

To: Chief Administrative Officer **Date:** July 4, 2022
From: Gerald Schlesiger, Project Manager
Subject: **Resolution to Endorse - Waterfront Revitalization Master Plan June 2022**

Recommendation

That Council endorse the Waterfront Revitalization Master Plan (WRMP) dated June 2022.

Purpose

The WRMP is a living document and is to be updated as new ideas, new initiatives, programs, and policies are adopted that influence the WRMP. Since its introduction on May 2, 2022 a few events have occurred and the attached WRMP dated June 2022 provides an update for formal endorsement by Council. The Resolution serves to notify all parties of the most current official version the plan.

Background

The WRMP of June 2022 is brought forward as an update to its status following further proofing of the document, receipt of ancillary supporting documents, and further input.

The WRMP was developed in 3 Phases. Phase 1 involved background research and analysis, and acquiring community input on the values and principles to guide the character of the plan. Phase 2 involved creating three Concept Plans based on the background information and public input. One concept plan emphasized the working relationship with the river, the second plan emphasised the relationship with Downtown, and the third concept plan emphasized a distribution of specialized activity Hubs. All three concept plans respected the existing land use of the Mission Raceway. It was recognized that the operational and functional attributes of the Raceway would become clearer over time.

Throughout the process, the Waterfront Team was open to receiving input and each phase included its own public engagement sessions. Meetings were held with First Nations, landowners, stakeholders, the Advisory Committee, the public, community committees, Council and City staff. Online communications to the public included updates through the City's project page (engage), social media publications, and an interactive StoryMap. Overall, all three public engagement phases received in excess of 12,500 website visits and 1,600 survey responses, along with hundreds of webinar and workshop attendees.

A Preferred Land Use Plan was presented before Council on December 20th. Council endorsed the Preferred Land Use Plan and directed staff to engage in continuous consultation with landowners to further improve the depiction of a viable and vivid Land Use Plan. Following additional meetings, input and further engineering, economic, and environmental analysis, a revised Preferred Land Use Plan was presented to Council on March 21, 2022.

The Preferred Land Use Plan served as the basis for the May 2, 2022 introduction of the Official Community Plan (OCP) Amending Bylaw 6095-2022-5670(33). The bylaw amendment facilitates bringing the WRMP into the OCP as a Reference Plan for the Waterfront Comprehensive Planning Area designation. Following first reading, the LAN 47 referral letters were sent to the respective agencies, including the School District, in keeping with the provisions of the *Local Government Act*. The response to the LAN 47 letters was presented to Council on June 6th when the bylaw received second reading. A Public Hearing was held on June 20, 2022, followed by third reading. On, July 4th the bylaw will be considered for final adoption.

Discussion and Analysis

The WRMP emphasises a connection with the river for both employment and recreational purposes. It focuses on enhancing employment opportunities west of the CPR Bridge, re-establishing the community's relationship with the river, and reinforcing the role of Mission's historic Downtown. It balances residential, commercial and industrial uses while protecting environmentally sensitive areas and creating open spaces.

Public Hearing

Public discussion at the OCP Amending Bylaw 6095-2022-5670(33) public hearing reinforced the direction to have the WRMP serve as a Reference Plan for the waterfront lands. The public raised issues about the plan's implementation, its geographic boundaries, refinements to land uses, traffic management, connectivity to schools, train noise, open spaces, and the land economics. As a Reference Plan, the WRMP facilitates continued community participation and idea-sharing. It has the flexibility for ongoing refinement while reinforcing the foundational principles and priorities set by Council. It may also be updated by Council Resolution to incorporate and respond to opportunities as they arise.

Updates

Since presenting the WRMP to Council on May 2nd, several events have occurred. These events maintain and add to the overall integrity and intent of the WRMP. The events include further proofing of the WRMP document and receipt of ancillary supporting documents. They include:

- 1) Cross tabulation of the land use designations with the physical land masses to inform the land economic analysis;
- 2) Confirmation that the ownership of the dike west of the CPR bridge is in private ownership;
- 3) Review of the *Local Government Act* and its provisions and mechanisms for funding civic infrastructure including dikes;
- 4) A review of the state of Mission's dikes;
- 5) The conclusion of the Transportation Master Plan; and
- 6) Correcting typographical errors and a text amendment limiting residential development beside Mission Raceway. The text amendment is in keeping with the original intent. It maintains residential uses in the "Innovative Employment" designation for those areas east of the Mission Bridge.

The updated information shifts and adds to the perspectives on the strategies to facilitate implementation of the WRMP. For example, the report on the state of Mission's dikes has

expanded the focus of flood protection beyond the Fraser's freshet events. Consideration of ground water flows stemming from atmospheric rivers and the capacity of the infrastructure to deal with these flows adds a new dimension to flood protection.

As a living document, the WRMP's vision will become more tangible as traction is gained on its implementation. All information is assessed on the strategic direction set by Council to enhance the Social & Community, Culture & Arts, Environmental & Health, Employment, and Economic priorities of the City. This includes the influence of current and forthcoming policies captured in internal and external studies such as:

- Master Infrastructure Strategy (MIS)
- Mission Mobility 2050: City of Mission Transportation Master Plan
- Parks, Trail, and Bicycle Master Plan (2009)
- Parks, Recreation, Arts & Culture, Fraser River Heritage Park, & Centennial Park Master Plans (2018)
- BC Transit: Local Area Transit Plan
- Port of Vancouver: The Vancouver Gateway Strategy 2030
- Fraser Valley Regional District – Regional Growth Strategy: Fraser Valley Future 2050
- Employment Lands Strategy: 2021 – 2041
- City of Mission Affordable Housing Strategy: 2022
- Environmental Charter: Mission's Plan for Environmental Sustainability
- District of Mission, Community Energy and Emissions Plan, January 2012

Mission's aspirations for the waterfront are communicated in the WRMP. Current and future landowners may assess their options and plan their involvement accordingly. It is the landowners that will be the catalyst for revitalization with government providing a balanced measure of support.

With endorsing the June 22 WRMP as a Resolution, it will reduce Developer risk and the focus toward implementation will be refined. Senior levels of government recognize the City's commitment to the future, staff have the guidance to focus on the priorities, and everyone can assess waterfront land use proposals in the context of the input received by the community during the planning process.

In the spirit of transparency, continued updates to the WRMP can be expected as the revitalization of the waterfront advances. These will be brought to Council to ensure a 'check and balance' feedback loop is maintained. The foundational principles of the WRMP remain strong and the acceptance to evaluate new findings and new ideas are an integral part of the planning process.

Council Goals/Objectives

The WRMP aligns with Council's 2018-2022 Strategic Plan with respect to:

3. Bold Economic Development Priority Actions

- 3.1 Waterfront Development
 - Undertake waterfront pre-development planning
 - Develop a roadmap and preliminary business case (feasibility assessment) for waterfront planning

4. Livable Complete Community Goals

- To develop distinct neighbourhoods and a livable community
- To be an attractive community for living, working and playing
- To the greatest extent possible meet the social, cultural and physical needs of the community

The WRMP aligns with the intentions of OCP Bylaw 5670-2017 Waterfront Comprehensive Planning Area with respect to:

- Establish a pedestrian-oriented precinct along the waterfront with a continuous walkway, viewpoints, commercial uses, public art, interpretive features, and other dynamic urban elements
- Revitalize the waterfront, restore and enhance riparian areas, and provide public access to the river as part of Experience the Fraser
- Encourage high-density, affordable residential development, integrated with service commercial uses
- Encourage the development of pedestrian-friendly infrastructure as new development takes place.

Endorsement of the WRMP by Resolution brings fruition to the intentions.

Financial Implications

There are no financial implications with this report.

Communication

A Press Release will be issued to publicize endorsement of the WRMP to upon passage of the Council Resolution.

Summary and Conclusion

It is recommended that Waterfront Revitalization Master Plan dated June 2022 be endorsed by Resolution of Council. The resolution serves to notify all parties of the most current version of the plan.

Report Prepared by: Gerald Schlesiger, Project Manager

Reviewed by: Stacey Crawford, Director of Economic Development

Approved for Inclusion: Mike Younie, Chief Administrative Officer

The Waterfront Revitalization Master Plan has been distributed to Council under a separate cover. The Plan can be viewed online via <https://engage.mission.ca/waterfront>.