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 21, 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  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Ken Bourdeau, Manager of Long Range Planning and Special Projects  
Jennifer Hill, Administrative Assistant  
Tracy Kyle, Director of Engineering and Public Works  
Kerri Onken, Deputy Treasurer/Collector  
Robert Publow, Manager of Planning  
Jennifer Russell, Deputy Corporate Officer  
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 Plecas, seconded by Councillor Herar, and
RESOLVED: That the agenda for the Regular Council meeting of January 21, 2019 be adopted.
CARRIED

3. DELEGATIONS
Douglas Dunn
Douglas Dunn of SOS Children's Village BC appeared before Council to discuss the potential creation of affordable housing complexes and programs for foster children within the District of Mission. Mr. Dunn gave an overview of the SOS Children's Village BC Society and outlined their plan to utilize a property in Mission to house and provide programs for foster children and youth in need. Mr. Dunn said he looks forward to working with District staff and Council.

4. PRESENTATIONS
Presentation by BC Assessment
Brian Smith, the Deputy Assessor for BC Assessment, provided a presentation that included an overview of BC Assessment, classification, assessment cycle and key dates, the relationship between assessments and property taxes, and the 2019 assessment roll summary.
5. PROCLAMATIONS

Moved by Councillor Plecas, seconded by Councillor Herar, and

RESOLVED: That January 28th to February 5th, 2019 be proclaimed “BC Aware Days” within the District of Mission.

CARRIED

6. PUBLIC HEARINGS

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

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 7642 Stave Lake Street from the Urban Residential 558 (R558) Zone to the Urban Residential 558 Secondary Dwelling (R558s) Zone to allow a secondary dwelling use. The subject property is legally described as:

Parcel Identifier: 005-920-671
Lot 316 District Lot 4 Group 3 New Westminster District Plan 45352

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.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5808-2018-5050(326) R18-039 (Shields) closed.

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

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 7531 Wren Street from the Urban Residential 558 (R558) Zone to the Residential Two Unit (RT465) Zone to enable a two lot subdivision with lots a minimum 558 sq.m. (6,006 sq.ft.) lot size in order to facilitate the development of a duplex on each lot. The subject property is legally described as:

Parcel Identifier: 014-785-790
Lot 1 Section 19 Township 17 New Westminster District Plan 82621

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. Proposed site plan.
3. Proposed elevation maps.
4. Aerial map.

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.

Laura Caughey, Mission, expressed concerns in regards to the tree line at the back of the property and the potential for privacy issues due to her property being adjacent to the proposed site. The Manager of Planning responded that an arborist report would be required and that staff would work with the applicant to preserve trees on the site if possible.

In response to Council’s questions regarding greenspace, parking, and the potential of unauthorized secondary suites, staff stated that:

- Although there would be limited greenspace at the front of the property for units one and three, the division of that space would be at the discretion of the property owner and the District would not be involved in that process.

- Duplexes do not require amenity spaces.

- The installation of any unauthorized secondary suites would become a bylaw enforcement issue.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5812-2018-5050(329) R18-036 (RAM Engineering) closed.

7. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Hamilton, seconded by Councillor Gill, and

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

CARRIED

8. ENGINEERING AND PUBLIC WORKS

Award of Contract – Public Works Roof Repair and Replacement (Sections C and D)

A report from the Manager of Business Services dated January 21, 2019, recommending that Council approve the award of the Public Works Roof Repair and Replacement (Sections C and D) contract to Mack Kirk Roofing and Sheet Metal Ltd., was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

That the contract for “ITT 2018-014 Roof Repair & Replacement – Public Works” be awarded to Mack Kirk Roofing and Sheet Metal Ltd., in the amount of $284,259, excluding GST, subject to the contractor fulfilling the mandatory requirements as specified in the ‘Invitation to Tender’ documents.

CARRIED
9. DEVELOPMENT SERVICES

Addition of Ukrainian Orthodox Church, located at 33059 Dewdney Trunk Road, to the Mission Community Heritage Register

A report from the Manager of Long Range Planning and Special Projects dated January 21, 2019, seeking approval to add the Ukrainian Orthodox Church to the Mission Community Heritage Register and ‘Policy LAN. 57 – Identification and Protection of Heritage Resources’, was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That the Community Heritage Register be amended to add the Ukrainian Orthodox Church located at 33059 Dewdney Trunk Road in the list of recorded properties; and

2. That Section 2 and Appendix 1 of Policy LAN.57 – Identification and Protection of Heritage Resources be amended to add the Ukrainian Orthodox Church.

CARRIED

Rezoning Application (R18-049) to allow a secondary dwelling unit at the property located at 30753 School Avenue

A report from the Planning Technician dated January 21, 2019, regarding a development application for 30753 School Avenue, was provided for the Committee’s information.

Staff support the application moving forward and will schedule the Public Hearing for February 4, 2019 subject to Council granting first and second readings to the related zoning amending bylaw.

Termination of Land Use Contract (LUC) 631-1977 and Rezoning of the property located at 7303 Hurd Street to Commercial Local One (CL1) Zone

A report from the Planner dated January 21, 2019, regarding a development application to terminate the Land Use Contract (LUC) and rezone the property located at 7303 Hurd Street, was provided for the Committee’s information.

Staff support the application moving forward and will schedule the Public Hearing for February 4, 2019 subject to Council granting first and second readings to the land use contract repeal bylaw and related zoning amending bylaw.

Termination of Land Use Contract (LUC) 594-1977 located at 33525 – 7\textsuperscript{th} Avenue

A report from the Planner dated January 21, 2019, regarding a development application to terminate the Land Use Contract (LUC) for the property located at 33525 – 7\textsuperscript{th} Avenue, was provided for the Committee’s information.

Staff supports the application moving forward and will schedule the Public Hearing for February 4, 2019 subject to Council granting first and second readings to the land use contract repeal bylaw.

10. CORPORATE ADMINISTRATION AND FINANCE

Special Project – Civic Engagement – Citizen Satisfaction and Community Asset Survey

A report from the Manager of Civic Engagement and Corporate Initiatives dated January 21, 2019, introducing a special project designed to create an enhanced framework for measuring citizen satisfaction with services and community assets, was provided for the Committee’s information.
11. RESOLUTION TO RISE AND REPORT

Moved by Councillor Davies, seconded by Councillor Crawford, and
RESOLVED: That the Committee of the Whole now rise and report.
CARRIED

12. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Crawford, seconded by Councillor Davies, and
RESOLVED: That the recommendations of the January 21, 2019 Committee of the Whole, as contained in items RC19/036 to RC19/041 be adopted.
CARRIED

13. COUNCIL COMMITTEE REPORTS AND MINUTES

Council provided updates on recent committee and association meetings.
Moved by Councillor Plecas, seconded by Councillor Gill, and
RESOLVED: That the following minutes be received as information:
Parks and Recreation Advisory Committee Meeting – December 11, 2018
CARRIED

14. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Gill, seconded by Councillor Crawford, and
RESOLVED: That the following minutes be adopted:
(a) Special Council Meeting – December 12, 2018
(b) Regular Council Meeting – January 7, 2019
(c) Regular Council Meeting (for the purpose of going into a closed meeting) – January 7, 2019
CARRIED

15. BYLAWS FOR CONSIDERATION

Moved by Councillor Plecas, seconded by Councillor Hamilton, and
RESOLVED:
That Zoning Amending Bylaw 5810-2018-5050(327) R18-049 (Bird), a bylaw to rezone property at 30753 School Avenue from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s), be read a first and second time.
CARRIED

Moved by Councillor Crawford, seconded by Councillor Davies, and
RESOLVED:
That Land Use Contract Repeal Bylaw 5814-2019 LUC18-017 (DOM), a bylaw to terminate Land Use Contract 631-1977 for the property located at 7303 Hurd Street, be read a first and second time.
CARRIED
Moved by Councillor Crawford, seconded by Councillor Hamilton, and

RESOLVED:

That Zoning Amending Bylaw 5813-2019-5050(330) LUC18-017 (DOM) a bylaw to rezone property at 7303 Hurd Street from Urban Residential 558 Zone (R558) to Commercial Local One Zone (CL1), be read a first and second time.

CARRIED

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED:

That Land Use Contract Repeal Bylaw 5815-2019, a bylaw to terminate Land Use Contract 594-1977 for the property located at 33525 – 7th Avenue, be read a first and second time.

CARRIED

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 third time.

CARRIED

In regards to Zoning Amending Bylaw 5812-2018-5050(329), Councillor Plecas expressed concerns around parking, insufficient greenspace, and stated he would prefer that land assemblies be utilized for multi-family developments.

Moved by Councillor Gill, 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 third time.

OPPOSED: Councillor Plecas

CARRIED

16. RESOLUTIONS RELEASED FROM CLOSED

Resolutions Released from Closed Council – January 7, 2019 Closed Meeting

The following resolution was released from the Closed Council meeting held on January 7, 2019:

Parks and Recreation Advisory Committee Appointments

That the following five individuals be appointed to the Parks and Recreation Advisory Committee for a three year term to the end of 2021:

a) Paul Hockridge;
b) Gianluca Paniccia;
c) Nancy Arcand;
d) Nicole Bellay; and
e) Laura McKinley.
17. NEW/Other Business
   There was no new/other business.

18. Notices of Motion
   There were no notices of motion.

19. Question Period
   There were no questions from the public.

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

   The meeting was adjourned at 7:20 p.m.

   PAMELA ALEXIS,  
   MAYOR  

   JENNIFER RUSSELL,  
   DEPUTY CORPORATE OFFICER