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 April 4, 2016 commenced at 1:00 p.m. for COMMITTEE OF THE WHOLE, and was immediately followed by a CLOSED MEETING of Council, and reconvened at 7:00 p.m. for REGULAR COUNCIL proceedings.

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: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
* Barry Azevedo, Manager of Environmental Services
Kris Boland, Manager of Finance
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
* Ted De Jager, Officer in Charge, Mission RCMP Detachment
* Hirod Gill, Manager of Engineering Design and Planning
Haylee Gould, Administrative Assistant
* Jay Jackman, Manager of Assets, Infrastructure and Projects
Tracy Kyle, Director of Engineering and Public Works
Kerri Onken, Deputy Treasurer/Collector
* Robert Publow, Planner
Jennifer Russell, Deputy Corporate Officer
Maureen Sinclair, Director of Parks, Recreation and Culture
* Dan Sommer, Director of Development Services
* Present for a portion of the meeting

1. CALL TO ORDER
Mayor Hawes called the meeting to order at 1:00 p.m.

2. ADOPTION OF AGENDA
Moved by Councillor Alexis, seconded by Councillor Hamilton, and

RESOLVED: That the agenda for the regular Council meeting of April 4, 2016 be amended as follows:

a) Item 19(a)(i), Official Community Plan Amending Bylaw 5547-2016-4052(44), be considered for first reading only; and

b) Item 19(b), Zoning Amending Bylaw 5548-2016-5050(190), be considered for first reading only.

CARRIED

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the agenda for the regular Council meeting of April 4, 2016 be adopted, as amended.

CARRIED
3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Stevens, seconded by Councillor Alexis, and

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

CARRIED

4. DEVELOPMENT SERVICES

Councillor Alexis assumed the Chair.

Official Community Plan amendment OCP15-002 and Rezoning R15-029

The Committee reviewed a report from the Planner dated April 4, 2016 regarding development applications to redesignate the property located at 31322 Caswell Avenue from Rural to Industrial within the Official Community Plan and to rezone from Rural 80 (RU80) Zone to Industrial Resource Extraction (INR) Zone.

Discussion ensued regarding concerns raised at the public information meeting that was held on March 31, 2016, including:

- road access and construction timeline;
- traffic impacts;
- increased water consumption from gravel crushing activities; and
- dust and noise pollution.

5. CORPORATE ADMINISTRATION AND FINANCE

Councillor Hamilton assumed the Chair.

Emergency Support Services Newsletter

A report from the Manager of RCMP Administration dated April 4, 2016 with the latest issues of the Emergency Support Services newsletter was provided for the Committee’s information.

Drainage Utility Levy

A report from the Deputy Treasurer/Collector dated April 4, 2016 providing an overview of two different funding models for the Drainage Utility was provided for the Committee’s consideration.

Moved by Councillor Pecas, and

RECOMMENDED:

1. That a drainage utility fee be implemented based on assessed value of property starting in 2016, to provide funding for the existing drainage utility system budget, plus the two spending packages approved in the 2016 budget, and that a decrease in general municipal property taxes will occur as a result; and

2. That the District’s financial plan be amended accordingly.

CARRIED

RCMP Building Upgrade Design – Additional Funding Request

A report from the Officer in Charge, Mission RCMP Detachment dated April 4, 2016 to request additional funds for the design of the RCMP building renovations was provided for the Committee’s consideration.
Moved by Councillor Nicholson, and

RECOMMENDED:

1. That the successful candidate to the Request For Proposals, 2015-022, dated January 21, 2016 be hired to study and plan necessary building renovations for the Mission RCMP Detachment building. These upgrades are not part of the current structural and mechanical upgrades required as a result of legislation. The renovations are required to enable continuing operations in the building through the year 2018;

2. That the current $30,000 budget for RCMP building upgrade designs be increased to $55,000 based on the responses received through the RFP process;

3. That the additional funding of $25,000 come from savings realized in the 2015 RCMP operating budget, via general fund accumulated surplus; and

4. That the District’s financial plan be amended accordingly.

CARRIED

6. PARKS, RECREATION AND CULTURE

Councillor Nicholson assumed the Chair.

Mission Granite Curling Club – Curling Ice Heaters

A report from the Manager of Parks and Facilities dated April 4, 2016 regarding a proposal from the Mission Granite Curling Club to install two on ice heaters at their cost was provided for the Committee’s consideration.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That the request from the Mission Granite Curling Club to supply and install two on ice heaters at the Mission Leisure Centre curling rink at their cost be approved;

2. That the operating costs associated with the heaters, estimated at $960 per year, and future capital costs for the replacement of the heaters in 15 years, estimated at $30,000, be borne by the District of Mission; and

3. That the Capital Plan be amended to include future replacement of the heaters.

CARRIED

Update Fraser River Heritage Park

The Committee reviewed a report from the Director of Parks, Recreation and Culture dated April 4, 2016 which provided an update on the operation and capital projects underway at Fraser River Heritage Park.

Discussion ensued regarding the renovation of public washrooms and the possibility of having the washrooms open during peak hours on the weekends, tidying up the sandbox area and adding a playground to the park, and replacing the interpretive signs.

It was noted that staff are working on an open house at the observatory building to invite residents to come in, see the building and offer their suggestions on re-purposing the structure. Further details on the open house will be published when they become available.
7. ENGINEERING AND PUBLIC WORKS

Councillor Plecas assumed the Chair.

2016 Water Shortage Response Plan

A report from the Director of Engineering and Public Works dated April 4, 2016 detailing proposed amendments to the District of Mission Water Bylaw 2196-1990 and District of Mission Ticket Information Bylaw 2646-1993 which are necessary to implement the 2016 Water Shortage Response Plan was provided for the Committee’s consideration.

Amy Peters from the Abbotsford Mission Water Sewer Commission gave a presentation about the 2016 Water Shortage Response Plan which outlined the importance of water conservation, conservation efforts to date, water survey findings and proposed changes to the Water Shortage Response Plan.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That the Abbotsford Mission Water & Sewer Commission’s recommendations from Report No. JSSC 014-2016 2016 Water Shortage Response Plan, dated March 10, 2016 be approved;

2. That District of Mission Water Bylaw 2196-1990 be amended to implement the 2016 Water Shortage Response Plan; and

3. That District of Mission Ticket Information Bylaw 2646-1993 be amended to restructure the fines issued for violation of water restrictions.

CARRIED

Corporate Asset Management System Update

A report from the Engineering Technologist II dated April 4, 2016 with an update on the District’s Corporate Asset Management System project and a brief summary of the Strategic Framework for Asset Management was provided for the Committee’s information.

Landfill Environmental Monitoring Plan Contract Award

A report from the Manager of Environmental Services dated April 4, 2016 to initiate the award and execution of the District of Mission Landfill environmental monitoring plan contract for services from 2016 to 2018 was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED: That the Landfill Environmental Monitoring Plan Contract, subsequent to RFP 2015-016 procurement process, be awarded to SNC-Lavalin Inc. in the amount of $86,075, for services from 2016 to 2018 inclusive, with a two year optional extension.

CARRIED

Fraser House Boiler Replacement

A report from the Manager of Assets, Infrastructure and Projects dated April 4, 2016 to secure the necessary funding to replace the old boiler at the Fraser House was provided for the Committee’s consideration.
Moved by Councillor Stevens, and

RECOMMENDED:

1. That a qualified contractor be retained to replace the old boiler at the Fraser House with a new mid efficiency boiler;

2. That a $9,000 budget be established for the boiler replacement, with $4,500 funded from the District's General Capital Reserve Fund, and $4,500 funded from a contribution from Fraser House Society; and

3. That the District's Financial Plan be amended accordingly.

CARRIED

Sanitary Sewer Replacement at Mission Plaza

The Committee reviewed a report from the Manager of Engineering Design and Planning dated April 4, 2016 regarding the recent sanitary sewer pipe replacement project that was completed at the Mission Plaza.

Sanitary Sewer System Upgrade to Serve Hatzic Neighbourhood Development

A report from the Manager of Engineering Design and Planning dated April 4, 2016 requesting approval to fund upgrading the Hatzic Pump Station and constructing a twin sanitary force main from Mary Street to Stave Lake Street was provided for the Committee's consideration.

Moved by Mayor Hawes, and

RECOMMENDED:

1. That the Hatzic Sanitary Pump Station be upgraded to accommodate existing and future developments at Hatzic neighbourhood;

2. That the estimated pump station upgrade cost of $180,000 be funded from the following sources:
   a. $50,651 from the existing capital budget of “Hatzic Pump Station – Upsize Pumps” project; and
   b. $129,349 additional funding from the District’s Sewer Capital Reserve Fund.

3. That the Hatzic Pump Station sanitary sewer forcemain be extended from Mary Street to Stave Lake Street with a 250 mm twin forcemain to support future developments at Hatzic Ridge and Hatzic Bench areas;

4. That the proposed 250 mm twin forcemain extensions take place prior to any upgrades to the Hatzic Pump Station and the completion of the Hatzic Ridge Development;

5. That the estimated forcemain extension project cost of $535,000 be funded from the following existing capital budgets:
   a. $318,000 from the “HWY 7 Sewer Main Replacement – Stave to Mary” project, $281,000 of which is from the Sewer Capital Reserve Fund, and the remaining $37,000 is from a developer contribution;
   b. $25,000 from the “Hatzic Bench Sewer Main” project; and
   c. $192,000 from the “Sanitary Sewer Condition Assessment and Replacement” project; and
6. That the District’s financial plan be amended accordingly.

CARRIED

Council raised concerns about the state of a certain section of Ferndale Avenue after the installation of a new watermain. In response to questions from Council, the Manager of Assets, Infrastructure and Projects stated that staff are in discussions with the contractor regarding the issues.

8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

9. RESOLUTION TO EXCLUDE PUBLIC, RECESS THE PUBLIC MEETING UNTIL 7:00 P.M. AND IMMEDIATELY CONVENE INTO CLOSED SESSION

Moved by Councillor Alexis, seconded by Councillor Hamilton, and

RESOLVED:

1. That pursuant to Section 90 of the Community Charter, the public be excluded from this portion of the meeting as the subject matter being considered relates to the following:
   - Section 90(1)(a) of the Community Charter – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and
   - Section 90(1)(k) of the Community Charter – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

2. That the public portion of the meeting be recessed until 7:00 p.m.; and

3. That Council immediately resolve into the closed portion of their meeting.

CARRIED

The meeting recessed at 3:00 p.m.

10. RECONVENE

Mayor Hawes reconvened the meeting 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
11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE REPORT

RC16/176
APR. 04/16

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the April 4, 2016 Committee of the Whole, as contained in items RC16/161 to RC16/172 be adopted.

CARRIED

12. PRESENTATIONS

RC16/177
APR. 04/16

Employee Service Recognition

Mayor Hawes presented Shirley Sawyers, Administrative Clerk/Dispatcher, with a pin and certificate in recognition of her 35 years of dedicated service to the District of Mission.

RC16/178
APR. 04/16

Moved by Councillor Stevens, seconded by Councillor Hinds, and

RESOLVED: That Laurie Thain be congratulated on her recent induction into the BC Country Music Association Hall of Fame, and that she be considered for induction to any future Mission Cultural Hall of Fame.

CARRIED

13. DELEGATIONS

RC16/179
APR. 04/16

Mission Folk Music Festival Society

John Vissers, President, and Michelle Demers-Shaevitz, General Manager, of the Mission Folk Music Festival Society appeared before Council to provide information about the annual festival and to thank Council for their support over the years. The Mission Folk Music Festival has been running for 29 years, featuring over 1,000 performers from all over the world.

Council thanked Mr. Vissers and Ms. Demers-Shaevitz for their presentation.

RC16/180
APR. 04/16

Stave Falls Community Group

Phil Cooper from the Stave Falls Community Group appeared before Council to discuss the pending sale of Stave Falls Elementary by the School District and potential avenues for the District or the Stave Falls Community Group to purchase or lease the property for use by the community.
Council recommended that the Stave Falls Community Group look into forming a society or reconstituting the Stave Gardens Community Association, and to investigate Stave Gardens Hall as a potential community hall. It was further recommended that the Stave Falls Community Group approach the School District about leasing opportunities.

14. PROCLAMATIONS

Moved by Councillor Stevens, seconded by Councillor Plecas, and
RESOLVED: That June 1 to June 10, 2016 be proclaimed “Seniors’ Week” within the District of Mission.
CARRIED

15. PUBLIC HEARINGS

Zoning Amending Bylaw 5564-2016-5050(201)

R16-021— a bylaw to add a new Core Commercial Multi-Family Zone (CCMF) to the zoning bylaw and to rezone the property identified as Lot 2 of Plan NWP9901 from Commercial Highway One (CH1) Zone to Core Commercial Multi-Family (CCMF) Zone

The purpose of the proposed Zoning bylaw amendment is to facilitate a future multi family development in the form of townhouses. The subject property is legally described as:

Parcel Identifier: 024-534-846
Lot 2, (see BN147801), Section 21, Township 17, New Westminster District, Plan 9901

The Mayor opened the public hearing at 8:01 p.m.

The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the subject application had been received:

- E-mail from Jan and Emiko Gronlund dated March 31, 2016 expressing concern about the impact to property values, increased traffic and noise, lack of street parking, negative impact on the character of the neighbourhood, and increased pollution.

Chris Laing, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. Overview of the new multi-family zone.
2. Purpose and outline of the rezoning application.
3. Subject property map, aerial and site photos.
4. Development permit requirements.

Council discussed what effects, if any, the proposed zoning amendment would have on property values in the area, as well as the impact to the views of neighbouring properties.

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

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5564-2016-5050(201) R16-021 closed at 8:16 p.m.

16. ADOPTION OF INFORMATIONAL ITEMS

There were no informational items.
17. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

RESOLVED: That the Parks and Recreation Advisory Committee meeting minutes dated February 9, 2016 be received as information.

CARRIED

18. CORRESPONDENCE

There was no correspondence.

19. BYLAWS FOR CONSIDERATION

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5547-2016-4052(44) R15-002 (Kerr Properties) – a bylaw to redesignate the property located at 31322 Caswell Avenue from Rural to Industrial, be read a first time.

2. That in accordance with Section 477 of the Local Government Act, Council has considered District of Mission Official Community Plan Amending Bylaw 5547-2016-4052(44) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

3. That Zoning Amending Bylaw 5548-2016-5050(190) R15-029 (Kerr Properties) – a bylaw to rezone property at 31322 Caswell Avenue from Rural 80 Zone (RU80) to Industrial Resource Extraction Zone (INR), be read a first time.

CARRIED

Staff were directed to work with the proponent for the development at 31322 Caswell Avenue to address the issues raised at the public information meeting, including road access and construction timeline, traffic impacts, increased water consumption from gravel crushing activities, and dust and noise mitigation.

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED:

1. That Zoning Amending Bylaw 5564-2016-5050(201) R15-021 – a bylaw to add a new Core Commercial Multi-Family Zone (CCMF) to the zoning bylaw and to rezone the property identified as Lot 2 of Plan NWP9901 from Commercial Highway One (CH1) Zone to Core Commercial Multi-Family (CCMF) Zone, be read a third time.

2. That District of Mission Repeal Bylaw 5566-2016, a bylaw to repeal Zoning Amending Bylaw 5298-2012-5050(81), be read a first, second and third time.

CARRIED

20. DEVELOPMENT PERMITS FOR CONSIDERATION

There were no development permits for consideration.
21. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the following minutes be adopted:

(a) Special Council Meeting – March 18, 2016
(b) Regular Council Meeting – March 21, 2016
CARRIED

22. RESOLUTIONS RELEASED FROM CLOSED

Student Leadership Awards

The following resolution was released from the Closed Council meeting held on March 21, 2016:

Student Leadership Awards

1. The following individuals have been given Student Leadership Awards in recognition of the positive impact that they have in their community and their school, and the leadership that they demonstrate among their peers:

   a) Rebecca Flynn;
   b) Vince Lising;
   c) Chloe Belanger;
   d) Lyza Murphy;
   e) Dylon McIay;
   f) Nikki Baban;
   g) Gracie Dougan;
   h) Tanner Geringer;
   i) Larissa Potma;
   j) Jenai Konings; and
   k) Faith Collier.

The awards will be presented at the District of Mission’s Community Service Awards Ceremony which will be held at 7 p.m. on April 7, 2016 at the Clarke Theatre.

23. NEW/OTHER BUSINESS

There was no new/other business.

24. NOTICES OF MOTION

Councillor Stevens expressed concern with insufficient parking for West Coast Express passengers with disabilities. There are currently five accessible parking spaces on Railway Avenue and at least eight daily passengers with disabilities that require an accessible parking space.

Staff were directed to identify the passengers who require an accessible parking space and to refrain from ticketing those individuals for parking on Railway Avenue, and to provide a report back to Council with options for additional accessible parking for West Coast Express users.

25. QUESTION PERIOD

There were no questions from the public.
26. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:33 p.m.

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER