



STAFF REPORT

To: Regional and Corporate Services Committee

Date: 2026-04-09

From: Elias Ross, Environmental Services Coordinator

Subject: Relocation of the Mission Air Quality Monitoring Station

Reviewed by: Lance Lilley, Manager of Environmental Services
David Urban, Deputy Director of Regional Services
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RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to enter into a Licence of Occupation with the Mission School District No. 75 for the relocation of the air quality monitoring station to 7684 Stave Lake Street, Mission.

BACKGROUND

The Fraser Valley Regional District (FVRD), in partnership with Metro Vancouver, operates an air quality monitoring network that collects air quality data used to identify trends and conditions and to issue air quality warnings. The network, which extends throughout the Lower Fraser Valley airshed, includes over 30 regulatory monitoring stations extending from Horseshoe Bay to Hope, strategically distributed to measure and respond to air quality concerns across the airshed. Six of these stations are located within the FVRD: two in Abbotsford and one each in Chilliwack, Mission, Agassiz, and Hope.

Since its installation in 2013, the Mission air quality monitoring station has been located at 32939 7th Avenue, on School District No. 75 (Mission School District) property at the edge of the workyard of Mission Senior Secondary School (Figure 1). Expansion of the school into the area occupied by the workyard has required relocation of the monitoring station.

Staff with the FVRD and Metro Vancouver have undertaken a process to identify potentially suitable relocation sites using technical criteria established for siting a station within the monitoring network, including proximity to population centres, representative ambient air conditions, appropriate distance from localized emission sources, and the availability of necessary infrastructure such as power, unobstructed sensors, and site access. This site selection process was conducted throughout 2025 and a new location was identified.



Figure 1. FVRD's Mission Air Quality Monitoring Station, located on the edge of the workyard at Mission Senior Secondary School, 2013-2026.

DISCUSSION

With assistance from the Mission School District, a new suitable site for the Mission air quality monitoring station was identified on a school district property at 7684 Stave Lake Street, Mission, near Heritage Park Middle School (Figure 2). In addition to meeting the technical criteria, the site is located less than 1.5 km from the previous site, helping to keep data comparable. This proximity is essential for maintaining data continuity and for long-term air quality trends.



Figure 2. Relocation site for the Mission Air Quality Monitoring Station.

The air quality monitoring station was able to be physically relocated to the new location because it is a modular unit, so construction of a new station was not needed. The relocation still requires site preparation, transportation, electrical connections, and a building permit. This process is underway. After the new station is located, fencing will be installed around the structure and air quality educational signage will be added to the site.

The new station is expected to be operational before the end of May 2026.

A **Licence of Occupation for the FVRD's air quality monitoring station** at 7684 Stave Lake Street, Mission, is required between School District No. 75 (the Licensor) and the FVRD (the Licensee). It will be for a ten-year term expiring in 2036.

COST

The total cost for relocation of the station is expected to be \$70,000, within the amount budgeted for this project in the 2026 Regional Air Quality budget (401).

CONCLUSION

The FVRD is relocating the Mission air quality monitoring station from Mission Senior Secondary to the property near Heritage Park Middle School at 7684 Stave Lake Street, Mission. This move will provide a new long-term home for the Mission air quality station. Site preparation is underway and the new station will be operational later this spring. A new Licence of Occupation with the Mission School District is required.