PRESENT: All members of Council, except Councillors Mercer and Westeringh.

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
- T. Friesen, Manager of Environmental Services
- J. Koczkur, Deputy Director of Operations
- F. Van Nynatten, Assistant Manager of Environmental Services
- M. Sikora, Social Development Coordinator
- G. White, Manager of Land Development/Approving Officer
- M. Winn, Manager of Accounting Services
- J. Nesbitt, Fleet Operations Manager
- J. Leggatt, Communications Manager
- B. Johnson, IT Support Technician
- J. McMurray, Recording Secretary

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

Adoption of Minutes

Kloot ) That the Minutes of the Regular Meeting of Council held December 18, 2018, be
Lum ( adopted as circulated.
Carried unanimously

Consent Agenda

Lum ) That the Minutes of the following Committee Meetings be received for
Shields ( information:

- Agriculture and Rural Advisory Committee Meeting held December 3, 2018;
and,
- Design Review Advisory Committee Meeting held December 5, 2018.
Carried unanimously
City of Chilliwack Council Minutes – January 8, 2019

Departmental Reports

Kloot)
Lum )

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.

Carried unanimously

Kloot)
Attrill )

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.

Carried unanimously

Attrill)
Shields)

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

Carried unanimously

Attrill)
Kloot )

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.

Carried unanimously

Lum)
Kloot )

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.

Carried unanimously

Lum)
Shields)

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.

Carried unanimously

The Director of Finance provided Council with a presentation on the “2019 Financial Plan”.

Kloot)
Lum )

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.

Carried unanimously
City of Chilliwack Council Minutes – January 8, 2019

Departmental Reports (continued)

Lum ) 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)

Carried unanimously

Kloot ( That “Zoning Bylaw Amendment Bylaw 2019, No. 4636”, which proposes to amend 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)

Carried unanimously

Attrill ) 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)

Carried unanimously

Shields ( 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)

Carried unanimously

Attrill ) 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)

Carried unanimously

Shields ( 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)

Carried unanimously

Attrill ) 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)

Carried unanimously
Departmental Reports (continued)

Lum  )  That Council support the proposed grant request for $25,000.00 and provide
Attrill  ( 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.

Carried unanimously

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

Carried unanimously

The regular meeting adjourned at 3:26 pm and reconvened at 7:00 pm.

PRESENT:  All members of Council, except Councillors Mercer and Westeringh.

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

C.S. Crosman, Deputy Chief Administrative Officer
J. Morgan, Corporate Officer
D. Blain, Director of Planning and Engineering
B. Johnson, IT Support Technician
J. McMurray, Recording Secretary

Public Hearing

“Zoning Bylaw Amendment Bylaw 2018, No. 4612” (RZ001149)

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.

Grace Rouch, 8678 Sunburst Place, spoke in opposition of the proposal and expressed concerns
regarding the impact on their view; increased traffic on Chilliwack Mountain Road; and, a
possible decrease in property values.

Dennis Turman, 8642 Sunrise Drive, spoke in opposition of subdividing as it will set a precedent
for the neighbourhood. He stated that the existing homes were built to standards that are now
being disregarded and expressed concerns of increased traffic. He questioned whether the
entrance would be from both Chilliwack Mountain Road and Sunburst Place and if there would be
an easement for sewer.

James Burt, 8754 Freeland Place, expressed concern regarding a possible decline in property
values and an increase in the volume of traffic and commented that no improvements to the
Chilliwack Mountain Road have been done to accommodate extra traffic.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2018, No. 4612” (RZ001149) (continued)

Jennifer Chen, 8734 Sunrise Drive, Owner, addressed the concerns of the neighbours. She advised the second house will be located under the existing house so will not affect the view from up above and, the driveway access will be off of Chilliwack Mountain Road, not Sunrise Drive.

Michel Rouch, 8678 Sunburst Place, voiced his concern of the effect on property values and their view of the valley.

Jennifer Chen, 8734 Sunrise Drive, Owner, confirmed that because of the location of the proposed home, the view from 8678 Sunburst Place will not be affected.

Grace Rouch, 8678 Sunburst Place, questioned the allowable height of a house and how it is measured. She reiterated the fact that their view of the valley will be affected.

Dennis Turman, 8642 Sunburst Place, questioned if the existing sewer services would have to be relocated.

Michel Rouch, 8678 Sunburst Place, stated the easement for City services is on their property and asked if they will be affected.

Attrill Shields ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2018, No. 4612” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2018, No. 4612” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2018, No. 4623” (RZ001284)

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.

Consultation package containing an acknowledgment petition of 13 names received from:

• Nav Mangat, 46030 Avalon Avenue, received November 16, 2018.

Correspondence of opposition received from:

• Ruth Thornton, 10082 Young Road, dated November 12, 2018;
• Mike and Debra Cleary, 10003 Merritt Drive, dated January 8 2019 (2 letters); and,
• Tim and Corrie Ganert, 46040 Avalon Avenue, dated January 8, 2019.

Ruth Thornton, 10082 Young Road, spoke in opposition of the proposal, stressing how much it would affect her quality of life and impact her privacy. She commented that the proposed building will block the sunlight into her home and garden. She further advised that she is unable to plant privacy trees in her yard as the City sewer line is in the middle of her property.
City of Chilliwack Council Minutes – January 8, 2019

Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2018, No. 4623” (RZ001284) (continued)

Mike Cleary, 10003 Merritt Drive, indicated his opposition of the proposal and shared concerns of the wall of the buildings being only one metre away from the property lines; afternoon and evening sun will be blocked; their view of the mountains will be impacted; and, properties will depreciate.

Harry Sidhu, Realtor, representing the Applicant, provided a brief overview and clarified the proposal is for homes, not a building and the plan is to keep with the current trend with a height estimated at 22 to 25 feet. He commented that the current zone would permit a huge home and the proposal is to subdivide into two lots with two smaller homes, which would add value and enhancement to the neighbourhood. The homes will have either a flat roof or low pitch roof and the location of the homes would be approximately two feet closer to the lot line than the existing home. Mr. Sidhu also indicated they are willing to work with the neighbours.

Ruth Thornton, 10082 Young Road, commented on the height of 24 feet, expressing concern that it will still be huge alongside her very small home.

Mike Cleary, 10003 Merritt Drive, commented on the length of the buildings and stated he would rather see one nice home sitting a little further forward rather than two long skinny buildings that will have a bigger impact on privacy.

Attribl  ) That the representations with respect to “Zoning Bylaw Amendment Bylaw Kloot 2018, No. 4623” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2018, No. 4623” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2018, No. 4630” (RZ001239)

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 for said property, which proposes the following variances to facilitate a two lot subdivision:

- 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).

Cassidy Silbertragel, #520 – 45715 Hocking Avenue, Applicant, advised that they canvassed the neighbourhood and received no opposition. She explained the reason for the number of variances was so they could maintain the existing home.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2018, No. 4630” (RZ001239)
Development Variance Permit DVP00971 (continued)

Attrill ) That the representation with respect to “Zoning Bylaw Amendment Bylaw 2018, No. 4630” and Development Variance Permit DVP00971 be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2018, No. 4630” and Development Variance Permit DVP00971 be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2018, No. 4631” (RZ001287)

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.

Petition of concern, containing 11 names, submitted by:
  • Rick Klassen, 43092 Smith Road, received January 8, 2019.

Rick Klassen, 43092 Smith Road, representing the surrounding neighbourhood, spoke in opposition and expressed concerns regarding connection to City sewer; the covenant registered on title; impacts on the McGillivray Creek watercourse; vulnerability of culverts; narrowness of Smith Road; additional vehicle and pedestrian traffic; drainage; flood construction levels; and, the effect on future agriculture operations or expansion plans on adjacent ALR farm properties.

Gary Keay, 6234 Smith Road, spoke in opposition. He expressed concern with the 12 foot width of the road on the corner of the L; the increase in traffic; drainage problems; effect of rains on the culverts and questioned if the culverts drain into McGillivray Creek and whether or not they have to comply with floodplain regulations. He questioned whether or not McGillivray Creek is a fish bearing creek and if the Department of Fisheries and Oceans have been consulted. He also mentioned that Smith Road has a severe dip, which should be addressed.

James Lipor, 43206 Smith Road, spoke on his concerns of the subject property being backfilled, which has caused flooding on his property and is worried that the flooding will increase should the application be approved.

Corinne Decker, 43120 South Sumas Road, shared concerns with her experience of the amount of water on their back field where they do haying and is troubled about what will happen if there is more development.

Brendan Schneeberger, 45424 Wells Road, questioned whether the developer would install and pay for a water main extension, which he feels would be a benefit to the surrounding properties.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2018, No. 4631” (RZ001287) (continued)

David Grainger, 41670 South Sumas Road (co-owner of 6275 Hopedale Road) expressed concerns with respect to more run off because of the larger homes being built; the need for drainage to the ditches; and whether or not the drainage issues will be enforced. (He further commented that the applicant did a poor job canvassing the neighbours).

Rob Vane, 43218 Smith Avenue, Owner, advised he was there to answer any questions and confirmed he will be rectifying the drainage problems. In response to the comments regarding the backfilling of his property, he advised that it has been designed for the water to run to the front of his property, not into the neighbours.

Tammy Boersma, 6365 Hopedale Road, responded to the comments made by the previous speaker advising that when the backfilling was done, the drainage was worse and she voiced concerns that it might fail again.

Rick Klassen, 43092 Smith Road, questioned the City water connection with respect to the cost and commented that this application could set a precedent of changing the agricultural nature.

Gary Keay, 6234 Smith Road, commented that the water will still seep out on the surrounding properties unless there is a retaining wall. He advised that Smith Road has exceptional well water and they don’t want City water.

Attrill   ) That the representations with respect to “Zoning Bylaw Amendment Bylaw, Kloot 2018, No. 4631” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2018, No. 4631” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2018, No. 4632” (RZ001306)

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 containing an acknowledgement petition of 7 names received from:

• Blair Andrew, 9835 Corbould Street, received November 27, 2018.

Attrill  ) That the representation with respect to “Zoning Bylaw Amendment Bylaw 2018, Kloot No. 4632” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2018, No. 4632” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously
Public Hearing (continued)

Temporary Use Permit (TUP00134)

Public Hearing on Temporary Use Permit TUP00134 with respect to property located at 45270 Bluejay Avenue to permit the operation of a 12-child daycare facility.

Email of support received from:

That the representation with respect to Temporary Use Permit TUP00134 be received for information; and further, that Temporary Use Permit TUP00134 be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

Development Variance Permit DVP01016

Public Information Meeting on Development Variance Permit DVP01016 with respect to property located at 6333 Edson Drive, which proposes to vary the maximum permitted lot coverage for an urban ancillary building from 75m² to 102m², to facilitate the construction of a detached garage.

Consultation package containing a petition of support with 7 names received from:
- Dennis and Gloria Moorhouse, 6345 Edson Drive, dated November 4, 2018.

That the representation with respect to Development Variance Permit DVP01016 be received for information; and further, that Development Variance Permit DVP01016 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01018

Public Information Meeting on Development Variance Permit DVP01018 with respect to property located at 9535 Ford Road, which proposes to vary the front lot line setback from 7.5m to 2.5m, in order to bring an existing residence in line with Zoning Bylaw regulations.

There were no representations with respect to Development Variance Permit DVP01018.

That Development Variance Permit DVP01018 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Council recessed at 8:52 pm and reconvened at 9:04 pm.
Clerk’s Reports

Kloot  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4612”, with respect to property located at 8734 Sunrise Drive, be read a third time.  (RZ001149)
Carried unanimously

Shields  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4612”, with respect to property located at 8734 Sunrise Drive, be adopted.  (RZ001149)
Carried unanimously

Lum  ) That the application for RZ001284 for “Zoning Bylaw Amendment Bylaw 2018, No. 4623”, with respect to property located at 46030 Avalon Avenue, be denied.
Carried unanimously

Attrill  ) That application RZ001239 for “Zoning Bylaw Amendment Bylaw 2018, No. 4630” with respect to property located at 46333 Topley Avenue be denied.
Defeated
Mayor Popove and Councillor Shields voted “Yea”
Councillors Attrill, Lum and Kloot voted “Nay”

Lum  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4630”, with respect to property located at 46333 Topley Avenue, be read a third time.  (RZ001239)
Carried
Mayor Popove and Councillors Attrill, Lum and Kloot voted “Yea”
Councillor Shields voted “Nay”

Attrill  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4630”, with respect to property located at 46333 Topley Avenue, be adopted.  (RZ001239)
Carried
Mayor Popove and Councillors Attrill, Lum and Kloot voted “Yea”
Councillor Shields voted “Nay”

Lum  ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP00971 with respect to property located at 46333 Topley Avenue.
Carried
Mayor Popove and Councillors Attrill, Lum and Kloot voted “Yea”
Councillor Shields voted “Nay”
Kloot  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4631”, with respect to property located at 43120 Smith Road, be read a third time. (RZ001287)

Shields (  Attrill  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4631”, with respect to property located at 43120 Smith Road, be referred back to staff arrange for an engineering report on the water and drainage.

Referral motion defeated
Councillor Attrill voted “Yea”
Mayor Popove and Councillors Kloot, Lum and Shields voted “Nay”

Kloot  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4631”, with respect to property located at 43120 Smith Road, be read a third time; and further, that staff be directed to bring forward “Zoning Bylaw Amendment Bylaw 2018, No. 4631” for adoption after the City has received an engineering report on water and drainage. (RZ001287)

Carried unanimously

Lum  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4632”, with respect to property located at 9835 Corbould Street, be read a third time. (RZ001306)

Carried unanimously

Lum  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4632”, with respect to property located at 9835 Corbould Street, be adopted. (RZ001306)

Carried unanimously

Application Reports

Kloot  ) 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.

Carried unanimously

Lum  ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01016 with respect to property located at 6333 Edson Drive.

Carried unanimously

Kloot  ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01018 with respect to property located at 9535 Ford Road.

Carried unanimously
Councillors’ Reports

Councillor Shields reported that he is learning a lot and enjoying his role as Councillor. He advised they are currently screening the applications for the various committees and appreciates that the community is getting engaged.

Councillor Attrill commented on the interview process for the committees and advised that she is looking forward to the commencement of the committee meetings.

Councillor Lum reported on his attendance at the political studies class at Sardis Secondary School; the meetings of the Fraser Valley Hospital Board and the Fraser Valley Regional District; and the upcoming interviews for committee members. He commented that it is great working with the new Council and is looking forward to the new year.

Councillor Kloot wished the citizens of Chilliwack all the best for 2019, advising there are a lot of applications for the committees and decisions will be made this week for the Design Review Advisory Committee. He thanked his fellow Councillors and City staff for their continued commitment.

Mayor’s Report

Mayor Popove commented on his new role as Mayor, and that he is blessed to have a great team to work with.

Mayor Popove called for questions from the public.

Rob Vane, 43118 Smith Road, asked for clarification on the decision of Council with respect to the application for 43120 Smith Road.

On a motion of Councillor Kloot, and seconded by Councillor Lum, the meeting adjourned at 9:34 pm.

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Mayor

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Corporate Officer