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 March 2, 2020 commenced at 6:00 p.m.

Council Members Present: Mayor Pam Alexis
                        Councillor Cal Crawford
                        Councillor Mark Davies
                        Councillor Jag Gill
                        Councillor Carol I lamilton
                        Councillor Ken Herar
                        Councillor Danny Plecas

Staff Members Present: Mike Younie, Chief Administrative Officer
                        Barclay Pilkethly, Deputy Chief Administrative Officer
                        Ken Bourdeau, Manager of Long Range Planning and Special Projects
                        Jay Jackman, Manager of Development Engineering, Projects and Design
                        *Stephanie Key, Deputy Director of Parks, Recreation and Culture
                        Tracy Kyle, Director of Engineering and Public Works
                        Robert Publow, Manager of Planning
                        Maureen Sinclair, Director of Parks, Recreation and Culture
                        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
   Moved by Councillor Crawford, seconded by Councillor Herar, and
   RESOLVED: That the agenda for the Regular Council meeting of March 2, 2020 be adopted.
   CARRIED

3. DELEGATIONS
   H.S. Kenny Braich
   H.S. Kenny Braich appeared before Council to discuss the legacy of his father, Herman S. Braich. Mr. Braich described his father's journey to Canada, employment in the forestry trade, his move to Mission, and the construction of Herman Mills. He discussed his father's role in the growth of the Indo-Canadian community in Mission and his generous donations to numerous local charitable causes.

   Mr. Braich stated that there was currently no memorial in Mission recognizing Herman S. Braich and his contributions to the community. He noted that the Braichs had owned the only civic address on Commercial Street for 70 years and requested that Council consider Commercial Street be renamed "Herman S. Braich Boulevard" in honour of his late father's legacy.
4. PUBLIC HEARINGS

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

-AND-

Zoning Amending Bylaw 5915-2020-5050(371)

LUC18-022 (District of Mission) – a bylaw to rezone properties 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

The purpose of the proposed Land Use Contract Repeal bylaw is to discharge Land Use Contract 477-1976 for the following properties:

Addresses (Total 40):
32552, 32554, 32560, 32562, 32570, 32572, 32580, 32582, 32597, 32599, 32613, 32615, 32643, 32645, 32694, 32696, 32623, 32635 Bobcat Drive
32593, 32595, 32607, 32609, 32617, 32619, 32625, 32627 Badger Avenue
8127, 8129, 8131, 8133, 8134, 8132, 8128, 8126 Bighorn Terrace
8045, 8043, 32600, 32602 Antelope Avenue
8159, 8161 Boxer Court

The purpose of the proposed Zoning bylaw amendment is to rezone the following properties from Urban Residential 558 (R558) Zone to Residential Two Unit (RT465) Zone to maintain the properties' current uses:

Addresses (Total 38):
32552, 32554, 32560, 32562, 32570, 32572, 32580, 32582, 32597, 32599, 32613, 32615, 32643, 32645, 32694, 32696 Bobcat Drive
32593, 32595, 32607, 32609, 32617, 32619, 32625, 32627 Badger Avenue
8127, 8129, 8131, 8133, 8134, 8132, 8128, 8126 Bighorn Terrace
8045, 8043, 32600, 32602 Antelope Avenue
8159, 8161 Boxer Court

There are no proposed changes to the existing buildings or land use. The subject properties are legally described in Appendix 1 of proposed Zoning Amending Bylaw 5915-2020-5050(371).

The Mayor opened the public hearing.

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

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

The Deputy Chief Administrative 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 Lard Use Contract Repeal Bylaw 5914-2020 and Zoning Amending Bylaw 5915-2020-5050(371) (LUC18-022 District of Mission) closed.

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

-AND-

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

The purpose of the proposed Land Use Contract Repeal bylaw is to discharge Land Use Contract 276-1973 for the property at 7436 Stave Lake Street. The purpose of the proposed Zoning bylaw amendment is to rezone the property at 7436 Stave Lake Street from Urban Residential 558 (R558) Zone to Multiple Family 52 Apartment (MA52) Zone to maintain the property’s 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 5917-2020-5050(372).

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. Subject property map.

The Deputy Chief Administrative 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 Land Use Contract Repeal Bylaw 5916-2020 and Zoning Amending Bylaw 5917-2020-5050(372) (LUC18-028 District of Mission) closed.

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

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

6. CORPORATE ADMINISTRATION AND FINANCE

Request to Rename Commercial Street

A report from the Chief Administrative Officer dated March 2, 2020, regarding a request to rename Commercial Street, was provided for the Committee’s consideration.

Discussion ensued and it was:

Moved by Councillor Davies, and

RECOMMENDED:

That the request to rename Commercial Street be deferred to the Regular Council meeting of March 16, 2020.
CARRIED
7. PARKS, RECREATION AND CULTURE

**Cycling Infrastructure in Mission**

A report from the Director of Parks, Recreation & Culture dated March 2, 2020, regarding Mission’s cycling infrastructure, was provided for the Committee’s information.

Discussion ensued, and staff answered the Committee’s questions in regards to the status of the Mill Pond pump track, restroom facilities at Bear Mountain, and potential sources of funding for a pump track.

Moved by Councillor Plecas, and

RECOMMENDED:

That staff provide a report to Council with the following information:

a) the viability of construction of a pump track and bike skill park at the Leisure Centre;

b) suggestions for an alternate location in the urban centre should the Leisure Centre location not be viable, and

c) an outline of the next steps necessary to bring this project to fruition.

CARRIED

**New Horizons Lawn Bowling Society Lease Renewal**

A report from the Director of Parks, Recreation & Culture dated March 2, 2020, seeking authorization to execute a renewal of the Lease and Site Licence with the New Horizons Lawn Bowling Society, was provided for the Committee’s consideration.

Moved by Councillor Crawford, and

RECOMMENDED:

That the Lease and Site License between the New Horizons Lawn Bowling Society and the District of Mission be approved and the Mayor and Corporate Officer be authorized to execute the License.

CARRIED

**Heritage Park Centre Clarke Theatre and Community Gym - Funding**

A report from the Director of Parks, Recreation & Culture dated March 2, 2020, regarding funding for the Clarke Theatre and Heritage Park Community Gymnasium, was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the Clarke Theatre and Community Gymnasium Memorandum of Understanding (MOU), as provided in the Director of Parks, Recreation and Culture’s report dated March 2, 2020, be approved and the Mayor and Corporate Officer be authorized to execute the MOU;
2. That a $15,000 increase to the annual amount provided to the Mission Public School District to offset the operating costs of the Clarke Theatre and the community gym be approved;

3. That a one-time contribution of $15,595 toward the cost of the replacement sound board for the Theatre be approved;

4. That the $115,000 increase for 2020 be funded from the Financial Stabilization Reserve;

5. That the $115,000 increase for 2021 be funded from annual property tax revenue;

6. That the $15,595 contribution for the sound board be funded from the Gaming Reserve; and

7. That the Financial Plan be adjusted accordingly.

CARRIED

Public Art Policy and Public Art Program

A report from the Deputy Director of Parks, Recreation & Culture dated March 2, 2020, detailing proposed updates to the District's Public Art Policy, was provided for the Committee's consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That the current Public Art Policy – ADM.10(C) be repealed and replaced with the revised Public Art Policy attached to the Deputy Director of Parks, Recreation and Culture's report dated March 2, 2020; and

2. That LAN.40(C) Financial Contributions for Community Amenities Policy be amended to include Public Art as a listed project.

CARRIED

8. ENGINEERING AND PUBLIC WORKS

Imposition of Latecomer Charges on Stave Lake Street

A report from the Engineering Technologist I - Development dated March 2, 2020, regarding the imposition of latecomer charges for the properties located at 8208 Stave Lake Street, 33996, 34038, and 34048 Parr Avenue, was provided for the Committee's consideration.

Moved by Councillor Crawford, and

RECOMMENDED:

1. That the owner of 8208 Stave Lake Street, 33996, 34038, and 34048 Parr Avenue that is to be subdivided or developed provide the excess and/or extended services shown on Attachment A, Exhibit 1 in the report from the Engineering Technologist I – Development dated March 2, 2020 (the Report);

2. That the cost to provide the excess and/or extended services shown on Attachment A, Exhibit 1 of the Report, in whole or in part, is considered excessive, and that the cost of providing these services shall be paid for by the owner of the land being subdivided or developed;
3. That Latecomer Charges be imposed for excess and/or extended services, as shown on Attachment A, Exhibit 1 of the Report, which are required to be installed as part of the referenced Subdivision/Development project;

4. That Latecomer Charges will be imposed on the parcels listed in Attachment A, Exhibits 6 and 8 of the Report in the amounts shown; and

5. That the Mayor and Corporate Officer be authorized to enter into a Latecomer Agreement with the owner of the land that is being developed.

CARRIED

9. DEVELOPMENT SERVICES

Universal Bus Pass (U-pass) Extension Agreement

A report from the Manager of Long Range Planning and Special Projects dated March 2, 2020, seeking an extension of the U-Pass agreement with the University of the Fraser Valley, was provided for the Committee’s consideration.

Discussion ensued, and staff answered the Committee’s questions in regards to the inclusion of the Fraser Valley Express bus route in the U-Pass program and student use of the U-pass at the Mission Leisure Centre.

Moved by Councillor Gill, and

RECOMMENDED:

That the Mayor and Corporate Officer be authorized to execute the extension to the Universal Bus Pass (U-pass) Agreement, included as Attachment A in the Manager of Long Range Planning and Special Projects' report dated March 2, 2020.

CARRIED

Rezoning Application (R19-019) - 7607 Wren Street

A report from the Planner dated March 2, 2020, regarding a development application for the property located at 7607 Wren Street, was provided for the Committee’s information.

Staff supports the application moving forward and will schedule the Public Hearing for March 16, 2020 subject to Council granting first and second readings of the related zoning amending bylaw.

Rezoning Application (R18-037) - 7632 Hurd Street

A report from the Senior Planner dated March 2, 2020, regarding a development application for the property at 7632 Hurd Street, was provided for the Committee’s information.

Staff supports the application moving forward and will schedule the Public Hearing for March 16, 2020 subject to Council granting first and second readings of the related zoning amending bylaw.

In response to questions from Council, the Manager of Development Engineering, Projects and Design noted that improvements to the laneway would occur during the subdivision process.

Reexpanding Rezoning Application (R19-031) - 11546 and 11596 Dewdney Trunk Road

A report from the Planner dated March 2, 2020, regarding a request to reexpand a development application for the properties located at 11546 and 11596 Dewdney Trunk Road, was provided for the Committee’s information.
Land Use Contract Repeal Bylaw 5884-2019 and Zoning Amending Bylaw 5885-2019-5050(361) are currently sitting at second reading, and all readings need to be rescinded to close the file. Staff have listed the bylaws under the “Bylaws for Consideration” section of the Council agenda.

The Manager of Planning stated that the applicant had decided to close the rezoning application in favour of applying for a Temporary Use Permit (TUP). Discussion ensued, and the Manager of Planning answered Council’s questions in regards to the information to be included in the TUP report to Council, the public notification radius for a TUP, opportunities for public input, and conditions that could be included in the TUP.

**Development Variance Application (DV19-006) – 13-11540 Glacier Drive**

A report from the Planner dated March 2, 2020, regarding a development variance permit application for the property at 13-11540 Glacier Drive, was provided for the Committee’s information.

Development Variance Permit DV19-006 has been listed for approval under the “Permits for Consideration” section of the Council agenda.

**10. RESOLUTION TO RISE AND REPORT**

**RC20/146**
MAR. 02/20

Moved by Councillor Gill, seconded by Councillor Crawford, and

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

CARRIED

**11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE**

**RC20/147**
MAR. 02/20

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED: That the recommendations of the March 2, 2020 Committee of the Whole, as contained in items RC20/134 to RC20/145 be adopted.

CARRIED

**12. COUNCIL COMMITTEE REPORTS AND MINUTES**

**RC20/148**
MAR. 02/20

Council provided updates on recent committee and association meetings.

Moved by Councillor Crawford, seconded by Councillor Davies, and

RESOLVED:

That the minutes from the December 18, 2019 Cultural Resources Committee meeting be received as information.

CARRIED

**13. COUNCIL MEETING MINUTES FOR APPROVAL**

**RC20/149**
MAR. 02/20

Moved by Councillor Davies, seconded by Councillor Gill, and

RESOLVED: That the following minutes be adopted:

(a) Regular Council Meeting – February 18, 2020

(b) Special Council Meeting (for the purpose of going into a closed meeting) – February 25, 2020

CARRIED
14. BYLAWS FOR CONSIDERATION

RC20/150 MAR. 02/20
Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:
That Zoning Amending Bylaw 5918-2020-5050(373) R19-019 (Dhanju), a bylaw to rezone property at 7607 Wren Street from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be read a first and second time.
CARRIED

RC20/151 MAR. 02/20
Moved by Councillor Davies, seconded by Councillor Plecas, and

RESOLVED:
That Zoning Amending Bylaw 5922-2020-5050(375) R18-037 (RAM Engineering), a bylaw to rezone property at 7632 Hurd Street from Urban Residential 558 (R558) Zone to Multiple Family 52 Rowhouse (MR52) Zone, be read a first and second time.
CARRIED

RC20/152 MAR. 02/20
Moved by Councillor Crawford, seconded by Councillor Davies, and

RESOLVED:
That first and second readings of Land Use Contract Repeal Bylaw 5884-2019 R19-031 (Dean), a bylaw to terminate Land Use Contract 714-1978 for the property at 11546 Dewdney Trunk Road, be rescinded.
CARRIED

RC20/153 MAR. 02/20
Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED:
That first and second readings of Zoning Amending Bylaw 5885-2019-5050(361) R19-031 (Dean), a bylaw to rezone the properties at 11546 and 11596 Dewdney Trunk Road from Industrial Resource Extraction (INR) Zone to Industrial Resource Extraction and Processing (NRP) Zone, be rescinded.
CARRIED

RC20/154 MAR. 02/20
Moved by Councillor Crawford, seconded by Councillor Herar, 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 third time.
CARRIED

RC20/155 MAR. 02/20
Moved by Councillor Crawford, seconded by Councillor Davies, 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 third time.
CARRIED
Moved by Councillor Hamilton, seconded by Councillor Crawford, 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 third time.

CARRIED

Moved by Councillor Davies, seconded by Councillor Herar, 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 third time.

CARRIED

Moved by Councillor Gill, seconded by Councillor Davies, and

RESOLVED:

That Zoning Amending Bylaw 5844-2019-5050(346) R18-057 (Lacey Developments), a bylaw to rezone property at 31124 Greenwood Drive from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be adopted.

CARRIED

Moved by Councillor Hamilton, seconded by Councillor Crawford, 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 adopted.

CARRIED

Moved by Councillor Hamilton, seconded by Councillor Crawford, 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 adopted.

CARRIED

Moved by Councillor Davies, seconded by Councillor Plecas, 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 adopted.

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 adopted.
CARRIED

Moved by Councillor Crawford, seconded by Councillor Davies, 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 adopted.
CARRIED

15. PERMITS FOR CONSIDERATION

Development Variance Permit DV19-006 (13-11540 Glacier Drive)

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED:
That Development Variance Permit DV19-006 (13-11540 Glacier Drive) to vary Section 111 (B) (2) of the Zoning Bylaw 5050-2009 from 1.20 m (3.9 ft) to 2.23 m (7.55 ft) be approved.
CARRIED

16. NEW/OTHER BUSINESS

There was no new/other business.

17. NOTICES OF MOTION

Councillor Gill asked Council to consider directing staff to prepare a report regarding food truck licenses within the District of Mission. Discussion ensued in regards to single-event licensing, broadening the scope of businesses regulated under the Intermunicipal Business Licence program, the possibility of event-based licensing, and the regulations and fees for food truck operations in neighbouring Lower Mainland communities.

The Director of Development Services stated that a Business Licence Fee Review project was currently underway, but that a report would not be brought forward to Council until 2021. He noted that staff could bring back a report comparing the fees and regulations of neighbouring municipalities as an interim measure.

Moved by Councillor Gill, seconded by Councillor Davies, and

RESOLVED:
That staff bring back a report comparing the regulation of food trucks and applicable business licences fees in neighbouring Lower Mainland communities.
CARRIED

18. QUESTION PERIOD

Candace Koch, Mission, asked for clarity on the opportunities for public input for Temporary Use Permit (TUP) applications.
In response, the Manager of Planning stated that the process was very similar to a Public Hearing, and that Council could ask staff to bring back a report with further information, similar to a Public Hearing.

Martin Marinutti, Mission, asked the following summarized questions:

- if the TUP application process would be quicker for the applicant than the rezoning application process;
- if the applicant would need a development permit to operate an asphalt plant on the property if the TUP was approved and if there were any measures in place to hold the applicant accountable for any negative environmental impacts; and
- when the Land Use Contract Repeal Bylaw for 11546 Dewdney Trunk Road would be brought forward for consideration. He expressed concern that the applicant would be able to apply for a rezoning if the TUP was not approved by Council.

In response to Mr. Marinutti’s questions, the Manager of Planning stated that:

- the TUP application process would most likely take the applicant longer than completing the rezoning application process;
- the applicant would not necessarily need a development permit to operate an asphalt plant, but that staff could impose environmental safeguard measures as part of the TUP; and
- staff had not established a timeline for the termination of the Land Use Contract for the property in question, but planned to bring the property forward as part of the Land Use Contract termination project.

Paulo McKee, Mission, questioned the District’s ability to halt production at the asphalt plant if it was found to be causing environmental damage or negatively impacting residents’ health.

The Manager of Planning stated that the TUP could be cancelled if conditions were breached.

19. ADJOURNMENT

RC20/166
MAR. 02/20

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:51 p.m.

PAMELA ALEXIS, MAYOR

JENNIFER RUSSELL, CORPORATE OFFICER