

"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

AGENDA

REGULAR OPEN MEETING OF COUNCIL CITY HALL COUNCIL CHAMBER

NOVEMBER 22, 2021

AT 8:40 AM

All Council meetings will be conducted under the provisions of the Provincial Health Officer's Orders:

- Gathering and Events October 25, 2021; and
- Face Coverings (COVID-19) October 29, 2021.

Masks are mandatory for in-person attendance to Council meetings. Please note capacity is limited and is available on a first come, first served basis. A hand-washing and/or sanitizing station will be provided.

Council meetings are live-streamed and video-recorded and may be accessed at https://www.vernon.ca/council-video. Recordings are made available on the City of Vernon website by noon on the day following the meeting.

CALL REGULAR MEETING TO ORDER

LAND ACKNOWLEDGEMENT

- **A.** As Mayor of the City of Vernon, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx People of the Okanagan Nation.
- 2. MOVE TO COMMITTEE OF THE WHOLE
- 3. RECONVENE REGULAR MEETING AND 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:
 - (1)(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;
 - (2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

4. RECONVENE OPEN COUNCIL MEETING AT 1:30 PM

LAND ACKNOWLEDGEMENT

A. As Mayor of the City of Vernon, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx People of the Okanagan Nation

AGENDA

B. THAT the Agenda for the November 22, 2021, Regular Open Meeting of Council be adopted as circulated.

5. ADOPTION OF MINUTES AND RECEIPT OF COMMITTEE OF THE WHOLE

MINUTES (P. 8)

A. THAT the minutes of the Regular Meeting of Council held November 8, 2021 be adopted;

AND FURTHER, that the minutes of the Committee of the Whole Meeting of Council held November 8, 2021 be received.

6. BUSINESS ARISING FROM THE MINUTES

7. GENERAL MATTERS

PRESENTATION – NON-PROFIT HOUSING ASSOCIATION (30 minutes) (P. 21) **A.** Jill Atkey, Chief Executive Officer, BC Non-Profit Housing Association will present on housing prospects, trends and key issues.

THAT Council receive the November 22, 2021 presentation from Jill Atkey, CEO, BC Non-Profit Housing entitled "Housing Prospects, Trends & Key Issues", for information.

DEVELOPMENT
VARIANCE PERMIT
APPLICATION #00502 –
8092 OKANAGAN
LANDING ROAD
(DVP000502)
(P. 39)

- **B.** THAT Council support Development Variance Permit application #DVP00502 to vary the following section of Zoning Bylaw #5000 to construct a new home on LT 2 PL KAP83830 DL 6 ODYD (8092 Okanagan Landing Road):
 - a) Section 4.16.1 is varied to allow construction of buildings, structures or swimming pools on a maximum slope of 30%;

AND FURTHER, that Council's support of #DVP00502 is subject to the following:

a) the site plan generally illustrating the proposed siting of the structure in Attachment 1, contained in the report titled "Development Variance Permit Application for 8092 Okanagan Landing Road", dated November 10, 2021, respectfully submitted by the Manager, Current Planning, be attached to and form part of DVP00502 as 'Schedule A'; and

b) the restrictive covenant be registered on title to ensure that the recommendations of the geo-technical report are implemented at the building permit stage and that the areas that are not to be developed remain undisturbed.

Public Input DVP #00502

(i) Public Input on Development Variance Permit #00502 for LT 2 PL KAP83830 DL 6 ODYD (8092 Okanagan Landing Road).

Issuance of Permit DVP #00502

(ii) THAT the Corporate Officer be authorized to issue Development Variance Permit #00502 for LT 2 PL KAP83830 DL 6 ODYD (8092 Okanagan Landing Road), once all conditions of Council are satisfied.

DEVELOPMENT VARIANCE PERMIT APPLICATION #00532 – MT. FOSTHALL PLACE (DVP000532) (P. 77)

C. THAT Council not approve Development Variance Permit #DVP00532 on Lot B, Sec 26, Tp 9, ODYD, Plan KAP77864 (Mt. Fosthall Drive) to vary the Zoning Bylaw #5000, Section 4.16 – Hillside Development Areas regulations for Proposed Strata Lot 1;

AND FURTHER, that the Public Input for Development Variance Permit #DVP00532, Mt. Fosthall Drive, be heard together with the Public Hearing for Bylaw #5875 "Mt. Fosthall Drive Land Use Contract LTO Registration Number N978, Discharge Bylaw #5875, 2021" scheduled for Monday, December 13, 2021 at 5:30 pm in Council Chambers as outlined in the report titled "Development Variance Permit Application for Mt. Fosthall Drive" dated November 10, 2021 and respectfully submitted by the Current Planner.

*Note: Public Input for DVP00532 will be held on December 13, 2021 at 5:30 pm in conjunction with the Public Hearing for LUC00024 Discharge Bylaw #5875 for Mt. Fosthall Place.

8. COUNCIL INQUIRIES

9. ADMINISTRATION UPDATES

ADMINISTRATION UPDATES (0550-05) (P. 115)

A. THAT Council receive the Administration Updates dated November 22, 2021, for information.

10. UNFINISHED BUSINESS

TRAFFIC BYLAW #5600 AMENDMENTS FOR RV PARKING (8300-07) (P. 117) **A.** THAT Council endorse the proposed amendments to Traffic Bylaw #5600, as outlined in Attachment 1 in the report titled "Traffic Bylaw #5600 Amendments for RV Parking", dated November 8, 2021 and respectfully submitted by the Transportation Planner;

AND FURTHER, that Council endorse the proposed amendments to Bylaw Notice Enforcement Bylaw #5250, as outlined in Attachment 2 in

the report titled "Traffic Bylaw #5600 Amendments for RV Parking", dated November 8, 2021 and respectfully submitted by the Transportation Planner;

AND FURTHER, that Council endorse proposed amendments to Municipal Ticket Information Bylaw #5300, as outlined in Attachment 3 in the report titled "Traffic Bylaw #5600 Amendments for RV Parking", dated November 8, 2021 and respectfully submitted by the Transportation Planner.

LED STREETLIGHT CONVERSION -UPDATE (5400-03) (P. 126)

B. THAT Council receive the memo titled "LED Streetlight Conversion – Update" dated November 10, 2021 respectfully submitted by the Manager of Roads, Drainage and Airport for information.

2900 BLOCK STREET CLOSURE YEAR END REPORT (6750-01) (P. 130)

C. THAT Council direct Administration to consult with the Downtown Vernon Association and businesses in the 2900 block of 30th Avenue to identify a plan and required resources for a closure in the summer of 2022 for Council's consideration as outlined in the memorandum titled "2900 Block Street Closure Year End Report" dated November 10, 2021 respectfully submitted by John Perrott, Manager, Economic Development and Tourism;

AND FURTHER, that Administration provide Council with an update of the outcomes of these consultations in the first quarter of 2022.

11. MATTERS REFERRED: COMMITTEE OF THE WHOLE AND IN CAMERA

12. NEW BUSINESS

A. Correspondence:

2022 REGULAR COUNCIL MEETING DATES (0530-01) (P. 134) (i) THAT Council receives for information the memorandum titled "2022 Regular Council Meeting Dates" dated November 10, 2021, respectfully submitted by the Manager, Legislative Services.

COUNCIL
DISCRETIONARY
GRANT APPLICATION –
OCTOBER INTAKE
(1850-02)
(P. 139)

- (ii) THAT Council approves the recommendations regarding the Council Discretionary Grants from the Finance Committee as follows:
 - 1. THAT Council **deny** a Council Discretionary Grant to Air Rescue One Heli Wrench Society in the amount of \$10,000 with a three-year commitment totalling \$30,000 as the City has limited funds for disbursement.

- 2. THAT Council **deny** a Council Discretionary Grant to Men's Shed Vernon in the amount of \$2,000 as an application has already been submitted in 2021.
- 3. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to Okanagan Quality Life Society in the amount of \$6,000 to provide first aid re-certification for their 56 volunteer boat captains.
- 4. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to Okanagan Science Centre in the amount of \$10,000 to build a special exhibit to promote hearing awareness in the community.
- 5. THAT Council **deny** a Council Discretionary Grant to Okanagan Screen Arts Society in the amount of \$8,750 as the City has limited funds for disbursement.
- 6. THAT Council **deny** a Council Discretionary Grant to Shuswap Okanagan Treatment Centre Society in the amount of \$8,800 as the City has limited funds for disbursement.
- 7. THAT Council **deny** a Council Discretionary Grant to Turning Points Collaborative Society in the amount of \$20,000 as the City has limited funds for disbursement.
- 8. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to Vernon & District Riding Club in the amount of \$5,070 to purchase sand for sand rings.
- 9. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to Vernon & District Immigrant and Community Services Society in the amount of \$2,030 to produce the Vernon Multicultural Market as a one-day event in the Spring of 2022.
- 10. THAT Council **deny** a Council Discretionary Grant to Vernon Girls Trumpet Band in the amount of \$4,265 as an application has already been submitted in 2021.
- 11. THAT Council **deny** a Council Discretionary Grant to Vernon Lawn Bowling Club in the amount of \$19,486 due to incomplete submitted financial statements.
- 12. THAT Council **deny** a Council Discretionary Grant to Vernon Pickleball Association in the amount of \$5,000 as an application has already been submitted in 2021.

- 13. THAT Council **deny** a Council Discretionary Grant to 223 Red Lion Squadron Sponsoring Committee as a specific request of funds was not indicated on their application.
- 14. THAT Council **deny** a Council Discretionary Grant to Sleep in Heavenly Peace as the application was not complete.

PROPOSED
AMENDMENTS TO
REGIONAL STERILE
INSECT RELEASE
PROGRAM TAXATION
(1970-13:67)
(P. 141)

(iii) THAT Council receive the internal memorandum titled "Proposed Amendments to Regional Sterile Insect Release Program Taxation" dated November 9, 2021 from the Manager, Financial Operations and that Council direct Administration to provide feedback to the Regional District of North Okanagan supporting the proposed amendments.

NORTH OKANAGAN HOUSING STRATEGY (6441-20) (P. 167) (iv) THAT Council refer its input and comments, together with the Affordable Housing Advisory Committee input, as outlined in the memorandum titled "North Okanagan Regional Housing Strategy" dated November 10, 2021 and respectfully submitted by the Economic Development Planner, to the Regional District of North Okanagan Board of Directors;

AND FURTHER, that Council direct Administration to update the City's Housing Strategy to include the applicable actions provided in the Regional Hosing Strategy for its consideration, following the endorsement of the Regional Housing Strategy by the Regional District of North Okanagan Board of Directors.

PADDLEWHEEL PARK BOAT LAUNCH ENFORCEMENT (4000-02) (P. 214) (v) THAT Council receive the memorandum titled "Paddlewheel Park Boat Launch Enforcement" dated November 10, 2021, respectfully submitted by the Manager, Protective Services for information.

AND FURTHER, that Council direct Administration to bring forward amendments to the Parks and Public Places Bylaw #5057 to regulate public use of the Paddlewheel Park boat launch.

13. LEGISLATIVE MATTERS

Bylaws:

ADOPTION • 5845

(i) THAT Bylaw #5845 "Sewer User Rates (Rates Increases)
Amendment Bylaw Number 5845, 2021", a bylaw to increase residential, multi-family, commercial and public institution sewer user rates, be adopted. (P. 217)

FIRST, SECOND AND THIRD READING

- 5876
- 5877

- (ii) THAT Bylaw #5876 "Recreation and Parks Services Fees and Charges (2022) Amendment Bylaw Number 5876, 2021", a bylaw to amend "Recreation and Parks Services Fees and Charges Bylaw Number 5472, 2013", be read a first, second and third time. (P. 222)
- (iii) THAT Bylaw #5877 "Fees and Charges (2022 & 2023 Cemetery Fees) Amendment Bylaw Number 5877, 2021", a bylaw amend cemetery fees for 2022 and 2023 in "City of Vernon Fees and Charges Bylaw Number 3909, 1993", be read a first, second and third time. (P. 283)

14. COUNCIL INFORMATION UPDATES

A. Mayor and Councillors Reports.

15. INFORMATION ITEMS

- **A.** Minutes from the following Council Committees:
 - i) Affordable Housing Advisory, July 8, 2021 (P. 287)
 - ii) Affordable Housing Advisory, August 26, 2021 (P. 289)
 - iii) Finance, September 9, 2021 (P. 292)
 - iv) Tourism Commission, October 20, 2021 (P. 295)
 - v) Advisory Planning, October 26, 2021 (P. 299)

CLOSE

17. CLOSE OF MEETING

THE CORPORATION OF THE CITY OF VERNON

MINUTES OF A REGULAR OPEN MEETING OF COUNCIL HELD NOVEMBER 8, 2021

PRESENT: Mayor V. Cumming

Councillors: S. Anderson, K. Gares, A. Mund,

B. Quiring, K. Fehr

Staff: W. Pearce, Chief Administrative Officer

P. Bridal, Deputy Chief Administrative Officer

K. Poole, Director, Community Safety, Lands and Safety

K. Austin, Manager, Legislative Services

J. Nicol, Deputy Corporate Officer

C. Poirier, Manager, Communications & Grants

D. Lind, Director, Fire Services

B. Bandy, Manager, Real Estate

D. Law, Director, Financial Services
J. Rice, Director, Operation Services

K. Flick, Director, Community Infrastructure & Development

S. Melenko, Information Tech. 1

Others: Media and Members of the Public

Mayor Cumming called the Regular Open meeting to order at 8:40 am.

LAND ACKNOWLEDGEMENT

As Mayor of the City of Vernon, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx People of the Okanagan Nation.

Mayor Cumming requested a motion to move to Committee of the Whole.

<u>Moved</u> by Councillor Gares, seconded by Councillor Quiring:

THAT Council move to the Committee of the Whole meeting.

CARRIED

Mayor Cumming reconvened the Regular Open meeting at 9:59 am and requested a motion to move to In Camera.

RESOLUTION TO CLOSE MEETING

Moved by Councillor Quiring, seconded by Councillor Gares:

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

(1)(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;

- (c) labour relations or other employee relations;
- the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (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;
- (2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

Mayor Cumming called the Regular Open meeting back to order at 1:32 pm.

PRESENT: Mayor V. Cumming

Councillors: S. Anderson, K. Gares, B. Quiring,

A. Mund, K. Fehr

Staff: W. Pearce. Chief Administrative Officer

K. Poole, Director, Community Safety, Lands and Administration

K. Austin, Manager, Legislative Services

J. Nicol, Deputy Corporate Officer

C. Poirier, Manager, Communications and Grants

D. Law. Director. Financial Services

K. Flick, Director, Community Infrastructure & Development Services

J. Rice. Director. Operation Services

Supt. S. Baher, OIC, RCMP

D. Lind, Director, Fire Services

R. Friesen, Deputy Fire Chief

A. Hofsink, Deputy Fire Chief

C. Ovens, General Manager Public Works

C. Broderick, Manager, Current Planning

E. Croy, Transportation Planner

A. Stuart, Manager, Financial Planning & Reporting

K. Walsh, Financial Analyst

T. Martens, Manager, Financial Operations

L. Walker, Manager, Customer Service - Recreation

S. Melenko, Information Tech.

Others: Med

Media and Members of the Public

LAND ACKNOWLEDGEMENT

As Mayor of the City of Vernon, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx People of the Okanagan Nation.

RECOGNITION

The Mayor recognized that Thursday is Remembrance Day.

Councillor Mund recognized that today is Indigenous Veterans Day.

ADOPTION OF THE AGENDA

APPROVAL OF ITEMS LISTED ON THE AGENDA

Moved by Councillor Fehr, seconded by Councillor Gares:

THAT the agenda for the November 8, 2021 Regular Open meeting of the Council of The Corporation of The City of Vernon be adopted amended to include:

- SEE ITEM 7.D. (i) General Matters Public Input Development Variance Permit Application for 4001 34A Avenue (DVP00539)
 - Email dated November 5, 2021 from Joe and Kathleen Diett
 - Petition dated November 5, 2021 from Alexis Park residents and property owners
 - Email dated November 5, 2021 from Kali Ann Yanke
 - Letter dated November 5, 2021 from Mark and Debbie Brownlow
- ADD ITEM 12.A. (v) New Business Correspondence Recreation & Parks Services Amendments to Fees & Charges Bylaw

CARRIED

ADOPTION OF MINUTES

COUNCIL MEETINGS

Moved by Councillor Mund, seconded by Councillor Gares:

THAT the minutes of the Regular Meeting of Council held October 25, 2021 be adopted;

AND FURTHER, that the minutes from the Special Meeting of Council held October 26, 2021 be adopted;

AND FURTHER, that the minutes of the Committee of the Whole Meeting of Council held October 25, 2021 be received.

CARRIED

BUSINESS ARISING FROM THE MINUTES

GENERAL MATTERS

INTRODUCTION – DEPUTY FIRE CHIEFS

The Director, Vernon Fire Rescue Services introduced new Deputy Fire Chiefs Russ Friesen and Alan Hofsink.

PRESENTATION – RCMP QUARTERLY REPORT (7400-30)

Supt. Shawna Baher, OIC, RCMP, will provide the Third Quarter report for 2021.

The following points were reviewed:

- Community Service
- Section Report
- Fires of 2021
- Operations
- Dispatched vs. Self Generated
- Opioid Pilot Project
- Reserve Constable Traffic Enforcement
- Monthly Traffic Chart
- Forensic Identification Section
- Police Dog Service
- Youth
- 3rd Quarter Statistics

<u>Moved</u> by Councillor Fehr, seconded by Councillor Anderson:

THAT Council receives the RCMP 3rd Quarter Report (July to September 2021), as provided by Supt. Shawna Baher, OIC, RCMP, at the November 8, 2021 Regular Council Meeting.

CARRIED

PRESENTATION – RESTORATIVE JUSTICE SEMIANNUAL PRESENTATION (7500-20-06)

Margaret Clark, Manager of Restorative Justice, Canadian Mental Health Association, provided a 2021 semi-annual review for restorative justice services and presented a newly created video on the Canadian Victims Bill of Rights.

Moved by Councillor Fehr, seconded by Councillor Gares:

THAT Council receives the 2021 Semi-Annual Review, as provided by Margaret Clark, Manager of Restorative Justice, Canadian Mental Health Association, at the November 8, 2021 Regular Council Meeting.

CARRIED

PAGE 5 REGULAR OPEN COUNCIL

DEVELOPMENT VARIANCE PERMIT APPLICATION #00539 – 4001 34A AVENUE (DVP000539) Moved by Mayor Cumming, seconded by Councillor Quiring:

THAT Council support Development Variance Permit Application (DVP00539) to vary the following sections of Zoning Bylaw #5000 to allow for a four and a half storey, 29 unit rental apartment building to be constructed on Lot A, Plan 28535, Sec 3, Twp 8, ODYD (4001 34A Street):

- a) to vary the minimum rear yard setback from 9.0m to 1.7m for the building wall and 0.6m for the cantilever balconies (Section 9.12.5);
- b) to vary the minimum number of required off-street parking spaces for residents from 40 spaces to 33 spaces (Section 7.1.2, Table 7.1);

AND FURTHER, that Council support of DVP00539 is subject to the following:

a) the site plan, floor plans, elevations, landscaping plan, shadow analysis and parking study generally noted as Attachments 2-8 contained in the report titled "Development Variance Permit for 4001 34A Street" dated October 27, 2021 and respectfully submitted by the Economic Development Planner be attached to and form part of DVP00539 as Schedule 'A'.

Public Input DVP #00539

The Corporate Officer advised that four written submissions and a petition had been received:

Mayor Cumming called a first time for representation from the public in attendance who believe their interest in property is affect by Development Variance Permit #00539.

1. Griffith Cornell

- Inconsistencies in package to residents no park that is adjacent and is 100 feet below the existing building
- Opposed, will negatively impact his property
- States lane is rarely used, not true
- Access is from back lane frequently
- Trying to fit a square peg in a round hole building is too large
- Site Plan looks to be non-existent
- Balconies will extend into neighbours yards
- No room for garbage cans with parking on street
- **Council** what about garbage pick-up and how it will be possible with on-street parking? **Admin.** automated garbage collection will enable pick-up as long as there is separation between the vehicle and the garbage can.

2. Dawn Tucker

 Know the neighbourhood well and has noted that the laneway is used very frequently

- People walk their children along laneway because of parking on 34A Street
- Feels that the study is not accurate, street is always packed with cars making it difficult for snow removal
- Not enough on-site parking, there have been vehicle accidents because of so much on-street parking
- Utilities run down the middle of the laneway
- Need common sense, jamming the building into a really steep piece of land
- Neighbourhood has mixed uses and tenants will not pay for parking if they start charging in the proposed development.

3. Mark Brownlow

- Proposed development is too close to his home
- Developer needs to dig down about 30 feet
- Land is unstable, worried for his home
- Leaks at end of street infrastructure
- Back alley access used as drive-through
- Proposed pine trees will be taken down, deer, squirrel and quail will have no home
- Doesn't make sense, will be in shadow 100% of the time
- Developer does not live in Vernon
- Using a buffer from a neighbour's property
- Had little time to prepare a presentation
- Council is the shadow analysis provided in the package?
 Admin. the shadow from the east is not shown

4. Judy Elliott

- Has lived in the neighbourhood for 50 years
- Proposed a park but now an apartment
- Cars parked on street, makes snow removal difficult and fire trucks can't get by
- Infrastructure is old and needs to be replaced
- Alley is walked daily by different residents
- Concerned about shade from the proposed building

5. Arnold Jansen

- Will lose all privacy due to large balconies, faces south
- Not clear if it is rental or strata
- Tenants will be looking down on his home and yard
- Blasting was problematic in the past, concerned if there is more blasting
- Foundations of homes in area may shift
- Area has been fixed in the past and building has shifted, building had to be lifted as it is built on fill
- Worried that there will be problems in neighbourhood with water drainage because of existing soil disturbance
- Concerned about additional noise and traffic
- Worried about ambient light if balconies are built, sunlight will be blocked in early morning
- Feels that his overall quality of life will diminish

- No place for electric cars for charging or parking
- Council: how long has zoning been in place? Admin. existing building has been there since the 1970's

6. Kali Yanke

- Nice community with children playing
- Aerial map view is old, a lot of green space is gone, not maintained for kids to play on
- Balconies will be looking directly into neighbouring property
- No room for more parking, no room for recycling bins and yard waste bins
- Difficult for snow plow
- Would like it to be affordable housing
- Would like the proposal denied

7. Jeff White

- No parking for guests
- Needs to take garbage across the street
- Lived in area for 14 years
- Backyard will be a fishbowl with no light and privacy
- Lots of rock on proposed development
- Has 9 year-old son, needs to sit on front deck to watch him play due to cars speeding
- No greenspace on proposed building
- Need more park space
- Existing building has hallways lit up, there will be light pollution from proposed building
- Invested in home and feels it was for nothing
- Hard to park as it is minimum of seven more cars on street with new development
- Snow removal and accidents will increase
- Garbage cans will be a problem
- Infrastructure is aging
- Council what is setback on west side of building? Admin.
 will be 4.5m from property line

8. Brian Kowalski

- His lot will be completely shaded in the winter months
- Doesn't feel the building needs to be built
- Could have a house instead on property

9. Joe Diett

- Lives across from proposed project will have no privacy
- Parking is terrible as it is, some people park in his driveway as
 it is
- Pathway to curling club has a sign that says 'keep out', is not accessible
- Is in total disagreement with proposal
- **Council** is path on public or private land? **Admin**. there is no right-of-way at this location

10. Arnold Jansen

- Will there be a penthouse on this building? Admin. No plans for a penthouse, can only be strata titled if there is 4% rental rate in Vernon, right now it is 0.1%
- **Council** was this land ever planned for parkland? **Admin**. This property is privately owned, not owned by the City and has not been planned for park in recent history.

THE QUESTION WAS CALLED ON THE MAIN MOTION AND DECLARED DEFEATED, with Mayor Cumming, Councillors Mund, Anderson and Fehr opposed

COUNCIL INQUIRIES

ILLEGAL SUITES

Council inquired regarding the number of illegal suites are located on 34A Avenue. Council expressed concern over the lack of information regarding the number of illegal suites in Vernon. **A. Admin**. advised that the City only has information on the number of complaints; an accurate count of the number of illegal suites would be challenging and time-consuming to obtain.

ADMINISTRATION UPDATES

ADMINISTRATION UPDATES (0550-05)

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council receive the Administration Updates dated November 8, 2021, for information.

CARRIED

UNFINISHED BUSINESS

RANDOMIZED NAMES ON BALLOTS (4200-01)

Moved by Councillor Mund, seconded by Councillor Quiring:

THAT Council receive the report titled "Randomized Names on Ballots" dated October 28, 2021, respectfully submitted by the Manager, Legislative Services;

AND FURTHER, that Council direct Administration to prepare an amendment to the Elections Procedure Bylaw #3971 to authorize the order of candidate names on ballots to be drawn by lot.

CARRIED, with Councillor Anderson opposed

PAGE 9 REGULAR OPEN COUNCIL

DOWNTOWN
WASHROOMS –
VANDALISM UPDATE
(0810-20)

Moved by Councillor Mund, seconded by Councillor Quiring:

THAT Council receive the memorandum titled "Downtown Washrooms – Vandalism Update" dated October 28, 2021, respectfully submitted by the Director, Operation Services for information.

CARRIED

OFFICIAL COMMUNITY PLAN: COUNCIL WORKSHOP SUMMARY (6480-06) Moved by Councillor Gares, seconded by Councillor Quiring:

THAT Council receive the memorandum titled "Official Community Plan: Council Workshop Summary" dated October 27, 2021 and respectfully submitted by the Manager, Long Range Planning and Sustainability.

CARRIED

5661 OKANAGAN
LANDING ROAD
REZONING
AMENDMENT BYLAW
#5773 – REQUEST
FOR PROCESSING
TIME EXTENSION
(ZON00329)

Moved by Councillor Mund, seconded by Councillor Quiring:

THAT pursuant to the "Bylaws – Inactive Policy" Council approves a one-year extension to the processing period for 5661 Okanagan Landing Road Rezoning Amendment Bylaw #5773 to October 15, 2022.

CARRIED

MATTERS REFERRED

THAT Council brings forward, as public information, the following motion **declassified** from confidential to non-confidential at the November 8, 2021, In Camera meeting:

DETAILED FLOOD MAPPING, RISK ANALYSIS AND MITIGATION PROJECT FUNDING (5225-20) 'THAT Council receive the memorandum titled "Detailed Flood Mapping, Risk Analysis and Mitigation Project Funding" dated October 29, 2021, respectfully submitted by the Water Resource Engineer;

AND FURTHER, that Council authorize the expenditure of up to \$299,550 to complete the Detailed Flood Mapping, Risk Analysis and Mitigation project, to be funded by the UBCM Community Emergency Preparedness Fund, Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning grants;

AND FURTHER, that Council declassify the resolution authorizing the expenditure of up to \$299,550 to complete the Detailed Flood Mapping, Risk Analysis and Mitigation project, to be funded by the UBCM Community Emergency Preparedness Fund, Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning grants.'

DECRIMINALIZATION
OF PERSONAL
POSSESSION OF
DRUGS IN B.C.

'THAT Council authorize the Mayor to write the Solicitor General, Minister of Mental Health and Addictions, Minister of Health and the Premier, on behalf of Council asking that the Province of B.C. not pursue an exemption from Health Canada under Section 56(1) of the Controlled Drugs and Substances Act, as such action in the absence of significant of new investment in treatment capacity and a safe drug supply may result in unanticipated outcomes including: an increase in the open use of drugs in public parks and spaces; reducing positive engagement between police and persons in need of support (though this unfortunately may not be universal); increased use of tainted drugs; reduction of referrals to mental health and addictions professionals; strong public backlash at the local community level with few or no tools to assist those most in need of supports;

AND FURTHER, that decriminalization alone will not resolve the current crisis or significantly reduce overdose deaths without an immediate and significant increase in services and supports for persons with substance abuse disorders.

CARRIED, with Councillor Fehr opposed'

'THAT Council declassify the November 8, 2021 resolution regarding decriminalization of personal possession of drugs in B.C. and remove from In Camera.'

'THAT Council declassify the November 8, 2021 vote on the resolution regarding decriminalization of personal possession of drugs in B.C. and remove from In Camera.'

NEW BUSINESS

Correspondence:

2022 – 2026 PROPOSED FINANCIAL PLAN FOR COUNCIL CONSIDERATION (1700-02)

Moved by Councillor Gares, seconded by Councillor Fehr:

THAT Council receive for information the memorandum titled "2022 – 2026 Proposed Financial Plan for Council Consideration" dated November 8, 2021 respectfully submitted by the Director, Financial Services.

CARRIED

2022 & 2023 CEMETERY FEE AMENDMENTS (1810-01) Moved by Councillor Anderson, seconded by Councillor Fehr:

THAT Council receive the memo titled "2022 & 2023 Cemetery Fees Amendment" dated October 12, 2021, respectfully submitted by the Manager, Financial Operations and Manager, Parks and Public Spaces Maintenance:

AND FURTHER, that Council direct Administration to amend the Fees & Charges Bylaw No. 3909 to increase all cemetery fees by 10% per year for 2022 and 2023.

CARRIED

Councillor Quiring declared a conflict of interest as he is the Downtown Vernon Association Council representative. Councillor Anderson declared a conflict of interest as he is looking to purchase property in the downtown area. Both Councillors left the meeting at 4:25 pm.

REQUEST FOR EXTENSION OF 2020 SECURITY CAMERA GRANT AGREEMENT (4000-02) Moved by Councillor Mund, seconded by Councillor Fehr:

THAT Council direct Administration to amend the 2020 Security Camera Grant Agreement with the Downtown Vernon Association, by extending the term of the agreement to December 31, 2022.

CARRIED

Councillors Quiring and Anderson returned to the meeting at 4:27 pm.

2021 WILDFIRE SEASON UPDATE -STAFFING (7380-02) Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council receive for information the memorandum dated October 29, 2021, and titled "2021 Wildfire Season Update – Staffing", respectfully submitted by the Director of Fire Rescue Services.

RECREATION & PARKS SERVICES AMENDMENTS TO FEES & CHARGES BYLAW Moved by Councillor Quiring, seconded by Councillor Fehr:

THAT Council receive the proposed Amendments to Schedule A of the Recreation & Parks Services Fees & Charges Bylaw #5876 for the period of January 1 to December 31, 2022 as outlined in Attachment "1" to the memorandum titled Recreation & Parks Services Amendments to Fees & Charges Bylaw, dated November 4, 2021 respectfully submitted by the Manager, Customer Service – Recreation:

CARRIED

Moved by Councillor Quiring, seconded by Councillor Fehr:

THAT Council, rescind the motion to receive the proposed Amendments to Schedule A of the Recreation & Parks Services Fees & Charges Bylaw #5876 for the period of January 1 to December 31, 2022 as outlined in Attachment "1" to the memorandum titled Recreation & Parks Services Amendments to Fees & Charges Bylaw, dated November 4, 2021 respectfully submitted by the Manager, Customer Service – Recreation:

CARRIED

Moved by Councillor Quiring, seconded by Councillor Fehr:

THAT Council approve the proposed Amendments to Schedule A of the Recreation & Parks Services Fees & Charges Bylaw #5876 for the period of January 1 to December 31, 2022 as outlined in Attachment "1" to the memorandum titled Recreation & Parks Services Amendments to Fees & Charges Bylaw, dated November 4, 2021 respectfully submitted by the Manager, Customer Service – Recreation.

CARRIED

LEGISLATIVE MATTERS

Bylaws:

FIRST, SECOND AND THIRD READINGS

5845

Moved by Councillor Anderson, seconded by Councillor Mund:

THAT Bylaw #5845 "Sewer User Rates (Rates Increases) Amendment Bylaw Number 5845, 2021", a bylaw to increase residential, multi-family, commercial and public institution sewer user rates, be read a first, second and third time.

CARRIED

FIRST & SECOND READINGS AND PUBLIC HEARING DATE

5875

<u>Moved</u> by Councillor Quiring, seconded by Councillor Fehr:

THAT Bylaw #5875 "Mt. Fosthall Drive Land Use Contract LTO Registration Number N978, Discharge Bylaw Number 5875, 2021", a bylaw to discharge "City of Vernon Land Use Contract Bylaw Number 2613, 1977", be read a first and second time;

AND FURTHER, that the Public Hearing for Bylaw #5875 be scheduled for **Monday**, **December 13**, **2021 at 5:30 pm** in the Council Chambers.

CARRIED

COUNCIL INFORMATION UPDATES

Councillor Mund:

North Valley Gymnastics fire – supportamateursports.org, support is needed

NOTICE OF MOTION – COUNCILLOR ANDERSON

Councillor Anderson gave the following Notice of Motion, to be brought forward at the Regular Meeting of November 22, 2021:

THAT Council amend Zoning Bylaw #5000 to prohibit pointed fences on properties.

Councillor Gares:

No report

Councillor Fehr:

Attended:

- GVAC meeting
- North Okanagan Fire Evacuation meeting
- Affordable Housing Advisory Committee

Councillor Quiring

Attended:

- Visited Caetani House
- Climate Action Advisory

Mayor Victor Cumming:

Attended:

- Radio meetings
- Advisory Planning Committee
- Vernon Business Walks
- ESS Volunteer Event
- GVAC
- Residents' meeting
- Task Group for Climate Action
- Okanagan Basin Water Board
- Osoyoos Science meetings next year
- Video intro for BC Winter Games

INFORMATION ITEMS

Council received the following information items:

- **A.** Letter dated October 21, 2021 from Mayor Christine Fraser, Township of Spallumcheen re: Letter of Appreciation
- **B.** Minutes from the following Council Committees:
 - i) Tourism Commission, August 18, 2021
 - ii) Tourism Commission, September 15, 2021
 - iii) Advisory Planning, September 28, 2021
 - iv) Advisory Planning, October 13, 2021

Mayor Cumming closed the Regular Open Meeting of the Council of th	ıe
Corporation of the City of Vernon at 4:45 pm.	

CERTIFIED CORRECT:

CLOSE

Mayor	Corporate Officer

Housing Prospects, Trends & Key Issues

Vernon City Council November 22nd 2021

Jill Atkey | CEO, BC Non-Profit Housing Association





About BC Non-Profit Housing Association

- Provincial umbrella organization for the non-profit housing sector
- 70,000 homes
- 3,0**00 buildings**





BC's Rental Housing Crisis





The Canadian Rental Housing Index

Explore your community at:

www.rentalhousingindex.ca

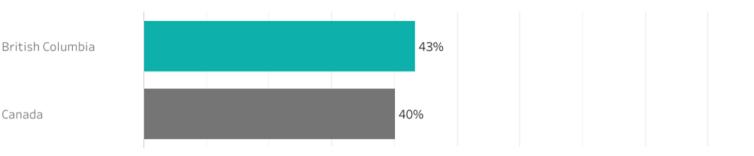


BC's Housing Crisis

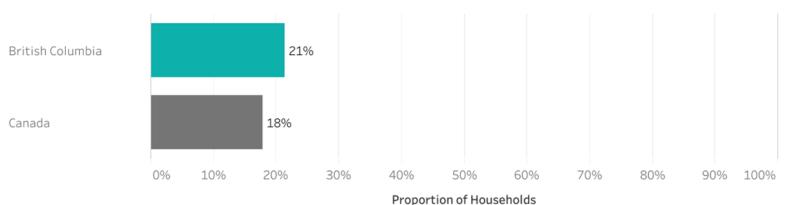
PROPORTION OF RENTER

Canada

HOUSEHOLDS SPENDING OVER 30% OF INCOME ON RENT AND UTILITIES



HOUSEHOLDS SPENDING OVER 50% OF INCOME ON RENT AND UTILITIES



There are

591,550

Renter Households in BC

255,960

(or 43%) spending more than 30% pre-tax income

126,160

(or 21%) spending more than 50% pre-tax income

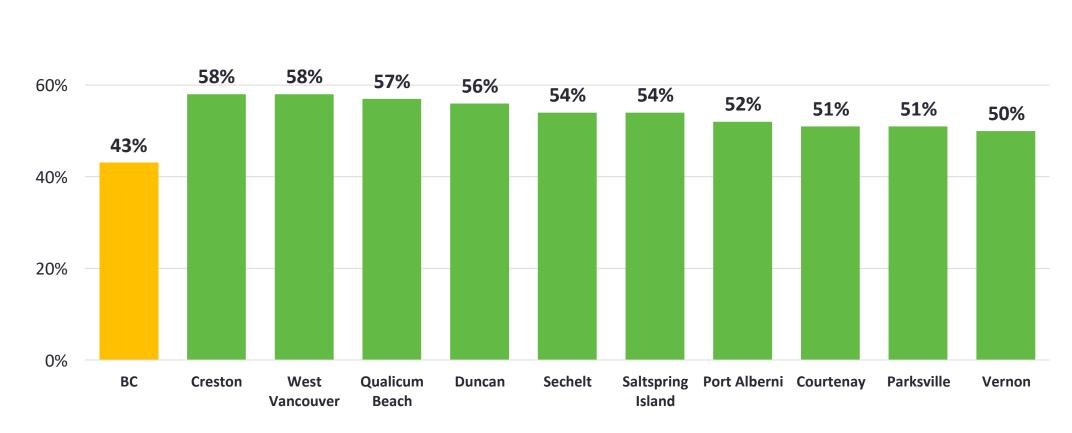


80%

Top 10: Spending Over 30% in British Columbia

BC's housing crisis affects communities large and small...

Proportion of Renter Households Spending Over 30% of Income on Shelter Costs in BC, 2016





Vernon: renter household incomes are lower



AVERAGE MONTHLY RENT & UTILITIES

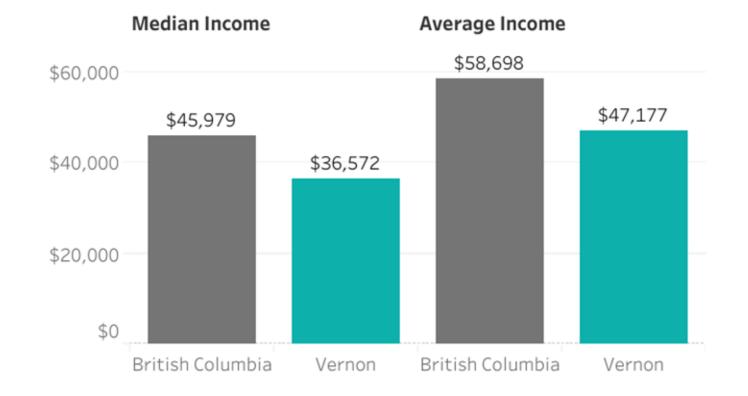
British Columbia

Vernon

\$1,148

\$996

AVERAGE & MEDIAN RENTER HOUSEHOLD INCOME





Federal government took a 25-year hiatus

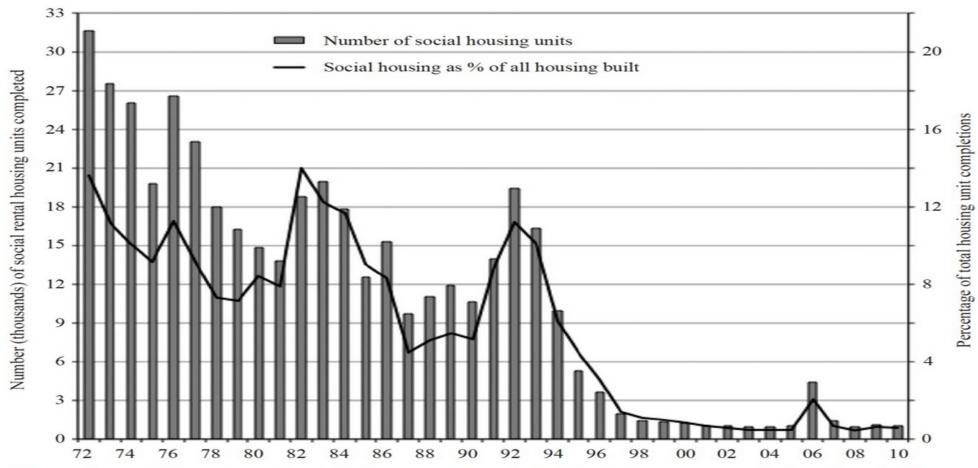


Figure 2. Social housing units built, by year, Canada 1972–2010 (source: calculated by the first author from CMHC *Canadian Housing Observer*, various years).

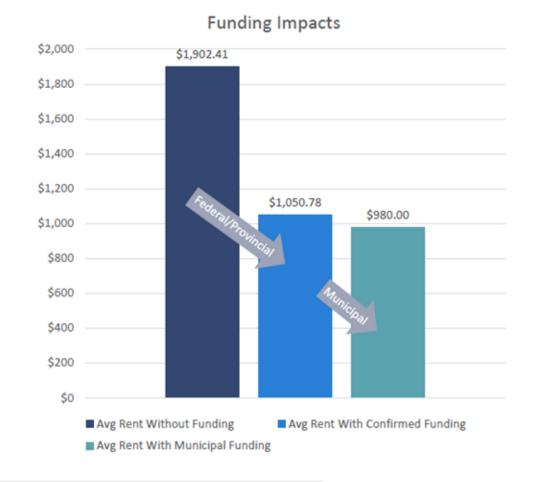


Local governments can lower rents

550 GOLDSTREAM AVE MUNICIPAL CONTRIBUTIONS

City of Langford

- Staff Champion
- Property Tax Exemptions (\$77,750 per year x 10 years)
- Affordable Housing Fund (\$200,000)
- Residential Development Cost Charge (\$193,600)
- Office Space Development Cost Charge (\$70,000)







What do we do?





An Affordable Housing Plan for BC

THE PROBLEM



MINIMUM 6,860 individuals experiencing homelessness in BC



117,000 households needing help affording rent in current unit





units of affordable rental are needed over the next 10 years, of which:

11,500 will be for missing middle households 23,500 will be for core need households

For more information including regional analysis, visit:

www.housingcentral.ca

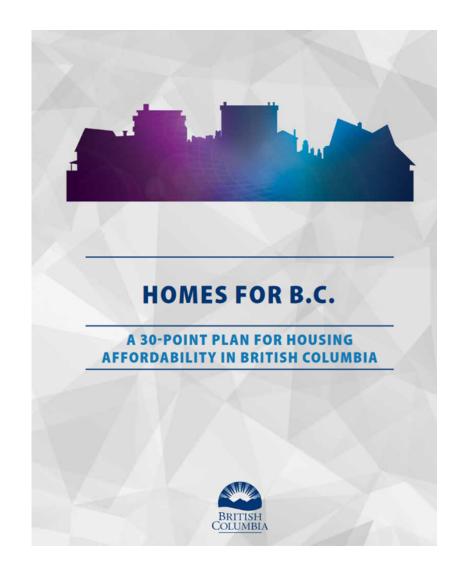
THE INVESTMENT

AVER: * ANNUAL COST (MILLIONS)

	Supply	Non-Profit Repair	Supp	JI- JIIESS	TOTAL
Provincial	\$410.61	\$41.54	\$203.06	\$36.05	\$691.26
Federal	\$410.61	\$41.54	\$203.06	\$36.05	\$691.26
Community Housing Sector	\$410.61	\$41.54	N/A	\$9.50	\$461.65
TOTAL	\$1.23 B	\$124.62	\$406.12	\$81.60	\$1.8B



Stars have aligned(ish)







Community opposition to affordable housing



Neighbours oppose project

Affordable housing project meets with opposition in Armstrong

Jon Manchester - Jan 18, 2021 / 4:00 am



More than 1,000 residents sign petition opposing New West project

Next step: Advisory planning commission on March 16

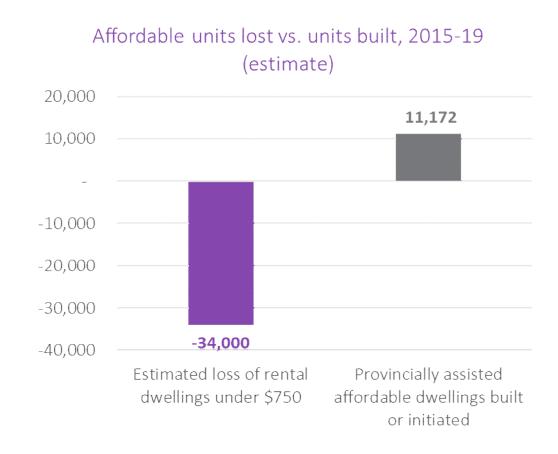


Angry homeowners voice objections to Kitsilano development proposal



Worsening affordability in private rental market

- For every provincially-assisted affordable home developed in BC between 2015 and 2019, 3 homes were lost.
- BC will not be able to build its way out of the current affordability crisis.





Expert Panel



5 Calls to Action...

- Create a planning framework that proactively encourages housing
- Reform government fees on property development
- Expand community and affordable housing
- Improved coordination among and within all orders of government
- More equitable treatment of renters and homeowners



Expert Panel – Municipal Recommendations

- Speed up approvals processes
- Development cost charge transparency
- Improve housing needs reports and tie to OCP

- Infrastructure funding tied to housing targets
- Funding for creation of net new housing supply
- Provincial permitting system





The Liberals promise \$4-billion to 'help cities accelerate housing construction.' It's unclear how this would work but, again, the push for change from above could be helpful.

Just under eight in ten Canadians say they would be more supportive or somewhat more supportive of a political party if it proposed concrete action to end homelessness and build safe, affordable, housing in Canada





Thank you!





THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY:

Craig Broderick

Manager, Current Planning

COUNCIL MEETING: REG ☑ COW □ I/C □

COUNCIL MEETING DATE: November 22, 2021

REPORT DATE: November 10, 2021

FILE: 3090-20 (DVP00502)

SUBJECT:

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 8092 OKANAGAN

LANDING ROAD

PURPOSE:

To review Development Variance Permit Application #DVP00502 to vary Zoning Bylaw #5000 in order to construct a new home at 8092 Okanagan Landing Road.

RECOMMENDATION:

THAT Council support Development Variance Permit application #DVP00502 to vary the following section of Zoning Bylaw #5000 to construct a new home on LT 2 PL KAP83830 DL 6 ODYD (8092 Okanagan Landing Road):

a) Section 4.16.1 is varied to allow construction of buildings, structures or swimming pools on a maximum slope of 30%;

AND FURTHER, that Council's support of #DVP00502 is subject to the following:

- a) the site plan generally illustrating the proposed siting of the structure in Attachment 1, contained in the report titled "Development Variance Permit Application for 8092 Okanagan Landing Road", dated November 10, 2021, respectfully submitted by the Manager, Current Planning, be attached to and form part of DVP00502 as 'Schedule A'; and
- b) the restrictive covenant be registered on title to ensure that the recommendations of the geotechnical report are implemented at the building permit stage and that the areas that are not to be developed remain undisturbed.

ALTERNATIVES & IMPLICATIONS:

THAT Council deny Development Variance Permit Application DVP00502 to vary Section 4.16.1 (30% slope) of Zoning Bylaw #5000 to construct a new home on LT 2 PL KAP83830 DL 6 ODYD (8092 Okanagan Landing Road) as outlined in the report titled "Development Variance Permit Application for 8092 Okanagan Landing Road", dated November 10, 2021, respectfully submitted by the Manager, Current Planning.

Note: Denial of the Development Variance Permit application would require compliance with Zoning Bylaw #5000 or an alternative variance application resulting from a revised site layout.

ANALYSIS:

A. Committee Recommendations:

At its meeting of October 26, 2021, the Advisory Planning Committee passed the following resolution:

THAT Council support Development Variance Permit Application #DVP00502 to vary the following section of Zoning Bylaw #5000 to construct a new home on LT 2 PL KAP83830 DL 6 ODYD (8092 Okanagan Landing Road):

a) Section 4.16.1 is varied to allow construction of buildings, structures or swimming pools on a maximum slope of 30%;

AND FURTHER, that Council's support of #DVP00502 is subject to the following:

- a) the site plan generally illustrating the proposed siting of the structure in Attachment 1, contained in the report titled "Development Variance Permit Application for 8092 Okanagan Landing Road", dated October 20, 2021, respectfully submitted by the Manager, Current Planning, be attached to and form part of DVP00502 as 'Schedule A'; and
- b) the restrictive covenant be registered on title to ensure that the recommendations of the geo-technical report are implemented at the building permit stage and that the areas that are not to be developed remain undisturbed.

B. Rationale:

- 1. The subject property is located at 8092 Okanagan Landing Road as shown in Figures 1, 2 and 3. The property is approximately 4,710m² (50,700 sq ft) and is within the Okanagan Landing Neighbourhood.
- 2. The purpose of the application is to review a request to vary a provision of Zoning Bylaw #5000 in order to construct a new home at 8092 Okanagan Landing Road (Attachment 1).
- 3. The subject property is zoned R6 Lakeshore Residential (Attachment 2) and the subject application pertains to development regulations within Section 4.16.1 (30% slopes) of Zoning Bylaw #5000 (Attachment 3).
- 4. The application proposes to vary Section 4.16.1 of Zoning Bylaw #5000 in order to allow portions of the proposed home to be located on slopes exceeding 30% slopes.
 - The site plan for the proposed house is illustrated in Attachment 1. The applicant has submitted a rationale letter for the variance (Attachment 4).
- 5. In support of the Development Variance Permit, the applicant retained a geotechnical engineer (Attachment 5) to review the site and plans for the new home. The report concludes that "site is generally suitable for the proposed development from a geotechnical perspective". The geotechnical

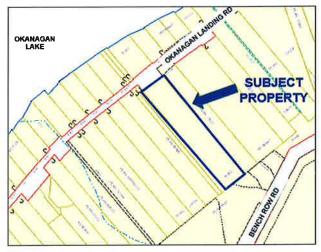


Figure 1 - Property Location Map



Figure 2: Aerial Photo of Property

- engineer would need to be involved with the foundation design and construction at the building permit stage.
- 6. To ensure that the integrity of the remainder of the property is protected, it is recommended that a restrictive covenant be registered on the property title to ensure that no additional development or disturbance shall occur on the remaining portions of the lands.
- 7. The subject lot was created in 2007 by Plan of Subdivision KAP83830 which split the parcel from the lakeside portion and included a substantial road dedication (10m) to allow for the future widening of Okanagan Landing Road. The required road dedication resulted in a reduced building envelop for the proposed house construction. The original lot was created in 1904 as part of Plan 197 which did not include any road frontage for the lakeshore lots.

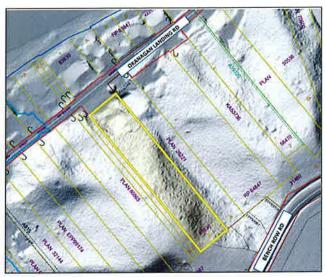


Figure 3: Lidar Imagery of Property

- 8. Administration supports the requested variance for the following reasons:
 - a) The existing lot is zoned for residential purposes (i.e. R6 zoning);
 - b) The applicant has retained a qualified geotechnical engineer to assess the site and make recommendations. A restrictive covenant is recommended to be registered on title to ensure that the geotechnical engineering requirements are implemented at the building permit stage;
 - c) Only portions of the proposed home are within the 30% slopes; and
 - d) A restrictive covenant is to be registered on title that would ensure that no additional development or disturbance shall occur on the remaining portions of the subject property.

C. Attachments

Attachment 1 – Site plan

Attachment 2 - R6 - Lakeshore Residential zoning

Attachment 3 - Section 4.16.1 of Zoning Bylaw #5000

Attachment 4 – Applicant support submissions

Attachment 5 - Applebruin Engineering - Geohazard Assessment Report (September 2021)

D. Council's Strategic Plan 2019 - 2022 Goals/Action Items:

The subject application involves the following goals/action items identified in Council's Strategic Plan 2019 -2022:

> Review and streamline residential development process.

E. Relevant Policy/Bylaws/Resolutions:

- 1. The following provision of Zoning Bylaw #5000 is relevant to the subject application:
 - Vernon's Official Community Plan (OCP) establishes Development Permit Areas Section 4.16.1 (DPAs) for all areas within the City of Vernon. Vernon's Hillside Guidelines and Regulations Policy defines hillsides and provides goals and objectives for

development of lands on hillsides and slopes under 30%. No construction of a building, structure or swimming pool is permitted on slopes 30% or greater.

2. The Local Government Act provides Council with the authority to vary local bylaws based on specific considerations. The granting of such variances does not set precedence within the community for future variances to be based upon, as each variance application must be evaluated on its own merit and potential implications to the whole community and the specific neighbourhood.

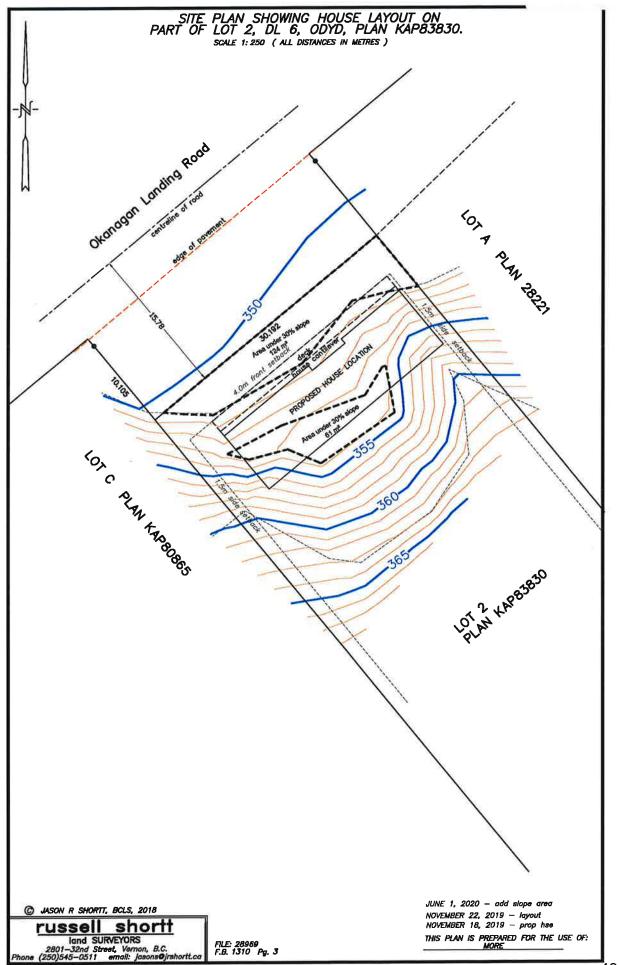
BUDGET/RESOURCE IMPLICATIONS:

N/A		
Prepared by:	Approved for submission to Council:	
Craig Broderick Manager, Current Planning Nov 11 2021 2:38 PM Kim Flick DocuSign	Will Pearce, CAO Date: /S.NONEMSER. Z62/	

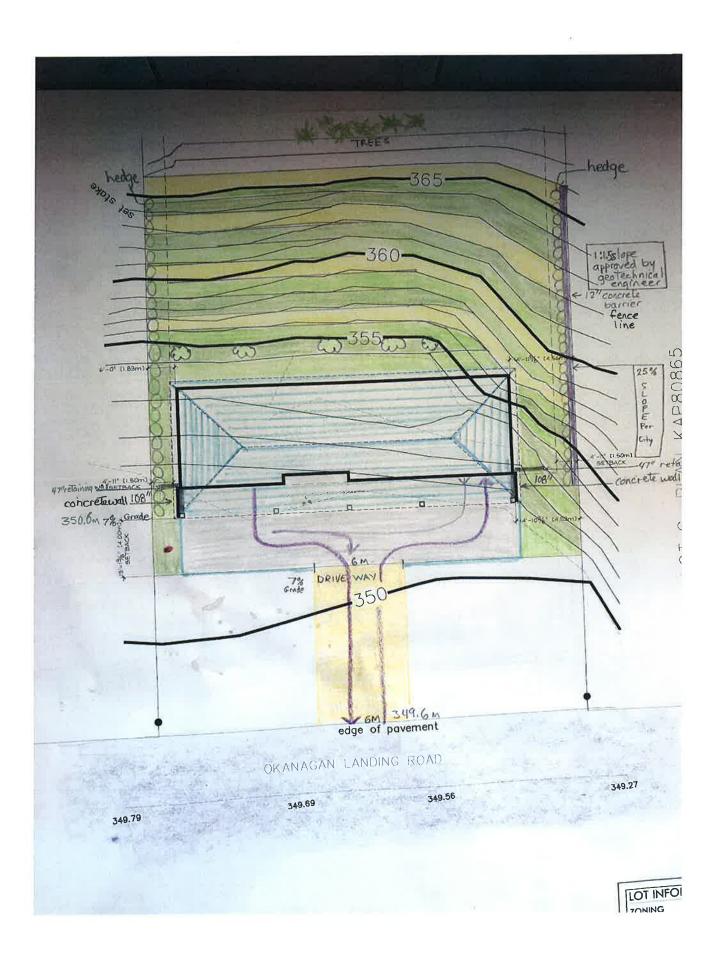
Kim Flick
Director, Community Infrastructure and Development

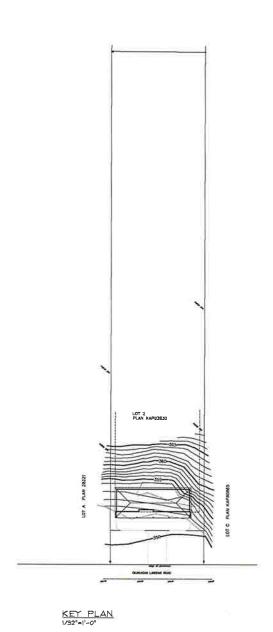
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	☐ Bylaw Compliance	□ Public Works/Airport					
	☐ Real Estate	☐ Facilities	⋈ Building & Licensing				
	RCMP	☐ Utilities	⋈ Engineering Development Services				
\boxtimes	Fire & Rescue Services	☐ Recreation Services	☐ Infrastructure Management				
	Human Resources	☐ Parks	☐ Transportation				
	Financial Services		Economic Development & Tourism				
	COMMITTEE: APC (Octo.13/21)						
	OTHER:						

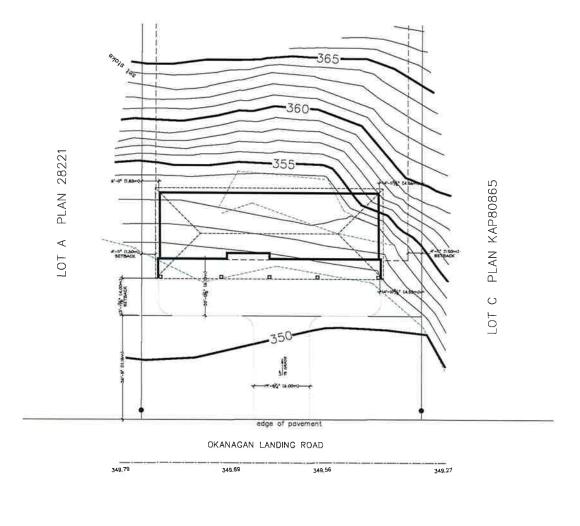
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43







SITE PLAN

LOT COVERAGE

MAIN FLOOR - 1,630 SQ.FT. TOTAL FOOTPRINT ■ 1,630 SQ.FT. TOTAL LOT SQ/FT = 50,718 SQ.FT. TOTAL COVERAGE - 0.03% COVERAGE

"More Residence"

LOT INFORMATION

ZONING LEGAL DESCR. R6 LOT 2, PLAN KAP83830

CTVIC ADDRESS 8092 OKANAGAN LANDING RD, VERNON, BC LOT AREA 50,718 SF PARCEL COVERAGE 0,007%

TGMDrafting & Design Tom Masters Kelowna 8C (250)317-2446 kelowna65-6gmail.com

JUNE 14/20 SITE PLAN

R6

9.7 R6: Lakeshore Residential

9.7.1 Purpose

The purpose is to provide a **zone** for the **development** of residential housing along the lakefront in the form of **single detached**, **semi-detached** or **duplex housing**. The R6c sub-zoning district allows for **care centre**, **major** as an additional use. The R6h sub-zoning district allows for **home based business**, **major** as an additional use. (*Bylaw 5467*)

9.7.2 Primary Uses

- care centre, major (use is only permitted with the R6c sub-zoning district)
- duplex housing
- semi-detached housing
- single detached housing

9.7.3 Secondary Uses

- bed and breakfast homes (in single detached housing or semi-detached housing or duplex housing only) (Bylaw 5498)
- boarding rooms
- care centre, minor
- docks, private
- home based businesses, minor
- home based businesses, major (in single detached housing only) (use is only permitted with R6h sub-zoning district)
- secondary suites (in single detached housing only)

9.7.4 Subdivision Regulations

- Minimum lot width is 18.0m, except it is 20.0m for a corner lot. In the case of an irregular lot or panhandle-shaped lot, the minimum lot width shall be determined as described in the respective definitions of a panhandle lot and irregular-shaped lot
- Minimum lot area is 560m² with one dwelling or 1120m² with two dwellings. The minimum lot area is 10,000m² if the lot is not serviced by a community sewer system.

9.7.5 Party Wall Subdivision Regulations

Lot Type	Minimum	Lot area	Minimum Lot Width		
	Interior	corner	interior	corner	
Semi-Detached Housing	560m²	600m²	9.0m	10.0m	

9.7.6 Development Regulations

- Maximum site coverage is 40% and together with driveways, parking areas and impermeable surfaces shall not exceed 50%.
- Maximum density of dwelling units connected to a community sewer system shall be 1 dwelling unit per 560 sq. m. of lot area.
- Maximum density of dwelling units connected to a septic sewer system shall be 1 dwelling unit per 10,000 sq. m. (1ha) of lot area.
- 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 2.6m to the side of the garage and front façade for side-entry garage and driveway layouts.
- Minimum side yard is 1.5m, except it is 4.0m 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 minimum side yard setback for shared interior party walls shall be 0.0m.
- 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 provided that one side yard shall have a minimum width of 4.5m.
- The maximum **height** of any vertical wall element facing a **front**, **flanking** or **rear** yard (including walkout basements) is the lesser of 6.5m or 2.5 storeys, above which the **building** must be **set back** at least 1.2m.

9.7.7 Other Regulations

- 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.
- Minimum 7.5m horizontal setback of any **building** from the **natural boundary**.
- There shall be no more than two dwelling units per lot.
- Development Permit approval of a secondary suite on a lot not connected to a community sewer system is subject to the verification by the City's Engineering Department of sufficient septic tank or Engineered Secondary Sanitary Treatment Process capacity and approval by the Health Authority.
- A minimum area of 25m² of private open space shall be provided per **dwelling**.
- 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)

Excerpt from Zoning Bylaw #5000

4.16 Hillside Development Areas

- 4.16.1 Vernon's Official Community Plan (OCP) establishes Development Permit Areas (DPAs) for all areas within the City of Vernon. Vernon's Hillside Guidelines and Regulations Policy defines hillsides and provides Goals and Objectives for development of lands on hillsides and slopes under 30%. No construction of a building, structure or swimming pool is permitted on slopes 30% or greater.
- 4.16.2 No subdivision of land creating lots is permitted where less than 100m² of contiguous buildable area which meets all bylaw regulations herein for each lot is provided, with the exception of boundary lot adjustments.

 (Bylaw 5433)

Attachment 4

Bert 1 vore
1887434
8092 Okanagan Ld. Rd.
R6 Lot 2 Plan KAP 83830
April 27, 2020

Dear Sir/Madame:

) understand now I need a variance

to build my retirement home at the bottom of the hill side set back as required for future road expansion. So I had obtained Applebruin engineering for the geolechnical report origanally required to build into the slope. I have BPL Hydrosedding going to spray the slope at the back yard with native plants. Joson Shortt will provide the surveying for 1:1.5 slope behind the house and a 25% grade beside the house next to the basement level with 47" retaining walls at the street side of the slope. The secommended best slope material) will use for the strongest slope are first Probanics then Flexterratt- FGM. After moving in native shrubs and bushes tiered up the hillside with short trees at the

The house will sit 7% grade above the road to meet the boulevard grade sequired with a 6 meters driveway. The house will be set back 6 meters from the property line with enough room to back out and be able to drive forward from my parking area to the road. My slope will match the reighbours-starting a little higher. Best More Thank you for your consideration Best More

Info from applicant

The land where the house will be built was less then 30% slope for the most part with the exception of the rear corners of the house. The building site has been preloaded for construction of my 3 story house . Earth will be removed to reduce slope on back side to allow BPL hydroseeding to spray a City natural seed with a jute mat then I can plant rows of natural bushes plus hedge up the property line to 100 ft. stakes . There will be trees at bottom of the slope behind the house with a French drain plus drainage pipe to redirect any surface water that may happen in spring thaw. Usual weeping tile around foundation to move water to front of house. This will make hillside stronger and able to use waters that drain in earth on the hill right up to the natural grove of trees 120 feet up. Soil type is excellent for drainage and for a building site as per Applebruin engineering. The height of the house is below 10 meters and the grade of the driveway is 7% from garage to road across boulevard . The slope will be 25% beside basement side walls to meet the required coverage of the concrete walls to a 47" retaining wall at basement patio to allow for exit off patio . A 20' wide driveway towards middle of the house allows for backing out of garages across front of the other garage so that there is no need to back into traffic Garage doors are set back 20'6" from property line at least with no obstructions at property line . I hope I have captured all your concerns

Elevation of roof is below 10 meters as submitted, service report was sent and driveway 6 m wide is drawn on print with garage set back 20 feet. Building site slope was less then 30 degree before earth was removed up to building site to clean up weeds that were a potential fire hazard as discussed with bylaw officer Mr. Elliot previously. Let me know what other information is required as you have the title search from Russel Shortt Survey. I need to remove the earth that is loading the building site.



(250) 899-9060 applebruinengineer@mail.com Suite 203 – 1962 Enterprise Way Kelowna, BC V1Y 9S6

September 24, 2021

Project 1995

Mr. Bert More 172 Taravista Crescent Calgary, AB T3J 4P1

Email: more.homes@hotmail.com

Attention: Bert More

Dear Sir:

RE:

GEOHAZARD ASSESSMENT, PROPOSED RESIDENTIAL HOUSE, 8092 OKANAGAN LANDING ROAD, VERNON, BC

INTRODUCTION

As requested by Mr. Bert More of Calgary, Alberta, AppleBruin Engineering Inc. (AppleBruin) has carried out a geohazard assessment for the above proposed development. It is understood that a new residential building is proposed to be built on the property. This assessment has been prepared at the request of the City of Vernon in a letter dated February 10, 2021 to Bert More entitled "Referral Review for Development Variance Permit Application at Lot 2 Plan KAP83830 DL 6 ODYD (8092 Okanagan Landing Road)", File DVP00502.

AppleBruin has prepared this letter report in accordance with generally accepted geotechnical engineering principles and practices. Environmental ground or groundwater contamination concerns or considerations are outside the scope of this report.

The following were provided by Bert More to AppleBruin for the preparation of this report:

- Site Plan Showing House Layout on Part of Lot 2, DL 6, ODYD, PLAN KAP83830, prepared by Russell Shortt, Land Surveyors of Vernon, BC dated June 1, 2020 (Project File 28969)
- Various emails containing site plans and photographs, house and structural plans, Google Earth drawings, old lot plans - all provided by Bert More

Attached to this letter report are a Key Plan, Site Plan showing the proposed building location, Site Photographs (labelled as Photos) taken at the property during field work and a Google Earth overview image of the area with the subject site in the center of the page. As well, for the record, a variety of information from the owner, has been included as Appendix A, which shows a variety of information including structural design, house plans, site and landscape plans, photographs and mapping. These are included only for general reference and information for this project.

As well, a "Landslide Assessment Assurance Statement" has been prepared for this property, dated September 22, 2021. This Statement is taken from APEGBC (EGBC) Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC (Appendix D), of May 2010. This statement was prepared in general accordance with above guidelines.

BACKGROUND & HISTORY

At the request of Mr. Bert More in November 2019, a Schedule B pertaining to geotechnical aspects of the site was prepared by AppleBruin for the proposed development. This was written to the Authority having Jurisdiction, the City of Vernon, BC. Excavation work began in December 2019 at the toe of slope by the contractor, Lynx Earthworks. The excavation continued up the slope to a height of approximately 12 to 15

AppleBruin Engineering Inc. / Project 1995 / Bert More / Geohazard Report / 8092 Okanagan Landing Road, Vernon, BC, September 24, 2021

pg 1

meters (above the road grade). The exposed soils were Silt Topsoil over very stiff Silty Clay overlying clean dense, layered, Sand containing trace to some gravel. The slope was left in cut at approximately 1.5H to 1.0V (bottom) to 1.0H to 1.0V (Horizontal to Vertical), at the top of the cut. Excavated soil material remained at the toe of the slope.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The property is located on the southeast side of Okanagan Landing Road in Vernon, BC. Reference the Key and Site Plans. The legal description of the site is Lot 2, Plan KAP83830 DL 6, ODYD, 8092 Okanagan Landing Road. It covers an area of 50,718 ft² (approximately 1.2 acres). Although not shown on the Site Plan, the property extends up to Bench Row Road to the southeast, a horizontal length of approximately 166 meters. The property width is roughly 30 meters. Contours on the mapping provided show that the base of the long slope on the property begins at approximate geodetic elevation 350.0 meters. The ground surface elevation increases to about 400 meters at Bench Row Road. Natural slope angles on the site vary from nearly flat beside Okanagan Landing Road to 40% to 85% (approximately 2.5H:1.0V to 1.2H 1.0V). The vegetation on the slope consists mainly of a variety of grasses, bushes with a few pines and other tree varieties.

Residential buildings exist across Okanagan Landing Road – to the north and west, however, there are no buildings situated on either side of the subject site. The site, Lot C, Plan KAP80865 (see Site Plan) to the Southwest is vacant and generally left in a natural undisturbed state; the site, Lot A, Plan 28221 to the Northeast is vacant, however, excavation was previously carried out at the toe of slope here.

The site is to be developed with a new residential house located near Okanagan Landing Road, beginning about 15 meters Southeast with a width of 8 meters and a length parallel to the road of about 24 meters. The house will be two stories high, with slab on grade (walk-out basement) proposed at approximate elevation 351 meters. The house is to have 19.5 ft (5.9 m) high concrete ICF walls on 3 sides, with the basement wall retaining 18 ft (5.5 m) of soil. The reinforced rear basement wall will be required to be strong enough to resist slope movements. It is understood that landscaping behind the house will consist of hydroseeding the slope with a city of Vernon seed mixture to promote a strong root system in the sloping surface soil, planting trees and shrubs on the slope, and constructing a few short retaining walls to create some open areas near the house.

FIELD WORK

Field work has consisted of periodic site visits during excavation at the toe of the slope for the proposed house in December 2019 to January 2020 and beyond, including the most recent site visit on September 21, 2021.

Observations and descriptions of the subsurface soil deposits have been recorded. Photographs and site measurements were taken.

SUBSURFACE AND SLOPE CONDITIONS

A review of Geological mapping of the area indicates that the subject site is underlain by "Pre-Fraser Glaciation; Glacial and Non-Glacial, Older Unconsolidated Sediments", comprised of "sand, silt, gravel and till deposited prior to the last ice advance (generally overlain by Fraser and younger deposits); shown only where deposits contribute to the present geomorphology (taken from Map 1392A, Surficial Geology Vernon, BC.)

Based on observations at the subject site from near the toe of slope, the site is underlain by very stiff silty clay overlying compact to dense clean, dry sand, with occasional sand and gravel pockets or inclusions. The thickness of the overlying very stiff silty clay is estimated to vary from approximately 2 to 3 meters. The clean layered sand, with trace to some gravel soil deposit was observed and considered to be of substantial thickness. The owner has indicated that test holes carried out previously at the toe of slope revealed sand soils to a depth of at least 3 meters below toe of slope grade.

No groundwater seepage was encountered or noted during the excavation work.

Site walk-overs of the slope indicated the following:

- No signs of surface instability;
- No signs of groundwater seepage;

pg 2

- The soil stratigraphy of the cut slope face is described as:
 - o Thickness: 0.3 to 0.5 m; SILT Topsoil with organics, dark grey, moist
 - o Thickness: 2.0 to 3.0 m; very stiff silty CLAY, some sand and gravel (till-like), grey, moist up to 0.5 m in discontinuous pockets; Sandy GRAVEL to GRAVEL, light grey
 - Thickness: Greater than 10 m; Dense Sand, fine to medium grained, trace gravel, clean, thinly layered, grey, dry, uncemented
- Slope measurements above the cut face on the natural slope vary from 30 to 34 degrees using a handheld inclinometer.
- A long and undisturbed slope, standing at an angle that supports a well-vegetated surface consisting of grasses, pine needles, trees and small bushes;
- Trees up to about 12" diameter are standing vertical; less trees upslope, only bushes;
- Occasional exposed but well embedded boulders noted near the top of the slope;
- Generally, no signs of surface instability on the slopes located to the northeast (NE) and southwest (SW), and above the site excavation;
- The subject property is higher than the neighbouring two properties (NE and SW); these properties slope away, leaving the subject property relatively well drained.

COMMENTS ON PROPOSED HOUSE AND YARD DESIGN

It is understood that the house design will provide the capability for resisting forces associated with natural and cut slopes behind the proposed house location. Adequate perimeter drainage is to be provided for the house foundations. The final slope angle of the cut slope behind the house will be graded to approximately 1.5H to 1.0V, is to be topsoiled, hydroseeded and vegetated with plants acceptable to the area that provide an extensive root system.

It is further understood that as part of the stormwater management plan, rainwater from the roof will be captured in large, onsite reservoirs or cisterns, and this water to be re-used for irrigation on the gardens and plants on the property.

COMMENTS, CONCLUSIONS AND RECOMMENDATIONS

General

Based on the foregoing, it is concluded that the site is generally underlain by native very stiff silty Clay overlying small pockets of gravel that overlies clean, dense sand to a significant depth, below a layer of topsoil and vegetation. The soil below the site is considered to be of relatively high strength.

The site slope above to the southeast stands stable at angles ranging from approximately 30 degrees to 34 degrees and slightly steeper in areas. The slope is well vegetated, and there were no signs of slope instability, nor groundwater seepage at the time of site reviews.

The intent is to construct a new residential building at the toe of the slope. It will be two stories high. The basement wall in the slope will be designed to withstand earth pressures for the excavated slope behind. Additional structures, foundations or other developments are not being contemplated on the property at this time.

Based on the site reviews and the results of the excavation at the toe of slope, the site is generally suitable for the proposed development from a geotechnical perspective. Based on the design information provided and the site geological/geotechnical information noted, it is AppleBruin's opinion that it appears that the proposed development will not create or exacerbate any existing geotechnical/hydrological concerns.

It is recommended that the geotechnical engineer have an opportunity to review the final approved foundation plans and designs for this site.

Comments on Potential Seismic Events

The ground motions associated with design seismic events as established by the National Building Code of Canada, 2015 edition (NBCC, 2015), will be acceptable, regarding safety of life. The following seismic design data was taken from the earthquake seismic hazard values calculator from NBC (National Building Code). These are the 5%-damped spectral accelerations (Sa) for 0.2, 0.5, 1.0, 2.0, 5.0 and 10.0 second periods, the horizontal Peak Ground Acceleration (PGA) and horizontal Peak Ground Velocity (PGV), with all values given for a 2% probability of being exceeded in 50 years, which is a 1:2475 return period. The PGA is in units of g (9.81 m/s²); the PGV is in m/s. The seismic site class is C. This data was referenced for the geohazard (landslide) assessment for the site on 8092 Okanagan Landing Road, Vernon, BC, which is latitude 50.231N and longitude 119.367W degrees. Detailed seismic design calculations have not been carried out for this site.

<u>Sa(0.2)</u>	<u>Sa(0.5)</u>	<u>Sa(1.0)</u>	<u>Sa(2.0)</u>	<u>Sa(5.0)</u>	<u>Sa(10.0)</u>	<u>PGA</u>	PGV
0.134	0.111	0.082	0.057	0.026	0.008	0.062	0.107

A detailed slope stability analysis was not carried out for the site, but based on the above and the field reviews as described in the foregoing, it is AppleBruin's qualitative opinion that the potential occurrence of an earthquake-induced landslide may be considered to be low at this site. However, some slope movements could occur that are associated with strain softening or liquefaction caused by a design magnitude earthquake.

LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Attached to the end of this Letter Report is Appendix D: Landslide Assessment Assurance Statement signed and sealed for this property. This is taken from APEGBC's (now EGBC) "Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC", revised May 2010. This landslide assessment statement is limited to the proposed building site development that is located within the above-described property.

CLOSURE

This letter report has been prepared by AppleBruin Engineering Inc. for the site and proposed construction noted herein, and for the intended client noted above, Mr. Bert More of Calgary, AB and his agents and clients for this development. It is further intended that the authority having jurisdiction, the City of Vernon, may also rely on the findings and recommendations contained in this report, as it relates to the proposed development described herein. Any use which a third party makes of the information contained herein, or any reliance or decisions made based on it are the responsibility of such third parties. AppleBruin Engineering Inc. accepts no responsibility for damage, if any, suffered by any third party as a result of decisions made or actions taken based on information contained in this report.

We trust this meets your present requirements. Please do not hesitate to contact the undersigned if you have questions or require further information.

Yours very truly,

AppleBruin Engineering Inc

David Neitsch, P. Eng. Geotechnical Engineer

Attachments:

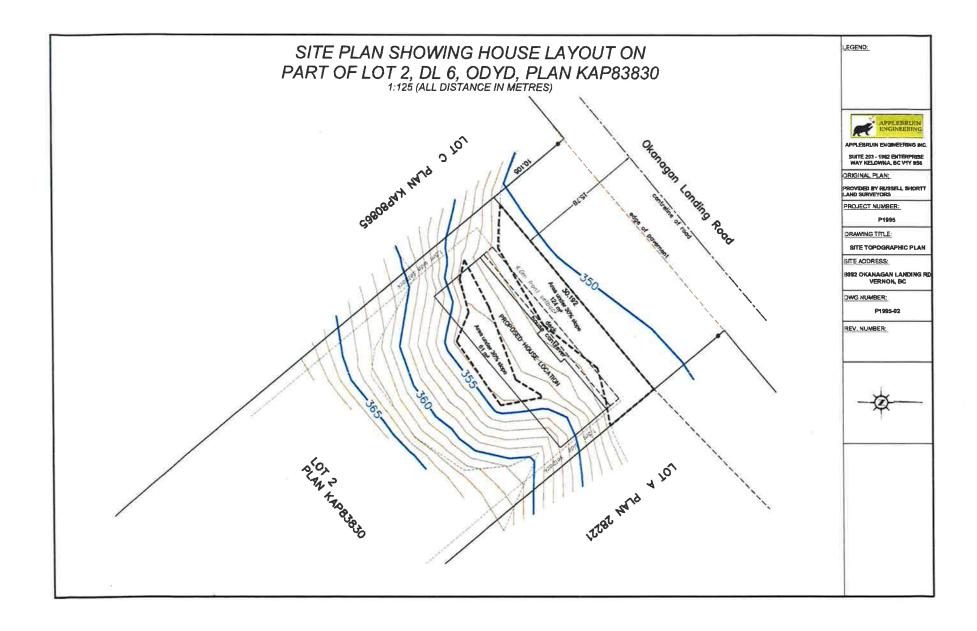
Key Plan, Dwg. P1995-1 Site Plan, Dwg. P1995-2 Site Photographs (3 pages) Google Earth Image, undated

Appendix A: Documents Provided by Bert More

Appendix D: Landslide Assessment Assurance Statement dated September 22, 2021

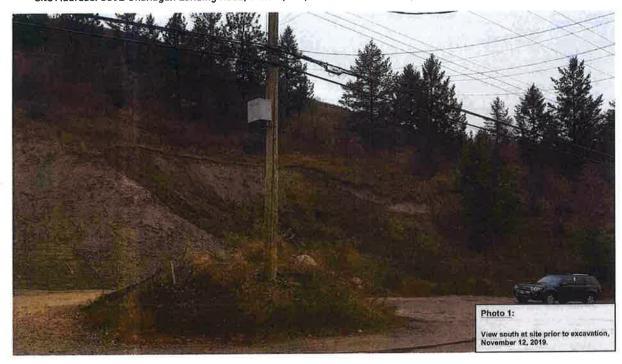
for 8092 Okanagan Landing Road, Vernon, BC







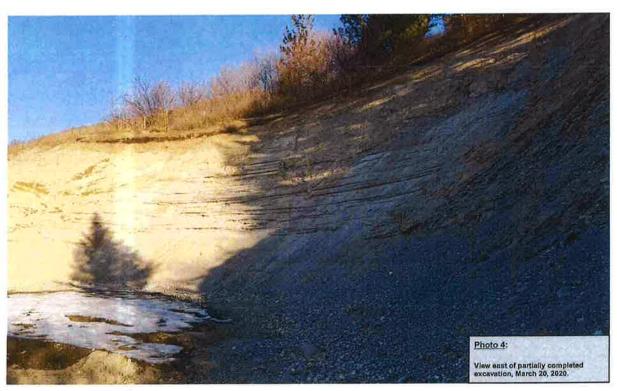
Site Address: 8092 Okanagan Landing Road, Vernon, BC | Client: Mr. Bert More |





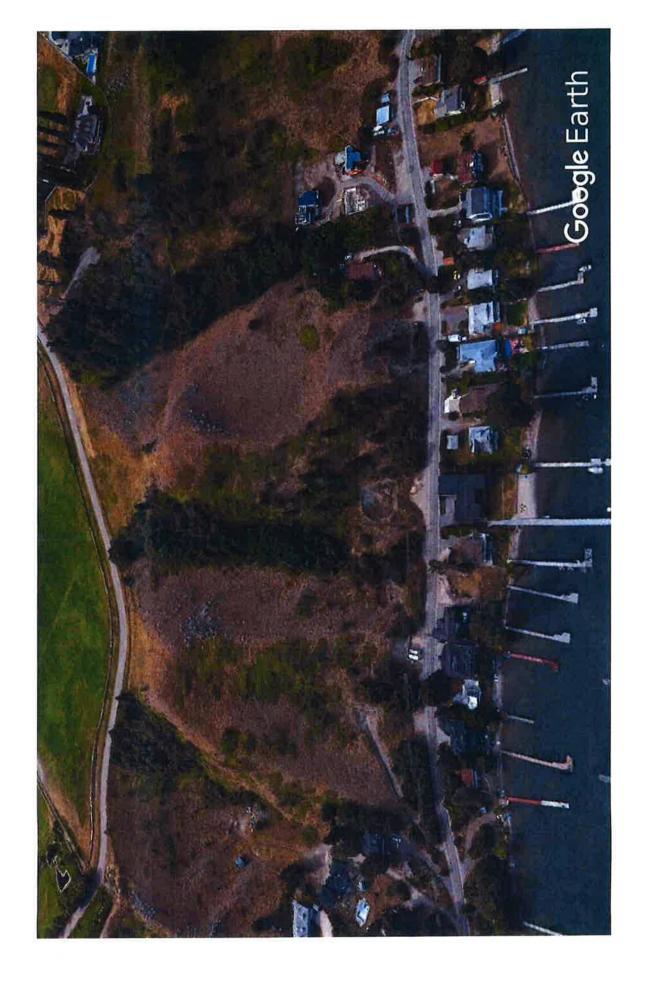
Site Address: 8092 Okanagan Landing Road, Vernon, BC | Client: Mr. Bert More |





Site Address: 8092 Okanagan Landing Road, Vernon, BC | Client: Mr. Bert More |





APPENDIX A

Information Provided by Bert More, September 2021 (11 pages)



Civil Engineering, Environmental & Storm Water Management Services

Date: December 05, 2019.

Project:

More Residence

8092 Okanagan Landing Road,

Vernon, British Columbia.

Subject:

ICF Wall Design

To whom it may concern,

The design basis of the proposed ICF wall is as indicated below;

Design Criteria:

- 1. Concrete strength Minimum 32 MPa Type 50.
- 2. Reinforcement Grade 400
- 3. Foundation Walls laterally supported at the Top & Bottom
- 4. Floor Slab as per design
- 5. Designed Soil Bearing Pressure is 120 KPa (2500 psf).
- 6. Backfill on the outer sides of the Nudura System to be free draining Granular material.
- 7. Temporary shoring to be left in place till the concrete reaches its design strength.
- 8. Delta wrap to be installed to the finished grade and purging above for waterproofing.

Size & Reinforcement Details:

1. Foundation wall 18'-2" high:

10" thick concrete core for Basement height of 9'-3/4" and 8" for rest.

Vertical – 15 mm @ 12" C/C inside face

Horizontal – Install ICF with 10" concrete core and 10 mm @ 16" C/C.

Footing size to be a minimum of 36" x 10" with 4 - 15 mm continuous rebar.

2. Foundation wall 9'-3/4" high:

8" thick concrete core for all other ICF walls.

Vertical – 10 mm @ 16" C/C inside face

Horizontal – Install ICF with 10" concrete core and 10 mm @ 16" C/C.

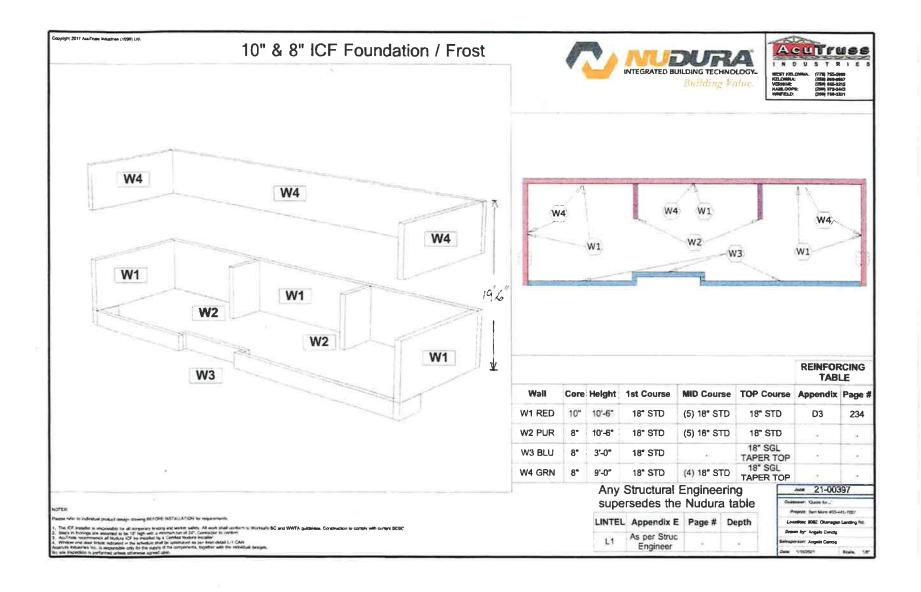
Footing size to be a minimum of 3" x 10" with 3 - 10 mm continuous rebars for single story height and for walk out 24" x 10" with 2-10 mm continuous rebars.

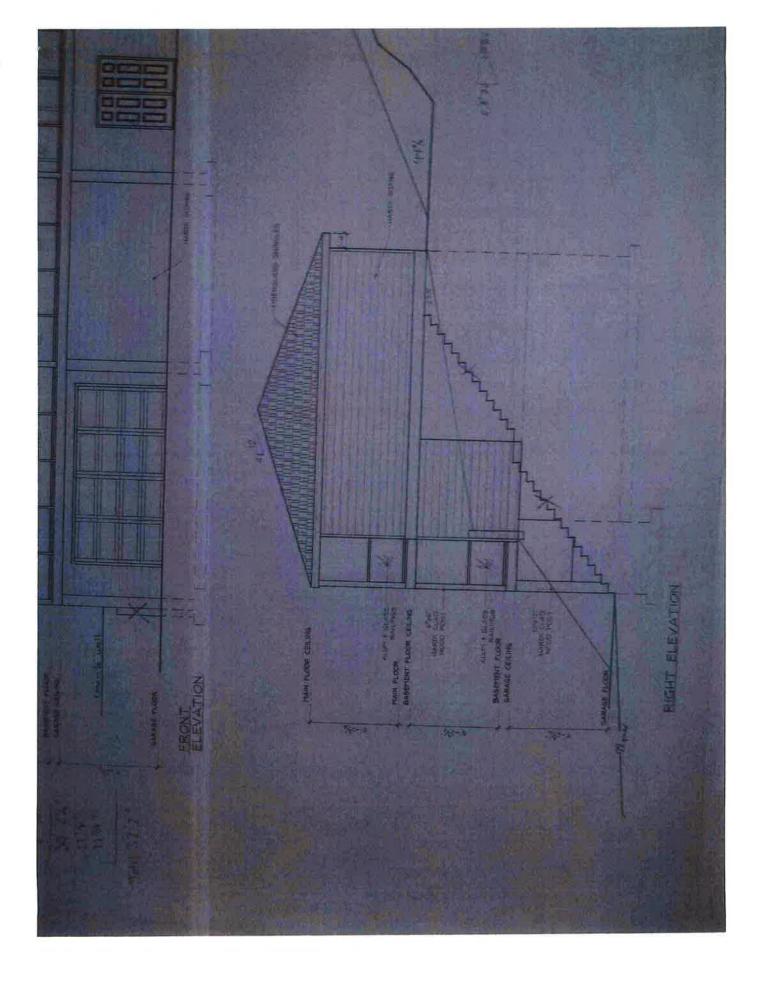
If you require further information, please contact under signed at your convenience.

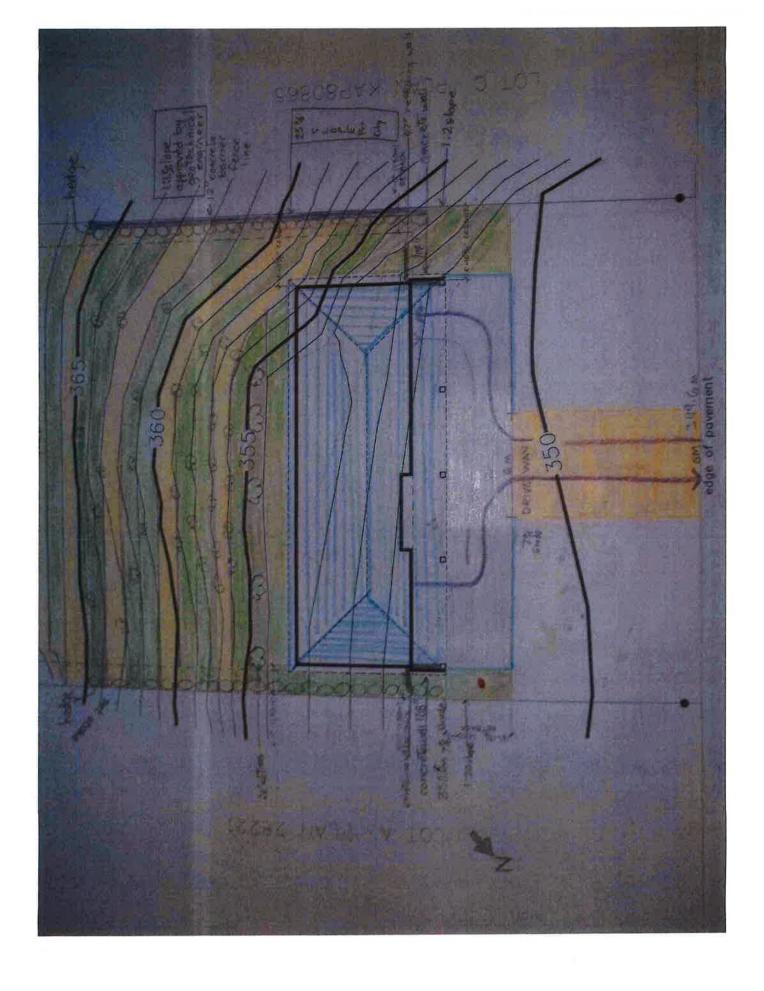


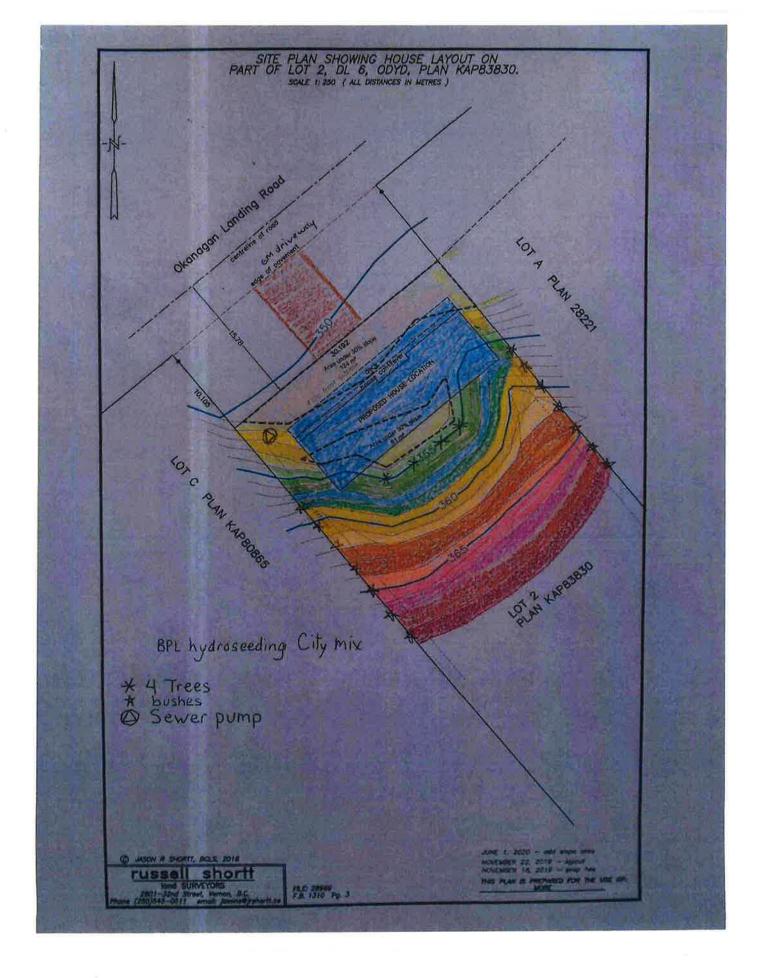
December 05, 2019 Arup Goswami, P.Eng.

417 - 4774 Westwinds Drive NE, Calgary, Alberta T3J 0L7 Cell: (403) 400-0113 E-mail: argosengineering@gmail.com





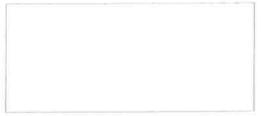


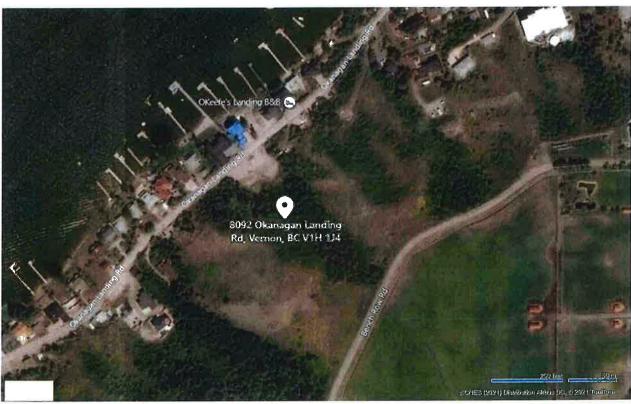


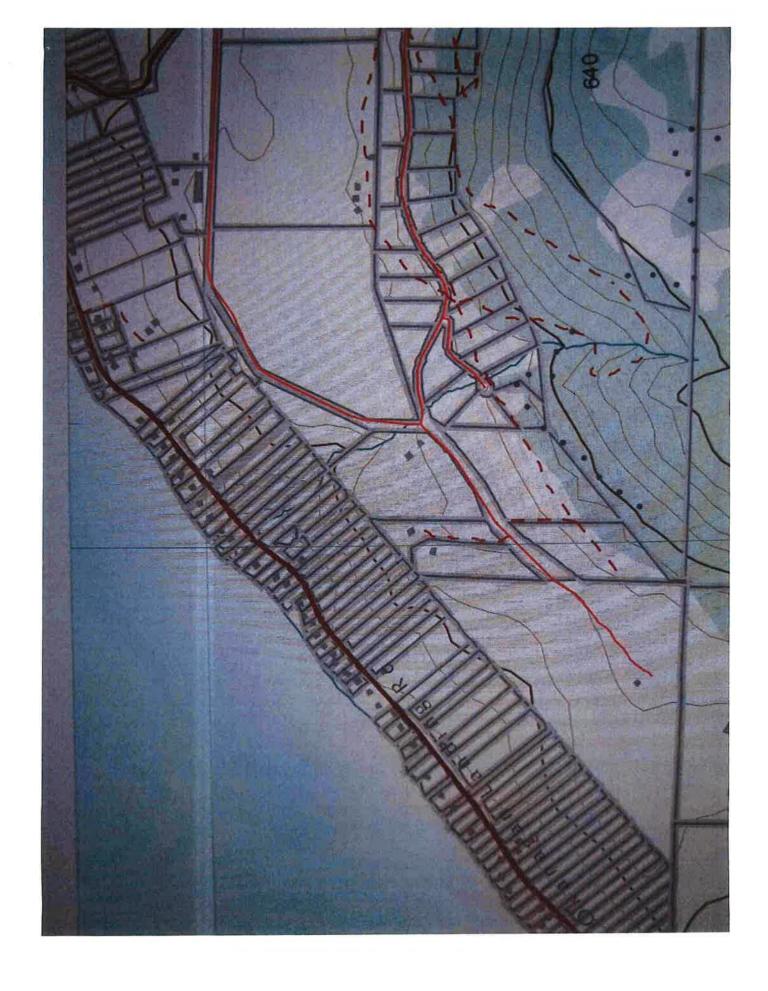
bing maps

8092 Okanagan Landing Rd, Vernon, BC V1H 1J4

Location: 50.230512, -119.3671595







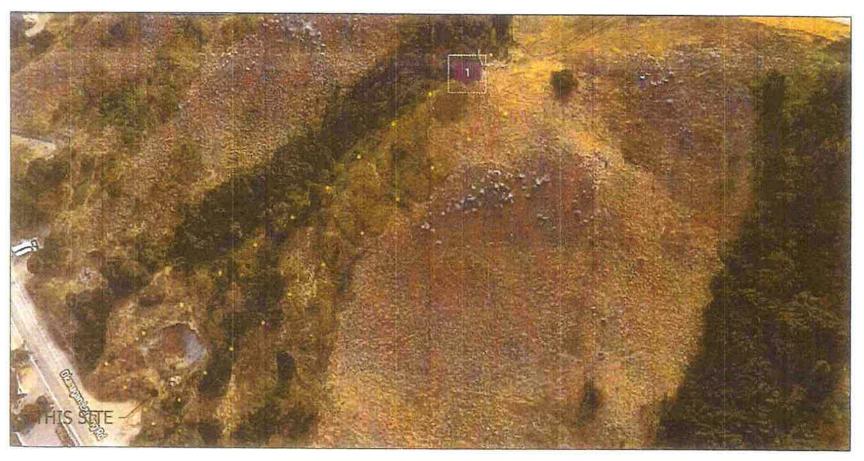


FIGURE 4: PICTURE SHOWING HOUSE LOCATION
REFERENCE: GOOGLE EARTH



GISLink: 14161



NOTICE OF LIMITATION: Take notice that the information on this document has been provided to the City by someone other than City staff and is kept for City records only. The City does not and cannot say that the information contained on the document is accurate. In particular, the location and depth of any utility requires confirmation by manual excavation prior to any associated design or construction. Please govern yourself accordingly.

Page 1 of 2 17-Feb-2021

Not to Scale

CHARGE HOLDER: ROYAL BANK OF CAHADA

SEMMERAL DA ALVERSON DE LA CAGENT DE CAGENT DE

Plan #: KAP89830 App #: N/A Ctrl #: RCVD: 2007-05-15 HQST: 2021-08-31 17,13,06 83830 SUBDIVISION PLAN OF LOTS A & B, PLAN KAP80998, D.L. 6, O.D.Y.D.

Pursuant to Section 67 of the Land Title Act

B.C.G.S. No. 82L.024

SCALE 1:750 (All distances are in metres and decimals thereof) PLAN No. KAP 83830 DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOUPS , B.C., THIS 15/4 DAY OF MAY 2007. The first the state of the st LEGEND BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN KAPBOSSR DENDTES STANDARD TYPE 5 IRON POST FOUND
 DENOTES STANDARD TYPE 5 IRON POST PLACED THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN. APPROVED UNDER THE LAND WILE ACT THIS 9th WAY OF May, 2007 CITY OF VERNON En teo 100 Rem. Cop 3 CO. T. Thurstandings. D.L 6 107 AN 6067

tran West so

ARACY WILTON
Legal Secretary
Ath Floor 2005 32nd St.
Vernon, BC, VIT 2Mg

72

NEW R. SHORTT, B.C.L.S.

RUSSELL N. SHORTT British Columbia Land Surveyor 1891 Jand Street, Verson, B.C. Poons 375 – SKIT Fru 545–2741 78. 1928 bp. 175 – Application Files. 2451,64

naguliton

TRACY WILTON
Legal Secretary
Dandend Language (I)
eth Floor 3205 32nd Sriv
Verson BC VIY 2M4



APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for landslide assessments (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority Date: 22 Veptember 202
City of Vernon BC
3001-32 nd Avenue, Vernon, BC VIT 2LB
Jurisdiction and address
With reference to (check one): Land Title Act (Section 86) – Subdivision Approval Local Government Act (Sections 919.1 and 920) – Development Permit Community Charter (Section 56) – Building Permit Local Government Act (Section 910) – Flood Plain Bylaw Variance Local Government Act (Section 910) – Flood Plain Bylaw Exemption British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)
For the Property:
Legal description and civic address of the Property BC Lot 2 Plan KAP Regal description and civic address of the Property 83830, DL 6, ODY D
The undersigned hereby gives assurance that he/she is a Qualified Professional and is a Professional Engineer or Professional Geoscientist.
I have signed, sealed and dated, and thereby certified, the attached <i>landslide assessment</i> report on the Property in accordance with the <i>APEGBC Guidelines</i> . That report must be read in conjunction with this Statement. In preparing that report I have:
Check to the left of applicable items
Collected and reviewed appropriate background information
2 Reviewed the proposed residential development on the Property
23. Conducted field work on and, if required, beyond the Property
4. Reported on the results of the field work on and, if required, beyond the Property 1995
5. Considered any changed conditions on and, if required, beyond the Property
6. For a landslide hazard analysis or landslide risk analysis I have: (Bert Move)
6.1 reviewed and characterized, if appropriate, any landslide that may affect the Property
6.2 estimated the landslide hazard
6.3 identified existing and anticipated future elements at risk on and, if required, beyond the Property
<u>✓</u> 6.4 estimated the potential consequences to those elements at risk
7. Where the Approving Authority has adopted a level of landslide safety I have:
7.1 compared the level of landslide safety adopted by the Approving Authority with the findings of my investigation
57.2 made a finding on the level of landslide safety on the Property based on the comparison
7.3 made recommendations to reduce landslide hazards and/or landslide risks

Where the $\mbox{\it Approving Authority}$ has not adopted a level of landslide safety I have:

APEGBC • Revised May 2010

Guidelines for Legislated Landslide Assessments 55 for Proposed Residential Development in British Columbia

/	
<u> </u>	described the method of landslide hazard analysis or landslide risk analysis used
	referred to an appropriate and identified provincial, national or international guideline for level of landslide safety
8.3	compared this guideline with the findings of my investigation
	made a finding on the level of landslide safety on the Property based on the comparison
	made recommendations to reduce landslide hazards and/or landslide risks
<u>√</u> 9. Rep	ported on the requirements for future inspections of the Property and recommended who should duct those inspections.
Based on r	my comparison between
Check o	
	the findings from the investigation and the adopted level of landslide safety (item 7.2 above) the appropriate and identified provincial, national or international guideline for level of
₩	landslide safety (item 8.4 above)
1 6-2-6	AND
assessmer	give my assurance that, based on the conditions ^[1] contained in the attached landslide
Check o	Pouls til House
	for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be
	used safely for the use intended"
	Check one
	 with one or more recommended registered covenants. without any registered covenant.
	for a development permit, as required by the Local Government Act (Sections 919.1 and
•	920), my report will "assist the local government in determining what conditions or
	requirements under [Section 920] subsection (7.1) it will impose in the permit".
	for a <u>building permit</u> , as required by the Community Charter (Section 56), "the land may be used safely for the use intended"
	Check one
	☐ with one or more recommended registered covenants.
	□ without any registered covenant.
	for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management
	Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely".
	•
	for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended".
David	Neitsch 22 September 2021
Name (print)	M. / / Date
Mail	1. Upster
Sigbature /	
	U

I'll When seismic slope stability assessments are involved, level of landslide safety is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Gulde, Structural Commentaries, Part 4 of Division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is lermed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".

Suite	203	-1962	Ente	prise Way
Address Kelou			1001	F. Cray
(250)		-9060	236	-
Telephone	- $ +$ $+$ $ +$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$	/		-



(Affix Professional seal here)

If the Qualified Professional is a member of a firm, complete the following.

I am a member of the firm Apple Bruin Engineering Inc. and I sign this letter on behalf of the firm. (Print name of firm)

PROJECT: Geohazard Assessment, Proposed
Residential House, 8092 Okanagan Landing
Road, Vernon, BC
Project 1995, 24 September 2021
For: Mr. Bert More

Guidelines for Legislated Landslide Assessments 57 for Proposed Residential Development in British Columbia



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY:

Michelle Austin

Current Planner

COUNCIL MEETING: REG oxtimes COW oxtimes I/C oxtimes

COUNCIL MEETING DATE: November 22, 2021

REPORT DATE: November 10, 2021

FILE: 3090-20 (DVP00532)

SUBJECT:

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR MT. FOSTHALL DRIVE

PURPOSE:

To review Development Variance Permit #DVP00532 to allow construction on slopes 30% or greater and subdivision of land where less than 100m² of contiguous buildable area is provided.

RECOMMENDATION:

THAT Council not approve Development Variance Permit #DVP00532 on Lot B, Sec 26, Tp 9, ODYD, Plan KAP77864 (Mt. Fosthall Drive) to vary the Zoning Bylaw #5000, Section 4.16 – Hillside Development Areas regulations for Proposed Strata Lot 1;

AND FURTHER, that the Public Input for Development Variance Permit #DVP00532, Mt. Fosthall Drive, be heard together with the Public Hearing for Bylaw #5875 "Mt. Fosthall Drive Land Use Contract LTO Registration Number N978, Discharge Bylaw #5875, 2021" scheduled for Monday, December 13, 2021 at 5:30 pm in Council Chambers as outlined in the report titled "Development Variance Permit Application for Mt. Fosthall Drive" dated November 10, 2021 and respectfully submitted by the Current Planner.

ALTERNATIVES & IMPLICATIONS:

- 1. THAT Council approve Development Variance Permit #DVP00532 on Lot B, Sec 26, Tp 9, ODYD, Plan KAP77864 (Mt. Fosthall Drive) by varying Zoning Bylaw #5000, Section 4.16 Hillside Development Areas regulations for Proposed Strata Lot 1 as follows;
 - a) Section 4.16.1 to allow construction of buildings, structures or swimming pools on a slope of 30% or greater; and
 - b) Section 4.16.2 to allow subdivision of land where less than 100m² of contiguous buildable area is provided;

AND FURTHER that, prior to the issuance the Development Variance Permit #DVP00532, the following conditions be satisfied:

- a) That the proposed bareland strata subdivision plan (Attachment 2), dated April 29, 2021 and September 17, 2021, showing the slopes and contiguous buildable area of proposed Strata Lot 1, be attached to and form part of DVP00532;
- b) That the Geohazard Assessment (Attachment 4), dated March 29, 2021 be attached to and form part of DVP00532; and

c) That the owner obtains a Hillside Environmental Development Permit, according to the Hillside Guidelines 2008 and Environmental Management Areas Strategy 2014 prior to issuance of the development variance permit.

Note: Approval of the requested variances would enable the owner to pursue subdivision and construction approvals for all proposed strata lots 1 – 6, rather than lots 2 – 6. This alternative recommendation is contrary to the City of Vernon's Zoning Bylaw general development regulations for hillside development put in place for a number of reasons including the protection of ridgeline views, environmentally sensitive areas and drainage management. Supplemental studies required to process a Hillside Environmental Development Permit would help to inform the decision-making process related to the proposed subdivision application.

ANALYSIS:

A. Committee Recommendations:

At its meeting of October 26, 2021, the Advisory Planning Committee passed the following resolution:

THAT Council not approve Development Variance Permit Application #DVP00532 on Lot B, Sec 26, Tp 9, ODYD, Plan KAP77864 (Mt. Fosthall Drive) to vary the Zoning Bylaw #5000, Section 4.16 – Hillside Development Areas regulations for Proposed Strata Lot 1.

B. Rationale:

- The subject property is located in the upper northwest portion of Middleton Mountain, adjacent to Hawks Landing, an existing strata development located at 1040 Mt. Revelstoke Place, as shown in Figures 1 and 2.
- 2. The property is currently regulated by a Land Use Contract (LUC). The owner has a concurrent application (#LUC00024) in progress to discharge the LUC from the title of the property, allowing Zoning Bylaw #5000 and the underlying Small Lot Residential (R4) zone (Attachment 1) to govern. Normally the LUC and DVP applications would be presented to Council at the same meeting, however, the variance was postponed at the request of the applicant.
- 3. If Council discharges the LUC, the Zoning Bylaw #5000 R4 zone will regulate use and development of the subject property. If Council does not discharge the LUC, the property will continue to be regulated by it until June 30, 2024, when all LUCs in the province will be automatically terminated under the Local Government Act (LGA). At that time, the underlying R4 zoning will govern the land use of the property.

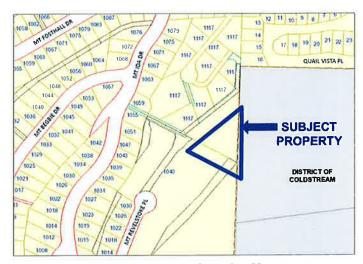


Figure 1: Property Location Map



Figure 2: Aerial Photo of Property

- 4. The property is currently vacant and the owner would like to subdivide into 6 bare land strata lots with the access road as common property. The proposed bareland strata subdivision plan (Attachment 2) shows the proposed lot layout, roadway, building envelopes, slopes and contiguous buildable area based on the R4 zone, assuming the LUC is discharged.
- 5. Proposed strata lot 1 does not meet the Hillside Development Area Regulations in Section 4.16 of Zoning Bylaw #5000 (Attachment 3), as follows:
 - Section 4.16.1 No construction of a building, structure or swimming pool is permitted on slopes 30% or greater.
 - Figure 3 shows a 3D representation of the property elevations (in grey) overlaid with slope ≥ 30% (in orange).
 Most of proposed lot 1 (Attachment 2), and its building envelope, consist of slopes >30%.
 - Section 4.16.2 No subdivision of land creating lots is permitted where less than 100m² of contiguous buildable area which meets all Zoning Bylaw regulations for each lot is provided.



Figure 3: LIDAR with ≥30% Slopes

- Proposed Lot 1 has a contiguous buildable area of only 51m² (Attachment 2) which indicates that the lot is not able to support the footprint of a standard house without significant land alteration. The proposed variance would result in land alteration to create a larger building pad in excess of 51m².
- 6. Administration does not support the variance requests for the following reasons:
 - a) The creation of, and construction on, a lot with insufficient buildable area under 30% slope is not supported. There are heightened risks to the landowner, adjacent property owners and the municipality for building on slopes, including stormwater runoff and landslides. These risks are intensified with climate change unpredictability and rise in severe weather events (e.g. drought, rainfall).
 - b) The Environmental Management Strategy (EMS) identifies almost the entire property as having a medium conservation value areas of moderate ecological importance based on ecosystem rarity and sensitivity and/or value to rare wildlife. This triggers the requirement for an Environmental Development Permit (DP) prior to construction, subdivision and land alteration. A DP application has not been submitted nor has a site level environmental assessment been provided to evaluate the appropriateness of the proposed six lot subdivision.
 - c) The Zoning Bylaw's construction prohibition on ≥30% slopes is married with the Official Community Plan (OCP) Hillside Guidelines 2008 and should be not be viewed in isolation. A brief geohazard assessment report (Attachment 4) has been provided which does not adequately address the Hillside Guidelines 2008 requirements nor has a Hillside DP been applied for. Therefore, it is difficult to evaluate the appropriateness of the development proposal in its entirety with respect to protecting environmental features, blending with the natural setting, preserving ridgeline views and managing stormwater.

d) Proposed lot 1 fails both Zoning Bylaw "tests" for appropriate hillside development: 1) steepness and 2) sufficient contiguous buildable area. This indicates that the lot is challenging to develop and may not support the footprint of a standard house without significant challenges and substantial land alteration.

C. Attachments:

Attachment 1 - Zoning Bylaw #5000, Small Lot Residential (R4) Zone

Attachment 2 – Proposed Bareland Strata Subdivision

Attachment 3 - Zoning Bylaw #5000, Section 4.16 - Hillside Development Areas

Attachment 4 - Geohazard Assessment

D. Council's Strategic Plan 2019 - 2022 Goals/Action Items:

The subject application involves the following goals/action items in Council's Strategic Plan 2019 – 2022:

> N/A

E. Relevant Policy/Bylaws/Resolutions:

- 1. The following provision of Zoning Bylaw #5000, Section 4.16 Hillside Development Areas -Development Regulations are relevant to the subject application:
 - > Section 4.16.1 No construction of a building, structure or swimming pool is permitted on slopes 30% or greater.
 - > Section 4.16.2 No subdivision of land creating lots is permitted where less than 100m² of contiguous buildable area which meets all Zoning Bylaw regulations for each lot is provided.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

Will Pearce, CAO

Date: 15. NOVEMBER 2021

Michelle Austin **Current Planner**

Shawn Knuhtsen Signer 1

Kim Flick

Director, Community Infrastructure and Development

REVIEWED WITH		
☐ Corporate Services ☐ Bylaw Compliance ☐ Real Estate ☐ RCMP ☐ Fire & Rescue Services ☐ Human Resources ☐ Financial Services ☐ COMMITTEE: APC ☐ OTHER:	 □ Operations □ Public Works/Airport □ Facilities □ Utilities □ Recreation Services □ Parks 	 □ Current Planning □ Long Range Planning & Sustainability □ Building & Licensing □ Engineering Development Services □ Infrastructure Management □ Transportation □ Economic Development & Tourism

\\gw1\groups\3000-3699 LAND ADMINISTRATION\3090 DEVELOPMENT VARIANCE PERMITS\20 Applications\DVP00532\2 PROC\Rpt\Council Rpt\211110_ma_CouncilRpt_DVP00532.docx

R4

9.5 R4: Small Lot Residential

9.5.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible uses, on smaller urban serviced **lots**. The R4c sub-zoning district allows for **care centre**, **major** as an additional use. The R4h sub-zoning district allows for **home based business**, **major** as an additional use. (Bylaw 5467)

9.5.2 Primary Uses

- care centre, major (use is only permitted with the R4c sub-zoning district)
- single detached housing
- semi-detached housing (Bylaw 5715)

9.5.3 Secondary Uses

- boarding rooms
- bed and breakfast homes (in single detached housing only) (Bylaw 5498)
- care centres, minor
- home based businesses, minor
- home based businesses, major (use is only permitted with the R4h sub-zoning district)
- secondary suites (in single detached housing only)

9.5.4 Subdivision Regulations

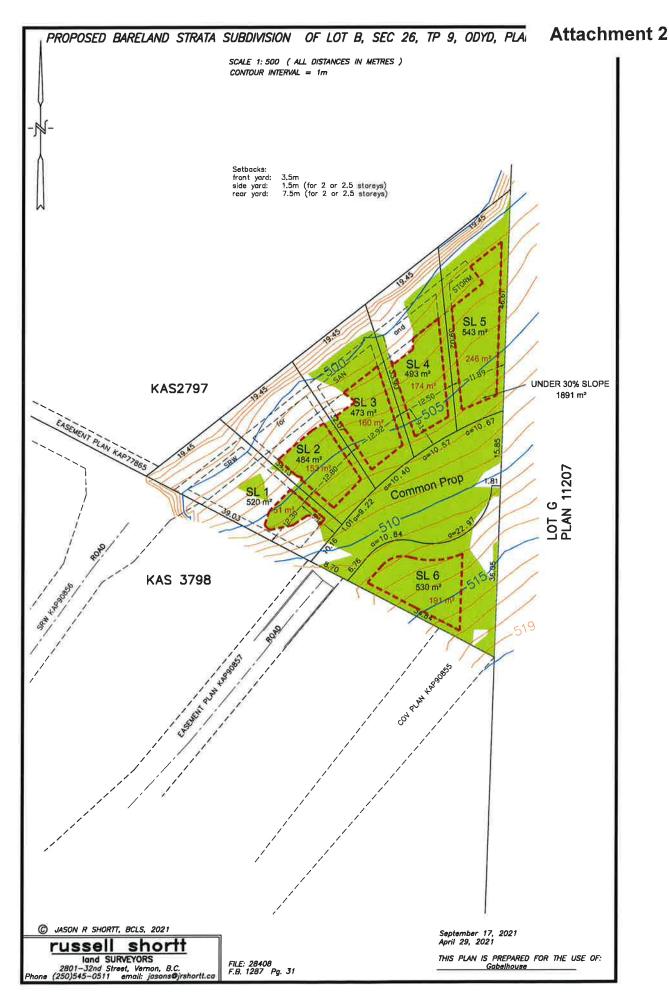
- Minimum lot width is 10.0m, except it is 14.0m for a corner lot.
- Minimum lot area is 320m², or 10,000m² if not serviced by a community sewer system.

9.5.5 Development Regulations

- Maximum site coverage is 40% and together with driveways, parking areas and impermeable surfaces shall not exceed 50%.
- Maximum height is the lesser of 10.0m or 2.5 storeys, except it is 4.5m for secondary buildings and structures.
- Minimum front yard is 3.5m.
- Minimum side yard is 1.2m for a 1 or 1.5 storey portion of a building and 1.5m for a 2 or 2.5 storey portion of a building, except it is 3.5m 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.
- For party wall semi-detached housing one side yard, not flanking a street, may be reduced to 0.0m. There shall be no windows or doors on the side of the dwelling without the side yard.
- Minimum rear yard is 6.0m for a 1 or 1.5 storey portion of a building and 7.5m for a 2 or 2.5 storey portion of a building, except it is 1.0m for secondary buildings. Where the lot width exceeds the lot depth, the minimum rear yard is 4.5m provided that one side yard shall have a minimum width of 4.5m.
- The maximum height of any vertical wall element facing a front, flanking or rear yard (including walkout basements) is the lesser of 6.5m or 2.5 storeys, above which the building must be set back at least 1.2m.

9.5.6 Other Regulations

- There shall be no more than one single detached house or one semi-detached unit per lot. (Bylaw 5715)
- Where development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.
- One garage or carport, or the location for one, shall be provided on the lot.
- 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 **height** and **setbacks** of the **building** as specified in each **zone**.
- 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)



4.15 Development Covenants

4.15.1 At the time of rezoning, prior to bylaw adoption, City Council may at its discretion require the property owner to register a covenant on the title of the property limiting the permitted uses and/or densities within the approved land use zones, so as to reflect the specific approved development plan.

4.16 Hillside Development Areas

- 4.16.1 Vernon's Official Community Plan (OCP) establishes Development Permit Areas (DPAs) for all areas within the City of Vernon. Vernon's Hillside Guidelines and Regulations Policy defines hillsides and provides Goals and Objectives for development of lands on hillsides and slopes under 30%. No construction of a building, structure or swimming pool is permitted on slopes 30% or greater.
- 4.16.2 No subdivision of land creating lots is permitted where less than 100m² of contiguous buildable area which meets all bylaw regulations herein for each lot is provided, with the exception of boundary lot adjustments.

 (Bylaw 5433)





March 29, 2021

ISSUED FOR USE FILE: 704-ENG.KGEO03583-01 Via Email: bgabelhouse@shaw.ca

1144219 BC Ltd. 2092 Bennett Road Kelowna, BC V1V 2C2

Attention:

Bob Gabelhouse

Subject:

Mt. Fosthall Lot Geohazard Assessment

1.0 INTRODUCTION

Tetra Tech Canada Inc. (Tetra Tech) have been retained by 1144219 BC Ltd. (the client) to undertake a geohazard assessment report for a proposed development at the "Mt. Fosthall Drive" property in Vernon, BC (the site) as shown see Figure 1.

Based on information provided by the client, we understand that a development permit is being sought to subdivide the property into six residential lots as shown in Appendix A. The City of Vernon has requested that the client provide a geotechnical report addressing potential hazards and slope stability and this report provides information to address that request.

2.0 FIELDWORK

Fieldwork for the project has included a walkover assessment and testpit exploration program that occurred on March 18, 2020. The walkover assessment involved checking the site as well as the land above and below the site for signs of previous slope instabilities, groundwater seepage and other geohazards.

The testpit exploration program included excavation of six testpits across the site to depths of up to 2.7 m, logging of soils encountered and collection of soil samples for laboratory soil classification testing. Detailed testpit logs are provided in Appendix B and testpit locations are shown in Figure 1. A summary of testpit locations and depth details is provided below in Table 2-1.

Table 2-1: Summary of Testpit Location Details

ID	Completed Depth (m)	Easting1 (m NAD83)	Northing ¹ (m NAD83)
TP21-01	2.0	339487	5568230
TP21-02	1.0	339463	5568245
TP21-03	0.9	339448	5568256
TP21-04	1.8	339469	5568274
TP21-05	2.1	339493	5568298
TP21-06	2.7	339490	5568266

Notes:

1 - NAD = North American Datum 1983, Zone 11; Coordinates estimated from ESRI basemap service.

Tetra Tech Canada Inc. 150, 1715 Dickson Avenue Kelowna, BC V1Y 9G6 CANADA Tel 250.862.4832 Fax 250 862.2941



3.0 LABORATORY TESTING

Laboratory testing was undertaken on three of the soil samples collected to help characterize materials overlying bedrock at the site. Testing included grain size analysis and moisture content. Detailed laboratory test results are attached in Appendix C and a summary of laboratory test results is presented in Table 3-1.

Table 3-1: Summary of Testpit Location Details

	Depth	Moisture		Grain Size Analysis	
Sample ID	(m)	Content (%)	Gravel (%)	Sand (%)	Fines (%)
TP21-01	1.3	14.9	16	60	24
TP21-04	1.0	10.4	30	57	13
TP21-06	1.5	4.0	21	65	14

4.0 SITE CONDITIONS

4.1 Location and Topography

The property is located on the northwest slopes of Middleton Mountain and is bordered to the north, south and west by existing developments and to the east by undeveloped hillside. Based on a site walkover and City of Vernon 2016 contour data, most of the site has slopes of less than 17° (30%) (see Figure 2). The steeper sloped areas are mostly restricted to the western comer of the property and the rock cut along the northwestern property boundary.

4.2 Geology

The site generally contains a thin layer of slope colluvium that is up to approximately 2.5 m thick over bedrock with isolated patches of glacial till. There are also a number of exposed bedrock outcrops at the site (see Figure 1). The materials over the bedrock are generally comprised of silty or gravelly sand.

The regional geological map for the area (Okulitch, A.V, 2013) suggests several rock types may be present at the site that include:

- Conglomerate, breccia, and undivided volcanic rocks.
- Ultramafic intrusive rock and dykes.
- Some sedimentary limestone and siltstone.

Observation of bedrock outcrop as well as rock cuts at the north and west of the site suggest that most rock at the site is likely to be comprised of breccia with some conglomerate and some intrusive dykes. In most testpits the upper 0.1 to 0.3 m of rock appeared to be highly to completely weathered and resembled a soil. Past this weathered horizon rock material, it generally becomes moderately weathered and is weak to moderately strong.



4.3 Groundwater

Groundwater was not encountered in any of the testpits during this investigation and no groundwater springs or seeps were noted at the site. Minor groundwater seepage was noted in the rock cut at the end of Mt. Revelstoke place (see Figure 1).

5.0 GEOHAZARDS

Our investigation did not indicate the presence of any significant geohazards at the site or in adjacent sites that were likely to affect this area at present. Likewise, it is our assessment that with suitable geotechnical design, the proposed subdivision and development of the site can occur in a safe manner.

Specific geotechnical design should be undertaken during detailed design but general recommendations with respect to geohazards based on our current assessment include:

- Given shallow bedrock, stormwater collection and dissipation at the site will need to be designed to
 accommodate an extremely low infiltration rate or stormwater will need to be discharge within any existing city
 drainage system.
- For general design purposes, building foundations or fill slopes should be set back a minimum of 5 m from the
 current top of rock cut (~ 3 m from the current fence line). Foundations may be able to extend close to the rock
 cut but would require specific geotechnical design.

6.0 LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of 1144219 BC Ltd. and their agents. Tetra Tech Canada Inc. (operating as Tetra Tech) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than 1144219 BC Ltd, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this document is subject to the Limitations on the Use of this Document attached in the Appendix or Contractual Terms and Conditions executed by both parties.





7.0 CLOSURE

We trust this document meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully Submitted, Tetra Tech Canada Inc.

Prepared by: Shane Greene, MSc., P.Eng. Geotechnical Engineer Engineering Practice Direct Line: 778.940.1205 shane.greene@tetratech.com

/bi

Attachments

FILE 704-ENG KGE003583-01

Reviewed by:
German Martinez, P.Eng.
Senior Geotechnical Engineer
Engineering Practice
Direct Line: 778.940.1224
german.martinez@tetratech.com



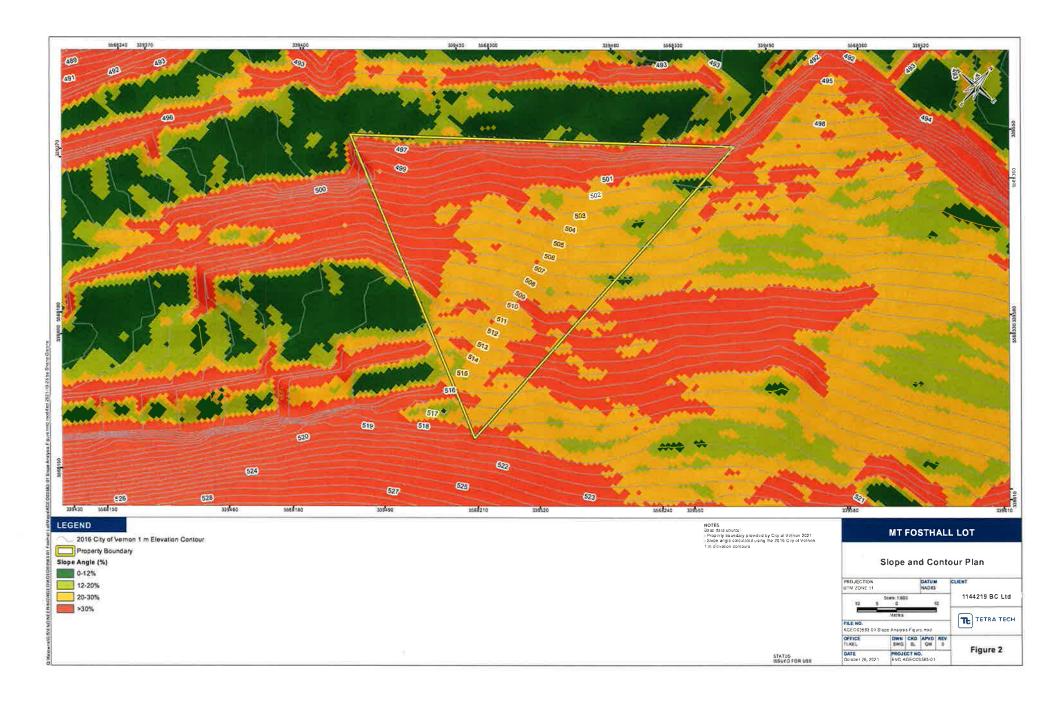
FIGURES

Figure 1 Site Location and Layout Plan

Figure 2 Slope and Contour Plan





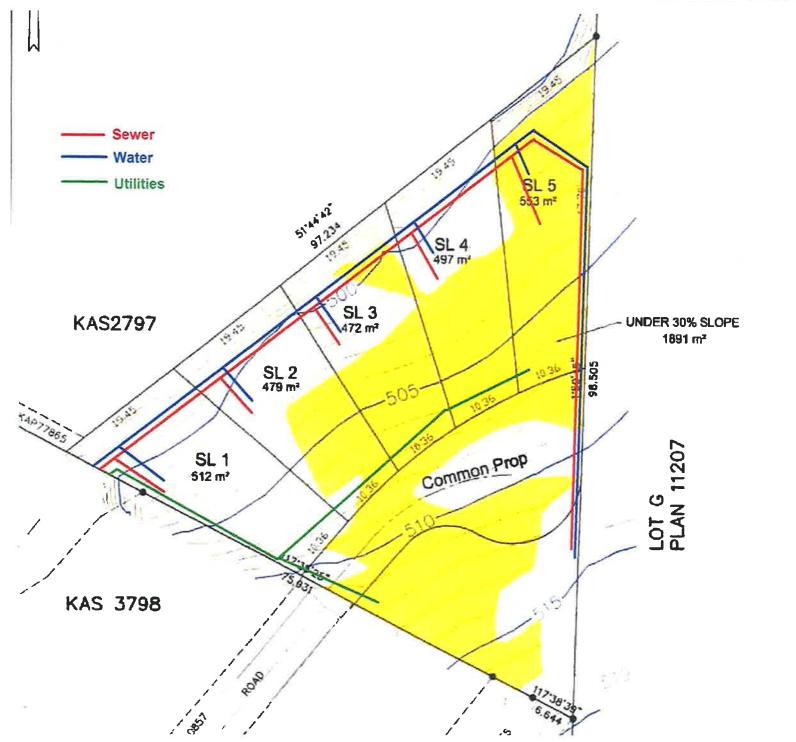




APPENDIX A

SUPPLIED INFORMATION







APPENDIX B

TESTPIT LOGS



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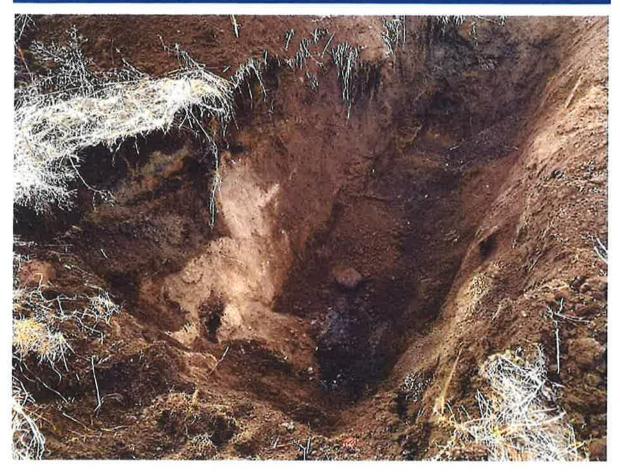
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		1144219 BC Ltd	Testpit No: TP21 Project: Fosthall Lot Geohazard Assessmen			Pro	ject	No: E	NG.KGEO03	583-01		
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APPENDIX C

LABORATORY TEST RESULTS



SIEVE ANALYSIS REPORT

Washed Sleve: ASTM C136 and C117

Project No.:

ENG.KGE003583-01

Project:

Lot B Fosthall Drive

Client:

1144219 BC Ltd.

Attention:

See e-mail distribution

Email:

See e-mail distribution

Description: 25 mm (-) SAND, silty, some gravel

Source:

TP21-01

Depth:

1.3 m

Supplier:

N/A

Specification: N/A

Sample No.:

KS-9360

Date Sampled:

March 18, 2021

Sampled by:

LS

Date Tested:

March 22, 2021

Tested by:

LS

Office: Kelowna

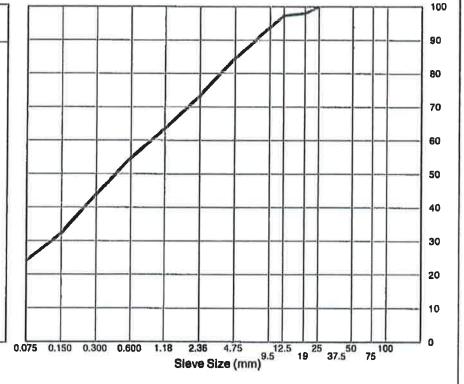
Moisture Content (as received):

14.9%

No. Crushed Faces: One (1) or Two (2)

By particle mass:

Sleve Size	Percent
Size	Passing
1 1	
25	100
19	98
12.5	97
9.5	94
4.75	84
2.36	73
1.18	63
0.600	55
0.300	44
0.150	32
0.075	24.1



Remarks:

Reviewed By:

Data presented hereon is for the sole use of the stipulated client. Tetra Tech is not responsible, nor can be herd fiable, for use made of this report by any other party, with or without the knowledge of Tetra Tech. The testing services reported herein have been performed to recognized industri standards, unless noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specification compliance or material suitability. Should engineering interpretation be required. Tetra Tech will provide it upon written request.

TE TETRA TECH

SIEVE ANALYSIS REPORT

Washed Sleve: ASTM C136 and C117

Project No.:

ENG.KGE003583-01

Project:

Lot B Fosthall Drive

Client:

1144219 BC Ltd.

Attention:

See e-mail distribution

Email:

See e-mail distribution

Description:

25 mm (-) SAND, gravelly, some silt

Source:

TP21-04

Depth:

1.0 m

Supplier:

N/A

Specification: N/A

Sample No.: KS-9361

Date Sampled:

March 18, 2021

Sampled by:

LS

Date Tested:

March 22, 2021

Tested by: LS Office: Kelowna

Moisture Content (as received):

10.4%

No. Crushed Faces: One (1) or Two (2)

By particle mass:

Sieve Size	Percent Passing											
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.150	17											\top
.075	12.7							75 (mm) ⁹				100

Remarks:

Reviewed By:

Data presented hereon is for the sole use of the stipulated client. Telra Tech is not responsible nor can be held liable, for use made of this appoint by any other party with or without the knowledge of Tetra Tech. The testing services reported herein have been performed to recognized in justly standards, unless noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specification compliance or material suitability. Should engineering interpretation be required. Tetra Tech will provide it upon written request.

TETRA TECH

SIEVE ANALYSIS REPORT

Washed Sleve: ASTM C136 and C117

Project No.: ENG.KGEO03583-01

Project:

Lot B Fosthall Drive

Client:

1144219 BC Ltd.

Attention:

See e-mail distribution

Email:

See e-mail distribution

Description: 25 mm (-) SAND, gravelly, some silt

Source:

TP21-06

Depth:

1.5 m

Supplier:

N/A

Specification: N/A

Sample No.:

KS-9362

Date Sampled:

March 18, 2021

Sampled by:

Date Tested:

March 22, 2021

Tested by:

LS

Office: Kelowna

Moisture Content (as received):

4.0%

No. Crushed Faces: One (1) or Two (2)

By particle mass:

								Percent Passing	Sieve
	+++-								
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-			4		+				
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1								24	0.300
1								18	0.150
⅃,	5 ⁵⁰ 75 100			2.36 Sieve Si:	0.600 1.	150 0.300	0.075 0.	14.1	0.075

Remarks:

Reviewed By:

Data presented hereon is for the sofe use of the stipulated client. Tetra Tech is not responsible, nor can be held flable, for use made of this top. by arry other party, with or without the knowledge of Tetra Tech. The leating services reported herein have been performed to recognized industry standards, unless noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specifical compliance or material suitability. Should engineering interpretation be required. Tetra Tech will provide it upon written request.

TETRA TECH



APPENDIX D

TETRA TECH'S LIMITATIONS ON THE USE OF THIS DOCUMENT



LIMITATIONS ON USE OF THIS DOCUMENT

GEOTECHNICAL

1.1 USE OF DOCUMENT AND OWNERSHIP

This document pertains to a specific site, a specific development, and a specific scope of work. The document may include plans, drawings, profiles and other supporting documents that collectively constitute the document (the "Professional Document").

The Professional Document is intended for the sole use of TETRA TECH's Client (the "Client") as specifically identified in the TETRA TECH Services Agreement or other Contractual Agreement entered into with the Client (either of which is termed the "Contract" herein). TETRA TECH does not accept any responsibility for the accuracy of any of the data, analyses, recommendations or other contents of the Professional Document when it is used or relied upon by any party other than the Client, unless authorized in writing by TETRA TECH.

Any unauthorized use of the Professional Document is at the sole risk of the user. TETRA TECH accepts no responsibility whatsoever for any loss or damage where such loss or damage is alleged to be or, is in fact, caused by the unauthorized use of the Professional Document.

Where TETRA TECH has expressly authorized the use of the Professional Document by a third party (an "Authorized Party"), consideration for such authorization is the Authorized Party's acceptance of these Limitations on Use of this Document as well as any limitations on liability contained in the Contract with the Client (all of which is collectively termed the "Limitations on Liability"). The Authorized Party should carefully review both these Limitations on Use of this Document and the Contract prior to making any use of the Professional Document. Any use made of the Professional Document by an Authorized Party constitutes the Authorized Party's express acceptance of, and agreement to, the Limitations on Liability.

The Professional Document and any other form or type of data or documents generated by TETRA TECH during the performance of the work are TETRA TECH's professional work product and shall remain the copyright property of TETRA TECH.

The Professional Document is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of TETRA TECH. Additional copies of the Document, if required, may be obtained upon request.

1.2 ALTERNATIVE DOCUMENT FORMAT

Where TETRA TECH submits electronic file and/or hard copy versions of the Professional Document or any drawings or other project-related documents and deliverables (collectively termed TETRA TECH's "Instruments of Professional Service"), only the signed and/or sealed versions shall be considered final. The original signed and/or sealed electronic file and/or hard copy version archived by TETRA TECH shall be deemed to be the original. TETRA TECH will archive a protected digital copy of the original signed and/or sealed version for a period of 10 years.

Both electronic file and/or hard copy versions of TETRA TECH's Instruments of Professional Service shall not, under any circumstances, be altered by any party except TETRA TECH. TETRA TECH's Instruments of Professional Service will be used only and exactly as submitted by TETRA TECH.

Electronic files submitted by TETRA TECH have been prepared and submitted using specific software and hardware systems. TETRA TECH makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

1

1.3 STANDARD OF CARE

Services performed by TETRA TECH for the Professional Document have been conducted in accordance with the Contract, in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions in the jurisdiction in which the services are provided. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this Professional Document. No warranty or guarantee, express or implied, is made concerning the test results, comments, recommendations, or any other portion of the Professional Document.

If any error or omission is detected by the Client or an Authorized Party, the error or omission must be immediately brought to the attention of TETRA TECH.

1.4 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that it has fully cooperated with TETRA TECH with respect to the provision of all available information on the past, present, and proposed conditions on the site, including historical information respecting the use of the site. The Client further acknowledges that in order for TETRA TECH to properly provide the services contracted for in the Contract, TETRA TECH has relied upon the Client with respect to both the full disclosure and accuracy of any such information.

1.6 INFORMATION PROVIDED TO TETRA TECH BY OTHERS

During the performance of the work and the preparation of this Professional Document, TETRA TECH may have relied on information provided by third parties other than the Client.

While TETRA TECH endeavours to verify the accuracy of such information, TETRA TECH accepts no responsibility for the accuracy or the reliability of such information even where inaccurate or unreliable information impacts any recommendations, design or other deliverables and causes the Client or an Authorized Party loss or damage.

1.6 GENERAL LIMITATIONS OF DOCUMENT

This Professional Document is based solely on the conditions presented and the data available to TETRA TECH at the time the data were collected in the field or gathered from available databases.

The Client, and any Authorized Party, acknowledges that the Professional Document is based on limited data and that the conclusions, opinions, and recommendations contained in the Professional Document are the result of the application of professional judgment to such limited data.

The Professional Document is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site conditions present, or variation in assumed conditions which might form the basis of design or recommendations as outlined in this document, at or on the development proposed as of the date of the Professional Document requires a supplementary exploration, investigation, and assessment.

TETRA TECH is neither qualified to, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the property, the decisions on which are the sole responsibility of the Client.



1.7 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, TETRA TECH has not been retained to explore, address or consider and has not explored, addressed or considered any environmental or regulatory issues associated with development on the subject site.

1.8 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems, methods and standards employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. TETRA TECH does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

1.9 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

1.10 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of test holes and/or soil/rock exposures. Stratigraphy is known only at the locations of the test hole or exposure. Actual geology and stratigraphy between test holes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historical environment. TETRA TECH does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional exploration and review may be necessary.

1.11 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

1.12 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

1.13 INFLUENCE OF CONSTRUCTION ACTIVITY

Construction activity can impact structural performance of adjacent buildings and other Installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques, and construction sequence are known.

1.14 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, and the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

1.15 DRAINAGE SYSTEMS

Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function. Where temporary or permanent drainage systems are installed within or around a structure, these systems must protect the structure from loss of ground due to mechanisms such as internal erosion and must be designed so as to assure continued satisfactory performance of the drains. Specific design details regarding the geotechnical aspects of such systems (e.g. bedding material, surrounding soil, soil cover, geotextile type) should be reviewed by the geotechnical engineer to confirm the performance of the system is consistent with the conditions used in the geotechnical design.

1.16 DESIGN PARAMETERS

Bearing capacities for Limit States or Allowable Stress Design, strength/stiffness properties and similar geotechnical design parameters quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition used in this report. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions considered in this report in fact exist at the site.

1.17 SAMPLES

TETRA TECH will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.

1.18 APPLICABLE CODES, STANDARDS, GUIDELINES & BEST PRACTICE

This document has been prepared based on the applicable codes, standards, guidelines or best practice as identified in the report. Some mandated codes, standards and guidelines (such as ASTM, AASHTO Bridge Design/Construction Codes, Canadian Highway Bridge Design Code, National/Provincial Building Codes) are routinely updated and corrections made. TETRA TECH cannot predict nor be held liable for any such future changes, amendments, errors or omissions in these documents that may have a bearing on the assessment, design or analyses included in this report.

ADMINISTRATION UPDATES November 22, 2021 **REGULAR** COUNCIL MEETING

File: 0550-05

COMMUNITY INFRASTRUCTURE AND DEVELOPMENT SERVICES (REGULAR)

Foothills & Anticipated Traffic from Build Out

Arising from Council Inquiries at its Regular Meeting of September 7, 2021, Administration can advise that Transportation Impact Assessments (TIA) have been completed for the Silver Star Foothills Development and Keifer Estates. The Silver Star Foothills Development projected growth to 2030 and 2040 as those are the planned completion dates of the two phases of construction. The TIA analyzed the performance of these Silver Star Road intersections: Blackcomb Way, Foothills Drive and Phoenix Drive with and without the development traffic. The Keifer Estates TIA analyzed the performance, to 2030, of these Phoenix Drive intersections: Nakiska Drive and Silver Star Road with and without the development traffic. Both TIAs based their analysis on the current intersection configuration and both concluded that all the intersections would operate within the City's accepted performance thresholds and no intersection improvements were recommended. The City also has identified Development Cost Charge (DCC) transportation projects. These projects are designed to mitigate the impacts of the development planned in the Foothills Neighbourhood Plan over a twenty year time frame. The DCC projects on Silver Star Road (Figure 1) are as follows:

TR1: Pleasant Valley Road intersection two lane roundabout. Pleasant valley Road to Pearson Road: 4 travel lanes, a centre turn lane, 2 bike lanes, a sidewalk on the north side and a Multi-use path on the south side. Pearson Road to Cunningham Road 2 travel lanes, 2 bike lanes and a Multi-Use Path (MUP) on the south side (All works completed with two exceptions. The MUP which is planned to be constructed in 2021/2022 and the construction of the sidewalk is not yet scheduled)

TR2: From Cunningham Road to Hitchcock Road a MUP on the south/east side to Blackcomb Way and on the west/north side Blackcomb way to Hitchcock Road (MUP constructed Hitchcock to Blackcomb Way, remainder planned for 2022/23)

TR23: A roundabout at Phoenix Drive (not yet scheduled, but will be scheduled as needed to address traffic volumes and development on east side of Silver Star Road)

TR26: Blackcomb Way Intersection to have 2 travels lanes, 1 centre turn lane/median with street lights and enhance crosswalk (complete except crosswalk enhancement)

The remaining undeveloped area in the north east will have an estimated 500 housing units by 2035. The access points are expected to be an improved Hitchcock Road and Nakiska Drive. TIAs will be required to analyze its impact on the transportation network prior to the development proceeding.

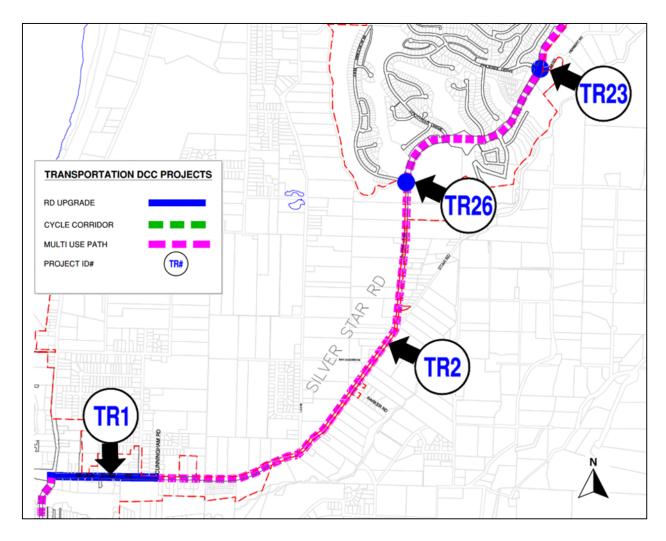


Figure 1: DCC Projects on Silver Star Road



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY:

Ellen Croy

Transportation Planner

COUNCIL MEETING: REG oxtimes COW oxtimes I/C oxtimes

COUNCIL MEETING DATE: November 22, 2021

REPORT DATE: November 8, 2021

FILE: 8300-07

SUBJECT:

TRAFFIC BYLAW #5600 AMENDMENTS FOR RV PARKING

PURPOSE:

To provide amendments to Traffic Bylaw #5600 to prohibit recreational vehicles (RVs) from setting up (deploying slides and jacks) on City roads.

RECOMMENDATION:

THAT Council endorse the proposed amendments to Traffic Bylaw #5600, as outlined in Attachment 1 in the report titled "Traffic Bylaw #5600 Amendments for RV Parking", dated November 8, 2021 and respectfully submitted by the Transportation Planner;

AND FURTHER, that Council endorse the proposed amendments to Bylaw Notice Enforcement Bylaw #5250, as outlined in Attachment 2 in the report titled "Traffic Bylaw #5600 Amendments for RV Parking", dated November 8, 2021 and respectfully submitted by the Transportation Planner;

AND FURTHER, that Council endorse proposed amendments to Municipal Ticket Information Bylaw #5300, as outlined in Attachment 3 in the report titled "Traffic Bylaw #5600 Amendments for RV Parking", dated November 8, 2021 and respectfully submitted by the Transportation Planner.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council receive the report titled "Traffic Bylaw #5600 Amendments for RV Parking", dated November 8, 2021 and respectfully submitted by the Transportation Planner, for information.

Note: This would result in no changes to Traffic Bylaw #5600 and no adjustments to prohibit RVs from setting up on City roadways.

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

- Arising from its Regular Meeting of October 12, 2021, Council directed Administration to provide amendments to Traffic Bylaw #5600 to prohibit recreational vehicles (RVs) from setting up (deploying slides and jacks) on City roadways.
- 2. The proposed Traffic Bylaw #5600 amendments (Attachment 1) incorporate the requested change. To continue to allow RV users to load and unload before or after trips (if they require RV stabilization to do so), the proposed bylaw amendment would still allow users to stabilize their RV on public road right-of-

way for the purpose of loading or unloading for no longer than 24 consecutive hours if they are in a residential zone.

3. To align with the proposed changes to Traffic Bylaw #5600, Administration also recommends that complementary amendments be made to Bylaw Notice Enforcement Bylaw #5250 (Attachment 2) and Municipal Ticket Information Bylaw #5300 (Attachment 3).

C. Attachments:

Attachment 1: Proposed Traffic Bylaw #5600 Amendments for RV Parking Attachment 2: Proposed Bylaw Notice Enforcement Bylaw #5250 Amendments Attachment 3: Proposed Municipal Ticket Information Bylaw #5300 Amendments

D. Council's Strategic Plan 2019 – 2022 Goals/Action Items:

The subject Traffic Bylaw #5600 amendments for RV Parking do not involve the goals/action items in Council's Strategic Plan 2019 – 2022.

E. Relevant Policy/Bylaws/Resolutions:

1. At its Regular Meeting of October 12, 2021, Council passed the following resolution:

THAT Council direct Administration to make amendments to Traffic Bylaw #5600 to prohibit recreational vehicles from setting up (deploying slides and jacks) on municipal roads.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Nov 17 2021 12:54 PM

Docu Digit

Approved for submission to Council:

Will Pearce, CAO

Date: 18.NOVEMBER 7672

Ellen Croy

Transportation Planner

HUZBED

Nov 17 2021 12:54 PM

Amenda Watson

Docu Sign

Kim Flick

Director, Community Infrastructure and Development

REVIEWED WITH		
☐ Corporate Services ☐ Bylaw Compliance ☐ Real Estate ☐ RCMP ☐ Fire & Rescue Services ☐ Human Resources ☐ Financial Services ☐ COMMITTEE: ☐ OTHER:	 □ Operations □ Public Works/Airport □ Facilities □ Utilities □ Recreation Services □ Parks 	 □ Current Planning □ Long Range Planning & Sustainability □ Building & Licensing □ Engineering Development Services □ Infrastructure Management □ Transportation □ Economic Development & Tourism

G:\8300-8799 TRANSPORTATION\8300 ROADS\07 Transportation Bylaws Review\Rpts & Resolutions\211108_RPT_Traffic Bylaw RV Parking.docx

THE CORPORATION OF THE CITY OF VERNON BYLAW NUMBER 5878

A bylaw to amend "Traffic Bylaw Number 5600,
2018"

WHEREAS the Corporation of the City of Vernon has deemed it necessary to amend the "Traffic Bylaw Number 5600, 2018."

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

This Bylaw may be cited as "Traffic (RV Parking) Amendment Bylaw Number 5878, 2021".

Amendments:

- SECTION 4 PARKING RESTRICTIONS is hereby amended with the additions as shown in RED on attached Schedule '1', forming part of this bylaw, to include changes related to Recreational Vehicles parking with jacks and slides deployed (or equivalent materials).
- 2. "Traffic Bylaw Number 5600, 2018" is hereby ratified and confirmed in every other respect.

READ A FIRST T	IME this	day of	, 2021.	
READ A SECON	O TIME this	day of	, 2021.	
READ A THIRD T	TME this	day of	, 2021.	
ADOPTED this	day of	, 20	21.	
Mayor		Co	rporate Officer	

Attached to and forming Part of "Traffic (RV Parking) Amendment Bylaw Number 5878, 2021"

SCHEDULE A

4 PARKING RESTRICTIONS

- 4.1 Except as directed by a police officer, Bylaw Officer, or the Fire Chief, or as permitted by a Traffic Control Device, a person must not Stop or Park a Vehicle:
 - (mm) classified as a Recreational Vehicle in a manner where it is stabilized, secure or otherwise prevented from movement, including the use of jacks, blocks, stabilizers, bricks or other material, unless in a Residential Zone for a period no longer than 24 consecutive hours;
 - (nn) classified as a Recreational Vehicle in any manner where extendable parts of that Recreational Vehicle, known as "push outs", "slide outs", or "awnings" are operated, used, deployed, or opened.

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5880

A bylaw	to amend '	"Bylaw	Notice	Enforcement
	Bylaw Nu	mber 5	250, 20	011"

WHEREAS the Corporation of the City of Vernon has deemed it necessary to amend the "Bylaw Notice Enforcement Bylaw Number 5250, 2011."

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

This Bylaw may be cited as "Bylaw Notice Enforcement (Traffic Bylaw RV Parking)
Amendment Bylaw Number 5880, 2021".

Amendments:

- The Traffic Bylaw section is hereby amended with the additions as shown in RED on attached Schedule '1', forming part of this bylaw, to align with RV parking amendments made to Traffic Bylaw #5600,
- 2. "Bylaw Notice Enforcement Bylaw Number 5250, 2011" is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this		day of	2021
READ A SECOND TIME to	day of	2021,	
READ A THIRD TIME this		day of	2021.
ADOPTED this	day of	2021.	

Mayor	Corporate Officer	

SCHEDULE '1'
Attached to and forming Part of
"Bylaw Notice Enforcement (Traffic Bylaw RV Parking) Amendment Bylaw Number 5880,
2021"

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available
Traffic	Bylaw					
5600	4.1 (mm)	RV parked with stabilization	\$90.00	\$100.00	\$110.00	YES
5600	4.1 (nn)	RV parked with parts extended	\$90.00	\$100.00	\$110.00	YES

THE CORPORATION OF THE CITY OF VERNON BYLAW NUMBER 5879

A bylaw to amend "Municipal Ticket Information Bylaw Number 5300, 2011"

WHEREAS the Corporation of the City of Vernon has deemed it necessary to amend the "Municipal Ticket Information Bylaw Number 5300, 2011."

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

This Bylaw may be cited as "Municipal Ticket Information (Traffic Bylaw RV Parking) Amendment Bylaw Number 5879, 2021".

Amendments:

- The Traffic Bylaw section is hereby amended with the additions as shown in RED on attached Schedule '1', forming part of this bylaw, to align with RV parking amendments made to Traffic Bylaw #5600,
- 2. "Bylaw Notice Enforcement Bylaw Number 5250, 2011" is hereby ratified and confirmed in every other respect.

READ A FIRST TI	ME this	day of	2021,
READ A SECOND	TIME this	day of	2021.
READ A THIRD TI	ME this	day of	2021.
ADOPTED this	day of	2021.	

Mayor	Corporate Officer	

SCHEDULE '1'

Attached to and forming Part of "Municipal Ticket Information (Traffic Bylaw RV Parking) Amendment Bylaw Number 5879, 2021"

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty		
Penalty Early Payment Penalty Traffic Bylaw						
5600	4.1 (mm)	RV parked with stabilization	\$200.00			
5600	4.1 (nn)	RV parked with parts extended	\$200.00	\$150.00		



THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO:

Will Pearce, CAO

FILE:

5400-03

PC:

Patti Bridal, Deputy CAO

DATE: November 10, 2021

FROM:

Ian Adkins, Manager Roads, Drainage and Airport

James Rice, Director, Operations

SUBJECT: LED STREETLIGHT CONVERSION - UPDATE

At the October 28, 2019, Regular Meeting, Council approved the design and conversion of approximately 1,200 streetlights from High Pressure Sodium (HPS) to Light Emitting Diode (LED). The total estimated cost of the project was \$717,000 and was funded from Casino Reserves.

Administration obtained the services of a qualified professional to audit the City's existing street light inventory and complete the design phase of the project. LED streetlighting has made significant advancements in recent years that allowed the City to select a light fixture that provides a warm colour of light (3000k) that is closer to the traditional HPS light and still meet the desired efficiency. It should be noted that prior to the conversion there were areas in the City that did not meet minimum lighting requirements due to conditions such as existing pole spacing, location and heights. The conversion to LED's did not correct these lighting deficiencies.

The conversion of the City's Street lights to LED's was completed by contract forces in October of this year. In total, 1,183 HPS lights were replaced with LED's.

After the completion of the conversion project, it is estimated that a 78% reduction in energy consumption will be achieved. This reduction equates to annual savings of approximately \$68,000 related to BC Hydro utility fees. LED street lights also require less maintenance than traditional HPS streetlights resulting in a further annual savings of approximately \$22,000. The proposed 2022 operating budget has been adjusted accordingly. The estimated return on investment for this project is approximately 5 years. Its also important to note that the expected life expectancy of the new LED fixtures is 20 years (5 times longer than HPS).

Figure 1 below details the existing HPS wattage and energy demand compared to the replacement LED wattage.

Figure 1

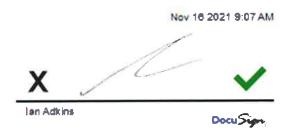
	Existing Inventory (HPS)		
Туре	Actual Wattage	Qty	Demand (kw)
Cobrahead - HPS 250W	310	1	0.3
Cobrahead - HPS 150W	190	720	136.8
Cobrahead - HPS 100W	130	448	58.2
Cobrahead - HPS 70W	95	14	1.3
	Total	1183	196.6
hadran afficient and a	After Conversion (LED)		
Туре	Actual Wattage	Qty	Demand (kW)
Cobrahead - LED 81W	80	47	3.8
Cobrahead - LED 66W	65	119	7.9
Cobrahead - LED 53W	55	40	2.2
Cobrahead - LED 45W	45	119	8.9
Cobrahead - LED 38W	39	69	2.6
Cobrahead - LED 29W	30	131	3.76
Cobrahead - LED 24W	25	578	13.8
	Total	1183	43.0

As part of the original \$717,000 budget, Council also the supply and installation of 6 air quality monitors within the community as well as the design and replacement of the recently installed LED lights on 35th Avenue from PV Road to 29th Street. The air quality monitors have been installed and are operational. Administration will provide Council air quality data next spring during the spring sweeping program. The LED lighting has been ordered for 35th Avenue from PV Road to 29th Street and is scheduled to be installed by the spring of 2022. The estimated final cost of the project including additions is approximately \$500,000. There are some small outstanding project charges that have not been received. The following Images provide a comparison of the lighting within the community before and after the LED conversion.



RECOMMENDATION:

THAT Council receive the memo titled "LED Streetlight Conversion-Update" dated November 10, 2021 respectfully submitted by the Manager of Roads, Drainage and Airport for information.



Ian Adkins, Manager Roads, Drainage and Airport



THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO: W. Pearce, CAO **FILE**: 6750-01

PC: K. Flick, Director, Community Infrastructure & DATE: November 10, 2021

Development

FROM: J. Perrott, Manager, Economic Development and Tourism

SUBJECT: 2900 BLOCK STREET CLOSURE YEAR END REPORT

At its Regular Meeting of June 14, 2021, Council passed the following resolution:

THAT Council Request Administration to plan for the closure of 30th Avenue (2900 block), seven days a week from July 1, 2021 until September 7, 2021;

AND FURTHER, that Council work towards a long-term solution for the closure of the 2900 block of 30th Avenue in future years;

AND FURTHER, that Administration supply a proposed budget, not to exceed \$50,000, with source of funds, at the June 21, 2021 Special Meeting of Council.

At its Special Meeting of June 21, 2021, Council made the following resolution:

THAT Council authorize the expenditure of up to \$50,000 for the City's expenses for the nine-and-a-half-week closure of the 2900 block of 30th Avenue, funded from the 2020 unexpended uncommitted reserve;

AND FURTHER, that Council authorize the change of use of \$12,000 granted to the Downtown Vernon Association for 'Civic Sounds' in the approved 2021 Financial Plan, to be applied to programming, activation and animation of the 2900 Block Plaza initiative during 2021.

The 2900 Block of 30th Avenue was closed from July 1 to September 7, 2021 (63 days) as a pilot project initiated by Council to enhance the downtown experience by creating a temporary vibrant, useable and welcoming public space for area businesses to utilize and community members to use. The closure was coordinated by several City Departments (Transportation, Operations, Bylaw & Tourism) in collaboration with the Downtown Vernon Association (DVA).

The DVA provided management of this new temporary public space that included daily cleaning, watering of additional flower planters, emptying of public garbage receptacles, and setting up bunting flags that added colour and interest to the plaza. The DVA assigned a staff member to be a Plaza Attendant throughout the pilot project to fulfil many of the daily maintenance activities listed above and to be the primary point of contact for

questions or concerns for area businesses. Additionally, the DVA programmed live music and entertainment in the space for numerous days throughout the season to further attract and activate the space.

As a pilot project, this year's closure faced extraordinary challenges that made it difficult to properly gauge the benefits of the closure. Those challenges included, but were not limited to:



- Short notice for businesses and the DVA staff of the closure that limited the
 opportunity for area businesses to plan for and order supplies to create an outdoor
 space for their clients.
- Record setting high temperatures (aka 'Heat Dome') at the launch of the pilot closure which made outdoor activities uncomfortable.
- Poor air quality due to forest fire activity in the region for much of late July and August which limited outdoor activity for many.
- Limited availability of staff for restaurants that resulted in many restaurant operators limiting service areas beyond existing indoor and outdoor seating and hours of operation.
- Evolving COVID-19 Public Health Guidelines that limited business capacities and impacted consumer behaviours.

During the 2021 Business Walks, Administration met with many of the businesses on the 2900 block of 30th Avenue to get a better understanding of the pilot closure. Generally, many of the businesses were positive about the closure, but felt that with the short notice for the closure combined with the heat and smoky skies, they had limited opportunities to utilize the closure for their businesses. One business indicated that the closure was detrimental to their businesses as their regular customers were unable to park in front of their business and chose to use another business in town instead. Other businesses in the area indicated that they would be receptive to a closure in 2022, provided there was early consultation with them so they had time to plan for their involvement.

DVA staff have completed a survey and post closure report for their Board of Directors, but the results of that report were not yet available to the City at the time of this report. It is anticipated that the report would provide information regarding the operational impacts for the DVA and feedback from surveys to both area businesses and visitors to the 2900 block. Administration will continue to work the DVA Board regarding the results of this report.

At the October 20, 2021 Tourism Commission meeting, Commission members had a brief discussion of the closure as part of the regular Roundtable updates. Comment highlights from the Tourism Commission meeting minutes included:

- "Next year the businesses will be putting out more of an interesting (not barricaded) area, make it attractive, the businesses will want to work with it."
- "Due to COVID-19, it would assist if there was better directional signage, and guidance of where people can sit and go with their food and beverages."
- "It would be nice if the events could be expanded in some parts of the evenings once / week it would be really incredible."
- "We need to revisit with more planning and more partnership. We need to look at it now, remove some of the barriers."

Administration reached out to the Downtown Kelowna Association (DKA) Executive Director in early Fall to ascertain the success of the second year of the seasonal closure of Bernard Avenue in Kelowna and to learn about the process undertaken by the City of Kelowna and DKA to prepare for 2021. Staff of the DKA indicated that their closure for the second year was done in partnership between the City of Kelowna, Tourism Kelowna, and the DKA with planning meetings beginning in late 2020. With a longer planning period, the DKA and its partners could adequately plan for, identify, consult, and access the resources required for a successful closure in 2021.

Administration met several times with the Executive Director of the DVA prior to their departure from the organization at the end of October 2021. During those meetings, the Executive Director indicated that the closure had a much bigger operational impact on the organization than expected. The short notice of the closure required a swift reallocation of resources and impacted their anticipated work plan. Once the DVA has hired a new Executive Director (anticipated for late 2021/early 2022), consultation regarding a 2022 closure can resume.

Based on the experiences gained this year and the feedback provided, should a closure of the 2900 block of 30th Avenue be sought by Council for 2022, there are numerous areas of consideration that should be explored with the DVA and area businesses including interest, capacity, and resources needed before proceeding with a second summer closure.

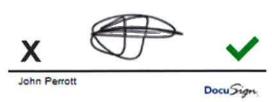
RECOMMENDATION:

THAT Council direct Administration to consult with the Downtown Vernon Association and businesses in the 2900 block of 30th Avenue to identify a plan and required resources for a closure in the summer of 2022 for Council's consideration as outlined in the memorandum titled "2900 Block Street Closure Year End Report" dated November 10, 2021 respectfully submitted by John Perrott, Manager, Economic Development and Tourism;

AND FURTHER, that Administration provide Council with an update of the outcomes of these consultations in the first quarter of 2022.

Respectfully submitted:

Nov 16 2021 1:49 PM



John Perrott Manager, Economic Development and Tourism

\\gw1\groups\6400-6999 PLANNING AND DEVELOPMENT\6750 ECONOMIC DEVELOPMENT\01 General\\RPT\211110_jp_memo_2900_block_closure_report.docx



THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO:

Will Pearce, Chief Administrative Officer

FILE:

0530-01

PC:

Kevin Poole, Director Community Safety, Lands

DATE:

November 10, 2021

FROM:

Keri-Ann Austin, Manager, Legislative Services

SUBJECT:

2022 REGULAR COUNCIL MEETING DATES

Pursuant to Council Procedure Bylaw 4840, Administration has prepared the draft 2022 Council Calendar (Attachment 1). As required by Bylaw 4840 (Attachment 2), Regular Council meetings are to be scheduled on the second and fourth Monday of each month with the following exceptions:

July, August and December

and Administration

One Regular Council meeting shall be scheduled in each month.

September

Meetings shall be adjusted annually to accommodate the annual Union of BC Municipalities Convention (scheduled to be held September 12 to 16, 2022); therefore, the first meeting will be scheduled on Tuesday, September 6, 2022.

October

In the year in which Local General Elections will be held, there shall only be one regular meeting scheduled on the second Monday of that month.

November

In the year in which Local General Elections will be held, the inaugural meeting must be scheduled within the first 10 days of November.

2022 Regular Council Meeting Dates							
January 10 January 24	May 9 May 24 (Tuesday)	September 6 (Tuesday) September 26					
February 14 February 28	June 13 June 27	October 11 (Tuesday)					
March 14 March 28	July 18	November 7 (Inaugural) November 14 November 28					
April 11 April 25	August 15	December 12					

Committee of the Whole meetings are scheduled on the same dates as Regular Council meeting dates. Where a Regular Council meeting falls on a Monday that is a statutory holiday, the Regular Council meeting is scheduled on the Tuesday immediately following.

For convenient reference, the draft 2022 Council Calendar also includes: required advanced voting and general voting dates; the date to be held for a Budget Process Workshop, the dates to be held for the Council Orientation Workshop following the inaugural meeting; and dates for which special meetings will be scheduled to provide direction for and review of the annual municipal budget (June and December respectively).

Absent from the draft 2022 Council Calendar are the Acting Mayor Designates. Given that a new Council member will be sworn in at a Special Meeting of Council on December 14, 2021, and at this same meeting Committee Appointments will be made, it would be appropriate to include the new Council member in the rotation of Acting Mayor Designates at that time.

In accordance with section 127 of the Community Charter, notice of the 2022 Schedule of Regular Council Meetings must be published annually in the local newspaper and this will proceed in December as it is not necessary to publish the Acting Mayor Designates.

If Council wished to amend the meeting dates, this would be inconsistent with Council Procedure Bylaw 4840 and a resolution of Council would be required.

RECOMMENDATION:

THAT Council receives for information the memorandum titled "2022 Regular Council Meeting Dates" dated November 10, 2021, respectfully submitted by the Manager, Legislative Services.

Respectfully submitted.

Keri-Ann Austin

Manager, Legislative Services

Attachment 1 - Draft 2022 Calendar of Regular Council Meeting Dates

Attachment 2 – Excerpt of Council Procedure Bylaw #4840

The Corpo January Acting Mayor						rpo	ration of The City o															
									ebrua cting Ma				March Acting Mayor									
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Workshops Phone: 250-545-1361 Admin Fax: 250-545-4048									В	9	10	11	12	13	14							
Committee of the Whole 8:40am admin@vernon.ca Regular Open Council Meetings 1:30pm									15	16	17	18	19	20	21							
<u> —</u> , ғ	Public Hearing 5:30pm WWW.Vernon.ca											22	23	24	25	26	27	28				
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SILGA - Southern Interior Local Government Association | Salmon Arm, BC (April 26 - 29, 2022)
LGMA - Local Government Management Association | Penticton, BC (June 21 - 23, 2022)
FCM - Federation of Canadian Municipalities | Regina, SK (June 2 - 5, 2022)
UBCM- Union of BC Municipalities | Whistier, BC (September 12 - 16, 2022)
GFOA BC - Government Financial Officers Association BC | Penticton, BC (June 1 - 3, 2022)

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BYLAW NUMBER 4840 - CONSOLIDATED

PART II - MEETINGS OF COUNCIL

1. Inaugural Meeting

- (a) Following a general local election, the first **Council** meeting must be held within the first ten (10) days of November in the year of the election. (Bylaw 5662)
- (b) If a quorum of **council** members elected at the general local election has not taken office by the date of the meeting referred to in subsection (1) (a), the first **Council** meeting must be called by the **Corporate Officer** and held as soon as reasonably possible after a quorum has taken office.
- 2. Designation of Member to Act in Place of Mayor
 - (a) At the inaugural meeting, the **Mayor** must from amongst its members designate Councillors to serve on a rotating basis as the member responsible for acting in the place of the **Mayor** or when the **Mayor** is absent or otherwise unable to act or when the office of the **Mayor** is vacant.
 - (b) Each Councillor designated under section 2 (a) must fulfill the responsibilities of the **Mayor** in his or her absence.
 - (c) If both the **Mayor** and the member designated under section 2 (a) are absent form the **Council** meeting, the **Council** members present must by resolution appoint a **Councillor** to preside at the **Council** meeting.
 - (d) The member designated under section 2 (a) or chosen under section 2 (c) has the same powers and duties as the **Mayor**.
- 3. Regular, Committee of the Whole and In Camera meetings

City Council meets for Council meetings in City Hall, or elsewhere as directed by a majority vote, at 8:40 a.m. on the second and fourth Monday in each month; when such meeting falls on a statutory holiday, it will be held on the next day City Hall is open following which is not a statutory holiday. The meeting will adjourn and reconvene at 1:30 p.m. The Council meeting will commence with Committee of the Whole at 8:40 am and adjourn to reconvene at 1:30 pm for the Regular Open meeting.

Committee of the Whole meetings are to be conducted in the same manner of rules and procedures as Regular meetings of Council.

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BYLAW NUMBER 4840 - CONSOLIDATED

In Camera (confidential) portions of the meetings are held, as required, under Section 90 of the Community Charter. (See Section 7) Such meetings will follow Committee of the Whole meetings.

Unless:

- (a) a quorum is not present within fifteen minutes after the time appointed for the meeting, in which case the names of the members then present shall be entered in the minute book; or
- (b) a resolution was passed at that meeting or previous meeting of the **Council** that the next meeting will be held at a place and at a time specified in the resolution; or
- (c) a notice is given pursuant to the *Community Charter* that the meeting is replaced by another meeting to be held at the place and at the time specified in the notice.

No meeting will be scheduled during the fourth week of December.

No meeting will be scheduled during the fourth week of August.

Two regular meetings of Council shall be scheduled for the months of January, February, March, April, May, June, September, October, November and one regular meeting of Council shall be scheduled for July, August and December. (Bylaw 5792)

The Two regular Meetings during the month of September shall be adjusted annually so that no Council Meeting will be scheduled during the annual Union of BC Municipalities Conference.

On a Local Government Election year, there shall only be one regular meeting scheduled on the second Monday of October. (Bylaw 5662)

4. Agenda

- (a) The **Mayor** shall set the agendas.
- (b) Subject to the provisions of this Bylaw, for regular meetings, the **Corporate Officer** shall deliver a copy of the agenda to each member of **Council** at least 72 hours before the day of the meeting.
- (c) To enable the **Corporate Officer** to prepare the Regular meeting agenda, all documents, matters and business to be submitted to **Council**, except those items introduced by members of **Council** as a "Notice of Motion" pursuant to Section 16 shall be delivered to the **Corporate Officer** not later than 4:00 p.m. on the Monday prior to the Regular meeting.



THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO: Will Pearce, CAO

FILE: 1850-02

PC: Mayor and Council

DATE: November 9, 2021

FROM: Terry Martens, Manager, Financial Operations

SUBJECT: COUNCIL DISCRETIONARY GRANT APPLICATIONS - OCTOBER INTAKE

The Finance Committee, at its November 9, 2021 meeting reviewed the October 2021 Council Discretionary Grant applications. There were 14 applications totalling \$112,021. The total funds available are \$23,100. The Committee recommendation below allocated the full amount of available funds.

The Finance Committee adopted the following for Council's consideration.

RECOMMENDATION:

THAT Council approves the recommendations regarding the Council Discretionary Grants from the Finance Committee as follows:

- 1. THAT Council **deny** a Council Discretionary Grant to Air Rescue One Heli Wrench Society in the amount of \$10,000 with a three-year commitment totalling \$30,000 as the City has limited funds for disbursement.
- 2. THAT Council **deny** a Council Discretionary Grant to Men's Shed Vernon in the amount of \$2,000 as an application has already been submitted in 2021.
- 3. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to Okanagan Quality Life Society in the amount of \$6,000 to provide first aid recertification for their 56 volunteer boat captains.
- 4. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to Okanagan Science Centre in the amount of \$10,000 to build a special exhibit to promote hearing awareness in the community.
- 5. THAT Council **deny** a Council Discretionary Grant to Okanagan Screen Arts Society in the amount of \$8,750 as the City has limited funds for disbursement.
- 6. THAT Council **deny** a Council Discretionary Grant to Shuswap Okanagan Treatment Centre Society in the amount of \$8,800 as the City has limited funds for disbursement.
- 7. THAT Council **deny** a Council Discretionary Grant to Turning Points Collaborative Society in the amount of \$20,000 as the City has limited funds for disbursement.

- 8. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to Vernon & District Riding Club in the amount of \$5,070 to purchase sand for sand rings.
- 9. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to Vernon & District Immigrant and Community Services Society in the amount of \$2,030 to produce the Vernon Multicultural Market as a one-day event in the Spring of 2022.
- 10. THAT Council **deny** a Council Discretionary Grant to Vernon Girls Trumpet Band in the amount of \$4,265 as an application has already been submitted in 2021.
- 11. THAT Council **deny** a Council Discretionary Grant to Vernon Lawn Bowling Club in the amount of \$19,486 due to incomplete submitted financial statements.
- 12. THAT Council **deny** a Council Discretionary Grant to Vernon Pickleball Association in the amount of \$5,000 as an application has already been submitted in 2021.
- 13.THAT Council **deny** a Council Discretionary Grant to 223 Red Lion Squadron Sponsoring Committee as a specific request of funds was not indicated on their application.
- 14. THAT Council **deny** a Council Discretionary Grant to Sleep in Heavenly Peace as the application was not complete.

Respectfully submitted,



THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO: Will Pearce, CAO FILE: 1970-13:67

PC: Mayor and Council DATE: November 9, 2021

Debra Law, Director, Financial Services

FROM: Terry Martens, Manager, Financial Operations

SUBJECT: PROPOSED AMENDMENTS TO REGIONAL STERILE INSECT RELEASE

PROGRAM TAXATION

The Regional District of North Okanagan (RDNO) has requested input from all funding partners of the RDNO Sterile Insect Release (SIR) program for a proposed amendment to the funding mechanism. This program is provided by the Okanagan-Kootenay Sterile Insect Release Program in four regional districts. Locally, the funding partners in the North Okanagan include - Vernon, Coldstream, Spallumcheen, Armstrong and Electoral Areas B & C. Currently, tax funding is levied through the regional district tax requisition on the basis of blanket taxation on the value of land only in addition to a parcel tax on specific orchard properties. For the City of Vernon in 2021, blanket taxation totalled \$182,217 and the parcel tax totalled \$18,286 collected from 16 properties.

RDNO is proposing a hybrid model of taxation where the tax burden is spread to taxation on the value of land <u>and</u> improvements with a weight of 75% and taxation based on total taxable acreage with a weight of 25%. The result is no change to the total tax requisition in the region; however, the distribution of taxation shifts the burden to jurisdictions where the orchards exist. No changes are being proposed to the parcel tax. Under the proposed new model, the 2021 SIR tax requisition for Vernon would have decreased from \$182,217 to \$141,434.

The Finance Division supports the proposed amendments for two reasons:

- 1. The model promotes a fairer distribution of taxation; and
- 2. The "land only" tax line on the annual tax notice would be eliminated, thus reducing complexity on the property tax notice.

RECOMMENDATION:

THAT Council receive the internal memorandum titled "Proposed Amendments to Regional Sterile Insect Release Program Taxation" dated November 9, 2021 from the Manager, Financial Operations and that Council direct Administration to provide feedback to the Regional District of North Okanagan supporting the proposed amendments.

Respectfully submitted,

Attachment

1 - RDNO letter dated November 2, 2021

2 - RDNO Bylaw 2914 having received first 2 readings

3 - RDNO staff report dated October 20, 2021

4 - Okanagan-Kootenay Sterile Insect Release Program background information



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:
CITY OF ARMSTRONG
CITY OF ENDERBY
DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY
CITY OF VERNON
TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:
"B" -- SWAN LAKE
"C" -- BX DISTRICT

"E" -- CHERRYVILLE
"F" -- ENDERBY (RURAL)

"D" ~ LUMBY (RURAL)

OFFICE OF:

CORPORATE SERVICES

OUR FILE No.: 3900.2914

November 2, 2021

Nicole Cressman, Corporate Officer City of Armstrong 3570 Bridge Street, Box 40 Armstrong, BC V0E1B0 ncressman@cityofarmstrong.bc.ca

Cindy Graves, Corporate Officer Township of Spallumcheen 4144 Spallumcheen Way Spallumcheen, BC V0E 1B6 cindy.graves@spallumcheentwp.bc.ca Jennifer Graham, Director of Corporate Admin. District of Coldstream 9901 Kalamalka Road Coldstream, BC V1B 1L6 jgraham@coldstream.ca

Keri-Ann Austin, Corporate Officer City of Vernon 3400 30th Street Vernon, BC V1T 5E6 kaustin@vernon.ca

Leah Mellott, General Manager, Electoral Area Administration Regional District of North Okanagan 9848 Aberdeen Road Coldstream, BC V1B 2K9 leah.mellott@rdno.ca

Re: Bylaw No. 2914, 2021

The Board of Directors at their October 20, 2021 regular meeting passed the following resolution:

That Sterile Insect Release Extended Service Establishment Amendment Bylaw No. 2914, 2021 be given First and Second Readings and be referred to the participants for review and comment.

The RDNO is requesting that each participating jurisdiction review the proposed bylaw and provide comment on the new tax base and apportionment formula that includes taxable acreage of pome fruit.

Following consideration by all of the participating jurisdictions, the RDNO will amend the bylaw as required and bring it back to the Board of Directors for Third Reading as amended. After three readings of the bylaw, it will once again be forwarded to all participating jurisdictions for participant approval, prior to receiving approval from the Inspector of Municipalities. Enclosed with this letter is the staff report that accompanied Sterile Insect Release Extended Service Establishment Amendment Bylaw No. 2914, 2021 on the Board of Directors agenda.

We respectfully request that feedback is provided by December 1, 2021.

Letter to: Member Municipalities and Electoral Areas

From: Corporate Services Subject: Bylaw No. 2914

File No.: 3900.2914 Dated: November 2, 2021

Page 2 of 2

The attached staff report covers the background and the impact of the proposed changes. If there are any Corporate Services or Finance related questions or clarification needed, please contact the undersigned.

Yours truly,

Ashley Bevan

Deputy Corporate Officer

/ab

Enc. Bylaw 2914

Staff report dated October 20, 2021

General Manager, Finance

Stephen Banmen, MBA

REGIONAL DISTRICT OF NORTH OKANAGAN BYLAW No. 2914

A bylaw to amend the cost apportionment and the applicable tax base of the Sterile Insect Release Extended Service

WHEREAS Section 283 of the Municipalities Enabling and Validating Act, R.S.B.C. 1960 provides for the establishment of the Okanagan-Kootenay Sterile Insect Release Board for the purpose of providing a Sterile Insect Release Service;

AND WHEREAS the Board of the Regional District of North Okanagan wishes to amend the Regional District of North Okanagan Sterile Insect Release Extended Service Establishment Bylaw No. 834 by amending the cost apportionment formula and the applicable tax base related to cost recovery;

AND WHEREAS the Board has obtained the required consent of the participating areas;

NOW THEREFORE the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as "Sterile Insect Release Extended Service Establishment Amendment Bylaw No. 2914, 2021".

AMENDMENTS

- 2. The Regional District of North Okanagan Sterile Insect Release Extended Service Establishment Bylaw No. 834, 1989 is amended as follows:
 - a. Section 6 is hereby amended by deleting the words "land only" and replacing them with the words "land and improvements" in the first sentence of the second and third bullets.
 - b. Section 8 is hereby deleted in its entirety and replaced with:
 - "8. The SIR Board shall apportion the property value tax for the Sterile Insect Release Program among participating regional districts on the basis of converted land and improvements for regional hospital district purposes from the prior year, weighted at 75% and on the basis of total taxable acreage from the prior year for the Program's service area, weighted at 25%.

The Regional District of North Okanagan shall apportion its share of the property value tax among the participating areas on the basis of converted land and improvements for regional hospital district purposes from the prior year, weighted at 75% and on the basis of total taxable acreage from the prior year for the Program's service area, weighted at 25%."

Read a First, Second Time	this	20th	day of	October, 2021
Read a Third Time	this		day of	, 2021
Consent provided by the participants	this		day of	, 2021
Approved by the Inspector of Municipalities	this		day of	, 2021
ADOPTED	this		day of	, 2021

Chair Kevin Acton Deputy Corporate Officer Ashley Bevan



STAFF REPORT

TO:

Board of Directors

FROM:

Finance Department

SUBJECT: Sterile Insect Release Establishment Bylaw Amendment

manor boparamon.

File No: 3900.2914

Date: October 20, 2021

RECOMMENDATION:

That Sterile Insect Release Establishment Amendment Bylaw No. 2914, 2021 be given First, Second and Third Readings; and further,

That Bylaw No. 2914 be forwarded for Consent of the Participants; and further,

That upon receipt of Consent of the Participants, Bylaw No. 2914 be forwarded to the Inspector of Municipalities for approval.

SUMMARY:

The Regional District of North Okanagan (RDNO), together with the Regional District of Central Okanagan, Columbia Shuswap Regional District and the Regional District of Okanagan Similkameen, is a funding partner of the Okanagan Kootenay Sterile Insect Release Program (SIR).

Following concerns expressed by the RDNO regarding the apportionment of costs among the four regional districts, specifically the fact that the apportionment has been fixed to the 2006 property assessments, SIR undertook a review of the cost apportionment in 2019 and 2020.

Following the review, a new cost apportionment model was agreed to and approved by each of the regional districts and the SIR Board. At the November 18, 2020 RDNO Board of Directors meeting, the Board adopted the following resolution:

"That the apportionment of the annual property value tax burden for the Sterile Insect Release Program among participating regional districts using a hybrid formula that determines each regional district's annual property value tax requisition on:

- the regional district's proportion of the previous year's converted assessment base (land and improvements) for the Program's service area as a whole, weighted at 75%; and
- the regional district's proportion of the previous year's total taxable acreage for the Program's service area as a whole, weighted at 25%;

be supported; and further,

That the phase-in of the new apportionment approach over a four-year period be supported; and further,

File No.: 3900.2914 Date: October 20, 2021 Page 2 of 6

That a request from the four participating regional districts to the Ministry of Municipal Affairs and Housing for an Order in Council to implement the new apportionment approach and phase-in provision be supported."

Subsequent to the Board motion, the Board indicated that it would prefer that the Regional District considers similar changes to its establishment bylaw at this time, rather than wait for the Order in Council (OIC) to be finalized.

DISCUSSION:

In advance of the OIC that will formalize the new inter-regional cost apportionment formula, SIR implemented the new apportionment starting with the 2021 budget and tax requisition based on the strength of the agreement among all four regional districts and the SIR Board.

The changes result in an annual savings of over \$24,000 to the RDNO, representing an 8.3% decrease in the tax requisition, phased-in over four years (2021 to 2024). RDCO's tax requisition will decrease about 5.6%, CSRD's tax requisition will decrease about 3.8% and RDOS's tax requisition will increase by 23.2% over the four years based on the 2020 SIR budget.

SIR has submitted its package to the Province to seek the OIC. SIR received some initial correspondence from the Ministry that their request had been received, as well as a follow up call in the end of August from Ministry staff preparing the files for the Minister. It is still unknown if and when the OIC will be approved.

Following three readings of the proposed bylaw, the bylaw will be forwarded to the participating jurisdictions for approval by the six participants. After participating area approval, the bylaw will be forwarded to the Province for Inspector approval and then to the Board for adoption.

There are numerous provisions within the *Local Government Act* with respect to creating new and amending existing establishing bylaws. Depending upon the circumstances, different processes may be undertaken. In this particular case, assent of the electors by referendum or approval of the electors by alternative approval process is not required unless ordered by the Minister.

The following paragraphs discuss the proposed bylaw amendments with respect to changes in the tax base and the addition of taxable acreage as a factor in the cost apportionment formula.

Tax Base

One of the proposed changes within the establishment bylaw, and consistent with the changes SIR is seeking with its requested OIC, is the change in tax base from 'Land Only' to 'Land and Improvements'. The SIR service is currently the only service within all four regional districts that uses 'Land Only' as its tax base for apportioning, calculating and recovering the tax requisition. As a result, it creates some added administration for all participating municipalities and regional districts, as well as added confusion for the public.

In general, properties that have a high land value relative to their total property assessment will see their property taxes decrease slightly, and those properties that have a low land value relative to their total property assessment will see their property taxes increase slightly.

Re: Sterile Insect Release Establishment Bylaw Amendment

File No.: 3900.2914 Date: October 20, 2021 Page 3 of 6

Acreage Included Within the Apportionment

The main change and largest impact is the inclusion of a jurisdiction's overall SIR taxable acreage of pome fruit within the apportionment formula. The tax requisition is proposed to be apportioned based on 75% of the land & improvements tax base and 25% of the acreage planted in pome fruit. Due to timing issues with parcel tax rolls, assessment rolls, budget processes and tax requisition calculations, the formula utilizes the prior year's tax base and taxable acreage.

The rationale for this method of apportionment, consistent with SIR's requested OIC, recognizes that a jurisdiction that is a more significant benefactor of SIR's service should pay more. For instance under the previous model, the Regional District of Okanagan Similkameen had 45% of the taxable acreage, but its tax requisition was 21% of the total.

It is important to note that the parcel tax on individual orchards is not affected by these changes. Individual orchards that grow pome fruit are subject to the parcel tax. In 2021 the parcel tax rate was \$139.26 per acre. Any change to the parcel tax rate is a decision of the SIR Board in setting its rates and budget.

The proposed changes in the apportionment calculation and the tax base result in positive impacts to some jurisdictions and taxpayers and negative impacts to others. The table below shows the impacts to the participating jurisdictions within the RDNO relative to the 2021 tax requisition.

Property Tax Requisition	2021 Tax Requisition	2021 Adjusted Tax Requisition	\$ Change	% Change
Armstrong	14,381	12,403	(1,978)	(13.8%)
Coldstream	45,711	58,917	13,206	28.9%
Spallumcheen	16,067	25,398	9,331	58.1%
Vernon	182,217	141,434	(40,783)	(22.4%)
EA 'B' & 'C' - Local Area	23,947	44,171	20,224	84.5%
Totals	\$282,323	\$282,323		

Although the table above shows large percentage changes amongst jurisdictions, the actual dollar amount per property is relatively small. In 2021, the tax requisition of \$282,323 equates to a tax rate of \$0.0333 per \$1,000 of taxable land. This equates to \$7.23 for the average residential property assessed at approximately \$217,000 (land only). If the tax requisition was applied to land and improvements, it would equate to a tax rate of \$0.0143, or \$7.23 for the average residential property assessed at approximately \$503,000 (land and improvements).

There is no change to the parcel tax on pome fruit orchards. The acreage is based on a parcel tax roll and the parcel tax rate is set by the SIR Board (currently \$139.26 per acre). The table below shows the 2021 acreage and total parcel tax paid within each jurisdiction.

Totals

Parcel Tax on Orchards	Acreage	Parcel Tax	% of Total
Armstrong	3444	22	0.0%
Coldstream	435.38	60,631	38.3%
Spallumcheen	143.69	20,010	12.6%
Vernon	131.31	18,286	11.5%
EA 'B' & 'C' - Local Area	427.44	59,525	37.6%

1,137.82

The taxpayer supported funding of the SIR Program is a combination of the tax requisition applied to all properties within the SIR service boundaries and the parcel tax paid by pome fruit orchards. The table below shows the combined tax requisition and the parcel tax by jurisdiction, comparing the total 2021 SIR Levy with what it would have been calculated under the proposed bylaw amendment.

\$158,452

100.0%

Total SIR Levy	2021 SIR Levy	2021 Adjusted SIR Levy	\$ Change	% Change
Armstrong	14,381	12,403	(1,978)	(13.8%)
Coldstream	106,342	119,548	13,206	12.4%
Spallumcheen	36,077	45,408	9,331	25.9%
Vernon	200,503	159,720	(40,783)	(20.3%)
EA 'B' & 'C' - Local Area	83,472	103,696	20,224	24.2%
Totals	\$440,775	\$440,775		22

The following points provide some general rationale why the Board may want to proceed or not proceed with the proposed bylaw amendment.

Rationale for Proceeding with the Amendment

- The RDNO establishment bylaw will match the SIR inter-regional cost apportionment methodology that factors in the amount of acreage within each jurisdiction.
- The new cost apportionment may better attract other RDNO jurisdictions that see the benefit of the SIR program to join the service. Any new jurisdiction with no applicable acreage would contribute at a 75% level.
- The bylaw eliminates the use of 'Land Only' assessment as the basis for apportioning, calculating and recovering the tax requisition.

Rationale for Not Proceeding with the Amendment

- Properties within the RDNO with the same assessed values will pay different amounts to the RDNO for the SIR service depending upon the relative amount of pome fruit orchards within their respective municipality or electoral area.
- Although the shift in taxation for an individual property is relatively low on a dollar amount basis, the shift in taxation among the local jurisdictions is high on a percentage basis.

ALTERNATE RECOMMENDATIONS:

1. Wait for the Order in Council
The Board may prefer that the establishment bylaw changes do not occur until after the Province
approves SIR's requested changes through an OIC. The alternate recommendation would be:

File No.: 3900.2914

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Date: October 20, 2021

Report to: Board of Directors From: Finance Department Re: Sterile Insect Release Establishment Bylaw Amendment File No.: 3900.2914 Date: October 20, 2021 Page 5 of 6

That the report dated October 20, 2021 and titled 'Sterile Insect Release Establishment Bylaw Amendment' be received; and further,

That the amendment bylaw be brought back to the Board following the approval of SIR's requested Order in Council.

2. Maintain Status Quo

The Board may not wish to amend the establishment bylaw. There is no requirement to have the inter-regional apportionment by SIR match the RDNO apportionment among its local partners. The alternate recommendation would be:

That the report dated October 20, 2021 and titled 'Sterile Insect Release Establishment Bylaw Amendment' be received and no further action be taken.

3. Amend the Bylaw to Change the Tax Base; Don't Include Acreage in the Apportionment Formula The Board may not be supportive of the redistribution of the tax requisition among the partner jurisdictions with the inclusion of an acreage factor into the apportionment formula, but may still be supportive of changing the tax base from 'Land Only' to 'Land and Improvements'. The alternate recommendation would be:

That the report dated October 20, 2021 and titled 'Sterile Insect Release Establishment Bylaw Amendment' be received; and further,

That an amendment bylaw be brought back to the Board that incorporates land and improvements assessment, rather than land only, to apportion costs and recover taxes.

FINANCIAL/BUDGETARY CONSIDERATIONS:

There is no change to the overall RDNO budget as a result of the proposed bylaw amendment. However, as a result of SIR's implemented changes, the RDNO's share of the overall SIR's budget will be reduced in the years 2021 to 2024.

For the local jurisdictions within the RDNO, the proposed bylaw would shift a higher portion of the SIR tax requisition to those jurisdictions with a relatively higher taxable acreage of pome fruits.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

The adoption of the amendment bylaw requires the approval of the Board of Directors, the approval of 2/3 of the participants (i.e. four of the six participants) and the approval of the Inspector of Municipalities.

The steps involved to amend the establishment bylaw is as follows:

- 1. Prepare the establishment bylaw amendment
- 2. Three readings by the Board of Directors
- 3. Consent of the Participants (requires 2/3 approval)
- 4. Inspector of Municipalities approval
- 5. Adoption by the Board of Directors

Attachment 'A' - Sterile Insect Release Extended Service Establishment Amendment Bylaw No. 2914

Attachment 'B' – SIR Request for Resolutions – November 2020

Attachment 'C' - SIR Summary of Workshop - August 2020

Attachment 'D' - SIR Potential for Legislative Reform - October 2019

File No.: 3900.2914 Date: October 20, 2021 Page 6 of 6

Submitted by:

Reviewed and endorsed by:

Stephen Banmen

General Manager, Finance

Ashley(Bevan

Deputy Corporate Officer

Approved for Inclusion:

David Sewell Chief-Administrative Officer



Okanagan-Kootenay Sterile Insect Release Program Presentations to Regional District Boards on Apportionment November, 2020

REQUEST FOR RESOLUTIONS

BACKGROUND

In late 2019, Okanagan-Kootenay Sterile Insect Release (SIR) Program Directors, Alternate Directors, and Regional District Chief Administrative Officers held a workshop to review the apportionment of the SIR Program's annual value tax burden among the four regional districts that participate in the Program. The workshop was convened as part of a broader SIR Governance Review that the SIR Board, with the support of the participating Regional Districts, initiated to examine the potential for legislative reform and related structural changes for the Program. The workshop was also held in response to concerns raised by the Regional District of North Okanagan regarding the fairness of the current value tax apportionment method, as well as the degree of consistency between the current method and that which is prescribed in the 1990 OKSIR Regulation.

Based on the outcomes of the workshop, the SIR Board of Directors established a Working Group on Apportionment comprised of equal numbers of representatives from each Regional District. The Working Group was asked to study the apportionment issue, consider alternate apportionment methods, and recommend a preferred path forward.

WORKING GROUP ON APPORTIONMENT

In the spring of 2020, members of the Working Group were interviewed to better understand the range of views to consider and to identify opportunities for consensus. In July, 2020, the members came together for a workshop to share their views and consider specific apportionment options.1

Foundation Points

The Group was guided in its discussions by a set of foundation points that emerged from the interviews:

- Partnership Working Group members recognize and wish to strengthen the importance of the inter-regional partnership at the heart of the SIR.
- Broad Benefit Members recognize that the Program provides broad and significant benefit to all communities, residents and ecosystems throughout the service area.
- > Equity Members believe that equity will be strengthened under a formula that reflects each region's relative benefit from the Program. Such a solution will take into account inter-regional differences in pome fruit acreage in addition to differences in converted assessment.
- Praamatism Working Group members recognize that the actual dollar amount assigned to each Regional District is important to consider, cost-sharing rationale notwithstanding. Shifts in the tax burden must be pragmatic to win support.
- Hybrid Approach Members support an approach to cost-sharing that recognizes the

Summary of Workshop paper attached.



broad community benefit provided by the Program, and that reflects the inter-regional differences in the amount of service provided. Such an approach is achieved through a hybrid formula with two apportionment factors:

- some measure of converted assessment
- total taxable acreage (that is, the number of acres of commercial pome fruit orchards)
- > Potential New Revenues The Program anticipates growth in net revenues from sales of product. How these revenues are used will be determined by the SIR Board; however, it is expected that they will help at least in part to offset future tax increases and/or lower the overall tax burden.
- Change Over Time Members recognize that each Regional District's share of total assessment and taxable acres will change every year. As these shares change, so too will the Regional District's share of the value tax burden. The members support the view that changes to the shares of tax burden should occur over time as conditions change.
- Service Area The expansion of SIR service area to include new pome fruit lands needs to be considered by the parties. In the years ahead it is expected that climate change and other factors will create commercial pome fruit opportunities in local jurisdictions that are currently outside of the service area, particularly in the North Okanagan and Shuswap regions.

Apportionment Options

The Working Group examined three apportionment options that were developed based on the foundation points. Each of the options represented a hybrid approach that allocates the value tax burden based on a combination of converted assessment base and taxable acreage. Each of the options also produced a cost-sharing outcome that would change every year in response to changes in

the service area's underlying converted assessment figures and taxable acreage totals.

WORKING GROUP RECOMMENDATIONS

By consensus, the Working Group members recommended to the SIR Board an option that would apportion the Program's annual value tax burden using a combination of:

- each Regional District's share of the previous year's converted assessment base (land and improvements) for the Program's service area as a whole, weighted at 75%
- each Regional District's share of the previous year's taxable acreage for the Program's service area, weighted at 25%

This option emerged from the Working Group's discussion as the fairest option for a number of reasons, including:

- Broad Benefit The option's use of the full converted assessment base (i.e., land and improvements) combined with the relatively high 75% weighting of this factor best takes into account the Program's broad benefit to communities, residents and ecosystems.
- Familiar Basis Full converted assessment in cost-sharing approaches is standard for all four Regional Districts. None of the participating Regional Districts uses land-only for cost allocation in any shared service.
- RDCO's Land Values A reliance on land-only converted assessment would penalize the Regional District of Central Okanagan, whose share of the service area's converted land-only assessment base is disproportionately high compared to its share of the full converted base.

Phase-In Provision

The Working Group recommended that the proposed option be phased-in over four years to ease the transition for the Regional District of Okanagan Similkameen from the current costsharing arrangement to the new approach.

Service Area Extension

The Working Group agreed that further work is needed to develop an approach for expanding the SIR Program's service area. Criteria need to be developed and applied to identify jurisdictions and/or lands for possible addition to the service. A mechanism for adding the new areas needs to be developed and put into effect.

IMPACT OF RECOMMENDED APPORTIONMENT

The recommended approach would shift a portion of the value tax burden from the Regional Districts of Central Okanagan and North Okanagan to the Regional District of Okanagan Similkameen (Columbia Shuswap's portion would remain essentially unchanged). This shift is attributable primarily to the inclusion of taxable acreage in the apportionment formula. As the region with the largest amount of pome fruit acreage, RDOS receives more service from the Program than the

other Regional Districts. The new apportionment approach designed, in part, to reflect this difference. The decision to include the full converted assessment base in the formula also accounts for part of the shift.

The four-year phase-in provision is intended to ease the transition for RDOS to the new model. Design of the provision is complicated by the fact that the annual amount owing from each region under the new approach would change each year in response to changes in the underlying assessment base, and changes in the number of taxable acres. The total requisition for all Regional Districts combined — held constant for the past decade at \$1.7 million — is also expected to change in the years ahead.

Figure 1 projects the impact of the new apportionment method on the four Regional Districts. Embedded in the figure are two key assumptions:

a small annual reduction, beginning in 2022, to RDOS' proportion of the Program's total converted assessment base (land and improvements)

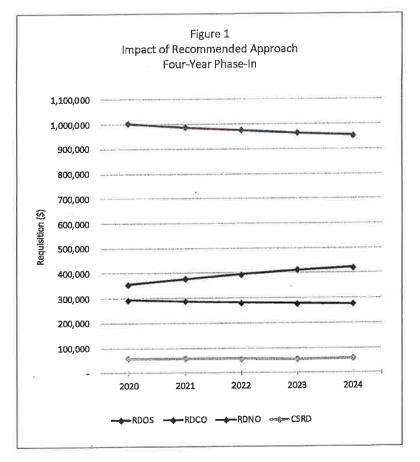
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a small annual reduction in RDOS' proportion of total taxable acres

Both of these assumptions reflect existing trends in the Program's service area.

REGIONAL DISTRICT SUPPORT

The legislative framework within which the SIR Program operates is prescriptive rather than permissive in nature. On the matter of apportionment, the legislation prescribes that the annual value tax burden is to be shared by participating Regional Districts on the basis of converted assessment (land only). In 2006, the Regional Districts themselves determined that



converted assessment (land) was no longer fair given conditions in place at that time. The Regional Districts agreed, as part of a larger restructuring initiative, to introduce a fixed proportion costsharing model. The conflict between the resulting fixed-proportion model, developed by the participants, and the prescribed approach in the Program's legislative framework, contributed to the decisions to undertake the Governance Review and establish the Working Group on Apportionment.²

In the absence of legislative reform, proposed changes to the Program's cost apportionment method must be endorsed by the provincial government and implemented through an Order in Council (OIC). The Ministry of Municipal Affairs and Housing has indicated that the province will respond to a request for an OIC that is supported by all four participating Regional Districts. Support in the form of Board resolutions is the suggested course of action.

REQUEST FOR RESOLUTIONS

At its meeting of October 2, 2020, the SIR Board of Directors received the recommendation of the Working Group for a new value tax burden apportionment method based on a 75-25 combination of converted assessment (land and improvements) and taxable acreage. The Board also received the Working Group's recommendations for a four-year phase-in provision, and the development of a mechanism for expanding the SIR Program service area. The Board endorsed the Working Group's full set of recommendations.

The SIR Board seeks resolutions from the Boards of the participating Regional Districts in support of the proposed apportionment changes. presents the specific resolutions that are being requested.

Figure 2 Requested Resolutions

The SIR Board has endorsed the recommendations of the all-party Working Group on Apportionment. The support of all participating Regional Districts is required in order to implement the recommendations. To that end, the SIR Board requests that the Board of each Regional District pass the following resolutions:

- > THAT the Regional District Board supports apportioning the annual value tax burden of the SIR Program among participating Regional Districts using a hybrid formula that determines each Regional District's annual value tax requisition on:
 - the Regional District's proportion of the previous year's converted assessment base (land and improvements) for the Program's service area as a whole, weighted at 75%
 - the Regional District's proportion of the previous year's total taxable acreage for the Program's service area as a whole, weighted at 25%
- THAT the Regional District Board supports phasing-in the new apportionment approach over a four-year period.
- AND THAT the Regional District Board supports a request from the four participating Regional Districts to the Ministry of Municipal Affairs and Housing for an Order in Council to implement the new apportionment approach and phasein provision.

Potential for Legislative Reform paper attached.



Okanagan Kootenay Sterile Insect Release Program Working Group on Apportionment August, 2020

SUMMARY OF WORKSHOP

INTRODUCTION

On July 17, 2020, the members of the Working Group on Apportionment met in a facilitated workshop to examine options for sharing among participating Regional Districts the annual value tax burden incurred to provide the SIR service. This paper summarizes the workshop discussions and key outcomes.

DISCUSSIONS

Mandate

The workshop began with a brief review of SIR cost recovery, which includes three major sources of revenue:

- parcel taxes paid by commercial growers
- value taxes paid by all local taxpayers, including commercial growers, throughout the service area
- sales of sterile codling moths and egg sheets to buyers outside of the service area

A fourth revenue source for the past several years has been an accumulated operating surplus which the Board has relied on in place of tax increases to fund Program costs. Value tax revenues comprise the largest single component of cost-recovery, and account for close to 60% of all property taxes raised (parcel taxes account for just over 40%).

Members noted that the Working Group was established to address the value tax component — more specifically, the allocation of the annual value tax burden among participating Regional Districts. The parcel tax and sale-of-product revenues are outside of the Group's mandate.

Foundation Points

In the lead-up to the workshop, the SIR Program consultant interviewed each Regional District's Working Group representatives to gather ideas, identify concerns, and understand needs. Arising from the interviews was a set of foundation points to guide workshop discussions. These points were presented to participants both before and at the workshop as follows:

- > Partnership Working Group members recognize and wish to strengthen the importance of the inter-regional partnership at the heart of the SIR.
- > Broad Benefit Members recognize that the Program provides broad and significant benefit to all communities, residents, and ecosystems throughout the service area.
- > Equity Members believe that equity will be strengthened under a formula that reflects each region's relative benefit from the Program. Such a solution will take into account inter-regional differences in pome fruit acreage, in addition to differences in converted assessment.
- > Pragmatism Working Group members recognize that the actual dollar amount assigned to each Regional District is important to consider, cost-sharing rationale notwithstanding. Shifts in the tax burden must be pragmatic to win support.
- Hybrid Approach Members support an approach to costsharing that recognizes the broad community benefit provided by the Program, and that reflects the inter-regional differences in the amount of service provided. Such an approach is supported by a hybrid formula with two costapportionment factors:
 - some measure of converted assessment
 - total taxable acreage (that is, the number of acres of commercial pome fruit orchards)
- > Potential New Revenues The Program anticipates growth in net revenues from sales of product. How these revenues are

- used will be determined by the SIR Board; however, it is expected that they will help at least in part to offset future tax increases and/or lower the overall tax burden. This point is important to keep in mind when considering future cost-sharing impacts.
- > Change Over Time Members recognize that each Regional District's share of total assessment and taxable acres will change every year. As these shares change, so too will the Regional District's share of the value tax burden. The members support the view that changes to the shares of tax burden should occur over time as conditions change.
- > Service Area The expansion of the SIR service area to include new pome fruit lands needs to be considered by the parties. In the years ahead it is expected that climate change and other factors will create commercial pome fruit opportunities in local jurisdictions that are currently outside of the service area, particularly in the North Okanagan and Shuswap regions.

Current Cost-Sharing Approach

Workshop participants were reminded of the cost-sharing approach that has been in place since 2010. This approach allocates the total value tax burden each year in accordance with fixed percentages for each of the participating Regional Districts, as shown in the accompanying pie chart (see next page). The percentages were set based on each Regional District's share of the total converted *land* assessment base that was in place in 2006. The percentages — or shares of value tax burden — have been fixed since 2010, and have not changed as a result of changes in converted assessment values or any other factor that

have occurred over time. The "fixed" nature of the approach is the defining feature of the current cost-sharing arrangement.

Options to Consider

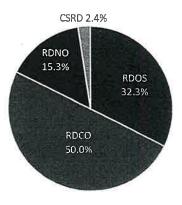
Workshop participants reviewed the three options that were presented in the Apportionment Options paper prepared for the workshop. All



three of the options represent a hybrid approach that allocates the value tax burden based on a combination of a converted assessment base and taxable acreage.

> Option 1 — 50-50 Converted Assessment (L + I) Taxable Acreage

This option allocates cost based on each Regional District's share of the previous year's full converted assessment base (land and improvements). and the region's share of the prior year's total number of taxable acres.¹ The option places equal weight on assessment and acreage.



CSRD 3.4%

RDOS

20.8%

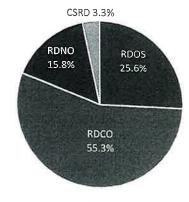
RDNO

17.2%

As the pie chart illustrates, Option 1 shifts a considerable amount of the tax burden from the Regional Districts of Central Okanagan (RDCO), North Okanagan (RDNO), and Columbia Shuswap (CSRD) to the Regional District Okanagan Similkameen (RDOS). The total amount owed by each Regional District every year changes in response to changes in assessment and acreage.

Converted Assessment (L + J)

As with Option 1, Option 2 uses each Regional District's share of the previous year's full converted assessment base (land and improvements), and the region's share of the prior vear's total number of taxable acres. Unlike the previous option, however. Option 2 places more weight on converted



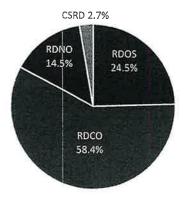
assessment than taxable acreage. This weighting reflects the importance of the Program's broad benefit to residents, communities, and ecosystems throughout the entire service area. The pie chart shows a shift to RDOS, but not as significant a shift as in Option 1. The total amount owed by RDOS and each of the other Regional Districts every year changes in response to changes in assessment and acreage.

cost-sharing must be determined based on the prior year's assessment figures. For a similar reason, the prior year's acreage must be used.

¹ The timing of BC Assessment's release of the revised assessment rolls relative to the Regional Districts' budget deadlines means that annual

Option 3 — 75-25 Converted Assessment (Land) Taxable Acreage

This difference between Option 3 and Option 2 is the type of converted assessment base used to allocate costs (in combination with taxable acreage). Whereas Option 2 uses the full base of *land and improvements*, Option 3 uses the more selective base of *land* only. This difference helps to further



moderate the shift in tax burden to RDOS, as shown in the pie chart. The total amount owed by each of the Regional Districts every year changes in response to changes in assessment and acreage, as is the case under all options.

The three options do not constitute the full, definitive set of cost-sharing options available. They do, however, reflect the key points raised by the Working Group representatives in the interviews that were conducted in advance of the workshop. In their use of converted assessment and taxable acreage, the options capture the desire for a hybrid approach that recognizes the Program's broad community benefit, and that reflects the inter-regional differences in the amount of service provided. The options also produce cost-sharing outcomes that change every year in response to changes in the service area's underlying converted assessment figures and taxable acreage totals.

Phase-In

Working Group members acknowledged that the financial impact on RDOS associated with the options is not insignificant. Members discussed the idea of phasing in the impact as a way to ease the transition from the current cost-sharing arrangement to a new model.

Service Area

The issue of service area was examined as the final discussion point. It was noted that each participating Regional District determines for itself, in conjunction with its own local jurisdictions, which municipalities and electoral areas, and how much of each, are included in the SIR Program service area. RDCO has historically taken the view that all local jurisdictions and all lands throughout the Regional District should be included. RDOS, RDNO, and CSRD have chosen instead to limit Program participation to municipalities and electoral areas — or portions thereof — that had commercial orchards at the Program's inception.

In a cost apportionment system based at least in part on annual converted assessment, the amount of territory in each Regional District that is included in the SIR service area influences the amount each Regional District pays toward the service.

Working Group members noted that ongoing climate change is expected to make additional parts of the North Okanagan and Columbia Shuswap regions suitable for pome fruit commercial orchards. Members agreed on the importance of working with the Regional Districts and — as necessary — the Ministry of Municipal Affairs and Housing to ensure that lands with commercial pome fruit potential that meet specific criteria are

brought into the Program. Allowing pome fruit operations to develop on such lands, outside of the current service area, would put the entire Program at risk.

OUTCOMES

The Working Group reached consensus on a preferred costsharing approach, a cost-sharing phase-in provision, and the need for further work on the issue of service area.

Preferred Cost-Sharing Approach

By consensus, the Working Group members identified Option 2 as the cost-sharing approach to recommend to the SIR Board. For clarity, Option 2 is a hybrid approach that allocates the SIR Program's annual value tax burden on a combination of:

- each Regional District's share of the previous year's converted assessment base (land and improvements) for the service area as a whole, weighted at 75%
- each Regional District's share of the previous year's taxable acreage for the service area, weighted at 25%

Option 2 emerged from group discussion as the fairest — and, thus, preferred — option for a number of reasons, including:

> Broad Benefit— The Option's use of the full converted assessment base (i.e., land and improvements) combined with the relatively high 75% weighting of this factor best takes into account the Program's broad benefit to communities, residents, and ecosystems.

- > Familiar Basis Full converted assessment in cost-sharing approaches is standard for all four Regional Districts. None of the participating Regional Districts uses land-only for cost allocation in any shared service.
- > RDCO's Land Values A reliance on land-only converted assessment would penalize RDCO, whose share of the service area's converted land assessment base is disproportionately high compared to its share of the full converted base.

Phase-In Provision

The Working Group agreed to the suggestion of a four-year phase-in provision. Design of this provision is complicated by the fact that the annual amount owing from each Regional District under the new hybrid approach would change each year over the four-year period, even if only slightly, in response to changes in the underlying assessment base and number of taxable acres. The total amount owing by all Regional Districts — an amount that has been held constant since 2011 — is also expected to change, even if only slightly.

A separate *Technical Paper on Phase-in*, prepared for Regional District staff, outlines the detailed methodology that would be used to determine the actual amounts owing by the Regional Districts each year during the phase-in period.

Service Area Extension Mechanism

The Working Group agreed that further work is needed to develop a mechanism for expanding the SIR Program's service area. ² Specifically:

² The issue of service area expansion falls outside of the Group's mandate.

- GIS and other information need to be gathered from the Regional Districts and other sources to properly map the Program's current service area
- criteria need to be developed and applied to identify jurisdictions and/or lands for possible addition to the service area
- a mechanism for adding new areas needs to be developed and put into effect

> Criteria

The Working Group spent some time discussing criteria to identify potential changes to the service area. For starters, members felt strongly that jurisdictions, or portions thereof, that are currently included in the service area should not be permitted to withdraw from the area.

Members also suggested that jurisdictions, or portions thereof, with the agricultural conditions necessary to host commercially-viable pome fruit orchards should be considered for inclusion in the service area, but only when such areas are:

- contiguous or in close proximity to the existing area
- not separated from the existing service area by a mountain range or other feature that would effectively impede codling moth migration
- able to be serviced by SIR field staff

> Mechanism

Further thought needs to be given to the development of an

3 It may be the case that the phase-in period is implemented using a memorandum of understanding involving the four Regional Districts. effective mechanism for making the additions to service area. One possibility would involve using Regional District establishing bylaws, guided by intra- and inter-regional memoranda of understanding (MOUs), to compel jurisdictions to join the service (or add lands, as the case may be) once criteria for expansion have been met.

Another possibility would involve working with the Ministry of Municipal Affairs and Housing to include jurisdictions (in whole or in part) through regulation.

NEXT STEPS

Based on the information in this paper, SIR's General Manager will prepare a Working Group report with recommendations to the SIR Board. If endorsed by the Board, the recommendations will be presented for consideration to the Boards of the participating Regional Districts. Each Regional District will be asked to provide a resolution in support of the recommended approach and the phase-in period. These resolutions will be submitted by the SIR Board to the Ministry of Municipal Affairs and Housing with a request for an Order in Council to implement the new approach.³

The suggested further work on service area additions will need to be discussed with, and subsequently directed by, the SIR Board.

WORKING GROUP ON APPORTIONMENT SUMMARY OF WORKSHOP

AUGUST, 2020 PAGE 6



Okanagan-Kootenay Sterile Insect Release Program Governance Workshop — Discussion Paper October 4, 2019

POTENTIAL FOR LEGISLATIVE REFORM

INTRODUCTION

On October 4, 2019, the SIR Board Directors, Alternate Directors, regional district Chief Administrative Officers (CAOs), and SIR Program staff will be meeting in the second governance workshop to consider cost apportionment methods, and to examine the potential for legislative reform. A briefing note with optional methods on cost apportionment has been provided to attendees. This *Discussion Paper* deals with the issue of legislative reform.

The *Paper* begins with a review of the SIR Program's existing legislative framework, including its strengths and shortcomings. The *Paper* then explores the fundamental question concerning decision-making authority over key elements of the Program's structure. The *Paper* ends with a comment on next steps.

EXISTING FRAMEWORK

The SIR Program's existing legislative framework is set out in the *Governance Manual* that was distributed to stakeholders before the first governance workshop. The main features of the framework are as follows:

Municipal Enabling and Validating Act (MEVA)

 — The provincial MEVA gives authority to the participating regional districts to establish, through regional district establishing bylaws, a sterile insect release program: The MEVA stipulates that the regional districts must create a separate SIR Board to provide the service on the regional districts' behalf. In addition, the MEVA gives Cabinet the authority to make regulations (i.e., Orders in Council) to

direct the governance, finance, and operations of the Program.

- Order in Council 124 (1990) This Order in Council (OIC), titled OKSIR Regulation, is the principal and most comprehensive regulation that has been created to date. It prescribes methods of cost-recovery and cost-sharing for the Program, and gives explicit authority to the SIR Board and its agents to enter onto property to release sterile insects, and to address instances of infestation.
- Order in Council 396 (1992) This regulation gives the SIR Board natural person powers. This provision, combined with the authorities in the OKSIR Regulation, provides the Board with powers to determine the Program budget, take and be subject to legal action, hire employees, and enter into legal agreements.
- Establishing Bylaws Using the authority granted by the MEVA, each of the participating regional districts passed an establishing bylaw in 1989 to formally establish the Program as a regional district service. The bylaws have been amended several times in the years since to reflect changing conditions.

Strengths

The existing legislative framework, rooted in the MEVA, was developed to provide for the establishment and operation of a service aimed at addressing an inter-regional issue — that is, an issue that crosses regional district boundaries. From the perspective of the SIR Board, the framework has a number of strengths:

- Annual Budget The SIR Board has the authority to set and approve the Program's annual budget. The participating regional districts apply the parcel tax and value tax rates to raise the necessary funds; however, the regional districts act in these matters at the direction of the SIR Board.
- Service Area & Governance The participating regional districts have the authority, through their respective establishing bylaws, to determine structural issues that are not addressed in the provincial government's MEVA or OICs. For example, each regional district may determine which local jurisdictions within the regional district are included in the service. As well, through coordinated establishing bylaw amendments, the regional districts may determine the composition of the voting Board.

Shortcomings

The elected officials, managers, scientists, and fruit growers who worked to create the SIR Program in the late 1980s believed that the Program would result in the complete eradication of the codling moth from the Okanagan, Similkameen, southern Shuswap, and Central Kootenay regions. The Program was, accordingly, viewed as and designed to be a limited-term service, put in place to eliminate a single pest.

The legislative framework that was created for the Program reflected, in part, the limited-term nature of the service. Key structural elements related to service scope, service finance, and service governance, were prescribed based on conditions in place at the time. Little thought was given to the need for flexibility to accommodate future changes

in conditions, simply because the Program was not expected to function once the goal of eradication had been achieved.

The legislative framework also reflected the Program's early dependency on funding from other orders of government. Both the provincial and federal governments provided capital funding to construct the rearing facility, and project funding for several years thereafter to address specific operating needs.²

The legislative framework may have been well-suited to a limited-term service dependent on senior government funding. For a program, however, that is long-term in nature, and that has evolved beyond the need for senior government support, the framework presents a number of shortcomings. Consider the following points:

- Program Scope The MEVA identifies the SIR Program as a service that relies on sterile insect technology (SIT) to combat a single pest (i.e., the codling moth). Service participants have limited authority to use other forms of pest control, and have no authority to target invasive species other than the codling moth. Program stakeholders recognize that, as a result of climate change and the increased trade in agrifood products, new pests have emerged to threaten pome fruit orchards and other crops. The SIR Program may be ideallypositioned to address these threats using a range of control methods other than, or in addition to, SIT. The prescriptive legislation, however, does not allow the participating regional districts to direct the Program towards these other fronts.
- Service Withdrawal The legislation is silent on the issue of service withdrawal, either by a participating regional district, or by a local jurisdiction within a regional district. No jurisdiction, to be clear, has raised the possibility of withdrawal for some time.

Regional District Central Kootenay was a participant until 2007.

² Funding from other orders of government effectively ended in 2007.

Withdrawal has, however, been a serious issue in the past, and could arise again.

- Regional District Approval On certain matters the SIR Board requires the approval of the participating regional districts. It is not clear in the legislation, however, what level of approval is required in different instances. In the absence of clear guidance, the SIR Board and regional districts must assume that unanimity among regions is needed in every case. On some issues unanimity may, indeed, be the best course. Requiring it in every instance, however, could be problematic.
- Cost Recovery The legislation prescribes that service costs must be funded using a combination of property parcel taxes charged to growers, and property value taxes charged to all property owners (i.e., general taxpayers). Based on legal advice, and with the unanimous support of the regional districts, the SIR Board recently pursued multi-year supply contracts related to a third revenue source — namely, sales of excess codling moths produced at the SIR rearing facility. It is not clear whether the Program under its current legislation would be further develop commercial able to opportunities in the event that, at some future point, participants wished to pursue sales-ofproduct revenues more aggressively.
- Cost Sharing The legislation prescribes how
 the portion of Program cost that is funded
 through the property value tax is to be shared
 among regional districts. The OKSIR Regulation
 states that costs must be apportioned on the
 basis of converted assessment (land only). In
 1990, the choice of this particular assessment
 base was considered by the province to be
 equitable. In 2006, the regional districts
 themselves determined that converted
 assessment (land) was no longer fair, based on
 conditions in place at that time. The regional
 districts agreed, as part of a larger re-

structuring initiative, to introduce a fixed-proportion cost-sharing model.³ The conflict between this 2006 model, developed by the participants, and the prescribed approach in the province's *Regulation*, contributed to the decision to undertake the current Governance Review.

AUTHORITY TO DECIDE

The SIR Program enjoys considerable support as an innovative, effective, and environmentally-sensitive service in the control of a destructive invasive species. Ongoing appeals by industry for assistance with other pests, coupled with recent revenue figures from sales of excess product, suggest that the Program remains important throughout the Okanagan and Similkameen Valleys, and into the Shuswap.

The shortcomings in the SIR legislation speak to the prescriptive nature of the framework, a lack of flexibility, and the inability of the participating regional districts to determine for themselves important matters of scope, finance, and governance. The Governance Review is being undertaken to identify possible changes that could be pursued in order to allow the Program to evolve, and continue to succeed, in response to changing needs and opportunities. A fundamental question to consider in this context is:

 Who should have the authority to decide key matters of scope, finance, and governance?

Provincial Government

The regional districts could take the position that the province should retain the authority to make key decisions on structure. Continued provincial control would not preclude the possibility for change; however, it would — arguably — make change difficult to achieve. Provincial control may be preferred, therefore, if participants wished to:

keep the Program focused on the use of SIT to combat a single pest (i.e., the codling moth)

Fixed proportions were determined using the converted land values in place in 2006. The proportions have been used since.

- rely on parcel and value tax revenues to fund the bulk of service costs, and limit the potential for (and risks associated with) other sources
- rely on the 1990 prescribed method of costapportionment for the value tax requisition
- ensure that unanimity among participating regional districts is required for all decisions that require regional district approval

Continued provincial control over key structural matters would be achieved by leaving the existing legislative framework in place. Any structural changes that service participants wished to make would need to be presented as requests to the Ministry of Municipal Affairs and Housing. If supportive, the Ministry would need to approach Cabinet to pass Orders in Council pursuant to the MEVA.

Continued provincial control could also be achieved by petitioning the province to remove the SIR Program from the local government arena, and place it under a provincial agency. This alternative was raised in the discussion at the first governance workshop, but did not appear to receive support from stakeholder representatives in attendance. It is also considered unlikely that the province would support the option.

Regional Districts

A transfer of greater decision-making authority to the regional districts would allow service participants to collectively determine, within broad parameters, the following types of matters:

- changes to the Program's scope to target other pests, in addition to the codling moth, using a variety of control methods
- the degree to which non-tax revenue sources should be pursued to fund the service
- the method for apportioning the value tax requisition among regional districts

If the regional districts wished to achieve greater decision-making authority over structure, some form of legislative change at the provincial level would be required. The province could, for example, create special-purpose, SIR legislation to set out the authorities of the SIR Board and the regional districts. The legislation could set out the levels of regional district approval required in different cases, and outline default voting rules to guide inter-regional decisions. Certain decisions, it is anticipated, would require unanimous approval, whereas others could be made on a weighted basis, as set out in the legislation. The regional districts could be given authority under the legislation to determine all other matters.4

The province could, alternatively, create legislation to provide for and govern all inter-regional services. The SIR Program is an example of an inter-regional service, established to address a specific issue — the codling moth — that can only be addressed at an inter-regional scale. There are other issues that transcend regional boundaries, and that could either only be addressed on an inter-regional basis, or that would be most effectively addressed at an inter-regional scale.

It is anticipated that interest in inter-regional approaches will increase over time to manage shared resources (e.g., watersheds, airsheds), capture economies of scale, combat common threats, or meet other shared needs. New legislation to provide for these types of services could set out inter-regional voting rules, dispute resolution processes, and all other terms required to help regional districts collaborate with one another. The SIR Program could be put forward as a test case for a new legislative initiative.

Finally, the province could turn to the existing *Local Government Act*. This *Act* is a permissive and relatively flexible piece of legislation that is used already to provide regional services. The legislation provides service participants with broad authority to define service scope, customize service governance, and determine their preferred cost-

In discussions with Ministry officials, the option of special-purpose legislation has been rejected.

recovery and cost-sharing methods. Service review provisions allow participants to amend these structural elements in response to changing circumstances.

The *Act* does not set out a framework specifically for *inter*-regional services. The *Act* does, however, provide tools that could be explored by regional districts, working together, to provide the SIR Program, and to structure other inter-regional arrangements. For example:

- Local Government Corporations Section 265 of the Act could be explored as a way for two or more regional districts to create and become shareholders in an SIR local government corporation. The corporation's Articles of Incorporation and/or Members' Agreement could be used to define service scope, outline the structure and authority of the corporation's Board of Directors, set out voting rules, and identify the preferred methods of costrecovery and cost-sharing. Importantly, the same tools could be used to specify the issues that required shareholder (i.e., regional district) approval, as well as the level of approval needed in any particular case, and the method for achieving approval.
- Cabinet Regulations Section 296 of the Act allows Cabinet to confer powers to regional districts that are not conferred under other sections of the legislation. This section could be explored as a way to retain the SIR Board's current authority to enter onto property for the purpose of releasing moths, preventing infestation, and clearing infestation that has occurred.

NEXT STEPS

Shared services involving a variety of local governments can be difficult to structure and difficult to change. This observation applies to *intra*-regional services in which electoral areas and municipalities participate; it also applies to *inter*-regional services, such as the SIR Program, involving more than one regional district.

This Discussion Paper has outlined the Program's existing legislative framework and its shortcomings. The Paper has made the point that legislative reform may be required for the Program to evolve in response to changing circumstances, needs, and opportunities. Effort would be required by Program participants to identify the types of structural changes desired to the Program's scope of service and funding model, and to elements of the Program's governance. Before identifying possible changes for study, however, it is important for the participants to tackle the question of decisionmaking authority as it relates to structure. Should such authority rest as it does today with the province, or should it be held by the participating regional districts working together?

This question, which lies at the heart of the *Discussion Paper*, will be put forward for consideration at the October 4, 2019, workshop. The discussion at the workshop will help to determine next steps related to potential legislative reform.



THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO:

W. Pearce, Chief Administrative Officer

FILE:

6441-20

PC:

K. Flick, Director, Community Infrastructure and

DATE: November 10, 2021

Development

K. Austin, Manager, Legislative Services

FROM:

R. Nuriel, Economic Development Planner

SUBJECT: NORTH OKANAGAN REGIONAL HOUSING STRATEGY

At its Regular Meeting of October 25, 2021, Council passed the following resolution:

THAT Council receive the North Okanagan Regional Housing Strategy and refer the Strategy to the Affordable Housing Advisory Committee for review and comment as outlined in the memorandum titled "North Okanagan Regional Housing Strategy" dated October 13, 2021 and respectfully submitted by the Manager, Long Range Planning and Sustainability.

On August 25, 2021, the North Okanagan Regional Housing Strategy (Attachment 1) was sent to the Regional District of North Okanagan (RDNO) member municipalities for review and comment. As directed by Council, the Regional Housing Strategy was referred to the City's Affordable Housing Advisory Committee (AHAC) for discussion and comment at its meeting of November 4, 2021. At the beginning of the AHAC meeting, a presentation with the key findings from the North Okanagan Regional Housing Needs Assessment was provided to the committee by RDNO Administration. The second part of the meeting was followed by a facilitated group discussion on the Regional Housing Strategy objectives and proposed detailed actions to address each objective. During the discussion, members of the Committee provided input and suggestions on the Regional Housing Strategy objectives and actions. The draft minutes from the AHAC meeting are provided in Attachment 2.

A summary of the input by the AHAC on the Regional Housing Strategy objectives and actions is provided below. Please note that the AHAC has recognized that the Housing Strategy is a regional document, and as such, some of the proposed actions are more related to supporting housing in the neighbouring rural communities and less applicable to Vernon. Also, many of the proposed actions which are related to Vernon, have already been implemented in the City's bylaws and policies and are included in the 2019-2022 Council Strategic Plan.

Objective 1: Establish a shared commitment housing challenges	nent to address the regional affordable
Action	AHAC Input
Research and Data Collection	Provide income data and housing value by "median" and not "average". Provide housing needs projections by community.
A Regional Housing Report Card	Develop a regional benchmark for all communities in order to better understand housing conditions in the region.
Community Engagement	Provide a frequently updated standard template with local housing data to share with the public and community's elected officials.
Objective 2: Increase the diversity, affor	dability, and supply of housing
Inclusionary Zoning	Provide tools for developing and managing partnership with profit and non-profit organizations in such zones.
Secondary Suites	Support "suite ready" as a development condition.
Objective 3: Promote, support, and prote	ect rental housing
Rent Supplement Program Enhancement	Include rental supplement for single individuals.
Renter Education	Include ways to maintain a positive relationship between renters and landlords.
Residential Rental Tenure Zoning	Recommended action tool for Vernon.
Objective 4: Reduce barriers to develop	ing affordable housing
Objective 5: Strengthen partnerships an	d build awareness
Housing Advocacy Resource	Develop a regional housing coordinator position.

Administration recommends that the feedback received from the AHAC on the Regional Housing Strategy be referred to the RDNO Board of Directors for their review and consideration prior to endorsement of the Housing Strategy.

Administration also recommends that following the endorsement of the Regional Housing Strategy by the RDNO Board of Directors, and as part of the implementation plan, the City update its Housing Strategy to include the applicable actions for Vernon, that are in the Regional Housing Strategy, for Council's consideration.

RECOMMENDATION:

THAT Council refer its input and comments, together with the Affordable Housing Advisory Committee input, as outlined in the memorandum titled "North Okanagan Regional Housing Strategy" dated November 10, 2021 and respectfully submitted by the Economic Development Planner, to the Regional District of North Okanagan Board of Directors;

AND FURTHER, that Council direct Administration to update the City's Housing Strategy to include the applicable actions provided in the Regional Housing Strategy for its consideration, following the endorsement of the Regional Housing Strategy by the Regional District of North Okanagan Board of Directors.

Respectfully submitted:

Signer

Roy Nuriel Economic Development Planner

Attachment 1 – North Okanagan Regional Housing Strategy Referral
Attachment 2 – Draft minutes from Affordable Housing Advisory Committee meeting dated November 4, 2021.

G:\6400-6999 PLANNING AND DEVELOPMENT\6441 COMMUNITY PLANNING - SPECIAL STUDIES\20 Special Community Planning Studies, filed alphabetically\Housing Needs Assessment 2020\NORHS\211110_rn_Memo_NORHS to AHAC.doc



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:
CITY OF ARMSTRONG
CITY OF ENDERBY
DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY CITY OF VERNON ELECTORAL AREAS:
"B" – SWAN LAKE
"C" – BX DISTRICT

"E" - CHERRYVILLE
"F" - ENDERBY (RURAL)

, -,

TOWNSHIP OF SPALLUMCHEEN

"D" - LUMBY (RURAL)

OFFICE OF:

PLANNING AND BUILDING DEPARTMENT

OUR FILE No.: 3045.01.02

August 25, 2021

Dawn Low, Chief Administrative Officer City of Armstrong 3570 Bridge Street, Box 40 Armstrong, BC V0E1B0 dlow@cityofarmstrong.bc.ca

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cc: Regional Growth Strategy Support Team

Re: North Okanagan Regional Housing Strategy - Review & Comment

During the development of the 2020 North Okanagan Regional Housing Needs Assessment, housing affordability was identified as the most significant challenge within the North Okanagan. Addressing affordability is complex and will require action from various levels of government, non-profits and the development community.

It was also noted that there needs to be a shared regional response to existing and emerging housing demands. Working towards a diverse and affordable housing stock is an important foundation for supporting growth and responding to changes in population and housing trends.

At the December 16, 2020, regular meeting of the Board of Directors, a resolution was passed that staff be directed to initiate, in-house, the development of a Regional Housing Strategy with support from the Regional Growth Strategy Support team. The Regional Housing Strategy is now complete and attached for your council's review and comment.

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4.

File No.: 3045.01.02 Dated: August 25, 2021 Page 2 of 2

From: Planning and Building Department Subject: North Okanagan Regional Housing Strategy – Review & Comment

The Regional Housing Strategy contains two parts: It summarizes the key findings of the North Okanagan Regional Housing Needs Assessment and identifies the objectives to address these challenges. The main objectives of the Regional Housing Strategy include:

- 1. Establish a shared commitment to address the regional affordable housing challenges.
- 2. Increase the diversity, affordability, and supply of housing.
- 3. Promote, support, and protect rental housing.
- 4. Reduce barriers to developing affordable housing.
- 5. Strengthen partnerships and build awareness.

The second part of the Strategy consists of the Actions / Opportunities to address the abovenoted objectives and have been organized in a RACI matrix - (who is **R**esponsible, **A**ccountable, and who needs to be **C**onsulted and **I**nformed).

In terms of the next steps, the Board is looking to receive any feedback by September 24, 2021, prior to the plan being considered for endorsement and implementation.

If you have any questions about the North Okanagan Regional Housing Strategy feel free to contact myself, Laura Frank, Regional Planning Projects Manager at (250) 550-3768 or laura.frank@rdno.ca.

Sincerely

Laura Frank, MCIP, RPP

Regional Planning Projects Manager

Attachments: North Okanagan Regional Housing Strategy

North Okanagan Regional Housing Strategy





July 2021

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EXECUTIVE SUMMARY

Housing affordability was identified as the most significant challenge within the North Okanagan during the 2020 North Okanagan Regional Housing Needs Assessment development. Addressing affordability is complex and will require action from various levels of government, non-profits and the development community. This Regional Housing Strategy contains two parts: It summarizes and key findings of the North Okanagan Regional Housing Needs Assessment and identifies the objectives to address these challenges. The main objectives of the Regional Housing Strategy include:

- 1. Establish a shared commitment to address the regional affordable housing challenges.
- 2. Increase the diversity, affordability, and supply of housing.
- 3. Promote, support, and protect rental housing.
- 4. Reduce barriers to developing affordable housing.
- 5. Strengthen partnerships and build awareness.

The second part of the strategy consists of the Actions / Opportunities to address the above-noted objectives. The RDNO acknowledges that various partners may need to be involved, or some actions will best be pursued individually. Accordingly, the Actions / Opportunities have been broken out by the five objectives noted above. The roles of the RDNO, Local Governments, the Non-Profit Sector and the Private Sector, have been identified in a RACI format (Responsible / Accountable / Consulted and Informed).

INTRODUCTION

This strategy has been developed based on the Regional District of the North Okanagan Housing Needs Assessment findings, which was completed in 2020. The Assessment found that:

There needs to be a shared regional response to existing and emerging housing demands within the region.

A regional approach to housing is particularly beneficial when considering the needs across the housing continuum. It is unlikely that any single one of the 13 communities in the North Okanagan could address the full range of the region's housing needs, and a coordinated and regional housing supply should benefit all jurisdictions.

The purpose of the North Okanagan Regional Housing Strategy is to provide the platform for that regional response. It will enable all member jurisdictions to work together towards a diverse and affordable housing stock that supports regional growth in a way that responds to changes in population and housing trends.

The Regional Housing Needs Assessment ¹ can be found on the RDNO website, where both regional and community-specific data is available. Key excerpts from the Assessment are included in the Appendices of this strategy paper. Local governments are required to consider their most recent housing needs report and the housing information on which it is based when they develop or amend regional growth strategies or official community plans.

GOAL

This strategy aims to create a list of policies and actions for the region and local aovernments to consider to increase housing supply, diversity, and affordability.

The RDNO acknowledges that each community will have its own unique approach and capacity to addressing housing affordability; however, based on the findings of the Regional Housing Needs Assessment, now is the time to initiate dialogue on solutions and what tools may be available to address the backlog and future anticipated needs at the regional and local scale.

Further to this point, the North Okanagan Regional Housing Strategy contains two components:

1. The Regional Context, including Key Findings, Projected Demand, and Main Challenges in the Regional Housing Needs Assessment.

¹ http://www.rdno.ca/docs/RDNO Housing Needs Assessment FINAL COMPLETE.pdf

2. Identification of a range of potential actions / opportunities for the RDNO Board, Municipal Councils, First Nations, and the Electoral Areas to consider in response to the issues identified in the Assessment.

KEY FINDINGS

Affordable, accessible, and diverse housing options are required to meet North Okanagan residents' current and future anticipated needs.

In order to provide context to this strategy, some of the key findings from the Regional Housing Needs Assessment are presented below:

- Experiencing sustained population growth, with a moderate growth rate of (1.4%) which is expected to continue.
- There is an ageing population, with one-third of owners and one-quarter of renters over the age of 65.
- The single largest age group within the region are those aged 45-64; this speaks to the need to expand age-appropriate housing stock.
- There are persistently low rental vacancy rates (below a healthy rate of 3%).
- There is a significant and increasing gap between housing prices and household incomes needed to achieve homeownership.
- There is a growing number of households on waitlists for non-market/social housing; and
- A decreasing number of affordable, family-friendly housing options.

PROJECTED HOUSING DEMAND

The Regional Housing Needs Assessment includes a projection of future housing requirements and needs. This analysis was based on the RDNO population growth projections for 2016-2036, and the associated growth in households was estimated using age-specific 2016 headship rates.².

The consultants noted that "such projections are fraught with uncertainty. They typically draw on assumptions built from historic fertility and death rates and, in the case of households assumption that headship rate will mirror those in a base period (here 2016)". Due to the limitations of this methodology, the "household projections should be used as indicative of

² Headship rates are calculated by taking the number of individuals in a specific age range divided by the number of households headed by someone in the same age range.

potential growth in demand averaged over each decade, rather than definitive estimates of household growth, demand and core need in any year."

Overall, the number of households within the region is expected to increase by an average of 319 households per year. This projected growth compares well to the current level of new housing construction, which averaged 305 homes per year in the 2011-16 period but has averaged over 500 homes per year since 2016.



Source: CMHC for CA and Building Permits

MAIN CHALLENGES

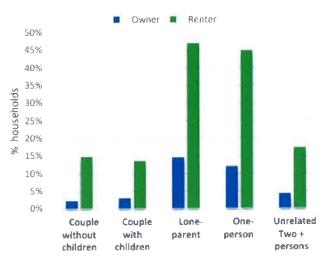
1. Affordability

When examining the Regional Housing Needs Assessment results, affordability was the greatest challenge. The Canadian Mortgage and Housing Corporation (CMHC) deems housing units affordable when a household does not pay more than 30% of their gross income on housing. The priority groups facing the most significant affordability challenges are identified below:

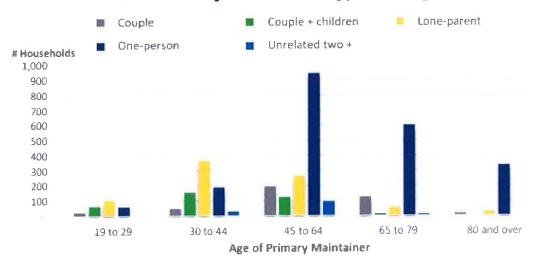
- The largest age group in need are singles (renters) between the ages of 45-64.
- Families (renters)- (lone-parent families, couples with children and couples without children); and
- Low- and moderate-income earners (renters and owners).

The following graphs display core need by household type and tenure and the core need by household type and age.





Core Need by Household Type and Age



Almost 2,500 households receive housing assistance through ongoing provincially administered social and supportive housing. The existing stock (excluding emergency beds and rental allowances for those housed in the private market) of independent social housing represents 2.2% of all housing in the region. This is relatively low by provincial and national standards, which are closer to 5% of the total stock.

2. Homelessness

The Vernon Social Planning Council, together with the Turning Point Collaborative Society, have monitored homelessness and conducted an annual point in Time (PiT) count in October each year since 2016. The count has identified a small but growing homeless population of approximately 150 people, including people using emergency shelter services and those sleeping outside.

"The main cause of homelessness is low income, high rents and lack of available rentals. When rental vacancy rates are low, people with barriers (such as mental health and substance use issues) are pushed out of the rental market. Although, for many people with multiple barriers, supported housing is more appropriate than a private rental."³.

No data is available for other communities within the region; however, there is anecdotal evidence of homelessness, including camping out and couch surfing in other communities.

The persistence of the number of homeless individuals indicates a need for a range of responses in the region. While an emergency shelter is necessary, in the same way that hospitals have an emergency function, the homeless serving system also requires a continuum of services to assist individuals and families, be rehoused, and achieve housing stability.

This service continuum includes emergency shelter space, homelessness prevention and diversion programs, housing-based options along the housing continuum from transitional, permanent supported housing, and a more general rental supply response to address rising rents and low vacancy rates. This array exists in the RDNO, but the development and implementation of the necessary range of responses would benefit from a regional approach to resource allocation. As part of this approach, it would be helpful to review the current status of the Coordinated Access program in the RDNO to ensure that Outreach Teams are serving smaller communities.

3. Market Housing Diversity

A diverse range of housing choices for individuals and families with varying incomes and circumstances is essential for creating a livable region and providing current and future residents options. Not everyone is looking to own their own home and will access different forms of housing throughout their lives.

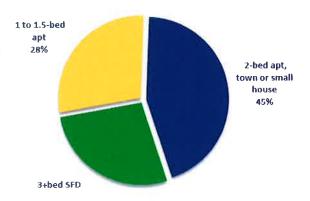
³ Our Homeless Count: Survey Results for Vernon BC October 2019 https://socialplanning.ca/wordpress/wp-content/uploads/2020/07/FINAL-REPORT-Our-Homeless-Count-Vernon-BC-October-2019.pdf

Projected Dwelling Type Requirements:

Apart from the City of Vernon, most housing starts within the region are single detached dwellings. The projected dwelling type requirements indicate a need for half of the new builds in either 2-bedroom apartments or small ranchers, one quarter in studio suites or 1-bedroom apartments, and the remaining quarter in 3 + bed single-family dwellings.

Estimated Dwelling Requirements by Type (RDNO)			
	2016-21	2021-26	2026-31
1 to 1.5-bed apt	545 - 607	452 - 503	451-502
2-bed apt, town or small house	854-952	708-789	706-787
3+bed SFD	524-584	434-484	433-483

Projected Dwelling Type Requirements 2021-26



REGIONAL OBJECTIVES

The Regional Housing Strategy sets out a range of potential actions for evaluation and implementation that can only be accomplished with the involvement of all stakeholders.

The Regional District of North Okanagan will play a key role in coordinating regionally-based partnerships with the federal and provincial governments and information sharing by tracking and reporting on regional housing data to support all stakeholders, including the private and non-profit housing sectors.

Local Governments have a pivotal role in responding to the challenges identified in the Housing Needs Assessment through a broad range of progressive land-use policies for market and non-market housing.

This strategy is an action-oriented framework to guide the regional response and to provide the RDNO Board, Municipal Councils, First Nations, and Electoral Areas options to consider within their mandates to create and maintain the range of housing options needed to make the North Okanagan a livable region for current and future residents.

The objectives of the strategy are to:

- 1. Establish a shared commitment to address the regional affordable housing challenges.
- 2. Increase the diversity, affordability, and supply of housing.
- 3. Promote, support, and protect rental housing.
- 4. Reduce barriers to developing affordable housing.
- 5. Strengthen partnerships and build awareness.

The above objectives can be met through both regional and local government actions. These actions have been categorized in the tables below and have been identified in a RACI format (Responsible / Accountable / Consulted and Informed). Examples of similar actions implemented by jurisdictions from across the province has been included for reference.

ACTION PLAN / OPPORTUNITIES

Legend:

R= Responsible: The entity or individual doing the actual work.

A= Accountable: The entity or individual who is accountable for the task and the decision maker.

C= Consulted: Typically, subject matter experts who needs to be consulted for information.

I= Informed: Who needs to be kept informed of major updates, typically senior leadership.

Objective #1: Establish a shared commitment to address the regional affordable housing challenges.

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
Research and Data Collection Regional Housing Needs Assessment- Partner in researching and data collection to identify local housing needs and monitor the 'regions' ability to address existing gaps. Then provide the background information on housing affordability needs, current gaps, and existing backlog of housing within the region and each individual community.	C	C	R/A	C	North Okanagan Regional Housing Needs Assessment was completed in June 2020. http://www.rdno.ca/docs/RDNO Housing Needs Assessment FINAL COMPLETE.pdf Carrying out this assessment on a regional scale proved to be effective and efficient for the following reasons: • work was undertaken by one consultant providing consistency in the methodology, and format used to populate the reports. • reports were drafted at the same point in time allowing for the data to be analyzed on a regional scale instead of having various reports from different time intervals with different market and demographic context. • The data has been utilized in the boundary review of the Regional Growth Strategy assisting with demonstrating housing needs regionally, a key criteria when considering future growth needs. Cost efficiencies for future required up-dates (five year intervals).

Action	Market Housing	Non Market	RDNO	Local Government	Examples
A Regional Housing Report Card: Through Regional Housing Roundtables and systemic data collection and reporting, build awareness and consistent information sharing on housing achievements or challenges. The goal is to monitor the progress of affordable housing developments and to provide information on the changing housing affordability needs within our communities.	C	C	R/A	C	The City of North Vancouver has been reporting out annually on the implementation of their Housing Action Plan through a "Report Card". The Report card provides a concise overview of the achievements made in both non-market and market developments along with an update to their housing indicators. https://www.cnv.org/city-services/planning-and-policies/housing
Community Engagement: Implement policies and processes that facilitate timely and efficient neighborhood engagement in housing development reviews.	C	С	c	R/A	BC Housing has developed a Guide "Gaining and Maintaining Community Acceptance" on how to mitigate potential concerns and develop non-market housing that integrates successfully into the community. https://www.bchousing.org/research-centre/library/community-acceptance

Objective #2: Increase the diversity, affordability, and supply of housing

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
Promote Innovation: Build upon the research and information sharing to identify innovative policies and projects to address the regional housing challenges.	С	С	A	R	Passive Home Apartments, Whistler- more affordable construction and operation costs for housing organizations, renters and homeowners. Prefab and modular homes can often be built faster than onsite construction homes. Healthier and more comfortable homes, potential local economic development opportunity for local builders.
Land: Making Municipal and On Reserve lands available at a nominal cost for affordable housing purposes is a key component in creating non-market housing. Site selection considerations include proximity to transit, access to community services and employment alignment with OCP and availability of external funding opportunities.			C	R/A	

Action	Market Housing	Non Market	RDNO	Local Government	Examples
Land Inventory: The ability to identify land that may be made available for affordable housing projects is important information in order to create more affordable housing supply. A regional inventory of municipal, regional, and non- profit land could be used as the basis to explore the opportunity to develop a long- term funding strategy with . CBC. Housing through a Memorandum of Understanding (MOU).		C	R/A	C	In 2011, the Social Planning Council of the North Okanagan undertook an inventory of property owned by not-for-profit, service clubs, faith groups and government agencies in the North Okanagan. The primary objective was to identify if there were any organizations that owned land and that may be interested in facilitating affordable housing in the region. https://www.socialplanning.ca/pdf/housing/North%20 Okanagan%20Affordable%20Housing%20Developers%2 OPackage%20-%20Full%20January%202012.pdf
Inclusionary Zoning: Consider the use of inclusionary zoning provisions for affordable market and non-market rental housing during Official Community Plan renewals and rezoning applications. Incentive based inclusionary zoning is an	C	C	C	R/A	Port Moody's Zoning Bylaw includes density bonusing which is a type of incentive-based inclusionary zoning which allows increased density in exchange for amenity contributions. Amenity contributions can include the provision of affordable housing. https://www.portmoody.ca/common/Services/eDocs.a shx?docnumber=461917

Action	Market Housing	Non Market	RDNO	Local Government	Examples
effective tool that allows for increased density in exchange for a portion of the value of that density being used to create non-market housing and affordable homeownership. The additional density can be in the form of increased height / SRFSR in multi-family zones, small lot subdivisions and infill housing.					
Small Lot Subdivisions: Implement zoning amendments to permit Small Lot Subdivisions- consider a zone that would allow for lots as small as 350-450 square meters (3,767 to 4,844 square feet).	С			R/A	The City of Kelowna introduced the RU3- Small Lot Housing Zone. This zone allows for lots 290m² on serviced urban lots. https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Zoning%20Bylaw%20No.%208000/Section%2013%20-%20Urban%20Residential%20Zones.pdf

Action	Market Housing	Non Market	RDNO	Local Government	Examples
Infill Housing: Implement zoning amendments to permit infill housing, laneway houses, coach houses or garden suites. These housing forms provide a means of creating additional rental housing units in existing neighborhoods or increased density in new subdivisions.	С			R/A	In October 2018, the Village of Lumby adopted amendments to its Zoning Bylaw to allow secondary detached dwellings (eg. garden suites, carriage houses) in single family, two family, and manufactured home residential zones. This allowed residential properties to add an additional dwelling unit. These secondary detached dwelling are permitted on lots that also contain secondary suites. Other regulations such as lot coverage and setbacks were amended to facilitate infill. https://lumby.civicweb.net/document/3335
Affordable Housing Reserve Fund: Through an allocation of 33% of Community Amenity Contributions, create an Affordable Housing Reserve Fund that will provide grants for the development non-market rental housing. Affordable Housing Reserve Funds can be used to lever Federal and Provincial Funding.	C	C	C	R/A	The City of Kelowna has a Housing Opportunities Reserve Fund established by bylaw. The purpose of the fund is used to a) acquire lands which are to be leased from or sold by the City to non-profit groups, government bodies, or developers or to provide grants to developers to build affordable housing, secured by housing agreement. https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Housing%20Opportunities%20Reserve%20Fund%20Bylaw%20No.%208593.pdf

Action	Market	Non Market	RDNO	Local Government	Examples
Community Amenity Contributions: Amenity contributions agreed to by the applicant/developer and local government as part of a rezoning process. The agreed-to contribution would be obtained by the local government, if, and when, the local government decides to adopt the rezoning bylaw. These are separate and additional to those provisions of the Local Government Act that allow local governments to require new development to provide DCCs, money towards acquiring school sites, on-site services related to subdivision, excess capacity or extended services, 5% of land being subdivided for parkland or cash-in-lieu, or land for roadways.	C	I		R/A	Many cities in BC have Community Amenity Contribution Policies that are used for rezoning application in order to provide guidance for negotiating amenity contributions. Smaller, rural communities also have similar policies. An example is the Squamish-Lillooet Regional District (SLRD) which has a Community Amenity Contribution Policy adopted in 2018: https://www.slrd.bc.ca/sites/default/files/pdfs/administration/Policies/12-2018%20Community%20Amenity%20Contributions%20 Policy_1.pdf. The policy provides guidance for when community amenity contributions will be negotiated, and criteria to determine whether a proposed community amenity contribution is appropriate for the proposed development. This policy includes consideration of the provision of affordable housing as a Community Amenity Contribution.

Action	Market Housing	Non Market	RDNO	Local Government	Examples
Secondary Suites: Implement zoning amendments to permit secondary suites in all single-family zones. This policy is intended to ensure gentle densification in single- family neighborhoods and to provide more rental options for low- and moderate-income households.	C		C	R/A	In November 2020, the City of Cranbrook adopted a Zoning Amendment Bylaw to allow secondary suites in all residential zones in the city and to allow secondary suites in buildings that may contain more than one dwelling unit. This allows secondary suites in single family dwellings, duplexes, rowhousing, and townhouses. It also eliminated minimum floor area requirements for suites. https://www.e-know.ca/regions/cranbrook/secondary-suites-now-allowed-in-residential-zones/ https://cranbrook.ca/our-city/city-departments/oic/secondary-suites/ https://cranbrook.civicweb.net/document/53932/Zoning%20Amendment%20Bylaw%20No.%204002,%20202 0%20(Secondar.pdf?handle=E56BCF940180474FB07AA 04B3A018F9B
Suite Ready: Require all new single-family homes to be "suite ready" by including rough in plumbing and wiring, to facilitate the future installation of a secondary suite.	C			R/A	In March 2019, the City of Burnaby requires any cellar that exceeds 345 ft2 to incorporate the minimum "suiteready" requirements. This includes windows meeting the egress requirement, rough-in 3 piece bathroom, rough-in cooking facilities including wiring and gas supply, outside access and internal access, and an additional on-site parking space. https://www.burnaby.ca/Assets/city+services/building/Brochures+\$!26+Bulletins/Single+\$!26+Two+Family+D wellings/Secondary+Suites.pdf

Action	Market Housing	Non Market	RDNO	Local Government	Examples
Lock Off Units: Lock-Off Units are self-contained units that are smaller in size than typical units and are attached to larger units in multi- family housing projects. The goal of this policy is to increase the diversity and flexibility of unit types that are available within the region and provide an affordable option in the private or rental market.	C	1		R/A	A lock-off suite is a dwelling unit within an apartment with a separate lockable entrance access to a shared common hallway which can be locked-off from the rest of the apartment. Lock-off suites add an affordable housing option for renters, while giving condo or townhouse owners a chance to generate extra revenue from renters to help pay their mortgage. Lock-off suites were pioneered at the Univercity Development at Simon Fraser University and have become popular in the Lower Mainland including Burnaby, Surrey, Richmond and Vancouver. Lock-off suites have also been adopted in smaller communities. Gibsons, BC has included lock-off suites in their Zoning Bylaw in 2020: https://gibsons.civicweb.net/document/89468 https://gibsons.ca/services/community-development/secondary-suites/.

Objective #3: Promote, support, and protect rental housing

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
Rent Bank: Consider the feasibility of establishing a Regional Rent Bank to reduce the risk of evictions for vulnerable rental households.	С	R/A			The Kamloops & District Elizabeth Fry Society operates a rent bank which services various communities across the region Thomson-Nicola Regional District, Columbia-Shuswap Regional District and the Regional District of North Okanagan. A rent bank provides financial assistance in the form of a repayable loan to households at risk of eviction for reasons such as non-payment of rent or utilities due to an emergency that compromises their ability to pay. Rent banks can also aid by providing a damage deposit to make a move. https://kamloopsefry.com/ 2019 Stats: https://www.kamloopsthisweek.com/community/the-big-e/the-rent-bank-1.23768050

Action	Market Housing	Non Market	RDNO	Local Government	Examples
Renter Education: Promote educational					RentSmart Education builds capacity and educates
opportunities to assist vulnerable renters in the	1	R/A	1	1	tenants on a variety of topics including their legal rights and responsibilities, financial management,
private rental market					communication and maintenance skills.
including:					
					https://rentsmarteducation.org/
Homelessness					
Prevention Toolkit:					
includes effective					
practices that can be					
adapted to and					
complement existing					
community-based	177				
efforts to address					
housing instability and					
homelessness.					
RentSmart: a program					
run by Ready to Rent BC					
is an education model					
that promotes					
successful tenancies and					
housing stability.					

Action	Market Housing	Non Market	RDNO	Local Government	Examples
Rent Supplement Program Enhancement: Consider advocating for enhancements to existing Provincial Rent Supplement programs (SAFER and RAP) to include a rent supplement program that targets homeless and at risk of homeless households in smaller communities that do not have the population base or capacity to successfully compete for provincial and federal housing supply programs.	C	C	R	A	
Low End of Market Rental Contribution: LEMR units are secured as affordable in perpetuity through legal agreement on title, which restrict the maximum rents and tenant eligibility by income. This policy is intended to support the	С	С		R/A	Through redevelopment of new multi-family projects, a percentage of the building area is required to be LEMR units. The units are secured as LEMR units through a Housing Agreement which restrict maximum rents and tenant eligibility. In 2007, Richmond, BC adopted a LEMR program. In multi-family or mixed-use development containing more than 60 residential units, 10% of the total area of the building must be reserved for LEMR units. A Housing Agreement is registered on title through the rezoning process. In 2021, Richmond was considering increasing this requirement to 25%. The LEMR program

Action	Market Housing	Non Market	RDNO	Local Government	Examples
development of mixed income communities and provide rental homes for low-moderate income households.					also requires developments with fewer than 60 units to make cash-in-lieu contributions for rezoning application which are directed to the City's Affordable Housing Reserve and are used to provide financial support for standalone affordable housing developments. https://dailyhive.com/vancouver/richmond-inclusive-rental-housing-policy https://www.richmond.ca/shared/assets/Affordable _Housing_Strategy_Bulletin54957.pdf https://www.richmond.ca/shared/assets/Rentalhou singlist45355.pdf https://www.richmond.ca/shared/assets/2_Low_En d Market Rental PLN_05042158434.pdf
Residential Rental Tenure Zoning: The Local Government Statutes (Residential Rental Tenure Zoning) Amendment Act,2018, SBC 2018, c. 26 provides local governments with the authority to zone for residential rental housing. This gives local governments greater ability to preserve and increase the overall supply of rental housing in their communities.	C	1		R/A	In 2019, the City of New Westminster adopted a Zoning Amendment to introduce a Residential Rental Tenure zone and applied it to six rental properties in order to preserve the existing rental housing stock and twelve unoccupied city-owned properties to restrict occupancy of multiple-unit residential buildings at these properties to rental tenure. https://www.newwestcity.ca/housing/renovictionstenant-protection-and-resources/sb_expander_articles/1563.php

Action	Market Housing	Non Market	RDNO	Local Government	Examples
Fast Track Rental Housing Projects: Reducing costs by streamlining approvals and other incentives- adopt policies or measures to help streamline application and approval processes for new purpose-built market and non-market	С	•		R/A	The City of Kamloops has expedited the approval process and prioritized affordable housing applications over other in the approvals pipeline. A fast-track approvals process for affordable housing projects could be very effective planning instrument to advance the construction of new affordable line with the Ottawa's Official Plan and new 10 Year Housing and Homelessness Plan. https://www.kamloops.ca/sites/default/files/docs/homes-businesses/16-kamloopsaffordablehousingdeveloperspackage.pdf
rental housing. Fees: Consider waiving, reducing, or deferring certain fees, and/or offer property tax forgiveness or exemptions as well as preferential rates to encourage the development of new non-market rental housing units. These fee waivers can also be used to enable people to transition from rental to home ownership through. C.B.C.' Housing's Affordable Home Ownership Program (AHOP)		С		R/A	The City of Vernon's Development Cost Charges (DCC) Bylaw contains a provision to waive City DCC's for "low income" housing projects. "Low Income Housing", refers to property owned, developed or operated by a non-profit society, Government of Canada, Province of British Columbia or the local government as rental units for persons living in the North Okanagan, where the income of such persons falls beneath the low income cut-off amounts published by Statistics Canada from time to time, or as otherwise determined or agreed to by the local government, and where a Housing Agreement and restrictive covenant are registered on title. https://www.vernon.ca/homes-building/construction-renovating/development-cost-charges

Objective #4 Reduce barriers to developing affordable housing

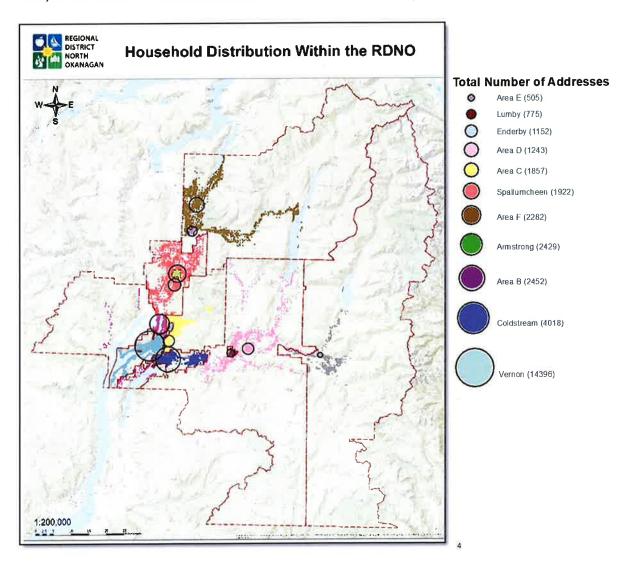
Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
Housing Agreements: Consider the use of Housing Agreements as a way of securing affordable housing units in both new housing developments and conversions. These agreements are usually established at the time of re-zoning and provide an important mechanism for helping to ensure ongoing affordability and tenure over time.	С	С		R/A	
Parking: Reducing parking requirements and exemptions from parking requirements particularly for developments in village or urban centers which have easy access to public transit or other alternative forms of transportation can greatly reduce the cost of housing.	C	С	R/A	С	

Objective # 5: Strengthen Partnerships and Build Awareness

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
 Housing Advocacy Resource: Consider the establishment of a North Okanagan Regional Housing Advocate Resource to support the implementation of the Regional Housing Strategy. This resource could: Manage a regional rent bank. Manage government relations (Federal, Province and First Nations) Convene round tables with stakeholders for information sharing, sharing successful case studies. Produce a report card on inputs and outputs re housing issues. Create and manage an inventory of municipal / regional / public / non-profit lands available for housing. Identify and support regulations and incentive programs that preserve and protect existing rental housing. Ensure that the current provincial Rent Supplement Programs including SAFER and RAP, are well publicized in all RDNO communities. 	С	С	R/A	С	

APPENDIX 1 - REGIONAL PROFILE

This Regional Affordable Housing Strategy encompasses the Member Municipalities, Electoral Areas and First Nation communities within the RDNO. There are six incorporated communities, five electoral areas and two First Nations within the geographic boundaries of the RDNO. Together these communities are home to approximately 92,183 people (BC Stats 2020) living in 40,000 dwellings. Almost three-quarters (72%) of the population are clustered in and around the central city of Vernon (including Coldstream, Electoral Areas B & C, and the Okanagan Indian Band, which Statistics Canada delineates as the Census Area, CA).



⁴ This map is a visual representation of household distribution based on RDNO address points. The total number of households is much higher than the number of address points and does not include addresses within OKIB and Splatsin.

APPENDIX 2 - HOUSING WHEELHOUSE

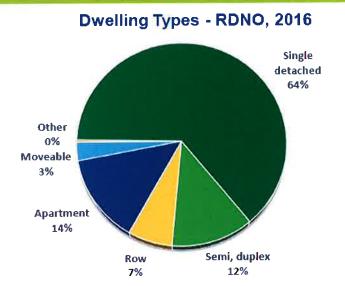
Housing categories typically are viewed along a linear housing continuum, assuming that homeownership is the final destination. The City of Kelowna's Healthy Housing Strategy has adopted a new and innovative approach to understanding housing within their community.

The graphic below portrays the housing continuum as a Wheelhouse, acknowledging that people move across the categories throughout their lives and that homeownership is not the end goal for all residents. Acknowledging that the continuum is interconnected is essential as changes to one aspect of the system influence other parts. For example, if market housing prices continue to rise, fewer people will access homeownership, and there will be increased pressure on an already strained rental market. This additional demand for rental housing increases rental rates, which in turn displaces people who can no longer afford those prices, increasing the risk of homelessness and the need for more government-subsidized housing.



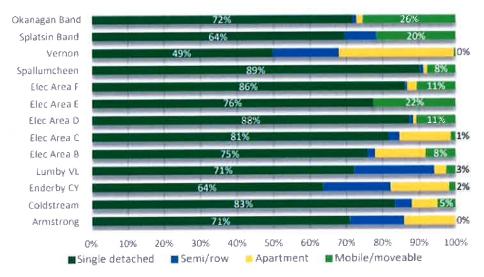
APPENDIX 3 - DWELLING TYPES

Most homes across the RDNO are single detached, especially in the smaller communities. Mobile and moveable homes account for only 3% of all housing but are most prominent in the more rural Electoral Areas (D, E, F) and on the two First Nations Reserves. The regional housing profile below indicates that most of the housing within the region are single detached dwellings. There is a broader diversity of dwelling types and more renters in the urban center of Vernon (as well as adjoining



Electoral Areas B and C). There are few apartment structures, and those that exist are mainly in Vernon, and most of these are rentals.

Dwellings by Type and Community



Vernon's diversity of dwelling types has substantially increased by the construction of townhomes and apartments over the last four years. Notably, in Vernon, the number of new multi-unit homes in 2018-19 exceeded the number of new single-family homes.

The vast majority occurs in the Vernon Census Area (CA) in terms of building activity and new housing construction. This CA accounts for more than three-quarters of new homes, and in the last two years, more than 80%. It was noted that part of this recent construction activity might also relate to people building a vacation home as a second residence, and while only occupied on a part-time basis, these contribute to housing starts.

APPENDIX 4 -	HOUSING ROL	LES AND RESPO	NSIBILITIES
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AFFERDIX 4 - 110031	NO ROLLS AND REST CHOISIEITIES
RDNO	 Facilitate partnerships and identify opportunities to increase affordable housing. Build awareness and share information on housing achievements or challenges. Partner in researching and data collection to identify local housing needs and monitor the 'regions' ability to address existing gaps.
Member Municipalities	 Facilitate partnerships to increase affordable housing. Advocate to senior governments for funding and program support Affordable housing policies, zoning, and development approvals Monitors local housing needs.
Federal Government Canada Mortgage & Housing Corporation	 Funds construction of housing projects, operations, and services Provides market information and mortgage loan insurance.
Provincial Government BC Housing Social Development & Poverty Reduction Health Children & Family Development Seniors	 Funds construction and operation of housing projects and associated services Provides rent subsidies to assist low-income households. Provides employment and income assistance, including shelter allowance. Operates health and social services, mental health, and addictions. Delivers services that support the well-being of children, youth, and families, in coordination with provincially designated aboriginal agencies, aboriginal service partners and community social service agencies and foster homes, cross-government and social sector partners to deliver services that support the well-being of children, youth and families.
Interior Health Authority	 Planning for Healthier Communities Plans funds, implement mental health, addiction prevention, and other health programs.

First Nations Health Authority	 Plans, designs, manages and funds First Nations health programs and services in . CBC in collaboration and coordination with the Ministry of Health and Interior Health Authority to achieve better health outcomes for BC First Nations.
RCMP	Provides law enforcement and public safety.
Housing & Service Providers	 Initiates, sponsors, and operates projects. Delivers services- counselling, employment assistance, health services/outreach. Assist with provision for basic needs- meal programs, clothing, and housing.
Community	 Provide volunteer assistance with non-profit societies. Financial donations help to fund community programs provided by the non-profit sector. Assist with community acceptance of new housing projects.



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF

THE AFFORDABLE HOUSING ADVISORY COMMITTEE

THURSDAY, November 4, 2021

Vernon Elks Lodge No. 45 at 3:00 PM

<u>PRESENT</u> :	Annette Sharkey, Social Planning Council Catherine Lord, Seniors Rep. Colleen McEwan, Interior Health Authority Councillor Kari Gares Councillor Kelly Fehr, Chair Glory Westwell, Habitat for Humanity
DELEGATION	Laura Frank, Regional Planning Projects Manager, Regional District North Okanagan
ABSENT:	Brad Stinn, Building representative Councillor Brian Quiring Kimberly Fuller, Community at Large representative Nanette Drobot, Supportive Housing Advisor, BC Housing Jake Russell, Community at Large Representative Councillor Paul Britton, Armstrong
STAFF:	Barbara Everdene, Long Range Planner Roy Nuriel, Staff Liaison, Economic Development Planner Tracy Mueller, Committee Clerk Carson Mackonka, Planning Assistant
ORDER	The Chair called the meeting to order at 3:12 PM.

LAND ACKNOWLEDGEMENT As chair of the City of Vernon's Affordable Housing Advisory Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan nation.

ADOPTION OF AGENDA

Moved by Catherine Lord; seconded by Glory Westwell;

THAT the agenda for Thursday, November 4, 2021, for the Affordable Housing Advisory Committee meeting be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Annette Sharkey, seconded by Councillor Gares:

THAT the minutes of the Thursday, August 16, 2021, Affordable Housing Advisory Committee meeting be adopted.

CARRIED.

UNFINISHED BUSINESS:

There was no unfinished business discussed.

NEW BUSINESS:

NORTH OKANAGAN REGIONAL HOUSING STRATEGY (DELEGATION PRESENTATION)

Roy Nuriel, Economic Development Planner, introduced, Laura Frank, Regional Planning Projects Manager, Regional District North Okanagan who provided a PowerPoint Presentation on the Regional Housing Strategy.

An overview of the report provided by the delegation is as follows:

- The last two years the Board has been committed to identifying challenges with Affordable Housing.
- The key findings of the work done have "set the table" for the strategy.
- The majority of the Region's population is centred in Vernon.
- The delegation provided a high level overview, as follows:
 - When it comes to growth, it is driven by migration.
 - The Region's growth is entirely dependent on migration into the Region.
 - There have been a lot of new inhabitants over the last couple of years.
 - The bulk of housing stock is comprised of single family dwellings; unfortunately, there is not a lot of diversity.

- There is a significant shortage of rental units that are \$500 or less. People are forced to pay more than 30% of their annual income for housing.
- One of the key challenges is there is not enough rental stock available in order to suitably address needs.
- The most affordable community for rentals has been identified as Armstrong.
- The delegation noted that the numbers used within the report are based on 2019 sales prices, therefore, the numbers over the last two years would be significantly lower (due to COVID-19).
- Housing assessment in our Region looked at suitability for the size and adequacy; however, it does not measure homes with significant needs for repair.
- Looking at the Regional profile of dwelling affordability is the greatest challenge.
- In terms of demographics for rental housing, the largest age group being identified as being in need for suitable rental housing falls between the ages of 45 – 64.
- Low to moderate-income earners were also challenged, within Vernon there are 3000 households that pay more than the 30% of their income to housing.
- o In terms of building the report, and collecting information, consultants were engaged to compile data, and based on the demographics and migration seen, the target recommendations are that half of new homes should be multifamily, a quarter should be family rental apartments, i.e., one bedroom plus den, etc., and the remainder would then be single family units.
- The delegation clarified that City of Vernon has made a lot of progress in multi-family units over the last three years which is helping to make a dent in the shortage in housing stock
- The Board, based on the data collected, determined it was an emergent need to develop a Regional Housing Strategy. The delegation clarified that the Board is committed to creating a response; however, that no one community can meet all the needs identified on their own.
- The recommended strategy has been broken into five (5) key objectives as follows:
 - 1. Establish

- 2. Increase
- 3. Support and Protect
- 4. Reduce Barriers
- 5. Strengthen Partnerships and Build Awareness
- The delegation clarified that the aim is to create a list of actions communities can go through with their Councils in order to make some amendments.
- The City of Vernon is further along than other communities in terms of developing additional housing to meet the lower income / rental requirements.
- It was discussed that Lumby reviewed the proposed Regional Plan with their Council and that collectively, their Council was excited that there was a regional initiative being undertaken. Each community would address the targets within their Official Community Plans (OCPs). The delegation noted that as a collective we can identify where the projects are happening, where opportunities can be met, it is not met to be prescriptive, it is a high level plan and individual communities can review and determine what is meaningful.
- The delegation noted that in building the strategy, any suggestions are welcome, changes are needed to be made and presented to the Board in December 2021.
- Staff clarified that the document is a regional document.
- Some of the numbers from single family to multifamily and affordable type of housing are seen in the City of Vernon as there are more opportunities for supportive housing partnerships.
- The aim is to partner and see if we can provide different tools
- Each of the five objectives outlined provide some items for consideration.
- Council has asked for ideas on the various suggestions.
- Each objective will be reviewed and comments and ideas will be solicited from members of the Committee.

Objective 1: Establish a shared commitment to address the regional affordable housing challenges:

The following comments were made by the Committee:

 Municipalities need to do a report card, but it should be in terms of Regional Benchmarks and how municipalities fit in. An example: the number of subsidized low income housing, Vernon has X amount, Coldstream has X.

- The delegation noted that there should be an overarching report card; however, tying into the communities' projects will go a long way to tying back to the concerted efforts. The only challenge is how do you allocate or set targets for various communities? Feedback received from smaller communities was that they do not have the same social service provisions as other larger centres, such as supportive housing.
- It was noted that we need to be cautious in tying mental health data to housing unaffordability; it would be good to understand who is struggling with affordable housing, and mental health / substance abuse. It needs to be broken down a bit further.
- The worry is that it stigmatizes that the definition of the housing needs to have a clear and defined definition. Is the infrastructure and the service at a capacity where it can handle additional resources that might be loaded. There needs to be a level of understanding when this is addressed. As an example, not every community can handle "supportive housing" however, there are others that would be more suited to building other forms of housing.
- When a regional context is looked at, the City of Vernon would benefit with access to reports on housing activity within the greater Vernon area.
- Communities as a whole need to outline their community needs and capacity.
- Staff suggested that the City of Vernon could consider putting some targets on the number of units.
- The delegation clarified that in the housing needs assessment, the required income, affordability matrix and the median incomes of families within the region are very low. To tackle the affordability piece, it will be subsidized housing or developing a corporation that would develop housing in the \$300 \$370K range that is affordable and attainable. There are still individuals that would need deep subsidies further.
- The attainable could be tackled with P3s (Private Public Partnerships) for support.
- The data could be further drilled down to number of families in need (median income) or a higher level of which community will meet the targets. There is a value in breaking out the numbers.
- Projected housing needs by demographic and size would be beneficial for planning.

- It was discussed that this plan needs to be reviewed every 2 years vs. 5 to keep up with the trends.
- A member of the Committee noted that the last two years have been an abnormal timeframe; however, if the trend does continue we will probably continue to see pinch points along the way.
- The Committee asked to change the report to include "median" instead of "average" for income and housing value.
- Questions were posed on who would be putting this report card together and how often it will be updated.
- The use of a "report card" is not overly helpful; maybe it could be changed to challenges / successes. It should be around opportunities, what are we jumping on and where do we need to have further work.
- It was discussed that having an annual snapshot on development activity.
- In terms of reporting, it would be combining each community building statistic reports.
- A member of the Committee suggested that the report be broken down to denote "purpose built" rentals. Whether they are subsidized or deeply subsidized.
 - Drilling down into the housing stock needs to be separated in to different forms of housing to provide a more realistic picture of the breakdown and what it means to members of the public.
- Staff asked if we should consider including targets for a period of time.
- It was discussed that for renters over 65, and the senior demographic is a huge component and we need to be able to track certain trends of BC Housing subsidized because if we do not meet those targets we are in trouble.

<u>ACTION</u>: The delegation noted that we could create a template that is provided to each community; when the yearly update is submitted it will be consistent and the regional report card can then be created.

- The only other challenge is how to correlate with what the market price was.
- o It could be broken down on the unit value.
- A template can be created for use that has the construction value beside it to determine if the unit would fit into the "criteria" of affordable.
- It was discussed that the median income of each community could be included

 The data card is more for the local government and long-range planning to make sure we are meeting the needs of our community.

Community Engagement

- It was discussed that any community engagement is conducted in the context of Public Hearing/changes to the OCP.
- It is clear that there is a dramatic need, people say it all the time; however, if you ask someone to spell it out they do not know what it translates to.
- Transparency is part of the Community Engagement.
- It is important to have our community members buy-in.
- The suggestion is to have a standard template based on the dwelling types and that it is up to each community to provide housing across the spectrum. The templates would go back to the Council for review on what we did this year.
- When there is a contentious development, the Regional Plan can assist as a tool for Councils to help inform their decisions.
- Purpose built rentals over X number of years.
- Targets that are too tightly defined become difficult.
- If the Councils can look at the trend that we are moving to more multi-family. Just so we know that we are moving in the right direction and what is the policy that was put in place this year.
- The document will help new Councils to go back to see the guidelines, tracking and methodology.

Objective 2: Increase the diversity, affordability, and supply of housing

Staff noted that many of the actions are underway within the City of Vernon. The Committee was asked to provide their thoughts.

The delegation clarified that it is more of a "shopping list" for smaller communities to review, decide what they want to tackle or include. If there is one of interest to the group it could be discussed. Land inventory would be a worthwhile discussion because what lands could be used to allocate for public housing.

- What lands are available is part of the City's strategy.
 Land inventory is huge.
- Land consolidation should be taken into consideration; buying smaller parcels, changing the zoning, and consolidating takes the uncertainty out of the risk for developers.
- Staff noted that we have lands that are vacant that could be developed however some of the sites have constraints.
- Inclusionary zoning needs to be further reviewed; in terms of multiple bubbles of low-income areas.
- It speaks to neighbouring communities that low-income housing needs to be spread around; transit accessibility needs to be considered.
- To attract BC Housing and subsiding land needs to be brought to the table. The non-profits need access to the land. It would be great to see some of the smaller communities engaging in this area.
 - Would they make a commitment to bring X amount of land to the table to create affordable housing?
 - o Land / Servicing costs are huge
 - Therefore, it becomes unaffordable for the nonprofits to make it work.
 - If it could be a commitment on each individual government side.
 - In terms of inclusionary housing, who is going to manage the mixed units, and if a non-profit comes in the subsidies need to be deep. If it is "purpose built" rentals, it would assist.
- Staff clarified that the City has two tools: 1) density bonusing and 2) reduction in parking. In part of inclusionary zoning more incentives need to be considered.
- The Committee noted that it needs to be straightforward for the developer, they need to know what they are getting into and what the "ask" is. There could be some easy wins with a housing agreement.
- The delegation noted that the "affordable housing reserve fund" could be secured in different ways vs. moving into the percentage fees. From sales and profits X amount is going back to the City for affordable housing but it becomes a challenge.
- Staff noted that in the City of Vernon, there is not the same market conditions as seen in larger municipalities.
- It was discussed where it becomes problematic is that if the market changes, the percentages need to be reviewed.

- In response to a question from the Committee staff clarified that the DCC fees came from casino funds.
- Stakeholders could be interviewed to find out what the appetite would be for that, i.e., how many permits did we issue and could it be allocated out as a dollar / unit fee.
- It might be looking into creating an Affordable Housing Reserve fund so as not to rely on DCC monies from the casino funds.
- An easier win is BC Housing has access to the lands, a non-profit partner would become involved.

Zoning Bylaw Amendment

Another item that could be considered, and a small lot subdivision provision has been a successful tool.

- Secondary suites have been considered
- There are sections that have small, narrow lots.
- It was discussed that other centres have had more affordable housing / rental options from a rental perspective.
- A unit that went up on Lakeshore Road is "micro" units.
 Staff noted that the units have sold very quickly. The price is \$200 \$250K.
- The challenge with "micro-units' is that taken out into the general market, they are not easy to finance. Not all lenders are into the "micro suites".
- It was discussed that the "HUB" that is more centrally located, is units that were purchased for students.
- Another model that might be beneficial in the future is consideration with care givers and seniors.

Secondary Suites:

- A member of the Committee posed a question to the Delegation regarding "suite" revenue.
 - The delegation clarified that in Burnaby, a basement is 345 feet squared; therefore, the basic building code requirements need to be imposed as it can easily be converted into a suite. Down the road, if the person does not want a suite, the basic services are there.
 - All new construction is forcing more than 1 family per dwelling which is a selling feature "suite ready" upon purchase.

- This model is mutually beneficial for the buyer and the developers.
- The only additional cost looking at would be the electrical for second service / thicker drywall. It is not common that this is made into a mandatory provision.

Objective 3: Promote, support and protect rental housing:

- CMHA has launched a "rent bank"
- It was discussed that maybe there are partnerships that could be explored.
- Renter education, their rights, and how to maintain a positive relationship with the landlords.
- A member of the Committee noted that the tenants have more rights; however, the renter education piece is sometimes used for renters to abuse the system. The tenancy act is part of the problem because investors are leaving. It is a difficult item.
- The delegation noted that "residential rental zones" can be established (existing) and new parcels can be identified.
- Staff noted that there are some zones in the City of Vernon where there are opportunities; however, something needs to be put on title that it is rental only.
- A member of the community noted that a rental supplement should be advocated for single individuals (Page 28 of the Package). It is for people who are at risk of homelessness.
 - The delegation noted that language.

Objective 4: Reduce barriers to developing affordable housing

- A member of the Committee noted coordinated access to ensure that housing outreach workers are working in smaller communities.
 - The delegation clarified that is a need that has been identified.
 - It was discussed there is a need to create a "Regional Position".
 - The Regional Growth Strategy Advisory Meetings would be beneficial.

Objective 5: Strengthening partnerships

Staff asked that if there was anything that the members of the Committee would like to raise.

- The Committee requested clarification regarding Appendix 4 and the RDNO responsibilities to ensure that everyone is working together.
- Smaller areas need the support of the RDNO.
- Staff noted that it would be interesting to understand the challenge of Okanagan Indian Band (OKIB).
- Both banks and lenders will not finance projects if they do not have the equivalent of private lands on title.
- There have been challenges in obtaining leases outside of the 99-year lease model.

INFORMATION ITEMS:

COMMITTEE TERMS OF REFERENCE (TOR)

Members of the Committee were provided with the Terms of Reference in advance of the meeting.

- The Chair asked everyone to take the time to review the TOR for the Committee.
- This item will be discussed in detail at the next meeting.

NEXT MEETING

The next meeting will be at the call of Council.

MOTION TO ADJOURN

Moved by Catherine Lord, seconded by Councillor Gares:

THAT the Affordable Housing Advisory Committee meeting of Thursday, November 4, 2021, be adjourned.

CARRIED.

The meeting adjourned at 4:53 PM

ADJOURNMENT

CERTIFIED CORRECT

Chai



THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO: Will Pearce, CAO

FILE: 4000-02

PC:

Kevin Poole, Director, Community Safety, Lands

DATE: November 10, 2021

and Administration

FROM:

Darren Lees, Manager Protective Services

SUBJECT: PADDLEWHEEL PARK BOAT LAUNCH ENFORCEMENT

In 2018, the City of Vernon signed the Sub Regional Parks and Beaches Agreement with the Regional District of North Okanagan (RDNO) which also included a broad agreement with the Okanagan Landing & District Community Association (OLDCA) regarding the management of Paddlewheel Park.

For the last several months, 2 to 3 vessels have been mooring along the outside of the boat launch docks for extended periods. As this is a very busy launch site, these vessels present a considerable safety concern for users who have launched their vessel and are trying to move to a safe area at the outside of the launch docks to quickly and safely load passengers and or equipment. These vessels may also present an obstruction to emergency services such as the RCMP or Vernon Search and Rescue, should they need



to quickly access the launch from the water during a critical life safety event. "Mooring Maximum 20 Minutes" signs have been placed at the launch, but the Parks and Public Places Bylaw #5057 has not yet been amended with specific regulations for the boat launch.

The OLDCA has provided a letter of support to formalize the appointment of the City of Vernon as an agent of the OLDCA to enforce all laws and bylaws relating to leased areas including the water lease and boat launch (Attachment 1). This will enable the City of Vernon to manage the boat launch in a more effective manner allowing the Parks Manager to establish boat launch regulations to support existing "Mooring Maximum 20 Minutes" signage already on site. Enforcement action can then occur to deter vessels from mooring to the launch docks beyond the specified twenty-minute maximum time.

Recommendation:

THAT Council receive the memorandum titled "Paddlewheel Park Boat Launch Enforcement" dated November 10, 2021, respectfully submitted by the Manager, Protective Services;

AND FURTHER, that Council direct Administration to bring forward amendments to the Parks and Public Places Bylaw #5057 to regulate public use of the Paddlewheel Park boat launch.

Respectfully submitted:

Darren Lees

Manager, Protective Services

ATTACHMENTS:

Attachment 1 - OLDCA Letter of Support dated November 9, 2021



On behalf of the Board of Directors

Okanagan Landing & District Community Association
7813 Okanagan Landing Road, Vernon, BC V1H 1H2

November 9, 2021

To: City of Vernon, Brett Bandy, Real Estate Manager

Via Email: BBandy@vernon.ca

This letter is in support of the City of Vernon's efforts to enforce all laws and bylaws for Paddlewheel Park.

Recent issues with boats being moored for extended periods make is especially important to our Community Association members and Board of Directors, that the Boat Launch Bylaw be enforced to limit moorage to a maximum of 20 minutes. This is a very busy boat launch and it is prudent to enforce this restriction for the safety of the launch, the lake and all its users.

We hereby appoint the City of Vernon as an agent of the Okanagan Landing & District Community Association (OLDCA), with regard to enforcement of all laws and bylaws relating to the leased areas including the Water Lease and Boat launch.

Regards,

Cyril Karvonen

President, Okanagan Landing and District Community Association

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5845

A bylaw to amend the Sewer User Rates Bylaw Number 5400, 2013"

					· · · · · ·	
WHEREAS it is the	he intention o	f the Council	of The Co	rporation of	the City	of Vernon to
amend the 'Sewer	User Rates B	Bylaw Number	5400, 2013	3'		

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 "Sewer User Rates (Rates Increases) Amendment Bylaw Number 5845, 2021".
- 2. The City of Vernon "Sewer User Rates Bylaw Number 5400, 2013" is amended in the following manner:
 - A) Amend Section 2: Residential and Multi Family Properties to increase Residential and Multi Family user rates as shown in **RED** in attached Schedule 'A'.
 - B) Amend Section 3: Commercial Properties to increase Commercial user rates as shown in RED in attached Schedule 'B'.
 - C) Amend Section 4: Public Institutions to increase Public Institution user rates as shown in **RED** in attached Schedule 'C'.
- 3. That "Sewer User Rates Bylaw Number 5400, 2013" is hereby ratified and confirmed in every other respect.

Mayor:	Corporate Officer:
ADOPTED this day of	, 2021.
READ A THIRD TIME this	8 th day of November, 2021.
READ A SECOND TIME this	8 th day of November, 2021.
READ A FIRST TIME THIS	8" day of November, 2021.

Oth I

"Sewer User Rates (Rates Increases) Amendment Bylaw Number 5845, 2021"

2.0 Residential and Multi Family Properties

- 2.1 All properties which have a sanitary sewer collection line adjacent to or connected to their property will be charged a fee of \$50.20 \$51.71 per quarter per residence.
- 2.2 In addition to the charge in 2.1 above, all City of Vernon metered water customers will be charged for sewer service based on their water consumption in excess of 20 cubic meters per residence in the first billing period of the year (approximately the January to March period). This consumption will apply for the four (4) consecutive quarters beginning with the first billing period of the year. The rate applied to the consumption in excess of 20 cubic meters per residence is \$2.45 \$2.52 per cubic meter.
- 2.3 In addition to charge in 2.1 above all non-metered residential customers where metering IS possible will be charged a flat rate per quarter per residence per the following schedule.

2.3.1	Low Flat Rate - Initial and first full quarter	\$72.23	Per Quarter
2.3.1	and second quarter after written warning.	\$74.40	Per Quarter
2.3.1	High Flat Rate - Third and subsequent	\$144.46	Per Quarter
2.3.1	quarters after written warning.	\$148.79	Per Quarter

- 2.4 In addition to charge 2.1 above, all residential customers where metering is NOT possible will be charged a flat rate of \$157.34 \$162.06 per quarter per residence.

 Proof that service is NOT possible must be confirmed by the City.
- 2.5 In addition to charge in 2.1 and 2.2, 2.3 or 2.4 above, all customers outside City limits who have a sanitary sewer service to their property will be charged an additional \$709.75 \$731.04 per year, to offset non-utility costs.

3.0 COMMERCIAL PROPERTIES

- 3.1 All commercial properties which have a sanitary sewer collection line adjacent to or connected to their property will be charged a fee of \$52.07 \$53.63 per quarter per service unit.
- 3.2 Metered for Water Consumption In addition to the charge in 3.1 above, for commercial properties with no irrigation meter, for all connection sizes - 80% of Water Consumption or as measured by the City of Vernon using an approved flow metering device onsite.

Consumption Charge	\$2.54 \$2.62 per cubic meter

In instances where a meter has malfunctioned, the rate will be based on 80% of water consumption, based on the same quarter in the previous year.

3.3 Metered for Water Consumption - In addition to the charge in 3.1 above, for commercial properties with a separate irrigation meter, for all connection sizes -100% of Water Consumption or as measured by the City of Vernon using an approved flow metering device onsite.

Consumption Charge	\$2.54 \$2.62 per cubic meter

In instances where a meter has malfunctioned, the rate will be based on 100% of historical water consumption, based on the same quarter in the previous year.

3.4 In addition to the charge in 3.1 above, all non-metered commercial properties where metering IS possible will be charged a flat rate per quarter per unit per the following schedule:

2.4.4	Low Flat Rate - Initial and first full quarter	\$128.10	Per Quarter
3.4.1	and second quarter after written warning.	\$131.94	Per Quarter

Attached to and forming part of Bylaw 5845

"Sewer User Rates (Rates Increases) Amendment Bylaw Number 5845, 2021"

3.4.2		High Flat Rate - Third and subsequent	\$256.20	Per Quarter
	3.4.2	quarters after written warning.	\$263.89	Fei Quartei

- 3.5 In addition to charge 3.1 above, all commercial properties where metering is NOT possible will be charged a flat rate of \$237.29 \$244.41 per quarter per unit. Proof that service is NOT possible must be confirmed by the City.
- 3.6 In addition to charge in 3.1 and 3.2, 3.3, 3.4 or 3.5 above, all commercial properties outside City limits who have a sanitary sewer service to their property will be charged an additional \$709.75 \$731.04 per year, to offset non-utility costs.

"Sewer User Rates (Rates Increases) Amendment Bylaw Number 5845, 2021"

4.0 Public Institutions

- 4.1 All public properties which have a sanitary sewer collection line adjacent to or connected to their property will be charged a fee of \$52.07 \$53.63 per quarter per service unit.
- 4.2 Metered for Water Consumption In addition to the charge in 4.1 above, for public institution properties with no separate irrigation meter, for all connection sizes 80% of water consumption or as measured by the City of Vernon using an approved flow metering device onsite.

Consumption Charge	\$2.54 \$2.62 per cubic meter

In instances where a meter has malfunctioned, the rate will be based on 80% of water consumption, based on the same quarter in the previous year.

4.3 Metered for Water Consumption - In addition to the charge in 3.1 above, for public institution properties with a separate irrigation meter, for all connection sizes - 100% of Water Consumption or as measured by the City of Vernon using an approved flow metering device onsite.

Consumption Charge	\$2.54 \$2.62 per cubic meter

In instances where a meter has malfunctioned, the rate will be based on 100% of water consumption, based on the same quarter in the previous year.

- 4.4 Non-metered facilities based on a flat rate of \$262.97 \$270.86 per quarter, per classroom for schools or beds for hospitals.
- 4.5 In addition to charge in 4.1 and 4.2, 4.3 or 4.4 above, all public institution properties outside City limits who have a sanitary sewer service to their property will be charged an additional \$709.75 \$731.04 per year, to offset non-utility costs. (Bylaw 5506)

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5876

A bylaw to Amend Recreation and Parks Services Fees and Charges Bylaw Number 5472

WHEREAS the Council of the City of Vernon has determined to amend "Recreation and Parks Services Fees and Charges Bylaw Number 5472, 2013".

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 and Parks Services Fees and Charges (2022) Amendment Bylaw Number 5876, 2021".
- That Schedule "A" of Recreation and Parks Services Fees and Charges Bylaw Number 5472, 2013 be amended as noted in red as shown on attached Schedule "A".
- 3. These rates shall come into effect as of **January 1, 2022**.
- 4. If any section, subsection, paragraph, clause or phrase, of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 5. Recreation and Parks Services Fees and Charges Bylaw Number 5472 is hereby ratified and confirmed in every other respect.

Mayor		Corporate Officer	
ADOPTED this	day of	, 2021.	
READ A THIRD TIME this	day of	, 2021.	
READ A SECOND TIME this	day of	, 2021.	
READ A FIRST TIME this	day of	, 2021.	



City of Vernon Recreation and Parks Services

Manual of Fees and Charges

Rates Effective as of January 1, 2022

(Amendment Bylaw 5876)

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5472

A bylaw to establish fees and charges for Recreation Services

Mayor	Corporate Officer
"Robert Sawatzky"	"Patricia Bridal"
ADOPTED this 16 th day of December, 2013	3.
READ A THIRD TIME this 9 th day of Decem	nber, 2013.
READ A SECOND TIME this 9 th day of Dec	ember, 2013.
READ A FIRST TIME this 9th day of Decem	
3. This bylaw is to take effect on Janua	ary 1, 2014.
in Schedule "A", attached hereto and formir	ng part of this bylaw.
 There is hereby established fees an 	d charges for Recreation Services as set out
Number 5472, 2013".	
·	eation Services Fees and Charges Bylaw
meeting assembled, enacts as follows:	
NOW THEREFORE the Council of the (Corporation of the City of Vernon, in open
municipality;	
Council of the City of Vernon, may, by	bylaw, impose fees for a service of the
WHEREAS Section 194 [Municipal fees]	of the Community Charter provides that the

BYLAW NUMBER 5472

AMENDMENTS

BYLAW	ADOPTION	AMENDMENT
NO.		
5484	February 24, 2014	AMEND Schedule "A" - Lakers Clubhouse, Adult - Day Rate and Adult - 1/2 Day Rate
5500	August 11, 2014	AMEND Schedule "A" – New Rates effective September 1, 2014
5563	July 13, 2015	AMEND Schedule "A" – New Rates effective September 1, 2015
5568	September 14, 2015	AMEND Schedule "A" – Parks, Volleyball Court Rentals – C. Community Use – Minor (per court per hour) to \$3.59
5595	July 11, 2016	AMEND Schedule "A" – New Rates effective September 1, 2016
5632	May 23, 2017	AMEND Schedule "A" – New Rates effective September 1, 2017
5682	May 28, 2018	AMEND Schedule "A" – New Rates effective September 1, 2018
5748	May 27, 2019	AMEND Schedule "A" – New Rates effective September 1, 2019
5805	March 23, 2020	 AMEND Schedule "A" – New Rates, effective April 1, 2020, for: Pool Drop in Rates Taxes Included Recreation Centre Swimming Pool Recreation Centre Swimming Lessons Analysis
5813	May 25, 2020	AMEND Schedule "A" – New Rates effective September 1, 2020 RENAME overall Bylaw to 'Recreation and Parks Services Fees and Charges Bylaw Number 5472'
5840	November 30, 2020	AMEND Schedule "A" – New Rates effective January 1, 2021 for Recreation Services only.
5847	December 14, 2020	AMEND Schedule "A" – New Rate for Recreation Centre – Swimming Lessons – Starfish, Duck.
5860	July 19, 2021	AMEND Schedule "A" - New Rates, effective

BYLAW NUMBER 5472

		January 1, 2022.
5876	November 8, 2021	

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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) (must be renewed annually)

Non-Prime Time:

Ice time at Priest Valley and MUF Arenas between the hours of \$6:00 a.m. and 3:00 p.m., Mondays through Fridays and 6:00 a.m. and 8:00 a.m. on Saturdays and Sundays, during the school year.

- 50% of the regular ice rental rate
- Not available to already subsidized rates
- Not available on school holidays or breaks

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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.

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General Conditions for Rental of Facilities

- 1. All rental rates include the standard facility, with normal maintenance staff.
- 2. Standard sound system as are located in the facilities.
- 3. Ushers, ticket sellers, security forces, etc., are the responsibility of the renter (the Department 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. The City of Vernon reserves the right to require a Performance Bond and / or Damage Deposit.
- 6. The Renter is responsible to ensure that the facility is vacated at the end of the event.
- 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 Director of Recreation Services and noted on the rental contract. Additional fees, charges and conditions may apply.
- 8. The application 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 a liability insurance policy specifically naming as co-insured, the City of Vernon, the Regional District of North Okanagan and the District of Coldstream.

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.

12. All occasional/one time renters will also be charged an insurance fee according to the Insurance Rate Schedules attached to and forming part of this bylaw. This applies to renters who **do not** already have liability insurance through their organization.

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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 Fees:

- Approved refunds are subject to a 10% administration fee.

-Keys that are signed out by a renter and not returned will be subject to a \$200 replacement 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 Date: 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 Account: Credits will not be carried on accounts. Refunds will be given in the way in which they were paid or via cheque.

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Subletting Space:

Subletting of rental space is strictly prohibited. If a renter is found to be subletting space, they will be charged at a commercial rate for the time the space was sublet and their future booking dates may be voided.

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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 new trial 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)
- Note: This rate applies to student-related activities.

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
- 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.

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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.

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Payment of Rental Fee

- 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.

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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	12, 101			
Constructed in 1967	a niza wida sy aan a mgn				
Banquet 718	Meeting 950				
Cabaret 520					
Sunrise Room:		900			
Classroom 36	Conference 56				
Theatre 75					
Sunset Room:		585			
Classroom 20	Conference 40				
Theatre 40					
Willow Room:		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	01 X 100	0,500			
Banquet & Cabaret N/A	Meeting 743				
Boxing Club:	Westing 7-15				
Area		4,000			
Banquet & Cabaret N/A	Meeting 121	1,000			
Curling Rink (dry floor):	mesung 121				
Area	160' x 120'	19,200			
	Owned by Vernon Curling &	,			
Constructed in 1972	Athletic Club				
Banquet & Cabaret both 1,200	Meeting 2,000				
Cabaret & Meeting both 558	Lounge N/A				
AQUATICS CENTRE	INFORMATION	SQ. FT.			
Lap Pool:					
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				
Leisure:					
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				
Hot Tub:	Area	250			
Capacity	28 swimmers				
4,290 US Gallons	3,572 IMP Gallons/ 16,238 Liters				
Fitness Gym:					
Capacity	60 people or 20 in a user group				

Facilities Information and Capacities Cont'd

SENIOR CITIZEN'S CENTRE	INFORM	MATION	SQ. FT.
Pool Room (capacity 80 seats)	Area 2	8' x 35'	980
Workshop & Storage Areas:			1,288
Halina Room (capacity 181 seats)	Area 4	2' x 54'	2,268
Club Room (capacity 77 seats)	Area 20	6' x 36'	936
Kitchen	Area 1	4' x18'	252
Office	Area 1	4' x 19'	266
Cafeteria (capacity 31seats)			391
Craft Room	Area	8' x 9'	72
Common			548
TOTAL			7,001
LOCATION	TOTAL SQUAF	RE FOOTAGES	PERCENT
Auditorium	12,4	404	47 %
Dogwood Gym	3,5	28	13 %
Common Areas	2,1	74	8 %
Offices	1,0	55	4 %
Seniors Centre	7,001		28 %
TOTAL	26,162		100 %
PARKING SPACE	s		STALLS
Main (South)			156
P.V. Arena			113
P.V. Gymnasium		36	
Main (North)		174	
Curling Rink		94	
TOTAL			573
PV ARENA	INFORM		SQ. FT.
Area (ice surface)	85' x	200'	17,000
Area	Gross I	ouilding	20,289
Zamboni door size	9' 10" wide l	oy 9' 4" high	
Constructed in 1978	VFSC addition in 1994		4,908
Spectator sport	200 seats		
Off-ice room	125 pe	ersons	
Refrigeration capacity	1/3 of 2	25 tons	
		+ #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			650

OUTDOOR RINK	INFORMATION	SQ. FT.
Area (ice surface)	118' x 126'	14,868
Constructed in 1967		
Refrigeration capacity	1/3 of 225 tons	
CURLING RINK	INFORMATION	SQ. FT.
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	
KAL TIRE PLACE	INFORMATION	SQ. FT.
Area (ice surface)	Standard – 85' x 200' Olympic - 100' x 200'	17,000 20,000 (maximum)
Area (gross building)		91,600
Constructed in 2001		
Seating 3006	Standing: 500 (concourse) Floor Seating: 1500	
Upgraded Technology	ADSL, Telus Bi00, Dynamnic IP Allocation	
6 Dressing rooms		
Drape	16' x 8' (11 in total)	
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	
Meeting Rooms:	INFORMATION	SQ. FT.
Civic and Crossover Room Combined		3,431
Civic Room		
Area	51.5' x 42.5'	2,189
Banquet		
Meeting		
Cabaret		
Garage Doors	7' 8" wide x 7' 11" high	
Crossover Room	27' x 46'	1,242
Training Room:	INFORMATION	SQ. FT.
Area	23' x 49'	1,127
Overtime Room:	INFORMATION	SQ. FT.
Area	28' x 27'	756
Banquet		
Meeting	67	
Cabaret	N/A	
Parking:	INFORMATION	SQ. FT.
East lot	100 Stalls	
North lot	399 Stalls	
West side	122 Stalls	
South Lot	42 Stalls	
Total Stalls	663	
KAL TIRE PLACE - NORTH		
Area (ice surface)	85' x 200'	17,000
Constructed in 2018		
Spectator Sport	400 Seats	
Dressing Rooms	6	
Refrigeration Capacity	2250 Kilowatts	

Breakaway Room	18' x 35'	630
LAKERS CLUBHOUSE:	INFORMATION	SQ. FT.
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
Halina Senior Citizen's Centre
Curling Rink (owned by Vernon Curling & Athletic Club)3400 – 39 th Avenue, V1T 6M
Priest Valley Arena/Gymnasium
Vernon Winter Carnival Society Building3401 – 35 th Avenue, V1T 2T
Multi Use Facility
Kal Tire Place & Kal Tire Place North
Lavington Pool
Lakeview Pool
Polson Spray Pool
Lakers Clubhouse7000 Cummins Road, V1H 1M

Pool Drop in Potos	Rate	Rate
Pool Drop in Rates Taxes Included	2020-21	2022
Full Access Facility Pass – SINGLE	2020-21	2022
• Adult (19+)		\$7.00
Addit (191)	\$7.00	\$7.20
• Seniors (65+) – 25% Discount	Ψ1.00	Ψ1.20
• Youth (13-18 yrs)		\$5.20
Todar (10 10 ylb)	\$5.20	\$5.35
Child (7-12 yrs)	7 5 1 2 5	\$4.50
	\$4.50	\$4.65
Preschool (3-6 yrs) 0-2 yrs N/C	·	\$2.30
	\$2.30	\$2.35
Family		\$15.25
	\$15.25	\$15.70
Toonie Swim – Adult	\$2.00	\$2.00
Toonie Swim – Youth	\$2.00	\$2.00
Disabled – 25% Discount		
Full Access Facility Pass – 10X PASS (1 free use)		
• Adult (19+)	\$62.90	\$62.90
		\$64.80
• Seniors (65+) – 25% Discount		
Youth (13-18 yrs)		\$46.90
, , ,	\$46.90	\$48.15
• Child (7-12 yrs)		\$40.80
	\$40.80	\$41.85
Preschool (3-6 yrs) 0-2 yrs N/C		\$20.50
	\$20.50	\$21.15
Family	4.0= 00	\$137.20
	\$137.20	\$141.30
Disabled – 25% Discount		
Full Access Facility Pass – 20X PASS (3 free uses)	* * * * * * * * * * * * * * * * * *	** ** ** ** ** ** ** **
• Adult (19+)	\$118.75	\$118.75
O : (05.) 050/ B:		\$122.40
• Seniors (65+) – 25% Discount		# 00.00
• Youth (13-18 yrs)	фоо co	\$88.60
- Child (7.42 yrs)	\$88.60	\$90.95
• Child (7-12 yrs)	\$77.00	\$77.00 \$79.05
Preschool (3-6 yrs) 0-2 yrs N/C	φιι.υυ	\$79.05 \$38.65
Preschool (3-6 yrs) 0-2 yrs N/C	\$38.65	\$39.95
Family	Ψ00.00	\$259.15
- ranny	\$259.15	\$266.90
Disabled – 25% Discount	Ψ200.10	Ψ200.00
Full Access Facility Pass –30 DAY PASS	l	
• Adult (19+)		\$76.70
- / wait (10.)	\$76.70	\$79.00
• Seniors (65+) – 25% Discount	Ţ. J., J	Ţ. C.30
• Youth (13-18 yrs)	\$57.95	\$ 57.95
- rount to ro you	μ ψυτ.υυ	Ψυ1.90

			¢ E0.70
-	01:11/7.40		\$59.70
•	Child (7-12 yrs)	0.40.00	\$49.80
		\$49.80	\$51.30
•	Preschool (3-6 yrs) 0-2 yrs N/C		\$24.95
		\$24.95	\$25.70
•	Family	_	\$168.55
		\$168.55	\$173.60
•	Disabled – 25% Discount		
Fu	II Access Facility Pass –90 DAY PASS		
•	Adult (19+)	\$157.10	\$157.10
			\$161.80
•	Seniors (65+) – 25% Discount		
•	Youth (13-18 yrs)		\$118.70
		\$118.70	\$122.25
•	Child (7-12 yrs)		\$101.90
	(· · -)·-)	\$101.90	\$104.95
•	Preschool (3-6 yrs) 0-2 yrs N/C	,	\$51.05
		\$51.05	\$52.60
•	Family	ψο 1100	\$345.05
	1 anniy	\$345.05	\$355.40
•	Disabled – 25% Discount	φο 10.00	φοσο. το
	Disabled - 20 / Discoult		
Ful	Access Facility Pass –180 DAY PASS		
1 41	Adult (19+)	\$269.10	\$269.10
•	Addit (19+)	Ψ209.10	· ·
	Conjum (GE L) 250/ Discount		\$277.20
•	Seniors (65+) – 25% Discount		#000 FF
•	Youth (13-18 yrs)	4000 55	\$203.55
	01:11/7.40	\$203.55	\$209.65
•	Child (7-12 yrs)	0474.45	\$174.45
	D 1 1/0 0 10 0 11/0	\$174.45	\$179.70
•	Preschool (3-6 yrs) 0-2 yrs N/C	\$07.05	\$87.35
		\$87.35	\$89.95
•	Family	4 =0.4.00	\$591.60
		\$591.60	\$609.35
•	Disabled – 25% Discount		
Ful	Access Facility Pass – 1 YEAR PASS		
•	Adult (19+)	\$468.55	\$468.55
			\$482.60
•	Seniors (65+) – 25% Discount		
•	Youth (13-18 yrs)		\$354.45
L		\$354.45	\$365.10
•	Child (7-12 yrs)		\$305.85
		\$305.85	\$315.05
•	Preschool (3-6 yrs) 0-2 yrs N/C		\$152.20
	, , , , ,	\$152.20	\$156.75
•	Family	,	\$1,030.50
	,	\$1,030.50	\$1,061.40
•	Disabled – 25% Discount	Ţ.,000.00	Ţ.,001.10
	Disabled 2070 Discount		<u> </u>

	Arena Drop in Rates Taxes Included	Rate 2020-21	Rate 2022	
PUF	BLIC SKATING	2020-21	2022	
	Adult		\$6.35	
	, 13311	\$6.35	\$6.55	
•	Seniors (65+) – 25% Discount	·	·	
•	Youth 7-18 years		\$4.75	
	•	\$4.75	\$4.90	
•	Preschool		\$1.90	
		\$1.90	\$1.95	
•	Family Rate		\$14.00	
		\$14.00	\$14.40	
•	Shinny Hockey		\$6.35	
		\$6.35	\$6.55	
•	Disabled – 25% Discount			
ST	RIP TICKETS - 10 X PASS (1 free use)	1		
•	Adult		\$57.10	
	0.100	\$57.10	\$58.95	
•	Seniors – 25% Discount		* 10.00	
•	Youth 7-18 years	* 40.00	\$43.20	
		\$43.20	\$44.10	
•	Preschool	#40.00	\$16.80	
	F9 D-4-	\$16.80	\$17.55	
•	Family Rate	¢106.15	\$126.15	
	Adult Chippy Hookey	\$126.15	\$129.60 \$57.05	
•	Adult Shinny Hockey	\$57.05	\$57.05 \$58.95	
	Disabled – 25% Discount	ψ37.03	φυσ.9υ	
STRIP TICKETS – 20X PASS (3 free uses)				
	Adult		\$107.90	
•	Addit	\$107.90	\$107.30 \$111.35	
•	Seniors – 25% Discount	Ψ107.50	Ψ111.00	
<u> </u>	Youth 7-18 years		\$81.60	
	Todal F To yours	\$81.60	\$83.80	
•	Preschool	Ψ51.00	\$31.70	
		\$31.70	\$37.05	
•	Family Rate	+	\$234.73	
	·, ·	\$234.73	\$244.80	
•	Adult Shinny Hockey	,	\$107.85	
		\$107.85	\$111.35	
•	Disabled – 25% Discount			
		•	•	

	Priest Valley	Rate	Rate	Incl
	Ice Rates	2020-21	2022	Tax
A.	Recreation Programs			
\ <u></u>	Vouth	\$106.40	\$106.40	
	Youth		\$109.60	
	Adult	\$212.75	\$212.75	
	Adult		\$219.20	
B.	School District No. 22			
	During school hours	N/C	N/C	N/C
C.	Community Use			
	Adult – Reg Season	\$212.75	\$212.75	\$223.39
	Addit - Neg Season		\$219.20	\$230.16
	Adult – Non Prime	\$106.40	\$106.40	\$111.72
	Addit - North fille		\$109.60	\$115.08
	Youth – Reg Season (65% of rate)	\$138.30	\$138.30	\$145.22
	Todiii – Neg Seasoii (05 % oi fate)		\$142.50	\$149.63
	Minor – Reg Season (50% of rate)	\$106.40	\$106.40	\$111.72
_	,		\$109.60	\$115.08
D.	Commercial			
E.	Private Sponsored Entertainment			
F.	Other – Current Contracts			
	Junior Hockey as Per Contract			
G.	Setup / Takedown Time			
	50% of regular rate			

	Priest Valley	Rate	Rate	Incl
	Dry Floor Rates	2020-21	2022	Tax
A.	Recreation Programs			
	Youth	\$45.61	\$45.61	
			\$47.00	
	Adult	\$91.21	\$91.21	
			\$94.00	
B.	School District No. 22			
	During school hours	N/C	N/C	
C.	Community Use			
	Adult – Reg Season Apr 1 – July 31 where available	\$91.21	\$91.21	\$95.77
			\$94.00	\$98.70
	Youth – Reg Season Apr 1 – July 31 where	\$59.29	\$59.29	\$62.25
	available (65% of rate)		\$61.10	\$64.16
	Minor – Reg Season Apr 1 – July 31 where	\$45.61	\$45.61	\$47.89
	available (50% of rate)		\$47.00	\$49.35
D.	Commercial			
	Local – Prevailing Adult Rate	\$1,567.57	\$1,567.57	\$1,645.94
			\$1,614.60	\$1,695.33
	Non-Resident Business – Prevailing Adult Rate	\$3,135.14	\$3,135.14	\$3,291.90
			\$3,229.20	\$3,390.66
E.	Private Sponsored Entertainment			
	Local – Prevailing Adult Rate	\$1,144.33	\$1,144.33	\$1,201.54
			\$1,178.66	\$1,237.60
	Second Performance greater of 7.5% gross or	\$474.97	\$474.97	\$498.72
			\$489.07	\$513.53
	Non-Resident – Prevailing Adult Rate	\$2,094.12	\$2,094.12	\$2,198.83
	-		\$2,357.32	\$2,475.19
	Second Performance greater of 10% gross or	\$949.94	\$949.94	\$997.44
			\$978.14	\$1,027.05
F.	No Current Private Contracts			
G.	Setup / Takedown			
	50% of regular rate			
			•	-

H.	PV – Off Ice Room			
	Hourly	\$26.30	\$26.30	\$27.62
	Hourly		\$27.10	\$28.46
1/2 Day	1/2 Day	\$99.94	\$99.94	\$104.94
	1/2 Day		\$103.00	\$108.15
	Day	\$263.00	\$263.00	\$276.15
	Day		\$271.00	\$284.55

	Centennial Outdoor Rink	Rate	Rate	Incl
	Ice Rates	2020-21	2022	Tax
A.	Recreation Programs			
	Youth	\$50.68	\$50.68	
	TOULIT		\$53.22	
	Adult	\$101.37	\$101.37	
	Addit		\$106.45	
B.	School District No. 22			
	During School Hours	N/C	N/C	
C.	Community Use			
	Adult Dog Socian Dog 1 Mar 1	\$101.37	\$101.37	\$106.44
	Adult – Reg Season Dec 1 – Mar 1		\$106.45	\$111.76
	Adult – Non Prime	\$50.68	\$50.68	\$53.22
	Addit - Nori Prime		\$53.22	\$55.88
	Venith Des Cooper Des 4 Mars 4 (CEO) of rote	\$65.89	\$65.89	\$69.19
	Youth – Reg Season Dec 1 – Mar 1 (65% of rate)		\$69.20	\$72.66
	Minor Rog Soccon Doc 1 Mar 1 (50% of rato)	\$50.68	\$50.68	\$53.22
	Minor – Reg Season Dec 1 – Mar 1 (50% of rate)		\$53.22	\$55.88
D.	Commercial			
E.	Private Sponsored Entertainment			
F.	No Current Private Contracts			
G.	Setup / Takedown			
	50% of regular rate			
			•	-

	Centennial Outdoor Rink Dry Floor Rates	Rate 2020-21	Rate 2022	Incl Tax
A.	Recreation Programs	2020-21	2022	Ιαλ
, Ai	Youth	\$24.11	\$24.11 \$24.83	N/A
	Adult	\$48.23	\$48.23 \$49.65	N/A
B.	School District No. 22			
	N/C during school hours	N/C		
	Outside school hours – youth rate applies	\$31.35	\$31.35 \$32.28	\$32.92 \$33.89
C.	Community Use			
	Day Rate	\$241.10	\$241.10 \$248.35	\$253.16 \$260.76
	Adult – Reg Season Mar 1 – Nov 30 where available	\$48.23	\$48.23 \$49.65	\$50.64 \$52.13
	Youth – Reg Season (65% of rate)	\$31.35	\$31.35 \$32.28	\$32.92 \$33.89
	Minor – Reg Season (50% of rate)	\$24.11	\$24.11 \$24.83	\$25.32 \$26.06
D.	Commercial		·	
	Local – Day Rate	\$516.13	\$516.13 \$531.61	\$541.93 \$558.19
	Non-Resident Business – Day Rate	\$1,032.27	\$1,032.27 \$1,063.22	\$1,083.88 \$1,116.38
E.	Private Sponsored Entertainment			
	Local – Prevailing Adult Rate	\$376.10	\$376.10 \$387.38	\$395.00 \$406.74
	Second Performance greater of 7.5% gross or	\$232.60	\$232.60 \$239.57	\$244.23 \$251.54
	Non-Resident – Prevailing Adult Rate	\$689.50	\$689.50 \$710.18	\$723.98 \$745.68
	Second Performance greater of 10% gross or	\$390.52	\$390.52 \$402.23	\$410.04 \$422.34
F.	No Current Private Contracts		Ψ.02.20	ψ.22.01
G.	Setup / Takedown			
	50% of regular rate			
	<u> </u>			

	Rate	Rate	Incl
Kal Tire Place Ice Rates	2020-21	2022	Tax
	2020-21	2022	Ιαλ
	\$106.40	\$106.40	N/A
Youth	ψ100.40		IN/A
	\$212.75		N/A
Adult	Ψ212.73		IN/A
School District No. 22		Ψ213.20	
	N/C	N/C	N/C
	IN/O	IN/C	IN/C
	¢212.75	¢212.75	\$223.39
Addit - Neg Season	ΨΖ1Ζ.73	· ·	\$230.16
Adult Non Primo	\$106.40		\$111.72
Addit – Non Filme	\$100.40		-
Vouth Dog Coopen (650/ of rote)	¢120.20		\$115.08
routil – Reg Season (65% of fate)	\$130.30		\$145.22
	¢106.40		\$149.63
Minor – Reg Season (50% of rate)	\$106.40		\$111.72
,	0004.40		\$115.08
Summer Use – June 1 – July 31	\$224.48		\$235.70
,		\$255.95	\$268.74
Setup / Takedown Day			
50% of regular rate			
50% of regular rate			
	Rate	Rate	Incl
50% of regular rate Kal Tire Place North	Rate 2020-21	Rate 2022	Incl Tax
50% of regular rate	2020-21	2022	Tax
50% of regular rate Kal Tire Place North Recreation Programs		2022 \$106.40	
50% of regular rate Kal Tire Place North	\$106.40	\$106.40 \$109.60	Tax N/A
50% of regular rate Kal Tire Place North Recreation Programs Youth	2020-21	\$106.40 \$109.60 \$212.75	Tax
50% of regular rate Kal Tire Place North Recreation Programs Youth Adult	\$106.40	\$106.40 \$109.60	Tax N/A
50% of regular rate Kal Tire Place North Recreation Programs Youth Adult School District No. 22	\$106.40 \$212.75	\$106.40 \$109.60 \$212.75 \$219.20	N/A N/A
50% of regular rate Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours	\$106.40	\$106.40 \$109.60 \$212.75	Tax N/A
50% of regular rate Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use	\$106.40 \$212.75 N/C	\$106.40 \$109.60 \$212.75 \$219.20 N/C	N/A N/A N/C
50% of regular rate Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours	\$106.40 \$212.75	\$106.40 \$109.60 \$212.75 \$219.20 N/C	N/A N/C \$223.39
Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use Adult – Reg Season	\$106.40 \$212.75 N/C \$212.75	\$106.40 \$109.60 \$212.75 \$219.20 N/C \$212.75 \$219.20	N/A N/A N/C \$223.39 \$230.16
50% of regular rate Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use	\$106.40 \$212.75 N/C	\$106.40 \$109.60 \$212.75 \$219.20 N/C \$212.75 \$219.20 \$106.40	N/A N/A N/C \$223.39 \$230.16 \$111.72
Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use Adult – Reg Season Adult – Non Prime	\$106.40 \$212.75 N/C \$212.75 \$106.37	\$106.40 \$109.60 \$212.75 \$219.20 N/C \$212.75 \$219.20 \$106.40 \$109.60	N/A N/A N/C \$223.39 \$230.16 \$111.72 \$115.08
Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use Adult – Reg Season	\$106.40 \$212.75 N/C \$212.75	\$106.40 \$109.60 \$212.75 \$219.20 N/C \$212.75 \$219.20 \$106.40 \$109.60 \$138.30	N/A N/A N/C \$223.39 \$230.16 \$111.72 \$115.08 \$145.22
Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use Adult – Reg Season Adult – Non Prime	\$106.40 \$212.75 N/C \$212.75 \$106.37 \$138.30	\$106.40 \$109.60 \$212.75 \$219.20 N/C \$212.75 \$219.20 \$106.40 \$109.60	N/A N/A N/C \$223.39 \$230.16 \$111.72 \$115.08 \$145.22 \$149.63
Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use Adult – Reg Season Adult – Non Prime Youth – Reg Season (65% of rate)	\$106.40 \$212.75 N/C \$212.75 \$106.37	\$106.40 \$109.60 \$212.75 \$219.20 N/C \$212.75 \$219.20 \$106.40 \$109.60 \$138.30 \$142.50 \$106.40	N/A N/A N/C \$223.39 \$230.16 \$111.72 \$115.08 \$145.22 \$149.63 \$111.72
Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use Adult – Reg Season Adult – Non Prime	\$106.40 \$212.75 N/C \$212.75 \$106.37 \$138.30 \$106.40	\$106.40 \$109.60 \$212.75 \$219.20 N/C \$212.75 \$219.20 \$106.40 \$109.60 \$138.30 \$142.50 \$106.40 \$109.60	N/A N/A N/C \$223.39 \$230.16 \$111.72 \$115.08 \$145.22 \$149.63 \$111.72 \$115.08
Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use Adult – Reg Season Adult – Non Prime Youth – Reg Season (65% of rate) Minor – Reg Season (50% of rate)	\$106.40 \$212.75 N/C \$212.75 \$106.37 \$138.30	\$106.40 \$109.60 \$212.75 \$219.20 N/C \$212.75 \$219.20 \$106.40 \$109.60 \$138.30 \$142.50 \$106.40	N/A N/A N/C \$223.39 \$230.16 \$111.72 \$115.08 \$145.22 \$149.63 \$111.72
Kal Tire Place North Recreation Programs Youth Adult School District No. 22 During school hours Community Use Adult – Reg Season Adult – Non Prime Youth – Reg Season (65% of rate)	\$106.40 \$212.75 N/C \$212.75 \$106.37 \$138.30 \$106.40	\$106.40 \$109.60 \$212.75 \$219.20 N/C \$212.75 \$219.20 \$106.40 \$109.60 \$138.30 \$142.50 \$106.40 \$109.60	N/A N/A N/C \$223.39 \$230.16 \$111.72 \$115.08 \$145.22 \$149.63 \$111.72 \$115.08
	Adult School District No. 22 During school hours Community Use Adult – Reg Season Adult – Non Prime Youth – Reg Season (65% of rate) Minor – Reg Season (50% of rate) Summer Use – June 1 – July 31 Commercial Private Sponsored Entertainment Other – Current Contracts Junior Hockey as Per Contract	Youth \$106.40 Adult \$212.75 School District No. 22 N/C During school hours N/C Community Use \$212.75 Adult – Reg Season \$212.75 Adult – Non Prime \$106.40 Youth – Reg Season (65% of rate) \$138.30 Minor – Reg Season (50% of rate) \$106.40 Summer Use – June 1 – July 31 \$224.48 Commercial Private Sponsored Entertainment Other – Current Contracts Junior Hockey as Per Contract	Youth \$106.40 \$109.60 Adult \$212.75 \$242.75 School District No. 22 N/C N/C During school hours N/C N/C Community Use \$212.75 \$212.75 Adult – Reg Season \$106.40 \$106.40 Youth – Reg Season (65% of rate) \$138.30 \$138.30 Youth – Reg Season (50% of rate) \$106.40 \$106.40 Summer Use – June 1 – July 31 \$224.48 \$224.48 Commercial Private Sponsored Entertainment Other – Current Contracts Junior Hockey as Per Contract

D.	Commercial	
E.	Private Sponsored Entertainment	
F.	Other – Current Contracts	
	Junior Hockey as Per Contract	
G.	Setup / Takedown Day	
	50% of regular rate	

	Kal Tire Place	Rate	Rate	Incl
	Dry Floor Rates	2020-21	2022	Tax
A.	Recreation Programs			
	Youth	\$45.61	\$45.61	
	Touti		\$46.97	
	Adult	\$91.21	\$91.21	
	Adult		\$93.95	
B.	School District No. 22			
	MUF: N/C during school hours	N/C	N/C	
	Grad Ceremony	\$1,336.09	\$1,336.09	\$1,402.89
	•		\$1,376.17	\$1,444.97
C.	Community Use			
	Adult – Reg Season Apr 1 – July 31 where available	\$91.21	\$91.21	\$95.77
			\$93.95	\$98.64
	Youth – Reg Season Apr 1 – July 31 where	\$59.29	\$59.29	\$62.25
	available (65% of rate)		\$61.07	\$64.12
	Minor – Reg Season Apr 1 – July 31 where	\$45.61	\$45.61	\$47.89
	available (50% of rate)		\$46.97	\$49.31
D.	Commercial	T		
	Local – greater of 15% ticket sales or rate	\$1,567.57	\$1,567.57	\$1,645.94
	•		\$1,614.59	\$1695.31
	Non-Resident Business – greater of 15% ticket	\$3,135.14	\$3,135.14	\$3,291.90
	sales or rate	. ,	\$3,229.18	\$3,390.63
	Local Non Profit - greater of 15% admission or rate	\$2,822.97	\$2,822.97	\$2,964.12
			\$2,907.65	\$3,053.03
E.	Private Sponsored Entertainment			
	Local – greater of 15% ticket sales or rate	\$1,144.33	\$1,144.33	\$1,201.54
	2334 Gradio of 1070 tionot balloo of fato		\$1,178.65	\$1,237.58
	Concert – greater of 15% ticket sales or rate	\$2,097.94	\$2,097.94	\$2,202.84
			\$2,160.87	\$2,268.91
F.	No Current Private Contracts			
G.	Setup / Takedown Day			
	50% of regular rate	f f		

^{*} In addition to the above fees, there will be a displacement fee for events held during the ice season.

	Kal Tire Place North	Rate	Rate	Incl
	Dry Floor Rates	2020-21	2022	Tax
A.	Recreation Programs			
	Youth	\$45.61	\$45.61 \$46.97	N/A
	Adult	\$91.21	\$91.21 \$93.95	N/A
B.	School District No. 22			
	During school hours	N/C	N/C	N/C
C.	Community Use			
	Adult – Reg Season Apr 1 – July 31 where available	\$91.21	\$91.21 \$93.95	\$95.77 \$98.64

	Youth – Reg Season Apr 1 – July 31 where	\$59.29	\$59.29	\$62.25
	available (65% of rate)		\$61.07	\$64.12
	Minor – Reg Season Apr 1 – July 31 where	\$45.61	\$45.61	\$47.89
	available (50% of rate)		\$46.97	\$49.31
D.	Commercial			
	Local Provoiling Adult Pato	\$1,567.57	\$1,567.57	\$1,645.94
	Local – Prevailing Adult Rate		\$1,614.59	\$1,695.31
	Non-Resident Business – Prevailing Adult Rate	\$3,135.14	\$3,135.14	\$3,291.90
	Non-Nesident Business – Frevailing Addit Nate		\$3,229.18	\$3,390.63
E.	Private Sponsored Entertainment			
	Local – Prevailing Adult Rate	\$1,144.33	\$1,144.33	\$1,201.54
	Local – Frevailing Addit Nate		\$1,178.65	\$1,237.58
	Second Performance greater or 7.5% gross or	\$474.97	\$474.97	\$498.72
	Second Ferformance greater of 7.5% gross of		\$489.18	\$513.63
	Non-Resident – Prevailing Adult Rate	\$2,097.94	\$2,097.94	\$2,202.84
	Non-itesident — i Tevalling Addit Itale		\$2,160.87	\$2,268.91
	Second Performance greater of 10% gross or	\$949.94	\$949.94	\$997.43
	Second Lenormance greater of 10 /0 gross of		\$978.43	\$1,027.35
F.	No Current Private Contracts			
G.	Setup / Takedown Day			
	50% of regular rate	·	•	`

	Multi Use Facility	Rate	Rate	Incl
	Room Rentals	2020-21	2022	Tax
A.	Civic and Crossover Rooms Combined (3,431 ft²)			
	Hourly	\$75.72	\$75.72	\$79.50
	Tiouriy		\$77.99	\$81.88
	Day	\$757.20	\$757.20	\$795.01
	•		\$779.90	\$818.89
B.	Civic Room (2,189 ft ²)	ФС 4 . 4.4	¢64.44	#67.63
	Hourly	\$64.41	\$64.41 \$66.34	\$67.63 \$69.65
		\$644.10	\$644.10	\$676.27
	Day	ψ044.10	\$663.40	\$696.57
C.	Crossover Room (1,242 ft ²)		ΨΟΟΟ. ΤΟ	Ψ000.01
	,	\$36.54	\$36.54	\$38.37
	Hourly		\$37.63	\$39.51
	Day	\$365.40	\$365.40	\$383.67
	Day		\$376.30	\$395.11
D.	Overtime Room (756 ft ²) Capacity 42 people			
	Hourly	\$22.25	\$22.25	\$23.26
	riouriy		\$22.91	\$24.05
	Day	\$222.50	\$222.50	\$233.62
_	,		\$229.10	\$240.55
E.	Training Room (1,127 ft ²)		¢04.70	¢22.00
	Hourly	\$21.78	\$21.78 \$22.43	\$22.88 \$23.55
F.	Breakaway Room – Kal Tire Place North		Φ 22.43	φ23.00
' '	•	\$18.53	\$18.53	\$19.46
	Hourly	Ψ10.55	\$19.08	\$20.03
	44.5	\$139.07	\$139.07	146.03
	½ Day	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$143.10	\$150.25
	Day	\$185.38	\$185.38	\$194.59
	Day		\$190.80	\$200.34
A.	Parking Lot			
	Hourly	\$44.38	\$44.38	\$46.60
	,	* 4.65.55	\$45.71	\$47.99
	Per Day	\$443.84	\$443.84	\$466.03
	,		\$457.10	\$479.95
	Farmers Market as per contract			

	Curling Rink	Rate	Rate	Incl
_	April 1 – Sept 15 (Dry Floor)	2020-21	2022	Tax
A.	Recreation Programs	\$53.40	\$53.40	N/A
	Youth	φ55.40	\$54.99	IN/A
	A .114	\$106.79	\$106.79	N/A
	Adult		\$109.99	
B.	School District No. 22			
	During school hours no charge	N/C	N/C	
	Outside school hours - Hourly	\$69.41	\$69.41	\$72.88
	,	¢604.40	\$71.50	\$75.07
	Day Rate	\$694.10	\$694.10 \$715.00	\$728.81 \$750.75
		\$520.58	\$520.58	\$546.60
	½ Day Rate	Ψ020.00	\$536.25	\$563.06
C.	Community Use		,	,
	Adult – Hourly	\$106.79	\$106.79	\$112.12
	Addit – Hodily		\$109.99	\$115.48
	Adult – Day Rate	\$1,067.90	\$1,067.90	\$1,121.30
	, taun Day Hate	# 000 00	\$1,099.90	\$1,154.89
	Adult – 1/2 Day	\$800.93	\$800.93	\$840.97
D.	Commercial		\$824.92	\$866.16
<u> </u>		\$1,762.04	\$1,762.04	\$1,850.14
	Local – Day rate only	ψ :,: σ <u>=</u> :σ :	\$1,814.90	\$1,905.64
	Non Resident Business - Day rate only	\$3,524.08	\$3,524.08	\$3,700.28
	Non-Resident Business – Day rate only		\$3,629.80	\$3,811.29
E.	Private Sponsored Entertainment			
	Local – Day	\$1,281.48	\$1,281.48	\$1,345.55
			\$1,319.92	\$1,385.91
	Second performance greater of 7.5% gross sales	\$538.22	\$538.22	\$565.13
	or rate		\$554.36	\$582.07
	N D II I D	\$2,370.75	\$2,370.75	\$2,489.29
	Non-Resident – Day		\$2,441.87	\$2,563.96
	Second performance greater of 10% gross sales	\$1,076.44	\$1,076.44	\$1,130.26
	or rate		\$1,108.73	\$1,164.16
F.	No Current Private Contracts			
G.	Setup / Takedown Day			
11	50% of Day Rate			
Н.	Tables/Chairs/Staging/Bleachers	\$47.08	\$47.08	\$49.44
	Tables/Chairs per 100	φ41.00	\$47.00 \$48.49	\$49.44 \$50.91
	Staging @ Current Labour Rates		ψ+υ.+θ	ψου.σ1
		\$31.45	\$31.45	\$33.03
	Bleachers (per day, per set)		\$32.39	\$34.00

* 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	Rate	Rate	Tax
	Auditorium Main Floor Rental	2020-21	2022	Incl
A.	Recreation Programs			
	Youth	\$39.46	\$39.46 \$40.64	N/A
	Adult	\$78.92	\$78.92 \$81.28	N/A
B.	School District No. 22			
	During school hours no charge	N/C	N/C	
	Outside school hours hourly	\$51.30	\$51.30 \$52.84	\$53.86 \$55.48
	Day Rate	\$513.00	\$513.00 \$528.40	\$538.65 \$554.82
	1/2 Day	\$384.75	\$384.75 \$396.30	\$403.99 \$416.11
C.	Community Use		- 	•
	Adult – Hourly	\$78.92	\$78.92 \$81.28	\$82.87 \$85.34
	Adult – Day Rate	\$789.20	\$789.20 \$812.80	\$828.66 \$837.18
	Adult – 1/2 Day	\$591.90	\$591.90 \$609.60	\$621.50 \$640.08
D.	Commercial	l	Ψοσο.σο	φο τοισο
		\$976.35	\$976.35	\$1,025.47
	Local – 1/2 day		\$1,005.64	\$1,055.92
	Local – Day rate only	\$1,302.18	\$1,302.18	\$1,367.29
	Leodi. Bay rate only	\$4.050.70	\$1,341.24	\$1,408.30
	Non-Resident Business – 1/2 Day	\$1,952.70	\$1,952.70	\$2,050.34
	,	\$2,604.36	\$2,011.28 \$2,604.36	\$2,111.84 \$2,734.58
	Non-Resident Business – Day rate only	φ2,004.30	\$2,682.48	\$2,816.60
E.	Private Sponsored Entertainment		Ψ2,002.10	Ψ2,010.00
L		\$947.04	\$947.04	\$994.39
	Local – Day		\$975.45	\$1,024.22
	Second performance greater of 7.5%	\$394.60	\$394.60	\$414.33
	gross sales or rate	·	\$406.43	\$426.75
	Non-Resident – Day	\$1,736.24	\$1,736.24	\$1,823.05
	Second performance greater of 10%		\$1,788.32 \$848.39	\$1,877.73 \$890.81
	gross sales or rate	\$848.39	\$873.84	\$917.53
F.	No Current Private Contracts		 	V
G.	Setup / Takedown – Day			
	50% of Day Rate			

H.	Tables/Chairs/Staging/Bleachers			
	Tables/Chairs per 100	\$47.08	\$47.08	\$49.44
	Tables/Chairs per 100		\$48.49	\$50.91
	Staging @ Current Labour Rates			
	Bleachers (per day, per set)	\$31.45	\$31.45	\$33.03
			\$32.39	\$34.00

 $^{^{\}star}$ Auditorium Main Floor rental includes use of the auditorium, and stage only. Meeting rooms are rented separately.

	Recreation Centre	Rate	Rate	Tax
	Creekside Conference Centre	2020-21	2022	Incl
A.	Recreation Programs	# 47.00	Φ.4.7. O.O.	N1/A
	Youth	\$47.83	\$47.83	N/A
		\$95.66	\$49.86 \$95.66	N/A
	Adult	φ95.00	\$98.52	IN/A
B.	School District No. 22		ψ30.32	
	During school hours no charge	N/C		
		\$62.18	\$62.18	\$65.29
	Outside school hours	, ,	\$64.04	\$67.24
	Day Rate	\$621.80	\$621.80	\$652.89
	Day Nate		\$640.40	\$672.42
	½ Day Rate	\$466.35	\$466.35	\$489.67
	•		\$480.30	\$504.31
C.	Community Use	ዕ ርር ድድ	¢∩E ee	¢400.44
	Adult – Hourly	\$95.66	\$95.66 \$98.52	\$100.44 \$103.44
		\$956.60	\$956.60	\$1,004.43
	Adult – Day Rate	Ψ330.00	\$985.20	\$1,034.46
	A 1 11 4 10 D	\$717.45	\$717.45	\$753.32
	Adult – 1/2 Day	,	\$738.90	\$775.84
D.	Commercial			
	Local – Day rate only	\$1,578.39	\$1,578.39	\$1,657.31
	Eddai Bay fate offiy		\$1,625.74	\$1,707.02
	Local – 1/2 Day	\$1,183.79	\$1,183.79	\$1,242.98
	,	#0.450.70	\$1,219.30	\$1,280.26
	Non-Resident Business – Day rate only	\$3,156.78	\$3,156.78	\$3,314.62
		\$2,367.58	\$3,251.48 \$2,367.58	\$3,414.05 \$2,485.96
	Non-Resident Business – 1/2 Day	φ2,307.30	\$2,438.60	\$2,560.53
E.	Private Sponsored Entertainment		φ2,100.00	Ψ2,000.00
		\$1,147.92	\$1,147.92	\$1,205.32
	Local – Day		\$1,182.35	\$1,241.46
	Non-Resident – Day	\$2,104.52	\$2,104.52	\$2,209.75
	•		\$2,167.65	\$2,276.03
F.	Non Profit Use **			
G.	No Current Private Contracts			
H.	Setup / Takedown Day			
•	50% of Day Rate			
I.	Tables/Chairs/Staging/Bleachers	\$47.08	\$47.08	\$49.44
	Tables/Chairs per 100	Ψ41.00	\$48.49	\$50.91
	Staging @ Current Labour Rates		ψ+0.+0	ΨΟΟ.Ο Ι
		\$31.45	\$31.45	\$33.03
	Bleachers (per day, per set)		\$32.39	\$34.00

- * 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	Rate	Rate	Tax
A.	Meeting Room – Sunset Room Recreation Programs	2020-21	2022	Incl
Λ.		\$17.93	\$17.93	N/A
	Youth Hourly	******	\$18.46	
	Vouth 1/2 Day	\$41.14	\$41.14	
	Youth 1/2 Day		\$42.37	
	Youth Day Rate	\$68.13	\$68.13	
	roun Duy rians	407.00	\$70.17	21/2
	Adult Hourly	\$35.86	\$35.86	N/A
		\$82.29	\$36.93 \$82.29	
	Adult 1/2 Day	φ02.29	\$84.75	
		\$136.74	\$136.74	
	Adult Day Rate	ψ.σσ	\$140.84	
B.	School District No. 22	•	·	
	During school hours no charge	N/C		
	Outside school hours			
	Day Rate	\$88.57	\$88.57	\$93.00
	Buy Hate	4=0.04	\$91.22	\$95.78
	½ Day Rate	\$53.61	\$53.61	\$56.29
C.	•		\$55.21	\$57.97
C.	Community Use	\$35.86	\$35.86	\$37.65
	Adult – Hourly	ψ33.00	\$36.93	\$38.77
		\$136.74	\$136.74	\$143.58
	Adult – Day Rate	7	\$140.84	\$147.88
	Adult 1/2 Day	\$82.29	\$82.29	\$86.41
	Adult – 1/2 Day		\$84.75	\$88.98
D.	Commercial			
	Local Hourly Rate	\$59.17	\$59.17	\$62.13
		£400.00	\$60.94	\$63.98
	Local – 1/2 Day	\$136.09	\$136.09	\$142.90 \$147.47
		\$224.85	\$140.17 \$224.85	\$147.17 \$236.08
	Local – Day Rate	Ψ227.00	\$231.59	\$243.16
	N D :1 / D : //2 D	\$272.18	\$272.18	\$285.79
	Non-Resident Business – 1/2 Day	Ţ=. = .	\$280.34	\$294.35
	Non Posidont Pusinosa - Day Pota	\$449.70	\$449.70	\$472.19
_	Non-Resident Business – Day Rate		\$463.19	\$486.34
E.	Private Sponsored Entertainment			
	Local – Day			
	Non-Resident – Day			
F.	No Current Private Contracts			
G.	Setup / Takedown Day 50% of Day Rate			
	JU /U UI Day Nale			

H.	Tables/Chairs/Staging/Bleachers			
	Tables/Chairs per 100	\$47.08	\$47.08 \$48.49	\$49.44 \$50.01
-	Staging @ Current Labour Rates		Ф40.49	\$50.91

^{*} 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	Rate	Rate	Tax
_	Meeting Room – Sunrise Room	2020-21	2022	Incl
A.	Recreation Programs	\$25.22	\$25.22	N/A
	Youth Hourly	φ 2 5.22	\$25.97	IN/A
		\$58.00	\$58.00	
	Youth 1/2 Day	ΨΟΟ.ΟΟ	\$59.74	
	V 11 D D 1	\$95.84	\$95.84	
	Youth Day Rate		\$98.71	
	Adult Hourly	\$50.44	\$50.44	N/A
	Addit Houriy		\$51.95	
	Adult 1/2 Day	\$116.01	\$116.01	
	Addit 172 Bdy	4.0.0	\$119.49	
	Adult Day Rate	\$191.67	\$191.67	
1 5	•		\$197.42	
В.	School District No. 22	N/C		
	During school hours no charge Outside school hours	N/C		
	Outside scribbi flours	\$124.59	\$124.59	\$130.82
	Day Rate	φ124.59	\$128.32	\$134.73
		\$75.41	\$75.41	\$79.18
	½ Day Rate	Ψίσιπι	\$77.67	\$81.55
C.	Community Use		Ç. i i c i	φστισσ
	-	\$50.44	\$50.44	\$52.96
	Adult – Hourly		\$51.95	\$54.54
	Adult Day Pata	\$191.67	\$191.67	\$201.26
	Adult – Day Rate		\$197.42	\$207.29
	Adult – 1/2 Day	\$116.01	\$116.01	\$121.81
	·		\$119.49	\$125.46
D.	Commercial	400 77	400 77	***
	Local Hourly Rate	\$80.77	\$80.77	\$84.81
	,	\$185.77	\$83.19	\$87.34
	Local – 1/2 Day	φ100.77	\$185.77 \$191.34	\$195.06 \$200.90
		\$306.93	\$306.93	\$322.27
	Local – Day Rate	ψοσο.σο	\$316.13	\$331.93
	N D : 1 (D : 1/0 D	\$371.54	\$371.54	\$390.12
	Non-Resident Business – 1/2 Day		\$382.68	\$401.81
	Non Posidont Pusinosa - Day Pota	\$613.85	\$613.85	\$644.54
	Non-Resident Business – Day Rate		\$632.26	\$663.87
E.	Private Sponsored Entertainment			
	Local – Day			
	Non-Resident – Day			
F.	No Current Private Contracts			
G.	Setup / Takedown Day			
	50% of Day Rate			

H.	Tables/Chairs/Staging/Bleachers			
	Tables/Chairs per 100	\$47.08	\$47.08 \$48.49	\$49.44 \$50.01
-	Staging @ Current Labour Rates		Ф40.49	\$50.91

^{*} 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	Rate	Rate	Tax
_	Meeting Room - Willow Room	2020-21	2022	Incl
Α.	Recreation Programs	\$15.43	¢15.42	N/A
	Youth Hourly	\$10.43	\$15.43 \$15.89	IN/A
		\$35.49	\$35.49	
	Youth 1/2 Day	ΨΟΟ10	\$36.55	
	V 11 D D 1	\$58.63	\$58.63	
	Youth Day Rate		\$60.38	
	Adult Hourly	\$30.86	\$30.86	N/A
	Addit Houriy		\$31.78	
	Adult 1/2 Day	\$70.98	\$70.98	
	Addit 172 Bdy	4	\$73.10	
	Adult Day Rate	\$117.27	\$117.27	
	•		\$120.78	
В.	School District No. 22 During school hours no charge	N/C		
	Outside school hours	N/A		
	Outside scribbi flours	\$76.22	\$76.22	\$80.04
	Day Rate	Ψ10.22	\$78.50	\$82.42
		\$46.14	\$46.14	\$48.44
	½ Day Rate	ψ.σ	\$47.52	\$49.89
C.	Community Use		·	,
	Adult – Hourly	\$30.86	\$ 30.86	\$32.40
	Addit – Hourly		\$31.78	\$33.36
	Adult – Day Rate	\$117.27	\$117.27	\$123.13
	Addit Bay Nato	4=2.00	\$120.78	\$126.81
	Adult – 1/2 Day	\$70.98	\$70.98	\$74.53
	Commercial		\$73.10	\$76.75
D.	Commercial	\$50.92	\$50. 92	\$53.46
	Local Hourly Rate	\$50.92	\$52.44	\$55.06
	_	\$117.12	\$117.12	\$122.97
	Local – 1/2 Day	Ψ	\$120.63	\$126.66
	Local Day Data	\$193.50	\$193.50	\$203.17
	Local – Day Rate		\$199.30	\$209.26
	Non-Resident Business – 1/2 Day	\$234.23	\$234.23	\$245.94
	Non-Resident Business – 1/2 Day		\$241.25	\$253.31
	Non-Resident Business – Day Rate	\$386.99	\$386.99	\$406.34
	·		\$398.59	\$418.51
E.	Private Sponsored Entertainment	N1/A		
	Local – Day	N/A		
	Non-Resident – Day No Current Private Contracts	N/A		
F. G.				
G.	Setup / Takedown Day			
	50% of Day Rate			
	L		<u> </u>	

Н.	Tables/Chairs/Staging/Bleachers			
	Tables/Chairs per 100	\$47.08	\$47.08 \$48.49	\$49.44 \$50.91
	Staging @ Current Labour Rates			

	Recreation Centre	Rate	Rate	Tax
	Outdoor Display Space	2020-21	2022	Incl
C.	Community Use			
	Vouth Day Bata	\$18.17	\$18.17	\$19.08
	Youth Day Rate		\$18.71	\$19.64
	Adult Day Rate	\$27.95	\$27.95	\$29.35
	Adult Day Rate		\$28.78	\$30.21
D.	Commercial			
	Local Day Poto	¢55.00	\$55.90	\$58.70
	Local Day Rate	\$55.90	\$57,57	\$60.44

^{*} These spaces are located outside on the patio area of the Recreation Centre and are 10'x10'.

	Recreation Centre	Rate	Rate	Tax
	Indoor Lobby Space	2020-21	2022	Incl
C.	Community Use			
	Vouth Day Bata	\$18.17	\$18.17	\$19.08
	Youth Day Rate		\$18.71	\$19.64
	Adult Day Bata	\$27.95	\$27.95	\$29.35
	Adult Day Rate		\$28.78	\$30.21
D.	Commercial			
	Local Day Poto	\$55.90	\$55.90	\$58.70
	Local Day Rate		\$57,57	\$60.44

^{*}This indoor space is located in the Recreation Centre lobby.

	Recreation Centre	Rate	Rate	Incl
	Kitchen Rental	2020-21	2022	Tax
A.	Recreation Programs			
	MINI (nor hour)		\$18.36	
	MIN (per hour)	\$18.36	\$18.91	N/A
	MAY (non bour)		\$25.38	
	MAX (per hour)	\$25.38	\$26.14	N/A
C.	Community Use			
	Full Vitaban no place cettings	\$183.60	\$183.60	\$192.83
	Full Kitchen – no place settings		\$189.10	\$198.66
	Diago Cottinggo and	\$1.84	\$1.84	\$1.93
	Place Settings each		\$1.89	\$1.98
	Prep Area Only (no dishes, stoves/ovens, dishwasher, etc.)		\$91.72	\$96.30
	distiwasiler, etc.)	\$91.72	\$94.47	\$99.18
	Kitchen Clean-Up @ Current Labour Rate	\$49.43	\$49.43	\$51.91
	Richer Clear-Op @ Current Labour Nate		\$50.91	\$53.45
	Water Glasses 7 oz (mustaum se)		\$0.58	\$0.61
	Water Glasses – 7 oz (maximum 90)	\$0.58	\$0.59	\$0.61
	Water Ditabore () 45		\$3.53	\$3.70
	Water Pitchers (maximum 15)	\$3.53	\$3.63	\$3.81

The kitchen has 300 place settings, which consist of:

The following items are not included and must be supplied by the renter:

*water glasses *wine glasses *linen *salt and pepper shakers

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.

^{*1} dinner plate *1 side plate *1 salad bowl *1 cup and saucer

^{*1} salad fork *1 knife *1 spoon

^{*}sugar bowls *cream jugs *cutting knives

^{*} 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 Gymnasium Rentals	Rate 2020-21	Rate 2022	Incl Tax
A.	Recreation Programs	2020 21	2022	Tux
	Preschool – Dogwood Hourly 50% of Yth	\$8.71	\$8.71 \$8.97	N/A
	Youth – Dogwood Hourly	\$17.42	\$17.42 \$17.94	N/A
	Youth – Dogwood Day	\$174.20	\$174.20 \$179.40	N/A
	Adult – Dogwood Hourly	\$34.83	\$34.83 \$35.88	N/A
	Adult – Dogwood Day	\$348.30	\$348.30 \$358.80	N/A
	Youth – PV Hourly	\$31.90	\$31.90 \$32.85	N/A
	Youth – PV Day	\$319.00	\$319.00 \$328.50	N/A
	Adult – PV Hourly	\$63.79	\$63.79 \$65.70	N/A
	Adult – PV Day	\$637.90	\$637.90 \$657.00	N/A
В.	School District No. 22	NIO	NI/O	NI/O
	During school hours Outside school hours – use community rates	N/C	N/C	N/C
C.	Community Use			
	Adult – Dogwood Hourly	\$34.83	\$34.83 \$35.88	\$36.57 \$37.67
	Adult – Dogwood Day	\$348.30	\$348.30 \$358.80	\$365.72 \$376.74
	Youth – Dogwood Hourly	\$22.63	\$22.63 \$23.32	\$23.77 \$24.49
	Minor – Dogwood Hourly	\$17.42	\$17.42 \$17.94	\$18.29 \$18.84
	Adult – PV Hourly	\$63.79	\$63.79 \$65.70	\$66.98 \$68.99
	Adult – PV Day	\$637.90	\$637.90 \$657.00	\$669.80 \$389.85
	Youth – PV Hourly	\$41.46	\$41.46 \$42.70	\$43.54 \$44.84
	Minor – PV Hourly	\$31.90	\$31.90 \$32.85	\$33.49 \$34.50
D.	Commercial			
	Resident – Dogwood Hourly	\$49.68	\$49.68 \$51.17	\$52.16 \$53.73
	Resident – Dogwood Day	\$496.80	\$496.80	\$521.64

Resident – Dogwood 1/2 Day \$309.79 \$317.03 Non-Resident – Dogwood Day \$993.60	Φ ΓΩ 7 ΩΩ
Resident – Dogwood 1/2 Day \$309.79 \$317.03	\$537.29
\$309.79 \$317.03	\$325.28
Non Resident Dogwood Day	\$332.89
	\$1,043.28
\$993.60 \ \$1,023.41	\$1,074.58
Non Regident Degwood 1/2 Day	\$650.56
Non-Resident – Dogwood 1/2 Day \$619.58 \$638.17	\$670.08
\$105.99	\$111.29
Resident – PV Hourly \$105.99 \$109.17	\$114.63
Resident – PV Day \$1,059.90	\$1,112.90
\$1,059.90 \$1,901.70	\$1,146.29
Resident BV 1/2 Day	\$666.41
Resident – PV 1/2 Day \$634.67 \$653.71	\$686.40
Non-Resident – PV Day \$2,119.80	\$2,225.79
\$2,119.80 \$2,183.40	\$2,292.57
Non-Resident – PV 1/2 Day \$1,269.34	\$1,332.81
\$1,269.34 \$1,307.42	\$1,372.80
E. Private Sponsored Entertainment	
Resident – Dogwood Per Day \$596.15	\$625.96
\$596.15 \$614.04	\$644.75
Second performance \$248.38	\$260.90
\$246.36 \$253.64	\$268.64
Non-Resident – Dogwood Per Day \$1,192.30	\$1,251.92
\$1,192.30 \$1,228.07	\$1,289.48
\$496.76	\$521.60
I Second performance	\$537.26
Second performance \$496.76 \$511.67	M4 000 4E
Second performance \$496.76 \$511.67 Local – PV Per Day \$1,550.90	\$1,628.45
Second performance \$496.76 \$511.67 Local – PV Per Day \$1,550.90 \$1,597.43	\$1,677.31
Second performance \$496.76 \$511.67 Local – PV Per Day \$1,550.90 \$1,597.43 Second performance greater of 7.5% or \$632.34	\$1,677.31 \$663.96
Second performance \$496.76 \$511.67 Local – PV Per Day \$1,550.90 \$1,597.43 Second performance greater of 7.5% or \$632.34 \$651.31	\$1,677.31 \$663.96 \$683.88
Second performance \$496.76 \$511.67 Local – PV Per Day \$1,550.90 \$1,597.43 Second performance greater of 7.5% or \$632.34 \$651.31 Out of Town – PV Per Day \$3,101.80	\$1,677.31 \$663.96 \$683.88 \$3,256.89
Second performance \$496.76 \$511.67 Local – PV Per Day \$1,550.90 \$1,597.43 Second performance greater of 7.5% or \$632.34 \$651.31 Out of Town – PV Per Day \$3,101.80 \$3,104.86	\$1,677.31 \$663.96 \$683.88 \$3,256.89 \$3,354.61
Second performance	\$1,677.31 \$663.96 \$683.88 \$3,256.89

		Rate	Rate	Incl
		2020-21	2022	Tax
F.	Other - Current Contracts			
	Vernon Boxing Club			
	Per month (Oct, Nov, Dec, Jan, Feb,	¢722.02	\$733.92	\$770.61
	Mar)	\$733.92	\$755.94	\$793.74
	Per month (Apr, May, June, July, Aug,	¢266.06	\$366.96	\$385.31
	Sep)	\$366.96	\$377.97	\$396.87
	Per day	\$100.35	\$100.35	\$105.37
	rei day		\$103.36	\$108.53
G.	Setup / Takedown Day	·		
	50% of regular rate			

	Lakers Clubhouse	Rate 2020-21	Rate 2022	Incl Tax
A.	Recreation Programs			
	Youth and Adult Programs	\$15.10	\$15.10 \$15.56	N/A
В.	Schools			
	During school hours no charge	N/C		
	Outside school hours	\$31.29	\$31.29 \$32.23	\$32.85 \$33.85
C.	Community Use			
	Adult	\$48.14	\$48.14 \$49.59	\$50.55 \$52.07
	Adult – ½ Day Rate	\$361.06	\$361.06 \$371.93	\$379.11 \$390.53
	Adult –Day Rate	\$481.40	\$481.40 \$495.90	\$505.47 \$520.70
F.	Cleaning Fee			
	Small Events and Ongoing Rentals	\$30.20	\$30.20 \$31.11	\$31.71 \$32.67
	Medium Events	\$60.40	\$60.40 \$62.22	\$63.42 \$65.34
	Large Events – Weddings	\$120.80	\$120.80 \$124.44	\$126.84 \$130.67

	Recreation Centre	Rate	Rate	Incl
	Swimming Pool	2020-21	2022	Tax
A.	Recreation Programs			
	Drop in Programs will pay on a percentage basis to			
B.	be agreed upon between departments.			
D.	Schools (Public and Private)	¢152 01	¢152 01	¢161 52
	Swim Lessons (25 students or less) - hourly	\$153.84	\$153.84 \$158.46	\$161.53 \$166.39
	Public Swim Rental (50 35 students or less) –	\$102.56	\$102.56	\$100.59 \$107.69
	hourly	Ψ102.50	\$105.64	\$110.93
	nouny	\$51.28	\$51.28	\$53.84
	Extra Fees (additional staff) - hourly	ψ51.20	\$52.82	\$55.47
C.	Community Use		,	7
	Adult			
	Drivete Swim Bentel (25 ewimmers or less) hourly	\$128.20	\$128.20	\$134.61
	Private Swim Rental (35 swimmers or less) - hourly		\$132.05	\$138.66
	Private Lane Rental (8 swimmers or less) - hourly	\$25.64	\$25.64	\$26.92
	Private Lane Rental (6 Swiffliners of less) - flourly		\$26.41	\$27.73
	Extra Fees (additional staff) - hourly	\$51.28	\$51.28	\$53.84
	, ,		\$52.82	\$55.47
	Minor Sports Groups			
	Private Swim Rental (provides NL certified coach) -	\$51.28	\$51.28	\$53.84
	hourly	Ψ01.20	\$52.82	\$55.47
	Swim Meet (includes 3 lifeguard staff) - hourly	0.450.04	\$153.84	\$161.53
	, , ,	\$153.84	\$158.46	\$166.39
	Private Lane Rental - hourly	¢40.00	\$12.82	\$13.46
	•	\$12.82	\$13.21	\$13.87
	Extra Fees (additional staff) - hourly	\$51.28	\$51.28 \$52.82	\$53.84 \$55.47
D.	Commercial		φυ2.02	φυυ.47
_ D .	Local			
			\$ 211.55	\$222.13
	Private Swim Rental (35 swimmers or less) - hourly	\$211.55	\$217.90	\$228.80
		4.5.5.	\$42.31	\$44.42
	Private Lane Rental (8 swimmers or less) - hourly	\$42.31	\$43.58	\$45.76
	E (E	\$51.28	\$51.28	\$53.84
	Extra Fees (additional staff) - hourly	·	\$52.82	\$55.47
	Non-Resident Business			
	Drivata Swim Pontal (25 autimmers or loss) hours	\$423.10	\$423.10	\$444.26
	Private Swim Rental (35 swimmers or less) - hourly	φ 4 ∠3.10	\$435.80	\$457.59
	Private Lane Rental (8 swimmers or less) - hourly	\$84.62	\$84.62	\$88.85
	1 Tivate Lane Rental (0 Swiffliners of 1655) - Hourry	Ψ04.02	\$87.16	\$91.52
	Extra Fees (additional staff) - hourly	\$51.28	\$51.28	\$53.84
	Extra 1 500 (additional staff) floating		\$52.82	\$55.47

^{*} Mandatory staff (lifeguard) fee will be added to Private Swim Rental based on attendance*

	Recreation Centre	Rate	Rate	Incl
	Swimming Lessons	2020-21	2022	Tax
1.	10 x 1/2 Hour	, ,		
	Ratios:			
	Starfish, Duck, Sea Turtle : 10-1			NO tax on Yth Lessons
	Sea Otter: 4-1,	\$67.34		
	Salamander: 5-1		\$67.34	
	Sunfish, Crocodile, Whale, SK 1, SK 2, SK 3 : 6-1		\$69.36	
2.	10 x 3/4 Hour	ı		
	Ratios:		\$87.72	NO tax on Yth
	SK4: 6-1	\$87.72	\$90.36	Lessons
	SK 5, SK 6: 8-1		Ψοσ.σσ	
3.	10 x 1 Hour	,		110.1
	Ratios:		\$114.87	NO tax on Yth Lessons
	SK 7 – SK 10, Synchro Star: 10-1	\$114.87	\$118.32	
	Adult : 10-1		Ψ110.02	
4.	Private Lessons			
	Youth Private	\$26.38	\$26.38	\$27.69
			\$27.18	\$28.54
	Youth Semi-Private additional \$5/child			
	Adult Private	\$34.28	\$34.28	\$36.00
			\$35.31	\$37.08
	Adult Semi-Private additional \$5/adult			
5.	Specialty Classes	<u> </u>		
	Hours and Ratios Vary Based on Program	Based on		
	Requirements	Actual Costs		
6.	Special Needs	T		
	Ratios:	D44464	MAAA C 4	0447.54
	Aqua Percept 3-1	\$111.94	\$111.94	\$117.54
		#400.00	\$115.30	\$121.07
	Aqua Dapt: 1-1	\$162.38	\$162.38	\$170.50
		Current	\$167.26 Current	\$175.63
7.	National Lifeguard Course	Rates	Rates	
8.	Lavington Pool (Summer only)			
	Starfish – SK 2 8 lessons @ 1/2 hour	\$47.68	\$47.68 \$49.11	NO tax on Yth Lessons

Parks	Rate	Rate	Incl
Sports Fields for League Play or Practice	2020-21	2022	Tax
School District Fields: City of Vernon also books	School Dis	trict No. 22	
fields after school hours and on weekends.			
Adult Group or Organization – Per field/per year	\$143.10	\$143.10	\$150.26
Youth Group or Organization – Per field/per year	\$93.02	\$93.02	\$97.67
Minor Group or Organization – Per field/per year	\$71.55	\$71.55	\$75.13
All Sports Fields Operated by the City of Verno	n:		
League Play – Adult Group/Organization			
Per hour/per field	\$20.45	\$20.45	\$21.47
League Play – Youth Group/Organization	· ·	* -	T
Per hour/per field	\$13.29	\$13.29	\$13.95
League Play – Minor Group/Organization			-
Per hour/per field	\$10.13	\$10.13	\$10.64
Tournaments – Adult Group/Organization			
Per day/per field	\$204.48	\$204.48	\$214.70
Tournament –Youth Group/Organization			
Per day/per field	\$132.91	\$132.91	\$139.56
Tournaments – Minor Group/Organization			
Per field/per day	\$101.30	\$101.30	\$106.37
Commercial			
Resident Business (per field/per day)	\$254.22	\$254.22	\$257.48
Non-Resident Use (per field/per day)	\$335.72	\$335.72	\$352.51
Lights			
Lights at DND Adults	\$31.20	\$31.20	\$32.76
Youth	\$15.10	\$15.10	\$15.86

- 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.
- Additional infield maintenance charge \$12.00 (per drag)

To guarantee use of field(s) or diamond(s) by a specific local community, non-profit group on a regular basis, an Administration Fee or a Park User Fee will apply. A Park Use Permit must be obtained and returned with written approval to follow from City of Vernon Recreation Services.

	Picnic Shelters	Rate	Rate	Incl
	Kin Beach	2020-21	2022	Tax
B.	School District No. 22			
	During school hours	N/C	N/C	N/C
C.	Community Use			
	Kin Beach – per day (over 4 hours)	\$156.02	\$156.02	\$163.82
	Kin Beach – per time slot	\$78.01	\$78.01	\$81.91
D.	Commercial			
	Resident Business - per day	\$198.55	\$198.55	\$208.48
	Resident Business – per time slot	\$99.28	\$99.28	\$104.24
	Non-Resident Business - per day	\$262.44	\$262.44	\$275.56
	Non-Resident Business – per time slot	\$131.22	\$131.22	\$137.78
	Rental to include washroom, existing utilities and existing picnic			
	tables. Tables and chairs are not inclu	uded.		
	Time Slots available: (8am-12pm), (12:30pm-4:30pm), (5pm-9pm)			

Polson Park	Rate	Rate	Incl
	2020-21	2022	Tax
Polson Park – Green Spaces, Rose			
Garden, Wishing Well	\$47.71	\$47.71	\$50.10
Polson Oval – Community Use:			
Adult Groups (per day)	\$204.98	\$204.98	\$215.23
Youth Groups (per day)	\$133.24	\$133.24	\$139.90
Minor Groups (per day)	\$102.49	\$102.49	\$107.61
Polson Oval – Commercial:			
Residential Business	\$262.44	\$262.44	\$275.56
Non-Residential Business	\$304.00	\$304.00	\$319.20
Polson Structures – Community Use			
Adult Groups (per day)	\$101.58	\$101.58	\$106.66
Youth Groups (per day)	\$66.03	\$66.03	\$69.33
Minor Groups (per day)	\$50.79	\$50.79	\$53.33

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.

Special Park Event Permits	Rate	Rate	Incl
	2020-21	2022	Tax
Park Permit per Day	101.58	101.58	106.66
Rental Extras			
Extra Garbage Cans (each)	\$10.58	\$10.58	\$11.11
Washroom Cleans (per clean)	\$47.61	\$47.61	\$49.99
Portable Washrooms (per day)	\$31.74	\$31.74	\$33.33
Bleachers (per event)	\$160.00	\$160.00	\$168.00
Barricades and Cones (per event)	\$80.00	\$80.00	\$84.00

Parks		Rate	Rate	Incl
Courts		2020-21	2022	Tax
	Volleyball, Tennis, Pickleball			
A.	Recreation Programs			
	Adult (per court per hour)	\$7.67	\$7.67	N/A
	Youth (per court per hour)	\$3.84	\$3.84	N/A
B.	School District No. 22			
	During school hours	N/C	N/C	N/C
C.	Community Use			
	Adult (per court per hour)	\$7.55	\$7.55	\$7.93
	Youth (per court per hour)	\$4.99	\$4.99	\$5.24
	Minor (per court per hour)	\$3.84	\$3.84	\$4.03
D.	Commercial			
	Resident (per court per hour)	\$12.66	\$12.66	\$13.29
	Non-Resident (per court per hour)	\$25.31	\$25.31	\$26.58

- User group must post use of courts 2 days prior to event.Pickleball (per 4 courts per hour)
- Volleyball courts should be inspected by the user before use

Analysis

7 \\ 1 \\ 1 \\ 1	515
2001/2002	.3% increase
2002/2003	
2003/2004	
2004/2005	
	.3.6% except arena fees at 3% and park fees
2003/2000	at 5%
0000/0007	
	.5% except arena fees 3%, park fees -
	generally adults 25%, youth 20%
2007/2008	
	.5.5% - 3.5% - 2.0% increases
2009/2010	.2.15 % increase
2010/2011	
	NOTE: HST July 1, 2010
2011/2012	.2.0 % increase on all fees except general
2011/2012	admission fees that remain same as
	2010/2011
2042/2042	
2012/2013	
2013/2014	2.60% increase except for selected ice rental
	rates
2014/2015	.2.60% increase except for selected rental fees
	and services
2015/2016	.2.60% increase except for selected rental fees
	and services
2016/2017	.2.60% increase except for selected rental fees
20 10/20 11	and services
2017/2018	.2.60% increase except for selected rental fees
2017/2010	and services
0040.40	
2018-19	. 2.60% increase except for selected rental fees
	and services
2019-20	.2.19% increase except for selected rental fees
	and services
2020	.4% increase for Aquatics as per the rate
	adjustment April 1, 2020
2020-21	.1.58% increase except for selected rental fees
	and services
2021	.5% increase for Recreation Service fees as
2021	per rate adjustment January 1, 2021
2022	.3% increase for Recreation Service fees as
ZUZZ	
	per rate adjustment January 1, 2022

<u>USER GROUP RATING SCHEDULE</u> 2,000,000 Commercial General Liability

Rates effect March 12, 2021

Internal Use Only

Sport 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

Refer to broker for all other sports

Excluded Activities: Alpine Skiing, Boxing, Climbing Walls, Contact Hockey, Contact Martial Arts,

Cycling, Fireworks, Gymnastics, Horse Related, Kickboxing, Lacrosse, Minor Hockey (18 & under), Rugby, Skateboarding / Skateboard Parks, Snowboarding,

Tackle Football, Trampoline

Insurance Inquiries & non-Canadian user groups must be referred to broker

Type of Event	# of Participants	Premium		
	_	Low	Medium	High
One Day Sport Activities	1-25	\$15	\$30	Refer
 2-3 day sport activities 	26-100	\$30	\$55	Refer
are twice daily rate	101-250	\$55	\$80	Refer
,	Over 250	Refer	Refer	Refer
Beer Garden – applicable to	1-100		\$105/day	
sporting events	101-250		\$155/day	
	251-500		\$205/day	
			-	
All Season Sport Activities	1-25	\$35	\$80	Refer
(except hockey)	26-100	\$80	\$155	Refer
	101-250 over	\$155	\$230	Refer
	250	Refer	Refer	Refer

Adult Recreational Non-Contact Ice Hockey	Season September - April	Season May - August
Adult pickup – max. 30 players Adult league	\$130	\$80
	\$205/team	\$105/team
Adult Tournaments	Up to 8 teams	\$255
	9-16 teams	\$380
	Over 16 teams	Refer
One time adult recreational non-contact ice hockey	1-30 players	\$20 (max 1 ½ hrs)
One time recreational skating – no sticks or	1-25 participants	\$20 (max 1 ½ hrs)
pucks	26-100 participants	\$40 (max 1 ½ hrs)
	101-250 participants	\$80 (max 1 ½ hrs)

Recreation Non-Contact Ball / Roller Hockey	Season September – April	Season May – August	
Pickup – max 30 players	\$105	\$105	
League	Refer	Refer	

Continued on next page...

Meetings & Event

Meetings & Event						
Type of Event	# of Participants	Premium				
Meetings – No Alcohol	1-25	\$^	15			
(including arts & craft, bridge, etc)	26-100	\$2	20			
 Seasonal – monthly: 3 times rate 	101-250	\$3	30			
Seasonal – weekly: 5 times rate	Over 250	Re	efer			
•	# of Participants	No Alcohol	With			
	-		Alcohol			
Weddings, Block Parties, Small Kids	1-25	\$15	\$55			
Functions, i.e. birthday parties, baptism	26-100	\$30	\$105			
Note: Rates are lower than for events	101-250	\$55	\$155			
below due to the familiar relationship	Over 250	Refer	Refer			
Events, including Festivals & Parades	1-25	\$30	\$80			
	26-100	\$55	\$130			
	101-250	\$80	\$205			
	Over 250	Refer	Refer			
 2 -3 day meetings/events are twice daily rate 4 – 5 day meetings/events are triple daily rate 						

^{2021 -} User Group BC 2M AL4981 City of Vernon - January 6, 2021

THE CORPORATION OF THE CITY OF VERNON BYLAW NUMBER 5877

A bylaw to amend Fees and Charges
Bylaw 3909

WHEREAS the Council of the City of Vernon has determined to amend the "City of Vernon Fees and Charges Bylaw Number 3909, 1993" to amend cemetery fees for 2022 and 2023.

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 "Fees and Charges (2022 & 2023 Cemetery Fees)

 Amendment Bylaw Number 5877, 2021".
- 2. That Schedule "A" <u>Fee Schedule</u> of Fees and Charges Bylaw Number 3909, 1993 be amended as follows:
 - a. **AMEND** Section 17. CEMETERY FEES, as shown in **Red** on attached **Schedule '1'**:
- 3. If any section, subsection, paragraph, clause or phrase, of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 4. The Fees and Charges Bylaw Number 3909 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this day of , 2021.

READ A SECOND TIME this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

Mayor Corporate Officer

SCHEDULE '1'
Attached to and forming Part of Bylaw #5877
"Fees and Charges (2022 & 2023) Amendment Bylaw Number 5877, 2021"

CEMETERY FEES					FEES				
Human Remains Lots	Resident 2021	Resident 2022	Resident 2023	Former Resident 2021	Former Resident 2022	Former Resident 2023	Non- Resident 2021	Non- Resident 2022	Non- Resident 2023
Infant Lot (under 2 years)	\$423.81	\$466.19	\$512.81	\$525.89	\$578.47	\$636.31	\$627.99	\$690.78	\$759.85
Care Fund Contribution	\$141.27	\$155.39	\$170.92	\$175.30	\$192.83	\$212.11	\$209.33	\$230.26	\$253.28
TOTAL	\$565.18	\$621.58	\$683.73	\$701.19	\$771.30	\$848.42	\$837.32	\$921.04	\$1,013.13
Child Lot (2 – 12 years)	\$686.98	\$755.67	\$831.23	\$847.61	\$932.37	\$1,025.60	\$1,008.24	\$1,109.06	\$1,219.96
Care Fund Contribution	\$228.99	\$251.88	\$277.06	\$282.54	\$310.79	\$341.86	\$336.08	\$369.68	\$406.64
TOTAL	\$915.97	\$1,007.55	\$1,108.29	\$1,130.15	\$1,243.16	\$1,367.46	\$1,344.32	\$1,478.74	\$1,626.60
Adult Lot	\$1,417.52	\$1,559.27	\$1,715.19	\$1,643.93	\$1,808.32	\$1,989.15	\$1,870.36	\$2,057.39	\$2,263.12
Care Fund Contribution	\$472.51	\$519.76	\$571.73	\$547.98	\$602.77	\$663.04	\$623.45	\$685.79	\$754.36
TOTAL	\$1,890.03	\$2,079.03	\$2,286.92	\$2,191.91	\$2,411.09	\$2,652.19	\$2,493.81	\$2,743.18	\$3,017.48
Cremated Remains Lots	Resident 2021	Resident 2022	Resident 2023	Former Resident 2021	Former Resident 2022	Former Resident 2023	Non- Resident 2021	Non- Resident 2022	Non- Resident 2023
Single Cremation	\$423.81	\$466.19	\$512.81	\$525.89	\$578.47	\$636.31	\$627.99	\$690.78	\$759.85
Care Fund Contribution	\$141.27	\$155.39	\$170.92	\$175.30	\$192.83	\$212.11	\$209.33	\$230.26	\$253.28
TOTAL	\$565.08	\$621.58	\$683.73	\$701.19	\$771.30	\$848.42	\$837.32	\$921.04	\$1,013.13
Family Cremation	\$1,417.52	\$1,559.27	\$1,715.19	\$1,643.93	\$1,808.32	\$1,989.15	\$1,870.36	\$2,057.39	\$2,263.12
Care Fund Contribution	\$472.51	\$519.76	\$571.73	\$547.98	\$602.77	\$663.04	\$623.45	\$685.79	\$754.36
TOTAL	\$1,890.03	\$2,079.03	\$2,286.92	\$2,191.91	\$2,411.09	\$2,652.19	\$2,493.81	\$2,743.18	\$3,017.48

	2021	2022	2023
Memorial Installation Fees			
Memorial Installation	\$182.71	\$200.98	\$221.07
Care Fund Contribution	\$10.00	\$10.00	\$10.00
TOTAL	\$192.71	\$210.98	\$231.07
Concrete Pillow	\$292.82	\$322.10	\$354.31
Concrete Bases:			
8" Depth	\$271.04	\$298.14	\$327.95
12" Depth	\$292.82	\$322.10	\$354.31

Cemetery Service Fees	2021	2022	2023
Interment/Exhumation:			
Infant (under 2 years)	\$428.34	\$471.17	\$518.28
Child (2 – 12 years)	\$1,421.75	\$1,563.92	\$1,720.31
Adult	\$1,421.75	\$1,563.92	\$1,720.31
Cremated Remains	\$428.34	\$471.17	\$518.28
Extra Depth Charge	\$467.06	\$513.76	\$565.13
Extra Charge for Weekend & Statutory Holidays:			
Non-Cremated Remains	\$1,364.88	\$1,501.36	\$1,651.49

Cremated Remains	\$584.43	\$642.87	\$707.15
Extra Charge for Interment / Exhumation after 2:00 pm:			
Non-Cremated Remains	\$780.45	\$858.49	\$944.33
Cremated Remains	\$389.62	\$428.58	\$471.43
Grave Liner	\$1,033.34	\$1,136.67	\$1,250.33
Vault for Cremated Remains	\$263.78	\$290.15	\$319.16
Vase	\$24.20	\$26.62	\$29.28
Flower Loop	\$54.45	\$59.89	\$65.87
Installation of Flower Loop	\$54.45	\$59.89	\$65.87
Refund Administration Fee	\$30.25	\$33.27	\$36.59
All fees are subject to GST except for	Care Fund Contribution	ons.	



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF

THE AFFORDABLE HOUSING ADVISORY COMMITTEE THURSDAY, JULY 8, 2021

PRESENT: VOTING

Councillor Kari Gares

Jake Russell, Community at Large representative Kimberly Fuller, Community at Large representative

Colleen McEwan, Interior Health Authority Annette Sharkey, Social Planning Council

Catherine Lord, Seniors Rep.

NON-VOTING

Cheryl Roepcke, BC Housing Representative Councillor Paul Britton, City of Armstrong

ABSENT: Councillor Kelly Fehr

Brad Stinn, Building representative

Nanette Drobot, BC Housing

Councillor Paul Britton, City of Armstrong Glory Westwell, Habitat for Humanity

STAFF: Roy Nuriel, Staff Liaison, Economic Development Planner

Dana Martin, Counter Clerk

ORDER

The Committee Chair called the meeting to order at 4:03 p.m.

LAND

As chair of the City of Vernon's Affordable Housing Advisory ACKNOWLEDGEMENT Committee, and in the spirit of this gathering, I recognize the City

of Vernon is located in the traditional territory of the Sylix people

of the Okanagan nation.

ADOPTION OF AGENDA

Moved by Annette Sharkey seconded by Jake Russell

THAT the agenda for Thursday, July 8, 2021 for the Affordable Housing Advisory Committee meeting be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Colleen McEwan seconded by Annette Sharkey

THAT the minutes of the January 13, 2021 Affordable Housing

Advisory Committee meeting be adopted.

CARRIED.

UNFINISHED BUSINESS:

HABITAT FOR HUMANITY - UPDATE

Moved by Jake Russell, seconded by Kimberley Fuller:

THAT the Habitat for Humanity update be deferred to the next meeting.

CARRIED.

NEW BUSINESS:

HOUSING AGREEMENT – 2600 35th STREET (MY PLACE – BUILDNGS 1 AND 2) Roy Nuriel, Economic Development Planner, presented on the agreement for My Place buildings 1 and 2. The draft agreement includes reducing the parking requirement from 25 spaces to 20. Most of the tenants do not have cars. It also includes waiving the development cost charge. They are close to starting construction and are asking that we bring this to Council. There are to be 52 bachelor units built by BC Housing and managed by Turning Points. The Housing Agreement will secure affordable housing for low income people.

Moved by Jake Russell, seconded by Annette Sharkey;

THAT the Affordable Housing Advisory Committee approve the recommendation as presented to support entering a housing agreement for two supportive housing buildings.

Kimberly Fuller advised that she did not get a chance to review the agreement. Roy shared the agenda package with Kimberley for her immediate review.

All were in favor, none opposed.

CARRIED.

INFORMATION ITEMS:

There were no information items.

NEXT MEETING

The next meeting date to be announced.

ADJOURNMENT

The meeting adjourned at 4:15 p.m.

CERTIFIED CORRECT:

Chair



MINUTES OF

THE AFFORDABLE HOUSING ADVISORY COMMITTEE THURSDAY, August 26, 2021

PRESENT: VOTING

Councillor Kelly Fehr

Councillor Kari Gares

Jake Russell, Community at Large representative Kimberly Fuller, Community at Large representative

Annette Sharkey, Social Planning Council

Catherine Lord, Seniors Rep.

Glory Westwell, Habitat for Humanity

ABSENT: Brad Stinn, Building representative

Colleen McEwan, Interior Health Authority

Nanette Drobot, BC Housing

Councillor Paul Britton, City of Armstrong

STAFF: Roy Nuriel, Staff Liaison, Economic Development Planner

Lynn Presslaber, Minute Taker

ORDER

The Committee Clerk called the meeting to order at 4:01 p.m.

LAND

ACKNOWLEDGEMENT

As chair of the City of Vernon's Affordable Housing Advisory Committee, and in the spirit of this gathering, I recognize the City of

Vernon is located in the traditional territory of the Syilx people of the

Okanagan nation.

ADOPTION OF AGENDA

Moved by Catherine Lord; seconded by Kari Gares:

THAT the agenda for Thursday, August 16, 2021 for the Affordable Housing Advisory Committee meeting be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Kari Gares, seconded by Annette Sharkey:

THAT the minutes of the July 8, 2021 Affordable Housing

Advisory Committee meeting be adopted.

CARRIED.

UNFINISHED BUSINESS:

HABITAT FOR HUMANITY - UPDATE Moved by Gloria Westwell, seconded by Kari Gares: THAT the Habitat for Humanity update be deferred to the next meeting.

NEW BUSINESS:

HOUSING
AGREEMENT FOR
5545 AND 5577 27TH
AVENUE -VERNON
NATIVE HOUSING
(DVP00519)

Roy Nuriel, Economic Development Planner, reviewed the proposed development for 5577 27th Avenue and housing agreement for 5545 and 5577 27th Avenue. The following points were included:

- The Committee is familiar with the existing building (Phase I) Thunderbird Manor. The second building is for 35 units, 1 4 bedroom sizes to accommodate families as well as some accessible units and will have similar amenities to the first building. A blanket easement will allow use/sharing of access, parking area, and other amenities as open space and playground between the two buildings.
- Council is set to meet September 7, 2021 to consider the housing agreement which allow to waive the Development Cost Charges (DCC's) and to secure both buildings as nonprofit under management of the Vernon Native Housing Society.
- Discussion ensued regarding the Committees' ability to provide input on projects at earlier stages prior to final recommendation. Roy Nuriel provided information on the City of Vernon's role when working with non-profit organizations and Developers. There are bylaws and policies in place that guide the process. It was also noted that the Advisory Planning Committee supported the requested variances on this project.
- It was determined that AHAC Scope of Work in the Committee's Terms of Reference is to decide on whether they support the housing agreement, and not the development or structural design of the project. Questions were put forward regarding reduced parking and shadow impact on neighbouring buildings. The Committee was satisfied that the Housing Agreement adequately addressed these concerns.

Moved by Kari Gares, seconded by Catherine Lord:

THAT the Affordable Housing Advisory Committee approve the recommendation as presented to support entering a Housing Agreement for the second building of this project.

Six in favour, one opposed.

CARRIED.

INFORMATION ITEMS:

The Committee agreed to provide opportunities for more discussion on affordable housing in general.

Chair

NEXT MEETING

The next meeting date to be announced.

ADJOURNMENT

The meeting adjourned at 4:40 p.m.

CERTIFIED CORRECT:



MINUTES OF THE FINANCE COMMITTEE HELD THURSDAY, SEPTEMBER 9, 2021 OKANAGAN LAKE ROOM

PRESENT: VOTING

Councillor Gares, Chair

Councillor Mund Mayor Cumming

STAFF: Debra Law, Director, Financial Services

Terry Martens, Manager, Financial Operations Natasha Kositsin, Secretary I – Legislative Services

CALL TO ORDER

The Chair called the meeting to order at 1:03 p.m.

LAND

ACKNOWLEDGEMENT

As Chair of the City of Vernon's Finance Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the

Okanagan Nation.

ADOPTION OF AGENDA

Moved by Mayor Cumming, seconded by Councillor Mund;

THAT the agenda for the Thursday, September 9, 2021

meeting of the Finance Committee be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Councillor Mund, seconded by Mayor Cumming;

THAT the minutes of the Finance Committee meeting held

July 7, 2021 be adopted.

CARRIED.

NEW BUSINESS

2022 PERMISSIVE TAX EXEMPTIONS

The Manager, Financial Operations presented the Committee with the 2022 Permissive Tax Exemptions:

Moved by Councillor Mund, seconded by Mayor Cumming;

THAT the following properties making new application be granted tax exemptions beginning in 2022 to the extent shown:

- Kindale Developmental Association B2814 44 Ave
 100% exemption phased in over 3 years
- Upper Room Mission 2708 34 St 100% exemption phased in over 3 years
- Vernon Elks Lodge 3103 30 St 100% exemption phased in over 3 years
- Vernon Native Housing Society 5545 27 Ave 100% exemption phased in over 3 years
- Vernon Community Arts Council A2704 Hwy 6 75% exemption
- Turning Points Collaborative Society 3214 35 St 100% exemption phased in over 3 years
- Turning Points Collaborative Society 3412 28 Ave
 100% exemption phased in over 3 years
- Turning Points Collaborative Society 3102 37 Ave
 100% exemption phased in over 3 years
- Turning Points Collaborative Society 2700 35 St 100% exemption phased in over 3 years
- Turning Points Collaborative Society 3905 30 Ave
 100% exemption phased in over 3 years
- Turning Points Collaborative Society 3912 30 Ave
 100% exemption phased in over 3 years

AND FURTHER, that the tax exemptions for the following properties be amended beginning in 2022 to the extent shown:

- Okanagan Boys & Girls Club 3600 33 St amend exemption from 80% of entire property assessment to 100% of Class 6 assessment only
- Vernon & District Association for Community Living 4240 Alexis Park Dr – amend exemption to include 100% of the entire property and amend Schedule "AA" of City of Vernon Tax Exemption Bylaw Number 5713, 2018 to reflect the expanded area

AND FURTHER, that the tax exemptions for the following properties be deleted beginning in 2022 for the reasons shown:

 Vernon Gospel Chapel – 4106 Pleasant Valley Rd – due to lack of submission of a renewal application as required by City of Vernon policy

- Salvation Army 3102 29 Ave due to the closure of the thrift store and the listing of the property for sale
- Vernon & District Association for Community Living –
 1812 22 St due to the sale of the property
- Turning Points Collaborative Society 2307 43 St due to the sale of the property

AND FURTHER, that Schedule "G" ("New 2020 Properties") of City of Vernon Tax Exemption Bylaw Number 5713, 2018 be deleted by moving the properties in that schedule to Schedule "C" ("Social Service Properties").

CARRIED.

DATE AND TIME OF NEXT MEETING

The next Finance Committee meeting is to be announced.

ADJOURNMENT

The Finance Committee meeting adjourned at 1:30 p.m.

CERTIFIED CORRECT:



MINUTES OF THE

TOURISM COMMISSION MEETING HELD WEDNESDAY, OCTOBER 20, 2021

OKANAGAN LAKE ROOM & ZOOM - 8:00 AM

PRESENT: Bobby Bissessar, Accommodation Provider (*Via Zoom*)

Claus Larsen, Accommodation Provider, Chair

Clinton Bilas, Restaurant

Councillor Gares, City of Vernon (Appointed Member)
Dauna Kennedy, Arts & Culture, Vice Chair (*Via Zoom*)

Gale Woodhouse, Arts & Culture

Kevin O'Brien, Attractions

Mayor Victor Cumming (Alternate Member)

Michael Van Horne, Golf

Mike Fotheringham, Okanagan Indian Band

Ricardo Smith, Sports and Events

Richard Rolke, Greater Vernon Chamber of Commerce

DELEGATION: John Welter, Sports & Cultural Society of North Okanagan

ABSENT: Brett Woods, Biking

Ian Jenkins, Silver Star Mountain Resort (Non-Voting)

Susan Lehman, Downtown Vernon Association

Troy Hudson, Ski

STAFF: Hannah Lucich, Tourism Coordinator

John Perrott, Manager, Economic Development & Tourism

Torrie Silverthorn, Manager, Tourism Tracy Mueller, Committee Clerk

ORDER

The meeting was called to order at 8:01 AM

LAND ACKNOWLEGEMENT As Chair of the City of Vernon's Tourism Commission, and in the spirit

of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.

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- There are currently four (4) board members with SCSNO and essentially what they have been tasked to do over the years is put together a network of information; the next step is bringing people to the community.
- Vernon is hosting the BC Winter Games in February 2022. The event will allow for spectators. In the past there have been about 1500 athletes participating in the event.
- SCNSO put together a comprehensive Resource Toolkit on what
 it takes to run an event; the documentation is available on the
 Society's website https://www.scsno.ca/; members of the
 Committee were invited to visit the website and review the
 contents and provide their comments.
- The delegation noted that the website contains excellent volunteer database whereby people can reach out, volunteer, and get engaged.
- There are currently 112 sporting groups that are looking to put events on. When the world turns the lights back on there is a great talent base to work with.
- As part of the "tool kit" SCSNO is developing various templates for letters of support for bid assembly; and there several highly skilled individuals on the Board of Directors who have experience in putting together bids and supporting documentation.
- When organizations look to produce events, dealing with the City
 of Vernon is needed in terms of procuring the necessary permits.
 To assist with that process, SCSNO has excellent resources and
 can provide guidance in regarding what specific groups need to
 be contacted to secure the permits in accordance with local
 bylaws.
- In terms of sponsorships, the SCSNO website has a listing of who individuals can approach with sponsorship opportunities.
- The delegation noted that the City of Vernon is currently not a member of Sport Tourism Canada, and it is an item that SCSNO plans to discuss with the City of Vernon in the coming weeks.
 - In response the Tourism Manager noted that she is in the process of exploring partnership opportunities with Sport Tourism Canada.

- Within the fall newsletter there was an invitation online for visitors to book with local hoteliers. It takes visitors to the hotelier's page on Tourism's website.
- Castanet.net The Tourism team launched a campaign with the publication Castanet.net and it performed really well with the content. Even though the pandemic is easing, people are eager to support their own backyards and support Vernon.

Top Performing Webpages:

- o BC Trip Planners
- Airport Transit from Vernon to Kelowna has creeped back up.
- Traffic by region, BC has out performed everyone, followed by Alberta and Ontario. Looking into an Eastern specific campaign for Winter.
- Are running a YouTube Campaign partnered through Destination BC Co-Operative Marketing Campaign.

Action: Staff will email a link to members of the Commission.

Scheduled / Targeted Campaigns:

- Video Pre-Roll with NHL.com
- o KelownaNow Contest Campaign
- o CityTV TV Commercial 300 spots
- o Vancouver Is Awesome Sponsored Content
- "Off Track Travel" Influencers Gemma and JR -- They are a "Canadian couple who live explore beyond the beaten path and love helping others do the same". Tourism staff are working with them directly, and any content that is created is living on the first page of Google which is great advertising for the City of Vernon and all we have to offer.

Upcoming Advertising / Media Bookings:

- Working out the details of the BC Magazine spread, will be doing a feature on Winter Carnival in February.
- 4 Page Spread booked with BC's guide for the Arts. Will be working with them to make a nice array of amenities on the guide for Vernon.
- Will partner with Sparkling Hills on Health and Wellness Campaign. Focusing on the full array of activities available in Vernon.
- Talked with SilverStar regarding the options available for visitors to the City of Vernon.

created something on the corner to drive traffic to other businesses.

• We need to revisit with more planning and more partnership. We need to look at it now, remove some of the barriers.

In response to the feedback received from members of the Commission, staff noted that a further presentation to Council could have a more of a lens based on feedback and Commission members can speak to what worked and what did not.

Councillor Gares left the meeting at 8:48 AM

DATE AND TIME OF NEXT MEETING

The next meeting of the Tourism Commission is scheduled for **Wednesday, November 17, 2021** at 8:00 a.m.

ADJOURNMENT

Moved by Richard Rolke, seconded by Clinton Bialas:

THAT the Tourism Commission meeting of October 20, 2021 be adjourned.

CARRIED.

The Tourism Commission meeting adjourned at 8:56 AM

CERTIFIED CORRECT:

Chair



MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, October 26, 2021 at 4:00 PM VIA ZOOM and IN-PERSON

COUNCIL CHAMBERS (OKANAGAN LAKE ROOM)

PRESENT: VOTING

Mark Longworth, Chair Don Schuster (via ZOOM) Doug Neden (via Zoom)

Jamie Paterson

Monique Hubbs-Michiel

Phyllis Kereliuk

Harpreet Nahal (via ZOOM)

NON-VOTING

Mayor Cumming (Appointed Member)

ABSENT: Joshua Lunn

Bill Tarr Lisa Briggs

STAFF: Ally Campbell, Planning Assistant

Carson Mackona, Planning Assistant

Craig Broderick, Manager, Current Planning

Michelle Austin, Planner

Roy Nuriel, Economic Development Planner

Tracy Mueller, Committee Clerk

ORDER The Chair called the meeting to order at 4:07 PM.

LAND ACKNOWLEDGMENT As Chair of the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.

ADOPTION OF AGENDA Moved by Jaime Paterson, seconded by Phyllis Kereliuk:

THAT the Advisory Planning Committee agenda of

October 26, 2021, be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Monique Hubbs-Michiel, seconded by Phyllis Kereliuk:

THAT the minutes for the Advisory Planning Committee meeting of October 13, 2021 be adopted.

CARRIED.

NEW BUSINESS:

DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
DVP00502 (8092
Okanagan Landing Road)

Craig Broderick, Manager, Current Planning, reviewed the Development Variance Permit Application for 8092 Okanagan Landing Road as follows:

- Some of the site is in excess of 30%; there was a future road dedication that forced the home to the upslope and reduced building area.
- It was previously a lake front lot that pre-dated Okanagan Road dating 1904.
- The Applicant has provided background information from an Engineering firm providing detail for slope conditions with the plans to develop the site.
- Part of the requirement is that the remaining site be left undisturbed.

The Committee noted the following:

- The Advisory Planning Committee is receiving a lot of percent slope applications; further consideration could be given to amending the bylaw in order to allow some more flexibility.
 - In response, the Mayor clarified for members of the Committee that there are significant changes in both precipitation and liability regarding the use of retaining walls and that it is good practice that requests of this nature are being brought forward to Council for review.

Moved by Monique Hubbs-Michiel, and seconded by Phyllis Kereliuk:

THAT Council support Development Variance Permit Application DVP00502 to vary the following section of Zoning Bylaw 5000 to construct a new home on LT 2 PL KAP83830 DL 6 0DYD (8092 Okanagan Landing Road).

a) Section 4.16.1 is varied to allow construction of buildings, structures or swimming pools on a maximum slope of 30%;

AND FURTHER, that Council support of DVP00502 is subject to the following:

- a) the site plan generally illustrating the proposed siting of the structure in Attachment 1, contained in the report titled "Development Variance Application for 8092 Okanagan Landing Road", dated October 20, 2021, respectfully submitted by the Manager, Current Planning, be attached to and form part of DVP00502 as "Schedule A"; and
- b) the Restrictive Covenant be registered on title to ensure that the recommendations of the geotechnical report are implemented at the building permit stage and that the areas that are not to be developed remain undisturbed.

CARRIED.

DEVELOPMENT
VARIANCE PERMIT
APPLICATION DVP00532
(Mt. Fosthall Drive)

Michelle Austin, Planner, reviewed the Development Variance Permit Application for Mt. Fosthall Drive as follows:

Before the presentation to the Committee, staff clarified that there was an error in the report included in the agenda packages regarding the alternative proposal; staff provided an "on-table" amended version to the Committee for consideration.

- Staff provided an overview of the project and noted that the recommendation in the report is to not approve the requested variances.
- Without the variance the Applicant can still create 5 lots.
- The subject area is located in an environmentally sensitive area.
- The Application, as presented, does not provide enough buildable area in accordance with the current bylaw.

Committee questions and comments were as follows:

- The Committee asked if there is something in the geotechnical report that would allow the lots to work without causing harm.
 - Staff, in response, clarified that the geotechnical report received was high level and did not suitably address issues of rainwater and run-off that the area is known for.
 - Staff further noted that the alternate recommendation included within Planning Report suggested the inclusion of both geotechnical and environmental considerations to address concerns.
- The Committee expressed concern regarding Lot 1 and requested further clarification regarding proposed access and how it would be handled on the site.
 - Staff confirmed that the only access available is through Hawks Landing to the subject site.
 - Staff confirmed that, should the requested variance go forward to Council, surrounding residents within the public notification radius would be notified.
 - Further, staff explained that the owner of the subject lot has an easement with the owners of Hawks Landing which allows the Applicant access to the subject site.
- It was discussed by the Committee that further consideration should be given to engaging with the District of Coldstream, and surrounding landowners in order to suitably negotiate access through to Middleton Mountain Park and the natural area located behind the subject site.
 - In response staff clarified that the application is located on "private" property.

<u>Moved</u> by Monique Hubbs-Michiel, and seconded by Jaime Paterson:

THAT Council not approve Development Variance Permit Application #DVP00532 on Lot B, Sec 26, Tp 9, ODYD, Plan KAP77864 (Mt Fosthall Drive) to vary the Zoning Bylaw #5000, Section 4.16 – Hillside Development Areas regulations for Proposed Strata Lot 1.

CARRIED with Don Schuster and Harpreet Nahal opposed.

INFORMATION ITEMS

Staff shared the following:

- Craig Broderick, Manager, Current Planning, introduced the three (3) newest members of staff as follows:
 - 1. Ally Campbell, Planning Assistant
 - 2. Tracy Mueller, Records / Committee Clerk; and
 - 3. Carson Mackonka, Planning Assistant
- An overview of projects discussed at Council on October 25, 2021 was provided:
 - DVP000541 Variance of a carport on Jade Road went to Council. There was no input from Council or members of the Public; the project was approved.
 - LUC00024 There is a Land Use Contract discharge application for Mt. Fosthall Drive that impacts the zoning / variance (DVP00532).
 - Rescinded Heritage Revitalization Agreement Bylaw Number 586 - There was a Heritage Revitalization for a Health Services clinic on 26 Street (south of 30th Avenue). The Applicant advised they no longer wished to proceed; therefore, the bylaw was rescinded.
 - Rezoning for 35 Avenue / 32 Avenue (upper site on Turtle Mountain). Moved to final and adoption.

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday**, **November 09**, **2021 at 4:00 PM**.

ADJOURNMENT

Moved by Monique Hubbs-Michiel, seconded by Phyllis Kereliuk:

THAT the Advisory Planning Committee meeting of October 26, 2021 be adjourned.

CARRIED.

The meeting of the Advisory Planning Committee adjourned at 4:35 PM.

CERTIFIED CORRECT:

Chairperson