

**City of Chilliwack**  
**AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**WEDNESDAY, FEBRUARY 23, 2022, 7:30 am**  
**HELD ELECTRONICALLY**

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**Council Members:** Councillor Harv Westeringh, Chair  
Councillor Bud Mercer, Vice Chair

**AHDC Members:** John Vander Hoek, Builder  
Rob Kingma, Builder (CHBA)  
Daryl Goshulak, Builder  
Cassidy Silbernagel, OTG Developments  
Andre Gagne, Civil Engineer  
Bill Driesen, Purpose Built Rental Housing Sector  
Kelly Lerigny, Real Estate  
Doug Luteyn, Architect  
Chris Beaugrand, Vector Geomatics Land Surveying Ltd.

**City Staff:** Karen Stanton, Manager of Long Range Planning and Community Safety, Staff Liaison  
Chris Crosman, D/CAO, Director of Development and Regulatory Services  
David Blain, Director of Planning and Engineering  
Gillian Villeneuve, Manager of Development Planning  
Glen White, Manager of Land Development / Approving Officer  
Garrett Schipper, Manager of Building and Regulatory Enforcement  
Craig Wickham, Assistant Manager of Land Development  
Madelaine Peters, Planner III  
Trish Alsip, Recording Secretary

**Regrets:** Ed Van Tongeren, Builder

**1. CALL TO ORDER**

Councillor Westeringh was Chair and called the meeting to order at 7:30 am and provided territorial acknowledgement.

**2. ADOPTION OF AGENDA**

Moved / ) That the Agenda for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, February 23, 2022 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

Moved / ) That the Minutes for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, June 23, 2021 be adopted as circulated.

Carried unanimously

**4. OLD BUSINESS / ACTION ITEMS**

**5. PRESENTATION / DELEGATION**

**Draft South Vedder Neighbourhood Plan**

Karen Stanton, Manager of Long Range Planning and Community Safety, provided a presentation with respect to the draft South Vedder Land Use Plan which was presented to Council last week and has been referred to this committee for review and input.

This plan was developed in response to increasing development interest in this particular area within the South Vedder neighbourhood. A neighbourhood plan was required to guide decision-making with respect to land use and development. The City's growth management strategy, the Official Community Plan (OCP), sets out very broad objectives for land use and development within the community. It contains policies and land use designations to address healthy community development which includes factors such as affordability, sustainability and livability. The neighbourhood planning process provides an opportunity to fine-tune those broader goals and look at specific areas, engaging residents from their perspectives, and values and providing direction to further discussion and policy development. The finished product will provide a clear guide to future decision making. The South Vedder Neighbourhood Plan is a component of the broader neighbourhood plan which is anticipated to proceed in 2023.

Chris Beaugrand, Vector Geomatics Land Surveying Ltd., joined the meeting at 7:40 am.

Multiple approaches were used for public engagement since the plan was initiated last year, including reaching out to property owners, businesses and residents within the area as well as contacting the neighbouring Tzeachten First Nation and Chilliwack School District 33. A press release was sent out on February 16, 2022, and the project was promoted through the Chilliwack Progress, newspaper and through social media. There was opportunity for residents to ask questions and provide feedback and a project webpage was created on <https://www.engagechilliwack.com> which included an online poll, a place to read background information and Frequently Asked Questions (FAQs). Staff also engaged through enquiries and comments by email and phone calls due to the pandemic and public health restrictions.

Through the engagement, feedback was received with respect to the importance of green spaces and street trees. There was a desire for park space within the immediate neighbourhood to support increased density and particularly for seniors and children so it could be safely accessed. There was concern regarding pedestrian safety and potential vehicle conflicts on local roads in this area. Feedback was also received with respect to a desire for a mix of housing types in the neighbourhood in order to meet different needs within the area including affordable housing.

Chair Westeringh encouraged the committee members to participate in the online survey.

## 5. PRESENTATION / DELEGATION

### General Discussion

The Committee discussed the following:

- Zoning - with mixed development, ground floor commercial is permitted with apartments above;
- Storm drain system upgrades will be required at time of development;
- Mobile Home Parks as affordable housing;
- Densification and height increase;
- Water Table - does not affect parking in this area, and as such, creates below-grade parkade opportunities;
- Residential step-back along Vedder Road;
- Affordable housing versus low-income housing;
  - Market rental and market ownership – part of the whole spectrum;
- Park space within the neighbourhood – is important for seniors, children and individuals with mobility challenges.

Chair Westeringh welcomed Chris Beaugrand to the Committee. Mr. Beaugrand provided a brief history regarding his background.

## 6. NEW BUSINESS

## 7. INFORMATION

### 1. Building Permit Wait Times

Information was provided regarding Building Permit wait times in Chilliwack and surrounding areas. In Chilliwack, the current wait time is 4-5 weeks for single-family projects and 10 weeks for multi-family/commercial projects.

Garrett Schipper, Manager of Building and Regulatory Enforcement, provided a brief update noting he has a meeting this week with neighbouring jurisdictions and the province with respect to the anticipated National and Provincial Building Code changes. It is anticipated that the National Building Code will be adopted in the first quarter of 2022 while the BC Building Codes adoption date is slated for late 2022. The 2022 Building Code BC is anticipated to move directly to Step 3 of the BC Energy Step Code. With the adoption of the National Building Code, significant changes are also anticipated to the National Farm Building Code which was last updated in the mid-1990s.

### 2. 2022 Terms of Reference

The 2022 Terms of Reference were provided for information.

### 3. 2022 Membership List

The 2022 Membership List was provided for information.

### 4. 2022 Meeting Dates

The 2022 Meeting Dates were provided for information.

**8. NEXT MEETING**

The next meeting of the Affordable Housing and Development Advisory Committee will be held on Wednesday, April 27, 2022.

**9. ADJOURNMENT**

Moved/ ) There being no further business, the Affordable Housing and Development Advisory  
Seconded ( Committee meeting adjourned at 8:20 am.

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Councillor Harv Westeringh, Chair