MINUTES of the Fifteenth meeting held by the Seventh Council of the City of Chilliwack in the Council Chambers, City Hall on June 4, 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
- K. Stanton, Manager of Long Range Planning
- J. Kooistra, Director of Corporate Services/Acting Corporate Officer
- C.S. Crosman, Deputy Chief Administrative Officer
- M. Winn, Manager of Accounting Services
- G. MacPherson, Director of Operations
- R. Mulligan, Director of Recreation and Culture
- R.E.G. Sanderson, Deputy Director of Planning and Engineering
- S/Sgt. S. Vrolyk, Upper Fraser Valley Regional Detachment, RCMP
- Supt. B. Massie, OIC, Upper Fraser Valley Regional Detachment, RCMP
- C. Carruthers, Manager of IT Operations
- G. Schipper, Manager of Building and Regulatory Enforcement
- G. Villeneuve, Manager of Development Planning
- T. Friesen, Manager of Environmental Services
- K. Jefford, Manager of Transportation and Drainage
- C. Weston, Assistant Manager of Bylaw Enforcement
- J. Koczkur, Deputy Director of Operations
- M. Sikora, Social Development Coordinator
- G. White, Manager of Land Development/Approving Officer
- C. Naiduwa, Utilities Engineer
- 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

Debbie Denault, Literacy Outreach Coordinator, Chilliwack Learning Community Society, and Joel Robertson-Taylor, Researcher for the Chilliwack Social Research and Planning Council, provided Council with an overview of the Secondary Research Review on Poverty in Chilliwack.

Adoption of Minutes

Mercer  ) That the Minutes of the Regular Meeting of Council held May 21, 2019, be
Knott   ( adopted as circulated.  

Carried unanimously

Consent Agenda

Shields  ) That the Minutes of the Design Review Advisory Committee Meeting held
Kloot   ( May 8, 2019 be received for information.

Carried unanimously
Department Reports

Kloot  ) That Council authorize Staff to forward Request for Proposal documents to the following selected proponents for the “Water System Asset Evaluation Study”:

   1. WSP Group Canada Ltd.;
   2. Urban Systems Ltd.; and,
   3. ISL Engineering and Land Services.

   Carried unanimously


   Carried unanimously


   Carried unanimously

Knott  ) That Staff be directed to consult with the Fraser Valley Regional District and local First Nations with respect to British Columbia Lottery Corporation’s proposal to add table games to Chances Chilliwack, located at 8180 Young Road.

   Carried unanimously

Westeringh  ) That Council approve the renewal of the “Upper Fraser Valley Bylaw Notice Dispute Adjudication Registry Agreement” between the City of Chilliwack, District of Hope, District of Kent, District of Mission, Village of Harrison Hot Springs, Fraser Valley Regional District, and Cultus Lake Park for the 30-month period of July 1, 2019 to December 31, 2021; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

   Carried unanimously

Knott  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4696”, which proposes to rezone a portion of property located at 8810 Young Road from a CSM (Service Commercial - Industrial) Zone to a C9 (Cannabis Retail) Zone, be denied. (RZ001326)

   Carried unanimously

Kloot  ) That “Ancillary Liquor Service Regulation Bylaw 2019, No. 4701” be given first and second reading.

   Carried unanimously

Knott  ) That “Ancillary Liquor Service Regulation Bylaw 2019, No. 4701” be given third reading.

   Carried unanimously

Lum  ) That “Business Licence Bylaw Amendment Bylaw 2019, No. 4702” be given first and second reading.

   Carried unanimously
Department Reports (continued)

Shields  ) That “Business Licence Bylaw Amendment Bylaw 2019, No. 4702” be given
Mercer ( third reading.

Carried unanimously

Knott 

Carried unanimously

Lum  ) That Council approve funding of $67,144.05 under the Supportive Housing
Westeringh ( Assistance Policy (Community Development Initiatives Funding Policy) and
waive the amount of $512,756.57 under the “Development Cost Charges Waiver
for Eligible Developments Bylaw 2010, No. 3679” for the construction of a
supportive housing development located at 45890 Trethewey Avenue, as
requested by the Province of British Columbia.

Carried unanimously

Kloot  ) That “Housing Agreement Bylaw 2019, No. 4703” be given first and second
Mercer ( reading.

Carried unanimously

Knott  ) That “Housing Agreement Bylaw 2019, No. 4703” be given third reading.
Mercer 

Carried unanimously

Shields  ) That Council approve funding of $43,289.20 under the Supportive Housing
Knott ( Assistance Policy (Community Development Initiatives Funding Policy) and
waive the amount of $66,671.00 under the “Development Cost Charges Waiver
for Eligible Developments Bylaw 2010, No. 3679” for the construction of a
supportive housing development (residential treatment) located at 45456 Yale
Road, as requested by the Province of British Columbia.

Carried unanimously

Kloot  ) That “Housing Agreement Bylaw 2019, No. 4705” be given first and second
Westeringh ( reading.

Carried unanimously

Shields  ) That “Housing Agreement Bylaw 2019, No. 4705” be given third reading.
Knott 

Carried unanimously

Knott  ) That Council direct Staff to include revised standards for residential parking
Westeringh ( within the “Zoning Bylaw Review Project” as contained within the Staff Report
dated May 27, 2019.
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Department Reports (continued)

Westeringh

That Council support the addition of revised standards for residential parking in Knott

the following zones:

- reduce the rear lot line setback in the R3 (Small Lot One Family Residential) Zone from 6m to 5m; and,
- reduce the rear lot line setback in the R1-D (Infill Small Lot One Family Residential) Zone from 7.5m to 6m.

Carried unanimously

Original motion carried unanimously

Kloot

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

Carried unanimously

The regular meeting adjourned at 3:38 pm and reconvened at 7:00 pm.

PRESENT: All members of Council, except Councillor Knott.

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
- P.C. Friesen, Recording Secretary

Public Hearing

“Zoning Bylaw Amendment Bylaw 2019, No. 4695” (RZ001273)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4695”, which proposes to rezone property located at 46769 Hudson Road from an RR (Rural Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone and an RSV1 (Limited Use Reserve) Zone.

Letter of opposition received from:

- Michael and Lisa Gagne, 18-46791 Hudson Road, dated June 3, 2019.

Consultation package received from:

- Cassidy Silbernagel, Designer/Project Manager, OTG Developments Ltd., Unit 520 – 45715 Hocking Avenue, dated June 3, 2019.

Sundeep Kapoor, 5840 Jinkerson Road, voiced concern with increase in traffic; road width; density within the immediate area; parking; sewer service; and, impact on school population.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4695” (RZ001273) (continued)

Sean Hall, Unit 38 - 46791 Hudson Road, expressed concern with parking; lack of school bus service to the development; density; impact on school population; cedar hedge removal and the impact this will have on wildlife habitat; and, voiced objection to the proposed design mailed to the affected property owners.

Corinne Janzen, Unit 1 - 46745 Hudson Road, voiced concern with the size of the proposed development; parking; road width; safety of children; and, suggested the installation of calming speed bumps within the development.

Susan Loucks, Unit 5 – 46745 Hudson Road, expressed concern with parking; increase in traffic; sight lines; and, safety of children.

Ryan Anderson, OTG Developments Ltd., 45715 Hocking Avenue, Developer, responded to the concerns raised, noting that the proposal is for 20 units; parking will be in accordance with the requirements of the zone; no variances are being requested; road dedication will improve parking and road width; habitat and traffic studies will be undertaken; no suites proposed; 12 trees will be retained on the east side of the property; there may be an opportunity to retain an additional 11 trees, subject to an arborist’s review; and, there may be potential to add more trees by way of cedar hedge rows.

Lum Westeringh ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4695” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4695” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2019, No. 4697” (RZ001334)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4697”, which proposes to rezone property located at 45459 Princess Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Email of opposition received from:
   - Henry, Marlene, and Nellie Schiwy, 45456 Princess Avenue, dated May 26, 2019.

Rajwinder Ottal, 12833 – 65 Avenue, Surrey, BC, Applicant and Developer, stated, in response to questions from Council, that the property is currently rented and the renters will remain in the home following the rezoning process.

Shields Koot ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4697” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4697” 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. 4698” (RZ001321)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4698”, which proposes to rezone property located at 45816 Reece Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

There were no representations with respect to Bylaw No. 4698.

Westeringh  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4698” be referred for Kloot ( Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2019, No. 4700” (RZ001359)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4700”, a proposed text amendment to the P6 (University Village) Zone.

There were no representations with respect to Bylaw No. 4700.

Lum  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4700” be referred for Westeringh ( Council’s further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

Development Variance Permit DVP01054

Public Information Meeting on Development Variance Permit DVP01054, with respect to property located at 45370 Park Drive, which proposes to vary the lot coverage from 75m$^2$ to 114m$^2$ and the height from 6m to 7m, to facilitate the construction of a detached workshop.

Petition of support containing four signatures received from:

- Earl and Diana Olson, 45370 Park Drive, received January 23, 2019.

Diana Olsen, 45370 Park Drive, Applicant, commented on the results of the consultation with surrounding neighbours and queried the requirement for frosted windows.

Mercer  ) That the representations with respect to Development Variance Permit DVP01054 be received for information; and further, that Development Variance Permit DVP01054 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously
Development Variance Permit DVP01057

Public Information Meeting on Development Variance Permit DVP01057, with respect to property located at 47203 Vista Place, which proposes to vary the front lot line setback from 6.0m to 3.0m; the interior side lot line setback along the northern and southern property lines from 4.5m to 3.5m; and the building separation distance from 6m to 4.5m between proposed buildings 2 and 5; 6 and 7; and, to 4.6m between proposed buildings 3 and 4; and, 5 and 6, to facilitate a townhouse development.

Councillor Westeringh withdrew from the meeting at 7:49 pm due to a potential conflict of interest as he is related to the Applicant.

Marc Fournier, 47201 Vista Place, voiced concern that the development may alter the road grade and create more dust and noise. He requested that the grade not be altered.

Mark Van Driel, 47256 Vista Place, expressed concern that the backyards of the units will be small and there appeared to be no playground proposed in the development. He also expressed concern with the lack of parking.

Dan McCan, 47223 Vista Place, voiced concern with parking; length of time for the development to complete; and, if possible, would like a timeframe for completion.

Ryan vanDeventer, 43035 Yale Road, Developer Representative, responded to the concerns raised, noting that he will meet with the residents to discuss the road grade design; rear setbacks will provide sufficient backyard space; a playground amenity area is included in the proposal; landscaping, tree replanting and allotment of parking spaces exceed requirements; unable to commit to construction timelines; privacy fencing for building #1 is being discussed with the adjacent property owner; and, 6m driveways will be provided for all units except two.

Sundeep Kapoor, 5840 Jinkerson Road, voiced concern that tree removal on the subject property has created an erosion situation and asked that a proper interim drainage plan needs to be in place during construction.

Mercer Shields ) That the representations with respect to Development Variance Permit DVP01057 be received for information; and further, that Development Variance Permit DVP01057 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously by members remaining

Councillor Westeringh returned to the meeting at 8:19 pm.

Development Variance Permit DVP01062

Public Information Meeting on Development Variance Permit DVP01062, with respect to property located at 6606 Swanson Street, which proposes to vary the height from 4m to 7.15m to facilitate the construction of a detached garage.
Development Variance Permit DVP01062

Jessie Rayner, JCR Design Ltd., 45715 Hocking Avenue, provided an overview of the proposal.

Mercer        Kloot

That the representation with respect to Development Variance Permit DVP01062 be received for information; and further, that Development Variance Permit DVP01062 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01067

Councillor Shields withdrew from the meeting at 8:23 pm due to a potential conflict of interest as the Applicant is related to his wife.

Public Information Meeting on Development Variance Permit DVP01067, with respect to property located at 45302 Wells Road, which proposes to vary the rear lot line setback from 6m to 4.5m, to facilitate a future subdivision while retaining an existing home.

Correspondence was received from Arne Huse, 7251 Circle Drive, dated June 4, 2019.

Jim Olsen, owner of 7256 and 7268 Richardson Avenue, voiced concern with respect to drainage and maintenance of the property, making specific reference to the unsightliness of the property and the fact the grass needs cutting.

Jeff Visscher, 5316 Wright Road, in response to questions from Council, confirmed the property will be cleaned up and that he is working with an engineer to address the drainage issues on the subject property.

Kloot        Westeringh

That the representations with respect to Development Variance Permit DVP01067 be received for information; and further, that Development Variance Permit DVP01067 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously by members remaining

Councillor Shields returned to the meeting at 8:33 pm.

Council recessed at 8:33 pm and reconvened at 8:44 pm.

Clerk’s Reports

Lum        Kloot

That “Zoning Bylaw Amendment Bylaw 2019, No. 4695”, with respect to property located at 46769 Hudson Road, be given third reading. (RZ001273)

Carried unanimously
Clerk’s Reports  (continued)

Shields  )  That “Zoning Bylaw Amendment Bylaw 2019, No. 4697”, with respect to
Kloot  (  property located at 45459 Princess Avenue, be given third reading.  (RZ001334)

Carried unanimously

Lum  )  That “Zoning Bylaw Amendment Bylaw 2019, No. 4697”, with respect to
Shields  (  property located at 45459 Princess Avenue, be adopted.  (RZ001334)

Carried unanimously

Shields  )  That “Zoning Bylaw Amendment Bylaw 2019, No. 4698”, with respect to
Mercer  (  property located at 45816 Reece Avenue, be given third reading.  (RZ001321)

Carried unanimously

Lum  )  That “Zoning Bylaw Amendment Bylaw 2019, No. 4698”, with respect to
Mercer  (  property located at 45816 Reece Avenue, be adopted.  (RZ001321)

Carried unanimously

Lum  )  That “Zoning Bylaw Amendment Bylaw 2019, No. 4700”, with respect to
Kloot  (  a proposed text amendment to the P6 (University Village) Zone, be given third
reading.  (RZ001359)

Carried unanimously

Shields  )  That “Zoning Bylaw Amendment Bylaw 2019, No. 4700”, with respect to
Mercer  (  a proposed text amendment to the P6 (University Village) Zone, be adopted.
(RZ001359)

Carried unanimously

Application Reports

Lum  )  That, subject to public representation, Council approve the issuance of Development
Kloot  (  Variance Permit DVP01054 with respect to property located at 45370 Park Drive.

Kloot  )  That the requirement of frosted windows on the upper floor along the east elevation
Lum  (  be removed as a condition of issuance of Development Variance Permit DVP01054
with respect to property located at 45370 Park Drive.

Carried unanimously

Original motion carried unanimously

Councillor Westeringh withdrew from the meeting at 8:48 pm due to a potential conflict of interest as he is related to the Applicant.
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Application Reports  (continued)

Kloot  )  That, subject to public representation, Council approve the issuance of Development
Lum  )  Variance Permit DVP01057 with respect to property located at 47203 Vista Place.

Carried unanimously by members remaining

Councillor Westeringh returned to the meeting at 8:48 pm.

Shields  )  That, subject to public representation, Council approve the issuance of Development
Kloot  )  Variance Permit DVP01062 with respect to property located at 6606 Swanson Street.

Carried unanimously

Councillor Shields withdrew from the meeting at 8:49 pm due to a potential conflict of interest as the Applicant is related to his wife.

Lum  )  That, subject to public representation, Council approve the issuance of Development
Westeringh  )  Variance Permit DVP01067 with respect to property located at 45302 Wells Road.

Westeringh  )  That the motion be amended by adding the following words:
Lum  )  “that the permit be issued subject to the installation of perimeter fencing of the
subject property; and further, that the cutting of grass be maintained during
construction.”

Amendment motion carried unanimously by members remaining

Original motion, as amended, carried unanimously by members remaining

Councillor Shields returned to the meeting at 8:51 pm.

Councillors’ Reports

Councillor Kloot commented on his attendance at the meetings of the Fraser Valley Regional District Board and Fraser Valley Regional Hospital Board; the Federation of Canadian Municipalities 2019 Annual Conference held in Quebec City; and, extended condolences to the family on the passing of Al Browne.

Councillor Westeringh provided comment on the Chamber Connection hosted by the Stó:lō Business Association and held at Squiala Hall; and; his attendance at the Federation of Canadian Municipalities 2019 Annual Conference held in Quebec City.

Councillor Lum noted his attendance at the Fraser Valley Regional District Board meeting; commented on the “Bike to Work Week” event; and, the 49th Annual Yarrow Days Celebration.

Councillor Mercer commented on his attendance at the meetings of the Fraser Valley Regional District Board and Fraser Valley Regional Hospital Board; the Federation of Canadian Municipalities 2019 Annual Conference held in Quebec City; the Law Enforcement Torch Run; and the RCMP Appreciation BBQ.
Councillors’ Reports (continued)

Councillor Shields reported on his attendance at the Skowkale First Nation luncheon; Chilliwack Arts and Culture Centre Society Board meeting; Chamber Connection hosted by the Stó:lō Business Association and held at Squiala Hall; and, the Federation of Canadian Municipalities 2019 Annual Conference held in Quebec City.

Mayor’s Report

Mayor Popove commented on the ride-along with the Chilliwack RCMP and Fire Department; attendance at the Westcoast “Ride to Live” event; and, tour of St. Paul’s Hospital’s “Centre on Substance Use”.

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 9:02 pm.

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Mayor

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Corporate Officer