



## **CITY OF WEST KELOWNA**

### **MINUTES OF THE ECONOMIC DEVELOPMENT COMMITTEE HELD AT THE CITY OF WEST KELOWNA COMMITTEE ROOM MAY 23, 2017**

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#### **PRESENT:**

Members: Gord Milsom, Chair  
Stephen Johnston, Vice Chair  
Dan LaCasse  
Cheryl Doll  
Robert Ryan  
Gary Schlenker

Absent: Steve Wandler  
Tony Mize

Representative: Krista Mallory, COEDC

Staff: Dan Broderick, Summer Student  
John Perrott, Economic Development Officer  
Darin Schaal, Planner

#### **1. CALL TO ORDER:**

The meeting was called to order at 7:35 am

#### **2. INTRODUCTION OF LATE ITEMS:**

#### **3. ADOPTION OF AGENDA:**

It was moved and seconded:

**THAT** the agenda be adopted as amended.

**The motion was carried unanimously.**

4. **ADOPTION OF MINUTES:**

**It was moved and seconded:**

**THAT** the minutes from the Economic Development Committee meeting held March 28, 2017 be adopted as amended.

**The motion carried unanimously.**

5. **PRESENTATIONS:**

6. **DELEGATIONS:**

7. **REPORTS:**

7.3 Economic Development Strategy Document Update

- The Economic Development Officer provided an status update on the project;
- It was noted that the EDC would be setting up a meeting and/or a presentation to the WFN Economic Development Committee;
- In discussing the document, there was concern expressed about the lack of camping and RV sites around the valley;
- Concern raised about the potential loss of boat storage and boat trailer parking;
- It was suggested that consideration be given to including a section in the document that speaks to increasing access to the lake;
- Consideration should be given to residents, as well as industry/business and visitors;
- There were several examples noted about great public places locally that don't have adequate parking, e.g. Boucherie Rush Trail, Rose Valley Regional Park, etc.;
- It was noted that the document contains a lot of references to 2011 census data and the committee was advised that updates are coming;
- Some general demographic trends were discussed based on early analysis of the new census data;
- Anecdotal information was discussed concerning a real estate shift to the north, i.e. Vernon is ~\$200,000 cheaper than the central Okanagan, and related discussion about road construction, transportation corridors, interchanges and school locations, etc.;
- Several examples of highway bypasses rejuvenating downtowns on Vancouver Island were noted;
- The EDC stressed the importance of traffic flow and overpasses with quality service/access roads;
- The general discussion of traffic/transportation issues noted that transportation management drives growth;

- It should be considered how City decisions affect residents, not just businesses;
- Higher density development and more housing options to address affordable housing concerns should be promoted;
- It was noted that higher density discussions also raise concerns for existing residents, e.g. Gellatly Village;
- There is an opportunity for the EDO to ensure developers and lenders are welcome;
- The City needs to ensure that the BC Building Code step code is implemented in a clean, clear, and efficient manner, perhaps let other municipalities try it first and “debug” it.

Stephen Johnston entered the meeting at 7:41 a.m.

#### 7.1 Economic Development Activity Update (Verbal Report)

- Introduction to summer student Dan Broderick;
- Update on his work, census research, and business expo being held in conjunction with the GWBoT;
- The EDO highlighted work on a business guide, an updated visitor guide, hiking, farm loop, wine trail, etc., mobile visitor centre, student price saver card (partnership).

Robert Ryan left the meeting at 8:03 a.m.

#### 7.2 Building Activity Update (Verbal Update)

- The Planner provided a development update on the first quarter of 2017;
- 119 new business licenses issued, compared to 87 throughout the same time last year;
- 148 building permits issued with a construction value greater than \$25 million, compared to 87 BPs issues over the same time last year (with a construction value of \$10.4 million);
- The average number of days for a single family dwelling BP to be issued was 22 days over the first quarter of 2017. The average is down from 69 days over the same time last year;
- 78 new residential units were created in the first quarter of 2017;
- There are currently 44 subdivision applications in stream—four new applications in the first quarter of 2017;
- Six new rezoning applications were submitted in the first quarter of 2017, which is high as typically only one or two applications submitted.

### 8. **CORRESPONDENCE AND INFORMATION ITEMS:**

### 9. **NOTICE OF MOTION:**

10. **OTHER BUSINESS:**

11. **ADJOURNMENT OF MEETING:**

The meeting adjourned at 8:50 am with the next Economic Development Committee meeting to be held **July 25, 2017** at 7:30 am in the City of West Kelowna Council Chambers, 2760, Cameron Road.

**CERTIFIED CORRECT**

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Chair

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Recording Secretary