

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 Monday, March 28, 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 Heather Stewart
Councillor Jenny Stevens

Staff Members Present: G. Robertson, Chief Administrative Officer
P. Gipps, Deputy Chief Administrative Officer
K. Ridley, Deputy Director of Corporate Administration
T. Takahashi, Administrative Clerk

1. NEW BUSINESS

Follow-up Report for Temporary Commercial Use Permit Application TP11-002 (676517 B.C. Limited) 32818 7th Avenue

Moved by Councillor Gidda, seconded by Councillor Scudder, and

RECOMMENDED: That the Temporary Commercial Use Permit Application TP11-002 (676517 B.C. Limited) be deferred pending acceptance of a Traffic Impact Assessment from a professional traffic engineer.

CARRIED

2. QUESTION PERIOD (on new business only)

There were no questions from the public.

3. PUBLIC HEARING

Mayor Atebe called the public hearing to order and outlined the procedures to be followed.

District of Mission Zoning Amending Bylaw 5196-2011-5050(34) (R10-020 – D&D Design) – a bylaw to rezone properties at 33764, 33782 and 33790 Dewdney Trunk Road from Suburban 36 zone (S36) to Urban Residential 465 Secondary Dwelling zone (R465s)

Marcy Bond, Planner, provided information regarding rezoning application R10-020, in the name of D&D Design, which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described properties:

Parcel Identifier: 017-713-153, Lot 1, Section 27, Township 17, New Westminster District Plan LMP3632

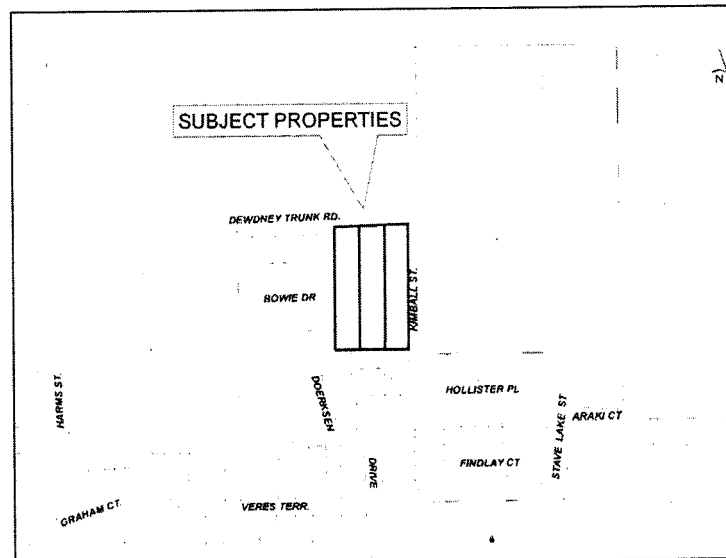
Parcel Identifier: 017-713-161, Lot 2, Section 27, Township 17, New Westminster District Plan LMP3632

Parcel Identifier: 017-713-170, Lot 3, Section 27, Township 17, New Westminster District Plan LMP3632

PH11/014
MAR 28/11

PH11/015
MAR 28/11

from S36 Suburban 36 zone to R465s Urban Residential 465 Secondary Dwelling zone. The Planner stated that the location of the subject properties is 33764, 33782 and 33790 Dewdney Trunk Road (as shown on the following map):



Ms. Bond explained that the purpose of the proposed amendments is to accommodate the subsequent subdivision of the subject properties into 15 lots, with a minimum of 30% of the lots being a minimum 465 square metres (5005 sq. ft.) and 70% of the lots being a minimum 558 square metres (6006 sq. ft.). Each of the proposed lots could accommodate a secondary dwelling unit, limited to a secondary suite, coach house or garden cottage, as an accessory use.

The Planner stated that the following requirements would need to be met prior to adoption of the zone amending bylaw:

- Engineering requires a volunteering letter for contribution towards the downstream sanitary sewer improvements;
- Receipt of the Community Amenity Contribution in the amount of \$32,160;
- Approval of Development Variance DV10-013;
- Letter of credit for implementation of a tree planting plan and installation of snow fencing around trees to be protected;
- Renovation to existing house on proposed Lot 6;
- Restrictive covenant where a suite is proposed requiring the suite be built suite-ready; and
- Any other items that council may require as a result of this public hearing.

The Deputy Chief Administrative Officer stated that no written correspondence was received regarding this application.

Joe Sarzynick said he is concerned about secondary suites and parking on the proposed extension of Bowie Drive.

The Planner replied that it is not possible to specify the exact location of parking for secondary suites in this area because this subdivision is not in a development permit area, but rezoning it to R55s means that when the building permit application comes

in, the building inspector will ensure that there is unobstructed parking provided for the suite.

The Mayor explained that council has asked that applicants ensure they provide enough parking for suites.

Mr. Sarzynick asked about type of secondary dwellings that will be permitted on the lots, noting that he thought the size of most lots will not allow construction of an additional building.

Ms. Bond replied that the owner has the option of three types, but often the lot size does restrict the type.

Vilma Leiva said that she lives next to proposed Lot 10 and is worried about the removal of trees and slope stability.

The Planner replied that some of the trees will be removed and others will remain. She offered to speak with Ms. Leiva about the trees at her convenience.

Councillor Horn requested that a colour copy of the tree survey be provided to each councillor.

Darren Hall works for the applicant company and said they would be willing to work with Ms. Leiva regarding tree removal and slope stability. He also said that, more than likely, the secondary dwellings would be suites as opposed to carriage houses.

Councillor Scudder asked for clarification about the possibility of secondary dwellings being located in the front of the lots.

Mr. Hall replied that it is not likely that they would be located in the front.

Councillor Scudder asked why Lots 1, 2, and 3 were designed to front Dewdney Trunk Road rather than extending the existing frontage road, even though Dewdney Trunk is a major arterial road with high traffic volume.

The Deputy Director of Engineering replied that extension of the frontage road would add more maintenance costs and studies showed that the frontage road was not necessary.

Councillor Scudder asked if it would be possible for the existing frontage road to be used as a full-fledged transit stop to get it off Dewdney Trunk Road.

The Deputy Director of Engineering replied that he would have to look into it before responding.

Councillor Gidda asked for clarification of what the dotted lines on Plan 3 in the staff report represent.

Ms. Bond replied that they represent the original lot lines.

Hearing no further questions or comments the Mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5196-2011-5050(34) (R10-020 – D&D Design) closed.

PH11/016
MAR 28/11

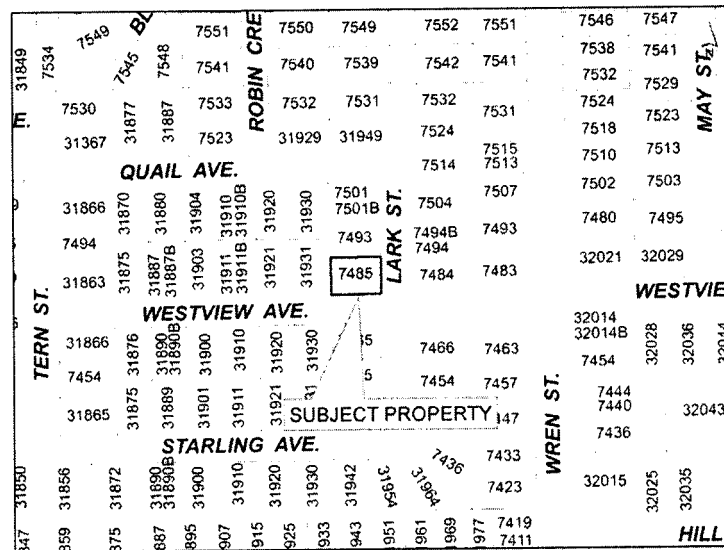
District of Mission Zoning Amending Bylaw 5201-2011-5050(35) (R11-002 – FirstOnSite Restoration) – a bylaw to rezone property at 7485 Lark Street from Urban Residential zone (R558) to Urban Residential 558 Secondary Dwelling zone (R558s)

Erik Wilhelm, Planner, provided information regarding rezoning application R11-002, in the name of FirstOnSite Restoration, which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 006-958-753, Lot 117, Section 19, Township 17, New Westminster District Plan 43568

from R558 Urban Residential 558 zone to R558s Urban Residential 558 Secondary Dwelling zone.

The Planner stated that the location of the subject property is 7485 Lark Street (as shown on the following map):



Mr. Wilhelm explained that the purpose of the proposed amendment is to accommodate a secondary suite in an existing house.

The Planner stated that the following requirements would need to be met prior to adoption of the zone amending bylaw:

- Engineering Requirements (Confirm location of all services and provide one water meter for the property);
- Provision of one additional parking pad; and
- Any other items that council may require as a result of this public hearing.

The Deputy Chief Administrative Officer stated that no written correspondence was received regarding this application.

Councillor Gidda asked for clarification on the enforcement of the restrictive covenant with regard to ownership changes.

The Planner replied that it would be a civil matter.

Hearing no further questions or comments the Mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5201-2011-5050(35) (R11-002 – FirstOnSite Restoration) closed.

PH11/017
 MAR 28/11

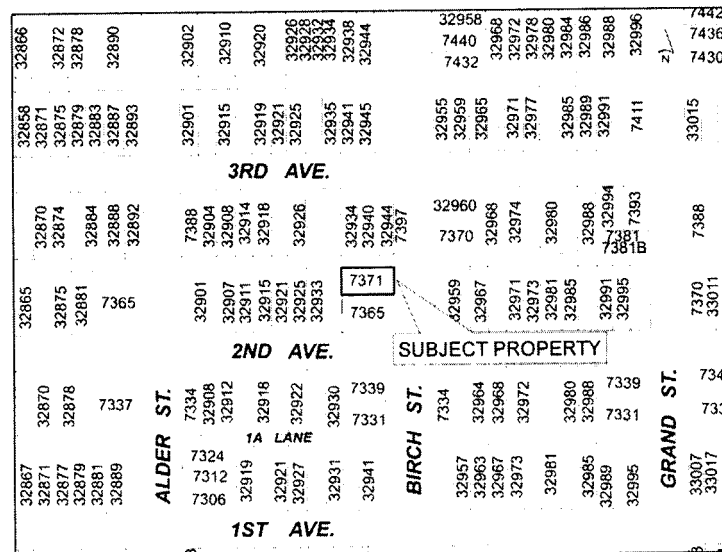
District of Mission Zoning Amending Bylaw 5202-2011-5050(36) (R11-006 – Forwood Construction) – a bylaw to rezone property at 7371 Birch Street from Residential Compact zone (RC465) to Residential Compact Secondary Dwelling zone (RC465s)

Erik Wilhelm, Planner, provided information regarding rezoning application R11-006, in the name of Forwood Construction, which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 028-037-723, Lot B, Section 21, Township 17, New Westminster District Plan BCP42192

from RC465 Residential Compact 465 zone to RC465s Residential Compact 465 Secondary Dwelling zone.

The Planner explained that the location of the subject properties is 7371 Birch Street (as shown on the following map):



Mr. Wilhelm stated that the purpose of the proposed amendment is to accommodate a secondary suite in an existing house.

The Planner stated that the following requirements would need to be met prior to adoption of the zone amending bylaw:

- Engineering Requirements (Confirm location of all services and provide one water meter for the property); and
- Any other items that council may require as a result of this public hearing or council consideration of the application.

The Deputy Chief Administrative Officer stated that no correspondence was received regarding this application.

Councillor Gidda asked what type of and how many water meters would be installed

on the property.

The Deputy Director of Engineering replied that it would be the same as meters currently being installed in Mission and that it would be one meter for the entire house.

Councillor Horn asked for clarification about whether a water meter has already been installed because the house is only about one year old.

The Deputy Director of Engineering replied that he is unaware of a meter already in place.

Hearing no further questions or comments the Mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5202-2011-5050(36) (R11-006 – Forwood Construction) closed.

4. ADJOURNMENT

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:15 p.m.



MAYOR JAMES ATEBE



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER