

SARDIS NEIGHBOURHOOD PLAN

Open House Summary

On September 25th an Open House was held for the kick-off of the Sardis Neighbourhood Plan project. The Open House – “Exploring the Why” – looked at population projections and the associated increase in dwelling units in the City of Chilliwack’s Official Community Plan. Approximately 350 residents attended the event.

The Sardis Neighbourhood Plan is being developed in support of the City’s 2040 Official Community Plan which provides policy direction for managing growth through densification and infill in neighbourhoods throughout Chilliwack. To proactively plan for growth, the City has initiated a Neighbourhood Planning process. The Open House introduced the project to residents, provided an overview of the process and encouraged residents to leave comments through a series of interactive display boards.

This document summarizes the comments we received from residents at the Open House. Comments were provided on sticky notes or on posters in response to questions about the Sardis Neighbourhood. We had many responses, which represents the civic pride and interest in this neighbourhood. We have organized comments into topics and sub-categories. There were many themes that emerged throughout the comments; where possible we have consolidated these themes to capture general sentiments and project priorities.



Environment

WHAT WE HEARD

Trees

- Concern for loss of mature trees for redevelopment / land assembly
- Interest in preserving green space

Agricultural Land Reserve

- Protect the ALR, arable land is very important
- Currently constrained by ALR, which should be reviewed in some areas

Creeks, Streams, Watercourses

- Preserve fish habitat in Luckakuck Creek
- Consider extending the trail south along Luckakuck Creek



Community Amenities / Facilities

WHAT WE HEARD

Trails & Paths

- Address conflicts between multiple users on trails
- Walking paths to connect to other neighbourhoods
- Better walkways in parking lots

Parks & Open Space

- Prioritize green space
- Sardis has good access to parks
- Parks and golf course – good for seniors
- Existing dog parks and kids neighbourhood parks are an asset

Recreation & Cultural Facilities

- Lack of indoor gathering spaces to socialize
- Need indoor gathering spaces for seniors
- Sardis is located close to all amenities
- Need more recreation facilities

Heritage

- Protect heritage homes – not many left

Schools

- Need more schools

Social Services & Housing

- Lack of social services and housing for homeless
- Close to doctors and hospital but need more medical services
- Availability of public facilities (i.e., washrooms)



Infrastructure

WHAT WE HEARD

Overall Capacity

- Concern with infrastructure capacity to support increased growth (i.e., sewer, water, roads)
- More road infrastructure to travel north – south and east – west

Storm

- Concern for additional water run off when more land is covered

Development Costs

- Developers should be required to pay for road, sewer, and water improvements to accommodate new development
- Infrastructure upgrades should be paid through Development Cost Charges, not taxes

Water

- Concern for the aquifer impacts of a population increase

City Operations

- Concern that first responders not adequately staffed to support increase in population
- Desire to slow down on issuing building permits and rezonings
- Need for traffic enforcement



Residential Land Use

WHAT WE HEARD

Housing Diversity

- Increased demand for seniors housing options
- Single level living is important for seniors
- Gated communities offer privacy and small gardens
- Sardis has a variety of housing types
- Less carriage housing and suites – concern about property maintenance

Density

- Too many coach houses
- Some neighbourhoods are overcrowded
- Direct higher density to the mall sites. Garrison and downtown provide good development examples
- Concern with high density in the middle of established neighbourhood

Affordable & Non-Market Housing

- Need to provide affordable housing options

Redevelopment Considerations

- Concern that inadequate setbacks creates safety concerns
- Massing of new houses on large lots are out of scale
- Preserve lot sizes to ensure quality of life and provide amenity space
- Older housing stock does not necessarily mean its ready for redevelopment
- Concern with ease of process to create secondary suites
- All new housing will be redevelopment – needs community input to be successful
- Need for more subdivisions with ranchers (not gated)
- Need to consider affordability when allowing zoning and setback changes
- Create appropriate setback requirements for smaller lots

Neighbourhood Character

- People don't know their neighbours
- Motor home storage – disruptive to streetscape
- Narrow infill lots are disruptive to streetscape
- Appreciate old style neighbourhood – walkable streets without high density and traffic
- Lot sizes that accommodate gardens.
- Low population density and single-family homes
- Do not want to introduce commercial uses in residential areas
- Consider how new development fits in the neighbourhood
- Consider impacts of redevelopment on privacy of existing homes



Commercial Land Use

WHAT WE HEARD

Commercial Nodes

- Sardis is close to everything, including shopping



Mobility

WHAT WE HEARD

Roads

- Need for additional traffic lights at strategic intersections
- Need to consider roads before more buildings– need more lanes
- Need to control speeds and consider traffic calming measures
- Roundabouts have helped congestion
- Increase opportunities for electric vehicles (Charging stations and HOV lanes)
- Create a north / south overpass over highway

Transit

- Transit service is a concern
- City buses underutilized by residents

Pedestrian

- Need safe options to walk to work and school – e.g., controlled crosswalks and continuous sidewalks
- Speed and volume of traffic make it unpleasant to walk
- Ensure walkability as population increases
- Flat ground is conducive for seniors to walk

Active Transportation

- Need safe bike options to access daily needs
- Need more north – south bike routes
- Bike lanes not currently connected, not wide enough

Parking

- Infill housing causes parking issues
- Volume of parked cars creates safety concerns, particularly for children
- Parking on sidewalks and bike lanes is a concern
- New development needs to accommodate parking

Accessibility

- Wheelchair access needs to be considered
- Design consideration for seniors
- Easy for seniors to walk to shops and recreation



Mall Site Redevelopment

WHAT WE HEARD

Residential

- High density should be located at the mall sites to make use of under-utilized land



Urban Design

WHAT WE HEARD

Liveability

- Central location
- Good neighbours
- Friendly businesses

Streetscape

- Good lighting is a must; LED lighting for signals and sidewalks
- Pedestrian amenities make it feel safer to walk
- Encroachments on sidewalks (e.g. sandwich boards / signs and trees) make it challenging to walk

Safety

- Need better sight lines around intersections
- Vedder is dangerous for cyclists
- Neighbourhood has experienced an increase in crime
- We need safer walkways
- Bike theft on rail trail has been an issue

Resident / Visitor Experience

- Homelessness is a concern
- Concerned homeless will take over if new parks provided

Other

- How do these plans fit with neighbouring First Nations?
- Will the neighbourhood boundary be expanded?



Specific Areas of Concern

WHAT WE HEARD

- **Rail Trail** – bike and pedestrian conflict, concern with homeless individuals, bike theft
- **Britton Ave** – speed and visibility turning onto Vedder
- **Stevenson Road** – needs a sidewalk
- **Wells & Evans intersection** – needs light, roundabout
- **Vedder** – speed and volume of traffic. It is not safe or pleasant for pedestrians or cyclists
- **Knights Road** – needs controlled crosswalk to access mall sites. Need to slow down cars
- **Wells Road** – needs a sidewalk for kids to safely get to school