MINUTES of the Eighth meeting held by the Seventh Council of the City of Chilliwack in the Council Chambers, City Hall on February 19, 2019 at 3:00 pm.

PRESENT: All members of Council, with the exception of Councillors Attrill and Shields.

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
- E. Leidekker, Director of Information Technology
- 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
- K. Jefford, Manager of Transportation and Drainage
- J. Koczur, Deputy Director of Operations
- F. Van Nynatten, Assistant Manager of Environmental Services
- M. Sikora, Social Development Coordinator
- J. Leggatt, Communications Manager
- C. Weston, Assistant Manager of Bylaw Enforcement
- D. Alling, Administrative Assistant
- 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

Charlie Fortin, President, Chilliwack Museum and Historical Society, was in attendance to introduce Shawna Maurice, recently hired as the Executive Director for the Society.

Adoption of Minutes

Westeringh ) That the Minutes of the Regular Meeting of Council held February 5, 2019, be Kloot ( adopted as circulated.  

Carried unanimously
City of Chilliwack Council Minutes – February 19, 2019

Consent Agenda

That the following bylaw be adopted:

“Housing Agreement Bylaw 2019, No. 4650”

That the following Committee Minutes be received for information:

- Public Safety Advisory Committee Meeting held October 10, 2018;
- Chilliwack Parks and Trails Advisory Committee Meeting held January 24, 2019;
- Agricultural and Rural Advisory Committee Meeting held January 29, 2019; and,
- Design Review Advisory Committee Meeting held January 30, 2019.

Carried unanimously

Department Reports

That Council receive for information the Terms of Reference and Membership Listing for the Heritage Advisory Committee, as set out in the Staff Report dated February 13, 2019.

Carried unanimously

The Manager of Environmental Services provided Council with a presentation on the proposed “Solid Waste Management Bylaw and Curbside Update”.

That “Solid Waste Management Bylaw 2019, No. 4660” be given first and second reading.

Carried unanimously

That “Solid Waste Management Bylaw 2019, No. 4660” be given third reading.

Carried unanimously

That the Minutes of the Transportation Advisory Committee Meeting held January 24, 2019 be received for information; and further, that Council direct Staff to continue with the current practice of following the Transportation Association of Canada guidelines, with respect to the application of school and playground zones and areas, consistent with Policy Directive No. F-7 “Warrants for Installation of Traffic Control Devices”.

Carried unanimously

That Council award the tender for one “4x4 General Use Tractor” to Avenue Machinery Corporation, in the amount of $123,296.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously
Department Reports (continued)

Lum, Westeringh ( ) That Council approve the request from Chilliwack Community Services for funding under the Community Development Initiatives Funding Policy, in the amount of $76,871.00 for 2019 to 2022 inclusive, for incremental youth program funding; and further, that Council direct Staff to work with Chilliwack Community Services and the Chilliwack Child and Youth Committee to establish a Youth Advisory Committee.

Carried unanimously

Lum, Kloot ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4654”, which proposes to rezone property located at 7449 Leary Crescent 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 March 5, 2019. (RZ001310)

Carried unanimously

Westeringh, Kloot ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4655”, a proposed text amendment to the CD-21 (Comprehensive Development-21) Zone, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (RZ001315)

Carried unanimously

Westeringh, Lum ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4656”, a proposed text amendment to the CD-27 (Comprehensive Development-27) Zone, to facilitate a mixed use development including residential and commercial uses within properties located at 46128 Yale Road, 46037 Princess Avenue, 9280 and 9298 Young Road, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (RZ001333)

Carried unanimously

Lum, Westeringh ( ) That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4657”, a proposed text amendment to the 2040 Official Community Plan; Downtown Land Use and Development Plan; Alder Neighbourhood Plan; and, Chilliwack Proper and Fairfield Island Neighbourhoods Plan, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (OCP00038)

Carried unanimously

Kloot, Lum ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4658”, a proposed text amendment to the R5 (Medium Density Multi-Family Residential) Zone and R6 (High Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (OCP00038)

Carried unanimously
Department Reports (continued)

Lum  ) That application ALR00317 for “Homesite Severance” within the Agricultural Westeringh Land Reserve with respect to property located at 9705 Banford Road, be forwarded to the Agricultural Land Commission without support.

Carried unanimously

The Manager of Long Range Planning provided Council with a presentation on the “Seniors’ Housing Study”

Kloot  ) That Council receive the “Seniors’ Housing Study” presentation for information. Lum

Carried unanimously

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

Carried unanimously

The regular meeting adjourned at 3:35 pm and reconvened at 7:00 pm.

PRESENT: All members of Council with the exception of Councillors Attrill and Shields.

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

C.S. Crosman, Deputy Chief Administrative Officer
J. Morgan, Corporate Officer
G. Villeneuve, Manager of Development Planning
G. Schipper, Manager of Building and Regulatory Enforcement
D. Alling, Administrative Assistant
B. Johnson, IT Support Technician
J. McMurray, Recording Secretary

The Corporate Officer announced that the Public Information Meeting regarding DVP01025 with respect to properties located at 7098, 7121 and 7129 Tahoma Place has been cancelled at the request of Staff.

Section 57 Show Cause Hearing – 42194 Keith Wilson Road

Show Cause Hearing with respect to building permit requirements for the premises located at 42194 Keith Wilson Road.

Lum  ) That, Council hereby directs, pursuant to Section 57 of the Community Charter, notice be filed on title with the Registrar of the BC Land Title and Survey Authority with respect to deficiencies arising from building permit requirements for the premises located at 42194 Keith Wilson Road.
Kloot

Carried unanimously
City of Chilliwack Council Minutes – February 19, 2019

Public Hearing

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647”
“Zoning Bylaw Amendment Bylaw 2019, No. 4648” (RZ001323)

Public Hearing on “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647”, which proposes to redesignate property located at 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use”; and, “Zoning Bylaw Amendment Bylaw 2019, No. 4648”, which proposes to 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.

Shawn Anderson, 46332 Topley Avenue, commented that the address referenced as 5373 Tyson was actually 1150 Korea Road and that the properties are Federally owned. He also questioned whether the current uses, such as the RCMP training facility, will still be allowed to continue once rezoned and voiced his concerns about the long term use being at risk and the impact on the new school once it is open.

Benjamin Gross, 5352 Tyee Lane, asked about the reference to a “University Village”; if there was a conceptual plan available to view; and, if it would include residences; shops; and, a liquor establishment.

Lum Kloot ) That the representations with respect to “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” and “Zoning Bylaw Amendment Bylaw 2019, No. 4648”, be received for information; and further, that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” and “Zoning Bylaw Amendment Bylaw 2019, No. 4648” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2019, No. 4649” (RZ001290)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4649”, which proposes to 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.

Email of opposition received from:

- Randy Howe, 45936 Lake Drive, dated February 17, 2019.

Jessie Rayner, JCR Design, 45425 Luckakuck Way, Applicant, commented on the canvassing process that was undertaken advising the majority of comments received were about privacy; requests for higher fencing; and, children’s safety during the construction process. He suggested the neighbours contact either the Bylaw Department or himself directly if any concerns arise.
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Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4649” (RZ001290) (continued)

Westeringh      ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, Kloot      No. 4649” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4649” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”
“Zoning Bylaw Amendment Bylaw 2019, No. 4652”
“Zoning Bylaw Amendment Bylaw 2019, No. 4653” (RZ001276)

Public Hearing on “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”, which proposes to redesignate property located at 42910 Vedder Mountain Road from “Rural” to “Comprehensive Development Area”; “Zoning Bylaw Amendment Bylaw 2019, No. 4652”, a proposed text amendment to create a new CD-29 (Comprehensive Development-29) Zone; and, “Zoning Bylaw Amendment Bylaw 2019, No. 4653”, which proposes to rezone property located at 42910 Vedder Mountain Road from an RSV1 (Limited Use Reserve) Zone to a CD-29 (Comprehensive Development-29) Zone.

Consultation package received from:
• Darren Clayton, 42910 Vedder Mountain Road, dated January 26, 2019.

Correspondence received from:
• Susann Glenn-Rigny, MCIP, RRP, OUQ, Senior Officer, Community Planning and Development, CN Law Department, received February 11, 2019.

Letters of support received from:
• Ernie Kliever, President, Director of Advocacy, Fraser Valley Mountain Biker’s Association, two letters received July 12, 2018.

Mark Redl, 42950 Vedder Mountain Road, voiced his support of the application.

Darren Clayton, 45663 Elizabeth Drive, Cultus Lake, Developer, was in attendance to answer any questions of Council. He advised there were two public consultation meetings scheduled and the main issue brought up was traffic. He confirmed a traffic management plan will be addressed at the time of subdivision.

Kloot      ) That the representations with respect to “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”; “Zoning Bylaw Amendment Bylaw 2019, No. 4652”; and, “Zoning Bylaw Amendment Bylaw 2019, No. 4653”, be received for information; and further, that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”; “Zoning Bylaw Amendment Bylaw 2019, No. 4652”; and, “Zoning Bylaw Amendment Bylaw 2019, No 4653” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously
Public Information Meeting

Development Variance Permit DVP01022

Public Information Meeting on Development Variance Permit DVP01022 with respect to property located at 9384 Fletcher Street, which proposes to vary the front lot line and exterior side lot line setbacks from 6m to 2m and to vary the minimum rear lot line setback from 6m to 5m, to facilitate the construction of a four unit apartment building.

There were no representations with respect to Development Variance Permit DVP01022.

Lum ) That Development Variance Permit DVP01022 be referred for Council’s further consideration following the close of the Public Information Meeting.

Westeringh ( Carried unanimously

Development Variance Permit DVP01052

Public Information Meeting on Development Variance Permit DVP01052 with respect to properties located at 7136, 7146, and 7158 Maitland Avenue and 45540 Wells Road, which proposes to vary the interior side lot line (south) setback from 4.5m to 2.75m for proposed Building “D” in association with a future townhouse complex.

Email of opposition received from:

- Bev Neufeldt, 45529 Wells Road, Dated February 16, 2019.

Email of concern received from:


Jessie Rayner, JCR Design, 45425 Luckakuck Way, Applicant, was in attendance to answer any questions of Council. He advised a fence will be installed on the top of the retaining wall along the common property line, making it higher than normal, providing extra screening; and, the roof decks will be pulled back from the rear of the building.

Kevin Nichol, 5794 Sumas Prairie Road, Developer, commented on the status of the Pearson Home, advising they have not been successful in moving the home as the structure is very poor. There has been some interest from the community in obtaining parts of the house for memorabilia therefore, they are scheduling open houses for those that might want to acquire anything before it is demolished in a couple of weeks.

Mercer ) That the representations with respect to Development Variance Permit DVP01052 be received for information; and further, that Development Variance Permit DVP01052 be referred for Council’s further consideration following the close of the Public Information Meeting.

Lum ( Carried unanimously
Clerk’s Reports

Kloot  
Westeringh  
(  
That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” with respect to property located at 44970 Keith Wilson Road be read a third time.  
(RZ001323)  
Carried unanimously

Lum  
Westeringh  
(  
That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” with respect to property located at 44970 Keith Wilson Road be adopted.  
(RZ001323)  
Carried unanimously

Lum  
Kloot  
(  
That “Zoning Bylaw Amendment Bylaw 2019, No. 4648”, with respect to properties located at 44990, 45032, and 45070 Caen Avenue, 5373 Tyson Road, and 44970 Keith Wilson Road, be read a third time.  
(RZ001323)  
Carried unanimously

Mercer  
Kloot  
(  
That “Zoning Bylaw Amendment Bylaw 2019, No. 4648”, with respect to properties located at 44990, 45032, and 45070 Caen Avenue, 5373 Tyson Road, and 44970 Keith Wilson Road, be adopted.  
(RZ001323)  
Carried unanimously

Lum  
Westeringh  
(  
That “Zoning Bylaw Amendment Bylaw 2019, No. 4649”, with respect to property located at 45889 Lake Drive, be read a third time.  
(RZ001290)  
Carried unanimously

Kloot  
Mercer  
(  
That “Zoning Bylaw Amendment Bylaw 2019, No. 4649”, with respect to property located at 45889 Lake Drive, be adopted.  
(RZ001290)  
Carried unanimously

Lum  
Kloot  
(  
That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651” with respect to property located at 42910 Vedder Mountain Road be read a third time.  
(RZ001276)  
Carried unanimously

Lum  
Mercer  
(  
That “Zoning Bylaw Amendment Bylaw 2019, No. 4652”, with respect to a proposed text amendment to create a new CD-29 (Comprehensive Development-29) Zone, be read a third time.  
(RZ001276)  
Carried unanimously

Kloot  
Westeringh  
(  
That “Zoning Bylaw Amendment Bylaw 2019, No. 4653”, with respect to property located at 42910 Vedder Mountain Road, be read a third time.  
(RZ001276)  
Carried unanimously
Application Reports

Lum ) That, subject to public representation, Council approve the issuance of Development Westeringh ( Variance Permit DVP01022 with respect to property located at 9384 Fletcher Street.

Carried unanimously

Kloot ) That, subject to public representation, Council approve the issuance of Development Lum ( Variance Permit DVP01052 with respect to properties located at 7136, 7146 and 7158 Maitland Avenue and 45540 Wells Road.

Carried unanimously

Additional Item

Lum ) That, Council approve the issuance of Development Permit DP001053 with respect to properties located at 7136, 7146 and 7158 Maitland Avenue and 45540 Wells Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Carried unanimously

Councillors’ Reports

Councillor Mercer commented on the Upper Fraser Valley Bar Watch Committee; Design Review Advisory Committee and Public Safety Advisory Committee Meetings; the luncheon with the Honourable Francois-Philippe Champagne, Minister of Infrastructure and Communities; and the “Open Mosque Day” at the Chilliwack Islamic Center.

Councillor Kloot commented on the Design Review Advisory Committee and Public Safety Advisory Committee Meetings; the luncheon with the Honourable Francois-Philippe Champagne and his interview with 89.5 The Drive on Valentine’s Day.

Councillor Westeringh attended the Chilliwack Public Arts Advisory Committee Meeting; retirement for Glen Ringdal, President of the Chilliwack Chiefs Hockey Club; and, met with staff to discuss the Affordable Housing and Development Advisory Committee.

Councillor Lum spoke on his attendance at the Regional Corporate Services Meeting at the Fraser Valley Regional District; the Public Safety Advisory Committee Meeting; the luncheon with the Honourable Francois-Philippe Champagne; and the Chilliwack Innovation Meeting.

Mayor’s Report

Mayor Popove advised that this week is Heritage Week in Chilliwack and, on behalf of Laura Reid, Chilliwack Heritage Society, invited the community to check out the archival photographs that are located at Twin Rinks; the new Chilliwack Curling Rink; Yarrow Community Hall; Chilliwack Downtown Business Improvement Association /Chilliwack Economic Partners Corporation Office; and, the Chilliwack Branch of the Fraser Valley Regional Library.
Mayor Popove called for questions from the public. None were received.

On a motion of Councillor Lum, and seconded by Councillor Westeringh, the meeting adjourned at 7:52 pm.

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Mayor

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Corporate Officer