

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

DATE: Wednesday, July 24, 2024

TIME: 7:00 p.m. to 9:00 p.m.

PLACE: Council Committee Room, Coquitlam City Hall

CALL TO ORDER

ADOPTION OF MINUTES

- 1. Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, April 24, 2024**

Recommendation:

That the Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, April 24, 2024 be approved.

NEW BUSINESS

- 2. Community Policing Overview (Presentation by the Police Community Services Manager and S/Sgt. Howard Lew)**
7:05 - 7:35pm (30 minutes)
- 3. Recap of Coquitlam Business Tours (Introductory Comments by the Manager Economic Development and Business Growth Manager)**
7:35 - 8:00 p.m. (25 minutes)
- 4. Commercial Space Demand Study Update (Introductory Comments by the Manager Economic Development and Business Growth Manager)**
8:00 - 8:20 p.m. (20 minutes)
- 5. Summer Events Update (Introductory Comments by the Manager Economic Development)**
8:20 - 8:25 p.m. (5 minutes)
- 6. Committee Members' Roundtable / Emerging Issues (Standing Agenda Item)**
8:25 - 8:45 p.m. (20 minutes)

OTHER BUSINESS

NEXT MEETING DATE - Wednesday, October 23, 2024

ADJOURNMENT

2024

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
Wednesday, April 24, 2024**

A Regular Meeting of the Economic Development Advisory Committee convened on Wednesday, April 24, 2024 at 7:01 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, BC, with the following persons present:

COMMITTEE MEMBERS: Councillor Steve Kim, Chair
Zorica Andjelic, Citizen Representative (arrived at 7:05 p.m.)
Mohammad Darwish, Citizen Representative
JJ Lee, Citizen Representative
Marion Lochhead, Citizen Representative
Rohith Manhas, Citizen Representative
Deryck Persaud, Citizen Representative
Vanessa Wideski, Citizen Representative
Leslie Courchesne, Tri-Cities Chamber of Commerce
Catherine Williams, Douglas College-Coquitlam Campus

REGRETS: Councillor Trish Mandewo, Vice Chair
Emma Friess, Citizen Representative
Elizabeth Mayorga, Citizen Representative
Matthew Sebastiani, Citizen Representative
John Toor, Citizen Representative

GUESTS: Jacquie Griffiths, President Invest Vancouver

STAFF: Eric Kalnins, Manager Economic Development
Heidi Hughes, Tourism and Visitor Economy Manager
Edward Tain, Business Growth Manager
Laura Sampliner, Environmental and Sustainability Manager
Laura Beattie, Environmental Sustainability Program Specialist
Caley Amundsen, Committee Clerk
Julia Power, Committee Clerk

CALL TO ORDER

The Chair provided an Indigenous territorial acknowledgement.

ADOPTION OF MINUTES**1. Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, February 28, 2024**

The Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, February 28, 2024 were approved.

NEW BUSINESS**2. Introduction of Tourism and Visitor Economy Manager**

The Manager Economic Development provided a brief introduction of the Tourism and Visitor Economy Manager, Heidi Hughes

The committee welcomed Heidi and expressed appreciation of the future planning of festivals and events.

Zorica Andjelic arrived to the meeting at this time — 7:05 p.m.

3. Invest Vancouver

Jacque Griffiths, President Invest Vancouver provided a presentation entitled “Invest Vancouver” that covered the following topics:

- Overview of Invest Vancouver including, relevant background, population and GDP statistics, organizational structure and goals for 2024
- Highlighted Coquitlam’s key industries; high tech, green economy and digital media and entertainment

Discussion ensued relative to the following:

- Concerns including, the lack of hotels and short term rentals for tourism and temporary workers, the implications of new Provincial housing legislation Bills 44, 46 and 47 on international investment, whether Invest Vancouver will assist with voicing these concerns to the provincial government
- The desire to know factors that multi-national investors consider when operating in a given region, an availability of skilled workers and the cost of operating in a given region
- Committee desire to appeal to growing industries such as Agri-Tech and Nutraceuticals for relationship-building outside the boundary of Metro Vancouver, in particular a partnership with the Fraser Valley Regional District (FVRD) and continued worker development through post-secondary education to develop a stronger workforce

4. **Environmental Sustainability Implementation and Climate Action Plan Update**

The Environmental Sustainability Manager provided a presentation entitled “Climate Action Plan: Phase 3 Project Update and Engagement Highlights” that covered the following topics:

- Overview and updates of the City’s Climate Action Plan (CAP) including, vision, timeline, objectives, and targets, as well as acknowledging challenges and incorporating feedback from public engagement sessions, and next steps in consulting with kwikwəłəm First Nation

Discussion ensued relative to the following:

- The importance of promoting climate action through educating youths, using social media to spread awareness of climate action initiatives and encouraging thrifting and a circular economy
- Committee desires including, establishing a form of local “currency” that can be used at small businesses, hosting a car-free day, publically funded waste disposal for businesses, repurposing materials from tear-down projects and demolitions and improving legislation surrounding tree preservation
- Committee acknowledged that some climate action initiatives may lead to additional costs for businesses (i.e. abolishing single-use plastics)
- BC Green Business will assess the sustainability of a business, making it easier for business owners to understand where improvements can be made
- Concerns regarding the loss of trees due to the requirements of new Provincial housing legislation, Bills 44, 46 and 47 having implications for tree preservation, storm water run-off and public green spaces

5. **Economic Development Microsite**

The Development and Business Growth Manager provided a presentation entitled “Economic Development Advisory Committee” that covered the following topics:

- Overview of the proposed Coquitlam Economic Development website including, funding, timeline, case studies and key takeaways
- Successful Federal CanExport grant funding, alongside the Council's approved matching fund, facilitating the development of a website aimed at promoting economic development in Coquitlam and foreign direct investment opportunities

Discussion ensued relative to the following:

- Committee suggestions included, establishing a creative name for the site, having a property-search feature, leveraging the current skillset of Coquitlam workers and industry, with the website being developed by a local company
- Concerns that the budget will not adequately cover both the initial start-up costs and ongoing maintenance of the website

6. **Committee Members’ Roundtable / Emerging Issues**

The Chair invited Committee members to share information and emerging issues from their communities.

The following information was shared:

- The Tri-Cities Chamber of Commerce Economic Summit on Tuesday, May 14, 2024 at Westwood Plateau
- The Tri-Cities Chamber of Commerce Business Excellence Awards Gala on Saturday, April 27, 2024 at the Great Canadian Casino, Vancouver
- Women in Business golf event, Swing into Spring on Thursday, May 30, 2024 at Westwood Plateau

OTHER BUSINESS

NEXT MEETING DATE – Wednesday, July 24, 2024

ADJOURNMENT

The meeting adjourned at 9:02 p.m.

MINUTES CERTIFIED CORRECT:

Steve Kim, Chair

Julia Power, Committee Clerk



ROYAL CANADIAN MOUNTED POLICE

LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – **CONNECTED TO OUR COMMUNITIES**

Coquitlam Detachment



Community Policing A Road Map to the Future



Royal Canadian Mounted Police / Gendarmerie royale du Canada

Canada



ROYAL CANADIAN MOUNTED POLICE

LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – **CONNECTED TO OUR COMMUNITIES**

Coquitlam Detachment

INTRODUCTIONS

Camille Oliveira -Police Community Services Manager

- Manager of Community Police Services City of Port Coquitlam
- Retired Police Officer New Westminster Police Department 25 years
- Vulnerable Persons Liaison Officer
- Mental Health Car
- School Liaison Officer
- Crime Prevention Manager
- Sexual Abuse Investigator
- Stepwise Trained Child Abuse investigator
- Domestic Violence
- Field Trainer
- Patrol officer



Royal Canadian Mounted Police / Gendarmerie royale du Canada

Canada



LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – **CONNECTED TO OUR COMMUNITIES**

Coquitlam Detachment

INTRODUCTIONS

Sgt. Jaime Myles – NCO Community Response / Mental Health Team (Coquitlam RCMP)

- 18 years of policing experience:
 - 2006-2008 General Duty / Patrol
 - 2008-2009 Property Crime Team
 - 2009-2015 Major Crime Team
 - 2015-2016 Investigation Support Team
 - 2017-2019 Robbery Team
 - 2019-2022 Major Crime Team
 - 2023-Community Policing



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LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – **CONNECTED TO OUR COMMUNITIES**

Coquitlam RCMP



The Coquitlam RCMP proudly provides policing services to:
Coquitlam, Port Coquitlam, Village of Anmore, Village of Belcarra and Kwikwetlem First Nations



The RCMP are responsible for preventing and investigating crime, enforcing the law, preventing crime, apprehending criminals and maintain peace/order.



The RCMP also assist in public safety concerns such as working with vulnerable populations, mental health concerns, locating missing persons and participating in community engagement activities.



Canada

Coquitlam RCMP Strategic Plan 2023-2026

Our Mission

To preserve the peace, uphold the law, and provide quality service in partnership with our communities.

Our Vision

The RCMP is a healthy and inclusive organization trusted by employees, partners and the public that keeps citizens safe by consistently delivering exceptional policing services and continually striving to grow and improve.



Partner with the Community

- Deepen collaboration, trust and community engagement
- Learn and adapt to meet changing community needs
- Demonstrate accountability and effective resource use



Promote Public Safety

- Focus on road and traffic safety
- Enhance visible presence
- Reduce crime through public education and engagement



Target Criminal Activity

- Enforce the law and gather intelligence on criminal activity
- Apply crime analysis to target prolific offenders
- Develop strategies for response to new and emerging crime types



Support Our People

- Create an inclusive workplace that is committed to equity, diversity and respectful interactions
- Support employees' mental and physical wellness
- Facilitate safe and timely return to work
- Promote effective internal communication

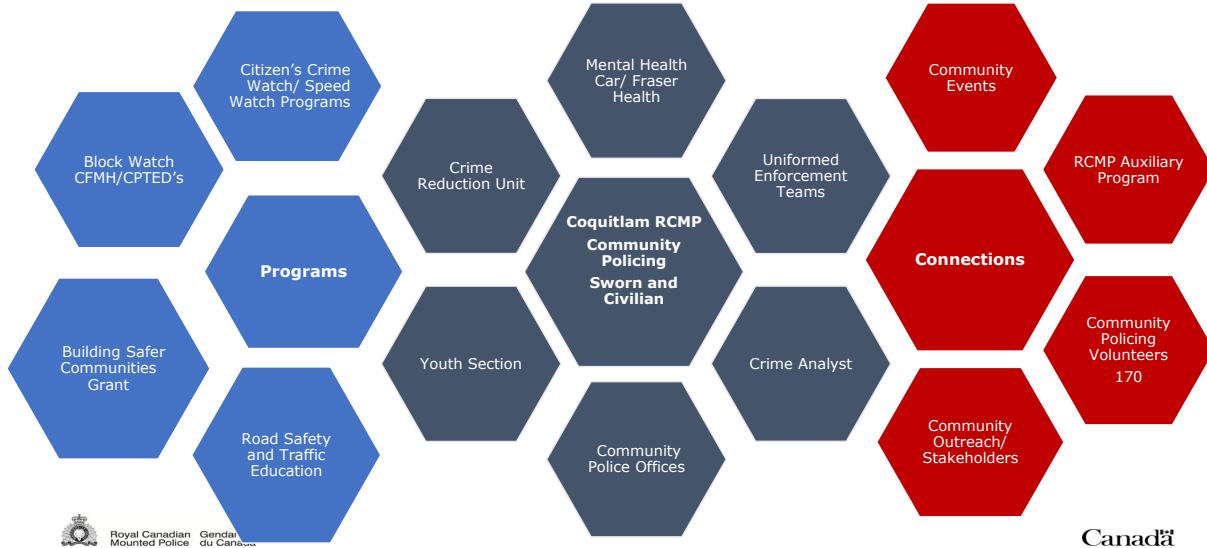


Current State of Community Policing

Community policing is a philosophy that promotes organizational strategies that supports the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.



Community Policing 101



Community Police Offices



LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – **CONNECTED TO OUR COMMUNITIES**

Community Engagement Events



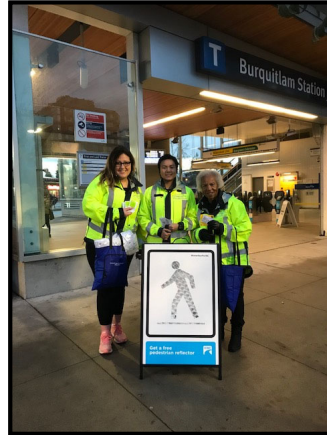
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JMPA – Junior Mountie Police Academy



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Community Engagement- Partnerships

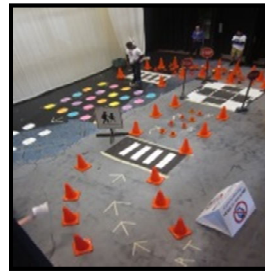


Royal Canadian Mounted Police / Gendarmerie royale du Canada

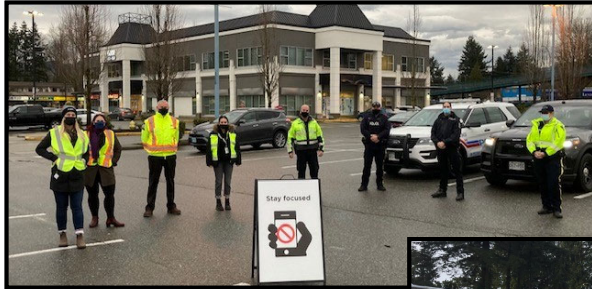
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Community Connections




Cell Watch/ CCWP



Community Policing Programs and Events

- **Junior Mountie Police Academy**
- **Gangs and Guns Youth Outreach Seminars**
- **Beat the Heat**
- **School Visits and Educational Campaigns**
- **Halloween Howl**
- **Coffee with a Cop**
- **ICBC Traffic Engagement Campaigns**
- **Speed Watch, Bike Patrol (Uniformed and Volunteer) and Crime Watch Programing**
- **Volunteer Activities: CPO front counter and Community Events**
- **Cram the Cruiser**
- **Purple Lights Campaign**
- **Cops for Cancer**
- **Law Enforcement Torch Run**



ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

RCMP Auxiliary Program

- The Auxiliary Program is comprised of uniformed but unarmed RCMP Volunteers who serve as sworn peace officers by supporting the staff and regular members of the Coquitlam RCMP in the community.
- These highly trained and dedicated volunteers contribute to making their communities safer through a level of commitment and training that is among the most intensive volunteer programs run by the RCMP.
- The program is divided in 3 tiers, with all Auxiliaries in BC being trained to Tier 3.

Program History

- This program has been launched as of **April 3, 2024**.
- This program replaces the old Auxiliary Constable program that had operated from 1963 and was officially closed in BC on August 1, 2023.

Current Status of Program

- The application portal for the Coquitlam Detachment Auxiliary program was launched on **April 5**.
- We currently have approximately 20 applicants in process.

LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – *CONNECTED TO OUR COMMUNITIES*



Challenges of Modern Day Policing



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Royal Canadian
Mounted Police



Gendarmerie royale
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mental health

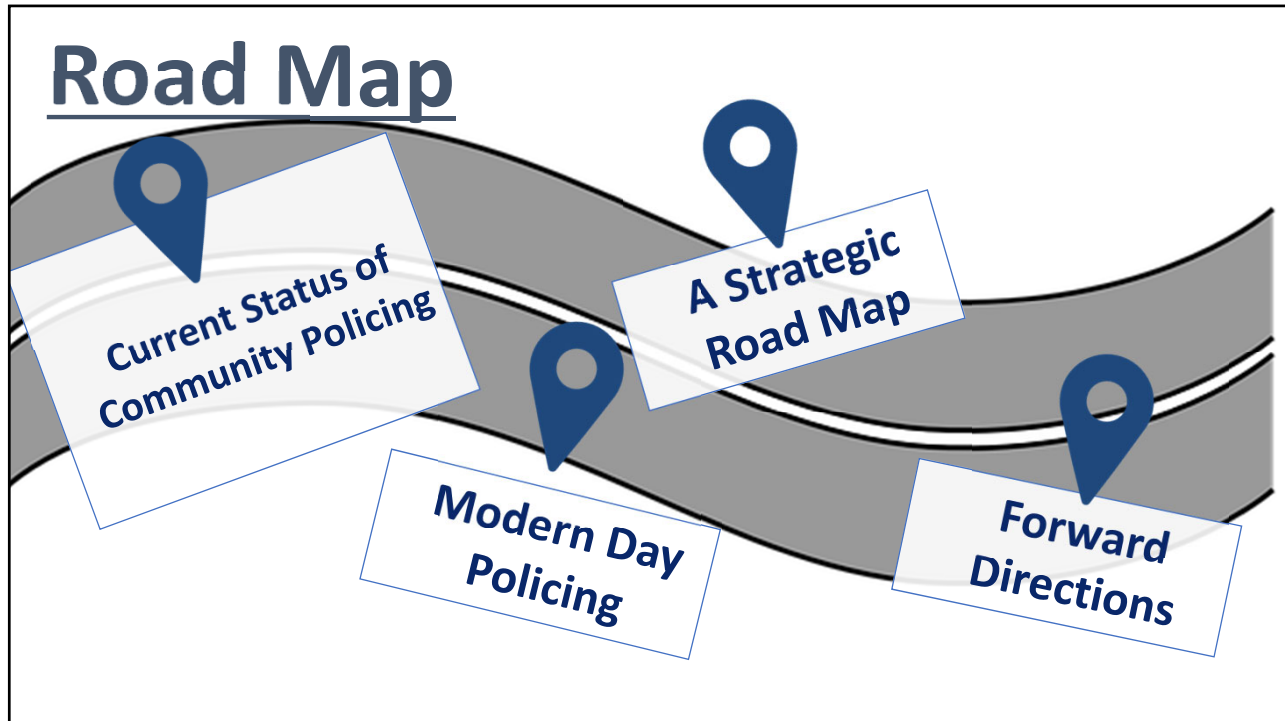
Drug Decriminalization

PINK SHIRT DAY

EVERY CHILD MATTERS

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LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – **CONNECTED TO OUR COMMUNITIES**

Community Policing with a Modern Purpose and Intention

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LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – **CONNECTED TO OUR COMMUNITIES**

- Training and putting tools in the tool box
Intelligence led policing
- Improve skill set of RCMP Members, Civilian Staff members and Volunteers
- Modern Policing Issues
Trauma Informed Practices and Reconciliation

Royal Canz Mounted P Royal Canadian Mounted Police Gendarmerie royale du Canada

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City of Coquitlam

Building Safer Communities Program

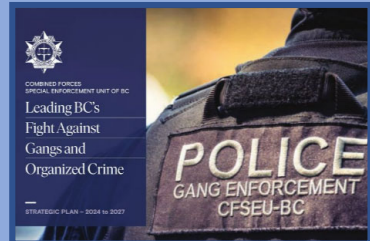
Coquitlam city hall

coquitlam.ca

Coquitlam

Community Outreach and Education

- Collaboration with SD43 and Safer Schools working together for stakeholder training in relation to youth issues regarding Gangs and Guns
- CFSEU(Combined Forces and Enforcement Unit) Training to Coquitlam RCMP Youth Detail on End Gang Life presentations



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In House Training

Nuisance Behavior and Social Issues

HOMELESS IN THE TRI-CITIES

Seniors Safe Tea

WORKSHOP: OVERDOSE AWARENESS

Training Session

Intimate Partner Violence
September 2023

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Community Engagement and Partnership with Stakeholders working with Vulnerable populations



LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – **CONNECTED TO OUR COMMUNITIES**

- | Share Society | Community Response Network | Community Living BC |
|--|---|--|
| <ul style="list-style-type: none"> • Cram the Cruiser • Clothing / Coat Drive in the Winter for vulnerable populations | <ul style="list-style-type: none"> • World Elder Abuse Day • Senior Safe Tea • Outreach to senior residences | <ul style="list-style-type: none"> • Community Engagement with Diverse Ability Clients • Community Safety Sessions |



Mobile Integrated Crisis Response (MICR) Team

- **The MICR Team is part of the B.C. Safer Communities Action Plan and is a partnership between the police of jurisdiction and Fraser Health.**
- **MICR Teams consist of:**
 1. 1 x Police Officer; and
 2. 1 x Nurse.
- **MICR's objective:**
 - To provide a visible presence of policing and nurse (health care professional) in supporting vulnerable clients experiencing mental health related crisis.

Reconciliation and Engagement with our Indigenous Partners

- Training and understanding
- Trauma informed practices
- Building partnerships /trust
- Community Policing Strategy



DOMESTIC VIOLENCE AWARENESS MONTH



Purple light campaign: November is national domestic violence awareness month. It is also a time to support survivors and victims of domestic violence. The purple lights campaign shines a light onto domestic violence. The color purple is used to represent courage, creativity, wisdom, dignity and peace.

LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – **CONNECTED TO OUR COMMUNITIES**

Inadmissible Patrons Program

- **Proactive approach working with local restaurants and hospitality business' to deter customers involved in gang life and criminal activity.**
- **Coquitlam Gang Enforcement Teams provide a uniformed visible police presence in specific establishments in order to help prevent violent criminal activity in and around license establishments and deter gang members from conducting criminal activities around Coquitlam and Port Coquitlam.**



Questions ?????





City of Coquitlam ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

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Agenda

1. Business Tour Debrief
2. State of Commercial/Office Development in Coquitlam
3. Summer Festivals and Events Highlights





Business Visitation Program

- Capturing Local Business Intelligence
- Addressing short-term obstacles
- Developing Programs for long-term success
- Facilitating Connections with Ecosystem Partners
- Celebrating Success

Coquitlam

2



Market Access:



Talent:



Business Growth:



R&D:



Coquitlam

3



Market Access:



Talent:



Business Growth:



Gov Relations:



State of Commercial/Office

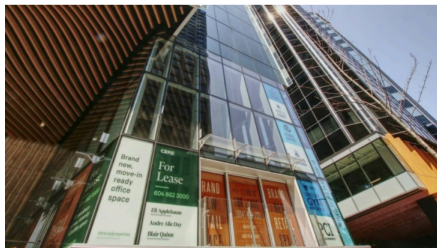


NEWS OPINION EVENTS LISTS DIGITAL EDITION MAGAZINES CON

Vancouver office market struggling as vacancies rise, construction dives

Vacancy rate hits 9.7%, second straight quarter of increase

BIV staff Jul 3, 2024 4:30 PM

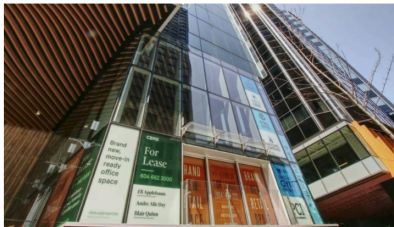


NEWS OPINION EVENTS LISTS DIGITAL EDITION MAGAZINES CON

Why Vancouver's office market is thriving amid North American struggles

American tech giants happy to seek talent north of the border

Claire Wilson Jun 6, 2024 4:00 PM



Office Vacancies

Large Markets:

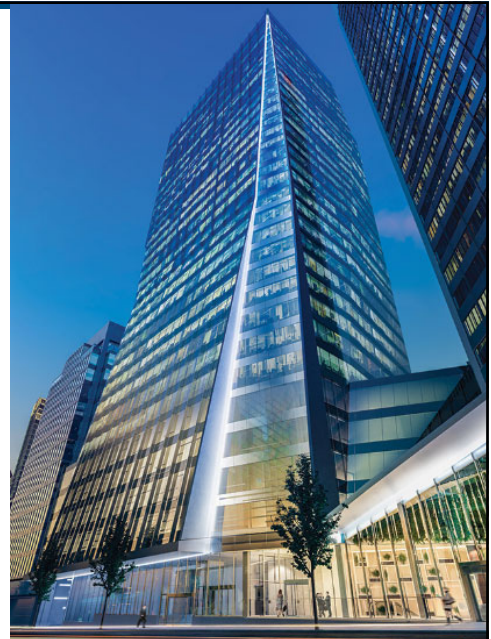
- 20%+ vacancy; office conversion talks

Vancouver Downtown Core:

- 14% vacancy
- Total inventory: 29.5M SF
- Flight to quality AAA – 10.8% vacancy

Suburban

- Richmond: 9.5%
- Burnaby: 10.8%



Coquitlam Office

- Total Inventory: 750,000 SF
- Comparison: Yaletown Class B
- 0 sf sublease
- 2.1% vacancy

- Declining Supply
- Trajectory: Commuter City



How did we get here?

- Aging suburban office buildings
- Lack of choice for tenants
- Low yields when compared to residential towers
- Housing crunch
- Commuting downtown
- Competing with Downtown Vancouver



Coquitlam

8

New Realities

- New Provincial framework
- New densities around transit
- Reduce commute times
- Develop complete communities



Coquitlam

9

How do we keep up?

Assessing needs

- Local commercial space demand (2025 workplan)

Baby steps

- Serve local needs before attracting Amazon HQ;
- Create vibrant neighborhoods;
- Live – housing;
- **Work – employment space/talent;**
- *Play – coffee shops, parks, breweries.*



Summer Events

- City-led Events
 - Summer Concert Series
 - August 02 TC Park
 - August 16 Blue Mountain Park
 - September 06 TC Park
- Community-led Events
 - Caribbean Days Festival July 27-28
 - BC Dumpling Festival August 10
- Check VisitCoquitlam.ca and [@VisitCoquitlam](https://www.instagram.com/VisitCoquitlam)



What's Next

- Festivals and Events Strategy to commence Fall 2024
- Public Consultation and Committee Consultations in 2024/2025



Questions?

Eric Kalnins

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Development

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Edward Tain

Business Growth manager

etain@coquitlam.ca



On Behalf of the Economic Development Division

Thank you & have a great summer!

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