

City of Chilliwack
Regular Meeting Minutes

April 18, 2023, 2:00 pm
8550 Young Road
Chilliwack, BC V2P 8A4

Present: All members of Council, with the exception of Councillor Lum.
Councillors Read and Westeringh attended electronically.

Staff Present:

- C. Crosman, Chief Administrative Officer
- J. Morgan, Corporate Officer
- J. Hahn, Director of Corporate Services
- G. Savard, Director of Finance
- 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
- J. Koczur, Director of Public Works and Parks
- K. Jefford, Director of Engineering
- T. Friesen, Manager of Environmental Services
- C. Marleau, Manager of Recreation Services and Corporate Wellness
- H. Ferris, Manager of Social Development
- C. Wickham, Manager of Land Development
- R. Koole, Manager of Long Range Planning
- E. Leary, Manager of Development Planning
- C. Weston, Manager of Bylaw Enforcement
- C. Nwaoha, Manager of Utilities
- D. Mossey, Manager of Transportation and Drainage
- D. Lindhout, Superintendent of Civic Facilities
- E. Schulz, Superintendent of Recreation Facilities
- L. Knutson, Assistant Property Manager
- G. Palaniuk, Manager of Business Operations
- S. Hamilton, Director of Utility Operations
- F. Van Nynatten, Assistant Manager of Environmental Services
- J. Tocher, 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.

Delegations/Hearings

Delegation - Project AIM

Miel Bernstein and Tiffany Francis, Co-Founders and Directors, Project AIM, were in attendance to provide Council with an overview of Project AIM.

Adoption of Minutes

Moved / Shields

Seconded / Mercer

That the Minutes of the Regular Meeting of Council held April 4, 2023, and the Minutes of the Special Regular Meeting of Council held April 11, 2023, be adopted as circulated.

Carried unanimously

Consent Agenda

Moved / Mercer

Seconded / Kloot

That the following bylaws be adopted:

“Growing Communities Fund Reserve Fund Bylaw 2023, No. 5298”; and,
“Solid Waste Bylaw Amendment Bylaw 2023, No. 5306”.

Carried unanimously

Departmental Reports

Communications - Public Alerting System Policy

The Director of Communications provided Council with a presentation on the Public Alerting System.

Moved / Westeringh

Seconded / Read

That Council receive the presentation on the "Public Alerting System" for information; and further, that Council approve Policy Directive No. D-25 "Public Alerting System Policy", as contained within the Staff Report dated April 12, 2023.

Carried unanimously

Engineering - Landfill Gas System Operating Contract

Moved / Kloot

Seconded / Westeringh

That Council authorize Staff to extend the "Bailey Landfill Gas Extraction System Operation and Maintenance Contract" with GHD Limited on a month-by-month basis, effective May 1, 2023; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Engineering - Bell Slough Feasibility Study - Draft Report

The Senior Engineering Technologist provided Council with a presentation on the Bell Slough Feasibility Study.

Moved / Shields

Seconded / Read

That Council receive the draft report and presentation for the "Bell Slough Feasibility Study" for information; and further, that Council authorize Staff to proceed with a second public engagement before finalizing the Study.

Carried unanimously

Operations - Equipment Acquisition - 100% Electric Scissorlift

Moved / Kloot

Seconded / Westeringh

That Council approve the purchase of one "100% Electric MEC 4069ERT Rough Terrain Scissorlift" from United Rentals, in the amount of \$74,760.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Recreation and Culture - Exhibition Field Lighting Replacement

Moved / Shields

Seconded / Mercer

That Council approve the purchase of LED light fixtures and controls, from Musco Sports Lighting LLC Inc., in the amount of \$304,000.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Finance - Annual Tax Rates Bylaw for 2023

Moved / Kloot

Seconded / Westeringh

That "Rates Bylaw 2023, No. 5302" be given first and second reading.

Carried unanimously

Moved / Read

Seconded / Mercer

That "Rates Bylaw 2023, No. 5302" be given third reading.

Carried unanimously

Corporate Services - Consumption of Liquor in City Parks

Moved / Mercer

Seconded / Read

That "Consumption of Liquor in City Parks Bylaw 2023, No. 5299", to permit the consumption of alcohol at Vedder Park, located at 45450 Petawawa Road, identified in Schedule "A", as contained within the Staff Report dated March 24, 2023, be given first and second reading.

Carried unanimously

Moved / Mercer

Seconded / Shields

That "Consumption of Liquor in City Parks Bylaw 2023, No. 5299", to permit the consumption of alcohol at Vedder Park, located at 45450 Petawawa Road, identified in Schedule "A", as contained within the Staff Report dated March 24, 2023, be given third reading.

Carried unanimously

Corporate Services - Amendments to Regulatory Bylaws

Moved / Westeringh

Seconded / Read

That "Storm Sewer System Connection and Regulation Bylaw Amendment Bylaw 2023, No. 5304" be given first and second reading.

Carried unanimously

Moved / Kloot

Seconded / Read

That "Storm Sewer System Connection and Regulation Bylaw Amendment Bylaw 2023, No. 5304" be given third reading.

Carried unanimously

Moved / Westeringh

Seconded / Kloot

That "Municipal Ticket Information Bylaw Amendment Bylaw 2023, No. 5305" be given first and second reading.

Carried unanimously

Moved / Shields

Seconded / Read

That "Municipal Ticket Information Bylaw Amendment Bylaw 2023, No. 5305" be given third reading.

Carried unanimously

Moved / Westeringh

Seconded / Kloot

That "Municipal Officers and Employees Bylaw Amendment Bylaw 2023, No. 5307" be given first and second reading.

Carried unanimously

Moved / Mercer
Seconded / Shields

That “Municipal Officers and Employees Bylaw Amendment Bylaw 2023, No. 5307” be given third reading.

Carried unanimously

Moved / Kloot
Seconded / Shields

That “Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5308” be given first and second reading.

Carried unanimously

Moved / Read
Seconded / Westeringh

That “Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5308” be given third reading.

Carried unanimously

Moved / Mercer
Seconded / Shields

That “Parks, Recreation and Culture Bylaw Amendment Bylaw 2023, No. 5309” be given first and second reading.

Carried unanimously

Moved / Read
Seconded / Westeringh

That “Parks, Recreation and Culture Bylaw Amendment Bylaw 2023, No. 5309” be given third reading.

Carried unanimously

Moved / Kloot

Seconded / Westeringh

That "Tree Management (Land Development) Bylaw Amendment Bylaw 2023, No. 5310" be given first and second reading.

Carried unanimously

Moved / Kloot

Seconded / Read

That "Tree Management (Land Development) Bylaw Amendment Bylaw 2023, No. 5310" be given third reading.

Carried unanimously

Moved / Shields

Seconded / Mercer

That "Vacant Buildings Minimum Maintenance Standards Bylaw Amendment Bylaw 2023, No. 5311" be given first and second reading.

Carried unanimously

Moved / Read

Seconded / Westeringh

That "Vacant Buildings Minimum Maintenance Standards Bylaw Amendment Bylaw 2023, No. 5311" be given third reading.

Carried unanimously

Moved / Kloot

Seconded / Read

That "Highway and Traffic Bylaw Amendment Bylaw 2023, No. 5312" be given first and second reading.

Carried unanimously

Moved / Westeringh

Seconded / Shields

That "Highway and Traffic Bylaw Amendment Bylaw 2023, No. 5312" be given third reading.

Carried unanimously

Moved / Mercer

Seconded / Shields

That "Community Standards Bylaw Amendment Bylaw 2023, No. 5313" be given first and second reading.

Carried unanimously

Moved / Read

Seconded / Westeringh

That "Community Standards Bylaw Amendment Bylaw 2023, No. 5313" be given third reading.

Carried unanimously

Corporate Services - Amendments to City Policy Directives

Moved / Kloot

Seconded / Shields

That Council approve amendments to the following Policy Directives:

No. A-12 "Playground Equipment Service Level Policy";

No. A-13 "Snow and Ice Control Service Level";

No. A-19 "Parks and Trails - Risk Management";

No. B-2 "Use of Municipal Vehicles"; and,

No. B-4 "Unsafe Municipal Vehicles / Equipment".

Carried unanimously

Planning - RZ001668 - 9090 Sunset Drive

Moved / Mercer

Seconded / Shields

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5290", which proposes to redesignate property located at 9090 Sunset Drive from "Residential 2 - Attached Housing and Narrow Lot Infill" to "Residential 1 - One and Two Family Housing", as per the Chilliwack

Proper Fairfield Island Neighborhoods Plan, be given first and second reading; and further, that a Public Hearing be called for May 2, 2023.

Carried unanimously

Moved / Westeringh

Seconded / Read

That "Zoning Bylaw Amendment Bylaw 2023, No. 5291", which proposes to rezone property located at 9090 Sunset Drive from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for May 2, 2023.

Carried unanimously

Planning - RZ001595 - 6360 Hopedale Road

Councillor Shields withdrew from the meeting at 3:01 pm, declaring a potential conflict of interest as he is employed by the applicant.

Councillor Shields returned to the meeting at 3:02 pm.

Moved / Mercer

Seconded / Kloot

That "Zoning Bylaw Amendment Bylaw 2023, No. 5294", which proposes to rezone property located at 6360 Hopedale Road from an AL (Agricultural Lowland) Zone to an AS (Agricultural Small Lot) Zone, be given first and second reading; and further, that a Public Hearing be called for May 2, 2023.

Carried unanimously by members remaining

Planning - RZ001397 - 50960 Nevin Road

Moved / Kloot

Seconded / Westeringh

That "Zoning Bylaw Amendment Bylaw 2023, No. 5295", which proposes to rezone property located at 50960 Nevin Road from an RR (Rural Residential) Zone to an R1-A (Urban Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for May 2, 2023.

Carried unanimously

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

Moved / Mercer

Seconded / Shields

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5296", which proposes to redesignate properties located at 46017 and 46029 Victoria Avenue and 9384 Young Road from "Urban Quarter" and "Residential 4" to "Institutional and Civic Use", be given first and second reading; and further, that a Public Hearing be called for May 2, 2023.

Carried unanimously

Moved / Mercer

Seconded / Westeringh

That "Zoning Bylaw Amendment Bylaw 2023, No. 5297", which proposes to rezone properties located at 46017 and 46029 Victoria Avenue and 9384 Young Road from a C3 (Town Centre Commercial) Zone, an R2 (Urban Residential Transition) Zone, and an R6 (Mid Rise Apartment) Zone to a CP (Commercial Parking) Zone, be given first and second reading; and further, that a Public Hearing be called for May 2, 2023.

Carried unanimously

Planning - RZ001654 - 46225 Strathcona Road

Moved / Kloot

Seconded / Westeringh

That "Zoning Bylaw Amendment Bylaw 2023, No. 5303", which proposes to rezone property located at 46225 Strathcona Road from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for May 2, 2023.

Carried unanimously

Planning - Accessible Playground Standards

Moved / Mercer

Seconded / Read

That Council receive the Minutes from the Design Review Advisory Committee Meeting held March 14, 2023 for information; and further, that Council endorse the following resolution passed by the Design Review Advisory Committee at the March 14, 2023 meeting:

"That Council direct staff to review the Design Guidelines for common amenity areas within multi-family developments to ensure universal accessibility standards are provided specifically in relation to playground areas."

Carried unanimously

Public Safety and Social Development - Proposed Amendments to Miscellaneous Rates Bylaw (Crime Prevention Services)

Moved / Westeringh

Seconded / Shields

That "Miscellaneous Rates Bylaw Amendment Bylaw 2023, No. 5289" be given first and second reading.

Carried unanimously

Moved / Westeringh

Seconded / Read

That "Miscellaneous Rates Bylaw Amendment Bylaw 2023, No. 5289" be given third reading.

Carried unanimously

Public Safety and Social Development - Emergency Shelter Policy Resolution - 46146 Margaret Avenue

Moved / Westeringh

Seconded / Read

WHEREAS shelter beds are urgently needed to accommodate and support many people who are living precariously on the downtown streets and through the City in makeshift camps with significant negative impact to themselves and the surrounding community, and existing shelters are operating at full capacity;

AND WHEREAS, operating funding for staffing and security has been secured, and the Fire Chief has inspected the building located at 46146 Margaret Avenue, and concluded that there are no immediate life safety concerns;

BE IT RESOLVED that Council make a policy decision to not enforce the Zoning Bylaw or BC Building Code for this specific use, for a period ending May 31, 2023.

Carried unanimously

Public Safety and Social Development - Wellness Centre

Moved / Read

Seconded / Westeringh

WHEREAS a daytime Wellness Centre is still urgently needed to accommodate and support many people who are living precariously throughout the City in makeshift camps or on the streets, with a significant negative impact to themselves and the surrounding community;

AND WHEREAS, funding has been made available through partnerships with BC Housing, Fraser Health Authority, Reaching Home, and the Union of British Columbia Municipalities, to continue supporting the operations of a Wellness Centre through to December 31, 2023, and the Fire Chief has inspected the building and concluded that there are no immediate life safety concerns;

BE IT RESOLVED that Council make a policy decision not to enforce the Zoning Bylaw or BC Building Code for this specific use at 45951 Trethewey Avenue until December 31, 2023.

Carried unanimously

Moved / Shields

Seconded / Kloot

That the agenda be varied by bringing forward Agenda Item No. 15.2.1 with respect to the "Transit Strike Update".

Carried unanimously

Additional Item

Engineering - Transit Strike Update

The Director of Engineering provide Council with a brief update on the Transit Strike.

Moved / Mercer

Seconded / Shields

That the report on the "Transit Strike Update" be received for information; and further, that Council direct Staff to join other municipalities in the Fraser Valley by co-signing a letter to the

BC Minister of Labour, requesting the assigning of a mediator to help resolve the impasse affecting our bus transit service.

Carried unanimously

Mayor and Councillors' Reports

Councillor Read attended the BC Economic Development Association Conference; Chilliwack Economic Partners Corporation Board meeting; and, the virtual "WRLDCTY Summit: The Livable City".

Councillor Mercer attended the Retirement party for Director MacPherson; an award ceremony at Chilliwack Hospice for Vince Merritt, who received the Sovereign Medal for his extensive volunteerism; the Anniversary of Vimy Ridge Ceremony with veterans; and, a Design Review Advisory Committee meeting.

Councillor Shields attended the Retirement party for Director MacPherson; a meeting of the Downtown Chilliwack Business Improvement Association; and, the commemoration of Vimy Ridge at the downtown Cenotaph.

Councillor Kloot attended the Retirement party for Director MacPherson; the Design Review Advisory Committee meeting; the Lower Mainland Local Government Association Executive meeting; and, the Chilliwack and District Real Estate Board Government Relations Committee.

Mayor Popove attended meetings with Superintendent Davy Lee, Officer in Charge, Chilliwack RCMP; the Eastern Fraser Valley Hospitality Group; and, the Urban Mayor's Caucus. He served dinner at Ruth and Naomi's; attended the first Rotary Climate Fair; and, mentioned the Chilliwack Chiefs hockey team's success and encouraged the community to attend games.

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

Moved / Mercer

Seconded / Read

That in accordance with Section 90(1) (e), (i) and (k) of the *Community Charter*, Council hold a Closed Meeting to discuss property matters, solicitor-client privileged information and proposed services.

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 3:24 pm and reconvened at 6:30 pm.

Present: All members of Council, with the exception of Councillor Read. Councillors Lum and Westeringh attended electronically.

Staff present: C. Crosman, Chief Administrative Officer
 J. Morgan, Corporate Officer
 G. Villeneuve, Director of Planning
 G. Palaniuk, Manager of Business Solutions
 J. Tocher, Recording Secretary

Public Hearing

"Zoning Bylaw Amendment Bylaw 2023, No. 5292"

The Corporate Officer announced that the Public Hearing for "Zoning Bylaw Amendment Bylaw 2023, No. 5292" for property located at 45935 Reece Avenue was cancelled due to legislative requirements not being met; and further, that a Public Hearing be called for May 2, 2023.

"Zoning Bylaw Amendment Bylaw 2023, No. 5293"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5293", which proposes to rezone property located at 10140 Woods Road, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone.

Public engagement package received from:

- Ravi Khunkhun, Project Manager, Coastal Valley Development, Applicant, 2329 Queen Street, Abbotsford BC, received January 8, 2023.

Moved / Kloot

Seconded / Shields

That the representation with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5293" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5293" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

"Development Variance Permit DVP01189"

Public Information Meeting on Development Variance Permit DVP01189 with respect to property located at 10193 Williams Road, which proposes to reduce the rear lot line (RLL) and interior side lot line (ISLL) setbacks for detached accessory dwelling units in the R1-A (Urban

Residential) Zone from 3m to 1.2m, to facilitate the conversion of an existing shop into a garden suite.

Public engagement package received from:

- Harv Esau, Crosscourt Renovations, Applicant, 46201 Strathcona Road, received February 9, 2023.

Email of support received from:

- Ian and Deborah Allmark, 10185 Williams Road, dated April 16, 2023.

Harv Esau, Crosscourt Renovations, Applicant, 46201 Strathcona Road, was present and asked for clarification regarding the requirements for frosted windows.

Brent Johnson, Owner, 10193 Williams Road, stated he was available for any questions.

Moved / Mercer

Seconded / Westeringh

That the representations with respect to Development Variance Permit DVP01189 be received for information; and further, that Development Variance Permit DVP01189 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

"Development Variance Permit DVP01346"

Councillor Kloot withdrew from the meeting at 6:46 pm, declaring a potential conflict of interest as his son is employed with the company.

Councillor Kloot returned to the meeting at 7:08 pm.

Public Information Meeting on Development Variance Permit DVP01346 with respect to property located at 43645 Industrial Way, which proposes to increase the maximum accessory office and sales space permitted within the Zoning Bylaw from 20% to 57%, to facilitate a new industrial development.

Pieter Kerkhoff, Applicant, 50755 Yale Road, was available to answer any questions from Council.

Moved / Mercer

Seconded / Shields

That the representation with respect to Development Variance Permit DVP01346 be received for information; and further, that Development Variance Permit DVP01346 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously by members remaining

Clerk's Reports

"Zoning Bylaw Amendment Bylaw 2023, No. 5293"

Moved / Kloot

Seconded / Lum

That "Zoning Bylaw Amendment Bylaw 2023, No. 5293" with respect to property located at 10140 Woods Road be given third reading. (RZ001675)

Moved / Shields

Seconded / Mercer

That "Zoning Bylaw Amendment Bylaw 2023, No. 5293" with respect to property located at 10140 Woods Road, be referred back to Staff, to address concerns with the proposed lot configuration; and, a comprehensive review of the development.

Against (1): Lum

Motion carried (5 to 1)

Application Reports

"Development Variance Permit DVP01189" and "Development Permit DP001465"

Moved / Kloot

Seconded / Shields

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01189 with respect to property located at 10193 Williams Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

Moved / Mercer

Seconded / Westeringh

That Council approve the issuance of Development Permit DP001465, with respect to property located at 10193 Williams Road, subject to the conditions as set out within the draft Development Permit.

Carried unanimously

"Development Variance Permit DVP01346" and "Development Permit DP001647"

Councillor Kloot withdrew at 7:19 pm, declaring a potential conflict of interest as his son is employed with the company.

Councillor Kloot returned to the meeting at 7:27 pm.

Moved / Mercer

Seconded / Shields

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01346 with respect to property located at 43645 Industrial Way, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

Moved / Mercer

Seconded / Westeringh

That Council approve the issuance of Development Permit DP001647, with respect to property located at 43645 Industrial Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Carried unanimously

Public Question

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

Adjournment

On a motion of Councillor Kloot, and seconded by Councillor Mercer, the meeting adjourned at 7:29 pm.

Mayor

Corporate Officer