

Minutes of the Freestanding Committee of the Whole (Engineering Committee - Urban Local Residential Road Standards) meeting of the **DISTRICT OF MISSION** held in the Conference Room of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Thursday, October 6, 2016 commencing at 9:34 a.m.

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

Council Members Absent: Councillor Rhett Nicholson

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Kris Boland, Director of Finance
Jay Jackman, Manager of Development Engineering & Projects
Tracy Kyle, Director of Engineering and Public Works
Gina MacKay, Manager of Long Range Planning and Special Projects
Dan Sommer, Director of Development Services
Christine Brough, Executive Assistant

1. CALL TO ORDER

The meeting was called to order.

2. ADOPTION OF AGENDA

COW16/056
OCT. 6/16

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That the October 6, 2016 Freestanding Committee of the Whole (Engineering Committee) meeting agenda be adopted.

CARRIED

3. NEW BUSINESS

COW16/057
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Urban Local Residential Road Standards

A report dated October 6, 2016 from the Manager of Development Engineering & Projects regarding urban local residential road standards was provided for Council's information.

Councillor Hinds assumed the Chair.

Discussion ensued on urban local residential road standards and the importance of balancing engineering, safety, financial, and aesthetic concerns to ensure that Mission develops in a well-planned, positive, neighbourhood friendly way. While density is the key to maximizing tax revenue, Council recognized that there are other considerations

that must also be taken into account if Mission is to grow into a balanced and livable community. It was noted, for example, that road widths and the overall design of developments have far-reaching implications in that they impact transit accessibility, fire department access, pedestrian safety and pedestrian connectivity, and the overall character of neighbourhoods.

It was noted that the new Development Bylaw is intended to be flexible enough to facilitate development while also meeting the objectives of the municipality. Council and staff discussed the need to update and improve the District's current bylaws, policies and procedures so that they are more performance based and aligned with the interests of the development community and Council expressed its support of staff with respect to the enforcement of bylaws and policies.

Council expressed its view that approving a narrower road standard is not the preferred way to achieve higher density. Planning staff were directed to look at applying the next higher density zone to residential subdivision situations that would increase the lot yield to a maximum similar to that which would have otherwise been achieved under a lower density zone with a narrower road standard. The approach would allow for a slight increase in density (additional lots) while maintaining the applicable road standard and a relatively larger lot size in keeping with the lower density zone initially sought. The Director of Development Services requested that, in situations such as these, Council add conditions or provisions to the 3rd reading of the zoning amending bylaw that would limit the density approved by bylaw to only the additional lot yield that would have otherwise been achieved with the narrower road standard.

Mayor Hawes noted that smaller lots often result in more congested neighbourhoods rather than in smaller homes and he recommended that a wider pavement standard be applied in these cases.

Engineering staff were directed to provide an additional road cross-section for consideration with the upcoming Development Bylaw, specifically for compact residential development, that includes room for parking on both sides of the street, 2-lane traffic and one sidewalk.

Council expressed its view that Development Permits for form and character were important for maintaining a desirable building standard in Mission and they have been responsible for significant improvements in the look of homes in Mission over the last decade. Council reiterated its support for staff to continue to use these tools but at the same time, requested staff to ensure that bylaws and policies are updated where needed as to ensure transparency, practicality and effectiveness.

Mayor Hawes expressed his view that all homes built in Mission should be built to the SAFERhomes standard to promote aging in place and address mobility issues. He noted that the cost to build homes to these standards is far less than the cost to retrofit existing homes to accommodate special needs (e.g. wheelchair access through doorways, etc.).

Mayor Hawes assumed the Chair.

4. ADJOURNMENT

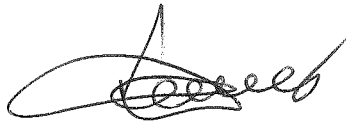
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Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 11:36 a.m.



RANDY HAWES
MAYOR



MIKE YOUNIE
CORPORATE OFFICER