



MINUTES - REGULAR COUNCIL MEETING

December 6, 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 Carol Hamilton
Councillor Ken Herar
Councillor Danny Plecas

Staff Present:

Mike Younie, Chief Administrative Officer
Barclay Pitkethly, Deputy Chief Administrative Officer
Jennifer Russell, Corporate Officer
Mark Goddard, Fire Chief
Chris Gruenwald, Director of Forestry
Sharel Isabella, Senior Planner - Policy
Tracy Kyle, Director of Engineering and Public Works
Maureen Sinclair, Director of Parks, Recreation and Culture
Dan Sommer, Director of Development Services
Doug Stewart, Director of Finance
Allyssa Fischer, Administrative Assistant

1. CALL TO ORDER

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

2. **ADOPTION OF AGENDA**

RC21/548

Moved by Councillor Crawford

Seconded by Councillor Gill

RESOLVED:

1. That Item 13(j) "Zoning Amending Bylaw 6064-2021-5949(50)" be removed from the agenda under **Bylaws for Consideration** for consideration of adoption; and
2. That the agenda for the Regular Council Meeting of December 6, 2021 be adopted as amended.

CARRIED

3. **PRESENTATIONS**

a. Fraser Valley Flood Response

Yves Trudel, Regional Director (Fraser Valley), United Way appeared before Council to discuss the organization's response to recent flooding events in the Fraser Valley. He discussed how the organization was addressing the unmet basic needs of those displaced by flooding, locations of community hubs and reception centres, collaborations with various organizations, and funding opportunities available for flood victims.

Mr. Trudel encouraged Missionites to support the rebuilding and recovery process. He noted that donations could be sent to the United for BC Flood Response Fund through donate.uwbc.ca/flood, while volunteer opportunities were available through ivolunteer.ca.

4. **PUBLIC HEARINGS**

a. Public Hearing Notice for December 6, 2021

b. Zoning Amending Bylaw 6068-2021-5949(52)

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 8508 Nottman Street from the Suburban 20 (S20) Zone to the Urban Compact 465 (UC465) Zone to facilitate a subsequent subdivision for 4 lots of a minimum 465 sq m (5,005 sq ft) lot size. The subject property is legally described as:

Parcel Identifier: 009-241-990

Lot 1 Section 28 Township 17 New Westminster District Plan 23197

The Mayor opened the public hearing.

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

1. Purpose and outline of the proposal.
2. Subject property map.
3. 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.

Hearing no questions or comments, the Mayor declared the Public Hearing for City of Mission Zoning Amending Bylaw 6068-2021-5949(52) closed.

c. Zoning Amending Bylaw 6069-2021-5949(53)

The purpose of the proposed Zoning bylaw amendment is to amend Zoning Bylaw 5949-2020 to allow the use of shipping containers for enclosed storage purposes when associated with an industrial, commercial, institutional, or agricultural principal use.

The Mayor opened the public hearing.

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

1. Purpose of the proposed bylaw amendment.
2. Repurposed uses for shipping containers and associated safety risks.
3. Proposed amendments to the zoning bylaw and key regulatory considerations, including: location, siting and screening, ventilation, building components, and enforcement.
4. Map outlining properties eligible to utilize shipping containers based on current zoning.

The Corporate Officer stated that one written submission had been received expressing support for the use of shipping containers for storage.

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

The Director of Development Services answered Council's questions in regards to the uses permitted under the proposed bylaw amendment, conditions limiting the number of containers per property, and enforcement of containers being used on a temporary basis.

Hearing no further questions or comments, the Mayor declared the Public Hearing for City of Mission Zoning Amending Bylaw 6069-2021-5949(53) closed.

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC21/549

Moved by Councillor Crawford
Seconded by Councillor Hamilton

RESOLVED:

That Council now resolve itself into Committee of the Whole.

CARRIED

6. CORPORATE ADMINISTRATION AND FINANCE

a. 2022 Municipally Funded Grants

A report from the Corporate Officer dated December 6, 2021, regarding 2022 Municipally Funded Grants, was provided for the Committee's consideration.

Glen Kask, Chair of the Municipal Grants Select Committee, answered several questions for Council in regards to specific grant requests, grant recipient reporting, and the number of applications received.

RC21/550

Moved by Councillor Plecas

1. That 2022 Community Enhancement Grants be awarded to the following organizations in the following amounts:

Fraser Valley Mountain Bikers Association	\$10,000
Greater Vancouver Youth Unlimited	\$7,000
Mission Alano Club	\$13,000
Mission Artists Association	\$1,000
Mission City Farmers Market Society	\$3,000
Mission Community Cycling Coalition	\$500
Mission Health Care Auxiliary Society	\$5,000
Mission Hospice Society	\$5,000
Opening Nite Theatre Society	\$10,000
Optimist Club of Mission	\$2,500
Steelhead Community Association	\$5,000
Young Guns Weightlifting Club	\$3,000

2. That 2022 Community Event Grants be awarded to the following organizations in the following amounts:

District of Mission Arts Council (50th Anniversary)	\$5,000
Mission Downtown Business Association (MissionFest)	\$3,500
Mission Environmental Stewardship Society (Lighter Living Env Forum)	\$2,000
Stave Falls Community Association (Family & Friends Celebration)	\$1,000

3. That each organization receive an additional \$200 in recognition of their service to the community during the COVID-19 pandemic.

CARRIED

b. 2022 to 2026 Financial Plan Bylaw, Sewer User Rates and Charges Bylaw, and 2022 Fee Revision Bylaw

A report from the Deputy Treasurer/Collector dated December 6, 2021, regarding the 2022 - 2026 Financial Plan, Sewer User Rates and Charges, and 2022 Fee Revision bylaws, was provided for the Committee's information.

7. FORESTRY

a. Forestry Operations 2021 Quarter 3 (Q3) Report

A report from the Director of Forestry dated December 6, 2021, providing a summary of the third quarter financial results for the forestry operation, was provided for the Committee's information.

The Director of Forestry provided an overview of the District's forestry operations during the third quarter of 2021. Discussion ensued, and the Director of Forestry answered the Committee's questions in regards to current timber market conditions, community education opportunities, and progress on various recreational projects.

8. DEVELOPMENT SERVICES

a. Development Application - 8450, 8490, 8494, and 8498 Nottman Street

A report from the Senior Planner - Land Use dated December 6, 2021, regarding a development application for the properties located at 8450, 8490, 8494, and 8498 Nottman Street, was provided for the Committee's consideration.

RC21/551

Moved by Councillor Gill

RECOMMENDED:

That consideration of Official Community Plan amending application OCP21-003 for 8450, 8490, 8494, and 8498 Nottman Street be denied.

Discussion ensued regarding negotiations between municipal staff and the applicant. Concerns were raised in regards to the proposed size of the park space given the increase in higher density projects in the surrounding area and the subsequent need for recreational space.

RC21/552

Moved by Mayor Horn

RECOMMENDED:

That consideration of Official Community Plan amending application OCP21-003 for 8450, 8490, 8494, and 8498 Nottman Street be deferred for two months to provide further opportunity for the applicant to work with staff.

OPPOSED (1): Councillor Plecas

CARRIED (6 to 1)

b. Development Application – 33563 - 9th Avenue

A report from the Planner dated December 6, 2021, regarding a development application for the property located at 33563 - 9th Avenue, was provided for the Committee's consideration.

Discussion ensued, and concerns were raised in regards to the proposed development's ability to match the form and character of the existing neighbourhood.

Staff were directed to bring forward a third reading report detailing the form and character of the proposed structure.

RC21/553

Moved by Councillor Hamilton

RECOMMENDED:

1. That draft bylaw 6074-2021-5949(54) to rezone 33563 - 9th Avenue from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s) be considered for first and second reading; and
2. That, subject to the Bylaw receiving first and second reading, the Public Hearing be waived.

CARRIED

c. Development Application – 32255 Buffalo Drive

A report from the Planner dated December 6, 2021, regarding a development application for the property located at 32255 Buffalo Drive, was provided for the Committee's consideration.

RC21/554

Moved by Councillor Hamilton

RECOMMENDED:

1. That draft bylaw 6075-2021-5949(55) to rezone 32255 Buffalo Drive from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s) be considered for first and second reading; and
2. That, subject to the Bylaw receiving first and second reading, the Public Hearing be waived.

CARRIED

d. Development Application – 8121 and 8161 Nelson Street

A report from the Senior Planner - Land Use dated December 6, 2021, regarding a Development Variance Permit for the properties located at 8121 and 8161 Nelson Street, was provided for the Committee's consideration.

RC21/555

Moved by Councillor Crawford

RECOMMENDED:

That Development Variance Permit DV21-032 for 8121 and 8161 Nelson Street to vary District of Mission Zoning Bylaw 5949-2020 Section 1001 C. Lot Depth for proposed Lot 17 be reduced from 35.0 m to 31.5 m be approved.

CARRIED

e. Tree Replanting Plan - 8121 and 8161 Nelson Street

A report from the Senior Planner - Land Use dated December 6, 2021, regarding a tree replanting plan for the properties located at 8121 and 8161 Nelson Street was provided for the Committee's consideration.

RC21/556

Moved by Councillor Plecas

RECOMMENDED:

That the tree replanting plan described in the report from Koome Urban Forestry dated October 15, 2021 and attached to the staff report by the Senior Planner - Land Use dated December 6, 2020 be approved.

CARRIED

f. Dunsmuir Local Area Plan

A report from the Manager of Long Range Planning and Special Projects dated December 6, 2021, regarding the preparation of a local area plan for the Dunsmuir neighbourhood, was provided for the Committee's consideration.

The Senior Planner – Policy provided a presentation outlining the proposed Dunsmuir neighbourhood boundaries, project timelines, key characteristics of a neighbourhood plan, and fundamental considerations for growth management.

Discussion ensued in regards to:

- the prioritization of neighbourhood plans based on areas experiencing the greatest development pressure and use in conjunction with existing strategic planning areas;
- the necessary growth management work to prioritize neighbourhood plans;
- the extensive public consultation required to undertake neighbourhood planning; and
- the preservation of environmentally sensitive areas and the consideration of natural boundaries.

RC21/557

Moved by Mayor Horn

RECOMMENDATION:

That, in consideration of the potential scope of works, neighbourhood boundary and anticipated timeline as noted in the report by the Manager of Long Range Planning and Special Projects dated December 6, 2021, staff begin the process to engage a consultant to prepare a local area plan for the area generally encompassing 7th Avenue to 11th Avenue and Stave Lake Street to Dunsmuir Street (the "Dunsmuir neighbourhood") that utilizes natural boundaries for an expanded planning area, integrates with the City's Growth Management Strategy, and includes a process that will not impair any in-stream applications.

CARRIED

9. RESOLUTION TO RISE AND REPORT

RC21/558

Moved by Councillor Crawford

RESOLVED:

That the Committee of the Whole now rise and report.

CARRIED

10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

a. Committee of the Whole report - December 7, 2021

RC21/559

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

That the recommendations of the December 6, 2021 Committee of the Whole, as contained in items RC21/550 to RC21/547 (except item RC21/552) be adopted.

CARRIED

RC21/560

Moved by Councillor Hamilton

Seconded by Councillor Gill

RESOLVED:

That the recommendation of the December 6, 2021 Committee of the Whole, as contained in item RC21/552 be adopted.

OPPOSED (1): Councillor Plecas

CARRIED (6 to 1)

b. Freestanding Committee of the Whole (Corporate Administration and Finance – Budget) report - November 17, 2021

RC21/561

Moved by Councillor Crawford

Seconded by Councillor Plecas

RESOLVED:

That the recommendations of the November 17, 2021 Freestanding Committee of the Whole (Finance and Budget), as contained in items COW21/009 to COW21/016 (except item COW21/012) be adopted.

CARRIED

RC21/562

Moved by Councillor Davies
Seconded by Councillor Plecas

RESOLVED:

That the recommendation of the November 17, 2021 Freestanding Committee of the Whole (Finance and Budget), as contained in item COW21/012 be adopted.

OPPOSED (2): Councillor Gill, and Councillor Herar

CARRIED (5 to 2)

11. COUNCIL COMMITTEE REPORTS & MINUTES

The following minutes were received as information:

- a. **Economic Development Select Committee Meeting Minutes - June 9, 2021**
- b. **Economic Development Select Committee Meeting Minutes - September 8, 2021**
- c. **Mission Sustainable Housing Committee Meeting Minutes - October 7, 2021**
- d. **Parks and Recreation Advisory Committee Meeting Minutes - October 12, 2021**
- e. **Economic Development Select Committee Meeting Minutes - October 13, 2021**
- f. **Mission Traffic and Transit Committee Meeting Minutes (draft) - October 14, 2021**
- g. **Cultural Resources Commission Meeting Minutes - October 20, 2021**

Discussion ensued regarding the most recent Mission Sustainable Housing Committee meeting and Council requested an update on the referral to the Committee on the issue of RV parking on residential streets.

The Director of Engineering and Public Works answered the Committee's questions in regards to the status of the Mission Traffic and Transit Committee Terms of Reference, questionnaire, and membership.

12. COUNCIL MEETING MINUTES FOR APPROVAL

- a. **Regular Council Meeting (for the purpose of going into a closed meeting) – November 15, 2021**
- b. **Regular Council Meeting - November 15, 2021**
- c. **Special Council Meeting (for the purpose of going into a closed meeting) – November 17, 2021**

- d. **Freestanding Committee of the Whole (Corporate Administration and Finance - Budget) - November 17, 2021**

RC21/563

Moved by Councillor Hamilton

RESOLVED:

That the minutes contained in **Items 12 a - d** be adopted.

CARRIED

13. BYLAWS FOR CONSIDERATION

- a. **Official Community Plan Amending Bylaw 6073-2021-5670(31) - FIRST READING**

This item was deferred.

- b. **Zoning Amending Bylaw 6074-2021-5949(54) - FIRST AND SECOND READINGS**

RC21/564

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 6074-2021-5949(54), a bylaw to rezone property at 33563 - 9th Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be **read a first and second time**.

CARRIED

- c. **Zoning Amending Bylaw 6075-2021-5949(55) - FIRST AND SECOND READINGS**

RC21/565

Moved by Councillor Crawford

Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 6075-2021-5949(55), a bylaw to rezone property at 32255 Buffalo Drive from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be **read a first and second time**.

CARRIED

d. Fee Revision Bylaw 6070-2021 - FIRST, SECOND, AND THIRD READINGS

RC21/566

Moved by Councillor Hamilton

Seconded by Councillor Crawford

RESOLVED:

That Fee Revision Bylaw 6070-2021, a bylaw to amend user fees and charges within various City of Mission bylaws, be **read a first, second, and third time**.

CARRIED

e. 2022 - 2026 Financial Plan Bylaw 6071-2021 - FIRST, SECOND, AND THIRD READINGS

RC21/567

Moved by Councillor Crawford

Seconded by Councillor Plecas

RESOLVED:

That 2022 - 2026 Financial Plan Bylaw 6071-2021, a bylaw to establish the City's Financial Plan for the years 2022 to 2026, be **read a first, second, and third time**.

OPPOSED (2): Councillor Gill, and Councillor Herar

CARRIED (5 to 2)

f. Sewer User Rates and Charges Amending Bylaw 6072-2021-1922(29) - FIRST, SECOND, AND THIRD READINGS

RC21/568

Moved by Councillor Hamilton

Seconded by Councillor Herar

RESOLVED:

That Sewer User Rates Amending Bylaw 6072-2021-1922(29), a bylaw to amend "District of Mission Sewer User Rates and Charges Bylaw 1922-1989", to reflect the approved increases for 2021, be **read a first, second, and third time**.

CARRIED

g. Zoning Amending Bylaw 6068-2021-5949(52) - THIRD READING

RC21/569

Moved by Councillor Gill
Seconded by Councillor Plecas

RESOLVED:

That Zoning Amending Bylaw 6068-2021-5949(52), a bylaw to rezone property at 8508 Nottman Street from Suburban 20 (S20) Zone to Urban Compact 465 (UC465) Zone, be **read a third time**.

CARRIED

h. Zoning Amending Bylaw 6069-2021-5949(53) - THIRD READING

RC21/570

Moved by Councillor Hamilton
Seconded by Councillor Crawford

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 third time**.

CARRIED

i. Street Naming (Hanson Drive, Barker Court Extension, and Best Avenue Extension) Bylaw 5946-2020 - ADOPTION

RC21/571

Moved by Councillor Crawford
Seconded by Councillor Gill

RESOLVED:

That Street Naming (Hanson Drive, Barker Court Extension, and Best Avenue Extension) Bylaw 5946-2020, a bylaw to name a new street and two street extensions, be **adopted**.

CARRIED

j. Zoning Amending Bylaw 6064-2021-5949(50) - ADOPTION

This item was not considered.

14. PERMITS FOR CONSIDERATION

- a. Development Variance Permit Application DV21-032 (8121 and 8161 Nelson Street)**

RC21/572

Moved by Councillor Gill

Seconded by Councillor Plecas

RESOLVED:

That Development Variance Permit DV21-032 for the address at (8121 and 8161 Nelson Street) to vary Section 1001 C. Lot Area 1. Lot Depth for proposed Lot 17 from 35.0 m to 31.5 m be **approved**.

CARRIED

15. RESOLUTIONS RELEASED FROM CLOSED

- a. Mission Community Heritage Commission Appointment**

The following resolution was released from the Closed Council meeting held on December 6, 2021:

Mission Community Heritage Commission Appointment

Mr. Jeffrey Vineyard has been appointed to the Mission Community Heritage Commission for a two (2) year term, commencing on November 15, 2021.

16. NEW/OTHER BUSINESS

- a. Council Member Updates**

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

17. NOTICES OF MOTION

- a. Coffee with Council Sessions**

Mayor Horn introduced his motion to Council and provided his rationale.

RC21/573

Moved by Mayor Horn

Seconded by Councillor Gill

RESOLVED:

That arrangements be made to hold several "Coffee with Council" sessions to casually connect with the public about new initiatives and issues important to the community.

CARRIED

b. Provincial Review of Fireworks Policies

RC21/574

Moved by Councillor Herar
Seconded by Councillor Davies

RESOLVED:

That a letter from Council be sent to the Province of BC requesting a review of their fireworks policies and the enforcement options available to local governments who wish to restrict or ban the sale and use of fireworks.

CARRIED

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

RC21/575

Moved by Councillor Herar
Seconded by Councillor Plecas

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:49 p.m.

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER