

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 5, 2018 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
*Caroline Dalgleish, Maintenance Supervisor
Stacey Crawford, Economic Development Officer
Mike Dickinson, Planner
*Michele Fernie, Engineering Technologist III
Allyssa Fischer, Administrative Assistant
Brenda Formosa, Administrative Clerk
*Hirod Gill, Manager of Engineering Design and Planning
*Jason Horton, Manager of Parks & Facilities
*Jay Jackman, Manager of Development Engineering and Projects
*Stephanie Key, Deputy Director of Parks, Recreation and Culture
Tracy Kyle, Director of Engineering and Public Works
*Kerri Onken, Deputy Treasurer/Collector
Robert Publow, Manager of Planning
Scott Ross, Manager of Accounting Services
Jennifer Russell, Deputy Corporate Officer
*Steve Simmonds, Manager of Inspection Services
Maureen Sinclair, Director of Parks, Recreation and Culture
Dan Sommer, Director of Development Services
Dale Unrau, Fire Chief
*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 Nicholson, seconded by Councillor Hinds, and

RESOLVED: That the agenda for the regular Council meeting of February 5, 2018 be adopted.

CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC18/052
FEB. 05/18

Moved by Councillor Alexis, seconded by Councillor Stevens, and
RESOLVED: That Council now resolve itself into Committee of the Whole.
CARRIED

4. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

RC18/053
FEB. 05/18

Cedar Valley Local Area Plan Project Update

A report from the Planner dated February 5, 2018 regarding an update on the Cedar Valley Local Area Plan was provided for the Committee's information.

RC18/054
FEB. 05/18

Rezoning Application from RU16 to RR7S to allow a secondary dwelling unit and Variances at the properties located at 34461 and 34489 Ferndale Avenue

A report from the Planner dated February 5, 2018 regarding rezoning and development variance permit applications to allow a three lot subdivision on the properties located at 34461 and 34489 Ferndale Avenue was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for February 19, 2018, subject to Council granting second reading to the related zoning amending bylaw.

RC18/055
FEB. 05/18

Rezoning Application to allow a secondary dwelling unit at the property located at 34884 Moffat Avenue

A report from the Planner dated February 5, 2018 regarding the development application to rezone 34884 Moffat Avenue to R930s to facilitate a secondary dwelling unit was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for February 19, 2018, subject to Council granting second reading to the related zoning amending bylaw.

RC18/056
FEB. 05/18

Termination of Land Use Contract (LUC) 416-1975 at a District owned property located at an unaddressed lot on Cedar Valley Connector

A report from the Planner dated February 5, 2018 regarding an application to terminate Land Use Contract (LUC) 416-1975 for an unaddressed property located on Cedar Valley Connector was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for February 19, 2018, subject to Council granting second reading to the related repeal bylaw.

RC18/057
FEB. 05/18

Termination of Land Use Contract (LUC) 170-1972 and Rezoning of the properties located at 32793 Lougheed Highway and an unaddressed property on Wardrop Street to Commercial Highway One (CH1) Zone

A report from the Planner dated February 5, 2018 regarding an application to terminate Land Use Contract (LUC) 170-1972, and to rezone the properties located at 32793 Lougheed Highway and an unaddressed property on Wardrop Street was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for February 19, 2018, subject to Council granting second reading to the related zoning amending bylaw.

RC18/058
FEB. 05/18

Bylaw Notice Enforcement Bylaw 5700-2018

A report from the Manager of Inspection Services dated February 5, 2018 regarding a new Bylaw Notice Enforcement Bylaw for the commencement of bylaw enforcement through the Upper Fraser Valley Bylaw Adjudication System was provided for the Committee's information.

5. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

RC18/059
FEB. 05/18

2017 Investment Performance Report

A report from the Manager of Accounting Services dated February 5, 2018 regarding the District's investment holdings as of December 31, 2017 was provided for the Committee's information.

RC18/060
FEB. 05/18

Amendment to Financial Plan 2017 – 2021 Bylaw 5612-2016

A report from the Deputy Treasurer/Collector dated February 5, 2018 regarding the budget amendments that Council has approved since the 2017 - 2021 Financial Plan Bylaw was adopted in December of 2016 was provided for the Committee's information.

RC18/061
FEB. 05/18

2017 Budget Carry Forward Requests

A report from the Manager of Accounting Services dated February 5, 2018 regarding the various 2017 budget carry forward requests from departments for specific projects was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the 2017 capital budget carry forwards attached as Appendix "A" to the report entitled "2017 Budget Carry Forward Requests" from the Manager of Accounting Services dated February 5, 2018, be approved;
2. That the 2017 operating budget carry forwards attached as Appendix "B" to the report entitled "2017 Budget Carry Forward Requests" from the Manager of Accounting Services dated February 5, 2018, be approved; and
3. That the District's Financial Plan be amended accordingly (final dollar amounts will depend on year-end balances).

CARRIED

RC18/062
FEB. 05/18

Economic Development Select Committee – Terms of Reference

A report from the Economic Development Officer dated February 5, 2018 regarding proposed changes to the Economic Development Select Committee (EDSC) Terms of Reference was provided for the Committee's consideration.

Moved by Councillor Hinds, and

RECOMMENDED:

That the proposed changes to the Economic Development Select Committee (EDSC) Terms of Reference as set out in the report from the Economic Development Officer dated February 5, 2018, be adopted.

CARRIED

RC18/063
FEB. 05/18

Status of Community Emergency Preparedness Grant Funding for a Mobile Reception Centre

A report from the Deputy Chief Administrative Officer dated February 5, 2018 regarding a request to establish a budget for the purchase of provisions for a mobile reception centre and related to training was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That a budget be established for \$24,312 to purchase supplies to stock the emergency support services (ESS) mobile reception centre trailer and related training to be fully funded by the Community Emergency Preparedness Fund; and
2. That the District's Financial Plan be amended accordingly.

CARRIED

RC18/064
FEB. 05/18

Council Attendance at Conferences – Councillor Alexis' Request

A report from the Executive Assistant dated February 5, 2018 regarding Councillor Alexis' request to attend the 2018 Business Improvement Areas of BC (BIABC) Annual Conference on behalf of Council was provided for the Committee's consideration.

Moved by Councillor Stevens, and

RECOMMENDED:

1. That Councillor Alexis be authorized to attend the 2018 Business Improvement Areas of BC (BIABC) Annual Conference on behalf of Council; and
2. That expenses related to this conference be reimbursed as per District of Mission Policy ADM.06(PC)a and ADM.07(C).

CARRIED

6. PARKS, RECREATION AND CULTURE

Councillor Hamilton assumed the Chair.

RC18/065
FEB. 05/18

Parks, Recreation and Culture Department 2017 Grant Update

A report from the Deputy Director of Parks, Recreation and Culture dated February 5, 2018 providing Council with an update on the grants the Parks, Recreation & Culture Department received in 2017 was provided for the Committee's information.

RC18/066
FEB. 05/18

Tennis Court Development

A report from the Director of Parks, Recreation and Culture dated February 5, 2018 regarding the costs to add an additional tennis court at Centennial Park as requested by the Mission Tennis Club was provided for the Committee's information.

Discussion ensued, and the following questions and concerns were noted by the Committee:

- The desire to create a strong working relationship with Mission's tennis community and come up with a long-term strategy to build up the sport;
- Whether the court at Heritage Middle School should be dedicated to tennis or available for other sports in the community;
- The cost disparity between repairing existing courts versus building one new court.

Council noted that tennis courts would be discussed in more detail on February 7, 2018 at the Special Counting Meeting on the Parks, Recreation, Arts and Culture Master Plan.

RC18/067
FEB. 05/18

South Arena Generator – Operating Budget

A report from the Manager of Parks and Facilities dated February 5, 2018 regarding proposed amendments to the Parks, Recreation and Culture operating budget to include operating and fleet charges was provided for the Committee's consideration.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That the Parks, Recreation and Culture operating budget be increased for 2018 to include an additional \$14,700, with funding from General Fund Accumulated Surplus, to increase the maintenance levels of the #2 emergency generator at the Mission Leisure Centre that ensures cooling of the data room which supports Fire Hall #1/ EOC operations and ensures un-interrupted ventilation from the south arena refrigeration plant;
2. That the \$14,700 increase be incorporated into the District's annual budget for 2019 and beyond; and
3. That the District's Financial Plan be amended accordingly.

CARRIED

RC18/068
FEB. 05/18

January Ice Storm- Tree Clean-Up Efforts to Date

A report from the Manager of Parks and Facilities dated February 5, 2018 regarding the costs resulting from the clean-up activities associated with the December 31st ice storm event was provided for the Committee's consideration.

Moved by Councillor Stevens, and

RECOMMENDED:

1. That the Parks, Recreation & Culture operating budget be amended to include an additional \$170,000 to offset the costs associated with tree trimming and removal costs associated with the recent ice storm, with funding from General Fund Accumulated Surplus;
2. That Parks, Recreation & Culture staff be asked to submit a detailed follow-up report once all street trees have been re-inspected; and
3. That the District's Financial Plan be amended accordingly.

CARRIED

7. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

RC18/069
FEB. 05/18

Engineering & Public Works Capital Project Updates

A report from the Manager of Development Engineering & Projects dated February 5, 2018 regarding a year-end update on the 2017 Engineering and Public Works capital projects was provided for the Committee's information.

RC18/070
FEB. 05/18

Prentis Avenue Roadworks Funding Request and Contract Award

A report from the Manager of Development Engineering & Projects dated February 5, 2018 regarding the approval to award a contract to Tiegen Excavating Ltd. for road improvements along Prentis Avenue was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That a contract for Prentis Avenue Road Improvements be directly awarded to Tiegen Excavating Ltd. in the amount of \$237,149 including PST and 10% contingency, excluding GST;
2. That the works be funded from the approved 2018 Paving Program budget; and
3. That the Director of Engineering and Public Works be authorized to execute the contract.

CARRIED

RC18/071
FEB. 05/18

Update on Free Residential Yard Waste Drop-off at Mission Landfill

A report from the Manager of Environmental Services dated February 5, 2018 regarding a proposed extension of the free residential yard waste drop-off period at the Landfill as a result of the ice storm was provided for the Committee's consideration.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That the free yard waste drop off program for residents be extended to March 3, 2018; and
2. That the weekly curbside compostable collection container and yard waste bundle limit of a combined total of 10, be extended to March 3, 2018.

CARRIED

RC18/072
FEB. 05/18

7th Avenue Bike Lanes and BikeBC Grant Application

A report from the Engineering Technologist III dated February 5, 2018 regarding the submission of a grant application to BikeBC to help fund the 7th Avenue Bike Lane project was provided for the Committee's consideration.

Discussion ensued, and several questions and concerns were raised by the Committee, including:

- Loss of parking on the north side of the street negatively impacting homeowners' accessibility to their homes;
- Concerns about cyclist safety as the street is marked as a dedicated commercial truck route and an emergency access route for fire engines;
- How other communities had implemented dedicated cycling lanes;

- How loss of parking for businesses located between Taulbut and Grand Streets would be mitigated;
- Whether any consideration had been given to widening the sidewalks on 7th Avenue to create a shared walking/cycling path as opposed to creating dedicated bike lanes;
- Whether there was opportunity to widen the travel lanes in Option 1 past the proposed 3.3 metres; and
- How often the cycling lanes would be used.

In response, the Engineering Technologist stated that:

- The south side of 7th Avenue provided 3 times as many parking spots as the north side and would be able to accommodate the additional cars traditionally parked on the north side of the road.
- Transportation Association of Canada studies have indicated that 3.3 metres was wide enough for a truck lane and that the addition of the bike lanes would visually narrow the roadway, encouraging motorists to drive at lower speeds;
- The Engineering Department was recommending a parking lane between the travel lane and bike lane and the use of delineators as a physical separator in order to increase safety and security for cyclists;
- Both delineators and brightly coloured paint would be used in locations considered to be conflict points, such as intersections and clustered driveways;
- Marked parking stalls was not recommended because they hinder parking availability by limiting the number of cars that can be parked;
- Many communities placed their bike lanes adjacent to vehicle traveling lanes;
- Increasing the width of the sidewalk on 7th Avenue to accommodate a shared pedestrian/cycling route would be very costly;
- The proposed travel lane widths in Option 1 met the Transportation Association of Canada's recommended minimum width for a vehicle traveling lane. She noted that 7th Avenue was different widths throughout the District and that the design in Option 1 was completed with the narrowest width of the street in mind.

The Manager of Engineering and Planning Design noted that the average width of a vehicle was 1.8 metres and that Option 1 allowed for a 2.4 metre width parking lane.

The Engineering Technologist further noted that by providing cycling lanes, more residents would be encouraged to use their bicycles. The Engineering Department would be working with ICBC on an education campaign to encourage cycling in Mission and to educate both cyclists and motorists on safe cycling practices.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That out of the proposed four options listed in the Engineering Technologist III's report dated February 5, 2018, Option 1 be supported to implement separated bike lanes on both sides of 7th Avenue from Stave Lake Street to Grand Street, and shared bike lanes on both sides from Grand Street to Cedar Street;
2. That the implementation cost of Option 1 in the amount of \$145,000 be funded from the existing Paving Program budget;

3. That the required five year maintenance cost of Option 1 in the amount of \$66,000 be added to the District's Operating budget beginning in 2023 and every five years thereafter; and
4. To support the District's grant application to BikeBC for their cost sharing program for 7th Avenue Bike Lanes, and should that be approved it would partially offset the funding required from the Paving Program budget.

OPPOSED: Mayor Hawes
Councillor Hinds

CARRIED

8. PUBLIC SAFETY AND HEALTH

Councillor Plecas assumed the Chair.

Fire Rescue Service – Service Level Establishment & Limitations Policy

A report from the Fire Chief dated February 5, 2018 regarding the proposed Fire Rescue Service – Service Level Establishment & Limitations Policy was provided for the Committee's consideration.

Moved by Councillor Hinds, and

RECOMMENDED:

1. That the Fire Rescue Service – Service Level Establishment & Limitations Policy, as attached to the report from the Fire Chief, be approved; and
2. That the Fire Rescue Service – Service Level Establishment & Limitations Policy be included in the District of Mission's Policy and Procedure manual.

CARRIED

9. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

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

Moved by Councillor Hinds, 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;
 - Section 90(1)(g) of the *Community Charter* – litigation or potential litigation affecting the municipality;

RC18/073
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- Section 90(1)(j) of the *Community Charter* – information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;
 - 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 3:37 p.m.

11. RECONVENE

RC18/076
FEB. 05/18

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 Danny Plecas

Council Members Absent Councillor Rhett Nicholson
Councillor Jenny Stevens

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Barry Azevedo, Manager of Environmental Services
Marcy Bond, Senior Planner
Michael Boronowski, Manager of Civic Engagement and
Corporate Initiatives
Allyssa Fischer, Administrative Assistant
Brenda Formosa, Administrative Clerk
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Manager of Planning
Jennifer Russell, Deputy Corporate Officer
Steve Simmonds, Manager of Inspection Services
Dan Sommer, Director of Development Services

12. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC18/077
FEB. 05/18

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the recommendations of the February 5, 2018 Committee of the Whole, as contained in items RC18/053 to RC18/074, except item RC18/073 (7th Avenue Bike Lanes and BikeBC Grant Application) be adopted.

CARRIED

RC18/078
FEB. 05/18

Moved by Councillor Alexis, seconded by Councillor Hamilton, and

RESOLVED: That the recommendation of the February 5, 2018 Committee of the Whole, as contained in item RC18/073 (7th Avenue Bike Lanes and BikeBC Grant Application) be adopted.

OPPOSED: Mayor Hawes
Councillor Hinds

CARRIED

13. DELEGATIONS

RC18/079
FEB. 05/18

Cassy Crawford and Donna Duvall, Mission Arts Council

Cassy Crawford and Donna Duvall of the Mission Arts Council appeared before Council to request funding assistance for the Fraser Valley Children's Festival and the IGNITE Youth Mentorship Program. They briefly discussed the activities of both the Festival and the Program and the benefits provided to the community. It was noted that the Mission Arts Council had received \$22,500 in funding from the District for the 2018 year, a decrease from the \$31,500 in funding received in 2018. It was stated that without additional funding, it would be difficult for Mission Arts Council to maintain the same level of services.

The Mission Arts Council requested \$5,000 to support the Fraser Valley Children's Festival and an additional \$5,000 for the IGNITE Youth Mentorship Program for 2018.

It was noted that although the District had increased the Municipally Funded Grants budget for 2018, an increase in the number of requests had led to a decrease in the amount of funding that was available to individual applicants.

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED:

That staff investigate funding options for the Mission Arts Council request and report back to Council.

CARRIED

14. PROCLAMATIONS

RC18/080
FEB. 05/18

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That February 19 to 25, 2018 be proclaimed "Heritage Week" within the District of Mission.

CARRIED

15. PUBLIC HEARINGS

RC18/081
FEB. 05/18

Zoning Amending Bylaw 5691-2017-5050(270)

R17-029 (Wonnacott) – a bylaw to rezone property at 30883 Silverhill Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 30883 Silverhill Avenue from the Rural 16 (RU16) Zone to the Rural Residential 7 Secondary Dwelling (RR7s) Zone to facilitate a two lot subdivision and to allow for a secondary dwelling on each lot. The subject property is legally described as:

Parcel Identifier: 024-488-267

Lot 2 Section 1 Township 15 New Westminster District Plan LMP41845

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.

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

1. Email from Laurie Eide dated February 1, 2018 stating opposition to the proposed development and expressing concerns regarding an increase in traffic, capacity of the well water supply, and the steepness of the road.

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

Council expressed concern regarding the steep slope of the driveway, and the Manager of Planning noted that the driveway would have to meet the requirements of the Development Bylaw.

R. Ahrend, Mission, questioned if the property was able to be subdivided since it was not hooked up to the municipality's sewer or water services.

Mayor Hawes stated that the property was able to be subdivided provided if the septic system design met Fraser Health Authority's standard.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5691-2017-5050(270) R17-029 (Wonnacott) closed.

RC18/082
FEB. 05/18

Zoning Amending Bylaw 5698-2017-5050(275)

R17-034 (Clarkson) – a bylaw to rezone property at 32920 Boothby Avenue from Residential Compact 465 (RC465) Zone to Residential Compact 465 Secondary Dwelling (RC465s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 32920 Boothby Avenue from the Residential Compact 465 (RC465) Zone to the Residential Compact 465 Secondary Dwelling (RC465s) Zone to facilitate a secondary dwelling unit in the form of a secondary suite. The subject property is legally described as:

Parcel Identifier: 025-741-705
Lot 51 Section 28 Township 17 New Westminster Plan BCP7108

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. Proposed parking 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.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5698-2017-5050(275) R17-034 (Clarkson) closed.

RC18/083
FEB. 05/18

Official Community Plan Amending Bylaw 5701-2018-5670(1)

OCP17-005 (Skrzyniarz & Omega Engineering) – a bylaw to redesignate portions of property at 32661 Egglestone Avenue, 8653, 8677, and 8689 Cedar Street from *Attached Multi Unit Residential and Environmentally Sensitive Area to Urban Compact and Environmentally Sensitive Area*

-AND-

Zoning Amending Bylaw 5702-2018-5050(276)

R17-020 (Skrzyniarz & Omega Engineering) – a bylaw to rezone properties located at 32661 Egglestone Avenue, 8653, 8677, and 8689 Cedar Street from Suburban 36 (S36) Zone to Multiple Family 52 Rowhouse (MR52), Residential Compact 465 (RC465), Residential Compact 465 Secondary Dwelling (RC465s) and Residential Compact 372 (RC372) zones

The purpose of the proposed Official Community Plan and Zoning Amending Bylaws is to allow for the development of up to seventy-nine (79) units consisting of fifty-one (51) urban compact lots and twenty-eight (28) fee simple row houses. The subject properties are legally described as:

Civic Address: 8677 Cedar Street
Parcel Identifier: 003-625-974
Legal Description: Lot 17, Section 29, Township 17, New Westminster District Plan 24630 Except Plan BCP45872

Civic Address: 8653 Cedar Street
Parcel Identifier: 005-349-427
Legal Description: Lot 35, Section 29, Township 17, New Westminster District Plan 55248 Except Plan BCP45873

Civic Address: 8689 Cedar Street
Parcel Identifier: 015-021-637
Legal Description: Parcel "One" (Reference Plan 9952) of Lot 5, Section 29, Township 17, New Westminster District Plan 665 Except Plans 24630 and BCP46102

Civic Address: 32661 Egglestone Avenue
Parcel Identifier: 011-452-691
Legal Description: Lot "A" Section 29 Township 17 New Westminster District Plan 9990

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. Rezoning Planning Analysis.
4. Development Permit Applications.

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

1. Email from Sean B. dated January 31, 2018 expressing concern regarding the impact the proposed development would have on sensitive wildlife located within the area.
2. Email from Kale Hungerson dated February 1, 2018 expressing concern regarding the increase in parking and traffic congestion the proposed development might create on Machell Street. He also questioned the removal of the Environmentally Sensitive Area located behind his property on Machell Street and the connection of the laneways to the new development, noting these changes would directly impact the value of his property.

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

Chris Barthel, Mission, expressed the following summarized concerns:

- Removal of land from the Environmentally Sensitive Area designation;
- The rowhome driveways would not be long enough to accommodate larger vehicles and travel trailers;
- The increase in traffic and congested parking;
- Safety of children playing in the streets; and
- Concern that the roads and laneways in the proposed development would not be wide enough with cars parked on either side to provide garbage trucks and emergency vehicles with easy access.

In response, the Mayor noted that Council had discussed parking issues throughout the District at length. He noted that in this particular subdivision, the roads would be 10.8 metres in width, an increase from the standard 8.5 metres, which would allow space for vehicles to be parked on both sides of the street and adequate room for two vehicles to pass each other.

The Manager of Planning stated that under the current *Attached Multi Unit Residential* designation, the developer would have been able to build as many as 150 units, but had instead requested a redesignation to *Urban Compact*, which reduces the number of allowable units by two-thirds.

The Mayor further noted that the developer had consulted with an environmental professional on the removal of land from the environmentally sensitive area.

Andy McLaychy, Mission, expressed concern regarding the proposed fee simple row homes and stated that the home development needed to have a strata to ensure residents are obeying regulations. He expressed concerns regarding parking, lack of snow clearing on sidewalks in winter, and child safety due to the amount of traffic on the road.

Mayor Hawes noted that sidewalk snow clearing was the responsibility of the homeowner, and that District Council and Staff were actively working to address issues with unauthorized suites and the parking issues created by these units.

Darren Hall, agent for the applicant, confirmed that they had been working with staff to meet or exceed the requirements set out by the District. He stated that:

- The developer had taken parking issues into serious consideration and had designed the parking pads to be larger than required, and there was room to park two regular sized vehicles at the rear lane;
- How residents chose to use their garage (storage instead of parking) was beyond the control of the developer;
- An environmental expert had been retained in order to ensure all standards were met with regards to the environmentally sensitive area;
- The land proposed for the middle walkway was never designated as an environmentally sensitive area and that the developer had consulted with the planners and opted to design this as an unpaved walkway to maintain the character of the greenspace;
- The proposed multi-family units were fee simple rowhomes, not townhouses. He noted that the inclusion of this building type offered buyers with an affordable alternative;
- The row houses would not have access to the basement from the outside making it very difficult for owners to construct illegal secondary suites;

Council expressed concern that some of the proposed lots with secondary suites bordered Machell Street. Mr. Hall clarified that the developer had chosen corner lots as they are wider and would provide additional off street parking spaces.

Councillor Plecas asked the applicant if any endangered wildlife had been found within the ESA. Mr. Hall stated that no endangered species had been discovered at this point.

Michelle Bedford, Mission, expressed the following summarized concerns and comments:

- Row homes on Burton Street without adequate parking would lead to an increase in vehicles parked on Machell Street;
- Garages on Machell had been built too small to park vehicles in, leading to additional cars parked on the street;
- Cars parked illegally on Machell (e.g. in front of stop signs or fire hydrants) and the lack of response from the Bylaw Enforcement Division;
- No consideration taken by builders regarding how it would be to actually live in the neighbourhoods they designed;
- Recommended the District enforce “resident only” parking on Machell Street and the surrounding area.

Mayor Hawes acknowledged that parking on Machell Street was a problem that Council was aware of and that staff would be investigating possible solutions.

John Paul Lowes, Mission, expressed his concern about vehicle speed on Machell Street and the safety of children playing on the street. He also expressed concern that Tunbridge Park was too far away from the proposed development and that not enough greenspace was provided for children and animals. He further noted that many vehicles parked illegally (e.g. in front of fire hydrants or hanging out of driveways) around Machell Street and that the Bylaw Division was not actively enforcing the area.

Janice McCullough, Mission, expressed the following summarized comments and concerns:

- The removal of land from the environmentally sensitive area and destruction of wildlife habitat;

- The lack of greenspace will increase the risk of conflicts between people and wildlife;
- The new development would filter additional traffic onto Fennel Street. She recommended that Council consider placing speed bumps or other traffic calming measures on Fennel Street; and
- Questioned whether the District had plans to create an animal corridor throughout the length of the municipality;

In response to Ms. McCullough's concerns, Mayor Hawes stated that what was proposed to be 'removed' from the ESA had actually been mislabeled and was never classified as an ESA.

The Deputy Chief Administrative Officer stated the Cedar Valley Area Plan would address the trail network.

Helen Stewart, Mission, expressed concern regarding the state of the greenspace to the north of the development, noting that it was full of construction debris that had been left behind after a recent development. She also expressed concern regarding vehicle speeds on Machell Street and recommended the District consider implementing speed bumps, raised crosswalks, and additional traffic calming measures in the area.

Ed Kobes, Mission, stated his concurrence with the other speakers' concerns. He further stated that he believed alternate access onto Burton Avenue could alleviate traffic congestion on Machell. He recommended the District consider adding access from Cedar Street heading north onto Burton Avenue. He questioned whether bioswales would be constructed on the roadsides and asked that the developer consider increasing the size of garages within the new development.

Debbie Kobes, Mission, stated that kids in the area needed somewhere to play that was close enough for them to safely walk to. She noted the small park that is there has enough room for a couple of children, however the equipment is geared towards toddlers and the older kids need space too. It was her understanding with the rowhouses there was supposed to be a neighbourhood park.

Mayor Hawes agreed that play areas should be within a couple of blocks from homes. He stated he would like to see the walkway designed so kids can play in it.

Helen Stewart expressed concern that Mission would always be a bedroom community if developers did not take into consideration the needs of families and children.

Lee Walker, Mission, stated his opposition to the proposal. He noted that his property backed onto an environmentally sensitive area, and his fence had been moved three feet back from his property line. He expressed frustration that the buffer distance from the ESA was not consistent, and that he was paying property taxes for land he was not able to use.

In response to Mr. Walker's comments, the Deputy Chief Administrative Officer stated that the fence had most likely been moved due to environmental setback regulations which have changed over time.

Chris Barthel, Mission, asked for clarification about the misidentification of the environmentally sensitive area. He also expressed concern about driveway lengths and dumping of construction materials in the environmentally sensitive areas.

Shirley Mogridge, Mission, expressed concern regarding the potential increase in traffic on Egglestone Avenue. She recommended that the District consider installing a 4-way stop at the intersection of Fennel Street and Egglestone Avenue.

Ed Kobes, Mission, expressed concern regarding the additional construction vehicle traffic, noting that previous projects have seen large construction vehicles solely using Machell and blocking access for hours.

Greg Skrzyniarz, the applicant, stated:

- He was taking parking issues and secondary suite issues very seriously, and that the overall design provided for an average of 4.3 parking spaces per row home and an average of 5.2 parking spaces per single-family residence meaning there would be 39 street parking spaces in addition to the designated on-site parking;
- The garages would be 18 feet deep and 20 feet wide, which would be large enough to accommodate two vehicles, with the exception of long-bed trucs. He noted that the driveways had also been designed to be 18 feet long and 20 feet wide, but there was some flexibility and they could accommodate an additional 6 to 8 inches in the design if necessary;
- They would work with the District's Planning and Engineering Departments to determine any necessary traffic calming solutions.
- The proposal was for far fewer units than what was allowable under the Official Community Plan because they wanted to preserve the character of the neighbourhood.
- The 33 foot wide north-south greenspace pathway could serve as a place for children in the neighbourhood to play.
- They were working closely with environmental experts and with the District's Planning Department to keep the spirit of the environmentally sensitive area and turn the area into a usable greenspace;

Wayne Curtis, Mission, asked the developer whether or not a spotted owl had been located within the property's environmentally sensitive area.

In response, Mr. Skrzyniarz stated that the biologist had been to the site many times and had not located an owl nest to date.

Janice McCullough, Mission, asked for clarification in regards to the walkway and the greenspace.

The Deputy Chief Administrative Officer stated that the north-south greenspace was not considered an environmentally sensitive area and would be a 33-foot walkway. The trail running east-west was adjacent to an environmentally sensitive area and was designed to be the required 10 meters back in order to protect the creek.

Sean Baron, Mission, expressed concern that environmentally sensitive areas within the development were not going to be protected. He noted the presence of a natural creek and stated that he had seen owls and other wildlife in the area. He recommended that the developer consider leaving proposed lots 4, 5, 6, and 7 as dedicated greenspace.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Official Community Plan Amending Bylaw 5701-2018-5670(1) and Zoning Amending Bylaw 5702-2018-5050(276) (OCP17-005/R17-020 – Skrzyniarz & Omega Engineering) closed.

16. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED: That the following minutes be received as information:

(a) Parks and Recreation Advisory Committee Meeting – November 14, 2017

(b) Economic Development Select Committee Meeting (draft) – January 10, 2018

CARRIED

17. BYLAWS FOR CONSIDERATION

RC18/085
FEB. 05/18

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED:

1. That Zoning Amending Bylaw 5699-2018-5050(276) (R17-025 Minderhoud), a bylaw to rezone property at 34461 and 34489 Ferndale Avenue from Rural 16 (RU16) Zone to Rural Residential Secondary Dwelling (RR7s) Zone, be **read a first and second time**.
2. That Zoning Amending Bylaw 5705-2018-5050(278) (R17-036 Proska), a bylaw to rezone property at 34884 Moffat Avenue from Urban Residential 930 (R930) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone, be **read a first and second time**.
3. That Land Use Contract Repeal Bylaw 5706-2018, a bylaw to discharge the Land Use Contract for District-owned property located at an unaddressed lot on Cedar Valley Connector, be **read a first and second time**.
4. That Land Use Contract Repeal Bylaw 5707-2018 (LUC 18-002 DOM), a bylaw to discharge the Land Use Contract for the properties located at 32793 Loughheed Highway and an unaddressed property on Wardrop Street, be **read a first and second time**.
5. That Zoning Amending Bylaw 5708-2018-5050(279), a bylaw to rezone property at 32793 Loughheed Highway and an unaddressed property on Wardrop Street from Residential Two Unit (RT465) Zone to Commercial Highway One (CH1) Zone, be **read a first and second time**.
6. That Bylaw Notice Enforcement Bylaw 5700-2018, a bylaw to support the commencement of bylaw enforcement through the Upper Fraser Valley Bylaw Adjudication System, be **read a first, second, and third time**.
7. That 2017 to 2021 Financial Plan Amending Bylaw 5709-2018-5612(1), a bylaw to amend "2017 to 2021 Financial Plan Bylaw 5709-2018", be **read a first, second, and third time**.
8. That Zoning Amending Bylaw 5691-2017-5050(270) (R17-029 Wonnacott), a bylaw to rezone property at 30883 Silverhill Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **read a third time**.
9. That Zoning Amending Bylaw 5698-2017-5050(275) (R17-034 Clarkson), a bylaw to rezone property at 32920 Boothby Avenue from Residential Compact 465 (RC465) Zone to Residential Compact 465 Secondary Dwelling (RC465s) Zone, be **read a third time**.
10. That Zoning Amending Bylaw 5697-2017-5050(274) (R17-032 Dhaliwal), a bylaw to rezone property at 8597 Thorpe Street from Urban Residential 465 (R465) Zone to Urban Residential 465 Secondary Dwelling (R465s) Zone, be **adopted**.

CARRIED

Discussion ensued regarding the multi-unit development application for the Egglestone Avenue and Cedar Street properties, in which Council noted: concerns regarding parking and traffic issues on the surrounding streets; bylaw enforcement; clarification, preservation and clean-up of environmentally sensitive areas; and the need for detail as

to how the 30-foot wide walkway bisecting the development would be used as play space.

RC18/086
FEB. 05/18

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED:

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

CARRIED

Staff provided the following information in response to the various questions and concerns:

- The environmentally sensitive area to the north of the subject property is a protected greenspace under the provincial Riparian Areas Regulation (RAR). The area misidentified as greenspace/environmentally sensitive is the 30-foot wide walkway that would bisect the development. It was not identified in the RAR report as an area requiring protection, rather it was negotiated between the District and the developer to retain as a neighbourhood amenity over and above what is required.
- This development proposal does not contain a designated park, but will connect to Tunbridge Park by a bridge and trail. The developer has met all requirements for parkland through the contribution of 5% cash in lieu, which can be used for building adequate play space within the wide walkway.
- Enforcement of existing bylaw regulations, particularly in regard to parking and secondary suites is an ongoing, priority project. The issues on Machell Street identified during tonight's Public Hearing can be addressed by staff separately from the subject development application.
- The District is working closely with the Mission Public School District as part of the Cedar Valley Local Area Plan to address the school needs of a growing population.

RC18/087
FEB. 05/18

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED:

1. That, in accordance with Section 477 of the *Local Government Act*, Council has considered District of Mission Official Community Plan Amending Bylaw 5701-2018-5670(1) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.
2. That Official Community Plan Amending Bylaw 5701-2018-5670(1) (OCP17-005 Skrzyniarz & Omega Engineering), a bylaw to redesignate portions of property at 32661 Egglestone Avenue, 8653, 8677, and 8689 Cedar Street from *Attached Multi Unit Residential* and *Environmentally Sensitive Area* to *Urban Compact* and *Environmentally Sensitive Area*, be **read a second and third time**.
3. That Zoning Amending Bylaw 5702-2018-5050(276) (R17-020 Skrzyniarz & Omega Engineering), a bylaw to rezone properties located at 32661 Egglestone Avenue, 8653, 8677, and 8689 Cedar Street from Suburban 36 (S36) Zone to Multiple Family 52 Rowhouse (MR52), Residential Compact 465 (RC465), Residential Compact 465 Secondary Dwelling (RC465s) and Residential Compact 372 (RC372) zones, be **read a second and third time**.
4. That Street Naming (Machell and Carter Street Extensions, and Cunningham Avenue) Bylaw 5703-2018, a bylaw to name two road extensions and one new road, be **read a second and third time**.

5. That consideration of adoption of Official Community Plan Amending Bylaw 5701-2018-5670(1) and Official Community Plan Amending Bylaw 5701-2018-5670(1) be held pending receipt of a staff report containing the following information:

- a) a staff assessment of traffic issues on the surrounding streets and solutions to address those issues;
- b) specific design details for incorporating play space in the 30-foot wide walkway within the proposed development; and
- c) how and when the construction debris in the vacant lot in the northern section of the subject property near the creek will be cleaned up.

CARRIED

18. COUNCIL MEETING MINUTES FOR APPROVAL

RC18/088
FEB. 05/18

Moved by Councillor Hinds, seconded by Councillor Hamilton, and

RESOLVED: That the Minutes of the Regular Council Meeting of January 22, 2018 be adopted.

CARRIED

19. RESOLUTIONS RELEASED FROM CLOSED

RC18/089
FEB. 05/18

Resolutions Released from Closed Council – January 22, 2018 Closed Meeting

At the January 22, 2018 Closed Council meeting, the following information was released from Closed Council:

Parks and Recreation Advisory Committee Appointments

Ed Hodson and Manpreet Brar were reappointed to the Parks and Recreation Advisory Committee for a further three year term (to December 30, 2020).

20. NEW/OTHER BUSINESS

There was no new/other business.

21. NOTICES OF MOTION

There were no notices of motion.

22. QUESTION PERIOD

There were no questions from the public.

23. ADJOURNMENT

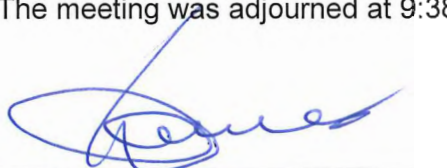
RC18/090
FEB. 05/18

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:38 p.m.



RANDY HAWES, MAYOR



MIKE YOUNIE, CORPORATE OFFICER

