

City of Chilliwack
Regular Meeting Minutes

March 21, 2023, 2:00 pm
8550 Young Road
Chilliwack, BC V2P 8A4

Present: All members of Council, Councillors Mercer and Westeringh attended electronically.

Staff Present: C. Crosman, Chief Administrative Officer
J. Morgan, Corporate Officer
D. Blain, Deputy Chief Administrative Officer/Director of Recreation and Culture
J. Hahn, Director of Corporate Services
G. Savard, Director of Finance
G. MacPherson, Director of Operations
J. Leggatt, Director of Communications
E. Leidekker, Director of Information Technology
I. Josephson, Fire Chief
C. Wilson, Assistant Fire Chief
K. Stanton, Director of Public Safety and Social Development
G. Villeneuve, Director of Planning
G. White, Director of Development and Regulatory Enforcement Services
G. Schipper, Deputy Director of Development and Regulatory Enforcement Services
K. Jefford, Director of Engineering
D. Lindhout, Superintendent of Civic Facilities
C. Marleau, Manager of Recreation Services and Corporate Wellness
H. Ferris, Manager of Social Development
C. Wickham, Manager of Land Development
E. Leary, Manager of Development Planning
C. Nwaoha, Manager of Utilities
D. Mossey, Manager of Transportation and Drainage
L. Knutson, Assistant Property Manager
C. Carruthers, Manager of IT Operations
R. Ratzlaff, IT Support Technician
C. Wilkinson, Recording Secretary

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.

Adoption of Minutes

Moved / Read

Seconded / Lum

That the Minutes of the Regular Meeting of Council held March 7, 2023, be adopted as circulated.

Carried unanimously

Consent Agenda

Moved / Kloot

Seconded / Lum

That the Minutes of the following Committee meetings be received for information:

Public Safety Advisory Committee Meeting held January 18, 2023;

Public Safety Advisory Committee Meeting held February 15, 2023;

Agricultural and Rural Advisory Committee Meeting held February 17, 2023;

Chilliwack Parks and Trails Advisory Committee Meeting held February 23, 2023; and,

Reaching Home Community Advisory Board Meeting held March 10, 2023.

Carried unanimously

Departmental Reports

Fire - UBCM Community Emergency Preparedness Fund Grant Application

Moved / Mercer

Seconded / Westeringh

That Council approve the 2023 application for the Emergency Operations Center Technology and Supplies Upgrade under the Union of British Columbia Municipalities Community Emergency Preparedness Fund; and further, authorize Staff to submit the grant funding application.

Carried unanimously

Fire - RFP - Fire Department Water Tankers

Moved / Kloot

Seconded / Shields

That Council accept the Request for Proposal for one "Fire Department Water Tanker" from the lead proponent, Commercial Emergency Equipment, in the amount of \$606,901.82 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Finance - Utility Rate Amendment Bylaws

Moved / Read

Seconded / Lum

That "Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5285" be given first and second reading.

Carried unanimously

Moved / Kloot

Seconded / Shields

That "Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5285" be given third reading.

Carried unanimously

Moved / Westeringh

Seconded / Mercer

That "Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5286" be given first and second reading.

Carried unanimously

Moved / Kloot

Seconded / Read

That "Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5286" be given third reading.

Carried unanimously

Planning - OCP00044 - Housekeeping Updates

Moved / Shields

Seconded / Read

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287", which proposes to update the text of the "2040 Official Community Plan", be given first and second reading; and further, that a Public Hearing be called for April 4, 2023.

Carried unanimously

Planning - RZ001700 - Text Amendments

Moved / Kloot

Seconded / Shields

That "Zoning Bylaw Amendment Bylaw 2023, No. 5288", which proposes to complete text amendments related to pedestrian pathways, tradespersons, parking standards and cannabis consumption spaces, be given first and second reading; and further, that a Public Hearing be called for April 4, 2023.

Carried unanimously

Planning - DP001613 - 4736 Bruce Road

Moved / Kloot

Seconded / Lum

That Council approve the issuance of Development Permit DP001613 with respect to property located at 4736 Bruce Road, subject to the conditions as stipulated within the draft Development Permit.

Carried unanimously

Planning - DP001636 - 45610 Luckakuck Way

Moved / Westeringh

Seconded / Mercer

That Council approve the issuance of Development Permit DP001636 with respect to property located at 45610 Luckakuck Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Carried unanimously

Planning - ALR00398 - 10650 Bustin Road

The Director of Planning advised that ALR Application ALR00398 for a "Non-Adhering Residential Use" with respect to property located at 10650 Bustin Road, was removed from the agenda at the request of the applicant.

Planning - ALR00404 - 42990 Keith Wilson Road

Moved / Kloot

Seconded / Westeringh

That application ALR00404 for a "Non-Adhering Residential Use" within the Agricultural Land Reserve, with respect to property located at 42990 Keith Wilson Road, be forwarded to the Agricultural Land Commission without comment.

Carried unanimously

Planning - RZ001668 - 9090 Sunset Drive

Moved / Westeringh

Seconded / Read

That Council direct Staff not to pre-consult with outside agencies with respect to an application which proposes to redesignate property located at 9090 Sunset Drive from "Residential 2 - Attached Housing and Narrow Lot Infill" to "Resident 1 - One and Two Family Housing" within the Chilliwack Proper Fairfield Island Neighbourhoods Plan.

Carried unanimously

Planning - RZ001695 - 46017, 46029 Victoria Avenue and 9384 Young Road

Moved / Read

Seconded / Shields

That Council direct Staff not to pre-consult with outside agencies with respect to an application which proposes to amend the "2040 Official Community Plan" designations for properties located at 46017 and 46029 Victoria Avenue, and 9384 Young Road, from "Urban Quarter" and "Residential 4" to "Institutional and Civic Use".

Carried unanimously

Planning - RZ001648 - 51296 Yale Road

Councillor Read withdrew from the meeting at 2:16 pm, declaring a potential conflict of interest as the applicant is a family member.

Councillor Read returned to the meeting at 2:17 pm.

Moved / Kloot

Seconded / Westeringh

That the Liquor and Cannabis Regulation Branch be advised that Council for the City of Chilliwack has considered the location of the proposed non-medical cannabis retail store at 51296 Yale Road and the general impact on the community as detailed within the Staff Report dated January 24, 2023;

That, at the Public Hearing held on February 21, 2023 for "Zoning Bylaw Amendment Bylaw 2023, No. 5280", which proposed to rezone a portion of the subject property from a C2 (Local Commercial) Zone to a C8 (Cannabis Retail) Zone, to facilitate operation of a cannabis retail store, Council gathered residents' views concerning the proposed store as outlined within section 465, 466 and 470 of the *Local Government Act* and as further detailed within the notification package, including a certified excerpt of the minutes of the Public Hearing during which the applicant spoke to the matter;

That on February 21, 2023, Council adopted "Zoning Bylaw Amendment Bylaw 2023, No. 5280", to facilitate a future operation of a cannabis retail store at 51296 Yale Road; and further,

That based on the above factors, Council recommends the non-medical cannabis retail store licence application (Job #050779) by Stonewater Ventures (No. 251) Ltd., for property located at 51296 Yale Road be issued.

Carried unanimously by members remaining

Development and Regulatory Enforcement Services - DP001569 - 47521 Chartwell Drive

Moved / Westeringh

Seconded / Mercer

That Council approve the issuance of Development Permit DP001569 with respect to property located at 47521 Chartwell Drive, subject to the conditions as set out in the draft Development Permit.

Carried unanimously

Information Technology - Multifunction Copiers-Printers Sourcewell Contract Acceptance

Moved / Lum

Seconded / Shields

That Council award Sourcewell Contract #030321-RCH for the supply, delivery, installation and servicing of Multifunctional Copiers/Printers from Ricoh Canada Inc., for a five-year term; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Mayor and Councillors' Reports

Councillor Mercer attended meetings of the Design Review Advisory Committee and the Public Safety Advisory Committee.

Councillor Westeringh attended meetings of the Agricultural and Rural Advisory Committee; Reaching Home Community Advisory Board; Tourism Chilliwack; and, the Public Art Advisory Committee.

Councillor Read was present at the Immigrant and Refugee Citizenship Canada Event and the RCMP Recognition Awards, congratulating City employees Garrett Schipper and Caitlin Weston on the receipt of their awards. She attended the Fraser Valley Regional District Strategic Planning sessions; Public Art Advisory Committee meeting; the Chilliwack Healthier Community "City Wide Gardening Project" meeting; and, participated in the Chilliwack Community Services "Journey to Belonging" Multicultural Celebration.

Councillor Shields attended the Chilliwack Arts and Cultural Centre Society Board meeting.

Councillor Kloot attended meetings of the Agricultural and Rural Advisory Committee; Design Review Advisory Committee; and, the Lower Mainland Local Government Association Conference Executive. He met with the BC Minister of Agriculture, the Honourable Pam Alexis; and, attended the Fraser Valley Regional District Board Strategic Planning sessions.

Councillor Lum attended the Chilliwack Creative Commission Meeting; Fraser Valley Regional District Board Strategic Planning sessions; and, noted he will be attending the upcoming first meeting of the new Accessibility and Inclusion Advisory Committee.

Mayor Popove was present at the Aboriginal Head Start Open House; Fraser Valley Cultural Diversity Awards; the RCMP Recognition Awards, congratulating City Staff Garrett Schipper and Caitlin Weston on the receipt of their awards. He attended meetings of the Chilliwack Food Council; Fraser Valley Regional District Regional and Corporate Services Committee; Fraser Valley Regional District Board Strategic Planning sessions; Reaching Home Community Advisory Board; and, the Chilliwack Economic Partners Corporation. He met with BC Minister of Agriculture, the Honourable Pam Alexis; participated in a "Security Walk" downtown; and, attended the BC Holstein and Jersey Spring Awards Show at Heritage Park.

Motion to Adjourn to a Closed Session – Regular Meeting to Reconvene at 6:30 pm

Moved / Lum

Seconded / Kloot

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

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 2:31 pm and reconvened at 6:30 pm.

Present: All members of Council, with the exception of Councillor Mercer. Councillor Westeringh attended electronically.

Staff Present: C. Crosman, Chief Administrative Officer

J. Morgan, Corporate Officer

G. Villeneuve, Director of Planning

G. Schipper, Deputy Director of Development and Regulatory Enforcement Services

C. Carruthers, Manager of IT Operations

C. Wilkinson, Recording Secretary

Moved / Kloot

Seconded / Lum

That Council vary the agenda by bringing forward Agenda Item No.15.2.1, with respect to "Reaching Home Program Funding Allocations for 2023-2024"

Carried unanimously

Additional Item

Public Safety and Social Development - Reaching Home Program Funding Allocations for 2023-2024

Moved / Kloot

Seconded / Westeringh

That Council endorse the resolutions passed by the Reaching Home Community Advisory Board at the meeting held March 10, 2023, with respect to Reaching Home funding allocations for the 2023-2024 fiscal year, as contained within the Staff Report dated March 15, 2023.

Carried unanimously

Public Hearing

"Zoning Bylaw Amendment Bylaw 2023, No. 5284" and "Development Variance Permit DVP01283"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5284" which proposes to rezone property located at 46089 Southland Drive, from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone; and,

Development Variance Permit DVP01238, which proposes to reduce the minimum required lot depth within the R3 (Small Lot Residential) Zone from 25m to 21.9m.

Public engagement package received from:

- Evertex Engineering Ltd., Applicant, 202-2682 Clearbrook Road, Abbotsford, BC, received February 13, 2023.

Cynthia De Mendoca, 46106 Brooks Avenue, expressed concerns with damage or loss of trees on her property and the subject property. She commented they potentially share a root system and should the current driveway and remaining two trees be dug up during demolition it will destroy the root line and her three trees may not survive. She requested to have an arborist assess the trees prior to demolition. She is concerned with the increase in parking; and, clarified that she was not in support of the application due to the concern for the trees, contrary to what the public engagement package stated.

Antonio Maillet, Evertex Engineering Ltd., Applicant, 32518 Tulip Crescent, Abbotsford, BC, addressed concerns with respect to the neighbouring trees, stating they would hire an arborist. Based on the findings he will ensure there is a root barrier with tree fencing placed on site to reduce the building envelope prior to development, if necessary. He commented that driveway locations for the proposed lots will be determined by City Staff at the subdivision stage; and, they can be made larger to accommodate additional parking required for secondary suites.

Moved / Read

Seconded / Lum

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5284" and Development Variance Permit DVP91283, be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5284" and Development Variance Permit DVP91283, be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

"Development Variance Permit DVP01314"

Public Information Meeting on Development Variance Permit DVP01314 with respect to property located at 46083 Davis Avenue, which proposes to increase the maximum permitted building height for an urban ancillary building within the R1-A (Urban Residential) Zone, from 6m to 6.2m.

Public engagement package received from:

- Gregory Price, Owner/Applicant, 46083 Davis Avenue, received February 28, 2023.

Emails of opposition received from:

- Kevin and Kimberly Nicol, 46042 Lake Drive, dated March 17, 2023; and,
- Ryan and Gail Goodman, 7055 Centennial Drive, dated March 19, 2023.

Greg and Janet Price, Owners, 46083 Davis Avenue, explained to Council that the flooring installed by his contractor was incorrect where it added an additional seven inches to the building height; he confirmed that the ancillary building's intended use is for storage, not as a coach house; and, he provided information on what finishing materials will be used on the structure.

Ryan Goodman, 7055 Centennial Drive, expressed concerns that the building will be used as a coach house; and, the height of the building.

Kevin and Kim Nicol, 46042 Lake Drive, expressed concerns with building height; loss of light and privacy; and; that the building may be converted into a coach house.

Moved / Shields

Seconded / Westeringh

That the representations with respect to Development Variance Permit DVP01314 be received for information; and further, that Development Variance Permit DVP1314 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

"Development Variance Permit DVP01336"

Public Information Meeting on Development Variance Permit DVP01336 with respect to property located at 8285 Lickman Road, which proposes to reduce the minimum interior side lot line setback from 6.0m to 0m within the CD-10 (Comprehensive Development-10) Zone, to facilitate the construction of a second-floor addition to an existing office building.

Public engagement package received from:

- Shelley Ross, JCR Design Ltd., Applicant, 201-45269 Keith Wilson Road, received March 9, 2023.

Jesse Rayner, JCR Design Ltd., Applicant, 45269 Keith Wilson Road, provided a brief overview of the business and the rationale for the addition.

Moved / Kloot

Seconded / Shields

That the representations with respect to Development Variance Permit DVP01336 be received for information; and further, that Development Variance Permit DVP01336 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

Clerk's Reports

"Zoning Bylaw Amendment Bylaw 2023, No. 5284" and "Development Variance Permit DVP01283"

Moved / Lum

Seconded / Westeringh

That "Zoning Bylaw Amendment Bylaw 2023, No. 5284" with respect to property located at 46089 Southlands Drive, be given third reading.

Carried unanimously

Moved / Westeringh

Seconded / Shields

That "Zoning Bylaw Amendment Bylaw 2023, No. 5284" with respect to property located at 46089 Southlands Drive, be adopted.

Carried unanimously

Moved / Westeringh

Seconded / Shields

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01283 with respect to property located at 46089 Southlands Drive, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

Application Reports

"Development Variance Permit DVP01314"

Moved / Lum

Seconded / Kloot

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01314 with respect to property located at 46083 Davis Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

"Development Variance Permit DVP01336"

Moved / Read

Seconded / Shields

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01336 with respect to property located at 8285 Lickman Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

Public Questions

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

Adjournment

Moved / Lum

Seconded / Read

On a motion of Councillor Lum, and seconded by Councillor Read, the meeting adjourned at 7:23 pm.

Carried unanimously

Mayor

Corporate Officer