



Economic Prosperity and Development Services Advisory Committee Meeting

to be held via Zoom
Friday, January 15, 2021
at 8:00 a.m.

Present:

Frank Conci, Chair
Sharon Fletcher, Vice Chair
Chris Allen
Drew Barnes
Judy Richards
Derek Badger
Jeff McGinley
Sandra Oldfield
Nathan Little
Brian Murphy
Cary Berger
Josie Tyabji
Kelly Mercer
Sean Ingraham

Council Liaison:

John Vassilaki, Mayor
Campbell Watt, Councillor

Staff:

Blake Laven, Director of Development Services
Anthony Haddad, General Manager Community Services
Carly Lewis, Economic Development Manager
Ken Kunka, Deputy Director of Development Services
Alysa Wardley, Legislative Assistant

Regrets:

Larry Olson
Diane Kereluk
Eric Corneau
Alexandra Nuth

1. **Call Regular Committee Meeting to Order**

The Economic Prosperity and Development Services Advisory Committee meeting was called to order by the Chair at 8:02 a.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adopt the agenda for the meeting held on January 15, 2021 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

- 3.1 Minutes of the December 11, 2020 Economic Prosperity and Development Services Advisory Committee

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adopt the minutes of the December 11, 2020 meeting as presented.

CARRIED UNANIMOUSLY

4. **New Business**

- 4.1 November 2020 Monthly Building Statistics

This item was provided for information purposes only.

- 4.2 2020 Development Industry Highlights – Blake Laven, Director of Development Services

The Director of Development Services provided the Committee with a review of the Year, including Planning Department Statistics, which remained consistent and in line with previous years. This was viewed as a success considering the challenges of the year. Construction values were slightly higher than historical norms which was attributed to larger projects like the Penticton Regional Hospital. Major projects that are under construction ranged from apartment complexes such as the Highstreet Apartments, Riverside Townhouses, and Norton Townhouses as well as Commercial buildings such as Neighbourhood Brewery, and Public builds like the Airport Terminal. Looking ahead into 2021 it is expected there will still be strong attention to development in the Downtown area and around Ellis Street. There is also interest to increase social housing stock with BC Housing.

Brian Murphy entered the meeting at 8:08 a.m.

The floor was opened to Committee Members for questions and comments. A Member at Large expressed that they would prefer to have historical comparables broken into Residential, Commercial, and Public building projects to better identify annual statistics. It would be insightful to understand how many new residential rentals, secondary suites, carriage houses and vacation rentals had been built to understand what was driving growth and investment in the marketplace. The Deputy Director of Development Services brought up an analysis that was previously conducted which looked at the impacts of short term rentals and would like to revisit this as these rentals have shown growth in the last few years.

- 4.3 Economic Development Priorities for 2021 – Anthony Haddad, Community Services and Carly Lewis Economic Development Manager

The Community Services Manager and the Economic Development Manager provided the Committee with an update on Economic Development Priorities moving into 2021. Budget approval and priorities moving forward in 2021 will include a realignment of sports and event restructuring around COVID-19 regulations, and business and development support during COVID-19 recovery. Additional supports and incentives are being pursued to encourage support of the local business community, including key industries such as agriculture and viticulture. Retention and expansion plans within the Community are going to be affected by current regulations, but staff are working with Community businesses and finding FutureBiz alternatives for 2021.

The North Gateway Strategic Investment Area around the SOEC has been a key initiative to find strategic use for surrounding land and parcels which have been under used in the past. It is expected that the hotel in this area will be under construction over the next year.

The floor was opened to Committee Members for questions and comments where Members at Large expressed support for the Northern Gateway project. Other Members at Large expressed that they would like the same level of interest for development at the South end of the City and concern that this area will be overlooked. The Director of Development Services clarified that there are properties along the Skaha Lake Corridor that are privately held which haven't provided the same opportunity for development that the North Gateway presented. It was also discussed that the "El Rancho" property creates a barrier between the Penticton Community Center and the Lakawana Park/Okanagan Lake pathway and there is a desire to have works to this property revisited to ensure there is a connective corridor.

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee recommend for staff to look into a corridor study for a "Skaha Lake Gateway" in 2022.

CARRIED UNANIMOUSLY

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee support the proposed Economic Development Priorities for 2021.

CARRIED UNANIMOUSLY

5. **Next Meeting**

The next Economic Prosperity and Development Services Advisory Committee meeting is scheduled to be held on Friday, February 5, 2021 at 8:00 a.m.

6. **Public Question Period**

7. **Adjournment**

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adjourn the meeting held on January 15, 2021 at 9:37 a.m.

CARRIED UNANIMOUSLY

Certified Correct:



Alys Wardley
Legislative Assistant

