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 16, 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  
Councilor Pam Alexis  
Councilor Carol Hamilton  
Councilor Rhett Nicholson  
Councilor Danny Plecas  
Councilor Jenny Stevens  

Council Member Absent: Councillor Jim Hinds  

Staff Members Present: Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
Kris Boland, Director of Finance  
*Marcy Bond, Senior Planner  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
*Ken Bourdeau, Manager of Long Range Planning and Special Projects  
Stacey Crawford, Economic Development Officer  
*Mike Dickinson, Planner  
Jennifer Hill, Administrative Assistant  
Jay Jackman, Manager of Development Engineering and Projects  
*Tracy Kyle, Director of Engineering and Public Works  
Kerri Onken, Deputy Treasurer/Collector  
Robert Publow, Manager of Planning  
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  
*Wesley Woo, Planner  

*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 Hamilton, seconded by Councillor Plecas, and

RESOLVED: That the agenda for the regular Council meeting of April 16, 2018 be adopted.

CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

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

CARRIED
4. PARKS, RECREATION AND CULTURE

Councillor Hamilton assumed the Chair.

Heritage Park Centre Clarke Theatre and Community Gym - Funding Agreement

A report from the Director of Parks, Recreation & Culture dated April 16, 2018 requesting support to provide additional funding to support the operation of the Clarke Foundation Theatre and the community gymnasium located at Heritage Park Centre was provided for the Committee’s consideration.

Discussion ensued in regards to areas of responsibility for infrastructure and capital expenses, and the coordination of grant requests.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That an additional $65,000 be provided to the Mission School District in 2018 (for the 2017-2018 school year) and an additional $65,000 in 2019 (for the 2018-2019 school year) to offset the operating costs of the Clarke Foundation Theatre and the community gymnasium;

2. That funding be taken from the Financial Stabilization Reserve in both years;

3. That the Clarke Theatre and Community Gymnasium Funding Agreement be approved and executed by the Mayor and Corporate Officer; and

4. That the District’s Financial Plan be amended accordingly.

CARRIED

Special Occasion License Requests

A report from the Director of Parks, Recreation & Culture dated April 16, 2018 seeking support for several community groups’ applications to host beer gardens at various venues throughout the District was provided for the Committee’s consideration.

Discussion ensued in regards to a process for other large scale events which are held on private property.

Moved by Councillor Plecas, and

RECOMMENDED:

That the events noted in Appendix A, in the report from the Director of Parks, Recreation & Culture dated April 16, 2018, be declared Community Special Events for the purposes of securing a Special Event Permit from the BC Liquor Control and Licensing Branch.

CARRIED

5. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

Update on the Downtown Plaza Project

A report from the Manager of Long Range Planning and Special Projects dated April 16, 2018 regarding the possible development of a downtown public space was provided for the Committee’s information and consideration.

Discussion ensued in regards to viable site location options, community green spaces and connectivity. It was noted that staff would monitor emergent issues and timing and bring the matter back before Council at a later date.
Official Community Plan Amendment (OCP 17-006) for the property located at 32643 Tunbridge Avenue

A report from the Senior Planner dated April 16, 2018 seeking a resolution to initiate referrals to outside agencies with respect to the OCP Amending Bylaw for a portion of the property at 32643 Tunbridge Avenue was provided for the Committee’s consideration.

Moved by Councillor Alexis, and

RECOMMENDED:

That upon due consideration of Section 475 of the Local Government Act, consultations go forward for development application file P2017-030 (32643 Tunbridge Avenue) in accordance with Official Community Plan Referral Policy LAN. 47, that the persons, organizations and authorities receiving those consultations referrals are considered to be those affected for the purposes of this Section.

CARRIED

Rezoning Application and Street Naming to facilitate a 10 lot subdivision – 8504 and 8522 Cedar Street

A report from the Planner dated April 16, 2018 detailing the development application to rezone 8504 and 8522 Cedar Street to facilitate a 10 lot subdivision was provided for the Committee’s information.

Staff support the rezoning application moving forward and will schedule the Public Hearing for May 7, 2018, subject to Council granting first, second and third readings to the related zoning amending bylaw.

Subject to Council’s approval, a Public Hearing will be scheduled for May 7, 2018.

OCP Amendment and Rezoning to facilitate Commercial Development of a portion of 29684 Dewdney Trunk Road

A report from the Planner dated April 16, 2018 detailing the Official Community Plan amendment and rezoning application was provided for the Committee’s information.

Staff supports the application moving forward and will schedule the Public Hearing for May 7, 2018, subject to Council granting first reading to the related OCP and zoning amending bylaws.

Discussion ensued and Council noted concerns in regards to traffic safety and the significant change to the neighbourhood character.

6. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

Proposed 2019 Budget Schedule

A report from the Deputy Treasurer/Collector dated April 16, 2018 seeking approval for the proposed 2019 budget schedule to allow for the adoption of the District’s 2019 to 2023 Financial Plan/Budget by April 15, 2019 was provided for the Committee’s consideration.
Moved by Councillor Pecas, and

RECOMMENDED:

That the proposed 2019 budget schedule, attached as Appendix A to the report dated April 16, 2018 from the Deputy Treasurer/Collector, be approved.

CARRIED

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

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

Moved by Councillor Nicolson, seconded by Councillor Pecas, 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;
   • Section 90(2)(b) of the Community Charter – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

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 2:07 p.m.

9. RECONVENE

Mayor Hawes reconvened the meeting at 7:00 p.m.

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

Council Member Absent: Councillor Jim Hinds  
Staff Members Present:  
Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Brenda Formosa, Administrative Assistant  
Jennifer Hill, Administrative Assistant  
Jay Jackman, Manager of Development Engineering and Projects  
Tracy Kyle, Director of Engineering and Public Works  
Robert Publow, Manager of Planning  
Jennifer Russell, Deputy Corporate Officer  
Dan Sommer, Director of Development Services  

10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE  
RC18/216  
APR. 16/18  
Moved by Councillor Plecas, seconded by Councillor Hamilton, and  
RESOLVED: That the recommendations of the April 16, 2018 Committee of the Whole, as contained in items RC18/206 to RC18/212, be adopted.  
CARRIED  

11. DELEGATIONS  
RC18/217  
APR. 16/18  
Dick Brodie and Janet Chalmers, Mission Optimist Club  
Dick Brodie and Janet Chalmers, of the Optimist Club of Mission, appeared before Council and presented the history of the club, the Optimist Creed, and an overview of the club’s activities in Mission. They requested that Council provide the Mission Optimist Club with a $3,500 grant to host Missionfest 2018 on August 11th at the Leisure Centre.  
Moved by Councillor Stevens, seconded by Councillor Alexis and  
RESOLVED: That the Optimist Club of Mission receive a municipally funded grant in the amount of $3,500 for Missionfest subject to the receipt of a satisfactory budget, to be funded from the existing 2018 grant budgets.  
CARRIED  

RC18/218  
APR. 16/18  
Moved by Councillor Stevens, seconded by Councillor Alexis and  
RESOLVED: That the Mission Community Services Society receive a municipally funded grant in the amount of $2,000 for the Diwali Festival of Lights, to be funded from the operating contingency account.  
CARRIED  

RC18/220  
APR. 16/18  
Wade Usborne, University of the Fraser Valley and Kirsten Hargreaves, District of Mission  
Kirsten Hargreaves, the District’s Manager of Social Development, introduced Jennifer Ortman, Community Navigator, who will be working with the District for one year to assist with projects that address housing, homelessness and outreach initiatives.
Wade Usborne, a Master of Social Work practicum student at the University of the Fraser Valley, provided a summary of the “Mission Social Housing Needs Study” which was conducted within the District of Mission from the summer of 2017 to April, 2018. The presentation summarized the study’s findings in regards to the current urgency of housing requirements, the percentage of children affected by homelessness, and the particular characteristics of the housing that is required.

12. PROCLAMATIONS

RC18/221
APR. 16/18
Moved by Councillor Nicholson, seconded by Councillor Alexis, and
RESOLVED: That May 1st to May 7th, 2018 be proclaimed “Youth Week” within the District of Mission.
CARRIED

RC18/222
APR. 16/18
Moved by Councillor Stevens, seconded by Councillor Hamilton, and
RESOLVED: That June 1st to June 8th, 2018 be proclaimed “Seniors’ Week” within the District of Mission.
CARRIED

13. PUBLIC HEARINGS

RC18/223
APR. 16/18
Land Use Contract Repeal Bylaw 5715-2018
A bylaw to terminate the Land Use Contract 560-1977 and the related Land Use Contract Amendment Bylaw 1275-1983 for property located at 7365 Cedar Street
-AND-
Zoning Amending Bylaw 5716-2018-5050(282)
LUC 18-005 (DOM) – a bylaw to rezone property at 7365 Cedar Street from Residential Two Unit Zone (RT465) to Multiple Family 30 townhouse Zone (MT30)
The purpose of the proposed Land Use Contract Repeal bylaw is to terminate Land Use Contract 560-1977 and the related Land Use Contract Amendment Bylaw 1275-1983 registered to the property located at 7365 Cedar Street.
The purpose of the proposed Zoning bylaw amendment is to rezone the property at 7365 Cedar Street from Residential Two Unit Zone (RT465) to Multiple Family 30 townhouse Zone (MT30). The subject property is legally described as:

Parcel Identifier: 014-268-418
Lot “D” District Lot 165 Group 3 and of Section 20 Township 17
New Westminster District Plan 9783

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 no written submissions pertaining to the subject application had been received.
The Mayor opened the floor to the public for questions and comments. He stated that there are no proposed changes to the existing building or land use.
Diane Hammond – manager of St. Andrews Place Co-operative Housing, thanked Council for the reassurance that the building will remain a seniors’ complex. She advised that the District’s notification letter had caused confusion and concern among many of the residents in the complex. She also expressed concerns if approval of the proposed application would affect their land lease with the provincial government which was due to expire in six years. Mayor Hawes assured Ms. Hammond that no housing would be taken away and Council would strongly support their lease with BC Housing.

Gerald LaPointe – Mission, advised that he has lived in Mission for 18 years and the proximity to the complex was a major factor in his decision to purchase his property. He was relieved to hear there will be no change to the complex, however he did express concerns in regards to the zone’s height allowance and the preservation of the view from his property.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Land Use Contract Repeal Bylaw 5715-2018 and Zoning Amending Bylaw 5716-2018-5050(282) LUC 18-005 (DOM) closed.

Land Use Contract Repeal Bylaw 5717-2018
A bylaw to terminate the Land Use Contract 179-1972 for property located at 33561 - 3rd Avenue

-AND-

Zoning Amending Bylaw 5718-2018-5050(283)
LUC 18-006 (DOM) – a bylaw to rezone property at 33561 – 3rd Avenue from Residential Two Unit Zone (RT465) to Multiple Family 52 Apartment Zone (MA52)

The purpose of the proposed Land Use Contract Repeal bylaw is to terminate the Land Use Contract 179-1972 for property located at 33561 - 3rd Avenue.

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 33561 – 3rd Avenue from Residential Two Unit Zone (RT465) to Multiple Family 52 Apartment Zone (MA52). The subject property is legally described as:

Parcel Identifier: 000-534-412
Lot "A" District Lot 1 Group 3 New Westminster District Plan 12910

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:

- Email from Gurshar Sidhu, dated April 7, 2018, requesting further analysis of the target zone of MA52 and suggesting that the zone of MA135 would be more appropriate.

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

Gurshar Sidhu - Richmond, spoke in regards to his April 7, 2018 email. He expressed concerns that the proposed zoning of MA52 would change the number of units from 57 to 32, and therefore feels that the MA135 zone would be more appropriate as it would allow for a few more units than the current number. He questioned why the District would propose zoning that would require a future development application to bring it up to the
number of units that are already there. Staff advised that, although the MA52 zoning would render the property legally non-conforming in some aspects, they believe the MA52 zone is still the most appropriate for other reasons such as the potential height of future buildings, maintaining property owners rights, and ensuring consistency with the District's Official Community Plan.

Betty Nelson - Mission, expressed concerns in regards to any future buildings being taller than the current building and thereby obstructing her view. She also expressed concerns in regards to increased density. She advised that she would prefer the MA52 zoning designation.

Terry Hamilton for Elizabeth Kelly - Mission, advised that before the complex was built, residents fought to keep it at its current height. He expressed concerns in regards to the potential height of any future buildings on the site, but said otherwise he is satisfied with the MA52 designation.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Land Use Contract Repeal Bylaw 5717-2018 and Zoning Amending Bylaw 5718-2018-5050(283) LUC 18-006 (DOM) closed.

14. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Hamilton, seconded by Councillor Alexis, and

RESOLVED: That the following minutes be received as information:

(a) Joint Shared Services Committee Meeting – January 11, 2018
(b) Parks and Recreation Advisory Committee Meeting – February 13, 2018
(c) Cultural Resources Commission Meeting – February 21, 2018

CARRIED

15. BYLAWS FOR CONSIDERATION

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5726-2018-5670(4) (OCP17-006 Bowins), a bylaw to redesignate a portion of the property located at 32643 Tunbridge Avenue from Urban Residential to Urban Compact, be read a first time.

2. That Zoning Amending Bylaw 5722-2018-5050(284) (R17-041 Central Valley Engineering), a bylaw to rezone properties at 8504 and 8522 Cedar Street from Suburban 36 (S36) Zone to Residential Compact 372 Zone (RC372) and Residential Compact 465 Zone (RC465), be read a first and second time.

3. That first reading of Official Community Plan Amending Bylaw 5680-2017-4052(53) (OCP17-003 CHP Architects), a bylaw to redesignate a portion of property at 29684 Dewdney Trunk Road from Rural Residential to Commercial, be rescinded.


5. That Zoning Amending Bylaw 5716-2018-5050(282) (LUC 18-005 DOM), a bylaw to rezone property at 7365 Cedar Street from Residential Two Unit Zone (RT465) to Multiple Family 30 townhouse Zone (MT30), be read a third time.

6. That Land Use Contract Repeal Bylaw 5717-2018, a bylaw to terminate the Land Use Contract 179-1972 for property located at 33561 - 3rd Avenue, be read a third time.
7. That Zoning Amending Bylaw 5718-2018-5050(283) (LUC 18-006 DOM), a bylaw to rezone property at 33561 – 3rd Avenue from Residential Two Unit Zone (RT465) to Multiple Family 52 Apartment Zone (MA52), be read a third time.

8. 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 adopted.

9. 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 Lougheed Highway and an unaddressed property on Wardrop Street, be adopted.

10. That Zoning Amending Bylaw 5708-2018-5050(279), a bylaw to rezone property at 32793 Lougheed Highway and an unaddressed property on Wardrop Street from Residential Two Unit (RT465) Zone to Commercial Highway One (CH1) Zone, be adopted.

CARRIED

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5724-2018-5670(3) (OCP17-003 CHP Architects), a bylaw to redesignate a portion of the property located at 29684 Dewdney Trunk Road from Rural Residential to Commercial, be read a first and second time.

2. That Zoning Amending Bylaw 5725-2018-5050(285) (R17-017 CHP Architects), a bylaw to rezone a portion of the property at 29684 Dewdney Trunk Road from Rural 16 Zone (RU16) to Comprehensive Development 39 Zone (CD39), be read a first and second time.

OPPOSED: Mayor Hawes
Councillor Alexis
Councillor Hamilton
Councillor Plecas
Councillor Stevens

DEFEATED

16. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That the following minutes be adopted:

(a) Special Council Meeting – March 26, 2018

CARRIED

17. RESOLUTIONS RELEASED FROM CLOSED

Resolutions Released from Closed Council – January 22, 2018 and April 3, 2018

Closed Meetings

The following resolutions were released from the Closed Council meeting held on January 22, 2018:
Mission Sports Hall of Fame Nomination

1. That Council supports and approves the nomination of Sean LaForest into the Mission Sports Hall of Fame - Silver Category in recognition of his achievement in track and field hammer throw; and

2. That Council supports and approves the nomination of Charles Hugh Harrington into the Mission Sports Hall of Fame - Builder Category in recognition of his many years of service to the sports community.

The following resolution was released from the Closed Council meeting held on April 3, 2018:

Parks and Recreation Advisory Committee Appointments

Anastasia Hurcum, Ken Herar, and Lynn Strange were appointed as new members to the Parks and Recreation Advisory Committee for a three year term (to December 30, 2020).

18. NEW/OTHER BUSINESS

There was no new/other business.

19. NOTICES OF MOTION

Councillor Plecas stated that he is giving notice to Council that he will be bringing a motion to the May 7, 2018 regular meeting that will speak to taking a broader approach to biking in the community including delaying the current direction to staff on the 7th Avenue bike lane construction and grant application until a holistic approach is developed.

20. QUESTION PERIOD

Randy Schmidt - the applicant for a development application to amend the OCP and Zoning bylaw and obtain a development permit for the north-east 0.48 ha (1.18 acre) portion of property at 29684 Dewdney Trunk Road in Stave Falls to accommodate a rural mixed-use commercial development that includes a service station with one residential unit on the second floor (P2017-022), expressed concerns and dissatisfaction with the District’s development application process. Council noted Mr. Schmidt’s concerns and advised him that staff will be made aware of his comments.

Ken Collier - Mission, noted concerns in regards to the proposed development at 8504 and 8522 Cedar Street (P2017-021). Mr. Collier was invited to attend the Public Hearing that will be held on May 7, 2018.

21. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:32 p.m.

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER