

Disclaimer Notice:

Although the Mission Community Profile has been compiled with the greatest attention to detail, accuracy and completeness, neither the authors nor the District of Mission will be held responsible for any errors or omissions.

Please note that this publication is not inclusive of all data available at the District of Mission. If you require further information or have any questions, comments or suggestions please contact us at:

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1.0) Introduction

1.1) Letter from the Mayor

On behalf of the Council, I would like to welcome you to the District of Mission. Mission is located 70 kilometres east of Vancouver in the heart of the Fraser Valley. Situated on a hillside overlooking the Fraser River, Mission enjoys a natural setting combined with all the amenities of a rapidly growing community. Our community of 38,000 has experienced tremendous growth over the past 15 years and has added approximately 10,000 residents during that time. With this growth Mission has maintained its small town friendliness and charm.

Historically, Mission's economy relied heavily on agriculture and forestry related businesses. In recent years, emerging sectors such as manufacturing, transportation and construction have diversified the local economy. With excellent transportation infrastructure, close proximity to the U.S. Border, and available industrial land, Mission is home to several dynamic companies such as InterWrap: industrial packaging; Archgard Industries: gas fireplaces; Rayburn Yachts: custom yachts; and Cimtex Industries: precision components. These businesses all enjoy access to a skilled workforce through post secondary education provided by the University of the Fraser Valley.

Lifestyle in Mission is second to none. Residents enjoy both the natural amenities along with public facilities within the community. With outdoor recreation opportunities abound, Mission is known for world-class fishing, mountain biking, hiking, its abundance of parkland and our 26,000 acre Municipal Tree Farm. Other attractions and amenities include the Mission Leisure Centre & Sports Park, Westminster Abbey, Xa:ytem Longhouse Interpretive Centre, the Power House at Stave Falls, and Mission Raceway Park.

For the arts and culture community, Mission residents enjoy the events hosted in the 700-seat Clarke Foundation Theatre, the Fraser River Heritage Park and the Mission Arts Centre. Mission is home to several unique festivals such as the Mission Folk Music Festival, the Christmas Candlelight Parade, the Fraser Valley Bald Eagle Festival, and the Mission Soap Box Derby.

Please contact our Economic Development Department so we can explain the advantages of expanding or relocating your business to Mission.

Sincerely,



James Atebe
Mayor

1.2) Geography

The District of Mission is located within the Province of British Columbia, Canada. The community is in the Fraser Valley, 70 kilometres east of Vancouver, BC in the Pacific Time Zone.

Figure 1.21



1.3) History

Mission's history goes back to the first inhabitants of the region, the Stó:lo, or the People of the River. People travelling the Fraser River in huge cargo canoes met in the centre of the great river valley where the Sto:lo traded wind-dried salmon, fruits and other goods with clans from the coast and the interior of British Columbia. The Xá:ytem Longhouse Interpretive Centre, a designated national historic site located east of the urban area of Mission, pays tribute to the early Sto:lo who raised their families 10,000 years ago on the riverbank.

In 1861 a young French Oblate Priest selected Mission for the site of St. Mary's Indian Residential School, which included a church, workshops and a grist mill. Local farms then established and included dairy, poultry, hog farming, grain, fruit, berry and vegetable production.

In the mid 1880's, establishment of railway facilities further focused attention on Mission and facilitated a period of rapid urban growth, which included the "Great Land Sale" of 1891. Mission's considerable lake and forest resources also enabled establishment of hydro electric operations and the creation of a prosperous logging industry.

The area from the Stave River to Hatzic Lake was first incorporated in 1892 as the Municipality of Mission. In 1922 the "Village of Mission" was incorporated, which became the "Town of Mission" in 1957. On November 3, 1969 the Town of Mission and the Municipality of Mission amalgamated to become the current "District of Mission".

Mission has retained its keen sense of history, which is evident in the heritage buildings of its historic downtown core. More recent additions to the historic mosaic include Westminster Abbey, Xá:ytem Longhouse, the Power House at Stave Falls and the Fraser River Heritage Park. Planned rejuvenation of the Fraser River Waterfront will ensure that history will continue to be an important part of Mission's future.

Today, Mission is a growing community of over 38,000 residents nestled in the Coast Mountains beside the Fraser River, 70 km from downtown Vancouver. Residents enjoy Mission's rich history and strong sense of community, while also retaining the benefit of ready access to the greater Vancouver area.

1.4) Quick Facts

District of Mission - Quick Facts			
Land Area	25,300 hectares (approx 98 sq miles)	Economic Activity	2008
Demographics	2006 Census	Total Building Permit Values	\$45,623,000
Population	34,505	Business Licenses	1925
Average Annual Growth Rate	2.06%	New Housing Starts	190 (2008)
Median Income	\$56,717	Incorporations	133
Households	12,180	Parks & Recreation	
Labour Force	2006 Census	Softball Diamonds	24
Local	17,310	Curling Sheets	4
30 minute commute	128,945	Parks	20
1 hour commute	691,350	Ice Rinks	2
Transportation		Soccer Fields	22
Airport	Abbotsford International Airport (13 km South)	Swimming Pool	1
Bus	ValleyMAX / BC Transit	Golf	2 Eighteen Hole 1 Nine Hole 1 Driving Range
Highways	Hwy 7 - Lougheed Hwy Hwy 11 - Sumas Way	Skiing	Hemlock Valley (45 min East) Mt. Baker (1 hr South)
Rail	Canadian Pacific Railway West Coast Express	Campgrounds	Rolley Lake Provincial Park
Trucking	15 Trucking Companies	Education	
Tourism		School District 75	6,311 Students
Major Attractions Clarke Foundation Theatre Fraser River Heritage Park Golfing Mission Art Centre Mission Raceway Park Mission Museum Power House at Stave Falls Sturgeon Fishing Westminster Abbey Xa:ytem Longhouse	Major Events Bear Mountain Bike Challenge Candlelight Parade Celebration of Community Fraser Valley Bald Eagle Festival Fraser Valley Children's Festival Mission Folk Music Festival Old Car Sunday Our Lady of the Lourdes Pilgrimage Soap Box Derby Twilight Concert Series	University of the Fraser Valley Mission Campus Abbotsford Campus Chilliwack Campus	10,690 Students
Hotels/Motels	4 with a total of 171 Rooms	Other close educational Institutions	University of BC Simon Fraser University BC Institute of Technology

1.5) Climate

Mission is situated in the central Fraser Valley and enjoys one of Canada's mildest climates, characterized by its warm summers, mild winters and long frost-free growing season.

Figure 1.51

Weather Norms - Mission Station	
Daily Max > 0 °C	357 Days
Daily Max > 10 °C	242 Days
Daily Min < -10 °C	8 Days
Elevation	
First Avenue	11 meters (36 ft) ASL
City Hall	144 meters (472 ft) ASL
July Daily Maximum	23.5 °C
January Daily Minimum	-0.2°C
Average Annual Snowfall	56.0 cm
Average Annual Rainfall	1708.5 mm

Source: Environment Canada, 1971-2000

Figure 1.52

Mission Weather Station 1971 - 2000													
Temperature:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Daily Mean (°C)	2.5	4.7	6.8	9.7	12.6	15.1	17.9	18	15.6	10.9	6.1	3.5	10.3
Daily Maximum (°C)	5.1	8	10.9	14.6	17.4	19.9	23.5	23.4	20.9	14.9	8.9	6	14.5
Daily Minimum (°C)	-0.2	1.3	2.7	4.8	7.7	10.3	12.3	12.5	10.4	6.7	3.2	0.9	6.1
Extreme Maximum (°C)	15.6	20.6	22.5	28	36.5	36	37.8	36.5	36	27	18.9	17.5	
Extreme Minimum (°C)	-14.4	-15.5	-12.2	-2.8	-2.2	2.2	4.4	5	0.6	-3.5	-13.3	-19.4	
Precipitation: Precipitation:													
Rainfall (mm)	197.3	178.8	151.2	129.5	102.5	100.6	63.6	74	77.9	141.1	249.1	242.9	1708.5
Snowfall (cm)	19.7	11.9	3.4	0.2	0.0	0.0	0.0	0.0	0.0	0.1	3.6	17.2	56.0
Days with Maximum Temperature:													
< 0 °C	4.1	0.71	0.24	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.25	2.7	8.0
> 0 °C	26.9	27.5	30.8	30.0	31.0	30.0	31.0	31.0	30.0	31	29.8	28.3	357.2
> 10 °C	2.8	7.4	15.5	24.2	30.3	30.0	31.0	31.0	30.0	26.8	9.9	3.3	242.3
> 20 °C	0.0	0.0	0.35	3.7	7.9	13.1	22.1	22.4	15.7	4.0	0.0	0.0	89.3
> 30 °C	0.0	0.0	0.0	0.0	0.25	0.71	2.2	2.3	0.75	0.0	0.0	0.0	6.1
> 35 °C	0.0	0.0	0.0	0	0.06	0.06	0.12	0.13	0.06	0.0	0.0	0.0	0.43
Days with Rainfall:													
>= 0.2 mm	17.3	15.8	17.6	15	15.6	14.4	9.7	9.6	9.8	15.4	20.4	16.5	180.1
>= 5 mm	10.7	9.8	9.9	8.4	6.7	6.4	3.8	4.2	4.5	7.8	12.3	12.2	96.6
>= 10 mm	6.7	6.6	5.8	4.9	3.8	2.9	1.8	2.5	2.7	5.1	8.2	8.4	59.3
>= 25 mm	2.3	1.6	0.72	0.94	0.41	0.71	0.41	0.53	0.65	1.2	2.7	2.8	15.0
Degree Days:													
Above 18 °C	0.0	0.0	0.0	0.2	4.2	9.8	35.8	34.4	11.9	0.7	0.0	0.0	96.9
Above 15 °C	0.0	0.0	0.0	2.9	14.9	37.2	96.4	96.2	45.6	4.9	0.1	0.0	298.1
Above 10 °C	0.5	1.2	6.1	33.5	85.9	154.4	245.4	247.2	170.2	52.5	4.3	0.6	1001.6
Above 5 °C	17.8	33.1	69.3	142.3	234.9	304.2	400.4	402.4	319.2	183	54.2	25.8	2186.2
Above 0 °C	102	138.9	211.6	291.6	389.9	454.2	555.4	557.2	469.2	336.4	183.2	126.6	3816.2
Below 0 °C	24.9	7.1	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.09	18.9	53.1
Below 5 °C	95.7	42.4	13.9	0.8	0.0	0.0	0.0	0.0	0	1.6	21.9	73	249.3
Below 10 °C	233.4	151.7	105.7	41.9	6	0.3	0.0	0.0	1.0	25.8	122	202.9	890.8
Below 15 °C	387.9	291.7	254.6	161.3	90.0	33.0	6.0	4.0	26.4	133.5	267.8	357.3	2013.5
Below 18 °C	480.9	376.4	347.6	248.6	172.3	95.6	38.4	35.1	82.7	222.3	357.8	450.3	2908.0

Source: Environment Canada, 1971-2000

1.6) Location & Distances:

Mission is conveniently located in the Fraser Valley of British Columbia, Canada. The community is less than a one hour drive from Vancouver and 20 minutes north of the United States via the Huntingdon/Sumas Border crossing.

Figure 1.61

Distance from Mission	Kilometres	Miles
Canada/U.S. Border Crossing (Sumas)	18 km	11 miles
Vancouver, BC	69 km	41 miles
Seattle, WA, USA	200 km	120 miles
Kelowna, BC	337 km	210 miles
Portland, OR, USA	562 km	337 miles
Calgary, AB	908 km	545 miles

2.0) Demographics

2.1) Fraser Valley Regional District & the District of Mission

The District of Mission is located in the Fraser Valley Regional District. Other municipalities within the Regional District include Abbotsford, Chilliwack, Harrison Hot Springs, Hope and Kent and several unincorporated areas. The region is the 3rd most populous district in British Columbia with a population in excess of 260,000. Over the past 20 years the Regional District has increased in size by more than 100,000 people.

Mission itself has had a steady annual growth rate averaging over 3.0% over the past 35 years (Figure 2.12). Mission has an estimated 2009 population of 38,117. Upon full grow-out Mission is expected to reach a peak population of over 100,000.

Figure 2.11

Fraser Valley Regional District Population		
Year	Population	Average Annual Growth Rate
1966	65,558	1.6
1971	90,292	7.5
1976	110,678	4.5
1981	135,598	4.5
1986	149,744	2.1
1991	186,251	4.9
1996	222,397	3.9
2001	237,550	1.4
2006	257,031	8.2

Source: Stats Canada Census

Figure 2.12

District of Mission Population		
Year	Population	Average Annual Growth Rate
1966	8,763	0.4
1971	10,220	3.3
1976	14,997	9.3
1981	20,056	6.7
1986	21,985	1.9
1991	26,202	3.8
1996	30,519	3.3
2001	31,272	0.5
2006	34,505	10.3
2008	38,117	0.6

Figure 2.13

District of Mission Population Estimates		
Year	Population	Average Annual Growth Rate
2002	32,865	
2003	33,297	1.3
2004	33,970	2.1
2005	34,742	2.0
2006	35,262	1.5
2007	36,287	1.0
2008	36,684	1.1

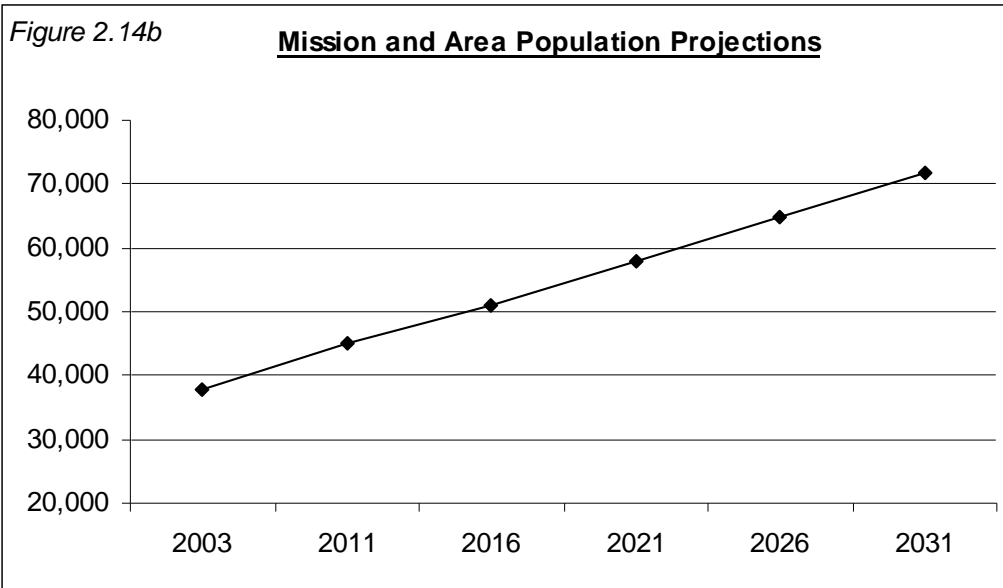
Source: BC Stats

Figure 2.14a

Population Projections for Mission and Area*						
Age	2003	2011	2016	2021	2026	2031
0-14	8,044	8,660	10,167	11,915	13,207	13,877
15-24	5,191	6,409	6,296	6,684	7,575	8,818
25-34	4,408	5,689	7,380	7,856	7,689	8,125
35-44	6,952	6,317	6,750	8,361	10,123	10,430
45-54	5,762	8,017	8,121	7,868	8,459	10,098
55-64	3,409	4,960	6,501	7,888	8,096	8,028
65+	3,956	4,872	5,935	7,454	9,725	12,245
Total	37,722	44,924	51,150	58,026	64,874	71,621

Source: Urban Futures

*Mission Area = District of Mission, Area F&G and local First Nations Reserves



2.2) Characteristics

Age & Gender

Comparatively, the District of Mission has a younger than average population. According to the 2006 Census 63% of Mission's population is under the age of 45 compared to a provincial average of 57%.

Figure 2.21

District of Mission - Age & Gender			
Age Range	Male	Female	% of Total
0-14	3,595	3,435	20%
15-29	3,590	3,325	20%
30-44	3,970	3,970	23%
45-59	3,855	3,780	22%
60 - 74	1,665	1,755	10%
75 +	730	990	5%
Total	17,405	17,255	100%

Source: 2006 census

Language

Mission is largely an English speaking community; however there are several other languages spoken throughout the municipality including Punjabi, German and French.

Figure 2.23

District of Mission - First Language	
Type	Percentage of Population
English	85.6%
Punjabi	5.5%
German	2.1%
French	1.3%
Dutch	0.7%
Korean	0.6%
Spanish	0.5%
Romanian	0.3%
Hungarian	0.3%
Chinese, not specified	0.2%

Source: 2006 Census
(0.2% and Greater)

Family Structure

The District of Mission has an average household size of 3 people, which is slightly higher than the provincial average.

76% of the 12,598 dwellings are owned as opposed to being rented. This is almost 10% higher than the provincial average.

Figure 2.24

Mission Family Structure	
Total Population (15 years and older)	27,530
Single	9,120
Married	13,675
Separated	1,000
Divorced	2,325
Widowed	1,415
Households	12,180
Average Number of Children per Family	1
Average Household Size	3
Percentage Owning Dwelling	76%
Percentage Renting Dwelling	24%
Average Value of Dwelling	\$ 375,836

Source: Stats Canada 2006 Census

Religion

Mission is extremely diverse and has several different religious affiliations. The predominant religious groups within the municipality are Protestant and Catholic. Almost 40% of citizens claim they have no religious affiliation.

Figure 2.25

Religion		
Type	Mission Percentage of Population	BC Percentage of Population
Catholic	14.9%	17.5%
Protestant	32.1%	31.4%
Christian Orthodox	0.9%	0.9%
Christian	7.2%	5.2%
Muslim	0.1%	1.5%
Jewish	0.1%	0.5%
Buddhist	0.1%	2.2%
Hindu	0.2%	0.8%
Sikh	5.1%	3.5%
Eastern Religion	0.0%	0.3%
Other	0.5%	0.4%
No Religious Affiliation	38.7%	35.9%

Source: 2001 Census

Income Characteristics

Residents of the District of Mission enjoy an above average household income.

Figure 2.26

Income Characteristics	Mission	BC
Median Household Income	\$56,717	\$52,709
Median earnings (full time, full year)	\$27,726	\$25,722
Earnings - % of income	82%	75.1%
Government Transfers - % of income	10%	10.7%
Other money - % of income	8%	14.2%

Source: Stats Canada Census 2006

3.0) Labour Force

3.1) Quick Facts

The District of Mission has several advantages when it comes to providing businesses a skilled and educated labour force. Over the past few years Mission has been one of the fastest growing communities in British Columbia. However, with this growth, Mission has not achieved a balance between residential and industrial and commercial growth. In fact, more than 65% of Mission's local labour force commutes outside of the community for employment. This has proven to be a distinct advantage for new businesses as they have access to a largely untapped labour supply.

3.2) Labour Force by Industry

Figure 3.21

Labour Force Occupation	Mission		FVRD	
	Total	Percentage	Total	Percentage
Total Labour Force By Occupation	18,345	100%	133,430	100%
Management occupations	1,505	8.2%	11,515	8.6%
Business, finance and administrative	2,465	13.4%	19,075	14.3%
Natural and applied sciences and related	790	4.3%	5,040	3.8%
Health occupations	1,010	5.5%	6,490	4.9%
Social science, education, government service & religion	1,380	7.5%	10,010	7.5%
Art, culture, recreation and sport	465	2.5%	2,660	2.0%
Sales and service	4,385	23.9%	31,545	23.6%
Trades, transport and equipment operators	4,125	22.5%	26,710	20.1%
Occupations unique to primary industry	735	4.0%	10,850	8.1%
Processing, manufacturing and utilities	1,225	6.7%	7,650	5.7%
Occupation – not applicable	265	1.4%	1,880	1.4%

Source: Stats Canada 2006 Census

3.3) Firms by Employee Size

Although statistics are not available for municipalities, the Fraser Valley Regional District has over 40 companies that have over 200 employees.

Figure: 3.31

Economic Structure - Number of Firms, by Sector, by Employment Size, December 2007								
Industry Sector Based on NAICS	Fraser Valley							BC
	Firms with No Employees	Firms with Employees					Percent of Total	With Employees
		Less Than 20	20 to 49	50 to 199	200 Plus	All Sizes with Emp.		Percent of Total
Total, All Industries	10014	7743	629	301	44	8717	100	100
Agric., Forestry, Fishing & hunt	873	951	48	33	1	1033	11.9	4.2
Mining & Oil & Gas Extract.	20	16	3	0	0	19	0.2	0.6
Utilities	9	5	1	2	0	8	0.1	0.1
Construction	2169	1349	71	17	3	1440	16.5	11.8
Manufacturing	323	371	71	47	4	493	5.7	4.8
Wholesale Trade	368	305	39	12	1	357	4.1	5.9
Retail Trade	518	803	84	39	6	932	10.7	11.3
Transp. & Warehousing	1145	430	26	14	2	472	5.4	4.4
Information & Cultural Indust.	73	36	7	2	1	46	5	1.4
Finance & Insurance	517	193	13	16	2	224	2.6	3.3
Real Estate & Rental & Leasing	1248	283	15	3	0	301	3.5	4.4
Profes'nl, Scientif & Tech. Srv	885	596	25	3	0	624	7.2	11.2
Mgmt. Of Companies & Enter.	522	112	8	3	2	125	1.4	1.6
Admin. & Sup'rt, Waste Mgmt.	392	354	29	17	0	400	4.6	4.9
Educational Services	83	89	10	7	6	112	1.3	1.4
Health Care & Social Assistance	130	583	27	21	8	639	7.3	8.6
Arts, Entertainment & Recreation	108	91	14	8	0	113	1.3	1.7
Accom. & Food Services	157	348	93	43	2	486	5.6	6.8
Other Serv's (ex. Public Admin.)	473	807	31	9	1	848	9.7	11.2
Public Administration	1	21	14	5	5	45	0.5	0.5

Source: Stats Canada

3.4) Commutable Workforce

Mission has a distinct location advantage when it comes to our commutable labour force. Mission has a labour force of over 15,000, however with a population of over 2 million people within approximately one hour driving distance; the commutable workforce exceeds 1 million.

Figure 3.41

Commutable Workforce				
City	2006 Census Population	2006 Census Labour Force	Distance (KM)	Estimated Driving Time
Mission	34,505	18,345	-	-
Abbotsford	123,463	64,790	10 km	11 min
Maple Ridge	68,949	37,200	28 km	28 min
Pitt Meadows	15,623	8,870	37 km	34 min
Port Coquitlam	52,687	29,975	40 km	36 min
Langley	93,726	52,665	33 km	37 min
Chilliwack	69,217	40,020	44 km	37 min
Port Moody	27,512	16,045	47 km	42 min
Surrey	394,976	207,565	63 km	49 min
Coquitlam	114,565	61,810	52 km	50 min
Harrison Hot Springs	1,573	715	55 km	51 min
New Westminster	58,549	33,795	68 km	54 min
White Rock	18,755	9,585	54 km	56 min
Burnaby	202,799	107,305	75 km	1 hr
Hope	6,185	2925	93 km	1 hr 3 min
Vancouver	578,041	324,655	69 km	1 hr 5 min
North Vancouver	82,562	44,875	70 km	1 hr 6 min
Delta	96,723	52,415	66 km	1 hr 8 min
West Vancouver	43,131	20,270	77 km	1 hr 10 min
Richmond	174,461	90,370	74 km	1 hr 13 min
TOTAL	2,258,002	1,223,935		

Source: MSN Map, Stats Canada 2006 Census

Note: BC Communities Only

3.5) Education Levels and Field of Study

There are close to 20,000 residents between the ages of 25 and 64 in Mission. Approximately 80% of those residents have at least a high school diploma. While 15.8% have University education, 19.4% have College education, and 16.8% have a Trades certificate or diploma (*Figure 3.51*).

For the residents of Mission with Post Secondary Education about 25.8% have an education in architecture, engineering and related technologies, 17.6% have an education in health, parks, recreation and fitness and 16.2% related to business, management and public administration (*Figure 3.52*).

Figure 3.51

Mission Education Levels	Total	Percentage
Total population 25 - 64 years by highest level of schooling	18,640	
No certificate, diploma or degree	3,185	17.1 %
Certificate, diploma or degree	15,455	82.9%
High School certificate or equivalent	5,765	30.9%
Apprenticeship or trades certificate or diploma	3,130	16.8%
College, CEGEP or other non-university certificate or diploma	3,620	19.4%
University certificate, diploma or degree	2,945	15.8%
University certificate or diploma below bachelor level	690	3.7%
University certificate or degree	2,250	12.1%
Bachelor's degree	1,395	7.5%
University certificate or diploma above bachelor level	375	2.0%
Master's degree	390	2.1%
Earned doctorate	45	0.2%

Source: Stats Canada Census 2006

Figure 3.52

Education - Post Secondary Field	Male	Female	Total	Percentage
Total population with postsecondary qualifications by major field of study	4,665	5,020	9685	100%
Education	150	550	700	7.2%
Visual and Performing Arts, and communication tech.	115	170	285	2.9%
Humanities	205	255	460	4.7%
Social and behavioural sciences and law	315	575	890	9.2%
Business, management and public administration	420	1,145	1565	16.2%
Physical and life sciences and technologies	95	85	180	1.9%
Mathematics, computer and information sciences	140	95	235	2.4%
Architecture, engineering and related technologies	2,335	160	2495	25.8%
Agriculture, natural resources and conservation	235	85	320	3.3%
Health, parks, recreation and fitness	215	1,490	1705	17.6%
Personal, protective and transportation services	435	390	825	8.5%
Other fields of study	0	10	10	0.1%

Source: Stats Canada 2006 census

3.6) Major Employers List

Figure 3.61

Major Employers	
Government	Manufacturing
CFDC North Fraser	Acri-Tec
Corrections Canada (Ferndale & Mission Institutions)	Anglo American Cedar
District of Mission	Archgard
Mission Memorial Hospital	BC Frozen Foods
	Cimtex Industries
	Five Star Packaging
	The Clarke Group
	InterWrap
	Rayburn Yachts
	RW Cabinets
	Save More Plumbing & Lighting
	Steelhead Marine
	Verbeek Pallet
	VIP Soap
Retail	Restaurants
Atlanta Carpets	ABC Restaurant
Canadian Tire	Boston Pizza
Fraser Valley Building Supplies	McDonalds
London Drugs	Mission Springs Brew Pub
Lordco Auto Parts	Rockwell's
Pioneer Chrysler	Subway
Real Canadian Superstore	White Spot
Rona	
Safeway	
Save on Foods	
Sears Canada	
Shoppers Drug Mart	
Staples Business Depot	
Tourism	Education
Bellevue Hotel & Lounge	School District 75
Best Western Mission City Lodge	
Fraser River Safari	
Mission Raceway Park	
Power House at Stave Falls	
STS Guiding	University of the Fraser Valley
Xá:ytem Longhouse	Mission Community Skills Centre

3.7) Work Characteristics

Residents of Mission show very similar work characteristics to the provincial average. However, citizens show a greater dependence on using a vehicle as the primary means to travel to and from work.

Figure 3.71

Work Characteristics	Mission	BC
Place of Work		
At Home	7.2%	9.2%
No Fixed Address	18.4%	13.1%
Workplace	74.1%	77.2%
Other	0.3%	0.5%
Mode of Transportation		
Vehicle as driver	85.1%	71.6%
Vehicle as passenger	7.6%	7.7%
Public Transit	3.1%	10.3%
Walked/Biked	2.7%	8.9%
Other	0.4%	1.5%

Source: Stats Canada Census 2006

3.8) Commuting Workforce

Compared to communities in Metro Vancouver and the rest of B.C., Mission has a large commuter workforce. As of the 2006 Census, approximately 66% of the labour force commuted outside the municipality. This is an advantage to companies looking to relocate to the area, as there is still an untapped local labour force.

Commuting Labour Force	Mission	Abbotsford	Chilliwack	Maple Ridge	BC
Worked in Municipality					
Worked at Home:	7.2%	9.1%	10.0%	7.1%	9.0%
Worked within Municipality:	26.5%	46.6%	49.9%	28.3%	37.6%
Total:	33.7%	55.7%	59.9%	35.4%	46.6%
Worked outside Municipality					
Worked outside municipality, but in regional district:	18.4%	5.4%	15.6%	46.7%	35.7%
Worked outside regional district:	28.7%	22.3%	9.0%	2.8%	3.4%
Worked outside BC:	0.4%	0.3%	0.4%	0.4%	0.5%
Worked outside Canada :	0.3%	0.6%	0.4%	0.3%	0.7%
Not fixed address:	18.4%	15.6%	14.6%	14.3%	13.1%
Total:	66.2%	44.2%	40.0%	64.5%	53.4%

4.0) Developments

Recently, Mission is showing an upward trend when it comes to Building Permit Values. The growth has primarily been led by the residential construction sector. In fact, residential building permits have risen more than \$35 million over the past 5 years. The challenge facing Mission is balancing residential growth with commercial and industrial growth.

4.1) New Development

Current Projects

Cedar Valley

In the addition to infill on the existing urban area where most residential development is currently happening, the Cedar Valley area is an expanding urban development where most residential development is currently happening. This approximate 1,000 acre area, located to the immediate north of the existing urban area, has recently been serviced with sanitary sewer and has the potential to accommodate an estimated 10,000 new residents over the next 20 plus years. There is also zoning for about 100,000 sq. ft. of neighborhood commercial for businesses ventures including opportunities to intensify the use of the land with residential development above commercial.

Silver Creek Industrial Park

The Silver Creek Industrial Park is a 39.8 acre site that was developed by Solterra Development Corp, a Delta, B.C. based firm. The property is located adjacent to the Fraser River, to the west of downtown Mission and features frontage to both the Lougheed Highway and CP Rail. There are 20 individual parcels ranging in area size from 0.76 acres to 4 acres plus. The INBP1 Industrial Business Park Zone allows for a wide range of business uses including manufacturing, assembling, service, marine and some forms of retail associated with an industrial use.

Currently, there are three buildings under construction and several others in the development process. It is anticipated that the Industrial park will have a build out of over 500,000 sq. ft. From a municipal perspective, the Solterra lands represent a significant opportunity to expand the number of local employment opportunities and to act as a catalyst for further business park development on adjacent area properties.

Zajac Ranch

The Zajac Ranch opened in the summer of 2004. Situated on the shores of Stave Lake, the Zajac Foundation purchased the former correctional facility in 2003. The ranch hosts hundreds of children with serious and chronic illnesses and disabilities who might not otherwise have a chance to enjoy a summer camp experience.

When fully built the 38-acre, \$10 million development will include a conference centre, dormitories, a 24 hour medical centre, equestrian activities, a climbing wall, indoor and outdoor swimming areas and other outdoor recreation activities. The facility is also available for public and corporate retreats and conferences.

For more information contact:

The Zajac Ranch
Suite 300-2006 West 10th Ave.
Vancouver, BC V6J 2B3
Tel: (604) 739-0444 Fax: (604) 739-0441
www.zajacranch.com

Silverdale Urban Residential Area

The Silverdale Urban Residential Area is approximate 3400 acres. The hillside area is located north of the Lougheed Highway, and to the west of the existing urban core.

Genstar and Madison have signed the negotiated 20 year Phased Development Agreement, escrow agreement and the no build covenant. The long term PDA provides the developers with zoning on specified lands, and gives the community certain amenities. The 20 year term recognizes the extraordinary costs, approximately \$80 million, the land owners have to front to bring in services to the area. The plan encompasses some 440 acres and is part of a larger 3,400 acre urban reserve. The development calls for a mix of housing options including 58% single family, 25% town homes and 17% apartments. In total, it is estimated that 1,480 units could be built in the first neighbourhood. In addition, the plan includes 60,000 sq.ft. of commercial development within a neighbourhood village design.

For more detailed information contact:

District of Mission
Economic Development
Tel: (604) 820-3789 Fax: (604) 820-6738
www.mission.ca/sura
edc@mission.ca

Future Projects

Waterfront

One of the largest opportunities for Mission is the re-development of the waterfront. Mission is one of the only locations left in the Lower Mainland that has developable waterfront land. The location would be ideal for mixed use facilities such as hotel and condominium development, with professional office space, retail mix and residential densities frequent to support a transit service. Planning for this area is expected to get underway in 2010. For updates on progress visit our website at www.mission.ca/waterfront

4.2) Building Permits

Total Building Permit Values in Mission have been on a steady increase over the past 5 years reaching a high point in 2007 of over \$72 Million, more than double the previous year. The largest contributor of total Building Permit Values has consistently been residential construction rising from \$12 Million in 2000 to a peak of \$69 Million in 2007.

Figure 4.2

Total Building Permit Values	
Year	\$ Thousands
1999	36,040
2000	21,145
2001	21,497
2002	29,463
2003	41,850
2004	66,254
2005	62,052
2006	34,058
2007	72,905
2008	45,623

Source: BC Stats

Figure 4.21

Commercial Building Permits	
Year	\$ Thousands
1999	17,523
2000	7,094
2001	3,491
2002	1,687
2003	4,664
2004	2,652
2005	10,947
2006	2,444
2007	2,581
2008	8,415

Source: BC Stats

Figure 4.22

Industrial Building Permit Values	
Year	\$ Thousands
1999	198
2000	665
2001	110
2002	1,189
2003	49
2004	59
2005	135
2006	110
2007	1,242
2008	8,466

Source: BC Stats

Figure 4.23

Institutional & Government Permits	
Year	\$ Thousands
1999	2,437
2000	1,246
2001	836
2002	855
2003	300
2004	484
2005	952
2006	1,102
2007	181
2008	918

Source: BC Stats

Figure 4.24

Residential Building Permits	
Year	\$ Thousands
1999	15,882
2000	12,140
2001	17,060
2002	25,732
2003	26,837
2004	63,059
2005	50,018
2006	30,402
2007	68,901
2008	27,824

Source: BC Stats

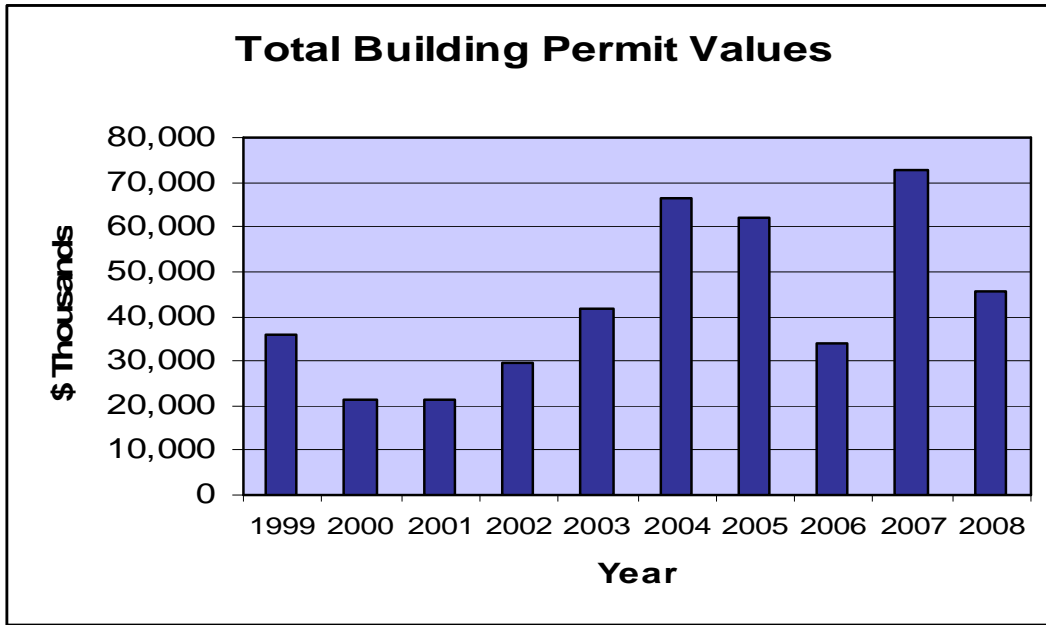


Figure 4.25 - Historical Building Permit Values

4.3) Business Licenses

Business License activity in Mission has remained slightly over 1500 licensed businesses for the past several years. In 2008 there were 1925 licensed business in Mission. The breakdown of licenses was as follows:

- 1) Home Based: 647
- 2) Resident: 667
- 3) Non Resident: 611

Figure 4.31

District of Mission Business Licenses Issued	
Year	Number
1994	1338
1995	1368
1996	1409
1997	1418
1998	1443
1999	1555
2000	1457
2001	1437
2002	1419
2003	1522
2004	1554
2005	1541
2006	1556
2007	1718
2008	1925

Source: District of Mission

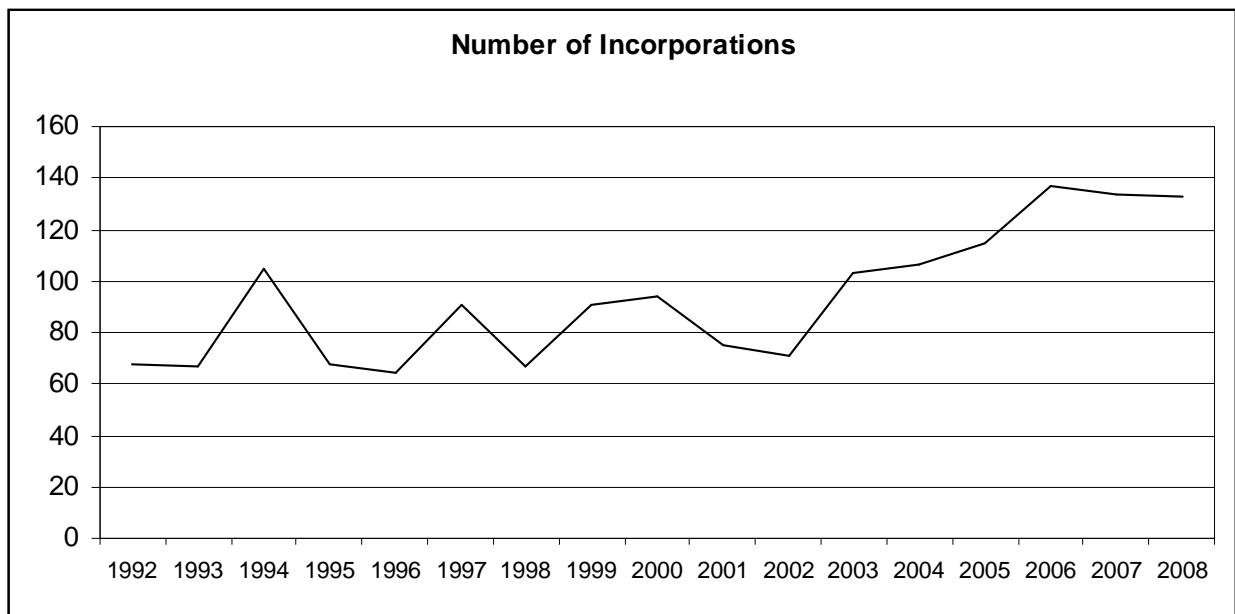
4.4) Incorporations

Mission has a steady increase in yearly incorporations with a peak of 137 in 2006.

Figure 4.4

Mission - Number of Incorporations																
1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
68	67	105	68	64	91	67	91	94	75	71	103	106	115	137	134	133

Source: BC Stats



5.0) Housing Market

5.1) New Residential Construction

The demand for new houses in Mission dropped throughout the 90's to a low point of 80 starts in 1997. Starts then rose rapidly to 361 in 2004, but have since dropped.

Figure 5.1a



Figure 5.1b

Mission Housing Starts	
1990	366
1991	398
1992	353
1993	337
1994	260
1995	140
1996	111
1997	80
1998	93
1999	116
2000	86
2001	112
2002	228
2003	246
2004	361
2005	237
2006	173
2007	190
2008	174

Source: CMHC/BC Stats

5.2) Housing Prices

Housing prices in the Fraser Valley have seen steady increases over the past 8 years. The average price for a residential detached house in Mission has increased by more than to \$225,000 in that time frame. In the same time period the average price for a townhouse has increased by over \$175,000 and apartments by more than \$110,000.

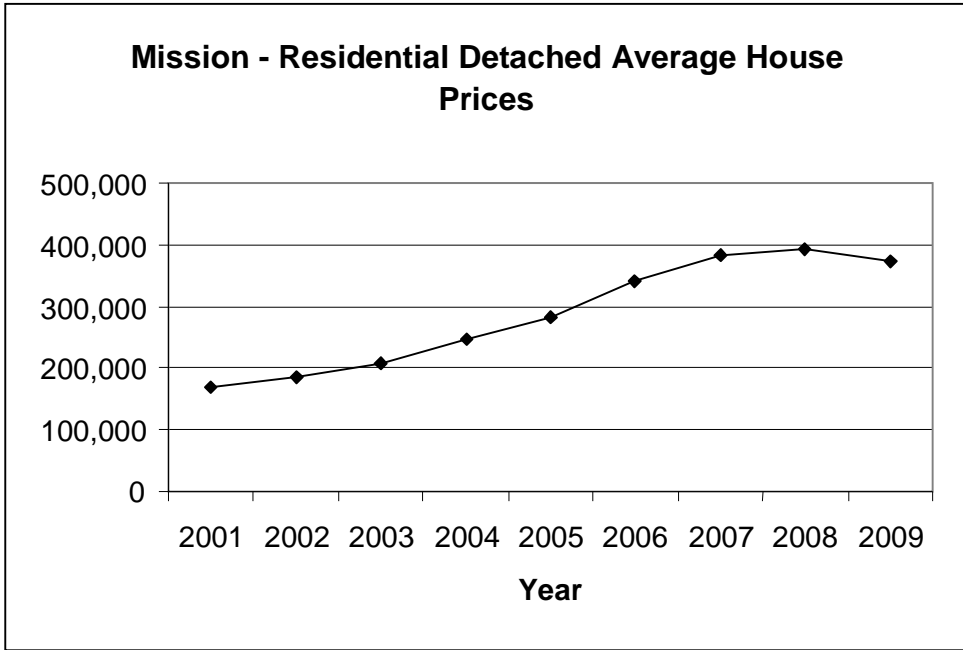
Figure: 5.21

Average Price: Residential Detached							
Year	MISSION	North Delta	Surrey	White Rock	Langley	Abbotsford	Average Fraser Valley
2001	\$169,252	\$239,238	\$251,224	\$361,880	\$247,005	\$204,716	\$251,380
2002	\$184,163	\$257,270	\$271,728	\$403,181	\$270,907	\$223,217	\$271,464
2003	\$208,787	\$285,191	\$301,078	\$450,969	\$300,957	\$249,868	\$301,121
2004	\$248,018	\$331,117	\$347,283	\$536,137	\$354,050	\$291,122	\$348,018
2005	\$282,285	\$366,908	\$389,682	\$593,738	\$392,497	\$330,163	\$391,570
2006	\$339,453	\$440,637	\$493,416	\$789,097	\$476,024	\$399,452	\$483,752
2007	\$382,965	\$482,615	\$511,939	\$801,190	\$517,005	\$427,740	\$520,317
2008	\$392,890	\$499,812	\$528,177	\$853,268	\$536,909	\$450,184	\$537,960
2009	\$372,992	\$480,769	\$509,027	\$765,994	\$508,478	\$429,966	\$520,624

Average Price: Townhouses							
Year	MISSION	North Delta	Surrey	White Rock	Langley	Abbotsford	Average Fraser Valley
2001	\$126,290	\$162,563	\$159,172	\$253,168	\$163,235	\$157,258	\$171,488
2002	\$143,686	\$190,935	\$174,891	\$275,014	\$181,838	\$151,327	\$184,780
2003	\$146,155	\$210,939	\$182,794	\$273,894	\$192,446	\$170,448	\$190,487
2004	\$171,325	\$253,824	\$210,305	\$319,056	\$243,136	\$191,643	\$220,450
2005	\$204,640	\$238,755	\$237,728	\$356,382	\$240,171	\$205,370	\$244,622
2006	\$261,368	\$282,800	\$286,704	\$458,142	\$280,851	\$243,342	\$312,829
2007	\$261,345	\$283,963	\$313,919	\$458,589	\$311,631	\$276,410	\$322,578
2008	\$292,302	\$322,334	\$324,986	\$461,678	\$324,766	\$287,604	\$334,259
2009	\$236,890	\$340,170	\$309,344	\$424,200	\$308,425	\$265,472	\$317,841

Average Price: Apartments							
Year	MISSION	North Delta	Surrey	White Rock	Langley	Abbotsford	Average Fraser Valley
2001	\$83,405	\$77,520	\$91,122	\$141,649	\$102,046	\$75,368	\$102,340
2002	\$107,633	\$106,034	\$103,749	\$143,263	\$113,388	\$88,752	\$112,317
2003	\$94,907	\$100,022	\$108,253	\$180,280	\$117,813	\$92,561	\$122,691
2004	\$113,764	\$114,650	\$120,115	\$214,575	\$151,537	\$109,260	\$136,704
2005	\$110,513	\$120,542	\$176,812	\$225,877	\$162,151	\$124,952	\$172,179
2006	\$152,333	\$125,166	\$175,436	\$288,373	\$206,906	\$159,270	\$193,451
2007	\$214,387	\$176,884	\$199,663	\$302,561	\$223,823	\$186,031	\$216,990
2008	\$196,765	\$231,358	\$215,815	\$305,420	\$229,825	\$197,707	\$229,488
2009	\$191,983	\$205,570	\$208,896	\$291,312	\$212,995	\$177,941	\$220,063

Source: FVRB



5.3) Rental & Vacancy Rates

Mission has experienced drastic drops in vacancy rates over the past year. In 2006, vacancy rates for one and two bedroom units dropped to under 2%. Rental rates have also increased, reaching \$577 for a one bedroom unit and \$674 for a two bedroom units.

Figure: 5.31

Fraser Valley - Rental & Vacancy Rates									
City	Type	2005		2006		2007		2008	
		Vacancy	Rent	Vacancy	Rent	Vacancy	Rent	Vacancy	Rent
Abbotsford	1 Bedroom	4.1%	\$ 564	1.9%	\$ 583	2.20%	\$610	2.50%	\$627
	2 Bedroom	2.8%	\$ 710	2.1%	\$ 723	2.00%	\$753	2.70%	\$765
Chilliwack	1 Bedroom	2.3%	\$ 520	1.7%	\$ 640	2.00%	\$573	3.50%	\$587
	2 Bedroom	3.6%	\$ 671	1.0%	\$ 759	0.70%	\$712	3.00%	\$746
Mission	1 Bedroom	9.0%	\$ 532	1.5%	\$ 577	2.50%	\$571	1.20%	\$577
	2 Bedroom	6.5%	\$ 634	1.8%	\$ 674	1.20%	\$689	1.40%	\$694

Source: CMHC

Figure 5.32

Fraser Valley - Apartments							
City	Type	2005		2006		2008	
		Vacant	Total Units	Vacant	Total Units	Vacant	Total Units
Abbotsford	Bachelor	5	117	2	109		82
	1 Bedroom	66	1627	30	1606	41	1547
	2 Bedroom	57	2021	43	2007	49	1713
Mission	Bachelor	2	20	2	20		13
	1 Bedroom	18	201	3	201	2	170
	2 Bedroom	11	170	3	170	3	192

Source: CMHC

6.0) Sector Overview

6.1) Agriculture

Agriculture has played a vital role in the economy of the Fraser Valley. Mission itself is home to both commercial and hobby farms. Historically, Mission's economy was largely dependent on the agriculture sector. The Fraser Valley Regional District comprises of 2661 farms

Figure 6.11

Agriculture Statistics: District of Mission		2006
General		
Total Number of Farms		183
Total Area of Farms (Hectares)		2,149
Total Area in Crops (Hectares)		818
Average Farm Receipts (Gross)		17,612
Farms By Activity		
Dairy Cow Farms - # Farms & Cows	12	319
Beef Cow Farms - # Farms & Cows	24	429
Tree Fruit & Berries - # Farms & Hectares	24	131
Nursery Product & Christmas Trees - # Farms & Hectares	25	145
Vegetable - # Farms & Hectares	7	9
Greenhouses - # Farms & Sq Meters	9	0
Farm Size		
Farm Size - under 10 acres		77
Farm Size - 10 to 69 acres		85
Farm Size - 70 to 129 acres		11
Farm Size - 130 to 179 acres		6
Farm Size - 180 to 239 acres		2
Farm Size - 240 to 399 acres		1

Source: Census of Agriculture

6.2) Forestry

The District of Mission has significant historical ties to the forestry sector. Mission was known for its strong shake and shingle industry capitalizing on the abundance of cedar in the area. In fact, Mission was labelled the "Shake and Shingle Capital of Canada." Today, shake and shingle companies continue to provide stable employment within the municipality with companies such as the Clarke Group and Anglo American Cedar leading the way.

District of Mission Municipal Forest

Since 1958, Mission has had the unique experience of being one of only two municipalities involved in a tree farm licence (TFL). The TFL is a total of 10,400 hectares and encompasses approximately 2/3 of the northern portion of the District of Mission. In fact, the municipal forest defines the border for future residential growth. The total acreage is split with 88% being provincial crown land and 12% municipal land. The Municipal Forest has an annual allowable cut of 43,398 cubic meters. The operation also plants an average of 78,000 seedlings and has a biological growth of 55,000 cubic meters. On average the Municipal Forest has provided the District of Mission with a \$320,000 profit per year. Some of these surplus funds have been put towards the Mission Library and Archives, a Fire Hall, Ice Rink upgrades, budget stabilization, and arts & culture grants. The municipal forest is also an enormous recreation resource used for hiking, mountain biking and horseback riding.

6.3) Education

Elementary and Secondary Education

Public education for the residents of Mission is provided by School District #75. The School District has 20 schools; 13 Elementary, 3 Secondary, 2 French Immersion schools, and 2 Alternative Secondary School. These schools provide education for children from grade 1 through to grade 12.

Figure 6.31

School District #75 – Mission	
2007-08 Statistics	
Number of Schools	
Elementary	13
Secondary	3
French Immersion	2
Alternative Secondary	2
2008 Student Enrolment (FTE*)	
Elementary students	3,487
Secondary students	2,788
Total	6,275
Other Enrolment Information (FTE*)	
English as a second language	278
Aboriginal Education	812
Human Resources	
Teachers	337
Support Staff	268
Principals/Vice Principals	36
Exempt Staff	15
Trustees	5
Operating Budget	55,566,940

*FTE = Full Time Equivalent.

Source: SD #75

Post-Secondary Education

Mission's closest post-secondary institution is the University of the Fraser Valley (UFV). UFV has 5 regional campus; Abbotsford, Chilliwack, Mission, Hope and Agassiz. Located at Heritage Park Centre, the Mission Campus is a part of a partnership between the District of Mission, School District 75 and the University of the Fraser Valley.

In addition, Mission is also close to other post secondary institutions including Simon Fraser University, University of British Columbia and BC Institute of Technology. Along with those, Mission is also home to Private Post Secondary Accredited or Registered Institutions such as Community Futures of North Fraser.

Figure 6.32

Public Post Secondary Institutions	City	Telephone	Website	Estimated Driving Time
Universities				
University of the Fraser Valley	Mission	604-820-6000	www.ufv.ca	-
	Abbotsford	604-853-7441		17 min
	Chilliwack	604-792-0025		30 min
Simon Fraser University	Burnaby	604-434-5734	www.sfu.ca	1 hr
University of British Columbia	Vancouver	604-822-2211	www.ubc.ca	1 hr 20 min
Kwantlen Polytechnic University	Surrey	604-599-2100	www.kwantlen.ca	50 min
University College's				
Capilano College	North Vancouver	604-986-1911	www.capcollege.bc.ca	1 hr
Douglas College	Coquitlam	604-527-5400	www.douglas.bc.ca	40 min
Langara College	Vancouver	604-323-5511	www.langara.bc.ca	1 hr 10 min
Other				
BC Institute of Technology	Burnaby	604-473-5734	www.bcit.ca	55 min
Vancouver Community College	Vancouver	604-871-7000	www.vcc.bc.ca	1 hr

Source: Ministry of Advanced Education, MSN Maps

Figure 6.33

Mission - Private Post Secondary Accredited or Registered Institutions		
Institution	Telephone	Website
Community Futures of North Fraser	604-826-6252	www.northfraser.org
Mission Community Skills Centre	604-826-0626	www.missioncsc.org
Riverside Centre	604-814-0446	www.riversidecentre.ca

Source: PPSEC

6.4) Manufacturing

Manufacturing plays an important role in Mission. Currently, there are more than 60 manufacturing companies in Mission employing over 4,000 people. The majority of these companies are located in the Mission Industrial area along London Avenue, Mission Way and Beatty Drive.

Recently, the District of Mission approved subdivision plans for a 39.8 acre site owned by Solterra Development Corporation. The Delta, B.C. based firm purchased the property which is located adjacent to the Fraser River, to the west of downtown Mission. The Solterra Industrial Business Park, with frontage to both the Lougheed Highway and CP Rail, provides for 20 individual parcels ranging in area size from .76 acres to 4 acres plus.

The Industrial Business Park Zone that is applicable to the site allows for a wide range of business uses including manufacturing, assembling, service, marine and associated retail.

From a municipal perspective, the Solterra lands represent a significant opportunity to expand the number of local employment opportunities, and to act as a catalyst for further business industrial development on adjacent properties.

Some of the key benefits include:

- Access to Markets
 - Easy Access to Major Highway's
(Lougheed Hwy #7 & Trans Canada Hwy #1 via Hwy 11)
 - 30 minutes to Abbotsford International Airport
 - 15 minutes to US Border crossing
 - Rail Access
- Available Industrial Land
 - Prices between \$400,000 – \$500,000 an acre for serviced Industrial Land
- Skilled available workforce
 - Currently 65% of workforce commutes outside municipality
 - Labour Force of 1 Million within 1 hours driving distance
 - Post Secondary Education:
(4 University's and 3 University-College's within 1 hour)

District of Mission - Manufacturing Companies				
	Company Name	Phone Number	Date Company Opened	Address
1	ABSTRACT GLASS LTD.	(604) 826-6094	Unknown	32210 LOUGHEED HIGHWAY MISSION BC V2V 1A4
2	ACCRA MACHINING & MFG. INC.	(604) 820-1574	18-Mar-03	30-32929 MISSION WAY MISSION BC V2V 6E4
3	ACRI-TEC INDUSTRIES CORP. (Polycryl)	(604) 826-3100	2-Feb-93	32829 LONDON AVENUE MISSION BC V2V 4P9
4	ACTIVE STEEL REINFORCING LTD.	(604) 613-1512	9-Sep-06	7282 FRASERVIEW PLACE MISSION BC V4S 0A3
5	ADAMS GLASS	(604) 826-3637	Unknown	33221 GLASGOW AVENUE MISSION BC V2V 2X2
6	ANGLO AMERICAN CEDAR PRODUCTS LTD.	(604) 826-7600	9-Jul-80	7160 BEATTY DRIVE MISSION BC V2V 6B4
7	ARCHGARD INDUSTRIES LTD.	(604) 820-8262	16-Apr-96	7116 BEATTY DRIVE MISSION BC V2V 6B4
8	ARCHGATE METAL MANUFACTURING	(604) 820-7971	15-Aug-05	6-33167 LONDON AVENUE MISSION BC
9	ARK ENGINEERING LTD.	(604) 820-8333	3-Jun-94	9826 DEWDNEY TRUNK ROAD MISSION BC V2V 7G5
10	ATOMIC PLATING	(604) 820-5553	21-May-98	7-32851 LONDON AVENUE MISSION BC V2V 6M7
11	B.C. FROZEN FOODS LTD.	(604) 826-6211	23-Aug-89	33920 LOUGHEED HIGHWAY MISSION BC V2V 4H7
12	BLUE MOUNTAIN SPECIALTIES	(604) 820-2880	29-Dec-92	6-32929 MISSION WAY MISSION BC V2V 6E4
13	BRIDGE STREET FABRICATORS	(604) 826-6140	12-Feb-03	6989 BRIDGE STREET MISSION BC V2V 6S6
14	C.V. VACUUM PLATERS INC.	(604) 820-9571	11-May-00	3-7160 BEATTY DRIVE MISSION BC V2V 6B4
15	CHIPS A-HOY FIBER SUPPLY LTD.	(604) 826-2922	13-Mar-95	7250 NELSON STREET MISSION BC
16	CIMTEX INDUSTRIES LTD.	(604) 826-1050	18-Apr-84	1-32912 MISSION WAY MISSION BC V2V 5X9
17	CRS CONSTRUCTION LTD.	(604) 826-9633	17-Mar-97	7057 BRIDGE STREET MISSION BC V2V 2X5
18	D.D.R. Trailers	(604) 302-2674	Unknown	6-33149 LONDON AVENUE Mission, BC V2V 4P9
19	DEW SPECIALITIES	(604) 826-0481	15-Jun-93	33542 8TH AVENUE MISSION BC V2V 4L5
20	DON'S WELDING	(604) 826-6140	21-Jan-87	6989 BRIDGE STREET MISSION BC V2V 2X5
21	DRAGON AIRE COOKING TECHNOLOGIES	(604) 826-6550	Unknown	5-32912 MISSION WAY Mission, BC V2V 5X9
22	EVERGREEN MECHANICAL CONTRACTING	(604) 814-2024	21-Apr-98	23-32929 MISSION WAY MISSION BC V2V 6E4
23	EVERWOOD INDUSTRIES	(604) 826-4775	8-Jan-03	8156 LAWRENCE LANE MISSION BC V2V 6R4

24	F.C. YACHTS	(604) 820-9153	Unknown	4-32860 MISSION WAY MISSION, BC V2V 4Y3
25	FIVE STAR PACKAGING AND DISTRIBUTION INC	(604) 820-6313	Unknown	B-7111 BEATTY STREET MISSION, BC V2V 6L4
26	FRASER RIVER WINES INC.	(604) 820-9463	7-Oct-96	8-32851 LONDON AVENUE MISSION BC V2V 6M7
27	FRASER VALLEY COATING	(604) 826-4098	5-Sep-00	7-32860 MISSION WAY MISSION BC V2V 5X9
28	G.F.C. RESTORATIONS LTD.	(604) 826-0341	10-Jan-83	14-32929 MISSION WAY MISSION BC V2V 6E4
29	GANN INDUSTRIES	(604) 820-2043	18-Mar-04	36-32929 MISSION WAY MISSION BC V2V 6E4
30	GREEN RIVER LOG SALES LTD	(604) 820-3800	10-Apr-95	33610 BROADWAY AVENUE MISSION BC V2V 4M4
31	H.N. WELDING & MACHINERY LTD.	(604) 820-1183	16-Jan-89	38-32929 MISSION WAY MISSION BC V2V 6E4
32	HARTCO MACHINING & WELDING LTD.	(604) 826-3736	14-Apr-03	7028 ABBOTT STREET MISSION BC V2V 1A0
33	HILLERS ENGINE REBUILDERS	(604) 820-7310	23-Sep-03	12-32912 MISSION WAY MISSION BC V2V 5X4
34	HUNT FURNITURE	(604) 556-4044	22-May-98	4-7049 ABBOTT STREET MISSION BC V2V 6C5
35	ICUT METAL CENTRE	(604) 820-2343	1-Sep-06	33436 5 TH AVENUE MISSION BC V2V 1W4
36	INTERWRAP INDUSTRIES INC.	(604) 820-540	26-Sep-97	32923 MISSION WAY MISSION BC V2V 6E4
37	IRON X CONTEMPORY DESIGN	(604) 814-2311	1-Aug-00	38-32929 MISSION WAY MISSION BC V2V 2W4
38	ISLAND CEDAR PRODUCTS LTD	(604) 814-3113	6-May-99	33516 HARBOUR AVENUE MISSION BC
39	IVOR FOREST PRODUCTS	(604) 826-9009	8-Nov-04	E 7116 BEATTY DR MISSION BC V2V 6B4
40	J.BOND & SONS LTD	(604) 856-1619	Unknown	7116 BEATTY DRIVE MISSION, BC V5B 1R3
41	J.L. STEEL ENTERPRISES	(604) 826-0824	1-May-07	7976 OSPREY STREET MISSION BC V2V 3G4
42	LAFARGE	(604) 820-0815	11-Jan-84	10590 DEWDNEY TRUNK MISSION BC V4S 1L1
43	METAL WORX	(604) 814-3101	Unknown	43-32929 MISSION WAY MISSION, BC V2V 6E4
44	MISSION GLASS	(604) 826-1263	16-Apr-05	B-32740 LOGAN AVENUE MISSION BC V2V 6K8
45	MISSION MARBLE AND GRANITE	(604) 820-5582	11-Jan-07	33385 RAILWAY AVENUE MISSION BC
46	MISSION METAL SCRAP RECYCLE	(604) 820-4874	1-Jan-07	33201 LONDON AVENUE MISSION BC
47	MISSION SHAKE & SHINGLE LTD.	(604) 826-5971	1-Jan-88	7250 NELSON STREET MISSION, BC V4S 1H3
48	MITCHELL CEDAR	(604) 820-6688	Unknown	7202 TIMBERLAKE STREET MISSION, BC V2V 2Y9

49	NORTH AMERICAN SHAKE & SHINGLE LTD	(604) 826-7476	Unknown	PO BOX 8000-588 ABBOTSFORD, BC V2S 6H1
50	POLYCRYL MANUFACTURING INC	(604) 826-8224	Unknown	32827 LONDON AVENUE MISSION, BC V2V 6M7
51	R.W. CABINETS	(604) 826-0687	Unknown	10-33167 LONDON AVENUE MISSION, BC V2V 4P9
52	RIDGE CREST DAIRIES LTD	(604) 820-4001	14-Feb-95	15 & 16-32929 MISSION WAY MISSION, BC V2V6E4
53	S & K CEDAR PRODUCTS LTD	(604) 820-1800	14-Sep-06	31876 DUNCAN AVENUE MISSION BC
54	SILVERCREEK LOG SORT	(604) 820-1611	15-Jun-98	31870 DUNCAN AVENUE MISSION BC V2V 2V9
55	SOUTH PACIFIC MACHINE INDUSTRIES LRD.	(604) 820-1828	24-Jun-87	7136 ABBOT STREET MISSION BC V2V 5J6
56	STEELHEAD MARINE LTD.	(604) 826-1668	3-Jun-86	7111 BEATTY DRIVE MISSION BC V2V 6B4
57	TIMBERWOOD EQUIPMENT	(604) 826-1186	18-Feb-99	33467 BROADWAY AVENUE MISSION BC V2V 2W8
58	TOKEN FIBERGLASS LTD.	(604) 826-4406	20-Mar-00	8-32860 MISSION WAY MISSION BC V2V 5X9
59	TRYSUM	(604) 826-7086	11-Dec-06	10389 SHAW STREET MISSION BC V4S 1J4
60	V.I.P. SOAP PRODUCTS LTD.	(604) 820-8665	28-Jun-95	32859 MISSION WAY MISSION BC V2V 6E4
61	VERBEEK PALLET SUPPLY CO. LTD.	(604) 826-3938	1-Feb-90	32830 MISSION WAY MISSION BC V2V 5X9
62	WESTCOAST CUSTOM YACHTS	(604) 814-2963	3-Jun-02	10-32860 MISSION WAY MISSION BC V2V 5X9
60	WESTCOAST METAL FINISHERS LTD.	(604) 820-4516	30-Aug-96	6-32851 LONDON AVENUE MISSION BC V2V 6M7
61	WM MANUFACTURING LTD.	(604) 826-9711	14-Apr-97	7119 DURIEU STREET MISSION BC V2V 2Y4
62	YL METAL RECYCLE	(604) 820-4874	Unknown	34853 CHANTRELL PLACE ABBOTSFORD, BC V3G 1G5

6.5) Commercial

The Junction Shopping Centre

One of the more recent commercial developments in Mission is the Junction Shopping Centre, which has over 265,000 sq ft of commercial floor space. There is approximately 50,000 sq ft of space available for lease and build out. Some of the major tenants include:

Canadian Tire	London Drugs
Boston Pizza	The Source by Circuit City
Blockbuster Video	Save-On-Foods
Famous Players – Silver City	White Spot
Staples	

For Leasing Inquiries Contact: RioCan at 604-739-4299

Downtown

As centre of the city, Mission has a very vibrant & historic downtown core. With several smaller niche retail outlets, restaurant, and professional establishments the downtown offers residents and tourists alike a very unique shopping experience. Over the past several years there has been substantial investment in the downtown including a Tim Horton's and the addition of a Petro Canada. The downtown is also home to many professional offices including; several financial institutions, Canada Post, lawyers, accountants, and real estate offices.

The Mission Downtown Business Association is extremely active in promoting the downtown as a place not only to shop, but an ideal location to locate a business. Some of the larger retailer's downtown include; Sears, Mission Home Hardware, Rex Cox Men's Wear, Fields, and Belle Sports. www.missiondowntown.ca

Mission Hills Shopping Centre

Located minutes west of the downtown core, Mission Hills Shopping Centre encompasses some 120,000 sq ft. of retail shopping. The shopping centre has undergone significant redesign including the addition of a 45,000 sq. ft. Safeway Food and Drug Store as well as a 40,000 sq. ft. Shoppers Drug Mart. Other tenants include; BMO Bank of Montreal, Shoe Warehouse, BC Government Liquor Store, World Odyssey Travel, Little Caesars, M&M Meat Shop and Cob's Bread.

Lougheed Highway Corridor

Retail development along the Lougheed Highway has undergone significant change over the past five years. Stretching from the corner of the Lougheed Highway, just west of the downtown core, to the intersection of Lougheed Highway and Oliver, the corridor offers several investment opportunities.

Major tenants include:

- Real Canadian Superstore (130,000 sq ft)
- Best Western Mission City Lodge (80 Rooms & Conference Facilities)
- Prospera Credit Union Mini-Mall (45,000 sq ft)
- Rona
- Fraser Valley Building Supplies
- Mission Spring Brewing Company
- Mission Gate Plaza

6.6) Film

The District of Mission has played host to several movies, short films, documentaries and television series. Some of these include the X-Files, Taken, We're No Angels, Resurrection, & Neon Rider. Mission has also been chosen for several commercials including; Tim Horton's, Yoplait, A&W, Jaguar, Ford, & GM's - Hummer. Highlights in 2009 include the feature film On the Run, Percy Jackson, Stranger and the Repeaters.

The municipality is very supportive of assisting film production companies and personnel in filming in Mission. The District of Mission has developed a document that lists all of the key contacts for production companies filming in the District. This includes the Engineering Department, RCMP, Fire Department, and Parks, Recreation and Culture.

Please contact the engineering department at 604-820-3736 for more information.

6.7) Tourism

Accommodation

Mission has one large hotel, the Best Western, and a few smaller motels. There are also several Bed & Breakfasts and campgrounds in the area.

Hotels & Motels

Bellevue Hotel
32998 1st Avenue
Mission, BC V2
Tel: (604) 826-2321
31 Rooms

Best Western Mission City Lodge
32281 Lougheed Hwy
Mission, BC V2V 1A3
Tel: (604) 820-5500
T-Free: 1-888-552-5542
80 Rooms

Diamond Head Motor Inn
32550 Logan Ave
Mission, BC V2V 6G3
Tel: (604) 826-8144
40 Rooms
www.diamondheadmotorinn.com

Mission Inn Motel
34551 Lougheed Hwy,
Mission, BC V2V 6G3
Tel: 604-826-2023
20 Rooms

Bed & Breakfasts

Anglers Arms Hide-a-way
8060 Coleman St.
Mission, BC V2V 6R5
Tel: (604) 814-2556
www.upstreamadventures.com

Above & Beyond Vacation House
Tel: (604) 552-5760
www.missionvacationrentals.com

Cascade Falls B&B
14077 Sylvester Rd.
Mission, BC V2V 4J1
Tel: (604) 820-0486
www.cascadefallsbb.com

Cnoccarne B&B
11977 Stave Lake Rd.
Mission, BC V2V 4J1
Tel: (604) 820-8273
www.cnoccarne.com

The Counting Sheep Inn
8715 Eagle Rd.
Mission, BC V2V 4J1
Tel: (604) 820-5148
www.countingsheep.com

Fraserview Anglers Retreat
34827 Brient Dr.,
Mission, BC V2V 6R8
Tel: (604) 826-3028
www.fishingvancouver.com

Campgrounds

Rolley Lake Provincial Park

Less than an hour's drive from Vancouver, Rolley Lake Provincial Park provides a quick escape from urban life. The park is a predominately flat, wilderness area blanketed with tall, second-growth conifers. The small, warm-water lake provides opportunities for swimming, fishing, and canoeing. Sixty-four campsites are nestled in the trees just minutes from the lakeshore. Visitors can also enjoy picnicking, interpretive programs, and short hikes.

SSG Holdings
Tel: 604-466-8325
[Rolley Lake Provincial Park](http://www.rolleylakeprovincialpark.com)

Room Revenue

The accommodation sector in the Fraser Valley has been growing steadily over the past several years. In fact, with a growing tourism market Mission is well positioned to attract another major Hotelier.

Figure 6.71

Tourism Room Revenue - Fraser Valley Regional District	
Year	(\$ Thousands)
2003	\$ 36,880
2004	\$ 38,903
2005	\$ 41,126
2006	\$ 44,276
2007	\$ 46,569
2008	\$ 45,668

Source: BC Stats

Figure 6.72

Historical Properties & Rooms	2003		2004		2005		2006		2007		2008	
	Prop.	Rooms	Prop.	Rooms	Prop.	Rooms	Prop.	Rooms	Prop.	Rooms	Prop.	Rooms
Fraser Valley	82	2,770	84	2,828	90	2,858	90	2,858	89	2,916	85	2,725

Source: BC Stats

Tourism Opportunities

Mission has several tourism opportunities for investors who are investigating the area.

Hotel Development

Currently, Mission has 171 rooms available for tourists. The District of Mission feels that with our proximity to Vancouver, ongoing improvements to both the Lougheed Hwy and Hwy 11, and the fact that Vancouver is hosting the 2010 Olympic Winter Games that the community will be experiencing tremendous growth in the tourism sector in the coming years. Ideal sites for a new hotel development would be along the Lougheed corridor or the Waterfront area.

RV Park

Another facility that is needed for tourists travelling in the area is an RV Park. With no existing RV Parks, travellers pass through the area as there are no facilities to meet their needs. This investment could drastically increase visitorship to our existing tourism related businesses.

Campsites

With the combined population of the Fraser Valley Regional District and the Greater Vancouver Regional District exceeding 2.2 million residents the demand for camping facilities is enormous. The District of Mission has several lakes in its northern portion of the district that are currently underutilized. The District of Mission feels that there is sufficient demand for the private sector to investigate these properties.

Major Tourism Attractions

Mission is blessed with many amenities that citizens and tourists alike can utilize. Having a rural setting and beautiful views of the Fraser Valley people enjoy the scenery that Mission has to offer. Some of the major attractions are described below:

Fishing

Mission is built on the shores of the mighty Fraser River. The river is home to some of the best sturgeon fishing in North America. Sturgeons in the area are known to exceed 1200 lbs and over 14 feet in length.

Sport fishing in general has become one of the more popular activities for local residents with anglers enjoying fishing for salmon, sturgeon, steelhead trout, and char. There are several guides available in Mission that can bring you on an experience of a lifetime.

STS Guiding

www.guidebc.com

Tel: 604-880-3597

Ken's Fishing Adventures

www.kensfishingbc.com

Tel: 604-814-3105

Upstream Adventures

www.upstreamadventures.com

Tel: 604-814-2556

Fraser River Heritage Park

Fraser River Heritage Park is located at one of the most breathtakingly beautiful locations to be found anywhere. The site of many community activities, including weekly Wednesday evening concerts at the bandstand during the summer months, the park is also visited regularly by local residents for the sheer enjoyment of the setting. The Norma Kenney House includes a gift shop, restaurant, and administrative offices. The park also houses the historic ruins of St. Mary's Mission and Indian Residential School.

Box 3341
Mission, BC V2V 4J5
Tel: (604) 826-0277
Fax: (604) 826-0333
www.heritagepark-mission.ca

Mission Firefighters Museum

The museum is housed within the 18,000 sq. ft. Mission Fire Station headquarters building, which opened in 1999. The display features a 1954 GMC Fire Truck, which has been completely restored. There is memorabilia covering the 75-year history of the Mission Firefighters, as well as an historical scrapbook dating back to 1927.

33330 7th Avenue
Mission, BC V2V 2E3
Tel: (604) 820-3794 Hours: Monday – Friday, 8:30am – 4:30pm

Mission Municipal Forest – Hiking Trails

A wealth of recreation opportunities exists in and around the Municipal Forest. Located around the Stave and Hayward Reservoirs, the District of Mission manages 10 trails varying in degree of difficulty and uses. Parks & Trails brochures are available from the Municipal Forestry office and Visitor Centre.

33835 Dewdney Trunk
Mission, BC V2V 1A1
Tel: (604) 820-3762
www.mission.ca

Mission Raceway Park

Mission Raceway Park consists of a world class 1/4 Mile Drag Strip, 1.2 mile Road Course, and a 1 mile Motocross Track. The Drag Strip is called the "Best in the West" from racers all over the world, with many record breaking runs on the 24 feet above sea level track. The raceway has three concession stands, a Pro Shop, free parking for spectators, and a birds eye view from anywhere you sit in the grand stands.

P.O. Box 3421
Mission, BC V2V 4J5

Tel: (604) 826-6315
Fax: (604) 820-1244
www.missionraceway.com

Power House at Stave Falls

Spark your imagination! The Power House at Stave Falls offers an exciting all-ages experience, with interactive games and historic displays that tell the story of how power helped build this province. Come experience an authentic 1912 generating station. Other amenities include a 50-seat theatre, a gift shop and a BC Hydro recreation site nearby.

31338 Dewdney Trunk Road
Mission, BC V4S 1C4
Tel: (604) 462-1222
Fax: (604) 462-8988
www.bchydro.com/community/recreation_areas/stave_falls_visitor_centre.html

Westminster Abbey

Perhaps Mission's most famous landmark, this beautiful monastery attracts thousands of visitors annually. The Benedictine monks who inhabit the Abbey have created a self-sufficient pastoral lifestyle at this inspiring location, and welcome visitors to their grounds and for services. The views from the Abbey seem to stretch forever, providing a panoramic view of the Fraser Valley. Visitors are welcome at the chapel on Sundays from 2 p.m. to 4 p.m. and on weekdays from 1:30 p.m. to 4:00 p.m.

34224 Dewdney Trunk Road
Mission, BC V2V 4J2
Tel: (604) 826 8975
Fax: (604) 826-8725
www.westminsterabbey.ca

Xa:ytem Longhouse Interpretive Centre

The Xa:ytem historic site, location of the "Hatzic Rock", is situated on 18 acres, just east of the commercial core on the Lougheed Highway. Believed to be the site of the oldest dwelling yet found in British Columbia, the boulder marks a location where carbon dating of hundreds of native artifacts indicates that a dwelling existed 9,000 years ago. The site was designated as a National Historic site in 1992. To the First Nations people, the Hatzic Rock is a rare "transformer site" that depicts the Sto:lo story of 3 chiefs who challenged the Creator, and were turned to stone. The Xa:ytem interpretive centre was constructed in 1994 to provide information about the site, and to work to preserve this important treasure. Tours are available.

35087 Lougheed Highway
Mission, BC V2V 6T1
Tel: (604) 820-9725,

Fax: (604) 820-9735

www.xaytem.ca

Major Tourism Events

Throughout the year the District of Mission plays host to several festivals and events that are open to the public to enjoy.

Events	Month
Mission Raceway	March - November
Mission City Farmer's Market	May - October
Twilight Concert Series	June - August
Fraser Valley Children's Festival	June
Mission Soap Box Derby	June
Old Car Sunday	Father's Day
Bear Mountain Bike Race	July
Mission Folk Music Festival	July
Our Lady of the Lourdes Pilgrimage	August
Celebration of Community	September
Fraser Valley Bald Eagle Festival	November
Christmas Candlelight Parade	December

6.8 Transportation

New and Future Transportation Developments

Cedar Valley Connector

The Cedar Valley Connector project entailed the construction of a major four lane arterial municipal road extending from the intersection of Highways # 7 & 11, north to 7th Avenue and Cedar Street. The project was a key component to support the community's growth and development strategies, as outlined in the Official Community Plan and now provides the main transportation corridor to the Cedar Valley development area.

Widening of Lougheed Highway 7

The Ministry of Transportation has been 4 laning several sections of the Lougheed Highway between Maple Ridge and Mission. In 2005 a \$9.4-million project saw the completion from 285th Street to Silverdale/McLean, a distance of about 3.5 km, to four lanes. In 2009 work began on the section between Nelson and the Wren, including the widening of the bridge at Silverdale Creek and the upgrading of the intersection at Nelson and the Lougheed Highway.

West Coast Express

Recently West Coast Express has increased services by offering a TrainBus. The new TrainBus offers two late morning departures for commuters leaving Mission station at 9:30am and 10:30am and arriving downtown Vancouver at 11:22am and 12:22pm. Five Train Buses depart Vancouver Station at times ranging from 12:55pm to 8:00pm arriving in Mission from 2:39pm to 9:42pm. The Trainbus also operates on the weekend. For a current schedule please visit www.westcoastexpress.com

Golden Ears Bridge

The New Fraser River Crossing will improve the movement of goods and people between the north and south sides of the Fraser River and through Greater Vancouver by providing a vital link between the communities on the north side – Mission, Maple Ridge and Pitt Meadows, and the communities on the south side – Surrey and Langley. The New Fraser River Crossing will reduce travel times across this part of the valley by a minimum of 20 to 30 minutes, speed up the movement of commercial goods and services, promote residential and light industrial development, and improve transit connections across the river.

Widening of Highway 11 – Sumas Way

2007 marked the completion of the 4 laning of Highway 11 between Mission and Abbotsford. The corridor is a major transportation corridor and has provided new capacity to support increased economic activity within one of Canada's fastest growing regions.

Airport

Abbotsford International Airport

Located 13 kms south of Mission, Abbotsford International Airport offers flights from WestJet, WestJet Vacations, Orca Airways, Transat Holidays, CanJet and Island Express. Abbotsford International Airport offers several flights to domestic and international locations.

Abbotsford International Airport
30440 Liberator Ave.
Abbotsford, BC V2T 6H5
Tel: (604) 855-1001
www.abbotsfordairport.ca

Passenger Counts

Figure 6.8

Passenger Counts	2002	2003	2004	2005	2006	2007	2008
Abbotsford International Airport	366,787	420,683	368,783	393,015	502,633	508,464	503,693
Vancouver International Airport	14,877,536	14,321,504	15,725,694	16,418,883	16,929,233	17,495,049	17,852,459

Source: Tourism BC

Highways

Companies can transport goods from Mission using two highway systems. Highway 7 which runs East to West through the downtown core of Mission, and Highway 11, which links Mission to Abbotsford, the Trans-Canada Highway 1, and the US Border Crossing.

As Mission has grown, so has the amount of vehicles on the road. In 1991, there were 17,508 licensed Passenger and Commercial Vehicles in Mission. In 2006 that number has now grown to over 23,000.

Figure 6.81

Mission Licensed Vehicles	1991	1992	1993	1994	1995	1996	1997	1998	1999
Passenger Vehicles	12,398	12,765	12,748	12,884	13,060	13,400	13,562	13,811	14,038
Commercial Vehicles	5,110	5,112	5,239	5,233	5,292	5,460	5,609	5,745	5,874
Total	17,508	17,877	17,987	18,117	18,352	18,860	19,171	19,556	19,912

Mission Licensed Vehicles	2000	2001	2002	2003	2004	2005	2006	2007	2008
Passenger Vehicles	13,894	14,430	14,967	15,322	15,653	16,551	16,991	17,299	17,453
Commercial Vehicles	5,854	5,931	6,012	5,947	6,113	6,403	6,672	6,846	6,953
Total	19,748	20,361	20,979	21,269	21,766	22,954	23,663	24,145	24,406

Source: BC Stats

The District of Mission and the BC Ministry of Transportation have done several traffic counts throughout the municipality. Within the District of Mission, Grand St between 1st and 2nd Avenue is a high profile location reaching almost 14,000 vehicles a day. From a highways perspective, the intersection of the Lougheed Highway 7 and Highway 11 is the highest profile location, with over 21,000 vehicles meeting at the intersection in a 7-hr time span.

Figure: 6.82

District of Mission - Traffic Counts				
Daily Average (Weekday - Both Directions)				
Location	Description	2001	2003	2009
Grand St	Between 1st & 2nd Ave.	11,038	13,662	8,421
Grand St	South of 7th	8,243	8,343	6,764
Murray Street	North of 1st	9,982	9,162	8,500
Stave Lake St	North of Lougheed	6,808	7,862	8,040
Hurd St	South of 7th	10,478	11,361	7,035
Cedar St	North of 7th	7,287	n/a	12,756
Wren	North of Lougheed	7,922	8,869	8,250
Wren	North of 7th	4,645	4,172	4,347

Source: District of Mission (more intersections available upon request)

Figure: 6.83

Ministry of Transportation - Traffic Counts			
7 Hour Totals (2 hrs AM, 2 hrs Noon, 3 hrs PM)			
Location	Description	Intersection traffic...	2003
Route 7 (Lougheed Hwy) Date: June 5/03	Intersection of Lougheed, Route 11 and Cedar Valley	Heading South (Route 11)	7,412
		Heading North (Cedar Valley)	780
		Heading East (Lougheed)	5,276
		Heading West (Lougheed)	8,246
		Total Volume	21,714
Route 7 (Lougheed Hwy) Date: June 3/03	Intersection of Lougheed and Hurd St.	Heading South (Frontage Rd.)	644
		Heading North (Hurd St.)	3,493
		Heading East (Lougheed)	9,280
		Heading West (Lougheed)	6,304
		Total Volume	19,721
Route 7 (Lougheed Hwy) Date: March 22/00	Intersection of Lougheed, Route 11 and Murray St.	Heading South (Route 11)	4,940
		Heading North (Murray St.)	1,476
		Heading East (Lougheed)	2,765
		Heading West (Lougheed/1st Ave.)	3,844
		Total Volume	13,025
Route 7 (Lougheed Hwy) Date: March 7/00	Intersection of Lougheed and Stave Lake St.	Heading North (Stave Lake St.)	1,898
		Heading East (Lougheed)	2,099
		Heading West (Lougheed)	4,131
		Total Volume	8,128

Source: Ministry of Transportation

There are currently 23 Trucking companies based out of the District of Mission.

4N Holdings 604-826-2413	Cousins Transport Systems 604-826-5866
Excelsior Ridge Contracting 604-302-0099	Fraser Valley Transport Ltd 604-826-2614
G & N Trucking 604-826-3350	G. Cornish Trucking 604-820-0806
G.S. Litt Trucking 604-826-1942	Gill & Sons Trucking Ltd. 604-820-3096
Gomar Cartage Ltd. 604-626-1346	Hardy 604-826-1973
J. Walker Trucking 778-318-8841	Ronald W. Ruddick 604-820-3262
RYCO Truck & Crane 604-556-6730	Semper FI Transport 604-861-256
Starliner Transport 604-820-0523	T&F Transporters Ltd. 604-820-0083
T-Lane Transportation & Logistics 604-826-3844	Thunder Alley Express 604-506-0812
Turneround Contracting 604-302-2533	Unger Transport Service 604-826-5443
Valley Pulp & Sawdust Carriers 604-853-1075	Van Raes Trucking 604-854-9000

Vern R. Friesen 604-820-9260

Port

Two port locations that are within an hour from Mission, the Port of Vancouver and the Fraser River Port have amalgamated into the Port Metro Vancouver. The Vancouver location is located approximately 65 km west of Mission at Burrard Inlet and is home to Canada's largest port. The port is made up of 4 key business sectors – Containerized cargo, Cruise, Bulk (ie: grain & coal) and General cargo (ie: forest products). The Fraser River Port is located 57km's from Mission in New Westminster.

Port Metro Vancouver
100 The Pointe, 999 Canada Place
Vancouver, BC V6C 3T4
T: 604-665-9000

New Westminster Office:
400-625 Agnes Street
New Westminster, BC V3M 5Y9
T: 604-665-9500

www.portmetrovancover.com

Rail

The railway has over 100 years of history in Mission. In fact, during the 1890's, there was speculation that Mission would become the main terminus connection on the west coast for rail traffic to the U.S.A.....things didn't unfold that way, but Mission did become an important rail junction. Today, Canadian Pacific Railway (CP Rail) operates its east-west mainline through the community with connective points to the inter-modal railyards in Pitt Meadows to the west, and to the rail freight yards in Coquitlam. CP Rail maintains a 'wye' within the Mission rail yard for track maintenance materials. It also funnels trains to Sumas, Washington through the Mission Junction. The eastern terminus location of West Coast Express is also located on leased track in Mission. Recent changes with rail movement also means that CP Rail 'shares' its track with CN Railway and often a CN train, as well as the VIA Rail train, can be seen travelling through Mission.

West Coast Express

West Coast Express is an efficient commuter rail service linking Mission, Port Haney, Maple Ridge, Pitt Meadows, Port Coquitlam, Coquitlam and Port Moody with downtown Vancouver. West Coast Express operates Monday to Friday during peak commuter periods. The trip from Mission to Vancouver takes 1 hour and 13 minutes. (Figure 6.84)

Train Schedule



Station	Train 1	Train 2	Train 3	Train 4	Train 5
<u>Mission City</u>	5:27 AM	5:57 AM	6:27 AM	6:57 AM	7:27 AM
<u>Port Haney</u>	5:44 AM	6:14 AM	6:44 AM	7:14 AM	7:44 AM
<u>Maple Meadows</u>	5:50 AM	6:20 AM	6:50 AM	7:20 AM	7:50 AM
<u>Pitt Meadows</u>	5:54 AM	6:24 AM	6:54 AM	7:24 AM	7:54 AM
<u>Port Coquitlam</u>	6:04 AM	6:34 AM	7:04 AM	7:34 AM	8:04 AM
<u>Coquitlam Central</u>	6:10 AM	6:40 AM	7:10 AM	7:40 AM	8:10 AM
<u>Port Moody</u>	6:15 AM	6:45 AM	7:15 AM	7:45 AM	8:15 AM
<u>Waterfront</u>	6:40 AM	7:10 AM	7:40 AM	8:10 AM	8:40 AM



Station	Train 1	Train 2	Train 3	Train 4	Train 5
<u>Waterfront</u>	3:50 PM	4:20 PM	4:50 PM	5:30 PM	6:20 PM
<u>Port Moody</u>	4:11 PM	4:41 PM	5:11 PM	5:51 PM	6:41 PM
<u>Coquitlam Central</u>	4:16 PM	4:46 PM	5:16 PM	5:56 PM	6:46 PM
<u>Port Coquitlam</u>	4:22 PM	4:52 PM	5:22 PM	6:02 PM	6:52 PM
<u>Pitt Meadows</u>	4:32 PM	5:02 PM	5:32 PM	6:12 PM	7:02 PM
<u>Maple Meadows</u>	4:36 PM	5:06 PM	5:36 PM	6:16 PM	7:06 PM
<u>Port Haney</u>	4:42 PM	5:12 PM	5:42 PM	6:22 PM	7:12 PM
<u>Mission City</u>	5:03 PM	5:33 PM	6:03 PM	6:43 PM	7:33 PM

For more info, please visit www.westcoastexpress.com

TrainBus Schedule

- TrainBus does not have wheelchair access.
- Buses offer 47 seats, please come early as service is first-come, first-serve!
- Arrival times are approximated due to traffic.



Station	TrainBus 1	TrainBus 2
<u>Mission City</u>	9:27 AM	10:27 AM
<u>Port Haney</u>	9:49 AM	10:49 AM
<u>Maple Meadows</u>	9:59 AM	10:59 AM
<u>Pitt Meadows</u>	10:08 AM	11:08 AM
<u>Port Coquitlam</u>	10:22 AM	11:22 AM
<u>Coquitlam Central</u>	10:34 AM	11:34 AM
<u>Port Moody</u>	10:42 AM	11:42 AM
<u>Waterfront</u>	11:22 AM	12:22 PM



Station	TrainBus 1	TrainBus 2	TrainBus 3	TrainBus 4	TrainBus 5
<u>Waterfront</u>	12:55 PM	1:25 PM	7:00 PM	7:30 PM	8:00 PM
<u>Port Moody</u>	1:29 PM	1:59 PM	7:34 PM	8:04 PM	8:34 PM
<u>Coquitlam Central</u>	1:37 PM	2:07 PM	7:42 PM	8:12 PM	8:42 PM
<u>Port Coquitlam</u>	1:46 PM	2:16 PM	7:51 PM	8:21 PM	8:51 PM
<u>Pitt Meadows</u>	1:57 PM	2:27 PM	8:02 PM	8:32 PM	9:02 PM
<u>Maple Meadows</u>	2:03 PM	2:33 PM	8:08 PM	8:38 PM	9:08 PM
<u>Port Haney</u>	2:13 PM	2:43 PM	8:18 PM	8:48 PM	9:18 PM
<u>Mission City</u>	2:39 PM	3:09 PM	8:42 PM	9:12 PM	9:42 PM

For more info, please visit www.westcoastexpress.com

BC Transit

BC Transit in the Mission area is known as ValleyMAX Transit System. Funding for transit services is based on a cost sharing basis between Mission and Abbotsford. Decisions about fares, routes, and service levels are made by Mission and Abbotsford councils, working with BC Transit and local government staff. (www.valleymax.ca)

At time of publication fares are:

Adults:	\$1.75
Students (to Grade 12)	\$1.50
Students (College)	\$1.75
Seniors:	\$1.50
Children < 5	no charge

Residents are also able to obtain day passes and monthly passes at reduced rates. You can obtain passes at the Mission Leisure Centre, Mission Library and Mission Municipal Hall.

For more information on Transit Services in Mission please contact the District of Mission at (604) 820-3700

Figure 6.85



7.0) Utilities

7.1 Electricity Rates

BC Hydro provides low cost electricity to the Province of British Columbia. In fact, according to a 2006 Electricity rate comparison, BC placed 2nd in small, medium and large power cost in North America compared to 21 other jurisdictions.

Figure 711

BC Hydro Electricity Rates	
General Service (Commercial): Under 35kW for 2 months	
Small businesses such as stores, small warehouses, offices, auto repair shops. Demand is less than 35kW and a demand meter is not normally installed.	
Basic charge	\$16.17 cents per day
All kWh:	\$0.0769 kWh
Minimum Charge:	The Basic Charge
Rate Rider:	1.0% Rate Rider applied to all charges, before taxes and levies
Industrial: Transmission Service	
Mines, chemical plants, large sawmills, pulp and paper mills, large manufacturing	
Demand Charge	\$5.260 per kVA of billing demand
Energy Charge:	\$0.02608 per kWh applied to all kWh up to and including the 90% of the customers baseline load in each billing year
Minimum Charge:	\$5.260 per kVA of billing demand per billing period
Rate Rider:	1.0% Rate Rider applied to all charges, before taxes and levies

Source: BC Hydro Effective April 2009

General Service (Commercial): 35 kW and over for 1 month	
Retail stores, medium industry, manufacturing, schools, office buildings, supermarkets. Demand is 35 kW or over and a demand meter is usually installed.	
Basic charge	\$16.17 cents per day
Demand Charge	First 35 kW for NIL Next 115 kW at \$3.94 per kW All additional kW at \$7.56 per kW
Energy Charge:	First 14,800 kWh \$0.0769 per kWh All additional kWh \$0.0370 per kWh
Discounts:	1.5% on entire bill if customer's electricity is metered at primary potential \$0.025 per kW if customer supplies transformation from a primary to a secondary potential If a customer is entitled to both discounts the 1.5% discount is applied first
Minimum Charge:	50% of the highest maximum demand charge billed in any month within an on peak period (1 November to 31 March inclusive) during the preceding 11 months
Rate Rider:	1.0% Rate Rider applied to all charges, before taxes and levies

For more rates visit the BC Hydro website

7.2) Natural Gas Rates

Terasen Gas delivers natural gas to homes and businesses throughout B.C. They're the third largest utility in Canada and serve more than 900,000 customers.

Figure 7.21

Natural Gas Rates	
Small Commercial Service - for commercial, institutional or small industrial operations (e.g., restaurants, apartment buildings, etc.) with an annual consumption of less than 2,000 GJ of natural gas.	
Lower Mainland service area	
Basic charge	\$24.87
Delivery charge per GJ	\$2.60
Midstream charge per GJ	\$1.1628
Cost of gas per GJ	\$4.953

Large Commercial Service - for commercial, institutional or small industrial operations (e.g., schools, offices, etc.) with an annual consumption of more than 2,000 GJ of natural gas.	
Lower Mainland service area	
Basic charge	\$132.52
Delivery charge per GJ	\$2.219
Midstream charge per GJ	\$1.281
Cost of gas per GJ	\$4.953

Source: Terasen Gas, Effective January 1, 2010

For more rates visit the Terasen gas website

**7.3) Telecommunications & Internet:
Telecommunication Providers:**

Telus

www.telus.com

Shaw Cable

www.shaw.ca

Roger's Wireless

www.rogers.com

Attributes

Telus provides direct connections to Canada's IP backbone, which provides cross-connection to the U.S. via Vancouver and Calgary. Local connections have multiple routes to provide critical redundancy. ATM data switches are available throughout the Fraser Valley. Other available services include; ISDN, DSL, Frame Relay, DS3, T1, T3, E10, E100 service. BC does not tax toll-free numbers.

7.4) Water Utilities

The water distribution function in the District of Mission is carried out by a municipally operated water utility. The utility is self liquidating in that it is totally funded by user Rates and Area Taxes and not from general taxation.

Water is received from Water and Sewer Commission (WSC) operated jointly by the District of Mission and the City of Abbotsford. The WSC maintains the bulk water supply system, which service both the District of Mission and the City of Abbotsford. The bulk supply includes two surface sources, Cannel Lake and Norrish Creek.

Water is received at various locations from the WSC and then distributed through 170 kilometers of water mains to the 30,000 residents served with water from the Mission Water System.

Sanitary Sewer Utility

Similar to the water system, the sanitary sewer function in Mission is handled as a municipally operated sewer utility. The utility is self liquidating in that it is totally funded by User Rates and Area Taxes and not from general taxation.

The sanitary sewer system typically referred to as the "sewer system", collects and disposes of waste and fluids from the internal plumbing system of homes or other type of buildings. The storm sewer system typically referred to as the "drainage system", collects and disposes of the water from outside of the buildings. The District of Mission operates both a Sanitary Sewer System and a separate Storm Sewer System. Some communities operate only a single sewer system (often referred to as a Combined Sewer System) where both internal and external fluids are collected and disposed of via a single sewer main system.

8.0) Parks, Recreation & Culture

8.1) Facilities

The District of Mission has numerous indoor and outdoor activities that the citizens of Mission enjoy. In 2003 the District of Mission announced that they would be enhancing these activities, by redeveloping their two main facilities; the Mission Leisure Centre and the Mission District Sports Park.

Mission Leisure Centre

The Mission Leisure Centre is the community's centre for indoor recreation. The facility includes an ice arena, curling sheets, squash courts, a fitness centre, and a swimming pool. The Leisure Centre has recently undergone a major expansion. The redevelopment included the additions of second NHL size ice arena, a new aquatic pool, and significant interior renovations.

- Addition of a new ice arena and multipurpose room
- Construction of a new parking lot
- New Street Access off of Grand Street
- Construction of a new baseball diamond
- Renovation to existing pavilion to create a new front entry
- Creation of a new arena entrance complete with concession and skate shop
- Addition of a new aquatics pool with associated washroom/change rooms
- Addition of a new fitness area and multipurpose room
- Upgrade of the exiting swimming pool
- Renovation of existing change room to new mechanical room

Mission District Sports Park

The other significant redevelopment project was the Mission Sports Park. The Sports Park is the municipality's centre for outdoor recreation activity, with Baseball, Slow Pitch, Softball, and Soccer being the main activities. The redevelopment project included:

- 4 Baseball diamonds
- 4 Soccer fields (or Slow Pitch fields)
- 2 all weather Soccer fields
- 219 parking stalls
- a concession and caretaker building
- Lighting poles, power supply
- Fencing for backstops and dugouts
- Irrigation System, seeding and landscaping

For more information on recreation in Mission contact:

District of Mission
Parks, Recreation, and Culture
7650 Grand St.
Mission, BC V2V 3T3
Tel: (604) 820-5350

9.0 Community Services

9.1) Policing

Police services in Mission are provided under contract by the Royal Canadian Mounted Police (R.C.M.P.), who is responsible for all federal and provincial law enforcement in the community, as well as providing assistance to the District of Mission for municipal bylaw enforcement. The activities of the regular police force members are augmented by an active volunteer R.C.M.P. Auxiliary group, who work under direct supervision of the police and provide valuable trained law enforcement assistance to the police and community.

In addition to providing traditional law enforcement activities, the Mission R.C.M.P. detachment also co-ordinates several community based programs related to public and individual security, including: Block Watch, Neighbourhood Watch, Citizens' Patrol, Crime Stoppers, Realty Watch, Counter Attack, Senior Citizens Awareness, crime prevention advise, and property identification programs, co-ordinated through the Community Policing Access Centre, which is located at:

33133 – 1st Avenue,
Mission, BC V2V 1G5
Tel: (604) 820-2722

Figure 9.11

Municipal Crime Rates (Per 1000 Population)								
City	2001	2002	2003	2004	2005	2006	2007	2008
Smithers	201	257	290	279	301	234	251	224
Whistler	254	232	238	214	202	248	236	198
Hope	198	217	254	244	180	177	233	191
Prince George	169	186	203	176	179	195	191	148
Campbell River	152	162	185	188	178	171	159	135
Langley City	181	200	209	206	176	173	143	138
Chilliwack	138	159	183	167	174	151	144	128
Mission	146	172	174	170	169	148	132	129
Kamloops	138	154	175	170	168	159	153	118
Penticton	143	153	185	170	165	149	138	130
Abbotsford	111	116	123	121	118	102	94	98

Source: Police Services

9.2) Fire & Rescue

The Mission Fire/Rescue Department has the primary responsibility for responding to emergencies in our community. The department is primarily responsible for extinguishing fires in the community, issuing burning permits in the urban area, enforcement of Mission's burning bylaw and provincial fire regulations, and for providing fire prevention and fire safety education programs to the public.

The Emergency Response and Fire Prevention Activities of Fire/Rescue Service are carried out by five career personnel and eighty paid call working out of the three fire stations. Our fleet of fire fighting apparatus is modern and well maintained, and is dispersed strategically at 3 fire stations throughout the community to provide efficient response to all types of emergencies. Mission is extremely proud of its professional and highly competent firefighters, who receive a high level of professional education and training.

9.3) Health

Fraser Health Authority

Fraser Health is one of six health authorities established by the government of British Columbia in December 2001. They serve 1.3 million people who live within a boundary that stretches from Burnaby to Boston Bar.

The Fraser Health Authority has completed a state-of-the-art 300-bed replacement for the aging MSA acute care hospital in Abbotsford, and provides enhanced and specialized health services to more than 150,000 people in the area, and up to 330,000 in the Fraser Valley region. The facility is three times the size of the old MSA hospital, measuring approximately 60,000 square metres.

The hospital integrates a new cancer treatment centre that is part of the provincial network operated by the BC Cancer Agency. The Cancer Centre in Abbotsford provides specialized cancer services including radiation therapy, chemotherapy, surgical oncology, clinical trials, and supportive care, such as patient and family counseling, nutritional assessment, pain and symptom management and palliative care. In the past, residents in the Fraser Valley currently had to drive elsewhere - such as Surrey, BC - to access this care. The new hospital also provides MRI services; general surgery and all inpatient and outpatient surgical services, including vascular; nuclear medicine; a full renal dialysis program; specialized obstetrics and nursery care; pediatric services; and special adult medical services. The hospital is less than 15km from downtown Mission.

Quick Facts about the Fraser Health Authority:

- Oversees the operation of 12 acute care hospitals, including about 2,000 acute care beds
- Maintains about 7,419 community care beds
- Serves a total population of 1.5 million
- Encompasses 20 municipalities and two electoral areas from Burnaby to White Rock to Hope.
- Accounts for about 1/3 of the population of British Columbia
- Twenty-eight per cent of the Fraser Valley population is considered rural.
- 23,000 staff; 2,300 physicians
- Total budget of \$2.48 billion
- 411,174 emergency visits (2005/06 fiscal year)

Mission Health Care Facilities

<p><u>Hospital (Emergency Service Only)</u> Mission Memorial Hospital 7324 Hurd St. Mission, BC V2V 3H5 Tel: (604) 826-6261 Fax: (604) 826-9513</p> <p><u>Continuing Care</u> Continuing Care – Mission 32618 Logan Ave Mission, BC V2V 6C7 Tel: (604) 814-5520 Fax: (604) 814-5517</p> <p><u>Mental Health</u> Mental Health – Mission 33070 – 5th Ave, Mission, BC V2V 1V5 Tel: (604) 814-5600 Fax: (604) 814-5601</p>

<p><u>Public Health</u> Health Protection/Licensing 32618 Logan Ave Mission, BC V2V 6C7 Tel: (604) 814-5515 Fax: (604) 814-5518</p> <p>Infant Development Program 33070 - 5th Avenue, Mission, BC V2V 1V5 Tel: (604) 820-9563 Fax: (604) 826-4719</p> <p>Prevention and Early Intervention 32618 Logan Ave Mission, BC V2V 6C7 Tel: (604) 814-5500 Fax: (604) 814-5517</p> <p>Speech & Language 32618 Logan Ave Mission, BC V2V 6C7 Tel: (604) 814-5551 Fax: (604) 814-5550</p>

9.4) Library, Museum & Archives

Library

Mission is part of the Fraser Valley Regional Library, North America's first regional library system, currently serves more than 600,000 people, through 23 local libraries.

Mission Library

33247 2nd Avenue
Mission, BC V2V 1J7
Tel: (604) 826-6610
Fax: (604) 826-6614
Hours:
Monday – Thursday
Friday & Saturday
Sunday

10am to 9pm
10am to 5pm
1pm to 5pm

www.fvrl.bc.ca

Museum

The Museum's permanent displays trace the history of Mission from the first peoples to live in the area, through the arrival of Father Fouquet and his establishment of St. Mary's Mission, to the arrival of the railways and recent developments. Also featured are special displays of kitchen, logging and farming artifacts from early settlers, as well as the famous Western Canada Soap Box Derby. The Museum offers a wide variety of tours targeted specifically for children, as well as material for adults.

Mission Museum

33201 2nd Avenue
Mission, BC V2V 1J9
Tel: (604) 826-1011
Fax: (604) 826-1017
Regular Hours: Tuesday – Thursday
www.mission.museum.bc.ca

Archives

What exactly is an archive, you might ask. There are two different meanings to the word. The first meaning refers to a group of records that hold enduring value which have been created and accumulated by groups or individuals in the course of their daily activities. These can include but are not limited to: the diary of an individual, the photograph album of a service club, or correspondence of a business. The second meaning refers to a place where these records are kept. Also known as a repository, such places serve as information resource centres, are dedicated to acquiring, preserving and making accessible records with enduring value.

The Mission Community Archives acquires community records with enduring value and preserves them in a secure and environmentally

appropriate setting. The records are made available to the public on a year-round basis.

Mission Community Archives

33215 2nd Avenue

Box 3522

Mission, BC V2V 4L1

Tel: (604) 820-2621

Fax: (604) 820-2625

www.missionarchives.com

9.5) Arts & Culture

Clarke Foundation Theatre

The Clarke Theatre provides a 702 seat performing arts theatre. Opening in 1996 the Clarke Theatre was made possible through numerous years of hard work and fundraising. Now owned and operated by School District 75, the Clarke Theatre is equipped with 496 seats on the main floor and 206 seats on the balcony level. Other features include; a sprung dance floor, orchestra pit, and 20 trap doors in the stage.

33700 Prentis Ave

Mission, BC V2V 4J1

Tel: (604) 820-3961

www.heritageparkcentre.com/theatre

Mission Arts Council

The Mission Arts Council is dedicated to enhancing the quality of life and the creative vitality of the people of Mission by nurturing awareness of, involvement in, and commitment to Arts and Culture. Events the Mission Arts Council offer to the community are: The Children's Arts Festival, Arts Live Festival, Arts Venture which is a summer programme of arts and crafts for children, Arts and Crafts for seniors, Shades of the Arts (classes & workshops) and the Christmas Craft Market.

The Mission Arts Centre facility offers a Gift Shop, Art Gallery and cozy tearoom for the public to enjoy. The Gift Shop features work by local artisans.

Mission Arts Council and Arts Centre,

33529 1st Avenue,

Mission, BC V2V 1H1

Tel: (604)826-0029

Fax: (604) 826-0090

Email: macarts@shaw.ca

www.missionartscouncil.ca

Arts Council Office Hours: Monday to Friday from 9 a.m. to 2 p.m.

Arts Centre Hours: Tuesday to Saturday from 1 p.m. to 4 p.m.

The Mission Arts Council also operates an Art Gallery and Gift Shop at the Leisure Centre. 7650 Grand St., Mission, BC V2V 3T3

Hours: Art Display in the rotunda is accessible whenever the Leisure Centre is open which is Sunday to Saturday early morning to late evening. Gift Shop in the rotunda is open Wednesday to Sunday from 2:30 p.m. to 5:30 p.m.

Mission Arts Association

The Mission Arts Association is a group of Artists who meet together for the purpose of stimulating the creation of fine art among its members and in the community. Some of the activities that the Arts Association is involved in include; an Annual Art Show, monthly creative evenings, drop-in days, life drawings, and meetings.

Box 3175
Mission, B.C. V2V 4J4
Tel: (604) 850-0758

Mission Concert & Recital Society

The Mission Concert and Recital Society is dedicated to bringing world class concerts to Mission. Some of the notable include: Kodaly String Quartet, Philippe Magnan & Jamie Parker, Angele Dubeau & La Pieta, Via Salzburg and Alexander Tselyakov.

33529 1st Avenue
Mission, BC V2V 1H1
Tel: (604) 826-6285

Mission Heritage Association

The Mission Heritage Association is dedicated to promoting and developing the Fraser River Heritage Park, preserving heritage lands, artifacts, & buildings. Major events include; the Twilight Concert Series and the Folk Festival.

P.O. Box 3341
Mission, B.C. V2V 4J5
Tel: (604) 826-0277

9.6) Newspaper, Television & Radio

Newspapers

Newspapers - Local

Mission Record

33047 First Ave
Mission B.C. V2V 1G2
Tel: (604) 826-6221
Fax: (604) 826-8266
www.missioncityrecord.com

Abbotsford - Mission Times

30887 Peardonville Road
Abbotsford, BC V2T 6K2
Tel: 604-854-5244
Fax: 604-854-1140
www.abbotsfordtimes.com

Abbotsford News

34375 Cyril St.
Abbotsford, BC V2S 2H5
Tel: (604) 853-1144
www.abbynews.com

Newspapers – Provincial & National

Business in Vancouver: www.biv.com
Globe and Mail: www.globeandmail.com
National Post: www.nationalpost.com
Vancouver Province: www.canada.com/vancouver/theprovince
Vancouver Sun: www.vancouver.sun.com

Television

Mission is serviced by Shaw Cable, which offers over 250 television channels. For more information or to view station listing check www.shaw.ca

Radio

The Following Radio Stations are available through Shaw Cable Services:

Figure: 9.61

Mission - FM Cable Channel Lineup							
CH	STN ID	FORMAT	ORIGINAL CITY	CH	STN ID	FORMAT	ORIGINAL CITY
88.5	CKST	Team 1040 All sports radio	Vancouver	98.5	CIOC	Easy Listening	Victoria
88.9	CKSR	Adult Contemporary	Abbotsford	98.9	KWJZ	Jazz/Easy Listening	Seattle
89.3	CHKG	Chinese Ethnic Radio	Vancouver	99.7	CFOX	Album Rock	Vancouver
89.7	KMPS	Country	Seattle	100.1	CFUN	Talk Radio	Vancouver
90.1	CKZZ	Hits / Top 40 / New Music	Vancouver	100.5	CKCL	Clear FM - Soft AC	Vancouver
90.7	KLSY	Adult Contemporary	Bellview	100.9	CFBT	The Beat	Vancouver
91.3	CISL	Oldies	Vancouver	101.5	KPLZ	Contemporary Hits	Seattle
91.7	CKNW	News/Talk /Sports	Vancouver	101.9	CITR	Campus Radio - UBC	Vancouver
92.1	KUBE	Contemporary Hits	Seattle	102.3	CBUF	CBC Radio	Vancouver
92.5	CJJR	Country	Vancouver	102.7	CFRO	Co-op Radio / Alternative	Vancouver
93.1	CBU	CBC Radio One	Vancouver	103.3	CJVB	Fairchild Radio	Vancouver
93.5	KPLU	Jazz / News	Tacoma	103.7	CKLG	JACK FM-Playing What We Want	Vancouver
93.9	CJSF	Campus Radio - SFU	Vancouver	104.1	CBC	CBC Radio 2	Vancouver
94.3	CKBD	Adult Favourites	Vancouver	104.5	KQBZ	Campus Radio - BCIT	Vancouver
94.7	CHMJ	Mojo Radio	Vancouver	104.9	KIRO	News / Talk Radio	Seattle
95.1	KUOW	Adult Variety	Seattle	105.3	CFMI	Rock	Vancouver
95.5	KBTB	70s Rock	Seattle	105.9	CBUX	Espace Musique	Calgary
95.9	KISW	Album Rock	Seattle	106.3	CHQM	Easy Listening	Vancouver
96.3	CKKQ	Adult Rock	Victoria	106.7	CISQ	Adult Contemporary	Whistler
97.1	CKWX	News	Vancouver	107.5	KNDD	Alternative Rock	Seattle
97.5	CHMB	Chinese Ethnic Radio	Vancouver	107.9	VOICEPRINT	Reading Services	Vancouver
98.1	KING	Classical	Seattle				

Source: Shaw Cable 2005

10.0) Finance

Business Development Bank of Canada

101B-6424 200th Street
Langley, BC V2Y 2T3
Tel: (604) 532-5150
Fax: (604) 532-5166

CFDC of North Fraser

32386 Fletcher Avenue
Mission, BC V2V 5T1
Tel: (604) 826-6252
Fax: (604) 826-0052
Toll Free: 1-888-826-6252

CIBC

33165 1st Avenue
Mission, BC V2V 1G5
Tel: 1-800-465-2422

Envision

The Junction Shopping Centre
120-32555 London Ave.
Mission, BC V2V 6M7
Tel: (604-557-7510

Prospera Credit Union

101-32423 Lougheed Hwy.
Mission, BC V2V 7B8
Tel: (604) 826-3644

Royal Bank of Canada

33114 1st Avenue
Mission, BC V2V 1G4
Tel: (604) 820-4700

Scotia Bank

33217 1st Avenue
Mission, BC V2V 1G7
Tel: (604) 820-5475

TD Canada Trust

The Junction Shopping Centre
140-32555 London Ave.
Mission, BC V2V 6M7
Tel: (604) 820-5600

VanCity Credit Union

The Junction Shopping Centre
150-32555 London Ave.
Mission, BC V2V 6M7
Tel: (604) 877-7000
T-Free: 1-888-VANCITY

Bank of Montreal

Mission Hills Shopping Centre
200-32530 Lougheed Hwy.
Mission, BC V2V 1A7
Tel: (604) 814-3800

11.0) Taxation & Assessment

11.1) Municipal Taxation

The District of Mission has competitive tax rates in comparison to other communities of similar size.

Figure 11.11

Mission 2008 Tax Rates							
Purpose of Tax Rate	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Municipal	4.1320	42.0363	12.8775	12.8775	14.955	9.9482	19.1054
Regional District	0.1440	1.4645	0.4493	0.4493	0.5054	0.3470	0.6653
Hospital	0.2568	0.8988	0.8731	0.8731	0.6292	0.2568	0.2568
School	2.1288	14.5000	7.0000	7.0000	7.0000	3.7000	6.9000
Other	0.0643	0.4958	0.4958	0.2033	0.2031	0.0643	0.0643
Total	6.7259	59.3944	21.6957	21.4032	22.8332	14.3163	26.9918

Source: BC Stats

11.2) Provincial and Federal Taxation

Provincially, British Columbia has reformed taxes and is now extremely competitive on a national scale. Some of the benefits to operating in BC is the fact that there is no payroll tax, no tax on 1-800 calls, and the recent elimination of general capital taxes.

Figure: 11.21

2009 Provincial & Federal Tax Rates	B.C.	Alta	Sask.	Man.	Ont.	Que.	NB	NS	PEI	Nfld	CDN
Personal Income Tax											
First Rate (%)	5.06	10	11	10.8	6.05	16	9.65	8.79	9.8	7.7	15.00
Second Rate (%)	7.70	n.a.	13	12.75	9.15	20	15	14.95	13.8	12.8	22
Third Rate (%)	10.5	n.a.	15	17.4	11.16	24	16	16.67	16.7	15.5	26
Fourth Rate (%)	12.29	n.a.	n.a.	n.a.	n.a.	n.a.	17.00	17.50	n.a.	n.a.	29
Fifth Rate (%)	14.7	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Retail Sales Tax (%)	7	-	5	7	8	7.5	8	8	10	8	6
Corporate Tax											
General (%)	11	10	12	13	14	11.4	13	16	16	14	19
Manufacturing & Processing (%)	11	10	10	13	12	11.9	13	16	16	5	22.1
Small Business (%)	2.5	3	4.5	1	5.5	8	5	5	3.2	5	11
Capital											
General (%)	-	-	0.15	0.5	0.29	0.49	0.2	0.2	-	-	-
Financial (%)	3	-	3.25	3	0.86	0.98	3	4	5	4	-
Payroll Tax	-	-	-	2.15	1.95	4.26	-	-	-	2	-

Source: Canadian Taxpayer Federation, Revenue Canada

For notes check: www.taxpayer.com

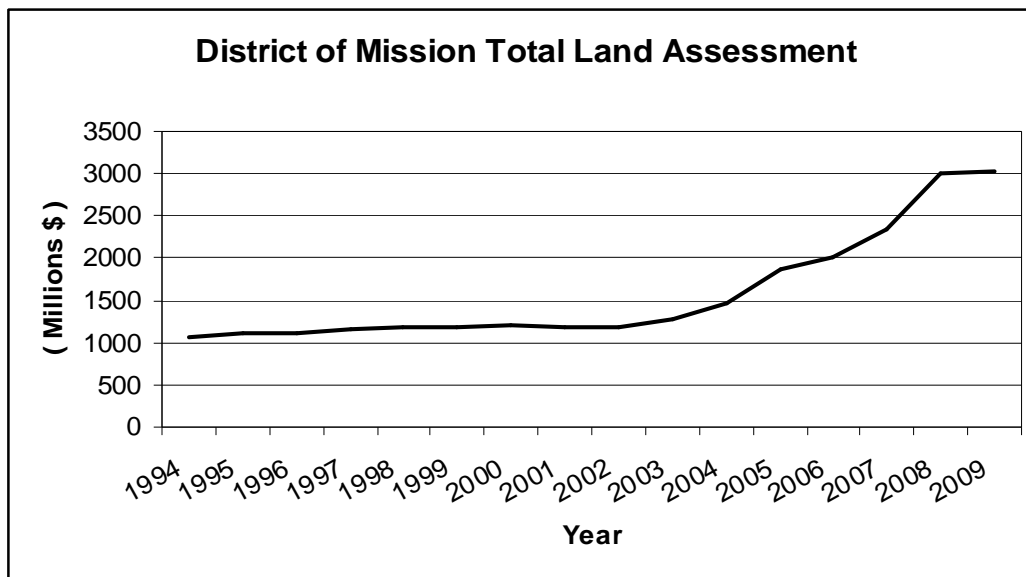
11.3) Mission Assessed Land Values

The District of Mission has shown a steady increase in assessed value of land and improvement over the past 9 years. Recently, assessed values have shown a substantial increase.

Figure 11.31a

District of Mission Total Land Assessment (\$Millions)			
Year	Land	Improvements	Total
1994	1,066	936	2,002
1995	1,121	1,043	2,164
1996	1,121	1,099	2,220
1997	1,152	1,136	2,287
1998	1,179	1,188	2,367
1999	1,185	1,225	2,410
2000	1,198	1,212	2,410
2001	1,187	1,232	2,419
2002	1,186	1,262	2,448
2003	1,272	1,345	2,618
2004	1,468	1,479	2,947
2005	1,858	1,629	3,487
2006	2,005	1,850	3,855
2007	2,335	2,276	4,611
2008	2,996	2,486	5,482
2009	3,019	2,553	5,572

Figure 11.31b Source: BC Assessment



12.0) Key Contacts

Government

<p>Member of Parliament (MP) Mr. Randy Kamp Dewdney – Allouette 22720 Lougheed Hwy Maple Ridge, BC V2X 2V6 Tel: (604) 466-2761 Fax: (604) 466-7593 Toll Free: 1-888-255-8140 randy@randykamp.com</p>	<p>Member of Legislative Assembly (MLA) Mr. Randy Hawes Abbotsford – Mission 33058 1st Avenue Mission, BC V2V 1G3 Tel: 604 820-6203 Fax: 604 820-6211 Toll Free: 1-866-370-6203 randy.hawes.mla@leg.bc.ca</p>
<p>District of Mission Mayor James Atebe 8645 Stave Lake St. Mission, BC V2V 4L9 Tel: (604) 820-3700 Fax: (604) 826-1363 Web: www.mission.ca E-mail: info@mission.ca</p>	<p>Member of Legislative Assembly (MLA) Mr. Marc Dalton Maple Ridge – Mission 33058 1st Avenue Mission, BC V2V 1G3 Tel: 604 820-6203 Fax: 604 820-6211 marc.dalton.mla@leg.bc.ca</p>

Fraser Valley Regional District

45950 Avenue
Chilliwack, BC V2P 1N6
Tel: (604) 702-5000
Fax: (604) 792-9684
Web: www.fvrd.com

Business Development

<p>Mission Economic Development 34033 Lougheed Hwy Mission, BC V2V 5X8 Tel: (604) 820-3789 Fax: (604) 820-6738 Web: www.mission.ca/edc E-mail: edc@mission.ca</p>	<p>District of Mission – Planning 8645 Stave Lake St. Mission, BC V2V 4L9 Tel: (604) 820-3748 Fax: (604) 826-1363 Web: www.mission.ca</p>
<p>CFDC of North Fraser 32386 Fletcher Avenue Mission, BC V2V 5T1 Tel: (604) 826-6252 Fax: (604) 826-0052 Toll Free: 1-888-826-6252 Web: www.northfraser.org E-mail: cfdc@northfraser.org</p>	<p>Mission Regional Chamber of Commerce & Visitor Information Centre 34033 Lougheed Hwy Mission, BC V2V 6P4 Tel: (604) 826-6914 Fax: (604) 826-5916 Web: www.missionchamber.bc.ca E-mail: manager@missionchamber.bc.ca</p>

Downtown Business Association of Mission

P.O. Box 3461
Mission, BC V2V 4L1
Tel: (604) 814-2022
Fax: (604) 814-2022
Web: www.missiondowntown.ca
E-mail: missiondba@telus.net

Education

<p>University of the Fraser Valley Mission Campus Box 1000, 33700 Prentis Ave. Mission, B.C. Canada V2V 7B1 Tel: (604) 820-6000 Web: www.ufv.ca E-mail: info@ufv.ca</p>	<p>School District 75 - Mission 33046 4th Avenue, Mission, B.C. V2V 1S5 Tel: (604) 826-6286 Fax: (604) 826-4640 Web: www.sd75.mission.bc.ca</p>
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Mission Community Skills Centre
 # 209 - 33123 1st Ave
 Mission, BC V2V 1G5
 Tel: (604) 826-0626
 Fax: (604) 826-0697
 Web: www.missioncsc.org
 E-mail: manager@missioncsc.org

Utilities

<p>BC Hydro 6911 Southpoint Drive, Burnaby, BC V3N 4X8 T-Free: 1-800-224-9376 Web: www.bchydro.com</p>	<p>Terasen Gas 1111 West Georgia Street Vancouver, BC V6E 4M4 Tel: (604) 443-6500 Web: www.terasan.com</p>
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Telus
 555 Robson St
 Vancouver, BC
 Tel: 310-2255
 Fax: (604) 408-9645
 Web: www.telus.com

13.0) Useful Websites

Figure: 13.0

Useful Websites	
Government	
District of Mission	www.mission.ca
Fraser Valley Regional District	www.fvrd.bc.ca
Province of BC	
Ministry of Agriculture & Lands	www.gov.bc.ca/al
Ministry of Education	www.gov.bc.ca/bced
Small Business, Technology and Economic Development	www.gov.bc.ca/tted
Ministry of Environment	www.gov.bc.ca/env
Ministry of Forests and Range	www.gov.bc.ca/for
Ministry of Health Services	www.gov.bc.ca/health
Ministry of Tourism, Culture and the Arts	www.gov.bc.ca/tca
Ministry of Transportation & Infrastructure	www.gov.bc.ca/tran
Government of Canada	
Canada Revenue Agency	www.cra-arc.gc.ca
Canada Border Service Agency	www.cbsa-asfc.gc.ca
Department of Foreign Affairs & International Trade	www.dfait-maeci.gc.ca
Human Resources & Skills Development Canada	www.hrdc-drhc.gc.ca
Industry Canada	www.ic.gc.ca
National Sciences and Engineering Research Council	www.nserc-crsng.gc.ca
Western Economic Diversification	www.wd.gc.ca
Business Services	
Business Development Bank	www.bdc.ca
Canada/BC Business Services	www.smallbusinessbc.ca
Community Futures of North Fraser	www.northfraser.org
Mission Regional Chamber of Commerce	www.missionchamber.bc.ca
Strategis	www.strategis.ic.gc.ca
Statistics	
Stats Canada	www.statcan.ca
BC Stats	www.bcstats.gov.bc.ca
Exporting	
Export Development Canada	www.edc.ca
Canadian Trade Commissioner	www.infoexport.gc.ca
Education	
School District 75	www.sd75.mission.bc.ca
University of the Fraser Valley	www.ufv.ca
Tourism & Film	
BC Film Commission	www.bcfilmcommission.com
Vancouver Coast & Mountains	www.coastandmountains.bc.ca
Tourism BC	www.hellobc.com
Tourism BC (Corporate Website)	www.tourismbc.ca
Health	
Fraser Valley Health Authority	www.fraserhealth.ca