

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 September 5, 2017 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
*Rogine Battel, Manager of RCMP Administration
Kris Boland, Director of Finance
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Allyssa Fischer, Administrative Assistant
Dave Heyes, Manager of Forestry Business
Tracy Kyle, Director of Engineering and Public Works
*Gina MacKay, Manager of Long Range Planning and Special Projects
*Jennifer Meier, Environmental Coordinator
Bob O'Neal, Director of Forestry
Robert Publow, Manager of Planning
Scott Ross, Manager of Accounting Services
Jennifer Russell, Deputy Corporate Officer
*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

RC17/441
SEP. 05/17

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED:

1. That Late Item 4(c) "Issuance of Business License to Joe Kerekes (Decadent Ink)" be added to the agenda under **Development Services**; and
2. That the agenda for the regular Council meeting of September 5, 2017 be adopted, as amended.

CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC17/442
SEP. 05/17

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

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

CARRIED

4. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

RC17/443
SEP. 05/17

Development Variance Permit for 32960 Sylvia Avenue to facilitate a subdivision

A report from the Planner dated September 5, 2017 detailing a development variance permit application to allow an existing home to be retained in relation to a subdivision on the property located at 32960 Sylvia Avenue was provided for the Committee's information.

In response to questions from the Committee, the Manager of Planning clarified that the original application had been for a 10-lot subdivision. It was noted that an additional parcel of land had been added to the original development application and that the developer had requested that an additional 4 lots to be added to the subdivision proposal. The Manager of Planning stated that as the zoning on the additional parcel was the same, it was not necessary for the developer to put in a second application for the additional 4 lots.

RC17/444
SEP. 05/17

OCP Amendment, Rezoning and Development Variance Permit for 8580 Tupper Boulevard to facilitate a 2 lot subdivision

A report from the Planner dated September 5, 2017 detailing the development applications for the property located at 8580 Tupper Boulevard and identifying the necessary amendments to the Official Community Plan and Zoning Bylaws that would allow subdivision of the lands into two (2) compact single family residential lots was provided for the Committee's consideration.

Discussion ensued regarding the size of dwelling allowed on compact residential lots. The Committee expressed concern that the addition of a secondary suite on either property would negatively impact parking and intensify congestion in the neighbourhood. It was noted that a restrictive covenant to prohibit secondary suites could be considered as a condition of approval.

Moved by Councillor Plecas, and

RECOMMENDED: That, upon due consideration of Section 475 of the *Local Government Act*, consultations go forward in accordance with Policy LAN.47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of that section of the *Act*.

CARRIED

RC17/445
SEP. 05/17

LATE ITEM – Issuance of Business License to Joe Kerekes (Decadent Ink)

A report from the Manager of Long Range Planning and Special Projects dated September 5, 2017 regarding the operation of a tattoo parlour in downtown Mission was provided for the Committee's consideration.

It was noted that the business is legally non-conforming as per a previous decision of Council.

Moved by Councillor Hawes, and

RECOMMENDED: That Decadent Ink (Joe Kerekes) be issued a business license to allow the operation of a tattoo parlour at 33071 First Avenue.

CARRIED

5. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

RC17/446
SEP. 05/17

Investment Holdings Quarterly Report – June 30, 2017

A report from the Manager of Accounting Services dated September 5, 2017 detailing the District's second quarter 2017 investment holdings was provided for the Committee's information.

RC17/447
SEP. 05/17

Bevan Wells Groundwater Supply Development Project Environmental Assessment Certificate Amendment

A report from the Director of Finance dated September 5, 2017 regarding the new Bevan Wells Groundwater Supply Development Project Environmental Assessment Certificate Amendment was provided for the Committee's consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That Mission's share of costs totaling \$52,095 (regional total cost is \$215,000) be transferred from the water conservation budget for the 2017 projects that are required under the Bevan Wells Environmental Assessment Certificate Amendment; and
2. That the District's Financial Plan be amended accordingly.

CARRIED

RC17/448
SEP. 05/17

Norrish Creek Intake Repairs

A report from the Director of Finance dated September 5, 2017 regarding necessary repairs to the Coanda intake at the Norrish Creek water supply was provided for the Committee's consideration.

Moved by Mayor Hawes, and

RECOMMENDED:

1. That Mission's share of costs totaling \$29,076 (total regional cost is \$120,000), for the interim removal of gravel to ensure the successful operation of the Norrish Creek intake, be transferred from the 2017 water supply contingency budget; and
2. That the District's Financial Plan be amended accordingly.

CARRIED

6. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

RC17/449
SEP. 05/17

2016 Solid Waste Summary

A report from the Environmental Coordinator dated September 5, 2017 summarizing the District's 2016 solid waste diversion efforts was provided for the Committee's information.

In response to questions from the Committee, the Environmental Coordinator stated that:

- Solid waste audits were typically completed on a bi-annual basis, but may be completed on an annual basis now that the District had joined Recycle BC
- Waste collected on Household Hazardous Waste Day was not included in the District's overall diversion rates
- Metal collected during Spring Cleanup week was included in the District's overall diversion rates

- The District has applied for and received a grant from the BC Used Oil Management Association to purchase tanks for the recycling depot that will allow the District to collect used oil. The District is waiting for details on insurance costs associated with providing this service

The Committee expressed concerns regarding the stewardship of Recycle BC, including the handling of beverage container deposit refunds and plastic bags. It was noted that the switch to the Recycle BC program may negatively impact Mission's diversion rates moving forward.

Following discussion, staff were directed to research communities that had banned the use of plastic shopping bags and report back to Council.

RC17/450
SEP. 05/17

Solid Waste Diversion Targets

A report from the Environmental Coordinator dated September 5, 2017 detailing the District's initiatives and progress towards meeting the waste reduction targets set out by the Fraser Valley Regional District's (FVRD) Solid Waste Management Plan (SWMP) was provided for the Committee's information.

In response to questions regarding 2017 diversion rates, the Environmental Coordinator noted that it was too early in the year to determine the impact of the switch to the Recycle BC program.

7. FORESTRY

Councillor Stevens assumed the Chair.

RC17/451
SEP. 05/17

Forestry Operations 2017 Quarter 2 Report

A report from the Manager of Forestry Business dated September 5, 2017 summarizing the 2017 second quarter financial results for the forestry operation and providing additional information on forestry reserves, strategies, plans, activities, and challenges for the remainder of the year was provided for the Committee's information.

It was noted that the Municipal Forest will most likely record a loss in the third quarter due to the inability to operate logging equipment during the unseasonably dry weather in the summer months. Discussion ensued around closing Burma Road (Florence Lake Forest Service Road) during extreme fire conditions.

8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

RC17/452
SEP. 05/17

Moved by Councillor Plecas, seconded by Councillor Nicholson, 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

RC17/453
SEP. 05/17

Moved by Councillor Hamilton, seconded by Councillor Nicholson, 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)(g) of the *Community Charter* – litigation or potential litigation affecting the municipality;
 - Section 90(1)(i) of the *Community Charter* – the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
 - 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 2:29 p.m.

10. RECONVENE

RC17/454
SEP. 05/17

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

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Jason Anthony, Engineering Technologist I
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Allyssa Fischer, Administrative Assistant
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Manager of Planning
Jennifer Russell, Deputy Corporate Officer
Dan Sommer, Director of Development Services

11. MISSION MOMENTS: SOAP BOX DERBY

Pooja Rattan, a University of the Fraser Valley Library and Information Technology Student and student volunteer at the archives presented this evening's Mission Moments. The first Soap Box Derby was held in Mission in 1946 as part of the inaugural Strawberry Festival. The Derby was the second of its kind in Canada and its success over the years

surpassed everyone's expectations. Over the years, the enrollment continued to rise and peaked in 1956 as 143 competed in the Soap Box Derby that year.

In 1953, the location of the Soap Box Derby was moved to the site of the present-day Leisure Center and a permanent track was built, the first of its kind in Canada, to allow a larger number of participants. The popularity of the Soap Box Derby continued to rise and in 1957, the Strawberry Festival was dropped to handle the Derby exclusively. The Derby drew mass amounts of media attention and crowds of 15,000 people were reported to view the event in the 1950s.

The soap box derby brought out the spirit of the community and was one of the events that helped put Mission on the map.

12. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC17/455
SEP. 05/17

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the recommendations of the September 5, 2017 Committee of the Whole, as contained in items RC17/443 to RC17/451 be adopted.

CARRIED

13. PRESENTATIONS

RC17/456
SEP. 05/17

Staff Service Recognition

Mayor Hawes presented Harminder Gill, Bylaw Enforcement Officer in the Bylaw Enforcement Division, with a pin and certificate in recognition of his 20 years of dedicated service to the District of Mission.

RC17/457
SEP. 05/17

Student Leadership Awards

Mayor Hawes, on behalf of Council, presented certificates to the 2017 Mission Student Leadership Awards winners in recognition of their contribution and leadership to the community, their school and among their peers. The following students were awarded the 2017 District of Mission Student Leadership Awards:

Mission Senior Secondary:

- Martyne Konings
- Zhixuan Fan

Hatzic Middle School:

- Gracie Dougan
- Vienna Kapy
- Keyara Brown

École Heritage Park Middle School

- Isabella Vetter
- Ella Schmor
- Ava Ealing

Aboriginal Student Leaders:

- Zac Pelletier

14. DELEGATIONS

RC17/458
SEP. 05/17

Proposed West Coast Kids Cancer Foundation Camp in Stave West

Colin Worth, Chairman of the West Coast Kids Cancer Foundation, appeared before Council to discuss the creation of a permanent oncology camp in Stave West. Mr. Worth described the lack of social support for children and families of cancer patients and the need to establish a year-round facility that would provide a safe haven for children and youth suffering from cancer. It was noted that Foundation had chosen Stave West due to its ability to accommodate a large number of patients, its proximity to Zajac Ranch for Children and the future Tim Horton Children's Foundation Camp as well as its accessibility by helicopter and ambulance.

Mr. Worth explained that the Foundation is currently in the planning stages, but hopes to be able to offer day programming for youth in the summer of 2018. He noted that the Foundation's long-term goal would be to establish a permanent camp on the property which would see approximately 300-400 youth with cancer throughout the summer months.

Council thanked Mr. Worth for his delegation and invited the Foundation to work with District staff on the preliminary step of communications with local First Nations.

Concerns about the bottle depot on Fraser Crescent and Park Street

Richard Quinlan, speaking on behalf of the neighbours and business in the areas of Fraser Crescent, Logan Avenue, and Haig Street, expressed his concerns that allowing the bottle depot and the Haven in the Hollow to operate in the same neighbourhood has attracted transients to the area. He expressed concerns regarding open drug use, overdoses, discarded needles, and prostitution in the area and stated that the neighbourhood has become unsafe for children and families to reside in. He asked Council to take immediate action to address the public safety issues.

In response, Council agreed that the situation was concerning and that the District was doing everything in its power to address the issue within the parameters of the law.

15. PUBLIC HEARINGS

RC17/459
SEP. 05/17

Official Community Plan Amending Bylaw 5652-2017-4052(48)

OCP16-004 (Noort Developments Ltd.) – a bylaw to redesignate the property located at 7740 and 7756 Grand Street from *Institutional* to *Urban Compact/Multiple Family*

-AND-

Zoning Amending Bylaw 5653-2017-5050(253)

R16-039 (Noort Developments Ltd.) – a bylaw to rezone property at 7740 and 7756 Grand Street from Institutional Assembly (IA) Zone to Multiple Family 52 Townhouse (MT52) Zone

The purpose of the proposed Official Community Plan and Zoning Amending Bylaws is to facilitate townhouse development. The subject properties are legally described as:

Parcel Identifier: 011-941-952

Lot 181 Except: Part Subdivided by Plan 15777; Section 21 Township 17 New Westminster District Plan 955

Parcel Identifier: 011-941-944

Portion Lot 180 Except: Part Subdivided by Plan 15777; Section 21 Township 17 Lying West of Road on Plan 14060 New Westminster District Plan 955

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Site Plan, including parking plan.
4. Elevation Plan.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

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

Jason Doyle, Mission, expressed concern that the developer was going to be allowed to provide vehicle access to the private alley near 11th Avenue. He also inquired as to whether the new development would be tied into the municipal sewer line and if this would require laneway access.

In response to Mr. Doyle's questions, staff responded that there were no plans to access the alley and that the new development would tie into the municipal sewer on Grand Street.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Official Community Plan Amending Bylaw 5652-2017-4052(48) and Zoning Amending Bylaw 5653-2017-5050(253) (OCP16-004/R16-039 – Noort Developments Ltd.) closed.

RC17/460
SEP. 05/17

Zoning Amending Bylaw 5669-2017-5050(263)

R17-018 (Krahn Engineering) – a bylaw to rezone property at 8778 Cedar Street from the Suburban 36 Zone (S36) to the Commercial Neighbourhood Centre One (CNC1) Zone

The purpose of the proposed Zoning bylaw amendment is to allow a commercial/residential mixed-use development that consists of 4 residential units located above retail floor space. The subject property is legally described as:

Parcel Identifier: 005-999-791
Lot 22 Section 28 Township 17 New Westminster District Plan 41145 Except
Plan BCP45994

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Site Plan, including a parking plan.
4. Elevation Plan.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

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

Helen Stuart, Mission, expressed concern regarding traffic control at the intersection at Tunbridge and Cedar after the completion of the development. She noted that many drivers do not feel safe turning left onto Cedar and instead use Machell Street for access. and expressed her concern that the new development would add to the traffic and congestion on Machell Street, making it unsafe for children. She further noted that the speed limit on the street was too high.

Debbie Kobes, Mission, expressed concern regarding the time of day traffic studies are typically carried out. She noted that traffic studies are typically done in the afternoon when most residents are at work, which does not accurately reflect traffic on the street. Ms. Kobes stated that Machell Street will eventually connect to Egglestone Avenue, which will further contribute to the traffic issues and congestion on the street.

The Director of Engineering and Public Works noted that the developer is required to complete a traffic impact assessment, and that any recommendation resulting from that assessment are to be implemented prior to final approval.

Travis Kienas, Mission, noted that a previous council had made a commitment that no additional streets would be connected to Cedar Street due to traffic concerns. He expressed concern that the new development does not provide enough parking for a mixed residential and commercial use. He noted that locating the building at the front of the property limits what the District is able to do to control the intersection moving forward, and was concerned that a traffic study was not completed prior to the public hearing. Mr. Kienas stated that he would like to see the Cedar Valley Advisory Committee reinstated.

The Director of Engineering and Public Works responded that a traffic impact assessment would be completed prior to consideration of adoption of the bylaw.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5669-2017-5050(263) (R17-018 - Krahn Engineering) closed.

RC17/461
SEP. 05/17

Zoning Amending Bylaw 5671-2017-5050(264)

R16-031(Legendary-GoldEdge Developments) – a bylaw to rezone properties at 33173, 33191, 33209 and 33221 Cherry Avenue from the Suburban 36 (S36) Zone to the Multiple Family 52 Townhouse (MT52) Zone

The purpose of the proposed Zoning bylaw amendment is to allow a new townhouse development of up to 58 units. The subject properties are legally described as:

Parcel Identifier: 001-739-816
Lot 33 Section 28 Township 17 New Westminster District Plan 44160

Parcel Identifier: 001-034-804
Lot 10 Section 28 Township 17 New Westminster District Plan 32346

Parcel Identifier: 015-865-355
Lot 1 Section 28 Township 17 New Westminster District Plan 84803

Parcel Identifier: 015-865-363
Lot 2 Section 28 Township 17 New Westminster District Plan 84803

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Orthophoto map and tree retention plan.
4. Site plan.

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

1. Email from Karen Gardner dated August 31, 2017 in opposition to the proposal and expressing concern regarding traffic congestion and a decrease in livability.
2. Email from Teena Smith dated September 1, 2017 in opposition to the proposal expressing concern regarding traffic, noise pollution, and privacy.

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

Andrew Third, Mission, expressed concern regarding vehicle traffic and speed on Cherry Avenue, particularly near the intersection of Cherry Avenue and Cade Barr Street. He noted that the new development would see the addition of over 58 vehicles, adding to congestion and a lack of parking on the street. Mr. Third proposed traffic calming to control the flow and direction of traffic, such as changing Cherry Avenue into a one-way street, installing speed bumps or roundabouts, and potentially closing off some entrances to the street. He noted that Cherry is a family oriented street and questioned if the development would be marketed to families.

Clint Hale, the applicant, stated that the development would cater to all age groups.

Bob Reed, Mission, stated that he knew multi-family development had always been planned along Cherry Avenue, but had been under the impression that the road was originally planned to be a 4-lane road. He expressed concern that a wider street would increase traffic speed and questioned whether or not the road was still planned to be 4-lane. In response to the question, the Director of Engineering and Public Works stated that Cherry Avenue is an arterial road, it would eventually be wider, and that a cross-section design would be presented to Council in the future.

James Sterling, Mission, expressed concern about the increase in traffic and congestion on Cherry Avenue if the development is completed. He noted that speed bumps or a roundabout at Cherry Avenue and Cade Barr Street would help ease these issues. Mr. Sterling also expressed concern that the development did not include enough parking spaces and those unable to find a parking space would begin to park on the roadside. He stated he is not opposed to the development, but questions whether the number of units is too high. In response to a question regarding sidewalks, the Director of Engineering and Public Works stated that a fully constructed sidewalk was included in the proposal.

Kevin Neufeld, Mission, questioned if the new development would connect to the municipal sewer lines and how this would be accomplished, and if the municipal connection would be brought further down the street. Mr. Neufeld expressed concerns that the new development did not include enough parking and that the number of cars speeding on Cherry Avenue would increase. In response to Mr. Neufeld's questions, the Engineering Technologist stated that the developer would be using a force main line to connect to the municipal sewer, but would not be extending the gravity main line that Mr. Neufeld's property is connected to.

Irma Hamre, owner of the adjacent property to the east of the proposed development, questioned whether the 260 foot long hedge along the edge of the property would remain and expressed concerns about the cost associated with the maintenance of these trees. Ms. Hamre noted she would prefer that the hedge is removed.

The Manager of Planning stated that the development application stated that 35 of the 146 trees on the property would remain. The arborist for the development noted that the trees were in good condition and the developer had planned to keep as many trees as possible to retain some privacy.

Glen Schoeffel stated that he lived on a small parcel to the east of the property and would like the hedge retained for privacy. Council asked the developer to contact the adjoining property owners to discuss how much of the hedge should be retained and the concerns of ongoing maintenance.

Andrew Third asked for clarification on whether or not Cherry Avenue was considered an arterial route. In response to his question, the Director of Engineering and Public works stated that Cherry Avenue is a designated arterial route and the District is currently working on a cross section design, will be brought forward to Council upon its completion. It was noted that a complete list of the District's arterial and collector routes was located within the Transportation Master Plan.

James Sterling questioned who would be on site to answer questions and was informed that the developer would be available if residents had any questions about the project.

James Rubog, Mission, expressed concerns that the developer had asked for a variance regarding setbacks on the property, and questioned if the variance was necessary and if the developer could simply eliminate four units from the plan in order to meet the District's setback requirements. He further questioned whether the developer would need to access neighbouring property in order to install the storm water main and expressed concern that the planned driveway length for the units was not long enough to accommodate larger vehicles.

In response to Mr. Rubog's questions, the Manager of Planning noted that the proposed variance had been recommended by staff in order to allow the developer to include a ring road in the design. The Engineering Technologist noted that the storm main would be extended from the developer's site, down Cherry Avenue to Nottman Street, and would not require an easement through other properties. The Manager of Planning stated that the developer was meeting the District's bylaw compliance with enough space for parking within garages. Mayor Hawes noted that the complex's strata management would enforce parking restrictions.

RC17/462
SEP. 05/17

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the meeting be extended until all items of business have been concluded.

CARRIED

Council discussed the proposal and noted the following questions and concerns:

- Whether the two surrounding elementary schools would be near or over capacity once this and future developments were completed.
- Whether the single entrance and exit point for the development would be a concern for emergency responders.
- The development's impact to the community in terms of increased traffic and the timing of upgrades to Cherry Avenue.
- The need to consider the eventual build out of Nottman and Jennings Streets as part of an overall cohesive neighbourhood plan.

- The impact of future developments on sewer and storm water drainage lines on Cherry Avenue.

In response to questions from Council, the Director of Engineering and Public Works and the Director of Development Services stated:

- The fire department had been involved in the planning process of the subject development and were content with the single entry and exit point.
- The site plan does provide for the future widening of Cherry Avenue to the required standard.
- Many of the concerns raised are issues that pertain to the Cedar Valley area as a whole.
- The subject application is consistent with the Official Community Plan for the area.
- Staff are continually working with developers to address or mitigate the issues specific to Cedar Valley.
- A comprehensive review of the Cedar Valley Plan is currently underway, which will consider how land use is impacting issues such as traffic and environmental concerns.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5671-2017-5050(264) (R16-031- Legendary-GoldEdge Developments) closed.

16. BYLAWS FOR CONSIDERATION

RC17/463
SEP. 05/17

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5672-2017-4052(52) (OCP17-001 William Clark), a bylaw to redesignate property at 8580 Tupper Boulevard from *Urban Residential* to *Urban Residential - Compact*, be **read a first time**.
2. That Zoning Amending Bylaw 5673-2017-5050(265) (R17-011 William Clark), a bylaw to rezone property at 8580 Tupper Boulevard from Urban Residential 465 (R465) Zone to Residential Compact 372 (RC372) Zone, be **read a first time**.
3. That Official Community Plan Amending Bylaw 5652-2017-4052(48) (OCP16-004 Noort Developments Ltd.), a bylaw to redesignate properties at 7740 and 7756 Grand Street from *Institutional* to *Urban Compact-Multi-Family*, be **read a third time**.
4. That Zoning Amending Bylaw 5653-2017-5050(253) (R16-039 Noort Developments Ltd.), a bylaw to rezone properties at 7740 and 7756 Grand Street from Institutional Assembly (IA) Zone to Multiple Family 52 Townhouse (MT52) Zone, be **read a third time**.
5. That Zoning Amending Bylaw 5669-2017-5050(263) (R17-018 Krahn Engineering), a bylaw to rezone property at 8778 Cedar Street from Suburban 36 (S36) Zone to Commercial Neighbourhood Centre One (CNC1) Zone, be **read a third time**.

CARRIED

Staff were directed to discuss with the applicant the possibility of a voluntary contribution for a bus shelter in proximity to the proposed development at 7740 and 7756 Grand Street.

RC17/464
SEP. 05/17

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED:

That consideration of third reading of Zoning Amending Bylaw 5671-2017-5050(264) (R16-031 Legendary-GoldEdge Developments), a bylaw to rezone properties at 33173, 33191, 33209 and 33221 Cherry Avenue from Suburban 36 Zone (S36) to the Multiple Family 52 Townhouse (MT52) Zone, **be deferred** pending receipt of a staff report containing the following information:

1. Anticipated timeline for completion of the cross-section design for Cherry Avenue.
2. Results of a Traffic Impact Assessment to be completed by the developer.
3. Clarification of the future plan for the eventual build-out of the surrounding properties.
4. Confirmation that the proposed development will be adequately serviced, and an overview of future servicing needs in the surrounding area.

CARRIED

RC17/465
SEP. 05/17

Moved by Councillor Nicholson, seconded by Councillor Stevens, and

RESOLVED:

That Water Amending Bylaw 5666-2017-2196(29), a bylaw to amend the District of Mission Water Bylaw 2196-1990, **be adopted**.

CARRIED

17. DEVELOPMENT PERMITS FOR CONSIDERATION

RC17/466
SEP. 05/17

Development Variance Permit DV17-016 (32960 Sylvia Avenue)

Moved by Councillor Hamilton, seconded by Councillor Plecas, and

RESOLVED: That Development Variance Permit DV17-016 (32960 Sylvia Avenue) to vary Section 501 Urban Residential Zones, Part D. Setbacks, Subsection 1 of the Zoning Bylaw 5050-2009 by reducing the minimum rear lot line setback to a Principal Dwelling from 7.5 metres (24.6 feet) to 6.0 metres (19.7 feet) **be approved**.

CARRIED

18. COUNCIL MEETING MINUTES FOR APPROVAL

RC17/467
SEP. 05/17

Moved by Councillor Stevens, seconded by Councillor Hinds, and

RESOLVED: That the following minutes be adopted:

- (a) Special Council Meeting (Morning Session) – August 14, 2017
- (b) Special Council Meeting (Afternoon Session) – August 14, 2017
- (c) Regular Council Meeting – August 21, 2017

CARRIED

19. NEW/OTHER BUSINESS

There was no new/other business.

20. NOTICES OF MOTION

There were no notices of motion.

21. QUESTION PERIOD

There were no questions from the public..

22. ADJOURNMENT

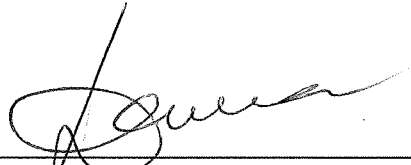
RC17/468
SEP. 05/17

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 10:16 p.m.



RANDY HAWES, MAYOR



MIKE YOUNIE, CORPORATE OFFICER