



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, December 12, 2018 commencing at 8:00 am.

Members Present: Edgar Sarfeld, Vinegar Hill Consulting Co. Ltd., EDSC Chair
Sean Melia, Prospera Credit Union
Wade Peary, Riverside College
Pia Ritch, Mission Community Skills Centre Society
Beverly Toews, Fraser Pacific Enterprises Inc.
Dan Schubert, Schubert Plumbing & Heating Ltd

Members Absent: Rocky Blondin, Blondin Enterprises Inc.
Lesa Lacey, Lacey Developments Ltd.
Greg McPhail, Summit Earth Works
Raymond Szabada, Sumas Regional Consortium for High Tech. (SRCTec)
Craig Toews, University of the Fraser Valley (UFV)

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

Guest Speaker: Carla Guerrero, CEO of Purpose Driven

1. **CALL TO ORDER**

The Chair called the meeting to order.

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 December 12, 2018 be approved as circulated.

CARRIED

3. **MINUTES FOR APPROVAL**

Moved and seconded,

That the minutes of the November 14, 2018 Economic Development Select Committee be amended on page 1 to show that Wade Peary was in attendance, and Ray Szabada was not in attendance.

CARRIED

4. OLD BUSINESS

(a) Development Services Update – Dan Sommer

Dan Sommer introduced Guy Gusdal, Manager of Inspection Services to the Committee.

Development Permit Update: D. Sommer provided a graph of development permits by year as a follow up from the last meeting where the EDSC Committee requested a reporting back of development trends.

The stats provided in this graph date back to 2012 for building permits of residential, commercial, industrial, and institutional projects. More detailed tracking reports are a challenge with the current records set up and this reporting limitation is being reviewed.

To supplement this graph, a Development Activity List was emailed out to EDSC members showing major development applications; their tracking, status and what is involved.

P. Ritch enquired if the industrial stats are showing as low due to restrictions on land and if the industrial permits shown in these stats are for solely for new buildings. To which D. Sommer agreed that, to some degree, industrial land availability is limited and added that the Silver Creek Park currently has most new industrial development. Also, he confirmed that the stats in this graph are for new construction projects rather than retro fits of existing sites.

Development Liaison Committee: This is comprised of members of the building, development and engineering community and looks at District of Mission development services' internal processes in order to offer input and constructive criticism. This has also provided District of Mission staff the opportunity to educate the community on restrictions and limitations that fall outside of District control such as provincial regulations.

Planning Division Updates: The Cedar Valley Plan which was developed in 1996 was stuck in Phase 1 due to uncertain engineering servicing capacity for roads, pipes, depth of pipes etc. This has been a challenge because developers are currently looking at increasing density in this area. The Engineering Department has now created a plan for this area and can immediately provide the servicing capacity feedback when developers make development enquiries.

Zoning Bylaw: A list of grievances is being gathered for consideration. These grievances include items such as; how to handle the prohibition on shipping container use for both residential and commercial areas, the calculation of density for development enquires, rental zoning areas, size of homes for residential properties, parking issues, electric vehicle charging, bike parking, and land clearing.

Cedar Valley Plan: 30 acres of land located on the north east corner of Dewdney Trunk Road and Cade Barr Street had originally been set aside for employment lands in particular light industrial use. This area has the challenge of outstanding engineering works and the further challenge of traffic management through residential areas. It has been questioned if this area would be better suited to institutional use. An industrial land demand study for Mission is required to determine what Mission needs.

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

Ed Sarfield provided the following highlights to the Committee:

- The culmination of ideas and brainstorming for the three working groups has been condensed in the Summary of Working Group Recommendations that will be used for the presentation in February.

- Transportation: Meetings are still underway with various agencies in regards to Rail Transportation and Improvements, Public Transit and the Highway Bypass.

Current enquiry and research into rail access options includes: how Mission can interlink with CP and the southern rail lines, and what opportunities this can provide for moving goods. A meeting with CP rail is anticipated in January to determine options. Of question is; can Mission be a hub for movement and what type of business this can attract?

A Highway Bypass meeting is also being arranged for January to further explore bypass options and upgrades for alternative routes and roads in other areas.

- Workforce Development: The group summary has 24 items that can be condensed into 4 items and then used to expand into the presentation in February.
- Employment Lands: A culmination of 4 key points with an emphasis on the Water Front Revitalization Project, creating available employment land in South West Mission, attracting knowledge-based economy, and a Waterfront Development Corporation.

5. NEW BUSINESS

(a) Waterfront Revitalization Strategy Presentation

C. Gurrera reviewed the Mission Waterfront Video presentation, the link to which as provided with the meeting agenda that S. Crawford emailed out.

She gave special thanks for the participation and support in the Waterfront Land Owner Workshops of EDSC members; Greg McPhail, Beverly Toews, and Lesa Lacey.

Following the presentation, EDSC members asked how the challenge of multiple land owners will be addressed. C. Gurrera pointed out that a separate arms-length board is effective in maintaining the strategic vision throughout the process which can be very long term.

There was a question about the movement of existing businesses and she said that already several land owners are on board and open to the various opportunities.

The status of the Racetrack in this vision was questioned and she said that there are outcomes that are available if the track remains and different outcomes if it moves.

(b) Delegation from China on January 5, 2019

On January 5, 2019, the Wendu Education Institute has requested a visit to tour Mission and to celebrate their grand opening of the new Tech. Interest Association of BC.

This Institute currently has 3 Canadian locations in Toronto, Coquitlam, and Burnaby. They're a private school with a focus on K-12 education with potentially post-secondary offerings that have a technology focus.

They're interested in possibly locating a school in Southwest Mission with a model of 50% local students and 50% international students with housing for their 100 families.

The Chamber of Commerce, District of Mission Council and EDSC are invited to have representatives attend the presentation that will be held at the Best Western from 1:00 pm to 5:00 pm on January 5.

(c) Roundtable

Clare Seeley announced that the Rotary Group is interested in starting an annual sturgeon fishing tournament that will include a legacy piece such as an interpretive centre in the waterfront.

Wade Peary announced that the 10th annual dinner for less fortunate is being held from 1-3 pm, Saturday December 15 at Mission Secondary. The meal is free and there will be a Choir and band as well as clothing, blankets and toys for the guests. The secondary students will be cooking and serving the meal. Next Meeting

6. NEXT MEETING

Wednesday, January 9, 2019 at 8:00 am in the Economic Development Boardroom at the Economic Development Office.

7. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 9:30 am.