

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, January 9, 2019 commencing at 8:00 am.

Members Present: Edgar Sarfeld, Vinegar Hill Consulting Co. Ltd., EDSC Chair
Pia Ritch, Mission Community Skills Centre Society
Beverly Toews, Fraser Pacific Enterprises Inc.
Sean Melia, Prospera Credit Union
Lesa Lacey, Lacey Developments Ltd.
Dan Schubert, Schubert Plumbing & Heating Ltd
Greg McPhail, Summit Earth Works
Raymond Szabada, Sumas Regional Consortium for High Tech

Members Absent: Wade Peary, Riverside College
Rocky Blondin, Blondin Enterprises Inc.
Craig Toews, University of the Fraser Valley (UFV)
Mayor Pam Alexis

Staff Present: Stacey Crawford, Economic Development Officer
Clare Seeley, Manager of Tourism
Dan Sommer, Director of Development Services
Mike Younie, Deputy Chief Administrative Officer

1. CALL TO ORDER

The Chair called the meeting to order at 8:02 am.

2. ADOPTION OF AGENDA

Moved by B. Toews and seconded by P. Rich,

1. That the following items under “Old Business” be renumbered:
 - Item 4(a) Development Services Update, to Item 4(c); and
 - Item 4(c) Tourism and Film Update, to Item 4(a).
2. That the January 9, 2019 Economic Development Select Committee agenda be approved as amended.

CARRIED

3. MINUTES FOR APPROVAL

Moved by P. Ritch and seconded by S. Melia,

That the minutes of the December 12, 2018 meeting of the Economic Development Select Committee be approved.

CARRIED

4. OLD BUSINESS

(a) Tourism and Film Update – Clare Seeley

Stave West – C. Seeley provided an overview of engagement activities including summer program planning with District staff for movie nights, weekend retreats, funding opportunities, archaeological mapping and a guardianship program with First Nations youth.

Forestry Conference – C. Seeley informed the Committee that Mission will be hosting the BC Forestry Conference June 12 – 14, 2019. There is a current focus on securing \$35K in sponsorship support. Delegates will attend from across the province and approximately 200 are expected to attend.

IMPACT Conference – C. Seeley attending and the conference is focused on Visitor Management and the Sustainability of Tourism in BC.

Film Production – Film production was down for the year ending 2018 with 19 productions. One significant impact was the closure of downtown for filming due to the streetscape improvements. Nonetheless, revenue to the District was up by \$5K due to the larger scale of productions that occurred at 15 different locations. Indirect economic benefit to the community was estimated at \$250K. A new film bylaw was also recently introduced to improve the applications and film management experience.

A question on the municipal boundary and whether or not we cooperate with the FVRD was asked. It was confirmed that the District of Mission works closely with the FVRD on film production activities and that referrals are often made, as well as offering alternative locations.

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

Ed Sarfield presented to the Committee with the following highlights:

- 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 four key points with an emphasis on the Waterfront Revitalization Project, creating available employment land in southwest Mission, attracting knowledge-based economy, and a Waterfront Development Corporation.

(c) Development Services Update

Dan Sommer provided an update on the activity within the Development Services

Department. Highlights include:

- Construction Values - Construction values in 2018 totalled \$56M.
2019 looks consistent as the chief building official states pipeline for construction activity remains strong with \$5M already applied to January.
- Specific Developments of Note: Meridian Meats is now open; an application has been received for Winners beside Canadian Tire; and a commercial application has been received for Cedar Street and Tunbridge Avenue.
- Industrial Land: Recent inquiries to utilize industrial land for non-industrial uses is creating challenges as staff are working to preserve the integrity of industrial zoned land to maintain direct, industry-related employment versus commercial uses.
- The new Development and Building Committee is in place and is tasked with reviewing opportunities to improve municipal application and approval processes. There is currently a challenge finding a local developer representative.

A graph of development permits by year was presented as a follow up from the last meeting where the EDSC Committee requested a reporting back of development trends.

L. Lacey shared that the province is potentially looking at reviewing the municipal development approval review process.

S. Crawford was asked to share the recent Fraser Institute report on this topic.

5. NEW BUSINESS

(a) 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 5th.

(b) Waterfront Revitalization Strategy Update

Carla Gurrera reviewed the Mission Waterfront Video presentation, the link to which as provided with the meeting agenda.

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.

(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 1:00 pm to 3:00 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.

6. CONSENT AGENDA

None.

7. NEXT MEETING

The EDSC Joint Meeting with Council is on Wednesday, February 6, 2019 at 9:30 am at the Mission Library.

8. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 9:30 am.