

**Central Okanagan Economic Development Commission  
Advisory Committee Meeting Minutes  
Wednesday, September 25<sup>th</sup>, 2024, 7:30 AM  
Regional District of Central Okanagan, Woodhaven Boardroom  
1450 K.L.O. Road, Kelowna**

✓ = attended      X = Absent      \* Not required      A = Alternate Attended

**Advisory Committee Executive:**

✓	Larson, Janice, Chair
✓	Hughes-Geekie, Sharon, Vice-Chair
✓	Calissi, James, Past Chair

✓	Nagy, Angela
X	Quinn, Paula

**Advisory Committee:**

A	Alexander, Andrea
X	Alluri, Rama
X	Benson, Gavin
✓	Berrie, Carla
X	Bruns, Myles
X	Burleigh, Mark
X	Collins, Dave
✓	Csek, Nikki
X	Dawn, Jeremy
X	Douglas, Laurel
✓	Dyas, Tom
X	Ferreira, Christina
X	Freisen, Jason
X	Gipps, Paul

✓	Goodhew, Alex
A	Harper, Shauna
X	Harvey, Maryse
✓	Ireland, Blair
✓	Kam, Michelle
X	Labrecque, Cory
X	Lewis, Chris
X	Lovegrove, Gord
✓	Malcom, Ryan
X	Myers, Rebecca
X	Popoff, Chantel
X	Rezania, Sepideh
X	Ritchie, Geoff
✓	Selby, Robert

✓	Sulentich, Ruth
✓	Threlfall, Rich
✓	Thurnheer, Laura
X	Udzenija, Nicole
✓	Wall, Johnathan
✓	Wang, Bill
✓	Wentworth, Noel
X	White, Jill
✓	Widmer, Larry
X	Wolf, Mike

**Staff and Consultants:**

✓	Mallory, Krista
✓	Lesack, Sascha
✓	Weston, Eva

✓	Rambe, Mohana
✓	Walraven, Jen
✓	Stark Leader, Myrna


**Guests:**

Mattinson, Adam
LeBlanc, Danika
Noble-Brandt, Danielle
VanZerr, Mariah

Dunn, Kendra
DeVeer, Cassidy
Mayne, Ryan
Harkness, Sonja

Foster, Jodie
Ginter, Sally

## **1. Call to Order**

Chair Janice Larson called the meeting to order at 7:30 am.

## **2. Land Acknowledgement**

The Chair acknowledged our presence on the traditional, ancestral, and unceded  $t\acute{m}x^w\acute{u}la\lambda x^w$  (land) of the syilx / Okanagan people who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.

## **3. Adoption of Minutes**

Minutes of June 26, 2024, unanimously approved.

## **4. COEDC Opening**

*Krista Mallory*

Krista gave context about how the Regional Employment Lands Inventory (RELI) assists local governments with information that feeds into the Regional Growth Strategy plan. This also helps the EDC identify economic opportunities and constraints as we develop our strategic plan for the coming 5 years.

## **5. Regional Employment Lands Inventory: Project Overview and Findings to Date**

*Adam Mattinson, B&A Studios*

The RELI is intended to support land use planning and economic development segments of regional growth and provide a tool for communities and partners to understand the current and future supply of employment supportive lands. This will give a better understanding of how ready certain land is or whether it needs services to be added etc. The RELI mapping tool can be updated as things change. It will take jurisdictional policy differences into account and is based on Official Community Plans, Future Land Use and current zoning. Categories include Commercial, Institutional, Industrial, Agricultural, Rural, and Tourism/Commercial Recreation. The target timeline to have this rolled out is by the end of this year.

**See attached presentations for details.**

## **6. Discussion - Questions**

- Vacant agricultural land, hay land, bare land and/or farm acreage with a small house are categorized based on whether BC Assessment has assigned it a taxable purpose. For the purposes of the RELI we will also look at whether there is redevelopment potential on both currently vacant and occupied land.
- The overlap between land set aside for employment and what is being built for housing, such as accommodation for large work vehicles is not something the RELI tool will show, but we will be able to provide population projection data to planning departments to help identify where housing needs are based on sectors of employment, and where economic activity is coming from.

- Industrial land reserve discussions can be a part of land use planning and the RELI tool can show where the shortages are.
- Population projections need to be refined to get a better estimate on when our industrial land supply may reach its limit.
- The RELI tool is concerned with supply at a macro level, and coupled with projection data will give some nuance to identify the types of development needed. Quality will be determined by the market.
- AI advancements are a moving target right now, but we try to account for them and are looking at other studies to see how they can inform job growth changes and projection assumptions and the changing natures of work and land use.
- We don't have a mechanism to account for affordability related to service limitations and land supply availability. It has some intrinsic implication to demand for land and living affordability.
- Interest rate models help us with market cycle assumptions and regional affordability variations affect migration trends. Despite the unpredictability, these projections are long range and will encompass several market cycles. We can plan for different contingencies even though the projections won't be 100% accurate.
- Commercial development on agricultural land often requires service upgrades including transportation infrastructure improvements. This may slow those types of development, but it is being considered in the RELI assessments and can provide more nuanced information about these lands. This may need to be part of a future analysis for an additional project.
- When looking at job growth in different sectors and making sure education is keeping up with the demand, this data will give us a starting point for the local educational institutions to build out on the current and projected needs for local talent.
- Innovative opportunities exist such as intensifying light industrial combined with residential use.

**Action Items for Advisory Committee: If you have feedback on the questions listed below, please share that with COEDC staff.**

- How will you/your stakeholders use the information presented to make business decisions?
- What else would you like us to consider as this phase of the project wraps up?
- If we were to continue to build on this project, what more would you like to see?

## **7. New Business**

- Please share our COEDC Strategic Planning Survey with your networks. Thank you for your support.

## **Adjournment:**

Meeting adjourned at 8:45 am.