

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 May 2, 2011 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 Jenny Stevens
Councillor Heather Stewart

Staff Members Present: Glen Robertson, Chief Administrative Officer
Paul Gipps, Deputy Chief Administrative Officer
Kelly Ridley, Deputy Director of Corporate Administration
Jennifer Russell, Legislative Assistant

1. PROCLAMATIONS

RC11/254
MAY 02/11

**May 2011 as “Missing Children’s Month” and
May 25, 2011 as “Missing Children’s Day”
Child Find British Columbia**

Moved by Councillor Scudder, seconded by Councillor Stevens, and

RESOLVED: That May 2011 be proclaimed as “Missing Children’s Month” and May 25, 2011 be proclaimed as “Missing Children’s Day” within the District of Mission; the District to assume no costs related thereto.

CARRIED

2. DELEGATIONS AND PRESENTATIONS

RC11/255
MAY 02/11

**Ken Herar
Re: Ride for Diversity Event – May 18 to 21, 2011**

Mr. Ken Herar appeared before Council to provide details about the Ride for Diversity event planned for May 18 through 21, 2011. Mr. Herar stated:

- There will be between 6 and 12 bicycle riders participating in the event to promote multiculturalism and awareness of World Day for Cultural Diversity on May 21, 2011.
- They will start the trip in Mission on May 18 with a tree planting event in Griner Park.
- The ride will continue through many communities including Abbotsford, Surrey, New Westminster, Burnaby and Richmond, ending in Victoria on May 21st.
- The group will be fundraising along the way to purchase a bicycle for a deserving candidate.

Mayor Atebe thanked Mr. Herar for the information.

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED:

1. That May 16 through 21, 2011 be proclaimed as "World Cultural Diversity Week" within the District of Mission; the District to assume no costs related thereto; and
2. That staff advertise "World Cultural Diversity Week" on the City Page of the Mission City Record.

CARRIED

RC11/256
MAY 02/11

John Schnablegger, SCR Manager of Programming, Partnerships and Planning, Ministry of Transportation and Infrastructure
Re: Strategic Review of Transit in the Fraser Valley

This delegation did not attend.

3. ADOPTION OF INFORMATIONAL ITEMS

RC11/257
MAY 02/11

Moved by Councillor Plecas, seconded by Councillor Stewart, and

RESOLVED: That the following items be received as information:

- (a) minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on March 10, 2011;
- (b) minutes of the Emergency Planning Committee meeting held on March 31, 2011;
- (c) minutes of the Oyama Sister City Committee meeting held on April 13, 2011.

CARRIED

RC11/258
MAY 02/11

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That the draft minutes of the Mission Healthy Community Council meeting held on April 12, 2011 be received as information.

CARRIED

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC11/259
MAY 02/11

Moved by Councillor Scudder, seconded by Councillor Stevens, and

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

CARRIED

5. PLANNING

Councillor Stewart assumed the Chair.

RC11/260
MAY 02/11

Rezoning Extension – 30367 Berg Avenue (R05-004)

Moved by Councillor Scudder, and

RECOMMENDED: That a twelve month extension be granted to Rezoning Application

R05-004 (Brar) for the property located at 30367 Berg Avenue to enable the applicant to complete the outstanding rezoning requirements.

CARRIED

RC11/261
MAY 02/11

Sylvia Avenue Roadway Pattern

Moved by Mayor Atebe, and

RECOMMENDED: That the report from the planner dated May 2, 2011 regarding the future extension of Sylvia Avenue through to Cedar Street be received as information.

CARRIED

RC11/262
MAY 02/11

Rezoning Application R10-029 and Development Variance Application DV11-001 (Dhaliwal and Toor) – 32876 Sylvia Avenue

This item was withdrawn from the agenda.

RC11/263
MAY 02/11

Rezoning Application R08-010 and Development Permit Application DP08-006 (Perspective Investments Ltd.) – 7260 and 7290 Maple Street, 32822, 32848, 32852 and 32858 – 1st Avenue, 32819, 32825, 32829, 32853, 32851, 32853 and 32859 View Avenue, and 7288 Wardrop Street

Moved by Mayor Atebe, and

RECOMMENDED:

1. That in accordance with Rezoning Application R08-010 (Perspective Investments Ltd.), the Corporate Officer prepare a bylaw to amend District of Mission Zoning Bylaw 5050-2009 by:
 - (a) adding Comprehensive Development 25 Zone (CD-25) as set out in Appendix 1 to the report of the Senior Planner dated May 2, 2011, and
 - (b) rezoning the following properties and the portion of closed road and laneway as identified in District of Mission Highway Closing and Undedication (Maple Street) Bylaw 5003-2008 from Commercial Tourist Recreation Zone (CT) and Residential Two Unit Zone (RT465) to Comprehensive Development 25 Zone (CD-25):
 - 7288 Wardrop Street: Parcel Identifier: 009-606-319; Lot 1 Block 31 Section 21 Township 17 New Westminster District Plan 332
 - 7288 Wardrop Street: Parcel Identifier: 009-606-335; Lot 2 Block 31 Section 21 Township 17 New Westminster District Plan 332
 - 32822 1st Avenue: Parcel Identifier 001-980-181; Lot 3 Except: The West 13 Feet; Block 31 Section 21 Township 17 New Westminster District Plan 332
 - Lot 3, 1st Avenue: Parcel Identifier: 001-980-165 The West 13 Feet of Lot 3 Block 31 Section 21 Township 17 New Westminster District Plan 332

32822 1st Avenue: Parcel Identifier: 001-980-203; Lot 4 Block 31
Section 21 Township 17 New Westminster
District Plan 332

Lot 5, 1st Avenue: Parcel Identifier: 005-537-665; Lot 5 Block 31
Section 21 Township 17 New Westminster
District Plan 332

Lot 6, 1st Avenue: Parcel Identifier: 005-313-597; Lot 6 Block 31
Section 21 Township 17 New Westminster
District Plan 332

Lot 7, 1st Avenue: Parcel Identifier: 005-313-601; Lot 7 Block 31
Section 21 Township 17 New Westminster
District Plan 332

7290 Maple Street: Parcel Identifier: 011-615-915; Lot 1 Block 32
Section 21 Township 17 New Westminster
District Plan 332

32848 1st Avenue: Parcel Identifier: 011-615-923; Lot 2 Block 32
Section 21 Township 17 New Westminster
District Plan 332

32852 1st Avenue: Parcel Identifier: 011-615-940; Lot 3 Block 32
Section 21 Township 17 New Westminster
District Plan 332

32858 1st Avenue: Parcel Identifier: 000-649-716; Lot 4 Block 32
Section 21 Township 17 New Westminster
District Plan 332

32819 View Avenue: Parcel Identifier: 000-549-142; Lot 11 Block 31
Section 21 Township 17 New Westminster
District Plan 332

32825 View Avenue: Parcel Identifier: 000-549-169; Lot 10 Block 31
Section 21 Township 17 New Westminster
District Plan 332

32829 View Avenue: Parcel Identifier: 011-615-851; Lot 9 Block 31
Section 21 Township 17 New Westminster
District Plan 332

32835 View Avenue: Parcel Identifier: 011-615-842; Lot 8 Block 31
Section 21 Township 17 New Westminster
District Plan 332

7260 Maple Street: Parcel Identifier: 011-616-482; Lot 24 Block 32
Section 21 Township 17 New Westminster
District Plan 332

32851 View Avenue: Parcel Identifier: 011-616-474; Lot 23 Block 32
Section 21 Township 17 New Westminster
District Plan 332

32853 View Avenue: Parcel Identifier: 011-616-466; Lot 22 Block 32
Section 21 Township 17 New Westminster
District Plan 332

32859 View Avenue: Parcel Identifier: 011-616-458; Lot 21 Block 32
Section 21 Township 17 New Westminster
District Plan 332

2. That the bylaw be considered for first and second readings at the Regular Council meeting on May 2, 2011;
3. That following such readings, the bylaw be forwarded to a Public Hearing on Tuesday, May 24, 2011; and
4. That Development Permit Application DP08-006, in the name of Perspective Investments Ltd. to provide conformity to the Official Community Plan guidelines respecting building form and character for a proposed multi-family and commercial development on the properties located at Maple, 1st, View and Wardrop (shown as Area A on Appendix 2) be forwarded to Council for public input on Tuesday, May 24, 2011.

CARRIED

RC11/264
MAY 02/11

Rezoning Application R10-033 (District of Mission) – Proposed Text Amendments to Zoning Bylaw 5050-2009

Moved by Councillor Horn, and

RECOMMENDED:

1. That the report from the Deputy Director of Planning dated April 18, 2011 regarding clarifications to proposed text amendments to the Zoning Bylaw be received as information; and
2. That staff schedule a Council workshop to review the District's infill policy.

CARRIED

RC11/265
MAY 02/11

Completing the Experience the Fraser Demonstration Project

Moved by Councillor Plecas, and

RECOMMENDED: That the amount remaining from the Experience the Fraser Demonstration Project (\$37,000 = \$97,000 - \$60,000) be used to complete the following elements on the Spirit Square: Fencing below the seating area, finish the gauge identifying historic extreme flood events and the kiosk including the storyboards.

CARRIED

Staff were directed to provide a further report detailing the items that were not included in the budget that could possibly be purchased with other capital, such as picnic tables and a shelter.

RC11/266
MAY 02/11

Excerpt from the Minutes of the Public Hearing held on March 28, 2011, with Related Staff Report dated March 7, 2011 (R11-002 – FirstOnSite Restoration)

An excerpt from the minutes of the Public Hearing held on March 28, 2011 and a copy of the related staff report dated March 7, 2011 was provided for the Committee's information as background information for consideration of the adoption of Zoning Amending Bylaw 5201-2011-5050(35).

6. PARKS, RECREATION AND CULTURE

Councillor Scudder assumed the Chair.

RC11/267
MAY 02/11

Capital Item – Hatzic Washrooms (Mayor Atebe)

Moved by Mayor Atebe, and

RECOMMENDED: That staff provide a report containing an assessment of options for interim washroom facilities at Hatzic Park, including possible funding sources.

CARRIED

7. ADMINISTRATION AND FINANCE

Councillor Stevens assumed the Chair.

RC11/268
MAY 02/11

2011 Tax Rates Bylaw

Moved by Mayor Atebe, and

RECOMMENDED:

1. That the District of Mission Annual Tax Rate Bylaw 5199-2011 be considered for first, second and third reading; and
2. Council has hereby considered its proposed tax rates for each property class in conjunction with its objectives and policies regarding the distribution of property taxes among the tax classes, as set out within District of Mission 2011-2015 Financial Plan Bylaw 5198-2011.

CARRIED

RC11/269
MAY 02/11

Mission Downtown Business Association Re: Beautification Flower Program Funding Request

Moved by Councillor Horn, and

RECOMMENDED: That staff provide a report at the May 9 special open Council meeting detailing:

- (a) the District's current financial and in-kind contributions to the Mission Downtown Business Association's beautification initiative, and
- (b) what other contributions, particularly in-kind, are feasible.

CARRIED

RC11/270
MAY 02/11

Celebrate Mission Committee Re: Request for Council Representation on the Committee

Moved by Councillor Horn, and

RECOMMENDED: That Councillor Heather Stewart be appointed as the Council representative to the Celebrate Mission Committee, with Councillor Jenny Stevens as the alternate.

CARRIED

RC11/271
MAY 02/11

Early Debt Payout – MFA Issue #75

Moved by Councillor Scudder, and

RECOMMENDED:

1. That the District of Mission take advantage of the early debt payout option on the non-regional sewer MFA debt issue #75 by paying out the remaining principal amount of \$399,078.38 on December 1, 2011;
2. That the District of Mission take advantage of the early debt payout option on its share of regional sewer MFA debt issue #75 by paying out the remaining principal amount of \$117,563.63 on December 1, 2011;
3. That the District of Mission take advantage of the early debt payout option on its share of regional water MFA debt issue #75 by paying out the remaining principal amount of \$459,318.38 on December 1, 2011; and
4. That the financial plan be amended accordingly.

CARRIED

8. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC11/272
MAY 02/11

Moved by Councillor Stevens, seconded by Councillor Plecas, and

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

CARRIED

9. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC11/273
MAY 02/11

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC11/259 to RC11/271, be adopted.

CARRIED

10. BYLAWS

RC11/274
MAY 02/11

Moved by Councillor Plecas, seconded by Councillor Stevens, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the May 2, 2010 regular council agenda be approved as listed:

- | | |
|---|----------------------------------|
| (a) District of Mission Zoning Amending Bylaw 5010-2009 (R08-010 – Perspective Investments 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 st 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) | First and Second Readings |
| (b) District of Mission Zoning Amending Bylaw 5194-2011-5050(33) (R10-033 – District of Mission) – a bylaw to incorporate housekeeping text amendments to various sections | Third Reading |
| (c) District of Mission Annual Tax Rates Bylaw 5199-2011 – a bylaw to establish the tax rates for 2011 | First, Second and Third Readings |
| (d) District of Mission Zoning Amending Bylaw 5201-2011-5050(35) (R11-002 – FirstOnSite Restoration) – a bylaw to rezone property at 7485 Lark Street from Urban Residential zone (R558) to Urban Residential 558 Secondary Dwelling zone (R558s) | Adoption |
| (e) 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 Compact Residential 372 Zone (RC372) and Compact Residential 465 Zone (RC465) | DEFERRED |

CARRIED

11. OTHER BUSINESS

RC11/275
MAY 02/11

Release from Closed Council – April 11, 2011

The following resolution was released from the closed Council meeting of April 11, 2011:

RESOLVED:

That Council accepts the following people to comprise the CEEP task force:

- (a) Paul Bouman;
- (b) Remco Bergman;
- (c) Rex Blane;
- (d) Jim Taylor;
- (e) Alison Stewart;
- (f) Melissa Kendzierski;
- (g) Frank Sleight;
- (h) Monica Affleck;
- (i) Michelle Favero;
- (j) Roo Wyda;
- (k) Derek King;
- (l) Sharon Fletcher, Director of Planning;
- (m) Mike Younie, Manager of Environmental Services;
- (n) Paul Gipps, Deputy Chief Administrative Officer; and
- (o) Mark Heieis, Manager of Sustainability and Energy.

CARRIED

12. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer announced that he will be participating in the St. Andrew's United Church Redevelopment Committee, and accordingly will not be involved administratively with any item of business related to St. Andrew's United Church that may come before Council.

13. MAYOR'S REPORT

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

14. COUNCILLOR'S REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

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

15. QUESTION PERIOD

Council and staff responded to questions from the following people:

Jim Hinds asked if the temporary fencing had been installed in the park on the river.

Mayor Atebe responded that the fencing is now in place.

Chris Ketallaper asked if there have been any plans to make First Avenue into a pedestrian-only street, like has been done in downtown Langley.

Mayor Atebe responded that the District has discussed that possibility with the Ministry of Transportation and Infrastructure, as First Avenue is a provincial highway, however there has been no real willingness from the Ministry so far to convert to a pedestrian only street.

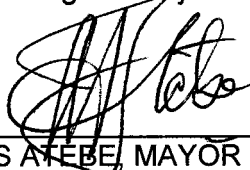
16. ADJOURNMENT

Moved by Councillor Horn, seconded by Councillor Stevens, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:07 p.m.



JAMES ATEBE, MAYOR



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER