



Committee of the Whole Agenda

The agenda for the **Committee of the Whole (Planning Committee)** meeting to be held in the **Conference Room** of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia on Wednesday, January 11, 2012, commencing at 1:30 p.m.

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. NEW BUSINESS

(a) Waterfront Planning

i. Waterfront Summary Report

Page 2

ii. Presentation – Patrick Cotter (Consultant)

(b) BC Hydro Presentation - Silverdale Substation Project

4. ADJOURNMENT

TO: Chief Administrative Officer

FROM: Senior Policy Planner

DATE: January 11, 2012

SUBJECT: **Waterfront Summary Report**

This report provides Council with a brief summary of past events, outcomes and decisions relating to Mission's waterfront redevelopment initiative including an outline of the associated budget expenditures to date. This report also provides context to the scheduled presentation by Patrick Cotter, Principal, MAIBC, AIA of Cotter Architects Inc. on January 11, 2012.

The purpose of this report and Mr. Cotter's presentation is to provide Council with the necessary background information to determine the next steps in waterfront planning. Further detailed information on the waterfront studies and public open houses outlined below is available to the public on the District's website at www.mission.ca/waterfront.

Overview

While efforts to plan and redevelop Mission's waterfront lands date back to early 1990s, the initiative that appears to be at the forefront of most peoples' mind is the 2006 waterfront redevelopment conceptual plan, formally known as "Mission Landing" but commonly referred to as "2006 Waterfront Concept Plan".

Although the main objective of the 2006 Waterfront Concept Plan was to stimulate public discussions about Mission's waterfront development opportunities, the 2006 Concept Plan also identified the need for an "Integrated Organizational, Planning and Development Approach" to waterfront planning. The planning framework that was endorsed ultimately led to the commissioning of a number of technical studies and the more recent four-phase waterfront market and feasibility study.

During this period, a total of \$411,949 was spent on preliminary technical studies and design concepts. Approximately \$219,000 of this total is directly attributed to the Waterfront Market and Feasibility Study (refer to **Appendix 1**).

Summary

The following identifies the major events, decisions and outcomes over the past five years beginning with the 2006 Waterfront Concept Plan on through to the most recent initiative, the final phase of the Waterfront Market and Feasibility Study. Where applicable, a corresponding budget amount to each milestone is provided in **Appendix 1**.

- **September 2006 - "Mission Landing" 2006 Waterfront Concept Plan**

In August of 2006, Council and staff of the day participated in a number of waterfront workshops and charrettes. These meetings were the first step to considering the challenges, opportunities and concepts for development on Mission's waterfront. The product resulting from this preliminary work was the 2006 Waterfront Concept Plan. The intent of the 2006 Plan was to stimulate discussions with property owners and the general public about waterfront planning. While the 2006 Plan enabled people to envision one option for waterfront development, it also revealed that further work would be needed to produce a waterfront plan that is feasible, marketable and implementable.

- **December 2006 - January 2007 - Framework for Waterfront Planning and Funding Strategy**

The process for waterfront planning involves technical and design investigations as well as a public consultation process. Technical studies include traffic, infrastructure and servicing considerations, floodplain and seismic investigations as well as market and feasibility conditions. The design component focusses on land use considerations such as building and site guidelines, phasing plans for the various precinct areas as well as plans for the public realm, such as parks, trails and streetscapes. Integrated throughout the process is public consultation process which would typically include scheduled workshops and open houses.

To move the initiative forward, a framework for an "Integrated Organizational, Planning and Development Approach" was prepared. The Framework identified the organizational structure, expected outcomes, costs and potential funding sources including a timeline for redeveloping Mission's waterfront lands.

The total cost to undertake all of the required components of the planning framework was estimated at approximately \$1.5 million. Costs were determined by investigating studies with similar scope and content. To validate these costs, staff contacted a number of private engineering and consulting firms with experience in waterfront development.

- **February 2008 - Highway 7 Mission Eastern Bypass Concept Planning and Design Study**

Prior to undertaking further visioning and land use planning of the waterfront lands, the District and Ministry of Transportation wanted to confirm the need and timing for a bypass, as well as determine the best possible route (alignment) and configuration of the eastern leg of the Highway 7 Bypass.

The Highway 7 Bypass Study confirmed that a bypass will be needed but not in the near future. The Study also identified the best option for a road alignment at that time and one that met the requirements of the Ministry of Transportation. The road alignment identified in this study was expected to replace the original 'elevated' bypass design (which did not enable good traffic links to, and around, the waterfront area) to allow the integration of the highway into the local waterfront road network. It should be noted that through recent discussions with the Ministry, staff have been able to negotiate further realignment options and reductions in road rights-of way to ensure maximum development opportunities along the waterfront.

- **September 2009 - Waterfront & Brownfield Redevelopment Study Technical Overview**

The purpose of the Waterfront & Brownfield Redevelopment Study Technical Overview was to identify potential technical constraints prior to land use planning and to ensure that these constraints were considered during the development of a waterfront land use plan. The findings and recommendations of this study would help establish guidelines to mitigate potential constraints relating to geotechnical and infrastructure requirements, flood management, soil contamination and environmental attributes of the site and therefore ensure effective implementation of a future waterfront plan.

- **February 2010 and to date - Waterfront Market and Feasibility Study**

As part of the vision to redevelop Mission's waterfront lands, the District has commissioned a Waterfront Market and Feasibility Study. The Study, which consists of a four-phase process, was to provide Council with information about the overall market

and financial viability to planning and redeveloping the waterfront lands. Specifically, the study involves a (I) Market Analysis; (II) Financial Analysis; (III) Land Defragmentation Strategy; and (IV) Implementation Strategy. To date, Phases I through III of the Study have been completed while progress on Phase IV is currently suspended as per direction of the Administration Department.

Phases I, II and III

The first three phases of the Waterfront Market Analysis and Feasibility Study have concluded that a residential and commercial market opportunity on the waterfront exists, that there is financial viability for developers and investors to consider these underutilized lands, and that it is possible for the District to manage land defragmentation through various policy and land use management options.

Phase IV

The final component, Phase IV, Implementation Strategy will outline the necessary information about the level of detail and commitments expected when planning the waterfront lands. **Cumulatively, the findings and recommendations derived from each of the study phases will allow Council to make an informed decision on how to proceed with planning of this important area of Mission.**

Specifically, Phase IV will determine the key intergovernmental, stakeholder and developer interests that need to be addressed as part of waterfront redevelopment planning as well as identify the financial implications for the District when preparing a comprehensive land use plan. The strategy will also identify the various roles that the District can assume in order to advance the initiative.

Prior to initiating phase IV, Council requested an independent review of the Phase II and III. The review was to identify any significant gaps in the feasibility investigation and evaluate the assumptions made on design, the projected costing and internal rates of return and proposed phasing to ensure that they are appropriate and within the context of current market and site conditions. In addition, the review was to identify any externalities, global or local, that could significantly affect the strength of the findings and recommendations brought forward. In the end, the review concurred with the feasibility assessment that there is sufficient evidence to warrant the commencement of the Phase IV implementation stage of the waterfront planning study. It should be noted that the financial assumptions and projections made in these earlier studies will be revisited as part of the Phase IV study.

Presentation by Cotter Architects Inc. - January 11, 2012

Patrick Cotter, Principal of Cotter Architects Inc. has been the lead consultant of the feasibility analysis and implementation strategy. Mr. Cotter is scheduled to provide an overview of Phases I through IV of the Waterfront Market and Feasibility Study at the January 11, 2010 meeting of Council. Specifically, Mr. Cotter will describe his team's development of the Baseline Conceptual Plan, which provided a conceptual plan for the waterfront area upon which the financial analysis could be based. His presentation will also describe the objectives of Phase IV – *Implementation Strategy* which will provide Council with the necessary information to determine the next steps in Mission's waterfront planning initiative.

As detailed in **Appendix 2**, Mr. Cotter has established a reputation for the design of award-winning master planned communities. His project portfolio includes unique master-planned communities, commercial and residential mixed-use market developments, affordable housing, landmark hospitality projects, and multi-level senior living facilities. Mr. Cotter has provided

leadership to a number of not-for-profit community boards, routinely acts as a moderator and facilitator for industry seminars and conferences, and serves on a variety of professional and public committees.

Among his master-planning portfolio are the following landmark communities:

- **London Landing Master Plan** - A complete, pedestrian-oriented waterfront community that captures the maritime industrial past of historic Steveston. The master planning of the London-Princess area included the urban design and programming of public open spaces, street character materials, elements and details to create a distinctive neighbourhood consistent with the maritime industrial context and history of the area. Consolidated public park space, landmarks on view corridors, and a network of pedestrian amenities are provided in a unique pedestrian-scaled village context.
- **Parc Riviera Master Plan** - A complete waterfront community that reconnects the existing Tait neighbourhood to the waterfront, with a high degree of public amenity. This master-planned community occupies a prominent site of 19 acres of waterfront on the north arm of the Fraser River. The development proposes 1,200 residential units, retail, commercial and affordable housing in a pedestrian oriented development. This is a key component of the City of Richmond's mandate to recapture the riverfront for the use of its citizens, as it opens up the area with a dynamic new community and also reconnects the isolated Tate neighbourhood with the rest of the City.



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Information Attached to This Report

Appendix 1

- Waterfront Summary Budget

Appendix 2

- Resume for Patrick Cotter

Other Information Available at www.mission.ca/waterfront .

Public Open Houses

- Storyboards-March 11, 2010
- Storyboards-Sept 16, 2010
- Storyboards-June 16, 2011

Waterfront Technical Studies

- The Waterfront Destination of the Fraser Valley
Waterfront Workshop Summary Report
MVH Urban Planning and Design inc.
September 4, 2006
- Waterfront & Brownfield Redevelopment Study Technical Overview
Aplin & Martin Consultants Ltd.
September 24, 2009
- Hwy 7 Mission Eastern Bypass Concept Planning and Design Study
Urban Systems Ltd.
February 21, 2008
- Waterfront Market and Feasibility Study
Terms of Reference (November 2010)
- Waterfront Market and Development Feasibility Study
Phase 1 Market Analysis Working Notes
July 29, 2010

Waterfront Market and Financial Feasibility Study

- Market Analysis and Feasibility Study
Phase 1 – Market Analysis Reports
Summary Report and Recommendations
Ground Control Enterprises Limited/AMC Development Management
August 16, 2010
- Housing Market Status Report - Urban Analytics Inc.
- Community and Product Analysis and Recommendations Report- Urban Analytics Inc
- Commercial and Industrial Study – Colliers International
- Project Development Plan & Bypass Options - Patrick Cotter Architect Inc
- Phase II Financial Analysis & Phase III Defragmentation Strategy
Summary Report
Patrick Cotter Architect Inc. and AMC Development Management
June-16- 2011
- Phase IV – Implementation Strategy
Mission Waterfront Phase IV Terms of Reference

Waterfront Summary Report-Jan-09-12.docx

APPENDIX 1

Waterfront Budget Summary

Item	Date	Project Lead	Funding Source	Budget Approved (\$)	Expenditure to date (\$)	Status
2006 Waterfront Concept Plan	Sep 2006	MVH Urban & Design Inc.	Council Contingency Fund	11,000	10,896	Complete
2006 Waterfront Concept Plan Presentation	Sep 2006	MVH Urban & Design Inc.	Planning	(from overall planning budget)	1,030	Complete
Highway 7 Mission Eastern Bypass Concept Planning and Design Study	Feb 2008	Urban Systems	DCC & Stabilization Reserve Fund	45,000	42,000	Complete
Waterfront & Brownfield Redevelopment Study Technical Overview	Sep 2009	Aplin & Martin Consultants Ltd.	Community Work Gas Tax Fund	150,000	139,000	Complete
Subtotal (funds not carried forward)				206,000	192,926	
Waterfront Market and Feasibility Study (Phases I through IV)	Feb 2010		Gaming Reserve Fund	200,000		
- Phase I – Market Analysis	Aug 2010	Ground Control Enterprises Ltd. & Cotter Architects Inc.			77,094	Complete
- Phase II & III – Financial Analysis and Land Defragmentation Strategy	Jun 2011	Cotter Architects Inc.			115,418	Complete
- Phase IV – Implementation Strategy	Pending	Cotter Architects Inc.	Stabilization Reserve Fund (Budget Increase)	20,184*		Pending
Waterfront Support Budget**	Jan 2011			55,000	26,511	On-going
Subtotal				275,184	219,023	
Grand Total				481,184	411,949	

* An increase in the Waterfront Market and Feasibility Study budget of \$20,184 is needed to complete Phase IV.

** The Waterfront Support Budget was established to offset internal costs that the District could incur when facilitating the completion of the waterfront market and feasibility. The costs include staff overtime, advertising and printing, consulting services, meals and travel allowances.

APPENDIX 2



Patrick Cotter, MAIBC, AIA Principal

As Principal of Cotter Architects since 1995, Patrick Cotter has established a reputation for the design of unique master planned communities and skillfully managing the public information and municipal approval processes.

Mr. Cotter provides overall leadership to the project team through all phases of the process and is primarily responsible for communications with clients, the public and municipal staff.

Education	Bachelor of Architecture, University of British Columbia (1990) Bachelor of Arts, Simon Fraser University (1988)	
Memberships	Member, Architectural Institute of British Columbia Member, American Institute of Architects Mayor's Committee on Investment and Job Creation, Surrey, BC Mayor's Red Tape Reduction Advisory Committee, Surrey, BC	
Recent Awards	FVREB Commercial Building Awards, Award of Excellence, May 2011 REBGV Best of Commercial Building Awards, Merit Award, September 2010 Wood First Champion, Province of British Columbia, February 2010 Royal City Builders 'People's Choice in Modern Development', September 2009	
Relevant Project Experience	<p>London Landing Master Plan RICHMOND, BC A complete, pedestrian-oriented waterfront community that captures the maritime industrial past of historic Steveston.</p> <p>Parc Riviera Master Plan RICHMOND, BC A 19-acre waterfront community that features a broad mix of housing types and a high degree of public amenity.</p> <p>Steveston Harbour Master Plan DELTA, BC A master planned community of the Steveston Harbour Authority Lands totalling 42 acres.</p> <p>Southlands Master Plan DELTA, BC An vibrant master plan featuring an array of housing types over 107 acres, and centered around a lively neighbourhood square.</p>	<p>Quattro Master Plan SURREY, BC A multi-phase development covering 11 acres over 2 city blocks and designed to act as a catalyst to transform the area.</p> <p>Cloverdale West Village SURREY, BC An 8-acre master planned community including a central market plaza, street-oriented retail, and a range of commercial and residential building types.</p> <p>Urban Village SURREY, BC A 10-acre site in the Surrey City Centre with residential units and a complement of neighbourhood commercial uses.</p> <p>Residential Care Renewal SAANICH, BC A complete community that will replace obsolete beds in the area with over 320 units of seniors housing.</p>
Other Project Experience	<p>East Village Master Plan, Township of Sumas Village Master Plan, Sumas, BC Langley, BC Ultra, Surrey, BC Civic, Surrey, BC Holland Pointe, Surrey, BC Park Avenue, Surrey, BC</p>	<p>The Uptown, New Westminster, BC Marquis Grande, Burnaby, BC The Parc, Coquitlam, BC Remy, Richmond, BC Edgewater Casino, Vancouver, BC Park Place, San Diego, CA Onyx, Tempe, AZ</p>