



The **Minutes** of the **Economic Development Select Committee** meeting held in the **Boardroom** at the Economic Development Department at B-7337 Welton Street, Mission, BC on Wednesday, January 11, 2017 commencing at 8:00 a.m.

Members Present: Paul Adams, Altentech Power Inc. & Mission Wood Pellet
Rocky Blondin, Blondin Enterprises
Ann Harper, Representative for the Mission Regional Chamber of
Commerce (MRCC)
Cory Padula, DragonAire Cooking Technologies Inc.
Wade Peary, Riverside College
Pia Ritch, Mission Community Skills Centre Society
Dan Schubert, Schubert Plumbing & Heating Ltd
Raymond Szabada, Sumas Regional Consortium for High Tech.
(SRCTec)
Beverly Toews, Fraser Pacific Enterprises Inc.
Craig Toews, University of the Fraser Valley (UFV)

Staff: Stacey Crawford, Economic Development Officer
Gina MacKay, Manager of Long Range Planning
Ron Poole, Chief Administration Officer
Clare Seeley, Executive Assistant for Economic Development

1. CALL TO ORDER

R. Blondin called the meeting to order.

2. ADOPTION OF AGENDA

Moved by A. Harper and seconded by W. Peary

That the agenda of the Economic Development Select Committee meeting held on January 11, 2017 be approved as circulated.

CARRIED

3. MINUTES FOR APPROVAL

Moved and seconded,

That the minutes of the November 8, 2016 meeting of the Economic Development Select Committee be approved.

CARRIED

B. Toews requested that the minutes be made available to the group as soon as they are drafted.

Action: C. Seeley to distribute the draft Minutes to the group once available and with the meeting Agenda.

P.Ritch joined the meeting at 8:02 a.m.

4. NEW BUSINESS

(a) Planning update (OCP)

- **Official Community Plan**

The OCP goes live on January 24, 2017, with an Open House at the Clarke Theatre. Further sessions will be held at Silverdale on January 25, Steelhead on January 31 and Stave Falls on February 1.

Action: G. MacKay to e mail EDSC members the invitation.

- **Development Statistics**

G. MacKay provided a Planning Update Report (see attached handout for full details).

This was a record year for Mission with 133 enquiries and 90 formal development applications.

- **Downtown Update**

The request for proposal (RFP) for construction services for the streetscape improvements is currently underway, with anticipated completion of the project by the end of 2018.

The Façade Improvement Grants had a number of applications last year. The Gold Bin and Mission Real Estate Office are currently applying and there has been interest from several new businesses. A report will be taken to Council in February, 2017 to extend this program.

(b) Downtown discussion

Discussion ensued regarding the Downtown, with the group agreeing that the big picture was to bring people to the area.

- **Possibilities:**

Previous Plan (to be reviewed)

People gathering

Events (possibly between 1st and 2nd Avenue that do not require major road closures)

Art work and green space

Examples that have worked include New Westminster, Abbotsford, Ladner, Portland, Eugene and Salem.

- **Limitations:**

Highway 7 through the downtown.

Action: S. Crawford to provide the previously completed Downtown Action Plan to the group.

(c) Economic Development update

• **Waterfront Redevelopment**

A report will be presented to Council on February 20, 2017 which will include recommendations on the strategy, timeline and budget to complete the pre development planning of the Waterfront.

A draft timeline has been created:

Review progress to date – January 20, 2017.

Compile available technical studies and evaluate what is still required with estimated costs and timelines for completion. Identify development constraints – February 6, 2017.

Engage with Waterfront owners – seek input on proposed approach, policies, costs and timeline – March, 2017.

Develop an area plan – Engage in community wide public consultation – March/October, 2017.

There have been preliminary meetings with the Planning and Engineering Departments and discussion has begun with some of the landowners, which will continue over the coming months.

Action: S. Crawford to provide the EDSC with the 2006 Concept Plan, 2008 Highway 7 Bypass Study, 2009 Constraints Study, 2010 Market Feasibility Study and 2014 3D Waterfront Digital Images.

• **Industrial Lands**

Council are looking to increase the industrial land base, with an employment target of 32,000 jobs by 2053, this sees the number of available jobs increase by 13,655.

The Silverdale flats have been identified as the most appropriate site to develop, representing approximately 600 acres. This will require moving land from the Agricultural Land Reserve (ALR). Initial discussion with the Agricultural Land Commission (ALC) was helpful, with the guidance that this should be a community driven dialogue, in line with the OCP.

A meeting with the landowners will occur in March or April, 2017 as they must all give consent for the land designation to change, this will follow a similar process to the Waterfront engagement process.

There are currently no plans to undertake geotechnical studies of the area.

S. Crawford is currently meeting with surrounding municipalities to discuss how they successfully moved lands from the ALR.

Brownfield infill will also be reviewed across Mission's key industrial areas, along with identifying a Waterfront migration strategy. A list of current Waterfront businesses has been created, with approximately 70 identified, primarily automotive, retail, forestry and machine and fabrication shops.

Action: EDSC members to provide R. Blondin with feedback on the Primary Industry Report.

(d) Selection of EDSC Vice-Chair

As there have been no recommendations, the vacancy for the EDSC will be advertised, after which the Vice-Chair position will be established.

Action: C. Seeley to advertise the EDSC position.

5. NEXT MEETING

EDSC Regular Meeting – Wednesday, March 1, 2017.

6. ADJOURNMENT

Moved by R. Blondin

That the meeting be adjourned.

CARRIED

The meeting adjourned at 09:31 a.m.