

CITY OF VERNON
MINUTES OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE

September 11, 2025, 3:00 p.m.
CITY HALL COUNCIL CHAMBER
3400 30 Street, Vernon BC

Members Present: Councillor Durning, Council Representative
Councillor Quiring, Council Representative
C. Masters, Not for Profit Housing Providers Representative
E. Jameson, Interior Health Representative
G. Westwell, Habitat for Humanity Representative
K. Gerein, Not for Profit Housing Providers Representative
L. de Groot, Community at Large Representative
N. Drobot, BC Housing Representative
R. Parenteau, Social Planning Council

Members Absent: A. Murphy, Builder Representative
J. Kuiken, Builder Representative
K. Applegate, Senior (55+) Representative
P. Higgins, Community at Large Representative

Administration Present: R. Nuriel, General Manager, City Planning
K. Stogneff, Committee Clerk
L. Korolchuk, Manager, Current Planning
W. Miles, Planner
T. Atwood, Manager, Community Planning and Sustainability
T. Barton, Director, Planning & Community Services

1. CALL TO ORDER

The meeting was called to order at 3:04 pm.

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.

2. AGENDA

Moved by: R. Parenteau, Social Planning Council

Seconded by: Councillor Quiring, Council Representative

THAT the Affordable Housing Advisory Committee Meeting Agenda of September 11, 2025 be adopted.

CARRIED

3. ADOPTION OF MINUTES

Moved by: Councillor Quiring, Council Representative

Seconded by: Councillor Durning, Council Representative

THAT the Affordable Housing Advisory Committee Meeting Minutes of July 22, 2025 be adopted.

CARRIED

4. UNFINISHED BUSINESS

5. NEW BUSINESS

5.a Official Community Plan Amendment Application for 580 Commonage

K. Gerein joined the meeting at 3:19 pm.

G. Westwell joined the meeting at 4:00 pm.

Councillor Durning and Councillor Quiring declared a conflict of interest as this is an instream application that may be the subject of a Public Hearing and left the meeting at 4:00 pm.

Moved by: K. Gerein, Not for Profit Housing Providers Representative

Seconded by: E. Jameson, Interior Health Representative

THAT, the Affordable Housing Advisory Committee recommends that Council support Official Community Plan Application OCP00103 to amend the Future Land Use designation from RAGR – Rural/Agriculture and ALR – Agricultural Land Reserve to Commonage Hillside Neighbourhood for the North ½ of the South West ¼ of Section 17, Township 9, ODYD, Except Plans M12623 and KAP63397. The North West ¼ of Section 17, Township 9, ODYD, Except Plans M12623 and KAP63398, The South West ¼ of Section 19, Township 9, ODYD, Except Plans B974 and 5164. The Fractional West ½ of Section 18, Township 9, ODYD Except Part Formerly Known as District Lot 737 ODYD, The Part of the South West ¼

of Section 19, Township 9, ODYD Shown on Plan B974 Except Plan 5164, The East ½ of Section 18, Township 9, ODYD Except: (1) Part Formerly Known as DL 737, ODYD (2) Plan KAP64786, The South ½ of Section 20, Township 9, ODYD Shown on Plan DD1222 Except Plans 5164 and KAP63395, The South East ¼ of Section 19, Township 9, ODYD Except Plans 192 and 5164, The Part of the South West ¼ of Section 20, Township 9 ODYD Lying West of Plan DD1222 Except Plans 192 and 5164 and That Portion of Section 18, Township 9 ODYD Formerly Known as District Lot 737 ODYD (580 Commonage Road) as outlined in the report titled “Official Community Plan Amendment Application for 580 Commonage Road”.

AND FURTHER, that Council’s support of OCP00103 is subject to:

1. Commitment to design and build Apollo Road Extension to 580 Commonage;
2. Commitment to build a multi-use corridor along Commonage Road and Mission Road to the DND lands;
3. Dedication of a minimum of 120 ha (296 ac) of park land to the City of Vernon to establish a new Natural Area Park to protect the sensitive southwest facing grassland ecosystem;
4. Protection of an additional 142 ha (350 ac) of environmental sensitive and natural areas as part of the new Neighbourhood;
5. Commitment to build a comprehensive trail network through the subject properties as part of the new Neighbourhood;
6. Registration of a Section 219 Restrictive Covenant that 46% or 1,832 units meet the definition of Attainable Housing and/or Affordable Housing in perpetuity;
7. Construction of two new water reservoirs to service the new Neighbourhood and provide benefit to the overall water system; and
8. Adoption of an Official Community Plan Bylaw Amendment to create the Commonage Hillside Neighbourhood designation.

9. The Affordable Housing Advisory Committee recommends that the developer reach out to non-profit affordable housing providers in the community of Vernon for consultation.

CARRIED

6. INFORMATION ITEMS

7. NEXT MEETING

The next meeting for the Advisory Planning Committee will be at the call of the Chair.

8. CLOSE OF MEETING

The meeting of the Affordable Housing Advisory Committee adjourned at 4:07 pm.

Chair