

MINUTES of the REGULAR MEETING of the COUNCIL of the DISTRICT OF MISSION and COMMITTEE OF THE WHOLE held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on January 20, 2020 commenced at 6:00 p.m.

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

Council Members Absent: Councillor Mark Davies

Staff Members Present: Mike Younie, Chief Administrative Officer
Jennifer Russell, Corporate Officer
Rogine Battel, Manager of RCMP Administration
Tracy Kyle, Director of Engineering and Public Works
Barclay Pitkethly, Deputy Chief Administrative Officer
Robert Publow, Manager of Planning
Dan Sommer, Director of Development Services
Doug Stewart, Director of Finance
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

RC20/031
JAN. 20/20

Moved by Councillor Herar, seconded by Councillor Crawford, and

RESOLVED:

1. That Item 4, the Public Hearing for Zoning Amending Bylaw 5904-2019-5050(367), be rescheduled to the February 3, 2020 Regular Council Meeting.
2. That the agenda for the Regular Council meeting of January 20, 2020 be adopted as amended.

CARRIED

3. PROCLAMATIONS

RC20/032
JAN. 20/20

Moved by Councillor Plecas, seconded by Councillor Gill, and

RESOLVED: That February 1, 2020 be proclaimed "Royal Canadian Mounted Police Appreciation Day" within the District of Mission.

CARRIED

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC20/033
JAN. 20/20

Moved by Councillor Crawford, seconded by Councillor Hamilton, and

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

CARRIED

5. DEVELOPMENT SERVICES

RC20/034
JAN. 20/20

Termination of Land Use Contract (LUC18-024) - 33214, 33220, 33242, 33252, and 33262 Cherry Avenue

A report from the Planner dated January 20, 2020, regarding the termination of a Land Use Contract for the properties located at 33214, 33220, 33242, 33252, and 33262 Cherry Avenue, was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for February 3, 2020 subject to Council granting first and second readings of the Land Use Contract Repeal and Zoning amending bylaws.

RC20/035
JAN. 20/20

Development Application (P2017-065) - 8924 Cedar Street

A report from the Senior Planner - Policy dated January 20, 2020, regarding a development application for the property located at 8924 Cedar Street, was provided for the Committee's consideration.

Staff supports the application moving forward and will schedule the Public Hearing for February 3, 2020 subject to Council granting first and second readings of the related Official Community Plan and Zoning amending bylaws.

Discussion ensued and Council raised the following questions and concerns:

- why the applicant was proposing to remove land that had been designated as a *Protected Natural Asset*;
- if the proposed MT79 Zone was appropriate given the number of requested variances;
- lack of supplementary vehicle entrance and exit points in addition to the main entrance and exit off of Cedar Street;
- developer contribution to the construction a future sidewalk along Cedar Street;
- emergency and service vehicle access to the property; and
- the project's connectivity to surrounding parcels upon their redevelopment.

In response to the questions and concerns noted by the Committee, staff noted that:

- the land proposed for redesignation was of no significant environmental value and its removal was in compliance with the Cedar Valley Local Area Plan (CVLAP);
- additional vehicle access points would become available as surrounding parcels were redeveloped and that supplementary road connections were outlined in the CVLAP.

Moved by Councillor Crawford, and

RECOMMENDED:

That Official Community Plan Amending Bylaw 5829-2019-5670(10) be amended by replacing the words "*Environmentally Sensitive Area*" with "*Protected Natural Asset*" in every place it appears in the Bylaw.

CARRIED

RC20/036
JAN. 20/20

Business Owner Request to Re-introduce Pawnshop Uses in the Downtown

A report from the Senior Planner dated January 20, 2020, regarding a request to re-introduce a pawnshop use in the downtown core, was provided for the Committee's information.

Discussion ensued, and members of Council described the efforts undertaken to revitalize downtown Mission and expressed their desire for the preservation of the work completed to date.

6. ENGINEERING AND PUBLIC WORKS

RC20/037
JAN. 20/20

Mission Traffic and Transit Committee Terms of Reference Amendments

A report from the Director of Engineering and Public Works dated January 20, 2020, regarding proposed amendments to the Mission Traffic and Transit Committee Terms of Reference, was provided for the Committee's consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

That the proposed changes to the Mission Traffic and Transit Committee Terms of Reference, as presented in the report from the Director of Engineering & Public Works dated January 20, 2020 be adopted.

CARRIED

7. CORPORATE ADMINISTRATION AND FINANCE

RC20/038
JAN. 20/20

Renewal of Real Estate Services Agreement

A report from the Chief Administrative Officer dated January 20, 2020, regarding the renewal of the District's Real Estate Services Agreement with Mr. Jag Cheema, was provided for the Committee's consideration.

Moved by Councillor Herar, and

RECOMMENDED:

That the existing Real Estate Services agreement with Mr. Jag Cheema be extended for an additional two years.

CARRIED

8. RESOLUTION TO RISE AND REPORT

RC20/039
JAN. 20/20

Moved by Councillor Plecas seconded by Councillor Crawford, and

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

CARRIED

9. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC20/040
JAN. 20/20

Moved by Councillor Plecas, seconded by Councillor Crawford, and

RESOLVED: That the recommendations of the January 20, 2020 Committee of the Whole, as contained in items RC20/034 to RC20/038 be adopted.

CARRIED

10. COUNCIL COMMITTEE REPORTS AND MINUTES

RC20/041
JAN. 20/20

Moved by Councillor Crawford, seconded by Councillor Hamilton, and

RESOLVED: That the following items be received as information:

- (a) Joint Shared Services Committee Meeting minutes - November 14, 2019
- (b) Cultural Resources Commission Meeting minutes - November 20, 2019
- (c) Mission Community Heritage Commission Meeting minutes - December 4, 2019

CARRIED

11. COUNCIL MEETING MINUTES FOR APPROVAL

RC20/042
JAN. 20/20

Moved by Councillor Crawford, 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) – January 6, 2020
- (b) Regular Council Meeting – January 6, 2020

CARRIED

12. BYLAWS FOR CONSIDERATION

RC20/043
JAN. 20/20

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Land Use Contract Repeal Bylaw 5905-2020 LUC18-024 (District of Mission), a bylaw to terminate Land Use Contract 610-1977 for the properties at 33214, 33220, 33242, 33252, and 33262 Cherry Avenue, be **read a first and second time**.

CARRIED

RC20/044
JAN. 20/20

Moved by Councillor Herar, seconded by Councillor Crawford, and

RESOLVED:

That Zoning Amending Bylaw 5906-2020-5050(368) LUC18-024 (District of Mission), a bylaw to rezone the properties at 33214, 33220, 33242, 33252, and 33262 Cherry Avenue from Suburban 36 (S36) Zone to Urban Residential 558 (R558) Zone, be **read a first and second time**.

CARRIED

RC20/045
JAN. 20/20

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5829-2019-5670(10), a bylaw to redesignate portions of the property located at 8924 Cedar Street from *Protected Natural Assets* to *Attached Multi-unit Residential* and from *Attached Multi-unit Residential* to *Protected Natural Assets*, be **read a second time, as amended**.
2. That in accordance with Section 477 of the *Local Government Act*, Council has considered Official Community Plan Amending Bylaw 5829-2019-5670(10) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

CARRIED

RC20/046
JAN. 20/20

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Zoning Amending Bylaw 5830-2019-5050(337) R17-043 (Mangat), a bylaw to rezone property at 8924 Cedar Street from Suburban 36 (S36) Zone to Multiple Family 79 Townhouse (MT79) Zone and Institutional Parks, Recreation and Civic Zone (IPRC) Zone, be **read a first and second time**.

OPPOSED: Councillor Plecas

CARRIED

RC20/047
JAN. 20/20

Moved by Councillor Plecas, seconded by Councillor Crawford, and

RESOLVED:

That Zoning Amending Bylaw 5760-2018-5050(300) R18-014 (Khangura), a bylaw to rezone property at 32654 Cherry Avenue from Residential Compact 372 (RC372) Zone to Residential Compact 465 Zone (RC465), be **adopted**.

CARRIED

RC20/048
JAN. 20/20

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Zoning Amending Bylaw 5805-2018-5050(324) R18-041 (Poirier), a bylaw to rezone the property at 29873 Dewdney Trunk Road from Institutional Assembly (IA) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **adopted**.

CARRIED

RC20/049
JAN. 20/20

Moved by Councillor Hamilton, seconded by Councillor Herar, and

RESOLVED:

That Zoning Amending Bylaw 5901-2019-5050(364) R19-025 (Saddle Ridge Developments Ltd.), a bylaw to rezone property at 8437 McKenzie Street from Rural 80 (RU80) Zone to Rural 80 Secondary Dwelling (RU80s) Zone, be **adopted**.

CARRIED

RC20/050
JAN. 20/20

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:

That Zoning Amending Bylaw 5903-2019-5050(366) R19-018 (Mission Hospice Society), a bylaw to rezone property at 32180 Hillcrest Avenue from Urban Residential 558 Secondary Dwelling (R558s) Zone to Comprehensive Development 46 (CD46) Zone, be **adopted**.

CARRIED

13. CORRESPONDENCE

Council reviewed a letter dated January 6, 2020 from the Executive Director of the Lower Mainland Local Government Association regarding the Association's call for resolutions and nominations for the 2020 Annual General Meeting. Council received the correspondence as an informational item.

14. NEW/OTHER BUSINESS

There was no new/other business.

15. NOTICES OF MOTION

There were no notices of motion.

16. QUESTION PERIOD

There were no questions from the public.

17. ADJOURNMENT

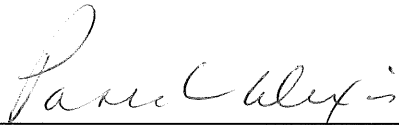
RC20/051
JAN. 20/20

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 6:50 p.m.



PAMELA ALEXIS,
MAYOR



JENNIFER RUSSELL,
CORPORATE OFFICER