

Minutes of the **Committee of the Whole** (Planning Committee – Waterfront Planning and BC Hydro Substation) **meeting** of the **DISTRICT OF MISSION** held in the Conference Room of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Wednesday, January 11, 2012 commencing at 1:30 p.m.

Council Members Present: Councillor Dave Hensman (Chair)
Mayor Ted Adlem
Councillor Jeff Jewell
Councillor Tony Luck (left at 4:02 p.m.)
Councillor Larry Nundal
Councillor Jenny Stevens
Councillor Nelson Tilbury

Staff Members Present: Glen Robertson, Chief Administrative Officer
Paul Gipps, Deputy Chief Administrative Officer
Ken Bjorgaard, Director of Finance
Stacey Crawford, Economic Development Officer
Sharon Fletcher, Director of Planning
Barclay Pitkethly, Deputy Director of Planning
Debbie Sanderson, Administrative Assistant – Planning
Department
Dan Sommer, Senior Policy Planner
Christine Brough, Acting Executive Assistant

Also Present, for specific topics as noted:

COW12/002	Patrick Cotter, Principal, MAIBC, AIA of Cotter Architects
COW12/003	John Addie, BC Hydro Project Manager - Transmission Engineering
COW12/003	Judy Dobrowolski, BC Hydro Stakeholder Relations Advisor
COW12/003	Bobby Malach, BC Hydro Program Manager, Portfolio Projects - Transmission and Distribution

1. CALL TO ORDER

The meeting was called to order.

2. ADOPTION OF AGENDA

Moved by Councillor Tilbury, seconded by Councillor Luck, and

RESOLVED: That the January 11, 2012 Committee of the Whole (Planning Committee) agenda be adopted.

CARRIED

COW12/001
JAN 11/12

3. NEW BUSINESS

COW 12/002
JAN 11/12

Waterfront Planning

A report dated January 11, 2012 from the Senior Policy Planner regarding the waterfront planning process was provided for the committee's information.

The Director of Planning provided a brief overview of the Senior Policy Planner's report and discussion ensued on current conforming and non-conforming land uses near the waterfront.

The Director of Planning then introduced Patrick Cotter of Cotter Architects, the consultant for the Waterfront Market and Feasibility Study.

Patrick Cotter gave a presentation on the District of Mission Waterfront Redevelopment Market and Feasibility Study process to date, noting the following:

- a) The key objectives of the study were:
 - i. to determine the overall market and financial viability to planning and redeveloping the District of Mission waterfront lands;
 - ii. to provide the District with clear decision-making direction with respect to the future commitment to, and investment in, the waterfront redevelopment initiative; and
 - iii. to provide key concepts from which to base the beginning of land use planning for the waterfront.
- b) Phases I to III, a market analysis, a financial analysis and a land defragmentation strategy, have been completed with the next step, Phase IV, being the completion of the implementation strategy. Phase IV will determine the key intergovernmental, stakeholder and developer interests that need to be addressed as part of waterfront redevelopment planning as well as identify the financial implications for the District when preparing a comprehensive land use plan. The strategy will also identify the various roles that the District can assume in order to advance the initiative. Overall, the cumulative findings and recommendations derived from each of the study phases will allow Council to make an informed decision on how to proceed with planning of the waterfront lands.
- c) The baseline concept plan is not, nor was it meant to be, a land use plan. The baseline concept plan key concepts include:
 - i. The Precinct Model + Land Defragmentation
 - ii. Destination Waterfront Village Commercial Centre
 - iii. Destination Waterfront Zones
 - iv. Horne Street as "High Street"
 - v. Green Streets and Laneways
 - vi. Balanced Development Mix
 - vii. Transportation Hub
 - viii. Raising the Grade
 - ix. Public Parking

- x. Highway Bypass Realignment – Realignment opens up more developable land on the waterfront side of the highway. The goal is to bring the highway, in level and speed, down to an urban friendly level as it passes through the site.
- d) The baseline concept plan minimizes changes to the existing street network while creating parcels that are appropriately sized for future development.
- e) The defragmentation strategy includes:
 - i. adopting a land use plan, OCP and zoning bylaws that encourage the creation of appropriate land development parcels;
 - ii. defining minimum parcel sizes; and
 - iii. considering public private partnerships with “Master Developer” partners.
- f) Phase 4, the implementation strategy, consists of the following processes:
 - i. Planning Process: Explore alternative approaches to document and execute detailed planning: traditional planning vs. design-based planning, leading to a recommendation.
 - ii. Development Process: Explore alternative approaches to facilitate development and define the role of the District in the development process, exploring varying levels of shared involvement of the District and private development.
 - iii. Due Diligence: Consultation with Ministry of Transportation regarding highway alignment; focus group meetings with the development community to solicit feedback and input.
- g) The following next steps are recommended by the consultant:
 - i. Proceed with planning, costing and financial modeling for Phase 1 of the Baseline Concept Plan.
 - ii. Begin discussions with the Ministry of Transportation regarding proposed Highway Bypass realignment.
 - iii. Begin discussions with land owners and stakeholders with particular focus on the Phase 1 development area.
 - iv. Begin discussions with potential Master-Developers for Phase 1.
 - v. Pursue a design-based planning process, executed incrementally throughout the life of the plan, starting with an initial scope focused on detailed design of open space and public infrastructure for Phase 1.
 - vi. Establish a detailed, design-based vision for each Precinct that would serve as a guiding document for detailed development proposals.
 - vii. Establish a clear development and design review process, that would balance prescriptive and performance based objectives to permit flexibility and adaptability through the life of the plan.

Discussion ensued regarding the different phases of the Waterfront Planning Study, environmental and geotechnical issues in the area, the impact of the railway, the difference between a baseline concept plan and a land use plan, the nature and order of build-out on the waterfront, servicing and environmental costs in the different precincts, the various impacts of the proposed highway bypass realignment and next

steps in terms of supporting development while ensuring that the longterm potential of the area is maintained.

In response to questions from committee members, the Director of Planning clarified that the reports related to the Waterfront Planning process can be found on the District of Mission website (<http://www.mission.ca/municipal-hall/departments/planning-department/mission-waterfront/waterfront-studies/>).

The Economic Development Officer left the meeting at 3:02 p.m. The Director of Finance, the Director of Planning, the Deputy Director of Planning, the Senior Policy Planner, the Administrative Assistant for the Planning Department and Mr. Cotter left the meeting at 3:28 p.m.

The meeting recessed at 3:28 p.m. and reconvened at 3:38 p.m.

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BC Hydro Presentation - Silverdale Substation Project

A discussion paper dated January 11, 2012 from BC Hydro on the Silverdale Substation Project was distributed to the committee for their information.

John Addie, BC Hydro Project Manager - Transmission Engineering, Judy Dobrowolski, BC Hydro Stakeholder Relations Advisor, and Bobby Malach, BC Hydro Program Manager, Portfolio Projects - Transmission and Distribution joined the meeting at 3:38 p.m. and were in attendance to provide committee members with an overview of the Silverdale Substation project and address committee member questions on the topic.

4. ADJOURNMENT

COW12/004
JAN 11/12

Moved by Mayor Adlem, seconded by Councillor Jewell, and

RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 4:13 p.m.



TED ADLEM
MAYOR



PAUL GIPPS
DEPUTY CHIEF ADMINISTRATIVE OFFICER