

**City of Chilliwack**  
**Regular Meeting Minutes**

February 11, 2025, 2:00 pm  
8550 Young Road  
Chilliwack, BC V2P 8A4

Present: All members of Council with the exception of Councillor Westeringh

Staff Present: D. Blain, Chief Administrative Officer  
J. Morgan, Manager of Legislative Services/Corporate Officer  
J. Hahn, Deputy Chief Administrative Officer/Director of Human Resources  
J. Leggatt, Director of Communications and Legislative Services  
G. Savard, Director of Finance  
G. Villeneuve, Director of Planning  
K. Stanton, Director of Public Safety and Social Development  
G. White, Director of Development and Regulatory Enforcement Services  
D. Lindhout, Director of Recreation and Culture  
C. Carruthers, Director of Information Technology  
J. Koczur, Director of Public Works and Parks  
G. Schipper, Deputy Director of Development and Regulatory Enforcement Services  
S. Hamilton, Director of Utility Operations  
K. Jefford, Director of Engineering  
T. Friesen, Manager of Environmental Services  
C. Wickham, Manager of Land Development  
R. Koole, Manager of Long Range Planning  
E. Leary, Manager of Development Planning  
R. Goertzen, Manager of Building and Inspections  
D. Mossey, Manager of Transportation and Drainage  
C. Nwaoha, Manager of Utilities  
T. Wiebe, Manager of Purchasing  
J. Nesbitt, Fleet Operations Manager  
L. Knutson, Property Manager  
G. Palaniuk, Manager of IT Business Solutions  
D. Pankratz, Inspector, Interim Officer in Charge, RCMP  
J. Bowerman, Inspector, Operations Support Officer, RCMP  
H. Kheleh, Inspector, Operations Officer, RCMP  
D. Sargent, Communications Assistant, RCMP  
K. Spice, Social Development Specialist

C. Wilkinson, Deputy Corporate Officer/Assistant Manager of Legislative Services/Recording Secretary

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### **Call to Order**

The City of Chilliwack acknowledges that we are honoured to live, work and play on the traditional, ancestral and unceded territory of the Stó:lō Coast Salish peoples.

Mayor Popove was Chair and called the meeting to order at 2:00 pm.

### **Delegations/Hearings**

#### **Delegation - Chilliwack Community Policing Services Quarterly Report**

That the delegation of Inspector Darren Pankratz, Interim Officer in Charge, Upper Fraser Valley Regional Detachment, be received; and further, that the Chilliwack Community Policing Services Quarterly Reports for the period of October to December, 2024, be received for information.

### **Adoption of Minutes**

**Moved** / Kloot

**Seconded** / Shields

That the Minutes of the Special Regular Meeting of Council held January 21, 2025 and the Minutes of the Regular Meeting of Council held January 28, 2025, be adopted as circulated.

Carried unanimously

### **Quarterly Reports**

**Moved** / Read

**Seconded** / Mercer

That the Fourth Quarter Reports for City Departments for the period of October to December 2024 be received for information.

Carried unanimously

### **Departmental Reports**

#### **Engineering - BC Transit Fare Review**

**Moved / Shields**

**Seconded / Lum**

That the "Transit Fare Review" as contained within the staff report dated January 31, 2025, be received for information; and further, be referred to the Transportation Advisory Committee for review and recommendation.

Carried unanimously

**Engineering - 2025 Active Transportation Update - Hocking, McIntosh and Knight**

**Moved / Read**

**Seconded / Kloot**

That Council receive the update for Active Transportation Improvements on Hocking Avenue, McIntosh Drive, and Knight Road, as contained within the staff report dated February 4, 2025, for information.

Carried unanimously

**Engineering - 2025 Federal Active Transportation Fund Grant Application**

**Moved / Mercer**

**Seconded / Lum**

That Council endorse the application for the Government of Canada Active Transportation Fund, as described in the staff report dated January 31, 2025, for the "Young Road Corridor Improvement Project".

Carried unanimously

**Engineering - Strategy to Daylight Watercourses**

**Moved / Kloot**

**Seconded / Shields**

That Council endorse the "Strategy to Daylight Watercourses" (where conditions allow) as contained within the staff report dated January 31, 2025; and further, to authorize staff to create a policy in support of the strategy.

Carried unanimously

**Engineering - Prest Road Construction RFEI**

**Moved / Shields**  
**Seconded / Read**

That Council authorize staff to forward Tender documents to the following selected proponents to provide construction services for the "Prest Road Construction Project":

1. B&B Heavy Civil Construction Ltd.;
2. B.A. Blacktop Infrastructure Ltd.; and,
3. Ballina Contracting Ltd.

Carried unanimously

**Engineering - Bailey Sanitary Landfill Regulatory Reports RFP**

**Moved / Mercer**  
**Seconded / Lum**

That Council accept the proposal for consulting services for the "Bailey Sanitary Landfill Regulatory Reports" from the lead proponent, Sperling Hansen Associates Inc., in the amount of \$186,451.00; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

**Engineering - 2025 Borehole Soil Investigation - RFQ Award**

**Moved / Kloot**  
**Seconded / Shields**

That Council accept the Request for Proposal for the "2025 Borehole Soil Investigation" from the lead proponent, Braun Geotechnical Ltd., in the amount of \$80,260.00; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

**Engineering - 2025 Utilities Survey and Plan Preparation - RFQ Award**

**Moved / Shields**  
**Seconded / Read**

That Council accept the Request for Proposal for the provision of Engineering Services for the "2025 Utilities Survey and Plan Preparation Project" from the lead proponent, Onsite

Engineering Ltd., in the amount of \$85,750.00; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

**Utility Operations - NOI 25-02 - Bagela BA10000 Asphalt Recycler**

**Moved** / Lum

**Seconded** / Shields

That Council approve the Direct Award of one "Bagela BA10000 Asphalt Recycler" to Royal Paving, in the amount of \$196,631.00; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

**Utility Operations - RFSO - Supply & Delivery of Fleet Replacements and Acquisitions**

**Moved** / Kloot

**Seconded** / Read

That Council award the Request for Standing Offer for the "Supply and Delivery of Fleet Replacements and Acquisitions" to the three proponents, as contained within the Staff Report dated January 30, 2025; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

**Finance - Reserve Fund Establishment Bylaw**

**Moved** / Mercer

**Seconded** / Read

That "Streetscape Improvement Program Reserve Fund Bylaw 2025, No. 5456" be given first and second reading.

Carried unanimously

**Moved** / Kloot

**Seconded** / Shields

That "Streetscape Improvement Program Reserve Fund Bylaw 2025, No. 5456" be given third reading.

Carried unanimously

**Planning - Provincial Housing Target Order - Year 1 Interim Progress Report**

The Manager of Long Range Planning provided Council with a presentation on the “Year 1 Interim Housing Targets Progress”.

**Moved / Read**

**Seconded / Mercer**

That Council receive the report "Year 1 Interim Housing Targets Progress", as contained within the staff report dated February 4, 2025, for information.

Carried unanimously

**Planning - Provincial Rental Housing Corporation Site Specific Exemption - 45466 Yale Road**

**Moved / Lum**

**Seconded / Read**

That, subject to a Section 219 covenant being entered into as outlined in the staff report dated January 31, 2025, Council grant a "Site Specific Exemption" for the proposed emergency shelter located at 45466 Yale Road, in accordance with the relevant Provincial enactments; "Floodplain Regulation Bylaw 2018, No. 4519"; and, Schedule "B" of said Bylaw.

Carried unanimously

**Public Safety and Social Development - UBCM Resolution Submission - Equitable Distribution of Shelter Beds**

**Moved / Lum**

**Seconded / Shields**

That Council endorse the proposed Union of British Columbia Municipalities resolution submission, "Equitable Distribution of Shelter Beds", as follows:

SHORT TITLE: EQUITABLE DISTRIBUTION OF EMERGENCY SHELTER BEDS

LOCAL GOVERNMENT NAME: CITY OF CHILLIWACK

WHEREAS the Province of British Columbia, through BC Housing, is responsible for ensuring that emergency shelter beds are available to meet the needs of individuals experiencing homelessness across all communities;

AND WHEREAS some communities have a disproportionately high number of emergency shelter beds per capita compared to other jurisdictions, causing unsustainable pressure on local resources and services in those communities;

THEREFORE, BE IT RESOLVED that the Union of British Columbia Municipalities call on the Province of British Columbia and BC Housing to develop and implement a comprehensive, regionally equitable strategy for the distribution of emergency shelter beds, ensuring that all communities provide proportional and sustainable shelter capacity relative to their population and local service capacity.

Carried unanimously

### **Mayor and Councillors' Reports**

The Mayor and Councillors' reports were received for information.

### **Motion to Adjourn to a Closed Session – Regular Meeting to Reconvene at 4:00 pm**

**Moved** / Kloot

**Seconded** / Mercer

That, in accordance with Section 90(1)(e), (f) and (k), and 90(2)(b) of the *Community Charter*, Council hold a Closed Meeting to discuss property matters, law enforcement, proposed municipal services and negotiations between different levels of government and a third party.

Carried unanimously

### **Meeting Reconvened**

The City of Chilliwack acknowledges that we are honoured to live, work and play on the traditional, ancestral and unceded territory of the Stó:lō Coast Salish peoples.

The Regular Meeting adjourned at 3:26 pm and reconvened at 4:00 pm.

Present: All members of Council with the exception of Councillor Westeringh.

Staff present: D. Blain, Chief Administrative Officer;

J. Morgan, Manager of Legislative Services/Corporate Officer;

J. Hahn, Deputy Chief Administrative Officer/Director of Human Resources;

G. Villeneuve, Director of Planning

C. Wilkinson, Deputy Corporate Officer/Assistant Manager of Legislative Services/Recording Secretary

G. Palaniuk, Manager of IT Business Solutions

The Corporate Officer announced that the Public Hearing for "Temporary Use Permit TUP00246" for property located at 46340 Strathcona Road, was cancelled at the request of the applicant.

### **Delegations/Hearings**

#### **Public Hearing**

##### **"Zoning Bylaw Amendment Bylaw 2025, No. 5445"**

Councillor Kloot withdrew from the meeting at 4:02 pm, declaring a potential conflict of interest as the applicant is a family member; he returned at 4:03 pm.

Public Hearing on "Zoning Bylaw Amendment Bylaw 2025, No. 5445" which proposes to rezone properties located at 10912 and 10918 Kitchen Road, from an AR (Agricultural Residential) Zone to an AL (Agricultural Lowland) Zone.

Email of support received from:

- David Morgan, 9159 Holly Street, dated February 1, 2025.

**Moved / Lum**

**Seconded / Shields**

That the representation with respect to "Zoning Bylaw Amendment Bylaw 2025, No. 5445" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2025, No. 5445" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously by members remaining

### **Public Information Meeting**

#### **Development Variance Permit DVP01393**

Public Information Meeting on Development Variance Permit DVP01393 with respect to property located at 8540 Aitken Road, which proposes to reduce the overall site landscaping requirement from 7% (for properties impacted by a riparian area) to 5% in order to remove a previously proposed landscaping bed located at the rear of the property, to facilitate the continued operation of an industrial business.

Public engagement package and petition of support containing 61 signatures received from:

- Mike Chamberlin, Owner, President, Mountain Pacific Mechanical Inc., 8540 Aitken Road, received September 8, 2023.



Mike Chamberlin, Owner, President, Mountain Pacific Mechanical Inc, 8540 Aitken Road, gave Council a brief overview of the application stating that by not landscaping the proposed area his employees can park on-site, eliminating the need for street parking.

Jim Van Dongen, 37960 South Parallel Road, Abbotsford BC, owner of 8175 Atchelitz Road, which neighbours the rear of the applicant's property; supports the application stating as the property backs onto Atchelitz Creek, the only way to remove debris flows blocking Atchelitz Creek is at the rear, by having unobstructed access (no landscaping), this will permit access of large machinery for any future creek maintenance.

**Moved** / Kloot

**Seconded** / Lum

That the representations with respect to Development Variance Permit DVP01393 be received for information; and further, that Development Variance Permit DVP01393 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **Development Variance Permit DVP01412**

Public Information Meeting on Development Variance Permit DVP01412 with respect to property located at 46338 Yale Road, which proposes to vary the following Zoning Bylaw standards:

- reduce the number of required storage lockers for an apartment building from 60 to 40;
- reduce the minimum required length of a storage locker from 2m to 1.8m;
- reduce the minimum required width of a storage locker from 1m to 0.9m; and,
- waive the requirement to provide a private outdoor amenity area (balcony) for the 2 new units,

to facilitate the addition of two new units into the existing apartment building.

Rajinder Raz, Architect, 8061 136A Surrey, BC, clarified that the two units were built by the previous contractor and were not on the approved building permit plan and advised the owner they would need to contact the City to legitimize the units prior to rental. He clarified that the proposed decrease of storage lockers for the building does not appear to be an issue, as storage units are currently empty and there is separate storage for bikes.

**Moved** / Kloot

**Seconded** / Mercer

That the representation with respect to Development Variance Permit DVP01412 be received for information; and further, that Development Variance Permit DVP01412 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **Development Variance Permit DVP01414**

Public Information Meeting on Development Variance Permit DVP01414 with respect to property located at 9766 Oak Street, which proposes to vary the following Zoning Bylaw requirements:

- reduce the south and north interior side lot line setbacks from 6m to 1m;
- reduce the rear lot line setback from 6m to 1.2m; and,
- waive the requirement that one off-street loading space be provided in association with an institutional use,

to facilitate the siting of two new modular units to expand the existing commercial child care operation.

Public engagement package received from:

Sam (no last name provided), Manager, BC Kinder Learning Group, DBA Tadpole Academy Childcare & Learning Group, 159, 4-32465 South Fraser Way, Abbotsford, BC.

Email of concern received from:

Douglas Siebert, 9782 Oak Street, February 8, 2025.

**Moved** / Shields

**Seconded** / Read

That the representations with respect to Development Variance Permit DVP01414 be received for information; and further, that Development Variance Permit DVP01414 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **Development Variance Permit DVP01446**

Public Information Meeting on Development Variance Permit DVP01446 with respect to property located at 50380 Yale Road, which proposes to waive the requirement that a garbage enclosure must be sited a minimum of 6m from a property line adjoining a residential use and to

reduce the overall front setback landscaping requirement from 40% to 18%, to facilitate construction of a commercial development.

Harry Van Hemert, 9455 Chapman Road, is not opposed to the application; however, he expressed concern with an increase to traffic and safety, as the road becomes congested at times.

**Moved / Mercer**

**Seconded / Kloot**

That the representation with respect to Development Variance Permit DVP01446 be received for information; and further, that Development Variance Permit DVP01446 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **Development Variance Permit DVP01448**

Public Information Meeting on Development Variance Permit DVP01448 with respect to property located at 45760 Alder Avenue, which proposes to vary the following Zoning Bylaw requirements:

- waive the requirement that a berm and screening be provided along the BC Hydro Railway right-of-way in favour of providing a concrete fence;
- reduce the interior side lot line setback from 6.0m to 0.3m to facilitate the retention of an existing ancillary building (shed); and,
- waive the requirement to provide for an off-street loading space,

to facilitate the conversion of an existing single detached dwelling into a commercial child care facility.

Public engagement package received from:

- Balvinder Singh, Applicant, 45760 Alder Avenue, received January 25, 2025.

Balvinder Singh, Applicant, 31524 Monta Vista Crescent, Abbotsford, BC, provided a brief overview of the proposed variance, stating they have no need for large truck deliveries on site; and, the existing shed is up against the large retaining wall in place of where screening would be required, which is in keeping with existing properties in the area.

**Moved / Lum**

**Seconded / Kloot**

That the representation with respect to Development Variance Permit DVP01448 be received for information; and further, that Development Variance Permit DVP01448 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **Development Variance Permit DVP01483**

Public Information Meeting on Development Variance Permit DVP01483 with respect to property located at 45466 Yale Road, which proposes to vary the following Zoning Bylaw requirements:

- reduce the minimum previous surface of the development area from 20% to 13.3%; and,
  - reduce the minimum overall landscaping of the development area from 15% to 14.4%,
- to facilitate a new supportive housing development.

Public engagement package received from:

- Anna Brayko, Applicant, Development Manager, BC Housing, 45466 Yale Road, dated January 15, 2025.

Anna Brayko, Applicant, Development Manager, BC Housing, 4555 Kingsway, Burnaby BC, provided Council with an overview of the proposed supportive housing development which will be dedicated to 55 plus seniors. She addressed concerns with respect to the length of the project, stating funding is currently provided for 3 years; and, window size in units can't be increased as they are pre-fabricated modular.

Scott Gaglardi, 5659 Ellen Street, stated that the target group for the proposed housing is age 55 plus, high barrier placement site from shelter or those facing homelessness; that this is not a public consumption site however, there may be some consumption on site; and, this program will be staffed 24-7, with 3 to 4 staff at all times.

**Moved / Lum**

**Seconded / Read**

That the representations with respect to Development Variance Permit DVP01483 be received for information; and further, that Development Variance Permit DVP01483 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **Clerk's Reports**

#### **"Zoning Bylaw Amendment Bylaw 2025, No. 5445"**

Councillor Kloot withdrew from the meeting at 5:16 pm, declaring a potential conflict of interest as the applicant is a family member; he returned at 5:17 pm.

**Moved / Shields**

**Seconded / Mercer**

That “Zoning Bylaw Amendment Bylaw 2025, No. 5445” with respect to properties located at 10912 and 10918 Kitchen Road be given third reading.

Carried unanimously by members remaining

**Moved / Read**

**Seconded / Mercer**

That “Zoning Bylaw Amendment Bylaw 2025, No. 5445” with respect to properties located at 10912 and 10918 Kitchen Road be adopted.

Carried unanimously by members remaining

### **Application Reports**

#### **Development Variance Permit DVP01393**

**Moved / Kloot**

**Seconded / Shields**

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01393 with respect to property located at 8540 Aitken Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

#### **Development Variance Permit DVP01412**

**Moved / Mercer**

**Seconded / Lum**

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01412 with respect to property located at 46338 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

**Moved / Kloot**

**Seconded / Lum**

That Development Variance Permit DVP01412 be referred back to staff, to clarify that tenanting for these two units can be arranged through the "Housing Hub", to ensure below market rent will be collected.

Against (2): Mercer and Shields

Motion carried (4 to 1)

**Development Variance Permit DVP01414**

**Moved** / Kloot

**Seconded** / Shields

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01414 with respect to property located at 9766 Oak Street, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

**Development Variance Permit DVP01446 and Development Permit DP001684**

**Moved** / Read

**Seconded** / Mercer

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01446 with respect to property located at 50380 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

**Moved** / Kloot

**Seconded** / Lum

That Council approve the issuance of Development Permit DP001684 with respect to property located at 50380 Yale Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Carried unanimously

**Development Variance Permit DVP01448**

**Moved** / Lum

**Seconded** / Read

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01448 with respect to property located at 45760 Alder Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

**Development Variance Permit DVP01483 and Development Permit DP001889**

**Moved** / Shields

**Seconded** / Read

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01483 with respect to property located at 45466 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

**Moved** / Lum

**Seconded** / Shields

That Development Variance Permit DVP01483 be referred back to staff to clarify the use and funding for the site after the initial three years has expired; and, the overall future esthetics of the modular buildings constructed should they become permanently placed on site.

Referral motion carried

That Council approve the issuance of Development Permit DP001889 with respect to property located at 45466 Yale Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

**Moved** / Lum

**Seconded** / Kloot

That Development Permit DP001889 be referred back to staff as the concurrent Development Variance Permit application has need for clarifications.

Referral motion carried

**Motion to Adjourn to a Closed Session**

**Moved** / Lum

**Seconded** / Shields

That, Council adjourn the Regular Meeting at 5:36 pm; and further, that, in accordance with Section 90(1)(e), and (k) and 90(2)(b) of the *Community Charter*, Council reconvene the Closed Meeting to discuss property matters, proposed municipal services and negotiations between different levels of government and a third party.

Carried unanimously

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Mayor

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Corporate Officer