

**MINUTES** of the **REGULAR MEETING** of the **COUNCIL** of the **DISTRICT OF MISSION** held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on May 16, 2011 commencing at 6:30 p.m.

Council Members Present: Mayor James Atebe  
Councillor Terry Gidda  
Councillor Paul Horn  
Councillor Danny Plecas  
Councillor Mike Scudder  
Councillor Jenny Stevens  
Councillor Heather Stewart

Staff Members Present: Glen Robertson, Chief Administrative Officer  
Paul Gipps, Deputy Chief Administrative Officer  
Jennifer Russell, Legislative Assistant  
Tina Mooney, Administrative Assistant

## 1. PROCLAMATIONS

RC11/276  
MAY 16/11

### **May 2011 as “Falun Dafa Month” BC Falun Dafa Association**

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That the request from the BC Falun Dafa Association dated April 20, 2011 to proclaim May 2011 as “Falun Dafa Month” be received as information.

OPPOSED: Councillor Stevens

CARRIED

RC11/277  
MAY 16/11

Moved by Councillor Stevens, seconded by Councillor Stewart, and

RESOLVED: That May 2011 be proclaimed as “Falun Dafa Month” within the District of Mission; the District to assume no costs related thereto.

OPPOSED: Councillor Gidda  
Councillor Horn

CARRIED

## 2. DELEGATIONS AND PRESENTATIONS

RC11/278  
MAY 16/11

### **Barbara Fehrmann**

#### **Re: Petition to Council to make no exceptions to Zoning Bylaw to allow additional Drive-Thrus**

Ms. Barbara Fehrmann appeared before Council to present a petition with 794 signatures asking that the District’s current zoning bylaw be adhered to as far as not allowing any additional drive-thrus in the community.

Ms. Fehrmann asked that Council continue to consider the health, safety, social needs and environmental issues of the community, and not be influenced by pressure from developers to make exceptions.

Mayor Atebe thanked Ms. Fehrmann for the information and petition.

RC11/279  
MAY 16/11

**John Schnablegger, SCR Manager of Programming, Partnerships and Planning, Ministry of Transportation and Infrastructure**  
**Re: Strategic Review of Transit in the Fraser Valley**

Mr. John Schnablegger, SCR Manager of Programming, Partnerships and Planning with the Ministry of Transportation and Infrastructure, appeared before Council to provide an overview of the Ministry's strategic review of transit in the Fraser Valley.

Mr. Schnablegger stated:

- The study was done in partnership with the Fraser Valley Regional District, BC Transit, and TransLink, was completed approximately 5 to 6 months ago and is now moving into the implementation phase.
- The purpose of the study was to determine current and future transit travel needs in the Fraser Valley; to develop and assess transit service options to meet those needs, and to develop a transit vision and 20 year strategy to guide transit planning and investments for the Fraser Valley.
- The Fraser Valley generates close to 800,000 trips daily, only 1% of which is by transit. This has remained relatively unchanged since 1994.
- Only 15% of Mission's trips are outside Mission, although the perception is that there is a tremendous amount of in and out traffic.
- The study identified challenges with the existing transit system, and found that the Fraser Valley has the lowest level of funding in Canada, per capita.
- It costs approximately \$10 million/year for the system to operate, with funding from three main sources: Provincial subsidy (47%), property taxes (27%) and fares (26%).
- The Ministry sourced transit strategies from other similar sized communities at a national level and found that a mixture of services, such as community and rapid transit, are needed to support local, regional and inter-regional travel demands.
- Essential to any transit strategy is acknowledging that land-use plays a major role in promoting ridership, and communities that promote higher densities will develop ridership that can maintain a more cost-effective transit service.
- The long term vision for local transit includes a hierarchy of local transit services in all the major communities, and rapid bus and frequent transit on major corridors serving existing and planned growth areas with conventional and community transit services offered in lower density areas.
- The study also included a rail analysis which found that:
  - 40% of the existing West Coast Express passengers are from Abbotsford,
  - there would only be modest additional ridership with extension of the service, and
  - the cost per ride and per service hour is prohibitively high compared to other regional bus service options.
- The transit strategy over the next 20 years is to see a significant increase in local, regional and inter-regional services, greater investment in transit, and a greater scale, density and mixture of uses to enable attractive transit services.

- The strategy in the next 5 years is to look at the commitment to the scale, mixture and density of land uses concentrated along frequent transit corridors. Further discussion is needed to plan increases and restructuring of existing transit services toward the vision, to explore alternative funding arrangements to significantly boost transit resources, and to examine a framework for operating and maintaining regional and inter-regional services.

Council expressed concern about the level of community involvement in the strategic review, getting the information out to the general public, the lack of service between municipalities, and sustainable funding of improved transit service.

Mayor Atebe thanked Mr. Schnablegger for the information.

Moved by Councillor Plecas, seconded by Councillor Scudder, and

RESOLVED: That the delegation be received.

CARRIED

### 3. ADOPTION OF INFORMATIONAL ITEMS

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the following items be received as information:

- (a) minutes of the Economic Development Select Committee meeting held on March 17, 2011;
- (b) draft minutes of the Economic Development Select Committee meeting held on April 21, 2011; and
- (c) minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on April 14, 2011.

CARRIED

### 4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That Council now resolve itself into Committee of the Whole.

CARRIED

### 5. PLANNING

Councillor Stewart assumed the Chair.

#### **Rezoning Application R06-023 (Holman) – 8980 East Edwards Street and 8977 West Edwards Street – Request for Extension**

Moved by Councillor Plecas, and

RECOMMENDED: That a 12 month extension be granted to Rezoning Application R06-023 (Holman) for the properties located at 8980 East Edwards Street and 8977 West Edwards Street to enable the applicant to complete the outstanding zoning requirements.

RC11/280  
MAY 16/11

RC11/281  
MAY 16/11

RC11/282  
MAY 16/11

CARRIED

RC11/283  
MAY 16/11

**Adoption of Rezoning Application R10-008 (Toor/McPherson) – 8186 and 8228 Nelson Street and 31576 Kenny Avenue, and Excerpt from the Minutes of the Public Hearing held on July 26, 2010 and Staff Report dated June 21, 2010**

A report from the Planner dated May 16, 2011 regarding Rezoning Application R10-008, along with an excerpt from the minutes of the Public Hearing held on July 26, 2010 and a copy of the related staff report dated June 21, 2010 were provided for the Committee's information as background information for consideration of the adoption of Zoning Amending Bylaw 5144-2010-5050(12).

RC11/284  
MAY 16/11

**Excerpt from the Minutes of the Public Hearing held on February 28, 2011 and Staff Reports dated February 7 and April 18, 2011**

An excerpt from the minutes of the Public Hearing held on February 28, 2011 and copies of the related staff reports dated February 7 and April 18, 2011 were provided for the Committee's information as background information for consideration of the adoption of Zoning Amending Bylaw 5194-2011-5050(33).

**6. ENGINEERING AND PUBLIC WORKS**

Councillor Gidda assumed the Chair.

RC11/285  
MAY 16/11

**Award of Contract No. 2011-005 – Clegg Street, 14<sup>th</sup> Avenue and North Railway Avenue Storm Sewer Works**

Moved by Mayor Atebe, and

RECOMMENDED:

1. That Contract No. 2011-005 (Clegg Street/14<sup>th</sup> Avenue and North Railway Avenue Storm Sewer Works) be awarded to the low bidder, Mission Contractors Ltd., at their tendered prices of \$159,348.39 and \$102,544.40 plus the inclusion of Provision Unit Rates in the amount of \$121,301.27 for a total of \$415,245.30, which includes adjusted HST at 1.75% and 5% internal administration fees as well as \$30,000 contingency; and
2. That the budgets for Clegg Street/14<sup>th</sup> Avenue and North Railway Avenue be amended to fund the provisional works by transferring \$54,500 from the North Railway Avenue budget to the Clegg Street/14<sup>th</sup> Avenue budget and that an additional \$40,000 be transferred from #42345 'General Drainage' to the Clegg Street/14<sup>th</sup> Avenue budget.

CARRIED

RC11/286  
MAY 16/11

**Fraser Valley Shopping Centres (SmartCentres) Development – Subdivision Control Bylaw Variances**

Moved by Councillor Horn, and

RECOMMENDED: That Development Variance Application DV11-004 (SmartCentres) to vary District of Mission Subdivision Control Bylaw No. 1500-1985 as follows:

1. Schedule "A" Required Highway Widths, Commercial/Industrial:
  - (a) Highway Width from 20 meters to 18 meters, and
  - (b) Travelled Portion Width from 12 meters to 10.5 meters.
2. Typical Road Section Major Collector Standard R -5;
  - (a) Asphalt thickness from 75mm to 100mm, and
  - (b) Base Granular thickness from 150mm to 300mm.
3. Section 23, Subdivision Approval – with Development Agreement varied in its entirety to read:

"Section 23, Subdivision Approval – with Ministry of Transportation and Infrastructure Servicing Agreement or Permit

The Approving Officer may approve a subdivision plan prior to installation of the Works required to serve the proposed subdivision, where the Owner of the land being subdivided deposits with the Ministry of Transportation and Infrastructure a letter of credit in a form acceptable to the Ministry of Transportation and Infrastructure or cash in the amount agreeable to Ministry of Transportation and Infrastructure as the cost of constructing and installing all Works required to serve the proposed subdivision."

4. Section 26, Completion of the Works varied in its entirety to read:

"Section 26, Completion of the Works

The Ministry of Transportation and Infrastructure shall not issue a Certificate of Completion of the Works until:

- (a) The Works have been certified by the Owner's Engineer as complete and constructed in accordance with the specification's and requirements contained within the Ministry of Transportation and Infrastructure works Drawing No. A10-05-0515/B, prepared by Wedler Engineering.
- (b) The Owner has deposited with the Ministry of Transportation and Infrastructure for the District of Mission records:
  - (i) One set of transparencies of the drawings showing the works as actually constructed, certified correct by the Owner's Engineer, said drawings to be in a form acceptable to the Municipal Engineer; and
  - (ii) Service connection record cards supplied by the Municipality and completed by the Owner's Engineer showing the location of the sewerage, drainage and water service connections; and

(c) The Ministry of Transportation and Infrastructure has inspected the Works and notified the Owner and the Municipality in writing of their completion to their satisfaction in accordance with the specification's and requirements contained within the Ministry of Transportation and Infrastructure works Drawing No. A10-05-0515/B, prepared by Wedler Engineering."

5. Section 27, Acceptance of the Works varied in its entirety to read:

"Section 27, Acceptance of the Works

The Ministry of Transportation and Infrastructure shall not issue a Certificate of Acceptance of the Works until Owner has:

- (a) Maintained the Works in complete repair for a period of one (1) year from the date of completion thereof as certified by the Ministry of Transportation and Infrastructure.
- (b) Remedied and defects in the Works appearing within a period of one (1) year from the date of completion thereof and paid for any damage to other works or property resulting from such defects."

6. Section 29, Fees varied in its entirety to read:

"Section 29, Fees

The Owner shall pay to the Municipality all applicable fees payable under this Bylaw as set out in Schedule "D" hereto prior to receiving final approval of the subdivision by the Approving Officer other than and specific to Engineering Administration Fee, the Owner shall pay the minimum Engineering Administration Fee plus HST."

be approved.

CARRIED

RC11/287  
MAY 16/11

### **Horse Riders Cautionary Signs**

Moved by Councillor Scudder, and

RECOMMENDED:

1. That cautionary Horse Riders signs be installed on the appropriate higher traffic through roads; and
2. That staff draft a policy with the Traffic Safety Committee that establishes criteria or warrants for the placement of cautionary Horse Rider signs where appropriate including the Manzer/Silverdale/Wolfe Street area.

CARRIED

RC11/288  
MAY 16/11

### **Public Consultation on Updated Fraser Valley Regional District Solid Waste Management Plan**

A report from the Environmental Coordinator dated May 2, 2011 regarding the public consultation process for the updated Fraser Valley Regional District Solid Waste Management Plan was provided for the Committee's information.

RC11/289  
MAY 16/11

### **Green Bin Rollout Communication Plan**

A report from the Environmental Coordinator dated May 5, 2011 regarding the Green Bin Rollout communication plan was provided for the Committee's information.

RC11/290  
MAY 16/11

### **LATE ITEM (Verbal) – Roadside Brush Clearing**

Moved by Councillor Horn, and

RECOMMENDED: That staff provide a report with the following information:

- (a) details of the District's current practice of roadside brush clearing, including the timing, degree or extent of the clearing and the rationale behind the practice; and
- (b) options for alternative processes to consider environmental impact, cost, safety issues and aesthetics.

CARRIED

## **7. ADMINISTRATION AND FINANCE**

Councillor Stevens assumed the Chair.

RC11/291  
MAY 16/11

### **Ticket Information Bylaw 2646-1993**

Moved by Councillor Horn, and

RECOMMENDED: That District of Mission Ticket Information Bylaw 2646-1993 be amended by adding the following offence and fine to Schedule 5, Traffic Regulation Bylaw 1698-1987:

“Park within 1.5m of intersecting lane                      8.02(n)(i)                      \$50.00”

CARRIED

RC11/292  
MAY 16/11

### **Final Development Cost Charges (DCCs) and Related DCC Bylaw**

A report from the Director of Finance, Deputy Director of Finance and Director of Engineering and Public Works dated May 16, 2011 regarding development cost charges was provided for the Committee's information.

RC11/293  
MAY 16/11

### **Waiving Fee to Book Dr. HG Humes Park**

Moved by Mayor Atebe, and

RECOMMENDED:

1. That Council authorize waiving the fee of \$116.40 plus HST for Pleasant View Care Homes use of the adjacent Dr. HG Humes Park on June 4, 2011 from 8:00 am to 4:00 pm;
2. That Pleasant View provide proof of insurance naming the District of Mission as an additional insured in the amount of \$3,000,000.00 and cleaning up the park after their event; and

3. That Pleasant View be given permission to post signage advising that a portion of the park will be used on June 4, 2011 between the hours of 8:00 am to 4:00 pm for their garage sale.

CARRIED

RC11/294  
MAY 16/11

### **Community Gardens**

Moved by Councillor Horn, and

RECOMMENDED:

1. That Community Garden policy PRO.34 be approved, as amended; and
2. A new community garden be created at Blott Street Park, subject to:
  - (a) a demonstrated need for the expansion of a community garden;
  - (b) a Public Information Meeting with the neighbourhood advising of the proposal and seeking their input to go forward; and
  - (c) finding a non-profit organization who will take on the planning, development and organization of the community garden.

CARRIED

RC11/295  
MAY 16/11

### **Investment Holdings – Quarterly Report**

The District's investment holdings quarterly report dated May 16, 2011 from the Deputy Director of Finance was provided for the Committee's information.

RC11/296  
MAY 16/11

### **Estimated Cost of the Lougheed/Nelson Intersection Improvements**

A report from the Director of Finance dated May 10, 2011 regarding the estimated cost of the Lougheed Highway/Nelson Street intersection improvements was provided for the Committee's information.

Moved by Councillor Horn, and

RECOMMENDED: That staff provide a report with options as to how pre-load aggregate can be disposed of or reused within the District of Mission.

CARRIED

## **8. PUBLIC SAFETY AND HEALTH**

Councillor Horn assumed the Chair.

RC11/297  
MAY 16/11

### **LATE ITEM – Current Spring Freshet Status**

A report from the Fire Chief dated May 15, 2011 regarding the status of the Spring freshet was provided for the Committee's information.

RC11/298  
MAY 16/11

**LATE ITEM (Verbal) – Community Health Centre Announcement**

Moved by Councillor Scudder, and

RECOMMENDED: That staff provide a report with options for a comprehensive communication strategy to promote awareness of the new Community Health Centre project including, but not limited to, advertising in the Mission City Record and releasing a fact sheet.

CARRIED

**9. RESOLUTION TO RISE AND REPORT**

Mayor Atebe resumed the Chair.

RC11/299  
MAY 16/11

Moved by Councillor Stevens, seconded by Councillor Gidda, and

RESOLVED: That the committee of the whole now rise and report.

CARRIED

**10. ADOPTION OF COMMITTEE OF THE WHOLE REPORT**

RC11/300  
MAY 16/11

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC11/281 to RC11/298, be adopted.

CARRIED

**11. BYLAWS**

RC11/301  
MAY 16/11

Moved by Councillor Stevens, seconded by Councillor Stewart, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the May 16, 2010 regular council agenda be approved as listed:

- |  |          |
|--|----------|
| (a) District of Mission Zoning Amending Bylaw 5144-2010-5050(12) (R10-008 – McPherson/Toor) – a bylaw to rezone property at 8228 and 8186 Nelson Street from Rural 16 Zone (RU16) to Suburban Secondary Dwelling Zone (S36s), and to rezone property at 31576 Kenney Avenue from Suburban 36 Zone (S36) to Suburban Secondary Dwelling Zone (S36s) | Adoption |
| (b) District of Mission Zoning Amending Bylaw 5194-2011-5050(33) (R10-033 – District of Mission) – a bylaw to incorporate housekeeping text amendments to various sections   | Adoption |

- |   |                                  |
|---|----------------------------------|
| (c) District of Mission Zoning Amending Bylaw 5210-2011-5050(38) (R10-036 – OTG Development Concepts) – a bylaw to rezone property at 7446 Turner Street from Urban Residential 558 Zone (R558) to Residential Compact 372 Zone (RC372) | Third Reading                    |
| (d) District of Mission Development Cost Charge Bylaw 5214-2011 – a bylaw to impose development cost charges in certain areas   | First, Second and Third Readings |
| (e) District of Mission Ticket Information Amending Bylaw 5215-2011-2646(23) – a bylaw to include a fine for parking within 1.5m of an intersecting lane  | First, Second and Third Readings |

CARRIED

## 12. MINUTES

RC11/302  
MAY 16/11

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the following minutes be adopted:

- (a) Regular Council Meeting – April 11, 2011;
- (b) Regular Council Meeting – April 18, 2011;
- (c) Regular Council Meeting (Public Hearing) – April 26, 2011; and
- (d) Regular Council Meeting – May 2, 2011.

CARRIED

## 13. OTHER BUSINESS

RC11/303  
MAY 16/11

### **Release from Closed Council – Community Service Awards and Freeman of the City Awards**

The following resolutions were released from the Closed Council meeting of April 26, 2011:

1. That Rhona Jacobsen be awarded the Freeman of the City Award in recognition of her outstanding and lifelong contributions to the District of Mission;
2. That Doreen Phelps be awarded the Freeman of the City Award in recognition of her outstanding and lifelong contributions to the District of Mission, notwithstanding item 4 of policy AWA.02 which restricts conferring this award to only one person or organization in any calendar year;
3. That Barb Strachan be awarded a Citizen of the Year Award in recognition of her dedicated service to the community through a variety of organizations, including the Fraser Valley Watershed Coalition, the Stave Valley Salmonid Enhancement Society, the Mission Rotary Club, the Social Development Commission, the Mission Public Schools' Climate Change Action committee, and Mission Restorative Justice and for her involvement in creation of the rain garden at Seventh Avenue and Grand Street;

4. That Stuart Coates be awarded a Lifetime Achievement Award in recognition of his lifelong contribution to youth soccer in Mission;
5. That John Keresman be awarded a Lifetime Achievement Award in recognition of his many years of volunteerism on behalf of the Royal Canadian Legion, the Mission Air Cadets and the seniors of Mission;
6. That Lloyd Rash be awarded a Lifetime Achievement Award in recognition of his many years of community service through the Rotary Club and on behalf of the Fraser Valley Heritage Park, and the Silverdale Wetlands;
7. That Jim Toth be awarded a Lifetime Achievement Award in recognition of thirty-five years of volunteerism on behalf of the youth of Mission;
8. That Amanda Peebles be awarded an Against the Odds Achievement Award in recognition of her ongoing volunteerism and her efforts on behalf of others with developmental challenges/barriers;
9. That Mady Pechler be awarded an Arts and Culture Service Award in recognition of her efforts to promote arts/artists in Mission, and willingness to use her skills as a graphic artist to assist a variety of organizations within the community, including the Mission Art's Council, the Business and Professional Women's Club and the Mission Farmers' Market;
10. That Sally Buchanan be awarded a Community Service Award in recognition of her many years of community volunteerism, including her efforts on behalf of the Mission Old Age Pensioners' Association, the Hospital Auxiliary, and the Downtown Coalition;
11. That Kristina Marie Norman be awarded a Community Service Award in the under 25 category in recognition of her volunteerism on behalf of the youth of Mission;
12. That Samantha Reeve be awarded a Community Service Award in the under 25 category in recognition of her participation/leadership in the Social Development 40 Developmental Assets Working Group;
13. That Mission Mobile Patrol be awarded a Crime Prevention and Community Service Award in recognition of contributions to crime prevention and the promotion of public safety in the District of Mission;
14. That Curtis Chaplin be awarded a Sports Volunteer of the Year Award in recognition of his efforts in reviving the Wildcats Volleyball Club and promoting youth sports in Mission;
15. That Danny Jakobs be awarded a Sports Volunteer of the Year Award in recognition of the many years that he has served as a coach and mentor to the youth of Mission;
16. That Lauri Wenting be awarded a Sports Volunteer of the Year Award in recognition of almost a decade of volunteerism as a coach with the Mission Racers Speed Skating Club;
17. That Wally Koop be awarded a Sports Volunteer of the Year Award in recognition of work on behalf of the curling community of Mission; and
18. That Dale Gatin be awarded a Sports Volunteer of the Year Award in recognition of his work with the Mission City Boxing Club;

RC11/304  
MAY 16/11

### **Release from Closed Council – Intervener Status**

The following resolution was released from the Closed Council meeting of May 2, 2011:

That an application be made for intervener status with the BC Utilities Commission for the Ruskin Dam upgrade project.

RC11/305  
MAY 16/11

### **LATE ITEM – Release from Closed Council – May 16, 2011**

The following resolution was released from the Closed Council meeting of May 16, 2011:

That Janzen Avenue be gifted to Mission Association for Seniors' Housing (MASH) for consolidation into their affordable housing proposal at 32821, 32835 Janzen Avenue and 8352 Cedar Street once the road closure bylaw is adopted by Council. All costs associated with the closure to be covered by MASH as per Road Closure and Sale Policy STR.34; and

That this decision be released from Closed Council immediately.

## **14. CHIEF ADMINISTRATIVE OFFICER'S REPORT**

The Chief Administrative Officer did not report.

## **15. MAYOR'S REPORT**

The Mayor reported on various activities, meetings and events attended since the last regular council meeting.

## **16. COUNCILLOR'S REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES**

Councillors Stevens, Scudder, Stewart, Gidda and Plecas reported on various activities, meetings and events attended since the last regular council meeting.

## **17. QUESTION PERIOD**

Council and staff responded to questions from the following people:

Shelley Clarkson:

- (a) Will the "rot pots" also be available at the recycling centre?

The Manager of Environmental Services responded that they will be available by request at City Hall to any Mission resident who wants one.

- (b) Would the District consider putting together a local citizens advisory committee or task force to review the Strategic Review of Transit?

The Mayor responded that there is a Mission/Abbotsford future plan for transit, and there are open houses and invitations to comment right now. He invited Ms. Clarkson to speak with the Director of Engineering and Public Works to obtain further information.

Councillor Horn added that she can also ask to appear as a delegation to the Mission Abbotsford Transit Committee.

## 18. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Stewart, and

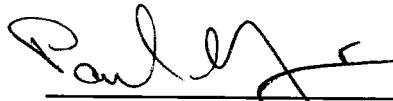
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:36 p.m.



JAMES ATOBE, MAYOR



PAUL GIPPS, DEPUTY CHIEF  
ADMINISTRATIVE OFFICER