

**THE CORPORATION OF THE CITY OF VERNON
MINUTES OF THE REGULAR MEETING OF COUNCIL**

**December 9, 2024, 8:40 a.m.
CITY HALL COUNCIL CHAMBER
3400 30 Street
Vernon B.C.**

Mayor and Council
Members Present: Mayor V. Cumming

T. Durning
K. Fehr
K. Gares
B. Guy
A. Mund
B. Quiring

Administration
Present: P. Weeber, Chief Administrative Officer

K. Poole, Director, Corporate Administration
S. Wood, Corporate Officer
C. Isles, Deputy Corporate Officer
C. Ovens, General Manager, Public Works
J. Perrott, Manager, Economic Development & Partnerships
M. Faucher, Acting Manager, Long Range Planning and
Sustainability
M. Austin, Current Planner
R. Crosson, Manager, Financial Operations
R. Nuriel, General Manager, City Planning
D. Devries, Manager, Transportation
T. Barton, Director, Planning and Community Services
E. Hamming, Director, Financial Services

1. CALL REGULAR MEETING TO ORDER

Mayor Cumming called the meeting to order at 8:42 am.

1.a 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.

1.b Move to Committee of the Whole

Moved by: Councillor Quiring
Seconded by: Councillor Durning

THAT Council move to the Committee of the Whole meeting.

CARRIED

3. RECONVENE TO OPEN COUNCIL AT 1:30 PM

Mayor Cumming reconvened the Regular Open Meeting at 12:00 pm and recessed until 1:30 pm.

3.a 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.

3.b Agenda

Moved by: Councillor Fehr
Seconded by: Councillor Guy

THAT the Agenda for the December 9, 2024 Regular Open Meeting of Council be adopted as circulated.

CARRIED

3.c Adoption of Minutes and Receipt of Committee of the Whole

Moved by: Councillor Gares
Seconded by: Councillor Durning

THAT the minutes of the Regular meeting of Council held November 25, 2024 be adopted;

AND FURTHER, that the minutes of the Special meeting of Council held December 2, 2024 be adopted;

AND FURTHER, that the minutes of the Committee of the Whole Meeting of Council held November 25, 2024 be received.

CARRIED

4. BUSINESS ARISING FROM THE MINUTES

5. GENERAL MATTERS

6. COUNCIL INQUIRIES

Council requested information on the impacts of the new BC Building Code legislation which allows for single exit stair buildings.

7. ADMINISTRATION UPDATES

Moved by: Councillor Gares

Seconded by: Councillor Mund

THAT Council receive the Administration Updates dated December 9, 2024 for information.

CARRIED

8. UNFINISHED BUSINESS

8.a Final Interim Housing Needs Report (6480-02)

Moved by: Councillor Gares

Seconded by: Councillor Guy

THAT Council receive for information the memorandum titled “Final Interim Housing Needs Report” dated November 25, 2024, and respectfully submitted by the Acting Manager, Long Range Planning & Sustainability;

AND FURTHER, that Council receive the City of Vernon Interim Housing Needs Report dated November 2024, prepared by CitySpaces Consulting;

AND FURTHER, that the Interim Housing Needs Report will be available on the City’s website that is publicly and freely accessible.

CARRIED

8.b Outstanding Ministry Highway Projects (8300-12)

Moved by: Councillor Quiring

Seconded by: Councillor Durning

THAT Council receive for information the memorandum titled “Outstanding Ministry Highway Projects”, dated November 29, 2024, and respectfully submitted by the Manager, Transportation.

CARRIED

9. MATTERS REFERRED

9.a Declassified Motion from the In Camera Meeting Held November 25, 2024

9.a.1 Climate Action Advisory Committee - Appointments January 2025 - December 2026

9.a.2 CUPE Bargaining Update

9.b Ratified from Committee of the Whole held December 9, 2024

9.b.1 Official Community Plan and Transportation Plan Joint Review - Project Management Update (6480-02)

Moved by: Councillor Guy

Seconded by: Councillor Durning

THAT Council ratifies and confirms the following resolution adopted at the December 9, 2024 Committee of the Whole meeting of Council:

‘THAT Council receive for information the report titled, "Official Community Plan and Transportation Plan Joint Review - Project Management Update", dated November 26, 2024 and respectfully submitted by the Manager, Transportation;
AND FURTHER, that Council endorse amending the Engagement Strategy to expand the scope of Phase 3 consultation in Spring 2025.’

CARRIED

9.b.2 Recommended Growth Scenario (6480-02)

Moved by: Councillor Gares

Seconded by: Councillor Fehr

THAT Council ratifies and confirms the following resolutions adopted at the December 9, 2024 Committee of the Whole meeting of Council:

‘THAT Council support in principle the recommended growth scenario as outlined in the report titled "Recommended Growth Scenario" dated November 26, 2024 and respectfully submitted by the Acting Manager, Long Range Planning and Sustainability.’

Opposed (1): Mayor Cumming

CARRIED (6 to 1)

Moved by: Councillor Fehr

Seconded by: Councillor Guy

THAT Council ratifies and confirms the following resolutions adopted at the December 9, 2024 Committee of the Whole meeting of Council:

‘THAT Administration arrange a tour for Council, with planning staff, to identify the boundaries and areas as they relate to the

Recommended Growth Scenario Map, including the proposed future Village Centres, prior to the end of January 2025.'

CARRIED

10. NEW BUSINESS

10.a 2024 Vernon Business Walks Report (6750-01)

Moved by: Councillor Quiring

Seconded by: Councillor Mund

THAT Council receive for information the memorandum titled "2024 Vernon Business Walks Report" dated November 21, 2024 and respectfully submitted by the Manager, Economic Development and Partnerships.

CARRIED

10.b Zoning Amendment Application for 1600 15 Street - ZON00408 (3360-20)

Moved by: Councillor Guy

Seconded by: Councillor Durning

THAT Council support Zoning Application ZON00408 to rezone Lot 1, Sec. 35, TWP 9, ODYD, Plan 7642, Except Plans 19920 and 31500 (1600 15th Street) from AGRS – Agricultural & Rural Small Block (Non-ALR) to MUA – Multi-Unit Acreage Small Scale and PANS – Parks and Natural Spaces;

AND FURTHER, that adoption of the zoning amendment bylaw is subject to the following conditions:

- a. Consolidation of Lot 1, Sec. 35, TWP 9, ODYD, Plan 7642 (1600 15 Street) with the panhandle portion of Lot 1, Sec. 26 and 35, TWP 9, ODYD, Plan KAP58251 (1904 15 Street), shown in red on Attachment 7;
- b. Dedication of road along 15 Avenue and 15 Street, to the satisfaction of Administration;
- c. Transfer of park land north of the red line shown in Attachment 9, to be at least 3 metres south of the top of the south bank to accommodate a pathway and fencing;
- d. Transfer of a six (6) metre wide statutory right of way along the west property line to provide public access from 15 Avenue to the park land described in item c) above; and

- e. Construction of a multi-use path along 15 Street, secured through a no-build covenant registered on title, requiring the path's design and security to be provided, to the satisfaction of Administration.

CARRIED

10.c Amendment to Council Discretionary Grants Policy (1850-01)

Moved by: Councillor Gares

Seconded by: Councillor Fehr

THAT Council receive the memorandum titled "Amendment to Council Discretionary Grant Policy" dated November 29, 2024 and respectfully submitted by the Manager, Financial Operations;

AND FURTHER, that Council approve the amendments to the Council Discretionary Grant Policy.

CARRIED

10.d Council Discretionary Grants - October Intake (1850-02)

Moved by: Councillor Guy

Seconded by: Councillor Fehr

THAT Council:

1. approve a Council Discretionary Grant to Allan Brooks Nature Centre in the amount of \$3,000 for the Okanagan Okie mascot.
2. approve a Council Discretionary Grant to Archway Society for Domestic Peace in the amount of \$10,000 for the replacement of video recording equipment for forensic interviews.
3. deny a Council Discretionary Grant to Army Navy and Air Force Veterans Association Unit 5 Society in the amount of \$40,000 as the City has limited funds for disbursement.
4. approve a Council Discretionary Grant to Athletics for Kids in the amount of \$2,200 out of the requested amount of \$6,500 to fund children in the Sport4Life Vernon Grant Program.
5. deny a Council Discretionary Grant to British Columbia Honey Producers' Association in the amount of \$8,000 as the City has limited funds for disbursement.
6. deny a Council Discretionary Grant to Canadian Mental Health Association Vernon & District in the amount of \$8,000 as the City has limited funds for disbursement.

7. deny a Council Discretionary Grant to Habitat for Humanity Okanagan in the amount of \$14,627.75 as the City has limited funds for disbursement.
8. deny a Council Discretionary Grant to Mackie Lake House Foundation in the amount of \$3,000 as the City has limited funds for disbursement.
9. approve a Council Discretionary Grant to North Okanagan Child Care Society in the amount of \$12,500 out of the requested \$25,000 to upgrade one of the entry ways with accessible ramps.
10. deny a Council Discretionary Grant to North Okanagan Friendship Center/Pregnancy Outreach Program in the amount of \$22,550 as the City has limited funds for disbursement.
11. deny a Council Discretionary Grant to North Okanagan Hotel Association in the amount of \$2,000 as the City has limited funds for disbursement.
12. approve a Council Discretionary Grant to North Okanagan Optimist Club Association in the amount of \$2,000 to use towards the Children's Christmas Gift House program.
13. deny a Council Discretionary Grant to North Okanagan Sailing Association in the amount of \$10,000 as the City has limited funds for disbursement.
14. approve a Council Discretionary Grant to North Okanagan Youth and Family Services Society in the amount of \$3,590 out of the requested \$10,000 to assist with the transformation of the NOYFSS downstairs.
15. deny a Council Discretionary Grant to North Okanagan Gymnastics in the amount of \$5,000 as the City has limited funds for disbursement.
16. deny a Council Discretionary Grant to Okanagan Screen Arts Society in the amount of \$1,500 as the City has limited funds for disbursement.
17. deny a Council Discretionary Grant to O'Keefe Ranch & Interior Heritage Society in the amount of \$25,000 as the City has limited funds for disbursement.
18. approve a Council Discretionary Grant to Sky Volleyball Club in the amount of \$2,580 out of the requested \$11,265.45 to fund the purchase of volleyballs.
19. deny a Council Discretionary Grant to The Sovereign Lake Nordic Club in the amount of \$6,825 as the City has limited funds for disbursement.

20. approve a Council Discretionary Grant to Take a Hike Youth Mental Health Foundation in the amount of \$5,000 to fund land-based learning supplies and outdoor gear.
21. deny a Council Discretionary Grant to Together for Christmas Society in the amount of \$1,000 as the City has limited funds for disbursement.
22. deny a Council Discretionary Grant to Vernon & District Metis Association in the amount of \$20,000 as the City has limited funds for disbursement.
23. deny a Council Discretionary Grant to Vernon Elks in the amount of \$20,000 as the City has limited funds for disbursement.
24. approve a Council Discretionary Grant to Vernon Lawn Bowling Club in the amount of \$2,000 to replace an aging water heater.
25. deny a Council Discretionary Grant to Vernon OAK Learning Society in the amount of \$15,000 as the City has limited funds for disbursement.
26. deny a Council Discretionary Grant to Vernon Pickleball Association in the amount of \$8,500 as the City has limited funds for disbursement.
27. approve a Council Discretionary Grant to Vernon She Shed Society in the amount of \$5,000 out of the requested \$15,000 to fund materials and safety equipment.
28. deny a Council Discretionary Grant to Vernon Ski Club in the amount of \$4,250 as the City has limited funds for disbursement.
29. deny a Council Discretionary Grant to Vernon Upper Room Mission Society in the amount of \$7,000 as the City has limited funds for disbursement.

CARRIED

11. LEGISLATIVE MATTERS

11.a Bylaws for Adoption

- 11.a.1 Bylaw 6027 - Recreation and Parks Services Fee Amendment to include Civic Memorial Building and Lakers Disc Golf

Moved by: Councillor Mund

Seconded by: Councillor Fehr

THAT Bylaw 6027, "Recreation and Parks Services (Lakers Disc Golf and Civic Memorial Building) Amendment Bylaw 6027, 2024", a bylaw to amend Recreation and Parks Services Fees and

Charges Bylaw 5472 to include Lakers Disc Golf and Civic Memorial Building, be adopted.

CARRIED

11.a.2 Bylaw 6028 - Fees and Charges (Cemetery) Amendment to update annual Cemetery Fees for 2025, 2026 and 2027

Moved by: Councillor Mund

Seconded by: Councillor Guy

THAT Bylaw 6028, "Fees and Charges (Cemetery) Amendment Bylaw 6028, 2024", a bylaw to amend Fees and Charges Bylaw 3909 to update the annual Cemetery fees for 2025, 2026 and 2027, be adopted.

CARRIED

12. COUNCIL INFORMATION UPDATES

12.a Mayor and Councillors Reports

All members in attendance provided an update on their activities and meetings attended.

13. INFORMATION ITEMS

13.a Correspondence

13.a.1 Letter dated November 28, 2024 from HomeZero Collective - request for letter of support

Moved by: Mayor Cumming

Seconded by: Councillor Mund

THAT Council provide a letter of support to HomeZero Collective for their application to the Federation of Canadian Municipalities for 5 million dollars to complete deep energy retrofits for 500 homes in Vernon.

CARRIED

13.b Minutes from Council Committees

13.b.1 Finance Committee - June 18, 2024

13.b.2 Finance Committee - September 9, 2024

13.b.3 Climate Action Advisory Committee - September 25, 2024

13.b.4 Tourism Commission - October 23, 2024

14. Move to Committee of the Whole

Moved by: Councillor Gares
Seconded by: Councillor Fehr

THAT Council move to the Committee of the Whole meeting.

CARRIED

2. RECONVENE REGULAR MEETING AND RESOLUTION TO CLOSE MEETING

Mayor Cumming reconvened the Regular Open Meeting at 3:08 pm and requested a motion to move to In Camera.

2.a Resolution to Close Meeting

Moved by: Councillor Mund
Seconded by: Councillor Gares

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

(c) labour relations or other employee relations;

(e) 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;
and

(g) litigation or potential litigation affecting the municipality.

CARRIED

15. RECONVENE AND RECESS MEETING TO 5:30 PM FOR PUBLIC HEARINGS

The meeting reconvened at 4:45 pm and recessed to 5:30 pm for Public Hearings.

16. RECONVENE MEETING

The meeting reconvened at 7:19 pm following Public Hearings.

16.a Bylaw(s) for Third Reading

16.a.1 Bylaw 6023 - OCP Amendment for 6545 Okanagan Landing Road

Moved by: Councillor Quiring
Seconded by: Councillor Mund

THAT Bylaw 6023, "6545 Okanagan Landing Road Official Community Plan Amendment Bylaw 6023, 2024", a bylaw to

redesignate the subject lands from "RLD - Residential Low Density" to "RHD - Residential High Density" be read a third time;

AND FURTHER, that adoption of Bylaw 6023 is subject to the following conditions:

- a. The operator, Okanagan Village Housing Society, entering into a housing agreement with the City of Vernon, secured by bylaw and registered on title, to guarantee affordable housing;
- b. The dedication of land or provision of a Statutory Right-of-Way to the City of Vernon along the south side of Vernon Creek for a future pathway;
- c. The building being located on the west side of the property, instead of the east side of the property as proposed, provided that this change is not restricted under the Riparian Areas Protection Regulations; and
- d. The operator including a clause in all rental agreements, identifying that noise is inherent as the property is in the vicinity of the airport.

Opposed (2): Mayor Cumming, and Councillor Guy

CARRIED (5 to 2)

16.a.2 Bylaw 6024 - Zoning Amendment for 6545 Okanagan Landing Road

Moved by: Councillor Durning
Seconded by: Councillor Quiring

THAT Bylaw 6024, "6545 Okanagan Landing Road Zoning Amendment Bylaw 6024, 2024", a bylaw to rezone the subject lands from "AGRS - Agricultural & Rural Small Block (Non-ALR)" to "MSH - Medium Scale Housing" be read a third time.

Opposed (1): Mayor Cumming

CARRIED (6 to 1)

16.a.3 Bylaw 6013 - OCP Amendment Bylaw - Section 26 Exemptions for Required DP

Moved by: Councillor Durning
Seconded by: Councillor Gares

THAT Bylaw 6013, "Official Community Plan (Development Permit Exemptions for Multi-Unit Housing and Riparian Assessment

Areas) Amendment Bylaw 6013, 2024", a bylaw to amend Section 26.0 Development Permit Areas (All Areas), be read a third time.

CARRIED

17. CLOSE OF MEETING

The Regular Council meeting adjourned at 7:37 pm.

Mayor

Corporate Officer