

Report to the Affordable Housing Advisory Committee (AHAC)

To: AHAC **File:** 3090-20 (DVP00678)/3060-20 (DP001119)
Date: April 21, 2026
From: Michelle Austin, Senior Planner
Subject: Housing Agreement for 3201 24 Avenue

Purpose:

To present a proposed housing agreement for [Turning Points Collaborative Society's \(Turning Points\)](#) supportive housing project at 3201 24 Avenue. The Affordable Housing Advisory Committee (AHAC) is requested to review the agreement and provide a recommendation to Council.

Recommendation:

THAT the Affordable Housing Advisory Committee recommend that Council approve the proposed housing agreement for Turning Points Collaborative Society's supportive housing apartment building on Lot A, DL 73, ODYD, Plan EPP142709 (3201 24 Avenue).

Background:

1. Overview:

- a. A 48-unit non-profit supportive housing apartment building is proposed within the Commercial Mixed-Use Centre (CMUC) zone (Attachment 1).
- b. The property is located south of the downtown core along 32 Street (Highway 97) and backs onto Vernon Creek (Figures 1 and 2).
- c. The Provincial Rental Housing Corporation owns the property, and Turning Points will operate the housing.

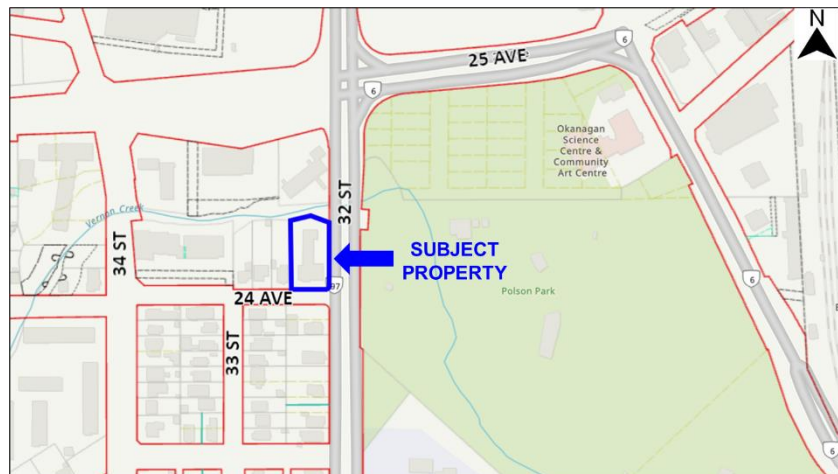


Figure 1: Location

d. The project received a Development Permit in October 2025 and has applied for a Building Permit (BP). The BP is ready for issuance pending either full payment of Development Cost Charges (DCCs) or registration of a housing agreement on title to allow eligibility for a DCC waiver.



Figure 2: Aerial

e. The owner wishes to register a housing agreement on title to secure long-term affordable housing and access a DCC waiver. The proposed housing agreement is attached as Attachment 2.

2. Development Cost Charges

a. [Section 563](#) of the *Local Government Act* allows local governments to waive development cost charges (DCCs) for non-profit rental housing through a bylaw. To encourage affordable housing, the City of Vernon waives DCCs for low income housing under Bylaws [5233](#) and [5680](#). The Regional District of North Okanagan (RDNO) also waives DCCs for non-profit rental housing related to water and parks under Bylaws [1983](#) and [2789](#).

b. The proposed supportive apartment building qualifies for a DCC exemption of up to \$173,037.80 in municipal charges (sanitary, storm, transportation, and parks) and \$132,266.80 in regional charges (water and parks).

3. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

- a. LGA, Sec. 483 – Housing agreements for affordable housing and special needs housing
- b. OCP Bylaw 5470, Sec. 2.0 – Community Context, Sec. 3.0 Growth Management, and Sec. 4.0 – City Wide Policies (Housing)
- c. Housing Action Plan, Strategic Direction 2

4. Council’s Strategic Plan Alignment:

- | | |
|---|--|
| <input type="checkbox"/> Governance & Organizational Excellence | <input checked="" type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

Financial Implications:

The project is eligible for the following incentives:

- a. DCC waivers for up to 100% of the units (48 units); and
- b. A property tax exemption.

Exact cost implications are still to be determined.

Alternatives & Implications:

N/A

Communication:

N/A

Attachments:

Attachment 1 – Site Plan

Attachment 2 – Proposed Housing Agreement

Reviewed by: Lydia Korolchuk, Manager, Current Planning

Reviewed by: Roy Nuriel, Director, City Planning

Approved by: Sue Wood, Director, Corporate Services