MINUTES of the thirty-third meeting held by the Seventh Council of the City of Chilliwack in the Council Chambers, City Hall on March 3, 2020 at 3:00 pm.

PRESENT: All members of Council, except Councillor Lum.

In addition, the following members of staff were present:

- P.D. Monteith, Chief Administrative Officer
- J. Kooistra, Director of Corporate Services/Acting Corporate Officer
- G. Savard, Director of Finance
- R.E. Sanderson, Deputy Director of Engineering
- G. MacPherson, Director of Operations
- R. Mulligan, Director of Recreation and Culture
- I. Josephson, Fire Chief
- E. Leidekker, Director of Information Technology
- B. Massie, Superintendent, RCMP
- S. Vrolyk, Inspector, RCMP
- S. Corcoran, Inspector, 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. Marleau, Manager of Recreation Services and Corporate Wellness
- C. Wickham, Assistant Manager of Land Development
- K. Pollard, Supervisor of Roads, Transportation, Drainage and Dyking
- J. Koczkur, Deputy Director of Operations
- J. Nesbitt, Fleet Operations Manager
- G. Palaniuk, Manager of Business Solutions
- 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

Westeringh ) That the Minutes of the Regular Meeting of Council held February 18, 2020, be adopted as circulated. Carried unanimously
Knott

Departmental Reports

Teskey-Spadina-Vedder Design-Build Project

Kloot ) That Council authorize staff to forward Request for Proposal documents to the following selected proponents for the “Teskey/Spadina/Vedder Design-Build Project”:

1. Eurovia BC Inc./McElhanney Engineering Services Ltd.;
2. Jakes Construction Ltd./ISL Engineering and Land Services Ltd.; and,

Carried unanimously
Westeringh
Departmental Reports (continued)

2020 Light Vehicles Tender

Westeringh  ) That Council award the Tender for the “2020 Light Vehicles” to Chilliwack Ford, 
Shields  ( Mertin Chevrolet Buick GMC Cadillac, and Metro Motors Ltd., as contained 
within the Staff Report dated February 21, 2020; and further, that the Mayor and 
Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Medium Service Vehicles

Kloot  ) That Council award the Tender for the “2020 Medium Service Vehicles” to 
Knott  ( Metro Ford Ltd., in the amount of $95,700.00 (plus applicable taxes); and further, 
that the Mayor and Corporate Officer be authorized to sign any necessary 
documentation.

Carried unanimously

Sardis Sports Complex Concession

Shields  ) That Council authorize staff to negotiate with Penguin Concessions for the 
Mercer  ( “Sardis Sports Complex Concession Operation” for a two-year term commencing 
September 1, 2020 to August 31, 2022; and further, that the Mayor and Corporate 
Officer be authorized to sign any necessary documentation.

Carried unanimously

2020 Parcel Tax Roll Review Panel

Mercer  ) That Council set the date and time for the “2020 Parcel Tax Roll Review Panel” 
Westeringh  for March 17, 2020 at 2:30 pm.

Carried unanimously

Procedural Bylaw and Public Hearing/Public Information Meeting Procedural Bylaw Amendments

Westeringh  ) That “Procedural Bylaw Amendment Bylaw 2020, No. 4789” be given first and 
Kloot  ( second reading.

Carried unanimously

Westeringh  ) That “Procedural Bylaw Amendment Bylaw 2020, No. 4789” be given third 
Knott  ( reading.

Carried unanimously

Mercer  ) That “Public Hearing/Public Information Meeting Procedural Bylaw Amendment 
Shields  ( Bylaw 2020, No. 4790’ be given first and second reading.

Carried unanimously

Knott  ) That “Public Hearing/Public Information Meeting Procedural Bylaw Amendment 
Shields  ( Bylaw 2020, No. 4790’ be given third reading.

Carried unanimously
Departmental Reports (continued)

Trio Architectural Design Inc. – Rezoning and Development Variance Permit/9551 and 9563 College Street

Westerlingh  
Kloot ( )  
That “Zoning Bylaw Amendment Bylaw 2020, No. 4782”, which proposes to rezone properties located at 9551 and 9563 College Street 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 March 17, 2020. (RZ001197)

Carried unanimously

JCR Design Ltd. (BC1089662) – Rezoning/45459 Stevenson Road (a portion of)

Kloot  
Shields ( )  
That “Official Community Plan Bylaw Amendment Bylaw 2020, No. 4783”, which proposes to redesignate a portion of property located at 45459 Stevenson Road from “Agricultural” to “Low Density Residential”, be denied. (RZ001347)

Carried unanimously

Council recessed at 3:08 pm, due to technical difficulties, and reconvened at 3:10 pm.

Kloot  
Knott ( )  
That “Zoning Bylaw Amendment Bylaw 2020, No. 4784”, which proposes to rezone a portion of property located at 45459 Stevenson Road from an RR (Rural Residential) Zone and an AL (Agriculture Lowland) Zone to an R3 (Small Lot One Family Residential) Zone, be denied. (RZ001347)

Carried unanimously

Heritage Reformed Church – Rezoning/46336 First Avenue

Westerlingh  
Mercer ( )  
That “Official Community Plan Bylaw Amendment Bylaw 2020, No. 4787”, which proposes to redesignate a portion of property located at 46336 First Avenue from “Residential 3 – Low Rise Apartment” to “Residential 1 – Single Family Attached”, be given first and second reading; and further, that a Public Hearing be called for March 17, 2020. (RZ001368)

Carried unanimously

Shields  
Knott ( )  
“Zoning Bylaw Amendment Bylaw 2020, No. 4788”, which proposes to rezone a portion of property located at 46336 First Avenue from a P1 (Civic Assembly) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for March 17, 2020. (RZ001368)

Carried unanimously
Departmental Reports (continued)

Kevin Welsh – Development Permit/8319 Young Road

Westeringh  ) That Council approve the issuance of Development Permit DP001212 with respect to property located at 8319 Young Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.  

Carried unanimously

John Anthony Tap – Agricultural Land Reserve/7299 Banford Road

Westeringh  ) That application ALR00356 for a “Non-Adhering Residential Use” within the Agricultural Land Reserve, with respect to property located at 7299 Banford Road, be forwarded to the Agricultural Land Commission with support.  

Carried unanimously

Rezoning/8136 and 8160 Nixon Road

Westeringh  ) That Council direct staff to not pre-consult with First Nations or other Provincial and Federal agencies with respect to an application, which proposes to redesignate portions of property located at 8136 Nixon Road from “Rural Hillside” to “Residential – Low Density” and “Environmental Conservation”; and, portions of property located at 8160 Nixon Road from “Rural Hillside” and “Environmental Conservation” to “Residential – Low Density”. (RZ001313)  

Carried unanimously

Minutes of the Heritage Advisory Committee – January 29, 2020/Kiosk Wrapping

Knott  ) That Council receive the Minutes of the Heritage Advisory Committee meeting held January 29, 2020 for information; and further, that Council endorse the following recommendation passed by the Heritage Advisory Committee at the January 29, 2020 meeting:  

“Moved/  ) That the Heritage Advisory Committee recommend their first-choice photo selections for six kiosks, as presented, for the properties located at 45845 Wellington Avenue, 43990 Progress Way, 42285 Yarrow Central Road, 45967 Railway Avenue, 7455 Vedder Road, and 45771 Yale Road.”  

Carried unanimously

Adjournment to Closed Meeting

Shields  ) That, in accordance with Section 90(1)(d), (e), (f), (g) and (i) of the Community Charter, Council hold a Closed Meeting to discuss security of property; property matters; law enforcement; litigation; and, receipt of advice that is subject to solicitor-client privilege.  

Carried unanimously

The regular meeting adjourned at 3:22 pm and reconvened at 7:00 pm.
PRESENT: All members of Council, except Councillor Lum.

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
   C. Carruthers, Manager of IT Operations
   P.C. Friesen, Recording Secretary

Public Hearing

The Acting Corporate Officer advised that the Public Hearing for “Zoning Bylaw Amendment Bylaw 2020, No. 4779” with respect to property located at 46149 Hope River Road has been cancelled at the request of the applicant.

“Zoning Bylaw Amendment Bylaw 2020, No. 4780” (RZ001283)
Development Variance Permit DVP01006

Public Hearing on “Zoning Bylaw Amendment Bylaw 2020, No. 4780”, which proposes to rezone properties located at 45657 and a portion of 45669 Yale Road, from a C2 (Local Commercial) Zone to a P1 (Civic Assembly) Zone; and,

Development Variance Permit DVP01006, which proposes to vary the interior side lot lines (ISLL) from 6m to 3.3m and 0m within the proposed P1 (Civic Assembly) Zone, to facilitate the construction of an addition to the existing school.

There were no representations with respect to Bylaw No. 4780 and Development Variance Permit DVP01006.

Kloot    ) That “Zoning Bylaw Amendment Bylaw 2020, No. 4780” and Development
Westeringh ( Variance Permit DVP01006 be referred for Council’s further consideration
following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2020, No. 4781” (RZ001389)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2020 No. 4781”, which proposes to rezone property located at 46131 Roy Avenue, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone.

Emails of opposition received from:

• Stephen and Janet Clarke, 6737 Henry Street, dated February 26, 2020;
• Michael and Agnes Feeney, 6655 Henry Street, dated February 27, 2020; and,
• Henk Timmerman, 6713 Vanmar Street, dated March 2, 2020.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2020, No. 4781” (RZ001389) (continued)

Thomas Patrick Harkness, 6715 Henry Street, voiced concerns regarding loss of the existing character of the neighbourhood; the unknown factor regarding the type of development; questioned the need for the continuation of the sidewalk; however, overall voiced support of the proposal.

Heather Ford, on behalf of Brenda MacIntyre, property owner, provided an overview of the proposed development.

James Prescott, 46138 Roy Avenue, voiced opposition to the proposal to create two lots and voiced concern with lack of parking if the proposal were approved.

Kloot Knott Mercer
That the representations with respect to “Zoning Bylaw Amendment Bylaw 2020, No. 4781” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2020, No. 4781” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

Development Variance Permit DVP01115

Public Information Meeting on Development Variance Permit DVP01115 with respect to property located at 42677 Walnut Avenue, which proposes to vary the lot width from 20m to 18.39m to facilitate a two-lot subdivision.

Jesse Arenson, 46310 Walnut Avenue, Applicant, provided an overview of the proposal.

Mike McMichael, (no address was provided), voiced concern with drainage issues in the area.

Karen Ketting-Olivier, 42665 Walnut Street, voiced concern with privacy and the condition of the existing road.

Kloot Knott
That the representations with respect to Development Variance Permit DVP01115 be received for information; and further, that Development Variance Permit DVP01115 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Clerk’s Reports

“Zoning Bylaw Amendment Bylaw 2020, No. 4780”
45657 Yale Road and a portion of 45669 Yale Road

Westeringh Kloot
That “Zoning Bylaw Amendment Bylaw 2020, No. 4780”, with respect to properties located at 45657 Yale Road and a portion of 45669 Yale Road, be given third reading. (RZ001283)

Carried unanimously
Clerk’s Reports (continued)

“Zoning Bylaw Amendment Bylaw 2020, No. 4780”
45657 Yale Road and a portion of 45669 Yale Road (continued)

Knott  )  That “Zoning Bylaw Amendment Bylaw 2020, No. 4780”, with respect to
Westeringh ( properties located at 45657 Yale Road and a portion of 45669 Yale Road, be
adopted.  (RZ001283)

Carried unanimously

Development Variance Permit DVP01006 - 45669 Yale Road

Knott  )  That, subject to public representation, Council approve the issuance of
Shields ( Development Variance Permit DVP01006 with respect to properties located at
45657 Yale Road and a portion of 45669 Yale Road.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2020, No. 4781” - 46131 Roy Avenue

Mercer  )  That “Zoning Bylaw Amendment Bylaw 2020, No. 4781”, with respect to
Westeringh ( property located at 46131 Roy Avenue, be given third reading.  (RZ001389)

Carried unanimously

Knott  )  That “Zoning Bylaw Amendment Bylaw 2020, No. 4781”, with respect to
Westeringh ( property located at 46131 Roy Avenue, be adopted.  (RZ001389)

Carried unanimously

Application Reports

Development Variance Permit DVP01115 - 42677 Walnut Avenue

Kloot  )  That, subject to public representation, Council approve the issuance of Development
Westeringh ( Variance Permit DVP01115 with respect to property located at 42677 Walnut
Avenue.

Carried unanimously

Councillors’ Reports

Councillor Mercer reported on meetings attended that included the Integrated Community Safety
Task Force; Fraser Valley Regional District and Hospital District Board; Affordable Housing and
Development Advisory Committee; and, Design Review Advisory Committee.

Councillor Knott reported on her attendance at meetings of the Fraser Valley Regional Library and
Chilliwack Public Art Advisory Committee.
Councillors’ Reports (continued)

Councillor Shields commented on the Cyrus Centre “Coldest Night of the Year Walk” fundraiser; meetings of the Chilliwack Arts and Cultural Centre Society Board, Chilliwack Healthier Community, Yarrow Ratepayers’ Association Annual General Meeting; and, the Chilliwack Chiefs first period intermission shootout.

Councillor Kloot reported on his attendance at the meetings of the Agricultural and Rural Advisory Committee, Fraser Valley Regional District and Hospital District Board, Design Review Advisory Committee; and, provided comment on the Cyrus Centre “Coldest Night of the Year Walk” fundraiser.

Councillor Westeringh reported on meetings of the Agricultural and Rural Advisory Committee, Yarrow Ratepayers’ Association Annual General Meeting, Affordable Housing and Development Advisory Committee; and, provided comment on the Chilliwack Chiefs first period intermission shootout.

Mayor’s Report

Mayor Popove extended congratulations to Councillor Lum and wife on the birth of their first child. The Mayor also commented on the “Men in Trades – Lunch and Learn” hosted by the Stó:lō Nation Health Services held at the University of the Fraser Valley Trades and Technical Building; “Around Chilliwack Podcast” event; LIVE2LEAD Chilliwack 2020 webcast; Chill TV interview; and, extended an invitation to the public to support the upcoming Chilliwack Chiefs Game 5 to be held on Thursday at 7:00 pm at the Chilliwack Coliseum.

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

On a motion of Councillor Knott, and seconded by Councillor Shields, the meeting adjourned at 7:49 pm.