

**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 February 19, 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  
Jennifer Russell, Corporate Officer  
Kris Boland, Director of Finance  
\*Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
\*Stacey Crawford, Economic Development Officer  
\*Annette Fellner, Officer in Charge, Mission RCMP Detachment  
\*Chris Gruenwald, Manager of Forestry Business  
\*Guy Gusdal, Manager of Inspection Services  
\*Kirsten Hargreaves, Manager of Social Development  
Jennifer Hill, Administrative Assistant  
Jay Jackman, Manager of Development Engineering and Projects  
\*Stephanie Key, Deputy Director of Parks, Recreation and Culture  
\*Bob O'Neal, Director of Forestry  
\*Kerri Onken, Deputy Treasurer/Collector  
Robert Publow, Manager of Planning  
\*Scott Ross, Manager of Accounting Services  
Maureen Sinclair, Director of Parks, Recreation and Culture  
Dan Sommer, Director of Development Services  
\*Dale Unrau, Fire Chief  
\*Present for a portion of the meeting

**1. CALL TO ORDER**

Mayor Alexis called the meeting to order at 6:00 p.m.

**2. ADOPTION OF AGENDA**

RC19/092  
FEB. 19/19

Moved by Councillor Plecas, seconded by Councillor Gill, and

RESOLVED: That the agenda for the Regular Council meeting of February 19, 2019 be adopted.

CARRIED

**3. 2019 PUBLIC BUDGET CONSULTATION SESSION**

RC19/093  
FEB. 19/19

The Deputy Treasurer/Collector provided a presentation detailing Council's 2019 proposed budget. The presentation included an overview of the proposed financial plan, the budget process, operating and capital, reserves, debt, the general operating fund, revenue and expenditures, spending packages, impact on property taxes, a comparison

to other municipalities, the general capital plan, forestry enterprise, utility operations, water utility, sewer utility, waste management, drainage utility, and information regarding the District's budget survey.

The Mayor opened the floor to the public.

Jim Hinds, Mission, stated that this would be the District's highest tax increase in the past eight to nine years. He understands that some of the new expenses in the financial plan, such as the increase in Medical Services Plan payroll premiums and RCMP support, have been downloaded by senior levels of government, however believes that not all items are necessities. Mr. Hinds expressed concerns in regards to the District's inability to fund the move of the Joint Abbotsford Mission Environmental Systems Wastewater Treatment Plant without senior government assistance, the flat-rate business licence fee, and the devaluation of residential properties. He suggested that, if several new staffing positions are required, the amount allocated for the reserve fund be reduced for one year and the District look for other sources of income to make up the shortfall.

Ivy McLeod, Mission, stated that she is in agreement with the comments made by Mr. Hinds and expressed concerns in regards to the higher than average increased assessments for properties in Silverdale. Ms. McLeod queried if the District would consider postponing the new staffing positions. She also spoke on behalf of her neighbours:

Katie Allen, who believes the proposed increases are unfair due to the lack of District services within the Silverdale area; and

Mr. and Mrs. Don Williams, who are also unhappy with the proposed increases.

#### 4. PUBLIC HEARINGS

##### **Zoning Amending Bylaw 5817-2019-5050(331)**

##### **R18-050 (McKitrick) – a bylaw to rezone property at 7960 Nelson Street from Suburban 36 Zone (S36) to Suburban 36 Secondary Dwelling Zone (S36s)**

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 7960 Nelson Street from the Suburban 36 (S36) Zone to the Suburban 36 Secondary Dwelling (S36s) Zone to allow a secondary dwelling use. The subject property is legally described as:

Parcel Identifier: 023-334-606

Lot 2 Section 19 Township 17 New Westminster District Plan LMP27090

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. Subject property map.

The 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 5817-2019-5050(331) R18-050 (McKitrick) closed.

RC19/095  
FEB. 19/19

**Zoning Amending Bylaw 5818-2019-5050(332)**

**R18-047 (Lacey Development) – a bylaw to rezone property at 12334 Bell Street from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s)**

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 12334 Bell Street from the Rural 16 (RU16) Zone to the Rural Residential 7 Secondary Dwelling (RR7s) Zone to allow for a subsequent subdivision into three lots a minimum 0.7 hectare (1.73 acre) lot size with secondary dwelling units permitted on each lot. The subject property is legally described as:

Parcel Identifier: 011-197-013

Lot 2 Section 24 Township 15 New Westminster District Plan 6122

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. Development permit details.
3. Draft plan of the subdivision.
4. Subject property map.

The 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 5818-2019-5050(332) R18-047 (Lacey Development) closed.

**5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

RC19/096  
FEB. 19/19

Moved by Councillor Davies, seconded by Councillor Plecas, and

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

CARRIED

**6. PUBLIC SAFETY AND HEALTH**

RC19/097  
FEB. 19/19

**Mission Detachment Year End Report 2018**

The Mission RCMP Inspector provided the Mission RCMP year end report for 2018 for the Committee's information. Inspector Fellner reviewed several key items in her report including crime reduction statistics, priorities, notable milestones, and initiatives for the year.

Discussion ensued and Inspector Fellner answered several of Council's questions in regards to policing issues surrounding homelessness, break and enter statistics, the *Mental Health Act*, the District's speed watch program, initiatives to reduce distracted driving, the RCMP auxiliary program, the Detachment's June 9<sup>th</sup> open house, and the upcoming Annual Mission Community Policing Forum.

## 7. PARKS, RECREATION AND CULTURE

RC19/098  
FEB. 19/19

### **1<sup>st</sup> Avenue Public Art**

A report from the Deputy Director of Parks, Recreation & Culture dated February 19, 2019, requesting support for the Cultural Resources Commission recommendation of a public art proposal for 1<sup>st</sup> Avenue, was provided for the Committee's consideration.

Imu Chan provided a presentation in regards to his 1<sup>st</sup> Avenue Public Art proposal that included his submission's concept, theme, size, and the proposed location for the piece. Mr. Chan also provided Council with a scale model of his design for viewing.

Discussion ensued and Mr. Chan answered Council's questions in regards to his proposed design's form and structure, maintenance requirements, and anticipated longevity. The Deputy Director of Parks, Recreation & Culture stated that the piece is anticipated to be completed and installed this summer.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That Council support the 1<sup>st</sup> Avenue Public Art proposal by artist Imu Chan as recommended by the Cultural Resources Commission; and
2. That staff be authorized to execute a Public Art agreement with Imu Chan.

CARRIED

RC19/099  
FEB. 19/19

### **Lease of Space at the Mission Leisure Centre**

A report from the Director Parks, Recreation & Culture dated February 19, 2019, seeking approval to enter into a new lease with Harvard Physiotherapy Corporation who operates O.A.S.I.S. Mission Physiotherapy within the Mission Leisure Centre, was provided for the Committee's consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That the lease between Harvard Physiotherapy Corporation and the District of Mission be approved; and
2. That the lease be advertised in the Mission Record as per the *Community Charter* requirements; and
3. That, provided no significant objections are raised as a result of the proposed lease, that the Mayor and the Corporate Officer be authorized to sign the Lease as attached to the report prepared by the Director of Parks, Recreation & Culture report dated February 19, 2019.

CARRIED

RC19/100  
FEB. 19/19

### **Mission Hoarding Action Response Team Coordinated Approach**

A report from the Manager of Social Development dated February 19, 2019, seeking support for a coordinated approach to hoarding by the Hoarding Action Response Team, was provided for the Committee's consideration.

The Manager of Social Development provided a presentation titled 'Hoarding Action Response Team (HART)' that included background information, a plan outline and timeframe, the definition of hoarding, causes, goals, and potential solutions.

Discussion ensued and the Manager of Social Development answered Council's questions in regards to the identification of hoarding situations, anticipated referral volume, mental health resources, the scope of the project, and if the initiative falls within the District's mandate.

Moved by Councillor Plecas, and

RECOMMENDED:

That the Hoarding Action Response Team coordinated approach, as outlined in the Manager of Social Development's report dated February 19, 2019 be supported moving forward.

CARRIED

RC19/101  
FEB. 19/19

### **Mission Community Excellence Award**

A report from the Deputy Director of Parks, Recreation & Culture dated February 19, 2019, requesting budget of \$5,000 for the Mission Community Excellence Award Program for design and production of the award, was provided for the Committee's consideration.

The Deputy Director of Parks, Recreation & Culture provided a brief summary of the proposal that included the criteria for nominations and award categories. She stated that a designer would be commissioned to create a two-dimensional medallion that is pressed in pewter with a design that represents the community and is unique to Mission.

Moved by Councillor Crawford, and

RECOMMENDED:

1. That Council approve \$5,000 for the design and production of the Mission Community Excellence Award, with funding from the general operating fund contingency budget;
2. That the Cultural Resources Commission core operating budget be increased by \$500 for 2020 and beyond; and
3. That the District's Financial Plan be amended accordingly.

CARRIED

## **8. CORPORATE ADMINISTRATION AND FINANCE**

RC19/102  
FEB. 19/19

### **2018 Investment Performance Report**

A report from the Manager of Accounting Services dated February 19, 2019, reviewing the District's investment holdings as at December 31, 2018, and the performance of the overall investment portfolio for the year, was provided for the Committee's information.

The Manager of Accounting Services provided a presentation that included the District's investment balances as of December 31, 2018, the investment portfolio history, a 2018 annualized investment return comparison, the 2018 investment performance, and current issues for 2019.

Discussion ensued and the Manager of Accounting Services answered Council's questions in regards to approved investments, bonds, and rates for borrowing.

RC19/103  
FEB. 19/19

### **Affordable Housing Agreement for Cedar Valley Manor, 8358 Cedar Street**

A report from the Chief Administrative Officer dated February 19, 2019, presenting a Housing Agreement with Cedar Valley Manor Life Lease Society (operated by Mission

Association for Seniors Housing (MASH), and to recommend the Housing Agreement be adopted under a bylaw, was provided for the Committee's information.

The related Housing Agreement Bylaw has been listed for the first three readings under "Bylaws for Consideration".

## 9. DEVELOPMENT SERVICES

RC19/104  
FEB. 19/19

### **Rezoning Application (R18-028) – 7682 Grand Street**

A report from the Manager of Long Range Planning and Special Projects dated February 19, 2019, regarding a development application for 7682 Grand Street, was provided for the Committee's information.

Staff support the application moving forward, and have listed the related Zoning Amending Bylaw for final adoption under "Bylaws for Consideration" and the Development Permit (DP18-034) for approval under "Permits for Consideration".

Moved by Councillor Plecas, and

RECOMMENDED:

That final adoption requirements for Zoning Amending Bylaw 5775-2018-5050(310) identified as requirements 2. and 3., in the Manager of Long Range Planning and Special Projects' report dated August 7, 2018 (Appendix A), be deferred and made conditions of building permit issuance.

CARRIED

RC19/105  
FEB. 19/19

### **Development Permit Application (DP18-062) – 32525 London Avenue**

A report from the Planner dated February 19, 2019, regarding a development application for 32525 London Avenue, was provided for the Committee's information.

Staff have determined that the proposal meets or exceeds the objectives of the development permit guidelines, and have listed the Development Permit (Form & Character) under "Permits for Consideration".

Discussion ensued and Council raised concerns in regards to a potential excess of drive-through services in the area, and the number of vehicles allowed in a drive-through queue. Staff responded that there are no regulations in regards to the number of vehicles allowed in a drive-through queue.

RC19/106  
FEB. 19/19

### **Temporary Use Permit (TP18-003) – 7120 and 7136 Durieu Street**

A report from the Planning Technician dated February 19, 2019, regarding a Temporary Use Permit application to allow for a recycling depot at 7120 and 7136 Durieu Street, was provided for the Committee's information.

Staff support the application for a Temporary Use Permit for a three year term and, as such, have listed the Temporary Use Permit for approval under "Permits for Consideration".

Discussion ensued and staff clarified that the duration of the permit would be for a three year term, and would subsequently need to come back to Council for renewal.

RC19/107  
FEB. 19/19

### **Temporary Use Permit (TP18-004) – 7291 Wren Street**

A report from the Senior Planner dated February 19, 2019, regarding a Temporary Use Permit application to allow for a temporary building to be used as a presentation and sales centre at 7291 Wren Street, was provided for the Committee's information.

Staff support the application for a Temporary Use Permit for a two year term and, as such, have listed the Temporary Use Permit for approval under "Permits for Consideration".

Discussion ensued regarding the letter of credit, type of building, parking requirements, and timing of the application as it relates to the ongoing development application.

RC19/108  
FEB. 19/19

**Liquor Licence Application (LIQ19-001) – 33192 – 1<sup>st</sup> Avenue**

A report from the Planner dated February 19, 2019, regarding a liquor licence application for a proposed lounge endorsement to permit a pub and brewery at 33192 – 1<sup>st</sup> Avenue, was provided for the Committee's information.

A public input session will be scheduled for March 18, 2019 to allow Council to hear views from the public regarding this application.

**10. RESOLUTION TO RISE AND REPORT**

RC19/109  
FEB. 19/19

Moved by Councillor Hamilton, seconded by Councillor Davies, and

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

CARRIED

**11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE**

RC19/110  
FEB. 19/19

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED: That the recommendations of the February 19, 2019 Committee of the Whole, as contained in items RC19/097 to RC19/108, be adopted.

CARRIED

**12. COUNCIL COMMITTEE REPORTS**

RC19/111  
FEB. 19/19

Council provided updates on recent committee and association meetings.

**13. COUNCIL MEETING MINUTES FOR APPROVAL**

RC19/112  
FEB. 19/19

Moved by Councillor Davies, seconded by Councillor Gill, and

RESOLVED: That the following minutes be adopted:

(a) Regular Council Meeting – February 4, 2019

(b) Regular Council Meeting (for the purpose of going into a closed meeting) – February 4, 2019

(c) Special Council Meeting – February 6, 2019

CARRIED

**14. BYLAWS FOR CONSIDERATION**

RC19/113  
FEB. 19/19

Moved by Councillor Plecas, seconded by Councillor Crawford, and

RESOLVED:

That Housing Agreement – 8358 Cedar Street Bylaw 5821-2019, a bylaw to authorize the District of Mission to enter into a housing agreement with Cedar Valley Manor Life Lease Society for the property located at 8358 Cedar Street, be **read a first, second, and third time.**

CARRIED

RC19/114  
FEB. 19/19

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED:

That Zoning Amending Bylaw 5817-2019-5050(331) R18-050 (McKitrick), a bylaw to rezone property at 7960 Nelson Street from Suburban 36 Zone (S36) to Suburban 36 Secondary Dwelling Zone (S36s), be **read a third time**.

CARRIED

RC19/115  
FEB. 19/19

Moved by Councillor Plecas, seconded by Councillor Crawford, and

RESOLVED:

That Zoning Amending Bylaw 5818-2019-5050(332) R18-047 (Lacey Development), a bylaw to rezone property at 12334 Bell Street from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s), be **read a third time**.

CARRIED

RC19/116  
FEB. 19/19

Moved by Councillor Plecas, seconded by Councillor Davies, and

RESOLVED:

That Zoning Amending Bylaw 5775-2018-5050(310) R18-028 (Craven Huston Powers Architects), a bylaw to rezone property at 7682 Grand Street from Urban Residential 558 Zone (R558) to Comprehensive Development 43 Zone (CD43), be **adopted**.

CARRIED

RC19/117  
FEB. 19/19

Moved by Councillor Crawford, seconded by Councillor Herar, 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 **adopted**.

CARRIED

RC19/118  
FEB. 19/19

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:

That Land Use Contract Repeal Bylaw 5815-2019 LUC18-016 (District of Mission), a bylaw to terminate Land Use Contract 594-1977 for the property located at 33525 – 7<sup>th</sup> Avenue, be **adopted**.

CARRIED

RC19/119  
FEB. 19/19

Moved by Councillor Davies, seconded by Councillor Plecas, and

RESOLVED:

That Financial Plan Amending Bylaw 5816-2019-5687(1), a bylaw to amend “2018 to 2022 Financial Plan Bylaw 5687-2017”, be **adopted**.

CARRIED

## 15. PERMITS FOR CONSIDERATION

RC19/120  
FEB. 19/19

### Development Permit DP18-034 (7682 Grand Street)

Moved by Councillor Davies, seconded by Councillor Plecas, and



RESOLVED: That Development Permit DP18-034 (7682 Grand Street) to supplement District of Mission Zoning Bylaw, as amended, in respect to the above-noted lands as follows:

- building design and siting plans to be as shown on drawings numbered Job 18037 inclusive, which form part of the 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

be **approved**.

CARRIED

RC19/121  
FEB. 19/19

**Development Permit DP18-062 (32525 London Avenue)**

Moved by Councillor Gill, seconded by Councillor Crawford, and

RESOLVED: That Development Permit DP18-062 (32525 London Avenue) to supplement District of Mission Zoning Bylaw, as amended, in respect to the above-noted lands as follows:

- building design, siting and landscaping plans to be as shown on Drawings Numbered DP 2.01 – DP 3.01 inclusive, and landscape drawing L1 and L2 which form part of the permit; and
- minor changes to the aforesaid drawings that do not affect the intent of the Development Permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality

be **approved**.

CARRIED

RC19/122  
FEB. 19/19

**Temporary Use Permit Application TP18-003 (7120 and 7136 Durieu Street)**

Moved by Councillor Davies, seconded by Councillor Gill, and

RESOLVED: That Temporary Use Permit Application TP18-003 (7120 and 7136 Durieu Street) to supplement District of Mission Zoning Bylaw, as amended, in respect to the above-noted lands as follows:

- to allow for the addition of 'recycling depot' as the principal use; and
- the allowable use, as outlined in the permit, shall be permitted to be conducted on the said lands for a maximum of three years from the date of issuance of the permit, and the use of the property for those purposes is subject to several conditions as listed on the draft permit

be **approved**.

CARRIED

RC19/123  
FEB. 19/19

**Temporary Use Permit Application TP18-004 (7291 Wren Street)**

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED: That Temporary Use Permit Application TP18-004 (7291 Wren Street) to supplement District of Mission Zoning Bylaw, as amended, in respect to the above-noted lands as follows:

- to allow for the addition of the following principal uses and no other uses:

- i. presentation centre for the purpose of constructing a display suite for the sale of residential units; and
  - ii. building design, siting and landscaping plans to be as shown on Appendix 1, 2, 3, and 4 of the permit; and
- the allowable use, as outlined in the permit, shall be permitted to be conducted on the said lands for a maximum of two years from the date of issuance of the permit, and the use of the property for those purposes is subject to several conditions as listed on the draft permit

be **approved**.

OPPOSED: Councillor Gill

CARRIED

**16. NEW/OTHER BUSINESS**

There was no new/other business.

**17. NOTICES OF MOTION**

There were no notices of motion.

**18. QUESTION PERIOD**

There were no questions from the public.

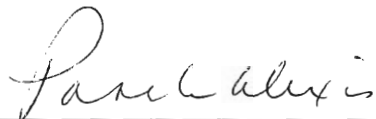
**19. ADJOURNMENT**

Moved by Councillor Davies, seconded by Councillor Gill, and

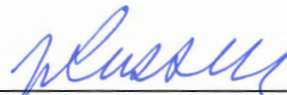
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:58 p.m.



PAMELA ALEXIS,  
MAYOR



JENNIFER RUSSELL,  
CORPORATE OFFICER