MINUTES of the Twelfth meeting held by the Seventh Council of the City of Chilliwack in the Council Chambers, City Hall on April 16, 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. 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
- J Kooistra, Director of Corporate Services
- 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. Koczkur, Deputy Director of Operations
- C. Weston, Assistant Manager of Bylaw Enforcement
- M. Sikora, Social Development Coordinator
- G. White, Manager of Land Development/Approving Officer
- J. Leggatt, Communications Manager
- D. Alling, Recording Secretary

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

Delegations/Hearings

Petra Pardy, RN MA, Health Service Areas Chilliwack, Hope and Agassiz, Fraser Health Authority, was in attendance to provide Council with a presentation on the work done by Chilliwack Social Research and Planning Council in the community.

Dr. Robert Lees, Committee Chair, Sabine Mendez, Coordinator, and William Klassen, Member, Chilliwack Healthier Community, were in attendance to provide Council with a presentation on the work of the Healthier Community “Mental Health Awareness Task Team”.

Adoption of Minutes

Kloot ( ) That the Minutes of the Regular Meeting of Council held April 2, 2019 and the
Attrill ( ) Minutes of the Special Regular Meeting of Council held April 5, 2019, be
adopted as circulated.

Carried unanimously
City of Chilliwack Council Minutes – April 16, 2019

Department Reports

Mercer ) That “Bylaw Notice Enforcement Bylaw Amendment Bylaw 2019, No. 4661” be given first and second reading. Carried unanimously
Lum

Kloot ) That “Bylaw Notice Enforcement Bylaw Amendment Bylaw 2019, No. 4661” be given third reading. Carried unanimously
Attrill

Attrill ) That “Municipal Ticket Information Bylaw Amendment Bylaw 2019, No. 4662”, be given first and second reading. Carried unanimously
Mercer

Attrill ) That “Municipal Ticket Information Bylaw Amendment Bylaw 2019, No. 4662”, be given third reading. Carried unanimously
Kloot

Shields ) That Council accept the proposal for the “Landfill Gas Vertical Well Installation” from GHD Limited, in the amount of $208,910.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation. Carried unanimously
Attrill

Kloot ) That “Rates Bylaw 2019, No. 4690”, be given first and second reading. Carried unanimously
Lum

Attrill ) That “Rates Bylaw 2019, No. 4690”, be given third reading. Carried unanimously
Shields

Sean Reid, CPA, CA, Partner, KPMG Chilliwack, provided Council with an overview of the “2018 Audited Financial Statements” of the City of Chilliwack.

Shields ) That the “2018 Audited Financial Statements” of the City of Chilliwack, as contained within the Staff report dated April 8, 2019, be received for information. Carried unanimously
Attrill

Kloot ) That Council approve the request from the “Chilliwack Crime Prevention Society” for funding, under the Community Development Initiatives Funding Policy, in the amount of $257,000.00; and from the “Chilliwack Restorative Justice and Youth Advocacy Association” in the amount of $36,500.00. Carried unanimously
Lum
Department Reports (continued)

Westeringh  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4675”, which proposes to rezone a portion of property located at 7138 Marble Hill Road from an SR (Suburban 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 May 7, 2019. (RZ001308)  
Carried unanimously

Westeringh  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4679”, which proposes to rezone property located at 44460 Keith Wilson Road from an AL (Agriculture Lowland) 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 May 7, 2019. (RZ001318)  
Carried unanimously

Kloot  ) That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4683”, which proposes to redesignate a portion of property located at 51076 Falls Court, from “Resort Commercial – Hotel” to “Residential – Low Density”, be given first and second reading; and further, that a Public Hearing be called for May 7, 2019. (RZ001297)  
Carried unanimously

Shields  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4684”, which proposes to amend the text of the OR-3 (Outdoor Recreation/Resort) Zone to reflect the proposed rezoning of property located at 51076 Falls Court, be given first and second reading; and further, that a Public Hearing be called for May 7, 2019. (RZ001297)  
Carried unanimously

Mercer  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4685”, which proposes to rezone property located at 51076 Falls Court from an OR-3 (Outdoor Recreation/Resort) Zone to an R1-B (One and Two Family Residential) Zone and an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for May 7, 2019. (RZ001297)  
Carried unanimously

Kloot  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4687”, which proposes to amend the text of the AC (Agriculture Commercial) Zone with respect to property located at 40930 Yale Road, be given first and second reading; and further, that a Public Hearing be called for May 7, 2019. (RZ001309)  
Carried unanimously

Westeringh  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4688”, which proposes to rezone a portion of property located at 40930 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 May 7, 2019. (RZ001309)  
Carried unanimously
Department Reports (continued)

Westeringh

Kloot

(That “Zoning Bylaw Amendment Bylaw 2019, No. 4689”, which proposes to rezone properties located at 46133 and 46141 Cleveland Avenue from an R1-A (One Family Residential) 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 May 7, 2019. (RZ001319)

Carried unanimously)

Attrill

Shields

(That “Urban Beekeeping Bylaw 2019, No. 4680” be given first and second reading.

Carried unanimously)

Kloot

Lum

(That “Urban Beekeeping Bylaw 2019, No. 4680” be given third reading.

Carried unanimously)

Mercer

Shields

(That “Bylaw Notice Enforcement Bylaw Amendment Bylaw 2019, No. 4681” be given first and second reading.

Carried unanimously)

Kloot

Attrill

(That “Bylaw Notice Enforcement Bylaw Amendment Bylaw 2019, No. 4681” be given third reading.

Carried unanimously)

Shields

Westeringh

(That “Municipal Ticket Information Bylaw Amendment Bylaw 2019, No 4682” be given first and second reading.

Carried unanimously)

Kloot

Attrill

(That “Municipal Ticket Information Bylaw Amendment Bylaw 2019, No. 4682” be given third reading.

Carried unanimously)

Shields

Lum

(That Council authorize staff to forward Request for Proposal documents to the following selected proponents for the “2019 Sardis Neighbourhood Plan”:

1. Urban Systems Ltd.;
2. Associated Engineering; and,
3. Dillon Consulting.

Carried unanimously)

Lum

Kloot

(That the Regular Agenda be varied by bringing forward Agenda Item 14-2 (A-1) with respect to establishing the Integrated Community Safety Task Force.

Carried unanimously)

Attrill

Kloot

(That Council establish the Integrated Community Safety Task Force and approve the Terms of Reference, as contained within the Staff report dated April 12, 2019.

Carried unanimously)
Department Reports (continued)

Shields Westeringh

That, in accordance with Section 90(1)(e), (f), (i), (l), and (k) of the Community Charter, Council hold a Closed Meeting to discuss law enforcement measures and progress reports, receipt of advice that is subject to solicitor-client privilege, property matters, and proposed provision of a municipal service.

Carried unanimously

The regular meeting adjourned at 3:49 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. Morgan, Corporate Officer
   G. Villeneuve, Manager of Development Planning
   D. Alling, Recording Secretary

Public Hearing

The Corporate Officer announced that the Public Hearing for “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”; “Zoning Bylaw Amendment Bylaw 2019, No. 4677”; and, “Development Variance Permit DVP01046”, with respect to properties located at 9463 and 9471 Robson Street and 45687 and 45691 Wellington Avenue was cancelled at the request of Staff and a Public Hearing is rescheduled for May 7, 2019.

“Zoning Bylaw Amendment Bylaw 2019, No. 4634” (RZ001129)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4634”, which proposes to rezone properties located at 46239 and 46259 Hope River Road from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone.

Consultation package received from:
   • Brian Burr, Richlane Builders, received February 6, 2019

Email of concern received from:
   • James Clark Kerr, 10030 Williams Road, dated April 10, 2019

Email of opposition received from:
   • Kathy Kerr, 10030 Williams Road, dated April 16, 2019

Lisa Ball, 10647 McSween Road, queried what the determining factors are to install new infrastructure, such as a pedestrian bridge and the design of the townhouse complex. She expressed concerns regarding parking; increased traffic; and, safety of pedestrians around Strathcona Elementary.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4634” (RZ001129) (continued)

Bryden Nelmes, 10013 Dublin Drive, queried how the City will enforce no left turns out of the new development and if the sidewalk will be installed on Hope River Road. He voiced concern regarding the cyclist bridge which was to be completed in 2021, was pushed back to 2022, and is concerned that the bridge might be pushed back again.

Debra Allen, 10034 Williams Road, voiced concerns regarding the layout of the new development; privacy; changes to the path at the end of Arbour Place; the preservation of large trees around the development; and, requested that the property be kept safe and private. She also stated that she was not approached by the developer only the owner of the property.

Deborah Maloney, 46219 Hope River Road, stated she is opposed to the development citing concerns with construction noise; lack of privacy; decreased property value; and, the financial and emotional impact it will have on her. She queried if a smaller level of development is a possibility and stated that Hope River Road is very busy and that a townhouse development will add to the congestion.

Chris Ellis, 46233 Arbour Place, voiced concerns regarding impact of development on school enrollment and safety. He queried if the catchment of Strathcona Elementary will change and if a pathway from the development to Arbour Place is planned. He stated that Arbour Place is narrow and understood that a road was to be built through the property, not a townhouse development.

Chelsea Cromarty, 9348 Jackson Street, voiced concerns regarding the retention of trees on the development property. She queried how Council will work with the Chilliwack School District to ensure there are enough spaces at the catchment schools for students who move into the proposed development.

Galen Soon, 9995 Fairbanks Crescent, queried if there is a formula to determine how many townhouses can be built on a property.

Janice Balakshin, 10639 Bell Road, made comment that at the Town Hall Meetings she attended, residents voiced preference to lane-way houses, not Town House Developments. She requested clarification how the Official Community Plan came to reflect townhouses as the preferred type of development. She made comment that garages are not always used for parking and is concerned the need for on-street parking will increase.

Kevin Nichol, 5794 Sumas Prairie Road, Developer, spoke to challenges of moving the heritage home from the site but a new location is being looked into. He also commented on the concerns brought up regarding privacy; large tree removal, which will be replaced; and, fencing will be addressed. He confirmed he will work with an arbourist; has a full landscape plan; and, will provide two parking stalls per unit. He further advised the development hasn’t been fully designed but the basements will not be large enough for rental suites. He clarified the owner was asked to consult with neighbours due to living long-term in the neighbourhood but everyone was encouraged to contact the developer with any further questions.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4634” (RZ001129) (continued)

Lisa Ball, 10647 McSween Road, queried if there will be street parking on Hope River Road.

Kloot ( ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4634” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4634” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2019, No. 4678” (RZ001317)

Councillor Attrill withdrew from the meeting at 7:50 pm due to a potential conflict of interest as the Applicant is a close family member.

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4678”, which proposes to rezone a portion of property located at 43971 Industrial Way from a CS2 (Tourist Commercial) Zone to a C9 (Cannabis Retail) Zone.

Teran Mann, (address unknown), stated that he applied for a cannabis retail licence but did not meet the required 300m setback; queried if the City of Chilliwack changed the distance of the buffer zone; does the current application meet the 300m buffer; and, how is the buffer zone measured.

Mercer ( ) That the representation with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4678” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4678” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously by members remaining

Councillor Attrill returned to the meeting at 7:55 pm.

Clerk’s Reports

Attrill ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4634”, with respect to properties located at 46239 and 46259 Hope River Road, be given third reading.

(RZ001129)

Carried unanimously

Kloot ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4634”, with respect to properties located at 46239 and 46259 Hope River Road, be adopted.

(RZ001129)

Carried unanimously
City of Chilliwack Council Minutes – April 16, 2019

Clerk’s Reports (continued)

Councillor Attrill withdrew from the meeting at 8:02 pm due to a potential conflict of interest as the Applicant is a close family member.

Shields *) That “Zoning Bylaw Amendment Bylaw 2019, No. 4678”, with respect to
Kloot (to a portion of property located at 43971 Industrial Way, be given third reading. (RZ001317)

Carried unanimously by members remaining

Mercer *) That “Zoning Bylaw Amendment Bylaw 2019, No. 4678”, with respect to
Westeringh (to a portion of property located at 43971 Industrial Way, be adopted. (RZ001317)

Carried unanimously by members remaining

Councillor Attrill returned to the meeting at 8:07 pm.

Additional Items

Kloot *) That Council forward a letter from the Mayor’s office to the “Competition
Attrill Bureau” regarding the ongoing and real concerns of the pricing formula of
gasoline between the two jurisdictions of Metro Vancouver and the Fraser
Valley, and to investigate and ensure that retailers and wholesalers of petroleum
products are conducting themselves in a fair manner that respects consumers.

Carried unanimously

Councillors’ Reports

Councillor Kloot spoke on his attendance at the meetings of the Skowkale First Nation
Delegation; Design Review Advisory Committee; Emergency Management BC; and, wished
Councillor Attrill all the best on her upcoming wedding.

Councillor Westeringh commented on the Skowkale First Nation Delegation Meeting; Chilliwack
School District Trustee dinner; Grand Opening of the Chilliwack YMCA; and, the celebration of
four new on-call fire fighters at the Fire Fighters Annual Awards banquet.

Councillor Lum spoke on the meetings of the Regional Corporate Services; Skowkale First
Nations Delegation, and Public Safety Advisory Committee, expressing appreciation to Councillor
Mercer for being Vice Chair on the Public Safety Advisory Committee. He attended the
Chilliwack School District Trustee dinner, Grand Opening of the Chilliwack YMCA; Fire Fighters
Annual Awards banquet; and, a fundraiser supporting an orphanage in Tanzania.

Councillor Mercer reported on his attendance at the Parks and Trails Advisory Committee;
Electoral Area Service Committee; Design Review Advisory Committee; Public Safety Advisory
Committee; and, Skowkale First Nations Delegation Meetings; anniversary of Vimy Ridge;
Chilliwack YMCA Grand Opening; Fire Fighters Annual Awards banquet; charity event for a
local couple; and, along with Councillors Lum and Superintendent Bryon Massie, met with
concerned residents in Yarrow with respect to a community police office in Yarrow.
Councillors’ Reports (continued)

Councillor Attrill apologized for missing the meeting with the Skowkale First Nation Delegation and voiced appreciation for their prayers. She commented on her attendance at the Chilliwack School District Trustees dinner; Public Art Advisory Committee; and, Emergency Management BC Meetings. She expressed wishes of a safe and happy Easter long weekend.

Councillor Shields commented on his attendance at a monthly meeting with Mayor Popove; Skowkale First Nation Delegation Meeting, Chilliwack School District Trustees dinner; Fire Fighters Annual Awards Banquet; Chilliwack YMCA Grand Opening; and, spoke to the Vedder River spring clean up organized by Chris Gadsen.

Mayor Popove commented on his attendance at his third plowing match and the Chilliwack TEDx Talks.

Mayor Popove called for questions from the public.

Dee Edwards, 45665 Heron Avenue, read out an article she wrote to the Progress Newspaper regarding a safety incident that happened on April 15, 2019 in the school zone at FG Leary Fine Arts School.

On a motion of Councillor Attrill, and seconded by Councillor Kloot, the meeting adjourned at 8:30 pm.

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Mayor

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Corporate Officer