Minutes of the SPECIAL MEETING of the DISTRICT OF MISSION COUNCIL held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Monday, December 10, 2018 commencing at 1:00 p.m.

Council Members Present:  Mayor Pam Alexis
Councillor Cal Crawford
Councillor Mark Davies
Councillor Jag Gill
Councillor Carol Hamilton
Councillor Ken Herar
Councillor Danny Plecas

Staff Members Present:  Mike Younie, Chief Administrative Officer
Jennifer Russell, Deputy Corporate Officer
Hardeep Atwal, Planner
Barry Azevedo, Manager of Environmental Services
Ken Bourdeau, Manager of Long Range Planning and Special Projects
Mike Dickinson, Planner
*Michele Fernie, Engineering Technologist III
Guy Gusdal, Manager of Inspection Services
Jay Hazzard, Planning Technician
Jenny Hill, Administrative Assistant
Jay Jackman, Manager of Development, Engineering and Projects
*Art Kastelein, Acting Manager of Engineering, Planning and Design
Tracy Kyle, Director of Engineering and Public Works
*Jennifer Meier, Environmental Coordinator
*Rob Poblów, Manager of Planning
*Brendan Schneeeberger, Engineer-in-Training
Dan Sommer, Director of Development Services
Amina Yasin, Planner

1. CALL TO ORDER

The meeting was called to order.

2. ADOPTION OF AGENDA

Moved by Councillor Davies, seconded by Councillor Plecas, and

RESOLVED: That the December 10, 2018 Special Council Agenda be adopted.
CARRIED
3. NEW BUSINESS

Cedar Valley Local Area Plan (CVLAP)

A report dated December 10, 2018 from the Manager of Long Range Planning and Special Projects regarding the Cedar Valley Local Area Plan was provided for Council's consideration.

The Manager of Long Range Planning provided a PowerPoint presentation titled 'Cedar Valley Local Area Plan'. The presentation included an overview of the plan review, background information, Cedar Valley Comprehensive Development Plan policies, the process, scope of the plan review, key issues, the progression of development, challenges and opportunities, vision and guiding principles, environmental management and approach, and requirements and provisions for health and safety, transportation, infrastructure, housing, parks, open space and trails. The presentation also reviewed the plans for a neighbourhood centre, future employment lands, implementation, and next steps.

Extensive discussion ensued and staff answered questions in regards to housing affordability, density bonusing, public engagement, a potential tree management program, timelines, infrastructure and connectivity, increased density, inclusivity, transportation, bicycle lanes, future employment lands, the Protected Natural Assets’ (PNA) designation, environmental study requirements, flood plains, a sanitary sewer extension, neighbourhood centres, parking issues, traffic flow, schools, and provisions for pedestrian trails.

Moved by Councillor Plecas, seconded by Councillor Gill, and

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

CARRIED

Review and Update of the District of Mission Zoning Bylaw

A report dated December 10, 2018 from the Manager of Long Range Planning and Special Projects regarding the review of the District of Mission Zoning Bylaw 5050—2009 was provided for Council's consideration.

A revision of Appendix D, the proposed density bonus area map on page 215 of the agenda, was distributed to Council and staff in order to show properties in the Cedar Valley area that are designated in the Official Community Plan as ‘Neighbourhood Centre’, in addition to properties designated as ‘Attached Multi-Unit Residential’.

The Manager of Long Range Planning provided a PowerPoint presentation titled ‘Zoning Bylaw Review’. The presentation included an introduction to the review, an explanation of the current zoning bylaw, the review process, consultation, rental tenure zoning requirements and options, a description of density bonusing and potential options, current and proposed massing of single family dwellings, current and proposed parking requirements, an introduction of bicycling parking requirements and
electric vehicle charging station requirements, and clarification of prohibited home occupations.

Discussion ensued and staff answered Council’s questions in regards to the management of mixed-tenure buildings, bicycle parking requirements, residential rental tenure zoning, commercial parking requirements, renovation incentive programs, density bonusing, massing of single family dwellings, parking issues, transportation, community consultation, agricultural zoning, impacts on house assessments, and sustainable housing.

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED: That as part of the review and update of the District of Mission Zoning Bylaw 5050-2009, the following provisions and revisions be included within a draft Zoning Bylaw:

A. rental tenure zoning regulations;
B. density bonus regulations;
C. revised calculation method for floor space ratio (FSR) for Single Family Dwelling uses;
D. reduced minimum automobile parking requirements for:
   i. studio, 1 bedroom and affordable Apartment units; and
   ii. retail, office, restaurant, civic assembly and cultural assembly uses;
E. minimum bicycling parking requirements;
F. minimum Electric Vehicle (EV) charging station requirements; and
G. a list of prohibited Home Occupation types.

CARRIED

4. BYLAWS FOR CONSIDERATION

Moved by Councillor Plecas, seconded by Councillor Crawford, and

RESOLVED: That Official Community Plan Amending Bylaw 5807-2018-5670(8), a bylaw to amend "District of Mission Official Community Plan Bylaw 5670-2017" to include the Cedar Valley Local Area Plan (CVLAP), be read a first time.

CARRIED

5. ADJOURNMENT

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED: That the Special Council meeting be adjourned.

CARRIED

The meeting was adjourned at 3:41 p.m.

PAMELA ALEXIS
MAYOR

JENNIFER RUSSELL
DEPUTY CORPORATE OFFICER