

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

November 7, 2023, 2:00 pm  
8550 Young Road  
Chilliwack, BC V2P 8A4

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

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  
J. Leggatt, Director of Communications and Legislative Services/Acting Corporate Officer  
I. Josephson, Fire Chief  
K. Minar, 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  
J. Koczur, Director of Public Works and Parks  
S. Hamilton, Director of Utility Operations  
G. Schipper, Deputy Director of Development and Regulatory Enforcement Services  
K. Jefford, Director of Engineering  
T. Friesen, Manager of Environmental Services  
C. Marleau, Manager of Recreation Services and Corporate Wellness  
R. Koole, Manager of Long Range Planning  
E. Leary, Manager of Development Planning  
R. Goertzen, Manager of Building and Inspections  
C. Weston, Manager of Bylaw Enforcement  
C. Nwaoha, Manager of Utilities  
D. Mossey, Manager of Transportation and Drainage  
D. Lindhout, Deputy Director of Recreation and Culture  
E. Schulz, Superintendent of Recreation Facilities  
D. Enns, Assistant Superintendent of Recreation Facilities  
L. Knutson, Property Manager  
L. Wiebe, Manager of Communications  
G. Palaniuk, Manager of Business Operations  
C. Wilkinson, Deputy Corporate Officer  
J. Tocher, 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.

Chief Josephson introduced the new Assistant Fire Chief, Krista Minar, who will oversee fire prevention programs and is the Deputy Emergency Coordinator for Chilliwack.

### **Delegations/Hearings**

#### **Delegation - WildSafeBC**

Gabriela De Romeri, Fraser Valley Coordinator, WildsafeBC, was in attendance to provide Council with an overview of the activities conducted in Chilliwack during the 2023 season.

### **Adoption of Minutes**

**Moved** / Read

**Seconded** / Mercer

That the Minutes of the Regular Meeting of Council held October 24, 2023, be adopted as circulated.

Carried unanimously

### **Consent Agenda**

Councillor Kloot withdrew from the meeting at 2:15 pm, declaring a potential conflict of interest as he is a realtor in Chilliwack.

Councillor Kloot returned to the meeting at 2:16 pm.

**Moved** / Shields

**Seconded** / Mercer

That “Sign Bylaw Amendment Bylaw 2023, No. 5344” be adopted.

Carried unanimously by members remaining

### **Departmental Reports**

#### **Communications - Departmental Third Quarter Reports: 2023**

**Moved** / Kloot  
**Seconded** / Lum

That the Third Quarter Reports for City departments for the period of July to September 2023 be received for information.

Carried unanimously

#### **Engineering - BC Active Transportation Grant Application - 2023 and 2024**

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

That Council endorse the application for the BC Active Transportation Grant, as contained within the Staff Report dated October 13, 2023, for the Watson Road and Keith Wilson Road Active Transportation improvements.

Carried unanimously

#### **Engineering - Master Plan Energy Study**

**Moved** / Read  
**Seconded** / Lum

That Council accept the proposal for consulting services for the "Master Plan Portfolio Energy Study" from Prism Engineering in the amount of \$104,300.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

#### **Engineering - 2024-2026 Laboratory Testing Services - RFP Award**

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

That Council accept the proposal for the "2024-2026 Laboratory Testing Services" for the City's drinking water, wastewater, and landfill quality testing programs from the lead proponent, Bureau Veritas Canada (2019) Ltd., in the amount of \$78,810.52 (plus applicable taxes) per year for three years; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

#### **Fire - UBCM Community Emergency Preparedness Fund Grant Application**

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

That Council approve the 2023 application for the Volunteer and Composite Fire Departments Equipment and Training Funding under the Union of BC Municipalities Community Emergency Preparedness Fund; and further, direct Staff to submit the Grant Funding Application.

Carried unanimously

**Finance - Credit Card Payment Service Fee Bylaw**

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

That "Credit Card Payment Service Fee Bylaw 2023, No. 5331" be given first and second reading.

Carried unanimously

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

That "Credit Card Payment Service Fee Bylaw 2023, No. 5331" be given third reading.

Carried unanimously

**Legislative Services - Council Appointments to Board and Advisory Committees**

**Moved / Kloot**  
**Seconded / Mercer**

That the Mayor's recommendation of the 2024 City Council Appointments to Board and Advisory Committees be approved.

Carried unanimously

**Planning - RZ001671 - 46750 Hudson Road**

**Moved / Mercer**  
**Seconded / Shields**

That "Zoning Bylaw Amendment Bylaw 2023, No. 5326", which proposes to rezone property located at 46750 Hudson Road from an R3 (Small Lot Residential) Zone to an R4 (Low Density

Multi-Unit Residential) Zone, be given first and second reading, and further, that a Public Hearing be called for November 21, 2023.

Carried unanimously

**Planning - RZ001710 - 45151 Roseberry Road**

**Moved** / Kloot

**Seconded** / Lum

That "Zoning Bylaw Amendment Bylaw 2023, No. 5362", which proposes to rezone property located at 45151 Roseberry Road 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 21, 2023.

Carried unanimously

**Planning - RZ001674 - 46502 Mayfair Avenue**

**Moved** / Mercer

**Seconded** / Shields

That "Zoning Bylaw Amendment Bylaw 2023, No. 5363", which proposes to rezone property located at 46502 Mayfair Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading, and further, that a Public Hearing be called for November 21, 2023.

Carried unanimously

**Planning - RZ001660 - 45495 Luckakuck Way (a portion of)**

**Moved** / Kloot

**Seconded** / Read

That "Zoning Bylaw Amendment Bylaw 2023, No. 5364", which proposes to rezone a portion of property located at 45495 Luckakuck Way from a C4 (Shopping Centre) Zone to a C2 (Local Commercial) Zone, be given first and second reading, and further, that a Public Hearing be called for November 21, 2023.

Carried unanimously

**Planning - RZ001626, DVP01373 and DP001564 - 45905 Alexander Avenue**

**Moved** / Lum

**Seconded** / Shields

That "Zoning Bylaw Amendment Bylaw 2023, No. 5365", which proposes to rezone property located at 45905 Alexander Avenue from an M1 (Light Industrial) Zone to an R5 (Low Rise Apartment) Zone, be given first and second reading, and further, that a Public Hearing be called for November 21, 2023.

Carried unanimously

**Planning - RZ001634 and DVP01274 - 45835 Spadina Avenue**

**Moved** / Shields

**Seconded** / Read

That "Zoning Bylaw Amendment Bylaw 2023, No. 5367", which proposes to amend the text of the R9 (Affordable Rental Housing) Zone to include a "club or lodge" as a permitted use and address off-street parking requirements for property located at 45835 Spadina Avenue, be given first and second reading, and further, that a Public Hearing be called for November 21, 2023.

Carried unanimously

**Moved** / Kloot

**Seconded** / Shields

That "Zoning Bylaw Amendment Bylaw 2023, No. 5368", which proposes to rezone property located at 45835 Spadina Avenue from a C3 (Town Centre Commercial) Zone to an R9 (Affordable Rental Housing) Zone, be given first and second reading, and further, that a Public Hearing be called for November 21, 2023.

Carried unanimously

**Planning - ALR00415 - 43660 Adams Road**

**Moved** / Shields

**Seconded** / Kloot

That Application ALR00415 for a "subdivision" within the Agricultural Land Reserve, with respect to property located at 43660 Adams Road, be forwarded to the Agricultural Land Commission, with support.

Carried unanimously

**RZ001718 - Text Amendments (OCP Pre-Consult)**

**Moved** / Kloot

**Seconded** / Mercer

That Council direct Staff not to pre-consult with outside agencies with respect to the subject application, which proposes to amend the text of the 2040 Official Community Plan "Urban Quarter" Designation and Downtown Design Guidelines.

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 6:30 pm**

**Moved** / Shields

**Seconded** / Mercer

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

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

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

Staff present: J. Hahn, Director of Human Resources

J. Morgan, Corporate Officer

J. Leggatt, Director of Communications and Legislative Services/Acting Corporate Officer

G. Villeneuve, Director of Planning

G. Palaniuk, Manager of Business Solutions

J. Tocher, Recording Secretary

The Acting Corporate Officer announced that the Public Hearing for Development Variance Permit DVP01372 for property located at 10164 Williams Road, was cancelled at the request of staff.

### **Public Hearing**

**"Zoning Bylaw Amendment Bylaw 2023, No. 5348" and Development Variance Permit DVP01317**

Public Hearing on "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; and,

Development Variance Permit DVP01317 with respect to property located at 45470 Bernard Avenue, which proposes to reduce the rear lot line setback within the proposed R1-B (Urban Duplex Residential) Zone from 7.5m to 6.0m, to facilitate a future duplex development.

Public engagement packages received from:

- Parveen Aggarwal, GeoSpace Consulting, Applicant, 284-8128 128 Street, Surrey BC, received September 7, 2023 and September 11, 2023.

Jake Van Egmond, 45470 Crescent Drive, expressed concerns with the rear setback variance and privacy, as his backyard borders the applicant's property.

Jatin Rishi, Owner, 12-8358 121A Street, Surrey BC, explained the rear setback is due to the property being a corner lot. They need more space at the front to accommodate the driveways and parking. He also stressed the importance of the planned double garages and driveway space, to ensure they have sufficient off-street parking.

**Moved / Shields**

**Seconded / Mercer**

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5348" and Development Variance Permit DVP01317 be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5348" and Development Variance Permit DVP01317 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

**"Official Community Plan Bylaw Amendment Bylaw 2023, No. 5360" and "Zoning Bylaw Amendment Bylaw 2023, No. 5361"**

Public Hearing on "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, and 9330, 9334, 9340, 9343, and 9347 Young Road from "Urban Quarter" to "Civic/Institutional"; and,

"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.

There were no representations with respect to Bylaw No.'s 5360 or 5361.

**Moved / Kloot**

**Seconded / Mercer**

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5360" and "Zoning Bylaw Amendment Bylaw 2023, No. 5361" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

### **Public Information Meeting**

#### **Development Variance Permit DVP01321**

Public Information Meeting on Development Variance Permit DVP01321 with respect to property located at 44199 Progress Way, which proposes to vary the following Zoning Bylaw standards:

- reduce the minimum landscape area/buffer requirements for parcels in the CD-12 (Comprehensive Development-12) Zone that are adjacent to residential use on properties in the AL (Agricultural Lowland) Zone from 10m to 1m; and,
- reduce the minimum siting distance requirement for buildings and structures sharing a common lot line with properties in the AL (Agricultural Lowland) Zone from 10m to 6m.

Letter of support received from:

- Daniel Viljoen, 8404 Chilliwack Mountain Road, received November 24, 2022.

**Moved / Lum**

**Seconded / Read**

That the representation with respect to Development Variance Permit DVP01321 be received for information; and further, that Development Variance Permit DVP01321 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

#### **Development Variance Permit DVP01359**

Public Information Meeting on Development Variance Permit DVP01359 with respect to property located at 45685 Patten Avenue, which proposes to reduce the number of off-street

parking spaces from 27 to 18, and waive the requirement for a private amenity area for 2 apartment units, to facilitate renovations to an existing building.

Public engagement package received from:

- Randy Reber, Mamele'awt Qweesome Housing Society, Owner, PO Box 3563, Mission BC, received October 24, 2023.

Email of correspondence received from:

- Christopher Hunt and Willow Reichelt, 106-9270 Edward Street, received November 5, 2023.

Randy Reber, Director of Maintenance for Mamele'awt Qweesome Housing Society, 7907 Teal Street, Mission BC, was available to answer questions from Council. He confirmed that there will be no evictions or rental increases except for what is allowed under the standard *Residential Tenancy Act*.

**Moved** / Kloot

**Seconded** / Read

That the representations with respect to Development Variance Permit DVP01359 be received for information; and further, that Development Variance Permit DVP01359 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. 5348" and Development Variance Permit DVP01317**

**Moved** / Kloot

**Seconded** / Shields

That "Zoning Bylaw Amendment Bylaw 2023, No. 5348" with respect to property located at 45470 Bernard Avenue be given third reading. (RZ001684)

Carried unanimously

**Moved** / Kloot

**Seconded** / Mercer

That "Zoning Bylaw Amendment Bylaw 2023, No. 5348" with respect to property located at 45470 Bernard Avenue be adopted. (RZ001684)

Carried unanimously

**Moved** / Shields

**Seconded** / Read

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01317 with respect to property located at 45470 Bernard Avenue, subject to the recommendations at stipulated within the draft Development Variance Permit.

Main motion, as amended, carried unanimously

**Moved** / Mercer

**Seconded** / Kloot

That the motion be amended by adding the following words:

"That the Development Variance Permit be amended to include the following further condition:

- ; and further, that continuous view obstructing screening (fence, wall, compact evergreen hedge, or combination thereof) be installed along the southern property line, adjacent to the side yard of 45470 Crescent Drive, to mitigate privacy issues."

Amendment motion carried unanimously

**"Official Community Plan Bylaw Amendment Bylaw 2023, No. 5360" and "Zoning Bylaw Amendment Bylaw 2023, No. 5361"**

**Moved** / Shields

**Seconded** / Read

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5360" with respect to 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 be given third reading. (RZ001722)

Carried unanimously

**Moved** / Mercer

**Seconded** / Kloot

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5360" with respect to 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 be adopted. (RZ001722)

Carried unanimously

**Moved / Shields**

**Seconded / Read**

That “Zoning Bylaw Amendment Bylaw 2023, No. 5361” with respect to 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 be given third reading. (RZ001722)

Carried unanimously

**Moved / Lum**

**Seconded / Shields**

That “Zoning Bylaw Amendment Bylaw 2022, No. 5361” with respect to property located at 9355 Nowell Street, 45915 Princess Avenue, 46006, 46018, 46026, and 46038 Victoria Avenue, and 9330, 9334, 9340, 9343 and 9347 Young Road be adopted. (RZ001722)

Carried unanimously

### **Application Reports**

#### **Development Variance Permit DVP01321 and Development Permit DP001648**

**Moved / Mercer**

**Seconded / Kloot**

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01321 with respect to property located at 44199 Progress Way, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

**Moved / Read**

**Seconded / Shields**

That Council approve the issuance of Development Permit DP001648 with respect to property located at 44199 Progress Way, 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 DVP01359 and Development Permit DP001705**

**Moved / Read**  
**Seconded / Lum**

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01359 with respect to property located at 45685 Patten Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

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

That Council approve the issuance of Development Permit DP001705 with respect to property located at 45685 Patten Avenue, subject to the recommendations as stipulated within the draft Development Permit.

Carried unanimously

**Public Questions**

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

**Adjournment**

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

On a motion of Councillor Kloot, and seconded by Councillor Read, the meeting adjourned at 7:06 pm.

Carried unanimously

\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Corporate Officer