

City of Chilliwack

Regular Meeting Minutes

September 26, 2023, 2:00 pm
8550 Young Road
Chilliwack, BC V2P 8A4

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

Staff Present: C. Crosman, Chief Administrative Officer
J. Morgan, Corporate Officer
J. Hahn, Director of Human Resources
G. Savard, Director of Finance
J. Leggatt, Director of Communications and Legislative Services
E. Leidekker, Director of Information Technology
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
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
C. Nwaoha, Manager of Utilities
D. Mossey, Manager of Transportation and Drainage
D. Lindhout, Deputy Director of Recreation and Culture
L. Wiebe, Communications Manager
C. Carruthers, Manager of IT Operations
G. Palaniuk, Manager of Business Operations
C. Wilkinson, Deputy Corporate Officer/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 / Westeringh

Seconded / Kloot

That the Minutes of the Special Regular Meeting of Council held August 31, 2023, and the Minutes of the Regular Meeting of Council held September 5, 2023, be adopted as circulated.

Carried unanimously

Consent Agenda

Moved / Lum

Seconded / Shields

That the “Miscellaneous Rates Bylaw Amendment Bylaw 2023, No. 5333” be adopted;

and further, that the Minutes of the following Committee meetings be received for information:

Chilliwack Public Art Advisory Committee Meeting, held August 18, 2023; and,

Design Review Advisory Committee Meeting, held September 12, 2023.

Carried unanimously

Departmental Reports

Engineering - Sanitary Sewer System Bylaw Update

Moved / Kloot

Seconded / Westeringh

That "Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5341" be given first and second reading.

Carried unanimously

Moved / Shields

Seconded / Westeringh

That "Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5341" be given third reading.

Carried unanimously

Engineering - Tyson-Keith Wilson Design-Build Project RFP Evaluation

Moved / Kloot

Seconded / Read

That Council accept the proposal for the Tyson-Keith Wilson Design-Build Project from the lead proponent, B&B Heavy Civil Construction Ltd., in the amount of \$8,900,404.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Operations - Policy Directive No. A-13 "Snow and Ice Control Service Level" Amendments

Moved / Kloot

Seconded / Westeringh

That Policy Directive No. A-13 "Snow and Ice Control Service Level" be approved, as amended.

Carried unanimously

Recreation and Culture - Building Deconstruction - Request for Qualifications

Moved / Westeringh

Seconded / Read

That Council approve the pre-selection of the following four proponents, to submit Request for Proposal documents for future deconstruction of buildings and structures owned by the City of Chilliwack for a period of three years.

1. Clearview Demolition Ltd.;
2. Matcon Demolition Ltd.;
3. Pheonix Enterprises Ltd.; and,
4. T & T Demolition Ltd.

Carried unanimously

Recreation and Culture - Truth and Reconciliation Day

Moved / Kloot

Seconded / Shields

That Council approve the request from the Chilliwack School District No. 33, for funding under the Community Development Initiatives Funding Policy, in the amount of \$10,500.00, for the Truth and Reconciliation Events being held September 29 and 30, 2023; and further, that any surplus funds be returned to the City of Chilliwack.

Carried unanimously

Finance - 2024 Permissive Tax Exemption and Tax Exemption Riparian Property Bylaw

Moved / Shields

Seconded / Westeringh

That "Permissive Tax Exemption Bylaw 2023, No. 5351" be given first and second reading.

Carried unanimously

Moved / Read

Seconded / Lum

That "Permissive Tax Exemption Bylaw 2023, No. 5351" be given third reading.

Carried unanimously

Moved / Kloot

Seconded / Westeringh

That "Tax Exemption (Riparian Property) Bylaw 2023, No. 5352" be given first and second reading.

Carried unanimously

Moved / Shields

Seconded / Read

That "Tax Exemption (Riparian Property) Bylaw 2023, No. 5352" be given third reading.

Carried unanimously

Finance - 2024 Financial Plan - Community Engagement Survey

The Director of Finance gave a brief presentation to Council on the 2024 Financial Plan Community Engagement Survey.

Moved / Kloot

Seconded / Westeringh

That the presentation on the "2024 Financial Plan Community Engagement Survey", be received for information.

Carried unanimously

Legislative Services - Repeal Bylaws

Moved / Shields

Seconded / Lum

That "Canada Education Park Lands Delegation Repeal Bylaw 2023, No. 5356" be given first and second reading.

Carried unanimously

Moved / Kloot

Seconded / Read

That "Canada Education Park Lands Delegation Repeal Bylaw 2023, No. 5356" be given third reading.

Carried unanimously

Moved / Kloot

Seconded / Westeringh

That "Holiday Shopping Regulation Repeal Bylaw 2023, No. 5357" be given first and second reading.

Carried unanimously

Moved / Lum

Seconded / Read

That "Holiday Shopping Regulation Repeal Bylaw 2023, No. 5357" be given third reading.

Carried unanimously

Moved / Shields

Seconded / Kloot

That "Intensive Swine Operation Repeal Bylaw 2023, No. 5358" be given first and second reading.

Carried unanimously

Moved / Shields

Seconded / Westeringh

That "Intensive Swine Operation Repeal Bylaw 2023, No. 5358" be given third reading.

Carried unanimously

Moved / Westeringh

Seconded / Read

That "Shops Regulation Repeal Bylaw 2023, No. 5359" be given first and second reading.

Carried unanimously

Moved / Lum

Seconded / Read

That "Shops Regulation Repeal Bylaw 2023, No. 5359" be given third reading.

Carried unanimously

Planning - RZ001675 - 10140 Woods Road

Moved / Westeringh

Seconded / Lum

That "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, be given third reading.

Against (1): Mayor Popove

Motion carried (5 to 1)

Moved / Westeringh

Seconded / Shields

That "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, be adopted.

Against (1): Mayor Popove

Motion carried (5 to 1)

Planning - RZ001522 and DVP01300 - 45631 and 45641 Morton Road

Moved / Kloot

Seconded / Westeringh

That "Zoning Bylaw Amendment Bylaw 2023, No. 5339" which proposes to rezone properties located at 45631 and 45641 Morton Road from an R1-A (Urban Residential) Zone to an R6 (Mid Rise Apartment) Zone, be given first and second reading; and further, that a Public Hearing be called for October 10, 2023.

Carried unanimously

Planning - RZ001694 - 45223 Watson Road

Moved / Westeringh

Seconded / Read

That "Zoning Bylaw Amendment Bylaw 2023, No. 5346", which proposes to rezone property located at 45223 Watson 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 October 10, 2023.

Carried unanimously

Planning - RZ001662 and DVP01343 and DP001712 - 7990 Lickman Road

Moved / Kloot

Seconded / Lum

That "Zoning Bylaw Amendment Bylaw 2023, No. 5349", which proposes to rezone portions of property located at 7990 Lickman Road from a CS2 (Tourist Commercial) Zone to an M2 (Service Industrial) Zone and an M1 (Light Industrial) Zone to an M2 (Service Industrial) Zone, be given first and second reading; and further, that a Public Hearing be called for October 10, 2023.

Carried unanimously

Planning - RZ001672 - 43596 Old Orchard Road

Moved / Shields

Seconded / Read

That "Zoning Bylaw Amendment Bylaw 2023, No. 5353", which proposes to rezone property located at 43596 Old Orchard 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 October 10, 2023.

Carried unanimously

Planning - RZ001580 and DVP01374 - 46195 Fifth Avenue

Moved / Westeringh

Seconded / Kloot

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5354" which proposes to redesignate property located at 46195 Fifth Avenue from "Industrial" to "Civic/Institutional" as specified in the Downtown Land Use and Development Plan, be given first and second reading; and further, that a Public Hearing be called for October 10, 2023.

Carried unanimously

Moved / Lum

Seconded / Read

That "Zoning Bylaw Amendment Bylaw 2023, No. 5355", which proposes to rezone property located at 46195 Fifth Avenue from an M1 (Light Industrial) Zone to a P1 (Civic Assembly) Zone, be given first and second reading; and further, that a Public Hearing be called for October 10, 2023.

Carried unanimously

Planning - ALR00397 - 4586 No. 3 Road

Moved / Kloot

Seconded / Westeringh

That application ALR00397 for a "Non-Adhering Residential Use" within the Agricultural Land Reserve, with respect to property located at 4586 No. 3 Road, be forwarded to the Agricultural Land Commission with support.

Carried unanimously

Planning - ALR00408 - 10505, 10639, 10650 Bustin Road

Councillor Westeringh withdrew from the meeting at 2:21 pm, declaring a potential conflict of interest as the applicant is a family member.

Councillor Westeringh returned to the meeting at 2:24 pm.

Moved / Kloot

Seconded / Shields

That application ALR00408 for a "Boundary Adjustment" within the Agricultural Land Reserve, with respect to properties located at 10505, 10639 and 10650 Bustin Road, be forwarded to the Agricultural Land Commission with support.

Carried unanimously

Planning - ALR00409 - 10912 and 10918 Kitchen Road

Moved / Kloot

Seconded / Westeringh

That application ALR00409 for a "Boundary Adjustment" within the Agricultural Land Reserve, with respect to properties located at 10912 and 10918 Kitchen Road, be forwarded to the Agricultural Land Commission with support.

Carried unanimously

Planning - DP001707 - 45991 Airport Road

Moved / Read

Seconded / Kloot

That Council approve the issuance of Development Permit DP001707 with respect to property located at 45991 Airport Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Carried unanimously

DARES - Latecomer Agreement LC-094 First Resolution - Storm Main Extension on Lewis Avenue

Moved / Westeringh

Seconded / Shields

That Council enter into a Latecomer Agreement and adopt the First Latecomer Resolution for Snehdeep Chugh for the storm main extension along Lewis Avenue, with the form and content of Appendix "D" to Policy Directive No. G-5 with the following attachments:

1. Schedule "A" - Report of the Director of Development;
2. Schedule "B" - Latecomer Agreement dated for reference August 28, 2023; and,
3. Schedule "C" - Form F3 Certificate of Substantial Completion, signed May 18, 2021.

Carried unanimously

Moved / Kloot

Seconded / Westeringh

That the agenda be varied by bringing forward agenda item number 15.2.1 "Latecomer Agreement LC-094 - Second Resolution".

Carried unanimously

Additional Item

Moved / Lum

Seconded / Westeringh

That Council adopts the Second Resolution for Latecomer Agreement for LC-094 for the extension of the storm main along Lewis Avenue servicing benefiting properties as contained within the Staff Report dated September 11, 2023 with form and content of Appendix "A" to Policy Directive No. G-5, with the following attachments:

1. Schedule "A" - Report of the Director of Development; and,
2. Schedule "B" - Certificate of Substantial Completion, dated May 28, 2021.

Carried unanimously

Mayor and Councillors' Reports

Councillor Read attended meetings of the Heritage Advisory Committee and the Chilliwack Economic Partners Corporation Board. She was present at the Grand Opening of the Restorative Justice Cycle; the Union of British Columbia Municipalities Convention; the Battle of Britain Memorial Service; and, she attended a visit with the Honourable Jagrup Brar, Minister of State for Trade.

Councillor Lum attended a monthly meeting with Superintendent Davy Lee, Officer in Charge, Chilliwack RCMP and met with the Honourable Josie Osborne, Minister of Energy, Mines and Low Carbon Innovation. He attended meetings of the Chilliwack Community Safety and Governance Committee; Chilliwack Creative Commission; Fraser Valley Regional District Regional Corporate Services and Committee of the Whole; Accessibility and Inclusion Advisory Committee; and, a Union of British Columbia Municipalities pre-meeting. He attended the Union of British Columbia Municipalities Convention; and, the Chilliwack Hospice Society Gala.

Councillor Shields thanked his fellow Councillors and the Mayor for covering for him while he was away on vacation.

Councillor Kloot attended the Agricultural and Rural Advisory Committee Meeting; the Union of British Columbia Municipalities Convention; and, the Fraser Valley Regional District Committee of the Whole Meeting. He co-hosted the 22nd Annual Chilliwack Agricultural Tour and noted that the Minister of Agriculture and Food, the Honourable Pam Alexis was in attendance. He expressed condolences to the family of Constable O'Brien, the RCMP Officer who lost his life in the line of duty; and, noted that National Day of Truth and Reconciliation is September 30th, encouraging everyone to learn and listen.

Councillor Westeringh attended meetings of the Housing First Task Team; Tourism Chilliwack Board; Chilliwack Parks and Trails Advisory Committee; Agricultural and Rural Advisory Committee; and, the Chilliwack Healthier Community. He met with the Honourable Josie Osborne, Minister of Energy, Mines and Low Carbon Innovation; was present at the Grand Opening of Beltone in Vedder; the 22nd Annual Chilliwack Agricultural Tour; and, the Union of British Columbia Municipalities Convention.

Mayor Popove attended meetings of the Housing First Task Team; the BC Urban Mayor's Caucus; Chilliwack Economic Partners Corporation Board; and, the Annual General Meeting of the Fraser Valley Regional District Hospital Board. He received an update on wildfire and drought conditions from the Minister of Emergency Management and Climate Readiness, the Honourable Bowinn Ma; had lunch with the University of the Fraser Valley City Studio student poster winners; was present at the Grand Opening of Restorative Justice Cycle; a site visit at Wilma's Transition House; gave a presentation to Century 21 Realtors; attended the 22nd Annual Chilliwack Agricultural Tour; and, the Union of British Columbia Municipalities Convention. He attended the St. Mary's School "Taking Care of Our Children" announcement in Mission; the Agassiz Fall Fair; and, he "dropped the puck" at the Chilliwack Chiefs home opener hockey game.

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

Moved / Westeringh

Seconded / Shields

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 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 2:45 pm and reconvened at 6:30 pm.

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

Staff present: J. Hahn, Director of Human Resources;

J. Morgan, Corporate Officer;

J. Leggatt, Director of Communications and Legislative Services;

G. Villeneuve, Director of Planning;

G. Palaniuk, Manager of Business Solutions;

C. Wilkinson, Deputy Corporate Officer/Recording Secretary.

The Corporate Officer announced that the Public Hearing for "Zoning Bylaw Amendment Bylaw 2023, No. 5335" and Development Variance Permit DVP01322 with respect to properties located 9132 and 9146 Mary Street was cancelled due to legislative requirements not being met; and further, that a rescheduled Public Hearing be called for October 10, 2023.

Public Hearing

"Zoning Bylaw Amendment Bylaw 2023, No. 5334" and "Development Variance Permit DVP01365"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5334" which proposes to rezone properties located at 6538 and 6548 Fern Street, from an R1-A (Urban Residential Zone) to an R4-B (Low Density Multi-Unit Secondary Suite) Zone; and,

Development Variance Permit DVP01365, which proposes to vary the following Zoning Bylaw standards:

- to reduce the front lot line setback within the proposed R4-B Zone from 6m to 5.5m;
- to reduce the rear lot line setback within the proposed R4-B Zone from 6m to 4m;

- to reduce the minimum common amenity area space requirement from 210m² to 145m²;
 - to waive the requirement that a common amenity area have a minimum contiguous area of 200m² and minimum dimension of 6m; and,
 - to permit a carport to be considered an unenclosed parking space,
- to facilitate a future townhouse development.

Public engagement package received from:

- Kevin Key, KeyPlan Development Management, Planning Consultant, Applicant, 271 Frances Way, New Westminster BC, received July 24, 2023.

Emails of opposition received from:

- Kristina Biro-Pankratz, 6549 Fern Street, dated September 17, 2023;
- Beant Kaur Mangat and Jaspreet Singh Tatla, 6561 Fern Street, dated September 18, 2023;
- Dwain Lachlan MacDonald and Diane Gail MacDonald, 6614 Fern Street, dated September 21, 2023; and,
- Samantha VanWinkoop, 6613 Fern Street, dated September 25, 2023.

Petition of opposition containing 57 signatures received from:

- Darren Pankratz, 6549 Fern Street, dated September 23, 2023.

Darren Pankratz, 6549 Fern Street, is opposed to the development, and expressed concerns with pedestrian safety due to limited sidewalks; increased traffic; street parking; and, limited street lighting. He noted that both houses are currently rented, and well maintained, noting that development will displace the families living there. He stated that Fern Street has two new townhouse developments underway and the street can not support another multi-family development.

Spencer Rozell, 6506 Fern Street, read a letter from his wife, Allyson Tripp, who expressed concerns with traffic congestion on Stevenson Road; increased traffic and parking on Fern Street; loitering of students; safety; and, an increased demand for street parking. He stated he is opposed to the development and also expressed concerns with increased traffic; pedestrian safety; limited sidewalks; the use of Fern Street for overflow parking from Sardis Secondary; and, feels that the development is not in keeping with the rest of the neighbourhood.

Ramanjit Kaur, 6561 Fern Street, expressed concerns with the increased noise; traffic; and, pedestrian safety; commenting that there are already two townhouse developments on Fern Street and a third one will be too much for the neighbourhood.

Kevin Key, KeyPlan Development, Planning Consultant, Applicant, 271 Frances Way, New Westminster BC, gave a brief explanation about the proposed development; rationale for the proposed variances and highlighted the need for increased housing within the community. He described a construction management plan which mitigates the effects of construction noise and challenges for the residents on Fern Street. He addressed concerns expressed with the proposed suite for one single unit; amenity areas; street parking; on-site parking; street lighting; landscaping; and, the construction of a sidewalk in front of the development and down to Fern Park.

Gordon Hagelin, 6567 Fern Street, expressed concerns with increased traffic; street parking; and stated that carports invite opportunities for theft.

Darren Pankratz, 6549 Fern Street, noted that the public engagement package sent to the neighbours didn't include the proposed variances. He commented the property to the south, across from the development, was opposed and signed the petition. He confirmed only adults signed the petition and stated that on-street parking availability will be minimal with the addition of this proposed development.

Spencer Rosell, 6506 Fern Street, commented that the public engagement package didn't clarify the proposed variances; and stated that Fern Park is an under-utilized park as it has a panhandle access and is not well suited for youth; citing concerns for children's safety when playing on Fern Street.

Kevin Key, KeyPlan Development, Planning Consultant, Applicant, 271 Francis Way, New Westminster, reiterated that their proposed construction management plan will minimize the impacts of the construction project on the neighbourhood.

Darren Pankratz, 6549 Fern Street, clarified that the concerns expressed by the residents of Fern Street weren't about construction issues, but a densification issue; family and community impact issues; and, that the street can't handle further densification.

Moved / Kloot

Seconded / Westeringh

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5334" and Development Variance Permit DVP01365 be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5334" and Development Variance Permit DVP01365 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

"Zoning Bylaw Amendment Bylaw 2023, No. 5336" and "Development Variance Permit DVP01315"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5336" which proposes to rezone properties located at 45745 and 45751 Alder Avenue and 45740, 45744 and 45754 Webb Avenue, from an R1-A (Urban Residential) Zone and an R5 (Low Rise Apartment) Zone to an R6 (Mid Rise Apartment) Zone; and,

Development Variance Permit DVP01315 which proposes to vary the following Zoning Bylaw standards;

- increase lot coverage for a parkade of 3m in height from 50% to 65%;
- waive the requirement for a loading stall for each apartment building to be provided on site;
- reduce the setback requirements within the proposed R6 Zone for a parkade over 3m in height as follows:
 - front (Webb Avenue) and rear (Alder Avenue) from 6.0m to 4.5m;
 - exterior side (Kosumi Street) from 6.0m to 3.0m for the majority of the building and from 6.0m to 2.3m for two decorative projections; and,
 - interior side (west) from 6.0m to 1.3m.
- reduce the setback requirements within the proposed R6 Zone for an apartment (containing 5 or more dwelling units) as follows:
 - front (Webb Avenue) and rear (Alder Avenue) from 6.0m to 4.3m for the roof over the entryway; and,
 - front (Webb Avenue) and rear (Alder Avenue) from 6.0m to 3.3m for the stairs along the north property line.
- waive the requirement for a storage locker to be provided in a centralized location in favour of providing a storage area within each residential unit,

to facilitate the construction of an apartment development.

Email of comment:

- Danny Braaten, 106 - 45786 Webb Avenue, dated September 25, 2023.

Doug Luteyn, Applicant, 10765 Reeves Road, addressed questions with respect to the number of affordable units available within the proposed development.

Moved / Kloot

Seconded / Read

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5336" and Development Variance Permit DVP01315 be received for information; and further, that "Zoning

Bylaw Amendment Bylaw 2023, No. 5336" and Development Variance Permit DVP01315 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

"Zoning Bylaw Amendment Bylaw 2023, No. 5340"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5340" which proposes to rezone property located at 46485 Uplands Road, from an SR (Suburban Residential) Zone to an R3 (Small Lot Residential) Zone.

Public engagement package received from:

- Shelley Ross, JCR Designs Ltd., Applicant, 201 - 45269 Keith Wilson Road, dated July 12, 2023.

Jesse Rayner, JCR Designs Ltd., Applicant, 201 - 45269 Keith Wilson Road, was available to answer questions of Council, and provided a brief update on the plans and future civil works for Uplands Road.

Keith Laird, 46463 Uplands Road, expressed concerns with the width and condition of Uplands Road; the lack of necessary upgrades; and the safety of residents living in the area. He stated that water continues to run off Uplands Road down his and neighbouring driveways. He commented the civil works have not been addressed and the road can't accommodate increased traffic due to development.

Moved / Westeringh

Seconded / Read

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5340" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5340" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

"Official Community Plan Bylaw Amendment Bylaw 2023, No. 5342" and "Zoning Bylaw Amendment Bylaw 2023, No. 5343"

Public Hearing on "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5342" which proposes to redesignate properties located at 44130 and 44160 Yale Road from "General Industrial" to "Mixed Commercial and Industrial"; and,

"Zoning Bylaw Amendment Bylaw 2023, No. 5343" which proposes to rezone properties located at 44130 and 44160 Yale Road, from an M2 (Service Industrial) Zone to a CSM (Service Commercial Industrial) Zone.

Letter of support received from:

- Brian Coombes, Chilliwack Economic Partners Corporation, 46115 Yale Road, dated August 8, 2023.

Chuck Stam, Applicant, 10392 Wedgewood Drive, gave a brief overview of the proposed development and was available to answer questions.

Moved / Kloot

Seconded / Lum

That the representations with respect to "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5342" and "Zoning Bylaw Amendment Bylaw 2023, No. 5343" be received for information; and further, that "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5342" and "Zoning Bylaw Amendment Bylaw 2023, No. 5343" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

"Temporary Use Permit TUP00216"

Public Hearing on Temporary Use Permit TUP00216 with respect to property located at 101 - 45300 Luckakuck Way to permit food processing within the CS1 (Service Commercial) Zone, to manufacture sauce for wholesale in association with the existing sushi restaurant. As the CS1 Zone does not permit this use, a Temporary Use Permit is required.

There were no representations with respect to Temporary Use Permit TUP00216.

Moved / Kloot

Seconded / Lum

That Temporary Use Permit TUP00216 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

"Development Variance Permit DVP01335"

Public Information Meeting on Development Variance Permit DVP01335 with respect to properties located at 45624 and 45632 Wellington Avenue, which proposes to vary the following Zoning Bylaw standards:

- reduce the minimum interior side lot line setback from 6.75m to 6m for the 4th storey and from 7.5m to 6m for the 5th storey;

- increase the maximum lot coverage from 50% to 86% for an off-street parking structure;
- waive the requirement for a common amenity area to be located more than 5m from a window serving a dwelling unit;
- waive the requirement for a private amenity area to have a minimum dimension of 3m for eight ground-oriented units; and,
- waive the requirement to provide an off-street loading space.

Public engagement package received from:

- Azure Properties Group, Applicant, received September 13, 2023

Email of concern received from:

- Virginia Reemeyer, 45619 Princess Avenue, dated September 22, 2023.

Virginia Reemeyer, 45619 Princess Avenue, expressed concern with the size of the proposed development; increased noise; loss of privacy; loss of vegetation and wildlife; and, that she will lose business due to it being too noisy for the children in her daycare.

Mina Girgiss, Keystone Architecture, Applicant, 4452 Megan Street, Abbotsford, BC, acknowledged concerns expressed with respect to construction noise; and, noted that the trees on the site will be removed but the neighbouring trees will be protected.

Navi Sivia, Azure Properties Group, Applicant, 403 Wilson Street, New Westminster, BC, spoke to the public engagement they conducted within the neighbourhood, leaving literature at all properties; he gave a brief overview of the proposed development; rationale for the variances; addressed screening and landscaping for the parkade and perimeter of the property; and, updated Council on the attempts to relocate the old 'heritage' style home onsite.

Gagan Sivia, Azure Properties Group, Applicant, 403 Wilson Street, New Westminster, BC, confirmed the public engagement they conducted within the neighbourhood, leaving literature at all properties. She acknowledged the concerns expressed by the neighbouring daycare with respect to construction noise; and, has followed up with neighbourhood concerns.

Abdul Wahhed, 45612 Princess Avenue, asked about the proposed development and for copies of the public engagement package as his home is rented and he didn't receive a package.

Navi Sivia, Azure Properties Group, Applicant, 403 Wilson Street, New Westminster, BC, noted that there will be minimal effect on the property located at 45612 Princess Avenue as the parkade will not be too deep; and, he will reach out to the owner personally for further follow up.

Moved / Lum

Seconded / Read

That the representations with respect to Development Variance Permit DVP01335 be received for information; and further, that Development Variance Permit DVP01335 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

"Development Variance Permit DVP01367"

Public Information Meeting on Development Variance Permit DVP01367 with respect to property located at 48200 Briteside Road, which proposes to vary the maximum permitted height for a rural ancillary building within the AU (Agricultural Upland) Zone, from 6m to 6.9m to legitimize an existing building.

Ben Meeres, Owner, 48200 Briteside Road, commented he was available to answer any questions from Council.

Moved / Kloot

Seconded / Westeringh

That the representation with respect to Development Variance Permit DVP01367 be received for information; and further, that Development Variance Permit DVP01367 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. 5334" and "Development Variance Permit DVP1365"

Moved / Kloot

Seconded / Westeringh

That "Zoning Bylaw Amendment Bylaw 2023, No. 5334" with respect to properties located at 6538 and 6548 Fern Street be given third reading. (RZ001573)

Against (5): Mayor Popove, Kloot, Lum, Read, and Shields

Motion defeated (1 to 5)

"Zoning Bylaw Amendment Bylaw 2023, No. 5336"; "Development Variance Permit DVP01315"; and "Development Permit DP001649"

Moved / Westeringh

Seconded / Kloot

That "Zoning Bylaw Amendment Bylaw 2023, No. 5336" with respect to properties located at 45745 and 45751 Alder Avenue and 45740, 45744 and 45754 Webb Avenue, be given third reading. (RZ001566)

Carried unanimously

Moved / Westeringh

Seconded / Lum

That "Zoning Bylaw Amendment Bylaw 2023, No. 5336" with respect to properties located at 45745 and 45751 Alder Avenue and 45740, 45744 and 45754 Webb Avenue be adopted. (RZ001566)

Carried unanimously

Moved / Kloot

Seconded / Lum

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01315 with respect to properties located at 45745 and 45751 Alder Avenue and 45740, 45744 and 45754 Webb Avenue, subject to the conditions as stipulated within the draft Development Variance Permit.

Carried unanimously

Moved / Shields

Seconded / Lum

That Council approve the issuance of Development Permit DP001640 with respect to properties located at 45745 and 45751 Alder Avenue and 45740, 45744 and 45754 Webb Avenue, 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. 5340"

Moved / Shields

Seconded / Westeringh

That "Zoning Bylaw Amendment Bylaw 2023, No. 5340" with respect to property located at 46485 Uplands Road be given third reading. (RZ001683)

Carried unanimously

"Official Community Plan Bylaw Amendment Bylaw 2023, No. 5342" and "Zoning Bylaw Amendment Bylaw 2023, No. 5343"

Moved / Lum

Seconded / Westeringh

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5342" with respect to properties located at 44130 and 44160 Yale Road be given third reading. (RZ001693)

Carried unanimously

Moved / Kloot

Seconded / Westeringh

That "Zoning Bylaw Amendment Bylaw 2023, No. 5343" with respect to properties located at 44130 and 44160 Yale Road be given third reading. (RZ001693)

Carried unanimously

Application Reports

"Temporary Use Permit TUP00216"

Moved / Lum

Seconded / Westeringh

That Council approve the issuance of Temporary Use Permit TUP0216 with respect to property located at 101 – 45300 Luckakuck Way, subject to the recommendations as stipulated within the draft Temporary Use Permit.

Carried unanimously

"Development Variance Permit DVP01335" and "Development Permit DP001667"

Moved / Lum

Seconded / Kloot

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01335 with respect to properties located at 45624 and 45632 Wellington Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit. (DVP01335)

Carried unanimously

Moved / Westeringh

Seconded / Shields

That Council approve the issuance of Development Permit DP001667 with respect to properties located at 45624 and 45632 Wellington Avenue, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit. (DP001667)

Carried unanimously

"Development Variance Permit DVP01367"

Moved / Westeringh

Seconded / Read

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01367 with respect to property located at 48200 Briteside Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (DVP01367)

Carried unanimously

Public Questions

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

Adjournment

Moved / Kloot

Seconded / Westeringh

On a motion of Councillor Kloot, and seconded by Councillor Westeringh, the meeting adjourned at 8:31 pm.

Carried unanimously

Mayor

Corporate Officer