

**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 June 2, 2014 commencing at 6:00 p.m.

Council Members Present: Mayor Ted Adlem  
Councillor Dave Hensman  
Councillor Jeff Jewell  
Councillor Tony Luck  
Councillor Larry Nundal  
Councillor Jenny Stevens  
Councillor Nelson Tilbury

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer  
Tina Penney, Acting Manager of Corporate Administration  
Jennifer Russell, Deputy Corporate Officer  
Tina Mooney, Administrative Clerk

### **1. CALL TO ORDER**

Mayor Adlem called the meeting to order.

### **2. ADOPTION OF AGENDA**

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That the agenda for the regular Council meeting of June 2, 2014 be adopted.

CARRIED

### **3. DELEGATIONS AND PRESENTATIONS**

**Yasi Edwards**

**Re: Rivendell 7755 Grand Street**

Yasi Edwards appeared before Council on behalf of a neighbourhood resident group to express concerns about living in close proximity to the Rivendell second stage housing facility at 7755 Grand Street for the last four years. Ms. Edwards provided examples of various nuisance issues and public safety concerns, and questioned the appropriateness of the second stage housing use in this residential neighbourhood. She asked that the current zoning, existing land use contract and associated bylaws for the facility be examined. She advised that the facility is being used as a recovery house and she believes this is not a permitted use.

Ms. Edwards also stated that the experiences with the Rivendell facility have not all been negative, however the kind of positive influences that make Rivendell a success in the community have been sparse.

Staff were directed to provide Council with a report containing information about the Rivendell second stage housing facility, including the current zoning and permitted use under the referenced land use contract.

RC14/381  
JUN 02/14

RC14/382  
JUN 02/14

RC14/383  
JUN 02/14

**Michelle Favero, Mission Regional Chamber of Commerce**  
**Re: Impact of Drug Operation Housing**

David Sawatsky, Chair of the Mission regional Chamber of Commerce Government Affairs Committee appeared before Council to discuss the impact of non-remediated drug operation properties on the housing market and the various challenges surrounding the issue. Mr. Sawatsky asked Council to undertake a process to ensure remediation of former drug operation housing that follows the guidelines set out by the Canada Mortgage and Housing Corporation (CMHC).

**4. PUBLIC HEARING**

RC14/384  
JUN 02/14

**OCP Amending Bylaw 5436-2014-4052(34)**

(R14-006 – Dunton) – a bylaw to redesignate the property at 32921 – 14<sup>th</sup> Avenue from *Urban Residential* to *Urban Compact-Multiple Family*

**Zoning Amending Bylaw 5437-2014-5050(141)**

(R14-006 – Dunton) – a bylaw to rezone the property located at 32921 – 14<sup>th</sup> Avenue from the Urban Residential 558 (R558) Zone to the Multiple Family 40 Townhouse (MT40) Zone

**Development Permit Application DP14-002**

The purpose of the proposed Official Community Plan Bylaw amendment is to redesignate the property at 32921 – 14<sup>th</sup> Avenue and legally described as:

Parcel Identifier: 011-402-857

Lot "A" Except: Firstly: East 102.31 Feet; Secondly: Part Subdivided by Plan 16787, Section 28, Township 17 New Westminster District Plan 8999

from *Urban Residential* to *Urban Compact-Multiple Family* to accommodate a twenty-three (23) unit townhouse development.

The purpose of the proposed Zoning Bylaw amendment is to rezone the above described property from the Urban Residential 558 (R558) Zone to the Multiple Family 40 Townhouse (MT40) Zone to accommodate a twenty-three (23) unit townhouse development.

Gina MacKay, Planner, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. topography and servicing information;
4. surrounding area designation;
5. description of the proposal and site plan details;
6. rationale for OCP amendment;
7. development requirements; and
8. land use question.

The Acting Manager of Corporate Administration that the following submissions pertaining to the subject application had been received:

Email from Bob and Marion Cannon dated May 29, 2014 expressing concerns regarding property privacy, vehicle congestion and parking.

It was noted that full copies of all comments received were available for public viewing at the Public Hearing, and had been previously distributed to Council.

Cheryl Dahl, Mission, expressed concern regarding increased traffic and pedestrian safety, and stated that traffic calming measures were needed.

Peter Bulla, Mission, expressed concerned regarding access to the development and the street configuration.

In response to questions from Council, the Planner stated that the new homes would be on water meters, and that a decorative wood fence would be built around the entire property.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission OCP Amending Bylaw 5436-2014-4052(34) and Zoning Amending Bylaw 5437-2014-5050(141) (R14-006 – Dunton), closed.

RC14/385  
JUN 02/14

**OCP Amending Bylaw 5438-2014-4052(35)**

(R14-008 – Genstar Titleco Limited) – a bylaw to redesignate a portion of property at 29221 Lougheed Highway from *Rural* to *Parks, Recreation and Natural Open Space*

**Zoning Amending Bylaw 5439-2014-5050(142)**

(R14-008 – Genstar Titleco Limited) – a bylaw to rezone a portion of the property located at 29221 Lougheed Highway from the Rural 80 (RU80) Zone to the Institutional Parks, Recreation and Civic (IPRC) Zone

The purpose of the proposed Official Community Plan Bylaw amendment is to redesignate a portion of the property at 29221 Lougheed Highway and legally described as:

Parcel Identifier: 012-878-006

District Lot 437 Group 1 Except: Firstly: Part on Statutory Right of Way Plan 908 Secondly: Part Subdivided by Plan 18851, New Westminster District

from *Rural* to *Parks, Recreation and Natural Open Space* to allow the conveyance of a portion of the property to Ducks Unlimited Canada.

The purpose of the proposed Zoning Bylaw amendment is to rezone a portion of the above described property from the Rural 80 (RU80) Zone to the Institutional Parks, Recreation and Civic (IPRC) Zone to allow the conveyance of a portion of the property to Ducks Unlimited Canada.

Mike Younie, Director of Development Services, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;

3. planning analysis; and
4. land use question.

The Acting Manager of Corporate Administration stated that no submissions pertaining to the subject application had been received.

Peter Bulla, Mission, asked if this application had followed the same rezoning process as other applications, and whether this application was driven by the District.

The Director responded that this application has followed the standard procedure, however land donations are not common. He further stated that the application was driven by the owner of the subject property.

Margaret Eden, Mission, asked how the public use of the subject property may be affected.

The Director responded that even if the property is rezoned as a 'park', it will remain as private property. He further stated that there will be a no-build covenant, and that the long term plan of Ducks Unlimited is likely to include public access, however it is too early to provide details.

In response to questions from Council, the Director stated that the subject property is adjacent to the property that was transferred to Ducks Unlimited several years ago, and that details of any tax ramifications of the rezoning could be provided at a later time.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission OCP Amending Bylaw 5438-2014-4052(35) and Zoning Amending Bylaw 5439-2014-5050(142) (R14-008 – Genstar Titleco Limited), closed.

## 5. PROCLAMATIONS

RC14/386  
JUN 02/14

### **June 7, 2014 as "Access Awareness Day" Social Planning & Research Council of BC (SPARC BC)**

Moved by Councillor Stevens, seconded by Councillor Hensman, and

RESOLVED: That June 7, 2014 be proclaimed as "Access Awareness Day" within the District of Mission.

CARRIED

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

RC14/387  
JUN 02/14

Moved by Councillor Luck, seconded by Councillor Hensman, and

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

CARRIED

## 7. DEVELOPMENT SERVICES

RC14/388  
JUN 02/14

### **District Involvement with Inspection and Remediation of Marihuana Grow Operations**

Moved by Councillor Nundal, and

RECOMMENDED: That Council adopt a "passive involvement" approach to remediation of dismantled marihuana grow operations as identified in the report from the Director of Development Services dated June 2, 2014, and that the District continue with the current process which includes carrying out regular responsibilities such as issuing building permits and administering the *Fire Services Act* in commercial, industrial and institutional buildings as per the Fire Prevention Bylaw.

CARRIED

RC14/389  
JUN 02/14

### **Amendments to the Development Variance Permit DV12-005 (Gill) to facilitate a 9-lot urban residential subdivision – 32663 Tunbridge Avenue**

Moved by Councillor Nundal, and

RECOMMENDED: That the amendment to the Development Variance Permit Application DV12-005 by:

1. Deleting
  - a. Section 522 C. Lot Area (1), to reduce Lot Width at the midpoint on the proposed Lot 7, from 16 metres (52.0 ft.) to 15.01 metres (49.0 ft.), and
2. Adding the following variances:
  - a. Section 502, Part C. Lot Area, paragraph 1. R465s – Type I, to reduce Lot Depth on the proposed Lot 4, from 30.0 metres (98.4 ft.) to 25.0 metres (82.0 ft.);
  - b. Section 502, Part C. Lot Area, paragraph 1. R465s – Type I, to reduce Lot Depth on the proposed Lot 5, from 30.0 metres (98.4 ft.) to 25.0 metres (82.0 ft.);
  - c. Section 502, Part C. Lot Area, paragraph 1. R465s – Type I, to reduce Lot Depth on the proposed Lot 8, from 30.0 metres (98.4 ft.) to 25.6 metres (84.0 ft.);
  - d. Section 502, Part C. Lot Area, paragraph 1. R465s – Type I, to reduce Lot Depth on the proposed Lot 9, from 30.0 metres (98.4 ft.) to 27.7 metres (90.9 ft.);
  - e. Section 502, Part C. Lot Area, paragraph 1. R465s – Type I, to reduce Lot Width on the proposed Lot 6, from 16.0 metres (52.5 ft.) to 5.0 metres (16.4 ft.);
  - f. Section 502, Part C. Lot Area, paragraph 1. R465s – Type II, to reduce Lot Width on the proposed Lot 7, from 16.0 metres (52.5 ft.) to 9.1 metres (29.9 ft.);

be approved.

CARRIED

RC14/390  
JUN 02/14

### **Communication Strategy for Moving Highway 7 and Identifying Traffic Pattern Changes**

Moved by Councillor Nundal, and

RECOMMENDED: That the Communication Strategy, as outlined in the report from the Director of Long Range Planning and Special Projects dated June 2, 2014, for sharing

information and receiving comments regarding the Highway 7 traffic pattern changes proposed for First and Railway Avenues, be approved.

CARRIED

RC14/391  
JUN 02/14

### **Monitoring the Implementation of the Downtown Plan**

A report from the Director of Long Range Planning and Special Projects dated June 2, 2014 regarding the progress of implementing the MissionCity Downtown Action Plan was provided for the Committee's information.

### **Amendments to Genstar Titleco Limited (Genstar) / Madison Development Corporation (Madison) and District of Mission Phased Development Agreement (PDA)**

The Director of Development Services showed a PowerPoint presentation that contained the following information:

1. background information about phased development agreements in general;
2. characteristics of Neighbourhood 1;
3. background and characteristics of the existing PDA;
4. summary of the proposed amendments;
5. overview of the new development process;
6. net effect of the amendments; and
7. issues noted during the review process.

RC14/392  
JUN 02/14

Moved by Councillor Luck, and

**RECOMMENDED:** That consideration of amendments to the Phased Development Agreements with Genstar Titleco Limited and Madison Development Corporation, along with any related bylaw amendments, be deferred until Council/staff can hold a public workshop within the next three to four weeks, which would also include public input by way of written questions to Council and staff, with an invitation to the proponent to attend.

Discussion ensued regarding the renegotiation of the PDAs, including the impetus for the changes, the work done by staff thus far and the merits of a council workshop and/or public information meeting to examine the changes in detail.

The Chair called the question and the motion was CARRIED with opposition noted as follows:

**OPPOSED:** Mayor Adlem  
Councillor Nundal

RC14/393  
JUN 02/14

Moved by Councillor Hensman, and

**RECOMMENDED:** That staff provide a report containing details of the staff time and legal expenses incurred to date in relation to the renegotiation and preparation of amended phased development agreements with Genstar Titleco Limited and Madison Development Corporation.

Discussion ensued regarding the equitable treatment of all developers and differences in circumstance.

The Chair called the question and the motion was CARRIED with opposition noted as follows:

OPPOSED: Mayor Adlem

RC14/394  
JUN 02/14

**Excerpt from the Minutes of the Public Hearing held on June 25, 2012 and related Staff Report dated May 22, 2012 (R11-032 - Deol)**

An excerpt from the Minutes of the Public Hearing held on June 25, 2012 and a copy of the related staff report dated May 22, 2012 (R11-032 - Deol) was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5294-2012-5050(78), for the property at 8398 and 8390 Cade Barr Street.

RC14/395  
JUN 02/14

**Excerpt from the Minutes of the Public Hearing held on May 28, 2012 and related Staff Report dated May 7, 2012 (R12-005 – Gill)**

An excerpt from the Minutes of the Public Hearing held on May 28, 2012 and a copy of the related staff report dated May 7, 2012 (R12-005 – Gill) was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5295-2012-5050(79), for the property at 32663 Tunbridge Avenue.

## **8. PARKS, RECREATION AND CULTURE**

RC14/396  
JUN 02/14

### **2014 Special Occasion Beer Garden License Requests**

Moved by Councillor Nundal, and

RECOMMENDED: That the event to be held by the Fraser Valley Mountain Biking Association at Mill Pond Park noted in the report from the Director of Parks, Recreation and Culture dated June 2, 2014, and circulated to the Committee to Approve Public Events (CAPE), be declared a Community Special Event for the purposes of securing a Special Occasion License from the BC Liquor Control and Licensing Branch.

CARRIED

## **9. ENGINEERING AND PUBLIC WORKS**

RC14/397  
JUN 02/14

### **2014 Sprinkling Restrictions**

Moved by Councillor Luck, and

RECOMMENDED:

1. That Stage 2 twice-weekly morning only (6a.m. – 8a.m.) lawn sprinkling restrictions be implemented from June 15 to September 15;

2. That the District of Mission Water Bylaw 2196-1990 (Bylaw) be amended as follows:
  - a. Delete "July 1 to August 31; daily sprinkling permitted from 6:00am to 8:00am for a two week period during Stage 2 only" and replace with "Sprinkling permitted for a two week period during stage 2 restrictions as per schedule "E" only" from the Sprinkling Permit Fee Schedule "A".
  - b. Delete "July 1 to August 31" and replace with "June 15 to September 15" from Sprinkling restrictions, Stage 2 Schedule "E".

OPPOSED: Councillor Hensman  
Councillor Stevens

CARRIED

## 10. CORPORATE SERVICES

RC14/398  
JUN 02/14

### Regional Capital Carry Forward Amendments

Moved by Councillor Jewell, and

RECOMMENDED:

1. That the regional 2014 water and sewer capital carry forward amendments as attached to the report dated April 2, 2014 from the Financial Accounting Analyst (Abbotsford) which is attached as Appendix A to the report dated May 20, 2014 from the Manager of Finance, be approved;
2. That an internal loan of up to \$158,000 from the Sewer Capital Reserve Fund to the Regional Sewage Treatment DCC Reserve Fund be approved; and
3. That the District's 2014 Financial Plan be amended accordingly.

CARRIED

RC14/399  
JUN 02/14

### Award of Contract 1220-41-2013-1606, JAMES Plant Biosolids Beneficial Use

Moved by Councillor Luck, and

RECOMMENDED: That BioCentral Green Depot Ltd. be awarded the five year unit rate contract 1220-41-2013-1606, to beneficially use all of the JAMES Plant biosolids, in the estimated total annual amount of \$495,500 plus GST (Mission's share of the contract is estimated at \$103,312 annually), based on 7,000 tonnes of biosolids produced per year.

CARRIED

RC14/400  
JUN 02/14

### Amendments to Council Procedure Bylaw

A report from the Deputy Corporate Officer dated June 2, 2014 regarding amendments to the Council Procedure Bylaw that had been previously approved was provided for the Committee's information.



## 11. RESOLUTION TO RISE AND REPORT

RC14/401  
JUN 02/14

Moved by Councillor Luck, seconded by Councillor Hensman, and

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

CARRIED

## 12. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC14/402  
JUN 02/14

Moved by Councillor Tilbury, seconded by Councillor Hensman, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/388 to RC14/400, except items RC14/392 (Phased Development Agreements), RC14/393 (staff report on costs) and RC14/397 (sprinkling restrictions), be adopted.

CARRIED

RC14/403  
JUN 02/14

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/392 (Phased Development Agreements), be adopted.

OPPOSED: Mayor Adlem  
Councillor Nundal

CARRIED

RC14/404  
JUN 02/14

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/393 (staff report on costs), be adopted.

OPPOSED: Mayor Adlem

CARRIED

RC14/405  
JUN 02/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/397 (sprinkling restrictions), be adopted.

OPPOSED: Councillor Hensman  
Councillor Stevens

CARRIED

## 13. ADOPTION OF INFORMATIONAL ITEMS

RC14/406  
JUN 02/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the Mission Institution/Ferndale Institution Report for April 2014 be received as information.

CARRIED

#### 14. BYLAWS

RC14/407  
JUN 02/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That District of Mission Official Community Plan Amending Bylaw 5436-2014-4052(34), a bylaw to redesignate the property at 32921 – 14<sup>th</sup> Avenue from *Urban Residential* to *Urban Compact-Multiple Family*, be read a second and third time.

CARRIED

RC14/408  
JUN 02/14

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5437-2014-5050(141), a bylaw to rezone the property located at 32921 – 14th Avenue from the Urban Residential 558 (R558) Zone to the Multiple Family 40 Townhouse (MT40) Zone, be read a second and third time.

CARRIED

In response to an earlier question from Council regarding the tax implications of the proposed rezoning, the Chief Administrative Officer responded that the impact would be negligible because the portion of the property being rezoned is undevelopable.

RC14/409  
JUN 02/14

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That District of Mission Official Community Plan Amending Bylaw 5438-2014-4052(35), a bylaw to redesignate a portion of property at 29221 Lougheed Highway from *Rural* to *Parks, Recreation and Natural Open Space*, be read a third time.

CARRIED

RC14/410  
JUN 02/14

Moved by Councillor Nundal, seconded by Councillor Stevens, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5439-2014-5050(142), a bylaw to rezone a portion of the property located at 29221 Lougheed Highway from the Rural 80 (RU80) Zone to the Institutional Parks, Recreation and Civic (IPRC) Zone, be read a third time.

CARRIED

RC14/411  
JUN 02/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5294-2012-5050(78), a bylaw to rezone a portion of property at 8398 and 8390 Cade Barr Street from Residential Two Unit Zone (RT465) to Residential Compact 465 Zone (RC465), be adopted.

CARRIED

RC14/412  
JUN 02/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5295-2012-5050(79), a bylaw to rezone property at 32663 Tunbridge Avenue from Suburban 36 Zone (S36) to Urban Residential 465 Secondary Dwelling Zone (R465s), be adopted.

CARRIED

RC14/413  
JUN 02/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That District of Mission Street Naming (Wooler Terrace) Bylaw 5297-2012 be adopted.

CARRIED

RC14/414  
JUN 02/14

Moved by Councillor Stevens, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Council Procedure Amending Bylaw 5426-2014-5345(2), a bylaw to incorporate definitions for 'delegation' and 'presentation' and a process for bringing a Notice of Motion, be read a first, second and third time.

CARRIED

RC14/415  
JUN 02/14

Moved by Councillor Jewell, seconded by Councillor Luck, and

RESOLVED: That District of Mission Water Amending Bylaw 5440-2014-2196(24), a bylaw to incorporate amended Stage 2 sprinkling restrictions for 2014, be read a first, second and third time.

OPPOSED: Councillor Hensman  
Councillor Stevens

CARRIED

## 15. MINUTES

RC14/416  
JUN 02/14

Moved by Councillor Stevens, seconded by Councillor Hensman, and

RESOLVED: That the following minutes be adopted:

- a. Special Council Meeting – May 14, 2014;
- b. Regular Council Meeting (for the purposes of going into a Closed meeting) – May 20, 2014;
- c. Regular Council Meeting – May 20, 2014; and
- d. Special Council Meeting – May 21, 2014.

CARRIED

## 16. NEW/OTHER BUSINESS

RC14/417  
JUN 02/14

### Development Variance Application DV12-008 (R11-032 – Deol) – 8398 and 8390 Cade Barr Street

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That Development Variance Permit Application DV12-008 (R11-032 – Deol), for the property located at 8398 and 8390 Cade Barr Street, to vary Section 601 C. 1. of District of Mission Zoning Bylaw 5050-2009 by reducing the minimum required lot width for proposed Lot B from 16 metres (52.4 feet) width to 13.0 metres (43.73 feet) width, as shown on Appendix A to the report from the planner dated May 22, 2012, be approved.

CARRIED

## 17. MAYOR'S REPORT

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

## 18. MEMBERS' REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Councillors Stevens, Tilbury, Luck, Nundal, Jewell and Hensman reported on various activities, meetings and events attended since the last regular Council meeting.

## 19. QUESTION PERIOD

The following issues were addressed:

- How the proposed amendments to the Phased Development Agreements with Genstar/Madison had initially come forward, and generally how all parties, including the District would benefit from improved, clearer agreements.

## 20. ADJOURNMENT

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:42 p.m.



WALTER (TED) ADLEM, MAYOR



KEN BJORGAARD, CHIEF  
ADMINISTRATIVE OFFICER  
(Interim Corporate Officer)