MINUTES of the Thirty-first meeting held by the Seventh Council of the City of Chilliwack in the Council Chambers, City Hall on February 4, 2020 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
- G. Savard, Director of Finance
- G. MacPherson, Director of Operations
- R. Mulligan, Director of Recreation and Culture
- J. Kooistra, Director of Corporate Services
- Superintendent B. Massie, RCMP
- Inspector S. Corcoran, RCMP
- Inspector D. Lee, RCMP Operations
- Inspector S. Vrolyk, RCMP
- S/Sgt. T. De Coene, RCMP
- G. Schipper, Manager of Building and Regulatory Enforcement
- C. Weston, Assistant Manager of Bylaw Enforcement
- K. Stanton, Manager of Long Range Planning
- G. Villeneuve, Manager of Development Planning
- C. Wickham, Assistant Manager of Land Development
- T. Koch, Senior Development Technologist
- C. Marleau, Manager of Recreation Services and Corporate Wellness
- J. Koczur, Deputy Director of Operations
- M. Sikora, Social Development Coordinator
- G. White, Manager of Land Development/Approving Officer
- W. Moseanko, Property Manager
- C. Carruthers, Manager of IT Operations
- J. Leggatt, Communications Manager
- P.C. Friesen, Recording Secretary

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

Adoption of Minutes

Shields  ) That the Minutes of the Regular Meeting of Council held January 21, 2020 and
Mercer ( the Minutes of the Special Regular Meeting of Council held January 28, 2020, be
adopted as circulated

Carried unanimously

Consent Agenda

Kloot  ) That the following bylaw be adopted:
Knott ( "Township of Chilliwhack Highway Reserve By-law No. 3, 1970 Repeal Bylaw 2020, No. 4775";
Consent Agenda (continued)

and further, that the Minutes of the following Committee meetings be received for information:

- Affordable Housing and Development Advisory Committee meeting held December 18, 2019; and,
- Design Review Advisory Committee meeting held January 14, 2020.

Carried unanimously

Monthly/Quarterly Reports

Knott  ) That the Fourth Quarter Reports for all City Departments, for the period October to December 2019, be received for information.

Shields  ( Carried unanimously

Departmental Reports

Council Committees – Terms of Reference and Membership Listings 2020

Lum  ) That Council receive, for information, the Terms of References and Membership Listings for the 2020 Council Committees, as set out within the Staff Report dated January 22, 2020.

Westeringh  ( Carried unanimously

Supply and Installation of Condenser for Sardis Sports Complex – Rinks 1 and 2

Shields  ) That Council accept the Request for Proposal for the “Supply and Installation of a Condenser and Ammonia Desuperheater” for the Sardis Sports Complex – Rinks 1 and 2 from the lead proponent Cimco Refrigeration, in the amount of $344,805.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Knoot  ( Carried unanimously

The Light Up Downtown Event 2020 - 2022

Lum  ) That Council approve the funding to the Downtown Chilliwack Business Improvement Association, under the Community Development Initiatives Funding Policy, up to the amount of $7,000.00 annually for 2020, 2021 and 2022 for the coordination and implementation of the “Light Up Downtown Event”, with the condition that any surplus funds be returned to the City.

Knott  ( Carried unanimously

Public Art Project – Golden Eagle Located at 46040 Yale Road West

Knott  ) That Council approve the placement of the “Golden Eagle” public art piece on property located at 46040 Yale Road West, as contained within the Staff Report dated January 27, 2020.

Shields  ( Carried unanimously
Departmental Reports (continued)

“Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1570, 2020”

Lum ) That Council give statutory consent to the Fraser Valley Regional District for the adoption of “Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1570, 2020”.

Westerling ( Carried unanimously

Royal Canadian Mounted Police Integrated Team

Presentations from the following members of the Royal Canadian Mounted Police Lower Mainland Integrated Teams were in attendance to provide an overview of their role and support for the City of Chilliwack:

- Chief Superintendent Ed Boettcher, Integrated Teams Commander;
- Staff Sergeant Joel Leblanc, Integrated Police Dog Services Commander;
- Inspector Shawna McPherson, Integrated Forensic Identification Services Commander;
- Inspector Andy LeClair, Lower Mainland District Emergency Response Team Commander;
- Sergeant Paul Vermeulen, Integrated Collision Analysis and Reconstruction Service; and,
- Superintendent Dave Chauhan, Integrated Homicide Investigation Team Commander.

Kloot ) That the presentations with respect to the Royal Canadian Mounted Police Integrated Team be received for information.

Westerling ( Carried unanimously

The RCMP Integrated Team withdrew from the meeting at 4:24 pm.

Shyamal Ramulu – Rezoning/9687 Woodbine Street

Lum ) That “Zoning Bylaw Amendment Bylaw 2020, No. 4778”, which proposes to rezone property located at 9687 Woodbine Street 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 February 18, 2020. (RZ001379)

Westerling ( Carried unanimously

Adjournment to Closed Meeting

Westerling ) That, in accordance with Section 90(1)(e) of the Community Charter, Council hold a Closed Meeting to discuss property matters.

Shields ( Carried unanimously

The regular meeting adjourned at 4:25 pm and reconvened at 7:00 pm.
City of Chilliwack Council Minutes – February 4, 2020

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. Morgan, Corporate Officer
    D. Blain, Director of Planning and Engineering
    P.C. Friesen, Recording Secretary

Public Hearing

“Zoning Bylaw Amendment Bylaw 2020, No. 4776” (RZ001387)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2020, No. 4776”, which proposes to rezone property located at 45768 Lewis Avenue, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Consultation/Engagement package received from Brad Driesen, agent for the property owner, received February 4, 2020.

Shields  ) That the representation with respect to “Zoning Bylaw Amendment Bylaw 2020, No. 4776” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2020, No. 4776” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2020, No. 4777” (RZ001392)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2020, No. 4777”, which proposes to rezone property located at 46386 Christina Drive, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Email of concern received from:
• Dan and Collette Whalley, 46394 Christina Drive, dated February 2, 2020.

Email of opposition received from:
• Mike Fairley, 46355 Christina Drive, dated February 4, 2020.

William Johnston, 46338 Christina Drive, commented that his main concern with the proposal relates to parking and hoped that the proposed densification will not upset the balance of the neighbourhood.

Graham Dalziel, 46211 Christina Drive, voiced concern with speeding traffic; that densification will only add to the existing traffic; and, the impact this will have on children’s safety.

Chuck Charles, 46346 Christina Drive, commented that the area is family orientated and believes that densification will change the ambiance of the neighbourhood.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2020, No. 4777” (RZ001392) (continued)

Randall Dayton, 46379 Christina Drive, voiced concern that the plan of the proposal is unknown; that the appearance of the neighbourhood will change; and, questioned if it will fit into the neighbourhood.

Bonnie Keyworth, 46397 Christina Drive, voiced concern that the area will change with densification and asked Council to leave the area for those looking for a larger lot.

Kevin Kavanagh, 46385 Christina Drive, voiced support of a carriage house; however, with respect to the proposal, once densification starts the neighbourhood will change; and, expressed concern regarding the impact the proposal will have on property values.

Klaus Berger, 46361 Christina Drive, commented he lives in a unique neighbourhood; and, expressed concern that traffic has doubled since 2007; site lines are poor; and, there is a lack of available parking.

Cheryl Brockbank, 46391 Christina Drive, asked about construction timelines and aesthetics.

Geoffrey Lagemaat, 9531 McMillan Road, Applicant, commented he recently purchased the property and that it is currently rented; long term plan is to develop within two to three years; and, provided an overview of what may be developed on the property.

Graham Dalziel, 46211 Christina Drive, voiced concern with the development timelines.

William Johnston, 46338 Christina Drive, voiced concern with increase in vehicles and loss of view.

Bonnie Keyworth, 46397 Christina Drive, suggested that the neighbourhood plan be considered now before the application is considered; and, stated the proposal belongs in an area where there are larger properties.

Klaus Berger, 46361 Christina Drive, stated that densification should not proceed in this area and asked for a traffic count and the installation of a speed camera on Christina Drive.

Mercer Shields That the representations with respect to “Zoning Bylaw Amendment Bylaw 2020, No. 4777” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2020, No. 4777” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

Temporary Use Permit (TUP00141)

Public Hearing on Temporary Use Permit TUP00141 with respect to property located at 5048 Teskey Road, to permit the operation of a large supportive recovery home for up to 10 clients within the existing single family dwelling.
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Public Hearing (continued)

Temporary Use Permit (TUP00141) (continued)

Emails of opposition received from:
• Nadine Norris, 5049 Teskey Road, dated February 3, 2020; and,
• Richard Norris, 5049 Teskey Road, dated February 3, 2020.

Leonard Jones, 217 - 51075 Falls Court, read out the email of opposition received from Nadine and Richard Norris and provided responses to the allegations. He stated the facility provides a needed service to the community and provided comment on clients their facility is currently housing and have housed in the past.

Mat Haggle, 106 First Avenue, Cultus Lake, former resident of 5048 Teskey Road, expressed support of the proposal adding he was a resident over 10 years ago. He expressed appreciation to the owners who have changed so many lives in a positive way.

Kelly Jones, 217 – 51075 Falls Court, co-owner, stated the recovery home has been operating 11 years and that they are providing a needed service.

Randall Dayton, 46379 Christina Drive, commented on the need for the proposal and suggested more facilities need to be provided throughout the City.

Rick Stanton, 5048 Teskey Road, resident of Teskey House, commented on the support provided at the home and referenced the facility as a “House of Miracles”.

Kloot Westeringh That the representations with respect to Temporary Use Permit TUP00141 be received for information; and further, that Temporary Use Permit TUP00141 be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

Temporary Use Permit (TUP00149)

Public Hearing on Temporary Use Permit TUP00149 with respect to property located at 4490 Community Street, to permit the operation of a flower/bouquet workshop for up to 12 people and to permit a small-scale wholesale flower/bouquet production facility.

Public Engagement Petition containing 11 signatures of support received from:
• Adrienne English, 4490 Community Street, received December 11, 2019.

Email of concern received from:
• Linley Steeves and Tania Green, 4480 Community Street, dated February 2, 2020.
Public Hearing (continued)

Temporary Use Permit (TUP00149) (continued)

Tania Green, 4480 Community Street, voiced concern with increase in traffic and noise since the new owners moved onto the property; commented on how the home-based business has impacted their livelihood, adding she is opposed to the proposal; large commercial trucks idle and try to maneuver down the driveway that causes concern; people attending the open houses block the entrance to their property and trespass; hours of operation are in the evening, which invades their privacy; opposes a business being located in a residential area; were not approached during the consultation process; and, suggested the business be located in an area with better curb appeal.

Linley Steeves, 4480 Community Street, voiced concern with the wholesale aspect of the operation; impact of commercial delivery trucks including delivery times and hours of operation.

Blair and Adrienne English, 4490 Community Street, owners/operators of the bouquet farm, stated that commercial delivery trucks are no longer an issue; screening between the properties consists of a 6-foot fence, followed by tall cedar hedging, followed by a stand of bamboo; average two workshops per week – season dependent; neighbourhood was canvassed and was supportive of the proposal; and, provided an overview of the business.

Mayor Popove withdrew from the meeting at 8:41 pm and returned at 8:42 pm.

Mayor Popove withdrew from the meeting at 8:43 pm and returned at 8:44 pm.

Blair and Adrienne English, 4490 Community Street, owners/operators of the bouquet farm extended their apologies to the neighbours for the parking issues; what started as a wholesale business has now evolved into a bouquet farm, thereby eliminating the commercial truck deliveries; do not wish to cause problems with the neighbour; and, business is open until 9:00 pm two nights per week.

Holly Shelby and Michel Paiement, 4485 Community Street, voiced support of the proposal and had no issues with parking or late night operations.

Tanis Green and Linley Steeves, 4480 Community Street, stated they do not want to shut down the business but they live in a residential area; noted that the business has expanded and suggested a better location; noted increase in noise and traffic; parking remains an issue; loss of privacy; expressed concern with liquor being served on the property; and, suggested they create a privacy screen.

Larry and Adrienne English, 4490 Community Street, owners/operators of the bouquet farm, commented on the screening between the properties that includes fencing, tall cedars and ends with bamboo; and, noted that the business has not grown since it started.

Tanis Green and Linley Steeves, 4480 Community Street, were in agreement to three workshops per week, Monday to Friday.
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Public Hearing (continued)

Temporary Use Permit (TUP00149) (continued)

Mercer  ) That the representations with respect to Temporary Use Permit TUP00149 Westeringh ( be received for information; and further, that Temporary Use Permit TUP00149 be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

Development Variance Permit DVP01106

Public Information Meeting on Development Variance Permit DVP01106 with respect to property located at 8360 Prest Road, which proposes to vary the interior side lot line setback from 3m to 1.5m, to facilitate a second storey addition to the existing single-family dwelling.

There were no representations with respect to Development Variance Permit DVP01106.

Kloot  ) That Development Variance Permit DVP01106 be referred for Council’s Westeringh ( further consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01109

Public Information Meeting on Development Variance Permit DVP01109 with respect to property located at 45831 Hocking Avenue, which proposes to vary the paving requirements with respect to the parking, maneuvering and drive aisles, which is to be surfaced with gravel in lieu of asphalt, concrete or similar surface, to bring an existing household movers and associated truck parking facility into compliance.

Paul Beattie, 43493 Yale Road West, Paul’s Moving and Labour Services Ltd., Applicant, commented that there is sufficient parking for five trucks as well as additional maneuvering capability to the rear of the property.

Kloot  ) That the representation with respect to Development Variance Permit Westeringh ( DVP01109 be received for information; and further, that Development Variance Permit DVP01109 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Council recessed at 9:34 pm and reconvened at 9:42 pm.

Clerk’s Reports

“Zoning Bylaw Amendment Bylaw 2020, No. 4776” – 45768 Lewis Avenue

Kloot  ) That “Zoning Bylaw Amendment Bylaw 2020, No. 4776”, with respect to Westeringh ( property located at 45768 Lewis Avenue, be given third reading. (RZ001387)

Carried unanimously
Clerk’s Reports (continued)

“Zoning Bylaw Amendment Bylaw 2020, No. 4776” – 45768 Lewis Avenue (continued)

Shields ) That “Zoning Bylaw Amendment Bylaw 2020, No. 4776”, with respect to
Lum ( property located at 45768 Lewis Avenue, be adopted. (RZ001387)

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2020, No. 4777” – 46386 Christina Drive

Westeringh ) That “Zoning Bylaw Amendment Bylaw 2020, No. 4777”, with respect to
Mercer ( property located at 46386 Christina Drive, be given third reading. (RZ001392)

Defeated
Councillor Westeringh voted “Yea”
Mayor Popove and Councillors Kloot, Lum, Mercer and Shields voted “Nay”

Application Reports

Temporary Use Permit (TUP00141) – 5048 Teskey Road

Kloot ) That Council approve the issuance of Temporary Use Permit TUP00141, with
Lum ( respect to property located at 5048 Teskey Road, subject to the recommendations
as stipulated within the draft Temporary Use Permit.

Carried unanimously

Temporary Use Permit (TUP00149) – 4490 Community Street

Westeringh ) That Council approve the issuance of Temporary Use Permit TUP00149, with
Kloot ( respect to property located at 4490 Community Street, subject to the
recommendations as stipulated within the draft Temporary Use Permit.

Shields ) That the motion be amended by adding the following words:
Kloot ( “and further, that Temporary Use Permit TUP00149, be amended by adding the
following new Terms and Conditions:

“10. The hours of operation of the business shall be Tuesday to Friday from the
hours of 9:00 am to 9:00 pm; Saturday from the hours of 9:00 am to
12:00 pm; and, that a maximum of three workshops be conducted per week.

11. There shall be no commercial trucks containing a refrigerated unit permitted
on site.”

Amendment motion carried unanimously
Temporary Use Permit (TUP00149) – 4490 Community Street  (continued)

Kloot  ) That the amendment motion be amended in Condition 10 by deleting the words Westeringh ( “Saturday from the hours of 9:00 am to 12:00 pm” and substituting with the words “Saturday from the hours of 9:00 am to 5:00 pm with no workshops being conducted after 12:00 pm on Saturday.”

Amendment motion carried unanimously

Original motion, as amended, carried unanimously

Development Variance Permit DVP01106 – 8360 Prest Road

Westeringh ) That, subject to public representation, Council approve the issuance of Development Kloot ( Variance Permit DVP01106 with respect to property located at 8360 Prest Road.

Carried unanimously

Development Variance Permit DVP01109 – 45831 Hocking Avenue

Westeringh ) That, subject to public representation, Council approve the issuance of Development Lum ( Variance Permit DVP01109 with respect to property located at 45831 Hocking Avenue.

Carried unanimously

Councillors’ Reports

Councillor Shields commented on meetings of the Transportation Advisory Committee and The WaterWealth Project as it relates to the Trans Mountain Pipeline route.

Councillor Mercer provided an overview of several meetings he attended including the Integrated Community Task Force; Fraser Valley Regional District and Hospital Boards; and Heritage Advisory Committee.

Councillor Kloot extended appreciation to the City’s Operations Department in their efforts during the last snowstorm; commented on his attendance at the meetings of the Fraser Valley Regional District and Hospital Boards; and, the “2020 British Columbia Agriculture Gala” event held at the Quality Inn in Abbotsford.

Councillor Westeringh thanked the Operations Department crews for their efforts in keeping the roads clear; and, advised that the City’s Zoning Bylaw is undergoing a complete review and extended an invitation to the public to attend the February 11th discussion to be held at Evergreen Hall.

Councillor Lum reported on meetings of the Creative Commission; Fraser Valley Regional District Regional Corporate Services Committee; Chilliwack Innovation Network; Transportation Advisory Committee; Youth Advisory Committee; as well as a number of meetings at City Hall; and, meetings of the Fraser Valley Regional District and Hospital Boards.
Mayor’s Report

Mayor Popove noted his attendance at the meeting of the Creative Commission; Urban Development Institute’s “Fraser Valley Mayor’s Panel and Municipal Expo” held recently in Langley; Traditional Dinner at The Portal; and, the “2020 British Columbia Agriculture Gala” event held in Abbotsford.

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

On a motion of Councillor Westeringh, and seconded by Councillor Lum, the meeting adjourned at 10:06 pm.

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Mayor

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Corporate Officer