

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 Tuesday, May 24, 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 Heather Stewart
Councillor Jenny Stevens

Staff Members Present: G. Robertson, Chief Administrative Officer
K. Ridley, Deputy Director of Corporate Administration
T. Mooney, Administrative Clerk

1. NEW BUSINESS

PH11/024
MAY 24/11

Request from the City of Abbotsford regarding P3 Cooperation

Moved by Councillor Stevens, seconded by Councillor Scudder, and

RECOMMENDED: A report from the chief administrative officer dated May 12, 2011 regarding a request from the City of Abbotsford to prepare a letter from the District of Mission in regard to their application to P3 Partnership Canada was received by the committee as information.

CARRIED

PH11/025
MAY 24/11

Mental Health and Addiction Facilitator Funding

Moved by Councillor Gidda, seconded by Councillor Horn, and

RECOMMENDED: That the District of Mission provide one-time funding in the amount of \$4,000.00 to contract a facilitator to assist the District of Mission to complete the Mental Health and Addictions Strategy.

CARRIED

Staff were directed to determine which reserve these funds would be allocated to.

PH11/026
MAY 24/11

Regionally Significant Gas Tax Projects

Moved by Councillor Plecas, seconded by Councillor Horn, and

RECOMMENDED: That Council endorse the Stage VII Secondary Treatment Expansion of the James Sewer Treatment Plant as the District of Mission project for the Regionally Significant 2011 Gas Tax application.

CARRIED

PH11/027
MAY 24/11

Public Communication Strategy (Mayor Atebe)

Moved by Councillor Stewart, seconded by Councillor Scudder, and

RECOMMENDED: That staff bring forward a communication strategy for council's consideration, including social media, that would inform the community of future projects in a more efficient and timely matter.

CARRIED

PH11/028
MAY 24/11

Industrial Signage (Councillor Horn)

Paul Horn noted that the commercial area on the Lougheed Hwy at Nelson Street lacks signage to identify the area as the Silvercreek Industrial park.

Moved by Councillor Horn, seconded by Councillor Plecas, and

RECOMMENDED: That staff report on the following:

1. The potential to produce signs that will be visible in both directions advertising the industrial park;
2. The potential to produce temporary project signs that will be visible in both directions that would include the timeline and the expected outcomes from the intersection work that is being constructed at Nelson Street and Lougheed Hwy.

CARRIED

2. QUESTION PERIOD (on new business only)

In response to Janet Chamber, Mayor Atebe responded that that City of Abbotsford requested that Mission Council write a letter to the P3 Canada and their letter was received as information.

Lynn Perrin asked if as part of the communication strategy council has considered broadcasting their meetings online and on Shaw Cable. She thanked the District of Mission for the information that is available regarding the Water and Sewer Commission.

Mayor Atebe responded that the District of Mission pursued Shaw to broadcast council meetings but were informed at the time that they did not have the capacity to deal with this.

Ron Taylor requested a copy of the correspondence from the City of Abbotsford related to the P3 cooperation.

Mayor Atebe responded that he does not see a problem with providing the correspondence.

Ron Taylor questioned why items are being placed on agendas without background information as the public is unaware in advance of the meeting what is being discussed and in particular the communication strategy that was placed on the agenda.

The mayor responded that a communication strategy is an important item to the community and council can add items to an agenda that are of an urgent nature and need direction from council.

Ron Taylor stated that 21 motions were made in-camera relating to the hiring of the Laura Balans Group which was subsequently released. Can council ask staff to provide a written report as to why these were items were listed as in-camera items?

Mayor Atebe noted that he will take this under advisement.

3. PUBLIC HEARING

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

PH11/029
MAY 24/11

(i) **Rezoning Application R08-010 (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**

(ii) **Development Permit Application DP08-006 (Perspective Investment 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**

Barclay Pitkethly, Deputy Director of Planning, provided information regarding rezoning application R08-10, in the name of Maplevue Enterprises Ltd., which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Lot 1 Block 31 Section 21 Township 17 New Westminster District Plan 332

Lot 2 Block 31 Section 21 Township 17 New Westminster District Plan 332

Lot 3 Except: The West 13 Feet; Block 31 Section 21 Township 17 New Westminster District Plan 332

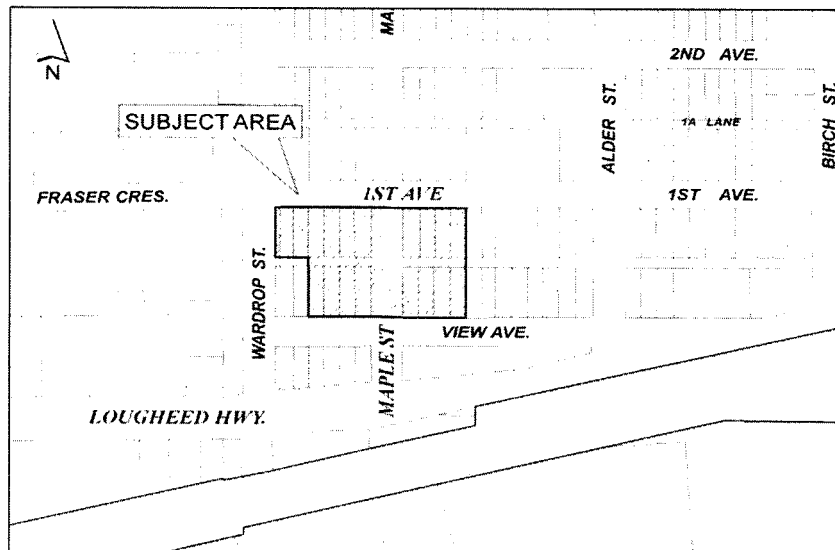
The West 13 Feet of Lot 3 Block 31 Section 21 Township 17 New Westminster District Plan 332

Lot 4 to Lot 11 Inclusive, Block 31 Section 21 Township 17 New Westminster District Plan 332

Lot 1 to Lot 4 Inclusive, Block 32 Section 21 Township 17 New Westminster District Plan 332

Lot 21 to Lot 24 Inclusive, Block 32 Section 21 Township 17 New Westminster District Plan 332, and

road closure land, the subject area in its entirety (bolded and shaded) as shown on the following map:



from the CT zone (Commercial Tourist Recreation zone) and the RT465 zone (Residential Two Unit zone) to the CD-25 zone (Comprehensive Development 25 zone).

The purpose of the proposed amendment is to accommodate the development of three apartment buildings comprising a total of 163 units with approximately 842 square metres (9063 square feet) of commercial space.

The Deputy Director of Planning stated that the proposed development permit application DP08-006, in the name of Perspective Investments Ltd. is 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.

The Deputy Director of Planning stated that the following requirements would need to be met prior to adoption of the zone amending bylaw:

- Engineering requirements
- Ministry of Transportation and Infrastructure Approval
- Receipt of Community Amenities Contribution
- Road closures Bylaw being finalized
- Easement for the retaining wall anchors
- Subdivision being completed or the PLA issued
- Any other items Council may require

The Deputy Director of Corporate Administration stated that the following written correspondence was received regarding this application:

1. Jeanette Smith raised concerns with this application regarding the Maple Road closure and the details of the sale of this property from the District of Mission to the developers.

Janet Chambers asked the following:

- where will residents park;

- will the units be for sale or for rental;
- will the creeks or springs in the area being diverted; and
- will the water seepage problems in the area be addressed.

The Deputy Director of Planning responded:

- underground parking and additional parking in front of the building is planned;
- the units will be for sale; and
- a geotechnical report is being prepared and ground water seepage will be addressed in the geotechnical report.

Jeanette Smith questioned the following:

- the developer is purchasing property from the District of Mission and with this purchase does the developer benefit by building more units;
- could the trees that are existing on the property be incorporated into the area;
- has a park been considered; and
- when property is appraised does the appraiser consider the additional value that the land would provide to the developer.

The Deputy Director of Planning noted:

- the developer is not adding more units with the purchase of the property;
- the additional property being purchased will be used for the vertical retaining wall; and
- with the configuration of the site and parking requirements the entire site is being utilized and will be fully landscaped and the trees that are presently on the property cannot be saved.

In response to comments made by Jeanette Smith, the developer responded that there is no stream on the property.

Jeanette Smith asked if the appraiser considers the additional value that the land would provide to the developer?

In response to questions from Jeanette Smith, Councillor Horn responded that the common area between buildings will incorporate an indoor and outdoor amenity area.

Jeanette Smith asked how council can restrict the type of businesses that are permitted to operate in the building?

Councillor Horn responded that no changes were made to the report and the restriction of businesses in the building was only a discussion between council and there are no restrictions on what type of businesses lease the property.

Jeanette Smith noted that the asphalt on Maple Street is in very good condition and questioned who was maintaining it?

The Deputy Director of Corporate Administration responded that the portion of Maple Street being closed is paved and the road is not utilized often by traffic so the pavement has remained in good condition.

Councillor Stewart asked if a portion of the property has been considered for a community garden for the residents of the building.

The deputy director of planning responded that a community garden or children's play area has not been discussed as the units are either studio or one-bedroom type apartments which will not house many families with children.

Councillor Horn asked what the outcome was following the discussions with the neighbouring property about the proposed anchors.

The deputy director of planning responded that no information was received from the applicant or neighbor but a condition of the rezoning is to have an easement registered.

Luanne Funk responded that they anticipate the completion of the land purchase prior to the easement being registered.

Paul Horn asked how the development will be phased and if it will be based on a calendar or based on the number of units sold in each building.

Luanne Funk responded that the phasing will be based on sales.

Moved by Councillor Horn, seconded by Councillor Plecas, and

Hearing no further questions or comments the Mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5010-2009 (R08-010 Mapleview Enterprises Ltd.) and Development Permit Application DP08-006 (Perspective Investments Ltd.) closed.

RECOMMENDED: That the third reading report include information about the phasing of the three buildings.

CARRIED

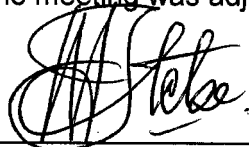
4. ADJOURNMENT

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:40 p.m.



MAYOR JAMES ATEBE



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER