

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 February 15, 2010 commencing at 6:30 p.m.

Council Members Present: Councillor Danny Plecas (Acting Mayor)
Councillor Terry Gidda
Councillor Paul Horn
Councillor Mike Scudder
Councillor Heather Stewart

Council Members Absent: Mayor James Atebe
Councillor Jenny Stevens

Staff Members Present: Glen Robertson, chief administrative officer
Dennis Clark, director of corporate administration
Kelly Ridley, deputy director of corporate administration
Jennifer Russell, legislative assistant

1. PROCLAMATIONS

RC10/071
FEB. 15/10

March 2010 as "Easter Seals Month" BC Lions Society for Children with Disabilities

Moved by Councillor Scudder, seconded by Councillor Horn, and

RESOLVED: That March, 2010 be proclaimed as "Easter Seals Month" within the District of Mission; the District to assume no costs related thereto.

CARRIED

2. DELEGATIONS AND PRESENTATIONS

RC10/072
FEB. 15/10

Mission Community Heritage Commission Re: Presentation of Heritage Awards

Jim Hinds and Janis Schultz appeared on behalf of the Mission Community Heritage Commission to present the annual Heritage Awards as follows:

In the category of "Education and Promotion of Heritage" (criteria is individuals or groups advocating heritage education, awareness and conservation in Mission):

Lifetime Learning Centre Society (accepted by Ian Graham and Diana Muntigi), for the recording of over 125 oral histories of life in Mission; and

Xa:ytem Longhouse Interpretive Centre (accepted by Linnea Battel), for their continued work in educating the public on Sto:lo history and cultural heritage.

In the category of "Special Heritage Achievement" (criteria is any work by an individual or group that contributes to conserving, recording or understanding Mission's heritage, including but not limited to archival presentation, artwork, written material, publications, heritage studies, historical research and documentation):

Luv 2 Quilt (accepted by Deni McMillan), for their Heritage Centennial Quilt celebrating the 100th anniversary of the Mission Museum building;

Catherine Marcellus, Betty Robertson and Betty Dandy (2005), for co-authoring "Mission's Living Memorials", a history of the first 100 years of health care in Mission; and

Norma Kenney (1990) and *Fraser River Heritage Park* (accepted by Bill McAuley and Katherine Gruenwald), for the vision and creation of Fraser River Heritage Park, which officially opened in 1986.

The acting mayor thanked the Heritage Commission for all their hard work and dedication to preserving the history and culture of Mission.

RC10/073
FEB. 15/10

Lotta Shandalla
Re: Pawn Shops on First Avenue

This delegation has been rescheduled to February 22, 2010.

RC10/074
FEB. 15/10

Mark Diamond, Chair, Steelhead Community Association
Re: Installation of Water Services to the Community Hall

Mark Diamond, chair of the Steelhead Community Association (SCA), appeared before council to provide the following information about SCA and the ongoing construction of the Steelhead Community Hall:

- the SCA serves as a liaison for members of the community and provides a platform for community safety through outreach programs such as the Provincial Emergency Preparedness Program;
- the community hall will serve as a central meeting place, and will provide and encourage social interaction and activities of a recreational, athletic, cultural and community nature;
- the hall is near "lockup" stage (roof, doors and windows complete) and the siding is 70% complete, meaning that community members will soon be able to donate their time toward finishing the interior;
- the hall construction is running within the projected costs, however with the economic downturn, the society will have to outlay money for unforeseen costs;
- it was thought that water service was already on the property because of it's past use as a school, so the SCA did not account for the expense of approximately \$8,000 to \$12,000 to bring a water line to the property;
- the SCA is fully relying on fundraising events, donations and volunteer labour and will continue to do so until they are able to generate revenue from hall rentals; and
- when the project is complete, they would like to install a community water spigot so that Steelhead residents don't have to go all the way to Mill Pond to get water in the summer.

Mr. Diamond stated that the SCA appreciates the support the District has given so far, and asked council to consider having the District bear the costs of having the water service brought to the property to aid in the completion of this much needed community hall.

The acting mayor thanked Mr. Diamond for the information.

3. PUBLIC INPUT SESSION

RC10/075
FEB. 15/10

Staff Presentation for Temporary Commercial Use Permit (TUP10-001 – District of Mission) – 32921 Dewdney Trunk Road

Acting Mayor Plecas outlined the procedures to be followed.

Erik Wilhelm, planner, provided information regarding temporary commercial use permit application TUP10-001 (District of Mission), for the property located at 32921 Dewdney Trunk Road.

The planner stated:

- (a) the proposal is for Mission Restorative Resolutions to operate an office facility from a residential property on a temporary basis (2 years);
- (b) temporary use permits are valid for two years and may be extended by council for an additional two years after initial approval;
- (c) there are no proposed changes to either the official community plan designation or to the zoning;
- (d) there is ample parking available on the site, and there are no façade improvements planned; and
- (e) conditions of the temporary use permit include:
 - perimeter fence to be repaired where damaged,
 - BC Building Code improvements to the residence as determined and approved by the manager of inspection services, and
 - any further condition council deems appropriate for this proposal.

The director of corporate administration stated that no written submissions had been received regarding this application.

Theo Stoberg expressed concern that the type of office or kind of work being done would bring drug users and criminals into the neighbourhood, who would potentially be 'casing' the neighbourhood and noticing when people are not home during the day. He is concerned that there would be a greater risk of property being vandalized and houses robbed. He stated the office should be in a commercial neighbourhood rather than a residential one.

Darryl Gehlen, manager of restorative resolutions, responded as follows:

- (a) the majority of referrals, or "clients" of the restorative resolutions program are youth, not people with active addictions;

- (b) addicts are not appropriate referrals to the program, as typically they are not ready to enter into any agreement to repair harm;
- (c) it is very seldom that clients are seen at the current office, as there are other better suited facilities for meetings such as city hall and the library;
- (d) the house at 32921 Dewdney Trunk Road is not really big enough to meet with clients;
- (e) 90% of the time the only people at the office would be the three staff members; and
- (f) there are sometimes meetings with a team of three volunteers, which are typically once a week for one hour.

In response to questions from council, the manager of restorative resolutions further stated:

- (a) the office is currently in a residential neighbourhood and there have been no concerns raised so far;
- (b) there are currently three staff members, one full time and two part time, with only two people at the office most times;
- (c) most of the clients are youth, so the meetings are with the client and their parents;
- (d) the clients must be ready to admit they have done wrong and be willing to work toward repairing it, otherwise they are not accepted into the program; and
- (e) many of the meetings with clients take place in the client's own home.

Mr. Stoberg stated he would like to see a graduated permit rather than a full two years, to see if there are any problems that arise, then extend it from there.

The director of corporate administration stated that if there was any evidence that the office was creating a problem in the neighbourhood, District staff would immediately recommend to council that the program be moved somewhere else. The District does not want any kind of problem to be brought into a neighbourhood, and there are other suitable meeting locations. The director further stated that a good neighbour agreement is implicit, however staff will certainly prepare and sign an official version.

In response to questions from council, the planner stated that council can repeal any temporary use permit.

Brenda Boersen asked why the office is moving so far out of town.

The director of corporate administration responded that the preference would be for a closer, more convenient location, however the house is District-owned property. He stated that if someone requires the service, the program will go to them, wherever it is needed.

Councillor Horn stated that as the previous use in the house was a youth transition home, the new proposed office would actually be a less intense use of the property as there would only be staff members on site during the day, rather than clientele living there full time.

Mr. Stoberg asked why the residents were not advised that there was a youth transition house in the neighbourhood.

The deputy director of corporate administration responded that Mission Community Services had canvassed the neighbouring residents and held a public information meeting since a rezoning was not required for the previous use.

Sherry Collins asked what the residents would have to do if there was a problem, and whether the office would be shut down if it became a problem. She further asked if any sex offenders or hard core criminals were clients of the program.

The director of corporate administration stated:

- (a) the District of Mission can guarantee that no one would be meeting at that house who had a drug problem, was a sex offender or a hard core criminal;
- (b) the majority of the clients in the program are youth, for things such as doing damage at a school, or breaking and entering, or other less serious infractions;
- (c) the objective of the program is to not have these people continue with more and more crime – the hope is that the intervention at a young age and at an early stage will stop the pattern;
- (d) the clients have to acknowledge they did wrong, and determine what they need to do to repair that harm, such as pick up litter, do community service, and clean up vandalism damage; and
- (e) the first and foremost principle of the program is for the offending party to accept accountability for the damage done, because if the client does that, it is very unlikely they will do harm again.

The manager of restorative resolutions stated that repairing harm and restoring relationships are core to the whole program, so it would be unthinkable for the District to not stop and immediately address any harm being done by the operation. He stated the District could arrange for an open house and provide contact information.

Ms. Collins expressed concern that if someone came to the District to complain, they would not be dealt with seriously or promptly.

The director of corporate administration responded that the purpose of a good neighbour agreement is to create a contract designed to specifically address those kind of concerns. He stated that the District would enter into good neighbour agreements without hesitation and provide specific contact information to anyone who wants it. He provided his business card to the concerned citizens in attendance.

In response to further questions from council, the director of corporate administration stated that typically the office hours are 9:00 a.m. to 4:00 p.m., and that signage was not considered necessary.

Hearing no further questions or comments the acting mayor declared the public input session on District of Mission temporary commercial use permit application TUP10-001 closed.

4. ADOPTION OF INFORMATIONAL ITEMS

RC10/076
FEB. 15/10

Moved by Councillor Scudder, seconded by Councillor Stewart, and

RESOLVED: That the following items be received as information:

- (a) Mayor's report – disclosure of gifts received;
- (b) Mayor's report – disclosure of Olympic related invitations received;
- (c) staff report – cosmetic use of pesticides in British Columbia – public consultation paper;
- (d) 2009 year-end report – development activity, previous years active applications and building permit information;
- (e) Mission Institution report – January 2010;
- (f) Ferndale Institution population profile – February 2010; and
- (g) minutes of the Economic Development Advisory Committee meeting held on November 19, 2009.

CARRIED

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC10/077
FEB. 15/10

Moved by Councillor Gidda, seconded by Councillor Scudder, and

RESOLVED: That council now resolve itself into committee of the whole.

CARRIED

6. PLANNING

Councillor Stewart assumed the Chair.

RC10/078
FEB. 15/10

**Temporary Industrial Permit Application TP10-002 (Kerr Properties 002 Ltd.)
– 31322 Caswell Avenue**

Moved by Councillor Scudder, and

RECOMMENDED:

1. That the proposed temporary industrial permit (TIP) TP10-002 for a two year term be supported in principle so that formal requirements as per the *Local Government Act* can be pursued, and
2. That the application be forwarded to a public input meeting and consideration of approval at the regular council meeting on March 1, 2010.

OPPOSED: Councillor Stewart

CARRIED

RC10/079
FEB. 15/10

**Development Permit DP09-003 (Urban Design Group) --
11th Avenue and Stave Lake Street**

Moved by Councillor Gidda, and

RECOMMENDED: That development permit application DP09-003 in the name of Lonsdale Mews Ltd. and 0793335 BC Ltd. to provide conformity to the official community plan guidelines for form and character for a neighbourhood commercial development on the property located at 7871 Stave Lake Street and legally described as:

Parcel Identifier: 019 097 026, Lot A, District Lot 4, Group 3, New Westminster District Plan LMP20553

be forwarded for public input and consideration of approval on March 22, 2010.

CARRIED

Staff were directed to provide further information at the public input meeting as follows:

- (a) impact on viewscales;
- (b) the Soapbox Derby;
- (c) landscape design; and
- (d) traffic control mechanisms (ingress and egress) for Windebank Elementary School.

RC10/080
FEB. 15/10

**Excerpt from the Minutes of the Public Hearing held on November 24, 2008
and Staff Report dated October 20, 2008 – Background for consideration of
adoption of bylaw 4096-2008 (R08-028)**

An excerpt from the minutes of the public hearing held on November 24, 2008 and the related staff report dated October 20, 2008 were provided to the committee as background information for the consideration of adoption of zoning amending bylaw 4096-2008.

RC10/081
FEB. 15/10

**Minutes of the Regular Council Meeting (Public Hearing) held on
January 25, 2010**

Minutes of the regular council meeting (public hearing) held on January 25, 2009 were provided for the committee's information.

RC10/082
FEB. 15/10

**Staff Report dated December 7, 2009 – Background for consideration of
third reading of bylaw 5020-2009 (R08-025, 9574 Brenda Street)**

A staff report dated December 7, 2008 regarding rezoning application R08-025 was provided as background information for consideration of third reading of bylaw 5020-2009.

RC10/083
FEB. 15/10

Staff Report dated December 7, 2009 – Background for consideration of third reading of bylaw 5071-2009-5050(1) (R09-013, 11759 Wilson Street)

A staff report dated December 7, 2009 regarding rezoning application R09-013 was provided as background information for consideration of third reading of bylaw 5071-2009-5050(1).

7. ADMINISTRATION AND FINANCE

Councillor Horn assumed the Chair as the alternate for Councillor Stevens.

RC10/084
FEB. 15/10

Property Tax Prepayment Plan Policy FIN.37

Moved by Councillor Gidda, and

RECOMMENDED:

1. That the rate set by the provincial government for refunds of tax overpayments replace the District's "financial institution's prime rate" as a way of calculating the interest paid on the property tax prepayment plan;
2. That customers with an outstanding balance after the property tax due date, be able to continue on the property tax prepayment plan; and
3. That the proposed property tax prepayment plan policy FIN.37 be approved as amended.

CARRIED

RC10/085
FEB. 15/10

Steelhead Community Hall Water Hook up

Moved by Councillor Horn, seconded by Councillor Stewart, and

RECOMMENDED: That the District install municipal water service to the Steelhead Community Hall, with the estimated cost of \$13,000 to be funded from 2010 council contingency account no. 63014.

CARRIED

RC10/086
FEB. 15/10

Licence to Occupy – Community Archives

Moved by Councillor Stewart, and

RECOMMENDED: That the licence to occupy agreement between the District of Mission and the Mission District Historical Society for property commonly referred to as the Community Archives and legally described as:

A portion of Lot 2, District Lot 411, Group 1, New Westminster District,
LMP 14330

be renewed for a further term of 5 years, under the same terms and conditions.

CARRIED

RC10/087
FEB. 15/10

Amendment to Mission Business Licence Bylaw 3964-2007

This item was deferred.

RC10/088
FEB. 15/10

**Administration and Finance Committee Meeting Recommendations
(January 7, 2010)**

Moved by Councillor Scudder, and

RECOMMENDED: That the recommendations (AF10/01 to AF10/08) contained within the minutes of the administration and finance budget committee meeting held on January 7, 2010 be formally adopted.

CARRIED

AF 10/01
JAN 7/10

Meeting Follow-Ups

The meeting follow-ups from the December 10 and 17, 2009, Administration and Finance Committee meetings were provided for council's information.

AF 10/02
JAN 7/10

LATE ITEM: Grant Request – Mission Arts Council

Moved by Councillor Horn, and

RECOMMENDED:

1. That council approve the funding request of \$983 from the Mission Arts Council to be funded from the \$1,200 unallocated fee-for-service budget as a one-time only grant; and,
2. That staff communicate to the Mission Arts Council that this is one-time funding.

CARRIED

AF 10/03
JAN 7/10

LATE ITEM: Correspondence from City of Burnaby re: Police Records Information Management Environment (PRIME)

Moved by Councillor Horn, and

RECOMMENDED: That staff be directed to write to the Solicitor General requesting written confirmation that there will be no further increases to the PRIME license fees.

CARRIED

AF 10/04
JAN 7/10

LATE ITEM: Downtown Private Security

Moved by Mayor Atebe, and

RECOMMENDED:

1. That the downtown private security pilot project be supported for another year with funding from gaming revenue in 2010; and

2. That staff bring forward to council, a strategy on how to obtain input from a diverse number of stakeholders in the area, (i.e. business staff/owners, downtown citizens coalition) and on how to improve the public safety model.

CARRIED

AF 10/05
JAN 7/10

Budget Direction

Moved by Councillor Horn, and

RECOMMENDED: That staff be directed to allocate all of the additional new construction revenue received, above the \$150,000 base amount (approximately \$121,000 = \$271,000 - \$150,000) to reserve funds.

OPPOSED – Mayor Atebe
Councillor Stewart

CARRIED

AF 10/06
JAN 7/10

Moved by Councillor Horn, and

RECOMMENDED: That staff include the following statement to the policing paragraph on page 7 in the 2010 budget highlights document:

"The RCMP provides community policing services under contract to the District of Mission. Police services have adopted a crime reduction model and have implemented specific strategies which are very focused on reducing the level of crime and victimization in the community."

CARRIED

AF 10/07
JAN 7/10

Moved by Councillor Scudder, and

RECOMMENDED:

1. That Council approve for inclusion in the public budget presentation scenarios, a \$7,100 fee-for-service grant requested by the Mission Association for Seniors Housing for their busy bus; and,
2. That the \$7,100 grant for the busy bus be broken down with \$3,000 as a fuel credit from the public works and \$4,100 cash grant for maintenance costs on the busy bus.

CARRIED

AF 10/08
JAN 7/10

Moved by Councillor Horn, and

RECOMMENDED: That staff be directed to set-up an Administration & Finance Committee meeting once the budget discussions have been completed to:

- a) review the capital plan in terms of time-lines, funding and content;
- b) review and create a strategy to replenish the reserve funds; and,

- c) review the 2011 and 2012 operating budgets.

CARRIED

RC10/089
FEB. 15/10

**Ministry of Community and Rural Development
Re: Local Government Elections**

Moved by Councillor Scudder, and

RECOMMENDED: That staff provide a report with recommendations regarding the request from the Local Government Elections Task Force for comments from local governments, organizations and individuals on election reform.

CARRIED

8. PUBLIC SAFETY AND HEALTH

Councillor Horn assumed the Chair.

RC10/090
FEB. 15/10

**Riverside School Signs on Dewdney Trunk Road
and LATE ITEM – Correspondence from Riverside College**

Moved by Councillor Scudder, and

RECOMMENDED:

1. That school zone signs be installed on Dewdney Trunk Road and Stave Lake Street in front of Riverside College; and
2. That staff provide a report with other options for traffic control in front of Riverside College, including delineating a walking strip.

CARRIED

RC10/091
FEB. 15/10

**Letter from R.W. Dickson
Re: Adult Day Care**

Moved by Councillor Stewart, and

RECOMMENDED:

1. That staff write to Fraser Health and Mission Community Services to make them aware of the lack of adult day care in Mission; and
2. That staff provide a written response to Mr. Dickson's correspondence.

CARRIED

9. RESOLUTION TO RISE AND REPORT

Acting Mayor Plecas resumed the Chair.

RC10/092
FEB. 15/10

Moved by Councillor Stewart, 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

RC10/093
FEB. 15/10

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC10/77 to RC10/92, except item RC10/078 (TP10-002) be adopted.

CARRIED

RC10/94
FEB. 15/10

Moved by Councillor Gidda, seconded by Councillor Horn, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/078 (TP10-002), be adopted.

OPPOSED: Councillor Stewart

CARRIED

11. BYLAWS

RC10/095
FEB. 15/10

Moved by Councillor Scudder, seconded by Councillor Horn, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the February 15, 2010 regular council agenda be approved as listed:

- | | | |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| (a) | District of Mission Zoning Amending Bylaw 4096-2008 (R08-028 – Gill) – a bylaw to rezone property at 8051 Philbert Street from RS-1 One Unit Urban Residential zone to RS-1A One Unit Small Lot Urban Residential Zone | Adoption |
| (b) | District of Mission Zoning Amending Bylaw 5020-2009 (R08-025 – Shamei) – a bylaw to rezone property at 9574 Brenda Street from RU16 (Rural 16 zone) to RR7 (Rural Residential 7 zone) | Third Reading |
| (c) | District of Mission Zoning Amending Bylaw 5071-2009-5050(1) (R09-013 – Mikes) – a bylaw to rezone property at 11759 Wilson Street from RU16 (Rural 16 zone) to RR7 (Rural Residential 7 zone) | Third Reading |
| (d) | District of Mission Zoning Amending Bylaw 5115-2010-5050(4) (R10-001 – District of Mission) – a bylaw to allow temporary commercial or industrial uses in all zones | Third Reading and Adoption |
| (e) | District of Mission Municipal Ticket Information Amending Bylaw 5116-2010-2646(17) – a bylaw to make housekeeping amendments to Schedule 1 | Adoption |

- (f) District of Mission Business Licence Amending Bylaw 5118- 2010-3964(4) – a bylaw to make housekeeping adjustments for clarity and consistency DEFERRED

CARRIED

12. MINUTES

RC10/096
FEB. 15/10

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That the minutes of the regular meetings of council held on January 25, 2010 and February 1, 2010 be adopted.

CARRIED

13. OTHER BUSINESS

RC10/097
FEB. 15/10

Temporary Commercial Use Permit (TUP10-001 – District of Mission) 32921 Dewdney Trunk Road

Moved by Councillor Horn, seconded by Councillor Stewart, and

RESOLVED: That temporary commercial use permit TUP10-001 for the property located at 32921 Dewdney Trunk Road be approved for a term of two years upon completion of the following conditions:

- (a) the District prepare and sign a good neighbour agreement;
- (b) the restorative resolutions staff hold an open house at 32921 Dewdney Trunk Road; and
- (c) contact information for the director of corporate administration and manager of restorative resolutions be provided to all the neighbours.

CARRIED

14. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer did not report.

15. MAYOR'S REPORT

The acting 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 Scudder, Stewart and Gidda reported on various activities, meetings and events attended since the last regular council meeting.

17. QUESTION PERIOD

There were no questions from the public.

18. ADJOURNMENT

Moved by Councillor Gidda, seconded by Councillor Stewart, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:05 p.m.



DANNY PLECAS, ACTING MAYOR



DENNIS CLARK, DIRECTOR OF
CORPORATE ADMINISTRATION