CITY OF CHILLIWACK
Regular Meeting of Council

8550 Young Road
Chilliwack, BC V2P 8A4

January 8, 2019
3:00 pm

Agenda Listing

1. Call to Order

2. Delegations/Hearings

3. Adoption of Minutes

3-1 Recommendation that the Minutes of the Regular Meeting of Council held December 18, 2018, be adopted as circulated.

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4. Business Arising

5. Consent Agenda – Bylaws/Agreements/Minutes of Committee Meetings

5-1 Recommendation that the following Committee Meetings be received for information:

• Agriculture and Rural Advisory Committee Meeting held December 3, 2018; and,
• Design Review Advisory Committee Meeting held December 5, 2018.

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6. Monthly/Quarterly Reports

7. Department Reports

7-B-1 Recommendation that Council accept the proposal for the provision of 30,000 27L grey Curbside Glass Recycling Containers from Thunderbird Plastics Ltd., in the amount of $118,200.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

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7-B-2 Recommendation that Council award the tender for the “2019 Fraser River Erosion Protection Project” to Summit Earthworks Inc., in the amount of $560,200.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

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7-B-3 Recommendation that Council approve the additional expenditure for Valley Rail Trail South Enhancements to Eurovia BC for $405,000.00; and further, that the Mayor and Corporate Officer be authorized to execute the forthcoming Conditional Grant Agreements for these cycle improvements, as contained within the staff report dated January 2, 2019.

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7. **Department Reports (continued)**

**7-C-1 (OPS)**
Recommendation that Council accept the Request for Proposal for the “2019 – Electric Ice Resurfacer” from the lead proponent, Vimar Equipment, in the amount of $169,546.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.  

**7-D-1 (R/C)**
Recommendation that Council approve a five-year Agreement for the period of 2019-2023, for the operation of the Townsend Park Ball Diamond Concession to Mr. Chris Kizmann of CK Concessions; and further, that the Mayor and the Corporate Officer be authorized to sign any necessary documentation.

**7-E-1 (FIRE)**
Recommendation that Council approve the purchase of one Fire Rescue/Pumper Aerial Truck from Commercial Truck Equipment in the amount of $1,320,953.51 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

**7-F-1 (FIN)**
Recommendation that “2019 Financial Plan Bylaw 2019, No. 4642” be given first and second reading; that the presentation be received; and further, that a Public Information Meeting be called for January 22, 2019.

**7-H-1 (PLAN)**
Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4635”, which proposes to amend the text of the AC (Agriculture Commercial) Zone with respect to properties located at 40874 and 40949 Yale Road, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4636”, which proposes to rezone properties located at 40874 and 40949 Yale Road from an AL (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

**7-H-2 (PLAN)**
Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4638”, which proposes to rezone property located at 7652 Diamond Crescent from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001201)

**7-H-3 (PLAN)**
Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4639”, which proposes to rezone properties located at 46030, 46042 and 46054 Reece Avenue from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001256)
7. **Department Reports (continued)**

7-H-4 (PLAN) Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4640”, which proposes to rezone property located at 46484 Riverside Drive from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001296) 

7-H-5 (PLAN) Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4641”, which proposes to rezone properties located at 45624 and 45632 Wellington Avenue from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001298) 

7-H-6 (PLAN) Recommendation that Council direct staff to not consult with outside agencies with respect to the subject application which proposes to amend the 2040 Official Community Plan designation for 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use”. (RZ001323) 

7-H-7 (PLAN) Recommendation that Council support the proposed grant request for $25,000.00 and provide overall grant management for the development of a 2019 Chilliwack Community Child Care Space Creation Action Plan under the Union of BC Municipalities Community Child Care Planning Program. 

8. **Motion to Adjourn to a Closed Session. Regular Meeting to Reconvene at 7:00 pm**

9. **Meeting Reconvened**

10. **Delegations/Hearings**

10-1 Delegation

10-2 Section 57 Hearing / Section 74 Hearing / Unsightly Premises Hearing

10-3 Public Hearing

**PH-1** (RZ001149) “Zoning Bylaw Amendment Bylaw 2018, No. 4612” (8734 Sunrise Drive)
10. Delegations/Hearings (continued)

10-3 Public Hearing (continued)

PH-2  
(RZ001284)  
“Zoning Bylaw Amendment Bylaw 2018, No. 4623”  
(46030 Avalon Avenue)  
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Consultation package containing an acknowledgment petition of 13 names received from:
• Nav Mangat, 46030 Avalon Avenue, received November 16, 2018

Letter of opposition received from:
• Ruth Thornton, 10082 Young Road, dated November 12, 2018

PH-3  
(RZ001239)  
“Zoning Bylaw Amendment Bylaw 2018, No. 4630”  
“Development Variance Permit DVP00971”  
(DVP00971)  
(46333 Topley Avenue)  
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PH-4  
(RZ001287)  
“Zoning Bylaw Amendment Bylaw 2018, No. 4631”  
(43120 Smith Road)  
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PH-5  
(RZ001306)  
“Zoning Bylaw Amendment Bylaw 2018, No. 4632”  
(9835 Corbould Street)  
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Consultation package containing an acknowledgement petition of 7 names received from:
• Blair Andrew, 9835 Corbould Street, received November 27, 2018

PH-6  
(TUP00134)  
“Temporary Use Permit TUP00134”  
(45270 Bluejay Avenue)  
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10-4 Public Information Meeting

PI-1  
“Development Variance Permit DVP01016”  
(6333 Edson Drive)  
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Consultation package containing a petition of support with 7 names received from:
• Dennis and Gloria Moorhouse, 6345 Edson Drive, dated November 4, 2018

PI-2  
“Development Variance Permit DVP01018”  
(9535 Ford Road)  
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11. **Clerk’s Reports**

11-A-1 (Bylaw)  
Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4612” with respect to property located at 8734 Sunrise Drive be given third reading.  
Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4612” with respect to property located at 8734 Sunrise Drive be adopted. (RZ001149)  

11-A-2 (Bylaw)  
Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4623” with respect to property located at 46030 Avalon Avenue be given third reading.  
Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4623” with respect to property located at 46030 Avalon Avenue be adopted. (RZ001284)  

11-A-3 (Bylaw)  
Recommendation that application RZ001239 for “Zoning Bylaw Amendment Bylaw 2018, No. 4630” with respect to property located at 46333 Topley Avenue be denied.  
Recommendation that Council deny the issuance of Development Variance Permit DVP00971 with respect to property located at 46333 Topley Avenue.  

11-A-4 (Bylaw)  
Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4631” with respect to property located at 43120 Smith Road be given third reading.  
Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4631” with respect to property located at 43120 Smith Road be adopted. (RZ001287)  

11-A-5 (Bylaw)  
Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4632” with respect to property located at 9835 Corbould Street be given third reading.  
Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4632” with respect to property located at 9835 Corbould Street be adopted. (RZ001306)  

12. **Application Reports**

12-A-1 (PLAN)  
Recommendation that Council approve the issuance of Temporary Use Permit (TUP00134), with respect to property located at 45270 Bluejay Avenue, subject to the recommendations as stipulated within the draft Temporary Use Permit.  

12-A-2 (PLAN)  
Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01016 with respect to property located at 6333 Edson Drive.  

12. **Application Reports** (continued)

12-A-3 (PLAN) Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01018 with respect to property located at 9535 Ford Road.

13. **Items Deferred**

14. **Other Business**

14-1 **Decisions Referred from Closed Session**

14-2 **Additional Items**

- (A-1) Administration
- (B-1) Engineering
- (C-1) Operations
- (D-1) Recreation and Culture
- (E-1) Fire Department
- (F-1) Finance
- (G-1) Corporate Services
- (H-1) Planning and Strategic Initiatives
- (I-1) Development and Regulatory Enforcement Services
- (J-1) Information Technology

15. **Mayor’s Report**

16. **Councillors’ Reports**

17. **Public Questions**

18. **Adjournment**
1. SUMMARY OF ISSUE:

Minutes of the Regular Meeting of Council held December 18, 2018, for adoption.

2. RECOMMENDATION:

That the Minutes of the Regular Meeting of Council held December 18, 2018, be adopted as circulated.

Jacqueline Morgan,  
Corporate Officer
PRESENT: All members of Council, with the exception of Councillor Kloot.

In addition, the following members of staff were present:

- P.D. Monteith, Chief Administrative Officer
- J. Morgan, Corporate Officer
- D. Blain, Director of Planning and Engineering
- C.S. Crosman, Deputy Chief Administrative Officer
- G. Savard, Director of Finance
- G. MacPherson, Director of Operations
- R. Mulligan, Director of Recreation and Culture
- I. Josephson, Fire Chief
- J. Kooistra, Director of Corporate Services
- R.E. Sanderson, Deputy Director of Engineering
- K. Jefford, Manager of Transportation and Drainage
- G. Schipper, Manager of Building and Regulatory Enforcement
- K. Stanton, Manager of Long Range Planning
- G. Villeneuve, Manager of Development Planning
- C. Marleau, Manager of Leisure Development
- J. Koczkur, Deputy Director of Operations
- G. White, Manager of Land Development/Approving Officer
- W. Moseanko, Property Manager
- C. Naiduwa, Utilities Engineer
- J. Leggatt, Communications Manager
- C. Carruthers, Manager of IT Operations
- B. Johnson, IT Support Technician
- I. Law, Recording Secretary

Mayor Poppove was Chair and called the meeting to order at 3:00 pm.

Adoption of Minutes

Lum  
Attrill  
)
That the Minutes of the Regular Meeting of Council held December 4, 2018, be adopted as circulated.

Carried unanimously

Consent Agenda

Mercer  
Westeringh  
)
That the following bylaws be adopted:

"Zoning Bylaw Amendment Bylaw 2018, No. 4523"; and,
"Special Public Events Involving Alcohol Bylaw 2018, No. 4605".

Carried unanimously
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Department Reports

Lum ) That Council authorize staff to forward Request for Proposal documents to the following selected proponents for the “UV Treatment Preliminary Design”:
1. Opus International Consultants (Canada) Ltd.; and,
2. Associated Engineering (BC) Ltd.

Carried unanimously


Carried unanimously

Councillor Lum withdrew from the meeting at 3:06 pm, due to a potential conflict of interest as the Chilliwack Economic Partners Corporation are clients of his firm.


Carried unanimously by members remaining

Councillor Lum returned to the meeting at 3:07 pm.

Westeringh ) That Council appoint the “2019 Board of Directors of Tourism Chilliwack Inc.”, as set out in the Staff Report dated December 13, 2018.

Carried unanimously

Shields ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4612”, which proposes to rezone property located at 8734 Sunrise Drive from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001149)

Carried unanimously

Westeringh ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4623”, which proposes to rezone property located at 46030 Avalon Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001284)

Carried unanimously

Shields ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4629”, which proposes to rezone property located at 46032 Second Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001299)

Carried unanimously
Department Reports (continued)

Lum

Attrill

That "Zoning Bylaw Amendment Bylaw 2018, No. 4630", which proposes to rezone property located at 46333 Topley Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading. (RZ001239)

Carried unanimously

Councillor Westeringh withdrew from the meeting at 3:11 pm due to a potential conflict of interest, as a family member lives adjacent to the Applicant.

Attrill

Lum

That "Zoning Bylaw Amendment Bylaw 2018, No. 4631", which proposes to rezone property located at 43120 Smith Road from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001287)

Carried unanimously by members remaining

Councillor Westeringh returned to the meeting at 3:12 pm.

Attrill

Shields

That "Zoning Bylaw Amendment Bylaw 2018, No. 4632", which proposes to rezone property located at 9835 Gorbould Street from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001306)

Carried unanimously

Attrill

Mercer

That Council refer Development Permit DP000954, with respect to property located 43998 Chilliwack Mountain Road, back to Staff to work with the applicant to better align the outdoor amenity area design and location with the recommendations of the Design Review Advisory Committee.

Motion defeated
Councillor Mercer voted "Yea"
Mayor Popove and Councillors Attrill, Lum, Shields and Westeringh voted "Nay"

Attrill

Westeringh

That Council approve the issuance of Development Permit DP000954, with respect to property located 43998 Chilliwack Mountain Road, as per the revised plans provided in response to the Design Review Advisory Committee’s recommendations on November 13, 2018.

Motion carried
Mayor Popove and Councillors Attrill, Lum, Shields and Westeringh voted “Yea”
Councillor Mercer voted “Nay”
That Council approve the issuance of Development Permit DP001042, with respect to properties located at 46044, 46058, 46066, and 46080 Mellard Avenue, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Carried unanimously

That application ALR00325 for "non-farm use" within the Agricultural Land Reserve, with respect to property located at 48347 Chilliwack Central Road, be forwarded to the Agricultural Land Commission without comment.

Carried unanimously

That application ALR00326 for "non-farm use" within the Agricultural Land Reserve, with respect to property located at 10125 McGrath Road, be forwarded to the Agricultural Land Commission with support.

Carried unanimously

That Council approve the issuance of Development Permit DP001072, with respect to properties located at 51691 and 51777 Allan Road, subject to geotechnical issues being met.

Carried unanimously

That, in accordance with Section 90(1)(c), (i), and (k) of the Community Charter, Council hold a Closed Meeting.

Carried unanimously

The regular meeting adjourned at 3:36 pm and reconvened at 7:00 pm.

PRESENT: All members of Council, with the exception of Councillor Kloot.

In addition, the following members of staff were in attendance:

P.D. Monteith, Chief Administrative Officer
J. Morgan, Corporate Officer
G. Villeneuve, Manager of Development Planning
C. Carruthers, Manager of IT Operations
B. Johnson, IT Support Technician
I. Law, Recording Secretary

Public Hearing

"Zoning Bylaw Amendment Bylaw 2018, No. 4620" (RZ001280)

Public Hearing on "Zoning Bylaw Amendment Bylaw 2018, No. 4620", which proposes to rezone property located at 45511 Reece Avenue from an R1-A (One Family Residential) Zone to an R1-B (One and Two Family Residential) Zone, to facilitate the construction of a duplex.
Public Hearing (continued)

"Zoning Bylaw Amendment Bylaw 2018, No. 4620" (RZ001280) (continued)

Petition of support containing four signatures received from:
- Steve Giroux, 45511 Reece Avenue, received November 18, 2018.

Email of comment received from:
- Gregor Merry, 9601 Carroll Street, dated December 17, 2018.

Attrill ) That the representations with respect to "Zoning Bylaw Amendment Bylaw 2018, No. 4620" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2018, No. 4620" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

"Zoning Bylaw Amendment Bylaw 2018, No. 4627" (RZ001295)

Public Hearing on "Zoning Bylaw Amendment Bylaw 2018, No. 4627", which proposes to rezone property located at 46118 Victoria Avenue from a CS1 (Service Commercial) Zone to an R5 (Medium Density Multi-Family Residential) Zone, to facilitate a future subdivision.

There were no representations with respect to Bylaw No. 4627.

Attrill ) That "Zoning Bylaw Amendment Bylaw 2018, No. 4627" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

Development Variance Permit DVP01010

Public Information Meeting on Development Variance Permit DVP01010 with respect to property located at 9545 Carleton Street, which proposes to vary the building height from 4m to 6.5m and lot coverage from 60m² to 100m², to facilitate the construction of a detached garage.

Email of concern received from:
- Paul and Haley Berger, 9535 Carleton Street, dated December 18, 2018.

Kristopher Finley and Trina Hodson, 9545 Carleton Street, Applicants, advised Council that the intention of the application is to facilitate the construction a garage for working on hobby hot rods with a play space and storage area above the garage.
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Public Information Meeting (continued)

Development Variance Permit DVP01010 (continued)

Haley Berger, 9535 Carleton Street, spoke in opposition to the requested variances; expressed concern with respect to building height; increased traffic; increased noise; decreased property value; the potential for a commercial automotive operation; and, queried how this may affect any future development of their personal property.

Kristopher Finley and Trina Hodson, 9545 Carleton Street, Applicants, commented that there is no intention to operate a commercial business out of the home.

Attrill ) That the representations with respect to Development Variance Permit DVP01010 be received for information; and further, that Development Variance Permit DVP01010 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Clerk’s Reports

Lum ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4620”, with respect to property located at 45511 Reece Avenue, be given third reading. (RZ001280)

Carried unanimously

Attrill ( That “Zoning Bylaw Amendment Bylaw 2018, No. 4620”, with respect to property located at 45511 Reece Avenue, be adopted. (RZ001280)

Carried unanimously

Attrill ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4627”, with respect to property located at 46118 Victoria Avenue, be given third reading. (RZ001295)

Carried unanimously

Shields ( That “Zoning Bylaw Amendment Bylaw 2018, No. 4627”, with respect to property located at 46118 Victoria Avenue, be adopted. (RZ001295)

Carried unanimously

Application Reports

Lum ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01010 with respect to property located at 9545 Carleton Street, subject to staff recommendations of a maximum building height of 6.5m and a maximum lot coverage of 100m².

Carried unanimously
Councillors’ Reports

Councillor Attrill commented on being a judge for the “2019 Business Excellence Awards” which will take place on January 19, 2019; and, her attendance at the Objectives and Measures Meeting. She wished everyone a safe and happy Christmas and New Year, and reminded everyone to not drink and drive and to use Operation Red Nose.

Councillor Shields commented on being a judge for the “2019 Business Excellence Awards”; and, attendance at the Chilliwack Visual Artists Association Fundraiser for Chilliwack Community Services and Abbotsford Community Services; and, the Chilliwack Crime Prevention Society Christmas Party.

Councillor Westeringh commented on attending the City of Chilliwack Operations Department Service Awards; and, the Objectives and Measures Meeting.

Councillor Lum commented on attending the Chilliwack Innovation Network Committee Meeting; City of Chilliwack Operations Department Services Awards; Regional and Corporate Services Committee Meeting of the Fraser Valley Regional District; Objectives and Measures Meeting; and, on December 19, 2018 he will be accompanying the Mayor to attend a Political Science class at Sardis Secondary School. He wished everyone a safe and happy Christmas.

Councillor Mercer commented on attending the Chilliwack Hospice Society Open House; Chilliwack Family YMCA Seniors Potluck Luncheon at Evergreen Hall; and, the Chilliwack RCMP Partners Social. He reminded Chilliwack residents that today marks a change in Federal Legislation where police no longer require reasonable suspicion to request a roadside breathalyzer test; and, to have a safe and happy Christmas.

Mayor’s Report

Mayor Popove thanked Council for all their participation in recent community events; staff for their assistance in organizing and facilitating the Objectives and Measures Meeting; and, wished the residents of Chilliwack a safe and Merry Christmas.

Mayor Popove called for questions from the public. None were received.

On a motion of Councillor Mercer, and seconded by Councillor Attrill, the meeting adjourned at 7:35 pm.

Mayor

Corporate Officer
1. SUMMARY OF ISSUE:

Consent Agenda items for Council's consideration.

2. RECOMMENDATION:

That the Minutes of the following Committee Meetings be received for information:

- Agricultural and Rural Advisory Committee Meeting held December 3, 2018; and,
- Design Review Advisory Committee Meeting held December 5, 2018.
1. CALL TO ORDER

Councillor Chris Kloot was Chair and called the meeting to order at 3:30 pm. The Chair introduced the new Vice Chair, Councillor Harv Westeringh and round-table introductions were made.

2. ADOPTION OF AGENDA

Moved / ) That the Agenda for the Agricultural and Rural Advisory Committee meeting held Monday, December 3, 2018 be adopted as circulated.

Seconded ( )

Carried Unanimously

3. ADOPTION OF MINUTES

Moved / ) That the Minutes for the Agricultural and Rural Advisory Committee meeting held Wednesday, August 8, 2018 be adopted as circulated.

Seconded ( )

Carried Unanimously

4. DELEGATION
5. CURRENT ISSUES TO ADDRESS (continued)

Melvin Wubs was present.

a) **ALR00325 - 48347 Chilliwack Central Road**
The Manager of Development Planning provided a presentation regarding this application for non-farm use to facilitate the retention of a second single-family dwelling within the subject property. The information provided included the location map/orthophoto, proposal/factors, and recommendations.

Discussion ensued regarding whether this application would set a precedent if approved, as the permit issued in 2017, required the original dwelling be demolished prior to the new dwelling receiving occupancy. A concern regarding the possibility of a mobile home being placed anywhere on the property was discussed; the property’s zoning and ALC policy allows for either a coach house or a mobile home, not both. Farm Home late siting requirements have been met.

The applicant spoke to the rationale regarding retaining the original dwelling and stated that his elderly parents require living assistance. He also stated that the land, on which the original dwelling sits, is not viable.

Moved / ) The Agricultural and Rural Advisory Committee forwards the proposed non-farm use application with the Agricultural Land Reserve with respect to property located at 48347 Chilliwack Central Road to Council “without comment”.

Seconded (  

Carried Unanimously

As part of their rationale, the Committee noted there was neither a net loss nor a benefit to agriculture concerning the proposal.

Melvin Wubs left the meeting at 3:48 pm.

Ryan Anderson and Cassidy Silbernagel, OTG Development Concepts and Gerry Slykhuis, SD33 were present.

b) **ALR000326 - 10125 McGrath Road**
The Manager of Development Planning provided a presentation regarding this application for non-farm use for a new school within the property located at 10125 McGrath Road. The information provided included the location map/orthophoto, proposal/factors, and recommendations.

Discussion ensued regarding how long the Agricultural Land Commission (ALC) will provide ‘non-farm’ use approval; approvals run with the land and may be subject to specific conditions as determined by the ALC. As the original school building was demolished, the new building would have to meet current regulatory requirements.

Moved / ) The Agricultural and Rural Advisory Committee supports the proposed “non-farm use” within the Agricultural Land Reserve at 10125 McGrath Road and recommends Council forward the application to the Agricultural Land Commission “with support”.

Seconded (  

Carried Unanimously
5. CURRENT ISSUES TO ADDRESS (continued)

As part of their rationale, the Committee noted the use of the property for educational purposes is a pre-existing use occurring on site prior to the creation of the ALR; and further, the proposal represents no net loss to agriculture as the property was never used for agricultural purposes.

Gerry Sklykhuis and Cassidy Silbernagel left the meeting at 3:51 pm.

Matthew Schmidt was present for the meeting.

c) DP001052 – 8775 Annis Road

The Manager of Development Planning provided a presentation regarding this application to facilitate the construction of an additional single family dwelling within the subject property. The information provided included the location map/orthophoto, proposal/factors, and recommendations.

Discussion ensued regarding the rationale of the proposed Home Plate for the second single family dwelling and whether alternate locations, such as the North West portion of the property, would be more suitable and in keeping with current policy. Also discussed was the plan for the existing dwelling as well as the proposed buildings for a new dairy farm and operational buildings. How frontage of a property is determined and location of the proposed new driveway was also discussed.

The applicant spoke to the rationale of the location of the proposed second dwelling, stating that there are potential soil issues requiring extensive fill; an alluvial fan portion of the property associated with Elk Creek creates a peat bog and wetted area, the costs and construction complications associated with siting near the Trans Mountain Pipeline and Bylaw requirements to have 30m separation between farm buildings and dwelling.

Moved / ) The Agricultural and Rural Advisory Committee does not support the proposed
Seconded ( departure to the Farm Home Plate regulations to facilitate the construction of an
additional single family dwelling for property located at 8775 Annis Road (DP001052).

Carried

1 supported
8 without support

As part of their rationale, the Committee noted there were alternate siting options available the applicant could pursue with reduced impact to the agricultural use of the property (ie: NW corner of property).

Matthew Schmidt and Ryan Anderson left the meeting at 4:23 pm.

8. NEW BUSINESS
6. INFORMATION / DISCUSSION

BC Agriculture & Climate Change, Regional Adaptation Strategies Update was provided for information.

9. NEXT MEETING

The next meetings of the Agricultural Advisory Committee will be held at the call of the Chair.

10. ADJOURNMENT

There being no further business the meeting adjourned at 4:28 pm.

Councillor Chris Kloot, Chair
City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, DECEMBER 5, 2018 – 3:30 pm
DOGWOOD ROOM – CITY HALL

Council Members:
Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice Chair

Design Review Advisory Committee:
Hendrick Guliker, Intern Architect
Jesse Hildebrandt, CADREB Representative
Michelle Savich, Community Member
Blair Arbuthnot, MBCSLA Representative
Audrey Stark, Community Member

City Staff:
Gillian Villeneuve, Manager of Development Planning
David Blain, Director of Planning and Engineering
Trish Alsip, Recording Secretary

Regrets:
Doug Clough, Engineer
Cpl. Brad Rendall, Community Policing, RCMP
Binay Adhikari, Community Member
Richard Fortin, Manager of Parks Planning

1. CALL TO ORDER

Councillor Kloot was Chair and called the meeting to order at 3:30 pm.

2. ADOPTION OF AGENDA

Moved / ) That the Agenda for the Design Review Advisory Committee meeting of Wednesday,
Seconded ( December 5, 2018, be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved / ) That the Minutes for the Design Review Advisory Committee meeting of Tuesday,
Seconded ( November 13, 2018 be adopted as circulated.

Carried unanimously
4. DEVELOPMENT PERMIT APPLICATIONS

Rajesh Kumar, Kumar Architecture Ltd. and was present.

a) DP1042 – 46044, 46058, 46066 & 46080 Mellard Avenue
As the proposal had previously been brought forward to the Committee, the Manager of Development Planning provided an updated presentation regarding this application to approve the form and character of a new apartment building within DP Area No. 4 (Downtown) within the subject property. The presentation included an overview of the proposal, location map, ortho map, updated site and landscape plans, proposed elevations, signage, and recommendations. The applicant also provided larger drawings which included the security gate to access the parkade.

This application was brought before this committee in November 2018, and at that time, the Committee did not feel they had enough information in which to make a recommendation. In response to the Committee's concerns, the applicant amended certain aspects of the proposal; the plans now include fencing with a security gate in the proposed outdoor parking area, the proposed colours and materials have been amended to remove the horizontal colour bands across the building and, to further highlight the primary pedestrian access on the southern elevation.

Discussion ensued regarding requirements for a traffic plan or parking plan due while construction is underway. Also discussed were the previous concerns of pedestrian access into the parkade and adequate lighting for all outdoor areas, which have been addressed in the amended application. A query was raised regarding the rear wall of the building; the applicant confirmed the rear wall will be broken up to create a more visually appealing façade as presented on the updated drawings.

Moved / ) That the Design Review Advisory Committee supports DP001042 and recommends
Seconded ( Council approve the application subject to the following conditions:

- that the front lot line setback is reduced from 6m to 3m;
- that a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided for outdoor common amenity areas, all walkways, parkade entrance, and pedestrian entrances; and,
- that all mechanical and operational equipment be screened from public view through a combination of landscaping and fencing.

Carried unanimously

Rajesh Kumar left the meeting at 3:41 pm.

5. PROJECT UPDATES / INFORMATION

6. NEW BUSINESS/FOLLOW UP

7. NEXT MEETING
8. ADJOURNMENT

There being no further business, the meeting adjourned at 3:42 pm.

Councillor Chris Kloot, Chair
AGENDA ITEM NO: 7-B-1
MEETING DATE: January 8, 2019

STAFF REPORT – COVER SHEET

SUBJECT: Curbside Glass Recycling Containers RFP  DATE: December 21, 2018
DEPARTMENT: Engineering  PREPARED BY: T. Friesen

1. SUMMARY OF ISSUE:

On October 2, 2018, Council approved the addition of separate glass collection as part of the curbside program. Four proposals were received for the provision of Curbside Glass Recycling Containers to facilitate the implementation of curbside glass collection in spring, 2019.

A decision is required to accept a proposal for the provision of Curbside Glass Recycling Containers for distribution to residents on the City’s curbside collection program.

2. RECOMMENDATION:

Recommendation that Council accept the proposal for the provision of 30,000 27L grey Curbside Glass Recycling Containers from Thunderbird Plastics Ltd., in the amount of $118,200 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

D. A. Blain, Director of Planning and Engineering

3. FINANCE COMMENTS:

The estimated cost of the glass collection program, including supply and delivery of containers, is $2.00/household per month, which would be funded through the curbside collection fees.

Glen Savard, Director of Finance

4. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith, CAO
1. DEFINITION OF ISSUE:

On October 2, 2018, Council approved the addition of separate glass collection as part of the curbside program. Four proposals were received for the provision of Curbside Glass Recycling Containers to facilitate the implementation of curbside glass collection in spring, 2019.

A decision is required to accept a proposal for the provision of Curbside Glass Recycling Containers for distribution to residents on the City's curbside collection program.

2. FACTORS:

2.1 In 2017 the City's curbside service joined the Recycle BC program. Recycle BC is the provincially approved stewardship organization that manages the recycling of packaging and paper products in British Columbia. Collectors, such as the City, are paid an incentive rate in return for collecting applicable program materials. The financial incentives help reduce curbside program costs for residents. Recycle BC requires that glass bottles and jars be kept separate from other curbside recyclables because broken glass can contaminate the other materials, and keeping glass separate also allows it to be recycled to the highest possible use. In order to collect glass at the curb the City must provide a separate service from the current mixed recycling program.

2.2 In order to increase convenience to all residents enrolled in the curbside program, and in response to public demand, Council approved the separate collection of glass packaging as part of the curbside program at the October 2, 2018 Regular Council Meeting. By implementing separate curbside glass collection, the City will be providing a valuable service to residents that improves access to glass recycling, reduces glass contamination in comingled recycling, and increases diversion from the landfill.

2.3 A Request for Proposals (RFP) was issued for the supply of Curbside Glass Recycling Containers on November 19, 2018 and closed on December 19, 2018. Four submissions were received from the following proponents:

- Busch Systems International Inc.
- Nova Products (Peninsula Plastics Limited)
- Thunderbird Plastics Ltd.
- Elite Textile Trading LLC
2.4 The proposals were evaluated based on container information (e.g. durability, size, etc.), warranty information, experience and references, enhancements and additional features, value added services, schedule, and price. The proponents rated as follows:

<table>
<thead>
<tr>
<th>Proponent</th>
<th>Purchase Price (excl. taxes)</th>
<th>Financial Points (Out of 50)</th>
<th>Technical Points (Out of 50)</th>
<th>Total Points (Out of 100)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thunderbird Plastics Ltd.</td>
<td>$118,200</td>
<td>50.0</td>
<td>40.0</td>
<td>90.0</td>
</tr>
<tr>
<td>Nova Products (Peninsula Plastics Ltd.)</td>
<td>$118,800</td>
<td>49.6</td>
<td>39.0</td>
<td>88.6</td>
</tr>
<tr>
<td>Busch Systems International Inc.</td>
<td>$121,775</td>
<td>47.7</td>
<td>24.0</td>
<td>71.7</td>
</tr>
<tr>
<td>Elite Textile Trading LLC</td>
<td>$129,000</td>
<td>43.1</td>
<td>14.0</td>
<td>57.1</td>
</tr>
</tbody>
</table>

2.5 Thunderbird Plastics Ltd. received the highest overall score. Their cost works out to $3.94 per container. They have supplied a number of municipalities in the Lower Mainland with curbside mixed recycling and glass containers, including the City of Vancouver, City of Burnaby, City of White Rock, and the District of Mission. As their manufacturing plant is located in Burnaby, they are able to guarantee delivery in the shortest time frame, which aids the City in implementing curbside glass collection in spring 2019.

2.6 As a provisional item, proponents were asked to provide pricing for lids. Thunderbird Plastics and Busch Systems are not able to provide lids. If containers with lids were purchased through Nova Products, the cost would increase by 56% to $184,800. Lids are included in Elite Textile’s price, but the containers they proposed are too small (33% smaller capacity) and not currently used in curbside programs. Lids are not required since the marketability of glass is not negatively impacted by moisture, and glass is not prone to creating problems with litter. For this reason, other communities offering curbside glass collection use open-topped containers, which is also staff’s recommendation.

2.7 Once a procurement contract has been signed and a timeline for delivery of the containers to Chilliwack established, staff will issue an RFP for the delivery of containers to residents with the aim of implementing the service in April or May 2019.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council accept the proposal for the provision of 30,000 27L grey Curbside Glass Recycling Containers from Thunderbird Plastics Ltd., in the amount of $118,200 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Substantiation:

Thunderbird Plastics Ltd. has a proven track record of supplying durable curbside recycling containers that will meet the needs of the City’s collection program. By purchasing curbside glass containers the City will be moving towards implementing the service in the spring of 2019.
SUMMARY OF ISSUE:

Fourteen (14) tenders were received for the 2019 Fraser River Erosion Protection project. The work includes the supply of all labor, materials, and equipment to place large riprap river bank protection along the Fraser River downstream of the Camp Hope Intake. The lowest bid was submitted by Summit Earthworks Inc.

A decision to award the tender to the low bidder is required.

RECOMMENDATION:

Recommendation that Council award the tender for the 2019 Fraser River Erosion Protection project to Summit Earthworks Inc., in the amount of $560,200.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

D. A. Blain, Director of Planning and Engineering

FINANCE COMMENTS:

Funding is allocated within the approved 2018 Financial Plan for this project, with the funding coming through UBCM for Structural Flood Mitigation funding delivered through the Provincial Community Emergency Preparedness Fund (CEPF).

Glen Savard, Director of Finance

CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith, CAO
1. **DEFINITION OF ISSUE:**

Fourteen (14) tenders were received for the 2019 Fraser River Erosion Protection project. The work includes the supply of all labor, materials, and equipment to place large riprap river bank protection along the Fraser River downstream of the Camp Hope Inlet. The lowest bid was submitted by Summit Earthworks Inc.

A decision to award the tender to the low bidder is required.

2. **FACTORS:**

2.1 To ensure the integrity of critical diking infrastructure, the City of Chilliwack regularly monitors specific erosion sites along the south bank of the Fraser River. The City retained Northwest Hydraulic Consultants Ltd. (NHC) to assess the condition of the Fraser River bank protection, estimate the potential for bank erosion and provide detail designs that protect susceptible areas of the Fraser River including the area downstream of the Camp Hope Slough Intake area (referred to as CHIP).

2.2 The February 19, 2018 Fraser River Channel Monitoring report completed by NHC identified areas of high concern regarding scour and the poorly protected river bank. A follow up inspection by NHC during low water and NHC report of April 5, 2018 recommends upgrading the erosion protection as soon as possible to ensure the integrity of local critical dikes.

2.3 Based on the NHC report, the City applied for and received provincial funding in the amount of $750,000 through the Union of BC Municipalities (UBCM) to complete Fraser River Erosion protection under the Community Emergency Preparedness Fund (CEPF). This funding approval included two (2) sites, Orchard Slough Check Dam in the amount of $87,000 and the riverbank downstream of the CHIP area in the amount of $663,000. This staff report deals with the downstream CHIP area site. The $663,000 budget includes the 15% engineering cost.

2.4 The maximum funding for the 2018 CEPF grant was $750,000; therefore only a portion of the CHIP location work was included in the grant application. The attached Figure 1 shows the location of Phase 1 and Phase 2 work as submitted for grant funding based on preliminary engineering cost estimates. Based on the competitive bids received in this tender we expect to complete the 130m of Phase 1 and a portion of the Phase 2 work.
2.5 The City of Chilliwack submitted project notification to the Department of Fisheries and Oceans (DFO) and Front Counter BC for environmental approvals. The CHIP area downstream has received approval to proceed with construction while the Orchard Slough Check Dam requires a Water Sustainability Act Approval from the Province. The Orchard Slough design drawings are being completed by NHC for this application and it is expected that the Check Dam relocation work will be completed in the summer/fall of 2019.

2.6 Fourteen (14) tenders were received, and the total estimated costs to conduct the bank protection work are summarized in the table below. The costs are estimates only, based on unit prices bid for various components of the work. The actual total price may vary, depending on actual material quantities required for the project.

<table>
<thead>
<tr>
<th>Proponent</th>
<th>Total Estimated Cost (incl. GST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summit Earthworks Inc.</td>
<td>$466,935.00</td>
</tr>
<tr>
<td>651432 BC Ltd. (dba Universal Contracting)</td>
<td>$514,602.69</td>
</tr>
<tr>
<td>Jake’s Construction Ltd.</td>
<td>$549,885.00</td>
</tr>
<tr>
<td>Kan-Arm Contracting Ltd.</td>
<td>$654,421.51</td>
</tr>
<tr>
<td>Timbro Contracting (A Partnership)</td>
<td>$700,605.24</td>
</tr>
<tr>
<td>Arise Contracting Inc.</td>
<td>$703,416.00</td>
</tr>
<tr>
<td>Mission Contractors Ltd.</td>
<td>$714,241.12</td>
</tr>
<tr>
<td>Emil Anderson Construction (EAC) Inc.</td>
<td>$761,512.50</td>
</tr>
<tr>
<td>Jim Dent Construction</td>
<td>$768,600.00</td>
</tr>
<tr>
<td>Western Watershed Designs Inc.</td>
<td>$801,971.75</td>
</tr>
<tr>
<td>King Hoe Excavating Ltd.</td>
<td>$883,718.85</td>
</tr>
<tr>
<td>JIM Construction Ltd.</td>
<td>$894,600.00</td>
</tr>
<tr>
<td>Barry’s Bulldozing Ltd.</td>
<td>$1,033,356.98</td>
</tr>
<tr>
<td>West Bridge Corp.</td>
<td>$1,338,750.00</td>
</tr>
</tbody>
</table>

2.7 The tenders were reviewed for compliance and included the requisite bid bonds. The tender bids by JIM Constr. and West Bridge Corp. have been adjusted to represent the base bid only without the Provisional amount. The bid amounts by these two contractors had transferred the incorrect amount from the Schedule of Prices page to the Tender Summary front page.

2.8 The Tender document included an estimated quantity of an additional 2,000 cubic metres of riprap as a provisional amount. The intent of the provisional item is to take advantage of competitive bids and maximize the amount of riprap installed within the available funding allotment.
2.9 The lowest bid was submitted by Summit Earthworks Inc. The price submitted is lower than the approved project budget, which allows the possibility of awarding the contract including provisional work. The base bid by Summit in the amount of $444,700 plus their provisional work bid in the amount of $115,500 brings the total to $560,200. This is within the budget allocation for this work area.

2.10 The additional length of erosion protection work at the CHIP downstream area will be discussed with the provincial government upon award of this contract.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council award the tender for the 2019 Fraser River Erosion Protection project to Summit Earthworks Inc., in the amount of $560,200.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Substantiation:

The East Dike near the project site is critical infrastructure that provides flood protection to the majority of the Chilliwack floodplain. The Fraser River bank erosion protection will increase the stability of adjacent diking, located roughly within 15 m of the eroding river bank. By stabilizing the bank, the diking will offer a higher level of protection to the community.
APPENDIX "A"

Site Plan

Phase 2 Riprap Proposed 2020
Phase 1 Riprap Proposed 2019
2014 Riprap upgrades
East Dike alignment
Ferry Road
McGrath Road
HBnB
Ferry Road
East Dike
alignment
2014 Riprap upgrades
SUMMARY OF ISSUE:

City staff made application in February 2018 to the Ministry of Transportation and Infrastructure (MoTI) under the BikeBC grant program. We have now received notice that three projects were successful in receiving $68,750 in Provincial Funding. (see Appendix ‘A’) The City’s portion of the improvements will be $366,350 and will be funded from the Rail Trail South Enhancement and Bike Lane Network 2018 Capital Accounts. A decision to authorize the additional expenditure and execute the forthcoming Conditional Grant Agreements is required.

RECOMMENDATION:

Recommendation that Council approves the additional expenditure for Valley Rail Trail South Enhancements to Eurovia BC for $405,000; and further that the Mayor and Corporate Officer be authorized to execute the forthcoming Conditional Grant Agreements for these cycle improvements.

FINANCE COMMENTS:

Funding for these improvements are within the 2018 Financial Plan.

CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.
STAFF REPORT ON
BIKEBC PROGRAM GRANT APPROVAL

PREPARED BY:  Kevin Pollard   DATE:  January 2, 2019
POSITION:  Supervisor—Transportation and Drainage
DEPARTMENT:  Engineering

1. DEFINITION OF ISSUE:

City staff made application in February 2018 to the Ministry of Transportation and Infrastructure (MoTI) under the BikeBC grant program. We have now received notice that three projects were successful in receiving $68,750 in Provincial Funding. (see Appendix ‘A’) The City’s portion of the improvements will be $366,350, funded from the Rail Trail South Enhancement and Bike Lane Network 2018 Capital Accounts. A decision to authorize the additional expenditure is required.

2. FACTORS:

2.1 Valley Rail Trail South Enhancements
Improvements to the existing Valley Rail Trail between Knight Road and Luckakuk Way to add lighting and remove the existing barb wire topped fence and relocate it to the property line with a standard chain link fence to improve visibility and user experience. The 2018 budget for enhancements to the existing trail was $300,000 but the price received from Eurovia BC under the 2016 Transportation Design-Build Combination Project was $405,000. With the notification of a grant of $60,750 the shortfall of $44,250 can be covered by available 2018 Bike Lane Network capital funds. If approved, this work package will be added to the existing Design-Build project with Eurovia BC.

2.2 Sardis Bike Route Wayfinding Signage
Wayfinding route signage is one of the recommended Quick Wins in the Cycle Vision Plan. The first phase of this signage was completed in late 2018 for the Sardis and Valley Rail Trail routes. The project cost was $20,000 and the City will receive a 15% contribution of $3,000 for this project.

2.3 Berkeley at Young Crossing Improvements
Intersection safety improvements for cyclists at Berkeley Avenue and Young Road, as recommended in the Cycle Vision Plan, were completed in 2018. The project cost was $10,000 and the City will receive a 50% contribution of $5,000 for this project.
### Project Description Cost Estimate Provincial Grant City

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost Estimate</th>
<th>Provincial Grant</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valley Rail Trail South – Lighting and Visibility Enhancements</td>
<td>$405,000</td>
<td>$60,750</td>
<td>$344,250</td>
</tr>
<tr>
<td>Sardis Bike Route – Wayfinding Signs</td>
<td>$20,000</td>
<td>$3,000</td>
<td>$17,000</td>
</tr>
<tr>
<td>Berkeley at Young Crossing Improvements</td>
<td>$10,000</td>
<td>$5,000</td>
<td>$5,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$435,000</strong></td>
<td><strong>$68,750</strong></td>
<td><strong>$366,350</strong></td>
</tr>
</tbody>
</table>

### 3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council approves the additional expenditure for Valley Rail Trail South Enhancements to Eurovia BC for $405,000; and further that the Mayor and Corporate Officer be authorized to execute the forthcoming Conditional Grant Agreements for these cycle improvements.
December 19, 2018
City of Chilliwack
6550 Young Road
Chilliwack BC V2P 8A4

Via email: spies@chilliwack.com

Dear Dwayne Spies,

RE: Approval for 2018/19 BikeBC Program Conditional Grant Agreement

The BikeBC Program has approved your applications to receive funding for the 2018/19 BikeBC Program year.

<table>
<thead>
<tr>
<th>Project</th>
<th>Project Total Cost</th>
<th>Grant Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>SRT South - Lighting and Visibility Enhancements</td>
<td>$405,000</td>
<td>$60,750</td>
</tr>
<tr>
<td>Sardis Road - Wayfinding Signs</td>
<td>$20,000</td>
<td>$3,000</td>
</tr>
<tr>
<td>Berkeley at Young Crossing Improvements</td>
<td>$10,000</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

During the initial 2018/19 intake and evaluation period your projects had not been selected to receive grant funding, however your applications remained on an eligibility list should future project funding become available. On November 13, 2018, the Ministry of Transportation and Infrastructure received Treasury Board approval to expand the BikeBC infrastructure cost-share program by an additional $3M with the criteria that the funds are spent within the 2018/19 Fiscal Year.

Soon the BikeBC program will send Conditional Grant Agreements to your office for signature. Once the agreements have been signed, please move forward with submitting your BikeBC Claim Forms, Detailed Summary of Expenditures, and supporting documentation to me by no later than March 31, 2019.

If you are unable to submit your claim by the date provided please contact me at as soon as possible at 778-974-5469.

Sincerely,

Sherry Barnes
Policy Analyst, BikeBC

Copy: Jesse Skulmoski, Director of Strategic Initiatives and BikeBC
1. SUMMARY OF ISSUE:

Request for Proposals (RFP's) have been received for the supply and delivery of one “2019 – Electric Ice Resurfacer”. Two proposals were received and evaluated with the proposal with both the best value and the highest number of evaluation points being submitted by Vimar Equipment. The table below shows the results of the RFP evaluation.

<table>
<thead>
<tr>
<th>Company</th>
<th>Total RFP Price (plus applicable taxes)</th>
<th>RFP Evaluation Points Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vimar Equipment</td>
<td>$169,546.00</td>
<td>86.67</td>
</tr>
<tr>
<td>Joe Johnson Equipment</td>
<td>$171,850.00</td>
<td>79.13</td>
</tr>
</tbody>
</table>

2. RECOMMENDATION:

Recommendation that Council accept the Request for Proposal for the “2019 – Electric Ice Resurfacer” from the lead proponent, Vimar Equipment in the amount of $169,546.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Glen MacPherson, Director of Operations

3. FINANCE COMMENTS:

This acquisition is included within the current, approved Financial Plan.

Glen Savard, Director of Finance

5. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith, CAO
1. **BACKGROUND:**

The City has allocated funds in the 2018 Financial Plan for the addition of a third sheet of ice at the Sardis Sports Complex. With the addition of a third sheet of ice, a third ice resurfacing machine is required to maintain a high level of service to the public and user groups.

2. **RFP SUBMISSION DETAILS:**

<table>
<thead>
<tr>
<th>Company</th>
<th>Total RFP Price (plus applicable taxes)</th>
<th>RFP Evaluation Points Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vimar Equipment</td>
<td>$169,546.00</td>
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</tr>
<tr>
<td>Joe Johnson Equipment</td>
<td>$171,850.00</td>
<td>79.13</td>
</tr>
</tbody>
</table>

Submissions have been received in response to the “2019 – Electric Ice Resurfacer” Request for Proposal (RFP) that closed on December 19, 2018. A total of 2 submissions were received by the closing date. All of the RFP’s were evaluated for both price and technical merit with Vimar Equipment receiving the greatest number of points overall.

3. **EVALUATION PROCESS:**

The evaluation criteria for these units were based on multiple factors with the most value being given to the unit’s operational efficiencies and effectiveness.

Evaluation points were allocated as follows:

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial Proposal</td>
<td>25</td>
</tr>
<tr>
<td>Proposed Equipment Information</td>
<td>10</td>
</tr>
<tr>
<td>Experience and References</td>
<td>10</td>
</tr>
<tr>
<td>Mandatory Requirements</td>
<td>0</td>
</tr>
<tr>
<td>Equipment Requirements</td>
<td>35</td>
</tr>
<tr>
<td>Enhancements and Additional Features</td>
<td>10</td>
</tr>
<tr>
<td>Value Added Services</td>
<td>10</td>
</tr>
</tbody>
</table>

Based on the City’s experience with the existing fleet, staff was able to review and determine the features that would provide the City with the best overall value over the life time of the new unit, with the focus being on increased efficiency, effectiveness and its ability to service the new arena for an estimated 15 years. The findings of the Evaluation Committee were that the Vimar Equipment submission was superior in each field.
3. **SUBSTANTIATION:**

After the RFP review, Vimar Equipment scored the highest total evaluation points and offered the highest overall value to the City.

4. **RECOMMENDATION:**

Recommendation that Council accept the Request for Proposal for the “2019 – Electric Ice Resurfacer” from the lead proponent, Vimar Equipment in the amount of $169,546.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.
1. SUMMARY OF ISSUE:

In 2013 the City of Chilliwack awarded the contract to operate the concessions at the Townsend Park Ball Diamonds to Chris Kizmann operating under the business name of CK Concessions. This agreement has now come due.

Mr. Kizmann works hard to support events and program hosted at Townsend Park and further to that shows a strong commitment to ensure the facilities he operates are kept in a orderly and respectful manner.

Staff is asking that Council consider renewing for services at the Townsend Park Ball Diamonds with CK Concessions and for the period of 2019 – 2023.

For their part CK Concessions will provide the City of Chilliwack with an $800 annual operating fee as well as increase their general liability insurance from $2 million to $5 million (the standard amount the City of Chilliwack has shifted to).

2. RECOMMENDATION:

That Council approves a five year agreement for the operation of the Townsend Park Ball Diamond Concession to Mr. Chris Kizmann of CK Concessions; and further Mayor and the Corporate Officer sign any necessary paperwork.

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith, CAO
CONTRACT SERVICES AGREEMENT

TOWNSEND PARK BALL FIELD CONCESSION OPERATIONS

THIS AGREEMENT dated for reference January 1, 2019 is

BETWEEN:

CITY OF CHILLIWACK, a Municipal Corporation, 8550 Young Road, Chilliwack, B.C., V2P 8A4

(“City”)

AND:

CK Concessions

(“Contractor”)

GIVEN THAT:

A. The City wishes to contract for the services described in this Agreement; and
B. The City and the Contractor wish to enter into this Agreement for provision by the Contractor for the services as described in this Agreement.

This Agreement is evidence that in consideration of an annual payment of $800.00 plus G.S.T. by the Contractor to the City for the 2019 - 2023 ball season in consideration of the promises exchanged below, the City and the Contractor agree with each other as follows:

Definitions

1. In this Agreement,

(a) "Completion" means September 31st, 2023, the date on which any part of, and all of, the services comprised to make up the Work, as appropriate, reaches total completion as certified in writing by the Project Manager or his designate for doing so;

(b) "Contractor" means Christopher David Kizmann; Andrea Kizmann

(c) "City" means the City of Chilliwack, and its elected and appointed officials, officers, agents and employees;

(d) "City’s Representative" means the individual designated as such in the Proposal Call for the purposes of this Agreement and the designate in writing of that individual;

(e) "GST" means the means the Goods and Services Tax;

(f) "Month" means a calendar month;

(g) "Proposal" means the Contractor's written proposal to the City for performance of the Services;
Townsend Park Ball Field Agreement

(h) "Proposal Call" means the terms of reference or proposal call for the Services issued by the City;

(i) "Services" means the acts, services, work and payment to the City

(a) described in the terms of the Proposal Call (Request For Proposal), a copy of which is attached to this Agreement as Schedule "A";

(b) described in the proposal, a copy of which is attached to this Agreement as Schedule "B";

(c) described in the proposal, a copy of which is attached to this Agreement as Schedule "C" the negotiated fee to be paid to the City by the Contrator to complete the Work.

and all acts, services and work necessary to achieve the objectives set out in that Proposal and any documentation attached to this Agreement as noted above;

(j) "SST" means the social services tax levied under the Social Service Tax Act (British Columbia), and any replacement for that tax;

(k) "Term" means the period beginning February 1, 2018 and ending September 31st, 2023 and any extension of that Term by the City under section 4;

(l) "Work" means all acts, services and work performed or carried out, and all personal property, necessary to perform the services.

Interpretation and Governing Law

2. In this Agreement

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) reference to a particular numbered section or Schedule is a reference to the correspondingly numbered section or Schedule of this Agreement;

(c) the word "enactment" has the meaning given to it in the Interpretation Act (British Columbia) on the reference date of this Agreement;

(d) reference to any enactment is a reference to that enactment as amended, unless otherwise expressly provided;

(e) unless the context otherwise indicates, reference to a "party" or the "parties" is a reference to a party, or the parties, to this Agreement and their respective successors, subcontractors, trustees, administrators and receivers;

(f) reference to the City, in section 12 only, includes the elected and appointed officials, officers, employees, agents and contractors of the City; and

(g) section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement.
3. This Agreement is governed by, and is to be interpreted according to, the law in force in British Columbia.

Services To Be Performed By the Contractor

4. The Contractor agrees to perform the Services, on the terms and conditions of this Agreement, during the Term.

The Term of the Agreement shall be from reference date of the Agreement to September 31st 2023, subject to the earlier termination of this Agreement by the City pursuant to sections 16 & 17.

Employment of Professionals

5. Without affecting the Contractor's obligations under this Agreement, to perform the Services the Contractor must engage the services of individuals who have the education, training, skill and experience necessary to perform the Services in accordance with section 7(A), and must cause them to perform the Services on behalf of the Contractor.

City's Obligations

6. The City
   (a) must make available to the Contractor those provisions as stated in the RFP,
   (b) authorizes the Contractor to act as the representative of the City to the extent necessary for the Contractor to perform the Services, but the Contractor has no authority to bind the City to any contract with any third party or otherwise to cause the City enter into or be liable for any legal liability, duty or obligation of any kind to or with any third party,
   (c) must use reasonable efforts to respond reasonably promptly to any communication from the Contractor.

Contractor's Representations - Quality of Services and Payment

7. The Contractor represents and warrants to the City that the Contractor and its employees have the education, training, skill, experience and resources necessary to perform the Services in accordance with sections 7(a) and (b) and the Contractor acknowledges and agrees that the City has entered into this Agreement relying on this representation and warranty.

The Contractor agrees that:
   (a) the Contractor must perform the Services to a standard at least equal to that generally accepted in the profession in British Columbia in respect of services such as the Services; and
   (b) the Services must be performed in general conformance with all applicable enactments, and with any relevant codes, rules, regulations or standards of any professional or industry organization or association; and
   (c) the Contractor will make full payment to the City as payment become due.
Townsend Park Ball Field Agreement

Remuneration and Reimbursement

8. The Contractor must pay the City for the occupation of its premises and access to the City's customer base, subject to the rest of this Agreement, payment being set out in Schedule C, subject to any changes to the Proposal in that regard as may be set out in this Agreement or otherwise agreed to in writing by the parties after the date of the Proposal.

Restriction of Contractor's Business Operations

9. The Contractor must restrict its business operations to those services permitted under this contract Agreement, unless, the Contractor receives, in writing, from the City's representative, permission to carry on other business ventures on City property other than those contracted for.

Clean Up & Restoration

10. Upon completion of the Contract or upon termination of the Contract, the Contractor shall leave the City owned premises in the condition in which the Contractor first started performance of the Services contract. Normal wear and tear as determined by the City in its sole opinion shall be acceptable. Improvements to the premises shall become the property of the City or at the option of the City, the Contractor must remove the improvement and restore the premises to its original condition, at the Contractor's expense.

City's Representative

11. The City appoints the City's Representative as the only person authorized by the City to communicate with the Contractor or to make determinations, decisions and directions in respect of this Agreement. The Contractor agrees that the City is not bound by any act, omission, communication, determination, decision or direction of any person other than the City's Representative. The Contractor must promptly carry out any determination, decision or direction of or given by the City's Representative, but the Contractor is not responsible or liable for the consequences of doing so if the Contractor, acting in accordance with the standards and matters described in section 7A, respectively, immediately objected to the City's Representative that the determination, decision or direction was contrary to those standards and matters. The City shall have access to the Ball Field Concession with 24 hours notice to the Contractor or a shorter time frame granted by the Contractor.

Indemnity

12.1 Notwithstanding the provision of insurance coverage by the City, the Contractor hereby agrees to indemnify and save harmless the City and their successor(s), assign(s) and authorized representative(s) (the "Indemnified Parties") and each of them from and against losses, claims, damages, actions, and causes of action, (collectively referred to as "Claims") that the City may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this Agreement, that arise out of errors, omissions or negligent acts of the Contractor or its Subcontractor(s), servant(s), agent(s) or employee(s) under this Agreement, excepting always that this indemnity does not apply to the extent, if any, to which the Claims are caused by errors, omissions or the negligent acts of the City, its other consultant(s), assign(s) and authorized representative(s) or any other persons.

12.2 The terms and conditions of this Clause 12.1 shall survive notwithstanding the completion of all Services and the obligations and duties under this Agreement and the termination for any reason whatsoever of this Agreement.
Townsend Park Ball Field Agreement

Limitation of Liability

13. The Contractor and the City agree that the Contractor may limit its liability to the City, for any omission or negligent act of the Contractor, their directors, officers, servants, employees or agents arising in any way out of, or connected with, the Services, to the extent set out in Article 15 of this agreement.

Insurance

14. Insurance to be provided by the Contractor:

14.1. The Contractor shall provide maintain and pay for the following insurance:

a) **Automobile Liability Insurance**

   Automobile liability insurance with respect to owned and leased automobiles used directly or indirectly in the performance of the Services covering liability for bodily injury, death and damage to property with a limit of not less than $5,000,000 inclusive for each loss.

b) **Comprehensive General Liability Insurance**

   Comprehensive General Liability Insurance providing third party bodily injury and property damage coverage in an amount of not less than $5,000,000 per occurrence, indicating that the City of Chilliwack as an additional named insured and containing a cross liability and/or severability of interest clause protecting each insured to the same extent as if they were separately insured.

   The Policy shall contain a clause providing that the City will receive 30 days notice of cancellation or of any material change in coverage which will reduce the extent of coverage provided to the City of Chilliwack. The certificate will also indicate that the policy contains non-owned automobile liability and contractual liability coverage. The insurance policy will be in a form and with a company, which are, in all respects, acceptable to the City.

c) **Tenants Property Insurance**

   The Contractor is advised that, at its option, it must provide coverage for its own inventory and equipment.

14.2. The Contractor shall provide to the City certificates of insurance, which shall include a provision that such insurance shall not be cancelled or modified by the Contractor without at least 30 days written notice to the City.

Delay in Performance

15. Neither the City nor the Contractor shall be deemed to be in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of the Agreement, such circumstances include, but are not limited to abnormal weather conditions, flood, earthquake, fire, epidemic, war, riot and other civil disturbance, strike, lockout, work slowdown and other labor disturbances, sabotage, judicial restraint and inability to procure permits, licenses or authorizations from any local, provincial or federal agency for any of the supplies, materials, accesses or services required to be provided by either the City or the Contractor under this Agreement. If any such circumstances occur, the non-performing party shall, as soon as possible after being prevented from performing, give written
notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

Termination or Suspension for Convenience

16. Despite the rest of this Agreement, the City may, in its sole discretion, by giving notice to the Contractor, terminate or suspend all, or any part, of the Services. If the City terminates or suspends all or part of the Services under this section, the Contractor must pay the City for the period between the end of the payment received by the City and the date of termination or suspension, and section 8 applies. The Contractor is not entitled to, and irrevocably waives and releases, damages or compensation for costs incurred, loss of profit, or loss of opportunity, directly or indirectly arising out of termination or suspension of all, or any part, of the Services.

Termination For Default

17. Despite the rest of this Agreement, the City may terminate all, or any part of, the Services, by giving notice of termination to the Contractor, which is effective upon delivery of the notice, if:

(a) the Contractor breaches this Agreement and the Contractor has not cured the breach, or is not diligently pursuing a cure for the breach to the satisfaction of the City, in the City's sole discretion, within five days after notice of the breach is given to the Contractor by the City; or

(b) the Contractor becomes bankrupt or insolvent, a receiving order is made against the Contractor, an assignment is made for the benefit of its creditors, an order is made or resolution passed for the winding up of the Contractor, or the Contractor takes the benefit of any enactment relating to bankrupt or insolvent debtors.

If the City terminates part or all of the Services under this section, the City may arrange, upon such terms and conditions and in such manner as the City considers appropriate, for performance of any part of the Services remaining to be completed, and the Contractor is liable to the City for any expenses reasonably and necessarily incurred by the City in engaging the services of another person to perform those Services. The City may invoice the Contractor such amounts as the City determines, acting reasonably, are necessary to compensate and reimburse the City for the expenses described in this section and the Contractor shall pay said invoice within 30 calendar days. Interest charges shall apply at a rate of 24% per annum on unpaid balances.

Renewal Option

18. Both parties may extend the agreement for a further one additional five-year term upon agreement. The Parties will commence negotiations for extension of this agreement six months prior to expiration of the Term.

Utilities, Signage and Washroom

19. The City shall provide power, heat, light and access to washroom facilities to the Contractor for the purpose of the Contractor's performance of the contract, at no cost to the Contractor, for the duration of the contract Agreement or termination of the contract Agreement, which ever comes first. A phone jack will be provided but the Contractor must provide and pay for its own phone services. The City has complete control over any signage.
Records

20. The Contractor:

(a) must keep proper accounts and records of its performance of the Services, including invoices, receipts and vouchers, which must at all reasonable times be open to audit and inspection by the City, which may make copies and take extracts from the accounts and records;

(b) must keep reasonably detailed records of performance of the Services by the Contractor, which must at all reasonable times be open to inspection by the City, which may make copies and take extracts from the records;

(c) must afford facilities and access to accounts and records for audit and inspection by the City and must furnish the City with such information as the City may from time to time require regarding those documents; and

(d) must preserve, and keep available for audit and inspection, all records described in section 19(a) through (c) for at least two years after completion of the Services or termination of this Agreement, whichever applies.

Delivery of Records

21. If the City terminates all or part of the Services under this Agreement, the Contractor must immediately deliver to the City, without request, all related documents in the Contractor's possession or under its control related to this Agreement.

Improvements

22. Any improvements made to the City owned premises during the Contract term shall become the property of the City upon completion or termination of the Contract Agreement, without cost to the City. The City may require the Contractor to remove the improvements and restore the premises to its original condition at the time the Contract was signed all at the Contractor's own expense.

Agreement for Services

23 This is an Agreement for the performance of services and the Contractor is engaged under the Agreement as an independent contractor for the sole purpose of providing the Services. Except as is otherwise expressly prescribed in this Agreement, neither the Contractor nor any of its employees or contractors is engaged by the City as an agent of the City. The Contractor is solely responsible for any and all remuneration and benefits payable to its employees and contractors, and all payments or deductions required to be made by any enactment, including those required for Canada Pension Plan, unemployment insurance, workers' compensation and income tax. This Agreement does not create a joint venture or partnership.

Conflict of Interest

24. The Contractor must not perform, for gain, any services for any person other than the City, or have an interest in any contract other than this Agreement, if the City determines, acting reasonably, that performance of the services, or the Contractor's interest in the contract, creates a conflict of interest between the obligations of the Contractor to the City under this Agreement and the obligations of the Contractor to the other person or between the obligations of the Contractor to the City under this Agreement and the Contractor's pecuniary interest.
Assignment

25. No part of this Agreement may be assigned or subcontracted by the Contractor without the prior written consent of the City, and any assignment or subcontract made without that consent constitutes a breach by the Contractor of this Agreement. The Contractor agrees that, among other things, the City may refuse its consent if the City, in its sole discretion, determines that the proposed assignee or subcontractor has not got the skill, experience or corporate resources necessary to perform the Services. A permitted subcontract does not relieve the Contractor from any obligation already incurred or accrued under this Agreement or impose any liability upon the City.

Currency

26. All monetary references in the proposal must be in Canadian currency.

Time of the Essence

27. Time is of the essence of this Agreement.

Alternative Rights and Remedies

28. Exercise by a party to this Agreement of any right or remedy of that party, whether granted in or under this Agreement or at law or equity, does not limit or affect any other right or remedy of any kind, whatever its source, that the party may have against the other party and does not affect the right of the party exercising the right or remedy to exercise other rights or remedies against the other party.

Dispute Resolution

29. Any dispute between the City and the Contractor regarding the Contract which cannot be resolved by their representatives within fifteen (15) days after notice of dispute is given by one party to the other shall be referred for decision by a single arbiter acting under the Commercial Arbitration Act (British Columbia) and appointed within ten (10) days after the expiry of that fifteen (15) day period.

Severance

30. If any portion of this Agreement is held to be illegal or invalid by a court of competent jurisdiction, the illegal or invalid portion must be severed and the decision that it is illegal or invalid does not affect the validity of the remainder of this Agreement.
Townsend Park Ball Field Agreement

Notice

31. Any notice, direction, demand, approval, certificate or waiver which may be or is required to be given under this Agreement must be in writing and be delivered or sent by facsimile transmission, addressed as follows:

(a) To the City: Fax: (604) 793-2715 email: marleau@chilliwack.com
City of Chilliwack
8550 Young Road
Chilliwack, B.C. V2P 8A4
Attention: Manager of Leisure Development

(b) To the Contractor:
Attention: Christopher David Kizmann
Andrea Kizmann
A 46542 Rolinde Crescent Chilliwack BC V2P 6X5
Email.chris@salvationarmychilliwack.ca

or to such other address or facsimile number of which notice has been given as provided in this section.

Any notice, direction, demand, approval or waiver that is delivered is to be considered to have been given on the next business day after it is dispatched for delivery. Any notice, direction, demand, approval or waiver that is sent by fax transmission is to be considered to have been given on the day it is sent, if that day is a business day and if that day is not a business day, it is to be considered to have been given on the next business day after the date it is sent. If a party changes its address or facsimile number, or both, it must immediately give notice of its new address or facsimile number, or both, to the other party as provided in this section.

Binding on Successors

32. This Agreement inures to the benefit of and is binding upon the parties and their respective successors, subcontractors, trustees, administrators and receivers, despite any rule of law or equity to the contrary.

Entire Agreement

33. This Agreement is the entire agreement between the parties and it terminates and supersedes all previous communications, representations, warranties, covenants and agreements, whether verbal or written, between the parties with respect to the subject matter of this Agreement.
Waiver

34. Waiver of any default by either party must be express and in writing to be effective, and a waiver of a particular default does not waive any other default.

As evidence of the agreement of the parties to be bound by the above terms and conditions of this Agreement, attested to by the signatures of their respective officers duly authorized for that purpose, on the dates set out below:

CONTRACTOR SIGNS HERE:

Authorized Signatory

Authorized Signatory

Date executed: ________________________, 2019.

CITY OF CHILLIWACK in the presence of:

Mayor

Corporate Officer

Date executed by the City of Chilliwack: ________________________, 2019.
1. **SUMMARY OF ISSUE:**

   In 2016, Council awarded the Request for Proposal (RFP) for the purchase of up to six (6) fire trucks over the period of five (5) years. The City has previously purchased three (3) trucks, with the third unit scheduled for delivery in March 2019. Council approval is required to purchase the fourth Fire/Rescue Pumper Truck to replace unit 270.

2. **RECOMMENDATION:**

   Recommendation that Council approve the purchase of one Fire Rescue/Pumper Aerial Truck, from Commercial Truck Equipment in the amount of $1,320,953.51 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

   ![Signature]

   Ian Josephson, Fire Chief

3. **FINANCE COMMENTS:**

   Funding is included in the 2019 Financial Plan, funded by the Equipment Replacement Reserve Fund.

   ![Signature]

   Glen Savard, Director of Finance

4. **CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

   Supports recommendation.

   ![Signature]

   Peter Monteith, CAO
STAFF REPORT ON
SUPPLY AND DELIVERY OF HEAVY DUTY FIRE APPARATUS
(FIRE RESCUE/PUMPER TRUCKS)

PREPARED BY: Ian Josephson and Jake Nesbitt

DATE: January 2, 2019

POSITION: Fire Chief and Fleet Operations Manager

DEPARTMENT: Fire Department and Operations

1. BACKGROUND:

In 2016, Council awarded the Request for Proposal (RFP) for the purchase of up to six (6) fire trucks over the period of five (5) years. The City has previously purchased three (3) trucks, with the third fire truck scheduled for delivery in March 2019. Council approval is required to purchase the fourth Fire/Rescue Pumper Truck to replace unit 270.

2. SUBSTANTIATION:

Total quoted price for one (1) Fire Rescue/Pumper Aerial Fire Truck is $1,320,953.61.

The Fire Department has three (3) pumper trucks due for replacement between years 2019 and 2020 (see Table 1). The Fire Department intends to replace one (1) fire truck in 2019 and two (2) fire trucks in 2020.

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<th>Fire Engine Unit #</th>
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The fourth fire truck has been upgraded to be equipped as an aerial, including a water tower and ladder for rescue capability. This new aerial fire truck will be stationed and will respond from Sardis Firehall 4 to adequately protect the Sardis, Promontory and eastern hillside areas of the City. This new aerial fire truck will also back up Firehall 1’s Ladder truck when it is out of service for scheduled maintenance or unscheduled repairs.

Based on a current risk assessment of the built-up and future building stock in Promontory and the eastern hillsides, an aerial equipped fire truck is needed to meet the demands of a challenging road network, including strata developments, close proximity of newer homes and limited access to many of the existing and future homes constructed on the hillsides.

The National Fire Protection Association (NFPA) and Fire Underwriters Survey (FUS) regulate the service life of fire apparatus and require that fire engines be removed from emergency service at twenty five (25) years. While the older fire trucks are well maintained, they frequently have antiquated braking systems, excessive fire pump wear and structurally weakened chassis due to extreme fire service. By following these defined regulations and best practices, the City will replace old fire apparatus that no longer meets current standards thus maintaining full compliance within the fleet and ensuring all mechanical components are in excellent mechanical condition.
Standardizing the fire truck fleet will provide:
- uniformity, consistency, and location of onboard equipment
- increased operational efficiencies and reduced downtime
- quick turnaround times on truck changeovers
- increased firefighter safety – fewer operating systems, consistent cab and body design
- reduced fleet costs to acquire, maintain and repair the vehicles
- maximized in-service life of each fire truck

All future fire truck replacements will be negotiated with the approved vendor within the year of replacement and will be presented to Council for approval.

By utilizing the pre-negotiated RFP agreement, the City will continue to maintain its regulatory compliance with FUS, NFPA and Underwriters Laboratories of Canada (ULC). It will also allow the City to continue to work towards a standardized Fire Department fleet that will ensure safe, effective, and efficient service for the Operations staff, firefighters and the public.

The original Request for Proposal (RFP) was awarded to Wholesale Fire and Rescue Ltd. (WFR). In 2017, shortly after fire truck number two was ordered, WFR sold its dealership to Commercial Truck Equipment. The previous contractual arrangement, between the City and WFR, can continue with Commercial Truck Equipment as the new agent and allows the City to maintain all previously negotiated discounts (minus increased costs of materials) to ensure best value for the City.

3. **RECOMMENDATION:**

Recommendation that Council approve the purchase of one Fire Rescue/Pumper Aerial Truck, from Commercial Truck Equipment in the amount of $1,320,953.51 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.
1. SUMMARY OF ISSUE:

In accordance with Section 165 of the Community Charter, a municipality must have a Financial Plan Bylaw adopted on annual basis.

The proposed 2019 Financial Plan meets the City’s commitments, maintains and re-invests in the City’s infrastructure, maintains or enhances current service levels, plans for anticipated community needs and funds capital projects without debt, in accordance with a pay-as-you-go, no-debt capital financing policy, meeting the goals and objectives of Council.

This proposed 2019 Financial Plan includes a tax increase of 3.43%.

The proposed tax increase funds inflationary cost increases and budgetary items with limited flexibility, experienced with labour, City contracts, routine repairs and maintenance of City infrastructure and operations of the City’s civic facilities. It further provides for additional resources in public safety, enhanced cleanliness services for the community, plus the additional operating costs related to the new ice sheet at the Sardis Sports Complex.

Public safety and community cleanliness have been an emphasis placed on the proposed 2019 Financial Plan. 2019 includes an additional six (6) RCMP members plus one (1) policing support position, two (2) additional firefighters, plus the conversion of two seasonal bylaw enforcement officers to year-round. The plan also provides for additional resources for litter and garbage clean-up in the downtown and parks areas, to enhance the cleanliness of the community.

Capital Projects

Details of the Capital Plan are included in the attachments to this report. The Financial Plan funds all proposed capital projects without debt, in accordance with the City’s pay-as-you-go no-debt policy.
Community Taxation Comparatives

Comparative taxation statistics, provided by the Province, ranks Chilliwack the lowest among 19 Lower Mainland communities for general municipal taxation levels on a representative home. When adding water, sewer, garbage collection and taxes collected for other levels of government, Chilliwack is lower by an even greater margin. Chilliwack also provides the lowest business class tax multiplier among those same communities.

Chilliwack has been able to maintain this taxation level while providing excellent amenities and services to its residents. The Financial Plans continue to deliver consistent or enhanced service levels, provide new facilities and infrastructure improvements and fund other capital projects without adding municipal debt.

Enclosed for Council’s consideration is the draft 2019 Financial Plan Bylaw with supporting information. A presentation will be provided, detailing budgetary highlights.

2. RECOMMENDATION:

That “2019 Financial Plan Bylaw 2019, No.4642” be given first and second reading, that a presentation be received and a public information meeting be held on January 22, 2019.

Glen Savard, Director of Finance

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation

Peter Monteith, CAO
## CITY OF CHILLIWACK
### 2019 - 2028 FINANCIAL PLAN

#### Summary

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<th>Year</th>
<th>General</th>
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<th>Sewer</th>
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#### Annual Surplus Before Capital

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#### Annual Surplus

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CITY OF CHILLIWACK
2019 - 2028 FINANCIAL PLAN

Summary

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<th>Sewer</th>
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Revenues

- **Property Taxes**: 89,484,000
- **Grants-In-Lieu & Special Assessments**: 5,375,100
- **Sales of Services**: 20,239,400
- **Licences, Permits, Penalties & Fines**: 3,841,000
- **Return on Investments**: 750,000
- **Grants-ln-Lieu & Special Assessments**: 5,375,100
- **Sales of Services**: 20,239,400
- **Licences, Permits, Penalties & Fines**: 3,841,000
- **Return on Investments**: 750,000
- **Government Grants & Transfers**: 6,370,500
- **Other**: 507,000
- **Transfer from Operating Reserves**: 150,000
- **Transfer from DCC Reserves**: 288,000
- **Transfer from Equity in Capital Assets**: 11,800,000

Expenditures

- **General Government**: 12,623,850
- **Protection to Persons & Property**: 44,684,050
- **Transportation Services**: 19,273,800
- **Environmental Health Services**: 12,032,200
- **Water & Sewer Services**: 7,242,000
- **Parks, Recreation & Cultural Services**: 22,952,350
- **Planning & Development**: 3,778,900
- **Interest & Other**: 250,000
- **Capital Lease Principal**: 1,100,000
- **Amortization**: 11,800,000
- **Transfer to Funds**: 3,006,850
- **Operating Reserves**: 74,046,000
- **Capital Funds**: 3,362,000
- **Equipment Replacement Reserve**: 2,041,000
- **General Capital Reserve**: 1,900,000

Annual Surplus Before Capital

- **Capital Expenditures**: 38,655,000
- **Government Grants Related to Capital**: 4,059,000
- **Developer Contributions Related to Capital**: 2,709,000
- **Transfer from Funds for Capital**: 3,450,000
- **Equipment Replacement Reserve**: 1,900,000
- **Development Cost Charges**: 22,110,000
- **Current Operations**: 3,352,000
- **Operating Reserves**: 400,000

Annual Surplus

- **Capital Expenditures**: $3,450,000
- **Government Grants Related to Capital**: $2,750,000
- **Developer Contributions Related to Capital**: $2,041,000
- **Transfer from Funds for Capital**: $1,900,000
- **Equipment Replacement Reserve**: $1,900,000
- **Development Cost Charges**: $18,400,000
- **Current Operations**: $4,349,000
- **Operating Reserves**: $3,300,000

"2019 Financial Plan Bylaw 2019, No.4642"
Schedule "A"
# City of Chilliwack 2019-2028 Financial Plan

## Summary

<table>
<thead>
<tr>
<th>Year</th>
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## Revenues

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## Expenditures

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## Capital Expenditures

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## Annual Surplus Before Capital

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## Annual Surplus

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## CITY OF CHILLIWACK
### 2019 - 2028 FINANCIAL PLAN

#### Summary

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<th>2028 General</th>
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<th>2028 Sewer</th>
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### Notes

1. All amounts are in thousands of dollars.
2. Revenue and expenditure figures are rounded to the nearest thousand.
3. Surplus or deficit amounts are shown in brackets indicating a shortfall or excess.
4. Capital expenditure and surplus figures are shown in net terms, reflecting the net contribution to capital.
### CITY OF CHILLIWACK
#### COMPREHENSIVE MUNICIPAL PLAN
#### CAPITAL EXPENDITURES

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## Comprehensive Municipal Plan
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## CAPITAL EXPENDITURES

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### CITY OF CHILLIWACK

### COMPREHENSIVE MUNICIPAL PLAN

### CAPITAL EXPENDITURES

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Printed 12/27/2018
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## Operations

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## Sewer Treatment Plant

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**Printed 12/27/2018**
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1. SUMMARY OF ISSUE:

The proposal is to amend the text of the AC (Agriculture Commercial) Zone and to rezone portions of the subject properties from an AL (Agriculture Lowland) Zone to an AC Zone, to bring an existing business (Denbow Transport Ltd.) in line with the regulations of the Zoning Bylaw and the "Non-Farm Use" approval by the Agricultural Land Commission (Resolution #88/2018). Once the Bylaw has been to Public Hearing, staff recommends that Council give third reading and adoption to the Bylaw with respect to property located at 40874 & 40949 Yale Road.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4635”, which proposes to amend the text of the AC (Agriculture Commercial) Zone with respect to property located at 40874 & 40949 Yale Road, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4636”, which proposes to rezone property located at 40874 & 40949 Yale Road from an AL (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

David Blain
Director of Planning & Engineering

Chris Crosman
Deputy Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

   The proposal is to amend the text of the AC (Agriculture Commercial) Zone and to rezone portions of the subject properties from an AL (Agriculture Lowland) Zone to an AC Zone, to bring an existing business (Denbow Transport Ltd.) in line with the regulations of the Zoning Bylaw and the “Non-Farm Use” approval by the Agricultural Land Commission (Resolution #88/2018). Once the Bylaw has been to Public Hearing, staff recommends that Council give third reading and adoption to the Bylaw with respect to property located at 40874 & 40949 Yale Road.

2. **BACKGROUND/PROPOSAL:**

   Denbow Transport Ltd. has been in operation for approximately 35 years creating and distributing organic products for agricultural, horticultural and planting restoration projects. The business currently utilizes an area of approximately 3.4ha within portions of both properties. The company uses wood and green waste from forestry and land clearing operations to create support products for a variety of farming activities including bedding for livestock and poultry farms and soils for stabilization works and greenhouses.

   Both properties are located within the AL Zone and the Agricultural Land Reserve (ALR). While the business has close ties to agricultural activities, its industrial nature makes it fall outside of the permitted uses within the AL Zone and the ALR regulations.

   In response to a complaint received by the City regarding the operation of the business and its non-conforming status, the owner submitted a Non-Farm Use” application to the Agricultural Land Commission (ALC) to allow the business to remain in its current location. The application also sought approval to utilize the entire area of the two properties (6.9ha) for possible future expansion. The ALC was not supportive of the full expansion request but supported “Non-Farm Uses” within an area of 4.2ha. This area is reflected in the attached Location and Ortho Map (proposed AC Zone portions) and is the subject of this rezoning application.

   The ALC’s approval is subject to conditions being met by the owner which relate to implementing best management practices for the business which include a requirement for the owner to construct concrete pads for soil mixing areas; constructing covers for soil storage areas; and, installing a leachate collection system. These conditions are to ensure that there are no negative environmental impacts as a result of the soil business and to ensure that the agricultural utility of the properties is not adversely impacted should the soil business cease operation. For further information a copy of the ALC’s approval letter is attached.
To permit the change in use and to specifically limit this use to within the subject facility, the following proposed text amendments as listed in the attached bylaw are summarized as follows:

Within the SPECIAL REGULATIONS provisions of the AC Zone, include the following sub paragraph:

“A soils business shall be permitted only within the properties identified as 40874 & 40949 Yale Road (including legal descriptions) as per ALC Resolution #88/2018 dated March 21, 2018 unless otherwise approved by the Agricultural Land Commission.”

3. FACTORS:

3.1 Zoning/ 2040 Official Community Plan (OCP)/ Land Use

Zone: AL (Agricultural Lowland) Zone

OCP: “Agricultural”

Land Use:

- 40874 Yale Road currently contains several industrial storage buildings, a mobile home and a single family detached dwelling which is being used as both a residence and office space for the business.
- 40949 Yale Road contains several stock piles of soils and landscaping products. The property also contains a single family dwelling and an ancillary building.

3.2 Neighbourhood Character

All surrounding properties are located within the ALR. Surrounding land uses include agricultural activities to the north, the Royalwood golf course to the south across Highway #1, an RV sales business to the east and the Vedder Canal to the west.

4. TECHNICAL CONSIDERATIONS:

Servicing: As the area is not serviced by City water, sewer or storm services, nor is there an ability to connect to nearby services; items such as sanitary waste discharge and minimum fire flow requirements will need to be addressed prior to the issuance of any permits for expansion.

Floodplain: The subject properties are located within the protected floodplain and therefore any new construction will be subject to the Floodplain Regulation Bylaw.

Watercourses: The Vedder Canal, a Class A watercourse is located to the west of both properties. The properties are located outside of the required 30m riparian setback area. Miller Slough, also a Class A watercourse, runs along the entire
length of 40949 Yale Road’s northern property line and requires a 30m riparian setback for non-agricultural land uses.

Geotechnical Issues: The properties are not subject to any known geotechnical hazards.

Encroachment Issues: The portion of Yale Road which separates the two subject properties is currently being used by the business as a staff parking area and storage area for stock piles of materials. Machinery also frequently crosses this portion of Yale Road as part of the daily operation of the business. These encroachment issues will need to be addressed by the owner either through an encroachment agreement with the City or through a request to purchase and close the public road. The City’s Property Manager is working with the owner to address these issues.

5. RECOMMENDATION & SUBSTANTIATION:

5.1 Recommendation

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4635”, which proposes to amend the text of the AC (Agriculture Commercial) Zone with respect to property located at 40874 & 40949 Yale Road, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4636”, which proposes to rezone property located at 40874 & 40949 Yale Road from an AL (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

5.2 Substantiation

The proposed rezoning is supportable as the ALC has determined the existing business to be suitable in this location on the grounds of the benefit to agriculture. Furthermore, the existing trucking & transport, landscaping and soils business is tied closely with agricultural based industries and is deemed to be a compatible land use with surrounding agricultural and commercial uses in the area.

6. SOURCES OF INFORMATION:

- Development Application Review Team Minutes: November 15, 2018
- Agricultural Land Reserve Non-Farm Use Applications ALR00266 & ALR00296.
March 21, 2018

Wedler Engineering
DELIVERED ELECTRONICALLY

Attention: Glen Darychuk

Re: Application 56187 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #88/2018). As agent, it is your responsibility to notify the applicant accordingly.

Review of Decisions by the Chair

Under section 33.1 of the Agricultural Land Commission Act (ALCA), the Chair of the Agricultural Land Commission (the Commission) has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to ALC Policy P-08: Request for Reconsideration available on the Commission website.

Please direct further correspondence with respect to this application to Sara Huber at (Sara.Huber@gov.bc.ca).

Yours truly,

Sara Huber, Land Use Planner

Enclosures: Reasons for Decision (Resolution #88/2018)
Schedule A: Decision Map

cc: City of Chilliwack (File: ALR00296) Attention: Gillian Villeneuve
Ministry of Environment
AGRICULTURAL LAND COMMISSION FILE 56187
REASONS FOR DECISION OF THE SOUTH COAST PANEL

Non-Farm Use application submitted under s. 20(3) of the Agricultural Land Commission Act

Applicants: Denbow Transport Ltd, No 976490
William Boesterd
Joan Boesterd

Agent: Glen Darychuk, Wedler Engineering

Property 1: Parcel Identifier: 012-871-656
Legal Description: Parcel One (Reference Plan 7346), North West Quarter, Section 18, Township 23, New Westminster District
Civic: 40949 Yale Road, Chilliwack BC
Area: 3.5 ha

Property 2: Parcel Identifier: 012-871-613
Legal Description: Parcel “P” (Reference Plan 6861), District Lot 292, Group 2, Except Firstly: Part 1.003 Acre More Or Less (Statutory Right Of Way Plan 11268), Secondly: Part .139 Acre More Or Less (Statutory Right Of Way Plan 12006), Thirdly: Part .292 Acre More Or Less (Statutory Right Of Way Plan 12006), Fourthly: Parcel “One” (Statutory Right Of Way Plan 12006), Fifthly: Part .70 Acre More Or Less (Highway Plan 28393), New Westminster District
Civic: 40874 Yale Road, Chilliwack, BC
Area: 3.4 ha
Panel:  
William Zylmans, South Coast Panel Chair  
Ione Smith  
Satwinder Bains
[1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the Agricultural Land Commission Act (ALCA). The Properties are located within Zone 1 as defined in s. 4.2 of the ALCA.

[2] The Properties currently contain Denbow which is a trucking, transport, landscaping and soil business (the “soil business”).

[3] The Applicants are applying to the Agricultural Land Commission (the “Commission”) to use 3.4 ha in order to bring the existing soil business into compliance, and if approved, to consolidate 1.12 ha of 40930 Yale Road (the “adjacent property”) with Property 2 to expand the soil business (the “Proposal”).

[4] The Panel considered whether the existing non-farm use is supportive of agriculture.

[5] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:
   (a) to preserve agricultural land;
   (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
   (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD

[6] The Proposal along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the “Application”. All documentation in the Application was disclosed to the Agent in advance of this decision.

[7] On December 12, 2017, the Panel conducted a walk-around and meeting site visit in accordance with the ALC Policy Regarding Site Visits in Applications (the “Site Visit”). A
site visit report was prepared in accordance with the Policy Regarding Site Visits in Applications. The site visit report was certified as accurately reflecting the observations and discussions of the Site Visit by the Agent on December 22, 2017 (the "Site Visit Report").

BACKGROUND

[8] The eastern portion of Property 1 is used for the Applicants’ dwelling and associated residential infrastructure. The western portion of Property 1 is used for soil processing. Property 2 is used for a dwelling/office, a manufactured home, a workshop, and soil storage, all of which are confined to the area north of the Trans-Canada Highway. The portion of Property 2 to the south of the Trans-Canada Highway is unused.

[9] The soil business was established on the Properties in the 1980's, at which time the soil operation produced sawdust mix bedding for poultry and stock farms. Since that time, the soil business has been operating and expanding on the Properties without permission from the Commission.

[10] In October 2016, the Commission’s Compliance and Enforcement (C&E) department received a complaint regarding non-farm use activities occurring on the Properties. At this time, the City of Chilliwack advised that it would be following up with the complaint; therefore, the Commission’s C&E department took no further action.

[11] In August 2017, the Commission received the Application. The soil business currently utilizes 3.4 ha of the Properties and the non-farm use application is for the entire 6.9 ha.

EVIDENCE AND FINDINGS

Issue: Whether the existing non-farm use is supportive of agriculture.

[12] The Applicants submit that only clean wood wastes are accepted for the soil business, which includes the processing of three primary wood products: fir bark, clean wood waste, and clean land clearing material. During the Site Visit, the Panel visually confirmed that the materials on the Properties used for the soil business appear to be
clean wood wastes. The Panel finds that facilities which process clean wood wastes pose less of a concern in terms of odour than those which accept municipal or food waste.

[13] The soil business outputs include various mulches, such as berry and bark mulch, used on farms for weed protection and water retention, and sawdust, used for animal bedding. The Panel finds that the soil business outputs are used for a variety of agricultural uses, including berry farms, livestock and poultry farms, greenhouses, propagators and nurseries. The Panel therefore finds that the Proposal supports agriculture.

[14] During the Site Visit, the Agent advised that the purpose of the Proposal is to not only bring the soil business into compliance, but also to implement best management practices, including, but not limited to:

- constructing concrete pads for soil mixing areas;
- constructing covers for soil storage areas; and,
- installing a leachate collection system.

The Panel agrees that these best management practices should be implemented to ensure that there are no negative environmental impacts as a result of the soil business and to ensure that the agricultural utility of the Properties is not adversely impacted should the soil business cease operation. In order to ensure that the best management practices are implemented, the Panel requires a financial security in the form of an Irrevocable Letter of Credit (ILOC). The ILOC will be held by the Commission until such time that the Commission has received confirmation that the Applicants have brought the soil business up to best management practices, including the construction of concrete pads for soil mixing, covers for soil storage, and a leachate collection system (the "best management practices").

[15] The Applicants wish to expand the soil business onto the adjacent property; however, the Panel is not amenable to the expansion. The Panel finds that the adjacent property is of a suitable size and configuration for farming and that the expansion of the soil
business on an additional 1.12 ha would negatively impact the adjacent property’s agricultural utility.

**DECISION**

[16] For the reasons given above, the Panel refuses the Proposal. The Panel, however, approves the use of approximately 4.2 ha of the Properties, including approximately 2.6 ha of Property 1, and 1.2 ha of Property 2, to continue the soil business, subject to the following conditions:

**Pre-Operation**

a. Siting of the non-farm use in accordance with Schedule A;

b. Submission of quotes for the best management practices by May 21, 2018;

c. To ensure successful completion of the best management practices, a financial security in the form of an ILOC in the amount determined through quotes for the best management practices, must be made payable to the Minister of Finance c/o the Agricultural Land Commission. The ILOC is to ensure that the best management practices and conditions of this decision are completed.

For greater clarity, some or all of the ILOC will be accessible to and used by the Commission upon default of the operation to comply with any or all aspects of the conditions of approval contained herein.

Release of the ILOC will be dependent on receipt of evidence that the best management practices are completed to a standard deemed satisfactory by the Commission.

d. Registration of the ILOC with the Commission by June 21, 2018;

**During Operation**

e. Clean wood waste processing only;

f. In order to ensure that the inputs for the soil business continue to be limited to clean wood wastes, the Panel requires that no municipal or food waste be processed on the
Properties. Should the Applicants consider processing other waste(s), the Commission must be notified to determine whether the other waste(s) may be accepted.

g. No additional dwellings on either of the Properties; and

h. No expansion south of the Trans-Canada Highway.

[17] The decision will also be referred to the Ministry of Environment for compliance with the Environmental Management Act. This Panel advises that this decision does not relieve the Applicants of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[18] These are the unanimous reasons of the Panel.

[19] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[20] Resolution #88/2018
 Released on March 21, 2018

William Zylmans, Panel Chair
On behalf of the South Coast Panel
Schedule A: Agricultural Land Commission Decision Map
ALC File 56187 (Boesterd-Denbow)
Conditionally Approved Non-Farm Use
ALC Resolution #88/2018

I "1 Conditionally Approved Non-Farm Use (±4.2 ha)
I II The Properties

Conditionally Approved Non-Farm Use (±4.2 ha)
The Properties
7.06  AC (AGRICULTURE COMMERCIAL) ZONE (continued)

(c) Farm Home Plate and Dwelling Unit(s) shall be sited as follows:
   (i) No portion of a single family dwelling and/or additional dwelling shall be located farther than 70m from the front or exterior side lot line and no portion of the farm home plate is to be located more than 80m from the front or exterior side lot line; or,
   (ii) No portion of a single family dwelling and/or additional dwelling shall be located farther than 50m from the rear lot line and no portion of the farm home plate is to be located more than 60m from the rear lot line, provided the access driveway is adjacent to a property line. (AB#4343)

(10) BUILDING HEIGHT (maximum)
   (a) AGRICULTURAL 15.0m
   (b) RURAL ANCILLARY 6.0m
   (c) RESIDENTIAL 10.0m
   (d) COMMERCIAL AGRICULTURE 10.0m
   (e) roadside stands 3.0m

(11) OFF-STREET PARKING
   (a) 2 spaces per dwelling unit
   (b) 1 space per employee not residing on the farm
   (c) 1 space per 20m² sales floor area

(12) OFF-STREET LOADING (minimum) N/A

(13) AMENITY AREA (minimum) N/A

(14) FENCING, SCREENING & LANDSCAPING
   (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

(15) SIGNS
   (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS N/A
   (a) A soils business shall be permitted only within the properties identified as:

(i) PID: 012-871-613, Parcel “P” (Reference Plan 6861) District Lot 292
    Group 2 Except Firstly: Part 1.003 Acre more or less (Statutory Right of

Consolidated May 20, 2014
Secondly: Part .139 Acre more or less (Statutory Right of Way Plan 12006) Thirdly: Part .292 Acre more or less (Statutory Right of Way Plan 12006) Fourthly: Parcel “One” (Statutory Right of Way Plan 12006) Fifthly: Part .70 Acre more or less (Highway Plan 28393) New Westminster District Plan; and,

(ii) PID: 012-871-656, Parcel One (Reference Plan 7346) North West Quarter Section 18 Township 23 New Westminster District,

as per ALC Resolution #88/2018 dated March 21, 2018 unless otherwise approved by the Agricultural Land Commission.
City of Chilliwack
Bylaw No. 4635
A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4635”.
2. “Zoning Bylaw 2001, No. 2800” is hereby further amended in SECTION 7 – AGRICULTURAL ZONES, Subsection 7.06 AC (AGRICULTURE COMMERCIAL) ZONE, Paragraph (16), by deleting the word “N/A” after the words “SPECIAL REGULATIONS” and adding a new Subparagraph and Clauses as follows:

“(a) A soils business shall be permitted only within the properties identified as:

(i) PID: 012-871-613, Parcel “P” (Reference Plan 6861) District Lot 292 Group 2 Except Firstly: Part 1.003 Acre more or less (Statutory Right of Way Plan 11268) Secondly: Part .139 Acre more or less (Statutory Right of Way Plan 12006) Thirdly: Part .292 Acre more or less (Statutory Right of Way Plan 12006) Fourthly: Parcel “One” (Statutory Right of Way Plan 12006) Fifthly: Part .70 Acre more or less (Highway Plan 28393) New Westminster District Plan; and,

(ii) PID: 012-871-656, Parcel One (Reference Plan 7346) North West Quarter Section 18 Township 23 New Westminster District,

as per ALC Resolution #88/2018 dated March 21, 2018 unless otherwise approved by the Agricultural Land Commission.”

Received first and second reading on the
Public hearing held on the
Received third reading on the
Received adoption on the

__________________________
Mayor

__________________________
Corporate Officer
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, to facilitate the construction of an accessory dwelling unit in the form of a coach house.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4638”, which proposes to rezone property located at 7652 Diamond Crescent from R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ0001201)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, to facilitate the construction of an accessory dwelling unit in the form of a coach house.

2. PROPOSAL:

The property has an area of approximately 934m², exceeding the minimum lot size of 500m² required for the proposed R1-A Zone. A maximum lot coverage of 60m² for a detached Accessory Dwelling Unit (ADU) (i.e. coach house) is permitted within the R1-A Zone, in addition to a structure for urban ancillary use up to 10m².

Should the requested rezoning be approved, the building “form and character” as well as site design will be reviewed as part of a separate Development Permit (DP) application. A parking space is required to be provided on site for the future tenant of the proposed coach house.

Conceptual Site Plan (as provided by the applicant)
3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “Low Density Residential”

Land Use: Single family dwelling and detached ancillary building.

3.2 Neighbourhood Character

The subject property is located within an established residential neighbourhood of Sardis. The parcel is situated on the corner of Diamond Crescent and Knight Road, which is in close proximity to a number of amenities, such as Evans Elementary and Sto:lo Alternate School. The property is surrounded by single family dwellings within the R5 Zone.

The City’s Infill Development Policies support the development of additional residential units to accommodate greater density at an appropriate scale. The policies aim to provide both a mix of housing types and the creation of more affordable housing options where it can be achieved without altering the character of the neighbourhood. In this instance, while the R5 Zone can allow for multi-family development, the local area is predominantly characterized by well-maintained single family homes with a relatively uniform streetscape.

Due to the size of the property and siting of the existing homes, a coach house could reasonably be accommodated without compromising the original form and character of the neighbourhood. The surrounding properties are of similar size and contain ancillary structures of varying sizes. In this instance, the proposed coach house will be situated within the rear yard of the property, adjacent to Knight Road, partially screened by existing hedges.

3.3 Technical Issues:

Floodplain: The subject property is located within the protected floodplain and is subject to the Floodplain Regulation Bylaw.

Watercourses: “Luckakuck Creek”, a Class A watercourse with a required 30m setback, is located to the northeast of the property. A Development Permit No. 3 for Riparian Protection has been completed that permits a relaxation to the required setback from 30m to 18.3m. The reduced setback will allow for useable space within the rear yard that is anticipated to accommodate the proposed coach house.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.
4. **RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4638”, which proposes to rezone property located at 7652 Diamond Crescent from R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ0001201)

**Substantiation:**

Rezoning the subject property to the R1-A Zone is consistent with the “Low Density Residential” designation and is further supported by the objectives outlined within the City’s Infill Development Policies and the OCP, which aim to provide increased density at an appropriate scale and offer a mix of affordable housing options while maintaining the fundamental form and functionality of the surrounding neighbourhood.

5. **SOURCES OF INFORMATION:**

- Rezoning Application – RZ001201
- Development Application Review Team Minutes – June 21, 2018
- Development Permit Area 3 Application – DP001049
- Riparian Areas Regulation Assessment Report – Barsanti Environmental Services Ltd. – November 13, 2018.
The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as "Zoning Bylaw Amendment Bylaw 2019, No. 4638".
2. "Zoning Bylaw 2001, No. 2800" is hereby further amended by rezoning property described as PID: 015-820-815, Lot 34 District Lot 259 Group 2 New Westminster District Plan 84039, from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone.

NOTE: This bylaw refers to property located at 7652 Diamond Crescent.
"Zoning Bylaw Amendment Bylaw 2019, No. 4638"
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject properties from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone to facilitate a future townhouse development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 46030, 46042 & 46054 Reece Avenue.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4639", which proposes to rezone properties located at 46030, 46042 & 46054 Reece Avenue from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001256)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject properties from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone to facilitate a future townhouse development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 46030, 46042 & 46054 Reece Avenue.

2. **BACKGROUND / PROPOSAL:**

The requested rezoning is to facilitate a new 11-unit townhouse development within the subject properties, which is the maximum allowable density based on the properties' combined lot area of approximately 0.28 ha (2,854 m²). For information, a copy of the conceptual site plan is attached.

Should rezoning be approved, a separate Development Permit (DP) application will be required to regulate any "form and character" considerations as the properties are within Development Permit Area No. 6 (Infill Development).

Final lot layout must comply with City Bylaws and include storm main extension to the west lot line, a hydrant and urban half road frontage works, complete with LED street lighting, at time of subdivision. As Reece Avenue is identified as a neighborhood cycling route in the Chilliwack Cycle Vision Plan, curb alignment is also required to accommodate future on-street bike facilities.

In addition, an existing sewer main is located within the rear yard which requires a 3m Statutory Right-of-Way (ROW) or 1m offset from existing sewer pipe to be registered at time of subdivision depending on existing sewer alignment.

3. **FACTORS:**

3.1 **2040 Official Community Plan (OCP) / Land Use**

OCP Designation: "Residential 2 – Townhouses" as designated within the Chilliwack Downtown Land Use and Development Plan.

Current Land Use: Single family dwellings (to be removed at time of lot consolidation).

3.2 **Neighbourhood Character**

The properties are located within a mature residential neighbourhood of Chilliwack Proper with some potential for future redevelopment due to the age of the existing housing stock. The local
area is host to several public amenities, such as schools (Central Elementary, Chilliwack Middle and Chilliwack Secondary), parks (Central Community, Centennial and Bole & Fletcher), and main transit routes. The properties are otherwise surrounded by parcels zoned R1-A, R1-B (One and Two Family Residential), R4 and P1 (Civic Assembly).

Although the properties are located mid-block, which creates the possibility of isolating the neighbouring single family home located on the corner of Reece Avenue and Victor Street, there remains opportunity for redevelopment potential for that lot independent of the subject properties. As such, the proposed rezoning and future townhouse development is unlikely to negatively impact the surrounding lots.

The City’s Infill Development Policies support the development of additional residential units to accommodate greater density at an appropriate scale. The policies aim to provide both a mix of housing types and the creation of more affordable housing options where it can be achieved without altering the character or functionality of the neighbourhood. As the neighbourhood is within a period of transition and characterized by a mix of rancher-style single family homes and older low-rise apartments, the future development of townhouses will maintain the varied built form and increase the density of the area as envisioned by the OCP. However, ground entry homes with living quarters above will likely be constructed in order to comply with the Flood Construction Level (FCL), creating a potential height differentiation with some of the surrounding lots. Both the existing R1-A Zone and proposed R4 Zone allow for a maximum height of 10m. Given the FCL requirements, any new construction in the area is likely to maximize allowable height in any residential zone.

3.3 Technical Issues

Floodplain: The subject properties are located within the protected floodplain, and as such, are subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject properties.

Geotechnical Issues: The properties are not subject to any known geotechnical hazards or earthquake related risks.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation: Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4639”, which proposes to rezone properties located at 46030, 46042 & 46054 Reece Avenue from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001256)
Substantiation:

Rezoning to the R4 Zone is consistent with the “Residential 2” OCP designation and supports the objectives set out within the City’s Infill Development Policies by providing an increased range of housing options and density at an appropriate scale. Further, a townhouse development is suitable for the area given the proposal will facilitate future redevelopment in an area with available service capacity and public amenities, and provide for a more efficient use of land with a site design that remains sensitive to the adjacent land uses.

5. SOURCES OF INFORMATION:

- Development Application Review Team (DART) Minutes – July 12, 2018
- Rezoning (RZ001256) Application – May 23, 2018
Conceptual Site Plan (as proposed by the applicant)

Conceptual site plan only. The lot layout is subject to change as part of a separate Development Permit (DP) application.
City of Chilliwack

Bylaw No. 4639

A bylaw to amend the "Zoning Bylaw 2001, No. 2800"

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as "Zoning Bylaw Amendment Bylaw 2019, No. 4639".

2. "Zoning Bylaw 2001, No. 2800" is hereby further amended by rezoning properties described as:
   (1) PID: 012-329-266, Lot 10 Block 2 Division "E" New Westminster District Plan 1737 (46030 Reece Avenue)
   (2) PID: 009-360-565, Lot 11 Block 2 Division "E" New Westminster District Plan 1737 (46042 Reece Avenue)
   (3) PID: 012-329-274, Lot 12 Block 2 Division "E" New Westminster District Plan 1737 (46054 Reece Avenue)

   from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone.

Received first and second reading on the Public hearing held on the
Received third reading on the
Received adoption on the

__________________________________________ Mayor

__________________________________________ Corporate Officer
"Zoning Bylaw Amendment Bylaw 2019, No.4639"
1. **SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46484 Riverside Drive.

2. **RECOMMENDATION:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4640”, which proposes to rezone property located at 46484 Riverside Drive from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001296)

[Signature]

David Blain
Director of Planning & Engineering

3. **CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:**

Supports recommendation.

[Signature]

Peter Monteith
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

   The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46484 Riverside Drive.

2. **PROPOSAL:**

   The applicant wishes to rezone the subject property to the R1-D Zone to facilitate a future two-lot subdivision. The concept plan, as provided by the applicant, indicates that the subject property is of sufficient size to meet the minimum requirements of the R1-D Zone.

   The final lot layout must comply with City Bylaws and include road frontage improvements including LED street lighting and lane paving to a width of 6m, upgrades to the catch basin and applicable requirements of the Tree Management (Land Development) Bylaw, as required at time of subdivision.

   As the subject property is served by a rear lane, future driveways and vehicle access will be limited by way of the rear lane only, in accordance with the City’s Infill Development Policies.

3. **FACTORS:**

3.1 **2040 Official Community Plan (OCP) / Land Use / Public Engagement**

   **OCP Designation:** "Residential 2 – Chilliwack Proper & Fairfield Island Plan"

   **Land Use:** Single family home to be demolished prior to subdivision.

   **Public Engagement:** As outlined within the Chilliwack Proper & Fairfield Island Neighbourhoods Plan, applicants are required to engage with residents during the rezoning application process by informing them of the proposal and addressing their concerns. The applicant provided a petition of support indicating that they had approached residents within the neighbourhood with respect to the proposal. No concerns were raised by the public at that time. The petition has been attached as "Schedule A" for information. The applicant also
hand delivered letters to those properties where the owners were not present to discuss the proposal.

3.2 Neighbourhood Character

The subject property is located within the Chilliwack Proper neighbourhood and predominantly surrounded by mature single family homes within the R1-A Zone. A lot to the south of the property was recently rezoned to the R1-D Zone and subsequently, two new houses have been constructed on site.

The OCP supports infill development where it can be achieved without altering the character of the neighbourhood as a whole. The City's Infill Development Policies also support additional residential units to accommodate increased density, while recognizing the context and character of the established neighbourhoods. As the neighbourhood is comprised of single family dwellings, it is not anticipated that the proposed rezoning will alter the appearance or function of the area and should have a limited impact on the Chilliwack Proper neighbourhood. In addition, the availability of the existing rear lane for vehicle access makes this property suitable for narrow lot infill development.

Riverside Drive is located in a generally older area that contains many mature rancher-style single-family dwellings. The future development of two single-family dwellings will maintain the single family density however, ground entry homes with living quarters above will likely be constructed to comply with the flood construction level (FCL), creating a differentiation of height with the surrounding single family homes. Both the existing R1-A Zone and the proposed R1-D Zone allow for a maximum height of 10m. Given the FCL requirements, new construction is likely to maximize allowable height.

3.3 Technical Issues:

Floodplain: The subject property is located within the protected area of the floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4640”, which proposes to rezone property located at 46484 Riverside Drive from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001296)
Substantiation:

The proposed rezoning to the R1-D Zone to facilitate a future two-lot subdivision is supportable as both lots will meet the minimum standards of the R1-D Zone and the proposal is consistent with the OCP designation and Infill Development Policies.

5. SOURCES OF INFORMATION:

- Development Application Review Team minutes – October 11, 2018
- Rezoning application RZ001296

Attachments:
- Schedule A – Petition of Support
Conceptual Site Plan (as provided by the applicant)

PROPOSED LOT LAYOUT
A rezoning application (#RZ001296) of the subject property at 46484 Riverside Drive, Chilliwack, B.C. has been submitted to the City of Chilliwack. The property is within the Chilliwack Proper Fairfield Island Neighbourhoods Plan, and a public consultation is required prior to the application being forwarded to Council for 1st and 2nd Reading.

Therefore, at the request of the City, the homeowner concluded the public consultation by signing a petition from the neighborhood on the proposed rezoning application. The proposed development plan prepared by the applicant, Unify Engineering was discussed and received positive feedback.

Please see below signatures from the neighborhood with whom the plans were discussed.

<table>
<thead>
<tr>
<th>No.</th>
<th>Address</th>
<th>Name/Signature</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>10552 Penderay St</td>
<td>Dhirali Akgarwal</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>46476 Mayfair Ave.</td>
<td>Awan Bharga</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>4757 Hazel St.</td>
<td>Tarun Gupta</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>9862 Williams St.</td>
<td>Yiput Akgarwal</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>46485 Riverside Dr.</td>
<td>J. Harten</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>46492 Mayfair Ave.</td>
<td>K. Kangas</td>
<td></td>
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<td>7</td>
<td>46489 Mayfair Ave.</td>
<td>Amy Roscoe</td>
<td></td>
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<tr>
<td>8</td>
<td>22181 Hazel St.</td>
<td>Rochelle Coulombe</td>
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<tr>
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<td>9575 Hazel St.</td>
<td>Lakhbir Singh</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>10125 Fairview Dr.</td>
<td>Kuldeep Dutt</td>
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</table>
A rezoning application (RZ001296) of the subject property at 46484 Riverside Drive, Chilliwack, B.C. has been submitted to the City of Chilliwack. The property is within the Chilliwack Proper Fairfield Island Neighbourhoods Plan, and a public consultation is required prior to the application being forwarded to Council for 1st and 2nd Reading.

Therefore, at the request of the City, the homeowner concluded the public consultation by signing a petition from the neighborhood on the proposed rezoning application. The proposed development plan prepared by the applicant, Unify Engineering was discussed and received positive feedback.

Please see below signatures from the neighborhood with whom the plans were discussed.

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<th>S. No</th>
<th>Address</th>
<th>Name</th>
<th>Signature</th>
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<tbody>
<tr>
<td>1</td>
<td>46484 Mayfair Ave, Chilliwack, V2P 3J2</td>
<td>Amandeep Bhangu</td>
<td></td>
</tr>
</tbody>
</table>
City of Chilliwack

Bylaw No. 4640

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4640”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 004-621-760, Lot 53 Division “J” New Westminster District Plan 8777, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Received first and second reading on the
Public hearing held on the
Received third reading on the
Received adoption on the

__________________________
Mayor

__________________________
Corporate Officer

NOTE: This bylaw refers to property located at 46484 Riverside Drive.
"Zoning Bylaw Amendment Bylaw 2019, No. 4640"
1. **SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject properties from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-family Residential) Zone to facilitate a future apartment development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 45624 & 45632 Wellington Avenue.

2. **RECOMMENDATION:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4641”, which proposes to rezone properties located at 45624 & 45632 Wellington Avenue from R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001298)

3. **CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:**

Supports recommendation.

---

David Blain  
Director of Planning & Engineering

Peter Monteith  
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject properties from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-family Residential) Zone to facilitate a future apartment development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 45624 & 45632 Wellington Avenue.

2. PROPOSAL:

The applicant wishes to rezone the subject properties to the R5 Zone to facilitate a future 30 unit apartment development with an underground parkade.

As the properties are within Development Permit Area 6 (Infill), the proposed apartment development requires a Development Permit (DP) to address “form and character” considerations. The applicant has submitted a concept plan as part of the rezoning application and is subject to change as part of the DP review process, pending successful rezoning. For information, a copy of the draft concept plan is attached.

Final site design layout must comply with City Bylaws and the installation of a new hydrant as well as frontage improvements, LED streetlighting, and applicable conditions of the Tree Management (Land Development) Bylaw, as required at time of development. In addition, as Wellington Avenue is identified as a Future Neighbourhood Bike Route in the Chilliwack Cycle Vision Plan, curb alignment will need to accommodate future bike lanes.

Consolidation of both lots will be required at building permit stage. Additional screening between land uses will also be required and will be addressed at DP stage.
3. FACTORS/BACKGROUND:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “Residential 3 - Low Rise Apartment” as per the OCP’s Downtown Land Use and Development Plan. The “Residential 3 - Low Rise Apartment” designation supports the proposed R5 Zone.

Land Use: Single-family dwellings with detached garages (to be demolished and/or relocated at time of development).

3.2 Neighbourhood Character

The subject properties are located within the Chilliwack Proper neighbourhood and are entirely surrounded by single-family dwellings in the R2 Zone. The current building stock within the vicinity includes ageing one and two storey single-family dwellings (pre-floodplain requirements). The property to the north (across Wellington Avenue) contains a single-family dwelling that has recently obtained heritage designation (Rolfe House) and is legally protected under the Local Government Act.

The OCP supports infill development where it can be achieved without altering the character of the neighbourhood as a whole. Although this particular rezoning application is the first rezoning to the R5 Zone in the general vicinity, the rezoning and proposed development is consistent with the OCP designation of “Residential 3 - Low Rise Apartment”. Low rise apartment development has long been envisioned along this portion of Wellington Avenue to accommodate higher densities nearby bus routes and neighbourhood amenities and to support active transportation. In addition, as the properties are located within the Chilliwack Proper neighbourhood, nearby two schools (Central Elementary and McCammon Traditional Elementary) and a number of parks (Edwards Park, Victoria Park, The Landing), the proposed rezoning for multi-family development is supportable by the OCP.

3.3 Heritage Interest

The property located at 45632 Wellington Avenue is home to the Paisley House (1894), which is identified as having “Heritage Interest” in the City’s 1991 Heritage Inventory. While the City’s Policy Directive No. G-15 (Heritage Designation) recognizes the value and importance of conservation, the Policy also recognizes the property rights of individuals, and therefore, property owners wishing to pursue heritage designation of their properties is solely voluntary. In this case, the single-family dwelling at 45632 Wellington Avenue has not been formally designated as a heritage home and is therefore not a legally protected heritage property under the Local Government Act.

It is important to note Council recently directed Staff to develop a Heritage Strategic Plan in 2019. In light of the above, the applicant has provided a summary outlining potential options for the relocation of the Paisley House as part of their redevelopment proposal. As part of the public outreach component, the applicant circulated a signature sheet and delivered information packages
to residents within 30m of the subject properties, as shown on the map below. The signature sheet gathered opinions on what nearby residents would like to see done with the Paisley House.

For information, a copy of the summary of intentions and signed petition is attached.

3.4 Technical Issues:

Floodplain: The subject properties are located within the protected floodplain and are subject to the regulations of the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject properties.

Geotechnical Issues: The properties are not subject to any known geotechnical hazards or earthquake related risks.
4. RECOMMENDATION & SUBSTANTIATION:

**Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4641”, which proposes to rezone properties located at 45624 & 45632 Wellington Avenue from R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001298)

**Substantiation:**

The proposed rezoning to the R5 Zone to facilitate a 30 unit apartment complex is supportable as it is consistent with the OCP designation of “Residential 3 - Low Rise Apartment” and will provide an increased range of housing options in the Chilliwack Proper neighbourhood. The proposal is proceeding in advance of developing a Heritage Strategic Plan; however, is in-keeping with current practice. Current City policy encourages all owners of properties identified as having “Heritage Interest” to volunteer their properties for heritage designation; however, this practice is contingent on the property owner’s participation.

5. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – October 11, 2018
- Rezoning application RZ001298
- 1991 Chilliwack Heritage Inventory

Attachments:

- Schedule A – Applicant’s summary of intentions and signed petition (November 6 & 23, 2018)
Conceptual Site Plan (as provided by the applicant)
Hi Madelaine,

We have come up with a strategy for how to address the house at 45632 Wellington Ave. We have reached out to Nickel Bros., a company that specializes in the moving of houses to provide a quote to move the house. Additionally, they have a platform where they advertise houses that are available to move. We will also explore other avenues of trying to give the house away for free to anyone that would be willing to bear the cost of moving it (approx. $45,000 - $55,000 depending on distance moved).

We will also be putting an information package together indicating our plans for what we will be doing with the house and what will be going up in its place. This package will be given to residents in the vicinity of this property when we canvas the neighbourhood in the coming weeks.

I trust that this was what you require to move the project forward to council. Please let me know if you require anything else, and when you anticipate moving this application to Council.

Regards,

Dylan

Dylan V. Anderson, BA, MUP | Development Planner/Project Manager
OTG Developments Ltd.
Unit 520 – 45715 Hocking Ave
Chilliwack, BC V2P 6Z6
Cell: 604-556-6623 | Office: 604-393-7815
www.otqdevelopments.com
Hi Madelaine,

I went out with Cassidy from our office Tuesday to walk the neighbourhood to get their disposition of what they wanted done with the house.

We were able to talk to quite a few people. Many who were home wanted to see the house retained in some fashion. I indicated that we would try to move the house if possible. Many others indicated (in spite of their indication of wanting the retention of the house) that the house was fairly run down and left to decay over the years due to neglect by the previous owners/tenants. Some others were renters in the area that either recently moved to the area and had no idea where the house even was or what its significance was, or noted that, due to its condition, wanted to see it come down.

A couple people indicated that they didn't want to see an apartment in that location. I noted that I understand their comments, but wanted to keep the conversation about the house and that I would be coming around another day to discuss the land questions before the Public Hearing.

For those who weren't home, I left a package indicating our intentions for the site and what we are proposing to do with the house. I left them with my contact information and a sheet that they can leave comments on. This same package and comments sheet was given to the people I spoke to as well.

I have attached the map showing the houses we visited (going slightly beyond the 30m radius from the subject property. I have also attached the signature sheet we circulated, with some of my own notes on it.

If you have any comments or questions, please do not hesitate to contact me. I look forward to working towards our first council date.

Best regards,

Dylan

Dylan V. Anderson, BA, MUP | Development Planner/Project Manager
OTG Developments Ltd.
Unit 520 - 45715 Hocking Ave
Chilliwack, BC V2P 6Z6
Community consultation to seek opinion on the demolition of the "Paisley House"

Project summary and background

Your neighbours, Marquee Ventures and Akeshnoor Singh Kahlon, are proposing to rezone the above noted properties located at 45632 and 45624 Wellington Avenue in the City of Chilliwack. The proposed rezoning would allow for up to a four (4) story multi-family apartment to be constructed where currently two single family houses exist (one on each lot). The house located at 45632 Wellington Avenue is on the Heritage List with the City of Chilliwack. This home is known as the Paisley House but has not been registered as heritage. Our intention is to try and relocate the Paisley House. The Paisley house will be listed with Nickel Bros House Moving Ltd. and on Craigslist, to be given away for free and moved at the expense of the individual who would like the home.

We are seeking your opinion on what you would like to see done with the house.

<table>
<thead>
<tr>
<th>Printed Name</th>
<th>Signature</th>
<th>Address</th>
<th>I am indifferent to the retention of the Paisley House</th>
<th>I would like to see the Paisley House retained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michelle</td>
<td></td>
<td>46656 Wellington Ave</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Rentier</td>
<td></td>
<td>45544 Wellington Ave</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Not home</td>
<td></td>
<td>45612 Wellington Ave</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kathary</td>
<td></td>
<td>45606 Wellington Ave</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not home</td>
<td></td>
<td>45596 Wellington Ave</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not home</td>
<td></td>
<td>45592 Wellington Ave</td>
<td></td>
<td></td>
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</table>

Date Received: Nov 23, 2018
Received From: Dylan Anderson, City Dev.
Folder Number: RZ 1294
Subject Property: 45632 Wellington Ave
Council Date: January 8, 2019 (Anticipated)
### Schedule A (cont.)

<table>
<thead>
<tr>
<th>Printed Name</th>
<th>Signature</th>
<th>Address</th>
<th>I am indifferent to the retention of the Paisley House</th>
<th>I would like to see the Paisley House retained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abstained from commenting on house</td>
<td>Mike [signature]</td>
<td>45559 Princess Ave</td>
<td><img src="signature1" alt="Signature" /></td>
<td><img src="signature2" alt="Signature" /></td>
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<tr>
<td>Thimmon</td>
<td>[Signature]</td>
<td>45573 Princess Ave</td>
<td>45565 Princess Ave</td>
<td><img src="signature3" alt="Signature" /></td>
</tr>
<tr>
<td>Melissa Reed</td>
<td>[Signature]</td>
<td>45601 Princess Ave</td>
<td>45613 Princess Ave</td>
<td><img src="signature4" alt="Signature" /></td>
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<tr>
<td>Virginia R</td>
<td>[Signature]</td>
<td>45619 Princess Ave</td>
<td>9415 Corbould Street</td>
<td><img src="signature5" alt="Signature" /></td>
</tr>
<tr>
<td>Did not want to talk about project</td>
<td>[Signature]</td>
<td>9427 Corbould Street</td>
<td>9467 Corbould Street</td>
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</tr>
<tr>
<td>Blonde Mink</td>
<td>[Signature]</td>
<td>45621 Wellington Ave</td>
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<td><img src="signature8" alt="Signature" /></td>
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<td>45613 Wellington Ave</td>
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<tr>
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<td><img src="signature12" alt="Signature" /></td>
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<td>[Signature]</td>
<td>45601 Wellington Ave</td>
<td><img src="signature13" alt="Signature" /></td>
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</tr>
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</table>

**Date Received:** Nov 23, 2018

**Received From:** Dylan Anderson

**Folder Number:** R2 1398

**Subject Property:** 45603, 45605, Wellington Ave.

**Council Date:** January 8, 2019 (anticipated)
City of Chilliwack

Bylaw No. 4641

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4641”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning properties described as:
   (1) PID: 011-438-363, Parcel “A” (Reference Plan 13883) Lot 4 Division “A” New Westminster District Plan 9917 (45624 Wellington Avenue)
   (2) PID: 011-438-380, Lot 4 Except: Parcel “A” (Reference Plan 13883); Division “A” New Westminster District Plan 9917 (45632 Wellington Avenue)

   from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-Family Residential) Zone.

Received first and second reading on the
Public hearing held on the
Received third reading on the
Received adoption on the

__________________________________________________________________________
Mayor

__________________________________________________________________________
Corporate Officer
"Zoning Bylaw Amendment Bylaw 2019, No. 4641"
AGENDA ITEM NO: 7-H-6

MEETING DATE: January 8, 2019

STAFF REPORT – COVER SHEET

City Of Chilliwack
Rezoning / 44990 & 45070 Caen
Avenue, 44970 Keith Wilson Road &
5373 Tyson Road

DATE: December 18, 2018

DEPARTMENT: Planning & Strategic Initiatives

PREPARED BY: Erin Leary / kk

1. SUMMARY OF ISSUE:

The City wishes to amend the 2040 Official Community Plan designation for 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use” and rezone the subject properties from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone for the development of civic facilities, universities, colleges, other educational institutions and associated residential and commercial development.

Under Section 475 of the Local Government Act, a local government is required to determine whether referral to First Nations and other agencies, in addition to the Public Hearing, is appropriate. In this instance, OCP pre-consultation with First Nations and other agencies is not deemed by staff to be necessary as the proposed amendment is not anticipated to lead to any impacts on the interests of these organizations.

2. RECOMMENDATION:

Recommendation that Council direct staff not to consult with outside agencies with respect to the subject application which proposes to amend the 2040 Official Community Plan (OCP) designation for 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use” (RZ001323).

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. SUMMARY OF ISSUE:

A $25,000 funding request is proposed under UBCM’s 2019 Community Child Care Planning Program for the development of a Community Child Care Space Creation Action Plan. The Program, funded by the BC Ministry of Children and Family Development, is available to local governments to create an inventory of existing child care spaces; to collect information regarding child care needs; to identify space creation targets over the next 10 years; and to identify actions by various child care stakeholders to meet those targets. The proposed plan will address a critical need in the community, which is the shortage of accessible, affordable, high quality day care, and will support both poverty reduction and early childhood development. It is proposed that the funds be used to engage a consultant, to undertake data collection, guide public engagement, and develop a draft plan, with input from a project steering committee, to be comprised of key community stakeholders. The City will contribute meeting room space and in-kind support for administering the grant.

2. RECOMMENDATION:

Recommendation that Council support the proposed grant request for $25,000 and provide overall grant management for the development of a 2019 Chilliwack Community Child Care Space Creation Action Plan under UBCM’s Community Child Care Planning Program

David Blain
Director of Planning & Engineering

3. FINANCE COMMENTS:

There is no City funding required for this project.

Glen Savard, Director of Finance

4. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith, CAO
PH-1 (RZ001149)  "Zoning Bylaw Amendment Bylaw 2018, No. 4612"

Public Hearing on “Zoning Bylaw Amendment Bylaw 2018, No. 4612”, which proposes to rezone property located at 8734 Sunrise Drive, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone.

PH-2 (RZ001284)  "Zoning Bylaw Amendment Bylaw 2018, No. 4623"

Public Hearing on “Zoning Bylaw Amendment Bylaw 2018, No. 4623”, which proposes to rezone property located at 46030 Avalon Avenue, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Acknowledgement petition of consultation process containing 13 names received from:
- Nav Mangat, 46030 Avalon Avenue, received November 16, 2018

Letter of opposition received from:
- Ruth Thornton, 10082 Young Road, dated November 12, 2018

PH-3 (RZ001239)   (DVP00971)  "Zoning Bylaw Amendment Bylaw 2018, No. 4630"

Development Variance Permit DVP00971

Public Hearing on “Zoning Bylaw Amendment Bylaw 2018, No. 4630”, which proposes to rezone property located at 46333 Topley Avenue, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone; and,

Development Variance Permit DVP00971, which proposes the following variances:
- vary the minimum lot depth from 30m to 22.5m within proposed “Lot A”;
- vary the rear lot line setback from 7.5m to 1.5m within proposed “Lot A”;
- vary the minimum lot depth for proposed Lot “B” from 30m to 21.3m;
- vary the rear lot line setback from 7.5m to 6m within proposed Lot “B”; and,
- vary the front lot line setback from 6m to 5m for the house only within proposed “Lot B” (the garage will meet the required setback), to facilitate a two lot subdivision.
PH-4  
(RZ001287)  
"Zoning Bylaw Amendment Bylaw 2018, No. 4631"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2018, No. 4631", which proposes to rezone property located at 43120 Smith Road, from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone.

PH-5  
(RZ001306)  
"Zoning Bylaw Amendment Bylaw 2018, No. 4632"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2018, No. 4632", which proposes to rezone property located at 9835 Corbould Street, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone.

Consultation package received from:
- Blair Andrew, 9835 Corbould Street, received November 27, 2018

PH-6  
(TUP00134)  
"Temporary Use Permit TUP00134"

Public Hearing on "Temporary Use Permit TUP00134", with respect to property located at 45270 Bluejay Avenue (background information on this matter is contained within Agenda Item 12-A-1)
"Zoning Bylaw Amendment Bylaw 2018, No. 4612"

(8734 Sunrise Drive - RZ001149)
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 8734 Sunrise Drive.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4612”, which proposes to rezone property located at 8734 Sunrise Drive from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001149)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 8734 Sunrise Drive.

2. **BACKGROUND / PROPOSAL:**

The requested rezoning is to facilitate a two lot subdivision on the subject property. As shown on the attached site plan, the proposed lots meet the minimum lot size and dimension requirements of the R3 Zone. As part of the proposal, the applicant intends to retain the existing single family dwelling within proposed “Lot 1” that will front onto Sunrise Drive while constructing a new residence within “Lot 2” that will front onto Chilliwack Mountain Road.

A minimum of two parking spaces per dwelling unit are required as outlined within the R3 Zone. An existing shared driveway located within the southernmost corner of the property will be extended across the property towards the north to provide vehicle access and parking for the new residence. As on-street parking is not available on Chilliwack Mountain Road, the applicant has voluntarily agreed to increase the front lot line setback from 4.5m to 6m for the new garage, to ensure adequate off-street parking is accommodated on-site.

As the property is located within Development Permit Area No. 8 (Hillside Development) for properties identified as having slopes greater than 20%, a separate Development Permit (DP) application to address hillside “form and character” considerations may be required and shall be determined at time of subdivision.

Final lot layout must comply with City Bylaws and include storm frontage and urban frontage works along Chilliwack Mountain Road, complete with LED street lighting, at time of subdivision. Extension of City sewer along Sunburst Place is required to service “Lot 1” at time of subdivision. In addition, a left turn covenant must be registered on title at time of subdivision with respect to Chilliwack Mountain Road.

3. **FACTORS:**

3.1 **2040 Official Community Plan (OCP) / Land Use**

- **OCP Designation:** “Comprehensive Development Area”
- **Current Land Use:** Single family dwelling (to be retained at time of subdivision)
3.2 Neighbourhood Character

The subject property is located within an established neighbourhood of Chilliwack Mountain and is bound by two road frontages, one along Sunrise Drive and the other on Chilliwack Mountain Road. The property is within close proximity to the Village West Industrial neighbourhood and Shxwhá:y Village (Skway First Nation), situated across Chilliwack Creek to the east. The local area contains a number of large residential lots zoned SR (Suburban Residential) and RR (Rural Residential), as well as a significant number of industrial lots of varying sizes zoned M1 (Light Industrial), M2 (Service Industrial), and M3 (General Industrial) located to the south. The property is otherwise immediately surrounded by lots zoned R1-A.

The City’s Infill Development Policies support the development of additional residential units to accommodate greater density at an appropriate scale. The policies aim to provide both a mix of housing types and the creation of more affordable housing options where it can be achieved without altering the fundamental form and character of the neighbourhood. As the neighbourhood is predominantly characterized by a mix of mature yet well-maintained split-level single family homes, the future development of new single family homes will maintain the built form and low residential density of the area and the proposed orientation of the new lot will maintain the existing pattern of development found along Chilliwack Mountain Road.

3.3 Technical Issues

Floodplain: The subject property is not located within the floodplain.

Watercourses: The subject property is affected by a Class “E” watercourse known as Chilliwack Mountain Ditch that runs parallel to Chilliwack Mountain Road. A portion of proposed “Lot 2” is within the required 30m riparian area setback identified for the watercourse. As such, a separate DP application is required at time of subdivision should development be proposed within the riparian setback.

Geotechnical issues: The subject property contains areas mapped as having “potential” and “significant” geotechnical hazards. As the property is identified as having slopes greater than 20%, additional information is required at time of rezoning as per the Chilliwack Hillside Development Standards Policy. In this instance, the applicant has submitted a Preliminary Geotechnical Report prepared by Madrone Environmental Services Ltd. that confirmed the property is suitable for the proposed residential land use.

While retaining walls may be utilized as part of the proposed development, the extent to which they may be used is not anticipated to detract from the quality of the hillside environment. A full geotechnical assessment report will be required at time of subdivision to address any further geotechnical or environmental concerns and to ensure the development is in keeping with hillside form and character.
4. **RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4612”, which proposes to rezone property located at 8734 Sunrise Drive from an an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001149)

**Substantiation:**

Rezoning the subject property to the R3 Zone is consistent with the “Low Density Residential” designation and is further supported by the objectives outlined within the City’s Infill Development Policies and the OCP, which aim to provide increased density at an appropriate scale and offer a mix of affordable housing options while maintaining the fundamental form and functionality of the surrounding neighbourhood. Furthermore, the preliminary geotechnical report indicates that the site is suitable for the proposed residential use.

5. **SOURCES OF INFORMATION:**

- Rezoning (RZ001149) Application — August 24, 2017
- Development Application Review Team (DART) Minutes — October 26, 2017
- Preliminary Geotechnical Report by Madrone Environmental Services Ltd. — September 5, 2018
Location Map

Orthophoto
Conceptual Site Plan (as proposed by the applicant)

Site Photo (Chilliwack Mountain Road Frontage)

Shared driveway access to proposed lot
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. ZONING BYLAW AMENDMENT BYLAW 2018, No. 4612 (RZ001149)

   Location: 8734 Sunrise Drive

   Applicant: Li Chen

   Purpose: To rezone the subject property, as shown on the map below, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone to facilitate a future subdivision.

   Location Map
Persons who deem that their interest in the property is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from **Wednesday, December 26, 2018 to Tuesday, January 8, 2019**, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jaqiee Morgan
Corporate Officer
City of Chilliwack

Bylaw No. 4612

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2018, No. 4612”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 017-465-745, Lot 50 District Lot 269 Group 2 New Westminster District Plan LMP1387, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone.

Received first and second reading on the 18th day of December, 2018.
Public hearing held on the
Received third reading on the
Received adoption on the

______________________________
Mayor

______________________________
Corporate Officer

NOTE: This bylaw refers to property located at 8734 Sunrise Drive.
"Zoning Bylaw Amendment Bylaw 2018, No. 4612"
PH-2

"Zoning Bylaw Amendment Bylaw 2018, No. 4623"

(46030 Avalon Avenue - RZ001284)
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46030 Avalon Avenue.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4623”, which proposes to rezone property located at 46030 Avalon Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001284)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46030 Avalon Avenue.

2. **BACKGROUND / PROPOSAL:**

The requested rezoning is to facilitate a two lot subdivision on the subject property. As shown in the conceptual site plan, the property is of sufficient size and dimensions to accommodate a two lot subdivision under the R1-D Zone.

Final lot layout must comply with City Bylaws and include urban half road frontage works, complete with high back curb and LED street lighting, at time of subdivision. As a sanitary sewer line is located along the rear lot line, a 3m Statutory Right-of-Way (ROW) is to be registered on title at time of subdivision. As per Infill Development Policies, future driveways will be limited to a 4m width at time of development. In addition, a Geotechnical Engineer will be required to supervise any associated excavation works at time of Building Permit due to the narrow width of the proposed lots.

3. **FACTORS:**

3.1 **2040 Official Community Plan (OCP) / Land Use**

OCP Designation: “Residential 1 – One and Two Family Housing” as designated within the Chilliwack Proper and Fairfield Island Neighbourhoods Plan (NHP).

The NHP’s objectives are to address issues that can arise from infill development within established neighbourhoods and to provide policies as a framework for guiding this type of development.

Within the NHP, narrow lot (10m wide) single family development is intended to be concentrated primarily to properties with rear lane access. In special cases, narrow lots may be considered without lane access where on-street parking is available, provided the minimum lot area is met, the resulting house placement remains reasonably consistent with existing setbacks found throughout the neighbourhood, and the retention of on-street parking is achieved.
In this instance, the increased front yard setback of 12m, required at time of subdivision to provide extended driveways is considered appropriate compensation for the loss of any on-street parking. The resulting house placement will remain consistent with neighbouring residences as the increased setback is linked only to the driveway, resulting in a recessed garage.

Current Land Use: Single family dwelling (to be removed at time of subdivision).

Public Engagement: As outlined within the NHP, applicants are required to engage with residents during the rezoning application process by informing them of the proposal and addressing their concerns. The applicant provided a petition of acknowledgement indicating that they had approached residents within 30m of the subject property with respect to the proposal. A copy of this petition is attached as Schedule “A”.

3.2 Neighbourhood Character

The subject property is located within a mature residential neighbourhood of Fairfield Island. The property is situated near the west end of Avalon Avenue and is immediately surrounded by parcels zoned R1-A containing single family homes. The property is within walking distance to Gwynne Vaughan Park located to the east.

The NHP supports the development of additional residential units to accommodate greater density at an appropriate scale. The aim is to provide both a mix of housing types and the creation of more affordable and diverse housing options where it can be achieved without altering the fundamental form or functionality of the neighbourhood. As the neighbourhood is predominantly characterized by a mix of mature yet well-maintained split-level single family homes, the future development of new single family homes will maintain the built form and low residential density of the area.

As ground entry homes with living quarters above will likely be constructed in order to comply with the Flood Construction Level (FCL), a height differentiation may be created with some of the surrounding lots. Both the existing R1-A Zone and proposed R1-D Zone allow for a maximum height of 10m. Given the FCL requirements, any new construction in the area is likely to maximize allowable height in any residential zone.

3.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.
4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4623”, which proposes to rezone property located at 46030 Avalon Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001284)

Substantiation:

The requested rezoning would facilitate future subdivision and redevelopment in an area with available service capacity and public amenities. The proposal is supported by the objectives outlined within the NHP and OCP through the development of a wide range of housing types that provide more affordable options and address diverse family needs without disrupting the fundamental form and functionality of the neighbourhood.

5. SOURCES OF INFORMATION:

- Rezoning (RZ001284) Application – August 9, 2018
- Development Application Review Team (DART) Minutes – October 4, 2018
- Schedule “A”: Applicant Consultation Summary – Received November 5 & 16, 2018
3m Statutory Right-of-Way (ROW) required at time of subdivision for existing sanitary sewer.

Driveways limited to 4m width as per Infill Development Policies.

Final lot layout determined at time of subdivision.
Summary of Consultation:

REZONING (RZ1284) - 46030 AVALON AVENUE

Views:

* Neighbour 46040 Avalon Avenue - had already talked to the current owner of 46030 and knew of the plans... he seemed to be okay with the information.
* Neighbour 46050 Avalon Avenue - a younger couple, seemed a bit surprised but not offended by the information.
* Neighbour 46025 Avalon Avenue - he didn’t seem upset but wanted to attend the upcoming meeting.
* Neighbour 46035 Avalon Avenue - she was very glad to hear the homes were going to be 2 small homes and not 2 massive ones as they had moved to Chilliwack from Cloverdale because of that reason.
* Neighbour 10082 Young Road - was very, very upset as she would be losing her private backyard and instead having to look at house.
* Neighbour 9999 Merrit Drive - she didn’t give much feelings or info, except that she heard this from her neighbours.
* Neighbour 10003 Merrit Drive - he seemed only concerned that he would be losing his view of the Mountains and a certain tree in the backyard.

Summary:

* Most Neighbours were receptive to the news of the House being torn down and sub-divided into 2 small ~ 1,800 sq ft homes.
**Petition of Acknowledgement:**

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<th>Name</th>
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<td>Chris Rylatuk</td>
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*1800 sq ft Small Homes.*

**RECEIVED BY**

**PLANNING DEPT.**

**NOV - 5 2018**

**CITY OF CHILLIWACK**
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. ZONING BYLAW AMENDMENT BYLAW 2018, No. 4623 (RZ001284)

   Location: 46030 Avalon Avenue
   Applicant: Parkview Homes Ltd.
   Purpose: To rezone the subject property, as shown on the map below, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision.

Location Map
Persons who deem that their interest in the property is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, December 26, 2018 to Tuesday, January 8, 2019, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
REZONING (RZ1284) - 46030 AVALON AVENUE

Views:

* Neighbour 46040 Avalon Avenue - had already talked to the current owner of 46030 and knew of the plans ... he seemed to be okay with the information.

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* Neighbour 46025 Avalon Avenue - he didn't seem upset but wanted to attend the upcoming meeting.

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* Neighbour 10082 Young Road - was very, very upset as she would be losing her private backyard and instead having to look at house.

* Neighbour 9999 Merrit Drive - she didn't give much feelings or info, except that she heard this from her neighbours.

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<td>Chris Palmer</td>
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* 1800 SQ Foot Small Homes.*
Proposed Infill Development at
46030 Avalon Avenue, Chilliwack

Date Received: Nov 13, 2018
Received From: Ruth Thornton
Folder Number: R2001284
Project Property: 46030 Avalon Ave.
council Date: unknown
Copies to :-

Mayor Ken Popove
Councillor Jason Lum
Councillor Chris Kloot
Councillor Sue Attrill
Councillor Bud Mercer
Councillor Harv Westeringh
Councillor Jeff Shields

Manager of Development Planning &
Manager of Land Development/Approving Officer
ATTENTION: The Manager of Development Planning &
The Manager of Land Development/Approving Officer

Proposed Infill Development at 46030 Avalon Avenue, Chilliwack

I Ruth Thornton, owner and long term resident of 10082 Young Rd, give notice that I one hundred percent oppose the possible infill of 46030 Avalon Avenue, Chilliwack. A representative of Sidhu Property Developers of Surrey have advised me that they are planning such a development at that address.

As you, the elected City Councillors have the discretion to accept or reject this infill proposal it is extremely important that you are aware of the many serious negative impacts this would have on my home, my sole property and my quality of life.

1. Unique Circumstances. Please be aware that all the properties on the south side of Avalon Avenue have their house on the north side of their lots with yards running north-south. The living area of my house on Young Rd faces east overlooking the long expanse of 46030 Avalon Avenue.

*Something which cannot be overemphasised and which makes my case a special case* is that my property is unique in being the *only* home in this area that would have the principle living area, deck, patio and garden completely overlooked and overshadowed by a thirty three foot high infill house.

I was informed by the City Planning Department that only one property on each street could be developed with infill. On Avalon Avenue there are many properties of equal size with potential for infill which do not have the ability to cause such value loss and privacy loss to any other neighbouring property as does this proposed infill to my property.

Please also note;

- The planting of large trees to form a visual screen for privacy along the boundary between 46030 Avalon Avenue and my property is not permitted and thus not an option as the city sewer line runs inside my fence along this border.
- As revealed in Appendix 1, that the neighbouring house at 45998 Avalon Avenue is only just beyond arms reach of the northern side of my house.
- Being potentially wedged between the raised Young Rd dike, the extremely close house and then an infill development would be grossly injurious to my property's value.

2. Privacy. (See Appendix 2) Due to the height of the proposed building and the very close proximity of the structure to my fence, not only will I loose all my privacy, the building will also form an unsightly, claustrophobic wall. Also due to the height of the proposed structure the occupants would be afforded a direct view into my living room, my bedroom and the bathroom. Not only would they look into my house they would also look directly over my entire garden, patio and BBQ area.

This would have a massive permanent injurious affect on my social life and privacy.
3. **Loss of Natural Light and Sunshine.** My house and garden currently receive generous amounts of direct sunshine making it a happy place to be. The proposed infill structure in very close proximity to my boundary, with its height and length will form a wall blocking sunlight from my house and garden.

When I purchased my home the back yard contained absolutely no landscaping. During the past seven years I spent vast amounts of time and considerable money creating a garden full of sun loving perennials and shrubs that will no longer thrive if they were overshadowed by the proposed infill.

It would be a great loss to me to no longer be able to do what I love most, which is gardening.

4. **Financial Loss.** When I purchased my home in 2011 one of the biggest selling features was the privacy and also the beautiful view of Mount Cheam. As quoted to me by a local real estate agent, "Nothing devalues a home more than the loss of privacy".

My home will absolutely devalue, and significantly so, through loss of privacy, loss of light and the replacement of a spectacular view with the side of a large overshadowing building if an infill takes place at 40360 Avalon Avenue.

An infill application being granted would result in the value of my property diminishing by one hundred thousand dollars or more.

Please also take cognisance of the following additional relevant facts. This proposed infill at 46030 Avalon Avenue would only add one additional house to the street. (The present large family home has a basement with the potential to house another family.)

Global news recently reported that Langely's condo market was "insane" with listing quadrupling and that the area is now flooded with vacant condos.

In conclusion, I would like to remind those concerned, that the City of Chilliwack Proper and Fairfield Island Neighbourhood Plan, states in Section 9. that one of its objectives is to "Protect the privacy of existing homes from infill development". Given the unique situation of my property, my home is the **one** property which would suffer the greatest from the proposed adjacent infill at 40360 Avalon Avenue.

Yours faithfully

Ruth Thornton
Appendix 1.

Aerial view and map showing orientation and layout of 10082 Young Rd and 46030 Avalon Avenue, and extremely close proximity of 45998 Avalon Avenue.
Appendix 2.

Outside socialising area which would be directly looked down upon from a close tall building.

Photo of house, deck and the remainder of the socialising area as viewed from the boundary, from a height of only ten feet.
Appendix 2.

Photo taken from inside the house showing the present view from my bedroom which an infill would replace with on looking windows and a wall.

Photo taken from inside the living room.
This photo shows a portion of my garden in summer revealing my great enjoyment and love of gardening. These plants would fail to thrive if overshadowed, which would be the case if a thirty-three foot wall was erected anywhere near this eastern boundary of my property, thus blocking out the sun.
Manager of Development Planning &
Manager of Land Development/Approving Officer
Chilliwack, BC

Dear Sir/Madam

I appreciate the fact that you are very busy and I am grateful for your having taken the time to read my submission regarding the impact an infill development at 46030 Avalon Avenue would have on my property and on me.

Should an evaluation of the impact be considered useful I would welcome an on site inspection. In such a case please feel free to contact me either contact via phone on the numbers (cell) or (land line). Alternatively I can be contacted via e-mail at

Yours faithfully

Ruth Thornton
The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2018, No. 4623”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 006-983-855, Lot 98 District Lot 372 Group 2 New Westminster District Plan 33927, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Received first and second reading on the 18th day of December, 2018.
Public hearing held on the
Received third reading on the
Received adoption on the

___________________________
Mayor

___________________________
Corporate Officer

NOTE: This bylaw refers to property located at 46030 Avalon Avenue.
"Zoning Bylaw Amendment Bylaw 2018, No. 4630"

and

"Development Variance Permit DVP971"

(46333 Topley Avenue - RZ001239/DVP00971)
AGENDA ITEM NO: 7-H-4
MEETING DATE: December 18, 2018

STAFF REPORT – COVER SHEET

OTG Developments
Rezoning & Development Variance

SUBJECT: Permit / 46333 Topley Avenue DATE: November 20, 2018

Planning & Strategic Initiatives
DEPARTMENT: RZ001239 & DVP00971 PREPARED BY: Stacy Thoreson / kk

1. SUMMARY OF ISSUE:

The applicant seeks to rezone the property to from an Rl-A (One Family Residential) Zone to an Rl-D (Infill Small Lot One Family Residential) Zone to facilitate a future two lot subdivision and retain the existing dwelling. A Development Variance Permit application is being considered concurrently with the rezoning application and is seeking approval to:

- reduce the minimum lot depth from 30m to 22.5m within proposed “Lot A”;
- reduce the rear lot line setback from 7.5m to 1.5m within proposed “Lot A”;
- reduce the minimum lot depth for proposed Lot "B" from 30m to 21.3m;
- reduce the rear lot line setback from 7.5m to 6m within proposed Lot "B"; and,
- reduce the front lot line setback from 6m to 5m for the house only within proposed “Lot B” (the garage will meet the required setback) within the proposed Rl-D Zone.

As detailed within the Staff Report, staff are not supportive of the proposed change in land use and necessary variances to facilitate the proposal and recommend that Council deny the Bylaw and issuance of Development Variance Permit DVP00971 with respect to property located at 46333 Topley Avenue.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4630”, which proposes to rezone property located at 46333 Topley Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be denied. (RZ001239) 

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant seeks to rezone the property to from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future two lot subdivision and retain the existing dwelling. A Development Variance Permit application is being considered concurrently with the rezoning application and is seeking approval to:

- reduce the minimum lot depth from 30m to 22.5m within proposed “Lot A”;
- reduce the rear lot line setback from 7.5m to 1.5m within proposed “Lot A”;
- reduce the minimum lot depth for proposed Lot "B" from 30m to 21.3m;
- reduce the rear lot line setback from 7.5m to 6m within proposed Lot "B"; and,
- reduce the front lot line setback from 6m to 5m for the house only within proposed “Lot B” (the garage will meet the required setback) within the proposed R1-D Zone.

As detailed within the Staff Report, staff are not supportive of the proposed change in land use and necessary variances to facilitate the proposal and recommend that Council deny the Bylaw and issuance of Development Variance Permit DVP00971 with respect to property located at 46333 Topley Avenue.

2. PROPOSAL:

As shown within the Conceptual Site Plan, provided below, the proposal includes rezoning the property to facilitate a two lot subdivision while retaining the existing single family dwelling and deck within proposed southern “Lot A” and building a new single family dwelling within the proposed northern “Lot B”, with access off of Shamrock Drive.

Final lot layout must comply with City Bylaws and include urban half road frontage improvements complete with LED street lighting on both frontages, as required at time of subdivision. The Tree Management (Land Development Bylaw) also applies at the time of subdivision.
Conceptual Site Plan (as provided by the applicant)

Proposed Lot "B" Amenity Space:
- Main = 93m²

Proposed Lot "A" Amenity Space:
- Main = 41m²
- Secondary = 104m²
- Front = 134m²

Legend:
- Existing Property Line
- Proposed Property Line
- Building Envelope
- Existing Structure

Zoning:
- Current - R1-A
- Proposed - R1-D

Lot A:
- W = 21.336m
- D = 22.5m
- A = 480.0m²
- Lot A Variances:
  - D = 30m - 22.5m = 7.5m
  - RLL = 7.5m - 1.5m = 6.0m

Lot B:
- W = 21.336m
- D = 15.6m
- A = 332.84m²
- Lot B Variances:
  - D = 30m - 21.336m = 8.7m
  - FLL = 6m - 5m = 1.0m
  - RLL = 7.5m - 6m = 1.5m
3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “Residential 1” within the Chilliwack Proper and Fairfield Island Neighbourhoods Plan

Land Use: Single family dwelling.

3.2 Neighbourhood Character

The subject property is located within a residential neighbourhood within Fairfield, surrounded by single family dwellings within the R1-A Zone. The property is located within walking distance to two parks, Topley and Guinet, as well as Strathcona Elementary.

As the character of the neighbourhood is primarily older rancher style single family homes, the future development of an additional single family home will maintain the single family density; however, a ground entry home with living quarters above will likely be constructed in order to comply with the flood construction level (FCL) creating a differentiation of height with the surrounding lots. Both the existing R1-A Zone and the proposed R1-D Zone allow for a maximum height of 10m.

Ortho Photo of Current Development and Proposed Subdivision

Photo of existing home taken from corner of Topley Avenue and Shamrock Drive

Photo of existing home and proposed future lot taken from Shamrock Drive
3.3 Technical Issues:

Floodplain: The subject property is located within the protected floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

4. DISCUSSION:

The subject property is located within The Chilliwack Proper and Fairfield Island Neighbourhoods Plan ("The Plan"), which was recently adopted by Council following an extensive public consultation process earlier this year. Public input from this process has resulted in policy that supports smaller lot infill development, provided it aligns with the prevailing development pattern within the neighbourhood, the minimum lot area is achieved, and setbacks, lot width, and depth, do not require major variances.

Within the Plan, R1-D (10 m wide) infill development lots are envisioned primarily where lots have rear lane access, to preserve a green front yard streetscape and on-street parking. In special cases, they may be considered where on-street parking is available and on-street parking is maintained through subdivision design. Alternatively, increased front yard setbacks may be considered to provide longer driveways and on-site parking pads for additional off-street parking, provided they are consistent with adjacent development, and useable amenity/green space is retained on the property.

In accordance with the Local Government Act, a variance to density, and therefore lot size, is not permitted. As such, the R1-D (Infill Small Lot One Family Residential) Zone is being proposed as the minimum lot area can be met; however, keeping in mind the policy set out in the Plan described above, the required variances to lot depths, widths and setbacks are not minor in nature, and therefore not in keeping with the objectives of The Plan.

As the proposal is also subject to the City's Infill Development Policies, a maximum driveway width of 4m is permitted in order to retain an on-street parking spot in front of the 10m wide lot. This requirement will only allow one car to be parked within the driveway of the proposed new lot, which is not reflected in the Conceptual Site Plan provided.

Moreover, the proposal is not consistent with adjacent development nor does it have sufficient depth to accommodate longer driveways and on-site parking pads for additional off-street parking while maintaining adequate amenity space. The available parking and amenity space provided for each proposed lot is outlined within the Conceptual Site Plan.

The application, which involves retention of the existing home and major variances to facilitate subdivision of the property, is considered premature and is not supported by Staff. The proposed rezoning and requested variances do not align with The Plan or current planning best practices.
5. **OPTIONS:**

1. Deny the application.
2. Give the application 1st and 2nd reading with a Public Hearing called for January 8, 2018.

6. **RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2018, No. 4630", which proposes to rezone property located at 46333 Topley Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be denied. (RZ001239)

**Substantiation:**

The subject property's location within the Fairfield Neighbourhood and, therefore, the new Plan area, necessitates the proposal to meet the development standards as outlined within the Plan.

As discussed, the proposed rezoning and requested variances do not align with The Plan or current planning best practices and is not supported by Staff. The proposal will not result in a development that is representative of the comprehensive vision that was established through the development of The Plan.

Staff are recommending that the rezoning and variance requests not be supported for the reasons noted above. The applicant has been made aware of this and has requested that the proposal proceed for Council's consideration.

7. **SOURCES OF INFORMATION:**

- Rezoning Application -- RZ001239
- Development Variance Permit Application -- DVP00971
- Development Application Review Team Minutes - May 3, August 16 & September 27, 2018
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following items:

1. **ZONING BYLAW AMENDMENT BYLAW 2018, No. 4630 (RZ001239) DEVELOPMENT VARIANCE PERMIT DVP00971**

   **Location:** 46333 Topley Avenue  
   **Applicant:** OTG Development Concepts  
   **Purpose:** To rezone the subject property, as shown on the map below, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision.

   A Development Variance Permit application is being considered concurrently with the rezoning application and requests the following variances within the proposed R1-D Zone:
   - reduce the minimum lot depth from 30m to 22.5m within proposed “Lot A”;
   - reduce the rear lot line setback from 7.5m to 1.5m within proposed “Lot A”;
   - reduce the minimum lot depth for proposed Lot "B" from 30m to 21.3m;
   - reduce the rear lot line setback from 7.5m to 6m within proposed Lot "B";
   and,
   - reduce the front lot line setback from 6m to 5m for the house only within proposed “Lot B” (the garage will meet the required setback).

   A Conceptual Site Plan is provided on the following page.
Persons who deem that their interest in the property is affected by the proposed amendment bylaw and permit will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw and permit may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, December 26, 2018 to January 8, 2019, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
City of Chilliwack

Bylaw No. 4630

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2018, No. 4630”.
2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 006-277-501, Lot 277 District Lot 373 Group 2 New Westminster District Plan 41956, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Received first and second reading on the 18th day of December, 2018.
Public hearing held on the
Received third reading on the
Received adoption on the

__________________________
Mayor

__________________________
Corporate Officer

NOTE: This bylaw refers to property located at 46333 Topley Avenue.
"Zoning Bylaw Amendment Bylaw 2018, No. 4630"
SCHEDULE "A"
THE CITY OF CHILLIWACK
DEVELOPMENT VARIANCE PERMIT

To: OTG Developments
520 - 45715 Hocking Avenue
Chilliwack BC V2P 6Z6

1. This Development Variance Permit is issued subject to compliance with all of the
Bylaws of the City of Chilliwack applicable therein, except as specifically varied or
supplemented by this Permit.

2. This Development Variance Permit applies only to those lands within the City of
Chilliwack described below, and the future two lot subdivision and construction
of a new single family dwelling within "Lot B", and does not apply to any
additions or subsequent replacement of any and all buildings and structures and
other development thereon:

   Parcel Identifier No. 006-277-501
   Legal Description: LT 277 DL 373 NWD PL 41956
   Address: 46333 Topley Avenue

3. In accordance with the provisions of Section 498 of the Local Government Act,
the following Section(s) of "Zoning Bylaw 2001, No. 2800" are varied as stated:

   Section 9.15(4)(a) R1-D (Infill Small Lot One Family Residential) Zone is varied
   by reducing the minimum lot depth from 30m to 22.5m for "Lot A".

   Section 9.15(4)(a) R1-D (Infill Small Lot One Family Residential) Zone is varied
   by reducing the minimum lot depth from 30m to 21.3m for "Lot B".

   Section 9.15(8)(a) R1-D (Infill Small Lot One Family Residential) Zone is varied
   by reducing the minimum rear lot line setback from 7.5m to 1.5m for "Lot A".

   Section 9.15(8)(a) R1-D (Infill Small Lot One Family Residential) Zone is varied
   by reducing the minimum rear lot line setback from 7.5m to 6m for "Lot B".

   Section 9.15(8)(a) R1-D (Infill Small Lot One Family Residential) Zone is varied
   by reducing the minimum front lot line setback from 6m to 5m for the house
   only within "Lot B". The driveway is required to meet the required 6m front lot
   line setback.

4. The land described herein shall be developed strictly in accordance with the
terms and conditions and provisions of this Permit and the plans and information
contained within the application.
5. If the Permittee does not commence development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

6. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL ON THE ____ DAY OF _____, 2018.

ISSUED THIS ____ DAY OF _____, 2018.

CORPORATE OFFICER

Site Plan (as provided by the applicant)
"Zoning Bylaw Amendment Bylaw 2018, No. 4631"

(43120 Smith Road - RZ001287)
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the bylaw with respect to property located at 43120 Smith Road.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4631”, which proposes to rezone property located at 43120 Smith Road from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone to facilitate a future subdivision, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001287)

David Blain  
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith  
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the bylaw with respect to property located at 43120 Smith Road.

2. BACKGROUND/PROPOSAL:

The subject property is located within the Agricultural Land Reserve (ALR), however is exempt from the Agricultural Land Commission (ALC) regulations as the property is less than 2 acres (0.8903ha) and has been on a separate title prior to December 1972. The proposed AS Zone requires a minimum lot size of 0.2ha when a property is exempted from the ALR Regulations and is served by a community water system.

The subject property is approximately 0.72ha in area and is currently not connected to City water. The applicant has provided a Conceptual Site Plan which indicates a three lot subdivision. As per the attached plan the proposed lots meet the minimum development standards for the AS Zone. The final lot configuration will be determined at time of subdivision application.

The proposal includes retaining the existing house within the south western corner of the property.

Final lot layout must comply with City Bylaws and include connection to City water, road widening and property dedication for a 20m Rural Road standard, and piping the roadside ditch along the entire property frontage, as required at time of subdivision.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: "Agriculture"

Land Use: Single family dwelling (to be retained through subdivision) and a detached ancillary building (to be removed prior to subdivision).

3.2 Guidelines for Assessing the Development Potential of ALR Exempt Properties

The City’s "Guidelines for Assessing the Development Potential of ALR Exempt Properties", were specifically created for parcels located within the ALR that are exempt from the ALR use regulations to assist in individually assessing their development potential.
Section 4.2 of the guidelines states the following:

"Where servicing is available, and the property is not adjacent to an existing urban area, consider a level of development that is appropriate based on the site’s proximity to farming".

The guidelines also suggest that 2 or 3 lots with a minimum lot size of 0.2ha within the AS Zone is an appropriate level of development for ALR-exempt parcels that are not adjacent to an existing urban area, and are adequately buffered from large farm parcels or operations by natural or built features. At the time of subdivision, additional buffering will be required between the large farm parcels to the west and to the north of the future parcels. Buffering will not be required for portions of the future parcels that are adjacent to existing "residential" properties.

The inclusion of a restrictive covenant on the title at time of subdivision is standard practice to alleviate the potential urban/rural conflicts through 1) requiring buffering in accordance with the Agricultural Land Commission Landscape Buffer Specifications and 2) including language to inform future owners of the potential urban/rural land use conflicts and adjacent farm owners’ rights to farm under the Farm Practice Protect (Right to Farm) Act.

### 3.3 Neighbourhood Character

The subject property is located within close proximity to the intersection of South Sumas Road and Hopedale Road, surrounded by properties zoned AL within the ALR. The adjacent lots to the south and east are primarily residential and range in size between approximately 0.4ha and 1.6ha. The lots to the north and west are between approximately 3ha — 5ha and have large fields directly adjacent to the subject property.

### 3.4 Technical Issues:

- **Floodplain:** The property is located within the protected floodplain and is subject to the Floodplain Regulation Bylaw.
- **Watercourses:** There are no known watercourses within, or in the immediate vicinity of, the subject property.
- **Geotechnical Issues:** The property is not subject to any known geotechnical hazards or earthquake-related risks.

### 4. RECOMMENDATION & SUBSTANTIATION:

**Recommendation:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2018, No. 4631", which proposes to rezone property located at 43120 Smith Road from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone to facilitate a future subdivision, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001287)
Substantiation:

The proposed rezoning to facilitate a future 3 lot subdivision within the AS Zone is considered supportable as the proposal meets the “Guideline’s for Assessing the Development Potential of ALR Exempt Properties” intent of protecting agricultural land while supporting appropriate small lot agricultural parcels for redevelopment. Furthermore the inclusion of a restrictive covenant on the title and appropriate buffering at time of subdivision will also mitigate the potential for urban/rural conflicts.

5. SOURCES OF INFORMATION:

- Rezoning Application – RZ001287
- Development Application Review Team Minutes – November 1, 2018
Conceptual Site Plan (as provided by the applicant)
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. **ZONING BYLAW AMENDMENT BYLAW 2018, No. 4631 (RZ001287)**

   **Location:** 43120 Smith Road

   **Applicant:** W. Robert Vane

   **Purpose:** To rezone the subject property, as shown on the map below, from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone to facilitate a future subdivision.
Persons who deem that their interest in the property is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, **including your full name and address**, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from **Wednesday, December 26, 2018 to Tuesday, January 8, 2019**, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

**Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.**

Jacqueline Morgan  
Corporate Officer
City of Chilliwack

Bylaw No. 4631

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2018, No. 4631”.
2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 010-098-615, Lot 1 District Lot 287 Group 2 New Westminster District Plan 15619, from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone.

Received first and second reading on the 18th day of December, 2018.
Public hearing held on the
Received third reading on the
Received adoption on the

__________________________________________________________________________
Mayor

__________________________________________________________________________
Corporate Officer

NOTE: This bylaw refers to property located at 43120 Smith Road.
"Zoning Bylaw Amendment Bylaw 2018, No. 4631"
PH-5

"Zoning Bylaw Amendment Bylaw 2018, No. 4632"

(9835 Corbould Street - RZ001306)
AGENDA ITEM NO: 7-H-6
MEETING DATE: December 18, 2018

STAFF REPORT – COVER SHEET

SUBJECT: Andrew Blair
Rezoning / 9835 Corbould Street
DATE: November 23, 2018

Planning & Strategic Initiatives
DEPARTMENT: RZ001306
PREPARED BY: Julie Henderson / kk

1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 9835 Corbould Street.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2018, No. 4632", which proposes to rezone property located at 9835 Corbould Street from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for Tuesday, January 8, 2019. (RZ001306)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 9835 Corbould Street.

2. BACKGROUND / PROPOSAL:

The requested rezoning is to facilitate a two lot subdivision on the subject property. As shown in the attached conceptual plan of subdivision, the property has a lot size of approximately 1,085m² which exceeds the minimum lot size and dimension requirements needed to accommodate a two lot subdivision under the R3 Zone.

Final lot layout must comply with City Bylaws and include connection to the City storm main and urban half road frontage works, complete with LED street lighting, at time of subdivision. As Corbould Street is classified as a Minor Collector/Local Road requiring a 20m road width, road dedication of approximately 2.38m is required at time of subdivision for future road widening. As Corbould Street is also identified as a Future Neighbourhood Bike Route in the Chilliwack Cycle Vision plan, curb alignment is required to accommodate future on-street bike facilities. As a result, the applicant has voluntarily agreed to increase the front lot line setback from 4.5m to 6m to provide a consistent streetscape, adequate off-street parking, and to ensure protection of the future bike lane.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: "Residential 1 – One and Two Family Housing" as designated within the Chilliwack Proper and Fairfield Island Neighbourhoods Plan.

Current Land Use: Single family dwelling (to be removed prior to subdivision). A Demolition Permit application has been submitted for the subject property.
3.2 Neighbourhood Character

The subject property is located within a mature residential neighbourhood of Chilliwack Proper known as Riverside (Central). The property is situated along the northern section of Corbould Street and is surrounded on all sides by parcels zoned R1-A, except one lot zoned R3 situated across the street to the east. The property is within walking distance to public amenities, such as Hope River Park and Barber Park to the north and east, respectively.

The NHP supports the development of additional residential units to accommodate greater density at an appropriate scale. The aim is to provide both a mix of housing types and the creation of more affordable housing options where it can be achieved without altering the fundamental form or functionality of the neighbourhood. As the neighbourhood is predominantly characterized by a mix of mature yet well-maintained cottage-style and split-level single family homes with the exception of a newer 2-storey duplex to the east (as shown in the site photos), the future development of new single family homes will maintain the built form and overall density of the area. However, ground entry homes with living quarters above will likely be constructed in order to comply with the Flood Construction Level (FCL), creating a height differentiation with some of the surrounding lots. Both the existing R1-A Zone and proposed R3 Zone allow for a maximum height of 10m. Given the FCL requirements, any new construction in the area is likely to maximize allowable height in any residential zone.

3.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4632”, which proposes to rezone property located at 9835 Corbould Street from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for Tuesday, January 8, 2019. (RZ001306)

Substantiation:

The requested rezoning would facilitate future subdivision and redevelopment in an area with available service capacity and public amenities. The proposal is supported by the objectives outlined within the NHP and OCP through the development of a wide range of housing types that provide affordable options to address diverse family needs without disrupting the fundamental form and functionality of the neighbourhood.
5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001306) — October 1, 2018
- Development Application Review Team (DART) Minutes — October 25, 2018
- Demolition Permit Application (DEM01290) — November 8, 2018
Conceptual Subdivision Plan (as proposed by the applicant)

Lot A
Approx. 530m²

Lot B
Approx. 530m²

CORBOULD STREET

36.9m
40.02m

13m
13m

Road Dedication

Approx. 2.38m
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. ZONING BYLAW AMENDMENT BYLAW 2018, No. 4632 (RZ001306)

   Location: 9835 Corbould Street
   Applicant: Blair Andrew
   Purpose: To rezone the subject property, as shown on the map below, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone to facilitate a future subdivision.

Location Map
Persons who deem that their interest in the property is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, December 26, 2018 to Tuesday, January 8, 2019, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
November 21, 2018

RE: Conceptual Site Plan for 9835 Corbould Street Rezoning Application from R1A to R3

Dear Neighbours,

Please find enclosed a conceptual site plan for the above noted rezoning application. As part of the public consultation requirement, we are distributing a copy of the Conceptual Site Plan with an invitation for you to bring any questions or concerns to our attention so that we may attempt to address them prior to any public hearings related to our application.

The subject property located at 9835 Corbould Street, Chilliwack, BC is currently zoned R1A. We are applying to rezone the property to R3 to facilitate the future subdivision into two R3 lots. The two R3 lots would be developed with two single family homes and the lots would measure 531.4 sqm and 541.9 sqm with frontages of 13 m. Attached is a copy of the Chilliwack Zoning Bylaw pertaining to R3 lots, which outlines uses, lot size and dimension requirements, lot coverage, floor area ratios, setbacks, maximum heights and off street parking requirements.

After consulting with the City of Chilliwack Planning Department, we were advised that if supported, they would recommend increasing the front setback from 4.5 to 6 m, which would support a future bike lane while providing adequate off-street parking on each lot. Another benefit of a 6 m front setback, would be to maintain consistent setbacks with the neighbouring houses and R1A zoning. We would support this requirement.

Should you have and questions or concerns, or would like further details regarding this pending application, please contact the undersigned at your convenience.

Sincerely,

Blair Andrew
778-232-4736
br.andrew@hotmail.com
9.06 R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE

(1) DESCRIPTION

The R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE consists of land, either directly adjacent to public open space or adjacent to visual open space with public open space nearby and proximity to an elementary school, which, owing to the availability of full services, including community water and sanitary sewer and storm sewer is best suited to single family detached dwellings on small lots.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(a) ONE FAMILY RESIDENTIAL (as limited by Special Regulation)
   (i) single family detached dwelling
   (ii) manufactured home, multi-section

(b) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)
   (i) secondary suite

(c) BOARDING

(d) URBAN ANCILLARY USES

(e) ACCESSORY HOME OCCUPATION USE

(f) SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)

(3) LOT SIZE (minimum)

(a) 360m² ONE FAMILY RESIDENTIAL

(4) LOT DIMENSIONS (minimum)

WIDTH  DEPTH
(a) ONE FAMILY RESIDENTIAL (interior) 12.0m  25m
(b) ONE FAMILY RESIDENTIAL (corner) 13.5m  25m

(5) DENSITY (maximum)

(a) Shall not exceed one (1) structure for ONE FAMILY RESIDENTIAL Use.

(6) LOT COVERAGE (maximum)

(a) Total all Buildings and Structures 50%
(b) URBAN ANCILLARY USE

(7) FLOOR AREA RATIO (maximum)

45m²

Date Received: Nov 27, 2019
Received From: Blair Andrew
Folder Number: RZ001306
Subject Property: 9935 Cumboragh
Council Date: Dec 18, 2019
9.06 R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE (continued)

(8) SETBACKS (minimum distance to)  FLL  RLL  ISLL  ESLL
(a) RESIDENTIAL (fee simple)  4.5  6.0  1.2  3.0
(b) RESIDENTIAL (strata)  6.0  6.0  1.2  3.0
(c) URBAN ANCILLARY  6.0  1.0  1.0  3.0

(9) SITING  N/A

(10) BUILDING HEIGHT (maximum)
(a) RESIDENTIAL  10m
(b) URBAN ANCILLARY  4m

(11) OFF-STREET PARKING (minimum)
(a) Shall provide the following minimum number of spaces:
   (l) 2 spaces per dwelling unit

(12) OFF-STREET LOADING (minimum)  N/A

(13) AMENITY AREA (minimum)  N/A

(14) FENCING, SCREENING & LANDSCAPING
(a) Fencing, screening and landscaping shall be provided in accordance with
    the requirements of Section 5.05 of this Bylaw.

(15) SIGNS
(a) Shall be located and constructed in accordance with the City Sign Bylaw,
    in force from time to time.

(16) SPECIAL REGULATIONS
(a) Any structure occupied by a RESIDENTIAL USE shall not have an overall
    dimension of less than 6m, excluding additions and projections.

(AB #3393)

Date Received: Nov 27, 2018
Received From: Blair Andrew
Folder Number: R7001306
Subject Property: 9835 Cariboo St
Council Date: Dec 18, 18
Hi Blair,

Thank you for the consultation summary and letter. I have copied Kathryn Kerton (Planning Clerk) who will ensure this information is included as part of the public record.

Sincerely,

Julie Henderson | Planner I | Planning & Strategic Initiatives
P: 604.793.2949 | F: 604.793.2285 | E: jhenderson@chilliwack.com
City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | www.chilliwack.com

Hi Julie,

As part of the Neighbourhood Consultation process we hand delivered letters which outlined the proposed rezoning application to support the future subdivision of 9835 Corbould Street. Included with the letters was a map of the immediate neighbourhood, a site plan for the proposed future subdivision, and a copy of the Chilliwack Zoning Bylaw pertaining to R3 houses. A copy of the material is attached.

Copies were hand delivered or left in the mail boxes where nobody answered the door. Feedback received to date is included where provided. The following neighbours received the letters:

9780 Corbould Street

- Hand delivered the notice to the owner on November 25, 2018. She said she would review the information provided and expressed concern with the size of the houses to be built. She said that they had just moved from Surrey to get away from the “monster houses”. We informed her that we did not intend to build a monster home, that we wanted to build houses that are in line with the other newer homes in the neighbourhood. We encouraged the owner to call Blair (or email) after she was done reading the information provided.
9797 Corbould Street
- Package left in the mailbox on November 25, 2018

9803 Corbould Street
- Package left in the mailbox on November 25, 2018

9804 Corbould Street
- Hand delivered the package to the owner on November 25, 2018. We told her to read the information provided and contact us if she had any concern. The owner said that she has been living in her residence for 20 years, her son lived next door and did not seem to have any concern with the rezoning of the neighbouring property.

9817 Corbould Street
- Package left in the mailbox on November 25, 2018

9818 Corbould Street
- Hand delivered the package to the owner on November 25, 2018. The owner said that he grew up in the neighbourhood, was in the process of renovating his house and may consider rezoning his property at some point in the future. He appeared to be in favor of the development of the neighbourhood.

9826A Corbould Street
- Hand delivered the package to the owner on November 25, 2018. We advised we were notifying neighbours as part of the community consultation process for the rezoning of 9835 Corbould St. He said he bought his property 3.5 years ago and supports the new development as he feels it will increase the value of his property.

9826B Corbould Street
- Hand delivered the package to the owner on November 25, 2018. We explained what our plans were and he did not express any concerns with the rezoning. We asked him to read the information provided and encouraged him to contact Blair if he had any questions or concerns.

9847 Corbould Street
- Package left in the mailbox on November 25, 2018

9855 Corbould Street
- Package left in the mailbox on November 25, 2018

45701 Berkeley Avenue
- Left package in mailbox on November 25, 2018
45702 Berkeley Avenue:
- Left package in mailbox on November 25, 2018

45724 Berkeley Avenue
- Left package in mailbox on November 25, 2018

9790 Norland Street
- Left package in mailbox on November 25, 2018

9804 Norland Street
- On November 25, 2018 we hand delivered the package to a friend of the owner who advised he would provide package to the owner who did not speak English.

9816 Norland Street
- Left package in mailbox on November 25, 2018
- Owner contact me by telephone on November 26, 2018. He advised that he supports the development application but would like us to retain the mature cherry tree at rear of property. Advised him that we would try to retain the cherry tree as long as it did not interfere with the footprint of house.

9824 Norland Street
- Provided package to a care home worker who answered the door on November 25, 2018. He said he would forward the package to the owner.

9836 Norland Street
- Package left in mailbox on November 25, 2018.

9848 Norland Street
- On November 25, 2018. I delivered a copy of the package to the owner. We discussed the planned development and he did not have any immediate concerns. Advised him to contact me if he had any questions regarding development or material provided.

To date, there does not appear to be any opposition, and other than the comments outlined above, I do not anticipate any objections. I will continue compiling any feedback received and forward to your attention leading up to the council meeting on December 18, 2018. I hope that this fulfills the requirements of the neighbourhood consultation.

Sincerely,

Blair Andrew
City of Chilliwack

Bylaw No. 4632

A bylaw to amend the "Zoning Bylaw 2001, No. 2800"

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as "Zoning Bylaw Amendment Bylaw 2018, No. 4632".

2. "Zoning Bylaw 2001, No. 2800" is hereby further amended by rezoning property described as PID: 004-203-801, Lot 90 Division "C" New Westminster District Plan 50818, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone.

Received first and second reading on the 18th day of December, 2018.
Public hearing held on the
Received third reading on the
Received adoption on the

______________________________
Mayor

______________________________
Corporate Officer

NOTE: This bylaw refers to property located at 9835 Corbould Street.
Zoning Bylaw Amendment Bylaw 2018, No. 4632
"Temporary Use Permit TUP00134"

(45270 Bluejay Avenue)
CITY OF CHILLIWACK
NOTICE OF PUBLIC HEARING
Tuesday, January 8, 2019 at 7:00 p.m.
Council Chambers
8550 Young Road, Chilliwack, B.C. V2P 8A4
www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. TEMPORARY USE PERMIT TUP00134

Location(s): 45270 Bluejay Avenue

Applicant: James & Kim Olsen

Purpose: To permit the operation of a 12 child daycare facility within the subject property, as shown on the map below. As the R1-A (One Family Residential) Zone does not permit a daycare of this size, a Temporary Use Permit is required.

Location Map
Persons who deem that their interest in the property is affected by the proposed Temporary Use Permit will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

This proposed Temporary Use Permit may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, December 26, 2018 to Tuesday, January 8, 2019 both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
AGENDA ITEM NO: 10-4
MEETING DATE: January 8, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Public Information Listing            Date: January 4, 2019

DEPARTMENT: Clerk's                         Prepared by: Jacqueline Morgan

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PI-1   “Development Variance Permit DVP01016”

Development Variance Permit DVP01016 for property located at 6333 Edson Drive (background information on this matter is contained within Agenda Item 12-A-2).

Consultation package containing a petition of support with 7 names received from:

- Dennis and Gloria Moorhouse, 6345 Edson Drive, dated November 4, 2018
  December 13, 2018

---

PI-2   “Development Variance Permit DVP01018”

Development Variance Permit DVP01018 for property located at 9535 Ford Road (background information on this matter is contained within Agenda Item 12-A-3).
"Development Variance Permit DVP01016"

(6333 Edson Drive)
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Information Meeting, as noted above, on the following item:

1. DEVELOPMENT VARIANCE PERMIT DVP01016

Location: 6333 Edson Drive

Applicant: Dennis Moorhouse

Purpose: To increase the maximum permitted lot coverage for an urban ancillary building within the R1-A (One Family Residential) Zone from 75m² to 102m² to facilitate construction of a detached garage on the subject property, as shown on the map below.
Property Owners and any tenants in occupation of lands directly affected by the permit and within 30 metres of the lands, as shown above, will have an opportunity to be heard at the Public Information Meeting, or if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Information Meeting. All submissions will be recorded and form part of the official record of the Meeting.

This proposed Development Variance Permit may be inspected between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, from Wednesday, December 26, 2018 to Tuesday, January 8, 2019, both inclusive, in the Office of the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Information Meeting.

Jacqueline Morgan
Corporate Officer
November 4, 2018

We, Dennis and Gloria Moorhouse, owners of the property located at 6333 Edson Drive have filed an application with the city of Chilliwack for a variance permit to facilitate the building of a single story garage measuring 786 sq. ft with an open carport on one side measuring 320 sq. ft. located in the south west corner of the property.

Your signature is required for the approval process to ensure there are no concerns from neighbouring property owners.

Thank you for your support.
Sincerely,
Dennis and Gloria Moorhouse

NAME AND ADDRESS

Travis Happner 6345 Edson Drive
Web McDade 6345 Edson Dr Chilliwack BC
Kathy Manson 6310 Edson Dr Chilliwack V2R 4C1
C. Marrison 6315 Edson Dr Chilliwack V2R 4C1
Rick Funk 6330 Edson Dr Chilliwack V2R 4C1
Christine Parey 4311 Jewel Ave. Chill. V2R 4C2
Henry Tremblay 6392 Edson Dr Chill. V2R 4C1

RECEIVED BY
PLANNING DEPT.

DEC 13 2018
CITY OF CHILLIWACK

Date Received: Dec 13, 2018
Received From: Dennis & Gloria Moorhouse
Folder Number: DVP01041
Subject Property: 6345 Edson Drive
Council Date: January 8, 2018
PI-2

“Development Variance Permit DVP01018”

(9535 Ford Road)
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Information Meeting, as noted above, on the following item:

1. DEVELOPMENT VARIANCE PERMIT DVP01018

Location: 9535 Ford Road

Applicant: Jan Huisman

Purpose: To reduce the front lot line setback within the AL (Agricultural Lowland) Zone from 7.5m to 2.5m in order to bring an existing residence in line with Zoning Bylaw regulations.
Property Owners and any tenants in occupation of lands directly affected by the permit and within 30 metres of the lands, as shown above, will have an opportunity to be heard at the Public Information Meeting, or if you are unable to attend, you may provide a written submission, **including your full name and address**, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Information Meeting. All submissions will be recorded and form part of the official record of the Meeting.

This proposed Development Variance Permit may be inspected between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, from **Wednesday, December 26, 2018 to Tuesday, January 8, 2019**, both inclusive, in the Office of the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Information Meeting.

Jacqueline Morgan
Corporate Officer
AGENDA ITEM NO: 11-A-1
MEETING DATE: January 8, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Bylaws from Public Hearing  Date: December 27, 2018
DEPARTMENT: Clerk's  Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2018, No. 4612", which proposes to rezone property located at 8734 Sunrise Drive, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, has been to Public Hearing and is now presented for Council’s consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2018, No. 4612" with respect to property located at 8734 Sunrise Drive be given third reading.

Recommendation that "Zoning Bylaw Amendment Bylaw 2018, No. 4612" with respect to property located at 8734 Sunrise Drive be adopted. (RZ001149)

Jacqueline Morgan,
Corporate Officer
AGENDA ITEM NO: 11-A-2
MEETING DATE: January 8, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Bylaws from Public Hearing Date: January 4, 2019
DEPARTMENT: Clerk’s Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

“Zoning Bylaw Amendment Bylaw 2018, No. 4623”, which proposes to rezone property located at 46030 Avalon Avenue, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, has been to Public Hearing and is now presented for Council’s consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4623” with respect to property located at 46030 Avalon Avenue be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4623” with respect to property located at 46030 Avalon Avenue be adopted. (RZ001284)

[Signature]
Jacqueline Morgan,
Corporate Officer
AGENDA ITEM NO: 11-A-3
MEETING DATE: January 8, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Applications from Public Hearing  Date: January 4, 2019
DEPARTMENT: Clerk’s  Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

“Zoning Bylaw Amendment Bylaw 2018, No. 4630”, which proposes to rezone property located at 46333 Topley Avenue, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, has been to Public Hearing and is now presented for Council’s consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

Development Variance Permit DVP00971 for said property, which proposes the following variances, has been to Public Hearing and is now presented for Council’s consideration.

- vary the minimum lot depth from 30m to 22.5m within proposed “Lot A”;
- vary the rear lot line setback from 7.5m to 1.5m within proposed “Lot A”;
- vary the minimum lot depth for proposed Lot “B” from 30m to 21.3m;
- vary the rear lot line setback from 7.5m to 6m within proposed Lot “B”;
- vary the front lot line setback from 6m to 5m for the house only within proposed “Lot B” (the garage will meet the required setback), to facilitate a two lot subdivision.

Council may choose to:

(1) Approve the application;
(2) Amend the application;
(3) Refer the application back to staff;
(4) Deny the application.

2. RECOMMENDATION:

Recommendation that application RZ001239 for “Zoning Bylaw Amendment Bylaw 2018, No. 4630” with respect to property located at 46333 Topley Avenue be denied.

Recommendation that Council deny the issuance of Development Variance Permit DVP00971 with respect to property located at 46333 Topley Avenue.

[Signature]
Jacqueline Morgan,
Corporate Officer
1. **SUMMARY OF ISSUE:**

"Zoning Bylaw Amendment Bylaw 2018, No. 4631", which proposes to rezone property located at 43120 Smith Road, from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone, has been to Public Hearing and is now presented for Council’s consideration.

Council may choose to:

1. Allow the application to proceed by giving the bylaw third reading and adoption;
2. Deny the application;
3. Refer the application back to staff.

2. **RECOMMENDATION:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4631” with respect to property located at 43120 Smith Road be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4631” with respect to property located at 43120 Smith Road be adopted. (RZ001287)

[Signature]
Jacqueline Morgan,
Corporate Officer
1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2018, No. 4632", which proposes to rezone property located at 9835 Corbould Street, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, has been to Public Hearing and is now presented for Council's consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2018, No. 4632" with respect to property located at 9835 Corbould Street be given third reading.

Recommendation that "Zoning Bylaw Amendment Bylaw 2018, No. 4632" with respect to property located at 9835 Corbould Street be adopted. (RZ001306)

Jacqueline Morgan,
Corporate Officer
1. SUMMARY OF ISSUE:

The applicant is seeking a permit for the operation of a daycare with a capacity of up to 12 children within the R1-A (One Family Residential) Zoned subject property. As the R1-A Zone does not permit a daycare of this size, a Temporary Use Permit (TUP) is required.

After three years, a renewal of the TUP will be required to continue to use the site for the operation of a 12 child daycare facility for an additional three years. Once the proposed TUP has been to Public Hearing, staff recommend that Council approve Temporary Use Permit TUP00134 with respect to property located at 45270 Bluejay Avenue.

A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application must be submitted.

2. RECOMMENDATION:

Recommendation that Council approve the issuance of Temporary Use Permit (TUP00134), with respect to property located at 45270 Bluejay Avenue, subject to the recommendations as stipulated within the draft Temporary Use Permit.

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

David Blain
Director of Planning & Engineering

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant is seeking a permit for the operation of a daycare with a capacity of up to 12 children within the R1-A (One Family Residential) Zoned subject property. As the R1-A Zone does not permit a daycare of this size, a Temporary Use Permit (TUP) is required.

After three years, a renewal of the TUP will be required to continue to use the site for the operation of a 12 child daycare facility for an additional three years. Once the proposed TUP has been to Public Hearing, staff recommend that Council approve Temporary Use Permit TUP00134 with respect to property located at 45270 Bluejay Avenue.

A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application must be submitted.

2. BACKGROUND / PROPOSAL:

The applicant has been operating a 12 child daycare facility from the subject property since July 2004 through the issuance of TUP approvals. As a TUP can only be renewed once, a new TUP application has been submitted.

The single-family dwelling is presently used as a daycare facility (Once Upon a Time Childcare Centre) that is managed and operated by the owners/occupiers of the dwelling. There are no records of any complaints on the subject property with respect to the daycare facility.

As the dwelling is not being modified, altered or renovated, additional BC Building Code requirements do not apply and a Building Permit application is not required in conjunction with this application as per Policy G-27 (Conversion of One and Two Family Dwellings to Daycare).

3. FACTORS

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: “Low Density Residential”

Land Use: Single-family dwelling
3.2 Neighbourhood Character

The subject property is located on a corner lot within a mature single-family neighbourhood. Properties to the east, west and north contain single-family dwellings within the R1-A Zone. To the south is a large agricultural parcel within the AL (Agriculture Lowland) Zone and Agricultural Land Reserve. On-street parking is available for public use on the southbound section of Richardson Avenue and on the eastbound section of Bluejay Avenue.

3.3 Technical Issues

Floodplain: The subject property is not located within the floodplain.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

4. CONDITIONS OF ISSUANCE OF TEMPORARY USE PERMIT

As the applicant proposes no changes to the existing permit and there are no records of any complaints, Staff are recommending bringing forward the conditions of the previously issued TUP:

- the business use of the lands shall consist of a daycare for a maximum of 12 children;
- the daycare shall operate Monday to Friday from 7:30 am to 5:30 pm;
- the daycare must provide adequate parking on site; and,
- the daycare must comply with all requirements of the Ministry of Health and the City of Chilliwack Fire Department for daycare operations.

5. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council approve the issuance of Temporary Use Permit (TUP00134), with respect to property located at 45270 Bluejay Avenue, subject to the recommendations as stipulated within the draft Temporary Use Permit.

Substantiation:

The daycare has been in operation on the subject property since 2004 under previous TUPs with no record of any complaints. The daycare is providing a necessary service for the community and the continued operation of this business for a further 3 years is not anticipated to have a negative impact on the neighbourhood.
6. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – December 6, 2018
- Temporary Use Permit application TUP00134
- Temporary Use Permit application - renewal (TUP00063)
- Temporary Use Permit application (TUP00029)
- Temporary Commercial Permit application - renewal (TCP0055)
- Temporary Commercial Permit application (TCP00030)
Location Map

Ortho Photo
To: James & Kim Olsen
45270 Bluejay Avenue
Chilliwack BC V2R 1H2

WHEREAS Section 493 of the Local Government Act permits the issuance of Temporary Use Permits; and WHEREAS the Council of the City of Chilliwack in open meeting assembled is prepared to issue such a permit on the terms and conditions set out below.

IT IS HEREBY RESOLVED that a Temporary Use Permit be issued as affecting property at:

Civic Address:

45270 Bluejay Avenue

Parcel Identifier:

009-094-849

Legal Description:

LOT 5 DISTRICT LOT 279 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 76060

General Intent of Permit

To permit the operation of a childcare facility for up to 12 children as an accessory home occupation within the subject property.

Validity of Permit

Three calendar years from the date of issuance of this Permit.

Renewal of Permit

In accordance with Section 497(2), this permit may be renewed once only, following application to and at the pleasure of the Council of the City of Chilliwack, following observance of due procedure.
Terms and Conditions of Permit

1. The business use of the lands shall consist of a daycare for a maximum of 12 children.

2. The daycare shall operate Monday to Friday from 7:30 am to 5:30 pm.

3. The daycare must provide adequate parking on site.

4. The daycare must comply with all requirements of the Ministry of Health and the City of Chilliwack Fire Department for daycare operations.

5. Two months before the expiration date of this Permit the applicant shall indicate to the Director of Planning & Strategic Initiatives his intention to either cease the business activity or to apply for a further three year permit.

6. For sake of clarity, this Permit constitutes a temporary Official Community Plan designation for a Temporary Use area.

APPROVED THIS ___ DAY OF _____________, 2018.

ISSUED THIS ___ DAY OF _____________, 2018.

______________________________
CORPORATE OFFICER
AGENDA ITEM NO: 12-A-2
MEETING DATE: January 8, 2019

STAFF REPORT — COVER SHEET

Dennis Moorhouse
Development Variance Permit / 6333 Edson Drive

DATE: December 13, 2018

DEPARTMENT: DVP01016
PREPARED BY: Stacy Thoreson / tt

1. SUMMARY OF ISSUE:

The applicant is seeking to increase the maximum permitted lot coverage for an urban ancillary building within the R1-A (One Family Residential) Zone from 75m² to 102m² to facilitate construction of a detached garage.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01016 with respect to property located at 6333 Edson Drive.

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

   The applicant is seeking to increase the maximum permitted lot coverage for an urban ancillary building within the R1-A (One Family Residential) Zone from 75m² to 102m² to facilitate construction of a detached garage.

2. **PROPOSAL:**

   The applicant is seeking support to increase the maximum permitted lot coverage to facilitate the construction of a detached garage with an open carport.

   The proposed building will be located within the southwest corner of the property with vehicle access available by way of the existing driveway. The existing ancillary building on the property will be removed. As shown in the conceptual elevations provided below, the maximum building height is 6m.

   As part of the application, the applicant has submitted a petition of support for the proposal and a copy has been included within this report for information.

**Conceptual Elevations**

For information, a copy of the proposed site plan is attached with the draft Development Variance Permit.
3. **FACTORS:**

3.1 **2040 Official Community Plan (OCP) / Land Use**

OCP: "Low Density Residential"

Land Use: Single family dwelling with detached ancillary building. The existing ancillary building will be removed from the property.

3.2 **Neighbourhood Character**

The subject property is located within a mature residential neighbourhood of Vedder, surrounded by single family dwellings within the R1-A Zone. The property is immediately adjacent to Sunset View Park along the southern and western property lines. As the building is proposed to be sited within the southwestern corner of the property, adjacent to open park space, it will not be located directly adjacent to any single family dwellings.

The property is surrounded by lots similarly zoned R1-A that range in size between quarter acre (1,000m²) and half acre (2,000m²) parcels. As the subject property is approximately 1700m², a larger ancillary structure could be reasonably accommodated on-site without compromising the form and character of the neighbourhood given the size of the subject property and the proposed siting of the building, adjacent to the park and screened with an existing fence.

3.3 **Technical Issues**

Floodplain: The subject property is located outside of the Floodplain.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

3.4 **Development Variance Permit Conditions of Issuance**

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit subject to the following conditions:

a) that the siting of the ancillary building be in accordance with the Site Plan attached within Schedule “A”; and,

b) the existing ancillary building be removed from the property with a demolition permit.
4. RECOMMENDATION & SUBSTANTIATION:

**Recommendation:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01016 with respect to property located at 6333 Edson Drive.

**Substantiation:**

The requested variance for increased lot coverage is considered supportable as the proposed garage will be situated along the southwest property line, away from existing residences, adjacent to open park space and screened by an existing fence. Further, a larger ancillary structure can be reasonably accommodated on-site without compromising the existing neighbourhood character given the size of the subject property and the proposed siting of the building.

5. SOURCES OF INFORMATION:

- Development Variance Permit Application – DVP01016
- Building Permit Application – BP030679

Attachments

- Petition of Support – Dennis and Gloria Moorhouse – November 4, 2018
1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or supplemented by this Permit.

2. This Development Variance Permit applies only to those lands within the City of Chilliwack described below, and the construction of an ancillary building, and does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

<table>
<thead>
<tr>
<th>Parcel Identifier No.</th>
<th>LT 73 DL 262 GRP2 NWD PLAN 41062</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Description</td>
<td>005-927-544 LT 73 DL 262 GRP2 NWD PLAN 41062</td>
</tr>
<tr>
<td>Address</td>
<td>6333 Edson Drive</td>
</tr>
</tbody>
</table>

3. In accordance with the provisions of Section 498 of the Local Government Act the following section(s) of Zoning Bylaw 2001, No. 2800 are varied as stated:

   Section 9.01(6)(c) R1-A (One Family Residential) Zone is varied by increasing the maximum lot coverage from 75 m² to 102 m².

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and the plans and information contained within the application. The following conditions apply:

   a) that the siting of the ancillary building be in accordance with the Site Plan attached within Schedule "A"; and,

   b) the existing ancillary building be removed from the property with a demolition permit.

5. If the Permittee does not commence development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

6. This Permit is not a Building Permit.
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL ON THE ___ DAY OF ___ 2019.

ISSUED THIS ___ DAY OF ___ 2019

CORPORATE OFFICER

Site Plan
1. **SUMMARY OF ISSUE:**

The applicant is seeking to reduce the front lot line setback within the AL (Agriculture Lowland) Zone from 7.5m to 2.5m in order to bring an existing residence in line with Zoning Bylaw regulations.

2. **RECOMMENDATION:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01018 with respect to property located at 9535 Ford Road.

![Signature]

David Blain  
Director of Planning & Engineering

3. **CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

![Signature]

Peter Monteith  
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

The applicant is seeking to reduce the front lot line setback within the AL (Agriculture Lowland) Zone from 7.5m to 2.5m in order to bring an existing residence in line with Zoning Bylaw regulations.

2. **BACKGROUND / PROPOSAL:**

In October of 2016, the City received a Building Permit to site a Temporary Accessory Dwelling (TAD) in the form of a mobile home on the subject property. The siting permit was issued indicating a minimum front lot line (FLL) setback of 7.5m is required, along with a supplemental setback of approximately 4m for future road widening (for a total setback of approximately 11.5m from the current road right-of-way).

Upon review of the survey certificate, the mobile home had been sited at a distance of 6.5m from the front lot line (FLL) setback, leaving only 2.5m for the FLL and 4m for the supplemental setback. As a result, a variance is required in order to bring the existing mobile home in line with Zoning Bylaw regulations. For information, a copy of the site plan is attached with the draft Development Variance Permit.

3. **FACTORS:**

3.1 **2040 Official Community Plan (OCP) / Land Use**

OCP Designation: "Agriculture"

Current Land Use: Single family home, mobile home and ancillary/agricultural outbuildings.

3.2 **Neighbourhood Character**

The property is located within an agricultural area directly south of the Rosedale neighbourhood and is immediately surrounded on all sides by lots similarly zoned AL (Agriculture Lowland). The local area is predominantly characterized by large agricultural lots with active farming operations and single family detached homes.
3.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: The property is subject to a Class “A” watercourse known as Dunville Creek, requiring a riparian area setback of 30m. However, the footprint of the mobile home is situated outside of the required setback.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake-related risks.

3.4 Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit with no additional conditions of issuance.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01018 with respect to property located at 9535 Ford Road.

Substantiation:

Given the context of the existing land uses and agricultural setting, the siting of the mobile home is not anticipated to impact the surrounding neighbourhood. Further, as Ford Road is unlikely to expand in the near future, the effective front lot line setback for the mobile home will be 6.5m, which in comparison, exceeds the standard setback for residential buildings in a number of residential zones.

5. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01018) – October 30, 2018
- Building Permit Application (TAD00207) – October 21, 2016
Location Map

Orthophoto
SCHEDULE "A"
THE CITY OF CHILLIWACK
DEVELOPMENT VARIANCE PERMIT

3090-20 (9535 Ford Road) DVP01018

To: Jan & Wilhelmina Huisman
9535 Ford Road
Rosedale, BC V0X 1X2

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or supplemented by this Permit.

2. This Development Variance Permit applies only to those lands within the City of Chilliwack described below, to bring an existing residence in line with Zoning Bylaw regulations, and does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

   Parcel Identifier No. 000-566-071
   Legal Description: LOT 2 SECTION 31 TOWNSHIP 29 NEW WESTMINSTER DISTRICT PLAN 4451
   Address: 9535 Ford Road

3. In accordance with the provisions of Section 498 of the Local Government Act the following section(s) of Zoning Bylaw 2001, No. 2800 are varied as stated:

   Section 7.01(8)(a) within the AL (Agriculture Lowland) Zone is varied by reducing the front lot line setback from 7.5m to 2.5m.

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and the plans and information contained within the application.

5. If the Permittee does not commence development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

6. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL ON THE ___ DAY OF _____, 2019.

ISSUED THIS ___ DAY OF _____, 2019.

__________________________________________
CORPORATE OFFICER
Proposed Site Plan (as provided by the applicant)

Existing Mobile Home

AL Zone requires a minimum front lot line (FLL) setback of 7.5m.

Supplemental Setback of 4m required for future road widening.

Total setback of 11.5m required from current road right-of-way.

Mobile Home sited at 6.5m from FLL.

Variance for FLL setback to be reduced to 2.5m.

DRAFT