1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. PROCLAMATIONS
   (a) Purple Day - Epilepsy Awareness Page 5
       March 26, 2019
   (b) Ukrainian Cultural Festival Day Page 7
       May 4, 2019

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

5. CORPORATE ADMINISTRATION AND FINANCE
   (a) Enterprise Application Strategy Presentation --
       Gord Locke of New Value Solutions Group Inc. will present the final report for an Enterprise Application Strategy.

6. DEVELOPMENT SERVICES
   (a) Development Variance Permit (DV18-024) - 33356 Dalke Avenue Page 8
       This report details the development variance application to decrease the rear yard setback for a coach house, and to increase the height allowance for an accessory building for the property located at 33356 Dalke Avenue and identifies the variance to the applicable section of the Zoning Bylaw.
       The Development Variance Permit has been listed for approval under the “Permits For Consideration” section of the agenda.

7. RESOLUTION TO RISE AND REPORT

8. ADOPTION OF COMMITTEE OF THE WHOLE REPORT
9. **COUNCIL COMMITTEE REPORTS AND MINUTES**

RESOLUTION: That the following minutes and items be received as information:

(a) Sustainable Housing Committee Meeting – March 22, 2018  
(b) Sustainable Housing Committee Meeting – June 14, 2018  
(c) Sustainable Housing Committee Meeting – October 11, 2018  
(d) Sustainable Housing Committee Meeting – November 8, 2018  
(e) Sustainable Housing Committee Meeting – December 13, 2018

10. **COUNCIL MEETING MINUTES FOR APPROVAL**

RESOLUTION: That the following minutes be adopted:

(a) Regular Council Meeting – February 19, 2019  
(b) Regular Council Meeting (for the purpose of going into a closed meeting) – February 19, 2019  
(c) Special Council Meeting – February 25, 2019

11. **BYLAWS FOR CONSIDERATION**

(a) **Zoning Amending Bylaw 5633-2017-5050(239)**  
   R16-050 (Civic Consultants) – a bylaw to rezone properties at 32554, 32596 and 32598 Cherry Avenue from Suburban 36 (S36) Zone to Residential Compact 465 (RC465) Zone and to Residential Compact 372 Secondary Dwelling (RC372s) Zone  
   *Excerpt from Public Hearing minutes and previous staff reports included as background information*

(b) **Street Naming (Breakey Street, McQuarrie Lane Extension, Lissimore Avenue Extension) Bylaw 5634-2017**  
   A bylaw to name a new road and two road extensions in a new subdivision  
   *See previous staff reports for Zoning Amending Bylaw 5633-2017-5050(239)*

(c) **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

(d) **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
(e) **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)  
Adoption  
Page 70

(f) **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)  
Adoption  
Page 72

(g) **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  
Adoption  
Page 73

12. **PERMITS FOR CONSIDERATION**

(a) **Development Variance Permit Application DV18-024 (33356 Dalke Avenue)**  
Development Variance Permit to vary Section 402 Suburban Secondary Dwelling Zones of the District of Mission Zoning Bylaw 5050-2009, by:

- reducing the minimum rear yard setback from 7.5 metres (24.6 feet) to 1.78 metres (5.8 feet); and
- increasing the maximum height for an accessory building from 6.0 metres (19.7 feet) to 8.4 metres (27.5 feet)

See “Development Services” Section 6(a)  
Page 85

13. **NEW/OTHER BUSINESS**

14. **NOTICES OF MOTION**

Moved by Councillor Davies,

That Council reconsider resolution RC19/098 regarding the 1st Avenue public art proposal by artist Imu Chan.

15. **QUESTION PERIOD**

16. **ADJOURNMENT**
Good afternoon,

I work for a non-profit society focuses on spreading epilepsy awareness all across BC and our local communities. We’re trying to spread the word about a special day coming up on March 26th known as Purple Day. It is a day that was started 10 years ago by a young girl from Nova Scotia named Cassidy Megan. Cassidy was marginalized for being one of the only students in her school to have epilepsy, so she decided to start a movement where she wouldn’t feel alone. Cassidy managed to convince her whole class and eventually her whole school to wear her favourite colour purple so that everyone could be the same for one single day and no judgement could be passed.

I’m reaching out to you today because I would like to request a form for a letter of proclamation. I believe that the more cities that we reach, and the more awareness that we spread, the more people we will be able to help.

Thanks so much,

Samantha Irwin
Client Support Coordinator
District of Mission

Proclamation

District of Mission Council Resolution - March 4, 2019

Whereas: Purple Day is a global effort dedicated to promoting epilepsy awareness in countries around the world; and

Whereas: epilepsy is one of the most common neurological conditions, estimated to affect over 50 million people worldwide and over 3 million people in the United States; and

Whereas: one in ten persons will have at least one seizure during his or her lifetime; and

Whereas: the public is often unable to recognize common seizure types, or how to respond with appropriate first aid; and

Whereas: Purple Day will be celebrated on March 26 annually to increase understanding, reduce stigma and improve the quality of life for people with epilepsy throughout the country and globally.

Be it resolved that the District of Mission hereby proclaims March 26, 2019 as

“Purple Day”

IN WITNESS WHEREOF this 4th day of March, 2019

_______________________________________________  __________________________________________________
MAYOR PAMELA ALEXIS                                  CORPORATE OFFICER
February 13, 2019

The Honourable Pam Alexis
Mayor of the District of Mission
8645 Stave Lake Street
Box 20
Mission, BC V2V 4L9

Re: 24th Annual BC Ukrainian Cultural Festival May 4, 2019

The BC Ukrainian Cultural Festival Society, a non-profit organization, is sponsoring its 24th Annual BC Ukrainian Cultural Festival. This year’s festival will take place on Saturday May 4th 2019, 9:00am – 5:00 pm at the Clarke Foundation Theatre located at École Heritage Park Middle School, 33700 Prentis Avenue, Mission BC.

We feature dance competitions, arts and crafts for display and sale, food, entertainment and much more.

We would be greatly honoured if you and your members of City Council would be our guests at the daytime activities (confirmation required).

We will have the Official Opening at 9:50 a.m. at which time we invite you to the stage for opening remarks.

Also, I have enclosed a copy of the previous years “District of Mission Proclamation” to proclaim “Ukrainian Festival Day”. We humbly ask that you present this request at your next meeting on our behalf. We would appreciate a new copy of the Proclamation for our festival program. Please e-mail a digital copy of the proclamation to info@bcucf.ca and the original to above address.

I’d like to thank you and your council for assisting our organization in the promotion of our event.

Sincerely,

Darka Morin
President
BC Ukrainian Cultural Festival Society
info@bcucf.ca
www.bcucf.ca
District of Mission Council Resolution - March 4, 2019

WHEREAS British Columbia has a large and diverse multicultural society in which the Ukrainian community plays a leading and vibrant role; and

WHEREAS The District of Mission will host dancers from across British Columbia, and Washington State who will attend an adjudicated dance competition; and

WHEREAS Canadians of all nationalities will have an opportunity to discover and explore Ukrainian culture, heritage and history; and

WHEREAS Ukrainian arts and crafts will be displayed and demonstrated; and

WHEREAS Ukrainian music played will be performed throughout the day on traditional folk Instruments and the singing of folk songs; and

WHEREAS Traditional Ukrainian cuisine will be served for the nourishment and enjoyment of all; and

WHEREAS The Ukrainian Cultural Festival has been an annual event in the Lower Mainland since 1996, attracting performers and audiences from within and outside the Province of British Columbia.

Be it resolved that the District of Mission hereby proclaims May 4, 2019 as

“Ukrainian Cultural Festival Day”

IN WITNESS WHEREOF this 4th day of March, 2019

_______________________________________________  __________________________________________________
MAYOR PAMELA ALEXIS                                  CORPORATE OFFICER
DATE: March 4, 2019
TO: Chief Administrative Officer
FROM: Hardeep Atwal, Planner
SUBJECT: Development Variance Application (DV18-024) for the property located at 33356 Dalke Avenue
ATTACHMENT(S): Appendix 1 – Information for Corporate Officer
Appendix 2 – Location Map
Appendix 3 – Site Plan & Elevation Drawings
Appendix 4 – Draft Development Variance Permit DV18-024

CIVIC ADDRESS: 33356 Dalke Avenue

APPLICANT: Adam Goy
OCP: Neighbourhood Centre
DATE APPLICATION COMPLETE: January 29, 2019
LOCATION: Cedar Valley Neighbourhood
OVERVIEW AND STAFF COMMENTS

This report details the development variance application, to decrease the rear yard setback for a coach house, and to increase the height allowance for an accessory building for the property located at 33356 Dalke Avenue and identifies the variance to the applicable section of the Zoning Bylaw.

The Development Variance Permit has been listed for approval under the “Permits For Consideration” section of the agenda.

SUMMARY

A development variance permit (DVP) application has been received from the property owner Adam Goy, for the property located at 33356 Dalke Avenue (Appendix 2). The application seeks to vary the District’s Zoning Bylaw minimum requirements for the rear yard setback from 7.5 m (24.6 ft.) to 1.78 m (5.8 ft.) to facilitate the construction of a coach house. The applicant also seeks to increase the District’s Zoning Bylaw maximum height requirements for an accessory building from 6.0 m (19.7 ft.) to 8.4 m (27.5 ft.) to facilitate the construction of a shop. Drawings of the proposed building and site plan are attached as Appendix 3.

SITE CHARACTERISTICS

The subject property is 0.36 hectares (0.88 acres) in size and is located in phase 4 of the Cedar Valley Neighbourhood. The subject property is zoned Suburban 36 Secondary Dwelling Zone (S36s) and is currently developed with a single family dwelling and an accessory building in the form of a shop. The subject property is a corner lot with Dalke Avenue to the north and Dewdney Trunk Road to the east. The property is accessed off of Dalke Avenue.

DEVELOPMENT VARIANCE PERMIT

The Zoning Bylaw stipulates a minimum setback to the rear yard of 7.5 m (24.6 ft.). To allow the proposed building to align and attach to the existing accessory building, the applicant is seeking to vary Zoning Bylaw Section 402(D)(1)(Rear) by:

- Reducing the rear yard setback from 7.5 m (24.6 ft.) to 1.78 m (5.8 ft.)

The Zoning Bylaw also stipulates a maximum height for accessory buildings of 6.0 m (19.7 ft.). To allow the parking of a recreation vehicle and the accommodation of a mechanical hoist, the applicant is seeking to vary Zoning Bylaw Section 402(I)(2) by:

- Increasing the height from 6.0 m (19.7 ft.) to 8.4 m (27.5 ft.)

RATIONAL FOR VARIANCE

Rear Yard:

The applicant has indicated the need for the reduction to the rear yard setback is to allow for strategic configuration of the buildings on the property. The applicant has an existing accessory structure that is 1.78 m from the rear yard lot line. To align and attach the proposed coach house and accessory building, the reduced rear yard setbacks are required.

The subject property’s rear yard backs on to the interior side lot line of the neighbouring lot. The neighbouring buildings are configured away from the interior side lot line and impact is considered to be minimal.

Height:

The applicant has indicated the need for the increased height to accommodate parking of a
recreational vehicle and a mechanical hoist to allow vehicle maintenance and repair. The recreation vehicle is approximately 3.9 m (13.0 ft.) in height and the hoist would allow the vehicle to be raised high enough to work under it. The additional height is to accommodate the vehicle hoist.

Staff support both variance requests and as such have listed the Development Variance Permit (DV18-024) for approval under the “Permits for Consideration” section of the Agenda.

COMMUNICATION:
A notice of the Development Variance Permit application was mailed or otherwise delivered in accordance with Bylaw 3612-2003 Land Use Application Procedures and Fees Bylaw and the Local Government Act. Up and until the preparation of this report, no additional comments were received in

REQUIREMENTS PRIOR TO FINAL READING:
Approval of Development Variance Permit DV18-024 (Appendix 4) is to be considered at the March 4, 2019 regular meeting of Council.

SIGN-OFFS:

Hardeep Atwal, Planning

Reviewed by:
Robert Publow, Manager of Planning

Comment from Chief Administrative Officer
Reviewed
Appendix 1: Information for Corporate Officer

Civic Address: 33356 Dalke Avenue

PID: 004-733-134

Legal: Lot 1 Section 28 Township 17 New Westminster District Plan 72263
Appendix 2: Location Map

Subject Property: 33356 Dalke Avenue
Owner: Adam Goy
Applicant: Adam Goy
Zoning: S36
OCP Designation: Neighbourhood Centre
Appendix 3: Site Plan

Existing Principal Dwelling Unit

Existing Shop

Proposed Location of Coach House & Accessory Building

Coast House Portion

Enclosed Parking for a Recreational Vehicle

Existing Accessory Building
Appendix 4: Draft Variance Permit (DV18-024)

DISTRICT OF MISSION
DEVELOPMENT VARIANCE PERMIT DV18-024

Issued pursuant to Section 498 of the Local Government Act

Issued to: Adam Goy
3356 Dalke Avenue, Mission BC V2V 6Y2

as the registered owner (hereinafter referred to as the Permittee) and shall only apply to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Mission, in the Province of British Columbia, and more particularly known and described as:

Address: 3356 Dalke Avenue
Parcel Identifier: 004-733-134
Legal Description: Lot 1 Section 28 Township 17 New Westminster District Plan 72263

1. The said lands are zoned Suburban 36 Secondary Dwelling (S36) Zone pursuant to "District of Mission Zoning Bylaw 5050-2009" as amended.

2. "District of Mission Zoning Bylaw" as amended is hereby varied in respect of the said lands as follows:
   (a) Section 402(D)(1)(Setback Rear) from 7.5m (24.6 ft.) to 1.78 ft. (5.8 ft.)
   (b) Section 402(I)(2)(Height of Accessory Building) from 6.0 m (19.7 ft.) to 8.4 m (27.5 ft.)

3. This Permit does not constitute a subdivision approval or a building permit.

4. This Permit applies only to the development or construction proposed within the associated Staff Report and does not apply to future construction or reconstruction.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month], [Click here to type year].

IN WITNESS WHEREOF this Development Variance Permit is hereby issued by the [Click here to type day of the month] day of [Click here to type month], [Click here to type year].
The Minutes of the Mission Sustainable Housing Committee meeting held in the training room at Fire Station #1 at 33330-7th Avenue, Mission, BC on Thursday, March 22, 2018 commencing at 11:00 am.

Members Present: Judith Ray, MASH - Chair  
Ken Bourdeau – Manager of Long Range Planning, District of Mission  
Nicole Kiniski – Mission Mental Health  
Dragana Djordjevk – HBE, Fraser Health  
Wade Usborne – Practicum Student, District of Mission  
Dawn Hein – Mission Association for Community Living  
Monika Verma – SARA for Women  
Laura Wilson – Mission Early Childhood Development  
Jennifer Ortman – District of Mission

Others Present: Erika Duplissie - Administrative Clerk, District of Mission  
Nicole Kovacs – Landlord and Business Person  
Dave Brown – Lookout Society  
8 Social Work Students – University of the Fraser Valley

1. CALL TO ORDER
The Chair called the meeting to order.

2. ADOPTION OF AGENDA
Moved and seconded,
That the agenda for the Mission Sustainable Housing Committee meeting held on March 22, 2018 approved as amended with the addition of two additional new business items;
   a) Nicole Kovacs – Landlord and Business Person  
   c) Murray Nickel’s Development Project – J.Ray  
CARRIED

3. MINUTES FOR APPROVAL
Moved and seconded,
That the minutes of the Mission Sustainable Housing Committee meeting held on February 8, 2018 be approved.  
CARRIED

4. OLD BUSINESS
   a) New Manager of Long Range Planning – J. Ray
The position has been filled and Ken Bourdeau, Manager of Long Range Planning and Special Projects for the District of Mission was introduced to the committee.

b) Secondary Suites Pilot Project Recommendation to Council – K. Hargreaves

An update was provided on this recommendation. A report has not been submitted to Council at this time. J. Ortman will have collected data from a housing needs survey by the end of the week and will be making a presentation to Council on April 16, 2018.

5. NEW BUSINESS

a) Presentation from Landlord/Business Person – N. Kovacs

Ms. Kovacs shared some of her experiences as a landlord and suggested that developers need to connect with service providers early in the process. Often service groups have access to funding that could be applied. Ms. Kovacs also shared that she is interested in a 10 bedroom rooming house for low income women. M. Verma from SARA for Women to look at a partnership. The Chair asked that the minutes include the District of Mission’s Policy for incentives for affordable housing be added to the minutes (attached).

b) District of Mission’s Affordable Housing Policies – K. Bourdeau

Mr. Bourdeau provided the committee with copies of the policies and a brief overview. J. Ray requested that a connection be created between the long term planning department and service providers.

c) Murray Nickel Development Project – J. Ray

J. Ray shared that herself and S. Gulati have met with Mr. Nickel regarding development project concepts he has. Mr. Nickel is interested in creating a project that could include 30 townhouses with secondary suites and 200 apartment units, possibly owned and operated by a non-profit.

6. NEXT MEETING

Date and time to be determined.

The chair requested that E. Duplissie create a survey and send to all committee members to determine the best time and day of the month for future re-occurring meetings.

7. ADJOURNMENT

Moved and seconded,
That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:55 a.m.
The Minutes of the Mission Sustainable Housing Committee meeting held in the training room at the Economic Development Office, 7337 Welton Street, Mission, BC on Thursday, June 14, 2018 commencing at 10:30 am.

Members Present: Judith Ray, MASH - Chair
Ken Bourdeau – Manager of Long Range Planning, District of Mission
Dan Sommer – Director of Development Services, District of Mission
Dawn Hein – Mission Association for Community Living
Steven Lamothe – Poverty Reduction, Ministry of Social Development
Sanjay Gulati – Mission Community Services Society
Jennifer Ortman – Social Development Contract, District of Mission

Others Present: Erika Duplissie - Administrative Clerk, District of Mission
Sandra Marshall – Mission & District Senior Citizens Housing Association

Regrets: Nicole Kiniski – Mission Mental Health
Melody Munro – Fraser Health

1. CALL TO ORDER
   The Chair called the meeting to order.

2. ADOPTION OF AGENDA
   Moved and seconded,
   CARRIED

3. MINUTES FOR APPROVAL
   Moved and seconded,
   That the minutes of the Mission Sustainable Housing Committee meeting held on March 22, 2018 be approved.
   CARRIED

4. DELEGATION
   National Housing Co-Investment Fund – S. Marshall
   Sandra Marshall from Mission & District Senior Citizens Housing Association shared information about Welton Towers and the upgrading project that has been undertaken. Requested that the sustainable housing committee recommend to Council that they support this initiative by way of exempting permit fees, or by grants. Appearing as a delegation before Council on July 16, 2018.
5. **NEW BUSINESS**

a) Zoning Bylaw Review – K. Bourdeau
Ken Bourdeau provided an update on the review of the District of Mission Zoning Bylaw. He asked the committee how involved they would like to be with the review, and the answer was the committee wants to be very involved in an advocacy role at Council meeting, Public Hearings, etc.

Upcoming public zoning bylaw review open houses are scheduled on June 19 & 21.

b) Secondary Suite Program – D. Sommer
Dan Sommer gave a power point presentation on the District’s secondary suite program. Judith stated that the committee is willing to help with education for landlords. Dan sees it as an opportunity to work with the committee on incentives for landlords.

c) Sustainable Housing Committee Report & 10 Recommendations to Council – J. Ray
Judith Ray shared a report for Council on July 9, 2018 and the group discussed the recommendations. The report is attached to these minutes for reference.

d) Recommendation to Council – J. Ray
Urgently request that the District of Mission work with the Sustainable Housing Committee to collaborate with owners of apartment buildings in order to facilitate access to financial support for building retrofits from National Housing Co-Investment Funds and others to avoid displacing affordable housing units. Also that the District of Mission Sustainable Housing Committee develop a package of information to assist landlords in acquiring support.

Moved by Dawn Hein
Seconded by Steven Lamothe
CARRIED

6. **NEXT MEETING**

Will resume regular monthly meetings beginning Thursday September 13, 2018 @ 10:30am, or at the call of the Chair.

7. **ADJOURNMENT**

Moved and seconded,
That the meeting be adjourned.

CARRIED

The meeting adjourned at 12:20 p.m.
The Minutes of the Mission Sustainable Housing Committee meeting held in the training room at the Economic Development Office, 7337 Welton Street, Mission, BC on Thursday, October 11, 2018 commencing at 8:30 am.

Members Present: Judith Ray, MASH - Chair  
Kirsten Hargreaves - Manager of Social Development, District of Mission  
Monika Verma – SARA for Women Society  
Dragana Djordjevic – Fraser Health, Healthy Built Environment  
Sanjay Gulati – Mission Community Services Society  
Jennifer Ortman – Social Development Contract, District of Mission  
Carol Hamilton – Councillor, District of Mission  

Others Present: Erika Duplissie - Administrative Clerk, District of Mission  
Thom Armstrong – Executive Director, Co-operative Housing Federation of BC

1. CALL TO ORDER  
The Chair called the meeting to order

2. ADOPTION OF AGENDA  
Moved and seconded,  
CARRIED

3. MINUTES FOR APPROVAL  
Moved and seconded,  
That the minutes of the Mission Sustainable Housing Committee meeting held on September 13, 2018 be approved.  
CARRIED

4. DELEGATION  
Thom Armstrong – Executive Director, Co-operative Housing Federation of British Columbia and Community Land Trust Foundation

Provided information on the role of the co-operative housing federation and explained that the mandate of the community land trust is to acquire and preserve and develop affordable homes. He provided examples of productive partnerships and discussed with the committee that there are opportunities for this type of partnership in Mission. Stated that with a long-term lease of municipal land the community land trust will develop affordable housing as co-ops. Councillor Hamilton asked Mr. Armstrong is he would make a presentation to the new council after the election to which he agreed.
5. NEW BUSINESS

a) Zoning Bylaw Review – J.Ray

The Chair asked committee members to think about the zoning bylaw review process and to provide input to the committee on how their clients could be best served. Five topics for discussion, as previously presented by the Manager of Long Range Planning, were highlighted.

b) Conference Information – J. Ray

The Chair shared that the BC Non-Profit Housing Association and BC Co-operative Housing Federation Conference is on November 18-20, 2018 at the Wall Centre. The morning session on November 18th is open to all Councillors.

6. NEXT MEETING

Thursday November 8, 2018 @ 10:30 a.m.

7. ADJOURNMENT

Moved and seconded,
That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:20 a.m.
The Minutes of the Mission Sustainable Housing Committee meeting held in the training room at the Economic Development Office, 7337 Welton Street, Mission, BC on Thursday, November 8, 2018 commencing at 10:30 am.

Members Present: Judith Ray, MASH - Chair
Kirsten Hargreaves - Manager of Social Development, District of Mission
Ken Bourdeau – Manager of Long Range Planning, District of Mission
Dragana Djordjevic – Fraser Health, Healthy Built Environment
Leesa Kelly – Poverty Reduction, Ministry of Social Development
Sanjay Gulati – Mission Community Services Society
Carol Hamilton – Councillor, District of Mission
Mary Eveline – Mission Mental Health

Others Present: Erika Duplissie - Administrative Clerk, District of Mission
Jennifer Ortman – Social Development Contract, District of Mission

1. CALL TO ORDER
The Chair called the meeting to order

2. ADOPTION OF AGENDA
Moved and seconded as amended. Item added (c) under New Business
CARRIED

3. MINUTES FOR APPROVAL
Moved and seconded,
That the minutes of the Mission Sustainable Housing Committee meeting held on October 11, 2018 be approved.
CARRIED

4. NEW BUSINESS

a) Zoning Bylaw Review – K. Bourdeau
Provided an update on the zoning bylaw review, and an explanation of Rental Tenure Zoning and Density Bonusing.
RESOLUTION: The Sustainable Housing Committee supports the creation of Rental Tenure Zoning and multi-family sites having this zoning designated on them. Also, the committee will explore the opportunity to work with owners of up to two current apartment buildings to re-designate them to the Rental Tenure Zone.

Moved by Sanjay Gulati
Seconded by Lisa Kelly
CARRIED
RESOLUTION: The Sustainable Housing Committee requests that 10% of the total number of units in new multi-family developments be designated as affordable housing units.

Moved by Sanjay Gulati
Seconded by Lisa Kelly
CARRIED

b) Regional Housing Symposium – K. Hargreaves
A regional housing symposium is being planned for the spring of 2019. Will be held in Abbotsford. Some of the discussion items will be regarding data collection, studies, and to align and streamline work to build a Fraser valley advocacy case to the province. A cross sharing of data between Mission, Abbotsford, and Chilliwack has begun. Kirsten asked for topics that this committee would like to see as part of the symposium.

c) Terms of Reference – J. Ray
It has been realized that the terms of reference for the sustainable housing committee have not been approved. The chair circulated the draft that was previously created

ACTION ITEM: Kirsten Hargreaves, Ken Bourdeau and Jennifer Ortman to bring an updated draft terms of reference to the next meeting.

d) Ministry of Social Development and Poverty Reduction Update – L. Kelly
New poverty reduction strategy is set to reduce poverty by 25%. Ministry staff are working under a new duty to accommodate how services are delivered which is taking services out of local offices and bringing them directly to clients.

7. NEXT MEETING

Thursday December 13, 2018 @ 10:30a.m.

8. ADJOURNMENT

Moved and seconded,
That the meeting be adjourned.

CARRIED

The meeting adjourned at 12:15 p.m.
The Minutes of the Mission Sustainable Housing Committee meeting held in the conference room at the Economic Development Office, 7337 Welton Street, Mission, BC on Thursday, December 13, 2018 commencing at 9:00 am.

Members Present: Judith Ray, MASH - Chair
Ken Bourdeau – Manager of Long Range Planning, District of Mission
Dragana Djordjevic – Fraser Health, Healthy Built Environment
Leesa Kelly – Poverty Reduction, Ministry of Social Development
Sanjay Gulati – Mission Community Services Society
Carol Hamilton – Councillor, District of Mission
Sarah Bell – Mission Association for Community Living
Kirsten Hargreaves - Manager of Social Development, District of Mission
(arrived at 9:40 a.m.)
Monica Verma, SARA for Women (arrived at 9:50 a.m.)

Others Present: Debbie Sanderson - Administrative Assistant, District of Mission
Jennifer Ortman – Social Development Contract, District of Mission

Absent: Mary Eveline – Mission Mental Health

1. CALL TO ORDER
The Chair called the meeting to order.

2. ADOPTION OF AGENDA
Moved and seconded.
CARRIED

3. MINUTES FOR APPROVAL
Moved and seconded,
That the minutes of the Mission Sustainable Housing Committee meeting held on November 8, 2018 be approved.
CARRIED

4. OLD BUSINESS

a) Resolutions and Action Items from Previous Meeting:

Resolutions and Action Items be added to the agendas in the future. Below are the Resolutions and Action Items from the meeting held on November 8, 2018:

- RESOLUTION: The Sustainable Housing Committee supports the creation of Rental Tenure Zoning on multi-family sites having this zoning designated on them. Also, the committee will explore the opportunity to work with owners of up to two current apartment buildings to re-designate them to the Rental Tenure Zone.
Mission Sustainable Housing Committee Minutes  
December 13, 2018

- RESOLUTION: The Sustainable Housing Committee requests that 10% of the total number of units in new multi-family developments be designated as affordable housing units.

- ACTION ITEM: Kirsten Hargreaves, Ken Bourdeau and Jennifer Ortman to bring an updated draft terms of reference to the next meeting.

b) Regional Housing Symposium Discussion

A regional housing symposium is being planned in Abbotsford for the spring of 2019. It will be a cross sharing of data between Mission, Abbotsford, and Chilliwack. A “Save the Date” notification will be sent out to the Committee soon. One of the topics of interest that has been identified is the term ‘Functional Zero’.

ACTION ITEM: Jennifer Ortman will send an email to the Committee a working paper that defines the term Functional Zero.

5. NEW BUSINESS

a) Terms of Reference Draft – J. Ray

The chair circulated the updated draft Terms of Reference to the Committee. Discussion ensued regarding the membership requirements and suggestions regarding the names of the groups and number of representatives. There is a need to include a Landlord Representative and a Tenant Representative. Consideration of providing a honorarium to the tenant representative was discussed.

ACTION ITEM: J. Ortman and K. Bourdeau will create a list of potential landlords that may be interested in participating in the Committee.

ACTION ITEM: J. Ortman and L. Kelly will create a list of potential tenants that may be interested in participating in the Committee.

ACTION ITEM: L. Kelly will see if we can get an Indigenous Housing Representative through Mamele’awt Qeewesme/To’o Housing Society that may be interested in participating in the Committee.

RECOMMENDATION: The Sustainable Housing Committee recommends that the Mission Sustainable Housing Committee – Terms of Reference be forwarded to the next District of Mission Regular Council Meeting for their Approval.

Moved by Sanjay Gulati  
Seconded by Sarah Bell  
CARRIED

b) Housing Central Conference Review – K. Hargreaves

Discussion ensued regarding the various topics that were presented at the Housing Central Conference that was held in Vancouver on November 18-20, 2018. Members of the Sustainable Housing Committee attended the conference and found it very beneficial. The Committee reviewed some of the topics that included Inclusive Housing, Residential Only Tenure, Safe Infection Sites, and Building Supportive Housing. K. Bourdeau has been asked by Council to provide some information to them on Residential Only Tenure with regards to the Zoning Bylaw.

c) Social Development Coordinator Position Update – K. Bourdeau

K. Bourdeau announced that the District of Mission Council has given approval to extended J. Ortman’s Social Development Coordinator Position for another year. Her
office will be located at City Hall in the Development Services Department until the renovations are completed at the Welton Street Building.

d) Zoning Bylaw Review – K. Bourdeau

K. Bourdeau provided an update on the zoning bylaw review, and an explanation of Rental Tenure Zoning and Density Bonusing. He also identified that the new apartment building located on Cedar Street will be a rental building. K. Bourdeau stated that he will send out the link to the BC Rental Housing Task Force – Recommendations and Findings document.

e) District of Mission Land Sale

Discussed ensued regarding the sale of municipal property. The Committee would like to be involved in and consulted with regarding the sale of municipal property.

RECOMMENDATION: The Sustainable Housing Committee recommends that the Policy Pro.6 Municipal Property Sales be amended to include consultation with the Sustainable Housing Committee before municipal properties are sold.

Moved by Sanjay Gulati
Seconded by Leesa Kelly
CARRIED

7. NEXT MEETING

Thursday, February 14, 2019 @ 10:00 a.m.

8. ADJOURNMENT

Moved and seconded,
That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:30 a.m.
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  
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  
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.
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

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

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 9th open house, and the upcoming Annual Mission Community Policing Forum.
7. PARKS, RECREATION AND CULTURE

1st 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 1st Avenue, was provided for the Committee’s consideration.

Imu Chan provided a presentation in regards to his 1st 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 1st 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

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

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

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

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.

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

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

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.

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.

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.

**Liquor Licence Application (LIQ19-001) – 33192 – 1st 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 – 1st 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

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

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

Council provided updates on recent committee and association meetings.

13. COUNCIL MEETING MINUTES FOR APPROVAL

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

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
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

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

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

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

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:


CARRIED

Moved by Councillor Davies, seconded by Councillor Plecas, and

RESOLVED:


CARRIED

15. PERMITS FOR CONSIDERATION

Moved by Councillor Davies, seconded by Councillor Plecas, and

Development Permit DP18-034 (7682 Grand Street)
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

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

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

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
Minutes of the **REGULAR MEETING** of the **DISTRICT OF MISSION COUNCIL** (for the purpose of going into a closed meeting) held in the Conference Room of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Tuesday, February 19, 2019 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, Corporate Officer  
Kris Boland, Director of Finance  
Michael Boronowski, Manager of Civic Engagement & Corporate Initiatives  
Christine Brough, Executive Assistant  

1. **CALL TO ORDER**

The meeting was called to order.

2. **RESOLUTION TO EXCLUDE PUBLIC**

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED: That, pursuant to Sections 90 and 92 of the *Community Charter*, this Regular Meeting of Council be closed to the public as the subject matter being considered relates to the following:

- Section 90(1)(c) of the *Community Charter* – labour relations or other employee relations;
- Section 90(1)(e) of the *Community Charter* – the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(1)(f) of the *Community Charter* – law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- Section 90(1)(m) of the *Community Charter* – a matter that, under another enactment, is such that the public may be excluded from the meeting.

CARRIED

3. **ADJOURN TO CLOSED COUNCIL MEETING**

Moved by Councillor Plecas, seconded by Councillor Herar, and

RESOLVED: That the Regular Council meeting be adjourned.

CARRIED
The meeting was adjourned at 1:00 p.m.

_________________________        _____________________________________
PAMELA ALEXIS      JENNIFER RUSSELL
MAYOR      CORPORATE OFFICER
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, February 25, 2019 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, Corporate Officer  
Ken Bourdeau, Manager of Long Range Planning and Special Projects  
Michael Boronowski, Manager of Civic Engagement & Corporate Initiatives  
Kirsten Hargreaves, Manager of Social Development  
Jennifer Ortman, Social Development Housing Coordinator  
Maureen Sinclair, Director of Parks, Recreation and Culture  
Christine Brough, Executive Assistant

Guests Present:  Staff Sergeant Steve Crawford, Operations NCO  
*Sanjay Gulati, Executive Director Mission Community Service Society  
*Paul Horn, Bootstrap Consulting  
Judith Ray, Chair of the Sustainable Housing Committee  
Laura Wilson, Early Childhood Coordinator, Ministry of Child and Family Development

*Present for a portion of the meeting

1. **CALL TO ORDER**

The meeting was called to order.

2. **ADOPTION OF AGENDA**

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED:

1. That the following items be added to this agenda:
Item 4. Waive Notice of Meeting (Closed)

Item 5. Resolution to Exclude the Public

2. That the February 25, 2019 Special Council Agenda be adopted as amended.
CARRIED

3. NEW BUSINESS

Social Development Discussion

*Early Childhood/Families: Early Development Instrument (EDI), Middle Development Instrument (MDI), SD75 Partnerships & Trauma Informed Practice*

The following documents were provided as background information:

- School District 75 – Mission Wave 6 EDI Results Community Profile;
- School District 75 – Mission MDI Grade 4 School District and Community Report 2017/2018; and

Ms. Wilson provided an overview of the most recent EDI and MDI results for Mission and stressed the importance of providing children and parents with the support necessary for children to thrive. Discussion ensued on the challenges facing Mission families, funding limitations, and the programs currently in operation within the community which address these outstanding needs.

Mr. Gulati joined the meeting at 1:47 p.m. and Staff Sergeant Crawford joined the meeting at 1:52 p.m.

Discussion ensued on upcoming changes to the Ministry of Child and Family Development and the imminent elimination of Ms. Wilson’s position. Council expressed concerns about the impact that this will have on the community and asked staff to provide an update on social development related issues within the next six months, including the impact on the community of no longer having an Early Childhood Coordinator.

*Sustainable Housing Committee Recommendations and Current Work Discussion*

The Manager of Social Development provided background on homelessness and affordable housing and outlined the roles of the federal, provincial and municipal governments.

Ms. Hargreaves identified the role of the municipality as follows:

- to facilitate housing options for the most vulnerable low income persons and households to those working full time at jobs that are still not able to pay the rent (and food);
- to encourage a greater mix (scattered housing and mixed use neighbourhoods);
• to work with community agencies to enhance services;
• to amend plans, bylaws and policies to encourage affordable housing;
• to protect our current (albeit limited) supply of affordable rental units; and
• to promote incentives to build affordable units in Mission (donation of land, assistance in development fees and costs, zoning/regulatory incentives, etc.)

Mr. Horn joined the meeting at 2:10 p.m.

Ms. Ortman provided an update on the housing continuum, the challenges presented by the lack of both affordable and adequate housing, and her new role with the District of Mission as the Social Development Housing Coordinator. She noted that there is a new requirement by the province that will require local governments to collect information necessary to identify current and projected housing needs.

Ms. Ray reviewed the Sustainable Housing Committee’s guiding principles with Council, identifying them as follows:
• safe and secure housing is a basic human need;
• poverty drastically limits housing options for people and increases vulnerability for exploitation;
• market housing will not meet the needs of those in poverty without financial and/or land resources from government – local and beyond;
• partnerships between government, developers, and non-profits facilitate innovative solutions; and
• multi-family housing developments can accommodate mixed incomes effectively with incentives to assist the costs of some units.

Councillor Plecas joined the meeting at 2:51 p.m.

Ms. Ray stated that the following are urgently needed to support the work of the Sustainable Housing Committee and its recommendations:
• District land immediately needed to increase shelter spaces – $ 15 million project approved;
• District partnership required to create “Living Room” space along with shower and laundry facilities to have basic human needs met;
• District partnership required to create youth shelter spaces in Mission;
• Support for rental housing operators in accessing federal and provincial sources for renovating and or retrofitting of existing housing stock;
• Development of policies to protect existing tenants from renoviction;
• Active collaboration with partners including Fraser Health to advocate for detox and rehab supports in Mission; and
• Active collaboration with partners including BC Housing and local housing providers to advocate for Third Stage Housing.
Ms. Ray also identified the following as critical to success:

- encouraging density bonus to create at least 10% affordable housing units in all new multifamily developments;
- incentivizing creative density – duplex/triplex to gently densify single-family neighbourhoods and create inclusive communities; and
- using District owned land directly and/or as asset leverage for the development of affordable housing.

In response to questions from Council, Mr. Gulati confirmed that there are 44 beds at Rivendell, all of which are at capacity.

**Stone Soup Update**

A background memo was provided regarding the Stone Soup initiative and containing the following requests for Council’s consideration:

**That the District of Mission undertake a Global Social Development Planning process to ensure that Community Wellness projects and efforts are:**

- adequately funded and resourced so that they may be sustained in a longer-term;
- coordinated to ensure maximum effectiveness;
- inventoried to identify gaps and assets;
- in line with Mission’s Official Community Plan and Council’s Strategic Plan;
- in line with community expectations;
- employing best practices and knowledge; and
- engaging the community to the highest possible degree.

**That the District of Mission include the following in the planning process:**

- housing;
- food security;
- education and literacy;
- Fraser Health and other Community Health providers (mental health, prevention and wellness, and healthcare);
- specific services to children, youth, seniors, immigrants, re-integrating offenders, women and people of First Nations ancestry;
- faith and spiritual community;
- employment training and development;
- volunteer development; and
- District of Mission departments (Recreation, Policing, Social Development, Fire and Rescue, Planning).
That Council meet with representatives of the BC Government and Fraser Health to identify opportunities to provide or augment services in our area that include:

- youth housing;
- youth detox and treatment; and
- transitional support services.

That Council consider budgeting an amount of on-going funding support (via gaming funds) for locally developed social initiatives that include:

- Mission ECG program;
- Getting Ahead Training and the development of a Circles of Support program;
- enhanced “sharing” website that will include the ability to share:
  - food;
  - volunteer time;
  - affordable housing; and
  - donations of furniture, clothing and similar.

That Council make the development of Third Stage housing a priority in Mission.

Ms. Hargreaves and Mr. Horn provided an overview of the Stone Soup initiative, its history, its current work and the next steps.

The Manager of Civic Engagement left the meeting at 3:15 p.m.

Discussion ensued on the need for funding, and for planning and coordination with/connections to Mission’s other plans, as well as advocacy, as well as Council’s continued support in order to advance these initiatives, and it was:

Moved by Councillor Plecas, seconded by Councillor Gill, and

RESOLVED: That staff bring forward a report to support the Stone Soup Initiative and Social Development planning for Council’s consideration.

CARRIED

4. WAIVE NOTICE OF MEETING

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED: That pursuant to Section 127(4) of the Community Charter, notice of meeting is hereby waived for this Closed Council Meeting on the 25th day of February, 2019.

CARRIED

5. RESOLUTION TO EXCLUDE PUBLIC

Moved by Councillor Hamilton, seconded by Councillor Herar, and
RESOLVED: That, pursuant to Sections 90 and 92 of the Community Charter, this Special Meeting of Council be closed to the public as the subject matter being considered relates to the following:

- Section 90(1)(g) of the Community Charter – litigation or potential litigation affecting the municipality; and
- Section 90(1)(i) of the Community Charter – the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

6. **ADJOURN TO CLOSED COUNCIL MEETING**

Moved by Councillor Plecas, seconded by Councillor Davies, and

RESOLVED: That the Special Council meeting be adjourned.

CARRIED

The meeting was adjourned at 4:13 p.m.

_________________________  ______________________________________
PAMELA ALEXIS      JENNIFER RUSSELL
MAYOR              CORPORATE OFFICER
WHEREAS, under the provisions of the Local Government Act, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

AND WHEREAS the Council of the District of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5633-2017-5050(239)."

2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
   a) rezoning the properties located at 32554, 32596 and 32598 Cherry Avenue and legally described as:
      Parcel Identifier: 018-332-684
      Lot B Section 29 Township 17 New Westminster District Plan LMP11194

      Parcel Identifier: 005-742-561
      Lot 1 Section 29 Township 17 New Westminster District Plan 59377

      Parcel Identifier: 002-177-455
      Lot 2 Section 29 Township 17 New Westminster District Plan 59377

      from Suburban 36 (S36) Zone to Residential Compact 465 (RC465) Zone for the western and southern portions of the properties; and

      from Suburban 36 (S36) Zone to Residential Compact 372 Secondary Dwelling (RC372s) Zone for the north-eastern portions of the properties, as shown on Schedule A attached to and forming part of this bylaw; and

   b) amending the zoning maps accordingly.

READ A FIRST TIME this 20th day of March, 2017

READ A SECOND TIME this 20th day of March, 2017

PUBLIC HEARING held this 3rd day of April, 2017

READ A THIRD TIME this 1st day of May, 2017
ADOPTED this __ day of ___, 2019

PAMELA ALEXIS,  
MAYOR

JENNIFER RUSSELL,  
CORPORATE OFFICER
SCHEDULE A

Legend

- Cross Hatched area to be rezoned from Suburban 36 Zone to Residential Compact 372 Secondary Dwelling Zone
- Shaded area to be rezoned from Suburban 36 Zone to Residential Compact 465 Zone
1. PUBLIC HEARINGS

Zoning Amending Bylaw 5633-2017-5050(239)

R16-050 (Civic Consultants) – a bylaw to rezone properties at 32554, 32596 and 32598 Cherry Avenue from Suburban 36 (S36) Zone to Residential Compact 465 (RC465) Zone and to Residential Compact 372 Secondary Dwelling (RC372s) Zone

The purpose of the proposed Zoning bylaw amendment is to enable the subsequent subdivision of the subject properties into approximately twenty (20) lots of a minimum 372 square metres (4,004 square feet) lot sizes and to allow for a secondary dwelling use on proposed lots that back onto a lane. The subject properties are legally described as:

- Parcel Identifier: 018-332-684
  Lot B Section 29 Township 17 New Westminster District Plan LMP11194
- Parcel Identifier: 005-742-561
  Lot 1 Section 29 Township 17 New Westminster District Plan 59377
- Parcel Identifier: 002-177-455
  Lot 2 Section 29 Township 17 New Westminster District Plan 59377

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 Subdivision Plan.
3. Subject property map.

The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the subject application had been received:

1. An email from Artur Gryz dated March 31, 2017 expressing concerns regarding the proposed development and offering several alternative suggestions.

In response to questions from Council, the Manager of Planning confirmed that:

- the pedestrian walkway which is currently accessed from Cherry Avenue to Cherry Hill Elementary School will be maintained with the development of this subdivision; and
- the zoning for this application is the same as the zoning for the properties on McQuarrie Lane and Lissimore Avenue, which are located directly to the east of the subject properties.

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

William Kim Herford, lives adjacent to the proposed properties on the east side and expressed concerns in regards to the proposed high density lots which would also include secondary suites. Mr. Herford noted that the resulting parking issues could hinder garbage trucks and snowplows from accessing and being able to turn around on the street. He also expressed concerns in regards to fire safety issues and noted there would be the potential for a fire to jump from one house to another as a result of being built in such close proximity to each other. Mr. Herford then submitted a hard copy of the statements he had just made and requested it be distributed to Council.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5633-2017-5050(239) R16-050 (Civic Consultants) closed.
DATE: March 20, 2017
TO: Mayor and Council
FROM: Wesley Woo, Planner
SUBJECT: Rezoning Application and Street Naming to facilitate a 20 lot subdivision
ATTACHMENT(S):
- Appendix 1 – Information for Corporate Officer
- Appendix 2 – Location Map
- Appendix 3 – Proposed Subdivision and Rezoning Plan
- Appendix 4 – Zoning Amending Bylaw Reference Plan
- Appendix 5 – Engineering Department Rezoning Comments

CIVIC ADDRESSES: 32554, 32596, and 32598 Cherry Avenue

APPLICANT: Civic Consultants
OCP: This application is in conformance with the current Urban Residential – Compact OCP designation

DATE APPLICATION COMPLETE: February 14, 2017
LOCATION:
OVERVIEW AND STAFF COMMENTS:

This report details the street naming and development application to rezone 32554, 32596, and 32598 Cherry Avenue to facilitate a 20 lot subdivision and identifies the necessary amendment to the Zoning Bylaw.

Staff support the rezoning application moving forward and as such have listed Zoning Amending Bylaw 5633-2017-5050(239) and Street Naming Bylaw 5634-2017 under the “Bylaws for Consideration” section of the Council agenda.

Subject to Council’s approval, a Public Hearing will be scheduled for April 3, 2017.

SUMMARY:

Rezoning and subdivision applications have been received from Civic Consultants, applicant, for the properties located at 32554, 32596, and 32598 Cherry Avenue (Appendix 2). The application proposes to rezone the subject properties from Suburban 36 (S36) Zone to Residential Compact 465 (RC465) Zone and Residential Compact 372 Secondary Dwelling (RC372s) Zone to facilitate a 20 lot subdivision, as shown in Appendix 3.

SITE CHARACTERISTICS:

The subject site is approximately 1.2 hectares (3.0 acres) in size and is located in the Cedar Valley Comprehensive Development Plan area on Cherry Avenue, west of Cedar Street. The properties are developed each with a single family dwelling and various accessory buildings. The applicant has indicated that the existing structures are to be demolished with the development. The land is relatively flat and no watercourses are indicated from the District’s mapping system.

PLANNING ANALYSIS

Official Community Plan & Zoning Bylaw Compliance:

The subject properties are currently designated Urban Residential - Compact in the OCP and are zoned S36. The proposal for a rezoning to the RC465 Zone and RC372s Zone, as shown in Appendix 4 would accommodate the future subdivision of the land. The proposed RC465 Zone allows for lot sizes of a minimum of 465m² (5,005 ft²). The proposed RC372s Zone allows for lot sizes of a minimum 372 m² (4,004 ft²) and secondary dwelling units in the form of a secondary suite, coach house or garden cottage. The proposed rezoning to the RC372s Zone would only be for lots which back onto a lane, allowing for rear coach houses or detached garages as well as street parking at the front.

The proposed rezoning conforms to the OCP to provide for a variety of residential lifestyle options in Mission.

Compact single-family residential lots are considered to be an intensive residential development with the design managed through a Development Permit Area. An Intensive Residential Development Permit will be required for the proposed lots to manage the form and character of the development. The Intensive Residential Development Permit is delegated to staff for approval.

Neighbourhood Character:

The subject property is located within the Cedar Valley neighbourhood. The surrounding lands to the east, west, and north are designated Urban Residential – Compact in the OCP. Although there has
been ongoing development of single family dwellings in the vicinity, lands directly west and north of the subject site remain as suburban lots due to various challenges such as the topography and servicing of the land. The land directly east of the subject site is developed with a single family dwelling. Cherry Hill Elementary School is located directly south of the subject site.

Street Naming (Policy STR.28 Street Naming):
In accordance with Council Policy STR.28, street naming of one new road is required. As shown on Appendix 3, staff recommend that the road running north-south be named Breakey Street in honour of World War I veteran Henry Leopold Breakey, who was a 2nd Lieutenant in the 102nd Battalion of the Royal Air Force. The westerly extensions of Lissimore Avenue and McQuarrie Lane are also required to facilitate this development. The associated Street Naming Bylaw will address the naming of the proposed new north-south street and the proposed westerly extensions of Lissimore Avenue and McQuarrie Lane.

Servicing:
Municipal water and storm sewer are available on Cherry Avenue. As such, no upgrades are required. Municipal sanitary sewer is available on Cherry Avenue and is to be extended to the site. The extent of upgrades required will be addressed at the time of subdivision. Cherry Avenue provides paved access (open gravel shoulder) to the site. Curb and gutter, sidewalk, and ornamental street lighting will be required at the time of subdivision. The extent of any road upgrades will be addressed at the time of subdivision.

Tree Retention:
In accordance with Council Policy LAN. 32 – Tree Retention and Replanting, the applicant will be required to plant a total of 40 trees, two trees for each lot created. This condition will be met as part of the subdivision approval. In addition to this requirement, the applicant is required to replace any significant trees (trees having a calliper of 0.2 m or greater) that will be removed except in the areas defined as building envelope and driveways.

Parks and Trails:
The subject properties are located in close proximity to a neighbourhood park. Griner Park is approximately 575 metres to the east of the subject properties. The pedestrian walkway currently accessed from Cherry Avenue to Cherry Hill Elementary School will be maintained with the development of the subdivision.

Community Amenity Contribution (LAN.40 – Financial Contribution for Community Amenities):
In accordance with Council Policy LAN.40, the applicant has volunteered to contribute $47,855 ($2,815 per new lot) to offset the unique financial burden that residential development imposes on the District to fund new facilities and/or amenities.

COMMUNICATION:
In accordance with Land Use Application Procedures and Fees Bylaw 3612-2003, the developer has posted two (2) development notification signs on the site summarizing the proposed development.

Provided that a public hearing date is determined by Council:

1. The development notification sign will be modified to advertise the public hearing details (i.e. date, time and place) and a notice will be mailed to the owners and occupiers of all properties.
within a radius of 152 metres (500 ft.) from the development site notifying them of the public hearing details.

2. A notice of Public Hearing will be prepared in accordance with Bylaw 3612-2003 and the *Local Government Act*

3. A pre-public hearing information package will be prepared to include copies of all applicable documents and is available online or at municipal hall for public viewing (in accordance with Policy LAN. 50 – Pre-Public Hearing Information Packages).

**REFERRALS:**

Engineering

The Engineering Department has no objection to the project subject to the completion of engineering servicing requirements as outlined in *Appendix 5*.

**REQUIREMENTS PRIOR TO FINAL READING:**

The Final Reading of the Zoning Amending Bylaw will be held until the following have been satisfied:

1. Collection of any volunteered contributions to the District’s community amenities reserve; and

2. Any other requirements resulting from Council’s consideration of the Bylaw and Public Hearing submissions.

**SIGN-OFFS:**

Wesley Woo, Planner

Reviewed by:

Rob Publow, Manager of Planning

Comment from Chief Administrative Officer

Insert Comments.
### Appendix 1

Information for Corporate Officer

<table>
<thead>
<tr>
<th>Civic Address</th>
<th>PID</th>
<th>Legal</th>
</tr>
</thead>
<tbody>
<tr>
<td>32554 Cherry Avenue</td>
<td>018-332-684</td>
<td>Lot B Section 29 Township 17 New Westminster District Plan LMP11194</td>
</tr>
<tr>
<td>32596 Cherry Avenue</td>
<td>005-742-561</td>
<td>Lot 1 Section 29 Township 17 New Westminster District Plan 59377</td>
</tr>
<tr>
<td>32598 Cherry Avenue</td>
<td>002-177-455</td>
<td>Lot 2 Section 29 Township 17 New Westminster District Plan 59377</td>
</tr>
</tbody>
</table>
Appendix 2

Location Map

Subject Property: 32554, 32596, 32598 Cherry Avenue
Owner: 1068115 BC Ltd
Inc No. BC1068115
Applicant: Civic Consultants
John Haavisto
Zoning: S36
OCP Designation: Urban Residential Compact
Appendix 3

Proposed Subdivision and Rezoning Plan

Rezoning from the S36 Zone to the RC465 Zone

Rezoning from the S36 Zone to the RC372s Zone
Appendix 4

Zoning Amending Bylaw Reference Plan

Legend

Cross Hatched area to be rezoned from Suburban 36 Zone to Residential Compact 372 Secondary Dwelling Zone

Shaded area to be rezoned from Suburban 36 Zone to Residential Compact 465 Zone
Appendix 5

Engineering Department Rezoning Comments

March 7, 2017

CIVIC ADDRESS: 32554, 32596, 32598 Cherry Avenue

CURRENT ZONE: S36   PROPOSED ZONE: RC465 & RC372s

DOMESTIC WATER REQUIREMENTS:
Municipal water is available on Cherry Avenue.
No further upgrades are required.

SANITARY SEWER REQUIREMENTS:
Municipal sanitary sewer is available on Cherry Avenue to be extended to the site.
The extent of upgrades required to be addressed at the time of subdivision.

STORM SEWER REQUIREMENTS:
Municipal storm sewer is available on Cherry Avenue.
No further upgrades are required.

ROAD WORK REQUIREMENTS:
Cherry Avenue provides paved access (open gravel shoulder) to the site.
As per District of Mission Subdivision Control Bylaw 1500-1985, Urban Compact OCP land use designation, curb & gutter, sidewalk and ornamental street lighting will be required at the time of subdivision.
The extent of upgrades required to be addressed at the time of subdivision.

OTHER COMMENTS:

RECOMMENDATION:
From an engineering point of view, the application may proceed to third reading.

Prepared by: Jason Anthony, Engineering Technologist
Reviewed by: Tracy Kyle, Director of Engineering & Public Works

Reviewed by: Jay Jackman, Manager of Development Engineering & Projects
DATE: May 1, 2017
TO: Mayor and Council
FROM: Marcy Bond, Senior Planner

OVERVIEW AND STAFF COMMENTS

This Third Readings report is provided in response to questions raised by Council at the April 3, 2017 regular meeting regarding Official Community Plan Amending Bylaw 5622-2017-4052(47) and Zoning Amending Bylaws 5623-2017-5050(232), 5633-2017-5050(239), and 5636-2017-5050(241). The questions on the Bylaws relate to three residential developments and their provision for on-street and off-street parking, lot size and building design and coverage including the available municipal services capacity for the development related to the latter Bylaw.

With the additional information provided, staff have re-listed the Bylaws for consideration of third reading under the “Bylaws for Consideration” section of the agenda.

SUMMARY

Among the various bylaws listed for readings on the April 3, 2017 regular meeting of Council Agenda, there were four related to three development applications that did not receive third reading as a result of questions raised by Council following the close of the public hearings for these Bylaws. Council resolved to defer third readings of these Bylaws pending receipt of additional information from staff regarding each of the development’s provision for on-street and off-street parking, lot size, building design, lot coverage allowances including the capacity of municipal service to one of the developments. While these concerns stemmed primarily from increasing public complaints related to neighbourhood road congestion, secondary suites and the lack of on-street parking associated with all small lot residential development, Council nonetheless requested information on what was or could be done to mitigate these concerns with these three developments.

To fully address the above noted concerns in a comprehensive manner, it is likely that a wholesale review of the District’s policies and bylaws relating to small lot development would have to be made. While some of the issues raised would be addressed with the advent of a new Official Community Plan (OCP), further efforts will have to be achieved largely through subsequent and purposeful changes to applicable regulatory Bylaws.

In the interim, however, it was suggested that a policy could be developed to provide developers and
staff with a list of alternative design options that could be considered, when proposing compact residential development that would address the above noted concerns. Staff are currently working on a policy that will examine how factors such as road widths, off and on street parking, relative lot size, lot width, house size, lot coverage and setbacks to lot lines could be designed to better manage these impacts. Staff have begun work on an interim policy that will be brought forward for council’s consideration in the near future.

As for the Bylaws that were presented at the April 3, 2017 Public Hearing, staff consider it important to move these instream applications forward given their consistency to current OCP, Zoning and Subdivision Control Bylaws and in light of the measures incorporated to mitigate some of these known concerns. To support this recommendation, this report highlights how some of the concerns raised by Council have already been addressed in the design of these current development applications.

CONCERNS RAISED BY COUNCIL AT APRIL 3, 2017 PUBLIC HEARING

The following sections summarize how each of three development applications attempts to address some of the concerns raised by Council.

While the comments made at the Public Hearing may have been specific to a particular bylaw, there was a general consensus on concerns for all three development proposals, including:

- Wider pavement that ensures adequate on street parking while allowing for congestion free vehicular movement;
- Adequate and appropriate on and off street parking allowances for small lot residential developments with authorized and unauthorized secondary suites;
- Appropriate house designs related to house size, setbacks and lot coverage relevant to lot size; and
- Restrictive covenants and other regulatory measures that could be used to address and lessen such conflicts.

APPLICATION DETAILS

The following provides a summary of each application with examples of how staff and the developers have worked to address these concerns ahead of any upcoming changes to the OCP and regulatory bylaws and policies.

1. **P2016-015: S16-001/R16-010/DV17-005 (8540, 8554, and 8590 Nottman Street)**

   Official Community Plan Amending Bylaw 5622-2017-4052(47) and Zoning Amending Bylaws 5623-2017-5050(232) for the properties located at 8540, 8554 and 8590 Nottman Street (Map 1 below) were granted 1st reading on March 20, 2017.

   The development proposes the creation of up to twenty-nine (29) single-family compact residential lots under a proposed OCP designation of Urban Residential Compact and combination target zoning of Residential Compact 465 Zone and Residential Compact 465 Secondary Dwelling Zone.

   A conceptual road and lot configuration for the development is shown below.
Road Width/ Pavement Width

The road network proposed meets the requirements of the Zoning Bylaw and the Subdivision Control Bylaw and requests no variances related to widths or standards of the road.

On and Off Street Parking

To help address the parking issue often associated with compact lots, the developer has agreed to a covenant registered on title that will require the construction of an additional unobstructed parking space beyond the current bylaw requirement. The additional off-street parking area will be accommodated at the time of the construction of the principal dwelling for those lots that are zoned to allow a secondary suite or coach house.

House Size, Setbacks and Lot Coverage

While there were no specific terms negotiated with the developer related to dwelling size and setbacks, the developer has not requested any variances to these bylaw requirements that would further exacerbate the situation as noted.
Restrictive Covenants

The developer has agreed to a covenant registered on title of each lot zoned to allow a secondary dwelling. This covenant would require any new home constructed to meet BC Building Code standards in terms of being suite ready at the time of construction of the dwelling.

House Designs

The form and character of each home will be regulated through a development permit which will allow staff to work with the developer to ensure that the massing and design of the house is consistent with the approved development permit guidelines of the neighbourhood prior to the issuance of a building permit.

2. P2016-060 R16-034, DP16-023 (33880, 33904 and 33930 Prentis Avenue)

The Zoning Amending Bylaw 5636-2017-5050(241) for the properties located at 33880, 33904 and 33930 Prentis Avenue (Map 2) was granted 1st and 2nd reading on March 20, 2017.

The development proposes the creation of up to thirty-six (36) single family lots under the Residential Compact 372 Zone.

Map 2

Road Width / Pavement Width

The road network proposed meets the requirements of the Zoning Bylaw and the Subdivision Control Bylaw and requests no variances related to widths or standards of the road.

On and Off Street Parking

As a measure to address the lack of on street parking concerns with compact lot development, the development will have a majority of the lots include a minimum of 14 metres frontage, rather than the
12 metre wide lot which is the minimum permitted under the Residential Compact 372 Zone to allow for more road frontage and thus increased on street parking throughout the development.

Each lot will also meet the requirement of the Zoning Bylaw by accommodating two off-street parking stalls.

**House Size, setbacks and lot coverage**

While there were no specific terms negotiated with the developer on this topic, the developer has not requested any variances to the Zoning Bylaw that would further exacerbate the situation as noted.

**Restrictive Covenants**

The developer has agreed to the registration of a restrictive covenant on the title of each lot stipulating that secondary suites are not permitted.

The registration of a restrictive covenant on title will allow for an additional layer of information so that prospective purchasers are made fully aware that when they purchase any lots within this neighbourhood, rezoning for suites will not be supported in this development.

**House Designs**

A development permit will be required for each house to ensure that the form and character as well as massing of each house meet the requirements of the Zoning Bylaw and OCP guidelines.

3. **P2016-089 R16-050 (32554, 32596, 32598 Cherry Avenue)**

The Zoning Amending Bylaw 5633-2017-5050(239) for the properties located at 32554, 32596, and 32598 Cherry Avenue was granted 1st and 2nd reading on March 20, 2017.

The development proposes the creation of up to twenty (20) single family lots under a combination zoning of Residential Compact 372 Secondary Dwelling Zone and Residential Compact 465 Zone.
Road Width / Pavement Width

As Cherry Avenue is a collector road it will have a greater road dedication than the standard required width for a local 18 metre road dedication.

In addition, the developer has proposed a road network that meets the requirements of the Zoning Bylaw and the Subdivision Control Bylaw with no requested variances.

On and off Street Parking

The four lots fronting Cherry Avenue and the four lots fronting the new road will have lane access with detached garages. Rear lanes allow for increased on-street parking along the entire frontage of a streetscape given that there will be no interruption with driveway letdowns to the main road.

As the development is proposing secondary dwelling units, for the lots backing on to the lane, an additional parking stall dedicated for the secondary dwelling will be required as per the requirement of the Zoning Bylaw.

Double garages with double parking aprons will add to off street parking on a lot.

House Size, Setbacks and Lot Coverage

While there were no specific terms negotiated with the developer on this topic, the developer has not requested any variances to the Zoning Bylaw that would further exacerbate the situation as noted.

House Designs

A development permit will be required for each house which will ensure that the form and character as well as massing of each house meets the requirements of the Zoning Bylaw and the design guidelines of the OCP.

SUMMARY

To fully address the above noted concerns in a comprehensive manner, it is likely that a wholesale review of the District’s policies and bylaws relating to small lot development would have to be made.

In the interim, however, it was suggested that a policy could be developed to provide developers and staff with a list of alternative design options that could be considered, when proposing compact residential development that would address road widths, off and on street parking, relative lot size, lot width, house size, lot coverage and setbacks to better manage impacts.

As for the Bylaws that were presented at the April 3, 2017 Public Hearing, staff consider it important to move these instream applications forward given their consistency to current OCP, Zoning and Subdivision Control Bylaws and in light of the measures incorporated to mitigate some of these known concerns.
SIGN-OFFS:

Marcy Bond, Senior Planner

Reviewed by:
Rob Publow, Manager of Planning

Comment from Chief Administrative Officer
Reviewed.
DISTRICT OF MISSION

BYLAW 5634-2017

A Bylaw to name a new street and
two extensions of road within the District of Mission

WHEREAS the Council of the District of Mission, pursuant to the provisions of Section 39 of the
Community Charter, may assign the name of any highway;

AND WHEREAS the Council of the District of Mission deems it advisable to name certain
streets within the Municipality;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS
AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Street Naming
   (Breakey Street, McQuarrie Lane Extension, Lissimore Avenue Extension) Bylaw
   5634-2017”.

2. One new road and two extensions of road over portions of property located at 32554,
   32596 and 32598 Cherry Avenue and legally described as:

   Parcel Identifier: 018-332-684
   Lot B Section 29 Township 17 New Westminster District Plan
   LMP11194

   Parcel Identifier: 005-742-561
   Lot 1 Section 29 Township 17 New Westminster District Plan
   59377

   Parcel Identifier: 002-177-455
   Lot 2 Section 29 Township 17 New Westminster District Plan
   59377

shall be named as follows:

a) new road running generally north to south and extending south from Cherry Avenue,
   intersecting with McQuarrie Lane and Lissimore Avenue, as Breakey Street,

b) extension of road extending westerly from McQuarrie Lane, intersecting with Breakey
   Street, and running generally east to west as McQuarrie Lane (Extension), and

c) extension of road extending westerly from Lissimore Avenue, intersecting with
   Breakey Street, and running generally east to west as Lissimore Avenue
   (Extension),

as shown on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME this 20th day of March, 2017

READ A SECOND TIME this 20th day of March, 2017

READ A THIRD TIME this 20th day of March, 2017
ADOPTED this __ day of _____, 2019

PAMELA ALEXIS,  
MAYOR

JENNIFER RUSSELL,  
CORPORATE OFFICER
DISTRICT OF MISSION

BYLAW 5808-2018-5050(326)

A Bylaw to amend "District of Mission Zoning Bylaw 5050-2009"

WHEREAS, under the provisions of the Local Government Act, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

AND WHEREAS the Council of the District of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5808-2018-5050(326)."

2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
   a) rezoning the property located at 7642 Stave Lake Street and legally described as:
      Parcel Identifier: 005-920-671
      Lot 316 District Lot 4 Group 3 New Westminster District Plan 45352
      from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone; and
   b) amending the zoning maps accordingly.

READ A FIRST TIME this 7th day of January, 2019
READ A SECOND TIME this 7th day of January, 2019
PUBLIC HEARING held this 21st day of January, 2019
READ A THIRD TIME this 21st day of January, 2019
APPROVED by the Ministry of Transportation and Infrastructure this 11th day of February, 2019
ADOPTED this ___ day of ___, 2019

PAMELA ALEXIS JENNIFER RUSSELL
MAYOR CORPORATE OFFICER
DISTRICT OF MISSION

BYLAW 5814-2019

A Bylaw to terminate “District of Mission
Land Use Contract Bylaw 631-1977”

WHEREAS Council of the District of Mission, under Section 137 of the Community Charter, has the power to amend or repeal bylaws;

AND WHEREAS Council of the District of Mission, under Section 548 of the Local Government Act, has the power to terminate a land use contract that applies to land within the jurisdiction of the local government;


NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “District of Mission Land Use Contract Repeal Bylaw 5814-2019”.

2. The Land Use Contract 631-1977 between the District of Mission and Ronald Edward Ian Graham, for the property located at 7303 Hurd Street and legally described as:

   Strata Lot 1
   Parcel Identifier: 001-791-656
   Legal Description: Strata Lot 1 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

   Strata Lot 2
   Parcel Identifier: 001-791-664
   Legal Description: Strata Lot 2 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

   Strata Lot 3
   Parcel Identifier: 001-791-672
   Legal Description: Strata Lot 3 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

   Strata Lot 4
   Parcel Identifier: 001-791-681
   Legal Description: Strata Lot 4 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1
Strata Lot 5
Parcel Identifier: 001-791-699
Legal Description: Strata Lot 5 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 6
Parcel Identifier: 001-791-702
Legal Description: Strata Lot 6 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 7
Parcel Identifier: 001-791-445
Legal Description: Strata Lot 7 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

is hereby discharged.


4. This Bylaw shall come into force one year plus one day after the date of adoption, and in any event no later than June 30, 2024.

READ A FIRST TIME this 21st day of January, 2019

READ A SECOND TIME this 21st day of January, 2019

PUBLIC HEARING held this this 4th day of February, 2019

READ A THIRD TIME this 4th day of February, 2019

APPROVED by the Ministry of Transportation and Infrastructure this 13th day of February, 2019

ADOPTED THIS __ day of ___, 2019

PAMELA ALEXIS   JENNIFER RUSSELL
MAYOR   CORPORATE OFFICER
WHEREAS, under the provisions of the Local Government Act, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

AND WHEREAS the Council of the District of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5813-2019-5050(330)".

2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:

   a) rezoning the property located at 7303 Hurd Street and legally described as:

      Strata Lot 1
      Parcel Identifier: 001-791-656
      Legal Description: Strata Lot 1 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

      Strata Lot 2
      Parcel Identifier: 001-791-664
      Legal Description: Strata Lot 2 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

      Strata Lot 3
      Parcel Identifier: 001-791-672
      Legal Description: Strata Lot 3 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

      Strata Lot 4
      Parcel Identifier: 001-791-681
      Legal Description: Strata Lot 4 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1
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Parcel Identifier: 001-791-699  
Legal Description: Strata Lot 5 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 6  
Parcel Identifier: 001-791-702  
Legal Description: Strata Lot 6 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 7  
Parcel Identifier: 001-791-445  
Legal Description: Strata Lot 7 Section 20 Township 17 New Westminster District Strata Plan NW1392 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

from Urban Residential 558 (R558) Zone to Commercial Local One (CL1) Zone; and

b) amending the zoning maps accordingly.

3. This Bylaw shall come into force one year plus one day after the date of adoption, and in any event no later than June 30, 2024.

READ A FIRST TIME this 21st day of January, 2019  
READ A SECOND TIME this 21st day of January, 2019  
PUBLIC HEARING held this 4th day of February, 2019  
READ A THIRD TIME this 4th day of February, 2019  
APPROVED by the Ministry of Transportation and Infrastructure this 13th day of February, 2019  
ADOPTED this ___ day of ___, 2019

PAMELA ALEXIS    JENNIFER RUSSELL  
MAYOR    CORPORATE OFFICER
DISTRICT OF MISSION

BYLAW 5817-2019-5050(331)

A Bylaw to amend "District of Mission Zoning Bylaw 5050-2009"

WHEREAS, under the provisions of the Local Government Act, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

AND WHEREAS the Council of the District of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5817-2019-5050(331)."

2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
   a) rezoning the property located at 7960 Nelson Street and legally described as:
      Parcel Identifier: 023-334-606
      Lot 2 Section 19 Township 17 New Westminster District Plan
      LMP27090
      from Suburban 36 (S36) Zone to Suburban 36 Secondary Dwelling (S36s) Zone; and
   b) amending the zoning maps accordingly.

READ A FIRST TIME this 4th day of February, 2019
READ A SECOND TIME this 4th day of February, 2019
PUBLIC HEARING held this 19th day of February, 2019
READ A THIRD TIME this 19th day of February, 2019
ADOPTED this __ day of ___, 2019

PAMELA ALEXIS    JENNIFER RUSSELL
MAYOR   CORPORATE OFFICER
DISTRICT OF MISSION

BYLAW 5821-2019

A Bylaw to enter into a housing agreement under
Section 483 of the Local Government Act

WHEREAS, under the provisions of the Local Government Act, a Council may, by bylaw, enter into a housing agreement;

AND WHEREAS the owner of the lands located at 8358 Cedar Street, Mission, British Columbia, and legally described as:

Parcel Identifier: 029-767-571
Lot 1, Section 28, Township 17, New Westminster Land District Plan EPP57330
(the “Land”);

wishes to enter into a housing agreement in order to secure use of the Land for affordable rental housing;

AND WHEREAS the Council of the District of Mission wishes to enter into a housing agreement in order to secure use of the Land for affordable rental housing;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Housing Agreement – 8358 Cedar Street Bylaw 5821-2019."

2. Council hereby authorizes the District to enter into the Local Government Act section 483 housing agreement, as shown on Schedule “1” (the “Housing Agreement”) attached to and forming part of this Bylaw.

3. The Mayor and the Corporate Officer of the District are authorized to execute the Housing Agreement and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the Housing Agreement, as required by the Local Government Act.

READ A FIRST TIME this 19th day of February, 2019
READ A SECOND TIME this 19th day of February, 2019
READ A THIRD TIME this 19th day of February, 2019
ADOPTED this ___ day of ___, 2019

PAMELA ALEXIS, JENNIFER RUSSELL,
MAYOR CORPORATE OFFICER
SCHEDULE “1”

HOUSING AGREEMENT AND SECTION 219 COVENANT

(Section 483 of the Local Government Act and Section 219 of the Land Title Act)

THIS AGREEMENT made this ____________ day of __________________, 2019.

BETWEEN:

DISTRICT OF MISSION

P.O. Box 20
8645 Stave Lake Street
Mission, BC V2V 4L9

(the “District”)

OF THE FIRST PART

AND:

CEDAR VALLEY MANOR LIFE LEASE SOCIETY

c/o 7380 Cedar Street
Mission, BC V2V 3H9

(the “Owner”)

OF THE SECOND PART

WHEREAS:

A. The District may, under Section 483 of the Local Government Act, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 483 (2) of the Local Government Act;

B. Section 219 of the Land Title Act permits the registration of a covenant of a negative or positive nature in favour of the District in respect of the use of land or construction on land;

C. The Owner is the registered owner in fee simple of the parcel described as:

Legal Description: Lot 1, Section 28, Township 17, New Westminster Land District Plan EPP57330
PID: 029-767-571
Civic Address: 8358 Cedar Street, Mission, BC, V2V 0E5

(the “Land”);

D. Pursuant to and in furtherance of Zoning Amendment Bylaw No. 5223-2011-5050 (44) the rezoning to Multiple Family 135 Apartment (MA-135) is subject to the Owner entering into a housing agreement with the District;
E. The Owner and the District wish to enter into this Agreement to provide 42 dwelling units of affordable life lease housing on the Land on the terms and conditions set out in this Agreement, and agree that this Agreement is a housing agreement under Section 483 of the *Local Government Act* and a covenant under Section 219 of the *Land Title Act*,

F. The District has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of $10.00 paid by the District to the Owner (the receipt of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the District and the Owner covenant and agree as follows:

1. **DEFINITIONS AND INTERPRETATION**

i. In this Agreement, unless otherwise defined, words have the same meanings as in the Zoning Bylaw, and the following words have the following meanings:

   (a) "Agreement" means this agreement and includes all recitals, instruments, schedules, and amendments thereto;

   (b) "Affordable Life Lease Housing" means non-market affordable life leases for seniors 55 and over who wish to live independently;

   (c) "District" means the District of Mission;

   (d) "Land" means the land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached, and any part into which the land is subdivided;

   (e) "Land Title Office (LTO)" means the New Westminster Land Title Office or its successor;

   (f) "Land Title Act" means the Land Title Act, R.S.B.C. 1996, Chapter 250;

   (g) "Local Government Act" means the Local Government Act, R.S.B.C. 1996, Chapter 323.

   (h) "Life Lease" means a legal agreement that permits the purchaser to occupy a residence for life (or until they no longer want to or are capable of living there) in exchange for an initial lump sum payment. The initial lump sum payment is an amount equal to the original cost of construction increased only if operational requirements need to and in such case, never more than 50% of the average market increase in neighbouring communities/properties since the original Occupancy Date;
(i) “Occupancy Date” means the date that an occupancy permit was issued by the District in respect of the Dwelling Units on the Land;

(j) “Residency Agreement” means an agreement, lease, license or other agreement, including without limitation a Life Lease, granting rights to occupy a Dwelling Unit;

(k) “Subdivided” means to divide, apportion, consolidate or subdivide the Land, or the ownership or right to possession or occupation of the Land into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the Land Title Act, the Strata Property Act, or otherwise, and includes the creation, conversion, organization or development of “cooperative units” or “shared interests in land” as defined in the Real Estate Development Marketing Act;

(l) “Term” means the term of this Agreement, as set out in section 7; and


In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the corresponding numbered or lettered article, section or Schedule of this Agreement;

(d) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(e) the word “enactment” has the meaning given in the Interpretation Act on the reference date of this Agreement;

(f) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(g) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;

(h) the provisions of Section 25 of the Interpretation Act with respect to the calculation of time apply;
(i) all provisions are to be interpreted as always speaking;

(j) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers;

(k) reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

(l) any act, decision, determination, consideration, consent or exercise of discretion by a party, or other person, as provided in this Agreement must be performed, made or exercised acting reasonably.

2. **SECTION 219 COVENANT- LAND USE RESTRICTIONS**

i. The Owner and the District hereby covenant and agree as follows:

(a) the Land must be used only in accordance with this Agreement;

(b) the Dwelling Units on the Land must be used for the provision of Affordable Life Lease Housing or Seniors Rental Housing;

(c) the Land must be used for the provision of approximately forty-two (42) Dwelling Units, in a manner consistent with this Agreement;

(d) no Dwelling Unit on the Land shall be leased for more than the original lease cost plus 50% of any comparable market-unit increase;

(e) Dwelling Units on the Land shall only be used for life lease purposes, pursuant to Residency Agreements in compliance with governing legislation;

(f) no Dwelling Unit on the Land may be leased by any person for a term of less than thirty (30) days;

(g) the term of the life lease shall not exceed 30 years less a day;

(h) the Owner will advise all residents and potential residents of the limited parking on the Land and will not enter into a Residency Agreement with tenants who create parking demands that cannot be met on the Land;

(i) the Owner shall include in each Residency Agreement entered into after the date of this Agreement a clause entitling the Owner to terminate the Residency Agreement if the tenant uses or occupies, or allows use or occupation of, the Dwelling Unit in breach of any of the use and occupancy restrictions contained in this Agreement;
(j) the District will not support applications to stratify or subdivide buildings on the Land, nor allow Dwelling Units to be sold independently of each other; and

(k) the Owner will not cause or permit the Land, or any part thereof, or any building on the Land, to be Subdivided.

3. HOUSING AGREEMENT - TRANSFER RESTRICTIONS

   i. The Owner and the District hereby covenant and agree that the Owner must not sell or transfer, or agree to sell or transfer, any permanent interest in the Land or any building thereupon, other than as a full interest in the fee simple title to a purchaser that agrees to assume the terms and conditions of this Agreement. This section does not restrict the Owner from granting Residency Agreements, easements, rights of way and similar interests in land subject to this Housing Agreement and Section 219 Covenant having priority over such interests.

4. NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

   i. The Owner acknowledges and agrees that:

      (a) this Agreement constitutes both a covenant under Section 219 of the Land Title Act and a housing agreement entered into under Section 483 of the Local Government Act;

      (b) this Agreement shall be registered in the LTO by the District at the cost of the Owner in accordance with Section 483 of the Local Government Act; and

      (c) this Agreement shall be binding on all persons who acquire an interest in the Land after registration of this notice, and unless discharged in accordance with this Agreement, run with and bind the Land in accordance with Section 18 herein.

5. COMPLIANCE WITH AGREEMENT

   i. The Owner hereby irrevocably authorizes the District to make such inquiries as it considers reasonably necessary in order to confirm that the Owner is complying with this Agreement.

   ii. The Owner agrees that it will provide to the District a report in writing, to the reasonable satisfaction of the District, describing compliance with this Agreement.
6. **ENFORCEMENT AND WAIVER**

i. The rights given to the District by this agreement are permissive only and nothing in this agreement imposes any legal duty of any kind on the District to any one, or obliges the District to enforce this agreement, to perform any act or to incur any expense in respect of this agreement. Nothing contained or implied herein shall prejudice or affect the rights and powers of the District in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Land as if this Agreement had not been executed and delivered by the Owner.

ii. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement shall not be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

iii. The parties agree that the District is not obligated to inspect the Land or to otherwise ensure compliance with this Agreement, nor is the District obligated to remedy any default of this Agreement. A failure by the District to enforce this Agreement shall not constitute a waiver of any of the District’s rights herein.

iv. Notwithstanding any provision to the contrary in this Agreement, if the Owner is in default of its obligations in this Agreement then the District may, by written notice to the Owner, require such default to be corrected within thirty (30) days after receipt of such notice. If within the thirty (30) days after receipt of such notice the default has not been corrected or reasonable steps to correct the default have not been taken, the District, without limiting any other right it might have, may pursue a remedy consistent with the provisions described in Section 6 (v) and (vi) below.

v. No remedy under this Agreement is deemed to be exclusive but will, where possible, be cumulative with all other remedies available at law or in equity.

vi. The Owner covenants and agrees that, in addition to any remedies that are available under this Agreement or at law, the District is entitled to all equitable remedies, including specific performance, injunction and declarative relief to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

vii. An alleged waiver of any breach of this agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this agreement does not operate as a waiver of any other breach of this agreement.

7. **TERM**

i. This Agreement shall expire on the date that is sixty (60) years after the Occupancy Date.
ii. This Agreement shall run with and bind the Land in accordance with Section 18 herein for the Term of this Agreement.

iii. If this Agreement is discharged in accordance with Section 9 (i) or Section 12 (i) (c), both parties shall execute the discharge for filing in the LTO.

8. MANAGEMENT

i. The Owner further covenants and agrees that it or its operator will maintain the Dwelling Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands.

9. DISCHARGE OR AMENDMENT

i. Prior to the expiry of the Term, this Agreement may be discharged, amended or affected only by an instrument duly executed by both the Owner and the District. A unilateral discharge is the right of the District under Section 12 (i) (c).

ii. Pursuant to Section 483 (4) of the Local Government Act, this Agreement may be amended only by a bylaw adopted by the District, with the consent of the Owner.

10. INDEMNITY AND RELEASE

i. The Owner hereby releases and indemnifies and saves harmless the District and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all liabilities, loss, damage, costs (including without limitation, reasonable outside legal costs), expenses, actions, suits, debts, accounts, claims and demands, including without limitation, any and all claims of third parties (and including personal injury, death or damage occurring in or on the Land) (collectively the “Claims”), which all or any of them may suffer, incur or be put to arising directly or indirectly out of or in connection with this Agreement, including:

(a) any breach by the Owner of any covenant or agreement contained in or related to this Agreement;

(b) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Land or any Dwelling Unit or the enforcement of any Residency Agreement;

(d) the exercise by the District of any of its rights under this Agreement or an enactment; and/or

(e) the District refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on
the Land under the terms of this Agreement, provided the foregoing indemnity and release shall not apply to any Claims arising out of the negligence or willful misconduct of the District. Indemnity and release shall survive the termination of this Agreement.

11. BINDING AND BINDING EFFECT

i. This Agreement shall ensure the benefit of and be binding upon the parties here-to and their respective heirs, administrators, executors, successors, administrators and permitted assignees. Once a notice of this Agreement is filed in the LTO, the Agreement and, if applicable, any amendment to it, is binding on all persons who acquire an interest in the land affected by the Agreement, including all amendments thereto.

12. AGREEMENT FOR BENEFIT OF DISTRICT ONLY

i. The Owner and the District agree that:

(a) this Agreement is entered into only for the benefit of the District;

(b) this Agreement is not intended to protect the interests of the Owner, any resident, or any future owner, lessee, occupier or user of the Land or the building or any portion thereof; and

(c) the District may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

13. NO COMPENSATION

i. The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the District, for any decrease in the market value of the Land or for any obligations on the part of the Owner and its successors in interest or title which at any time results directly or indirectly from the operation of this Agreement.

14. NO PUBLIC LAW DUTY

i. Where the District is required or permitted by this Agreement to form an opinion, exercise a discretion, make a determination or give its consent, the Owner agrees that the District is under no public law duty of fairness or natural justice in that regard and agrees that the District may do any of those things in the same manner as if it were a private party and not a public body.

15. NOTICE

i. Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, or to the most recent postal address provided in a written notice given by each of the parties to the other. Any
notice which is delivered is to be considered to have been given on the date of
delivery.

16. SEVERABILITY

i. If any provision of this Agreement is found to be invalid or unenforceable, such
provision or any part thereof will be severed from this Agreement and the result-
ant remainder of this Agreement will remain in full force and effect.

17. SOLE AGREEMENT

i. This Agreement, and any documents signed by the Owner contemplated by this
Agreement, represents the whole agreement between the District and the Own-
er, and there are no warranties, representations, conditions or collateral agree-
ments made by the District or the Owner except as set forth in this Agreement.

18. COVENANT RUNS WITH THE LAND

i. This Agreement burdens and runs with the Land and every parcel into which it is
Subdivided. All of the covenants and agreements contained in this Agreement
are made by the Owner for itself, its personal administrators, successors and
assigns, and all persons who after the date of this Agreement acquire an interest
in the Land.

19. PRIORITY

i. The Owner will do everything necessary, at the Owner’s expense, to ensure that
this Agreement will be noted and registered against title to the Land in priority to
all financial charges and financial encumbrances which may have been regis-
tered or are pending registration against title to the Land save and except those
specifically approved in advance in writing by the District or in favour of the Dis-
trict, and that a notice under Section 483(5) of the Local Government Act will be
filed on the title on the Land.

20. LIMITATION ON OWNER’S OBLIGATIONS

i. The Owner is only liable for breaches of this Agreement that occur while the
Owner is the registered owner of the Land provided however that notwithstanding
that the Owner is no longer the registered owner of the Land, the Owner will re-
main liable for breaches of this Agreement that occurred while the Owner was
the registered owner of the Land.

21. NO JOINT VENTURE

i. Nothing in this Agreement constitutes the Owner as the agent, joint venturer, or
partner of the District or gives the Owner any authority to bind the District in any
way.
22. **JOINT AND SEVERAL**

i. If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

23. **APPLICABLE LAW**

i. Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

24. **FURTHER ACTS**

i. The Owner shall do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

25. **ENUREMENT**

i. This agreement binds the parties to it and their respective successors, heirs, executors and administrators.

26. **DEED AND CONTRACT**

i. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
IN WITNESS WHEREOF, the parties have hereunto set their hands as of the dates inscribed at a place within British Columbia:

THE CORPORATION OF THE DISTRICT OF MISSION

by its authorized signatory(ies):

On the ___ day of ______________, 2019.

____________________________________
District of Mission

____________________________________
District of Mission

CEDAR VALLEY MANOR LIFE LEASE SOCIETY.

by its authorized signatory(ies):

On the ___ day of ______________, 2019.

____________________________________
Society Board Director

____________________________________
Society Board Director
DISTRICT OF MISSION
DEVELOPMENT VARIANCE PERMIT DV18-024

Issued pursuant to Section 498 of the Local Government Act

Issued to:  Adam Goy
33356 Dalke Avenue, Mission BC V2V 6Y2

as the registered owner (hereinafter referred to as the Permittee) and shall only apply to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Mission, in the Province of British Columbia, and more particularly known and described as:

Address: 33356 Dalke Avenue
Parcel Identifier: 004-733-134
Legal Description: Lot 1 Section 28 Township 17 New Westminster District Plan 72263

1. The said lands are zoned Suburban 36 Secondary Dwelling (S36) Zone pursuant to “District of Mission Zoning Bylaw 5050-2009” as amended.

2. “District of Mission Zoning Bylaw” as amended is hereby varied in respect of the said lands as follows:
   (a) Section 402(D)(1)(Setback Rear) from 7.5m (24.6 ft.) to 1.78 ft. (5.8 ft.)
   (b) Section 402(I)(2)(Height of Accessory Building) from 6.0 m (19.7 ft.) to 8.4 m (27.5 ft.)

3. This Permit does not constitute a subdivision approval or a building permit.

4. This Permit applies only to the development or construction proposed within the associated Staff Report and does not apply to future construction or reconstruction.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Variance Permit is hereby issued by the Municipality signed by the Mayor and the Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year]

Pamela Alexis,
MAYOR

Jennifer Russell,
CORPORATE OFFICER
Development Variance Permit DV18-024