



CORPORATION OF THE CITY OF VERNON

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

FEBRUARY 22, 2024 AT 3:30 PM

OKANAGAN LAKE ROOM (COUNCIL CHAMBER)

A G E N D A

1) **CALL TO ORDER**

2) **LAND ACKNOWLEDGEMENT**

As chair of the City of Vernon's Economic Development 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.

3) **ADOPTION OF AGENDA**

4) **ADOPTION OF MINUTES**

a) December 7, 2024 (attached)

5) **UNFINISHED BUSINESS**

6) **NEW BUSINESS**

- Annual Orientation
- Development Overview by Urban Development Institute Okanagan Chapter
Speakers: Mr. Sean Hughes, Regional Committee Director, UDI Okanagan
Ms. Charlene Thomas, Executive Director, UDI Okanagan

7) **INFORMATION ITEMS**

- Activity Update: John Perrott, Manager, Economic Development & Partnerships

8) **DATE OF NEXT MEETING**

The next meeting will be at the Call of the Chair.

9) **ADJOURNMENT**



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
HELD DECEMBER 7, 2023 AT 3:30PM
OKANAGAN LAKE ROOM (COUNCIL CHAMBER) CITY HALL**

PRESENT: VOTING:

Mayor Cumming, Chair
Dan Proulx, Greater Vernon Chamber of Commerce Rep.
Leigha Horsfield, Community Futures North Okanagan Rep.
Larry Olson, Province of BC, Economic Development
Jessica Wicks, Accelerate Okanagan Rep.
Colin Wilson, Executive Direct, UBCO
Keelan Murtagh, Downtown Vernon Association Rep.

GUESTS:

Angie Lof, Okanagan College

ABSENT: Jane Lister, Okanagan College
Laura Frank, RDNO Rep.
Annette Sharkey, Social Planning Council of North Okanagan Rep.

STAFF: John Perrott, Manager, Economic Development & Tourism
Terry Barton, Director, Planning and Community Services
Cocine Wattie, Administrative Assistant
Jennifer Pounder, Committee Clerk

ORDER

The meeting was called to order at 3:30 p.m.

**LAND
ACKNOWLEDGEMENT**

As Chair of the City of Vernon's Economic Development 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 THE
AGENDA**

Moved by L. Horsfield, seconded by K. Murtagh:

THAT the agenda of the December 7, 2023 Economic Development Advisory Committee meeting be adopted:

CARRIED

ADOPTION OF THE MINUTES

Moved by L. Horsfield, seconded by J. Wicks:

THAT the minutes of the May 25, 2023 Economic Development Advisory Committee meeting be adopted:

CARRIED

UNFINISHED BUSINESS:**NEW BUSINESS:****ROUNDTABLE**

Roundtable introductions were had.

MANAGERS UPDATE

J. Perrott provided the Committee with an update that included the following:

- Update on the Medical Residents Housing Project.
- Community factors impacting talent attraction & recruitment, and the actions underway.
- Recent changes to Legislation with regards to building and development.

NEW HOUSING LEGISLATION OVERVIEW

T. Barton provided a presentation to the Committee (Presentation attached to these minutes as "Attachment 1").

The following questions/comments were received:

- In response to a comment, it was confirmed there will be staffing resource challenges in addition to the ones we are currently facing.
- 32% of home owner grants in Vernon were not claimed in 2023.
- It was confirmed the new legislation does not apply to resort municipalities as well as there was confirmation that Vernon and Silver Star are not resort municipalities.
- Vernon has numerous multi family projects that have been approved and have never been constructed – do we know what the difference is between what is approved vs what is consutructed?
- As a result of the new legislation, the Province now has a 20-person enforcement team dedicated to locating illegal Air B&B's and short-term rentals.

INFORMATION ITEMS:**NEXT MEETING**

The next meeting for the Economic Development Advisory Committee will be in February, 2024.

MOTION TO ADJOURN Moved by C. Wilson, seconded by D. Proulx:

THAT the meeting of the Economic Development Advisory Committee be adjourned.

CARRIED

ADJOURNMENT

The meeting of the Economic Development Advisory Committee adjourned at 4:48 p.m.

CERTIFIED CORRECT:

_____ Chair



Province's New Housing Plan

Province's New Housing Plan

Development Approvals Process Review – 2019

Minister of Municipal Affairs & Housing

Key Recommendations:

- Improve the efficiency and effectiveness of development application process
- Improve the processing time by avoiding complex, lengthy, uncertain and expensive processes
- Prioritize urban infill and redevelopment of urban core areas
- Providing more supply intended to minimize the escalation in housing costs.
- Avoid housing projects being voted down by City Councils in response to vocal opposition by a small number of neighbours



Province's New Housing Plan

BC legislature passed 19 pieces of legislation this past fall:

- Restrict Short-term rentals (Short-term Rental Accommodation Act)
- Bill 44:
 - To delivery more small-scale, multi-unit housing: townhomes, triplexes and laneway homes
 - To adjust municipal zoning rules and processes to build more homes faster
 - To encourage more development near transit through transit-oriented development legislation.
- Fund key amenities, services and infrastructure through new development finance tools in Bill 46
- Expanded speculation and vacancy tax to 13 additional communities including Vernon.

Detailed regulations and guidelines manuals still to come.



Province's New Housing Plan

Bill 44:

Province to force municipalities to approve multi-unit housing on single family lots:

- up to six units on lots close to transit stops
- up to four units on other lots
- Lots far away from transit:
 - three units built on a 280 sq metre or less
 - Four units on lots larger than 280 sq metres

Legalize secondary suites and laneway homes

Province to determine technical regulations (building size, setbacks, height, etc.). Details still to be released.

Eliminate public hearings

Proposed rules will apply to municipalities with a population >5000 by June 30, 2024

Legislation aimed at delivering 60,000 new housing units in BC within 5 years – 130,000 units within 10 years.



Province's New Housing Plan

Mandate municipalities longer-term:

- to update Official Community Plans at least every 5 years;
- To conduct regular Housing Need Assessments
- Pre-zone land for housing as part of OCP updates
- To set annual targets for housing
- To regularly report on housing construction



Province's New Housing Plan

Funding & Grants for Implementation

- The City has made application to the Federal Government for funding through the Housing Accelerator Program – funding has not been announced.
- Province of BC has announced \$51m grant program to help municipalities implement new housing measures – details to com.
- Both funds targeted at resources needed for municipalities to bring about the necessary changes.



What does it mean for Vernon?

- 1) Continued increase in the value of single-family properties?
- 2) More affordable individual townhouse projects?
- 3) More development investment around transit?
- 4) Less investment in second properties?
- 5) Impacts to tourism and accommodation?

