

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

October 24, 2023, 2:00 pm  
8550 Young Road  
Chilliwack, BC V2P 8A4

Present: All members of Council

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 Human Resources  
G. Savard, Director of Finance  
I. Josephson, 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  
J. Koczur, Director of Public Works and Parks  
K. Jefford, Director of Engineering  
C. Marleau, Manager of Recreation Services and Corporate Wellness  
C. Wickham, Manager of Land Development  
E. Leary, Manager of Development Planning  
R. Goertzen, Manager of Building and Inspections  
C. Weston, Manager of Bylaw Enforcement  
K. Pollard, Assistant Manager of Roads, Transportation and Drainage  
C. Nwaoha, Manager of Utilities  
D. Lindhout, Deputy Director of Recreation and Culture  
L. Knutson, Property Manager  
L. Wiebe, Manager of Communications  
A. Carter Page, Communications Coordinator  
G. Palaniuk, Manager of Business Operations  
R. Ratzlaff, IT Support Technician  
C. Wilkinson, Deputy Corporate Officer/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**

Robin Beukens, Planner II, Strategic Planning and Initiatives, Fraser Valley Regional District, was in attendance and provided Council with a presentation on the Fraser Valley Regional District Regional Growth Strategy “Fraser Valley Future 2050”.

### **Adoption of Minutes**

**Moved** / Lum

**Seconded** / Kloot

That the Minutes of the Regular Meeting of Council held October 10, 2023, be adopted as circulated.

Carried unanimously

### **Consent Agenda**

**Moved** / Westeringh

**Seconded** / Read

That the following Bylaws be adopted:

“Official Community Plan Bylaw Amendment Bylaw 2023, No. 5342”;

“Zoning Bylaw Amendment Bylaw 2023, No. 5343”;

“Inter-municipal Business Licence Bylaw 2023, No. 5347”; and,

“Zoning Bylaw Amendment Bylaw 2023, No. 5349”;

and further, that the Minutes of the Transportation Advisory Committee meeting held September 28, 2023, be received for information.

Carried unanimously

### **Departmental Reports**

#### **Engineering - Drainage Model and Storm Asset Evaluation Study**

**Moved** / Westeringh

**Seconded** / Lum

That Council accept the proposal for the "City Drainage Model and Storm Asset Evaluation Study" from the lead proponent, Stantec Consulting Ltd., in the amount of \$199,851.00 (plus

applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

**Planning - RZ001684 and DVP01317 - 45470 Bernard Avenue**

**Moved / Read**

**Seconded / Kloot**

That "Zoning Bylaw Amendment Bylaw 2023, No. 5348", which proposes to rezone property located at 45470 Bernard Avenue from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for November 7, 2023.

Carried unanimously

**Planning - RZ001722 - 9355 Nowell Street, 45915 Princess Avenue, 46006, 46018, 46026, and 46038 Victoria Avenue, 9330, 9334, 9340, 9343 and 9347 Young Road**

**Moved / Westeringh**

**Seconded / Read**

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5360", which proposes to redesignate properties located at 9355 Nowell Street, 46006, 46018, 46026 and 46038 Victoria Avenue from "Residential 4" to "Civic/Institutional" and 45915 Princess Avenue, 9330, 9334, 9340, 9343, and 9347 Young Road from "Urban Quarter" to "Civic/Institutional" be given first and second reading; and further, that a Public Hearing be called for November 7, 2023.

Carried unanimously

**Moved / Westeringh**

**Seconded / Read**

That "Zoning Bylaw Amendment Bylaw 2023, No. 5361", which proposes to rezone properties located at 9355 Nowell Street, 45915 Princess Avenue, 46006, 46018, 46026, and 46038 Victoria Avenue, and 9330, 9334, 9340, 9343, and 9347 Young Road from a C3 (Commercial Town Centre) Zone to a CP (Commercial Parking) Zone be given first and second reading; and further, that a Public Hearing be called for November 7, 2023.

Carried unanimously

**Planning - DVP01259 - 41768 Bowman Road**

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

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01259 with respect to property located at 41768 Bowman Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

**Planning - ALR00413 - 7324 Hopedale Road**

**Moved** / Kloot  
**Seconded** / Read

That application ALR00413 for a 'Non-Adhering Residential Use' within the Agricultural Land Reserve, with respect to property located at 7324 Hopedale Road, be forwarded to the Agricultural Land Commission with support.

Carried unanimously

**DARES - Sign Bylaw Amendment Bylaw 2023, No. 5344**

Councillors Kloot and Westeringh withdrew from the meeting at 2:19 pm, declaring a potential conflict of interest as they are both realtors in Chilliwack.

Councillors Kloot and Westeringh returned to the meeting at 2:24 pm.

**Moved** / Lum  
**Seconded** / Shields

That "Sign Bylaw Amendment Bylaw 2023, No. 5344" be given first and second reading.

Carried unanimously

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

That "Sign Bylaw Amendment Bylaw 2023, No. 5344" be given third reading.

Carried unanimously

**Mayor and Councillors' Reports**

The Mayor and Councillors' reports were received.

**Motion to Adjourn**

**Moved** / Mercer  
**Seconded** / Read

On a motion of Councillor Mercer, and seconded by Councillor Read, the meeting adjourned at 2:32 pm.

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 2:32 pm and reconvened at 6:30 pm.

Present: All members of Council

Staff present: D. Blain, Deputy Chief Administrative Officer  
 J. Morgan, Corporate Officer  
 G. Villeneuve, Director of Planning  
 R. Ratzlaff, IT Support Technician  
 C. Wilkinson, Deputy Corporate Officer/Recording Secretary

**Public Hearing****"Zoning Bylaw Amendment Bylaw 2023, No. 5335" and Development Variance Permit DVP01322**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5335" which proposes to rezone properties located at 9132 and 9146 Mary Street, from an RC (Commercial Conversion) Zone to an R6 (Mid Rise Apartment) Zone; and,

Development Variance Permit DVP01322 with respect to properties located at 9132 and 9146 Mary Street, which proposes to vary the following Zoning Bylaw standards:

- reduce the front lot line setback from 6m to 3.3m for an off-street parking structure;
- reduce the exterior side lot line setback from 4.5m to 1m for an off-street parking structure;
- reduce the minimum interior side lot line setback from 6.75m to 6m for the 4<sup>th</sup> storey and from 7.5m to 6m for the 5<sup>th</sup> storey;
- waive the requirement for portions of the common amenity area to have a minimum dimension of 3m for five ground-oriented units;

- waive the requirement for a common amenity area to be located more than 5m from a window serving a dwelling unit;
  - reduce the minimum private amenity area to less than 15m<sup>2</sup> for two ground-oriented units;
  - increase the maximum lot coverage from 50% to 82% for an off-street parking structure; and,
  - waive the requirement to provide an off-street loading space,
- to facilitate a future apartment development.

Public engagement package received from:

- Shane Nercessian, 1335457 B.C. Ltd., Applicant, 3102 McBride Avenue, Surrey BC, received October 5, 2023.

Email of concern received from:

- Dawn Beischer, Manestop Hair, 45723 Ontario Avenue, received September 22, 2023.

Email of opposition received from:

- Kido Wendland, Carol Klassen, Judy Gibson, Shirley Campbell and Ann Palmer, 9141 School Street, received October 9, 2023.

Karen Smith, 9170 Mary Street, expressed concerns with respect to density, increased traffic, pedestrian safety and parking.

Shelley Brown, 9170 Mary Street, expressed concern with the size of the proposed building stating 5 storeys doesn't fit in with existing neighbourhood; the entrance/exit of the new building onto Ontario Avenue as it's already too congested; loss of on-street parking; increased traffic and, pedestrian safety.

Teri Olson, 9170 Mary Street, expressed concerns with the safety of seniors walking on Mary Street and Ontario Avenue using their canes, walkers, wheelchairs etc., and noted recent pedestrian fatalities in the area; increased traffic; density; and, construction noise and timelines.

Shane Nercessian, 1335457 B.C. Ltd., Owner/Developer, 3102 McBride Avenue, Surrey BC, addressed concerns with on-site parking, stating no variances for parking were sought; the rental target for the building is oriented towards seniors, however it will be open to others.

**Moved** / Westeringh

**Seconded** / Read

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5335" and Development Variance Permit DVP01322 be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5335" and Development Variance Permit DVP01322 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2023, No. 5338"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5338" which proposes to rezone property located at 43614 Alameda Drive, from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex) Zone.

Public engagement package received from:

- Jennifer Powers, OTG Development Ltd., Applicant, 201-45269 Keith Wilson Road, received March 7, 2023.

Email of opposition received from:

- Susan D. Jensen, Strata Council President, Retriever Ridge BCS2721, 27-43540 Alameda Drive, dated October 21, 2023.

Jennifer Powers, OTG Development Ltd., Applicant, 201-45269 Keith Wilson Road, addressed concerns with respect to access for the new development, explaining that an existing easement permits access to the lot; the proposed duplex will not increase density to the area; and, the proposed retaining wall will be constructed to include screening and landscaping.

**Moved / Kloot**

**Seconded / Read**

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5338" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5338" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2023, No. 5345"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5345" which proposes to rezone property located at 6040 Arlington Drive, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone.

Public engagement package received from:

- Yomna Shalaby, Owner/Applicant, 11278 133A Street, Surrey BC, received September 5, 2023.

**Moved / Shields**

**Seconded / Mercer**

That the representation with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5345" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5345" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2023, No. 5350"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5350" which proposes to rezone property located at 46591 Brice Road, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone and an R3 (Small Lot Residential) Zone.

Public engagement package received from:

- Brandon Gill, Applicant, 4033 Belanger Drive, Abbotsford BC, received October 4, 2023.

Email of support received from:

- Lacey Robertson, 2-10494 McDonald Road, received October 16, 2023.

Email of concern received from:

- Jade Stonehouse, 46583 Brice Road, received October 18, 2023.

Brian Elderkin, 46598 Elgin Drive, is supportive of the proposed development commenting more density is needed.

Brandon Gill, Applicant, 4033 Belanger Drive, was available to answer questions from Council. He acknowledged concern regarding the 10-meter building height on the proposed R3 zoned lot and stated he would speak to the owner about the concern.

Brian Elderkin, 46598 Elgin Drive, expressed concern with a possible three-storey home, noting the loss of privacy.

**Moved** / Westeringh

**Seconded** / Read

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5350" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5350" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

**Clerk's Reports**

**"Zoning Bylaw Amendment Bylaw 2023, No. 5335"**



**Moved / Westeringh**

**Seconded / Read**

That “Zoning Bylaw Amendment Bylaw 2023, No. 5335” with respect to properties located at 9132 and 9146 Mary Street be given third reading. (RZ001687)

Carried unanimously

**Moved / Kloot**

**Seconded / Westeringh**

That “Zoning Bylaw Amendment Bylaw 2023, No. 5335” with respect to properties located at 9132 and 9146 Mary Street be adopted. (RZ001687)

Carried unanimously

**Moved / Read**

**Seconded / Mercer**

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01322 with respect to properties located at 9132 and 9146 Mary Street, subject to the conditions as stipulated within the draft Development Variance Permit.

Carried unanimously

**Moved / Mercer**

**Seconded / Shields**

That, subject to public representation, Council approve the issuance of Development Permit DP001649 with respect to properties located at 9132 and 9146 Mary Street, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2023, No. 5338"**

**Moved / Lum**

**Seconded / Kloot**

That “Zoning Bylaw Amendment Bylaw 2023, No. 5338” with respect to property located at 43614 Alameda Drive be given third reading. (RZ001623)

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2023, No. 5345"**

**Moved / Read**

**Seconded / Westeringh**

That "Zoning Bylaw Amendment Bylaw 2023, No. 5345" with respect to property located at 6040 Arlington Drive be given third reading. (RZ001704)

Carried unanimously

**Moved / Shields**

**Seconded / Westeringh**

That "Zoning Bylaw Amendment Bylaw 2023, No. 5345" with respect to property located at 6040 Arlington Drive be adopted. (RZ001704)

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2023, No. 5350"**

**Moved / Kloot**

**Seconded / Westeringh**

That "Zoning Bylaw Amendment Bylaw 2023, No. 5350" with respect to property located at 46591 Brice Road be given third reading. (RZ001712)

Carried unanimously

**Moved / Kloot**

**Seconded / Shields**

That "Zoning Bylaw Amendment Bylaw 2023, No. 5350" be referred back to staff, to discuss the building height of new construction on the R3 zoned lot.

Carried unanimously

**Public Questions**

Mayor Popove called for questions from the public.

Karen Smith, 9170 Mary Street, commented her appreciation that her concerns were recognized by Councillors Shields and Lum with respect to the proposed development on Mary Street.

Teri Olson, 9170 Mary Street, requested flashing lights and/or controlled amber light be installed at the crossings of Ontario Avenue and Mary Street to accommodate pedestrian safety.

**Adjournment**

**Moved / Shields**

**Seconded / Kloot**

On a motion of Councillor Shield, and seconded by Councillor Kloot, the meeting adjourned at 7:30 pm.

Carried unanimously

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Mayor

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Corporate Officer