

No to Vernon development

Contributed - Oct 3, 2025 / 3:12 pm

Re. Development at 580 Commonage Road

Why develop 580 Commonage Road? So far, I have only read why not.

- As encapsulated in the past and current draft OCP, as well as the Master Parks Plan, Housing Needs Report and RDNO Regional Growth Strategy, Vernon residents have consistently rejected urban sprawl in favour of densification within existing urban boundaries. Up not out!

- Increases in property taxes to cover the ongoing costs of more policing and firefighting at a distance from the core, especially firefighting in a fire-prone interface area. Houses will complicate that.

- Degradation of high (49%) and destruction of moderate (44%) environmentally sensitive and unique, biodiverse areas and wildlife corridors. Housing will destroy the ecological integrity of the site, contrary to what the developer claims.

- No need for more land to build housing. Plenty exists within the city and its outskirts. As I understand it, 5,000-6,000 plots, plus existing opportunities for infill.

- Promised attainable housing (if that promise is kept) does not solve the need for affordable housing. Affordable housing needs to be close to amenities and needs to be available close to the city centre.

- Traffic congestion and an increase in green gas emissions with no busing availability and too far out to walk.

So again, what great benefits to Vernonites, not the developer, will 580 Commonage Road provide to offset these substantial drawbacks? Bluntly, none that I can see.

This threat to one of our last remaining intact, natural ecosystems feels like déjà vu. Strong opposition to development led to the establishment of Kalamalka Lake Provincial Park, an irreplaceable asset to our community.

If you, like me, are concerned about this proposed development, take the time to write to the Vernon mayor and councillors. Council discussion and a vote on this will take place sometime in November.

Sue Young, Vernon

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