

The **Minutes** of the **Economic Development Select Committee** meeting held in the **Boardroom** at the Economic Development Department Offices at B7337 Welton Street, Mission, British Columbia, on Wednesday, November 14, 2018 commencing at 8:00 am.

Members Present: Edgar Sarfeld, Vinegar Hill Consulting Co. Ltd., EDSC Chair
Rocky Blondin, Blondin Enterprises Inc.
Lesa Lacey, Lacey Developments Ltd.
Sean Melia, Prospera Credit Union
Wade Peary, Riverside College
Pia Ritch, Mission Community Skills Centre Society
Beverly Toews, Fraser Pacific Enterprises Inc.
Craig Toews, University of the Fraser Valley (UFV)

Members Absent: Greg McPhail, Summit Earth Works
Dan Schubert, Schubert Plumbing & Heating Ltd
Raymond Szabada, Sumas Regional Consortium for High Tech. (SRCTec)

Staff Present: Mayor Pam Alexis
Stacey Crawford, Economic Development Officer
Ron Poole, Chief Administration Officer
Clare Seeley, Manager of Tourism
Dan Sommer, Director of Development Services
Mike Younie, Deputy Chief Administrative Officer
Katie Myers, Auxiliary Relief Clerk

1. CALL TO ORDER

The Chair called the meeting to order. The Chair formally welcomed Mayor Pam Alexis to the EDSC Committee meeting. All attendees present introduced themselves.

2. ADOPTION OF AGENDA

Moved by P. Ritch and seconded by W. Peary,

That the agenda of the Economic Development Select Committee meeting held on November 14, 2019 be approved as circulated.

CARRIED

3. MINUTES FOR APPROVAL

Moved and seconded,

That the minutes of the October 10, 2018 meeting of the Economic Development Select Committee be approved.

CARRIED

4. OLD BUSINESS

(a) Development Services Update

D. Sommer began with a comment on how the role of the EDSC Committee Meetings offers an indicator of the success and areas of improvement in a community.

Current top building activities:

- Parr Avenue Development -28 Single Family Lots, 14 Duplex Lots, 44 Townhouses and 56 Apartments
- Polygon Development - 66 Single Family Lots and 160 Townhouses
- Grand Street Development - 52 Townhouses
- Cherry Avenue Development - 58 Townhouses
- Seniors Centre and Apartments - 74 Apartment Units and 11,000 sq. ft community space. Funding received through MASH (Mission Association of Seniors Housing)
- Cedar Street Development - 6 Story Building
- Cedar Street and Tunbridge Avenue Mixed Use Development - Combining residential and commercial development
- Mini Storage on Gill Avenue
- Mini Storage addition on Railway

It was noted that 47% of development enquiries become full applications.

Inspection Services update

Residential permit turnaround time is at 8-10 weeks. Several large residential development applications have recently been submitted that have moved along from the planning stage.

Commercial Building permit turnaround time is 2-3 weeks. The department prioritizes these differently to support businesses and economic growth.

Overall, applications are increasingly more complex due to nature of available terrain for development which tends to be more in the hilly areas now. Departmental focus is on improving efficiencies including additional administrative staff support.

Engineering Department update on First Avenue

Project is at completion with current activity involving correcting deficiencies for sidewalks and curbs in the last week of November in addition to review of revised plans for items such as bus stops, planters, and signage.

D. Sommer responded to a question about how schools are being considered with the increased development in housing, that school representatives are involved early on in the planning stage for new development enquiry and in the earliest stages with input into the Official Community Plan.

D. Sommer responded to a question about the status of industrial development permits, that there were about 3 permits issued for 2018. S. Crawford added the numbers have consistently remained at 1-2 per year.

D. Sommer responded to a question about record history, that records of all permits go back about 6 years.

Mayor Pam Alexis raised a point that someone from the EDSC should be involved in the conversation about transportation options with the multiple partners including Ministry of Transportation regarding the re-routing of truck traffic off First Avenue as per merchant interest in this as a safety factor. E. Sarfeld responded that there is a Transportation Work group that has been looking at how to approach this in addition to Waterfront revitalization. D. Sommer supplied that the Downtown Action plan also has an option for this.

The meeting broke at 8:25 am and resumed at 8:35 am.

Clare Seeley and Dan Sommer left the meeting.

(b) EDSC Strategic Focus and Working Group Updates, Recommendations, and Next Steps

Workforce Development – Rocky Blondin

No new updates; a report by R. Szabada has been submitted to group for review and ultimately this will become the presentation to Mayor and Council. There is a focus on building the local talent pool with the idea that this will draw businesses to the area.

Employment Lands – Lesa Lacey

From the local consultation meeting, it looks like support is in place for the Waterfront Revitalization Project. An industrial plan for Mission that includes intermodal transportation with both barge and rail is being considered. Chris Hartman is potentially a great resource for ideas on how to position lands for industrial development.

M. Younie suggested that past rezoning was done to accommodate potential waterfront development.

S. Crawford added that there is the challenge of sturgeon consideration and balancing that with industrial interests.

Transportation – Ed Sarfield

- i. A CP Rail meeting is anticipated regarding how operations work and future plans.
S. Crawford has had preliminary discussion with CP Rail and there is interest in railway sidings and space in the cities. CP will look to review with focus on the industrial land use perspective, regional supports and looking at lands outside of the community. Better utilizing barge and rail options keeps trucks off the road.
R. Blondin pointed out regional challenges with volume of movement of goods.
B. Toews suggested the possibility in looking at southern rail capacity.
- ii. Mission Bypass meeting to be organized with applicable interest groups. A preliminary meeting needs to be set up with Tracey Kyle, Director of Engineering and Public Works to start the process of organizing this.

In conclusion, the working groups will now review their summer work and recommendations and begin to prepare for the next step.

(c) Council Orientation – Stacey Crawford

Highlights from Economic Development presentation at the October 30th Council Orientation included providing EDSC perspective, history, mandate, the roll of the committee, an overview of the 3 working groups, and the importance of education as a pillar in supporting a knowledge-based economy.

All recommendations from the working groups will be presented at the joint meeting with the Council in February.

Mayor Pam Alexis responded to an enquiry about how Council values the work of the EDSC group, saying that they are very much in support of the EDSC and wants a strong alignment with the committee to ensure that Mission is perceived as being 'open for business' and that work can be attained close to home.

Sean Melia left the meeting at 9:00 am.

(d) Waterfront Update – Stacey Crawford

There will be a full presentation prepared for December 12, 2018 that will review all work to date. This will include the strategic planning process; historical overview, studies into market feasibility, financial feasibility, constraints and issues. Updates on technical work such as geotechnical issues also being done to reduce perceived risk by developers to an acceptable level.

What is missing is the vision for land use in the water front. Developers will need to understand this to feel comfortable investing. This will be explored with Council.

The Waterfront Landowner workshop had 2 sessions and invitations were sent to 88 land owners and to the racetrack owner. 33 attended and half a dozen contacted the department later for updates. There was considerable feedback, generally with land owners keen on development with a mix of land uses. It was commented on the requirement of the Municipality as a key player to 'lead the charge'. It was noted that they were looking for a demonstration of progress as a way to introduce the area project with simple quick wins such as installing a bathroom at the boat launch. There was a concern about the process losing momentum. Although the previous water front efforts stalled, the past work done has provided help understanding the current context of the project. Overall attendees left very pleased with the ideas presented.

(e) Tourism and Film Update

Clare Seeley provided a tourism and film update to the Committee. Highlights include:

- Gratitude and appreciation given to Rocky Blondin and the Fraser Valley Mountain Bike Association with their many volunteers on their recent work on the local mountain bike trails. It is also noted that there are 3 new trail markers and online tools with procedures for these.
- BC Forestry Conference; being held in Mission in 2019 is expected to bring 200-250 delegates. A tourism perspective will be presented with a tie in to local Father's Day activities that includes trail rides.
- Mountain Bike Symposium; will be in the spring of 2019 and future discussions are

taking place in regards to this.

- Tourism Industry Association of BC; membership and working group involvement with discussion in regards to the negative impact from forest fires on the perception of tourism in BC. An interest in developing education and advocacy regarding forest fires.
- Destination BC; Remarkable Experiences training program was offered via Tourism Mission with great input from Mission businesses.
- RFP for the website should be complete at the end of 2018 or early 2019.
- Air B&B update; currently there are 22 in Mission and it is under review how to process and support these with considerations such as business licencing. It was noted by D. Sommer that a zoning review is also underway in regards to these.
- Filming is slowing down for the winter. The Filming Bylaw is currently under review by Mike Younie.

Raymond Szabada left the meeting at 9:20 am.

5. NEW BUSINESS

(a) Joint Council and EDSC Meeting February 6, 2019 – Ed Sarfeld

Presentation is on December 12th and working groups will need to wrap up summaries and recommendations. S. Crawford noted that support will be provided to the working groups to build the final results into presentations.

(b) EDSC Terms of Reference – Stacey Crawford

This allowed an opportunity to provide input. Language was added to incorporate council representation. Item 6 updated staff recommendation, item 8 was updated regarding staggering membership rotation, and some general housekeeping.

Wade Peary left the meeting at 9:25 am.

(c) Roundtable

Mayor Pam Alexis was pleased to announce that the District was granted \$7.4 million for seniors housing development of 74 apartments and 11,000 sq.ft. seniors centre. MASH will be involved in this program. L. Lacey noted that there may be additional monies available for public housing programs through the CMHC.

Lesa Lacey commented that there is concern within the building community in regards to the sudden increase in costs within the last year as a result of increased DCC costs, fire interface requirements, and sprinkler regulation requirements.

6. CONSENT AGENDA

Hiring Demand Data

7. NEXT MEETING

Wednesday, December 12, 2018 at 8:00 am in the Boardroom at the Economic Development Office.

8. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 9:39 am.