

AGENDA ITEM NO: 7-H-1

MEETING DATE: May 20, 2014

**STAFF REPORT – COVER SHEET**

SUBJECT: Alder Neighbourhood Plan DATE: May 7, 2014

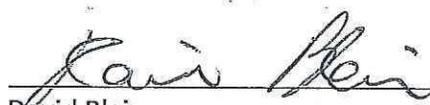
DEPARTMENT: Planning & Strategic Initiatives  
OCPO0024 PREPARED BY: Karen Stanton

**1. SUMMARY OF ISSUE:**

The Alder-Webb Avenue area has long been designated for mixed use-medium density residential development in the City's Official Community Plan (OCP). In 2012, a proposal to build an apartment building at 45785 Alder Avenue triggered the need to develop a neighbourhood plan for this area, to provide clarity regarding future access and circulation; land use and density; and park space. Following staff review, public consultation, and transportation analysis, the Alder Neighbourhood Plan is now ready for consideration by Council as an amendment to the Official Community Plan.

**2. RECOMMENDATION:**

Recommendation that "Official Community Plan Bylaw Amendment Bylaw 2014, No. 4020", a proposed text amendment for the inclusion of a new Appendix "F" – Alder Neighbourhood Plan, be given introduction and first reading; and further, that a Public Hearing be called for June 3, 2014. (OCPO0024).

  
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David Blain  
Director of Planning & Engineering

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
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Peter Monteith  
Chief Administrative Officer

## STAFF REPORT ON OCP BYLAW AMMENDMENT BYLAW 2014, No. 4020

PREPARED BY: Karen Stanton DATE: May 6, 2014  
POSITION: Manager, Long Range Planning DEPARTMENT: Planning & Strategic Initiatives

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### 1. DEFINITION OF ISSUE:

The Alder-Webb Avenue area has long been designated for mixed use-medium density residential development in the City's Official Community Plan (OCP). In 2012, a proposal to build an apartment building at 45785 Alder Avenue triggered the need to develop a neighbourhood plan for this area, to provide clarity regarding future access and circulation; land use and density; and park space. Following staff review, public consultation, and transportation analysis, the Alder Neighbourhood Plan is now ready for consideration by Council as an amendment to the Official Community Plan.

### 2. BACKGROUND

While the OCP provides a general vision for future growth and development in the community, the neighbourhood planning process provides greater detail on how redevelopment will occur within a specific area. In August 2012, as a result of a rezoning application to facilitate apartment development at 45785 Alder Avenue, Council directed staff to implement a neighbourhood plan to provide details on land use, density, traffic circulation, and parks to support the impending redevelopment of this area.

### 3. FACTORS:

#### 3.1 Planning Area

The Plan area is bounded by the Southern Rail of BC, Vedder Road, and street fronting development on Gaetz Street. Properties within this area are designated for General Commercial and Medium Density Residential development in the OCP, while existing development includes Windsor Plywood, Carmen United Church, older single family homes, a pub, a warehouse, and commercial development along Vedder Road and Gaetz Street.

#### 3.2 Planning Process

In the Fall of 2012, consultants from Urban Systems Ltd were engaged to work with City Staff to develop the plan. Initial information gathering was followed by neighbourhood open houses in October and November 2012 (at Carmen United Church). Initial scenarios were presented, and feedback from residents was received. The most contentious issue was the cost (to property owner/ developers) of providing land to facilitate development of a connector road between Alder and Webb Avenue (to facilitate safe traffic movement onto and off of Vedder Road). Additional analysis was undertaken by City staff to address this

issue (as outlined below), resulting in the completion of the Draft plan earlier this year. Following Council's direction at the May 6, 2014 Council meeting, staff referred the proposed plan to the Agricultural Land Commission, School District No. 33, the Fraser Valley Regional District, and First Nations, in accordance with provisions of the Local Government Act for Official Community Plan Amendments.

### 3.3 Land Use Plan

#### a. Land Uses / Density

The Plan envisions the long term redevelopment of Alder and Webb Avenues to a mixed density multi-family residential, pedestrian-oriented street, with street facing units on the ground floor, and improvements to the public realm (street trees and park space). Along Vedder Road, ground floor commercial, with apartments above, and the continued operation of the Church is envisioned. The redevelopment of properties with medium to high redevelopment potential (identified in the plan) could yield up to 600 residential units, 1300 residents, and 5,000 square metres of commercial space.

#### b. Transportation

As part of the neighbourhood plan process, McElhanney Consulting Services was engaged to evaluate the traffic operations of the Vedder – Alder intersection, the need for a connector road, and the timing for its need. The outcome of this analysis was that the current performance for westbound traffic exiting from Alder Avenue is poor, and, with further redevelopment, will become critical, necessitating the "Fraser Connector" road between Alder and Webb to be functional by 2020. The City's Transportation Plan does allow for this improvement, subject to available DCC funding, in time for 2020.

Following analysis of various scenarios by the planning team, a preferred alignment for the "Fraser Connector," was chosen. This, together with signalization approved by Council in December 2013 is reflected in the land use plan.

#### c. Park Space

As there is no immediate park space within the planning area, a small neighbourhood park is proposed to serve local residents, providing a playground, pathways, tree cover and park furniture. The location for this space is dependent on future negotiations and the timing of re-development.

### 2.3 Plan Implementation

The Plan is intended to guide decision making on future property-owner initiated development applications (rezoning, development, and building permits), and long term infrastructure planning. Property acquisition and construction of the future "Fraser Connector" is proposed to be funded through Development Cost Charges (DCC) and will be brought forward for Council's consideration of the 2015 DCC program. The outlook for

securing park space is longer term, to take place as redevelopment / densification occurs and sufficient DCC funds are in place.

**4. RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

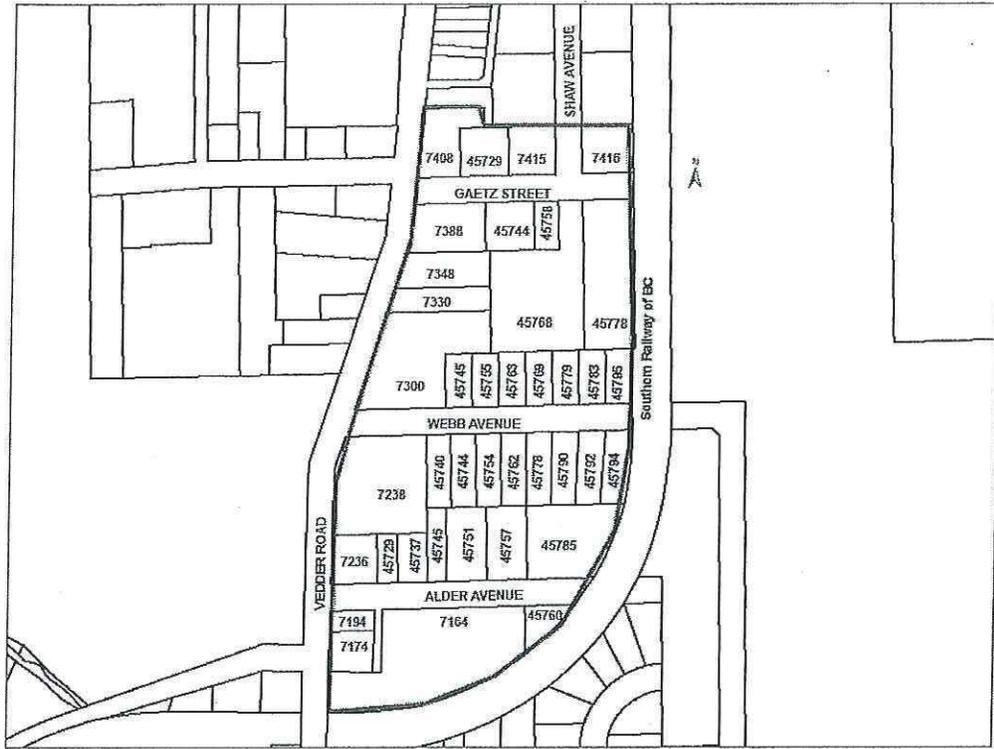
Recommendation that “Official Community Plan Amendment Bylaw 2014, No. 4020”, which proposes to adopt the Alder Neighbourhood Plan as schedule F to the Official Community Plan, be given introduction and first reading; and further, that a Public Hearing be called for June 3, 2014.

**Substantiation:**

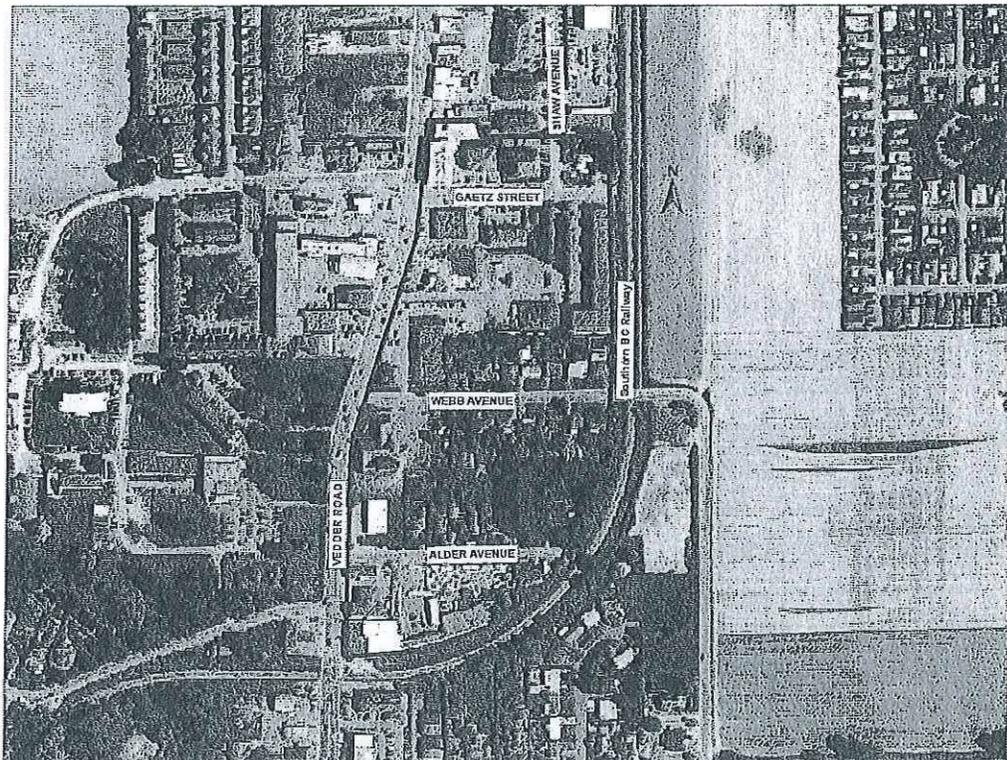
The City’s long term growth strategy is dependent on densification within its urban corridor. As areas become more attractive for redevelopment, neighbourhood planning takes on greater importance, providing clarity regarding the City’s long term vision for redevelopment regarding density, built form, circulation (pedestrian, cyclist, vehicle), the public realm, all of which, ultimately affect community members’ quality of life.

The Alder Neighbourhood Plan is consistent with the OCP’s long held vision of mixed use development in this area, provides greater detail regarding future redevelopment, including traffic safety / circulation, and amenities. As a schedule to the Official Community Plan, it will serve as a guide for future decision making by property owners, the development community, and the City.

Location Map



Ortho Map





CITY OF CHILLIWACK  
**NOTICE OF PUBLIC HEARING**

Tuesday, June 3, 2014 at 7:00 p.m.

Council Chambers  
8550 Young Road, Chilliwack, BC V2P 8A4  
[www.chilliwack.com](http://www.chilliwack.com)

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

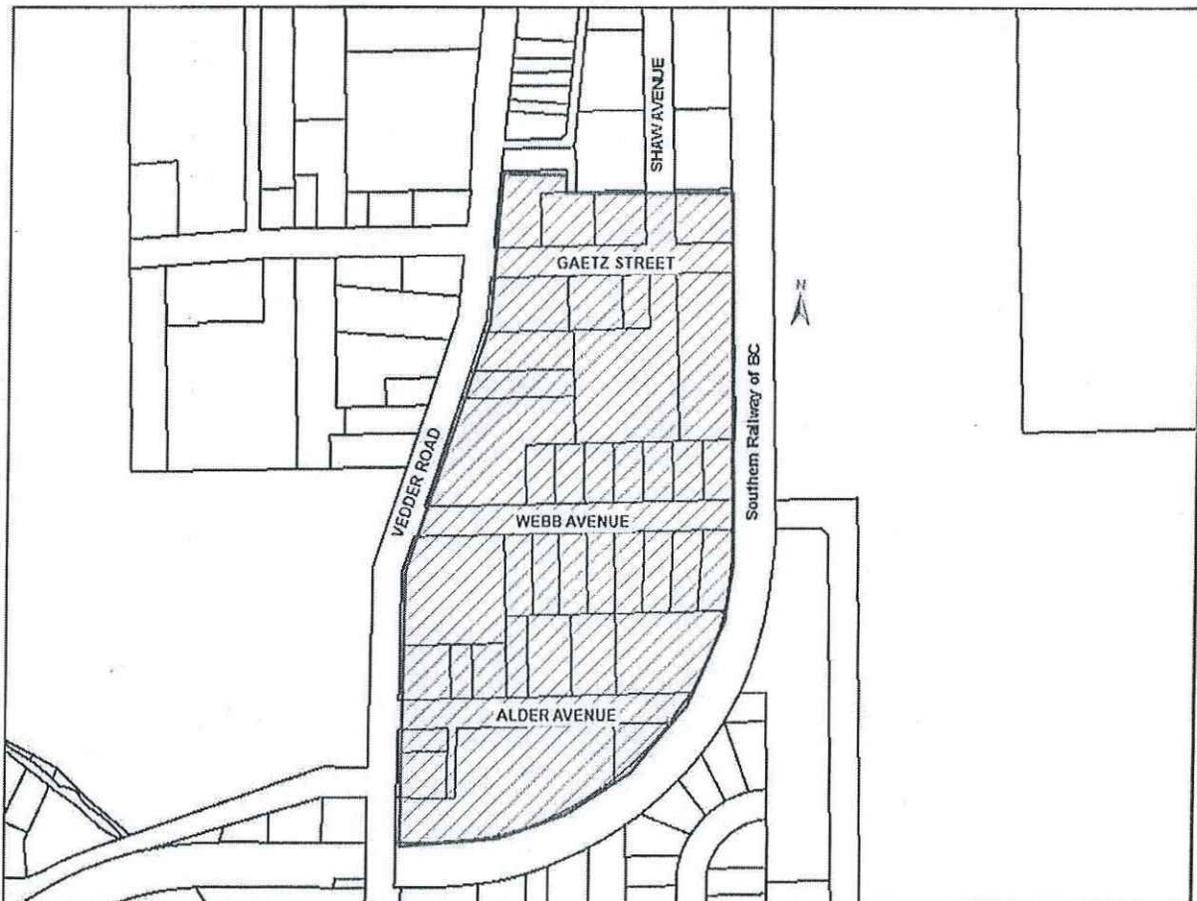
1. **OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2014, No. 4020 (OCP00024)**

**Applicant:** City of Chilliwack

**Purpose:** To include a new Appendix "F" – Alder Neighbourhood Plan in the Official Community Plan 1998 for the area, as shown on the map below. The "Alder Neighbourhood Plan" provides direction regarding:

- Access and circulation for all modes of transportation;
- Land Use and density;
- Amount, location and type of amenity space; and,
- Building scale, form and character.

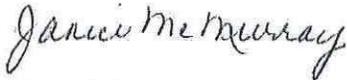
Location Map



Persons who deem that their interest in the property is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, **including your full name and address**, to the City Clerk's Office no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

This proposed bylaw may be inspected between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, from **Wednesday, May 21, 2014 to Tuesday, June 3, 2014**, both inclusive, in the Office of the City Clerk at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at **604-793-2906**.

**Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.**



Janice McMurray  
Deputy City Clerk

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**City of Chilliwack**

**Bylaw No. 4020**

**A bylaw to amend the "Official Community Plan Bylaw 1998, No. 2588"**

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The Council of the City of Chilliwack in open meeting assembled, enacts as follows:

1. This bylaw may be cited as **"Official Community Plan Bylaw Amendment Bylaw 2014, No. 4020"**.
2. "Official Community Plan Bylaw 1998, No. 2588" is hereby further amended by inserting the following new Appendix "F" – Alder Neighbourhood Plan, attached hereto as Schedule "A" and forming part of this Bylaw.

Received first reading on the 20<sup>th</sup> day of May, 2014.

Public Hearing held on the  
Received second reading on the  
Received third reading on the

Consultation Process considered by Council on the 6<sup>th</sup> day of May, 2014.

Reconsidered, finally passed and adopted on the

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Mayor

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Deputy City Clerk