



MINUTES - REGULAR COUNCIL MEETING

March 7, 2022, 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
Mike Dickinson, Manager of Long-Range Planning
Chris Gruenwald, Director of Forestry
Robert Publow, Manager of Planning
Dan Sommer, Director of Development Services
Doug Stewart, Director of Finance
Allyssa Fischer, Administrative Assistant
Rob Thomasson, Business Analyst

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

RC22-071

Moved by Councillor Davies
Seconded by Councillor Herar

RESOLVED:

That the agenda for the Regular Council meeting of March 7, 2022 be adopted.

CARRIED

3. PUBLIC HEARINGS

a. Public Hearing Notice for March 7, 2022

b. Official Community Plan Amending Bylaw 6065-2021-5670(30)

The purpose of proposed Official Community Plan Amending Bylaw 6065-2021-5670(30) is to amend the Official Community Plan Bylaw 5670-2017 by adding “Appendix E: Stave Heights Neighbourhood Plan (SHNP)” and to add *Apartment Residential, High Density Townhouse Residential* and *Townhouse Residential* as new designations.

The purpose of the SHNP is to provide additional land use policy guidance for the Stave Heights neighbourhood.

The Mayor opened the public hearing.

The Manager of Long-Range Planning and Special Projects showed a PowerPoint presentation that provided the following information:

1. History of the proposed Stave Heights Neighbourhood Plan.
2. Map of the proposed land use for the neighbourhood plan area.
3. Public engagement to date and feedback from stakeholders.
4. Key policy considerations including pedestrian corridors and design guidelines.
5. Implementation of the Plan after adoption of the proposed bylaw.

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.

Father Leo Barker, representing Westminster Abbey, stated that he was in support of the municipality providing opportunities to increase the housing stock in Mission while at the same time actively preserving green space and promoting trails. He expressed concern in regards to the proposed allowable density next to Parr Avenue and the size of the agricultural land buffer between the development and the Abbey property.

Discussion ensued, and the Manager of Long-Range Planning and Special Projects answered Council’s questions in regards to the proposed buffer between the development and surrounding properties. It was noted that there would be a minimum of 20 metres between any development south of Parr Avenue and the Abbey property in addition to 5-6 feet of landscaping. He noted that a vertical separation would also exist for any townhomes situated at a lower elevation from adjacent farmland due to the sloping topography of the area. He further noted that there would be a 10 metre separation on the eastern end of the property, which is currently forested, in an effort to minimize wildfire risks.

Father Leo Barker, stated his desire to keep an open line of communication between the Abbey and the municipality throughout the development process.

Hearing no further questions or comments, the Mayor declared the Public Hearing for City of Mission Official Community Plan Amending Bylaw 6065-2021-5670(30) closed.

c. Zoning Amending Bylaw 6004-2020-5949(19)

The purpose of proposed Zoning Amending Bylaw 6004-2020-5949(19) is to rezone the properties at 32909, 32919 and 32939 Cherry Avenue from the Suburban 20 (S20) Zone to the Comprehensive Development 53 (CD53) Zone to allow a 74-unit development consisting of townhouses and back-to-back townhouses and to add the definition for “Stacked and/or Back-to-Back Townhouse” to the Zoning Bylaw. The subject properties are legally described as:

Parcel Identifier: 005-472-229
Lot 38, Section 28, Township 17, New Westminster District Plan 56771

Parcel Identifier: 005-472-253
Lot 39, Section 28, Township 17, New Westminster District Plan 56771

Parcel Identifier: 001-668-846
Lot 35, Section 28, Township 17, New Westminster District Plan 44603

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.
3. Site plan.
4. Conceptual drawing showing frontage improvements required.
5. Proposed form and character.

The Corporate Officer stated that one written submission had been received expressing concern regarding parking limitations and increased traffic in the area.

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

Shawn Lousley, Mission, expressed concern regarding increased traffic in the area and enforcement of speed limits on Cherry Avenue. He asked for the total number of parking spaces that would be provided in the new development and if they would be sufficient to address the parking needs. Mr. Lousley asked if local schools had the capacity to accommodate the population growth resulting from the new development and expressed concern regarding pedestrian crossing

safety at Albert McMahon Elementary School. Mr. Lousley further questioned if the required municipal infrastructure already existed to support the new development.

In response to Mr. Lousley's concerns, the Manager of Planning stated that the development would accommodate 2 parking spaces per unit as well as an additional 15 visitor stalls. He noted that the schoolboard had not indicated any concerns related to this development and that the majority of the infrastructure needed for the development already exists along Cherry Avenue.

Hearing no further questions or comments, the Mayor declared the Public Hearing for City of Mission Zoning Amending Bylaw 6004-2020-5949(19) closed.

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC22-072

Moved by Councillor Herar

Seconded by Councillor Crawford

RESOLVED:

That Council now resolve itself into Committee of the Whole.

CARRIED

5. DEVELOPMENT SERVICES

a. Development Application – 34902 Douglas Avenue

A report from the Planner dated March 7, 2022, regarding a development variance permit application for the property located at 34902 Douglas Avenue was provided for the Committee's consideration.

RC22-073

Moved by Councillor Gill

RECOMMENDED:

That the Development Variance Permit DV21-030 for 34902 Douglas Avenue to vary the minimum allowable distance between retaining wall tiers from:

- 1.2 m (3.93 ft) to 0.71 m (2.32 ft) along the north property line (reduction of 0.49 m); and
- 1.2 m (3.93 ft) to 0.91 m (2.98 ft) along the west property line (reduction of 0.29 m)

be approved.

CARRIED

6. CORPORATE ADMINISTRATION AND FINANCE

a. Enterprise Software Update

A report from the Business Analyst dated March 7, 2022, regarding an update on the scope, budget, and status of the enterprise software project, was provided for the Committee's information.

Discussion ensued, and the Business Analyst answered the Committee's questions in regards to:

- the lifespan of the software solutions and required updates;
- staffing needs during the implementation process;
- the benefits of subscription-based software solutions;
- the interconnectivity of the various software programs; and
- the timeline for implementation of the new programs and the communication strategy.

b. Board of Variance – Terms of Reference

A report from the Corporate Officer dated March 7, 2022, seeking approval of Terms of Reference in support of the City's efforts to establish a functioning Board of Variance as per the requirements of the *Local Government Act*, was provided for the Committee's consideration.

RC22-074

Moved by Councillor Plecas

RECOMMENDED:

That the Terms of Reference for Mission's Board of Variance, as attached to the report from the Corporate Officer dated March 7, 2022, be approved.

CARRIED

c. Closure of Portions of Nelson Street

A report from the Chief Administrative Officer dated March 7, 2022, regarding the proposed closure of portions of Nelson Street, was provided for the Committee's consideration.

RC22-075

Moved by Councillor Hamilton

RECOMMENDED:

That Bylaw 6077-2021 to close portions of Nelson Street near Galliford Street be considered for first three readings.

CARRIED

7. FORESTRY

a. Forestry Operations 2021 Quarter 4 (Q4) Report

A report from the Director of Forestry dated March 7, 2022, providing a summary of the fourth quarter 2021 financial results for the forestry operation, was provided for the Committee's information.

The Director of Forestry provided an overview of the City's forestry operations during the fourth quarter of 2021. Discussion ensued, and the Director of Forestry answered the Committee's questions in regards to stumpage fees, cut limits, and the impact of inflation on profit margins.

b. Forestry Logging Change Orders – Taseko Timber Ltd.

A report from the Director of Forestry dated March 7, 2022, regarding a proposed change order to Purchase Order #040987 for Taseko Timber Ltd., was provided for the Committee's consideration.

RC22-076

Moved by Councillor Davies

RECOMMENDED:

That the Change Order of \$127,078 to Purchase Order #040987 be approved.

CARRIED

c. Forestry Logging Purchase Order – Taseko Timber Ltd.

A report from the Director of Forestry dated March 7, 2022, regarding a proposed Purchase Order was provided for the Committee's consideration.

RC22-077

Moved by Councillor Plecas

RECOMMENDED:

1. That the Purchase Order of \$840,783 to Taseko Timber Ltd., to be funded from the 2022 Forestry operating budget, be approved;
2. That the 2022 Forestry Budget be updated accordingly; and
3. That, notwithstanding Policy FIN.24 (A) – Procurement, Stores and Disposition, approval of any future purchase orders or change orders relating to the RFP 2021-014 Forestry Logging Services contract, within the approved budget, be delegated to the Director of Forestry.

CARRIED

8. RESOLUTION TO RISE AND REPORT

RC22-078

Moved by Councillor Hamilton

RESOLVED:

That the Committee of the Whole now rise and report.

CARRIED

9. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC22-079

Moved by Councillor Davies

Seconded by Councillor Crawford

RESOLVED:

That the recommendations of the March 7, 2022 Committee of the Whole, as contained in items RC22-073 to RC22-077 be adopted.

CARRIED

10. COUNCIL COMMITTEE REPORTS & MINUTES

The following minutes were received as information:

- a. **Cultural Resources Commission Meeting Minutes - November 17, 2021**
- b. **Cultural Resources Commission Meeting Minutes - January 19, 2022**

11. COUNCIL MEETING MINUTES FOR APPROVAL

- a. **Regular Council Meeting (for the purpose of going into a closed meeting) – February 22, 2022**
- b. **Regular Council Meeting - February 22, 2022**

RC22-080

Moved by Councillor Hamilton

Seconded by Councillor Gill

RESOLVED:

That the minutes contained in **Items 10 a - b** be adopted.

CARRIED

12. BYLAWS FOR CONSIDERATION

a. **Road Closure Bylaw (Portions of Nelson Street and Galliford Street) 6077-2021 - FIRST, SECOND, AND THIRD READINGS**

RC22-081

Moved by Councillor Crawford

Seconded by Councillor Herar

RESOLVED:

That Road Closure Bylaw (Portions of Nelson Street and Galliford Street) 6077-2021, a bylaw to close and undedicate portions of Nelson Street, be **read a first, second, and third time.**

CARRIED

b. **Zoning Amending Bylaw 6004-2020-5949(19) - THIRD READING**

Discussion ensued, and concerns were raised in regards to the density of the project, increase in traffic in the area, overnight parking at Albert McMahon Elementary School and Griner Park, and pedestrian safety at the crosswalk on Cherry Avenue in front of Albert McMahon Elementary. Members of Council provided rationale for their votes.

RC22-082

Moved by Councillor Davies

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 6004-2020-5949(19), a bylaw to rezone properties at 32909, 32919, and 32939 Cherry Avenue from Suburban 20 (S20) Zone to Comprehensive Development 53 (CD53) Zone and amend Zoning Bylaw 5949-2020 by adding a definition for "Stacked and/or Back-to-Back Townhouse", be **read a third time.**

OPPOSED (2): Councillor Gill, and Councillor Herar

CARRIED (5 to 2)

c. **Official Community Plan Amending Bylaw 6065-2021-5670(30) - THIRD READING**

Discussion ensued, and concerns were raised in regards to the capacity of local schools and the balance of residential and commercial development in the area. Members of Council provided rationale for their decisions.

RC22-083

Moved by Councillor Davies
Seconded by Councillor Crawford

RESOLVED:

That Official Community Plan Amending Bylaw 6068-2021-5949(52), a bylaw to amend "District of Mission Official Community Plan Bylaw 5670-2017" to include the Stave Heights Neighbourhood Plan, be **read a third time**.

OPPOSED (1): Councillor Gill

CARRIED (6 to 1)

d. Zoning Amending Bylaw 6079-2022-5949(56) - THIRD READING

RC22-084

Moved by Councillor Plecas
Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 6079-2022-5949(56), a bylaw to rezone property at 32981 Arbutus Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be **read a third time**.

CARRIED

13. PERMITS FOR CONSIDERATION

a. Development Variance Permit Application DV21-030 (34902 Douglas Avenue)

RC22-085

Moved by Councillor Davies
Seconded by Councillor Crawford

RESOLVED:

That Development Variance Permit DV21-030 for the address at 34902 Douglas Avenue, be **approved**.

CARRIED

14. RESOLUTIONS RELEASED FROM CLOSED

a. Cultural Resources Commission and Parks and Recreation Advisory Committee Appointments / Reappointments

The following resolution was released from the Closed Council meeting held on February 22, 2022:

Cultural Resources Commission and Parks and Recreation Advisory Committee Appointments / Reappointments

Annie Charker has been appointed to the Cultural Resources Commission for a term commencing February 23, 2022 and ending December 31, 2023.

Marilyn Davidson and Michelle Demers Shavitz have been reappointed to the Cultural Resources Commission for terms commencing February 23, 2022 and ending December 31, 2023.

Paul Hockridge, Nancy Arcand and Luca Paniccia have been reappointed to the Parks and Recreation Advisory Committee for terms commencing February 23, 2022 and ending December 31, 2023.

15. CORRESPONDENCE

a. BC Association of Farmers' Markets

Council received a letter dated February 9, 2022 from the BC Association of Farmers' Markets providing an overview of operations in 2021 and requesting Council send a letter in support of the BC Farmers' Market Nutrition Coupon Program to the Minister of Health.

RC22-086

Moved by Councillor Plecas
Seconded by Councillor Davies

RESOLVED:

That staff send a letter on behalf of Council to the provincial Health Minister in support of the BC Farmers' Market Nutrition Coupon Program.

CARRIED

16. NEW/OTHER BUSINESS

There was no new/other business.

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

RC22-087

Moved by Councillor Crawford
Seconded by Councillor Plecas

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:53 p.m.

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER