

**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 July 18, 2011 commencing at 6:30 p.m.

**Council Members Present:** Mayor James Atebe  
Councillor Terry Gidda  
Councillor Danny Plecas  
Councillor Mike Scudder  
Councillor Jenny Stevens  
Councillor Heather Stewart

**Council Members Absent:** Councillor Paul Horn

**Staff Members Present:** Glen Robertson, Chief Administrative Officer  
Paul Gipps, Deputy Chief Administrative Officer  
Kelly Ridley, Deputy Director of Corporate Administration  
Tina Mooney, Administrative Clerk

## **1. DELEGATIONS AND PRESENTATIONS**

### **Mulalo Sadike, Canada World Youth**

#### **Re: Canada-Ukraine Exchange September to December 2011**

Mulalo Sadike, program coordinator for the Canada World Youth Mission/Ukraine exchange, appeared before council to request support for this year's program.

Mr. Sadike provided the following information about this year's exchange:

- The youth will be in Mission from September 10 to December 30, 2011;
- the team consists of 18 youth (9 from Ukraine and 9 from Canada) who will live with host families;
- Canada World Youth will be celebrating its 40<sup>th</sup> Anniversary on October 19, 2011 and Mr. Sadike asked council to proclaim October 17 to 23, 2011 as "Canada World Youth Week" in Mission; and
- The youth would like to participate in the Celebrating Mission event and asked for contact information for this event

Mr. Sadike asked council to provide transit and leisure centre passes for the team for the duration of the exchange program.

The Mayor thanked Mr. Sadike for the information.

Moved by Councillor Scudder, seconded by Councillor Plecas, and

**RESOLVED:**

1. That staff prepare a report regarding the costs associated with providing leisure centre and transit passes;
2. That Canada World Youth forward a letter requesting that Council proclaim October 17 to 23, 2011 as Canada World Youth Week in Mission; and

3. That the Canada World Youth group be referred to the Mission International Cultural Association to participate in welcoming and facilitating the students.

CARRIED

RC11/408  
JULY 18/11

**Hirod Gill, Design Engineer**  
**Re: Asset Management**

Mr. Hirod Gill appeared before Council to provide information regarding information on asset management. Mr. Gill stated:

- That Mission needs an asset management plan.
- The estimated replacement cost of assets/infrastructure in Mission is \$700 to \$900 Million.
- The assets need to be managed in a proactive manner rather than a reactive manner.
- asset management is a balance between how much is spent on maintenance and capital programs.
- without asset management you are operating in the dark and all your decision making, is constrained by having such a limited view.
- implementing asset management to the District of Mission is very important and helps to move forward more confidently, make better decision, and avoid potential problems.
- asset management is a business model and includes the following information:
  - What do we own
  - What is it worth
  - What is the asset risk
  - What is the remaining service life
  - What/when to do it
  - What is the cost impact
- as infrastructure ages and funds available to provide upgrades are limited, asset management will become extremely important to prioritize future projects/expenditures.
- asset management creates best practice roadmaps and while as it is not presently legislated, many communities have an asset management plan in place.
- in order to move forward effectively Council can help by supporting an asset management policy which guarantees the continuous commitment of the District to implement this program .
- with existing staff it would be difficult to manage this program and one more employee may need to be hired to manage the program.

In response to questions from council, Mr. Gill noted:

- other levels of government have indicated they may be allocating grants in the future to help with municipalities with their asset management program but this is not presently a mandate.
- the \$700 to \$900 million is all assets in the District which includes underground assets, building infrastructures and vehicles etc.
- the government is presently creating best practice roadmaps for every area including drainage, water, sanitary, etc. and this will form part of asset management.
- many communities have implemented an asset management program and the District of Mission is actually one of the few communities that does not have one in place.

Moved by Councillor Scudder; and seconded by Councillor Stevens, and

RESOLVED: That staff liaise with a sustainability working group to draft a potential Asset Management Policy and/or implementation strategy including a phased-in approach that is tied with the District's budgetary process.

CARRIED

Mayor Atebe thanked Mr. Gill for the information.

## **2. ADOPTION OF INFORMATIONAL ITEMS**

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the following items be received as information:

- (a) Draft Minutes of the Economic Development Select Committee Meeting held on June 16, 2011.

CARRIED

Staff were directed to obtain a copy of the minutes from the Developers and Realtors Annual Meeting held on June 7, 2011 and provide copies to Council.

## **3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

Moved by Councillor Scudder seconded by Councillor Stewart, and

RESOLVED: That council now resolve itself into committee of the whole.

CARRIED

## **4. PLANNING**

Councillor Stewart assumed the Chair.

**Rezoning Application R11-013 (Dundas) – 30489 Nikula Avenue**

RC11/409  
JULY 18/11

RC11/410  
JULY 18/11

RC11/411  
JULY 18/11

Moved by Councillor Plecas, and

**RECOMMENDED:**

1. That, in accordance with Rezoning Application R11-013 (Barry and Shane Dundas), the Corporate Officer prepare a bylaw to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 30489 Nikula Avenue and legally described as:  
  
Parcel Identifier: 009-930-540 Lot 4, Section 26, Township 15, New Westminster District, Plan 77000  
  
from Rural 16 (RU16) zone to Rural Residential 7 zone (RR7);
2. That the bylaw be considered for first and second readings at the Regular Council meeting on July 18, 2011; and
3. That following such readings, the bylaw be forwarded to a Public Hearing on August 22, 2011.

**CARRIED**

RC11/412  
JULY 18/11

**Rezoning Application R11-018 (Goertz) – 31509 Israel Avenue**

Moved by Councillor Gidda, and

**RECOMMENDED:**

1. That, in accordance with Rezoning Application R11-018 (Goertz), the Corporate Officer prepare a bylaw to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 31509 Israel Avenue and legally described as:  
  
Parcel Identifier: 028 167 007; Lot 1 Section 30 Township 17 New Westminster District Plan BCP43965  
  
from Suburban Residential 36 zone (S36) to Suburban Residential 36 Secondary Dwelling zone (S36s);
2. That the bylaw be considered for first and second readings at the Regular Council meeting on July 18, 2011; and
3. That following such readings, the bylaw be forwarded to Public Hearing on August 22, 2011.

**CARRIED**

RC11/413  
JULY 18/11

**Development Permit DP11-009 (Winel) – 33039 and 33043 – 1<sup>st</sup> Avenue**

Moved by Councillor Scudder, and

**RECOMMENDED:** That Development Permit Application DP10-009, in the names of Josef and Clara Winel, to provide conformity to the Official Community Plan guidelines respecting building form and character for a proposed commercial development with apartment units, on the property located at 33039 and 33043 1<sup>st</sup> Avenue be forwarded to Council for public input on August 22, 2011.

**CARRIED**

RC11/414  
JULY 18/11

**Third Reading Report for Rezoning Application R08-010 (Mapleview Enterprises Ltd.) – 7260 and 7290 Maple Street, 32822, 32848, 32852 and 32858 – 1<sup>st</sup> Avenue, 32819, 32825, 32829, 32853, 32851, 32853 and 32859 View Avenue, and 7288 Wardrop Street**

A report from the senior planner dated July 18, 2011, regarding rezoning application R08-010 was provided for the committee's information.

RC11/415  
JULY 18/11

**Third Reading Report for Rezoning Application R11-010 – (Supportive Care Holding Society) – 33032 – 11th Avenue**

A report from the Director of Planning dated July 18, 2011, regarding rezoning application R11-010 was provided for the committee's information.

RC11/416  
JULY 18/11

**Minutes of the Regular Meeting of Council (Public Hearing) held on June 27, 2011**

The minutes of the Regular Meeting of Council (Public Hearing) held on June 27, 2011 was provided for the committee's information

**5. PARKS, RECREATION AND CULTURE**

Councillor Scudder; assumed the Chair.

RC11/417  
JULY 18/11

**Bike Race Proposal for Mission**

Moved by Mayor Atebe, and

RECOMMENDED: That

1. That Mayor Atebe meet with the chair of the Mission Heritage Association on the Mission Classic bike race proposal.

CARRIED

RC11/418  
JULY 18/11

**Hatzic Park Washrooms**

Moved by Mayor Atebe, and

RECOMMENDED:

1. That staff bring back an update in November 2011 to indicate the status of the sewer services that may become available nearby as part of the proposed Hatzic Ridge development; and
2. That following a review of the staff report in November, Council will commit to one of the options and move forward with the washroom facilities prior to the 2012 softball season.

OPPOSED: Councillor Scudder  
Councillor Stewart

CARRIED

## **6. ADMINISTRATION AND FINANCE**

Councillor Stevens assumed the Chair.

RC11/419  
JULY 18/11

### **Social Development Program Update**

A report from the Manager of Social Development dated June 30, 2011 was provided for the committee's information.

RC11/420  
JULY 18/11

### **Appointment to Fraser Valley Regional District Regional Growth Strategy – Intergovernmental Advisory Committee**

Moved by Mayor Atebe, and

**RECOMMENDED:** That Sharon Fletcher, Director of Planning, be appointed as District of Mission representative to the Fraser Valley Regional District Regional Growth Strategy – Intergovernmental Advisory Committee.

**CARRIED**

RC11/421  
JULY 18/11

### **Council and Staff Expenses Policy COU. 14A**

Moved by Councillor Gidda, and

**RECOMMENDED:**

1. That Section 1 of Council and Staff Expenses Policy 14.A be amended by deleting subsection (a) in its entirety and replacing it with new subsections (a) and (b) as follows:
  - a) use of personal vehicle (Council Members) = \$.52 per kilometer\* for travel outside the District of Mission
  - b) use of personal vehicle (Staff Members) = \$.52 per kilometer\* for travel both within and outside the District of Mission

\*Effective August 1, 2008 and that the rate henceforth reflect the Canada Revenue Agency Rate as set in January of each year
- and
2. That the remaining subsections be renumbered accordingly.

**CARRIED**

RC11/422  
JULY 18/11

### **Pilot Project – Development Application Process**

A report from the Deputy Chief Administrative Officer dated July 18, 2011 regarding a pilot project to look at how the District of Mission manages development was provided for the committee's information.

## **7. ENGINEERING AND PUBLIC WORKS**

Councillor Gidda assumed the Chair.

RC11/423  
JULY 18/11

### **Pavement Rehabilitation Tender**

Moved by Councillor Plecas, and

**RECOMMENDED:** That Pavement Rehabilitation Contract ITT 2011-007 be awarded to the low bidder, Imperial Paving Limited, in the amount of \$960,712.48, including HST, subject to the contractor fulfilling the mandatory requirements as required in the tender and contract documents.

**CARRIED**

RC11/424  
JULY 18/11

### **Energy Efficiency and Lighting Projects Update**

Moved by Councillor Scudder, and

**RECOMMENDED:**

1. That the District consider the energy efficiency upgrade projects for the City Hall, Firehall #1, RCMP and the Leisure Centre facilities when reviewing the District's capital financial plan as a whole at budget time in the fall of 2011, which will include a review of all the District's capital needs and requests.
2. That RC11/207 (1 and 2) to release a "Request for Pre-qualification" be delayed until funding is secured for this project.

**CARRIED**

RC11/425  
JULY 18/11

### **Proposed Walking Trail Along Gaudin Creek A**

The Environmental Coordinator provided a report outlining the communication strategy for a trail connecting Tunbridge Park with the residential development to the east along Gaudin Creek A.

Moved by Mayor Atebe, and

**RECOMMENDED:** That this project be deferred pending receipt of a staff report setting out the financial implications before any consultation is put forth to the community.

RC11/  
JULY 18/11

### **Late Item – Additional Costs Contract No. 2011-005; Clegg Street, 14<sup>th</sup> Street and N. Railway Avenue Storm Sewer Works**

Moved by Councillor Scudder, and

**RECOMMENDED:**

1. That the additional costs of \$73,485 be approved for contract 2011-005; and
2. That funding of \$55,079 come from account 42250 (Improvements next to subdivisions) and \$18,406 come from account 42345 (General Drainage).

**CARRIED**

## **8. PUBLIC SAFETY AND HEALTH**

Mayor Atebe assumed the Chair as the alternate for Councillor Horn.

RC11/426  
JULY 18/11

### **Correspondence from Fraser Health Re: Heat Health Warning System, Heat Alerts and the Role of Local Governments**

A letter dated June 13, 2011 received from Fraser Health regarding the Heat Health Warning System was provided for the committee's information.

RC11/427  
JULY 18/11

### **Correspondence from R. Riedlinger Re: BC Hydro Smart Meter – Concern and Request**

An email dated July 4, 2011 regarding concerns about the installation of the wireless smart meters by BC Hydro was provided for the committee's information.

Council noted that the BC Hydro website responds to many of the questions raised by R. Riedlinger.

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

Mayor Atebe resumed the Chair.

RC11/428  
JULY 18/11

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That the committee of the whole now rise and report.

CARRIED

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

RC11/429  
JULY 18/11

Moved by Councillor Gidda, seconded by Councillor Stevens, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC11/407 to RC11/428, except item RC11/418 (Hatzic Park Washrooms), be adopted.

CARRIED

RC11/430  
JULY 18/11

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC11/418 (Hatzic Park Washrooms), be adopted.

OPPOSED: Councillor Scudder  
Councillor Stewart

CARRIED



## 11. BYLAWS

RC11/431  
JULY 18/11

Moved by Councillor Stevens, seconded by Councillor Stewart, and

**RESOLVED:** That this item be separated out from the reading of the bylaw so that council could provide comments on it.

- (c) District of Mission Official Community Plan Amending Bylaw 5216-2011-4052(13) (R11-010 – Supportive Care Holding Society) – a bylaw to redesignate property at 33032 – 11<sup>th</sup> Avenue from Urban Compact – Multiple Family to Institutional

RC11/431A  
JULY 18/11

Moved by Councillor Stevens, seconded by Councillor Stewart, and

**RESOLVED:** That the readings of all bylaws included in the Bylaws section of the July 18, 2011 regular council agenda be approved as follows:

- (a) District of Mission Zoning Amending Bylaw 5010-2009 (R08-010 – Mapleview Enterprises Ltd.) – a bylaw to create a new comprehensive development zone (CD-25) and to rezone property at 7260 and 7290 Maple Street, 32822, 32848, 32852 and 32858 – 1<sup>st</sup> Avenue, 32819, 32825, 32829, 32853, 32851, 32853 and 32859 View Avenue, and 7288 Wardrop Street from Commercial Tourist Recreation Zone (CT) and Residential Two Unit Zone (RT465) to Comprehensive Development 25 Zone (CD-25) Third Reading
- (b) District of Mission Zoning Amending Bylaw 5213-2011-5050(39) (R10-029 – Dhaliwal/Toor) – a bylaw to rezone property at 32876 Sylvia Avenue from Suburban 36 Zone (S36) to Residential Compact 372 Zone (RC372) and Residential Compact 465 Zone (RC465) Third Reading
- (c) District of Mission Official Community Plan Amending Bylaw 5216-2011-4052(13) (R11-010 – Supportive Care Holding Society) – a bylaw to redesignate property at 33032 – 11<sup>th</sup> Avenue from Urban Compact – Multiple Family to Institutional Second and Third Readings
- (d) District of Mission Zoning Amending Bylaw 5217-2011-5050(40) (R11-010 – Supportive Care Holding Society) – a bylaw to rezone property at 33032 – 11<sup>th</sup> Avenue from Urban Residential 558 Secondary Dwelling Zone (R558s) to Institutional Education Zone (IE) Second and Third Readings
- (e) District of Mission Zoning Amending Bylaw 5218-2011-5050(41) (R11-011 – May) – a bylaw to rezone property at 7865 Nelson Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s) Third Reading

- |     |   |                          |
|-----|---|--------------------------|
| (f) | District of Mission Election Procedures Amending Bylaw 5224-2011-2669(5) – a bylaw to add a Special Voting Opportunity location   | Adoption                 |
| (g) | District of Mission Zoning Amending Bylaw 5225-2011-5050(45) ( R11-013 – Dundas) – a bylaw to rezone property at 30489 Nikula Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7)                                      | First and Second Reading |
| (h) | District of Mission Zoning Amending Bylaw 5226-2011-5050(46) (R11-018 – Goertz) – a bylaw to rezone property at 31509 Israel Avenue from Suburban Residential 36 Zone (S36) to Suburban Residential 36 Secondary Dwelling Zone (S36s) | First and Second Reading |

CARRIED

Councillor Scudder expressed concern over 5216-2011-4052(13) (R11-010 – Supportive Care Holding Society) and the expanded hours but said he would not oppose any readings of the bylaw.

## 12. MINUTES

RC11/432  
JULY 18/11

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the following Council meeting minutes be adopted:

- (a) Regular Council Meeting (Public Hearing) – June 27, 2011;
- (b) Special Council Meeting – June 29, 2011; and
- (c) Regular Council Meeting – July 4, 2011

CARRIED

## 13. OTHER BUSINESS

There was no other business.

## 14. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer did not report.

## 15. MAYOR'S REPORT

The Mayor reported on various activities, meetings and events attended since the last regular council meeting.

## 16. COUNCILLOR'S REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Councillors Gidda, Plecas and Stewart reported on various activities, meetings and events attended since the last regular council meeting.

## 17. QUESTION PERIOD

Shelly Clarkson asked if council would consider changing their decision to put the washrooms at Hatzic Park on hold until November

The Mayor responded that the decision will be made to ensure that the next softball season has washroom facilities at Hatzic Park.

Jim Hinds asked if Council would consider installing temporary port-a-potties until a decision has been made on the washroom facilities.

The Mayor responded that the user groups are not requesting temporary port-a-potties but have asked for permanent facilities and that is what council is working towards.

## 18. ADJOURNMENT

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:16 p.m.



JAMES ATEBE, MAYOR



PAUL GIPPS, DEPUTY CHIEF  
ADMINISTRATIVE OFFICER