



## MINUTES - SPECIAL COUNCIL MEETING

June 8, 2022, 8:00 a.m.

Council Chambers

8645 Stave Lake Street, Mission, BC

Council Present: Mayor Paul Horn  
Councillor Cal Crawford  
Councillor Jag Gill  
Councillor Carol Hamilton  
Councillor Danny Plecas

Council Absent: Councillor Mark Davies  
Councillor Ken Herar

Staff Present: Mike Younie, Chief Administrative Officer  
Barclay Pitkethly, Deputy Chief Administrative Officer  
Stacey Crawford, Director of Economic Development  
Mike Dickinson, Manager of Long-Range Planning  
Doug Stewart, Director of Finance  
Krista De Sousa, Economic Development Assistant

Economic Development  
Select Committee  
Members Present: Ed Sarfeld, EDSC Chair / Vinegar Hill Consulting  
Jack Davidson / Member-at-Large  
Judy Farhat / Western Canadian Properties Group  
Chris Hartman / Polygon Homes Ltd.  
Ethel Lariviere / Dominion Lending Centres  
Naomi McAleer / Central Fraser Valley Transload  
Oliver Perez / MultiTrends Itnet Services Inc.  
Glen Robertson / Member-at-Large  
Ken Stenerson / Evergreen Ventures Ltd.

### 1. CALL TO ORDER

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

## 2. **ADOPTION OF AGENDA**

### **SC22-004**

Moved by Councillor Crawford

Seconded by Councillor Hamilton

RESOLVED:

That the June 8, 2022 Special Council Meeting agenda be adopted.

CARRIED

## 3. **NEW BUSINESS**

### **a. Economic Development Select Committee Recommendations – Employment Lands Strategy (ELS)**

A report dated June 8, 2022 from the Director of Economic Development regarding recommendations from the Economic Development Select Committee (EDSC) related to the draft Employment Lands Strategy (ELS) was provided for Council's consideration.

EDSC members, Ed Sarfeld, Ethel Lariviere, and Jack Davidson, provided a presentation regarding the draft ELS which included the following information:

1. The guiding principles that were used in the creation of the Strategy, including:
  - that employment lands must be protected and expanded;
  - that different land use policies be utilized for different employment opportunities;
  - the importance of local retail retention; and
  - growing employment opportunities through institutional linkages.
2. How the Strategy relates to Council's strategic objectives, particularly:
  - *Bold Economic Growth*, that the City will aggressively target new business and investment opportunities that will provide employment for residents, encourage growth, and diversify the tax base.
3. The growth context that was applied to the Strategy, including:
  - background analysis and findings which considered population, existing and future employment land base, current and future employment demand, diversification of the tax base, assessment of future land needs, future local job requirements, and regional industrial land demand.

4. The Committee's recommendations to Council, which were devised to reduce dependency on the residential tax base, provide increased local employment, and facilitate informed future land-use decisions, including:
  - the undertaking of an analysis to determine institutional employment opportunities focusing on educational services, healthcare and social services, art, entertainment, recreation, and public administration;
  - the creation of a municipal development corporation to accelerate land development activities that supports employment generation;
  - the completion of an economic land use analysis, specific to employment generation potential on new land use projects; and
  - the development of a major project and policy matrix with key performance indicators for major municipal initiatives to improve cross-departmental efficiencies.

Additionally, the Committee presented information regarding an employment lands inventory analysis specifically related to the Special Study Area, Silverdale Comprehensive Planning Area, Waterfront, and future employment areas in the Cedar Valley and Hatzic areas. Particular points noted were:

- that sufficient local-serving retail and commercial employment nodes within residential planned neighbourhoods should be ensured;
- that employment uses should be protected and preserved in the waterfront, downtown, and Lougheed Highway corridor through policy updates;
- that preliminary studies be undertaken in regard to the potential of unlocking employment generating uses in both the Hatzic and Special Study Area focusing on access to infrastructure and services, traffic, and flood protection; and
- that opportunities in the industrial resource sector be investigated in correlation with future uses for employment lands.

Council expressed their unanimous support for the completion of an Employment Lands Strategy and noted that it will be an important document to be used in guiding Mission for years to come and will provide a foundation for other efforts to be built upon.

Discussion ensued regarding future development in the Lougheed Corridor area related to the preservation of commercial land and the determination of employment uses, the opportunity for institutional and healthcare land use in the Silverdale area beyond the Central Neighbourhood Plan area; particularly the west neighbourhood and the south and highway-oriented areas, and the

purposeful consideration of employment density and value related to land use projects that meet service gaps in the community.

On behalf of Council, the Mayor thanked the Committee members for their ongoing participation and commitment, and acknowledged Mr. Sarfeld for his service as the Committee Chair for the last two terms.

**SC22-005**

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

That Council include the following Economic Development Select Committee recommendations in the Employment Lands Strategy:

1. Institutional Linkages to Employment: Undertake additional analysis to determine institutional opportunities focusing on educational services, transit, health care and social services, arts, entertainment, recreation, and public administration;
2. Development Corporation: Institute a municipal development corporation to accelerate land development activities that supports employment generation;
3. Complete economic analysis on land use specific to employment generation potential on new land use projects; and
4. Major Project & Policy Development Matrix: Develop a matrix with key performance indicators for major municipal initiatives to improve cross-departmental awareness.

CARRIED

**SC22-006**

Moved by Mayor Horn

Seconded by Councillor Crawford

RESOLVED:

That a timeline be established and included in the final Employment Lands Strategy document regarding the secondary steps to be taken related to the economic analysis on land in the areas noted in the draft document.

CARRIED

**4. ADJOURNMENT**

**SC22-007**

Moved by Councillor Crawford  
Seconded by Councillor Hamilton

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:08 a.m.

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PAUL HORN  
MAYOR

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BARCLAY PITKETHLY  
DEPUTY CHIEF ADMINISTRATIVE  
OFFICER