MINUTES of the PUBLIC HEARING held in the Gymnasium at the Mission Leisure Centre at 7650 Grand Street, Mission, British Columbia on September 19, 2018, commencing at 6:30 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 Technician II - Development  
Kris Boland, Director of Finance  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Stacey Crawford, Economic Development Officer  
Kirsta De Sousa, Administrative Assistant  
Hirod Gill, Manager of Engineering Design and Planning  
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  
Dale Unrau, Fire Chief  
Monica Stuart, Planning Assistant  
Debbie Sanderson, Administrative Assistant

1. CALL TO ORDER

Mayor Hawes called the meeting to order at 6:30 p.m.

2. ADOPTION OF AGENDA

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the agenda for the Public Hearings to be held on September 19, 2018 be adopted.

CARRIED

3. PUBLIC HEARING

Official Community Plan Amending Bylaw 5743-2018-5670(5)

OCP18-002 (Polygon Homes) – a bylaw to redesignate the properties located at 8455, 8279, 8387, 8289 and Lot A Nelson Street from Silverdale Comprehensive Planning Area and Suburban Residential, to Urban Compact, Attached Multi-unit Residential, Environmentally Sensitive Area, and Parks and Open Space
Zoning Amending Bylaw 5788-2018-5050(316)

R18-012 (Polygon Homes) – a bylaw to rezone properties at 8455, 8279, 8387, 8289 and Lot A Nelson Street from Rural 16 (RU16) Zone to Comprehensive Development 44 (CD44) Zone, Multiple Family 52 Townhouse (MT52) Zone, and Institutional Parks, Recreation and Civic (IPRC) Zone

The purpose of the proposed Official Community Plan Amending Bylaw is to designate the subject properties located at 8279, 8289, 8387 and 8455 Nelson Street and Parcel A from Silverdale Comprehensive Planning Area and Suburban Residential to Urban Compact, Attached Multi-unit Residential, Environmentally Sensitive Area and Parks and Open Space to facilitate development into residential compact lots, multi-family units and designate areas for parks and environmentally sensitive areas.

The purpose of the proposed Zoning Amending Bylaw is to rezone the subject properties located at 8279, 8289, 8387 and 8455 Nelson Street and Parcel A from Rural 16 (RU16) Zone to Comprehensive Development 44 Zone, Multiple Family 52 Townhouse (MT52) Zone, and Institutional Parks, Recreation and Civic (IPRC) Zone to facilitate the subsequent subdivision of up to 66 residential compact lots and development of up to 160 multi-family units and designate areas for parks and environmentally sensitive areas. The subject properties are legally described as:

- Civic Address: 8387 Nelson Street
  PID: 013-827-243
  Legal: Lot 4, Section 30, Township 17, New Westminster District Plan 5348

- Civic Address: 8455 Nelson Street
  PID: 013-375-644
  Legal: Part South Half Legal Subdivision 11, Section 30, Township 17, Lying West of Part on Reference Plan 7536, New Westminster District

- Civic Address: Unaddressed property (Parcel A)
  PID: 027-427-978
  Legal: Parcel A (Bylaw Plan BCP35318) Section 30 Township 17, New Westminster District Dedicated as Road on Plan 5348

- Civic Address: 8279 Nelson Street
  PID: 008-798-737
  Legal: Lot 1, Section 30, Township 17, New Westminster District Plan 20409

- Civic Address: 8289 Nelson Street
  PID: 008-798-753
  Legal: Lot 2, Section 30, Township 17, New Westminster District Plan 20409

The Mayor opened the Public Hearing and explained the structure of the meeting and the Speakers’ List procedure.

The Manager of Planning showed a PowerPoint presentation that provided the following information: an outline of the Official Community Plan and Zoning Amending bylaws, aerial photo of the site, map of the topography and watercourses, Watercourse Protection Area map, current Official Community Plan zoning, outline of the proposed amendments to the Official Community Plan designation and current zoning designation, summary of the areas within the proposal site, overall conceptual layout and townhouse layout, conceptual drawings of the townhouse, overview of the proposed parks, engineering, servicing, traffic and access, and an aerial photograph of the site.
The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the subject application had been received:

- Email dated September 4, 2018 from Denise Foster expressing concerns in regards to increased density, having already paid for septic services, a lack of notification for the project, construction of a 16 foot retaining wall, the application being rushed, current infrastructure being able to accommodate increased traffic, a lack of sidewalks for safety, an increase of speeding vehicles, non-conformity to the character of the neighbourhood, potential changes to the proposal, and the workmanship of the proposed development.

- Email dated September 10, 2018 from Cameron Waters expressing support for the application.

- Email dated September 10, 2018 from John Kraakman expressing support for the application.

- Email dated September 11, 2018 from Norm and Shiro Olson expressing opposition to the application due to non-conformity to the form and character of the neighbourhood and the existing infrastructure being unable to accommodate for this growth.

- Email dated September 11, 2018 from Rick Parkes expressing support for the application.

- Letter dated September 11, 2018 from Serena Gray expressing support for the application as it would provide additional employment opportunities, upgrade the sewer and water services to the area, provide housing near greenspaces and trails, bring in money to the District that could be used for infrastructure maintenance, and would provide increased greenspaces and trails.

- Email dated September 11, 2018 from Wendy Crondahl expressing opposition to the application due to increased density, encroachment on the ecosystem and greenspaces, increased traffic on Kenney Avenue and Nelson Street, and the lack of transit services in the area to accommodate for this growth.

- Email dated September 11, 2018 from Winfield Koehler expressing opposition to the application due to increased density and loss of the rural character of the area.

- Letter received September 11, 2018 from Paul Berntsen expressing concerns in regards to increased density, a lack of schools and transit to accommodate for this growth, increased traffic, diminished liveability and health of the neighbourhood, the proposal being contrary to the Official Community Plan, environmental protection, maintaining the small town feel of the area, and inappropriateness of the proposed location.

- Email dated September 12, 2018 from Yvonne Hale expressing opposition to the application due to the proposal being out of character to the neighbourhood, being contrary to the Official Community Plan, and the application being rushed.

- Email dated September 12, 2018 from Stephen Downie expressing support for the application as it would provide affordable housing in the area.

- Letter dated September 12, 2018 from Walt Bailey expressing support for the application as it would provide affordable housing in the area, maintain greenspace, provide a better road system, would be in an ideal location, and would be an opportunity to upgrade the area's infrastructure.
Letter dated September 13, 2018 from Angel Elias expressing support for the application as it would provide affordable housing in the area.

Email dated September 13, 2018 from Gary Hehar expressing support for the application.

Email dated September 13, 2018 from Sardara Hehar expressing support for the application.

Email dated September 13, 2018 from Andy Rai expressing support for the application.

Letter dated September 13, 2018 from Bryan Slusarchuk expressing opposition to the application due to the Official Community Plan being altered so close to his property, increased traffic and safety issues, and increased density.

Email from September 13, 2018 from Chanrit Chahal expressing support for the application.

Letter dated September 14, 2018 from Karen Scott expressing support for the application as it would provide affordable housing to the area

Letter dated September 14, 2018 from Michael Finnigan expressing support for the application as it would provide safe, environmental, and affordable housing.

Letter dated September 14, 2018 from Cary McMahon expressing support for the application as it would bring more services to the area, provide greenspaces and parks, and protect environmentally sensitive areas.

Comment sheet received September 14, 2018 from Dan & Margo Winterbottom expressing opposition to the application due to the proposal of multi-family units in the area, smaller lots, and non-conformity to the character of the neighbourhood.

Letter dated September 14, 2018 from Reggie Shorter expressing support for the application as it would provide employment opportunities, affordable housing, and preservation of the area’s greenspaces.

Letter dated September 14, 2018 from Ron & Adele Makkinça expressing support for the application as it would provide affordable housing, increase retail businesses and professional services, provide employment opportunities, and increase housing options such as condominiums, townhouses and smaller lots.

Letter dated September 14, 2018 from Etienne Theron expressing support for the application as it would provide affordable housing, protect local watercourses, provide a natural buffer along Nelson Street, improve safety along Nelson Street, and would help to increase local business.

Letter dated September 14, 2018 from Jag Cheema expressing support for the application as it would provide affordable housing, increase local business, provide employment opportunities, improve road safety, extend municipal services, protect local waterways, and protect environmentally sensitive areas.

Letter dated September 14, 2018 from Susan Gagnon expressing support for the application as it would attract middle class families and seniors, would support increased municipal services, strengthen the local economy, enhance parks, recreational facilities and cultural events, and due to the proven track record of Polygon and Morningstar.
Letter dated September 14, 2018 from Lacey Brass expressing support for the application as it would provide affordable housing, preserve the greenbelt, provide a natural buffer along Nelson Street, and upgraded and safer roadways.

Letter dated September 15, 2018 from Bob McLean expressing opposition to the application due to a lack of public communication as to the possible change in density, consideration of the application without a full comprehensive plan, including two properties that are not part of the "Silverdale Comprehensive Planning" area, lack of a consumer need for additional townhouses within the District, the application being rushed, the inability of Nelson Street to support this growth, access issues, and increased usage of public amenities.

Letter dated September 15, 2018 from Ceejay Neufeld & Bonnie Peters expressing support for the application as it would provide community growth, extend the municipal sewer line and water line to the area, and provide affordable housing.

Letter dated September 16, 2018 from Ian Warren expressing opposition to the application due to losing the character of the neighbourhood, increased density, protection of the environment, and the application being rushed.

Letter dated September 16, 2018 from Mike Harris expressing support for the application as it would provide affordable housing, protect greenspaces, and provide additional community amenities, infrastructure, and services.

Letter dated September 16, 2018 from Wendy Harris expressing support for the application as it would provide healthy community contributions, increased housing options, improved infrastructure, protection of greenspaces, and increased business and employment opportunities.

Letter dated September 16, 2018 from Ali Zahedi expressing support for the application as it would provide more walking trails, playgrounds and indoor and outdoor amenities, increased housing options, and increased business and employment opportunities.

Letter dated September 16, 2018 from Cameron Brass expressing support for the application as it would provide a mix of single-family homes and townhouses, preserve the greenbelt, and provide a natural buffer along Nelson Street.

Letter dated September 16, 2018 from James Simpson expressing support for the application as it would provide municipal sewer and water to the area, increased parks and walking trails, an increased tax base, upgraded roads to improve traffic flow, and more services to the area.

Letter dated September 16, 2018 from Doug & Kim Kokoszka expressing opposition to the application due to the lack of fit with the existing neighbourhood, concerns over traffic safety, a lack of planning for the larger area, and environmental impacts to fish and species at risk.

Email dated September 16, 2018 from Celyn Hogarth expressing opposition to the application due to increased density, increased traffic, a lack of sidewalks, bike lanes and streetlights in the area, speeding vehicles, a lack of transit facilities and schools to accommodate for this growth, a lack of parking spaces, and a lack of proposed upgrades to Nelson Street.

Letter received September 17, 2018 from James Downie expressing support for continued development of the area as it has provided a new sports park, new streets, and extension of the waterlines. Noted the proposed development would bring an
extension of the sewer line to the area, affordable housing, employment opportunities, and increased local businesses.

- Letter received September 17, 2018 from Shirley Downie expressing support for the application as it would provide affordable housing, would be in an ideal location, increase local business and employment opportunities, and would provide improved sidewalks and recreational facilities.

- Letter received September 17, 2018 from Ulrich & Jacqueline Laska expressing opposition to the application due to increased density, non-conformity to the character of the neighbourhood, and an inappropriate location for the proposed development.

- Letter received on September 17, 2018 from Susan Gagnon expressing support for the application as it takes into account community safety and the well-being of the environment, has been well thought out and has provided for community consultation, would increase the District’s tax base to improve municipal services, and would support and increase local businesses.

- Email received on September 17, 2018 from Theresa & Darryl Kokoska expressing opposition to the application due to increased density, an inappropriate location for the development, setting a precedent for future development in the area, a lack of public consultation, and non-conformity with the character of the neighbourhood.

- Email dated September 17, 2018 from Kirk & Pauline Car expressing concerns in regards to increased density, existing safety issues with the exit from Galliford Street, and parking issues.

- Letter dated September 17, 2018 from Kathryn Witter expressing concerns in regards to increased traffic, an inappropriate location for this development in an environmentally sensitive area, and the current infrastructure being unable to accommodate for this growth.

- Letter dated September 17, 2018 from Annette Tuttle expressing support for the application as it would provide business growth, affordable housing, and increased property values.

- Letter dated September 17, 2018 from John Taylor expressing support for the application as it would provide affordable housing, preserve greenspace, and provide increased safety via a sidewalk and a natural buffer zone along Nelson Street.

- Letter dated September 17, 2018 from Teresa Orselli expressing support for the application as it would provide affordable housing, employment opportunities, support local businesses, preserve greenspaces and watercourses and protect environmentally sensitive areas, provide new park areas and a natural buffer along Nelson Street.

- Email dated September 17, 2018 from Nicole Bellay expressing concerns in regards to increased traffic and traffic flow issues.

- Email dated September 17, 2018 from Stacey & Mike Lester expressing opposition to the application due to the schools, transit services and current infrastructure being unable to support this growth, inappropriateness of the proposed location, increased density, and increased traffic and resulting safety issues.

- Email dated September 17, 2018 from Mike Gildersleeve expressing opposition to the application due to the application being rushed, a lack of public consultation, increased density, non-conformity with the character of the neighbourhood, and the costs of bringing municipal sewer and water services to the area.
• Letter received September 17, 2018 from Sheila Dalpre expressing concerns in regards to inappropriateness of the proposed location, increased density, preservation of greenspaces, and non-conformity with the character of the neighbourhood.

• Letter dated September 17, 2018 from Laura McLean expressing concerns in regards to perceived fast-tracking of the development, a change to the Official Community Plan designation, impacts to the existing neighbourhood, impacts to the sports park, and initiating further development in the area.

• Letter dated September 17, 2018 from Tasha Taylor expressing support for the application as it would provide the community with affordable mixed-use housing options, provide walking trails and a neighbourhood park, preserve the forest and greenbelt, and provide road safety improvements.

• Email dated September 17, 2018 from Shalaine Watson expressing support for the application as it would provide affordable housing, employment opportunities, improved street lighting and sidewalks, and the creation of new trails in the area.

• Email dated September 17, 2018 from Loren & Bev Goertz expressing opposition to the application due to the inappropriateness of the proposed location, increased traffic, over stressing the existing infrastructure, and diminished livability in the area.

• Letter dated September 17, 2018 from Cristian Boier expressing support for the application as it would provide affordable housing, benefit local businesses, provide employment opportunities, extend municipal services to the area, provide Nelson Street improvements, and add additional landscaping while preserving existing trees.

• Letter dated September 17, 2018 from Julia Harris expressing support for the application as it would provide a unique housing design to Mission, increase investment within the District, and provide a variety of different housing options in the area.

• Letter dated September 17, 2018 from John McClurg expressing support for the application as it would provide affordable housing, improvements to Nelson Street, extend municipal services to the area, and provide employment opportunities.

• Letter dated September 18, 2018 from Cheryl Johnson expressing support for the application as it would facilitate District growth, including an increase in the population, and employment opportunities.

• Letter dated September 18, 2018 from Andrew Johnson expressing support for the application as it would provide increased business and employment opportunities and affordable housing.

• Email dated September 18, 2018 from Valerie & Ross Gussen expressing concerns in regards to increased density, a current lack of transit and commercial services to support this growth, increased traffic, and environmental protection.

• Email dated September 18, 2018 from Chris Quiding expressing support for the application as it would provide more housing to strengthen the local economy and benefit business growth.

• Email dated September 18, 2018 from Blake Schaufelberger expressing support for the application as it would provide new homes in the area which would benefit local business and provide employment opportunities.
• Email dated September 18, 2018 from Jag Khabra expressing support for the application as it would extend municipal water and sewer services to the area, provide affordable housing, and facilitate future transit services in the area.

• Letter dated September 18, 2018 from Joe Varing expressing support for the application as it would increase the District’s tax base, attract new investment to the District, facilitate increased infrastructure and programs for families, provide affordable housing, and is cognizant of the environmental issues.

• Email dated September 18, 2018 from Harry Gill expressing support for the application as it would provide affordable housing, open up an area of Mission that is currently less accessible, protect greenspaces, and would facilitate growth of the District’s infrastructure.

• Letter dated September 18, 2018 from Barry Nicholson expressing support for the application as it would provide affordable housing, benefit local business and industry, improve road safety, protect environmentally sensitive areas, and create walking trails and parkland.

• Letter dated September 18, 2018 from Dave Melone expressing support for the application as it would provide affordable housing, protection of waterways and other environmentally sensitive areas, create public parks and trails, provide improvements to Nelson Street, extend municipal services to the area, and benefit local businesses.

• Letter dated September 18, 2018 from Patricia Gray expressing support for the application as it would increase the District’s tax base, improve services, increase hospital services, and provide additional housing and safe environment.

• Email dated September 18, 2018 from Joyanne Keddy exoressing support for the application as it would increase the supply of affordable homes and enable renters to move towards home ownership.

• Letter received on September 19, 2018 from Ian McKinnon expressing support for the application due to the affordability factor which would attract people and small businesses to the area.

• Letter dated September 19, 2018 from Clayton Meeker expressing opposition to the application due to the increased demands on services, emergency services and changing the Official Community Plan which is not part of the future Silverdale Development area.

• Email received on September 19, 2018 from Sean Melia expressing support for the application as it would increase housing supply and affordability.

• Email received on September 19, 2018 from Brooke Meeker expressing opposition to the application due to a perceived lack of planning and concern for increased demand on services, increases in district staff to accommodate the development, current state of roads and increased traffic and pedestrian safety concerns, additional strain put on the sports park, concerns with accommodating new students in the school and bussing systems, need for public transit, improved snow clearing, crime, negative impact on existing properties, and negative environmental impacts.

• Letter dated September 19, 2018 from Curtis Walker expressing opposition to the application due to potential impacts to existing property values, increased traffic and pedestrians, environmental impacts, and an additional draw on services.
- Letter received on September 19, 2018 from Marty Nault expressing support for the application as it would attract young business oriented individuals and provide good quality affordable housing.

- Email dated September 19, 2018 from Bryan Slusarchuk expressing opposition to the application due to concerns about rushing an Official Community Plan change soon after a new adoption, impacts to sports park, and concerns the area should not be considered part of the Silverdale lands.

- Letter received on September 19, 2018 from Tyler Stangier expressing concerns in regards to poor public transportation within the District, and a lack of affordable housing.

- Email received on September 19, 2018 from Anna Zimmerman expressing support for the application as it would bring municipal sewer and water services to the area and would possibly increase transit service in the future.

- Email received on September 19, 2018 from Neil Zimmerman expressing support for the application as it would benefit local business, increase employment opportunities, providing affordable housing, increase investment in public transportation, and increase the District’s tax base.

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

Karen Scott, Salmon Arm, expressed her support for the application as it would provide affordable housing to the area.

Rick Burfoot, Mission, expressed his support for the application and stated it was long overdue.

Ron Makkinga, Mission, expressed his support for the application as it would provide affordable housing, increase retail businesses and professional services, provide employment opportunities, and increase housing options such as condominiums, townhouses and smaller lots.

Nicole Bellay, Mission, stated she does not believe the proposal would provide local employment opportunities and affordable housing for the community. She expressed concerns in regards to the application occurring in advance of the Silverdale Comprehensive Plan, non-compliance to the new Official Community Plan, non-conformity to the character of the neighbourhood, greenhouse gas emissions due to a vehicle-dependent design, a lack of transit service plans, the application being rushed, and a lack of community input.

Paul Bernsten, Mission, expressed concerns with the development proposal in regards to a perceived lack of public notice, change to the character of the neighbourhood, loss of the forested area, existing inventory within the District’s housing market, a lack of planning, non-compliance with the Official Community Plan, and the development cost charges being insufficient to cover the additional costs to the community due to the rural location. Mr. Bernsten suggested a financial assessment be conducted.

Wendy Cronahd, Mission, expressed concerns in regards to the application’s non-compliance with the Official Community Plan, protection of the environment, a lack of transit services in the area, safety issues on Nelson Street, inappropriateness of the proposal’s location, loss of the small town feel of the area, and traffic concerns. Ms. Cronahd also stated that the road would be unable to accommodate additional traffic from the proposed townhouse units.
Alyson Cutherford, Mission, expressed concerns in regards to the application’s timeline, changes to the character of the neighbourhood, non-compliance with the Official Community Plan, increased density, and secondary suites. Ms. Cutherford asked if other options had been discussed and suggested a traffic and infrastructure study be prepared.

Anne Graham, Mission, stated she was also speaking on behalf of Lesa Lacey, Deroche, who had left the public hearing early. Ms. Graham noted the importance of the Official Community Plan and expressed concerns in regards to protection of the environmentally sensitive area and wildlife, the amount of area that would be covered by the proposed higher density housing units, secondary suites, traffic issues, infrastructure issues, non-compliance with the Official Community Plan, and inappropriateness of the proposed site due to the riparian area.

Mike Scudder, Mission, stated the planning analysis is flawed and requested Council consider the contents of the Official Community Plan. He said he understands the District wants to move forward but does not believe this proposal would benefit the community. Mr. Scudder also expressed concerns that any additional costs from the development to the community were not taken into consideration, the safety of the access points, and the lack of a market feasibility study. He suggested executive lots for the site instead of using a buffer zone of trees to separate the rural area from the proposed high density housing units.

Shannon Haig, Mission, expressed her support for the application as it would provide municipal water and sewer services to the area, but noted that the access point is on a dangerous corner and suggested traffic calming devices and the driveways on Nelson Street be redesigned.

Etienne Theron, Mission, stated support for the application as it would provide Mission with sustainable and affordable housing units, including multi-family housing, the proposal would only have a small impact on traffic, the watercourses would be protected, it would provide additional amenities for the community, and would not have a substantial impact on property values due to the proposed buffer zone.

Ryan Coreau, Mission, stated his opposition to the proposed development due to the application being rushed and a lack of amenities and infrastructure in the area to accommodate for increased density.

Laurie Coreau, Mission, stated her opposition to the application due to a lack of infrastructure and transit services in the area, inappropriateness of the proposed site, and the development setting a precedent for urban sprawl. She does not believe the development would provide affordable housing nor sustainable employment opportunities for the District’s citizens. Ms. Coreau suggested either the proposed lots be increased to 0.88 of an acre or the development site be moved to within the city limits.

Jim Downie, Mission, stated his support for the application as it would provide affordable housing options for young families and retired people, traffic in the area has already increased due to the local sports park, and municipal water and sewer services have not been extended west of Nelson Street.

Ken Stenerson, Mission, stated his support for the application as it would provide the District with affordable housing, it is a good pilot project for the Silverdale area development, hopes it would encourage the developer to contribute to the Silverdale area in a well-planned manner and encourage industrial and commercial business which would improve the District’s tax base, and would preserve half of the area as parkland and open space.
James Simpson, Mission, stated his support of the application as it would extend the municipal water and sewer lines, provide affordable housing, and facilitate future development of the area.

Mike Gildersleeve, Mission, read a letter from the Citizens Against Urban Sprawl Society (CAUSS) which expressed opposition to the current proposal as it is being done in advance of the Silverdale Comprehensive Plan and would impact an environmentally sensitive area that includes Chester Creek, Mackie Creek and several tributaries.

Ulrich Laaka, Mission, expressed concerns in regards to disruption from construction, the entire area of Silverdale possibly being clear-cut, increased density, non-conformity to the character of the neighbourhood, setting a precedent for other developers in the area, non-compliance with the Official Community Plan, and the loss of trees and wildlife.

Danielle Leifsson, Mission, stated her opposition to the application due to concerns in regards to non-compliance with the Official Community Plan, an inadequate buffer zone between the rural area and proposed high density units, the planned retaining wall, negative effects on the aquifers and well-water, and the future infrastructure costs to the District. Ms. Leifsson suggested the applicant change the proposed development to lower density lots with a transition area or move it to a locale with more amenities.

Anna Warren, Mission, expressed concerns in regards to the application not benefiting the community, the perception that the application is being rushed, protection of the environment, non-compliance with the Official Community Plan, and inappropriateness of the proposed location.

Mike Gildersleeve, Mission, stated his opposition to the application and noted concerns that the application was brought forward as a late item on the September 4, 2018 Regular Council agenda, lack of public consultation, the proposed development site being on a steep slope, environmental protection, storm water issues, non-compliance with the Official Community Plan, and additional charges to taxpayers from increased infrastructure costs. Mr. Gildersleeve said he does not believe the proposal would address the lack of affordable housing within the District.

The Director of Development Services explained that the development application process requires a pre-application review that includes Planning division staff, other District departments, and external agencies. In order for an Official Community Plan amending bylaw or Zoning Amending bylaw to be adopted, it must first go through first and second readings, a public hearing, and third reading. The first and second readings allow the bylaw to then advance to a public hearing. Once the public hearing has taken place, Council may then either grant third reading, require third ‘reading to be ‘subject to’ certain conditions, or deny the application completely. Staff clarified that late reports can sometimes occur with large, technically detailed reports, when staff are trying to finalize and receive all approvals for the report but are unable to meet the agenda deadline.

Shirley Downie, Mission, stated her support for the application as it would provide affordable housing, is in an ideal location, would increase employment opportunities and attract young families which would benefit local business, increase municipal services, sidewalks, and recreation facilities, and provide the District with a larger tax base.

Tia Everitt, Mission Regional Chamber of Commerce, read a letter from the Chamber of Commerce which expressed support for the application as it would address some of the local business community’s concerns of a lack of employee recruitment and affordable housing for new employees, benefit Mission-based trade suppliers, provide employment for local tradespeople, and increase the District’s tax base and development cost charge contributions which would increase funding for community amenities, social programs, and infrastructure.
Brooke Meeker, Mission, stated she is opposed to the application and expressed concerns that the public were not consulted, the inappropriateness of the proposed location, perception that the application is being rushed, if staff had negotiated with the developer to arrive at the current plan, and if the proposed density could be reduced.

Neil Zimmerman, Mission, expressed his support for the application as development of the area has been stalled for several decades, it would provide affordable housing which would attract new families and an increased labour force for local business, and increase the District’s tax base which could be used to improve infrastructure within the Municipality.

Dwayne Vanderveen, Mission, stated his opposition to the application due to a lack of a buffer zone between the rural area and high density units. Mr. Vanderveen also queried what the asking price for the proposed housing units would be.

Yvonne Hale, Mission, expressed opposition to the application due to the proposal being out of character to the neighbourhood, being contrary to the Official Community Plan, and the application being rushed. Ms. Hale stated that the proposal would better suit the waterfront, expressed further concerns in regards to increased traffic and safety on Nelson Street, and suggested the developer add larger executive lots to the plan.

Dave Westley, Mission, stated he is opposed to the application due to increased density, setting an undesirable precedent for development in the area, and not benefitting the community. Mr. Westley stated he does not believe the proposed development would provide affordable housing, and increasing the District’s tax base is not a sufficient reason to approve the proposal.

Cal Crawford, Mission, stated he is opposed to the application due to a lack of a buffer zone between the rural area and the proposed high density housing units, non-conformity to the character of the neighbourhood, non-compliance to the Official Community Plan resulting in a lack of assurance to the residents, the proposal being contrary to the Municipal Infrastructure Study, setting a precedent for development in the area, and an inappropriate location for the development.

Diane Chadwick, Mission, stated she is opposed to the application due to traffic issues, safety concerns, parking issues, increased density, increased infrastructure costs, a lack of public consultation, a lack of planning, protection of the area’s wildlife, impact on property values, and the proposal being put ahead of sustainability. She suggested the downtown and waterfront areas be built up before the outlying areas.

Katherine Perez, Mission, stated she is opposed to the application due to increased density, a lack of transit services in the area, potential loss of wildlife habitat, and loss of the neighbourhood character.

Alexa Ross, Mission, expressed concerns in regards to a perceived lack of public notice, the application being rushed, and a potential lack of parking.

In response to several questions from Ms. Ross in regards to the application and rezoning process, staff explained the development permit process in detail and then clarified that there were two development permits for this application; one for the form and character for the single family units that would be delegated to staff to consider, and the other for the multi-family units that the applicant asked to be deferred until after the rezoning was complete.

Oliver Perez, Mission, questioned if higher density housing would create more jobs, or if increased business would create the need for more housing. He expressed concerns in regards to the proposed townhouse units being unaffordable for most families, inappropriateness of the proposal location, loss of the character of the neighbourhood, a
perceived lack of public notification, and increased infrastructure costs to the community. Mr. Perez suggested the District first attract large business before building new houses.

Nicole Bellay, Mission, expressed concerns in regards to traffic gridlock due to the lack of access roads, increased infrastructure maintenance and municipal service costs to the community, the higher costs to development in outlying areas rather than the city centre, and potentially not collecting sufficient development cost charges.

Paul Berntsen, Mission, stated that the infrastructure maintenance costs to the community that results from development in outlying areas far exceeds the funds that are brought in from a larger tax base. He expressed concerns in regards to increased density, traffic issues, greenhouse gas emissions, and stated that gridlock is a problem.

moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED:

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

CARRIED

The Chair called for a five minute recess. The meeting was recessed at 9:26 p.m. The Chair called the meeting back to order at 9:35 p.m.

Jeremy Sale, Mission, stated he is opposed to the application due to non-conformity to the neighbourhood character, increased density, and parking issues. Mr. Sale noted he is in favour of development in the area, but suggested the proposed lots be at least half an acre in size. He does not believe the development would increase affordable housing or local employment opportunities.

Jeanette Smith, Mission, expressed concerns in regards to the current proposal being done in advance of the Master Infrastructure Study for Silverdale, a perceived lack of public notice, input and consultation, the chosen location for the public hearing, amendments being made to the new Official Community Plan, if the applicant's development cost charges would cover the resulting increase to infrastructure costs, the affordability of the proposed homes, and protection of parkland.

Ron Coreau, Mission, expressed opposition to the current plan due to the size of the proposed project being done in advance of the comprehensive planning for Silverdale and a lack of public input.

Michelle Taylor, Mission, expressed opposition to the application and stated that there is more to consider than just the area residents gaining municipal water and sewer services. Ms. Taylor also expressed concerns that the application is being pushed through and the supporters of the application are the developers and non-residents.

Anna Warren, Mission, stated she is opposed to the application and suggested a longer timeline for the approval process due to the size of the proposed development. Ms. Warren expressed concerns in regards to the inappropriateness of the proposed site location, the proposal being done in advance of the Master Infrastructure Study, and the application being rushed. She suggested the application be deferred until after the upcoming municipal election. Staff clarified for Ms. Warren that the notification radius for the application had been increased due to the size and scope of the proposed development.

Mike Scudder, Mission, noted that the first and second readings of the Official Community Plan Amending Bylaw and Zoning Amending Bylaw were to bring the proposal to a public hearing where the public can express their opinions and provide input. He spoke about
the purpose of the Official Community Plan, read excerpts from the planning analysis that states the vision for the Silverdale Community, and questioned whose vision it was.

**Barry Hammond**, Mission, expressed concerns in regards to increased density, a perceived lack of transparency to the rezoning process, non-conformity to the Official Community Plan, and how the proposed development could affect the character of the neighbourhood.

**Bill Coughlin**, Chilliwack, expressed support for the application as bureaucracy has delayed development of the area for over forty years, the lack of affordable housing within the District, densification would reduce each citizen’s tax burden, and large lots are unnecessary.

**Alexa Ross**, Mission, expressed concerns in regards to adherence to the application and rezoning process, a lack of detailed public notification for the proposal, parking and traffic safety concerns, a lack of transit services in the area, increased density and non-conformity to the Official Community Plan, and the lack of a comprehensive plan for Silverdale.

**Pat Kennaley**, Mission, expressed opposition to the application and suggested it would be better situated within the city centre or along Mission’s waterfront area. She expressed concerns in regards to higher density, preservation of the District’s rural neighbourhoods, non-conformity to the Official Community Plan, and the speed at which the application was moving.

**Nicole Bellay**, Mission, expressed concerns in regards to the increased infrastructure costs due to developments in rural areas, inappropriateness of the proposed location, ensuring adequate development cost charges are levied, the lack of details for the proposed units, the abrupt end to the proposed sidewalk on Nelson Street, and the plan’s lack of provisions for bike lanes.

**Paul Berntsen**, Mission, expressed concerns in regards to a lack of sidewalks and proper bike lanes and asked if the associated costs for new infrastructure had been considered. Mr. Berntsen also expressed concerns in regards to the preservation of greenspaces, trails, and road improvements. He stated that the area’s livability should be the priority and suggested the application be deferred until after the upcoming municipal election.

**Jeff Jewell**, Mission, expressed concerns in regards to a lack of public input, trust issues, increased density, increased capital costs to maintain the proposed extension to the municipal water and sewer lines, and non-compliance with the Official Community Plan. Mr. Jewell suggested the application be deferred until after the upcoming municipal election.

**Lexi Richards**, Mission, expressed concerns in regards to the proposal’s non-conformity to the character of the neighbourhood, environmental and social impacts of development, and the inability of future residents to afford living in an outlying area. Ms. Richards suggested the application be amended to include a blending of larger lots.

**Tom Nguyen**, Mission, suggested the application be deferred to a later Council meeting or after the upcoming municipal election. Mr. Nguyen expressed concerns in regards to maintaining the health and safety of the community, the lack of public transportation services, traffic issues, and a high density development being put in a location with little access to amenities.

**Bonnie Lavallee**, Mission, expressed concerns in regards to increased traffic and safety issues and suggested half-acre and quarter-acre lots for the proposed development.
Kristin Parsons, Mission, expressed her support for the application and stated that affordable housing is not the same as social housing. Ms. Parsons said that the proposed townhouses would stabilize the District's housing stock by providing affordable and accessible homes. She also expressed her support for an increase in rental units and clarified that the application is in regards to zoning and density, not about the details of the proposed structures.

Jim Wilson, Mission, expressed concerns in regards to the potential loss of the esthetics of the community and increased traffic issues.

Oliver Perez, Mission, expressed concerns in regards to the proposed development application happening before a comprehensive plan for Silverdale has been completed and a lack of conformity to the character of the neighbourhood.

Chris Hartman, agent for the applicant, responded to the concerns and questions posed by the public as follows:

- the vision for the proposed development includes:
  - providing affordable and more diverse housing;
  - providing aging in place housing options;
  - creating new parks and pathways;
  - ensuring no extra capital costs to Mission taxpayers;
  - allocating a large portion of the land as an environmental area;
  - building to the SAFERhome standards; and
  - providing employment opportunities for Mission-based tradespeople;

- advised that the Mission School District confirmed they could accommodate for population growth within the area as Silverdale Elementary and West Heights Elementary are currently under capacity;

- noted that, as a minimum density is required to obtain transit services, the proposal would help facilitate future transit services in the area;

- advised that safety improvements would be made to Nelson Street;

- noted that a 'no build' covenant would be registered on title for the new lots to preclude the building of secondary suites;

- advised that the municipal sewer and water services would be extended to the area;

- explained that Mission tradespeople would be hired for the construction work; and

- clarified that, according to the Traffic Impact Assessment, the roads would be able to accommodate for increased traffic.

Several members of the audience came forward with additional questions and concerns. Some members of the audience posed questions from their seats. In response to these comments from the unidentified speakers, District staff and Mr. Hartman provided the following information:

- In response to questions regarding the price of the proposed townhouse units, Mr. Hartman advised that he currently does not know what the asking price would be for the units, however the intention is to list them for 15 to 20 percent less than what comparable units are listed for.
In response to traffic questions, Peter Joyce, the traffic engineer working on behalf of the applicant, stated that he had completed the Traffic Impact Assessment which describes the site’s existing traffic conditions, estimates the increased traffic that would result from the proposed development, depicts the implications to the road system and parking situation, and details the current Nelson Street safety issues. Mr. Joyce noted that the proposed plan would fully achieve the requirements of the District's zoning bylaw requirements, facilitate safety improvements to Nelson Street as the site-lines are currently inadequate, and include the addition of a pedestrian path. He advised that the assessment projects an increase of two vehicles per minute during the morning peak period and three vehicles per minute during the afternoon peak period.

Mr. Hartman clarified that he chose to speak last at the public hearing in order to address and respond to the questions and concerns from the previous speakers.

In response to the questions in regards to providing lower density units, Mr. Hartman advised that he is endeavouring to provide affordable housing which would not be possible on larger lots. He stated that there is currently a gap in the marketplace and he is trying to address that gap.

In response to questions in regards to the level of demand for smaller houses on small lots and lower cost housing, Mr. Hartman advised that many people are moving from larger houses on larger lots to smaller homes on smaller lots, and there is currently a lack of affordable housing within the District.

In response to questions in regards to public information meetings and the public hearing process, staff clarified that public information meetings are held by the applicant to present their proposal to the public. At that time, the applicant provides their information to District staff who thoroughly review the documents and, once finalized and approved, post that information for the public.

The Chief Administrative Officer clarified that after the Public Hearing is closed, Council may seek further information from staff but cannot accept any new information from the public.

Hearing no further questions or comments, the Mayor declared the Public Hearing for the District of Mission Official Community Plan Amending Bylaw 5743-2018-5670(5) OCP18-002 (Polygon Homes) and District of Mission Zoning Amending Bylaw 5788-2018-5050(316) R18-012 (Polygon Homes) closed at 11:38 p.m.

4. BYLAWS FOR CONSIDERATION

Moved by Councillor Hamilton, seconded by Councillor Pecas, and

RESOLVED:

That consideration of third readings for:

- **Official Community Plan Amending Bylaw 5743-2018-5670(5)**
  OCP18-002 (Polygon Homes) – a bylaw to redesignate the properties located at 8455, 8279, 8387, 8289 and Lot A Nelson Street from Silverdale Comprehensive Planning Area and Suburban Residential, to Urban Compact, Attached Multi-unit Residential, Environmentally Sensitive Area, and Parks and Open Space;

- **Zoning Amending Bylaw 5788-2018-5050(316)**
  R18-012 (Polygon Homes) – a bylaw to rezone properties at 8455, 8279, 8387, 8289 and Lot A Nelson Street from Rural 16 (RU16) Zone to Comprehensive
Development 44 (CD44) Zone, Multiple Family 52 Townhouse (MT52) Zone, and Institutional Parks, Recreation and Civic (IPRC) Zone; and

- **Street Naming (Burnham Place, McCreath Place and Montgomery Place) Bylaw 5789-2018**
  R18-012 (Polygon Homes) – a bylaw to name three new roads

**be deferred** to the October 1, 2018 Regular Meeting of Council.

CARRIED

5. **ADJOURNMENT**

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED: That the meeting be adjourned.

CARRIED

The Public Hearing was adjourned at 11:40 p.m.

[Signatures]

RANDY HAWES, MAYOR  MIKE YOUNIE, CORPORATE OFFICER