

Minutes of the **SPECIAL MEETING** of the **DISTRICT OF MISSION COUNCIL** (Development and Economic Development Issues Workshop) held in the Conference Room of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Wednesday, February 4, 2015 commencing at 11:11 a.m.

Council Members Present: Mayor Randy Hawes
Councillor Pam Alexis
Councillor Carol Hamilton (left at 5:08 p.m.)
Councillor Jim Hinds
Councillor Rhett Nicholson (joined meeting at 12:12 p.m.)
Councillor Danny Plecas

Council Members Absent: Councillor Jenny Stevens

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Kris Boland, Manager of Finance
Michael Boronowski, Manager of Civic Engagement & Corporate Initiatives (joined meeting at 12:15 p.m. and left at 4:47 p.m.)
Stacey Crawford, Economic Development Officer
Tracy Kyle, Director of Engineering & Public Works
Gina MacKay, Director of Long Range Planning & Special Projects
Tina Penney, Acting Manager of Corporate Administration
Dan Sommer, Manager of Planning (left at 3:45 p.m.)
Mike Younie, Director of Development Services
Christine Brough, Executive Assistant

Guests Present: Carlo Billinger, Downtown Business Association President (left at 1:44 p.m.)
Jamie Hayes, Downtown Business Association Executive Director (left at 1:44 p.m.)

1. CALL TO ORDER

The meeting was called to order.

2. ADOPTION OF AGENDA

Moved by Councillor Alexis, seconded by Councillor Plecas, and
RESOLVED: That the February 4, 2015 Special Council Agenda be adopted.
CARRIED

3. NEW BUSINESS

SC15/005
 FEB. 4/15

Development Services Workshop

A report dated January 5, 2015 from the Director of Development Services regarding priority Development Services initiatives was provided for Council’s information.

(i) Introduction and Objectives

The Director of Development Services explained that the purpose of this meeting is to inform Council of the status of various noteworthy issues affecting the Development Services department and to seek Council direction on their priorities.

(ii) Staff Presentation on Tasks with Council Discussion

Discussion ensued with Council providing feedback to staff on its priorities as follows:

WORK PRIORITY	ISSUES AND COUNCIL DISCUSSION/DIRECTION
High	<p>Downtown</p> <p><i>Report to come forward to Council on downtown planning and on zoning/use issues as they relate to the proposed new downtown zone and proposed changes to permitted uses in the existing downtown zone. Also regarding incentives for new projects and enforcement for unsightly properties or properties of concern.</i></p> <p><i>Discussion on a parking strategy and the future of the post office building.</i></p> <p><i>Engineering/Corporate Services staff was directed to arrange a meeting with the Ministry of Transportation and Infrastructure regarding traffic and paving in the downtown.</i></p>
High	<p>Harm Reduction</p> <p><i>Desire for a symposium on substance abuse and related issues with involvement of external stakeholders, including the Fraser Health Authority.</i></p>
High	<p>Cedar Valley Development – OCP</p> <p><i>Review the Cedar Valley Comprehensive Development and Stormwater Management Plans to facilitate further development in phase I and subsequent phases. Developer engagement and planning process will be initiated for the area that would include the preparation of a road network plan.</i></p>
High	<p>Secondary Suites</p> <p><i>Staff to examine options to address issues regarding secondary suites while recognizing the need for this type of housing choice.</i></p>

WORK PRIORITY	ISSUES AND COUNCIL DISCUSSION/DIRECTION
High	<p>Cell Towers</p> <p><i>Staff to prepare a report presenting minor updates the policy that would provide further clarity in reviewing cell tower facility applications. A comprehensive review of the policy will not be undertaken at this time unless deemed necessary by staff when updating the policy. Staff to examine the benefits of using utilizing public lands for cell towers.</i></p>
High	<p>Seniors Facility</p> <p><i>Staff to oversee the feasibility study.</i></p>
High	<p>Official Community Plan (OCP)</p> <p><i>Work is ongoing on the OCP review. A report will come to Council in the near future detailing a preliminary project plan.</i></p>
High	<p>Licensed Marihuana Grow-Ops</p> <p><i>Report to come to Council once more information is available (pending court decision).</i></p> <p><i>Corporate Administration staff to invite Len Garis, City of Surrey Fire Chief, to come to Mission and speak to related issues.</i></p>
High	<p>Development Bylaw</p> <p><i>Work on this project is ongoing. The bylaw is anticipated to come before Council within the next six months and is a staff priority.</i></p>
Moderate	<p>Community Amenities</p> <p><i>Council to discuss the list of amenities at a future date. Minor update to the policy to provide further clarity is forthcoming</i></p>
Moderate	<p>Affordable Housing</p> <p><i>Staff to bring forward a report on affordable housing and related policies with proposed strategies going forward.</i></p>
Low	<p>Experience the Fraser</p> <p><i>Mayor Hawes is the District's representative to the Experience the Fraser Committee. No specific direction provided at this time.</i></p>
Low	<p>Waterfront Development</p> <p><i>Long term project and recognition of challenges to development in the area. Staff are encouraged to continue to explore Interim development opportunities are they arise.</i></p> <p><i>Economic Development Officer to follow up with Chances Casino regarding their inquiry.</i></p>

WORK PRIORITY	ISSUES AND COUNCIL DISCUSSION/DIRECTION
Low	<p>Transit</p> <p><i>Following the creation of the Joint Shared Services Committee with the City of Abbotsford which will address joint water, sewer, transit and waste management recycling issues, the District of Mission will develop its own committee to address Mission-specific transit issues.</i></p> <p><i>Staff to invite Doug Kelsey, President and General Manager of BC Rapid Transit Company (BCRTC), to a meeting with Council.</i></p>
Low	Shaw Pit Gravel

The Manager of planning left the meeting at 3:45 p.m.

SC15/006
FEB. 4/15

Economic/Land Development and Property Management Department Workshop

A report dated February 4, 2015 from the Economic Development Officer entitled *Overview of the Economic / Land Development & Property Management Department* was provided for Council's information.

(i) Introduction and Objectives

The Economic Development Officer explained that the purpose of this portion of the meeting is to inform Council of the status of various issues affecting the Economic Development Office and to seek Council direction on its priorities.

(ii) Staff Presentation on Tasks with Council Discussion

The Economic Development Officer provided an overview of the various changes to his department over the past two years and discussion ensued on each individual Council member's personal vision for the Economic Development function going forward with the following being identified as potential areas of focus/priority for the 2014-2018 term:

- Tourism – Mission as a family friendly recreation destination (e.g. Stave West);
- Development of Mission's industrial base and need for an incentive plan;
- Retention of existing businesses;
- Showcasing/promotion of Mission as a wonderful place to live, work and play;
- Development of the technology sector;
- Agricultural Land Reserve (ALR) – negotiating land out of the ALR;
- Attraction of new businesses and new tax dollars to increase revenue base; and
- Film production and promotion of Mission as a filming destination.

Council also discussed the roles of the Mission Regional Chamber of Commerce, the Economic Development Select Committee, and other local and regional stakeholders.

Council recognized the need for further discussion when Council meets for its upcoming visioning session in order to provide greater clarity for both Council and staff going forward.

4. ADJOURNMENT


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Moved by Councillor Hinds, seconded by Councillor Plecas, and

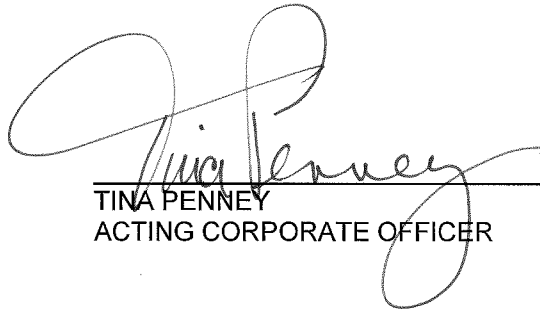
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 5:15 p.m.



RANDY HAWES
MAYOR



TINA PENNEY
ACTING CORPORATE OFFICER