



## **MINUTES - SPECIAL COUNCIL MEETING (INCLUDING PUBLIC HEARING)**

**March 22, 2021, 6:00 p.m.  
Virtual Public Hearing Via Zoom Participation  
Council Chambers  
8645 Stave Lake Street, Mission, BC**

**Council Present:** Councillor Ken Herar, Acting Mayor  
Councillor Cal Crawford  
Councillor Mark Davies  
Councillor Jag Gill  
Councillor Carol Hamilton  
Councillor Danny Plecas

**Staff Present:** Mike Younie, Chief Administrative Officer  
Barclay Pitkethly, Deputy Chief Administrative Officer  
Jennifer Russell, Corporate Officer  
Jay Jackman, Manager of Development Engineering, Projects and Design  
Tracy Kyle, Director of Engineering and Public Works  
Robert Publow, Manager of Planning  
Dan Sommer, Director of Development Services  
Krista De Sousa, Administrative Assistant

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

Acting Mayor Herar called the meeting to order at 6:00 p.m.

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

SC21/022

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That the agenda for the Special Council meeting (including Public Hearing) of March 22, 2021 be adopted.

CARRIED

### 3. PUBLIC HEARINGS

#### a. Public Hearing Notice for March 22, 2021

#### b. Zoning Amending Bylaw 6009-2021-5949(21)

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 32770 Fraser Crescent from Multi-unit Duplex (MD465) Zone to Comprehensive Development 51 (CD-51) Zone to allow the development of 95 residential units and one commercial unit. The subject property is legally described as:

Parcel Identifier: 010-188-959

Lot "A" District Lot 165 Group 3 New Westminster District Plan  
16441

The Acting Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map and architectural drawings.

The Corporate Officer stated that the following correspondence pertaining to the subject application had been received:

- 5 letters and a package of 51 form letters, expressing concerns with this application, particularly regarding parking.

The Acting Mayor opened the floor to the public for questions and comments.

Gail MacDonald, Mission, stated her opposition to the proposal based on concerns regarding insufficient parking, increased traffic, building height, allocation of commercial space, and lot coverage associated with this development, and that it is not the right fit for the neighbourhood. Ms. MacDonald stated that traffic congestion and a shortage of parking are already problems on Logan Avenue which will be exacerbated by this development, therefore Logan Avenue should be continued through to Wardrop Street prior to development commencing. Additionally, Ms. MacDonald stated that she is concerned with the lack of information available to the public regarding this proposal, and that transportation network modelling should have been completed prior this stage.

Zubin Billimoria- representing the applicant, stated that the current proposal, including the size of the building, amount of affordable rental units, and lot coverage, complies with District and zoning requirements. Mr. Billimoria stated that they are working to provide additional parking on site, however due to the high water table it is not possible to develop any farther underground.

Gail MacDonald, Mission, reading from a letter written by Marsha Hansen, expressed concerns regarding the impact that increased traffic and the demand

on an already short supply of parking will have to the existing businesses on Logan Avenue, that the amount of planned resident parking spots for the development is not sufficient, and that Logan Avenue should be extended to Wardrop Street to address traffic congestion. Concern was noted regarding the fit of the building into the existing business community and that a building with more of a mix of residential and commercial space would be more appropriate. Additionally, concern was expressed in regard to reduced set backs and lot coverage.

Hearing no further questions or comments, the Acting Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 6009-2021-5949(21) closed.

**c. Development Application (P2018-115) - 33582 - 10th Avenue and 7743 Stave Lake Street**

The purpose of proposed Official Community Plan Amending Bylaw 6002-2020-5670(27) is to redesignate the property located at 33582 - 10th Avenue from *Urban Residential* to *Attached Multi-unit Residential* to allow a multi-unit residential development.

The purpose of proposed Zoning Amending Bylaw 6003-2020-5949(18) is to rezone the property at 33582 - 10th Avenue from Urban Residential 558 (R558) Zone to Multi-unit Apartment One (MA1) Zone; and the property at 7743 Stave Lake Street from Rural Residential (RR7) Zone to Multi-unit Apartment One (MA1) Zone to allow the development of three apartment buildings containing a total of 152 rental units. The subject properties are legally described as:

Parcel Identifier: 001-989-090

Lot 304, District Lot 4, Group 3, New Westminster District Plan 38709

Parcel Identifier: 000-586-234

Lot 1, District Lot 4, Group 3, New Westminster District Plan 23114

The Acting Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Architectural drawings and intended location and placement of the buildings.

The Corporate Officer stated that the following correspondence pertaining to the subject application had been received:

- 24 letters stating opposition, including a petition with 175 signatures;
- 2 letters expressing concerns with this application;

- 2 letters of endorsement for Stave Lake Developments.
- 1 letter of information from the applicant which was distributed to the neighbourhood; and
- 2 letters provided by the applicant which included confirmation of design elements and geotechnical comments.

The Acting Mayor opened the floor to the public for questions and comments.

Pascale-Sara Frenette, Mission, expressed opposition to this proposal stating that she has provided a petition with 180 names of local residents who also oppose this proposal. Ms. Frenette expressed concern regarding the height of the buildings, proposed density, that only the smallest of the units will be low income rentals, and that the proposal does not conform to the Official Community Plan. Ms. Frenette stated that this development will bring significant stress to the neighbourhood with additional traffic, on street parking issues, and safety concerns, and that the current neighbourhood infrastructure does not support it. Ms. Frenette requested that a neighbourhood plan be created for this area to promote safe, family-oriented development, appropriate investment in infrastructure, and protection of environmentally sensitive areas.

Terry Fabretti, Mission, expressed opposition to this proposal stating that it isn't the right location for a development of this size, and that the height of the proposed structure does not fit in with the current neighbourhood character, will be an eyesore, and will create privacy concerns and decrease the value of the neighbouring properties. Mr. Fabretti noted additional concerns regarding tree removal on the site, increased traffic in the area, strain on neighbourhood schools' capacity, and not enough public notice. Mr. Fabretti questioned what Council's plan and vision is for the community.

Eric Fier, Mission, expressed opposition to this proposal stating that it does not fit with the existing neighbourhood character and that infrastructure, schools, views, and traffic will be negatively impacted. Mr. Fier expressed concerns that there was insufficient time provided to the public to consider the information regarding the proposal, the notification radius for developments of this size should be increased, and many residents within the required notification radius did not receive letters. Additionally, Mr. Fier stated that he would like to see a traffic impact study for this area.

Blaine Odenbach, Mission, expressed opposition to this proposal stating that it is inappropriate at this time for this location. Mr. Odenbach expressed concern with the lack of neighbourhood notification and that the proposal was for an apartment building opposed to townhouses, as previously proposed. Mr. Odenbach concurs with previous speakers that this proposal does not fit with the character of the neighbourhood, and increased traffic and lack of parking will negatively impact it.

Ed McAfee, Mission, expressed opposition to this proposal stating that the size and character of this development does not belong in this location particularly in

relation to the "small town feel", community input on type of preferred housing, and chosen locations for densification referred to in the Official Community Plan. Mr. McAfee expressed concern that lot coverage, a large increase to population density, and the ratio of property space to suites built will set a negative precedent for other single family dwelling lots. Mr. McAfee requested the development of a neighbourhood plan prior to these decisions being made to avoid piecemeal development.

Michael Montgomery, Mission, expressed opposition to this proposal and stated his concerns regarding parking, traffic, safety, noise, crime, trees, negative impacts to neighbourhood property values, air quality, water courses and the environment related to this development. Additionally, Mr. Montgomery stated he did not receive a notification letter and voiced concerns with the information that has been provided citing a lack of transparency regarding this proposal.

David Hurd, Mission, expressed opposition to this proposal and stated concerns with the availability of on-street parking for his home-based business customers, pedestrian safety, traffic, lack of notification of this development, lack of privacy for the children in the school yard, and the proposed entrance to the parkade impacting access to his adjacent driveway.

Reece Montgomery, Mission, expressed opposition to this proposal and stated various concerns regarding accessibility to the existing laneway, traffic congestion, pedestrian safety, being incongruent with the existing neighbourhood character, and whether the developer's intentions for the property will impact the area in the future. Ms. Montgomery additionally stated that a traffic impact study should be completed which includes pedestrian and bike traffic.

Josh Veres, Mission, previous owner of the subject property, stated that the trees on the property were originally planted as a hedge many years ago and had since become overgrown causing risk and concern to surrounding houses, property and people. Mr. Veres stated that Mission has always been a growing community and development is needed.

Christopher Ross, Mission, the applicant, stated that he respects the comments of the previous speakers and noted that trees, traffic, and parking are always concerns related to new development regardless of the location. Mr. Ross stated that the proximity to amenities in this area, such as shopping, schools, daycares, and transit, make it a good location for densification and building a community. Mr. Ross stated that a traffic study was completed to look at ways to manage ingress and egress to the property, and that consideration was given to the placement of the 3 story building to act as a buffer and to transition to the other buildings. Additionally, Mr. Ross stated that the trees removed were professionally assessed and were posing a danger to the neighbours and their structures and that a great effort was made to donate the trees to be used as bark mulch in a community garden.

David Hurd, Mission, expressed further concerns that the local schools are already at or over their capacity, and that community garbage cans are potential wildlife attractants to the area compromising the safety of children and pets.

Eric Fier, Mission, stated that the "Heritage Park Place" and "The Mews" developments have already set the precedent for denser housing in the area, and that while the neighbours would prefer single family development, a two or three story town house complex would make sense on that property.

Michael Montgomery, Mission, stated the he would support a properly planned development, but that this is not it.

Terry Fabretti, Mission, expressed concern that this development is being pushed through despite it being inappropriate.

Christopher Ross, Mission, noted that parking is an issue in every municipality, which is why they have proposed 25 additional parking stalls over the requirement and are making extra efforts to have as much onsite parking possible so as not to negatively affect the residents.

Ed McAfee, Mission, stated that residents may want to have "resident only" parking in the area and questioned what impact that would have on bylaw enforcement. Additionally, Mr. McAfee questioned whether there is an amenities fee per suite that would be paid to the District, and if so, how much.

In response, staff stated that a community amenity contribution of \$2815 per unit, with the exception of the affordable units, would be paid.

Reece Montgomery, Mission, stated that many neighbours would welcome development if it fit with the neighbourhood character and if there was an opportunity for public input.

Christopher Ross, Mission, stated that the design of buildings was meant to be inclusive of a cross section of society, including families, with incorporated amenities to make it a desirable place to live and an extension of the existing community neighbourhood.

Pascale-Sara Frenette, Mission, stated that over 180 residents are opposed to this development.

Hearing no further questions or comments, the Acting Mayor declared the Public Hearing for District of Mission Official Community Plan Amending Bylaw 6002-2020-5670(27) and Zoning Amending Bylaw 6003-2020-5949(18) closed.

**d. Zoning Amending Bylaw 6017-2021-5949(25) - "Lot 1" and 29317 Dewdney Trunk Road**

The purpose of the proposed Zoning bylaw amendment is to rezone the property at "Lot 1" and 29317 Dewdney Trunk Road from the Rural 36 (RU36) Zone to the Rural Residential (RR7) Zone to allow for an eleven lot strata subdivision. The subject properties are legally described as:

Parcel Identifier: 005-329-906

Lot 1 Section 22 Township 15 New Westminster District Plan  
55177

Parcel Identifier: 000-958-212

Lot 2 Section 22 Township 15 New Westminster District Plan  
55177

The Acting Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map and proposed site plan.

The Corporate Officer stated that the following correspondence pertaining to the subject application had been received:

- 1 letter stating opposition; and
- 3 letters expressing concerns with this application.

The Acting Mayor opened the floor to the public for questions and comments.

Cody Smith, Mission, expressed concerns regarding the local well water supply being sufficient, and potential environmental impacts on natural wildlife habitats and ecosystems.

Will Dong, Vancouver, the applicant, stated that the development will be following all provincial environmental protection and water quality requirements, and will ensure the fish habitat is protected. Mr. Dong stated that this development will be undertaken with a high standard and that he will be engaging an underground water specialist to conduct studies and make recommendations.

Cody Smith, Mission, questioned how the aquifer testing is done in order to determine how much water is available and whether there will be any impact to existing wells in the area.

Will Dong, Vancouver, stated that the preliminary assessment indicates there should be sufficient water, however, he is awaiting the complete information from the underground water specialist as confirmation.

Cody Smith, Mission, expressed concerns regarding other residents who already experience water shortages, traffic and community safety in the area, and questioned whether there are any planned upgrades to the road signals.

Hearing no further questions or comments, the Acting Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 6017-2020-5949(25) closed.

#### 4. BYLAWS FOR CONSIDERATION

##### a. Zoning Amending Bylaw 6009-2021-5949(21) - THIRD READING

Discussion ensued regarding:

- parking availability within this proposal and in the immediate area, and within the District of Mission as a whole,
- the impact of parking requirements on development meant to increase density,
- commercial requirements in relation to zoning, and
- how the requirements relate to the various development incentives.

In response to questions from Council, staff responded:

- That calculations for required parking stalls are in the zoning bylaw,
- Staff would be asking the owner of the adjacent property to continue build-out of Logan Avenue through to Wardrop Street,
- Staff were willing to accept the offer of only one commercial unit included in this development due to the offer of rental units to help meet community need, and
- A traffic impact assessment is a requirement prior to bylaw adoption.

SC21/023

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That consideration of Zoning Amending Bylaw 6009-2021-5949(21), a bylaw to rezone property at 32770 Fraser Crescent from Multi-unit Duplex (MD465) Zone to Comprehensive Development 51 (CD-51) Zone, be **deferred pending receipt of a traffic impact assessment**.

CARRIED



**b. Official Community Plan Amending Bylaw 6002-2020-5670(27) - THIRD READING**

Discussion ensued regarding:

- the appropriateness, size, and scope of the proposal;
- the coexistence of new development and existing housing within this neighbourhood;
- impact of traffic in the immediate and broader surrounding area; and
- the benefit of developing a neighbourhood plan for this area which includes public input and a traffic assessment.

In response to questions staff noted that:

- crosswalk improvement, including an overhead flashing beacon, is planned at Stave Lake Street and 9th Avenue; and
- set backs related to environmentally sensitive areas and watercourses on the property were considered and are within provincial regulations.

SC21/024

Moved by Councillor Crawford

Seconded by Councillor Davies

RESOLVED:

That Official Community Plan Amending Bylaw 6002-2020-5670(27), a bylaw to redesignate the property located at 33582 - 10th Avenue from *Urban Residential* to *Attached Multi-unit Residential*, be **read a third time**.

OPPOSED (6): Councillor Crawford, Councillor Davies, Councillor Gill, Councillor Hamilton, Acting Mayor Herar, and Councillor Plecas

DEFEATED (0 to 6)

SC21/025

Moved by Councillor Gill

Seconded by Councillor Davies

RESOLVED:

That staff provide a summary report for Council, including current planning initiatives, local area plans underway, and the next Official Community Plan review.

CARRIED

**c. Zoning Amending Bylaw 6003-2020-5949(18) - THIRD READING**

SC21/026

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 6003-2020-5949(18), a bylaw to rezone the property at 33582 - 10th Avenue from Urban Residential 558 (R558) Zone to Multi-unit Apartment One (MA1) Zone; and the property at 7743 Stave Lake Street from Rural Residential (RR7) Zone to Multi-unit Apartment One (MA1) Zone, be **read a third time**.

OPPOSED (6): Councillor Crawford, Councillor Davies, Councillor Gill, Councillor Hamilton, Acting Mayor Herar, and Councillor Plecas

DEFEATED (0 to 6)

**d. Zoning Amending Bylaw 6017-2021-5949(25) - THIRD READING**

SC21/027

Moved by Councillor Crawford

Seconded by Councillor Hamilton

RESOLVED:

That Zoning Amending Bylaw 6017-2021-5949(25), a bylaw to rezone properties at "Lot 1" and 29317 Dewdney Trunk Road from Rural 36 (RU36) Zone to Rural Residential 7 (RR7) Zone, be **read a third time**.

CARRIED

**5. ADJOURNMENT**

SC21/028

Moved by Councillor Hamilton

Seconded by Councillor Plecas

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:58 p.m.

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KEN HERAR  
ACTING MAYOR

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JENNIFER RUSSELL  
CORPORATE OFFICER