



The **Minutes** of the **Economic Development Select Committee** meeting held via videoconference on Wednesday, February 9, 2022 commencing at 8:00 a.m.

Members Present: Edgar Sarfeld, Vinegar Hill Consulting, Chair
Celine Dauphney, Urban Valley Transport Ltd.
Chris Hartman, Polygon Homes Ltd
Paul Horn, Mayor
Ethel Lariviere, MBI Dominion Lending Centres
Naomi McAleer, CFV Transload
Ayissi Nyemba, EMKAO Foods Inc.
Oliver Perez, MultiTrends Itnet Services Inc.
Glen Robertson, Member at Large
Ken Stenerson, Evergreen Ventures Ltd.
Craig Toews, University of the Fraser Valley

Others Present: Stacey Crawford, Director of Economic Development
Mike Dickinson, Manager of Long Range Planning & Special Projects
Jag Gill, Councillor
Arthur Kastelein, Senior Infrastructure Planning Engineer
Barclay Pitkethly, Deputy Chief Administrative Officer
Gerald Schlesiger, Project Manager, Waterfront Masterplan
Mike Younie, Chief Administrative Officer
Krista De Sousa, Administrative Assistant

1. CALL TO ORDER

The Chair called the meeting to order at 8:00 a.m.

2. ADOPTION OF AGENDA

Moved and seconded,

That the agenda of the Economic Development Select Committee meeting held on February 9, 2022 be approved as circulated.

CARRIED

3. MINUTES FOR APPROVAL

Moved and seconded,

That the minutes of the November 10, 2021 meeting of the Economic Development Select Committee be approved.

CARRIED

4. INFORMATION REPORT

(a) Minutes of the Tourism Sub-Committee Meeting

The minutes of the Tourism Sub-Committee meeting held on Tuesday, November 9, 2021 were received as information.

(b) Tourism Update

G. Robertson provided an update on the completion of the tourism strategic plan. The Manager of Tourism will provide a more detailed overview at the next EDSC meeting.

5. NEW BUSINESS

(a) Transportation Master Plan Presentation

The Senior Infrastructure Planning Engineer provided a presentation summarizing the purpose, planning process, goals, framework, and long-term vision of the Transportation Master Plan.

Additionally, further detail was provided on the following four main focus areas of the Plan:

- Active Transportation, including pedestrian and cycling networks, and trails and pathways;
- Transit, including updates to the transit network, and enhancements to services and user experiences including West Coast Express;
- Goods Movement, including updates to the goods movement network, potential for a downtown truck bypass, and consideration of alternatives to the road networks including rail and marine; and
- Driving, including the development of a multi-modal street network, improvement of long-term road strategies, major road network improvements, recommendations and safety improvements related to the Lougheed Highway corridor, and a pavement rehabilitation plan.

Prior to the commencement of discussion, Ken Stenerson declared to the Committee that he is a property owner in the immediate area of the road planned from Cedar Valley to Silverdale, which is addressed in the Transportation Master Plan, and asked if it was felt that he may be in potential position of conflict. The Committee decided that Mr. Stenerson was in no conflict and the Chair stated that he may participate in the discussion on this item.

Discussion ensued, and the Committee provided comments regarding the Transportation Master Plan including:

- The need for effective planning and significant upgrades to truck transportation networks, in conjunction with other municipalities, to address the growing area regionally to avoid congestion and facilitate the movement of goods;
- The need for targets related to a bypass and connective transportation corridors between the waterfront and downtown Mission and MOTI's participation in this;

- Providing provisions in the Plan for electric vehicles;
- The amount and placement of primary access points in the Central Neighbourhood Plan area to the Loughheed Highway and the potential need to placemark another interchange location in the Chester Street area;
- The importance of the east-west road system to accommodate traffic flow between growing residential areas in Cedar Valley and the Silverdale area; and
- Priority on the development of arterial routes prior to community residential areas.

In response to the Committee's comments, staff noted that:

- The Transportation Master Plan takes into consideration the Waterfront development area for public transportation, identifying it as a potential node, and the potential for a port facility; and
- MOTI has committed to undertaking more analysis on traffic implications in relation to the Waterfront Masterplan.

The Senior Infrastructure Planning Engineer left the meeting at 8:45 a.m.

6. RESOLUTION TO EXCLUDE PUBLIC AND IMMEDIATELY CONVENE INTO CLOSED SESSION

(a) Moved and seconded,

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

- 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.
- Section 90(1)(a) of the Community Charter – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

(b) That the public portion of this meeting be recessed until all closed items of business are dispensed with.

(c) That the Committee immediately resolve into the closed portion of their meeting.

The meeting convened into a closed session at 8:47 a.m.

7. RECONVENE

The meeting reconvened at 9:36 a.m.

8. CONTINUATION OF NEW BUSINESS

(a) Waterfront Update

The Project Manager - Waterfront Masterplan provided an update on the waterfront development project which included information related to:

- The preferred land use plan, including a summary of each section of land related to its intended use including those designated for employment lands;
- Road networks, including the identification of Mershon Street as a main corridor in the long-term land use plan, and the establishment of a grid-style road network with elimination of the “S curve” at Glasgow Avenue and Mershon Street;
- A review of current policies and their connection to the waterfront development area; and
- Plans related to highway and transportation corridors, including discussions with MOTI regarding long term improvements and improved access from Lougheed Highway and Highway 11 to the Junction Mall.

Additionally, the Project Manager – Waterfront Masterplan stated that public engagement opportunities related to the project have went well, and noted that the final version of the land use plan will be presented to Council on March 14, 2022.

Discussion ensued, and the Committee asked questions regarding relocation plans for existing businesses in the areas designated for residential use in the land use plan.

In response, the Project Manager – Waterfront Masterplan confirmed that staff are considering how to best accommodate business relocation where required, and noted that as this area will require floodproofing remediation, the businesses that wish to remain will be required to bring their land into compliance.

(b) Economic Development Office – 2022 Operational Focus

The Chair provided information highlighting the fourteen objectives for the Economic Development department for 2022 and the corresponding timeframe for completion.

9. ROUNDTABLE

No roundtable discussion took place at this meeting.

10. NEXT MEETING

March 9, 2022 at 8:00 a.m., meeting format to be confirmed.

11. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 9:52 a.m.