



CITY OF WEST KELOWNA

MINUTES OF THE ECONOMIC DEVELOPMENT COMMITTEE HELD AT THE CITY OF WEST KELOWNA CITY HALL VIA WEBEX WEDNESDAY, JUNE 10, 2020

Members Present: Chris Kotscha, Chair
Laurie Evans, Vice Chair
Calvin Barr (joined the meeting at 8:13 a.m.)
Krista Mallory
Lorrie Whiteway
Michael Porter
Nick Wizinsky
Tyler Neels

Staff Present: John Perrott, Economic Development & Tourism Manager
Paul Gipps, CAO
Chris Oliver, Planner III
Natasha Patricelli, Recording Secretary

1. CALL THE REGULAR ECONOMIC DEVELOPMENT COMMITTEE MEETING TO ORDER:

The meeting was called to order at 8:07 a.m.

In response to the COVID-19 pandemic, the orders of the Provincial Health Officer and the Province of BC Ministerial Order No. M139, the Economic Development Committee meeting space was not open to the public. The meeting was however, available to the public via a live webcast and is archived on the City's website.

Additionally, in accordance with the Province of BC Ministerial Order No. M139, the Economic Development Committee members attended the meeting by electronic means.

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. ADOPTION OF MINUTES:

4.1 Minutes of the Economic Development Committee Meeting held Tuesday, April 21, 2020 at the City of West Kelowna City Hall via Zoom

It was moved and seconded

THAT the minutes from the Economic Development Committee meeting held Tuesday, April 21, 2020 at the City of West Kelowna City Hall via Zoom be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS:

Paul Gipps said thank you to everyone for continuing for another term. He appreciates this group staying on for another term as does Mayor and Council. He is looking forward to suggestions, advice and helping us get through this unique time.

6. REFERRALS:

7. CORRESPONDENCE AND INFORMATIONAL ITEMS:

7.1 Welcome and Introductions

It was moved and seconded

THAT Chris Kotscha be appointed the EDC Chair for the 2020 term.

CARRIED UNANIMOUSLY

It was moved and seconded

THAT Laurie Evans be appointed the EDC Vice Chair for the 2020 term.

CARRIED UNANIMOUSLY

7.2 Approval of the 2020 Meeting Schedule

It was moved and seconded

THAT the Economic Development Committee approve the Economic Development Committee 2020 Meeting Schedule as presented.

CARRIED UNANIMOUSLY

7.3 Member Roundtable Updates

Highlights of May 12 Council Meeting:

- At May 12 Council Meeting, brought forward our EDC Term Review Council Report.
- Council was very appreciative of all of the efforts of our committee members and quick to reappoint our current members for another term.
- Identified some of the feedback provided and our current Terms of Reference are robust to help address efforts.
- Official Community Plan Review Process - Dallas Clowes will be at our July meeting for everyone to get some insight and provide some early thoughts into the process. Engaging in City type planning activities.

What are you seeing, experiencing, feeling out in the community or within your professional networks?

- Significant challenges with Tourism industry.
- Restaurants are positive and revenues are up. Hiring more cooks because business has picked up.
- Commercial real estate - commercial projects on pause, medium sized projects are full steam ahead.
- Seeing colleagues again face to face. Business members have been out and about in the community. Everyone seems happy to be getting back to work.
- Changes to loan programs that the government has put out, more specifically the \$40,000 Canadian Emergency Business Account and we're waiting for contract to be renewed so we can offer additional funding.
- Not a lot of defaults on business side end of things at the credit union. Excited but a bit nervous to get back to the new normal.
- Interesting to see the way business are interpreting some of the requirements – some wearing masks and some not.
- People are not going to patron at a place where they don't follow practices that they're comfortable with.
- WCB has a lot of leeway to interpret things.
- Habitat strongly reliant on volunteers, and mostly seniors. Struggling with having the amount of volunteers. Minimal staff and trying to do the work which has been challenging. Once reopened, sales were fabulous.
- Some restaurants are choosing not to open because they're doing really well with take out. Keeps costs down and still able to do business.
- Quite interesting to see. Some restaurants are busy and others are not.
- Family member in senior facility, lockdown since March. Really taking its toll on the seniors as they're much more isolated.
- GWBOT semi opened offices for people to come in (max 2).
- GWBOT working on Business After Hours event live in July. Hesitant with moving forward, with logistics of the maximum 50 people together is it worth it financially? Working towards a golf tournament.
- GWBOT Key Business Awards will be held back until next spring. Difficult to network and socially distance.
- Seen a variety of systems in place - server with mask and disposable menus and others where the only person with a mask is who delivered the food.
- Feeling that people seem done with it and with the low numbers there is a yearning to get out.
- Supported restaurants with take out and experienced some things weren't comfortable seeing the way the restaurants were handling the take out. Certain ones won't go back to for a while.
- Contractors seem to be extremely busy.
- Experienced shopping and restaurants. Lot of good changes, and a few places that could do better. It's a learning curve for everyone.
- Family going through senior care system. Spent some in the hospital - very clean, front door security and checking our health going in.
- All trying to do our best as we move through this. Most people are pretty polite, but sometimes there are people with poor comments.

- The business of green energy is exploding. Looking at project on hand but also projects 2, 3 and 4 in the province. Hopefully will put a bunch of people to work in several communities over the next several years.
- Businesses have had to pivot – shifting to online, responding to new WCB regulations and social distancing. The ones that have been successful financially and keeping their doors open are the ones that can pivot and do things differently now.
- Some businesses have significant challenges with cash flows – industry that couldn't be open, weren't able to pivot quickly enough, or outside of their control.
- Most businesses can make do with cash flows with reserves or government programs for a few months. Eventually those government programs are going to end. If they can't pivot their business or find new sources of cash flows then there could be a round of business closures.
- Government programs change week to week. More businesses qualify and periods are extending but these are short term.
- Working with a lot of businesses as some rules aren't straightforward.
- Everyday there is a deferral on taxes – personal, corporate or year end.
- Working remotely with clients electronically.
- Mixed bag of reactions and impacts.
- 4 industry roundtables – Business, Manufacturing, Aerospace and Construction and Development
- Timeline of impacts – a lot of businesses hit early: Tourism, Hospitality, Food and Beverage; some businesses and industries haven't seen the impact yet: Manufacturing, Aerospace, Construction and Development are working on projects that are bought and paid for. They may see impacts 2 or 3 years from now.
- Lot of pain but also a lot of opportunity to accelerate the changes that are happening.
- Next industry roundtable will be Art, Culture, Recreation and Post-Secondary.
- Event industry was very hard hit and will be important to hear from.
- Engineering firm made comment 2/3 of staff have been more productive from working from home. Days of needing a full size office is dwindling. 1/3 staff didn't do from well working at home but may not have been productive regardless of where they were sitting. May be important with building and office designs going forward.

7.4 Economic Development & Tourism Update

Economic Indicators:

- Construction Values (YTD): \$58M (10 yr. Avg = \$84M)
- New Building Lots (YTD): 34 (10 yr. Avg = 78)
- Building Inspections (YTD): 1,220 (10 yr. Avg = 3,043)
- Kelowna CMA Unemployment Rate – 9.6% for May
 - Below historic highs of 12.2 (May '02) & 12.0 (June '09)
- Kelowna CMA saw 3rd lowest increase in the Country (Avg = 2.4%)
- Kelowna CMA had the 8th lowest rate in the Country – Abbotsford best at 7.5%

- In BC, 43,000 jobs added in May as a result of first round of restrictions being lifted

Economic Development Highlights:

- Industry Features on Social Media
- Letter to business from the Mayor
- Ongoing updates for resources on the City's website
- Regional participation in numerous groups and taskforces (economic development & tourism)
- One-on-one supports to businesses
 - Development inquiries
 - Navigating business license application & related challenges
- Working with Development Services Staff on LCRB Policy Expansion
 - Wineries to use their picnic areas
 - Wine trail to see more reservations for wineries and restaurants

Tourism Highlights:

- Safety floor decals & signs
 - Westside Wine Trail
 - Hotels, Motels, & Resorts
- Visitor Centre Reopening
 - Contract for 19 Weeks with Museum Society
 - \$1,000 DBC Grant for safety supplies
- Re-engaging website & social media with a strong focus on “#explorellocal to #supportlocal” content
- Working to develop a Public Service Announcement with WFN to welcome BC visitors this summer

7.5 Development Services Updates

Discussion Highlights:

- Working to reopen City Hall and trying to resume services as quickly as possible:
 - Plexiglass installed at front counters
 - Held first in-person public hearing on May 26th
 - Actively making arrangements for larger public hearings
 - Working towards a Smith Creek Public Hearing coming up
- The development community is still actively pursuing new projects
- Trying to find opportunities to support the development and business community:
 - Extending applications that are set to lapse through delegated authority of the Director
 - Relaxing enforcement on Temporary Use Permits for residential units that expired during the Provincial State of Emergency
 - Council approved the “blanket approval approach” for LCRB expansions
- In the queue for 2020:
 - 181 multi-family units under construction
 - ~453 units multi-family and townhouses pending application

- 260 multi-family and townhouses identified as rental units

7.6 Meeting Conclusion

Discussion Highlights:

What would you like to know more about or hear more about during this term as a member of the Economic Development Committee?

- Status on master plan for the industrial park, when was it last updated?
- Look at the master plan for the Mt. Boucherie Community Center.
- Visioning exercise update: Next meeting Dallas Clowes will be presenting to the group, leading to our Official Community Plan Review for our July meeting.

8. NOTICE OF MOTION:

9. OTHER BUSINESS:

10. ADJOURNMENT OF THE REGULAR MEETING:

The meeting adjourned at 9:08 a.m.

CERTIFIED CORRECT

Chair

Recording Secretary