MINUTES of the REGULAR MEETING of the COUNCIL of the DISTRICT OF MISSION and COMMITTEE OF THE WHOLE held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on January 7, 2019 commenced at 6:00 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
Kris Boland, Director of Finance
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Jennifer Hill, Administrative Assistant
Jay Jackman, Manager of Development Engineering and Projects
Chris Knowles, Manager of Information Services
Robert Publow, Manager of Planning
Jennifer Russell, Deputy Corporate Officer
Brent Schmitt, Manager of Business Services
Maureen Sinclair, Director of Parks, Recreation and Culture
Dan Sommer, Director of Development Services

1. CALL TO ORDER
Mayor Alexis called the meeting to order at 6:00 p.m.

2. ADOPTION OF AGENDA
Moved by Councillor Davies, seconded by Councillor Plecas, and

RESOLVED:
That the Public Hearings section of the agenda be moved to immediately after the Resolution to Adopt Recommendations of Committee of the Whole section.

CARRIED

Moved by Councillor Gill, seconded by Councillor Herar, and

RESOLVED:
That the agenda for the Regular Council meeting of January 7, 2019 be adopted, as amended.

CARRIED

3. DELEGATIONS
Frank and Laurianne Muermann

Frank Muermann appeared before Council to discuss the District’s Zoning Bylaw that prohibits the keeping of chickens in urban areas. Mr. Muermann stated that several other municipalities allow the keeping of chickens in urban areas, and requested that the District’s bylaw be amended to allow people to keep up to six chickens in their yards.
Mayor Alexis advised Mr. Muermann that the issue has been reviewed by staff several times in the past, and one of the main rationales for prohibiting chickens in urban areas is that they tend to attract wildlife such as bears, coyotes and raccoons. Staff confirmed that the District’s Zoning Bylaw only allows the keeping of chickens in rural and rural-residential zones.

Rocky Blondin and Neil Smith

Rocky Blondin and Neil Smith of the Mission Community Cycling Coalition appeared before Council to discuss the development of bike lanes within the District. They gave a presentation titled ‘Cycling Investment Action Recommendations’ that included a review of the bike lane design options developed by District staff in 2017, an alternative option, rationale, and a recommendation for a cross-town bike lane connection along 7th Avenue.

Discussion ensued and staff and the delegates answered Council’s questions in regards to potential consultation with students within the District, grant opportunities and timelines, the potential loss of parking spaces along 7th Avenue, and the feasibility of bike lanes along 14th Avenue.

4. PRESENTATIONS

Enterprise Application Strategy Presentation

Gord Locke of New Value Solutions Group Inc. provided a presentation titled ‘Enterprise Application Strategy and Roadmap Council Update’. The presentation included the consultant’s preliminary assessment of the District’s information technology resources, data collection methodology, District challenges, projected growth rates, targeted goals, and the District’s Information Services division measures and comparison.

Discussion ensued and Mr. Locke answered several questions in regards to timelines, potential costs, new system implementation processes, and training. He advised that, once his assessment is complete within the next few weeks, he will be providing several recommendations to Council.

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Gill, seconded by Councillor Plecas, and

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

CARRIED

6. PARKS, RECREATION AND CULTURE

Investing in Canada Infrastructure Program

A report from the Director of Parks, Recreation and Culture dated January 7, 2019, seeking support to make an application under the new Canada-British Columbia infrastructure funding program to support a number of critical repairs and improvements to the Mission Leisure Centre, was provided for the Committee’s consideration.

The Director of Parks, Recreation and Culture’s report recommendation was amended to request Council endorsement for improved recreation infrastructure at the Mission Rotary Sports Park to better align with the Investing in Canada Infrastructure Program funding requirements.
The Mission Sportsfield Improvement Project includes the following items:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports Park Drainage</td>
<td>$50,000</td>
</tr>
<tr>
<td>Sports Park Playground</td>
<td>$100,000</td>
</tr>
<tr>
<td>Sports Park Trail Development</td>
<td>$50,000</td>
</tr>
<tr>
<td>Sports Park Lighting Improvements</td>
<td>$666,000</td>
</tr>
<tr>
<td>Sportsfield Upgrades – sportsfield upgrades in other District parks</td>
<td>$50,000</td>
</tr>
<tr>
<td>Sportsfield Score Clocks (the DOM portion of this item will be covered by Mission Minor Baseball)</td>
<td>$40,500</td>
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<td><strong>Sub-Total</strong></td>
<td><strong>$956,500</strong></td>
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<td><strong>Contingency 25%</strong></td>
<td><strong>$239,125</strong></td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$1,195,625</strong></td>
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</tbody>
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Moved by Councillor Davies, and

RECOMMENDED:

That the application to the “Investing in Canada Infrastructure Program” for funds to support improved recreation infrastructure at the Mission Rotary Sports Park be endorsed by Council and that the application be prepared and submitted no later than January 23, 2019.

CARRIED

**Centennial Park Tennis Court Project Update**

A report from the Director of Parks, Recreation & Culture dated January 7, 2019, seeking additional funding for the Centennial Park Tennis Court project in 2019 and providing a recommendation for the contract award, was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That Council approve an additional $80,000 in order to proceed with the Centennial Park Tennis Court Project, with funding from the Gaming Reserve Fund;
2. That subject to the additional required funding being approved, Council approve the award of the Centennial Tennis Court Project to Cedar Crest (BC) Limited in the amount of $258,800, plus GST; and
3. That the Financial Plan be amended accordingly.

CARRIED

**7. DEVELOPMENT SERVICES**

**Rezoning Application (R18-039) - 7642 Stave Lake Street**

A report from the Planning Technician dated January 7, 2019, regarding a development application for 7642 Stave Lake Street, was provided for the Committee’s information.

Staff support the application moving forward and will schedule the Public Hearing for January 21, 2019 subject to Council granting first and second readings to the related Zoning Amending Bylaw.
Rezoning Application (R18-036) - 7531 Wren Street

A report from the Planner dated January 7, 2019, regarding a development application for 7531 Wren Street, was provided for the Committee’s information.

Staff support the application moving forward and will schedule the Public Hearing for January 21, 2019 subject to Council granting first and second readings to the related Zoning Amending Bylaw.

Discussion ensued and staff clarified that the height of the structure would be regulated through the form and character development permit, secondary suites are not permitted in duplexes, and eight parking spaces would be provided on site.

8. CORPORATE ADMINISTRATION AND FINANCE

2019 Municipally Funded Grants

A report from the Chief Administrative Officer and Deputy Corporate Officer dated January 7, 2019, providing recommendations for the 2019 Community Enhancement, Community Event and Fee for Service grant awards, was provided for the Committee’s consideration.

Glen Kask, a representative from the Municipal Grants Select Committee, answered several questions for Council in regards to specific grant requests, grant recipient reporting, and process. Discussion ensued and staff were directed to review the District’s Municipally Funded Grants process.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That notwithstanding the 2019-2023 Financial Plan discussions are ongoing, the 2019 Community Enhancement Grants totaling $69,000 be awarded to the following organizations in the following amounts:

- Aboriginal Genealogy Association $500
- Fraser Valley Mountain Bike Association $4,000
- Greater Vancouver Youth Unlimited $6,000
- Hope Central $7,500
- Joy Vox Community Choir Society $500
- Mission Alano Club $7,500
- Mission Artists Association $1,000
- Mission City Boxing Association $3,000
- Mission City Farmers’ Market Society $3,000
- Mission Community Cycling Coalition $500
- Mission Community Services Society $8,000
- Mission Friends of the Library $1,000
- Mission Genealogy Club $500
- Mission Horse Club $1,000
- Mission Hospice Society $4,000
- Mission Literacy in Motion $2,700
- Mission Minor Lacrosse $1,000
- Opening Nite Theatre Society $4,500
- SARA for Women $3,000
- Scouts Canada – 4th Mission Scout Group $800
2. That notwithstanding the 2019-2023 Financial Plan discussions are ongoing, the 2019 Community Event Grants totaling $21,650 be awarded to the following organizations in the following amounts:

- Fraser Valley Bald Eagle Festival Society ($3,500)
  (FV Bald Eagle Festival)
- Mission Community Services Society ($2,000)
  (Festival of Lights-Diwali)
- Mission & District Soapbox Derby Association ($4,000)
  (Mission Soapbox Derby)
- Mission Literacy in Motion Association ($2,150)
  (Family Night)
- Mission Marlins Swim Club ($1,500)
  (Mission Marlins Annual Swim Meet)
- Mission Seniors' Centre Association ($2,500)
  (Mission Seniors' Week)
- Royal Canadian Legion – Branch #57 ($5,000)
  (Remembrance Day)
- Stave Falls Community Association ($1,000)
  (Stave Falls Family & Friends Celebration)

3. That notwithstanding the 2019-2023 Financial Plan discussions are ongoing, the 2019 Fee for Service contracts totaling $212,372 be awarded to the following organizations in the following amounts and that the Mayor and Corporate Officer be authorized to execute the contracts for the corresponding services noted in the Deputy Chief Administrative Officer’s report dated January 7, 2019 and the Fee for Service applications:

- District of Mission Arts Council $28,500
- Fraser Valley Humane Society $27,500
- Greater Vancouver Youth Unlimited $25,435
- Lifetime Learning Centre Society $10,500
- Mission Environmental Stewardship Society ($35,000)
  (formerly Mission Adopt-A-Block Society)
- Mission Association for Seniors’ Housing $3,000
- Mission District Historical Society $77,700
- Mission Search & Rescue (funds in kind) $4,737

CARRIED

Request for a Council Representative – Mission Communities in Bloom

A report from the Executive Assistant dated January 7, 2019, providing Council with an opportunity to appoint one of its members as the representative to Mission Communities in Bloom, was provided for the Committee’s consideration.
Moved by Councillor Plecas, and

RECOMMENDED:

That Councillor Mark Davies be appointed as Council’s representative to Mission Communities in Bloom.

CARRIED

9. RESOLUTION TO RISE AND REPORT

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED: That the Committee of the Whole now rise and report.

CARRIED

10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED: That the recommendations of the January 7, 2019 Committee of the Whole, as contained in items RC19/007 to RC19/012 be adopted.

CARRIED

11. PUBLIC HEARINGS

Zoning Amending Bylaw 5805-2018-5050(324)

R18-041 (Poirier) – a bylaw to rezone the property at 29873 Dewdney Trunk Road from Institutional Assembly (IA) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 29873 Dewdney Trunk Road from the Institutional Assembly (IA) Zone to the Rural Residential 7 Secondary Dwelling (RR7s) Zone to allow a residential use with a secondary dwelling unit. The subject property is legally described as:

Parcel Identifier: 011-349-484
Lot 2 Section 23 Township 15 New Westminster District Plan 8740

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Aerial photograph of the site.

The Deputy Corporate Officer stated that no written submissions pertaining to the subject application had been received.

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

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5805-2018-5050(324) R18-041 (Poirier) closed.
Zoning Amending Bylaw 5806-2018-5050(325)

R18-024 (Thomas) – a bylaw to rezone the property at 35043 Lougheed Highway from Rural 80 (RU80) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 35043 Lougheed Highway from the Rural 80 (RU80) Zone to the Urban Residential 930 Secondary Dwelling (R930s) Zone to facilitate a seven lot subdivision with lots a minimum 930 sq.m. (10,010 sq.ft.) lot size with secondary dwelling units permitted on each lot. The subject property is legally described as:

Parcel Identifier: 008-806-446
Lot 24 Except: Part Subdivided By Plan 38924; District Lot 476 Group 1 New Westminster District Plan 26272

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Proposed site plan.

The Deputy Corporate 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.

Jay Smith, Mission, stated that he is in support of the proposed lot size, but expressed concerns in regards to potential secondary suites and resulting parking issues, increased traffic and safety issues, the height of the proposed development potentially obstructing other residents’ views, the protection of the retaining wall and trees on the site, trucks spilling gravel onto the street, and timelines.

Staff responded as follows:

- In regards to the height of the proposed development, the ground surface height is not anticipated to reach the height of Sunnyside Drive to the north. The geohazard site assessment report recommends that if the low-lying southeast corner of the site is raised for construction, the finished floor elevations of the lowest habitable areas of proposed residences be a minimum of 10 metres. There would be a limit to the amount of fill that is allowed to be brought onto the proposed site, however the applicant would need to provide enough fill to achieve gravity sewage. Although the proposal references a retaining feature for the lots located to the east due to the adjoining agricultural lands, there are currently no details in regards to the height of the wall.

- In regards to the protection of the trees on the proposed development site, the applicant would be required to plant a total of 14 trees, two trees for each of the seven proposed lots, and will be required to replace any significant trees removed, except in the areas designated as building envelopes and driveways.

- In regards to timelines, there would be two phases to the process: the subdivision phase and the building permit buildout of the lots. The subdivision phase would provide a permit for one year, and the timeline for the buildout would be at the discretion of the property owner.
Jason Burrows, Mission, expressed concerns in regards to excessive traffic on the roads leading into Mission from the east, secondary suites, and potential parking issues. The Mayor advised Mr. Burrows that Council is aware of the traffic issues along Lougheed Highway from the Hatzic area, and are working with the Ministry of Transportation to try to resolve the problem.

Jim Hinds, Mission, clarified that it is the Mission District Historical Society, not the Mission Community Heritage Commission, that is interested in the historical value of the Catherwood Home that is located on the proposed development site.

Council discussed the issue of traffic congestion westbound along Lougheed Highway from the Hatzic area, preservation of trees on the site, the buffer from the designated Agricultural Land Reserve zone to the east, and if the applicant intends to repurpose the lumber from the Catherwood Home lot.

Barry Thomas, the applicant, advised he is working with the Mission District Historical Society to grant them access to 35043 Lougheed Highway to obtain memorabilia and other items from the Catherwood Home before its potential demolition, however there does not seem to be an interest in moving the home due to the cost.

Further discussion ensued in regards to secondary suites and parking provisions. Council reminded residents to alert District staff of any problems with gravel trucks or other issues during the construction phase of the project.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5806-2018-5050(325) R18-024 (Thomas) closed.

12. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED: That the following minutes be received as information:

(a) Parks and Recreation Advisory Committee meeting – October 16, 2018
(b) Cultural Resources Commission meeting – October 17, 2018
(c) Parks and Recreation Advisory Committee meeting – November 13, 2018

CARRIED

13. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED: That the following minutes be adopted:

(a) Special Council Meeting – December 10, 2018
(b) Special Council Meeting (for the purpose of going into a closed meeting) – December 13, 2018
(c) Regular Council Meeting – December 17, 2018
(d) Special Council Meeting (for the purpose of going into a closed meeting) – December 18, 2018

CARRIED
14. BYLAWS FOR CONSIDERATION

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED:

That Zoning Amending Bylaw 5808-2018-5050(326) R18-039 (Shields), a bylaw to rezone the property at 7642 Stave Lake Street from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be **read a first and second time.**

CARRIED

Moved by Councillor Davies, seconded by Councillor Herar, and

RESOLVED:

That Zoning Amending Bylaw 5812-2018-5050(329) R18-036 (RAM Engineering), a bylaw to rezone the property at 7531 Wren Street from Urban Residential 558 (R558) Zone to Residential Two Unit (RT465) Zone, be **read a first and second time.**

CARRIED

Moved by Councillor Plecas, seconded by Councillor Crawford, and

RESOLVED:

That Zoning Amending Bylaw 5805-2018-5050(324) R18-041 (Poirier), a bylaw to rezone the property at 29873 Dewdney Trunk Road from Institutional Assembly (IA) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **read a third time.**

CARRIED

Moved by Councillor Crawford, seconded by Councillor Davies, and

RESOLVED:

That Zoning Amending Bylaw 5806-2018-5050(325) R18-024 (Thomas), a bylaw to rezone the property at 35043 Lougheed Highway from Rural 80 (RU80) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone, be **read a third time.**

CARRIED

Moved by Councillor Davies, seconded by Councillor Hamilton, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5672-2017-4052(52) OCP17-001 (Clark), a bylaw to redesignate property at 8580 Tupper Boulevard from Urban Residential to Urban Residential – Compact, be **adopted.**

2. That Zoning Amending Bylaw 5673-2017-5050(265) R17-011 (Clark), a bylaw to rezone property at 8580 Tupper Boulevard from Urban Residential 465 (R465) Zone to Residential Compact 372 (RC372) Zone, be **adopted.**

CARRIED

Moved by Councillor Plecas, seconded by Councillor Gill, and

RESOLVED:

That Zoning Amending Bylaw 5773-2018-5050(308) R18-015 (Goddard), a bylaw to rezone property at 11809 Statim Street from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone, be **adopted.**

CARRIED
15. PERMITS FOR CONSIDERATION

Development Variance Permit DV17-011 (8580 Tupper Boulevard) – Recommended for approval

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED: That Development Variance Permit DV17-011 (8580 Tupper Boulevard) to vary Section 601 Residential Compact Zones, Part C. Lot Area, Subsection 1 of the Zoning Bylaw 5050-2009 by:

- reducing the minimum lot depth for an RC372 Zoned lot from 30 metres (98.42 feet) to 27.3 metres (81.4 feet)

be approved.

CARRIED

16. RESOLUTIONS RELEASED FROM CLOSED

Resolutions Released from Closed Council – December 17, 2018 Closed Meeting

The following resolutions were released from the Closed Council meeting held on December 17, 2018:

Cultural Resources Commission Reappointments

That the following individuals be reappointed to the Cultural Resources Commission for a two year term commencing January 2019:

a) Annie Charker;
b) Jo Priestley;
c) Claire Sarfeld; and
d) Tara Gibson.

Mission Community Wellness Committee Reappointments

That the following three individuals be reappointed as Members-at-Large to the Mission Community Wellness Committee for two year terms commencing December 17, 2018:

a) Paul Horn;
b) Judith Ray; and
c) Elizabeth Thomas.

17. NEW/OTHER BUSINESS

There was no new/other business.

18. NOTICES OF MOTION

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED:

That staff review the use of donation bins in the municipality in light of safety concerns that have been recently identified in other communities.

CARRIED
19. QUESTION PERIOD
There were no questions from the public.

20. ADJOURNMENT
Moved by Councillor Crawford, seconded by Councillor Herar, and
RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 8:08 p.m.

[Signatures]
PAMELA ALEXIS,
MAYOR

JENNIFER RUSSELL,
DEPUTY CORPORATE OFFICER