

**MINUTES** of the **REGULAR MEETING** of the **COUNCIL** of the **DISTRICT OF MISSION** held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on December 1, 2014 commencing at 6:00 p.m.

Council Members Present: Mayor Randy Hawes  
Councillor Pam Alexis  
Councillor Carol Hamilton  
Councillor Jim Hinds  
Councillor Rhett Nicholson  
Councillor Danny Plecas  
Councillor Jenny Stevens

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer  
Tina Penney, Acting Manager of Corporate Administration  
Haylee Gould, Administrative Clerk  
Brandi Cowell, Receptionist  
Mike Younie, Director of Development Services  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Dan Sommer, Manager of Planning  
Kerri Onken, Deputy Treasurer/Collector  
Tracy Kyle, Director of Engineering and Public Works  
Gina MacKay, Manager of Long Range Planning  
\*Larry Watkinson, Fire Chief

\*Present for a portion of the meeting

**1. CALL TO ORDER**

Mayor Hawes called the meeting to order.

**2. ADOPTION OF AGENDA**

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That the agenda for the regular Council meeting of December 1, 2014 be adopted.

CARRIED

**3. PRESENTATIONS**

**Honourary "Fire Chief for a Day" Winners**

Mayor Hawes, on behalf of Council, assisted by Fire Chief Larry Watkinson, presented the annual "Fire Chief for a Day" award to:

- Tristan Blok, a grade one student at Ecole Christine Morrison Elementary School, and
- Kaylee Palmer, a grade three student at West Heights Elementary School.

RC14/762  
DEC. 01/14

RC14/763  
DEC. 01/14

#### 4. PROCLAMATIONS

RC14/764  
DEC. 01/14

##### **International Day of Persons with Disabilities – December 3, 2014**

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED: That December 3, 2014 be proclaimed as “International Day of Persons with Disabilities” within the District of Mission.

CARRIED

RC14/765  
DEC. 01/14

##### **A Day for Our Common Future – December 11, 2014**

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That December 11, 2014 be proclaimed as “A Day for Our Common Future” within the District of Mission.

CARRIED

#### 5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC14/766  
DEC. 01/14

Moved by Councillor Stevens, seconded by Councillor Hinds, and

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

CARRIED

#### 6. DEVELOPMENT SERVICES

RC14/767  
DEC. 01/14

##### **Rezoning and OCP amending application (R14-011) to allow urban and urban residential compact density development**

A report from the Senior Planner dated December 1, 2014 regarding the application to rezone, amend the Official Community Plan, and consider approval of the associated Development Variance Permit for the property located at 32637 Tunbridge Avenue was provided for the Committee’s information. Council consideration to be provided under Section 11, “Bylaws” and Section 13, “New/Other Business”. In referencing the report, Council noted that staff is in support of the application moving forward to a Public Hearing on December 15, 2014.

RC14/768  
DEC. 01/14

##### **33281 2<sup>nd</sup> Avenue Development Proposal**

A report from the Manager of Long Range Planning dated December 1, 2014 regarding a proposed mixed-use development for the downtown area was provided for the Committee’s information.

In response to questions from Council, the Chief Administrative Officer explained that public information meeting for this proposal will take place on December 9, 2014 at 6:00 p.m., and the meeting information will be advertised in the Mission Record on December 5, 2014 and through other means of social media.

RC14/769  
DEC. 01/14

##### **Update on Welton Plaza Project**

A report from the Manager of Long Range Planning dated December 1, 2014 regarding the Welton Plaza Project was provided for the Committee's information.

Discussion ensued and it was:

Moved by Councillor Hinds, and

RECOMMENDED: That the Welton Plaza project be postponed and that any further spending on this project be limited as to the extent possible, and further that staff bring back a report detailing other possible options for plaza development.

CARRIED

RC14/770  
DEC. 01/14

### **Approving Officer Role and Resolution Released from Closed Council**

A report from the Manager of Planning dated December 1, 2014 regarding the appointment of an Approving Officer, including the roles and responsibilities of the position, was provided for the Committee's information. The District Approving Officers are:

- Tracy Kyle, Director of Engineering and Public Works
- Dan Sommer, Manager of Planning
- Mike Younie, Director of Development Services

RC14/771  
DEC. 01/14

### **Follow-Up Information on Application (R14-016) to rezone portions of the properties located at 8977 and 8980 West Edwards Street to allow urban residential density development in the North Hatzic area of Mission**

A report from the Senior Planner dated December 1, 2014 providing follow-up information from the November 17, 2014 public hearing was provided for the Committee's information.

Council discussed the implications of rezoning the properties located at 8977 and 8980 West Edwards Street, and it was:

Moved by Councillor Stevens, and

RECOMMENDED: That staff be directed to defer application R14-016 pending a full Neighbourhood Plan and Official Community Plan review for the North Hatzic area.

CARRIED

RC14/772  
DEC. 01/14

### **Zoning Amending Bylaw 5434-2014-5050(139) (See Section 11(a))**

#### **Development Variance Permit Application DV14-005 (See Section 13(a))**

An excerpt from the Minutes of the Public Hearing held on May 20, 2014 and a copy of the related staff report dated May 5, 2014 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5434-2014-5050(139) and approval of Development Variance Permit DV14-005.

## **7. CORPORATE SERVICES**

RC14/773  
DEC. 01/14

### **Strategic Planning**

A report from the Chief Administrative Officer dated December 1, 2014 regarding the Strategic Planning Session scheduled for February 12<sup>th</sup> and 13<sup>th</sup>, 2015 was provided for the Committee's information.

Council briefly discussed and it was:

Moved by Councillor Hinds, and

RECOMMENDED: That the Strategic Planning Session be rescheduled to an appropriate date when all Council members are available.

CARRIED

RC14/774  
DEC. 01/14

### **2015 Municipal Partnership Fee-for-Service Grants**

Moved by Councillor Stevens,

RECOMMENDED: That Council approve Municipal Partnership Fee for Service grant funding to the following organizations for 2015 in the same amount they received in 2014:

Lifetime Learning Society	\$9,000
Fraser Valley Humane Society	\$30,000
Mission Association for Seniors' Housing (Busy Bus)	\$3,000
Mission Heritage Association	\$11,356
Mission District Historical Society	\$80,000
Mission Search and Rescue	\$4,737
New Horizons Lawn Bowling Society	\$5,000
District of Mission Arts Council	\$23,500
Mission Adopt-a-Block	\$35,000
Total:	\$201,593

And That Council direct the following listed funding increases be referred for Council's consideration during 2015 budget discussions:

Lifetime Learning Society	\$7,000 increase (total \$16,000)
District of Mission Arts Council	\$12,450 increase (total \$35,950)
Mission Adopt-a-Block	\$7,000 increase (total \$42,000)
Total:	\$26,450 increase

CARRIED

Councillors Alexis and Stevens and the Acting Manager of Corporate Administration to meet to discuss potential ways of improving and simplifying the application process for future Fee-for-Service Grant applicants.

RC14/775  
DEC. 01/14

### **Activities Planned to Commemorate Day of Persons with Disabilities**

A report from the Manager of Civic Engagement and Corporate Initiatives dated December 1, 2014 regarding activities planned by District staff to commemorate the UN International Day of Persons with Disabilities taking place on December 3, 2014 was provided for the Committee's information. District staff will host a daytime tea for residents with disabilities at the Mission Library, 33247 Second Avenue, from 10:00 a.m. to 12:00 p.m. on December 3, 2014.

## **8. ENGINEERING AND PUBLIC WORKS**

RC14/776  
DEC. 01/14

### **Provincial 10-Year Transportation Plan Priorities**

A report from the Director of Engineering and Public Works dated December 1, 2014 regarding the Province of B.C.'s transportation plan priorities was provided for the Committee's information.

Discussion ensued, referencing the report, and it was:

RECOMMENDED: That the following project priorities be forwarded to the Ministry of Transportation for their 10-Year Transportation Plan:

- Cedar Connection, Highway 7 and Highway 11 intersection improvements;
- Widening of Highway 7 from Nelson Street through to River Road in Maple Ridge;
- Widening of Highway 7 from Murray Street to Dewdney Trunk Road; and
- Highway 7 and Dewdney Trunk Road intersection improvements.

CARRIED

## **9. RESOLUTION TO RISE AND REPORT**

RC14/777  
DEC. 01/14

Moved by Councillor Stevens, seconded by Councillor Alexis, and

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

CARRIED

## **10. ADOPTION OF THE COMMITTEE OF THE WHOLE REPORT**

RC14/778  
DEC. 01/14

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/766 to RC14/777, be adopted.

CARRIED

## **11. BYLAWS**

RC14/779  
DEC. 01/14

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5434-2014-5050(139) R14-004 (KC McPherson & Gary Toor) – a bylaw to rezone property located at 8462 Stave Lake Street from the Rural Residential Zone (RR7) to the Urban Residential 465 Zone (R465), be adopted.

CARRIED

RC14/780  
DEC. 01/14

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED:

That District of Mission OCP Amending Bylaw 5471-2014-4052(40) R14-011 (Robertson) – a bylaw to amend the Official Community Plan by re-designating the property at 32637 Tunbridge Avenue from Urban Residential to Urban Residential Compact, be read a first and second time; and

That In accordance with Section 882 of the Local Government Act, Council has considered District of Mission Official Community Plan Amending Bylaw 5471-2014-4052(40) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

CARRIED

RC14/781  
DEC. 01/14

Moved by Councillor Nicholson, seconded by Councillor Plecas, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5470-2014-5050(159) R14-011 (Robertson) – bylaw to rezone portions of the property at 32637 Tunbridge Avenue from the Suburban 36 Zone (S36) to the Urban Residential 558 Zone (R558) and the Residential Compact 372 Zone (RC372), be read a first and second time.

CARRIED

RC14/782  
DEC. 01/14

Moved by Councillor Plecas, seconded by Councillor Stevens, and

RESOLVED: That the following item be added to the agenda:

- Rescind the 1st reading for the District of Mission Zoning Amending Bylaw 5467-2014-5050(158) and for the District of Mission Official Community Plan Amending Bylaw 5429-2014-4052(33) for the properties located at 8977 and 8980 West Edwards Street

CARRIED

RC14/783  
DEC. 01/14

Moved by Councillor Stevens, seconded by Councillor Hinds, and

RESOLVED:

- That the 1<sup>st</sup> reading of Zoning Amending Bylaw 5467-2014-5050(158) be rescinded; and
- That the 1<sup>st</sup> reading of Official Community Plan Amending Bylaw 5429-2014-4052(33) be rescinded.

CARRIED

## 12. MINUTES

RC14/784  
DEC. 01/14

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED: That the following minutes be adopted:

1. Regular Council Meeting (for the purposes of going into a Closed meeting) – November 17, 2014; and
2. Regular Council Meeting – November 17, 2014.

CARRIED

### **13. NEW/OTHER BUSINESS**

RC14/785  
DEC. 01/14

Moved by Councillor Plecas, seconded by Councillor Stevens, and

RESOLVED: That Development Variance Permit Application DV14-005 to vary the Subdivision control Bylaw 1500-1985 as it pertains to "SCHEDULE A" Required Highway Widths: for an Urban Local Residential Highway from 18 metres to 15 metres be approved.

CARRIED

### **14. NOTICE OF MOTION**

None.

### **15. MAYOR'S REPORT**

None.

### **16. MEMBERS' REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES**

Reference was made to the Fraser Valley Regional Library's "Books for Kids at Christmas". All money donated goes toward buying books for the Regional Libraries.

### **17. QUESTION PERIOD**

The following issues were discussed:

- Public attendance at the Strategic Planning session
- The Fee for Service grant program; the deadline to apply is in March of each year
- The potential costs associated with installing a sanitary sewer in North Hatzic
- Traffic priorities near the waterfront
- Homelessness priorities
- Official Community Plan review at Barr Street and Ferndale Avenue

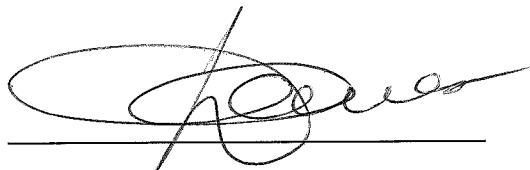
### **18. ADJOURNMENT**

Moved by Councillor Hinds, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:12 p.m.



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RANDY HAWES, MAYOR



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KEN BJORGAARD, CHIEF  
ADMINISTRATIVE OFFICER  
(Interim Corporate Officer)