule C(1)  | Mini Pig At Large   | \$50.00  | \$35.00  | \$60.00  | YES |
| 5252 | Schedule C(2)  | Failure to Register                                       | \$50.00  | \$35.00  | \$60.00  | YES |
| 5252 | Schedule C(3)  | Failure to Spay or Neuter                                 | \$50.00  | \$35.00  | \$60.00  | YES |

**SCHEDULE 'A'**

**Attached to and Forming Part of  
"Bylaw Notice Enforcement (Animal Regulation and Animal Pound Updates) Amendment Bylaw  
Number 5750, 2019"**

|      |               |                                  |         |         |         |     |
|------|---------------|----------------------------------|---------|---------|---------|-----|
| 5252 | Schedule C(4) | Over limit of 2 Mini Pigs        | \$50.00 | \$35.00 | \$60.00 | YES |
| 5252 | Schedule C(5) | Property unable to accommodate   | \$50.00 | \$35.00 | \$60.00 | YES |
| 5252 | Schedule C(6) | Illegal Pen or Shelter           | \$50.00 | \$35.00 | \$60.00 | YES |
| 5252 | Schedule C(7) | Unsanitary Yard/Premise          | \$50.00 | \$35.00 | \$60.00 | YES |
| 5252 | Schedule C(9) | Uncontrolled Noise from Mini Pig | \$50.00 | \$35.00 | \$60.00 | YES |





**SCHEDULE 'A'**

**Attached to and Forming Part of  
 "Municipal Ticketing Information (Animal Regulation and Animal Pound Updates)  
 Amendment Bylaw Number 5751, 2019"**

| <b>Bylaw No.</b>                                | <b>Section</b> | <b>Description</b>  | <b>A1 Penalty</b> | <b>A2 Early Payment Penalty</b> |
|---|----------------|---|-------------------|---------------------------------|
| <b>Animal Regulation and Animal Pound Bylaw</b> |                |   |                   |                                 |
| 5252  | 2(a)           | Obstruct Officer - Inspection                             | 1000.00           | 1000.00                         |
| 5252  | 2(b)           | Obstruct Officer - Identification                         | 1000.00           | 1000.00                         |
| 5252  | 3(a)           | Illegal Keeping of Animals                                | \$250.00          | \$200.00                        |
| 5252  | 3(b)           | To many companion animals                                 | \$150.00          | \$100.00                        |
| 5252  | 3(c)           | To many agricultural animals                              | \$250.00          | \$200.00                        |
| 5252  | 3(f)           | Unenclosed Animals  | \$350.00          | \$300.00                        |
| 5252  | 3(h)           | Keeping of non-Farm Swine                                 | \$250.00          | \$200.00                        |
| 5252  | 3(j)           | Unconfined Rabbit   | \$150.00          | \$125.00                        |
| 5252  | 3(k)           | Sell or Give Unaltered Rabbits                            | \$250.00          | \$200.00                        |
| 5252  | 3(l)           | Failure to remove Rabbit Warren                           | \$300.00          | \$250.00                        |
| 5252  | 3(m)           | Animal at Large – Public Property                         | \$400.00          | \$375.00                        |
| 5252  | 3(n)           | Animal at Large – Private Property                        | \$400.00          | \$375.00                        |
| 5252  | 4(a)(i)        | Fail to provide potable drinking water                    | 200.00            | 175.00                          |
| 5252  | 4(a)(ii)       | Fail to provide appropriate food                          | 200.00            | 175.00                          |
| 5252  | 4(a)(iii)      | Fail to provide clean food and water receptacles          | 200.00            | 175.00                          |
| 5252  | 4(a)(iv)       | Fail to provide regularly cleaned and sanitized shelter   | 200.00            | 175.00                          |
| 5252  | 4(a)(v)        | Fail to provide sufficient exercise                       | 200.00            | 175.00                          |
| 5252  | 4(a)(vi)       | Fail to provide veterinarian care – pain, suffer, disease | 400.00            | 375.00                          |
| 5252  | 4(b)           | Confined animal - Heat                                    | 400.00            | 375.00                          |
| 5252  | 4(c)           | Confined animal - Cold                                    | 400.00            | 375.00                          |
| 5252  | 4(d)           | Abandon animal  | 500.00            | 475.00                          |
| 5252  | 4(e)           | Fail to provide adequate tether                           | 200.00            | 175.00                          |
| 5252  | 4(f)           | Tethered excess 4 hours                                   | 200.00            | 175.00                          |
| 5252  | 11(b)          | Obstruct Officer  | \$1000.00         | \$1000.00                       |

**SCHEDULE 'A'**

**Attached to and Forming Part of  
 "Municipal Ticketing Information (Animal Regulation and Animal Pound Updates)  
 Amendment Bylaw Number 5751, 2019"**

|      |                |                                    |          |          |
|------|----------------|------------------------------------|----------|----------|
| 5252 | Schedule A(1)  | Urban Hen at Large                 | \$150.00 | \$100.00 |
| 5252 | Schedule A(2)  | Illegal Keeping of Rooster         | \$250.00 | \$200.00 |
| 5252 | Schedule A(2)  | Keeping of more than 3 Hens        | \$200.00 | \$150.00 |
| 5252 | Schedule A(7)  | Improper Coop                      | \$250.00 | \$200.00 |
| 5252 | Schedule A(9)  | Illegal Slaughter                  | \$250.00 | \$200.00 |
| 5252 | Schedule A(10) | Unhygienic Storage or Accumulation | \$150.00 | \$100.00 |
| 5252 | Schedule A(12) | No Urban Hen Licence               | \$150.00 | \$100.00 |
| 5252 | Schedule B(1)  | No Pigeon Keeping Permit           | \$150.00 | \$100.00 |
| 5252 | Schedule B(4c) | Illegally Sited Loft               | \$150.00 | \$100.00 |
| 5252 | Schedule C(1)  | Mini Pig at Large                  | \$150.00 | \$100.00 |
| 5252 | Schedule C(2)  | Failure to Register                | \$150.00 | \$100.00 |
| 5252 | Schedule C(3)  | Failure to Spay or Neuter          | \$150.00 | \$100.00 |
| 5252 | Schedule C(4)  | Over limit of 2 Mini Pigs          | \$150.00 | \$100.00 |
| 5252 | Schedule C(5)  | Property unable to accommodate     | \$150.00 | \$100.00 |
| 5252 | Schedule C(6)  | Illegal Pen or Shelter             | \$150.00 | \$100.00 |
| 5252 | Schedule C(7)  | Unsanitary Yard/Premise            | \$150.00 | \$100.00 |
| 5252 | Schedule C(9)  | Uncontrolled Noise from Mini Pig   | \$150.00 | \$100.00 |

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5744

A bylaw to amend the City of Vernon  
Zoning Bylaw Number 5000

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw #5000 to add text amendments to Section 7 – Parking & Loading;

AND WHEREAS all persons who might be affected by this amendment bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the Local Government Act, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "**Zoning Text (Accessible Parking & Loading) Amendment Bylaw Number 5744, 2019**"
2. The City of Vernon Zoning Bylaw Number 5000 be, and is hereby amended, as follows:
  - (i) **AMENDING Section 2 – Interpretation, Section 2.3 General Definitions** to **ADD** a new definition of 'Accessible Viewing Position', 'Accessible Parking Space', and 'Accessible Sleeping Unit' as shown in **RED** on attached **Schedule 'A'**;
  - (ii) **AMENDING Section 7 – Parking & Loading, 7.1 On-site Vehicle Parking – 7.1.1, 7.1.7, 7.1.11 and Section 7.3 Development Standards, Vehicle Parking and Loading - 7.3.2 and 7.3.8** to **REVISE** accessible parking space requirements and terminology as shown in **RED** on attached **Schedule 'B'** to align with the 2012 BC Building Code.
3. Zoning Bylaw Number 5000 is hereby ratified and confirmed in every other respect.

BYLAW NUMBER 5744

PAGE 2

READ A FIRST TIME this            day of            , 2019.

READ A SECOND TIME this        day of            , 2019.

PUBLIC HEARING held this        day of            , 2019.

READ A THIRD TIME this        day of            , 2019.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_  
  
\_\_\_\_\_  
for Minister of Transportation & Infrastructure  
Bylaw 5744

ADOPTED this            day of            , 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**2.3 General Definitions**

ABUT or ABUTTING means immediately contiguous to, or physically touching, and when used with respect to lots or sites, means two that share a common property line.

ACCESSIBLE VIEWING POSITION means a space that is required to be designated for wheelchair use within rooms or areas with fixed seats as per the BC Building Code.

ACCOUNTING SERVICES means the provision of general bookkeeping and accounting services to the public in an office setting.

...

PARKING SPACE means an on-site space of the size and dimensions to park one vehicle in conformance with Section 7 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.

PARKING SPACE, ACCESSIBLE means an on-site parking space marked with the international symbol of access, and can only be used by people with a valid accessible parking permit issued to a person with disabilities under the Motor Vehicle Act.

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

...

PAR SLEEPING UNIT means a sleeping room not equipped with self-contained cooking facilities, providing accommodation for guests, residents or employees.

SLEEPING UNIT, ACCESSIBLE means a sleeping room or bed space that is required to conform to accessible design provisions as per the BC Building Code.

SPECIAL NEEDS HOUSING means housing under section 905 of the Local Government Act that is used for persons who need subsidized housing because of financial, personal, mental or physical disabilities.

**Attached to and Forming Part of Bylaw 5744  
"Zoning Text (Parking & Loading) Amendment Bylaw Number 5744, 2018"**

**7.1 On-site Vehicle Parking**

7.1.1 On-site parking requirements established prior to the adoption of this Bylaw shall deem to be the applicable parking requirements for existing **development** established prior to the City of Vernon Zoning Bylaw #5000. Where any new **development** is proposed, change of **use** of existing **development**, or enlargement of existing **development** after the adoption of this Bylaw, on-site **vehicle** parking (including **accessible parking spaces** and **visitor parking** ~~for the disabled and visitors~~) shall be provided by the property owner in accordance with Table 7.1 of this Bylaw.

7.1.7 ~~Parking spaces for the disabled~~ **Accessible parking spaces:**

- shall be designated ~~if the B.C. Building Code requires such parking spaces~~ at a ratio of one **accessible parking space** per 100 **parking spaces**, when the total number of **parking spaces** provided on a property exceeds 50, and in addition, shall be designated at a rate of one for each **accessible viewing position** and **accessible sleeping unit** provided on a property;
- shall have a firm, slip-resistant, level, and hard surfaced area;
- shall be **clearly marked as an accessible parking space** ~~designated as parking space~~ using appropriate signage; ~~and,~~
- shall be provided with an accessible path of travel between the **accessible parking spaces** and the property's facility entrance as required in the *BC Building Code*; ~~and,~~
- shall be included in the calculation of the applicable minimum parking requirement.

**Size**

7.1.11 Each required on-site **parking space** shall conform to the following provisions, as illustrated in Diagram 7.1:

- except as provided below, each required on-site **parking space** shall be a minimum of 2.5m in width with a minimum clear length of 6.0m exclusive of access drives or aisles, ramps, columns. **Parking spaces** shall have a vertical **clearance** of at least 2.0m. For parallel parking, the length of the **parking spaces** shall be increased to 7.0m, except that an end space with an open end shall be a minimum of 5.5m. For **parking spaces** other than parallel **parking spaces**, up to 40% of the required **parking spaces** may be of a length shorter than that required above, to a minimum of 5.0m.
- where the **use** of a **parking space** is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0m, and if in this case, a **building** door opens into the **parking space** on its long side, the unobstructed width shall be 3.3m. Where the **use** of a **parking space** is limited to one side by a wall or a column, the unobstructed width of the **parking space** shall be 2.7m, and if in this case, a **building** door opens into the **parking space** on its long side, the unobstructed width shall be 3.0m.
- **parking spaces** for oversized **vehicles** shall be a minimum of 4.0m in width with a minimum clear length of 12.0m exclusive of access drives or aisles, ramps, columns. Oversized **parking spaces** shall have a vertical **clearance** of at least 4.0m.
- ~~disabled~~**accessible parking spaces** shall be a minimum 3.7m in width and minimum 6.0m in length;
- boat launch **vehicle** and trailer **parking spaces** shall be a minimum of 3.0m in width and a minimum of 12.0m in length.

**SCHEDULE 'B'**

**Attached to and Forming Part of Bylaw 5744**  
**“Zoning Text (Parking & Loading) Amendment Bylaw Number 5744, 2019”**

**7.3 Development Standards**

**Vehicle Parking and Loading**

- 7.3.2 Every on-site parking or loading area required by this Bylaw to accommodate 4 or more vehicles:
- shall clearly delineate individual **parking spaces, loading spaces, ~~spaces for the disabled accessible parking spaces~~**, maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;
  - shall be designed to allow forward entry to and exit from the property on which the parking or loading area is located directly to a dedicated public **street or lane**, without encumbering any lands other than the subject property. This provision does not apply where parking or loading can be provided and accessed directly from an **abutting lane**;
  - shall direct surface drainage to the public storm sewer system, if available, or alternatively to approved planting areas or an approved on-site drainage system; and
  - shall be constructed with surface grades not exceeding 6%.
- 7.3.8 ~~Disabled parking~~ **Accessible parking spaces** shall be located close to a main **building** entrance. ~~and on a level hard surfaced area.~~

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5752

A bylaw to amend the City of Vernon's Official  
Community Plan Bylaw Number 5470

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the "Official Community Plan Bylaw Number 5470, 2013";

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "**6501 Blackcomb Way and 180 Whistler Place Official Community Plan Amendment Bylaw Number 5752, 2019**".

2. That Schedule "A" of Official Community Plan Bylaw Number 5470 is hereby amended as follows:

That a portion of the following legally described lands be redesignated from "Rural Agricultural" (RAGR) and "Hillside Residential" (HRES) to "Rural Agricultural" (RAGR) and "Hillside Residential" (HRES):

**Legal Description:**

**Lot 1, Plan EPP89064, Sec 13, Twp 8, ODYD (PID 030-680-841)  
(6501 Blackcomb Way)**

**AND**

**Lot 1, Plan KAP33073, Sec 13, Twp 8, ODYD (PID 003-260-551)  
(180 Whistler Place)**



BYLAW NUMBER 5752

as shown on **Schedule "A"** attached hereto and forming part of this bylaw.

3. Official Community Plan Bylaw Number 5470 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this        day of        , 2019.  
READ A SECOND TIME this     day of        , 2019.  
PUBLIC HEARING held this     day of        , 2019.  
READ A THIRD TIME this       day of        , 2019.  
ADOPTED this        day of        , 2019.

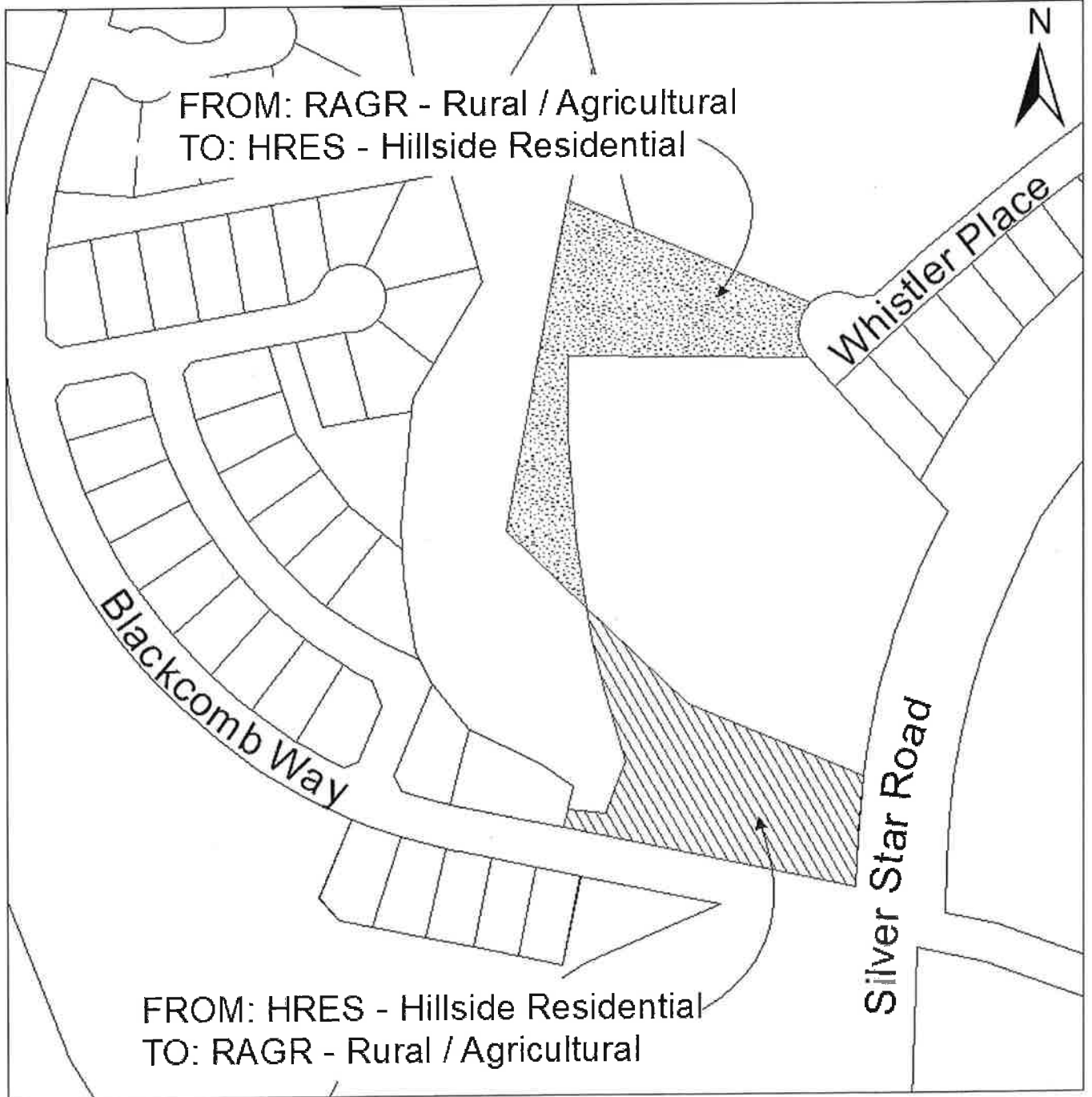
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Mayor

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Corporate Officer

Schedule 'A'  
Attached to and forming Part of Bylaw 5752  
"6501 Blackcomb Way and 180 Whistler Place Official Community Plan Amendment  
Bylaw Number 5752, 2019"



THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5753

A bylaw to amend the City of Vernon  
Zoning Bylaw Number 5000

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WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw Number 5000;

AND WHEREAS all persons who might be affected by this amendment bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the **"6501 Blackcomb Way and 180 Whistler Place Rezoning Amendment Bylaw Number 5753, 2019"**.
2. Pursuant to the Official Zoning Map, Schedule "A" attached to and forming part of Bylaw Number 5000, is hereby amended as follows:

That the following legally described lands be rezoned from **'Row Housing Residential' (RM1)** to **'Parks and Open Space (P1)'**; from **Row Housing Residential (RM1)** to **'Hillside Residential Multi-Family' (HR2)**; and from **'Parks and Open Space (P1)** to **Hillside Residential Multi-Family (HR2)**:

**Legal Description:**

**Lot 1, Plan EPP89064, Sec 13, Twp 8, ODYD (PID 030-680-841)  
(6501 Blackcomb Way)**

**AND**

**Lot 1, Plan KAP33073, Sec 13, Twp 8, ODYD (PID 003-260-551)  
(180 Whistler Place)**

BYLAW NUMBER 5753

and by changing the Zoning Map accordingly, all in accordance with the colour coded areas as shown on Schedule "A" attached to and forming part of this bylaw.

3. Zoning Bylaw Number 5000 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this            day of            , 2019

READ A SECOND TIME this        day of            , 2019

PUBLIC HEARING held this        day of            , 2019

READ A THIRD TIME this    day of            , 2019

ADOPTED this            day of            , 2019.

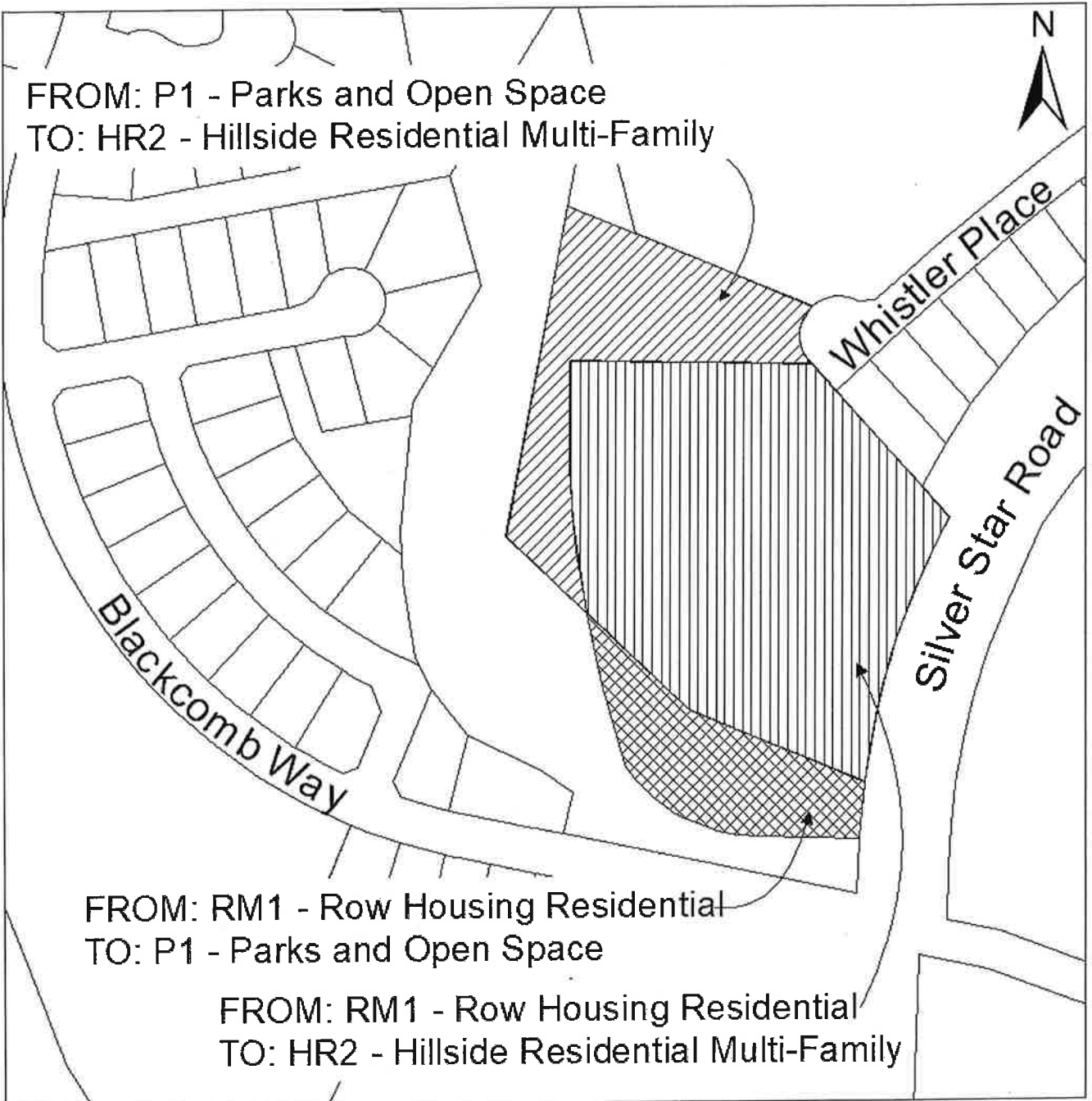
\_\_\_\_\_  
Mayor:

\_\_\_\_\_  
Corporate Officer:

**SCHEDULE 'A'**

**Attached to and Forming Part of Bylaw 5753**

**"6501 Blackcomb Way and 180 Whistler Place Rezoning Amendment Bylaw Number 5753, 2019"**





**THE CORPORATION OF THE CITY OF VERNON**  
**MINUTES OF**  
**THE AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**THURSDAY, MARCH 14, 2019**

**PRESENT:** **VOTING**

Councillor Kelly Fehr, Chair  
Councillor Kari Gares, Vice-Chair  
Jake Russell, Community at Large representative  
Annette Sharkey, Social Planning Council  
Lianne Longdo, Community at Large representative  
Glory Westwell, Habitat for Humanity  
Charles Wills, Seniors Representative

**NON-VOTING**

Councillor Paul Britton, City of Armstrong

**ABSENT:**

Nanette Drobot, BC Housing  
Brad Stinn, Building representative  
Russ Balance, Interior Health Authority

**GUESTS:**

Celine Maboules, Health Sciences Association of B.C.  
Matt Thomson, Urban Matters

**STAFF:**

Roy Nuriel, Economic Planner/Staff Liaison  
Natasha Kositsin, Acting Legislative Committee Clerk  
Janice Nicol, Legislative Committee Clerk

**ORDER**

The Chair called the meeting to order at 4:02 p.m.

**ADOPTION OF  
AGENDA**

Moved by Annette Sharkey, seconded by Glory Westwell:

THAT the agenda for Thursday, March 14, 2019 for the Affordable Housing Advisory Committee meeting be adopted.

**CARRIED.**

**ADOPTION OF  
MINUTES**

Moved by Annette Sharkey, seconded by Jake Russell:

THAT the minutes of the February 14, 2019 Affordable Housing Advisory Committee meeting be adopted.

**CARRIED.**

**UNFINISHED BUSINESS:**

**FEEDBACK ON THE  
UPDATED HOUSING  
AND  
HOMELESSNESS  
STRATEGIES**

The Committee reviewed the update provided at last meeting from Matt Thomson of Urban Matters to the Attainable Housing and Homelessness Strategy and provided the following feedback:

**Affordable Housing Section:**

- Plan focuses on more affordable housing instead of homelessness
- City Staff reviewing strategies and comments
- The Committee provided the following suggestions:
  - Include low income percentage data to graph
  - Include a graphic for vacancy rate in Vernon – note: Social Planning has a graph with the latest homeless sleeping outside compared to the vacancy rates that can be shared.
  - Add number of people close to homelessness into data
  - Add the definition of Affordability versus Attainability
  - Needs more context to the recommendation section – references to Best Practices Section
  - Add a summary with references so people can go to the appropriate section for more information
  - Add an executive summary with focus for the next five years, have Action Items in the Best Practices/Appendices
  - Add reference to Tiny Homes to Item 11 (Pg. 13) as another form of affordable homes.

**Homelessness Section:**

- Need a Scattered Site Model that would show more detail
- Include a glossary of terms
- Need more context for youth and the younger generation in the school system
- Provide plan to Vernon citizens and realtors.

**2018 HOMELESS  
CENSUS RESULTS**

The 2018 Homeless Census Results were reviewed by the Committee and the provided the following input:

- Homelessness survey, completed by volunteers, will continue on an annual basis.
- Suggestion to add the weather condition on the night of the survey to the statistics.

**NEW BUSINESS:**

**REACHING HOME:  
CANADA'S  
HOMELESSNESS  
STRATEGY,  
FEDERAL GRANT  
PROGRAM**

The Committee reviewed Reaching Home: Canada's Homelessness Strategy, Federal Grant Program and provided the following input:

- There are three stages being assessed as part of this grant application. The grant is for support (storage and outreach).
- Application deadline is April 8<sup>th</sup>.

**DIRECTION FROM  
COUNCIL – NEW  
SHELTER USES –  
CONSULTATION  
(RESOLUTION  
ATTACHED)**

The Committee reviewed the attached Resolution from Council regarding New Shelter Uses Consultation and provided the following input:

- Future shelters will need to go before Council for rezoning and neighbouring residents and businesses will be informed.
- The City Administration is investigating the legality of own ability to made requirements of senior government policy.

**HOUSING  
ASSESSMENT  
UPDATE**

- Deferred to next meeting

**INFORMATION ITEMS:**

**NEXT MEETING**

The next meeting will be Thursday, April 11, 2019 at 4 p.m.

**ADJOURNMENT**

The meeting adjourned at 5:53 p.m.

**CERTIFIED CORRECT:**

 \_\_\_\_\_ Chair





**THE CORPORATION OF THE CITY OF VERNON**

**MINUTES OF ADVISORY PLANNING COMMITTEE MEETING**

**HELD**

**TUESDAY, MARCH 26, 2019**

**PRESENT:** VOTING  
Monique Hubbs-Michiel  
Larry Lundgren  
Bill Tarr  
Phyllis Kereliuk  
Lisa Briggs  
Mark Longworth  
Don Schuster  
Doug Neden

**NON VOTING**  
Councillor Mund  
Mayor Cumming

**GUESTS:** Member of the Public (1)

**ABSENT:** Jamie Paterson  
Harpreet Nahal

**STAFF:** Craig Broderick, Manager, Current Planning  
Ed Stranks, Manager, Engineering Development Services  
Keltie Chamberlain, Planning Assistant  
Janice Nicol, Legislative Committee Clerk

**ORDER** The Committee Clerk called the meeting to order at 4:00 p.m.

**ELECTION OF VICE-CHAIR** Moved by Monique Hubbs-Michiel, seconded by Don Schuster;  
THAT Doug Neden be re-elected Vice-Chair of the  
Advisory Planning Committee for 2019.

**CARRIED.**

**ADOPTION OF AGENDA** Moved by Doug Neden, seconded by Monique Hubbs-Michiel ;  
THAT the agenda of the Advisory Planning Committee  
meeting for Tuesday, March 26, 2019 be adopted.

**CARRIED.**

**ADOPTION OF MINUTES**

Moved by Phyllis Kereliuk, seconded by Larry Lundgren;

THAT the minutes for the Advisory Planning Committee meeting of February 12, 2019 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**DEVELOPMENT VARIANCE PERMIT APPLICATION – 1909 43 AVENUE**

The Advisory Planning Committee reviewed Development Variance Permit application for 1909 43 Avenue. The Planning Assistant reviewed the application. The following points were noted by the Committee:

- Is a side yard landscape buffer necessary? Seems like it may consume water and serve no real purpose.
- Once the trees are mature, concern that they may not be maintained and extend over onto neighbouring properties leaving debris.
- Concrete fence height may pose a problem for some neighbours that have built structures close to property line.
- Concern about the grade of the property once the concrete fence is constructed.
- Concern about the proposed industrial access into a residential neighbourhood (42A Street).

Moved by Doug Neden, seconded by Monique Hubbs-Michiel ;

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00445 to vary the following sections of Zoning Bylaw #5000 in order to construct a 13-unit industrial strata building on Lot 3, Plan 7229, District Lot 75, Osoyoos Division Yale District Except PCL A (DD 182321F) (1909 43<sup>rd</sup> Street):

- a) to vary the required minimum side yard landscape buffer from 2.0m to five individual landscape buffer islands with a 2.4m concrete fence with decorative detailing in the south-west side yard (Section 6.6.2);

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00428 is subject to the following:

- a) That the site, elevation and landscape plans generally noted as Attachments 1 to 3 inclusive in the report titled "Development Variance Permit Application for 1909 43<sup>rd</sup> Street" and dated March 19, 2019 by the Planning Assistant be attached to and form part of DVP00445 as Schedule 'A'.

**CARRIED.****DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION – 8800  
RISING VIEW WAY**

The Advisory Planning Committee reviewed Development Variance Permit application for 8800 Rising View Way. The Manager, Current Planning and Manager, Engineering Development, reviewed the application.

Moved by Don Schuster, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application #DVP00442 to vary the following section of Zoning Bylaw #5000 in order to construct a golf course clubhouse on a portion of Lot A, Sec 6, Twp 8, ODYD, Plan EPP19505 (8800 Rising View Way), which straddles the boundary of the RTC – Resort Commercial and P5 – Private Park zoning districts:

- a) to vary Section 12.5.5 for the portion of the property zoned P5 – Private Park to allow the maximum height of a structure to be increased from 8.0 m to 15.0 m to allow the construction of a golf course clubhouse.

AND FURTHER, that the Advisory Planning Committee recommends that Council direct the Manager of Development Engineering to allow a modification to the Okanagan Hills Master Development Agreement (2005), in order to allow the construction of the golf course clubhouse, subject to the necessary servicing costs associated with the golf course clubhouse being identified and proportionately allocated within the Master Development Agreement module structure.

AND FURTHER, that the Advisory Planning Committee recommends that Council support of DVP00442 is subject to the following:

- a) That the site plan and elevation plans, intended to illustrate the general form, character and massing of the proposed golf course clubhouse as shown on Attachments 2 and 3 in the report titled "Development Variance Permit Application for 8800 Rising View Way" and dated March 21, 2019 be attached to and form part of DVP00442 as Schedule 'A'.

**CARRIED.**

**INFORMATION ITEMS:**

The Manager, Current Planning reviewed Advisory Planning Committee related items that were discussed at the February 25<sup>th</sup> and March 25<sup>th</sup>, 2019 Council Meetings:

**Feb 25** – DVP00446 – 9738 Delcliffe Road - issued once all conditions are satisfied.

**March 25** – Public Hearing for Silver Star Gateway Business Park, granted third reading

The Manager, Current Planning advised that there were no Advisory Planning Committee related items discussed at the March 11, 2019 Council Meeting.

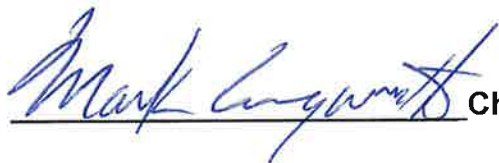
**NEXT MEETING**

The next regular meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, April 9th, 2019.**

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:34 p.m.

**CERTIFIED CORRECT:**



**Chair**