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 August 6, 2019 commenced at 6:00 p.m.

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

Council Members Absent:  Councillor Mark Davies (due to illness)

Staff Members Present:  Mike Younie, Chief Administrative Officer  Jennifer Russell, Corporate Officer  *Barry Azevedo, Manager of Environmental Services  *Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  Ken Bourdeau, Manager of Long Range Planning and Special Projects  Mike Dickinson, Senior Planner - Policy  *Mark Goddard, Assistant Fire Chief, Operations and Training  Jay Jackman, Manager of Development Engineering and Projects  Tracy Kyle, Director of Engineering and Public Works  *Norm MacLeod, Assistant Fire Chief, Emergency Planning and Fire Prevention  *Kerri Onken, Deputy Treasurer/Collector  Barclay Pitkethly, Deputy Chief Administrative Officer  Robert P給bow, Manager of Planning  Maureen Sinclair, Director of Parks, Recreation and Culture  *Brendan Schneeberger, Engineer-in-Training  Doug Stewart, Director of Finance  *Dale Unrau, Fire Chief  Allyssa Fischer, Administrative Assistant

*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 Crawford, and
   RESOLVED:
   1. That Late Item 8(c) “Update on Sanitary Sewer Crossing Project” be added to the agenda under Corporate Administration and Finance;
   2. That Item 7(a) “Building Bylaw Permit Fee Review,” Item 13(a) “Building Amending Bylaw 5837-2019-3590(4),” and Item 13(b) “Bylaw Notice Enforcement Amending Bylaw 5848-2019-5700(2)” be deferred to the August 19, 2019 Regular Council Meeting; and
3. That the agenda for the Regular Council meeting of August 6, 2019 be adopted as amended.

CARRIED

3. PUBLIC HEARINGS

Official Community Plan Amending Bylaw 5807-2018-5670(8)

A bylaw to amend District of Mission Official Community Plan Bylaw 5670-2017 in order to include the Cedar Valley Local Area Plan (CVLAP)

The purpose of the proposed Official Community Plan Bylaw amendment is to amend District of Mission Official Community Plan Bylaw 5670-2017 in order to include the Cedar Valley Local Area Plan (CVLAP) and to add Protected Natural Assets as a new designation. The purpose of the CVLAP is to provide additional land use policy guidance for the Cedar Valley neighbourhood.

The Mayor opened the public hearing.

The Manager of Long Range Planning and Special Projects showed a PowerPoint presentation that provided the following information:

- a brief background on the plans for the Cedar Valley area;
- public consultation and community engagement efforts;
- details regarding the proposed new Protected Natural Assets designation and the Bio-Inventory assessment process;
- the addition of new policies to encourage the construction of apartments;
- regulations clarifying the maximum allowable height and minimum floor space requirements for commercial buildings in identified Neighbourhood Centres;
- proposed changes to the Future Employment Lands to allow for concentrated development;
- a brief introduction to the Engineering Plan; and
- the next steps to implementing the CVLAP.

The Corporate Officer stated that the following correspondence pertaining to the proposed Official Community Plan amendment had been received:

- Letter from Maretta Beger, Referral Officer for People of the River Referrals Office (PRRO), confirming the Office has reviewed the CVLAP and attached their appraisal. The PRRO states their approval of the Plan on the condition that any future ground disturbances include an archaeological assessment by a professional archaeologist.

- Email from Damon and Tricia Eide dated July 12, 2019 stating their opposition to any path, trail, or walkway through the greenspace behind their property. They expressed concern regarding trespassing on their property and an increase in property crime in the area.

- Emails from Lorna and Dave French dated July 12, 2019 and August 2, 2019 in opposition to a trail in the green belt area behind Boothby Avenue. They expressed concern regarding the potential damage to an environmentally sensitive area and the increase in nuisance and crime in the Boothby area.

- Email from Shelley MacKenzie dated July 12, 2019 which included a petition dated July 6, 2012 signed by over 190 residents opposing any trail behind Boothby Avenue.
• Email from Bill and Alison Gemmill dated July 15, 2019 in regards to the proposed walking trail behind Boothby Avenue. They expressed concern regarding loss of privacy, trail maintenance, and an increase in crime in surrounding neighbourhoods.

• Email from Marilyn Clarkson dated August 2, 2019 stating her opposition to the proposed walkway in the Boothby greenbelt. She expressed concerns regarding negative environmental impacts, potential increase in crime in surrounding neighbourhoods, decrease in property values, and the lack of infrastructure in place to support a rapid increase in population.

• Email from Diane McCulloch dated August 2, 2019 expressing concern regarding the construction of a walking trail in the Boothby-Tunbridge greenbelt corridor. Her email included a petition of 417 signatures from residents in the Boothby area against the construction of a walking trail within the Boothby-Tunbridge PNA corridor and requesting its removal from the CVLAP.

• Email from Rocky Blondin dated August 4, 2019 in favour of the proposed trail in the Boothby-Tunbridge greenbelt corridor. He advocated for better trails and community connections throughout the Cedar Valley area and opposed an amendment that would remove the trail from the CVLAP. His email included an official response to the petition, citing an increase in property values and community fitness as well as protection of natural habitat as reasons the trail should proceed.

• Letter from Peter Loewen, President of the Canadian Home Builders’ Association of the Fraser Valley, dated August 6, 2019 expressing concern in regards to the proposed Protected Natural Assets designation. He asked Council to thoroughly review the PNA concept prior to adopting the CVLAP and consider:
  • whether the adoption of PNA will negatively impact Mission’s development approval process;
  • comprehensive costing of the District adoption the PNA designation;
  • consultation with other municipalities that have adopted the PNA approach;
  • consultation with the provincial government; and
  • consultation with Mission’s Development Liaison Committee (DLC).

• Emails from Gerald Heinrichs, Manny Deol, and Chris Hartman dated August 6, 2019 requesting Council defer the Protected Natural Assets provisions of the CVLAP until they have been reviewed by the DLC and provide staff and the DLC with time to work together on a solution.

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

Michael Alderking, Mission, gave a PowerPoint presentation on behalf of Boothby-area residents opposed to the creation of a walking trail in the Boothby-Tunbridge greenbelt corridor. He gave a breakdown of resident responses and described the area petitioned. He listed the following as reasons neighbours are opposing the trail:
  • the trail is an active animal corridor and recognized environmentally sensitive area. Constructing a trail may destroy the natural habitat;
  • the area needed time to re-establish itself after the realignment of Gaudin Creek;
  • the trail would not be lit at night and cannot be used safely and securely;
  • the propensity for noise and nuisance; and
  • the potential increase in damage to homeowners’ properties and forested areas.
Alan Palmer, Mission, expressed concerns with the Plan in regards to:

- allowing an increase in density without an offset in greenspace;
- excessive latecomer charges for developers and narrower profit margins compromising the quality of construction;
- lack of a tree replacement policy;
- the District was more concerned with minor items of the CVLAP and should focus on the construction of larger infrastructure such as a school and a fire station as outlined in the Plan;
- failure of the District to work with neighbours and arrive at a solution to the proposed trail after the initial petition was received in 2012;
- the single family residence to business property tax ratio;
- changes to the design of the Gaudin Creek realignment between the Cedar Valley Comprehensive Development Plan and the CVLAP;
- boundary changes to the Cedar Valley area that were not well known by the community at large; and
- lack of communication with Cedar Valley residents.

Rocky Blondin, Mission, questioned the validity of the petition. He stated his support for trails and better connections throughout Cedar Valley. He noted that the land in question was public land, not private, and should be used for public benefit. He stated that there was data to refute concerns raised by residents such as the increase in crime and decrease in property values.

Michael Alderking, continued his PowerPoint presentation on behalf of Boothby-area residents opposed to the creation of a walking trail in the Boothby-Tunbridge greenbelt corridor. He listed the following as further reasons neighbours were opposing the trail:

- the associated increase in cost to taxpayers including maintenance, policing, and fire services; and
- potential decrease in value for homes backing onto the greenbelt due to the loss of privacy.

He stated that Boothby-area residents were requesting that the trail be removed from the CVLAP, access into the corridor be restricted, “No Access” signage be installed at all entry/exit points to the corridor, and that the District plant trees to allow for the continued healthy growth of the forest floor and for the protection of the existing trees from windstorm damage.

He listed a number of alternate short-term solutions to the trail, including an asphalt pathway between the Cedar/Tunbridge commercial corridor and the townhouse development located at 32970 Tunbridge Avenue, additional street lights, and regular maintenance of the District’s existing trails.

Rocky Blondin, stated that there were already trails in the area and crime had not increased. He noted that trails provide children with access to a natural play area and requested an investment in bike amenities in the community to replace the loss of an area used by children for bike skills development.

Alan Palmer, expressed concern regarding the lack of parking in Cedar Valley residential neighbourhoods. He questioned why the District’s bylaws did not require screening between high density and low density developments.
Michael Alderking, discussed long-term alternate solutions to the proposed walking trail. He noted that connectivity was a problem in the Boothby area and requested a 3-4 metre-wide multi-use asphalt pathway be constructed along the north side of Tunbridge Avenue. He stated that watermains and sewer lines could be buried beneath the pathway rather than the roadway and that funding may be available via a grant from the Ministry of Transportation and Infrastructure Bike BC Program.

Mr. Alderking questioned why the proposed trail behind Boothby Avenue was listed as an existing trail on the Cedar Valley Engineering Plan.

In response, the Manager of Long Range Planning and Design stated that the trail's status as "existing" rather than "proposed" was a mapping error, and that the error had been corrected.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Official Community Plan Amending Bylaw 5807-2018-5670(8) closed.

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Gill, seconded by Councillor Pecas, and
RESOLVED: That Council now resolve itself into Committee of the Whole.
CARRIED

5. PUBLIC SAFETY AND HEALTH

Fire Rescue Services Master Plan

A report from the Fire Chief dated August 6, 2019, detailing the proposed Fire Protection Master Plan, was provided for the Committee’s information.

Ernie Polson of FireWise Consulting presented a PowerPoint on the Fire Protection Master Plan key findings and provided the following recommendations:

- overhaul staffing strategies including recruitment and use of Paid on Call staff;
- proceed with the construction of a fire station in the Cedar Valley area and begin to develop staffing plans for the fourth station;
- a business case for a training facility in Mission should be developed and submitted for consideration;
- identify key performance indicators and use them to track and assess progress through annual updates; and
- consider the development of a climate change plan.

Discussion ensued in regards to staffing levels, recruitment, public education, and financing.

Emergency Management Program Bylaw

A report from the Assistant Fire Chief dated August 6, 2019, detailing the proposed new Emergency Management Program Bylaw, was provided for the Committee’s information.
6. PARKS, RECREATION AND CULTURE

**ParticipACTION Community Better Challenge**

A report from the Deputy Director of Parks, Recreation & Culture dated August 6, 2019, regarding the results of the ParticipACTION Community Better Challenge, was provided for the Committee’s information.

It was noted that Mission was the winner of the $10,000 British Columbia Community Award and that the prize money would be provided in the form of micro-grants to community groups in Mission that support active initiatives.

**Water Fountain Request - Centennial Park**

A report from the Director of Parks, Recreation & Culture dated August 6, 2019, regarding the cost to install a water fountain in Centennial Park, was provided for the Committee’s information.

Discussion ensued in regards to vandalism and the maintenance and expense associated with installing a water fountain at the park.

7. DEVELOPMENT SERVICES

**Building Bylaw Permit Fee Review**

The Building Bylaw Permit Fee Review report was deferred to the August 19, 2019 Regular Council meeting.

**Housing Agreement - 34641 Lougheed Highway (Hope for Freedom Society)**

A report from the Planner dated August 6, 2019, regarding the proposed Housing Agreement between the District and Hope for Freedom Society for a supportive recovery home located at 34641 Lougheed Highway, was provided for the Committee’s information.

Staff support the Housing Agreement and, as such, have listed the District of Mission Housing Agreement – 34641 Lougheed Highway Bylaw 5851-2019 under the "Bylaws for Consideration" section of the Council Agenda.

8. CORPORATE ADMINISTRATION AND FINANCE

**2019 Property Tax Collection**

A report from the Deputy Treasurer/Collector dated August 6, 2019, regarding the 2019 property tax collection process, was provided for the Committee’s information.

**Request for a Council Representative/Liaison – Mission Division of Family Practice**

A report from the Executive Assistant dated August 6, 2019, seeking a representative/liaison for the Mission Division of Family Practice, was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

That Councillor Hamilton be appointed as Council’s representative/liaison to the Mission Division of Family Practice.

CARRIED
LATE ITEM - Update on Sanitary Sewer Crossing Project

A report from the Chief Administrative Officer dated August 6, 2019, detailing the progress of the Sanitary Sewer Crossing Project, was provided for the Committee's information.

The Mayor read a prepared statement that included the following information:

- the project has a shortfall of approximately $22 million, which would present a considerable burden to Mission taxpayers should the District be solely responsible for covering the shortfall;
- the new sewer crossing is needed to protect precious salmon and sturgeon habitat as well as the use of users downstream, and to prevent the halt of one of the province's fastest growing communities;
- an extension to the District's existing grant would be welcome as environmental approvals required to complete the river crossing works would likely not be issued in time to complete the work by the March 2020 deadline; and
- applying for future grants may require the District to relinquish the majority of its current grant.

The Mayor stated the following as the next steps in the implementation process:

- continuing dialogue with provincial and federal contacts in the hopes of obtaining a funding injection and/or the ability to maintain existing funding while applying for additional grants;
- enlisting the support of elected officials downriver of Mission; and
- formally requesting another extension to the March 2020 grant deadline.

The Manager of Development Engineering and Projects provided a brief update on the sewer crossing construction and noted that the District is in the process of submitting grant claims for the work completed to date.

9. RESOLUTION TO RISE AND REPORT

Moved by Councillor Crawford, seconded by Councillor Herar, and

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

CARRIED

10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED That the recommendations of the August 6, 2019 Committee of the Whole, as contained in items RC19/443 to RC19/451 be adopted.

CARRIED

11. COUNCIL COMMITTEE REPORTS

Moved by Councillor Crawford, seconded by Councillor Hamilton, and

RESOLVED: That the Mission Community Wellness Committee Workshop report – June 10, 2019 be received as information.

CARRIED
12. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Crawford, seconded by Councillor Gill, and

RESOLVED: That the following minutes be adopted:

(a) Regular Council Meeting (for the purpose of going into a closed meeting) – July 15, 2019

(b) Regular Council Meeting – July 15, 2019

CARRIED

13. BYLAWS FOR CONSIDERATION

Council consideration of Building Amending Bylaw 5837-2019-3590(4) and Bylaw Notice Enforcement Amending Bylaw 5848-2019-5700(2) was deferred to the August 19, 2019 Regular Council Meeting.

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED:

That Emergency Management Bylaw 5849-2019, a bylaw to improve emergency management and business continuity policies within the District of Mission, be read a first, second, and third time.

CARRIED

Moved by Councillor Crawford, seconded by Councillor Hamilton, and

RESOLVED:

That Housing Agreement - 34641 Lougheed Highway Bylaw 5851-2019, a bylaw to authorize the District of Mission to enter into a housing agreement with Hope for Freedom Society for the property located at 34641 Lougheed Highway, be read a first, second, and third time.

CARRIED

Discussion ensued in regards to Official Community Plan Amending Bylaw 5807-2018-5670(8) and the following concerns and questions were noted by Council:

- lack of information regarding the proposed changes between the Environmentally Sensitive Area (ESA) and Protected Natural Asset (PNA) designations;
- the impact to resident privacy if a trail was constructed within the proposed PNA designation;
- why staff had not forwarded the Plan to the Development Liaison Committee (DLC) for review;
- why density bonusing was included in the CVLAP prior to its approval in the Zoning Bylaw;
- if wider, multi-use pathways should be considered in future development areas;
- Whether the Official Community Plan Bylaw would need to be amended to replace ESA with PNA;
- if PNA was the common term used by the construction industry and surrounding municipalities; and
- if the trail could be constructed at a later date, after the habitat had settled from the realignment of Gaudin Creek.
In response, staff noted that:

- the FNA boundaries would remain unchanged from the existing ESA boundaries. The stimulus behind the name change was to help developers differentiate between provincial riparian area regulations and municipal requirements. The new designation would also provide staff with a routine procedure to process developer requests in environmentally sensitive areas;

- resident privacy would be considered through the Zoning Bylaw, which regulates setbacks from the property line as well as landscaping requirements;

- The DLC was established after the CVLAP project had gone forward for public consultation;

- Council was being asked to approve potential locations for density bonusing within Cedar Valley, but density bonusing would not be permitted until a new Zoning Bylaw was adopted;

- the construction of a multi-use pathway (MUP) would not be eligible for Development Cost Charge (DCC) funding and would need to be brought forward to Council as a budget request. It was noted that any roads with MUPs would require an increased road width allowance;

- other municipalities had adopted a system similar to PNA, but had developed their own terminology for the designation;

- staff were recommending the term PNA be used in the CVLAP and in the Official Community Plan Bylaw when Cedar Valley is referred to. At this time, staff were not recommending an amendment to replace the term ESA with PNA throughout the entire Official Community Plan Bylaw; and

- a small excavator will be used during the Gaudin Creek realignment in an effort to maintain as much vegetation as possible. The proposed location of the trail is approximately 20 metres from where Creek will be located and should not disturb the Creek habitat. If the trail was constructed in conjunction with the Gaudin Creek realignment, it would be done under the supervision of a biologist who would be able to provide environmental oversight.

Moved by Councillor Plecas, seconded by Councillor Gill, and

RESOLVED:

That third reading of Official Community Plan Amending Bylaw 5807-2018-5670(8), a bylaw to amend District of Mission Official Community Plan Bylaw 5670-2017 to include the Cedar Valley Local Area Plan (CVLAP), be deferred pending receipt of a further report from staff which will include the following information:

- a summary of the discussion between District staff and the Development Liaison Committee regarding the CVLAP;

- a comparison between the Environmentally Sensitive Area and Protected Natural Asset designations and further details regarding how PNA's will be processed and implemented;

- data in regards to the impacts of community trails on local neighbourhoods (i.e. crime, land value, nuisance); and

- images and/or drawings of what the proposed completed trail will look like.

CARRIED
Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:
That Zoning Amending Bylaw 5608-2016-5050(223) R16-027 (Gill), a bylaw to rezone the properties located at 8473 and 8511 Judith Street from Suburban 36 (S36) Zone to Urban Residential 465 (R465) Zone, be adopted.

CARRIED

Moved by Councillor Crawford, seconded by Councillor Plecas, and

RESOLVED:
That Zoning Amending Bylaw 5627-2017-5050(234) R16-037 (Dhaliwal), a bylaw to rezone property at 32857 Best Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be adopted.

CARRIED

Moved by Councillor Gill, seconded by Councillor Plecas, and

RESOLVED:
That Highway Closing and Undedication (Parr Avenue) Bylaw 5748-2018, a bylaw to close and undedicate a portion of Parr Avenue, be adopted.

CARRIED

Moved by Councillor Hamilton, seconded by Councillor Herar, and

RESOLVED:
That Zoning Amending Bylaw 5845-2019-5050(347) R19-004 (Grewal), a bylaw to rezone property at 32540 Fleming Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be adopted.

CARRIED

14. PERMITS FOR CONSIDERATION

Development Variance Permit DV16-018 (8473 and 8511 Judith Street)

Moved by Councillor Crawford, seconded by Councillor Plecas and

RESOLVED:
That Development Variance Permit DV16-018 (8473 and 8511 Judith Street) to vary Section 501 Urban Residential Zones, Part D. Setbacks, Subsection 1 of the Zoning Bylaw 5050-2009 by:
- Reducing the minimum rear lot line setback to a Principal Dwelling from 7.5 metres (24.6 feet) to 6.5 metres (21.3 feet) for the proposed lot 1.

be approved.

CARRIED

Development Variance Permit DV16-022 (32857 Best Avenue)

Moved by Councillor Crawford, seconded by Councillor Gill, and

RESOLVED:
That Development Variance Permit DV16-022 (32857 Best Avenue) to vary Section 502, Part C. Lot Area, Subsection 1 of the Zoning Bylaw 5050-2009 by:
• Reducing the lot depth from 30 metres (98.4 feet) to 28.4 metres (93.2 feet) for proposed lot B.

be approved.

CARRIED

15. RESOLUTIONS RELEASED FROM CLOSED

Economic Development Select Committee (EDSC) Appointments

The following resolution was released from the Closed Council meeting held on July 15, 2019:

    Economic Development Select Committee (EDSC) Appointments
    That the following two individuals were appointed to the EDSC for a two-year term commencing July 1, 2019:
    • Allan Main – Executive Director, Community Futures North Fraser; and
    • Chris Hartman – VP Development, Polygon Homes.

16. NEW/OTHER BUSINESS

There was no new/other business.

17. NOTICES OF MOTION

There were no notices of motion.

18. QUESTION PERIOD

Alan Palmer, Mission, asked if staff had compared the new Cedar Valley Local Area Plan to the Cedar Valley Comprehensive Development Plan.

The Manager of Long Range Planning and Design stated that potential trail locations were identified in both plans.

19. ADJOURNMENT

Moved by Councillor Herar, seconded by Councillor Plecas, and

RESOLVED  That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:01 p.m.

PAMELA ALEXIS,
MAYOR

JENNIFER RUSSELL,
CORPORATE OFFICER