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 October 15, 2018 commenced at 1:00 p.m. for COMMITTEE OF THE WHOLE, was recessed, 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  
Rogine Battel, Manager of RCMP Administration  
Kris Boland, Director of Finance  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Ken Bourdeau, Manager of Long Range Planning and Special Projects  
Dave Heyes, Manager of Forestry Business  
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  
Scott Ross, Manager of Accounting Services  
Jennifer Russell, Deputy Corporate Officer  
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 Hinds, seconded by Councillor Hamilton, and

RESOLVED: That the agenda for the Regular Council meeting of October 15, 2018 be adopted.
CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE
Moved by Councillor Plecas, seconded by Councillor Stevens, and

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

4. FORESTRY
Councillor Stevens assumed the Chair.
Approval for Direct Award of a 2014 John Deere 2454 Road Builder

A report from the Manager of Forestry Business and Director of Forestry dated October 15, 2018, seeking approval to purchase a used John Deere model 2454D Road Builder for use in constructing forestry roads, was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:
1. That the budget for the D7 Cat replacement be increased by $92,000 to $342,000 with funding from the Forestry Reserve;
2. That Council approve the Direct Award of the purchase of a 2014 John Deere 2454D Road Builder from Crowley Equipment Inc.; and
3. That the District’s financial plan be amended accordingly.

CARRIED

5. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

Request for additional funding for the Mission Downtown Façade Grant Improvement Program

A report from the Manager of Long Range Planning and Special Projects dated October 15, 2018, recommending Council approve additional funding was provided for the Committee’s consideration.

Moved by Councillor Alexis, and

RECOMMENDED:
1. That the budget for the Downtown Façade Improvement Grant Program be increased by $20,000, with $15,000 to be funded from the District’s Gaming Reserve Fund, and the remaining $5,000 to be funded by the Mission Downtown Business Association (DBA);
2. That the financial plan be amended accordingly.

CARRIED

Rezoning Application (R18-032) to allow a secondary dwelling unit at the property located at 29811 Donatelli Avenue

A report from the Planner October 15, 2018, regarding a development application for 29811 Donatelli Avenue, was provided for the Committee’s information.

Staff support the application moving forward and will schedule the Public Hearing for November 5, 2018 subject to Council granting first and second readings to the related Zoning Amending Bylaw.

Site Specific Exemption to the Floodplain Management Bylaw to expand the potential building envelope for the property located at 7658 Taubut Street

A report from the Manager of Planning dated October 15, 2018, requesting approval for a site-specific exemption to Floodplain Management Bylaw 4027-2007, was provided for the Committee’s consideration.

Moved by Councillor Plecas, and
RECOMMENDED:

That a site specific exemption to Floodplain Management Bylaw 4027-2007 for the property located at 7658 Taulbut Street be granted to reduce the setback from the Durien Creek from 15.0 metres to 10.0 metres.

CARRIED


A fourth reading report from the Director of Development Services and Director of Engineering and Public Works dated October 15, 2018, detailing the conditions under which Official Community Plan (5743-2018-5670(5)), Zoning (5788-2018-5050-(316) Amending Bylaws and Street Naming Bylaw 5789-2018 have been listed for adoption under the “Bylaws for Consideration” section of the agenda, was provided for the Committee’s information.

The Committee discussed the additional engineering requirements and the process of using restrictive covenants in certain developments to ensure obligations are met.

6. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

Regional Utilities – Norrish Membrane Plant Inlet Valve Hydraulic Power Unit Replacement

A report from the Director of Finance dated October 15, 2018, seeking approval to reallocate funds for the replacement of the Norrish membrane plant inlet valve hydraulic power unit replacement, was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the reallocation of Mission’s share totaling $18,984 (total regional amount is $80,000) from the existing 2018 Water Supply Contingency budget to the Water Supply Operating Account for the replacement of the hydraulic power unit for the Norrish Creek membrane plant inlet valve be approved; and

2. That the District’s financial plan be amended accordingly.

CARRIED

Support for Renewal Work at Welton Towers

A report from the Deputy Chief Administrative Officer dated October 15, 2018, providing options to show support for the planned renewal project of Welton Towers, was provided for the Committee’s information.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the District of Mission is in support of the application for the renewal of Welton Towers as outlined in the request by the Board of Directors of the Mission and District Senior Citizens Housing Association;
2. That the District of Mission is committed to providing a one-time grant of $75,000 paid over two years as a contribution to the renewal project, subject to Welton Towers receiving a grant for the requested amount from CHMC/BC Housing;

3. That funding for the $75,000 come from the District’s Gaming Reserve Fund; and

4. That the Financial Plan be amended accordingly.

CARRIED

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Nicholson, seconded by Councillor Stevens, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

8. RESOLUTION TO RECESS THE PUBLIC MEETING UNTIL 7:00 P.M.

Moved by Councillor Hamilton, seconded by Councillor Stevens, and

RESOLVED:

That the public portion of the meeting be recessed until 7:00 p.m.

CARRIED

The meeting recessed at 1:34 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 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
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Krista De Sousa, 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
Dale Unrau, Fire Chief
10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Nicholson, seconded by Councillor Stevens and

RESOLVED: That the recommendations of the October 15, 2018 Committee of the Whole, as contained in items RC18/589 to RC18/595, be adopted.

CARRIED

11. PRESENTATIONS

Recognition of Councillor Jenny Stevens

Mayor Hawes recognized Councillor Rhett Nicholson for his service on Council for the past four years.


2018 Heritage Awards

Michelle Rhodes, Chair of the Mission Community Heritage Commission, appeared before Council to present the 2018 Heritage Awards. The award winners were as follows:

- Special Heritage Award: the Mission Municipal Forest; and
- Heritage Conservation of Built Environment, Streetscapes, and Landscapes / Conservation or restoration of a heritage building:
  1. Mixed Age Housing: the "McRae Houses" on 3rd Avenue between Grand Street and James Street;
  2. Company Housing: the "Pipeline Houses" on 9th Avenue and 10th Avenue; and
  3. BC Boxes / Mass-Produced Housing: "Bakerview Estates" on Bakerview Avenue between Cedar Street and Bluebell Street.

12. DELEGATIONS

Delbert Anthony

Delbert Anthony appeared before Council to present his book, 'You’ve Got to Have Friends' which describes the value of friendship, kindness, and diversity. Mr. Anthony stated he offers workshops on addiction recovery, acceptance, and diversity and would like his book made available in Mission schools and the hospital.

Terry Gidda

Terry Gidda appeared before Council on behalf of the Prentis Avenue home builders to request an extension to the grandfathering period for compliance with Fire Sprinkler Bylaw 5679-2017 to the end of 2018. He stated that the requirement to upgrade the water mains to the new standard was only communicated to those builders after they had purchased the lots and undersized water services had been installed, and that the cost to upgrade was prohibitive and unfair in this circumstance. Discussion ensued.

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That staff provide Council with the number of new lots associated with subdivision approvals completed but where building permits had not been issued before
the effective date of the new fire sprinkler regulations, a legal opinion about the feasibility of implementing an extension to the grandfathering period in a bylaw, and information about whether the province will permit an extension to the grandfathering period.

CARRIED

13. PROCLAMATIONS

Moved by Councillor Stevens, seconded by Councillor Alexis, and

RESOLVED: That October, 2018 be proclaimed “Foster Family Month” within the District of Mission.

CARRIED

14. BYLAWS FOR CONSIDERATION

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED:

1. That Zoning Amending Bylaw 5792-2018-5050(317) (R18-032 Ajia Canadian Building Systems Inc.), a bylaw to rezone property at 29811 Donatelli Avenue from Suburban 36 Zone (S36) to Suburban 36 Secondary Dwelling Zone (S36s), be read a first and second time.

2. That Zoning Amending Bylaw 5649-2017-5050(251) (R17-008 Brar), a bylaw to rezone property at 32570 Dewdney Trunk Road from Commercial Neighbourhood Centre One Zone (CNC1) to Suburban 36 Secondary Dwelling Zone (S36s), be adopted.

3. That Zoning Amending Bylaw 5669-2017-5050(263) (R17-018 Krahn Engineering), a bylaw to rezone the property at 8778 Cedar Street from the Suburban 36 (S36) Zone to the Commercial Neighbourhood Centre One (CNC1) Zone. be adopted.

4. That Permissive Tax Exemption Bylaw 5790-2018, a bylaw to provide for permissive exemption from taxation of certain properties for the 2019 tax year, be adopted.

CARRIED

Discussion ensued in regards to Official Community Plan Amending Bylaw 5743-2018-5670(5) and Zoning Amending Bylaw 5788-2018-5050(316). Council noted the potential benefits and drawbacks of the proposed development.

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5743-2016-5670(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, and Parks and Open Space, be adopted.

2. That 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, be adopted.

3. That Street Naming (Burnham Place, McCreath Place and Montgomery Place) Bylaw 5789-2018 (R18-012 Polygon Homes), a bylaw to name three new roads, be adopted.
OPPOSED: Councillor Plecas  
Councillor Stevens  
CARRIED

15. DEVELOPMENT PERMITS FOR CONSIDERATION

Development Permit DP17-013 and Development Variance Permit DV17-018 (8778 Cedar Street) – Recommended for approval

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED:

1. That Development Permit DP17-013 (8778 Cedar Street) to supplement District of Mission Zoning Bylaw 5050-2009, as amended, as follows:

   - building design, siting and landscaping plans to be as shown on Drawings Numbered DP-1.0 to DP-1.5 inclusive, prepared by Larry Podhora Architect inclusive, and landscape drawing L1 to L2 inclusive prepared by KD Planning & Design Ltd. which are attached hereto and form part of this permit; and

   - minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality; and

2. That Development Variance Permit DV17-018 (8778 Cedar Street) to vary Section 803, Part E. Setbacks, Subsection 1 of the Zoning Bylaw 5050-2009 by:

   - reducing the front yard setback from 6.0m (19.7 ft.) to 3.0m (9.85 ft.); and

   - reducing the exterior side yard setback from 4.5m (14.7 ft.) to 3.0m (9.85 ft.)

be approved.

CARRIED

16. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Stevens, seconded by Councillor Nicholson, and

RESOLVED: That the following minutes be adopted:

(a) Public Hearing Meeting – September 19, 2018  
(b) Regular Council Meeting – October 1, 2018

CARRIED

17. NEW/OTHER BUSINESS

There was no new/other business.

18. NOTICES OF MOTION

Councillor Plecas and Councillor Stevens expressed concerns in regards to changes being made to the Official Community Plan before the neighbourhood plans are completed. They also explained that the Notice of Motion was brought before Council to bring these concerns to the attention of the next Council.
Moved by Councillor Plecas, seconded by Councillor Stevens, and

RESOLVED:

That the District of Mission Council endorse a moratorium on all new development and building permits pertaining to all or any multiple resident applications that require zoning changes or Official Community Plan amendments in the Silverdale Comprehensive Planning Area (the neighbourhoods Silverhill, Silverdale Gateway, and Silverdale) and the Israel Bench neighbourhood until December 31, 2020 or such time that District of Mission staff have completed and submitted; and Council has accepted the Master Infrastructure Plan and Neighbourhood Planning documents for said neighbourhoods.

OPPOSED:  
Mayor Hawes  
Councillor Alexis  
Councillor Hamilton  
Councillor Hinds  
Councillor Nicholson

DEFEATED

19. QUESTION PERIOD

Jeff Jewell, Mission, asked how Council and District staff could be confident that the restrictive covenant on the Nelson Avenue development application contains the conditions required to ensure protection of the future infrastructure needs for the Silverdale area when the application had been rushed. Mayor Hawes advised Mr. Jewell that the application had gone through the proper process and had not been rushed, and Council has confidence that District staff will ensure the requirements are met.

Jennifer Holmes, Mission, asked if the land on the Nelson Avenue site would be cleared before the applicant fulfils the conditions in the restrictive covenant. Mayor Hawes stated that Council had been informed that the applicant will not begin clearing the site until District staff are satisfied that all conditions of the restrictive covenant had been met.

Mike Scudder, Mission, asked why the Official Community Plan amending bylaw and Zoning amending bylaw for the Polygon application on Nelson Avenue had not been considered separately. Mayor Hawes clarified for Mr. Scudder that, as a zoning amending bylaw cannot be adopted until the related Official Community Plan amending bylaw has been approved, the standard process is for staff to bring these bylaws forward concurrently for Council’s consideration. Mr. Scudder then asked if Council could direct staff to run Official Community Plan amending and Zoning amending bylaws separately. Mayor Hawes responded that it would be a decision for the next Council.

Unidentified Female, Mission, asked when Silverdale residents will be informed once the conditions of the Nelson Avenue development application covenant have been met. Mayor Hawes clarified that the applicant will work with District staff and, once the conditions are met, will be given approval to proceed with the development. The Mayor also noted that Council would most likely be advised that the requirements have been met by way of a report to Council which would be public information.

Alexa Ross, Mission, asked how the District will ensure the development site on Nelson Avenue is not cleared until all the conditions in the covenant are met, as there is currently no tree bylaw for the area. Mayor Hawes stated that, as this development application is contingent upon the conditions of the restrictive covenant, work on the site cannot begin until District staff are satisfied that all conditions of the covenant have been met.
20. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:59 p.m.

[Signatures]

PAMELA ALEXIS, MAYOR

MIKE YOUNIE, CORPORATE OFFICER