

MINUTES of the **PUBLIC HEARING** of the **COUNCIL** of the **DISTRICT OF MISSION** held in the small gymnasium of the Hatzic Secondary School, 34800 Dewdney Trunk Road, Mission, British Columbia, on April 29, 2015 which commenced at 7:00 p.m.

Council Members Present: Mayor Randy Hawes
Councillor Pam Alexis
Councillor Carol Hamilton
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Staff Members Present: Glen Robertson, Interim Chief Administrative Officer
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Sterling Chan, Engineering Technician
Debi Decker, Administrative Assistant
Mark Goddard, Acting Assistant Fire Chief
Haylee Gould, Administrative Assistant
Chris Knowles, Manager of Information Technology
Tracy Kyle, Director of Engineering and Public Works
Donna-Lee Lakes, Planning Technician
Tina Penney, Acting Manager of Corporate Administration
Jennifer Russell, Deputy Corporate Officer
Don Sami, Systems Analyst
Debbie Sanderson, Administrative Assistant
Maureen Sinclair, Director of Parks, Recreation and Culture
Dan Sommer, Manager of Planning
Mike Younie, Director of Development Services

Members of the Public: ± 180

Members of the Press: Carol Aun, Mission City Record

1. CALL TO ORDER

Mayor Hawes called the meeting to order at 7:00 p.m.

2. ADOPTION OF AGENDA

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That the agenda for the Public Hearing of April 29, 2015 be adopted.

CARRIED

3. PUBLIC HEARING

RC15/238
APR. 29/15

Zoning Amending Bylaw 5501-2015-5050(172)

R14-032 (Toor & Tiegen) – a bylaw to rezone property at 8455 and 8502 McTaggart Street from Urban Residential 930 (R930) and Rural 80 (RU80) Zones to the Urban Residential 669 (R669) Zone

The purpose of the proposed zoning bylaw amendment is to facilitate the subdivision of lands to create up to sixty-one (61) single-family residential lots with a minimum lot area of 669 square metres (7,200 square feet). The subject properties are legally described as:

8455 McTaggart Street - Parcel Identifier: 016-788-648
Lot 2 Section 25 and 26 Township 17 and District Lot 476 Group 1 New Westminster District Plan 87417

8502 McTaggart Street – Parcel Identifier: 009-747-532
Lot "A" District Lot 476 Group 1 and Section 25 Township 17 New Westminster District Plan 12639

The Mayor opened the public hearing at 7:02 p.m.

The Acting Manager of Corporate Administration stated that prior to publication of the notice of Public Hearing for the application, eight written submissions and three petitions with a total of 515 signatures were received in opposition to the application

She further stated that after the notice of public hearing was published:

- Seven submissions were received in opposition to the application
- Four submissions were received in favour of the application
- Three submissions were received with comments on the application
- The three petitions with 515 total signatures were resubmitted

The Mayor opened the public hearing at 7:02 p.m.

Dan Sommer, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. Overview and purpose of the application.
2. Land use regulations governing the application, including:
 - a. Official Community Plan (OCP)
 - b. *Local Government Act*
 - c. Subdivision Control Bylaw
 - d. *Agricultural Land Commission Act*
 - e. Land Use Policies – this application includes \$166,000 for Community Amenity Contributions
3. Development Summary
 - a. Site characteristics
 - b. Proposal
 - c. Key Planning objectives
 - d. Public Information Meeting overview
4. Answers to previous questions from Council
5. Additional sewer and infrastructure information

The Mayor opened the floor to the public for questions and comments.

Debbie Schmidt raised concern as a property owner bordering the proposed development regarding the proximity of her house to the new road. She requested Council or the developer to consider constructing a privacy fence, as well as sidewalks and speed bumps on the road.

Alicia Sebel asked that the sidewalk separating the development and the park be maintained and suggested no parking signs along one side of the street to make it safer for children to walk. She also noted that dogwood trees that had been planted as a memorial to Hatzic residents who fought in World War I were removed many years ago, and suggested that dogwood trees could be planted as a tribute to these veterans.

Richard Konarski stated that he is opposed to the development as the smaller lot sizes fundamentally alter the community. He expressed concern that allowing free flow access to Hatzic Park will cause significant police-related issues from partying youth and other undesirable activities. He further commented that the intersection at Dewdney Trunk Road and Lougheed Highway requires a dedicated left hand turn lane.

Bam Sidhu spoke in favour of the application, stating that the lot sizes are consistent with developments in the neighbourhood, and that the sanitary sewer line will provide a benefit to existing homeowners with failing septic systems. He commented that the additional houses would bring in \$300,000 in property taxes each year and that the proposal has been reviewed by the District, a traffic consultant, an environmental consultant, and a geotechnical consultant, all of whom found no issue with the proposal.

Jessica Hoogland expressed concerns about safety for children walking to and from school and with traffic at the Dewdney Trunk and Lougheed Highway intersection. She commented that larger lot sizes would be preferable.

Ruth Kimber commented that the elementary school is already at maximum capacity and expressed concern about children walking down McEwen Avenue to get to school. She requested that sidewalks be installed on McEwen Avenue, Douglas Avenue and Henry Avenue.

Gary Wierzoch echoed Richard Konarski's safety concerns with the parkland and noted that he has never experienced an issue with his septic system.

Jim Holloway stated that he is in favour of the development, and further noted that access to sewer provides opportunities to the neighbourhood at no cost to the taxpayer. He remarked that the lot sizes are consistent with the neighbourhood and that having the development near the park could prevent or lessen any unfavourable activities there.

Luis de Sousa stated that he is opposed to the development. He commented on the phased approach to the development and questioned how many additional homes would be added in subsequent development phases. He requested that the development ensure each house has a different design to better fit in with the current neighbourhood esthetics.

Niki Davis raised concerns regarding capacity at the school for the additional children from the development and safety issues for children walking to the school while the development is under construction. She further noted that she would like the development to have 10,000 square foot lots minimum.

Kate Marleau spoke in opposition to the development, referencing safety concerns for children from construction traffic.

Wilson Sieg stated that he is in favour of the development proceeding, noting that development is necessary for growth and that this proposal is a well-planned subdivision which will improve the infrastructure of the community.

Lynn Wilcox raised concern regarding lot sizes and with space in the public schools for the additional children.

Eileen Lafferty expressed concern with traffic and requested an access road for her property. She commented that the proposed lot density is too high for the neighbourhood.

Edna Tiegen commented that the development will be high-end, which will deter unfavourable activities, and be a beneficial addition to the community for families to access affordable housing.

Steve Sharpe remarked that the community needs responsible growth such as what this development is proposing, and that the infrastructure being provided by the developer is a bonus.

Chip Gill stated that he is in favour of the development.

Carlo Billinger noted that Mission does not have many housing developments for potential residents to move into, and that the bigger lots fit well into the community. He stated he is in favour of the application.

Dirk Weymann remarked that the development fits in with the Official Community Plan for the neighbourhood, and noted the revisions to increase the lot sizes. He stated he is in favour of the application.

Ken Webster expressed concern with the increased traffic from the development. He further commented that he has not had any problems with his septic system and questioned how much property taxes would go up if he were to connect to the sewer line. He also noted that the intersection of Dewdney Trunk Road and Highway 7 is dangerous.

Bronwen Goosen stated she is opposed to the development. She remarked that the first phase of the development is for 61 lots and questioned how many additional lots there will be from the subsequent phases. She requested the lots be a minimum of 10,000 square feet and inquired about plans for a playground in the area.

Manny Deol, a realtor in Mission, remarked that his clients would prefer to buy houses with sewer service, and that this development would open up Hatzic to more families.

Spencer Jack stated that he is in favour of the development. He referenced the Official Community Plan (OCP) for the neighbourhood, stating that it has remained unchanged for decades, and that the development fits with the OCP designation. He further commented that the developer is providing sanitary sewer at a cost of \$2 million dollars and that lot sizes of 7,200 square feet is not uncommon in the neighbourhood.

Lyle Holman commented that the pump station was upgraded with the intention of providing a sanitary sewer line to the Hatzic area, and that developing on septic is costly and requires a minimum lot size of 10,000 square feet. Further, he stated that the comments about traffic at Dewdney Trunk Road and Lougheed Highway are not relevant to the project and that the traffic study has indicated sufficient infrastructure for the development. He also commented that the high school was recently changed to a middle school due to falling enrollment, which indicates that the schools should be able to accommodate the additional children.

Tom Rulon commented that the small lot sizes do not fit with the character of the neighbourhood, and that the recovery of costs for providing sanitary sewer to the neighbourhood could be recouped with larger lot sizes as well. He requested that the zoning of the two lots be designated as Urban Residential 930 Zone.

Martin Dorner expressed concern with safety from opening up access to the park and stated that Ewert Avenue should remain a dead end street.

Hardeep Dhaliwal expressed support for the application, remarking that the subdivision will be comprised of high end homes which will bring good neighbours into the community and that the sewer will be of no cost to the District or taxpayers.

Sylvia commented that greater public input into the design of the development would be beneficial, and stated that there are more creative design options, such as pocket neighbourhoods or seniors housing, that could be utilized for the location. She expressed concern about the width of McEwen Avenue, to which the developer responded that the road will be widened.

The Acting Manager of Corporate Administration read out a submission from Danielle Caron in opposition of the development due to increased traffic, overcrowded schools and a lack of infrastructure to support the construction of the development.

Donna Wileman expressed a desire for accountability to ensure the future owners of these homes cannot have illegal secondary suites. She also commented on the lack of playground facilities in the community and noted that an offer from the developer to build a playground was contingent on allowing smaller lot sizes. She stated she is opposed to the development due to the small lot sizes and lack of adequate parking.

Carol Fisse raised concerns about increased traffic and potential overcrowding of the elementary school from the development, compounded by the closure of Ferndale Elementary and Durieu Elementary.

Julie Tatla stated that as a mortgage advisor she has noticed an increase in applications from out of town individuals looking for houses similar to what this development is proposing. She stated she is in support of the application.

Gary Toor, the applicant, provided the following responses to some of the comments:

- Concerns regarding traffic impacts and school capacity have been addressed through the assessments completed prior to the public hearing. Both the road network and the elementary school are sufficient for the proposed development.
- He is in support of the creation and enforcement of a bylaw to prohibit illegal suites.
- An offer was made to build a playground, however several parents indicated they would boycott the playground if it came from the developers.
- The proposal has undergone extensive revision, taking into account information gathered from the public information meeting and requests from the community and the District.

The Acting Manager of Corporate Administration read out a submission from Alison Stebbings in support of the application.

Steve Middleton, a real estate agent, stated that real estate in the neighbourhood is highly sought after and that fully serviced lots would be a positive addition.

Laura Hennig requested that Ewert Avenue be closed off for safety, as well as additional sidewalks and increased lot sizes.

Vanessa T. questioned if the traffic study took into account safety as well as capacity, and requested a signal light at the intersection of Dewdney Trunk and Lougheed Highway. She further requested that the houses be restricted in size, stating that the proposed 3,900 square foot houses are too large for the neighbourhood.

Jeff Woron expressed opposition to the development, citing safety concerns from increased traffic and no sidewalks for pedestrians, and suggested installing speed bumps or stop signs to better manage traffic in the area. He stated he is opposed to high density development.

Vik Gill spoke in favour of the application.

Cory Huff stated that she is opposed to the development due to the lot sizes, the overcrowding of schools and inadequate roadways for the increase in traffic.

The Acting Manager of Corporate Administration read out a submission from Karly Alexander in opposition to the application, indicating safety for children in the neighbourhood and potential increased crime as issues from the development.

Peter Bulla commented that the development will bring about positive change to the neighbourhood. He commended the developer on the design of the proposal.

Tony Miniaci noted that the proposal has undergone 32 revisions, many at the request of District of Mission staff, and that a cul de sac for Ewert Avenue could be an option to explore.

Jim Holloway noted that there are smaller lot sizes currently in the neighbourhood than what is being proposed in the development.

Council stated that installation of a signal light at Dewdney Trunk Road and Lougheed Highway would be the responsibility of the Ministry of Highways, and that Council will request the Ministry to reassess the safety of that intersection.

Tony Miniaci asked about the plans for phased development and how it would be managed.

The Manager of Planning responded that the applicant is proposing to rezone both properties, however only proposing to develop a portion through phased development. The second phase of the development would be managed through a no-build restrictive covenant, with subsequent build-out subject to separate rezoning and subdivision applications.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5501-2015-5050(172) R14-032 (Toor & Tiegen) closed at 9:46 p.m.

4. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Hinds, and

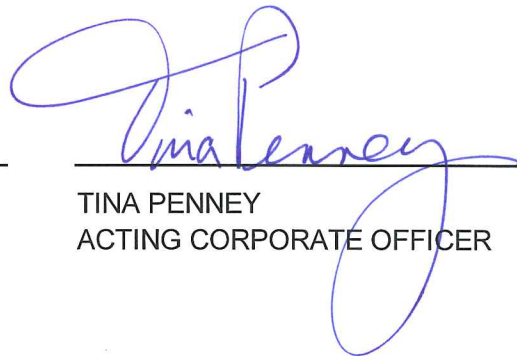
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:46 p.m.



RANDY HAWES, MAYOR



TINA PENNEY
ACTING CORPORATE OFFICER

