

**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 Monday, March 22, 2010 commencing at 6:30 p.m.

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

Staff Members Present: G. Robertson, chief administrative officer  
D. Clark, director of corporate administration  
C. Brough, administrative clerk

**1. NEW BUSINESS/BYLAWS**

PH10/015  
MAR. 22/10

Moved by Councillor Horn, seconded by Councillor Stewart, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the March 22, 2010 regular council agenda be approved as listed:

- |     |                                                                                                                                                                                                                      |          |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| (a) | District of Mission Water Rates Amending Bylaw 5121-2010-2197(17) – a bylaw to increase water user rates for 2010                                                                                                    | Adoption |
| (b) | District of Mission Collection, Removal and Marketing Recyclables Amending Bylaw 5127-2010-2639(14) – a bylaw to amend the user rates for multi-family recycling (including composting) in section 2 of Schedule "A" | Adoption |
| (c) | District of Mission Water Amending Bylaw 5128-2010-2196(19) – a bylaw to amend Schedule "A" by adding a section for the requirement of a deposit for water meter retrofit                                            | Adoption |
| (d) | District of Mission Refuse Collection and Disposal Amending Bylaw 5129-2010-1387 (49) – a bylaw to increase the refuse collection user rate                                                                          | Adoption |

CARRIED

PH10/016  
MAR. 22/10

Moved by Councillor Horn, seconded by Councillor Gidda, and

- |     |                                                                                                                                |          |
|-----|--------------------------------------------------------------------------------------------------------------------------------|----------|
| (a) | District of Mission 2010-2014 Financial Plan Bylaw 5119-2010 – a bylaw to establish the Financial Plan for the years 2010-2014 | Adoption |
|-----|--------------------------------------------------------------------------------------------------------------------------------|----------|

OPPOSED: Councillor Plecas  
Councillor Stevens

CARRIED

## 2. QUESTION PERIOD (ON NEW BUSINESS ONLY)

Mayor Atebe opened the floor to the public to ask questions related only to the items listed under section 1 – "New Business/Bylaws", and stated that any questions relating to the public hearing items should be asked during the public hearing portion of the meeting.

There were no questions or comments from the public.

## 3. DEVELOPMENT PERMIT APPLICATIONS

PH10/017  
MAR. 22/10

### Development Permit DP09-003 (Urban Design Group) – 11th Avenue and Stave Lake Street

Dayle Reti, senior planner, provided information regarding development permit application DP09-003 in the name of Lonsdale Mews Ltd. and 0793335 BC Ltd. to provide conformity to the official community plan guidelines for form and character for a neighbourhood commercial development on property located at 7871 Stave Lake Street and legally described as Parcel Identifier: 019 097 026, Lot A, District Lot 4, Group 3, New Westminster District Plan LMP20553.

The senior planner stated that the purpose of the development permit public input meeting is to enable council and the public to review the form and character of this proposed neighbourhood shopping centre. Ms. Reti further stated that consideration of the development permit is subject to engineering issues pertaining to site access being resolved to the satisfaction of the District of Mission engineering department.

The director of corporate administration stated that no written submissions had been received regarding this application.

Sandy Hill asked for clarification on the location within the complex of the building with the rooftop parking structure and inquired as to the screening measures that will be taken to protect surrounding homes from noise and a potentially unsightly view.

Ms. Reti identified the building on the map as Building B and indicated that the homes directly behind the structure will be those located at 7914, 7920, 7926, 7934, 7938 and 7942 Topper Drive. She also stated that there will be fencing behind the structure and some landscaping and trees.

Meredith Mitchell of DMG Landscape Architects, one of the architects on the project, further noted that there will be landscaping on top of the parking structure that will include a trellis on the edge and some shrubs and trees in large planters.

Jorge Candia expressed concern about the look and design of the development. He said that he would like the design to incorporate additional stonework, some exposed beams, more trellises and different awnings and to more closely reflect a westcoast architectural style. Mr. Candia expressed his view that the planning department should develop a set of guidelines for developments of this sort in Mission that would create a unique and distinctive look for the District.

The deputy director of planning stated that the department is currently reviewing the design guidelines for commercial and industrial developments and that, when ready, these guidelines will be brought forward for public comment.

Norbert Bluhm asked what, if any, green technology has been incorporated into the design.

Ms. Reti noted that while staff is very much aware of trends with regard to green technology, there is not currently a bylaw in Mission that would require its implementation.

Barry Hammond expressed concern that the design is not reflective of Mission and its unique character. He also stated that he would like the development to incorporate green technology and is concerned about potential noise issues that may result from the rooftop air conditioners.

In response to a question from Mr. Hammond regarding prospective tenants, Frank Dykstra of Norton Investment, one of the partners in the Heritage Market Place, stated that, at this time, there are approximately four to five confirmed tenants and that the majority of these are in the food service industry.

In response to questions from council, the senior planner clarified the following:

- the rooftop parking will be gated and is intended mainly for those who work in the complex which should limit the amount of traffic to and from the lot;
- the parking lot surface will be made of asphalt;
- there are bicycle racks and benches located throughout the complex;
- as this is a development permit, tenants would not be permitted to change the colour scheme or other design elements without approval;
- signage for individual tenants within the development will be reviewed as applications are submitted;
- a sign was not deemed necessary on Eleventh Avenue since it is a residential street and there will be signs on the buildings; and
- there are one hundred seventy (170) parking spaces at ground level with thirty (30) of those being compact parking spaces.

Eric Ching, Urban Design Group Architects Ltd., clarified that there will be four to five disabled parking stalls, all of which will meet the building code requirements for disabled parking and will be wide enough to accommodate wheelchair ramps.

In response to questions from council, Mr. Ching also stated the following:

- all of the buildings will be constructed using a steel frame system (steel studs in a steel structural frame);
- Buildings A, B, C and D will have a mixture of concrete blocks with the steel frame method of construction;
- the rooftop parking structure will take advantage of the grade; and
- there is an elevator for the two-storey building.

In response to a question from Councillor Horn, the deputy director of engineering clarified that the only outstanding issue from the engineering department's point of view pertains to traffic and the accessibility of the site. Mr. Abushawashi stated that while there are a number of traffic issues that need to be examined, he is satisfied with that issues related to sewer, drainage and parking have been adequately addressed.

In response to a question from Councillor Plecas, Rick Jones, Urban Design Group Architects, stated that efforts have been made to minimize the effects of parking and other lights on the surrounding residences. He explained that the lighting level will

be lower than is common in most shopping centres, at a height of approximately 16 feet rather than 28-30 feet. He also noted that the lights will be directed downward onto the parking lot so as to minimize the effect of the lights on the residences above.

In response to a question from Councillor Gidda, the deputy director of planning explained that a portion of the property is undevelopable because the District of Mission has a right-of-way for sanitary/sewer to service the homes to the north.

Councillor Scudder expressed concern about the design elements, in particular the use of canvass awnings, and asked the architect to explain the rationale behind some of the design choices.

Mr. Jones stated that while the design does call for canvass awnings, this is in addition to steel and glass canopies and that the intent is to create a protective covering for the majority of the sidewalk areas so that people can walk comfortably throughout the development in inclement weather. He also noted that the canvass awnings provide splashes of colour that accent the steel and glass and enhance the overall appearance of the complex.

Mr. Jones added that there will be a lot of stonework on the buildings and that space has been allotted for multiple outdoor patio areas which will foster a pedestrian atmosphere. He also noted that the development will likely appeal to smaller, community oriented businesses because tenants must conform to the development guidelines and larger, chain stores often have specific signage/branding requirements. Mr. Jones said that the proponents have their own design guidelines for signage and that while this will cost their tenants more money it will also help ensure that the development remains a high quality village-style shopping centre.

In response to a question from Councillor Stewart, Meredith Mitchell confirmed that the landscaping has been designed to produce colour and interest year-round.

Hearing no further questions or comments the Mayor declared the public hearing on District of Mission development permit application (DP09-003) closed.

PH10/018  
MAR. 22/10

Moved by Councillor Stewart, seconded by Councillor Gidda, and

**RESOLVED:** That development permit application DP09-003 in the name of Lonsdale Mews Ltd. and 0793335 BC Ltd. to provide conformity to the official community plan guidelines for form and character for a neighbourhood commercial development on property located at 7871 Stave Lake Street and legally described as: Parcel Identifier: 019 097 026, Lot A, District Lot 4, Group 3, New Westminster District Plan LMP20553 be approved subject to engineering issues pertaining to the site access being resolved to the satisfaction of the District of Mission engineering department.

CARRIED

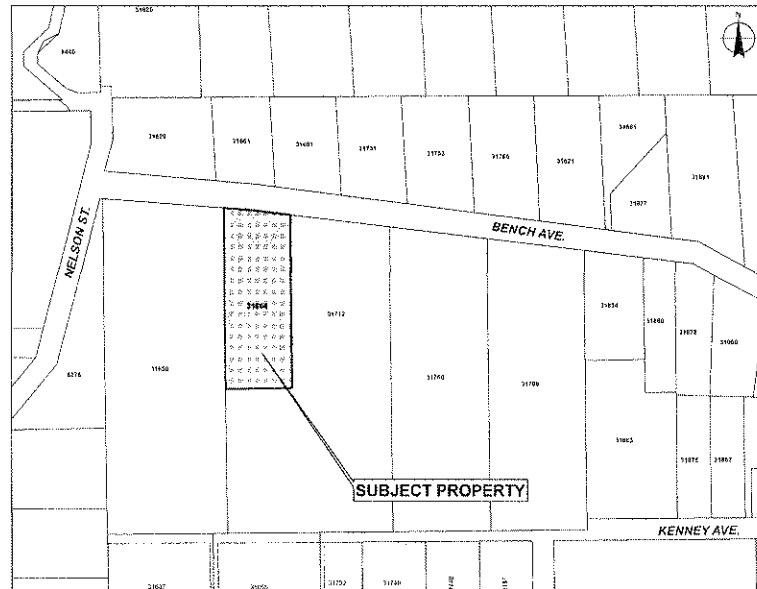
#### 4. PUBLIC HEARING

Mayor Atebe called the meeting to order and outlined the procedures to be followed.

PH10/019  
MAR. 22/10

**District of Mission Zoning Amending Bylaw 5117-2010-5050(5) (R09-16 - Winterbottom) – a bylaw to rezone property at 31664 Bench Avenue from Rural 16 Zone (RU16) to Suburban 36 Zone (S36)**

Erik Wilhelm, planner, provided information regarding rezoning application R09-16, which proposes to rezone the property located at 31664 Bench Avenue and legally described as Parcel Identifier: 000-559-512 Parcel "A" (Explanatory Plan 23471) Lot 2 Section 30 Township 17 New Westminster District Plan 20599 (shown on the following map) from RU16 Rural 16 zone to S36 Suburban 36 zone.



The planner noted that the purpose of the proposed amendment is to accommodate the subdivision of the subject property into 2 lots of a minimum 0.36 hectare (0.88 acre) lot size. Mr. Wilhelm further stated that the southern portion of the property will have a "No-Build" covenant registered on title to facilitate the future subdivision of the property to the west.

The planner stated that all geotechnical and slope stability issues have been addressed through a completed geotechnical report which will be registered on title as part of the subdivision process and that, from a geotechnical perspective, the proposed subdivision may proceed. Mr. Wilhelm explained that there is no development permit on this property as this project was submitted prior to the newly adopted hazardous slopes development permit area guidelines.

The planner stated that prior to adoption of the zone amending bylaw, the District of Mission community amenity contribution will need to be submitted.

The director of corporate administration stated that no correspondence was received regarding this application.

Oliver Perez stated that he lives north of Bench Avenue and questioned whether this development and others like it would increase traffic and density in the area.

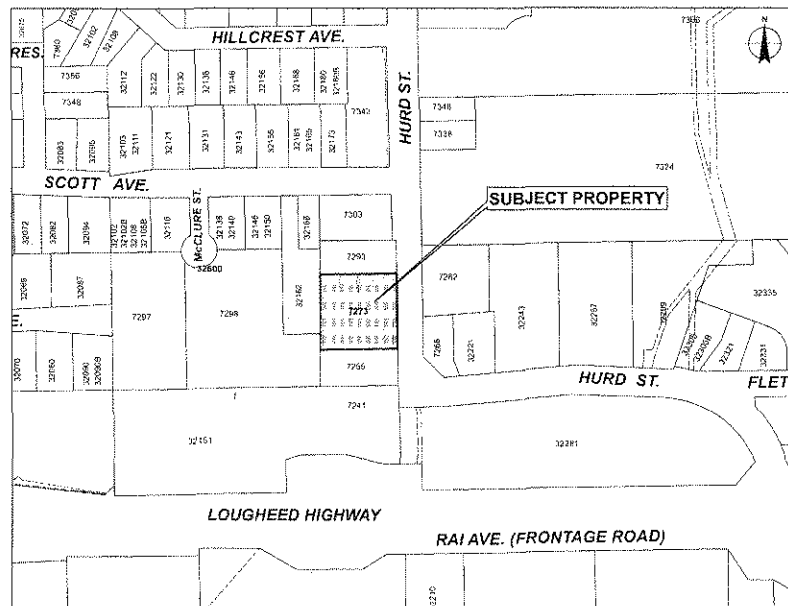
The deputy director of planning responded that the official community plan designates the area south of Bench Avenue as suburban and that this development meets those density guidelines. He noted that the area north of Bench Avenue is currently designated rural but is within the urban containment boundary which is part of the Silverdale Greater Planning Area and that any future development in that area will need to go through neighbourhood planning.

Hearing no further questions or comments the mayor declared the public hearing on District of Mission zoning amending bylaw 5117-2010-5050(5) (R09-016 - Winterbottom closed.

PH10/020  
MAR. 22/10

- (i) **District of Mission Zoning Amending Bylaw 5123-2010-5050(6) (R09-014 – Ellison) – a bylaw to rezone property at 7273 Hurd Street from Urban Residential 558 Zone (R558) to Residential Two Unit Zone (RT465)**
- (ii) **Development Permit Application DP09-002 (Ellison) – 7273 Hurd Street**
- (iii) **Development Variance Permit Application DV10-003 (Ellison) – 7273 Hurd Street**

Erik Wilhelm, planner, provided information regarding rezoning application R09-014, which proposes to rezone the property located at 7273 Hurd Street and legally described as Parcel Identifier: 010-318-364 Lot 12 Section 20 Township 17 New Westminster District Plan 17627 (shown on the following map) from R558 Urban Residential 558 zone to RT465 Residential Two Unit zone.



The planner noted that purpose of the proposed amendment is to accommodate two duplexes and a single family dwelling containing a secondary suite.

The planner further stated that the proposed development permit application DP09-002 in the name of Tim Ellison is to provide conformity to the official community plan guidelines respecting building form and character for a proposed compact single-family and duplex residential development on the property located at 7273 Hurd Street.

Mr. Wilhelm also stated that the proposed development variance permit application DV10-003 in the name of Tim Ellison is to vary Section 603 of District of Mission zoning bylaw 5050-2009 by reducing the minimum required:

- Lot width for Lot 1 from 16 metres (52.49 feet) to 13.60 metres (44.62 feet); and
- Lot width for Lot 2 from 16 metres (52.49 feet) to 12.60 metres (41.330 feet).

The planner noted that prior to adoption of the zone amending bylaw, the following requirements would need to be met:

- community amenity contribution of \$1910 per unit; and
- completion of all engineering requirements.

The director of corporate administration stated that email correspondence was received on March 18, 2010 from Dallas Cannon. Ms. Cannon expressed concerns regarding the proximity of this development to both the steep corner on Hurd Street as well as the intersection of Hurd Street and Scott Avenue. She also expressed concern that a centre median, if constructed, could potentially delay first responders in the event of an emergency.

Brian Roth stated that while he is not opposed to the development of the site, he does have some traffic concerns and is opposed to the creation of rental properties. Mr. Roth questioned whether the duplexes would be used as rental properties or sold individually.

The planner stated the properties would be individually strata owned and that the decision to reside in the home or use it as a rental property would be at the discretion of the owner.

Tim Ellison, the developer, stated that it is his intention to build attractive, well-built duplexes that will appeal to residential homeowners.

Councillor Horn requested clarification of potential traffic issues that may arise as a result of the proposal. The planner stated that all traffic issues on Hurd Street will have to be addressed by a traffic engineer, including any potential blind spots or impaired sight lines. The deputy director of engineering also noted that the engineering department will be addressing the various issues after the traffic study has been submitted.

In response to questions from council, the planner confirmed the following:

- the initial proposal was for two lots with single family residences but higher density was preferred;
- rezoning would not have been required for the creation of two new lots with single family residences; a rezoning process, however, would still have been necessary for the creation of two lots for single family residences with secondary suites;
- when calculating the community amenities contribution, a duplex is considered two units whereas a single family residence with a secondary suite is considered one unit;
- there will be a nine (9) metre wide fully dedicated laneway and the pavement portion of this will be approximately five to six (5-6) metres in width;
- parking in laneways is not permitted under municipal bylaws and will also be prohibited as a condition of the subdivision;
- a sidewalk will be provided as part of the subdivision; and
- the existing statutory right-of-way is for municipal services and will remain as part of lot 3 with access off the northern portion of the laneway.

Given the proximity of the property to the District's primary health facilities, Council Scudder asked if the buildings incorporate any aging in place design elements.

Jim Wilson, of Wilson Design Group, stated that the levels of the homes are approximately three (3) feet above grade so they are not designed for handicapped use at this time. He further stated that handicapped ramps and backing for handicapped showers and grab bars can be added by the homeowners after purchase but that these features would normally not be incorporated into the design unless required.

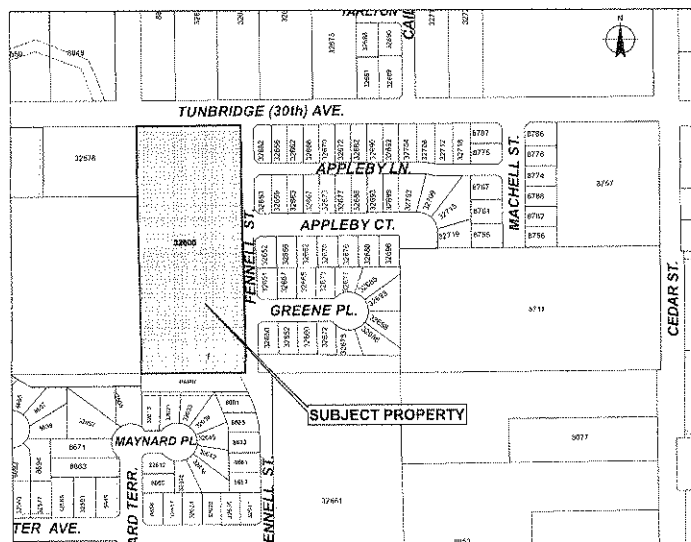
The planner stated that though the District does not have a policy requiring the provision of disabled or aging in place elements, this could be a discussion item with the developer.

Hearing no further questions or comments the mayor declared the public hearing on District of Mission zoning amending bylaw 5123-2010-5050(6) (R09-014 – Ellison), development permit application DP09-002 (Ellison), and development variance permit application DV10-003 (Ellison) closed.

PH10/021  
MAR. 22/10

- (i) **District of Mission Zoning Amending Bylaw 5124-2010-5050(7) (R09-017 – McPherson and Toor) – a bylaw to rezone property at 32600 Tunbridge Avenue from Suburban 36 Zone (S36) to Residential Compact 372 Zone (RC372) and Residential Compact 465 Secondary Dwelling Zone (RC465s)**
- (ii) **Development Permit Application DP09-005 (McPherson/Toor) – 32600 Tunbridge Avenue**
- (iii) **Development Variance Permit Application DV10-002 (McPherson/Toor) – 32600 Tunbridge Avenue**

Barclay Pitkethly, deputy director of planning, provided information regarding rezoning application R09-017, which proposes to rezone the property located at 32600 Tunbridge Avenue and legally described as Parcel Identifier: 026-291-941 Lot A Section 29 Township 17 New Westminster District Plan BCP17772 (shown on the following map) from S36 Suburban 36 zone to RC372 Residential Compact 372 zone and RC465s Residential Compact 465 Secondary Dwelling zone.



The deputy director of planning noted that purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into 23 lots: 18 lots with a minimum lot size of 372 square metres (4,004 square feet) and 5 lots with a



minimum lot size of 465 square metres (5,005 square feet) that may accommodate a secondary suite.

The deputy director of planning further stated that the proposed development permit application DP09-005 in the name of McPherson and Toor is to provide conformity to the official community plan guidelines respecting building form and character for a proposed compact single-family residential development on the property located at 32600 Tunbridge Avenue.

Mr. Pitkethly also stated that the proposed development variance permit application DV10-002 the name of McPherson and Toor is to vary Section 8 Highway-Dedication, Schedule A - Required Road Widths of District of Mission Subdivision Control Bylaw 1500-1985 by reducing the minimum required Urban Local Residential Road right-of-way width from 18.0 metres (59.055 feet) to 15.0 metres (49.21 feet).

The deputy director of planning noted that prior to adoption of the zone amending bylaw, the following requirements would need to be met:

- community amenity contribution of \$1910.00 per unit;
- completion of the engineering development requirements;
- approval of development variance permit DV10-002; and
- approval of development permit DP09-005 and the registration or letter of undertaking to register an approved building scheme.

The director of corporate administration stated that a petition, signed by 55 residents of Green Place, Appleby Court, Tunbridge Avenue, and Machell Street, was received regarding this application. The petition outlines the residents' opposition to the rezoning application, noting that the signatories are specifically opposed to the five lots that may accommodate a secondary suite which, in their view, will increase parking frustration in the subdivision, allow for renters to occupy the suites and decrease property values in the area.

Lance Meadows stated that he is opposed to the development proposal and expressed concern that the five lots that may accommodate a secondary suite will increase parking problems in the area and lower property values. He also noted that the six proposed lots on Tunbridge Avenue will have full basements and stated his view that this will likely result in the creation of unauthorized suites, further compounding traffic and parking problems in the area. Mr. Meadows questioned the rationale behind the reduction of Fennel Street and stated his belief that a similar application on Lissimore Avenue, which would have permitted secondary suites, was previously denied by council due to neighbourhood opposition. Mr. Meadows explained that he chose to buy a home in the neighbourhood because it was his understanding at the time of purchase that houses in the area could not have basements and that secondary suites would not be permitted.

In response to Mr. Meadow's stated concerns, the deputy director of planning noted the following:

- (a) Additional parking due to secondary suites: Part of the provisions of the RC465s zone is to provide an extra parking spot on site for the suite which should minimize the impact of the suites on parking in the neighbourhood.
- (b) Reduction of Fennel Street: Fennel Street was originally designed to continue all the way through but there is a stream that runs east-west at the south end of the property. It was determined that Fennel Street did not need to go through to accommodate traffic so a pedestrian access bridge will be built over the stream

which has an environmental benefit to the District and the surrounding neighbourhood.

- (c) Six Lots on Tunbridge Avenue with Basements: It is staff's understanding through the architect that the homes on Tunbridge Avenue may be able to accommodate a basement. These would be fully or at least 50% in-ground and external access to the basement will be limited to the rear of the building in order to discourage the creation of unauthorized suites.
- (d) Secondary Suite Policy: Staff is in the process of bringing forward a secondary suite policy and will be looking at suite readiness policies as well.

Mr. Meadows expressed doubt that the homes on Tunbridge Avenue would not be modified to accommodate unauthorized suites.

Jorge Candia expressed his opposition to the development proposal and stated that he was told by the planning department prior to the purchase of his home that the architectural design and development characteristics of the neighbourhood would be extended to the west side of Fennel Street. He also expressed concern that the developer appears to have proceeded with civil works on the subject property prior to approval of the application. Mr. Candia provided pictures of the subject property for council's consideration.

Gary Toor, one of the developers, clarified that all the work that has been done thus far has been on personal not public property. He stated that he and his business partner had the opportunity to acquire gravel and brought it onto the site.

In response to a question from council, the deputy director of planning confirmed that, from staff's perspective, site grading or other work done on the property that would be permitted under existing zoning is at the discretion of the property owner.

Mr. Candia reasserted his belief that road and civil work has begun on the site prior to the approval of the application.

The director of corporate administration clarified that any work that the property owners might be doing on the property is at their own risk as there is nothing to guarantee that council will approve the rezoning application.

Norbert Bluhm stated that he bought his home in the area a year ago because he believed that there would be no secondary suites permitted in the neighbourhood. He expressed his opposition to the creation of secondary suites, whether authorized or unauthorized, and stated his view that secondary suites create a myriad of problems and destroy the character of a neighbourhood. He stated that he would like the design characteristics on Green Place and Appleby Court to continue into this development and he does not want a horseshoe configuration for Green Place as this will encourage traffic on a residential, family-oriented street. He expressed concern that, if the development proceeds, the area will become cluttered and unseemly.

Melissa Crapo stated that there is a unique character to Appleby Court, Appleby Lane and Green Place and that she opposes the introduction of a different style of housing in the adjacent area. She also questioned why basements are being permitted for the six lots on Tunbridge Avenue when residents in the area were told that only crawlspaces were possible.

Karrie Candia expressed her opposition to the application, stating that she chose to buy a home in the neighbourhood because she did not want to live in a high density area with secondary suites. She said that she would like the unique character of the

community around Appleby Court, Appleby Lane and Green Place protected.

Peter Christoff stated that he chose to buy a home in the neighbourhood because he did not want to live in an area with secondary suites and that he is opposed to the application.

The developer, Gary Toor, said that he and his business partner, K.C. McPherson, care about the community and take pride in the quality of their developments. He noted that they have hired a design consultant to help create a "Whistler" style design and will be working with the planning department to make sure that the homes are visually appealing and do not look out of place in the neighbourhood. He also noted that basement entry homes are currently selling for more money than two-storey residences so the proposed development should not negatively impact property values in the area. He expressed his view that it is important to give potential homeowners choices and to respond to the demands of the market.

Mr. Toor acknowledged that there will be additional cars in the area as a result of the proposed development but noted that the road will be widened to accommodate this increase and that the additional traffic will be primarily on Fennel Street and Tunbridge Avenue, not in the neighbouring subdivision. Mr. Toor also noted that the five lots that may accommodate a secondary suite will each have an extra parking spot on site which should minimize impact of the suites on parking in the neighbourhood.

Melissa Crapo stated that the Whistler-style design that is being proposed does not match the existing character of the neighbourhood.

Lorne Player expressed his opposition to the application and his view that the proposed development would ruin the character of the neighbourhood. He said that he bought his home with the understanding that future development on the subject property would mirror the development to the east of Fennel Street.

The deputy director of planning provided some background on the subject property, explaining that there was a development proposal submitted by the previous owner. The rezoning received third reading and a preliminary layout approval was issued for the subdivision. The owner, however, did not proceed with the subdivision or enter into a development agreement and the file was closed with first, second and third readings of the rezoning rescinded. The preliminary layout approval expired. The current owners subsequently bought the property and provided the city with a new proposal that met the designation of the official community plan.

In response to questions from council, the deputy director of planning stated the following:

- proposed development variance DV10-002 will vary the right-of-way width from 18.0 to 15.0 metres but will not vary the pavement width or any services that will be required as part of the subdivision;
- the foot bridge at the south end of Fennel Street is not actually part of the development but is being designed through the District of Mission's environmental services team in consultation with the Department of Fisheries and Oceans and, as per council's request, the RCMP will be consulted regarding any possible CPTED concerns;

- the reduced road right-of-way width and reduced front setbacks, as well as the raised front entrances, will help promote a sense of neighbourhood and inclusiveness; and
- an earlier development proposal, submitted by the previous owner of the property, called for two cul-de-sacs with the property lines encroaching into a portion of the restricted covenant area, whereas in the current proposal the restrictive covenant area will be dedicated to the city and will become part of the parkland, benefitting the whole community.

Jorge Candia stated that there would be no usable parkland resulting from the development and expressed his opposition to what, in his view, represents a complete change of plans for the area.

Melissa Crapo stated that the designated area for park is actually a fisheries creek with no community access. She further expressed her belief that the proposed development would have almost double the density of the neighbouring subdivision.

The deputy director of planning clarified his earlier statement about the parkland being a benefit to the whole community, noting that he meant it would be a benefit from an environmental perspective. He recognized that it does not specifically benefit those residing in the neighbourhood.

In response to a question from council, the deputy director of planning stated that the proposed development would have similar or lower density than the neighbouring subdivision.

Norbert Bluhm expressed concern that profitability not take precedence over the wishes of the surrounding community.

Hearing no further questions or comments the mayor declared the public hearing on District of Mission zoning amending bylaw 5124-2010-5050(7) (R09-017 – McPherson and Toor), development permit application DP09-005 (McPherson/Toor), and development variance permit application DV10-002 (McPherson/Toor) closed.

## 6. ADJOURNMENT

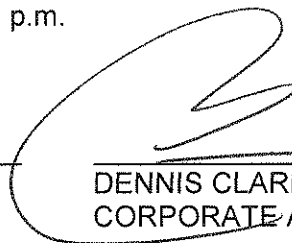
Moved by Councillor Plecas, seconded by Councillor Gidda, and

RESOLVED: That the meeting be adjourned.  
CARRIED

The meeting was adjourned at 9:20 p.m.



JAMES ATEBE, MAYOR



DENNIS CLARK, DIRECTOR OF  
CORPORATE ADMINISTRATION