

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 November 4, 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: Jennifer Russell, Corporate Officer
*Rogine Battel, Manager of RCMP Administration
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
*Stephen Corp, Officer in Charge, Mission RCMP Detachment
*Heather Gherman, Manager of Human Resources
Jay Jackman, Manager of Development Engineering and Projects
Tracy Kyle, Director of Engineering and Public Works
*Kerri Onken, Deputy Treasurer/Collector
Scott Ross, Manager of Accounting Services
Dan Sommer, Director of Development Services
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

RC19/648
NOV. 04/19

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED: That the agenda for the Regular Council meeting of November 4, 2019 be adopted.

CARRIED

3. PUBLIC BUDGET CONSULTATION

RC19/649
NOV. 04/19

The Deputy Treasurer/Collector provided a presentation detailing Council's 2020 proposed budget. The presentation included an overview of the budget process, operating and capital, reserves, debt, utility operations, and forestry enterprise.

The following recommendations are proposed as part of the 2020 financial plan:

- 4.99% increase to property taxes;
- 1% (\$4.80) increase to water flat rate user fees;
- 5.4% (\$23.40) increase to sewer flat rate user fees;
- 2% (\$5.90) increase to curbside pick-up of garbage and recycling/compost flat rate user fees; and

- 16.86% increase to the drainage levy.

There were no questions or comments from the public.

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC19/650
NOV. 04/19

Moved by Councillor Davies, seconded by Councillor Plecas, and

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

CARRIED

5. PUBLIC SAFETY AND HEALTH

RC19/651
NOV. 04/19

RCMP Quarterly Report

A report from the Officer-in-Charge of the Mission RCMP Detachment dated November 4, 2019, regarding the Mission RCMP Detachment's quarterly report for July to September, 2019, was provided for the Committee's information.

Inspector Corp reviewed several key items in his report including crime reduction statistics, priorities, notable milestones, and initiatives for the remainder of the year. He noted that 2019 marked the first year that the RCMP were required to report unsubstantiated calls and that it would be difficult to compare data between 2018 and 2019.

Discussion ensued, and Inspector Corp answered Council's questions in regards to policing issues surrounding homelessness, break and enter statistics, and the District's speed watch program.

6. DEVELOPMENT SERVICES

RC19/652
NOV. 04/19

Rezoning Application (R19-020) - 31668 Israel Avenue

A report from the Planner dated November 4, 2019, regarding a development application for the property located at 31668 Israel Avenue, was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for November 18, 2019 subject to Council granting second reading to the related zoning amending bylaw.

RC19/653
NOV. 04/19

Rescind Rezoning Application (R18-018) - 33355 Richards Avenue

A report from the Planner dated November 4, 2019, regarding a request to rescind a rezoning application for the property located at 33355 Richards Avenue, was provided for the Committee's information.

Staff have listed the bylaw under the "Bylaws for Consideration" section of the Council agenda.

RC19/654
NOV. 04/19

Adoption Report (R18-003) – 31802 Hillcrest Avenue, 31896 Raven Avenue, 7233 Wren Street and 31831, 31941, 31971 Lougheed Highway

A report from the Manager of Planning dated November 4, 2019, regarding a development application for the properties located at 31802 Hillcrest Avenue, 31896 Raven Avenue, 7233 Wren Street and 31831, 31941, 31971 Lougheed Highway, was provided for the Committee's information.

Staff have listed the bylaw for adoption under the "Bylaws for Consideration" section of the Council agenda.

Discussion ensued in regards to traffic flow, sidewalk improvements, and storm water drainage. It was noted that any servicing issues would be dealt with through the subdivision approval process.

RC19/655
NOV. 04/19

Development Variance Permit (DV18-016) - 8208 Stave Lake Street, 33996, 34038 and 34048 Parr Avenue

A report from the Manager of Planning dated November 4, 2019, regarding a development variance permit application for the properties located at 8208 Stave Lake Street, 33996, 34038 and 34048 Parr Avenue, was provided for the Committee's information.

Staff support the proposed revisions to the requested development variance permit and, as such, have listed it under the "Permits for Consideration" section of the Council agenda.

RC19/656
NOV. 04/19

Temporary Use Permit Renewal (TP16-001) - 8977 Cedar Street

A report from the Planner dated November 4, 2019, regarding the renewal of a Temporary Use Permit for the property located at 8977 Cedar 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 Temporary Use Permit TP16-001 (renewal) for approval under the "Permits for Consideration" section of the Council agenda.

7. ENGINEERING AND PUBLIC WORKS

RC19/657
NOV. 04/19

Ministry of Transportation and Infrastructure Updates

A report from the Director of Engineering & Public Works dated November 4, 2019, providing an update on the status of Ministry of Transportation and Infrastructure projects throughout Mission, was provided for the Committee's information.

Discussion ensued, and further details were provided on ongoing and current projects, including deck repairs to the Murray Street overpass, traffic flow improvements between Murray Street and Stave Lake Street, Highway 7 and Dewdney Trunk Road intersection improvements, Highway 7 and 11 intersection improvements, and the Highway 7 four-laning project between Maple Ridge and Mission.

8. CORPORATE ADMINISTRATION AND FINANCE

RC19/658
NOV. 04/19

Investment Holdings Quarterly Report – September 30, 2019

A report from the Manager of Accounting Services dated November 4, 2019, providing an update on the District's investment holdings as of September 30, 2019, was provided for the Committee's information.

RC19/659
NOV. 04/19

Development Cost Charge CPI Increase

A report from the Director of Finance dated November 4, 2019, regarding a proposed amendment to the District of Mission Development Cost Charge Bylaw 5714-2018 to increase the development cost charges levied by the District, was provided for the Committee's information.

9. RESOLUTION TO RISE AND REPORT

RC19/660
NOV. 04/19

Moved by Councillor Davies, 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

There were no recommendations.

11. COUNCIL COMMITTEE REPORTS AND MINUTES

RC19/661
NOV. 04/19

Council provided updates on recent committee and association meetings.
Moved by Councillor Davies, seconded by Councillor Plecas, and
RESOLVED:
That the draft of the Mission Community Wellness Committee meeting minutes from September 30, 2019 be received as information.
CARRIED

12. COUNCIL MEETING MINUTES FOR APPROVAL

RC19/662
NOV. 04/19

Moved by Councillor Davies, seconded by Councillor Herar, and
RESOLVED: That the following minutes be adopted:
(a) Regular Council Meeting (for the purpose of going into a closed meeting) – October 21, 2019
(b) Regular Council Meeting – October 21, 2019
CARRIED

13. BYLAWS FOR CONSIDERATION

RC19/663
NOV. 04/19

Moved by Councillor Gill, seconded by Councillor Plecas, and
RESOLVED:
That Zoning Amending Bylaw 5877-2019-5050(358) R19-010 (Robertson), a bylaw to rezone property at 31668 Israel Avenue from Rural 16 (RU16) Zone to Suburban 36 Secondary Dwelling (S36s) Zone, be **read a first and second time**.
CARRIED

RC19/664
NOV. 04/19

Moved by Councillor Hamilton, seconded by Councillor Crawford, and
RESOLVED:
That Development Cost Charge Amending Bylaw 5878-2019-5714(1), a bylaw to increase the development cost charges levied by the District by 2.9%, an amount equal to the annual Vancouver Consumer Price Index, be **read a first, second, and third time**.
CARRIED

RC19/665
NOV. 04/19

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:

That first, second, and third readings of Zoning Amending Bylaw 5803-2018-5050(323) R18-018 (Burfoot), a bylaw to rezone property at 33355 Richards Avenue from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone and Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **rescinded**.

CARRIED

RC19/666
NOV. 04/19

Moved by Councillor Crawford, seconded by Councillor Gill, and

RESOLVED:

That Street Naming Bylaw (Barker Court and Best Avenue Extension) 5769-2018, a bylaw to name a new road and an extension for an existing road, be **read a second and third time**.

CARRIED

RC19/667
NOV. 04/19

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Zoning Amending Bylaw 5756-2018-5050(298) R18-003 (Elevate Development Corporation), a bylaw to rezone property at 31802 Hillcrest Avenue, 31896 Raven Avenue, 7233 Wren Street and 31831, 31941, 31971 Lougheed Highway from a variety of commercial and residential zones to Comprehensive Development Zone CD41 (CD41), be **adopted**.

CARRIED

14. PERMITS FOR CONSIDERATION

RC19/668
NOV. 04/19

Development Permit Application DP18-002 (31802 Hillcrest Avenue, 31896 Raven Avenue, 7233 Wren Street and 31831, 31941, 31971 Lougheed Highway)

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:

That Development Permit Application DP18-002 (31802 Hillcrest Avenue, 31896 Raven Avenue, 7233 Wren Street and 31831, 31941, 31971 Lougheed Highway) to supplement Zoning Bylaw 5050-2009, as amended, in respect to the above-noted properties as follows:

- building design, and siting to be as shown on Drawings Numbered DP0.0 to DP12.0 inclusive, dated May 3, 2018 from Atelier Pacific Architecture Inc.;
- landscaping to be as shown on Drawings Numbered L-01 to LD-04 inclusive, dated March 20, 2018 from van der Zalm + Associates Inc.; and
- minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

be **approved**.

CARRIED

RC19/669
NOV. 04/19

Development Variance Permit Application DV18-016 (8208 Stave Lake Street, 33996, 34038 and 34048 Parr Avenue)

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED:

That Development Variance Permit Application DV18-016 (8208 Stave Lake Street, 33996, 34038 and 34048 Parr Avenue) to vary Zoning Bylaw 5050-2009, as amended, in respect to the above-noted properties as follows:

- Section 603 (C) Lot Area (1) to reduce the required lot depth of lots 20, 35, 36, 37, 38 and 39 from 30 metres to the lot depth as follows:
 - (i) Lot 20 - 29.2 metres
 - (ii) Lot 35 - 28.0 metres
 - (iii) Lot 36 - 28.5 metres
 - (iv) Lot 37 - 28.6 metres
 - (v) Lot 38 - 29.5 metres
 - (vi) Lot 39 - 29.5 metres
- Section 603 (C) Lot Area to reduce the required width of lots 36 and 42 from 16 metres to 13.8 metres
- Section 603 (D) Setbacks (1) to reduce the side setback for the lots 29, 30, 31, 32, 33, 34 and 35 for the construction of a duplex from the 4.5 metres combined to a setback of 1.5 metres per lot;
- Section 603 (C) Lot Area (3) to exempt this development from the provision which states that areas of 33% in slope be excluded from minimum Lot Area, Lot Depth or Lot Width; and
- Section 603 (D) Setbacks (4) to reduce the setback from undevelopable areas for lots 35 and 36 from 6.0 metres to 1.5 metres.

be **approved**.

CARRIED

RC19/670
NOV. 04/19

Temporary Use Permit Application (Renewal) TP16-001 (8977 Cedar Street)

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Temporary Use Permit Application TP16-001 (8977 Cedar Street) be renewed to allow for the addition of the following principal use:

- Valley Christian School's play area, modular classrooms and offices, storage, and a caretaker's residence; and
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of three (3) 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

15. CORRESPONDENCE

RC19/671
NOV. 04/19

A letter dated October 16, 2019 from the Mayor of the Township of Langley regarding the implementation of an Inter-Municipal Business Licence for ridehailing was provided for Council's information.

Staff were directed to bring back a report to Council detailing additional suggestions for inclusion in a Inter-Municipal Business Licence, including ridehailing and food trucks.

16. NEW/OTHER BUSINESS

There was no new/other business.

17. NOTICES OF MOTION

RC19/672
NOV. 04/19

Councillor Gill asked Council to consider directing staff to investigate the cost of installing a pump track, north of the new skate park, at the Leisure Centre.

Discussion ensued in regards to use, size, and location of the pump track, and several Councillors expressed concern in regards to the suitability of the proposed location. It was noted that additional locations could be investigated.

Moved by Councillor Gill, seconded by Councillor Herar, and

RESOLVED:

That staff investigate the cost of building and maintaining a pump track at a suitable location and report back to Council.

CARRIED

18. QUESTION PERIOD

There were no questions from the public.

19. ADJOURNMENT

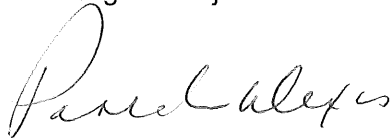
RC19/673
NOV. 04/19

Moved by Councillor Gill, seconded by Councillor Herar, and

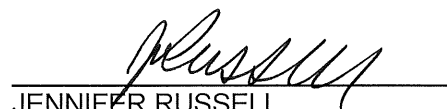
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:13 p.m.



PAMELA ALEXIS,
MAYOR



JENNIFER RUSSELL,
CORPORATE OFFICER