



MINUTES - REGULAR COUNCIL MEETING

June 3, 2024, 6:00 p.m.

Council Chambers

8645 Stave Lake Street, Mission, BC

Council Present: Mayor Paul Horn
Councillor Jag Gill
Councillor Carol Hamilton
Councillor Ken Herar
Councillor Danny Plecas

Council Absent: Councillor Mark Davies
Councillor Angel Elias

Staff Present: Mike Younie, Chief Administrative Officer
Barclay Pitkethly, Deputy Chief Administrative Officer
Jennifer Russell, Corporate Officer
Michelle Buonassisi, Manager of Bylaws & Licensing
Louis Dauphin, Director of Parks, Recreation and Culture
Mike Dickinson, Manager of Long-Range Planning
Ian Glasgow, Assistant Chief Fire Prevention
Jay Jackman, Manager of Development Engineering
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Manager of Planning
Rob Racine, Manager of Capital Projects
Doug Stewart, Director of Finance
Allen Xu, Manager of Engineering, Planning, Assets & Facilities
Connie Cooper, Administrative Assistant

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

RC24-288

Moved by Councillor Plecas
Seconded by Councillor Gill

RESOLVED:

That the agenda for the Regular Council meeting of June 3, 2024 be adopted.

CARRIED

3. DELEGATIONS

a. Glen Robertson, Rocky Blondin, and Ron Coreau

Glen Robertson, Rocky Blondin, and Ron Coreau appeared before Council to discuss development of the Silver Creek Parkway. A PowerPoint presentation was provided which reviewed the current state of the parkway, resources that are available, the potential future state, and steps required to accomplish this goal. A request was made to advance the Development Cost Charge (DCC) funds of \$250,000 designated in the 2027 Capital Plan to 2024 to start the planning process, and to allocate the remaining DCC funds in 2025 for construction of phase one of the Main Silver Creek Trail.

Discussion ensued, and Rocky Blondin answered Council's questions regarding potential accessibility of the trails, connectivity to other trail systems, and community involvement with building and maintenance of the current trail system. The Chief Administrative Officer noted that most of the required land for the trail system has been acquired.

Staff were directed to provide a report to Council with a structured plan to advance the development of the Silver Creek Parkway project, including details about how the project fits within the Parks, Recreation and Culture Master Plan, how management and maintenance of the trail system could work, and the current capacity / City resources required to undertake the project.

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC24-289

Moved by Councillor Hamilton
Seconded by Councillor Plecas

RESOLVED:

That Council now resolve itself into Committee of the Whole.

CARRIED

5. PARKS, RECREATION AND CULTURE

a. Mission Leisure Centre – Fitness Equipment Procurement

A report from the Director of Parks, Recreation & Culture dated June 3, 2024, regarding procurement of fitness equipment for the Mission Leisure Centre was provided for the Committee's consideration.

Discussion ensued, and the Director of Parks, Recreation & Culture answered the Committee's questions regarding what happens to the old equipment, layout of the space, and timelines for the transition to the new equipment.

RC24-290

Moved by Councillor Plecas

RECOMMENDED:

1. That Council approve increasing the 2024 Strength Equipment budget by \$200,000 to \$420,000 and eliminate the \$150,000 Strength Equipment budget in 2025 and the \$300,000 Cardio Equipment budget in 2026; and
2. That the 2024-2028 Financial Plan be amended accordingly.

CARRIED

6. ENGINEERING AND PUBLIC WORKS

a. Storm Main Condition Assessment Grant Application

A report from the Engineering Technologist II – Asset Management dated June 3, 2024, regarding a storm main condition assessment grant application was provided for the Committee's consideration.

RC24-291

Moved by Councillor Hamilton

RECOMMENDED:

1. That Council support the submission of an application to the Local Governments Infrastructure Planning Grant Program for a grant in the amount of \$10,000 to help fund the Storm Main Condition Assessment Project; and
2. That, if the grant for the Storm Main Condition Assessment project is received, to increase the Storm Main Condition Assessment Program budget to include the grant funding awarded.

CARRIED

b. Latecomer Charges - P2018-042 7632 Hurd Street

A report from the Engineering Technologist 1- Development dated June 3, 2024, regarding Latecomer Charges for the property located at 7632 Hurd Street was provided for the Committee's consideration.

RC24-292

Moved by Councillor Plecas

RECOMMENDED:

1. That Council require the owner of the above noted land that is to be subdivided or developed to provide the excess and/or extended services shown on Attachment A and Attachment B of the Engineering Technologist's report dated June 3, 2024;
2. That Council consider the cost to provide the extended services in Recommendation #1, in whole or in part, to be excessive, and that the cost of providing these services shall be paid for by the owner of the land being subdivided or developed;
3. That Latecomer Charges be imposed for extended services, as shown on the attached Exhibits 1B and 1C, which are required to be installed as part of the referenced Subdivision/Development project;
4. That Latecomer Charges will be imposed on the parcels listed in the attached (Attachment A) Exhibits '6' and '8' and (Attachment B) Exhibits '6' and '8' in the amounts shown; and
5. That the Director of Finance and Corporate Officer be authorized to enter into a Latecomer Agreement with the owner of the land that is being subdivided or developed in the form of Attachment C to the Engineering Technologist's report dated June 3, 2024.

CARRIED

c. Project Management Policy and Procedure Update

A report from the Manager of Capital Projects dated June 3, 2024, regarding a project management policy and procedure update was provided for the Committee's consideration.

In response to questions, staff noted:

- updates to Council would be dependent on the size of the project; and
- contingency estimates are dependent on the project scope and risk assessments.

RC24-293

Moved by Councillor Plecas

RECOMMENDED:

1. That Project Management Policy C-FIN.47 and Procedure PC-FIN.48 be repealed and replaced with a new PC-ADM.XX Project Management Policy and Procedure as attached to the report from the Manager of Capital Projects dated June 3, 2024; and

2. That the new PC-ADM.XX Project Management Policy and Procedure be under the purview of the Chief Administrative Officer.

CARRIED

7. DEVELOPMENT SERVICES

a. **Development Application 32875, 32883, 32887 and 32891 View Ave - Introduction Report**

A report from the Planner III - Land Use dated June 3, 2024, regarding a development application for the properties located at 32875, 32883, 32887 and 32891 View Avenue was provided for the Committee's information.

Discussion ensued, and staff were directed to provide the following information in the staff presentation with the bylaw reading report:

- explanations when form and character guidelines are not being met; and
- whether the developer is willing to contribute sheltered bus stop(s).

b. **Development Application – 32388 Renee Court - Introduction Report**

A report from the Planning Technician dated June 3, 2024, regarding a development application for the property located at 32388 Renee Court was provided for the Committee's information.

c. **Rezoning Application (R23-031) – 32483 - 14th Avenue**

A report from the Planner I dated June 3, 2024, regarding a development application for the property located at 32483 - 14th Avenue was provided for the Committee's consideration.

A PowerPoint presentation was provided which reviewed the scope and outline of the proposal, how the proposal fits within the Official Community Plan, and subject property maps and photos.

RC24-294

Moved by Councillor Plecas

RECOMMENDED:

That draft Zoning Amending Bylaw 6286-2024-5949(156) to rezone 32483 - 14th Avenue from Urban Residential 558 Zone (R558) to Multi-unit Duplex 465 Zone (MD465) be considered for first and second readings.

CARRIED

RC24-295

Moved by Councillor Gill

RECOMMENDED:

That draft Zoning Amending Bylaw 6286-2024-5949(156) to rezone 32483 - 14th Avenue from Urban Residential 558 Zone (R558) to Multi-unit Duplex 465 Zone (MD465) be considered for third reading.

CARRIED

d. Development Application of unaddressed property on Ainsworth Street

A report from the Manager of Planning dated June 3, 2024, regarding a development application for the unaddressed property on Ainsworth Street was provided for the Committee's consideration.

A PowerPoint presentation was provided which reviewed the scope and outline of the proposal, how the proposal fits within the Official Community Plan, and subject property maps and photos.

RC24-296

Moved by Councillor Hamilton

RECOMMENDED:

That draft Zoning Amending Bylaw 6289-2024-5949(157) to rezone a portion of PID 013-384-368 on Ainsworth Street from Rural 36 Zone (RU36) to Rural 16 Zone (RU16) be considered for first and second readings.

CARRIED

RC24-297

Moved by Councillor Plecas

RECOMMENDED:

That draft Zoning Amending Bylaw 6289-2024-5949(157) to rezone a portion of PID 013-384-368 on Ainsworth Street from Rural 36 Zone (RU36) to Rural 16 Zone (RU16) be considered for third reading.

CARRIED

e. Text Amendment Application (ZBT24-001) – 104 - 32885 Mission Way

A report from the Planner I dated June 3, 2024, regarding a proposed text amendment to Zoning Bylaw 5949-2020 for the purposes of permitting the use of cannabis as an ingredient in food production facilities was provided for the Committee's consideration.

RC24-298

Moved by Councillor Gill

RECOMMENDED:

That staff be directed to prepare a bylaw amendment to permit the use of cannabis in food preparation within the subject unit within the subject property as a site-specific permitted use.

Discussion ensued regarding regulation, oversight, and business retention. Committee members provided the rationale for their decisions.

The motion was withdrawn.

RC24-299

Moved by Councillor Plecas

RECOMMENDED:

That staff be directed to prepare a bylaw amendment to permit the use of cannabis in food preparation in the INBP1 Zone (Industrial Business Park One) Zone.

OPPOSED (1): Councillor Herar

CARRIED (4 to 1)

f. Neighbourhood Engagement Policy – LAN.66(C) 2024 Update

A report from the Manager of Long Range Planning & Special Projects dated June 3, 2024, regarding an update to Neighbourhood Engagement Policy LAN.66(C) was provided for the Committee's consideration.

Discussion ensued, and the Committee provided the following further direction regarding amendments to the policy:

- Include detail about which areas of Mission are either within or outside the Urban Growth Boundary.
- Use the term "Applicant" consistently throughout the policy, as opposed to "Proponent".
- Clarify that a pre-notification letter sent to all properties within 500 metres of the proposed development is a requirement of the policy.
- Amend wording as required to make it clear that all comments provided by persons attending public information sessions are to be provided to Council in their original form, as opposed to only providing a summary.
- Amend wording on page 3 in the Background section to state "If a developer indicates a preference for the City to initiate neighbourhood engagement, then Development Services staff **will** prepare and send pre-notification letters...".

- Amend all applicable sections and tables to state that the policy applies to rezoning applications for single family detached development outside the Urban Growth Boundary resulting in 5 or more new lots.
- Add “Environmental Charter” to the list of related policies/procedures/agreements, etc.

The Committee further noted:

- Council would like to receive updates about the effectiveness of the policy, including the notification radius.
- The Neighbourhood Engagement Policy could be part of the Official Community Plan review.
- The City’s public notification process would remain as communicated to the community as a whole.

Staff were also directed to ensure the policy had a more prominent presence on the City's website.

RC24-300

Moved by Councillor Plecas

RECOMMENDED:

That Council approve updates to the Neighbourhood Engagement Policy LAN.66(C) as set out in the Manager of Long Range Planning & Special Projects’ report dated June 3, 2024 as well as incorporating Council's comments.

CARRIED

RC24-301

Moved by Mayor Horn

RECOMMENDED:

That staff prepare a report for a community input process for development applications that includes a publicly accessible web form that directs comments to Council and provides an opportunity for all community members to see those comments.

CARRIED

g. P2024-033 – Small Scale Multi-Unit Housing (SSMUH)

A report from the Manager of Planning dated June 3, 2024, regarding the new Small Scale Multi-Unit Housing (SSMUH) legislation was provided for the Committee’s information.

Discussion ensued regarding concerns with lot setbacks, reductions in parking, lot coverage, heritage building preservation, and consistency of development

within a neighbourhood. Staff noted that the Small Scale Multi-Unit Housing (SSMUH) legislation allows up to four units on a serviced, single family lot.

Staff were directed to ensure that when the draft zoning amending bylaw is presented to Council for consideration of the first readings, it contains design guidelines to ensure neighbourhood fit, provisions for adequate green space, lot permeability and unobstructed parking, and preferred options for lot layout.

h. Shipping Containers on Residential Properties

A report from the Manager of Bylaws and Licensing dated June 3, 2024, regarding the use of shipping containers on residential properties was provided for the Committee's consideration.

Discussion ensued, and it was

RC24-302

Moved by Mayor Horn

RECOMMENDED:

That staff prepare the necessary bylaws to permit the use of shipping containers for storage purposes on residential lots of 930 square metres or larger, including provisions for venting requirements, design/aesthetic requirements, restrictions on number of containers per lot and where a container may be placed on a lot, fee structure, and enforcement measures.

CARRIED

Staff were further directed to complete an online public engagement process prior to the required public hearing for the zoning amending bylaw.

8. RESOLUTION TO RISE AND REPORT

RC24-303

Moved by Councillor Hamilton

Seconded by Councillor Plecas

RESOLVED:

That the Committee of the Whole now rise and report.

CARRIED

9. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC24-304

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

That the recommendations of the June 3, 2024 Committee of the Whole, as contained in items RC24-290 to RC24-302 (except item RC24-299) be adopted.

CARRIED

RC24-305

Moved by Councillor Hamilton

Seconded by Councillor Gill

RESOLVED:

That the recommendation of the June 3, 2024 Committee of the Whole, as contained in item RC24-299 be adopted.

OPPOSED (1): Councillor Herar

CARRIED (4 to 1)

10. COUNCIL COMMITTEE REPORTS & MINUTES

a. Environmental Charter Advisory Committee Meeting Minutes - January 17, 2024

The Mayor noted that the Vice Chair position of the committee should be the alternate council member.

b. Environmental Charter Advisory Committee Meeting - March 20, 2024

The Mayor stated that when a matter is referred to a committee, it is expected that the committee provide its comments on that matter to Council.

11. COUNCIL MEETING MINUTES FOR APPROVAL

a. Regular Council Meeting - May 6, 2024

b. Regular Council Meeting (for the purpose of going into a closed meeting) – May 21, 2024

c. Regular Council Meeting - May 21, 2024

RC24-306

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

1. That the minutes contained in **Items 11 a - b** be adopted;
2. That the minutes of the Regular meeting of Council held on May 21, 2024 be amended by adding the words "and Council Procedures Bylaw 5345-2013." to the end of the last sentence in the second paragraph on page 17 of the minutes, after the words "the necessity of following the Code of Conduct policy"; and
3. That the minutes of the Regular meeting of Council held on May 21, 2024 be adopted as amended.

CARRIED

12. BYLAWS FOR CONSIDERATION

a. Zoning Amending Bylaw 6286-2024-5949(156) - FIRST AND SECOND READINGS

RC24-307

Moved by Councillor Plecas

Seconded by Councillor Herar

RESOLVED:

That Zoning Amending Bylaw 6286-2024-5949(156), a bylaw to rezone property at 32483 - 14th Avenue from Urban Residential 558 (R558) Zone to Multi-unit Duplex 465 (MD465) Zone, be **read a first and second time**.

CARRIED

b. Zoning Amending Bylaw 6286-2024-5949(156) - THIRD READING

RC24-308

Moved by Councillor Gill

Seconded by Councillor Hamilton

RESOLVED:

That Zoning Amending Bylaw 6286-2024-5949(156), a bylaw to rezone property at 32483 - 14th Avenue from Urban Residential 558 (R558) Zone to Multi-unit Duplex 465 (MD465) Zone, be **read a third time**.

CARRIED

c. Zoning Amending Bylaw 6289-2024-5949(157) - FIRST AND SECOND READINGS

RC24-309

Moved by Councillor Hamilton
Seconded by Councillor Plecas

RESOLVED:

That Zoning Amending Bylaw 6289-2024-5949(157), a bylaw to rezone a portion of the property on Ainsworth Street from Rural 36 (RU36) Zone to Rural 16 (RU16) Zone, be **read a first and second time**.

CARRIED

d. Zoning Amending Bylaw 6289-2024-5949(157) - THIRD READING

RC24-310

Moved by Councillor Plecas
Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 6289-2024-5949(157), a bylaw to rezone a portion of the property on Ainsworth Street from Rural 36 (RU36) Zone to Rural 16 (RU16) Zone, be **read a third time**.

CARRIED

e. Zoning Amending Bylaw 5604-2016-5050(221) - ADOPTION

RC24-311

Moved by Councillor Hamilton
Seconded by Councillor Plecas

RESOLVED:

That Zoning Amending Bylaw 5604-2016-5050(221), a bylaw to rezone property at 9741 Doyle Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **adopted**.

CARRIED

f. Zoning Amending Bylaw 6099-2022-5949(66) - ADOPTION

RC24-312

Moved by Councillor Plecas
Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 6099-2022-5949(66), a bylaw to rezone the properties at 32527 and 32551 Cherry Avenue from Suburban 20 (S20) Zone to

Multi-unit Duplex 465 (MD465) Zone and Urban Compact 465 Secondary Dwelling (UC465s) Zone, be **adopted**.

CARRIED

g. Zoning Amending Bylaw 6283-2024-5949(155) - ADOPTION

RC24-313

Moved by Councillor Herar
Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 6283-2024-5949(155), a bylaw to rezone property at 34221 Kirkpatrick Avenue from Rural Residential 7 Zone (RR7) to Rural Residential 7 Secondary Dwelling Zone (RR7s), be **adopted**.

CARRIED

h. Zoning Amending Bylaw 6050-2021-5949(41) - ADOPTION

RC24-314

Moved by Councillor Hamilton
Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 6050-2021-5949(41), a bylaw to rezone the properties at 32768 and 32778 Egglestone Avenue from Suburban 20 (S20) Zone to Multi-unit Duplex 465 (MD465) Zone, be **adopted**.

CARRIED

i. Street Naming (Fukawa Court) Bylaw 6051-2021 - ADOPTION

RC24-315

Moved by Councillor Plecas
Seconded by Councillor Herar

RESOLVED:

That Street Naming (Fukawa Court) Bylaw 6051-2021, a bylaw to name a new street running south off of Egglestone Avenue, west of Cedar Street and east of Dunbar Way, be **adopted**.

CARRIED

13. RESOLUTIONS RELEASED FROM CLOSED

a. Accessibility, Inclusion and Diversity Committee Membership

The following resolution was released from the Closed Council meeting held on March 4, 2024 and May 6, 2024:

Accessibility Inclusion and Diversity Committee Membership

The following people were appointed to the City of Mission's Accessibility Inclusion and Diversity Committee:

- a) Elizabeth Birak;
- b) Dawn Hein;
- c) Krystina Hetherington;
- d) Will Giesbrecht;
- e) Nicole Israelov;
- f) Wendy Jones;
- g) Jean-Pierre Maher;
- h) Janis McNabb;
- i) Marco Palmeri;
- j) Darcy Sleeva; and
- k) Fiona Whittington-Walsh.

14. CORRESPONDENCE

a. Nathan Bird, Victoria Transit Riders Union

Re: Request for Support – Free Transit for Youth and Seniors

RC24-316

Moved by Councillor Gill

Seconded by Councillor Plecas

RESOLVED:

That a letter be written expressing support for free transit for youth and seniors.

CARRIED

b. Michael Roux, Preident, Mission Downtown Business Association

Re: Support for the RCMP 5-Year Strategic Plan

This item was received as information.

15. NEW/OTHER BUSINESS

a. Council Member Updates

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

The Mayor spoke in support of the cities of Abbotsford, Merritt, and Princeton efforts to advocate for federal funding for flood mitigation measures.

16. NOTICES OF MOTION

There were no notices of motion.

17. QUESTION PERIOD

Candace Koch inquired what community members are being consulted during the Small Scale Multi-Unit Housing (SSMUH) process and is the heritage strategic plan being updated during this process. In response, the Mayor stated that reports addressing these questions would be coming forward at the next council meeting and that meetings with the Mission Historical Society regarding heritage topics have occurred.

Martin Marinutti asked whether the revisions to the Neighbourhood Engagement Policy include a requirement for notification if there will be a change to industrial land use. In response, the Mayor advised those considerations were already included in the original form of the policy.

Dr. Richard Rosenthal inquired as to whether the Neighbourhood Engagement Plan could add the words: "including properties directly impacted by a development" so as to include neighbours are outside of the 500 metre radius but still impacted. In response, the Mayor stated that staff have answered with rationale for the 500 metre radius but Council is certainly interested in hearing the results of Dr. Rosenthal's community feedback which Council would review. Dr. Rosenthal then inquired if the Official Community Plan review includes a neighbourhood plan for the Stave Falls and Steelhead areas. In response, the Mayor stated the importance of correct terminology when referring to a "neighbourhood plan", and that the OCP review will include these neighbourhoods.

18. ADJOURNMENT

RC24-317

Moved by Councillor Gill

Seconded by Councillor Hamilton

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:19 p.m.

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER