The agenda for the Special Meeting of Council to be held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia on Monday, August 21, 2017 commencing at 9:30 a.m.

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. NEW BUSINESS
   (a) Discussion with Bob D’Eith, the New Member of the Legislative Assembly (MLA) for Maple Ridge – Mission
      i. Stave West Forest & Recreation Area Page 3
      ii. Tourism Business Plan Page 10
      iii. Experience the Fraser Project Page 11
      iv. Downtown Improvement Plan Page 12
      v. Fraser River Sanitary Forcemain Project Page 13
      vi. Grant Application for Universal Water Metering Program Page 14
      vii. Ministry of Transportation and Infrastructure Priority Project List Page 15
      viii. Recycle BC (formerly known as MMBC) Page 16
      ix. West Coast Express Agreement with Translink & MOTI/BC Transit Cost Sharing Page 19
      x. Interpretive Signage Project at Fraser River Heritage Park / Former St. Mary’s Residential School Site Page 20
      xi. Parkland Dedication Funding (Uses for Cash-in-lieu of Parkland Funding) Page 21
      xii. Waterfront Pre-Development Planning and Technical Constraints Studies: Geo-technical and Flood Management Page 22
      xiii. Silverdale Lands Page 23

4. RESOLUTION TO EXCLUDE PUBLIC

That, pursuant to Sections 90 and 92 of the Community Charter, this Special Meeting of Council be closed to the public as the subject matter being considered relates to the following:

1. Section 90(1)(e) of the Community Charter – the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
2. Section 90(1)(k) of the Community Charter – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and

3. Section 90(2)(b) of the Community Charter – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

5. ADJOURN TO CLOSED COUNCIL MEETING
Stave West Forest & Recreation Area

The Stave West Forest & Recreation Area is the western portion of Tree Farm Licence TFL#26 and is Mission’s Interpretive Forest. The District is working in collaboration with local First Nations, the Kwantlen Nation in particular, to transform the area into a destination for outdoor recreation, tourism, education and training within the context of a sustainably managed working forest.

Request to Organize a Tour

We would like to offer site-visits for MLA D’Eith, the Minister of Forests, Lands, Natural Resource Operations and Rural Development, the Honourable Doug Donaldson, and the Minister of Environment and Climate Change Strategy, the Honourable George Heyman (and possibility to extend the invitation to Premier Horgan) with a potential visit to Zajac Ranch for Children.

Management Agreement

We are working with Ministry staff and the Kwantlen Nation to design a management agreement that provides the authority/ability to collaboratively manage the interpretive forest. Some aspects are not standard to these agreements and may require political support to advance.

Road and Infrastructure Improvements

Road and infrastructure upgrades are an integral component of supporting outdoor recreation, tourism, and education. The District has worked with relevant Ministries to design and cost upgrades and will be seeking support to find funding for upgrades and maintenance.

Mudding on the Foreshore and Damage to Sensitive Heritage Sites

The Stave West team engaged with user groups and stakeholders and has completed a report for the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that outlines the issues and provides a recommendation for managing motorized access to the foreshore.

Tim Hortons Children’s Foundation Camp (THCF) and Potential Kids’ Cancer Camp

THCF holds a licence of occupation at Pine Lake. We would like to develop a collaborative strategy for advancing that project. A separate society is also interested in a camp in Stave West and we will keep MLA D’Eith apprised as this moves forward.
The Stave West Outdoor Learning Alliance

The District of Mission, Kwantlen Nation, BCIT, and the Mission Public School District have established a partnership to advance outdoor and place-based education & training. As projects advance, we may seek support in engaging with relevant Ministries.

Desired Outcome

Awareness and support for this project, which is within MLA D’Eith’s riding, and, if required, support for engaging with Ministers Donaldson and Heyman and potentially Premiere Horgan.
The Stave West Forest & Recreation Area is the 50 square km western portion of Mission’s Tree Farm Licence (TFL#26), and has been given provincial designation as an Interpretive forest.

mekw’wa’t a’xwest ikwelo’ in the local hənqәminә language means everyone shares here, and is meant to remind us of important connections shared in this beautiful area in the past. It also reminds us of our joint responsibilities to respect and protect these shared values for future generations. It recognizes that these culturally significant lands and waters have been, for countless generations, the shared traditional territory of the Kwantlen and other local First Nations.

The District of Mission is proud to work in collaboration with the Kwantlen First Nation and the Province of British Columbia. We are consulting with other local First Nations and recreation user groups to guide the transformation of the Stave West Forest & Recreation Area into a destination for safe and friendly outdoor recreation and learning – one that co-exists with sustainably-managed forestry operations.

In 2017 a key area of discussion relates to future use of the area known as the mud flats. This foreshore area is now the subject of a comprehensive study to consider user group needs, and safety and environmental concerns raised by the RCMP and others.

Want to get involved? If you represent a user group, or are just passionate about the potential of this area, please get in touch with one of the representatives for the Stave West leadership team (contacts on page 8). We welcome your participation in creating something unique for Mission and neighbouring communities.
New Campgrounds & Future Trails

In the coming months visitors will have new camping options complementing the popular Sayres Lake Campground.

The construction of the new Rock Creek Campground (60 campsites) is now complete and it will be fully operational by the fall. It was designed in consultation with the 4 Wheel Drive Association of BC to include spaces suitable for larger rigs along with staging areas for off-loading vehicles. Planning work is ongoing with the 4WDABC to provide a potential training site and route access to existing logging roads. Kearsley Creek Campground (60 campsites) has been planned in collaboration with equestrian users and will cater to non-motorized recreation. Construction will commence in the fall with a planned opening of spring of 2018. A small group site has been constructed at Rocky Point and planning continues for future development. In addition to these new sites, planning is underway for a new Sayres Lake Day-Use Area to provide enhanced access for non-campers to this spectacular location.

Gene MacInnes, a long-time professional forester and someone who has overseen the development of many campgrounds and trails in the region, is assisting with the design process and commented “the development of Stave West is benefiting from the experiences of managing recreation that the Ministry of Forests had in the Chilliwack River Valley over the past 20 years. This area had very similar issues related to uncontrolled activity but is now known as a family orientated destination for outdoor recreation.”

Stave West partners thank the Ministry of the Environment and the Ministry of Forests, Lands and Natural Resource Operations for support and funding received through the new BC Parks’ Future Strategy, Protecting our Legacy Together. The strategy highlights the strong need for more for outdoor recreation facilities and we are honoured to be establishing new campgrounds that help fill this gap.

A Showcase for Local Talent

Visitors to Stave West will now notice these fine new signs—an effort to welcome visitors to the area that complements increased camping and family friendly activities. The two new attractive signs showcase the donated talents of Artisan Log and Timber Homes, a local Mission business. They feature handcrafted cedar logs from the TFL donated by the District of Mission’s Forestry Department. Pictographs from the region, sourced by the Kwantlen Nation, are featured as a background design element.

Jillian Wheatley, BCIT Practicum Student in the field

The Stave West Forest & Recreation area will offer a unique mix of sustainable forestry, outdoor recreation, and cultural activity. It provides an unparalleled outdoor learning and training laboratory where students can develop important skills while contributing to the enjoyment and protection of forested areas.

In 2016 students from the British Columbia Institute of Technology (BCIT) and the Kwantlen First Nation played an important role in the planning for new campgrounds and trails in the area. They also began the important work of identifying potential long-term student projects, and an interpretive framework to guide how visitors discover the natural and cultural uniqueness of Stave West.

This work is continuing in 2017 through a partnership with the School of Construction and the Environment at BCIT. Student Jillian Wheatley is supporting forestry operations, advancing trail network designs, engaging with user groups, undertaking a research project on the history of forestry in Stave West, and supporting interpretive work with the Kwantlen First Nation.

Students Contribute to Area’s Future

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Leading Together

It takes commitment and perseverance to build strong relationships—the District of Mission and the Kwantlen First Nation are proud of our progress working together to guide the development of this important area. The collaborative approach has attracted positive attention: “The Stave West Recreation Master Plan is setting a new and exciting course for managing recreation in the scenic Stave West area. The plan is building on the strong relationship between First Nations, local government, and RSTBC, and will be a benchmark for future recreation planning in the province.”

Robert van der Zalm RPF
Regional Manager Recreation Sites
and Trails Coast Region

Protecting our Legacy Together

BC Parks’ Future Strategy: Securing our natural legacy through innovation, sustainability and partnership
Since the Stave West Forest and Recreation Area unveiled its new logo and tag line (mekw wət a’west ikwelo | everyone shares here) last year, many compliments have been received on the attractive Coast Salish raven logo that is now starting to become the visual symbol of the area.

This fine image was developed by Seyem’ Qwantlen Project Manager and talented artist Drew Atkins, as a contribution to the project. A number of people have commented that the curved outstretched wings of the raven appear to be in a protective, nurturing position. When asked to comment, Atkins, who also is a member of the Stave West Leadership Team, shared this story:

On a trip up to Sayres Lake I watched as a raven flew ahead of me, but kept landing on a branch waiting until I approached. He would chatter as if he was trying to tell me something important, and then take off leaving me to wonder what he was trying to share. This happened a few times before I started talking back. We looked at each other with confused smiles. I still don’t know what he was sharing, but know I will find out when the time is right.

I don’t get a close-up visit with Raven often, so when I was asked to design a logo I remembered Raven’s banter and its echo through the Stave forest. For me, his wings are like a coast Salish blanket, wrapping him with respect.

Zajac Ranch Celebrates Aboriginal Centre Opening

The Zajac Ranch for Children sits in the heart of the Stave West Forest. For 13 years, the Zajac Ranch has provided a unique opportunity for over ten thousand children with life threatening and chronic illnesses and disabilities. Adding to the facilities this year is the new Aboriginal Arts and Education Centre, a beautiful multipurpose space ideal for workshops, seminars and retreats. The Kwantlen Nation is working with the Foundation and the District of Mission to create a traditional Coast Salish welcome figure to stand at the entrance of the building. This artwork will help connect visitors to this special place in the Stave watershed, an area that has been shared by First Nations people for countless generations.

We encourage educators and community groups to consider holding events in this fantastic space. Inquire about space rentals at zajacranch.com.

Our Raven Logo

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Potential for Commercial Recreation

Tree pods. Serviced RV sites. Mini-longhouse accommodation. Cabins. The demand is there, and we’re working to identify the best opportunities for the future of the area.

As part of the transformation of Stave West, the project team recently commissioned the services of Mick Matheusik (TREC International) a renowned specialist in the field of outdoor recreation lodging. The Stave West Market Driven Commercial Recreation Development Strategy highlighted trends in BC outdoor recreation and camping, and defined needs/gaps in the metro Vancouver area.

Stay tuned for further developments as the Stave West project, in consultation with the Kwantlen Nation and others, considers recommendations regarding fixed roof accommodation, higher-end RV parks and other opportunities.

Also completed recently was a high-level assessment for aerial adventure parks facilities in the area. Tom Benson, Chief Experience Officer for leading operator WildPlay Adventure Parks, led this review.

TFL #26 turns 60

Before there was the Stave Forest and Recreation Area – but long after the local forests were used by generations of indigenous peoples – there was the Mission Tree Farm License 26. The Province awarded this tenure to the DOM in 1958 as a strategy to support local mills, build economic opportunities, and fund community needs. Plans are underway to celebrate its 60th year of operation in 2018.

Bob O’Neal, Director of Forestry for the District of Mission, had this to say about the event:

“The pioneers in the community referred to TFL 26 as the Tree Farm, and it is BC’s oldest community-run forest operation. There will be a number of community events to celebrate the 60th anniversary including the planting of the 4.7 millionth tree!”

Sustainable forestry operations in Stave West provide visitors a chance to view one of BC’s most important industries up close.
Tourism Business Plan

Council has recognized that tourism continues to play a significant role in the BC economy in terms of revenue and job creation. Furthermore, Council believes it has a direct interest in the success of tourism development in Mission, partially due to the District’s ownership / management of key assets, such as Stave West and Fraser River Heritage Park.

Mission’s tourism strategy is to promote and develop Mission as the Fraser Valley's best choice for tourism experiences, making the most of our unique natural and outdoor adventure (Fraser River access), cultural (country experiences close to the city), and historical assets.

The tourism development objectives specific to infrastructure development include:

- Promote Mission as a tourism destination, increasing the number of visitors and visitor revenue to Mission.
- Encourage improvements in customer service and tourism amenities in Mission to improve Mission’s tourism experiences.
- Create a network of multi-use trails.

Desired Outcome

Any provincial tourism related grants to assist with the infrastructure components of the tourism plan would be appreciated to help with:

- The development of our tourism brand and on-line presence.
- Relocation of the current Visitor Information Centre to a more central location.
- Assistance with trail development design and construction.
Experience the Fraser Project

Experience the Fraser (ETF) is a recreational, cultural and heritage project that extends along the Lower Fraser River Corridor and will ultimately connect Hope to the Salish Sea. The concept identifies activity nodes along the river corridor to be developed as well as a strong linear trail along the river for hikers, walkers, cyclists and improved amenities to encourage a blue corridor for boaters of all types.

Mission forms a key link in the proposed development of the corridor and has already developed a small section of the Fraser River waterfront for community access so that they can view and enjoy the Fraser River.

Several key projects make up the ETF plan in Mission:

- Development of the waterfront dyke trail along the Fraser River from the east to the west municipal boundaries.
- Development the Silverdale Creek corridor from the Fraser River north, and ultimately to Stave Lake.
- Improvement of waterfront amenities, the boat launch, and access into Silverdale Wetland.
- Improvement of and educational amenities along the river’s route.

Key points for consideration:

- Mission is one of 26 activity nodes identified in the Experience the Fraser Lower Fraser River Corridor Project Concept Plan.
- The Experience the Fraser project could become a major economic as well as recreational and tourism driver for the District of Mission.

Desired Outcome

Staff are providing this brief for reference purposes primarily. A funding request to commence planning for the development of the Silverdale Trail Project will be included in the 2018 budget requests to Council. Any additional funding sources would allow the project to move ahead more quickly and would certainly be welcome.
Downtown Improvement Plan
On November 7, 2016, Council approved the project plan for the First Avenue Improvement Project. This project is budgeted at $3.5 million.

The scope of this project is for streetscape improvements over three blocks of First Avenue and will include wider sidewalks with a decorative strip and concrete banding detail, bump outs at street corners for pedestrians complete with textured enhancements and tactile warning strips. The curb alignment will be pushed out toward centerline complete with new and relocated catch basins and the removal and replacement of the trees. The streetscape will be furnished with new litter bins, bike racks, benches, bollards and light fixtures. The new lights will come with banner brackets, banners, basket brackets, baskets, irrigation and power.

Desired Outcome
First Avenue is a provincial highway. We need the cooperation and financial assistance of the Ministry of Transportation and Infrastructure in order to successfully execute the First Avenue Improvement Project.
Fraser River Sanitary Forcemain Project

Background:

- The existing single 600 mm river crossing from Mission to the JAMES plant was built in 1983.
- The pipe is undersized and nearing capacity.
- Staff are unable to inspect the current condition of the pipe as it cannot be taken offline.

Scope of the Project:

- Twinning of the existing sanitary sewer crossing of the Fraser River with a 750 mm pipe, approximately 1 km in length, from Mission to the JAMES waste water treatment plant.

Objectives and Benefits of the Project:

- It will reduce the environmental risk posed by the existing pipe,
- It will increase the capacity of the sanitary trunk system, allowing for further development within Mission.

Desired Outcome

The District is requesting assurance that the Province will honour the CWWF Grant and support the District’s extension request should an extension be required due to environmental constraints related to the Fraser River Sanitary Forcemain Project.
Grant Application for Universal Water Metering Program

The Water Meter Infrastructure Project is not currently included in the District’s capital plan due to the significant cost. However, as confirmed by the District’s recent water meter pilot study, water meters are a critical tool to manage costs and water usage.

The Water Meter Infrastructure Project will include the supply and installation of approximately 9,000 water meters for all unmetered customers on the municipal water system, along with the accompanying hardware and software requirements needed to implement an effective monitoring and billing program. The overall cost of this project is estimated to be $15.5 million.

The Water Meter Infrastructure Project encompasses the following objectives and benefits:

- Supports water conservation initiatives through increased customer awareness;
- Increases available water supply and sanitary capacity through reductions;
- Defers the need to construct additional water supply and sewer infrastructure for the region;
- Provides equitable user-pay billing for customers;
- Monitors and assesses consumption patterns; and
- Identifies system and customer leaks.

Desired Outcome

The District of Mission applied for funding through the Gas Tax Strategic Priorities Fund for this project. We would like your support for approval of this important project.
Ministry of Transportation and Infrastructure Priority Project List

In September 2016, Council approved forwarding the following projects to the MOTI for consideration as the District’s top priorities:

1. Cedar Connector, Highway 7 and Highway 11 Intersection Improvements
   This intersection experiences significant traffic delays and is in need of upgrades including, but not limited to, road widening, traffic signal timing modification, and pedestrian and cyclist facility upgrades.

2. Widening of Highway 7 from Murray Street to Dewdney Trunk Road
   Traffic delays at the intersection of Highway 7 and the Murray Street Overpass are a frequent occurrence. Traffic queues have extended as far east as Dewdney Trunk Road, which is approximately 4 km away from the above mentioned intersection. Road widening in this area, with an immediate focus on the Murray to Stave Lake Street/Highway 7 area, would be a significant benefit to motorists. As well, a traffic signal should be installed at Highway 7 and Dewdney Trunk Road.

Since September 2016, other projects that could facilitate development have also come to the forefront:

- Highway Access for the Waterfront (Braich Properties); and
- Highway access at Wren Street and Lougheed Highway (Carhoun properties).

Desired Outcome

The District of Mission seeks the MLA’s support in advancing these projects for the betterment of the community and the region.
Recycle BC (formerly known as MMBC)

The Packaging and Printed Paper (PPP) stewardship plan was submitted by Recycle BC (an industry association created by industry to meet the requirements of the Recycling Regulation) and was approved by the Province in 2013. The Recycle BC program has largely taken over curbside and drop-off residential recycling programs with an apparent focus on minimizing costs with no regard to the fact that waste diversion was being decreased in municipalities that already had recycling collection programs. The Recycle BC program needs to be improved to avoid moving backwards with respect to waste diversion and the environment, and to ensure all municipalities are treated equally.

Desired Outcome

1. **Require Recycle BC to collect glass and film plastic at the curbside** – In terms of environmental benefits, the Recycle BC program is a step backwards as it does not include the collection of glass and film plastic at the curbside. Curbside glass and film plastic collection were previously included in Mission’s curbside collection program since 1993. Mission was one of the first municipalities in all of BC and Canada to have curbside recycling collection. Under the Recycle BC program, less materials on a per tonne basis are essentially being recycled, and therefore the program is a step backwards in terms of the environment. Recycle BC should be required to collect all printed paper and packaging material at the curbside that can be reasonably collected as has been demonstrated by many municipalities such as Mission in their long-standing curbside recycling programs, either by separate stream collection at the curbside or by mixed collection at the curbside. Recycle BC should not be allowed to not collect these materials at the curbside when their membership is still producing these materials in vast quantities.

2. **Require Recycle BC to be responsible for the collection of Recyclable Purchased Packaging** – Purchased Packaging is packaging that is purchased as the product itself, such as Rubbermaid containers and Saran Wrap. Prior to the Recycle BC program, many municipal curbside recycling collection programs, such as Mission’s, included retail products that were made of the same materials as PPP and therefore could just as easily be diverted and recycled, such as Rubbermaid containers and Saran Wrap. However, Recycle BC is not required to accept this material under the Provincial Recycling Regulation, and therefore do not allow it in their program. This high quality material is now being landfilled or incinerated instead of being recycled, and therefore this is a significant step backwards for the environment and waste diversion. The Recycling Regulation should be amended to clearly include this material as PPP that must be collected as part of the program.

3. **Require Recycle BC to offer the same program options to all municipalities and treat all municipalities equally** – Recycle BC should be required to treat all municipalities equally. Mission was only allowed to join the program in 2017 but was not offered the option of direct recycling collection by Recycle BC. All municipalities that were allowed to join in 2014 were given the option to have Recycle BC provide direct collection or to be a contractor to Recycle BC. Most municipalities chose to have Recycle BC provide direct collection to avoid risks and costs associated with being a contractor to Recycle BC.
Mission (and Chilliwack, Abbotsford and Kamloops) were not offered this option and therefore have higher costs and risks than many other municipalities such as the City of Vancouver and City of Coquitlam.

4. **Make Recycle BC responsible for the cost of collection and disposal of all PPP to landfill or incineration** – Currently Recycle BC is not responsible for the cost of disposal of their materials in the landfill or incineration, and therefore do not appear to have an interest in improving collection of readily recyclable PPP materials. Making Recycle BC responsible for the cost of collection and disposal of 100% of PPP, not just the 75% recycling collection requirement in the Recycling Regulation, would increase their interest in reducing PPP waste that is currently not being collected for recycling.

5. **Require Recycle BC to accept residential-type PPP from commercial sources** – Recycle BC does not allow PPP from commercial sources because the BC Recycling Regulation only requires that residential PPP be collected. Most commercial recycling consists of office paper and retail packaging, and is indistinguishable from residential recycling (except commercial recycling will have more office paper and cardboard). Recycle BC will not accept this material at their depots which means some depots that were previously available to businesses are no longer available once the depot has become part of the Recycle BC program. This adds costs to the business sector, particularly small businesses which will often have the owners or employees drop off their recycling at a depot. The Recycling Regulation should be revised to require the Recycle BC PPP program to include residential-type PPP from the commercial sector.

6. **Require Recycle BC to accept residential PPP from all commercial contractors** – Recycle BC does not allow PPP from residential single-family sources where it is collected and delivered by an independent commercial contractor; only contractors that are contracted to the municipality where Recycle BC has approved the service can be included. This hurts commercial contractors and the residents they serve. Some residents in rural areas do not receive municipal recycling collection and instead rely on a private contractor; however, the private contractor’s residential PPP is not considered by Recycle BC as residential PPP. It is important to ensure that private residential recycling collectors have a reasonably close and cost-effective location to drop off their recycling. Recycle BC depots should be required to receive all residential-type PPP regardless if it is a residential, commercial or private contractor.

7. **Review options for supporting competition in the recycling processing sector** – The Recycle BC program has removed competition from the recycling sector in an arbitrary and secretive way by awarding contracts to certain collection and processing companies but not to others. Previously municipalities and private haulers were allowed to pick and choose the recycling processing facilities they were allowed to use based on a business case for each option. Recycle BC has selected some facilities and excluded others from participating in their program, which of course means it now dominates and controls recycling across the Province. This has negatively impacted many small to large recycling businesses and non-profit organizations. The Recycle BC plan should be reviewed with emphasis on ensuring businesses and non-profits are not excluded from providing services in a non-transparent and arbitrary process.

8. **Conduct a Ministry audit of Recycle BC’s collection and diversion numbers** – Although Recycle BC allows additional materials in their recycling collection scope, it is not certain that these materials are truly recycled or if they are just being burned or landfilled.
This should be investigated and the level of recycling should be assessed and made public for each stream. Recycle BC claims this is already provided in their annual report but the information is only provided at a high level and there is no confidence that this is representative of what is actually happening under a more detailed assessment. It is not clear that the Ministry has conducted an independent audit to confirm these numbers, or if the Ministry is just relying on Recycle BC’s numbers.
West Coast Express Agreement with Translink and MOTI/BC Transit
Cost Sharing

Mission has been paying for the West Coast Express (WCE) service since its inception in 1995. While the annual fees were relatively affordable in 1995 at $150,000, they have now ballooned to $800,000 per year. Given that it is estimated that approximately 40% of ridership getting on and off the WCE in Mission are from outside of Mission, the District submits that this service has now changed into a regional service. District staff have been working with MOTI staff to bring a briefing note forward to the Minister.

Desired Outcome

The District requests the MLA’s assistance with securing the same cost sharing between Mission and BC Transit for the West Coast Express that exists for the local bus service. In addition, the original agreement with Translink contains a clause that suggests any new revenue would be shared between Mission and Translink. This clause, which continues today, was included because at the time the WCE initiated, there were indications that a gas tax could be extended to the Fraser Valley Regional District. The District is working with Translink to see this clause removed from a new agreement but would like the MLA’s and MOTI’s support.
Interpretive Signage Project at Fraser River Heritage Park / Former St. Mary’s Residential School Site

Interpretive signage at Fraser River Heritage Park was installed throughout the park a number of years ago before the work of the Truth and Reconciliation Commission. While every effort was made to create positive messages and accurately reflect the history of the site of the former St. Mary’s Residential School, many reflected a very European centric view that did little to increase our understanding of the significant harm done to so many First Nations families.

Those signs that were deemed the most offensive were removed from the park earlier this year. Two funding applications have been made, one to the Province and one to the Federal government, and both have been turned down.

The project to replace the signage will require relationship building first and foremost. In addition, preparation of the text and graphic materials will require insight into the residential school history and an ability to seek consensus from elders and families affected by the school system.

Key points for consideration:

- The District is making an effort to encourage a more collaborative relationship with the local First Nations.
- The work at Stave West has helped further a positive relationship and the District would like to build on this relationship.
- This project has a direct relationship to the work of the Truth and Reconciliation Commission.

Desired Outcome

While the District currently manages Fraser River Heritage Park, the efforts to interpret, and educate the community, about the residential school system proves a unique opportunity to build relationships. Staff believe that a partnership to further this effort is in the best interests of the District and the Province and would like the Province to contribute financially to this project. The project budget is estimated at $50,000.
Parkland Dedication Funding (Uses for Cash-in-lieu of Parkland Funding)

Expand use of neighbourhood park land fees collected under section 941 of the Local Government Act

The purpose of parkland dedication and payment in lieu of parkland dedication is to provide urban greenspace for general public enjoyment.

Under Section 941 of the Local Government Act, an owner subdividing land must either provide parkland or cash-in-lieu. The regulations require that a municipality must use these funds for the acquisition of land only and cannot use the funds to develop lands and build parks.

Section 941 (12) of the Local Government Act requires that, if an owner pays money for park land under this section, the municipality must deposit this in a reserve fund established for the purpose of acquiring park land.

The District would very much like to have the Province consider allowing even a portion of these funds to be used for the development of new parks in new development areas rather than passing these costs of development onto the current taxpayers. The District has brought this to the attention of the Province previously, as have other municipalities.

Key points for consideration:

- The current restrictions on the use of these funds forces municipalities to secure funds from current reserves and/or taxpayers. The development of new parks in new development areas should be paid for through development fees.
- Parks are an essential part of any development and provide many community benefits including health and wellness, social connections, better neighbourhoods and more livable communities.

Desired Outcome

The District is seeking policy change to allow funds collected as cash-in-lieu to be used for the development of new park infrastructure in new parks rather than just for the purposes of land acquisition.
**Waterfront Pre-Development Planning and Technical Constraints Studies: Geotechnical and Flood Management**

The Waterfront Area of Mission represents a significant opportunity for the community to achieve urban land intensification for over 60 hectares (150 acres) of land designated for high-density residential and mixed commercial/residential and industrial uses.

Recognizing that waterfront planning must occur through an integrated and comprehensive approach, the District of Mission is reviewing all relevant works completed to-date, taking the necessary preliminary steps to ensure that development of the waterfront plan is feasible.

One area of significant concern is flood management related to Mission’s dike. The dike lacks appropriate ownership, is discontinuous, and is built to an unknown standard. These factors create the potential for inadequate protection in a significant flood event.

**Desired Outcome**

The District of Mission requests a review of Mission’s dike infrastructure, accompanied by assistance to address any deficiencies that are identified.
Silverdale Lands

The Silverdale Lands, comprised of 3,400 acres, were slated for urban development in 2004, and while work and planning has been ongoing, the area has remained undeveloped for more than a decade.

In March of 2015, it became public knowledge that Genstar had ended its development plans in Mission, putting all of its Silverdale property on the market. Polygon Homes, a B.C.-based company that has been building homes since 1980, partnered with Madison Development Group to purchase the 710 acre Genstar property. Together with the 460 acres of land owned by Madison, they collectively own nearly 1,200 acres, or 40% of this area.

Most people do not appreciate the scale of potential development in Southwest Mission (Silverdale Lands). At 3,400 acres designated for urban growth, it is nearly the exact same size as our current urban footprint and at build-out may accommodate up to 30,000 people. It offers one of the most unique development sites in British Columbia.

Despite the desire to plan for urban growth in the municipality in response to regional growth pressure, the cost to provide municipal servicing infrastructure to this area is prohibitive.

Desired Outcome

The municipality is interested to know if the Province would consider a cost-sharing model where the Province’s contribution is repaid as development occurs. This would provide the municipality and the development community with the resources to begin urbanization of the area which will create more affordable housing choices for the region.

As the District of Mission does not have the capacity to undertake this initiative on its own, the municipality views this as a repayable investment of the Province that will create significant construction employment and new, more affordable housing stock.