



MINUTES - REGULAR COUNCIL MEETING

October 18, 2021, 6:00 p.m.

Council Chambers

8645 Stave Lake Street, Mission, BC

Council Present:

Mayor Paul Horn
Councillor Cal Crawford
Councillor Mark Davies
Councillor Jag Gill
Councillor Ken Herar
Councillor Danny Plecas

Council Absent:

Councillor Carol Hamilton

Staff Present:

Barclay Pitkethly, Deputy Chief Administrative Officer
Jennifer Russell, Corporate Officer
Mark Goddard, Fire Chief
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Manager of Planning
Maureen Sinclair, Director of Parks, Recreation and Culture
Dan Sommer, Director of Development Services
Doug Stewart, Director of Finance
Krista De Sousa, Administrative Assistant

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

RC21/483

Moved by Councillor Crawford

Seconded by Councillor Herar

RESOLVED:

1. That Late Verbal Item 9(c) "Roof Replacement Project – Mershon Street" be added to the agenda under **Corporate Administration and Finance**; and

2. That the agenda for the Regular Council meeting of October 18, 2021 be adopted, as amended

CARRIED

3. REMEMBRANCE DAY CEREMONY

a. Remembrance Day Ceremony

Mayor Horn extended a welcome to members of the Royal Canadian Legion Branch 57 and conveyed Mission's gratitude to those who served Canada and for the sacrifices they made to keep our country a safe place for future generations.

The Mayor stated that the City of Mission will proclaim the week of November 5th to 11th, 2021 as "Veterans' Week", noting that the Legion's poppy flag would be raised at Municipal Hall and flown during Veterans' Week. The Last Post was played, a moment of silence was observed, and Reveille was played.

The Legion President, Pauline Mann, recited the Act of Remembrance and presented poppies to Council.

Mayor and Council thanked the members of Royal Canadian Legion Branch 57 for attending and assisting in the Tribute.

b. Veteran's Week Proclamation

RC21/484

Moved by Councillor Davies

Seconded by Councillor Gill

RESOLVED:

That November 5 - 11, 2021 be proclaimed as "Veteran's Week" within the City of Mission.

CARRIED

4. DELEGATIONS

a. Major Ruth Gillingham & Rob Studiman, The Salvation Army

Kim Hissink, of The Salvation Army, appeared before Council to present them with the new 2022 Salvation Army Community Calendar, a fundraiser in support of programs and services at The Salvation Army's Centre for Hope.

Ms. Hissink provided an update on some of the services that the Salvation Army provides to the community including providing meals for Mission's homeless and vulnerable populations, providing backpacks filled with school supplies to students who would otherwise go without, and providing support to Mission Fire Rescue services by attending Fire Prevention Week events and delivering coffee and snacks to fire fighters at practice nights.

5. PUBLIC HEARINGS

- a. Public Hearing Notice for October 18, 2021**
- b. Zoning Amending Bylaw 6063-2021-5949(49)**

The purpose of the proposed Zoning bylaw amendment is to rezone properties at 33111, 33121, 33131, 33145, and 33157 Cherry Avenue from Suburban 20 (S20) Zone to Multi-unit Townhouse One (MT1) Zone to facilitate a 69-unit townhouse development. The subject properties are legally described as:

Parcel Identifier: 002-618-419
LOT 30 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN 44632

Parcel Identifier: 002-072-891
LOT 29 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN 44632

Parcel Identifier: 003-469-417
LOT 28 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN 44632

Parcel Identifier: 007-580-321
LOT 27 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN 44632

Parcel Identifier: 002-377-802
LOT 32 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN 44160

The 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 and landscape plans.
3. Information related to the development permits that will accompany this development.

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

- 2 letters expressing opposition. Concerns noted included increased traffic, noise, the development's entrance and egress points, pedestrian safety, and impact on the local elementary school.

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

The Mayor recessed the Public Hearing for City of Mission Zoning Amending Bylaw 6063-2021-5949(49) at 6:35 p.m. to allow a speaker time to sort out their technical difficulties in order to participate virtually.

c. Zoning Amending Bylaw 6064-2021-5949(50) - 32096 Van Velzen Avenue

The purpose of the proposed Zoning bylaw amendment is to rezone property at 32096 Van Velzen Avenue from Urban Residential 558 (R558) Zone to the Multi-unit Duplex 465 (MD465) Zone to facilitate the development of a duplex. The subject property is legally described as:

Parcel Identifier: 009-818-618
LOT "K" SECTION 20 TOWNSHIP 17 NEW WESTMINSTER
DISTRICT PLAN 13483

The Mayor opened the public hearing at 6:35 p.m.

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 no written submissions pertaining to the subject application had been received.

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

Mark Ratz, Mission, expressed concern regarding the property's current state of disrepair, including rodent infestation, stating that the demolition of the current structure could initiate the migration of the pests onto his property. Mr. Ratz requested that certain clean-up provisions, including garbage disposal and the services of an exterminator, be made a condition of this development application's approval. Additionally, Mr. Ratz expressed concern that a multi-family dwelling will overcrowd the street parking, negatively impacting the current neighbourhood character.

Hearing no further questions or comments, the Mayor declared the Public Hearing for City of Mission Zoning Amending Bylaw 6064-2021-5949(50) closed at 6:46 p.m.

d. Continuation of Public Hearing for Zoning Amending Bylaw 6063-2021-5949(49)

The Mayor reconvened the Public Hearing for Zoning Amending Bylaw 6063-2021-5949(49) at 6:46 p.m. and opened the floor to the public for questions and comments.

Darren Hall, on behalf of the applicant, provided information regarding the minor variances associated with this application and confirmed that the access points into the development will be from Nottman Street. Additionally, Mr. Hall noted

that this application is compliant with the Official Community Plan and that it was developed with affordability in mind.

Hearing no further questions or comments, the Mayor declared the Public Hearing for City of Mission Zoning Amending Bylaw 6063-2021-5949(49) closed at 6:52 p.m.

6. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC21/485

Moved by Councillor Crawford
Seconded by Councillor Plecas

RESOLVED:

That Council now resolve itself into Committee of the Whole.

CARRIED

7. PARKS, RECREATION AND CULTURE

a. Mission Association for Seniors Housing – Revised Parking Proposal

A report from the Director of Parks, Recreation and Culture dated October 18, 2021, regarding a revised parking proposal related to Mission Association for Seniors Housing Boswyk Centre location was provided for the Committee's consideration.

Discussion ensued and the Committee expressed concerns regarding the already limited Leisure Centre parking being further diminished, and whether the loss of parking will curtail activities at the Leisure Centre. Additionally, the Committee asked questions regarding the process that Mission Association for Seniors Housing used to determine the amount of parking that would be required at the building's inception and development stages.

RC21/486

Moved by Councillor Plecas

RECOMMENDED:

1. That the 2019 lease agreement between the City of Mission and Mission Association for Seniors Housing (MASH) be amended to reflect the parking adjustments as noted and recommended in the October 18th, 2021 report from the Director of Parks, Recreation & Culture; and
2. That Council authorize the Mayor and Corporate Officer to sign the revisions to the lease.

CARRIED

b. Trail Construction Costs – Parr Avenue Neighbourhood

A report from the Director of Parks, Recreation and Culture dated October 18, 2021, seeking approval of trail construction costs related to the Parr Avenue neighbourhood was provided for the Committee's consideration.

RC21/486

Moved by Councillor Herar

RECOMMENDED:

1. That Council approve the payment of \$245,200 for trail construction, funded from the Community Amenity Contribution reserve; and
2. That the City's Financial Plan be amended as required.

CARRIED

8. DEVELOPMENT SERVICES

a. Shipping Container Regulation Review and Proposed Bylaw Amendment

A report from the Director of Development Services dated October 18, 2021, regarding a proposed bylaw amendment to allow the use of shipping containers, on a restricted basis, for on-ground enclosed storage purposes when associated with an industrial, commercial, institutional, or agricultural principal use was provided for the Committee's consideration.

Discussion ensued regarding the allowance of shipping containers in residential areas.

RC21/487

Moved by Councillor Plecas

RECOMMENDED:

1. That Zoning Amending Bylaw 6069-2021-5949(53) to amend Zoning Bylaw 5949-2020 to permit the use of shipping containers for on-ground enclosed storage purposes when associated with an industrial, commercial, institutional, or agricultural principal use be considered for first and second readings;
2. That, subject to Zoning Amending Bylaw 6069-2021-5949(53) receiving first and second readings, a Public Hearing be scheduled for a date to be determined; and
3. That prior to the adoption of Zoning Amending Bylaw 6069-2021-5949(53), any requisite amendments to the City's Fire Prevention Bylaw 3281-1999 or

any other associated regulatory bylaws and policies be brought to Council for consideration.

CARRIED

RC21/488

Moved by Mayor Horn

RECOMMENDED:

That staff bring back a report in 90 days with recommendations regarding the use of shipping containers in residential areas, including enforcement options.

OPPOSED (2): Councillor Crawford, and Councillor Gill

CARRIED (4 to 2)

b. Housing Agreement – 32335 Fletcher Avenue

A report from the Planner dated October 18, 2021, regarding a housing agreement in relation to the property at 32335 Fletcher Avenue was provided for the Committee's consideration.

RC21/489

Moved by Councillor Plecas

RECOMMENDED:

That Housing Agreement Bylaw 6066-2021 be considered for first, second, and third reading.

CARRIED

c. Hens and Bees Pilot Program Applications

A report from the Planner dated October 18, 2021, seeking approval of temporary use permits for the properties at 7803 Tavernier Terrace, 32724 Cherry Avenue, and 8483 Cade Barr Street related to participation in the hens and bees pilot program was provided for the Committee's consideration.

RC21/490

Moved by Councillor Crawford

RECOMMENDED:

That Temporary Use Permits

1. TP21-003 for 7803 Tavernier Terrace;

2. TP21-004 for 32724 Cherry Avenue; and
3. TP21-005 for 8483 Cade Barr Street

be approved.

CARRIED

d. Development Application – 33307 Glasgow Avenue

A report from the Planner dated October 18, 2021, seeking approval of a temporary use permit related to the property at 33307 Glasgow Avenue was provided for the Committee's consideration.

RC21/491

Moved by Councillor Plecas

RECOMMENDED:

That Temporary Use Permit TP21-001, to allow Transportation Industry (truck parking) and storing of shipping containers, be issued for a period of three years

CARRIED

e. Development Application - 7291 Wren Street

A report from the Planner dated October 18, 2021, seeking approval of the renewal of the temporary use permit related to the property at 7291 Wren Street was provided for the Committee's consideration.

Discussion ensued and the Committee asked questions regarding the amount of the security deposit and whether it should be increased to accurately reflect the costs of structure removal should the applicant fail to do so.

RC21/492

Moved by Councillor Crawford

RECOMMENDED:

That Temporary Use Permit TP18-004 for the property located at 7291 Wren Street be renewed for a period of two years, subject to receipt of an updated and increased performance bond.

CARRIED

9. CORPORATE ADMINISTRATION AND FINANCE

a. Revised Guidelines for Public Hearings Policy

A report from the Chief Administrative Officer dated October 18, 2021, seeking approval of a revised policy regarding the holding of public hearings was provided for the Committee's consideration.

RC21/493

Moved by Councillor Davies

RECOMMENDED:

1. That Council approve the new Guidelines for Public Hearings Policy attached to the Chief Administrative officer's report dated October 18, 2021; and
2. That Policy COU.21 Guidelines for Public Hearing Presentations and COU.12 Public Hearing Written Submissions be rescinded.

CARRIED

b. Proposed 2022 Council Meeting Schedule and Closure of Municipally Operated Facilities Between Christmas Day and New Year's Day (for 2022)

A report from the Corporate Officer dated October 18, 2021, seeking approval of a proposed 2022 Council Meeting schedule and the recommendation that municipally operated facilities be closed between Christmas Day and New Year's Day in 2022 was provided for the Committee's consideration.

RC21/494

Moved by Councillor Davies

RECOMMENDED:

1. That the proposed 2022 Council meeting schedule, identified as Attachment A in the October 18, 2021 report from the Corporate Officer, be approved; and
2. That all municipally operated facilities, except for the Mission Leisure Centre, be closed to the public between Christmas Day and New Year's Day in 2022, including any statutory holidays.

CARRIED

c. Roof Replacement Project - 7229 Mershon Street

The Director or Engineering and Public Works provided an update on the roof replacement project at 7229 Mershon Street and stated that there are now active leaks in two sections of the roof, including within the section that Mission Search and Rescue's equipment is stored, and is in need of immediate repair.

RC21/495

Moved by Councillor Davies

RECOMMENDED:

1. That the Mayor and Chief Administrative Officer be delegated the authority to award a contract for the roof replacement project at 7229 Mershon Street for

up to \$287,500 plus applicable taxes, to be funded from the Unappropriated Surplus; and

2. That the 2021 – 2025 Financial Plan be amended accordingly.

CARRIED

10. RESOLUTION TO RISE AND REPORT

RC21/496

Moved by Councillor Herar

RESOLVED:

That the Committee of the Whole now rise and report.

CARRIED

11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC21/497

Moved by Councillor Plecas

Seconded by Councillor Davies

RESOLVED:

That the recommendations of the October 18, 2021 Committee of the Whole, as contained in items RC21/485 to RC21/495 (except item RC21/488 be adopted.

CARRIED

RC21/498

Moved by Mayor Horn

Seconded by Councillor Plecas

RESOLVED:

That the recommendation of the October 18, 2021 Committee of the Whole, as contained in item RC21/488 be adopted.

OPPOSED (2): Councillor Crawford, and Councillor Gill

CARRIED (4 to 2)

12. COUNCIL COMMITTEE REPORTS & MINUTES

Council received the following minutes as information:

a. Mission Community Heritage Commission Meeting Minutes - September 1, 2021

Council requested that staff follow-up with the Mission Community Heritage Commission regarding the status of the Komagata Maru recognition project, and made suggestions for possible additions to the Heritage Register.

13. COUNCIL MEETING MINUTES FOR APPROVAL

a. Regular Council Meeting - October 4, 2021

RC21/499

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

That the minutes contained in **Item 13 a** be adopted.

CARRIED

14. BYLAWS FOR CONSIDERATION

a. Zoning Amending Bylaw 6069-2021-5949(53) - FIRST AND SECOND READINGS

RC21/500

Moved by Councillor Davies

Seconded by Councillor Plecas

RESOLVED:

That Zoning Amending Bylaw 6069-2021-5949(53), a bylaw to make text amendments to Zoning Bylaw 5949-2020 related to enclosed storage and shipping containers, be **read a first and second time**.

CARRIED

b. Housing Agreement Bylaw 6066-2021 - FIRST, SECOND, AND THIRD READINGS

RC21/501

Moved by Councillor Crawford

Seconded by Councillor Davies

RESOLVED:

That Housing Agreement Bylaw 6066-2021, a bylaw to authorize the City of Mission to enter into a housing agreement with 1093086 B.C. Ltd. for the

property located at 32335 Fletcher Avenue, be **read a first, second, and third time**.

CARRIED

c. Zoning Amending Bylaw 6063-2021-5949(49) - THIRD READING

RC21/502

Moved by Councillor Crawford

Seconded by Councillor Davies

RESOLVED:

That Zoning Amending Bylaw 6063-2021-5949(49), a bylaw to rezone properties at 33111, 33121, 33131, 33145, and 33157 Cherry Avenue from Suburban 20 (S20) Zone to Multi-unit Townhouse One (MT1) Zone, be **read a third time**.

CARRIED

d. Zoning Amending Bylaw 6064-2021-5949(50) - THIRD READING

Council asked questions regarding secondary suites and conditions that can be enacted to address garbage clean-up and extermination issues before and after demolition.

RC21/503

Moved by Councillor Crawford

Seconded by Councillor Davies

RESOLVED:

1. That Zoning Amending Bylaw 6064-2021-5949(50), a bylaw to rezone property at 32096 Van Velzen Avenue from Urban Residential 558 (R558) Zone to Multi-unit Duplex 465 (MD465) Zone, be **read a third time**; and
2. That prior to the adoption of the Bylaw, the following condition be met to the satisfaction of the Director of Development Services: extermination of rodents and clean up of trash either prior to or as part of the demolition permit.

CARRIED

e. Official Community Plan Amending Bylaw 6048-2021-5670(29) - ADOPTION

RC21/504

Moved by Councillor Crawford
Seconded by Councillor Davies

RESOLVED:

That Official Community Plan Amending Bylaw 6048-2021-5670(29), a bylaw to redesignate the property at 32516 - 14th Avenue from *Urban Residential* to *Commercial*, be **adopted**.

CARRIED

f. Zoning Amending Bylaw 6062-2021-5949(48) - ADOPTION

RC21/505

Moved by Councillor Davies
Seconded by Councillor Plecas

RESOLVED:

That Zoning Amending Bylaw 6062-2021-5949(48), a bylaw to rezone property at 32516 - 14th Avenue from Urban Residential 558 (R558) Zone to Comprehensive Development 52 (CD52) Zone, be **adopted**.

CARRIED

15. PERMITS FOR CONSIDERATION

a. Temporary Use Permit Application TP21-003 (7803 Tavernier Terrace)

RC21/506

Moved by Councillor Crawford
Seconded by Councillor Davies

RESOLVED:

That Temporary Use Permit TP21-003 (7803 Tavernier Terrace) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months from the date of issuance of the permit and the use of the properties for those purposes is subject to several conditions as listed on the draft permit,

be **approved**.

CARRIED

b. Temporary Use Permit Application TP21-004 (32724 Cherry Avenue)

RC21/507

Moved by Councillor Herar

Seconded by Councillor Plecas

RESOLVED:

That Temporary Use Permit TP21-004 (32724 Cherry Avenue) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months from the date of issuance of the permit and the use of the properties for those purposes is subject to several conditions as listed on the draft permit,

be **approved**.

CARRIED

c. Temporary Use Permit Application TP21-005 (8483 Cade Barr Street)

RC21/508

Moved by Councillor Davies

Seconded by Councillor Herar

RESOLVED:

That Temporary Use Permit TP21-005 (8483 Cade Barr Street) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months from the date of issuance of the permit and the use of the properties for those purposes is subject to several conditions as listed on the draft permit,

be **approved**.

CARRIED

d. Temporary Use Permit Application TP21-001 (33307 Glasgow Avenue)

RC21/509

Moved by Councillor Gill

Seconded by Councillor Crawford

RESOLVED:

That Temporary Use Permit TP21-001 (33307 Glasgow Avenue) to allow for the addition of the following principal use:

- transportation industry (truck parking) and storing of shipping containers,
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of three (3) years from the date of issuance of the permit and the use of the properties for those purposes is subject to several conditions as listed on the draft permit,

be **approved**.

CARRIED

e. Temporary Use Permit Renewal Application TP18-004 (7291 Wren Street)

RC21/510

Moved by Councillor Crawford

Seconded by Councillor Herar

RESOLVED:

That Temporary Use Permit TP18-004 (7291 Wren Street) to allow for the addition of the following principal use:

- presentation centre for the purpose of constructing a display suite for the sale of residential units,
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of two (2) years from the date of issuance of the permit and the use of the properties for those purposes is subject to several conditions as listed on the draft permit,

be **approved, as amended**.

CARRIED

16. NEW/OTHER BUSINESS

There was no new/other business.

a. Council Member Updates

Council provided updates on recent events, committee and association meetings.

Discussion ensued and Council directed staff to provide an update on the status of the environmental charter and a communications strategy related to illegal dumping.

17. NOTICES OF MOTION

There were no notices of motion.

18. QUESTION PERIOD

Council encourages public participation in Question Period by emails to info@mission.ca or telephone inquiries to 604-820-3700. Your questions about any item on this agenda will be answered after the meeting takes place.

19. ADJOURNMENT

RC21/511

Moved by Councillor Davies

Seconded by Councillor Herar

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:04 p.m.

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER