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 18, 2020 commenced at 6:00 p.m.

Council Members Present: Councillor Danny Plecas, Acting Mayor
Councillor Cal Crawford
Councillor Mark Davies
Councillor Jag Gill
Councillor Carol Hamilton
Councillor Ken Herar

Council Members Absent: Mayor Pam Alexis

Staff Members Present: Barclay Pitkethly, Deputy Chief Administrative Officer
Jennifer Russell, Corporate Officer
*Kirsten Hargreaves, Manager of Social Development
Tracy Kyle, Director of Engineering and Public Works
*Kerri Onken, Deputy Treasurer/Collector
Robert Publow, Manager of Planning
*Scott Ross, Manager of Accounting Services
*Clare Seeley, Manager of Tourism
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

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

2. ADOPTION OF AGENDA

   Moved by Councillor Herar, seconded by Councillor Crawford, and

   RESOLVED: That the agenda for the Regular Council meeting of February 18, 2020 be adopted.

   CARRIED

3. DELEGATIONS

   RC20/087
   FEB. 18/20

   Kirsten Hargreaves and Katelyn Pesut

   Kirsten Hargreaves and Katelyn Pesut appeared before Council to discuss the 2020 Homeless Count in Mission. Ms. Hargreaves stated that the Fraser Valley homeless count is undertaken every three years to determine the number and needs of people who are homeless throughout the Fraser Valley. She outlined the community coordination process and shared statistics from the past five homeless counts. She stated that a presentation of the results would be made to Council in the fall of 2020.

   Ms. Hargreaves answered Council’s questions in regards to the accuracy of the numbers reported in the count, how the numbers influenced funding levels, and the geographical areas to be targeted during the 2020 count.
Michelle Rhodes

Michelle Rhodes, Chair of the Mission Community Heritage Commission, appeared before Council to discuss the 2020 Heritage Awards and Heritage Week in Mission. She stated that in the absence of any Heritage Awards nominations in 2020, the Commission had decided to highlight two local businesses, Rex Cox Mens Wear and Eddy Match Company, and provided a brief history of both organizations.

Ms. Rhodes stated that 2020 Heritage Week would take place from February 17 to 23 and noted that a number of events had been planned by the Mission Archives and Mission Museum to celebrate Mission’s history.

Heritage Week Proclamation

Moved by Councillor Davies, seconded by Councillor Gill, and
RESOLVED:
That February 17-23, 2020 be proclaimed "Heritage Week" within the District of Mission.
CARRIED

4. PRESENTATIONS

Maria Sunderland, BC Corrections

Maria Sunderland, BC Corrections, appeared before Council to provide an overview of the BC Corrections organization. She presented information on the services provided by the organization, how supervision services were determined, and core programs administered by the organization.

Discussion ensued, and Ms. Sunderland answered Council’s questions in regards to the public notification process for released offenders, types of conditional release, local programming options for inmates released on probation, and the role of the local police force in monitoring individuals deemed a high risk to reoffend.

5. PUBLIC HEARINGS

Land Use Contract Repeal Bylaw 5908-2020

LUC18-025 (District of Mission) – a bylaw to terminate Land Use Contract 628-1977 for the properties at 8481, 8515, 8523, 8531, 8536, 8528, and 32282 Terris Street
-AND-

Zoning Amending Bylaw 5909-2020-5050(369)

LUC18-025 (District of Mission) – a bylaw to rezone property at 8481, 8515, 8523, 8531, 8536, 8528, and 32282 Terris Street from Rural Residential 7 (RR7) Zone to Suburban 36 (S36) Zone

The purpose of the proposed Land Use Contract Repeal bylaw is to discharge Land Use Contract 628-1977 for the properties at 8481, 8515, 8523, 8531, 8536, 8528, and 32282 Terris Street.

The purpose of the proposed Zoning bylaw amendment is to rezone the properties at 8481, 8515, 8523, 8531, 8536, 8528, and 32282 Terris Street from Rural Residential 7 (RR7) Zone to Suburban 36 (S36) Zone to maintain the properties’ current uses. There are no proposed changes to the existing buildings or land use. The subject property is legally described in Appendix 1 of proposed Zoning Amending Bylaw 5909-2020-5050(369).
The Acting Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Overview of District’s Land Use Contract termination project.
2. Purpose and outline of the proposal.
3. Subject property map.

The Corporate Officer stated that no written submissions pertaining to the subject application had been received.

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

Hearing no questions or comments, the Acting Mayor declared the Public Hearing for District of Mission Land Use Contract Repeal Bylaw 5908-2020 and Zoning Amending Bylaw 5909-2020-5050(369) (LUC18-025 District of Mission) closed.

Land Use Contract Repeal Bylaw 5910-2020

LUC18-021 (District of Mission) – a bylaw to terminate Land Use Contract 378-1974 for the property at 7581 Cedar Street

-AND-

Zoning Amending Bylaw 5911-2020-5050(370)

LUC18-021 (District of Mission) – a bylaw to rezone property at 7581 Cedar Street from Residential Two Unit (RT465) Zone to Multiple Family 52 Apartment (MA52) Zone

The purpose of the proposed Land Use Contract Repeal bylaw is to discharge Land Use Contract 378-1974 for the property at 7581 Cedar Street.

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 7581 Cedar Street from Residential Two Unit (RT465) Zone to Multiple Family 52 Apartment (MA52) Zone to maintain the properties’ current uses. There are no proposed changes to the existing buildings or land use. The subject property is legally described in Appendix 1 of proposed Zoning Amending Bylaw 5911-2020-5050(370).

The Acting 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. Subject property map.

The Corporate Officer stated that no written submissions pertaining to the subject application had been received.

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

Hearing no questions or comments, the Acting Mayor declared the Public Hearing for District of Mission Land Use Contract Repeal Bylaw 5910-2020 and Zoning Amending Bylaw 5911-2020-5050(370) (LUC18-021 District of Mission) closed.
6. **RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

Moved by Councillor Crawford, seconded by Councillor Hamilton, and

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

CARRIED

7. **PARKS, RECREATION AND CULTURE**

**Poverty Reduction Planning and Action Program Grant Application**

A report from the Manager of Social Development dated February 18, 2020, seeking endorsement for a Poverty Reduction Planning and Action Program Grant application, was provided for the Committee's consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

That the Poverty Reduction Planning and Action Program Grant Application be endorsed.

CARRIED

8. **DEVELOPMENT SERVICES**

**Mission Community Heritage Commission 2020 Work Plan**

A report from the Senior Planner dated February 18, 2020, regarding the Mission Community Heritage Commission's 2020 Work Plan, was provided for the Committee's information.

Moved by Councillor Crawford, and

RECOMMENDED:

That the Mission Community Heritage Commission's 2020 Work Plan, as described in the Senior Planner's report dated February 18, 2020, be approved.

CARRIED

**Waterfront Comprehensive Planning Area**

A report from the Director of Development Services dated February 18, 2020, regarding the proposed Waterfront Comprehensive Planning Area designation, was provided for the Committee's consideration.

Official Community Plan Amending Bylaw 5912-2020-5670(15) is listed for first reading under the "Bylaws for Consideration" section of the agenda.

Moved by Councillor Crawford, and

RECOMMENDED:

That upon due consideration of Section 475 of the Local Government Act, referrals go forward for Official Community Plan Amending Bylaw 5912-2020-5670(15) in accordance with LAN.47 Official Community Plan Referral Policy, that the persons, organizations, and authorities receiving those consultations referrals are considered to be those affected for purposes of this section.

CARRIED
Termination of Land Use Contract (LUC18-022) - Multiple Addresses on Badger Avenue, Boxer Court, Bobcat Drive, Bighorn Terrace and Antelope Avenue

A report from the Manager of Long Range Planning and Special Projects dated February 18, 2020, regarding the proposed termination of the Land Use Contract for multiple addresses on Badger Avenue, Boxer Court, Bobcat Drive, Bighorn Terrace, and Antelope Avenue, was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for March 2, 2020 subject to Council granting first and second readings of the related Land Use Contract Repeal and Zoning Amending bylaws.

Termination of Land Use Contract (LUC18-028) - 7436 Stave Lake Street

A report from the Manager of Long Range Planning and Special Projects dated February 18, 2020, regarding the proposed termination of the Land Use Contract for 7436 Stave Lake Street, was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for March 2, 2020 subject to Council granting first and second readings of the related Land Use Contract Repeal and Zoning Amending bylaws.

Development Permit Application (DP19-129) - 32545 London Avenue

A report from the Senior Planner dated February 18, 2020, regarding a Development Permit application for the property at 32545 London Avenue was provided for the Committee's information.

Staff support the application moving forward and, as such, have listed Development Permit DP19-129 under the "Permits for Consideration" section of the agenda.

Development Variance Permit Application (DV19-018) - 32925 - 3rd Avenue (lots 17 and 18)

A report from the Planner dated February 18, 2020, regarding a Development Variance Permit application for the property at 32925 - 3rd Avenue, was provided for the Committee's information.

Staff support the application moving forward and, as such, have listed Development Variance Permit DV19-018 for approval under the "Permits for Consideration" section of the agenda.

9. ENGINEERING AND PUBLIC WORKS

BC Active Transportation Grant

A report from the Engineering Technologist II – Traffic & Transportation dated February 18, 2020, seeking support for the submission of a BC Active Transportation Infrastructure Application, was provided for the Committee's consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

That the submission of a BC Active Transportation Infrastructure Application to the Ministry of Transportation and Infrastructure for a Sidewalk Project along Draper Street from McEwan Avenue to Dewdney Trunk Road be supported.

CARRIED
Investing in Canada Infrastructure Program - Collector Well Grant Application

A report from the Director of Engineering & Public Works dated February 18, 2020, seeking support for a joint application to the Investing in Canada Infrastructure Grant Program for the Collector Well project, was provided for the Committee’s consideration.

Moved by Councillor Davies, and

RECOMMENDED:

That Council approve the submission of a grant application, jointly between the City of Abbotsford and the District of Mission, to the Investing in Canada Infrastructure Grant Program for the shared Collector Well Project.

CARRIED

10. CORPORATE ADMINISTRATION AND FINANCE

Amendment to Financial Plan 2019 to 2023 Bylaw 5826-2019

A report from the Accounting Clerk-General dated February 18, 2020, regarding proposed amendments to the 2019-2023 Financial Plan Bylaw, was provided for the Committee’s information.

The 2019-2023 Financial Plan Amending Bylaw has been listed under the “Bylaws for Consideration” section of the agenda for consideration of first three readings.

Discussion ensued and the Deputy Treasurer/Collector answered the Committee’s questions in regards to accumulated surpluses, budget reserves, and contingency funds.

2019 Investment Performance Report

A report from the Manager of Accounting Services dated February 18, 2020, regarding the District’s 2019 year-end investment holdings, 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, 2019, the investment portfolio history, a 2019 annualized investment return comparison, the 2019 investment performance, and current issues for 2020.

Tourism Mission’s Brand, Vision and Mission Statement

A report from the Manager of Tourism dated February 18, 2020, regarding Tourism Mission’s Vision and branding, was provided for the Committee’s information.

The Manager of Tourism provided an overview of the rebranding project and answered the Committee’s questions in regards to social media and official merchandise.

Silverdale Comprehensive Planning Area Neighbourhood Planning Terms of Reference

A report from the Deputy Chief Administrative Officer dated February 18, 2020, regarding a new Terms of Reference policy for the Silverdale Comprehensive Planning Area, was provided for the Committee’s consideration.

The Deputy Chief Administrative Officer provided a presentation that included background information on the policy’s history, an overview of the proposed policy, and the next steps for the Silverdale Comprehensive Planning Area following the adoption of the policy.
Discussion ensued, and the Deputy Chief Administrative Officer answered questions from the Committee in regards to the consultation requirements for the two proposed authorization streams, the different process phases, staff capacity, and funding resources. Moved by Councillor Crawford, and

RECOMMENDED:

1. That LAN.48 Silverdale Urban Residential Neighbourhood Plans Terms of Reference Policy be repealed; and
2. That LAN.64 Silverdale Comprehensive Planning Area Neighbourhood Planning Terms of Reference, as attached to the report from the Deputy Chief Administrative Officer dated February 18, 2020, be adopted.

CARRIED

11. RESOLUTION TO RISE AND REPORT

Moved by Councillor Davies, seconded by Councillor Gill, and

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

CARRIED

12. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Davies, seconded by Councillor Gill, and

RESOLVED: That the recommendations of the February 18, 2020 Committee of the Whole, as contained in items RC20/094 to RC20/106 be adopted.

CARRIED

13. COUNCIL COMMITTEE REPORTS AND MINUTES

Council provided updates on recent committee and association meetings. Staff were directed to invite a representative from the Mission Division of Family Practice to appear before Council to provide an overview of the organization. Moved by Councillor Herar, seconded by Councillor Hamilton, and

RESOLVED

That the minutes from the November 7, 2019 Mission Sustainable Housing Committee meeting be received as information.

CARRIED

14. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Crawford, seconded by Councillor Hamilton, and

RESOLVED: That the following minutes be adopted:

(a) Regular Council Meeting (for the purpose of going into a closed meeting) – February 3, 2020

(b) Regular Council Meeting – February 3, 2020

CARRIED
15. BYLAWS FOR CONSIDERATION

RC20/111  FEB. 18/20
Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:
That Official Community Plan Amending Bylaw 5912-2020-5670(15), a bylaw to add the Waterfront Comprehensive Planning Area designation to the Official Community Plan Bylaw and minor housekeeping amendments to accommodate the new designation, be **read a first time.**
CARRIED

RC20/112  FEB. 18/20
Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED:
That Land Use Contract Repeal Bylaw 5914-2020 LUC18-022 (District of Mission), a bylaw to terminate Land Use Contract 477-1976 for multiple properties on Badger Avenue, Boxer Court, Bobcat Drive, Bighorn Terrace, and Antelope Avenue, be **read a first and second time.**
CARRIED

RC20/113  FEB. 18/20
Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:
That Zoning Amending Bylaw 5915-2020-5050(371) LUC18-022 (District of Mission), a bylaw to rezone property at multiple addresses on Badger Avenue, Boxer Court, Bobcat Drive, Bighorn Terrace, and Antelope Avenue from Urban Residential 558 (R558) Zone to Residential Two Unit (RT465) Zone, be **read a first and second time.**
CARRIED

RC20/114  FEB. 18/20
Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:
That Land Use Contract Repeal Bylaw 5916-2020 LUC18-028 (District of Mission), a bylaw to terminate Land Use Contract 276-1973 for the property at 7436 Stave Lake Street, be **read a first and second time.**
CARRIED

RC20/115  FEB. 18/20
Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED:
That Zoning Amending Bylaw 5917-2020-5050(372) LUC18-028 (District of Mission), a bylaw to rezone the property at 7436 Stave Lake Street from Urban Residential 558 (R558) Zone to Multiple Family 52 Apartment (MA52) Zone, be **read a first and second time.**
CARRIED

RC20/116  FEB. 18/20
Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:
That 2019 to 2023 Financial Plan Amending Bylaw 5913-2020-5826(1), a bylaw to amend 2019 to 2023 Financial Plan Bylaw 5826-2019 to include the Council approved 2019 budget amendments, be **read a first, second, and third time.**
CARRIED
Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Land Use Contract Repeal Bylaw 5908-2020 LUC18-025 (District of Mission), a bylaw to terminate Land Use Contract 628-1977 for the properties at 8481, 8515, 8523, 8531, 8536, 8528, and 32282 Terris Street, be read a third time.

CARRIED

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Zoning Amending Bylaw 5909-2020-5050(369) LUC18-025 (District of Mission), a bylaw to rezone the properties at 8481, 8515, 8523, 8531, 8536, 8528, and 32282 Terris Street from Rural Residential 7 (RR7) Zone to Suburban 36 (S36) Zone, be read a third time.

CARRIED

Moved by Councillor Davies, seconded by Councillor Gill, and

RESOLVED:

That Land Use Contract Repeal Bylaw 5910-2020 LUC18-021 (District of Mission), a bylaw to terminate Land Use Contract 378-1974 for the property at 7581 Cedar Street, be read a third time.

CARRIED

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Zoning Amending Bylaw 5911-2020-5050(370) LUC18-021 (District of Mission), a bylaw to rezone property at 7581 Cedar Street from Residential Two Unit (RT465) Zone to Multiple Family 52 Apartment (MA52) Zone, be read a third time.

CARRIED

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Zoning Amending Bylaw 5857-2019-5050(353) R19-003 (Lacey Developments Ltd.), a bylaw to rezone property at 33481 Larkspur Avenue from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone, be adopted.

CARRIED

Moved by Councillor Davies, seconded by Councillor Gill, and

RESOLVED:

That Zoning Amending Bylaw 5904-2019-5050(367) R18-044 (Mangat), a bylaw to rezone property at 3200, 8240, and 8270 Conley Terrace from Suburban 36 (S36) Zone to Suburban 36 Secondary Dwelling (S36s) Zone, be adopted.

CARRIED
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 adopted.

CARRIED

Movcd by Councillor Davies, seconded by Councillor Gill, 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 adopted.

CARRIED

16. PERMITS FOR CONSIDERATION

Development Permit DP19-129 (32545 London Avenue)

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:

That Development Variance Permit DP19-129 (32545 London Avenue) to supplement the District of Mission Zoning Bylaw 5050-2009, as amended, in respect to the above-noted property as follows:

- Section 804, E. Setbacks 1 by reducing the setback to the east interior side lot line from 3.0 metres to 0.6 metres;
- building design and siting as shown on Drawings Numbered A00-A04 inclusive, which are attached hereto and form part of this 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 Variance Permit DV 19-018 (32925 - 3rd Avenue)

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Development Variance Permit DV19-018 (32925 - 3rd Avenue) to vary the District of Mission Zoning Bylaw 5050-2009, as amended, in respect to the above-noted property as follows:

- reducing the required combined interior side setback from 4.5 meters (14.76 feet) to 3.0 meters (9.8 feet).

be approved.

CARRIED
17. RESOLUTIONS RELEASED FROM CLOSED

Cultural Resources Commission Appointments

The following resolution was released from the Closed Council meeting held on
February 3, 2020:

Cultural Resources Commission Appointments

The following individuals were appointed to the Cultural Resources Commission
for two-year terms, commencing February 2020:

a) Marilyn Davidson;
b) Sandra Postlethwaite; and
c) Bailey Makayev.

18. NEW/OTHER BUSINESS

There was no new/other business.

19. NOTICES OF MOTION

There were no notices of motion.

20. QUESTION PERIOD

Jim Hinds, Mission, asked for further information on the proposed Waterfront
Comprehensive Planning Area.

The Director of Development Services stated that more information would be forthcoming as
the proposed Official Community Plan Amendment moves toward a Public Hearing.

21. ADJOURNMENT

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:56 p.m.

PAMELA ALEXIS,  
MAYOR

JENNIFER RUSSELL,  
CORPORATE OFFICER