

**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, November 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  
K. Ridley, deputy director of corporate administration  
T. Takahashi, administrative clerk

**1. DELEGATIONS, PRESENTATIONS AND PROCLAMATIONS**

PH10/064  
NOV. 22/10

**(a) Council Recognition Award  
Anthony Fast**

Fire Chief Ian Fitzpatrick provided some background about 13-year-old Anthony Fast, noting that he has been fundraising for 12 years, during which time he has raised over \$600 for muscular dystrophy, in addition to funds for other causes.

Mayor Atebe thanked Anthony for his efforts and recognized him for his achievement. He said that it is important for young people to provide leadership and inspire other youth and adults in the community. The mayor also thanked Mission fire fighters for their contributions towards muscular dystrophy and other causes.

PH10/065  
NOV. 22/10

**(b) Fraser Valley Humane Society  
Celia M. Durst, Executive Director  
Re: Update on operations and vision for the future**

Ms. Celia Durst, Executive Director, explained that the Fraser Valley Humane Society has been in operation for approximately 11 years looking after stray, abandoned and unwanted cats in the community, and ensuring that all cats leave healthy when they are adopted into appropriate homes.

Ms. Durst noted that just over one year ago:

- financial recording was not up to date;
- reports had not been filed;
- there were empty positions on the board of directors;
- the society was unable to hold an annual general meeting;
- the society had lost the trust and confidence of the community;
- many volunteers had been lost; and
- the society's charity status had been rescinded.

Ms. Durst reported that over the last year the society has:

- implemented administrative improvements;
- filed outstanding reports;
- held an annual general meeting;
- added seven new members to the board;

- regained some community trust and confidence;
- held some community events;
- partnered with Royal Canin (cat food) and Riverside College Carpentry Department (building cages); and
- had its charity status reinstated.

Ms. Durst outlined the core services provided by the society and provided some statistics about the current situation, noting that the society hopes to expand existing programs and develop new programs, and to apply for grants to ensure adequate funding.

Ms. Mackenzie Newlands, age 10, explained that she volunteers at the society and raises money to help pay for special surgeries needed for some cats in the shelter.

Mayor Atebe thanked Ms. Durst and Ms. Newlands for their hard work.

Councillor Stewart asked if the society had any long term plans for a new facility in which cats can be exposed to daylight.

Ms. Durst replied that while such a facility would be desirable, funds are unavailable.

PH10/066  
NOV. 22/10

**(c) Mission Regional Chamber of Commerce**  
**Helen Secco, President**  
**Re: Presentation on Biz Pal BC**

Ms. Helen Secco spoke about the development timeline process in terms of timely service to encourage economic development in Mission. She suggested two factors are necessary to overcome systemic delays in the development process:

- 1) Establishment of reasonable timelines and clear guidelines in writing to be provided to developers at the outset of each development process; and
- 2) Hosting of an annual forum with potential developers, contractors, the development community and other stakeholders to ensure that all stakeholders have an opportunity to engage in dialogue with the District of Mission.

Ms. Secco outlined the BizPaL service established by the federal and provincial governments and suggested that adoption of the service by the district may reduce staff time with front counter inquiries and provide a clear understandable template for the permit process. She noted that there is no cost to join BizPaL, but that some district staff time would need to be allocated to establish the program. Ms. Secco provided the name of Lara Burton, Senior Policy Analyst with the Small Business Branch of the Ministry of Finance and Ministry Responsible for Small Business, as the contact person for the BizPaL service.

Mayor Atebe thanked Ms. Secco for the information.

Moved by Councillor Scudder, seconded by Councillor Horn, and

**RECOMMENDED:** That inspection services, planning and engineering staff provide council with a recommendation on the BizPaL service before the end of January, 2011.

**CARRIED**

Council provided direction to staff that the district consider holding meetings with development stakeholders twice yearly and that the Mission Regional Chamber of Commerce be invited to participate in such meetings.

## 2. NEW BUSINESS

PH10/067  
NOV. 22/10

### **Historic Photo Mural at the Leisure Centre Ray Herman, Director of Parks, Recreation & Culture**

Councillor Horn asked if Mr. LeBlanc was available to answer some questions and was advised that Mr. LeBlanc was away. He expressed concern about the viability of the location on the Leisure Centre building and said that he would like to have some questions answered before making a decision.

Councillor Scudder noted that the Cultural Resources Commission has recommended this be vetted through their process. He expressed concern about the domain ownership of the photographs and the sponsorship plaque that is to accompany the mural. He said he wants to see a recommendation from the Cultural Resource Commission and have his questions answered before making a decision on whether to support this endeavour.

Councillor Plecas said that he has questions regarding the location, the sponsorship board, and whether the proposal should first be vetted through the Cultural Resource Commission to determine if the location is appropriate.

Councillor Stevens expressed concern that the project might not go forward due to bureaucracy. She noted that the mural is a piece of public art that fits with the mandate of the mural policy and should it get caught up in red tape, some of the money that has been raised is going to be given back to the donors and the project not go forward.

Councillor Stewart said that this project was well into development before the public art policy was approved by council. The Mission Arts Council board, which currently holds the money in trust, has known about this project for months. She further noted that there are no taxpayer dollars available for public art, which means that volunteer contributions are necessary. She further noted that while the Parks, Recreation & Culture department includes culture, there is no staff person to advocate culture within the department. Councillor Stewart said she feels that this mural would at least acknowledge the achievement of our pioneers and the work of our volunteers.

Councillor Gidda said he would support it if a motion is made.

Mayor Atebe said he sees the value in this proposal, but doesn't think it needs to be pushed through before all the questions of council have been answered. He noted that he would support it because some of the pictures depict the history and heritage of the area, but he wants to ensure that the questions raised by other councillors are answered so they can make an informed decision. He asked why the deadline has been set between now and January.

Ray Herman, director of parks, recreation and culture, replied that the deadline was given to staff by Mr. Leblanc. Mr. Herman said that Mr. Leblanc contacted staff in early October indicating that he had been holding the funds for quite some time, and that the deadline would be the end of October 2010. The director of parks, recreation and culture said he told Mr. Leblanc that a report would be on the December 6, 2010 council agenda, but Mr. Leblanc replied that if it was not considered by council earlier, he would be returning the money to the project donors.

Mayor Atebe asked if other options had been explored such as having the funds held elsewhere to allow council to get answers to their questions and what the urgency is for the deadline.

Councillor Stewart replied that Mr. Leblanc is tired of waiting for the project to be finished and noted that the money is in the hands of the Mission Arts Council board.

Councillor Horn said he is not saying no to the project, but rather he just wants more background before making a final decision. He asked if the Cultural Resource Commission, were prepared to deal with the issue or have said no to the project. He asked if they this could meet sooner than their scheduled January meeting date as this is an urgent matter, with a lot of community stakeholder input at stake. He thinks it is unfair to assume this decision has to be made tonight. He noted that if the Commission does not want to meet earlier or would rather not give input, then that can be taken as their answer.

Councillor Stewart said that members of the Commission have known about the project for a long time. She thinks the Cultural Resources Commission became involved because the mural is now being put on a municipal building, but doesn't understand what the problem is if council is okay with it going on a city building.

Councillor Scudder said the Cultural Resource Commission had this report as a late item at their last meeting, and it is unfair to the volunteers to demand an immediate answer. He asked about the urgency and noted that the Cultural Resources Commission should be allowed to give the issue due diligence.

Councillor Stevens said she has no objection to the Cultural Resource Commission looking at the issue and asked who had requested staff to bring the question before the Commission?

Ray Herman replied that he had asked Wendy McCormick to have the Commission discuss it so their comments could be included in his report.

Moved by Councillor Stewart, seconded by Councillor Stevens, and

RECOMMENDED: That the proposal, as outlined in the staff report, be approved.

PH10/068  
NOV. 22/10

Moved by Councillor Horn, seconded by Councillor Plecas, and

RECOMMENDED: That the Cultural Resource Commission be asked to address this issue before the December 6, 2010 regular council meeting and that a decision on the issue be deferred to the December 6, 2010 regular council meeting.

OPPOSED: Councillor Stewart  
Councillor Stevens

CARRIED

Council directed staff to contact the Cultural Resource Commission and ask them to meet to discuss this issue and provide comments to include in a report to the December 6, 2010 regular council meeting. The following issues should also be addressed in the report:

- what other sites and options have been considered for the mural;
- the domain ownership of the photographs;
- the location of the photographs will be quite a bit higher than eye level and the photographs are all of different scales, which makes it difficult to look at them in a desirable scale;

- details of the sponsorship plaque that is to accompany the photographs;
- the Leisure Centre is not an historic building and has a modern aesthetic to it, which raises concern that the mural does not fit; and
- the building is located outside of the downtown and there is concern that the photographs deserve to be someplace where people can easily see them.

### 3. QUESTION PERIOD (on new business only)

There were no questions from the public.

### 4. PUBLIC HEARING

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

PH10/069  
NOV. 22/10

**District of Mission Zoning Amending Bylaw 5178-2010-5050(29) (R10-026 – Haffner) – a bylaw to rezone properties at 8224, 8231, 8237 Tanaka Terrace and 8240, 8244, 8246 Haffner Terrace from R558 (Urban Residential 558 Zone) to R558s (Urban Residential 558 Secondary Dwelling Zone)**

Barclay Pitkethly, deputy director of planning, provided information regarding rezoning application R10-026, in the name of Haffner, which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described properties:

Parcel Identifier: 028-338-031 Lot 9, Section 29, Township 17, New Westminster District Plan BCP46126

Parcel Identifier: 028-338-049 Lot 10, Section 29, Township 17, New Westminster District Plan BCP46126

Parcel Identifier: 028-338-057 Lot 11, Section 29, Township 17, New Westminster District Plan BCP46126

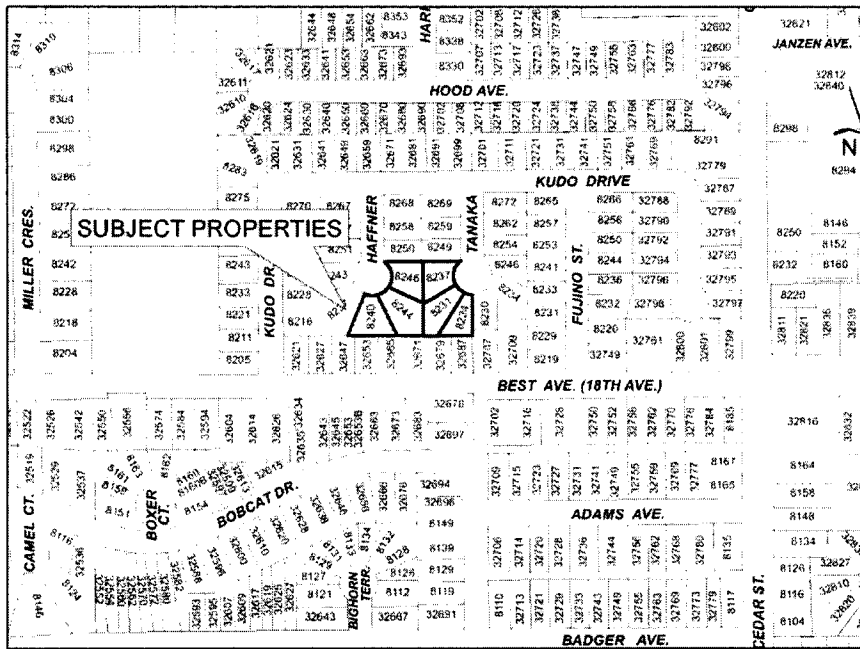
Parcel Identifier: 028-337-972 Lot 3, Section 29, Township 17, New Westminster District Plan BCP46126

Parcel Identifier: 028-337-964 Lot 2, Section 29, Township 17, New Westminster District Plan BCP46126

Parcel Identifier: 028-337-956 Lot 1, Section 29, Township 17, New Westminster District Plan BCP46126

from R558 Urban Residential 558 zone to R558s Urban Residential 558 Secondary Dwelling zone.

The deputy director of planning stated that the location of the subject properties is 8224, 8231, 8237 Tanaka Terrace and 8240, 8244, 8246 Haffner Terrace (as shown on the following map):



Mr. Pitkethly explained that the purpose of the proposed amendment is to accommodate a secondary dwelling unit limited to a secondary suite, coach house or garden cottage, as an accessory use, on each lot. He noted that the proposed zoning complies with the Official Community Plan designation.

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

- Any items that council may require as a result of this Public Hearing

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

Gerald Burns expressed concern about increased volume and traffic flow, and reduced green space in the area. He said that parking is already scarce even without permitting secondary suites particularly if one house in the area holds a family gathering. He noted that when vehicles are parked on both sides of the street, only a single lane is available for traffic and it becomes inaccessible to emergency vehicles. Mr. Burns said developers should build in areas zoned for higher density if they want secondary dwellings.

Jack Allard said he is opposed to the rezoning because of concerns about increased volume in the neighbourhood and the fact that there are already illegal suites that are not being policed. He thinks this attracts an element of trouble into the area and he would like to be able to raise his family in a safe place.

Dave Scott commented that when school ends each day, parking is nearly impossible in the area. He suggested that parallel parking on the cul de sac will be extremely difficult, and noted that with illegal suites already in the area, parking problems already exist.

Grant Twiss said he chose this neighbourhood because it was quiet. He commented that he knew the area would be developed at some point and is not opposed to that, but if additional suites are allowed, it is possible that some illegal suites will also be built, adding to the density and related problems.

Scott Gibson said he knew the properties would eventually be developed, but expressed concern about parking and the possibility of owners moving away and renting out their portions of the houses in addition to the secondary suites. He asked for clarification of where the additional parking spaces for the secondary dwellings would be, as well as the definition of owner-occupied. He urged council to consider the subdivision of this property as simply a continuation of the development that was started 18 years ago, rather than as a new development. He noted that he, personally, is aware of approximately 16 secondary suites already in the area, whether legal or illegal.

In response to questions from the public, the deputy director of planning stated that:

- each property must have two parking spaces for the principal dwelling plus one fully unencumbered parking space for the secondary dwelling on the property;
- parking does not have to be in a garage, and unencumbered means not in front of a garage;
- to have a legal suite, the property owner must reside on the property; and
- secondary suites are likely the only option because of setback, access and other requirements.

Patricia Redfern said she believes this is not a new subdivision, but rather a continuation of the subdivision that is already there. She is concerned about the increase in children attending the already full school. Ms. Redfern submitted 24 opposition letters signed by residents of the area.

Alan Millar commented that he moved into this area to avoid high density such as he saw in the College Heights area. He believes that approval of this application will bring too many new kids into the already full school. Mr. Millar also expressed concern about public safety in the area.

Don Collins expressed concern about children being hit by cars as they play in the cul de sac if this application goes through.

Ashley Carter Twiss said she is worried that if extra houses are built, she and her friends will no longer be able to play in the cul de sac.

Annalise Millar said she is worried about traffic getting busier and she is afraid of being hit by a car.

Councillor Horn asked for clarification on the number of lots involved in this application. He noted that he would like to receive information from the school district with regard to student enrolment in the local school and would like to have clarification about illegal suites in the area.

Councillor Gidda said he is concerned about parking in the area and asked for clarification of what parking would look like for each lot.

Councillor Stewart asked for clarification on bylaws with regard to parking recreational vehicles, boats, etc. on the street, and whether limitations could be placed on parking.

Councillor Scudder said he would like more information as to how the owner-occupied restriction would be enforced and asked if a permitted parking system has ever been considered in the district.

In response to questions from council, the deputy director of planning said that:

- owners would have to prove the ability to provide one additional fully

unencumbered parking space on the property before a secondary suite would be approved;

- the Traffic and Safety Committee would have to approve street parking limitations; and
- he is unaware of any study done by the district into the implementation of a permitted parking system.

Jack Allard said he thinks that representation from the neighbourhood this evening should prove to council that they care deeply about what happens there.

Councillor Stewart requested that the next steps be explained to the public in attendance.

The chief administrative officer explained that the public hearing minutes would be brought to council for approval in approximately four to six weeks and a third reading report would be submitted around the same time, with a final decision on the application likely coming forth in February 2011.

Grant Twiss asked what factors are considered by council in their decision making process.

The chief administrative officer explained that it is up to each individual council member and the final decision is made according to a majority vote by council.

Councillor Gidda asked for clarification on the number of letters included in the package submitted by Patricia Redfern, and was told there was a total of 24 letters.

PH10/070  
NOV. 22, 2010

Moved by Councillor Horn, seconded by Councillor Scudder, and

**RESOLVED:** That the following be included in a third reading report on District of Mission Zoning Amending Bylaw 5178-2010-5050(29) (R10-026 – Haffner):

- Mission Public School District concerns about the school population;
- bylaw enforcement knowledge of illegal suites and parking in the area, as well as strategies to deal with it; and
- how the owner occupancy requirement for legal suites would be enforced.

**CARRIED**

Hearing no further questions or comments the mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5178-2010-5050(29) (R10-026 – Haffner) closed.

PH10/071  
NOV. 22, 2010

Moved by Councillor Scudder, seconded by Councillor Plecas, and

**RECOMMENDED:** That inspection services staff prepare a report outlining options for a parking permit system and mechanisms that would have to be put in place to administer and enforce such a system.

**CARRIED**

## **5. ADJOURNMENT**

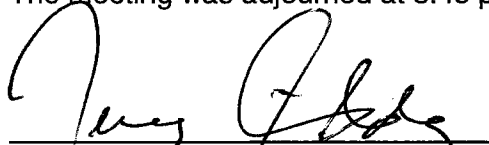
Moved by Councillor Horn, seconded by Councillor Plecas, and


**RESOLVED:** That the meeting be adjourned.



CARRIED

The meeting was adjourned at 8:45 p.m.

  
TERRY GIDDA, ACTING MAYOR

  
KELLY RIDLEY, DEPUTY DIRECTOR  
OF CORPORATE ADMINISTRATION