MINUTES of the Seventh meeting held by the Seventh Council of the City of Chilliwack in the Council Chambers, City Hall on February 5, 2019 at 3:00 pm.

PRESENT: All members of Council.

In addition, the following members of staff were present:

- P.D. Monteith, Chief Administrative Officer
- J. Kooistra, Director of Corporate Services/Acting Corporate Officer
- D. Blain, Director of Planning and Engineering
- G. Savard, Director of Finance
- G. MacPherson, Director of Operations
- R. Mulligan, Director of Recreation and Culture
- J. Morgan, Corporate Officer
- I. Josephson, Fire Chief
- R.E. Sanderson, Deputy Director of Engineering
- 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
- K. Jefford, Manager of Transportation and Drainage
- M. Sikora, Social Development Coordinator
- G. White, Manager of Land Development/Approving Officer
- 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.

Delegations/Hearings

Stephen Butz, President and Chief Executive Officer, and Karen Price, General Manager, Chilliwack Branch, YMCA of Greater Vancouver, were in attendance to provide Council with a presentation on the new Chilliwack YMCA.

Adoption of Minutes

Attrill   ) That the Minutes of the Regular Meeting of Council held January 22, 2019, be adopted as circulated.  
Shields ( Carried unanimously

Consent Agenda

Kloot   ) That the following bylaw be adopted:  
Shields ( “2019 Financial Plan Bylaw 2019, No. 4642”  
Carried unanimously
Monthly/Quarterly Reports

Lum                ) That the Fourth Quarter Reports for all City Departments, for the period October
Westeringh (      ) to December, 2018, be received for information.

Carried unanimously

Department Reports

Kloot             ) That Council receive for information, the Terms of Reference and Membership
Westeringh (      ) Listings for the Select Committees as set out in the Staff Report dated January 30,
                   2019.

Carried unanimously

Kloot             ) That Council authorize Staff to forward Request for Proposal documents to the
Westeringh (      ) following selected proponents for the “Hack Brown / Prest / Five Corners
                   Design-Build Project”:

1. Eurovia BC Inc./McElhanney Engineering Services Ltd.;
2. Jakes Construction Ltd./ISL Engineering and Land Services Ltd.; and,
3. Targa Contracting Ltd./CitiWest Consulting Ltd.

Carried unanimously

Attrill          ) That Council authorize staff to forward Request for Proposal documents to the
Mercer (         ) following selected proponents for future parking lot construction projects:

1. Eurovia BC Inc.;
2. Matcon Civil Constructors Inc.; and,
3. Strohmaier’s Excavating Ltd.

Carried unanimously

Lum                ) That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647”,
Westeringh (      ) which proposes to redesignate property located at 44970 Keith Wilson Road from
                   “Federal” to “Institutional and Civic Use”, be given first and second reading; and
                   further, that a Public Hearing be called for February 19, 2019. (RZ001323)

Carried unanimously

Kloot             ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4648”, which proposes to
Westeringh (      ) rezone properties located at 44990, 45032, and 45070 Caen Avenue and 5373 Tyson
                   Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village)
                   Zone and property located at 44970 Keith Wilson Road from an RSV3 (Special
                   Jurisdiction Reserve) Zone to a P6 (University Village) Zone and a C5 (Night
                   Club/Neighbourhood Pub) Zone, be given first and second reading; and further, that
                   a Public Hearing be called for February 19, 2019. (RZ001323)

Carried unanimously
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Department Reports (continued)

Lum  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4649”, which proposes to
Westeringh  ( rezone property located at 45889 Lake 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
February 19, 2019.  (RZ001290)

Carried unanimously

Shields  ) That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”,
Mercer  ( which proposes to redesignate property located at 42910 Vedder Mountain Road
from “Rural” to “Comprehensive Development Area”, be given first and second
reading; and further, that a Public Hearing be called for February 19, 2019.
(RZ001276)

Carried unanimously

Lum  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4652”, a proposed text
Kloot  ( amendment to create a new CD-29 (Comprehensive Development-29) Zone, be
given first and second reading; and further, that a Public Hearing be called for
February 19, 2019.  (RZ001276)

Carried unanimously

Kloot  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4653”, which proposes to
Attrill  ( rezone property located at 42910 Vedder Mountain Road from an RSV1 (Limited
Use Reserve) Zone to a CD-29 (Comprehensive Development-29) Zone, be given
first and second reading; and further, that a Public Hearing be called for February 19,
2019.  (RZ001276)

Carried unanimously

Lum  ) That Council approve funding of $61,239.09 under the Supportive Housing
Westeringh  ( Assistance Policy (Community Development Initiatives Funding Policy), and waive
$444,816.52 under the “Development Cost Charges Waiver for Eligible
Developments Bylaw 2010, No. 3679” for The Province of BC.

Carried unanimously

Attrill  ) That “Housing Agreement Bylaw 2019, No. 4650” be given first and second
Shields  ( reading.

Carried unanimously

Lum  ) That “Housing Agreement Bylaw 2019, No. 4650” be given third reading.
Attrill  ( Carried unanimously

Kloot  ) That Council direct staff to not consult with outside agencies with respect to an
Attrill  ( application which proposes to amend the text of the 2040 Official Community Plan,
Downtown Land Use and Development Plan, Alder Neighbourhood Plan and
Chilliwack Proper and Fairfield Island Neighbourhoods Plan.  (OCP00038)

Carried unanimously
Department Reports (continued)

Kloot ) That the Regular Agenda be varied by bringing forward Agenda Item 7-H-7 with Westeringh respect to Residential Parking Standards.

Carried unanimously

The Manager of Development Planning provided Council with a presentation on revised standards for residential parking.

Westeringh ) That Council direct staff to include revised standards for residential parking within Shields the Zoning Bylaw Review Project; and further, that the proposed bylaw amendments be forwarded to the Affordable Housing and Development Process Advisory Committee for review.

Carried unanimously

The Manager of Long Range Planning provided a presentation on the proposed “Infill Development Policy”.


Carried unanimously

Councillor Mercer withdrew from the meeting at 4:03 pm and returned at 4:05 pm.

Attrill ) That Development Permit DP000970 with respect to property located at 8434 Chilliwack Shields Mountain Road be referred back to the Design Review Advisory Committee for further review and discussion regarding the side and rear elevations, landscape plan, and implementation of more creativity in the design.

Referral motion carried
Mayor Popove and Councillors Attrill, Kloot, Lum, Mercer and Shields voted “Yay”
Councillor Westeringh voted “Nay”

Kloot ) That Council approve the issuance of Development Permit DP001022 with respect to property located at 8497 Young Road, subject to the recommendations of the Lum Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Carried unanimously

Attrill ) That the Regular Agenda be varied by bringing forward Agenda Item 14-2 (D-1) Kloot with respect to the deconstruction of the Old Chilliwack Curling Club Building.

Carried unanimously
Department Reports (continued)

Attrill ) That Council select Clearview Demolition Ltd. as the successful proponent for the Lum deconstruction of the old Chilliwack Curling Club Building located at 9291 Corbould Street, in the amount of $288,410.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign the necessary documentation.

Carried unanimously

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

The regular meeting adjourned at 4:23 pm and reconvened at 7:00 pm.

PRESENT: All members of Council.

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

P.D. Monteith, Chief Administrative Officer
J. Kooistra, Director of Corporate Services/Acting Corporate Officer
G. Villeneuve, Manager of Development Planning
J. Morgan, Corporate Officer
B. Johnson, IT Support Technician
J. McMurray, Recording Secretary

The Acting Corporate Officer announced that the Public Information Meeting regarding DVP01022 with respect to property located at 9384 Fletcher Street has been cancelled at the request of Staff.

Public Hearing

“Zoning Bylaw Amendment Bylaw 2019, No. 4643” (RZ001303)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4643”, which proposes to rezone property located at 46678 Macken Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Fred Buburuz, #115 - 46693 Yale Road, questioned if there would be access from the laneway; if the current status of the fire lane sign will change; and, where parking will be located.

Lum ) That the representation with respect to “Zoning Bylaw Amendment Bylaw 2019, Kloot No. 4643” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4643” be referred for Council’s further consideration following the close of the Public Hearing.
Carried unanimously
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4644” (RZ001305)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4644”, which proposes to rezone properties located at 46026, 46036, and 46044 Bonny Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone and property located at 46015 Lewis Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone and an R1-D (Infill Small Lot One Family Residential) Zone.

Anna Hutson, 46003 Lewis Avenue, queried if the application was for all strata units; if they would be rentals; if they will be low income homes; if all the existing homes will be torn down; if there will be an issue with ground work and safety of the surrounding homes; and, if the tall trees in the area will be removed.

Margaret Warman, 46241 Portage Avenue, questioned what the quality and the lifespan of the homes will be; the price of the houses; and, if they would be considered as affordable housing. She further expressed concern with respect to the retention of the trees; if new ones would be planted; and, if greenspace will be provided.

Martin Vanderwel, 46007 Lewis Avenue, expressed concern with respect to the demolition and what will happen if it causes cracks in the drywall or other damage to his home.

Jessie Rayner, JCR Design, 45425 Luckakuck Way, Applicant, noted he did consult with much of the neighbourhood and advised there was a concern raised regarding privacy and another regarding water from the slough located in the area. He confirmed the civil design will address ground water issues and that during the demolition process there will be hazardous materials testing; plans to mitigate any effect on the neighbours; and, tree removal. The landscape plan allows for replanting of trees; green space for an amenity area; and, street parking. He extended an invitation to anyone that has any concerns or issues that arise to contact him directly.

Margaret Warman, 46241 Portage Avenue, asked about the quality of the houses that are going to be built; will they be using oriented strand board (osb); and, what the cost of the houses will be. She expressed concern for those that have children, suggesting that they will have to drive to a park as some of the lots are too small to play in.

Anna Hutson, 46003 Lewis Avenue, queried what the timeline is for this proposal to commence.

Martin Vanderwel, 46007 Lewis Avenue, expressed concern with respect to loss of privacy; house and property values; and, questioned how the development would affect the sale of houses in the future.

Jessie Rayner, JCR Design, 45425 Luckakuck Way, Applicant, provided an overview on the plans regarding the neighbour’s loss of privacy and advised the neighbour will have an opportunity to provide input on tree planting, which will allow them control of the location, height, etc. With respect to the question of the quality of houses, the Applicant stated there are minimum requirements set by the BC Building Code and advised that they generally exceed those requirements. He opined that property values will increase and advised the time line for the commencement of the project would be a minimum of 6 months.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4644” (RZ001305) (continued)

Margaret Warman, 46241 Portage Avenue, asked if the developer knows how much he is going to charge for a single family home. She cited there are many houses for sale right now in the area and they are not selling so wondered why they are building more. She also questioned what is considered affordable housing.

Shields ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, Kloot No. 4644” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4644” be referred for Council’s further consideration following the close of the Public Hearing. Carried unanimously

“Zoning Bylaw Amendment Bylaw 2019, No. 4645” (RZ001302)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4645”, which proposes to rezone property located at 46067 Third Avenue from an R1-B (One and Two Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

There were no representations with respect to Bylaw No. 4645.

Attrill ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4645” be referred for Council’s Lum further consideration following the close of the Public Hearing. Carried unanimously

“Zoning Bylaw Amendment Bylaw 2019, No. 4646” (RZ001304)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4646”, which proposes to rezone property located at 46195 Clare Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone.

Consultation letter received from:

- Rajwinder Ottal, 46195 Clare Avenue, received January 8, 2019.

Kloot ) That the representation with respect to “Zoning Bylaw Amendment Bylaw 2019, Westeringh No. 4646” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4646” be referred for Council’s further consideration following the close of the Public Hearing. Carried unanimously
Public Information Meeting

Development Variance Permit DVP01014

Public Information Meeting on Development Variance Permit DVP01014 with respect to property located at 48400 Yale Road, which proposes to vary the exterior side lot line setback from 7.5m to 1.27m, to facilitate a second storey addition to the existing single family dwelling.

There were no representations with respect to Development Variance Permit DVP01014.

Lum ( ) That Development Variance Permit DVP01014 be referred for Council’s further consideration following the close of the Public Information Meeting.

Shields ( ) Carried unanimously

Development Variance Permit DVP01023

Public Information Meeting on Development Variance Permit DVP01023 with respect to property located at 42792 Yarrow Central Road, which proposes to vary the rear lot line setback from 8m to 6m, to facilitate the construction of a deck.

Jessie Rayner, JCR Design, 45425 Luckakuck Way, on behalf of the Owner, was in attendance to answer any questions of Council and gave a brief overview of the application.

Westeringh ( ) That the representation with respect to Development Variance Permit DVP01023 be received for information; and further, that Development Variance Permit DVP01023 be referred for Council’s further consideration following the close of the Public Information Meeting.

Lum ( ) Carried unanimously

Development Variance Permit DVP01026

Public Information Meeting on Development Variance Permit DVP01026 with respect to property located at 9601 Robson Street, which proposes to vary the interior side lot line setback from 3m to 1.2m, to facilitate the construction of an Accessory Dwelling Unit in the form of a coach house.

Ryan Hoxie, #10 - 46792 Hudson Road, on behalf of his Client, was in attendance to answer any questions of Council.

Lum ( ) That the representation with respect to Development Variance Permit DVP01026 be received for information; and further, that Development Variance Permit DVP01026 be referred for Council’s further consideration following the close of the Public Information Meeting.

Kloot ( ) Carried unanimously
Public Information Meeting (continued)

Development Variance Permit DVP01044

Public Information Meeting on Development Variance Permit DVP01044 with respect to property located at 47550 Ballam Road, which proposes to vary the rear lot line setback from 15m to 7.5m, to replace an animal enclosure that recently burnt down. There were no representations with respect to Development Variance Permit DVP01044.

Kloot   ) That Development Variance Permit DVP01044 be referred for Council’s further consideration following the close of the Public Information Meeting.
Attrill ( Carried unanimously

Clerk’s Reports

Lum   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4643”, with respect to property located at 46678 Macken Avenue, be read a third time. (RZ001303)
Wester Lingh ( Carried unanimously

Kloot   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4643”, with respect to property located at 46678 Macken Avenue, be adopted. (RZ001303)
Lum   Carried unanimously

Shields   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4644”, with respect to properties located at 46026, 46036, and 46044 Bonny Avenue and 46015 Lewis Avenue, be read a third time. (RZ001305)
Attrill ( Carried unanimously

Lum   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4644”, with respect to properties located at 46026, 46036, and 46044 Bonny Avenue and 46015 Lewis Avenue, be adopted. (RZ001305)
Attrill Carried unanimously

Wester Lingh ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4645”, with respect to property located at 46067 Third Avenue, be read a third time. (RZ001302)
Kloot ( Carried unanimously

Lum   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4645”, with respect to property located at 46067 Third Avenue, be adopted. (RZ001302)
Attrill Carried unanimously
Clerk’s Reports (continued)

Shields  )  That “Zoning Bylaw Amendment Bylaw 2019, No. 4646”, with respect to property located at 46195 Clare Avenue, be read a third time.  (RZ001304)

Carried unanimously

Attrill  )  That “Zoning Bylaw Amendment Bylaw 2019, No. 4646”, with respect to Shields property located at 46195 Clare Avenue, be adopted.  (RZ001304)

Carried unanimously

Application Reports

Lum  )  That, subject to public representation, Council approve the issuance of Development Kloot Variance Permit DVP01014 with respect to property located at 48400 Yale Road.

Carried unanimously

Lum  )  That, subject to public representation, Council approve the issuance of Development Westeringh Variance Permit DVP01023 with respect to property located at 42792 Yarrow Central Road.

Carried unanimously

Shields  )  That, subject to public representation, Council approve the issuance of Development Attrill Variance Permit DVP01026 with respect to property located at 9601 Robson Street.

Carried unanimously

Kloot  )  That, subject to public representation, Council approve the issuance of Development Shields Variance Permit DVP01044 with respect to property located at 47550 Ballam Road.

Carried unanimously

Mayor’s and Councillors’ Reports

Councillor Shields spoke on his attendance at the Transportation Advisory Committee Meeting and commented on the constant dumping of garbage that takes place along the road by his home.  He cited that this is a problem throughout the City and suggested that a Chilliwack Community Cleanup be implemented.

Councillor Kloot recognized the problem of people dumping their garbage and thanked the Councillors that choose to do the cleanup of others.  He commented on his attendance at the meetings of the Fraser Valley Regional District Board; Agricultural Rural Advisory Committee; and, Design Review Advisory Committee; and, advised that an “Urban Bee Keeping” bylaw has been drafted and will be coming forward to Council in the near future.
Mayor’s and Councillors’ Reports (continued)

Councillor Westeringh advised the Affordable Housing and Development Advisory Committee has now been established and commented on his attendance at the Tourism Chilliwack Board Meeting.

Councillor Lum commented on the completion of the interview process for the Public Safety Advisory Committee and his attendance at the meetings of the Fraser Valley Regional Hospital Board; Fraser Valley Regional District Board; Transportation Advisory Committee; Parks and Trails Committee; and, advised of the public engagement opportunities scheduled for February 16 and February 23, 2019 at the Cottonwood Mall.

Mayor Popove commented on hosting 60 students from Little Mountain Elementary; the opening of the Chilliwack Military Museum on Wellington Avenue, encouraging the public to visit the site; and, his attendance at the Urban Development Institute of the Fraser Valley.

Councillor Mercer spoke on his attendance at the meetings of the Fraser Valley Regional District Board; Parks and Trails Advisory Committee; Design Review Advisory Committee; and, his tour of Chilliwack Heritage Park.

Councillor Attrill commented on her attendance at the Business Excellence Awards and the meetings of the Downtown Chilliwack Business Improvement Association; Fraser Valley Regional Library Board; Heritage BC; and, the interview process for the Chilliwack Public Art Advisory and Heritage Advisory Committees. Councillor Attrill announced she has recently been diagnosed with breast cancer and will likely have to miss some meetings over the next few months while having her treatments. She urged all the women in the community to get a mammogram.

Councillor Kloot, on behalf of Council, expressed his wishes to Councillor Attrill for much strength in the days to come.

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

On a motion of Councillor Kloot, and seconded by Councillor Lum, the meeting adjourned at 8:11 pm.

............................................................ Mayor

............................................................ Corporate Officer