MINUTES of the Thirteenth meeting held by the Seventh Council of the City of Chilliwack in the Council Chambers, City Hall on May 7, 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
- J. Kooistra, Director of Corporate Services
- I. Josephson, Fire Chief
- 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
- K. Jefford, Manager of Transportation and Drainage
- F. Van Nynatten, Assistant Manager of Environmental Services
- M. Sikora, Social Development Coordinator
- J. Leggatt, Communications Manager
- P.C. Friesen, Recording Secretary

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

Delegations/Hearings

Jocelyn Thomas and Kris Potter, Chilliwack Child and Youth Committee, Primary Prevention Subcommittee, were in attendance and provided Council with a presentation on “Child Proofing Porn”.

Adoption of Minutes

Lum Shields  ) That the Minutes of the Regular Meeting of Council held April 16, 2019, be adopted as circulated.  
Carried unanimously

Consent Agenda

Kloot Knott  ) That the following bylaws be adopted:

- “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”;
- “Zoning Bylaw Amendment Bylaw 2019, No. 4652”;
- “Zoning Bylaw Amendment Bylaw 2019, No. 4653”;
- “Bylaw Notice Enforcement Bylaw Amendment Bylaw 2019, No. 4661”;
- “Municipal Ticket Information Bylaw Amendment Bylaw 2019, No. 4662”;

Consent Agenda (continued)

“Urban Beekeeping Bylaw 2019, No. 4680”;
“Bylaw Notice Enforcement Bylaw Amendment Bylaw 2019, No. 4681”;
“Municipal Ticket Information Bylaw Amendment Bylaw 2019, No. 4682”; and,
“Rates Bylaw 2019, No. 4690”;

and further, that the Minutes of the following Committee Meetings be received for information:
Public Safety Advisory Committee Meeting held March 13, 2019;
Transportation Advisory Committee Meeting held March 14, 2019;
Agricultural and Rural Advisory Committee Meeting held March 20, 2019; and,
Design Review Advisory Committee Meeting held April 10, 2019.

Carried unanimously

Monthly/Quarterly Reports

Westeringh ) That the First Quarter Reports for all City Departments, for the period January to
Knott   (  March, 2019 be received for information.

Carried unanimously

Department Reports

Lum ) That “Highway and Traffic Bylaw 2019, No. 4686” be given first and second
Kloot   (  reading.

Carried unanimously

Shields   ( 

Carried unanimously

The Assistant Manager of Environmental Services provided an overview of the freshet preparations.

Kloot ) That Council receive for information an update regarding the “2019 Fraser River
Shields   (  Freshet”.

Carried unanimously

Lum ) That Council approve the provision of free Chilliwack Transit Service for the
Westeringh   (  “2019 Community Events” for Canada Day, Christmas Parade, Chilliwack Flight
Fest and the Chilliwack Fair Shuttle.

Carried unanimously
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Department Reports (continued)

The Manager of Transportation and Drainage provided an overview of the proposed cycle improvements.

Mercer  ) That Council authorize staff to proceed with the detailed design and construction of the cycle improvements along the Airport-Broadway and Spruce-Britton corridors, as contained within the Staff Report dated April 30, 2019.
Lum     )

Carried unanimously

Knott   ) That “Parks, Recreation and Culture Bylaw Amendment Bylaw 2019, No. 4694” be given first and second reading.
Lum     )

Carried unanimously

Shields ) That “Parks, Recreation and Culture Bylaw Amendment Bylaw 2019, No. 4694” be given third reading.
Kloot   )

Carried unanimously

The Director of Operations provided a presentation with respect to the dedication benches and garden area constructed within Sardis Park in honour of former Mayor Sharon Gaetz.

Knott   ) That the presentation “Dedication Benches and Garden Gift for former Mayor Kloot   ) Sharon Gaetz”, be received for information.

Carried unanimously

Lum     ) That Council receive the Minutes of the Chilliwack Parks and Trails Advisory Committee meeting held April 4, 2019; and further, that Council endorse the following resolution passed by the Chilliwack Parks and Trails Advisory Committee at their meeting held April 4, 2019.
Westeringh )

“Moved/ ) Recommendation that Council direct staff to investigate the
Seconded ) logistics, cost and viability of establishing a pump track of minimum 2500m² area in Chilliwack.”

Carried unanimously

Knott   ) That Council direct staff to proceed with implementing a “Public Art Street Banner Program”; and further, that $15,000.00 be approved for the commissioning and installation of the banners.
Mercer  )

Carried unanimously
The Manager of Leisure Development provided an overview of the proposed artwork for the Vedder Bridge.

Shields ( ) Knott ( ) That Council award the Mural Project to be placed on the face of the north abutment and the retaining wall of the Vedder Bridge, to Trenton Pierre; that $3,000.00 be provided to the artist for the commissioning of the artwork; and further, that the City cover all costs of material necessary for the production of the public art piece.  

Carried unanimously

Shields ( ) Westeringh ( ) That Council accept the proposal for the construction of the “Sardis Sports Complex Parking Lot” from Eurovia British Columbia Inc., in the amount of $889,305.98 (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 funding of $1,300.00 through the Active Living Program and in-kind contribution, to supply, erect and remove temporary fencing, for the Stó:lō Service Agency.

Carried unanimously

Knott ( ) Westeringh ( ) That the “2018 Annual Development Cost Charge Report” be received for information.

Carried unanimously

Kloot ( ) Westeringh ( ) That “Development Cost Charge Bylaw Amendment Bylaw 2019, No. 4693” be given first and second reading.

Carried unanimously

Shields ( ) Knott ( ) That “Development Cost Charge Bylaw Amendment Bylaw 2019, No. 4693” be given third reading.

Carried unanimously

Westeringh ( ) Knott ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4670”, which proposes to rezone property located at 9194 Edward Street from an RC (Residential/ Commercial Conversion) Zone to an R6 (High Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for May 21, 2019. (RZ001316)

Carried unanimously

Mercer ( ) Kloot ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4691”, which proposes to rezone a portion of property located at 5615 Teskey Way from a C2 (Local Commercial) Zone to a C9 (Cannabis Retail) Zone, be given first and second reading; and further, that a Public Hearing be called for May 21, 2019. (RZ001322)

Defeated unanimously
Department Reports (continued)

Shields  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4692”, which proposes to amend the text of Sections 2 and 6 of “Zoning Bylaw 2001, No. 2800”, to permit ancillary liquor service, be given first and second reading; and further, that a Public Hearing be called for May 21, 2019. (RZ001357)

   Carried unanimously

Westeringh ) That Council approve the issuance of Development Permit DP001073 with respect to property located at 9451 Hazel Street, subject to the recommendation of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Kloot  ) That Development Permit Application DP001073, with respect to property located at 9451 Hazel Street, be referred back to staff.

   Defeated unanimously

Kloot  ) That the original motion be amended by adding the words “and further, that the draft Development Permit include the following:

   1. that mailboxes be screened from public view through a combination of landscaping and fencing; and further,

   2. that additional building articulation and a variety of different materials and colours be incorporated into the design of the north and south façades of each building to break up monotony.”

   Amendment motion carried unanimously

Original motion, as amended, carried unanimously

Lum  ) That Council direct staff to prepare a bylaw amendment to the text of “Zoning Bylaw 2001, No. 2800”, to remove ‘apartment block” as a permitted Multi-Family Residential Use within the P6 (University Village) Zone.

   Carried unanimously

Knott  ) That Council approve the “Fee for Service Agreement” with Pacific Community Resources Society to provide annual funding of $110,000.00 for three years commencing April 1, 2019 to March 31, 2022; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

   Carried unanimously

Knott  ) That Council approve the new road name, Pebble Lane, which runs in a north-south direction from Freshwater Drive to Driftwood Street and Sherry Drive, within the Webster’s Landing development area.

   Carried unanimously
Adjournment to Closed Meeting

Kloot   ) That, in accordance with Section 90(1)(e), (i) and (l) of the Community Charter, Mercer   ( Council hold a Closed Meeting.

Carried unanimously

PRESENT: All members of Council.

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
P.C. Friesen, Recording Secretary

The Corporate Officer announced that the Public Hearing for “Zoning Bylaw Amendment Bylaw 2019, No. 4679”, with respect to property located at 44460 Keith Wilson Road has been cancelled at the request of staff; and further, that the Public Information Meeting for DVP01077 with respect to property located at 46372 Prairie Central Road has been cancelled at the request of the applicant.

Public Hearing

“Zoning Bylaw Amendment Bylaw 2019, No. 4675” (RZ001308)

Public Hearing on “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.

There were no representations with respect to Bylaw No. 4675.

Lum   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4675” be referred for Kloot   ( Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”
“Zoning Bylaw Amendment Bylaw 2019, No. 4677” (RZ001271)
Development Variance Permit DVP01046

Public Hearing on “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”, which proposes to redesignate properties located at 9463 and 9471 Robson Street from “Residential 2 - Townhouses” to “Residential 3 - Low Rise Apartment”;

“Zoning Bylaw Amendment Bylaw 2019, No. 4677”, which proposes to rezone properties located at 9463 and 9471 Robson Street and 45687 and 45691 Wellington Avenue, from an R2 (Urban Residential Transition) Zone and an R1-A (One Family Residential) Zone to an R5 (Medium Density Multi-Family Residential) Zone; and,
Public Hearing (continued)

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”
“Zoning Bylaw Amendment Bylaw 2019, No. 4677” (RZ001271)
Development Variance Permit DVP01046 (continued)

Development Variance Permit DVP01046, which proposes the following variances:

- to vary the required number of off-street parking spaces from 102 spaces to 83 spaces;
- to vary the front lot line setback for a parking structure from 6m to 4.5m; and,
- to vary the maximum lot coverage from 50% to 76.5% for a parking structure, to facilitate the construction of an apartment development.

Letter of concern received from:

Email of opposition received from:
- Jasbir and Jagjeet Sidhu, 10121 127B Street, Surrey, BC, dated May 6, 2019.

Murray Forster, 45711 Wellington Avenue, asked if a conceptual site plan was available; expressed concern regarding parking; availability and allocation of adequate services; future development and long term planning in the area; requirement for setbacks; and, expressed concern regarding the requests and wishes of the applicant in the application process.

Marc Boucher, 45723 Wellington Avenue, expressed concern with respect to the increase in traffic and the resulting safety issues; and, potential for street parking by residents of the proposed apartment building.

Lucas Wykpis, Keystone Architecture, 300-33131 South Fraser Way, Abbotsford, BC, Developer, provided an overview of the proposal, including the provision of limited electric charging stations; and, advised that the units will be marketed for sale.

Alexander Moshenkov, 5528 189A Street, Surrey, Applicant, advised that consultation has taken place and that the adjacent neighbours had no concerns.

Chelsea Cromarty, 9348 Jackson Street, queried the provision of parkland vs cash-in-lieu.

Tarlochan Kooner, 9476 Corbould Street, expressed concern with respect to property values.

Ming Wu, 45679 Wellington Avenue, expressed concern with the proposed development, citing loss of privacy and sunlight; and, stated she was not contacted by either the developer or owner.

Alexander Moshenkov, 5528 189A Street, Surrey, Applicant, stated he did contact the adjacent property owner or someone who said they owned the property and they had no concerns.

Lucas Wykpis, Keystone Architecture, 300-33131 South Fraser Way, Abbotsford, BC, Developer, stated that maintaining privacy will be considered during the planning stage of the development.

Murray Forster, 45711 Wellington Avenue, queried parking provisions and description of the parking structure.
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Public Hearing (continued)

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”
“Zoning Bylaw Amendment Bylaw 2019, No. 4677” (RZ001271)
Development Variance Permit DVP01046 (continued)

Marc Boucher, 45723 Wellington Avenue, raised concern regarding the Official Community Plan designation applied for by the applicant and why it is such a big step away from the 2040 Official Community Plan. Ensuing discussion resulted in a request to have staff review parking provisions in the immediate area.

Tarlochan Kooner, 9476 Corbould Street, asked if the properties across the street will change as well.

Krystal (last name not provided), 45667 Wellington Avenue, asked if there was building potential on her side of Wellington Avenue.

Mercer Knott ) That the representations with respect to “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”; “Zoning Bylaw Amendment Bylaw 2019, No. 4677”; and, Development Variance Permit DVP01046 be received for information; and further, that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”; “Zoning Bylaw Amendment Bylaw 2019, No. 4677”; and, Development Variance Permit DVP01046 be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4683”
“Zoning Bylaw Amendment Bylaw 2019, No. 4684”
“Zoning Bylaw Amendment Bylaw 2019, No. 4685” (RZ001297)

Public Hearing on “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4683”, which proposes to redesignate property located at 51076 Falls Court from “Resort Commercial – Hotel” to “Residential – Low Density”;

“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; and,

“Zoning Bylaw Amendment Bylaw 2019, No. 4685”, which proposes to rezone said property, 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.

Correspondence of opposition received from:

- Leonard and Kelly Jones, 217–51075 Falls Court, dated April 28, 2019;
- Patrick and Linda Murdoch, 107-51075 Falls Court, dated April 29, 2019;
- Brander and Jil McDonald, 111-51075 Falls Court, dated May 1, 2019;
- Dwain Jeworski, 120-51075 Falls Court, dated May 1, 2019;
- Daniel McFarland and Carole Mason, 133-51075 Falls Court, dated May 1, 2019;
Public Hearing (continued)

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4683”
“Zoning Bylaw Amendment Bylaw 2019, No. 4684”
“Zoning Bylaw Amendment Bylaw 2019, No. 4685” (RZ001297) (continued)

- Harley and Nancy Gauthier, 179-51075 Falls Court, dated May 3, 2019;
- Anne Ah Loy, 109-51075 Falls Court, dated May 4, 2019;
- Hector and Brigitte Cook, 205-51075 Falls Court, dated May 5, 2019;
- Anthony van der Tol, 185-51075 Falls Court, dated May 5, 2019;
- Lori English, 167-51075 Falls Court, dated May 6, 2019;
- Paul and Sharon Gough, 112-51075 Falls Court, dated May 6, 2019;
- Brent and Denise March, 238-51075 Falls Court, dated May 6, 2019;
- Brent and Denise March, 238-51075 Falls Court, dated May 6, 2019 (subject line differs);
- Barbara Lamontagne, 225-51075 Falls Court, dated May 6, 2019;
- Gary and Lori Bowerman, 231-51075 Falls Court, dated May 6, 2019;
- Steve Kelso, 225-51075 Falls Court, dated May 6, 2019;
- Teresa Baragar, 221-51075 Falls Court, dated May 6, 2019;
- Gerald Baragar, 221-51075 Falls Court, dated May 6, 2019;
- Belinda McIsaac, 152-51075 Falls Court, dated May 6, 2019;
- Lawrence Brunelle, 108-51075 Falls Court, dated May 7, 2019;
- Tylor Donnelly, 201-51075 Falls Court, dated May 7, 2019;
- Doug and Laurie Schweers, 137-51075 Falls Court, dated May 7, 2019; and,

Email of comment received from:
- Lex Carstensen, 161-51075 Falls Court, dated May 6, 2019.

Ryan Anderson, OTG Developments Ltd., 45715 Hocking Avenue, Applicant and Developer Representative, provided an explanation as to the road access and frontage, gate access and strata fee structure, noting an error has occurred with respect to the accessing the development from the internal strata road. The site is very complex and many easements have been registered on title which require further review, adding that a legal opinion has been received in this regard. He noted that 40% of strata members were contacted directly, with two people in opposition at the time. The remaining property owners received letters that were dropped off advising of the proposal.

Council recessed at 7:51 pm and reconvened at 7:56 pm.

Ryan Anderson, OTG Developments Ltd., 45715 Hocking Avenue, Applicant and Developer Representative, stated that from the legal opinion received, he is able to confirm access and services can be provided as proposed and they are able to participate in the fee structures for the shared common land areas. He further stated that the entrance gate is not properly located. He noted that another option may be to incorporate the proposed strata development into the existing strata development and that he is open to work with the Strata in this regard.
Public Hearing (continued)

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4683”
“Zoning Bylaw Amendment Bylaw 2019, No. 4684”
“Zoning Bylaw Amendment Bylaw 2019, No. 4685” (RZ001297) (continued)

Paul Gough, 112-51075 Falls Court, commented that he moved to the area because of the type of development; expressed concern because of the lack of communication by the developer; lack of parks in the area; disrepair of Nixon Road; lack of bike lanes and sidewalks; opposed to any type of rezoning until the current issues are resolved; and, while he is not opposed to the development, it is the “unknowns” that are of concern.

Terry Cross, 202-51075 Falls Court, expressed concern with density; storm sewers and water connections; asked if the main water supply is currently at capacity; and, if commercial is still intended on the subject property.

Cheryl Bennewith, 153-51075 Falls Court, commented on the condition of Nixon Road and expressed concern regarding the lack of public transportation, parking and sidewalks. She added that, while not opposed to development, she could not support duplexes.

Barbara Lamontagne, 225-51075 Falls Court, expressed concern regarding the lack of recreation and parks in the area and believes the developer has not done his due diligence. She commented that Council needs to look at an Eastern Hillside Community Plan and suggested the application be referred back to staff to review a better land use of the property.

Doug Schweers, 137-51075 Falls Court, commented on pride of ownership and supports the current zoning. He expressed concern that the proposal is a conflicting development and will devalue the Emerald Ridge area; proper consultation has not occurred; and, more information needs to be provided to the residents.

Dwain Jeworski, 120-51075 Falls Court, voiced opposition to the proposal of duplexes at the entrance to the existing development.

Jonathan Hutchinson, 156-51075 Falls Court, questioned the easements on the subject property; asked about the location of the gate and how this will affect parking; and, stressed the importance of developing the property correctly, keeping in mind children’s safety.

Ryan Anderson, 46492 Valleyview Road, voiced support of the Developer, adding that the type of development proposed will be a very nice community.

Bryan Foley, 110-51096 Falls Court, expressed concern with the lack of information provided by the developer and traffic flow in and out of the area.

Jeanne Day, 104-51096 Falls Court, expressed concern regarding the roadway; duplexes at the roundabout; and, the proposal to construct 16 houses on such a small piece of property.
“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4683”
“Zoning Bylaw Amendment Bylaw 2019, No. 4684”
“Zoning Bylaw Amendment Bylaw 2019, No. 4685” (RZ001297) (continued)

Ryan Anderson, OTG Developments Ltd., 45715 Hocking Avenue, Applicant and Developer Representative, provided clarification on timelines; notification; and, the due diligence process. He stated that the proposal will have the least impact on views; fewer cars; and, recreation is provided with parks and forested areas nearby. He will work closely with the existing strata and community to maintain the form and character of the neighbourhood, including the location of the gate. He noted that a commercial development was proposed; however, could not be accommodated due to the fire flow requirements. He further noted that a legal opinion has been sought with respect to the easements presently on title.

Paul Gough, 112-51075 Falls Court, asked if any recreation or parks are proposed for the area and where they would be located.

Bryan Foley, 110-51096 Falls Court, provided comment regarding the ongoing improvements to Nixon Road and questioned the number of vehicles generated by the development. He suggested that an existing trail surrounding the development be considered as a possible recreational trail.

Ryan Anderson, OTG Developments Ltd., 45715 Hocking Avenue, Applicant and Developer Representative, reviewed the timelines associated with the development. He commented that once the waterline issues, including the booster station have been resolved, development will occur. In response to a question from Council, he stated that the two main items of most concern and requiring further consultation with the strata include the location of the gate and the form and character of the existing buildings as it relates to the proposed development.

Ken Luteyn, 175-51075 Falls Court, opined that the development has occurred very quickly in some respects. He expressed concern regarding access; disturbing the existing gate; timing and trusting that the job gets completed on time; condition of Nixon Road; and, what recourse to ensure that the proposal will match the existing development.

Knott Mercer ) That the representations with respect to “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4683”; “Zoning Bylaw Amendment Bylaw 2019, No. 4684”; and, “Zoning Bylaw Amendment Bylaw 2019, No. 4685” be received for information; and further, that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4683”; “Zoning Bylaw Amendment Bylaw 2019, No. 4684”; and, “Zoning Bylaw Amendment Bylaw 2019, No. 4685” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2019, No. 4687
“Zoning Bylaw Amendment Bylaw 2019, No. 4688” (RZ001309)

Public Hearing on “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; and,
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4687
“Zoning Bylaw Amendment Bylaw 2019, No. 4688” (RZ001309) (continued)

“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.

Letter of support received from:
- Bill Boesterd, 40949 Yale Road, dated May 7, 2019.

Bill Boesterd, 40949 Yale Road, voiced support of the application.

Kloot Westeringh ( ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4687” and “Zoning Bylaw Amendment Bylaw 2019, No. 4688” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4687” and “Zoning Bylaw Amendment Bylaw 2019, No. 4688” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2019, No. 4689” (RZ001319)

Public Hearing on “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.

Yvonne Bennett, 46136 Mellard Avenue, questioned the number of apartments being proposed. Concern was expressed that she has received a below market verbal offer by the developer or a representative of the developer.

Manjit Moore, 7759 Gray Avenue, Burnaby, BC, Developer, in response to questions from Council, stated he is the owner of 46133 Cleveland Avenue and his partner is the owner of 46141 Cleveland Avenue and that it is not their intent to assemble more properties for future development; a market feasibility study will need to be done before the development occurs; units will be marketed; and, the two homes located on the subject properties are currently rented with tenants and there are no plans to leave the homes vacant.

Kloot Lum ( ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4689” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4689” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously
Public Information Meeting

Development Variance Permit DVP01036

Public Information Meeting on Development Variance Permit DVP01036 with respect to property located at 44394 Progress Way, which proposes to vary the percentage of gross floor area within a building for office use from 20% to 36% and to waive the overall site landscaping requirements, to facilitate the siting of a mobile office for an asset-based transportation company within the subject property.

Craig Penner, 34503 Blatchford Way, Abbotsford, BC, Applicant, advised that the site is currently being used for storage. He added that their business is expanding rapidly and the intent is to relocate their remote offices to this location.

Knott Shields
That the representation with respect to Development Variance Permit DVP01036 be received for information; and further, that Development Variance Permit DVP01036 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Council recessed at 9:57 pm and reconvened at 10:08 pm.

Clerk’s Reports

Lum Kloot
That “Zoning Bylaw Amendment Bylaw 2019, No. 4675”, with respect to property located at 7138 Marble Hill Road, be given third reading. (RZ001308)

Carried unanimously

Shields Mercer
That “Zoning Bylaw Amendment Bylaw 2019, No. 4675”, with respect to property located at 7138 Marble Hill Road, be adopted. (RZ001308)

Carried unanimously

Lum Kloot
That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”, with respect to properties located at 9463 and 9471 Robson Street, be given third reading. (RZ001271)

Carried unanimously

Shields Mercer
That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”, with respect to properties located at 9463 and 9471 Robson Street, be adopted. (RZ001271)

Carried unanimously

Lum Westeringh
That “Zoning Bylaw Amendment Bylaw 2019, No. 4677”, with respect to properties located at 9463 and 9471 Robson Street and 45687 and 45691 Wellington Avenue, be given third reading. (RZ001271)

Carried unanimously
Kloot    ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4677”, with respect to properties located at 9463 and 9471 Robson Street and 45687 and 45691 Wellington Avenue, be adopted. (RZ001271)

Carried unanimously

Shields   ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01046 with respect to properties located at 9463 and 9471 Robson Street and 45687 and 45691 Wellington Avenue.

Carried unanimously

Lum   ) That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4683”, with respect to property located at 51076 Falls Court, be given third reading.  (RZ001297)

Shields   ) That application RZ001297, with respect to property located at 51076 Falls Court, be referred back to staff to discuss an alternate use of the property.

Referral motion carried unanimously

Kloot    ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4687”, with respect to a proposed text amendment to the AC (Agriculture Commercial) Zone, be given third reading.  (RZ001309)

Carried unanimously

Mercer   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4687”, with respect to a proposed text amendment to the AC (Agriculture Commercial) Zone, be adopted.  (RZ001309)

Carried unanimously

Knott   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4688”, with respect to property located at 40930 Yale Road, be given third reading.  (RZ001309)

Carried unanimously

Knott   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4688”, with respect to property located at 40930 Yale Road, be adopted.  (RZ001309)

Carried unanimously

Kloot    ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4689”, with respect to properties located at 46133 and 46141 Cleveland Avenue, be given third reading.  (RZ001319)

Carried unanimously

Lum   ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4689”, with respect to properties located at 46133 and 46141 Cleveland Avenue, be adopted.  (RZ001319)

Carried unanimously
Application Reports

Lum ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01036 with respect to property located at 44394 Progress Way.

Knott ( Carried unanimously

Additional Items

Lum ) That second reading of “Zoning Bylaw Amendment Bylaw 2019, No. 4679”, with respect to property located at 44460 Keith Wilson Road, be rescinded; that “Zoning Bylaw Amendment Bylaw 2019, No. 4679” be amended by deleting the words “R1-A (One Family Residential) Zone” and substituting with the words “AL (Agriculture Lowland) Zone”; that “Zoning Bylaw Amendment Bylaw 2019, No. 4679” be given second reading as amended; and further, that a Public Hearing be called for May 21, 2019. (RZ001318)

Westeringh ( Carried unanimously

Councillors’ Reports

Councillor Mercer commented on his attendance at the Fraser Valley Regional District and Fraser Valley Regional Hospital Board meetings; monthly meeting with Mayor Popove; Strathcona Elementary School Book Reading event; Grand Opening of Lexw Qwò:m Park located in the Eastern Hillsides; and, the Annual Walk for Alzheimer’s fund raising event.

Councillor Knott brought greetings to the Soroptimist Club Annual Western Canada Conference held at the Coast Hotel. She reported on the “Hike for Hospice” event as well as upcoming events including “McHappy Day” at the Luckakuck Way location; Chilliwack Public Arts Committee Meeting; and, the Lower Mainland Local Government Association Dinner and Networking.

Councillor Shields reported on the “Friends of the Hope Slough” kayaking event; Chilliwack Community Services “Secret Soiree”; Grand Opening of Lexw Qwò:m Park; and, meeting at the Chilliwack Cultural Centre preparing for the upcoming “Art of Wine” Festival.

Councillor Kloat reported on the announcement by The Honourable François-Philippe Champagne, Minister of Infrastructure and Communities, of $45 million for flood mitigation; preparations for the upcoming Agriculture Tour to be held Friday, September 13, 2019; meeting of the Fraser Valley Regional District Board; Grand Opening of Lexw Qwò:m Park; and, asked the general public to be courteous and wary of farm vehicles travelling in the rural areas of Chilliwack.

Councillor Westeringh provided comment on his attendance at the Affordable Housing and Development Advisory Committee Meeting; monthly meeting with Mayor Popove; Skwah First Nation, Shxwəƛ’qw Village dyke protection announcement by The Honourable François-Philippe Champagne, Minister of Infrastructure and Communities; 50th Anniversary of Unity Christian School; Grand Opening of Lexw Qwò:m Park; and, the “Hike for Hospice” event.
Councillors’ Reports (continued)

Councillor Lum commented on the Fraser Valley Regional District and Fraser Valley Regional Hospital Board meetings; announcement by the Premier and Minister of Minister of Infrastructure and Communities on the highway widening project; Canadian Council for the Blind Triennial Conference; “Cycling Without Age” event and unveiling of the new Trishaw bike named “Daisy”; Chilliwack Community Services “Secret Soiree”; and, upcoming meetings of the Public Safety Advisory Committee, Regional Corporate Services and Lower Mainland Local Government Association.

Mayor’s Report

Mayor Popove provided comment on the incident of road rage with farm equipment; Skwah First Nation, Shxzwhá:y Village dyke protection announcement by The Honourable François-Philippe Champagne, Minister of Infrastructure and Communities; Round Table discussion with MP Mark Strahl and local real estate agents; “Cycling Without Age” event and unveiling of “Daisy” the new Trishaw bike; Chilliwack Community Services “Secret Soiree”; “Heritage Classic Cutting Horse Show” held at Heritage Park; Restorative Justice “Denim and Dice” event; Soroptimist Club Annual Western Canada Conference; Coast Hotel Rebranding Ceremony; and, Chilliwack “Bowls of Hope” Dinner and fundraising event.

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

On a motion of Councillor Kloot, and seconded by Councillor Westeringh, the meeting adjourned at 10:36 pm.

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Mayor

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Corporate Officer