



CITY OF  
**CHILLIWACK**

Park Operations

# Greenspace Plan

Updated June 2018





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## Abbreviations

CNR	Canadian National Railway
DCC	development cost charges
TNP	City of Chilliwack Trail Network Plan
GSP	City of Chilliwack Greenspace Plan
NPRA	National Parks and Recreation Association
OCP	Official Community Plan
ROW	right-of-way
SRW	statutory right-of-way

## Definitions

**Blueway:** A waterway such as a river, stream, lake, canal or coastline that people can use with non-motorized boats such as kayaks, canoes, rafts or rowboats.

**Cycle route:** A route suitable for bicycle use and signed to direct cyclists to their destination. A cycle route may consist of one or a combination of facilities: shared roadways, bike lanes (a portion of a road designated for bicycle use by delineation on pavement and signage) or multi-use trails.

**Greenspace:** Public lands and trail corridors within and adjacent to the City of Chilliwack that are managed for recreation or conservation.

**Greenway:** A trail, linear park or treed corridor.

**Park or parkland:** Public lands within and adjacent to the City of Chilliwack that are managed specifically for recreation or conservation.

**Multi-use trail:** A trail intended for more than one non-motorized user group.

**Natural areas:** Wooded or grassland areas primarily for either passive public recreation or environmental conservation, which may provide limited public access by trail or viewing area.

**Riparian:** Relating to the land right next to a river or stream.

**Sidewalk:** A concrete or asphalt walkway separated from the road and primarily for use by pedestrians.

# Executive Summary

The City of Chilliwack's Greenspace Plan (GSP) sets out Chilliwack's vision, goals and objectives to meet the needs of a growing population that places an increasing value on fitness, outdoor recreation, energy conservation and the protection of natural areas.

The overall objective of the GSP is to ensure that the City has a solid strategy in place to provide adequate parkland, greenspace and outdoor recreational facilities, as well as to, over time, create a continuous greenway system that connects parks, greenspace, neighbourhoods and business areas.

The GSP begins by defining greenspace and associated values. It outlines the history of parks and greenspace leading to the present hierarchy of parks and trails.

The GSP inventories all classes of greenspace and identifies their contribution to natural or open space and leisure uses. Sections of the plan include a more detailed analysis of greenspace within each neighbourhood and a projection of park needs over the coming decades, in accordance with Chilliwack's 2040 Official Community Plan (OCP).

The GSP analyzes the opportunities and the framework in which growth and development can occur while protecting, enhancing and expanding public greenspace. It also identifies green links to be secured at time of development or by other means, to facilitate the continuity of the greenspace network. The plan also identifies where the City should acquire parkland or greenspace or require parkland dedication.

The GSP examines opportunities and mechanisms by which the City can acquire parkland and greenspace and where it is needed to satisfy present deficiencies and plan for the future.

As an appendix to the GSP, the Trail Network Plan (TNP) proposes a network of trails and green links,

connecting parks and greenspace to residential and commercial areas and to adjacent regional trails. Planning greenspace as a network promotes accessibility and identifies gaps to be filled.

Outdoor recreation, and walking in particular, is the most common form of exercise that provides mental relaxation. The City's parks and trails have become the most widely used recreational facilities and are a part of both the urban and rural landscapes. Parks and trails have also become an expected amenity associated with land development and land use planning.

The vision of the GSP is that growth not come at the expense of the natural environment, but rather that development be used as a tool to both acquire and protect key natural and cultural resources to enhance the overall quality of life for our citizens.

Chilliwack's greenspaces are areas accessible to the public that provide opportunity for passive or active recreation. These include places to walk, hike or just sit in the shade. They are also places to play, ride a bike, have a picnic or attend an outdoor event.

As Chilliwack grows both in population and density, and as demographics change, the need for parks, greenspace and other recreational opportunities will also grow.

For the purpose of this plan, greenspaces are considered to be public lands, within and adjacent to the City of Chilliwack, that are managed for recreation or conservation for public benefit.

# Section 1: Introduction

Greenspace and parks add immense value to our lives and are key features of healthy, vibrant cities. Chilliwack has an abundance of parks with a rich history, and we are committed to expanding our parks and greenspace.

## The Value of Greenspace

Greenspace serves several functions:

- Environmental protection: Greenspace, whether large or small, is a collection of ecosystems. Wooded areas, wetlands, watercourses and the air above them provide habitat for insects, birds, animals and fish.
- Recreation: Greenspace provides opportunities for a wide variety of outdoor recreation pursuits, such as walking, jogging, cycling, hiking and water sports. Greenspace is also a venue for developed facilities such as playgrounds, sports courts, sports fields and major recreational complexes.
- Mental health: Passive greenspace contributes to our overall physical and mental well-being by providing opportunities for peace and relaxation.
- Transportation: Greenways and green links form part of an “active” (human-powered) transportation system. This system can serve commuters as well as recreational users, providing increased accessibility while promoting exercise and health and reducing both vehicle emissions and fuel consumption.
- Infrastructure: Greenspace also forms an integral component of our stormwater management system by containing, directing or storing runoff. These areas may contain surface and subsurface infrastructure. Conversely, utility corridors for underground services and power lines can also serve as trail corridors.
- Historical preservation: Greenspace may provide for the protection, preservation and enjoyment of historical buildings, roads, bridges, trails, trees, gardens and other features of our past land use.



(Images © City of Chilliwack)

The goal of the GSP is to ensure the provision of adequate parkland, greenspace and recreational facilities to meet the needs of Chilliwack’s growing and diversifying population.

## The Function of Parks

When we think of greenspace, we think of parks. Parks are visible, they have names, and they contain certain facilities or amenities not generally found elsewhere.

Parks can be classified by the recreational experience they offer or by their market area or service radius.

The recreational experience can be passive or active or a mixture of both.

Passive greenspaces are areas in which improvements primarily facilitate public access to natural areas, interpretive parks, trail networks and historical sites.

**In a passive greenspace, being in or viewing the environment is the recreational experience.**

Active greenspaces are lands or facilities in which the recreational focus is the use of constructed elements such as recreation centres, sports fields, playgrounds, picnic areas and sport courts.

**In an active greenspace, using constructed improvements is the recreational experience.**



Chilliwack Museum (1911 City Hall) (Image © City of Chilliwack, 2010)

The market area is the population base that the park is intended to serve.

The service radius is the geographic area that the park is intended to serve.

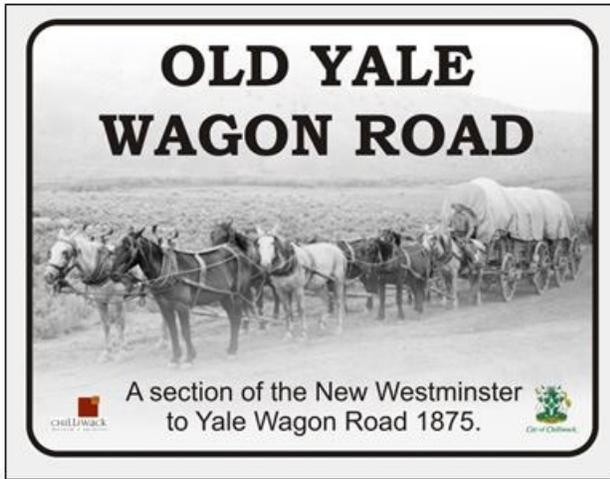
Ideally, these two areas are the same but vary with the range of experiences offered, the class of park and the uniqueness of the recreational experience offered.

## Chilliwack’s Parks and Trails: A Brief History

In the 1920s, the Province of British Columbia granted Cultus Lake Park to what was then the City of Chilliwack and Township of Chilliwack as a “City Park.” Ryder Lake Park became the focal point of the small rural community with a venue for neighbourhood picnics and sport events.

In the 1940s, the province granted Chilliwack much of what is now Mount Thom Park.

As Chilliwack’s footprint began to expand and densify, the City, the province and some land developers recognized the need for urban parks to provide more conveniently located recreational opportunities.



Old Yale Wagon Road Sign (Image © City of Chilliwack, 2007)



Majuba Heritage Park Kiosk (Image © City of Chilliwack, 2007)

Parkland was dedicated within several residential subdivisions. Early examples are Third Avenue Park (1934), Stewart Park (1945) and Barber Park (1955). The neighbourhood park became a valued amenity and, in some cases, the focal point of the neighbourhood.

In more recent years, natural areas, such as Bridlewood Park and Salmon Ridge Park, came into City ownership as undevelopable “leftovers” acquired through the land development process.

Under the Municipal Act, and later the Local Government Act, cities are required to provide park space. As a result, as part of the subdivision process, small parks or tot lots, now referred to as “sub-neighbourhood parks,” became the prevalent park form. While these small parks provided convenient, child-oriented recreational opportunities, their location and size was, in many cases, not part of any strategic plan.

By 1990, there were 52 of these sub-neighbourhood parks. Some areas, such as Fairfield Island, had an abundance of parks in excess of national standards, while other areas had significantly fewer parks.

In the 1980s, the City introduced development cost charges (DCCs). Developers were required to pay for off-site infrastructure improvements,

including community parkland, on a per-lot basis. DCC funds allowed the City to purchase and develop some of the larger parks: Walden Park, Townsend Park and Jinkerson Park.

Trails were the area’s original highways, used for travel between settlements or to access hunting and fishing areas. Over time, some of these trails became pack horse routes and eventually wagon roads.

With few exceptions, such as segments of the Old Yale Wagon Road and Brownlee and Wynne Wagon Road, these historical routes have been lost to paved roads, agriculture or development.

More recent linear corridors have given us new opportunities:

- The Hope River Dyke, no longer required as a lane for vehicle access, became part of the Hope River Rotary Trail.
- The original Vedder River Dyke, or river bank protection, from Vedder Road to Hopedale Road, became a major component of the Vedder Rotary Trail.
- The Vedder River Setback Dyke system became the Vedder North Dyke Trail and Vedder South Dyke Trail.
- The Fraser River Dyke system, from the Vedder Canal to the City’s eastern boundary, is the Experience the Fraser Canyon to Coast Trail route.

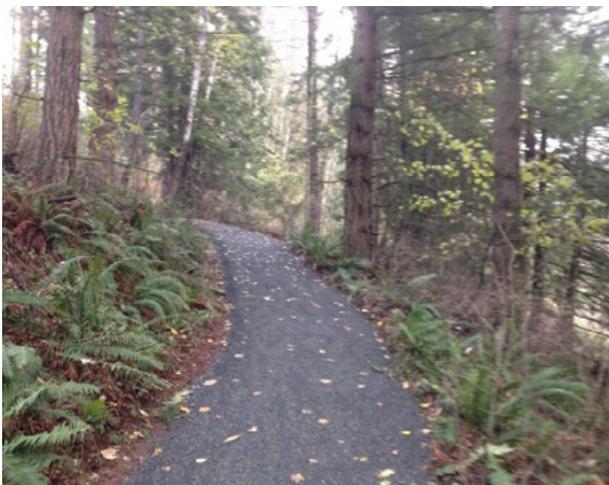
- With the requirement for riparian corridor dedication came the opportunity to develop streamside trails such as the Lefferson Creek Trail, Luckakuck Creek Trail, Thornton Creek Trail and Thom Creek Trail.
- The development of Promontory brought with it our first local area trail network plan (1994), with riparian corridor trails interconnected by roads and lateral trails.

Trails form an integral part of the GSP, providing varied recreational opportunities and links between greenspace and neighbourhoods. Trails are discussed in more detail in Appendix B, The Trail Network Plan.

## Where Is Our Greenspace?

As of 2017, the City of Chilliwack and its adjacent area contained the following greenspace:

- 7 regional-class parks with a gross area of 897 ha (usable area: 355 ha)
- 16 community parks with a gross area of 138 ha (usable area: 68 ha)
- 11 sub-community parks with a gross area of 39 ha (usable area: 37 ha)
- 16 neighbourhood parks or facilities with a gross area of 28 ha (usable area: 19 ha)
- 71 sub-neighbourhood parks with a gross area of 32 ha (usable area: 31 ha)



Weeden Park Trail (Image © City of Chilliwack, 2015)

- 6 community schools with a gross area of 15 ha (recreational area: 10 ha)
- 21 schools with a gross area of 69 ha (recreational area: 38 ha)
- 125 km of trails and walkways
- 100 ha of undeveloped, wooded City-owned lands (estimate)

While most of the above are actual parks, outdoor recreation opportunities are also found at public or private school sites, vacant or undeveloped City lands, and Crown lands.

## Vision, Goals and Objectives for Chilliwack's Greenspace

The City of Chilliwack has an ambitious plan for the future of the city's greenspace, and this is reflected in the vision, goals and objectives of the GSP. We need more greenspace to support the needs of our growing population, which is projected to increase by 58% by 2040.

### Vision

The vision of the GSP is to ensure the provision of adequate parkland, greenspace and recreational facilities to meet the needs of Chilliwack's growing and diversifying population.



Vedder Rotary Trail North (Image © City of Chilliwack, 2010)

## Goals

The GSP has several goals as part of achieving this vision:

- To provide a range of recreational opportunities, both passive and active, within a number of different settings, to meet the present and future needs of the community.
- To provide a network of greenspace and non-motorized links to connect areas of natural, historical or cultural value and to provide links to all areas of the community
- To implement changes in our infrastructure planning and development approval process to ensure that greenspace planning objectives are achieved in the future.
- To preserve wildlife corridors and diverse or unique lands.

## Objectives

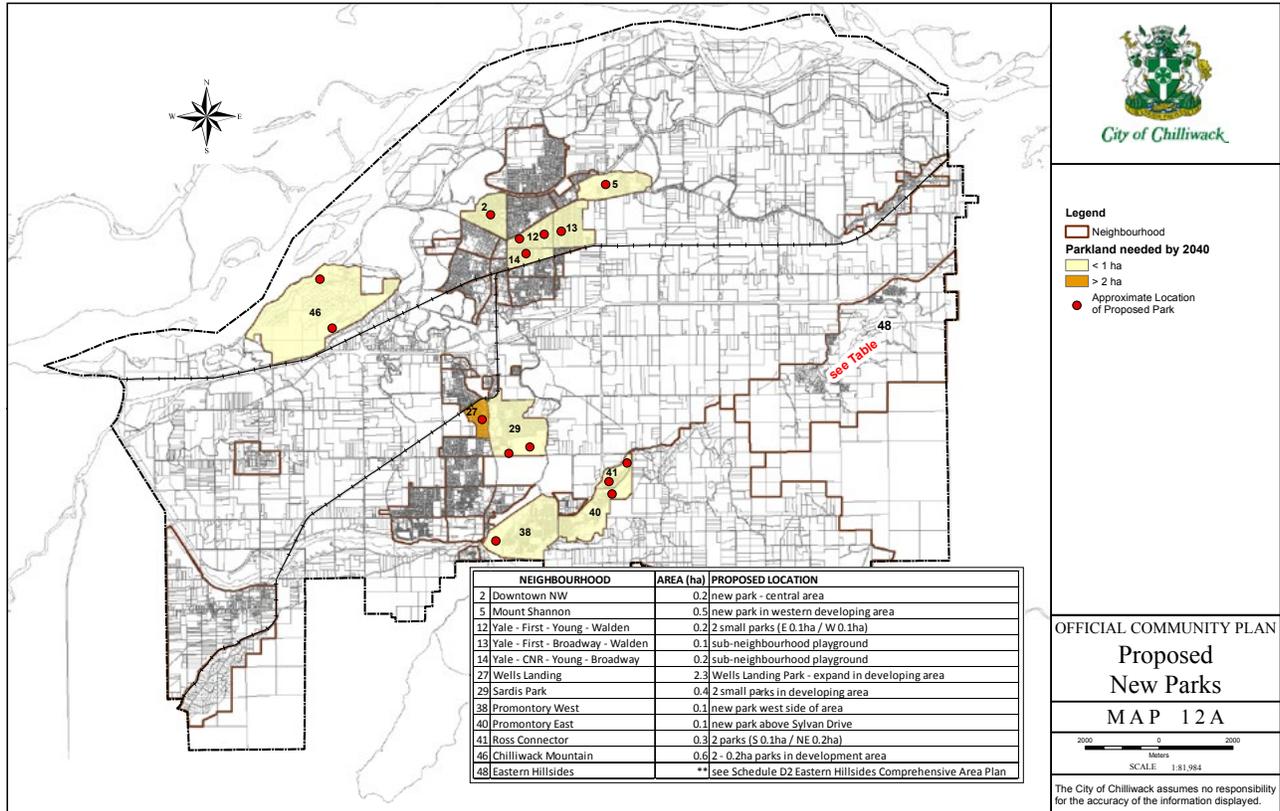
Parkland and greenspace should, wherever possible, meet seven criteria:

- **Adequacy:** There must be enough parks, trails and other greenspace to meet the needs of projected future population. Some of these needs or targets can be quantified as to area per population or as a percentage of land areas.
- **Diversity:** Residents should have access to a wide range of venues and recreational opportunities. The City must ensure that it meets the diverse recreational, aesthetic and environmental needs of its residents. Parks and recreational opportunities should invite participation and provide significant physical and mental health benefits.
- **Accessibility:** Greenspace, in the form of park facilities, greenways and trails, must be accessible to all residential areas and to all residents.
- **Connectivity:** A greenspace network must provide interconnections between parks, residential areas and other destinations. Where possible, both passive and active greenspace should be interconnected by green links or corridors to provide both an enhanced recreational experience and opportunities for



active, non-motorized transportation. Each park should be a node of the network, increasing its value beyond that of a stand-alone park.

- **Quality:** Greenspace must be attractive, well-designed and inviting. All greenspace, whether a trail network, park or playground, must be developed with quality components and workmanship. Where possible, the unique identity of the greenspace should be enhanced. Where a greenspace is a primarily natural area, it should be preserved in a manner that maintains or improves natural features and functions.
- **Safety:** Constructed facilities and natural areas must be as hazard-free as possible. Users must be protected from both natural and human-made hazards. Part of safety is the security of children's playground areas. These facilities must be visible from the road and adjacent houses. Parks should be designed to incorporate Crime Prevention Through Environmental Design guidelines.
- **Sustainability:** Both natural and constructed environments must be sustainable both physically and from a budgetary perspective. Both passive areas and constructed active facilities must be planned and constructed with quality components that will minimize the need for human intervention and future maintenance.



↑ Map 1 Neighbourhood Parkland Needs by 2040

One recognized national standard is for a community to provide 4 ha of usable parkland per 1,000 people. This parkland can fall into one of four classes of park: community, sub-community, neighbourhood and sub-neighbourhood. This standard also calls for 4 ha of natural area or open space per 1,000 people.

To meet this target as closely as possible, the City of Chilliwack’s 2040 Official Community Plan (OCP) includes six parkland objectives:

1. Provide adequate parks and open space for the growing and demographically changing population.
2. Ensure that the park and open space system offers diverse active and passive outdoor recreational opportunities.
3. Integrate park and open-space design into the urban landscape and healthy living initiatives to render Chilliwack a vibrant, green, healthy, inviting and livable community.

4. Extend the park experience to community cores, significant public gathering places, major streets and traffic corridors, and critical pedestrian and cycling routes.
5. Affirm that the current approach to park, recreation and cultural facility operation promotes and reinforces community partnerships.
6. Meet the diverse recreational facility and service needs of all ages, households and income groups.

In addition to the OCP, several neighbourhood or area plans have been developed and adopted as components of the OCP. Each of these plans contains specific objectives with respect to park locations and trail networks:

- The Downtown Land Use and Development Plan (2010)
- The Eastern Hillside Comprehensive Area Plan (2012)
- The Alder Neighbourhood Plan (2014)

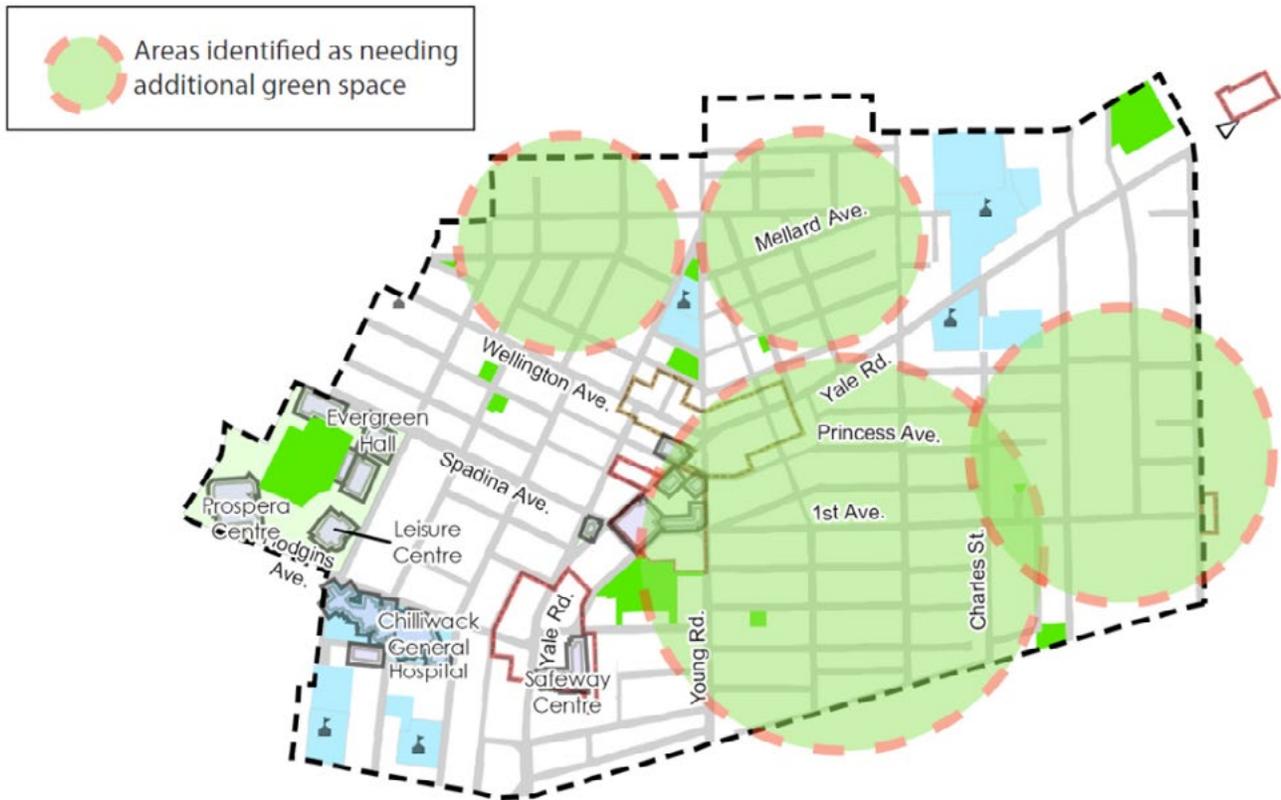
The Downtown Land Use and Development Plan sets out objectives relating to both parkland and green corridors. As laid out on page 35 of the Plan:

The overall goals of the downtown public realm, parks and open space strategy are:

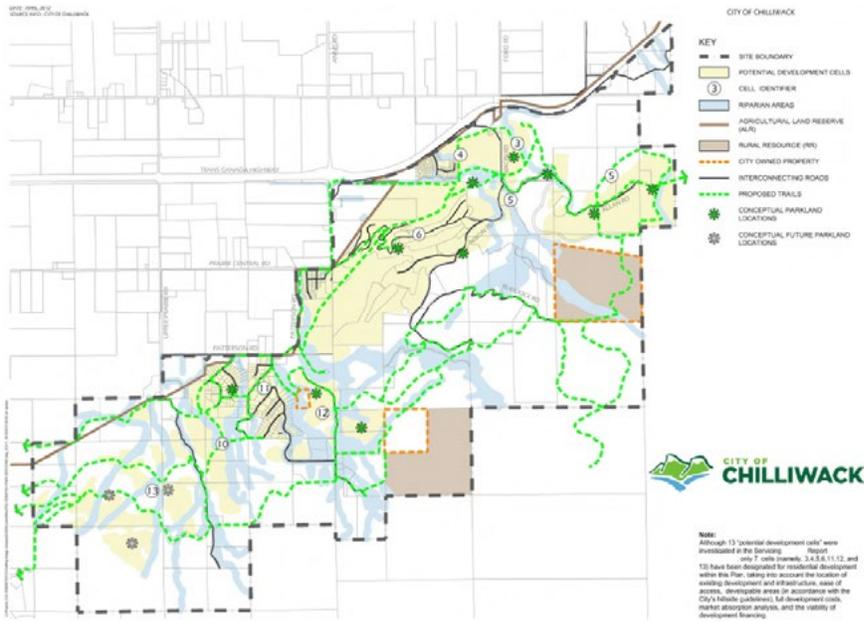
- To ensure an equitable distribution of neighbourhood, community, and regional park facilities commensurate with the needs of existing and future downtown residents; and
- To increase greenspace within public rights of way to enhance downtown livability and character while meeting recreational needs of residents and contributing to a healthy community.

The Eastern Hillside Comprehensive Area Plan identifies thirteen “development cells,” which are potential park locations and a network of trails to serve a future population:

*The obvious challenge to fulfilling these expectations is the lack of flat or gently sloping sites for standard park development, and where they exist, they often go to residential development which can easily outbid any public use in a “free market”. These difficulties call for an effective parkland acquisition strategy, as providing no leisure amenity for a 6,400 population community is simply not an option. (Eastern Hillside Comprehensive Area Plan, p. 51)*



↑ Map 2 Park Priority Acquisition Areas Map (Figure 3.10 of Downtown Land Use and Development Plan)



↑ Map 3 Eastern Hillside Comprehensive Area Plan

The Alder Neighbourhood Plan proposes a mixed-use redevelopment of the area and identifies potential park locations to serve a future population of up to 1,800. The City has

acquired two properties with a combined area of 0.16 ha, named Webb Avenue Park. Park development will proceed as new development occurs in this neighbourhood (see Figure 2).

↓ Figure 2 Web Park Proposal



## Park Servicing Guidelines

The National Parks and Recreation Association (NPRA) Level of Service Standards sets out a number of guidelines for the amount, size and location of close-to-home parkland based on both population and travel distance. A generally accepted standard is 4 ha of parkland per 1,000 people, plus an additional 4 ha of natural area per 1,000 people.

The guidelines shown in Table 1 have been adapted from these standards.

The GSP refers to the guidelines shown in Table 1 to provide a baseline number for analyzing existing and future park space in Chilliwack. It is important to note, however, that these service levels are not target standards for the City of Chilliwack.

↓ **Table 1** Park Servicing Guidelines

Park class	ha /1,000 people	Service radius	Size (ha)
Sub-neighbourhood	0.2	400 m	< 0.4
Neighbourhood	0.8	800 m	0.5–5.0
Neighbourhood total	1.0		
Community and sub-community	3.0	3.2 km	> 5.0
Total parks	4.0		
Natural areas	4.0		
<b>Greenspace total</b>	<b>8.0</b>		

# Section 2: Greenspace Analysis

In order to further develop Chilliwack’s greenspace, we must understand the different types of parks, their roles, how they are built and what opportunities exist for enhancing them.

## Park Hierarchy

Park hierarchy is determined based on a combination of scale and ownership (provincial, regional or City). While ownership often coincides with function, the following discussion relates to the function of the park rather than its ownership.

A wide range of facilities or features may be offered within each class of park. Some may be oriented toward active recreation with extensive constructed facilities while others may provide a passive recreational experience.

Parks hierarchy, for the most part, parallels the market area:

- provincial
- regional
- community
- sub-community
- neighbourhood
- sub-neighbourhood

## Provincial Parks

Provincial parks offer cultural or recreational experiences of “provincial significance,” attracting visitors from essentially all of the Lower Mainland and beyond.

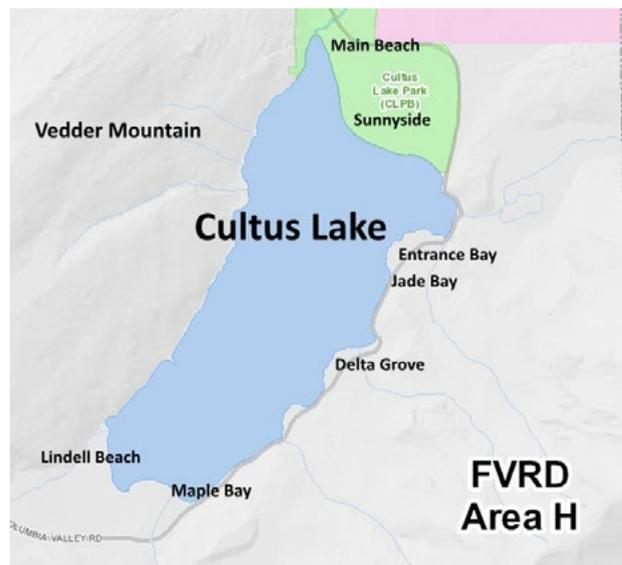
While not within the City of Chilliwack, Cultus Lake Provincial Park (Map 3), only 15 minutes to the south, contributes substantially to the recreational opportunities available to Chilliwack residents by providing venues not found in the City of Chilliwack:

- swimming beaches

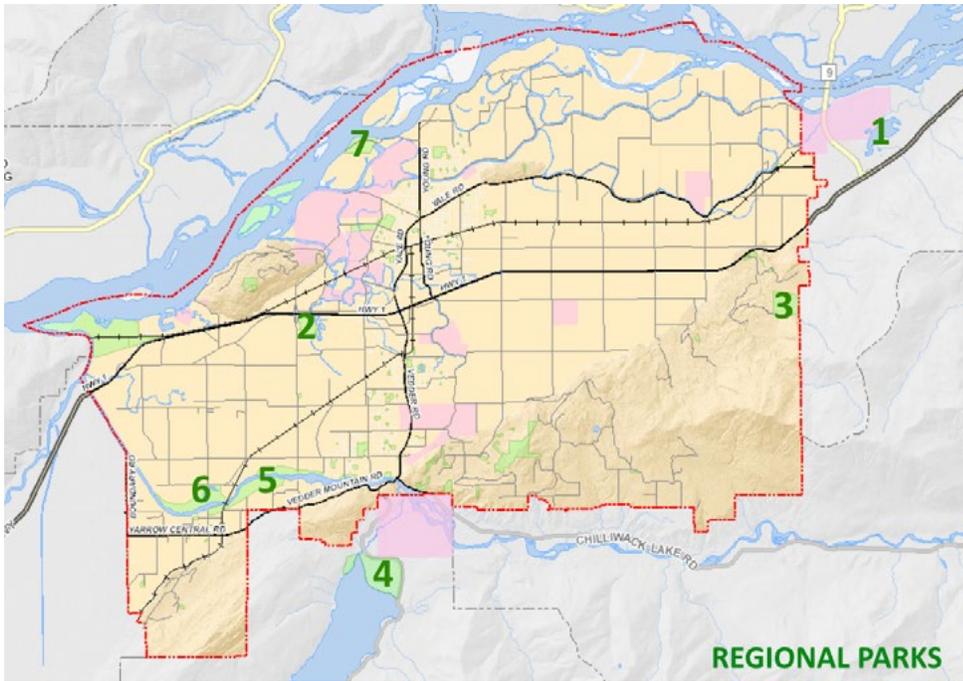
- power boating
- paddle boarding
- dragon boating
- sailing and sail boarding
- canoeing and kayaking
- picnicking and camping
- hiking
- mountain biking
- equestrian trails

## Regional Parks

Regional parks attract visitors from the region, essentially the Upper Fraser Valley, by offering an experience, facilities or an attraction of “regional significance.” See Map 4 for a visual of regional parks near Chilliwack and Table 2 for a list of regional parks and amenities.



↑ Map 4 Cultus Lake

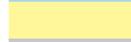
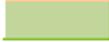
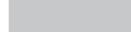


↑ Map 5 Regional Parks near the City of Chilliwack (see corresponding numbering on Table 2)

↓ Table 2 List of Regional Parks and Amenities near the City of Chilliwack

No.	Park or facility	Parking	Washroom access	Lighted area	Wheelchair access	Picnic tables	Playground	Sports field	Ball field	Dog park	Indoor facilities	Ball hockey	Basketball	Skate park	Tennis	Trails	Landscaped area	Open grass area	Natural area	Water feature	Active / passive / undeveloped	Gross area (ha)	Useable area (ha)	Area in use
1	Cheam Lake Wetlands Regional Park	+	+		+	+										+			+	+	P	93.0	5.0	5.0
2	Chilliwack Heritage Park	+	+		+	+															A	26.0	26.0	26.0
3	Community Forest	+	+			+										+			+	+	A	64.8	45.0	45.0
4	Cultus Lake Park (CLPB)	+	+		+	+	+			+						+		+	+	+	A	230.0	150.0	150.0
5	Vedder Greenway	+	+		+	+										+			+	+	P	250.0	25.0	25.0
6	Great Blue Heron Nature Reserve	+	+		+	+										+	+		+	+	P	101.0	4.0	4.0
7	Island 22 Regional Park	+	+		+	+				+						+		+	+	+	A	132.0	100.0	100.0
<b>Total</b>																						<b>896.8</b>	<b>355.0</b>	<b>355.0</b>

**Legend**

	Access facilities		Soft-surface amenities		Water-based amenities
	Lighted areas		Passive-use amenities		Indoor Facilities
	Hard-surface amenities				

As regional parks attract users who may travel some distance from home, they generally contain facilities suitable for a day visit, such as designated parking areas, washrooms, service buildings and, in some cases, major constructed facilities.

Regional parks may include the following:

- museums, exhibition grounds, ice rinks
- multi-use trail networks
- bird watching, nature viewing
- specialized facilities (hiking, equestrian and mountain biking)
- picnic and camping areas
- water-based activities (swimming, boating, canoeing and fishing)

As regional parks by definition serve a broad population base, their location is not necessarily central but dictated by the location of the specific attraction.

## Community Parks

Community parks are intended to serve essentially all of the City of Chilliwack. Map 5 shows all community parks in the city, and Table 3 lists community parks and amenities in the city.

While some of these parks are destinations with a wide range of recreational facilities, others are natural areas with trail networks or a venue for a specific activity not found elsewhere.



**Cheam Lake Wetlands** (Image © City of Chilliwack, 2018)

Community parks may provide facilities for programmed recreational and intensive use.

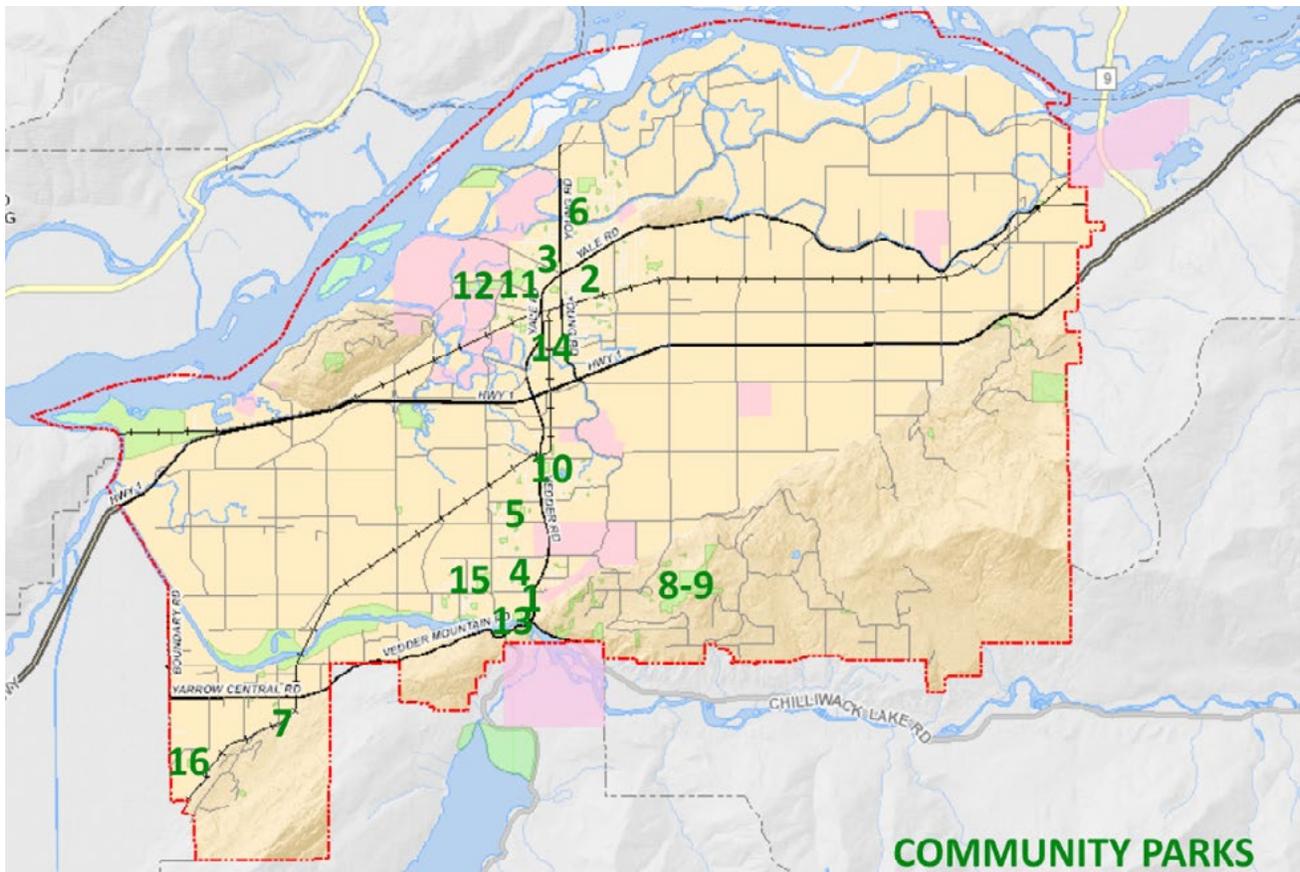
If the park is within or adjacent to a residential area and contains facilities, it may also serve as the neighbourhood or sub-neighbourhood park.

Community park facilities may include the following:

- parking and washrooms, including with wheelchair access
- indoor community recreation or assembly areas
- swimming pools
- ice arenas
- walking trails or linkage to the trail network
- playgrounds for different ages
- sports fields
- open space
- court facilities: basketball, ball hockey, tennis
- family picnic areas



**Yarrow Pioneer Park** (Image © City of Chilliwack, 2016)



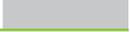
↑ Map 6 Community Parks in the City of Chilliwack (see corresponding numbering on Table 3)

↓ Table 3 List of Community Parks and Amenities in the City of Chilliwack

No.	Park or facility	Parking	Washroom access	Lighted area	Wheelchair access	Picnic tables	Playground	Sports field	Ball field	Dog park	Indoor facilities	Ball hockey	Basketball	Skate park	Tennis	Trails	Landscaped area	Open grass area	Natural area	Water feature	Active / passive / undeveloped	Gross area (ha)	Useable area (ha)	Area in use
1	All Sappers Memorial Park			+	+												+				P	0.4	0.4	0.4
2	Centennial Park (Rotary Pool)	+	+	+	+		+											+		+	A	0.5	0.5	0.5
3	Central Community Park (See School)	+	+	+	+		+										+	+		+	A	0.7	0.7	0.7
4	Cheam Centre	+	+	+	+	+	+										+			+	A	1.1	1.1	1.1
5	Chilliwack Track & Field	+	+		+			+		+								+			A	3.1	3.1	3.1
6	Gwynne Vaughan Park	+			+	+										+	+	+			P	2.5	2.5	2.5
7	Majuba Heritage Park	+				+										+	+				P	0.1	0.1	0.1

No.	Park or facility	Parking	Washroom access	Lighted area	Wheelchair access	Picnic tables	Playground	Sports field	Ball field	Dog park	Indoor facilities	Ball hockey	Basketball	Skate park	Tennis	Trails	Landscaped area	Open grass area	Natural area	Water feature	Active / passive / undeveloped	Gross area (ha)	Useable area (ha)	Area in use
8	Mount Thom Park (Promontory)		+													+			+	+	P	21.2	2.0	2.0
9	Mount Thom Park (Ryder Lake)	+	+			+										+			+	+	P	52.0	1.2	1.2
10	Sardis Sports Fields	+	+	+	+			+	+			+	+								A	4.1	4.0	4.0
11	The Landing	+	+	+	+	+	+	+			+	+	+	+			+	+		+	A	19.4	19.4	19.4
12	Townsend Park	+	+	+	+	+	+	+	+							+		+			A	15.2	15.2	15.2
13	Vedder Park	+	+	+	+	+	+			+						+		+	+	+	A	3.6	3.6	3.5
14	YMCA	+	+		+						+						+	+			A	1.5	1.5	1.0
15	Watson Glen Park	+	+	+	+	+	+	+	+		+	+	+		+	+	+	+			A	11.0	11.0	10.0
16	Yarrow Sports Field	+	+			+		+	+												A	2.0	2.0	2.0
<b>Total</b>																					<b>138.4</b>	<b>68.4</b>	<b>66.8</b>	

#### Legend

	Access facilities		Soft-surface amenities		Water-based amenities
	Lighted areas		Passive-use amenities		Indoor facilities
	Hard-surface amenities				

## Community Park Opportunities

Our parks inventory shows that Chilliwack has approximately 140 ha of community park space, of which 69 ha are considered usable space. Mount Thom Park, which is 73 ha in gross area, has no flatland suitable for park facilities.

Based on 2018 estimated population of about 90,000 and NPRA standards, Chilliwack should have a net usable community park area of 270 ha. While on the surface our 68.4 ha appears to be a considerable shortfall, we must add in the areas used for community park functions in regional parks, sub-community parks and schools. Adding these brings the total to 345 ha. Nonetheless, if we look ahead to a population of 130,000, Chilliwack would require 390 ha of usable community park space.

There are opportunities to expand existing parks, acquire or develop new community parks, and add facilities within the boundaries of existing parks.

### Expand Chilliwack's Presently Developed Community Parks

Although all of the city's urban community parks are surrounded by either residential or commercial development, there are opportunities to expand park areas:

- Expand Central Park if and when adjacent commercial properties become available.
- Expand Centennial Park and the Rotary Pool by buying adjacent properties, and better use facilities at Chilliwack Middle School and Chilliwack Secondary School.

- Expand The Landing if adjacent residential properties become available on Ashwell, Jackson or Spadina.
- Expand Mount Thom Park as development along the Jinkerson–Ross connector takes place.

### Acquire and Develop New Community Parks

Acquiring and developing new community and sub-community parks will likely be limited to the developing areas of Chilliwack Mountain, the Eastern Hillside and, eventually, Ryder Lake.

The City owns several rural and wooded properties in hillside areas, including:

- 7.25 ha park and civic reserve property on Extrim Road
- 26 ha forested property at the end of Graham Road, which is currently planned as a trailhead for trail development on Crown land
- 7.7 ha property on Farnham Road in Ryder Lake
- 16 ha forested property off Ramsay Place in the Eastern Hillside

### Add Facilities Within the Boundaries of Existing Parks

The Vedder Greenway corridor, although classified as a regional park, contains underused flatland nodes in several areas that could be developed as picnic and open play areas, washrooms, parking and, as needed, playgrounds and specialized sport venues.

Both Townsend Park and Watson Glen Park have areas available for additional facilities.

The Chilliwack Mountain Land Use Plan identified the need for a community park on the north side of the mountain near the Fraser River within the developing area. While such a property will likely be unavailable, Hillkeep Regional Park, a 15 ha natural area, provides opportunity for passive recreation. With the ongoing development of properties on the south side of Chilliwack Mountain, Hillkeep may be linked to the trail network proposed and to the Lickman Ponds Trail in the future.



Nixon Road Park (Image © City of Chilliwack, 2016)



Community Forest (Image © Chilliwack Parks Society, 2015)

## Sub-Community Parks and Facilities

Sub-community parks attract visitors from a number of contiguous neighbourhoods. While most visitors arrive by vehicle, a significant number may arrive by bicycle or on foot.

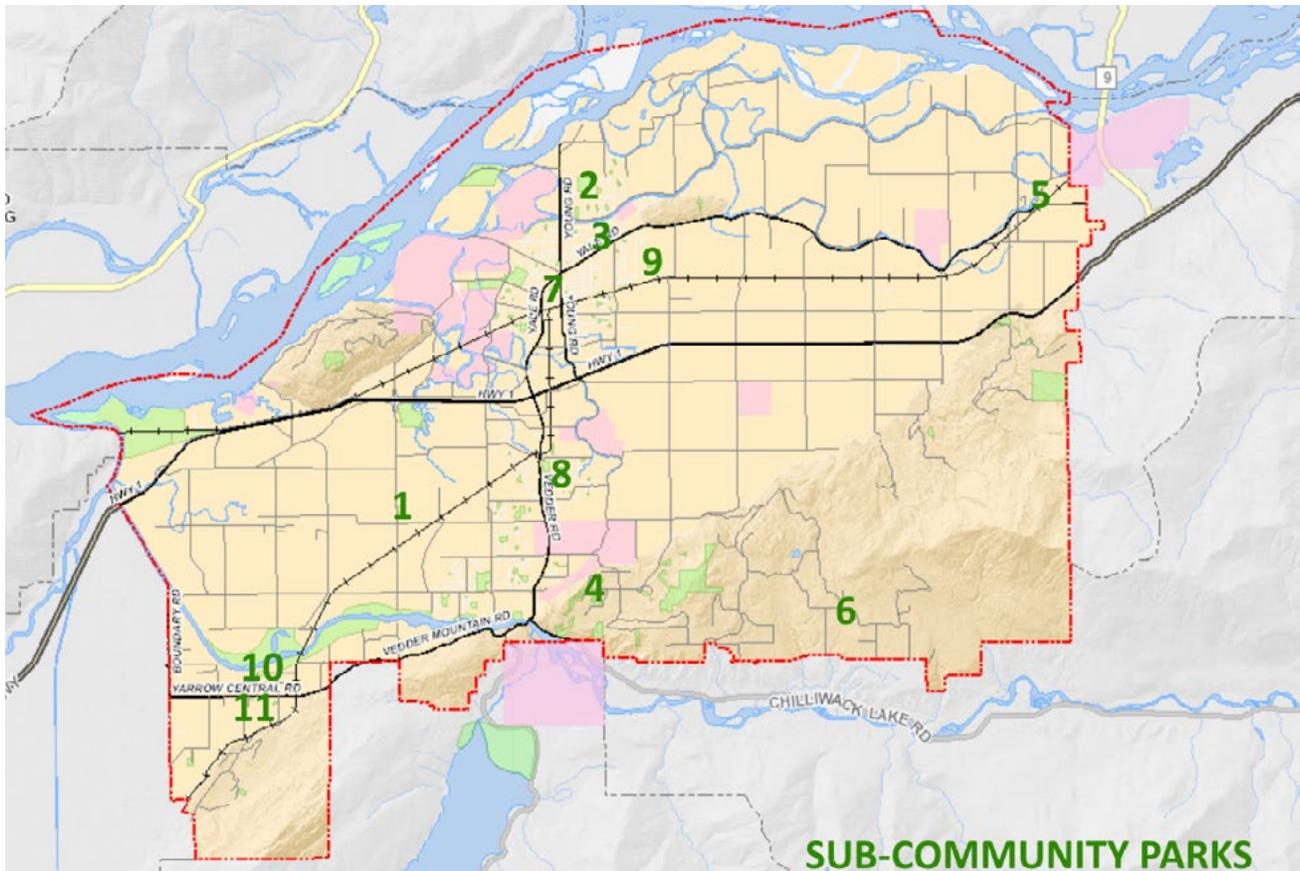
Sub-community parks can be the focal point for, or a defining feature of, a number of neighbourhoods and are typically destinations. They may be connected to a school site or open-space amenity. Sub-community parks may provide some facilities to support programmed recreational and intensive use and more diverse or unique recreational opportunities in addition to those found in a neighbourhood park.

The target service radius for a sub-community park is 5 km, with a recommended minimum size of greater than 5 ha.

In terms of facilities, a sub-community park may include the following:

- an indoor community recreation and assembly building, possibly in association with a community school
- sports fields
- open space
- court facilities: basketball, ball hockey and possibly tennis
- playgrounds for different ages
- washrooms accessible to outside sports fields
- vehicle parking
- linkage to the trail network
- walking trails
- family picnic areas

For planning purposes, the city has been divided into nine sub-communities, which contain 11 sub-community parks (see Map 6 and Table 4). Two sub-communities, Chilliwack Mountain and the Eastern Hillsides, have no sub-community parks at this time.



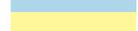
↑ Map 7 Sub-Community Parks in the City of Chilliwack (see corresponding numbering on Table 4)

↓ Table 4 List of Sub-Community Parks and Amenities in the City of Chilliwack

No.	Park or facility	Parking	Washroom access	Lighted area	Wheelchair access	Picnic tables	Playground	Sports field	Ball field	Dog park	Indoor facilities	Ball hockey	Basketball	Skate park	Tennis	Trails	Landscaped area	Open grass area	Natural area	Water feature	Active / passive / undeveloped	Gross area (ha)	Useable area (ha)	Area in use
1	Atchelitz Park	+			+			+	+												A	1.2	1.2	1.2
2	Fairfield Park	+	+	+	+	+	+	+	+							+	+	+	+	+	A	11.3	11.3	11.3
3	Kinsmen Park on Portage		+	+	+	+	+						+		+						A	2.0	2.0	2.0
4	Promontory West Park	+				+	+	+	+							+		+	+	+	A	3.8	3.8	3.8
5	Rosedale Park	+	+		+	+	+		+			+						+			A	2.0	2.0	2.0
6	Ryder Lake Park	+	+			+	+											+	+		P	2.2	1.0	0.4
7	Salish Park	+	+	+	+	+	+									+	+	+		+	P	2.3	1.8	1.8
8	Sardis Park	+	+		+	+	+									+	+	+		+	A	5.1	5.1	5.1
9	Walden Park–Leary Sports Field	+		+	+	+		+	+							+	+	+	+	+	A	5.5	5.5	5.5

No.	Park or facility	Parking	Washroom access	Lighted area	Wheelchair access	Picnic tables	Playground	Sports field	Ball field	Dog park	Indoor facilities	Ball hockey	Basketball	Skate park	Tennis	Trails	Landscaped area	Open grass area	Natural area	Water feature	Active / passive / undeveloped	Gross area (ha)	Useable area (ha)	Area in use																			
10	Yarrow Community Park	+	+		+	+									+	+	+	+			A	1.2	1.0	1.0																			
11	Yarrow Pioneer Park	+	+	+	+	+	+							+		+	+	+			A	2.5	2.5	2.5																			
<b>Total</b>																																									39.0	37.1	36.6

### Legend

	Access facilities		Soft-surface amenities		Water-based amenities
	Lighted areas		Passive-use amenities		Indoor facilities
	Hard-surface amenities				

## Sub-Community Park Opportunities

Although only Fairfield Park and Sardis Park meet the desirable size criteria for a sub-community park, most sub-communities are adequately served by the existing park areas. The exceptions are the central downtown core, Greendale, Chilliwack Mountain and the Eastern Hillside.

The Eastern Hillside currently has no developed parks of any class. Three recently acquired park sites, Allan Creek, Forest Gate and Kensington, will serve as neighbourhood parks.

There are, however, opportunities to use City-owned lands and to acquire parkland as part of the development process for sub-community parks. Details of these opportunities are included in the Eastern Hillside Comprehensive Area Plan.

- Three potential sub-community park locations for the Eastern Hillside have been identified:
- west of Nixon Road (undevelopable lands)
  - lower Marble Hill Slide area (mainly City-owned properties)
  - upper Marble Hill Slide area (private undevelopable lands)

Adjacent to the Chilliwack urban area, Mount Shannon offers opportunity for park

development within 16 ha of City land and an additional 16 ha of private land. Although the relatively steep topography may limit its development to hiking and walking trails, there may be potential to use the concrete lid of the existing water reservoir for sports courts.

In eastern Promontory, there are two potential sub-community parks. Jinkerson Park could be upgraded to a sub-community park with additional facilities. The City-owned lands on Hudson Road could be used as a park to support the growing population of eastern Promontory.

The Ryder Lake area has several undeveloped City-owned properties that could be used for park or civic use when the area develops.

## Neighbourhood Parks and Sub-Neighbourhood Parks

The distinction between neighbourhood parks and sub-neighbourhood parks is a combination of scale, diversity of facilities and market area.



Five Corners (Images © City of Chilliwack, 2017)



Sardis Park (Images © City of Chilliwack, 2017)

**A neighbourhood park should serve as the focal point of the neighbourhood, providing recreational opportunities appropriate to the local residents and a venue for social gatherings.**

Neighbourhood parks offer conveniently located recreational social experiences of both a passive and an active nature. A neighbourhood park should serve as the focal point of the neighbourhood, providing recreational opportunities appropriate to the local residents and a meeting place or venue for social gatherings.

These parks should have street frontage, preferably at or near an intersection of collector roads but far enough removed from higher-traffic areas that park users do not have to cross arterial roads.

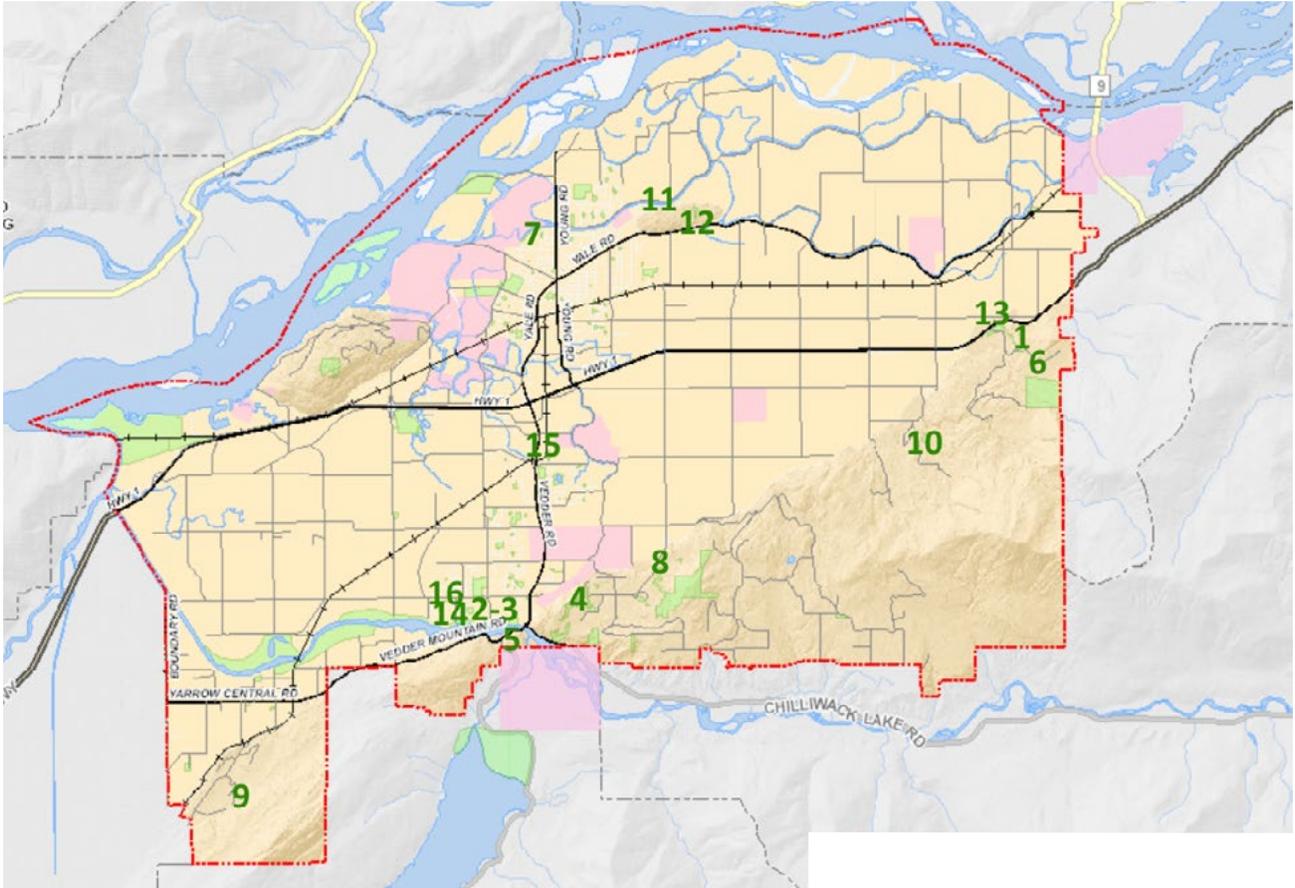
Neighbourhood parks should meet the following requirements:

- a minimum of 1 ha in area (if full facilities are provided)
- within an 800 m walking distance of all residences within the neighbourhood it serves
- centrally located with easy non-motorized access using greenways, walkways and sidewalks

- connected to the neighbourhood, generally being located at the intersection of two collectors and somewhat removed from arterial traffic
- connected with walkways between cul-de-sac ends and parallel roads to allow convenient pedestrian access not only to the neighbourhood park but to the overall green transportation network
- located in an area highly visible from residences and from the street
- safely located with respect to vehicular traffic; this would require that there be no parking at the curb or road edge along at least one side of the park and that any area with parking be fenced from the park

**Where a community or sub-community park is located within a neighbourhood, and where it contains suitable facilities, it will also serve as the neighbourhood park.**

Chilliwack has 16 neighbourhood parks or facilities: 7 are active, 4 are passive and 5 are yet to be developed (see Map 7 and Table 5).



↑ Map 8 Neighbourhood Parks in the City of Chilliwack (see corresponding numbering on Table 5)

↓ Table 5 List of Neighbourhood Parks and Amenities in the City of Chilliwack

No.	Park or facility	Parking	Washroom access	Lighted area	Wheelchair access	Picnic tables	Playground	Sports field	Ball field	Dog park	Indoor facilities	Ball hockey	Basketball	Skate park	Tennis	Trails	Landscaped area	Open grass area	Natural area	Water feature	Active / passive / undeveloped	Gross area (ha)	Useable area (ha)	Area in use
1	Allan Creek Park															+			+	+	U	0.8	0.2	0.0
2	Angers Woodlot															+			+		P	1.4	1.4	0.1
3	Angers Boulevard						+									+	+	+			A	0.7	0.7	0.7
4	Crimson Ridge / Weeden Park															+			+		P	6.2	1.0	0.5
5	Crossing Park					+	+									+				+	A	0.7	0.3	0.0
6	Forest Gate Park																		+		U	1.2	0.6	0.0
7	Hope River–Corbould Park	+			+											+		+	+	+	P	2.4	2.4	2.0
8	Jinkerson Park	+	+		+	+	+					+	+			+	+	+			A	1.5	1.5	1.5
9	Karson Park																		+		U	1.0	0.5	0.0



**Sub-neighbourhood parks** (most commonly playgrounds) serve day-to-day active recreation needs, primarily of children, within a segment of a neighbourhood. They are accessed exclusively on foot or by bicycle from home for short-term visits.

Sub-neighbourhood parks are generally much smaller in area than neighbourhood parks and offer limited, child-oriented recreational facilities.

In setting these levels of service, with respect to both neighbourhood parks and sub-neighbourhood parks, it is the facilities provided, not the class or ownership of park, that determine its functionality.

Within the parks hierarchy, a community park or school may serve as a neighbourhood park, and a neighbourhood park may serve as a sub-neighbourhood park.

A sub-neighbourhood park should serve the localized recreational needs of children within a portion of the neighbourhood by providing a playground area with safe, convenient access.

In calculating the levels of service, both in park area per 1,000 people and in travel distance to parks, both school recreation facilities and recreation facilities within larger class parks have been included.

Sub-neighbourhood parks should meet the following criteria:

- small in area, typically 2,000 m<sup>2</sup> to 4,000 m<sup>2</sup> (in some cases as small as 1,000 m<sup>2</sup>)



Edwards Park (Image © City of Chilliwack, Edwards 2013)

- within 400 m walking distance of any residence within the service radius
- centrally located with easy non-motorized access using greenways, walkways and sidewalks; access to the park should not involve crossing an arterial road, except under controlled conditions
- located in an area highly visible from residences and from the street
- safely located with respect to vehicular traffic: this would require that there be no parking at the curb or road edge along at least one side of the park and that any area with parking be fenced from the park
- connected with walkways between cul-de-sac ends and parallel roads to make it easy for people to reach the parks

Playground facilities within strata developments or public and private schools, although not part of the “public” park system, often serve as sub-neighbourhood parks and may provide additional facilities, such as covered areas and washrooms, not generally found in public parks of that size.

Sub-neighbourhood parks may serve to infill between neighbourhood parks or in development cells where a true neighbourhood park may not be warranted.

Chilliwack has approximately 73 sub-neighbourhood parks, 58 of which have playgrounds. In addition,



Hymar Park (Image © City of Chilliwack, 2012)



Yarrow Pioneer Park (Image © City of Chilliwack, 2016)



Aerial View of Chilliwack, Looking West (Image © City of Chilliwack, 2016)



Roy Park (Image © City of Chilliwack, Edwards 2016)

playgrounds are located in 28 other parks and more than 20 schools.

### Neighbourhood Park Analysis

For the purpose of greenspace analysis and to further detail the information provided in the OCP (see Map 12 A, Appendix C, Plan 4), the urban (sub-communities) of Chilliwack have been divided into 48 neighbourhood polygons delineated by travel barriers.

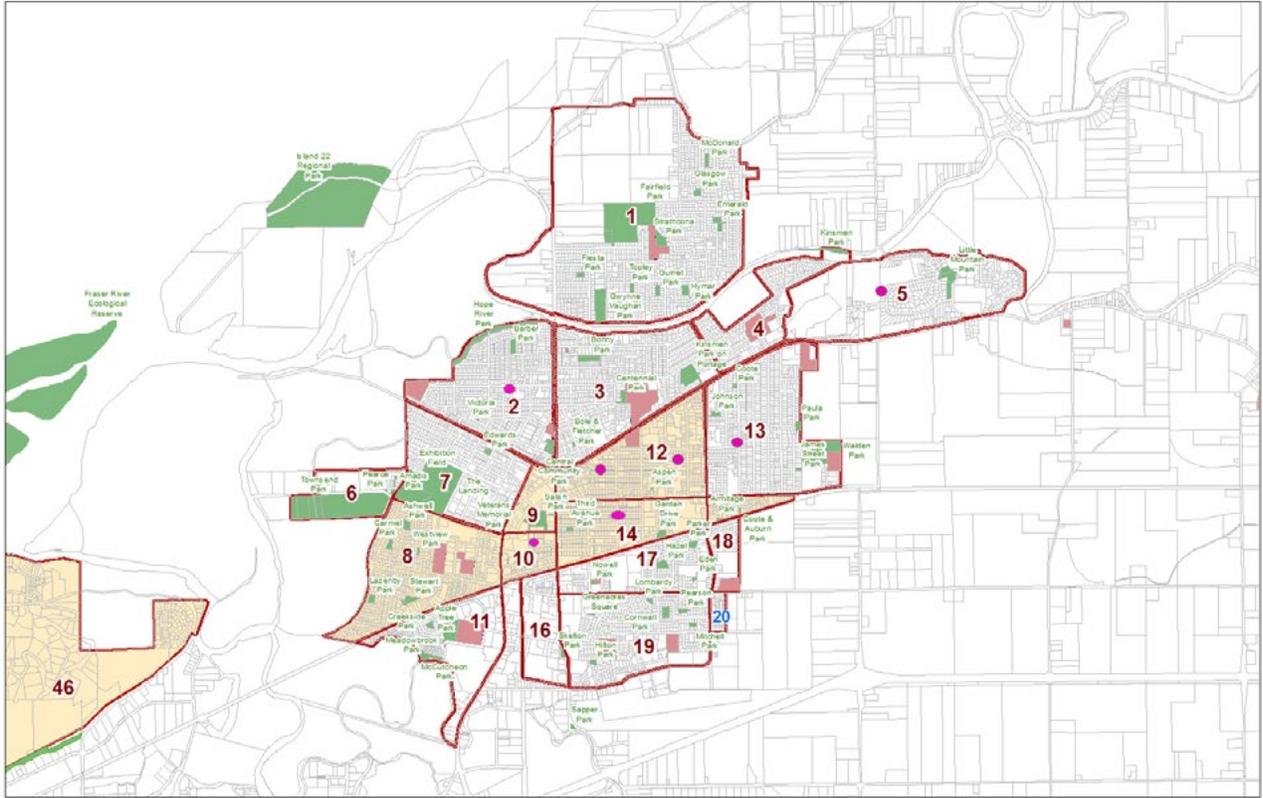
Map 8 to Map 16 show these polygons, with the locations of existing parks, schools and other public greenspace that may serve a park function.

The table associated with each map (Table 6 to Table 9) shows the current neighbourhood park area and projected future park needs based on 1 ha of usable park area per 1,000

people. The cells are colour-coded depending on how deficient in park space the area is:

- yellow = less than 1 ha deficient
- orange = 1 ha to 2 ha deficient
- red = more than 2 ha deficient

In each table, the column labeled “Additional park area proposed” shows how much parkland, in hectares, the neighbourhood requires. The column labeled “Park acquisition” shows the potential type of park that can be developed to meet the identified shortage. If the box is light green, the park should be acquired through parkland dedication. If the box is dark green, it will have to be acquired through a combination of DCCs and capital funds. The last column, labeled “Park improvement,” indicates a proposed improvement to an existing park.



↑ **Map 9** Downtown Chilliwack and Fairfield Island (Neighbourhoods 1–20; see corresponding numbering on Table 8)

**Legend**

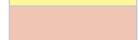
- Neighbourhood boundaries
- Existing parks or greenspace
- Schools
- Location where a new park is needed or proposed
- Requires additional neighbourhood park area by 2023

↓ **Table 6** Downtown Chilliwack and Fairfield Island (Neighbourhoods 1–20)

Neighbourhood	Neighbourhood park area, 2018 (ha)	Population (2013)	Neighbourhood park /1000 (2018)	Shortage / surplus (2018)	Population (2023)	Shortage / surplus (2023)	Population (2040)	Shortage / surplus (2040)	Additional park area proposed (ha)	Park acquisition (proposed or potential)	Park improvement
1 Fairfield Island	6.2	3,959.0	1.6	2.3	4,666.0	1.6	5,880.0	0.3			Fairfield Park: add parking and facilities
2 Downtown NW	5.8	3,931.0	1.5	1.8	4,610.5	1.2	5,797.0	-0.0	0.2	New park: central area	Hope River–Corbould Park: add facilities
3 Downtown NE	6.2	4,061.9	1.5	2.1	5,046.5	1.2	6,689.0	-0.5	0.5	Expand Centennial and Bonny parks	Kinsmen Park on Portage: add facilities
4 Portage–Quarry	3.9	996.8	3.9	2.9	1,167.7	2.7	1,439.1	2.5			

Neighbourhood	Neighbourhood park area, 2018 (ha)	Population (2013)	Neighbourhood park /1000 (2018)	Shortage / surplus (2018)	Population (2023)	Shortage / surplus (2023)	Population (2040)	Shortage / surplus (2040)	Additional park area proposed (ha)	Park acquisition (proposed or potential)	Park improvement	
5	Mount Shannon	1.9	1,236.0	1.5	0.6	1,417.0	0.4	1,711.0	0.1	0.5	New park in western developing area	
6	Townsend Park	1.2	384.3	3.1	0.8	506.0	0.7	693.4	0.5			Townsend Park: add facilities
7	The Landing	4.3	3,144.8	1.4	1.1	3,688.4	0.6	4,637.6	-0.4			The Landing: add facilities
8	Stewart Park–Westview	3.9	3,860.6	1.0	0.0	4,970.1	-1.1	6,706.6	-2.8			Westview Park: add playground Stewart Park: add facilities
9	Salish Park	0.0	200.0	0.1	-0.2	200.0	-0.2	200.0	-0.2	0.4	Expand Salish Park	
10	Chesterfield	0.0	768.6	0.0	-0.8	1,012.0	-1.0	1,386.8	-1.4	0.1	Small park	Add playground to Birch Walkway
11	Meadowbrook	5.7	2,330.9	2.4	3.4	2,676.6	3.0	3,402.1	2.3			Meadowbrook Park: add facilities
12	Yale–First–Young–Broadway	1.7	2,793.0	0.6	-1.1	3,561.6	-1.9	4,830.6	-3.1	0.2	Small park	
13	Yale–First–Broadway–Walden	4.6	2,619.6	1.7	2.0	3,078.0	1.5	3,804.0	0.8	0.1	Sub-neighbourhood playground	
14	First–CNR–Young–Broadway	0.9	1,862.0	0.5	-0.9	2,374.4	-1.5	3,220.4	-2.3	0.2	Sub-neighbourhood playground	
15	First–CNR–Broadway–East	0.3	654.9	0.4	-0.4	769.5	-0.5	951.0	-0.7			
16	Hocking–Airport–BCR–Young	0.2	211.1	1.1	0.0	249.4	-0.0	322.9	-0.1			
17	CNR–Chilliwack Central–Young–Broadway	1.3	1,137.3	1.2	0.2	1,284.6	0.0	1,597.2	-0.3			
18	CNR–Chilliwack Central–Broadway–East	0.6	287.4	2.1	0.3	312.0	0.3	349.2	0.3			
19	Greenacres	3.0	2,653.7	1.1	0.3	2,997.4	0.0	3,726.8	-0.7			
20	Chilliwack Central–Broadway–East	0.0	191.6	0.0	-0.2	208.0	-0.2	232.8	-0.2			

**Legend**

	< 2 ha deficient		Park will be acquired through a combination of DCCs and capital funds
	1–2 ha deficient		Park should be acquired through parkland dedication
	> 2 ha deficient		

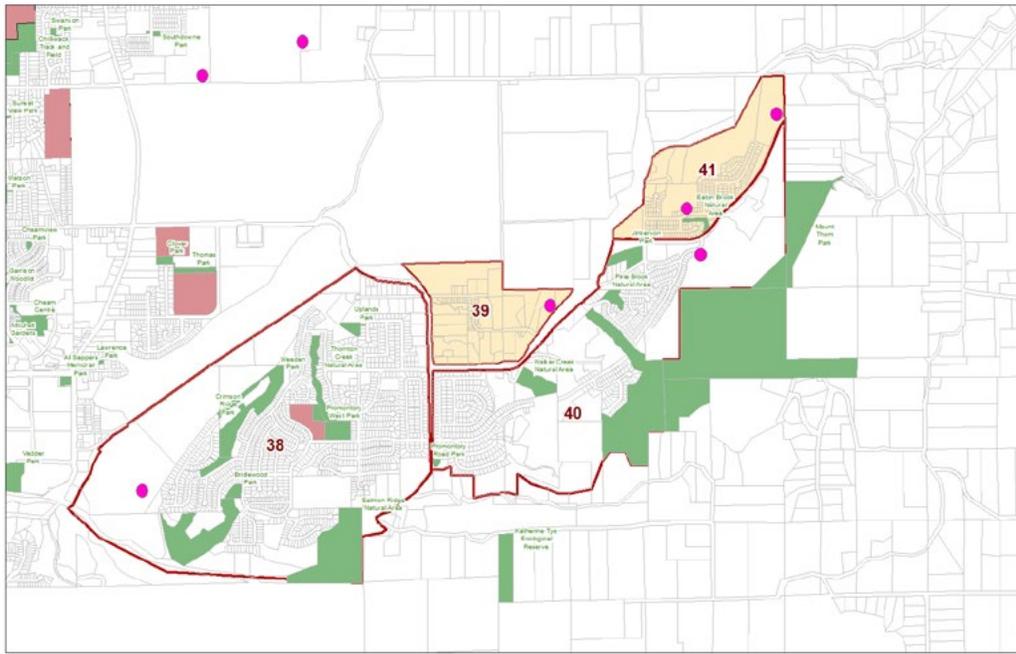


↓ Table 7 Sardis–Vedder (Neighbourhoods 21–37)

Neighbourhood	Neighbourhood park area, 2018 (ha)	Population (2013)	Neighbourhood park/1000 (2018)	Shortage / surplus (2018)	Population (2023)	Shortage / surplus (2023)	Population (2040)	Shortage / surplus (2040)	Additional park area proposed (ha)	Park acquisition (proposed or potential)	Park improvement
21	Luckakuck	0.0	918.6	0.0	-0.9	1,403.2	-1.4	2,048.6	-2.0		
22	Knight East of Creek	0.0	576.5	0.0	-0.6	759.0	-0.8	1,040.1	-1.0		
23	Knight South	2.3	2,690.1	0.9	-0.4	3,542.0	-1.2	4,853.8	-2.6		MOU regarding playground at 7491 Crestwood (Westcoast Energy)
24	Storey Avenue	0.0	384.3	0.0	-0.4	506.0	-0.5	693.4	-0.7		
25	Queen Melville	0.0	100.0	0.0	-0.1	100.0	-0.1	100.0	-0.1		
26	Knight Vedder–Southern Rail	0.2	331.1	0.5	-0.2	1,000.0	-0.8	1,400.0	-1.2		
27	Wells Landing	0.9	1,279.3	0.7	-0.4	1,651.3	-0.8	2,113.3	-1.2	2.3	Wells Landing Park: expand in developing area Worthington Place: add playground
28	Stevenson–South Sumas	1.6	1,279.3	1.3	0.3	1,651.3	-0.1	2,113.3	-0.5		
29	Sardis Park	3.6	4,024.3	0.9	-0.4	5,161.9	-1.6	6,524.6	-2.9	0.4	Two small parks in developing areas
30	Watson Glen	3.4	2,516.9	1.4	0.9	3,268.8	0.1	3,961.7	-0.6		
31	South Sumas–Watson–Tyson–Vedder	7.4	3,203.3	2.3	4.2	4,091.0	3.3	5,277.8	2.1		
32	Garrison Crossing	1.5	3,686.9	0.4	-2.2	4,682.3	-3.2	6,066.2	-4.6		
33	Keith Wilson East	6.4	3,563.1	1.8	2.8	4,199.4	2.2	5,292.0	1.1		
34	Base of Promontory	0.0	127.4	0.0	-0.1	172.0	-0.2	201.0	-0.2		
35	Webster Landing	4.9	1,463.5	3.3	3.4	1,931.0	3.0	2,228.5	2.7		
36	Vedder SW	3.6	451.0	8.0	3.1	1,738.0	1.9	3,571.0	0.0		
37	Riverstone Heights	0.0	300.0	0.0	-0.3	380.0	-0.4	400.0	-0.4	0.2	New park on west side of area Crossing Park within 400m

Legend

	< 2 ha deficient		Park will be acquired through a combination of DCCs and capital funds
	1–2 ha deficient		Park should be acquired through parkland dedication
	> 2 ha deficient		



↑ Map 11 Promontory (Neighbourhoods 38–41; See corresponding number on Table 8)

**Legend**

- Neighbourhood boundaries
- Existing parks or greenspace
- Schools
- Location where a new park is needed or proposed
- Requires additional neighbourhood park area by 2023

**Table 8 Promontory (Neighbourhoods 38–41)**

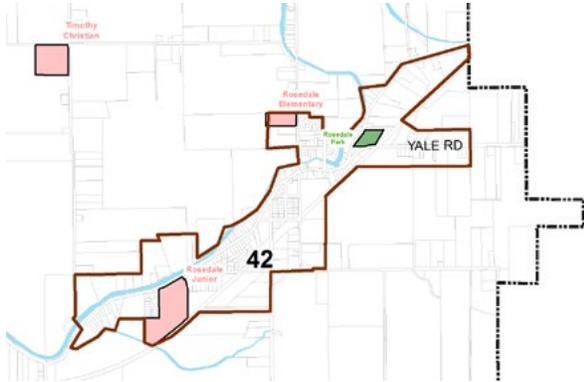
Neighbourhood	Neighbourhood park area, 2018 (ha)	Population (2013)	Neighbourhood park/1000 (2018)	Shortage / surplus (2018)	Population (2023)	Shortage / surplus (2023)	Population (2040)	Shortage / surplus (2040)	Additional park area proposed (ha)	Park acquisition (proposed or potential)	Park improvement
38 Promontory West	4.5	4,012.1	1.1	0.5	4,365.8	0.1	4,614.6	-0.1	0.1	New park on west side of area	Add playground to Uplands Park
39 Promontory NE	0.0	668.7	0.0	-0.7	727.6	-0.7	769.1	-0.8	0.2	New park on east side of area	City properties north of Hudson: develop as park
40 Promontory East	3.2	1,337.4	2.4	1.9	1,455.3	1.7	1,538.2	1.7	0.1	New park above Sylvan Drive	Add facilities to Walker Creek area
41 Ross Connector	0.0	1,337.4	0.0	-1.3	1,455.3	-1.5	1,538.2	-1.5	0.3	Two parks: south (1,000m <sup>2</sup> ) and northeast (2,000m <sup>2</sup> )	City property on McSwan: add playground if feasible

**Legend**

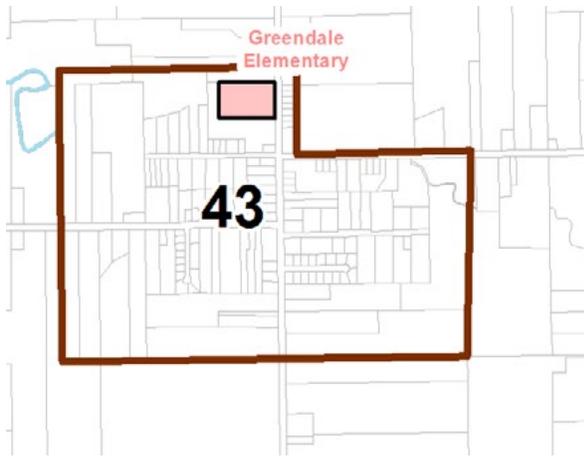
- < 2 ha deficient
- 1–2 ha deficient
- > 2 ha deficient
- Park will be acquired through a combination of DCCs and capital funds
- Park should be acquired through parkland dedication

**Other Areas (Neighbourhoods 42–48)**

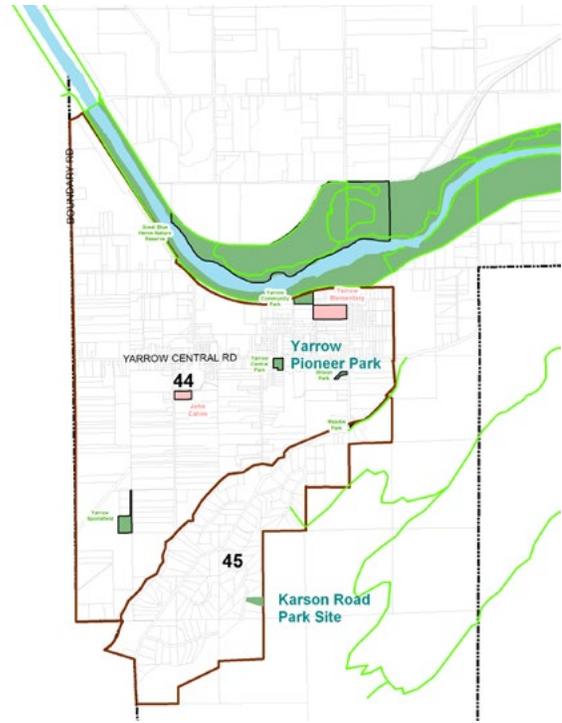
- 42: Rosedale
- 43: Greendale
- 44: Yarrow
- 45: Majuba Hill
- 46: Chilliwack Mountain
- 47: Ryder Lake
- 48: Eastern Hillside



↑ Map 12 Rosedale (Neighbourhood 42)



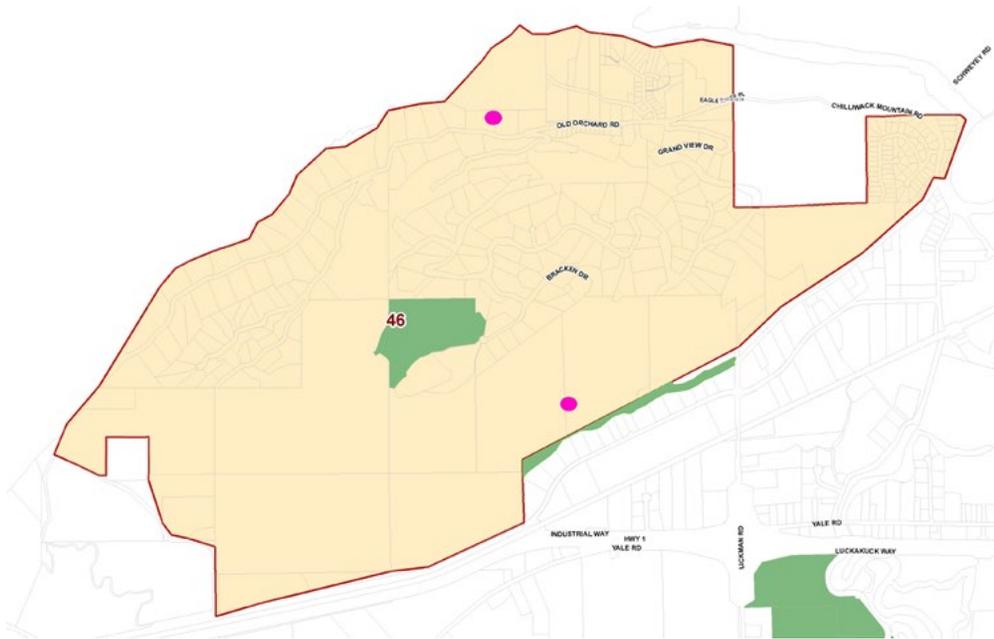
↑ Map 13 Greendale (Neighbourhood 43)



↑ Map 14 Yarrow and Majuba Hill (Neighbourhoods 44 and 45)

**Legend**

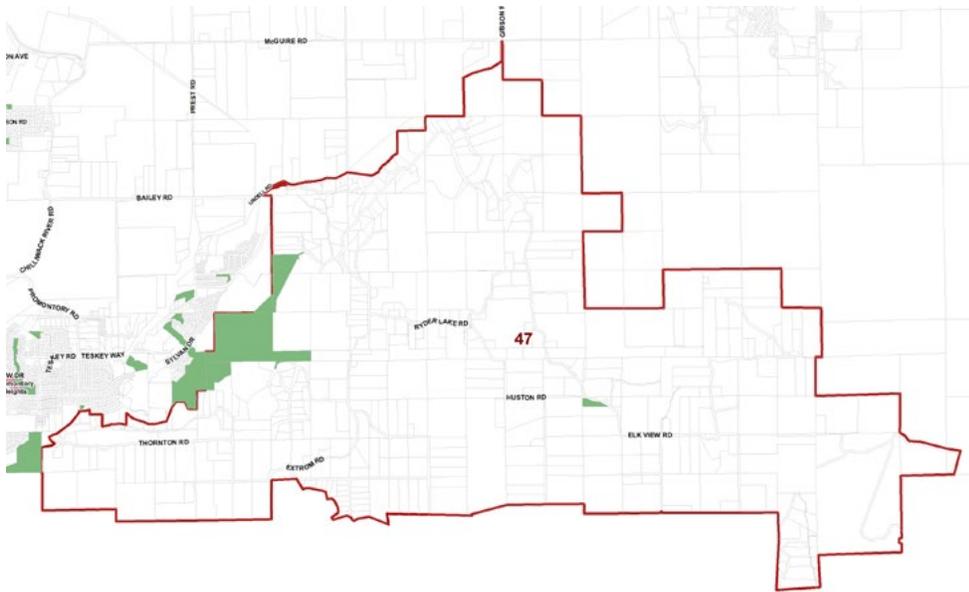
- Neighbourhood boundaries
- Existing parks or greenspace
- Schools
- Location where a new park is needed or proposed
- Requires additional neighbourhood park area by 2023



↑ Map 15 Chilliwack Mountain (Neighbourhood 46)

**Legend**

- Neighbourhood boundaries
- Existing parks or greenspace
- Schools
- Location where a new park is needed or proposed
- Requires additional neighbourhood park area by 2023



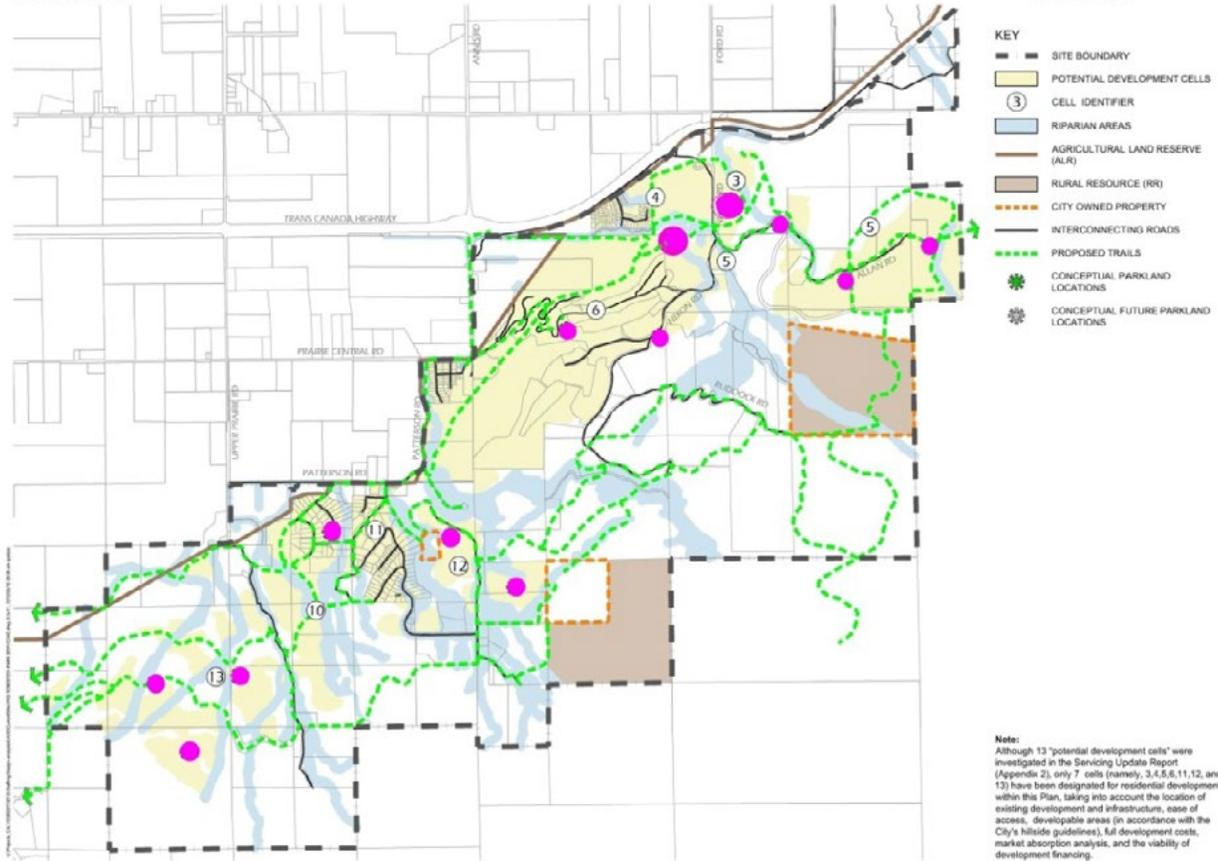
↑ Map 16 Ryder Lake (Neighbourhood 47)

**Legend**

- Neighbourhood boundaries
- Existing parks or greenspace
- Schools
- Location where a new park is needed or proposed
- Requires additional neighbourhood park area by 2023

DATE: APRIL 2017  
SOURCE: CITY OF CHILLIWACK

CITY OF CHILLIWACK



**Note:**  
Although 13 "potential development cells" were investigated in the Servicing Update Report (Appendix 2), only 7 cells (namely, 3, 4, 5, 6, 11, 12, and 13) have been designated for residential development within this Plan, taking into account the location of existing development and infrastructure, ease of access, developable areas (in accordance with the City's hillside guidelines), full development costs, market absorption analysis, and the viability of development financing.

↑ Map 17 Eastern Hillside (Neighbourhood 48)

**Legend**

- Neighbourhood boundaries
- Existing parks or greenspace
- Schools
- Location where a new park is needed or proposed
- Requires additional neighbourhood park area by 2023



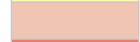
Ryder Lake Park (Image © City of Chilliwack, 2014)

Area 4 (Eastern Hillside) accounts for an additional 6 to 12 neighbourhoods, identified as "development cells" in the Eastern Hillside Land Use and Development Plan.

↓ Table 9 Neighbourhoods 42–48

Neighbourhood	Neighbourhood park area, 2018 (ha)	Population (2013)	Neighbourhood park/1000 (2018)	Shortage / surplus (2018)	Population (2023)	Shortage / surplus (2023)	Population (2040)	Shortage / surplus (2040)	Additional park area proposed (ha)	Park acquisition (proposed or potential)	Park improvement	
42	Rosedale	3.8	1,207.2	3.1	2.6	1,192.0	2.6	1,280.8	2.5			
43	Greendale	1.2	631.2	1.9	0.6	621.6	0.6	616.4	0.6			
44	Yarrow	2.5	1,825.6	1.4	0.7	1,803.9	0.7	1,945.3	0.6			
45	Majuba Hill	1.0	782.4	1.3	0.2	773.1	0.2	833.7	0.2		Karson Park: develop as trailhead	
46	Chilliwack Mountain	0.0	1,671.5	0.0	-1.7	2,486.6	-2.5	3,078.0	-3.1	0.6	Two new parks in development area (2,000 m <sup>2</sup> )	Copper Ridge utility lot: add playground if feasible
47	Ryder Lake	2.5	1,102.0	2.3	1.4	1,283.0	1.2	1,557.0	0.9	0.0	Subject to future development	
48	Eastern Hillside	4.2	1,644.0	2.6	2.6	2,738.0	1.5	4,165.0	0.0		See Eastern Hillside Comprehensive Area Plan	Develop Allan Creek Park, Forest Gate Park and Nixon Road Park

**Legend**

	< 2 ha deficient		Park will be acquired through a combination of DCCs and capital funds
	1–2 ha deficient		Park should be acquired through parkland dedication
	> 2 ha deficient		

**Neighbourhood Park Opportunities**

Even though the City has, over the years, acquired land through the development process, several neighbourhoods do not have dedicated parkland. These will remain without any park space. The following are example neighbourhoods:

- Eastern Hillside: Panorama Ridge
- Chilliwack Mountain: Copper Ridge
- Chilliwack Mountain: Sunrise Drive
- Vedder Mountain: Riverstone Heights

Some parkland dedicated through the subdivision process consists of steep, forested areas. While some of these areas, such as Salmon Ridge natural area, Bridlewood Park and Weeden Park, have been used for linear trail networks,

others can serve no park purpose other than providing a visual greenspace barrier.

Playground equipment is expensive to purchase and maintain, so the City prefers to build fewer appropriately located parks of adequate size rather than many scattered mini parks.

Of the 48 city-wide neighbourhoods, 19 are deficient in neighbourhood park area at this time. The Local Government Act (see Appendix A) requires a parkland dedication of 5% of the development area. This should, over time, address most shortages in presently developing neighbourhoods such as in the Eastern Hillside and the remainder of Promontory. However, this requirement does not apply to new

sub-neighbourhoods created as a result of rezoning, lot consolidation and boundary adjustment.

A case in point is the area bounded by the arterials Cheam Avenue, Young Road, Yale Road and the Canadian National Railway (CNR), which is in transition from single-family to multi-family. Although the population in this area is rapidly increasing, no parks have been provided because no subdivision has occurred and therefore parkland dedication is not required.

Providing parks in already developed neighbourhoods or urban redeveloping neighbourhoods that are already deficient in park space is much more difficult than building parks in new neighbourhoods. The cost of acquiring even a 1,000 m<sup>2</sup> sub-neighbourhood park site in a developed neighbourhood could be \$800,000 (2018 dollars).

The City must now look at alternative and creative solutions to solve the problem of parkland deficiency, including the following:

- use available public lands such as utility lots and unused roads
- develop neighbourhood park facilities within community parks
- partner with public and private schools
- encourage or require strata and multi-family developments to be self-sufficient in park space

Development cost charges (DCCs) are collected per net additional unit for all new developments to facilitate the acquisition and development of community parks.

DCC funds collected should also be used to purchase parkland within a redeveloping or densifying area, where there is no actual subdivision of land and hence no parkland dedication.

Based on the OCP, the DCC and the 5% parkland dedication programs should identify park needs in the future.



**Majuba Heritage Park** (Image © City of Chilliwack, 2012)



**Yarrow Pioneer Park** (Image © City of Chilliwack, 2014)

If we use the proposed Alder Area Neighbourhood Plan as an example, the potential population could be 1,000. NPRA standards would suggest 1 ha of neighbourhood parkland. As there was no actual subdivision, there were no parkland dedications or cash-in-lieu collections. DCC funds were used to purchase two residential lots, with a combined area of 0.16 ha, to allow development of a sub-neighbourhood park. In conjunction with green amenity spaces being provided within private strata properties, this is an example of an acceptable alternative solution for the provision of park space in a developing area.

A further factor is the impact of residential development on First Nations lands. First Nations have their own planning processes and look for opportunities to provide some neighbourhood parkland space.

## Outdoor Recreation Facilities

Chilliwack residents have many recreational needs:

- diverse activities
- convenience
- venue variety

While this strategy is not usually specifically planned, acquiring properties next to existing parks would provide road frontage on an adjacent road and overall connectivity, facilitating access to many of our neighbourhood parks.

It is unrealistic to provide or even plan for a venue for every recreational activity in which Chilliwack residents are involved, as we are constrained by topography, safety and budget.

While standards exist with respect to the numbers of facilities per 1,000 people for many recreational activities, each community has different variables. The popularity of particular recreational activities varies with geographic location, topography, elevation, ethnic diversity and age.

An assessment of the local need for specific types of venues can be found in the City of Chilliwack Parks, Recreation and Culture Strategic Plan 2014–2023.

As some recreational activities cannot be provided for within the City of Chilliwack, the city will remain dependent on Cultus Lake Provincial Park and Cultus Lake Park for most water-based activities, and Crown lands for hiking, mountain biking and motorized sports.



Jade Bay, Cultus Lake (Image © City of Chilliwack, 2016)

# Section 3: Conclusions

As this report shows, the City of Chilliwack has many opportunities for developing new and existing greenspace to meet the needs of its residents.

## Opportunities

There are several mechanisms and sources of funds by which we can acquire parkland, greenspace and trails.

Legislation:

- Local Government Act (see Appendix A) requires:
  - dedication of parkland at time of subdivision (or 5% cash-in-lieu)
  - development cost charges (DCCs) collected at time of subdivision (or land-in-lieu)
  - highway or road dedication at time of subdivision
  - dedication of lands for utilities and works
- Riparian Areas Regulation (RAR) requires:
  - dedication or protection of riparian corridors

Bylaws:

- Official Community Plan Bylaw
- Zoning Bylaw
- Subdivision and Land Development Bylaw
- Development Cost Charge Bylaw

Other mechanisms:

- accept residual non-developable lands at time of subdivision through the subdivision approval process
- develop trails within transportation corridors
- apply for Crown grants of parkland
- purchase land for parkland
- exchange land for parkland
- receive donations of land for parkland
- use abandoned roads or little-used alignments such as back lanes

## Local Government Act

Section 510 of the Local Government Act allows the City to require dedication of 5% of the developable land within a subdivision for parkland or pay the City an equivalent amount as 5% cash-in-lieu for parkland acquisition.

The 5% requirement is not just an arbitrary number. The nationally accepted standard for neighbourhood parkland is 1 ha per 1,000 people. If we take, for example, a 10 ha development parcel, developed to a mixture of 100 single-family lots and 100 multi-family units, we could get a population of 500. At a ratio of 1 ha/1,000 people, 0.5 ha of parkland would be required; 5% of 10 ha also equals 0.5 ha.

Section 510 (1) and (2) of the Local Government Act allows developers to choose either land dedication or cash-in-lieu. However, where the OCP indicates that parkland is needed, the City's approving officer can require the land dedication.

Parkland dedication or cash-in-lieu is not required where a subdivision creates fewer than three new lots. For example, a subdivision of two large lots into four new smaller lots would be exempt from parkland dedication or 5% cash-in-lieu.

Parkland dedication is also not required where parcel consolidation occurs. Quite often, three or more lots are consolidated into one lot for a multi-family development. Although living units are created in both cases, bare-land strata development is required to dedicate parkland. Building strata with the same number of living units

may appear the same on the ground, but no actual lots are created and dedication does not occur.

The dedication of 5% of the land area or cash-in-lieu is used for establishing neighbourhood and sub-neighbourhood parks to provide conveniently located playground areas.

Where parkland is not required, a 5% cash-in-lieu of land dedication can be added to a DCC fund to purchase parkland in a more suitable location or within older developed neighbourhoods that are identified as being greenspace deficient. This allows the City to satisfy some of the park space needs in areas that would otherwise not see any new development and hence would see no land dedication.

The location of areas for parkland dedication should be in accordance with the OCP and appendices, including the GSP and local area plans with respect to park size, location and travel distance standards.

Only usable land, as defined, should be accepted toward the 5% parkland dedication.

Trails within development areas should be credited on the basis of a standard trail corridor width of 6 m times the length of the trail.

Non-developable areas and riparian corridors that are not suitable for public access or trail use do not count toward the 5%.

Where cash-in-lieu is to be provided, the land value would be determined on the basis of land value that has been zoned for the use intended by development but has not yet been improved with proposed works and services.

In terms of DCCs, Section 559 of the Local Government Act provides for the collection of DCCs for parkland acquisition or development. Section 559 provides an option that land may be contributed in lieu of DCCs if the value is equivalent and the location is acceptable to local government.

## Riparian Areas Regulation

The provincial Riparian Areas Regulation (RAR) calls for the dedication or protection of fish, fish habitat and riparian corridors (areas that border streams, lakes and wetlands).

Provincial legislation requires the protection by covenant of riparian corridors adjacent to all watercourses. This can be done by restrictive covenant or by transfer of ownership to the City. The general rule is 15 m from top of bank of minor watercourses and 30 m from top of bank of fish-bearing and major watercourses. However, this distance is often reduced by the RAR process, in some cases leaving a very narrow corridor.

City ownership of these corridors does not necessarily provide for their use as trail corridors. Construction of a trail within the corridor must be approved either as part of the RAR process or after the fact. Several riparian corridors were acquired prior to the present legislation, allowing the development of the following trails:

- Teskey Creek Trail
- Lefferson Creek Trail
- Thom Creek Trail

As the opportunity to acquire these corridors for environmental protection and trail corridors come at the time of subdivision, the following should be considered:

- An analysis should be undertaken to determine if the riparian corridor should be transferred to City ownership rather than being registered as covenant areas or statutory rights-of-way (SRWs). Unique consideration should be given to each development and opportunity.
- As part of the RAR process, the developer's environmental consultant (a qualified environmental professional) should either obtain approval for trail development within the accepted riparian corridor or provide an additional 4.5-m to 6-m corridor adjacent to the riparian corridor where the OCP and/or TNP indicates that a trail is needed.



(Image © City of Chilliwack, 2016)

### City of Chilliwack Official Community Plan (OCP)

The OCP achieves the following:

- sets out policy and intent with respect to future land use, including the need for additional parkland
- is more specific as to required park locations; it also references the GSP as an internal reference document to give guidance with regard to size and location of required parkland
- contains a series of reference maps and tables indicating where additional parkland or trail corridors are required
- designates development permit areas, requiring the non-development of riparian areas, watershed catchment areas, steep or unstable slopes, and environmentally sensitive areas

In addition to the main text of the OCP, the following neighbourhood development plans contain specific locations where parks are required as well as their recommended size:

- Downtown Land Use and Development Plan
- Eastern Hillside Comprehensive Area Plan
- Alder Neighbourhood Plan

### City of Chilliwack Zoning Bylaw

Our present Zoning Bylaw requires the provision of a “common amenity area” with a minimum area of not less than 200 m<sup>2</sup> and a width of not less than 6 m in association with any multi-family development of more than 10 units. As most multi-family developments do not involve the subdivision of land, no parkland can be acquired through dedication. We must then rely on DCCs to potentially purchase property for a small sub-neighbourhood park in a multi-family development area. During the development process, the City should seek to obtain adequate park space for the recreational needs of the proposed development. The Planning Department and the Development Department will seek input from Parks Planning as each development application is being considered. The GSP will guide them in this regard.

It is difficult to anticipate the recreational facility needs associated with a multi-family or strata development. Some may be family oriented, where playground equipment may be

appropriate, while others may be seniors oriented, where a passive area would be preferred.

Comprehensive development zoning can be used to require that development be clustered, leaving more greenspace as a public amenity in exchange for increased density. The public amenity may include both the dedication and actual construction of a park or trail.

### **Subdivision Development and Control Bylaw 2004, No. 3055**

The Subdivision Development and Control Bylaw presently refers to the OCP for the parkland dedication requirement, which in turn requires a 5% dedication or cash-in-lieu consistent with Section 510 of the Local Government Act.

The bylaw also requires the construction of roads and utilities as part of the development process.

As the Subdivision Development and Control Bylaw is the actual regulatory bylaw, it should be amended to specifically include the requirements and constraints with respect to the 5% parkland dedication or cash-in-lieu. It should refer to the regulations and authority and essentially use the relevant provisions of the Local Government Act as requirements.

Under the authority of Section 506 of the Local Government Act, the bylaw should require the dedication of walkways as part of the required road infrastructure:

- Road dedication should include walkways with a minimum right-of-way width of 4.5 m to interconnect all cul-de-sac ends and adjacent cul-de-sacs or other roads.
- Road dedication should also include walkways to interconnect parallel roads and to connect to trail corridors to provide continuity of greenways and connections to parks.

### **Development Cost Charge Bylaw**

The Development Cost Charge Bylaw requires contributions for the acquisition and development of parkland. The collection of DCCs is essential to acquiring land for community and sub-community parks.

Where a development area includes a park location, as proposed in the OCP, local area plan or GSP, land of equivalent value may be accepted in lieu of parkland DCCs.

The parkland portion of the DCC Bylaw should be reviewed annually to confirm community growth projections and ensure that resulting parkland requirements are being reflected in adequate DCC parkland rates. The DCC project listing should be consistent with the goals of the GSP and the provincial Development Cost Charge Best Practices Guide. Funding needs as identified within the DCC Bylaw should be exclusive of funding being collected under the 5% cash-in-lieu contributions.

**The minimum dimension for a playground for younger children (Canadian Standard Association category of 2–5 years of age) set is 8 m × 8 m, while the minimum dimension with a swing set is 12 m × 12 m.**

### **Utility Lots and Corridors**

Utility lots and corridors are essential for the servicing of development. While utilities within road rights-of-way are generally possible, terrain and convenience often require that they be placed in linear corridors.

In the past, most of these corridors have been easements or SRWs over private lands. In many

cases the wording of the agreement was for a specific utility, such as “for drainage purposes.”

To facilitate recreational use of utility lots and corridors, the following guidelines should be considered:

- Where possible, utility lots and corridors should be owned by the City of Chilliwack.
- Utility corridors should be a minimum of 6 m wide to facilitate multiple utility and trail use.
- Where ownership of the corridor is not possible, the wording of the statutory right-of-way agreement should allow for all utilities as well as for trail use, whether or not we plan to construct a trail at that time.
- Where SRWs are on slopes exceeding 20%, the corridor should be wide enough to accommodate switchbacks and retaining structures above and below the trail.
- Stormwater management facilities and pump stations may provide natural habitat, playground sites or trail corridors.

**Utility corridors, rights-of-way or easements often yield excellent opportunities for linear trail development.**

### Acceptance of Residual Non-Developable Lands at Time of Subdivision

A generally accepted guideline is that lands with slopes exceeding 30% should not be developed. While hillside lots may contain some steeper land in addition to the actual building site, surplus undevelopable land is often left as a remainder. As developers remain responsible for the taxes payable on this land, they sometimes see it as an advantage to donate it to the City as a natural area.

Examples of these lands include our larger recently acquired natural areas:

- Bridlewood Natural Area

- Salmon Ridge Natural Area
- portion of Mount Thom Park
- Walker Creek Natural Area

While these lands are unsuitable for park facilities development such as playgrounds and sports fields, they are often suitable for trail corridors. If the undevelopable portion of the lands contains a proposed trail corridor as indicated in the OCP, SGP or TNP, and a proposed park location is not indicated, the trail corridor may be credited as “parkland dedication” on the basis of a corridor 6 m times the length of the trail.

### Trail Development within Transportation Corridors

Road corridors range in width from about 15 m to 30 m. If the right-of-way width is in excess of the design road cross-section, surplus area may be available for a roadside trail. A good example is the Teskey Way Trail, which extends from the base of Teskey Way Hill to near Promontory Road.

Similarly, railway corridors are often 30 m wide, with the actual rail bed occupying only a small portion. These too may be available for “rails with trails” development such as the Valley Rail Trail presently under development.

### Crown Grants of Parkland

The City may apply for a grant of provincial or federal lands for recreational purposes.

Historically, land under provincial ownership (Crown land) could be acquired at a nominal cost from the province or was offered to the City for park purposes.

This has given us some of our major park areas:

- Cultus Lake Park                      250 ha    1920
- Mount Thom Park                      38 ha    1943
- Island 22 Regional Park              99 ha    1987
- Watson Glen Park                      22 ha    1999

Crown land, such as much of the Vedder Greenway, may also be used by the City as passive parkland under agreement with the province.

### Land Purchase and Exchange

The acquisition of parkland or trail corridors, whether from DCC funds, cash-in-lieu of parkland dedication or capital funds requires some form of land transaction:

- purchase, sale or exchange of land by the City
- purchase or other form of acquisition of SRWs through key properties
- purchase and lease back: land could be purchased and leased back to the former owner; could be by life tenancy, whereby the former owner could remain on the lands as long as they live
- memorandum of understanding: a voluntary agreement for a specified time to use the land for park or trail purposes
- option to purchase for future park development

Other means of acquiring parkland include the following:

- co-operative ventures
- land trust
- land acquisition through default on taxes

### Donation of Land

Lands may be left to the City “for park purposes” from an estate, in memoriam or through benevolence. If the size and location can fill a park need, these can be accepted by the City.

From time to time, land owners or estates wish to donate land to the City of Chilliwack for park purposes. This has provided us with several parks, including:

- Skelton Park 1968
- Ryder Lake Park 1982
- Central Community Park 1982
- Gwynne Vaughan Park 1994
- Hillkeep Regional Park 2009

- Karver’s Trail addition to Mount Thom Park 2013

### Trail Development Within Abandoned or Little-Used Transportation Corridors

As the City’s road network expands and improves, sections of pre-existing roads may have been abandoned as too steep or simply in the wrong place. These publicly owned road corridors may be occupied by trails. The following are examples:

- Old Yale Wagon Road
- Parsons Hill Road
- Old Marble Hill Road
- Jinkerson Road

Other road corridors, which were never developed, may also be used for trails or walkways. Lanes and segments of roads may be closed to all or most vehicle traffic and used as trails or urban greenways and green links. The following are examples:

- Birch Street (Alexander Avenue to Chesterfield Avenue)
- Charles Street (Maple Avenue to Yale Road and under the CNR)

## Paying for the Development of a Park or Trail

In a comprehensive development area, the required amenity contribution can include the actual construction of a park or trail and associated equipment.

At time of subdivision, the construction of walkways and in some cases trails may be the responsibility of the developer as part of the subdivision requirements. In other situations the City may fund the development of parks or trails.

City of Chilliwack funds include the following:

- City of Chilliwack (Parks) DCC capital budget for parks and trails.



**Gwynne Vaughan Park Entrance** (Image © City of Chilliwack, 2012)



**Skelton Park Garden Feature** (Image © City of Chilliwack, 2014)

- City of Chilliwack (Parks) tax generated capital general funds.
- Road maintenance and upgrading: addition of sidewalks, delineated shoulders or urban trail as part of the road.

The City can also raise funds in other ways:

- Fundraising and sponsorship by service clubs or other organizations.
- Provincial and federal grants: From time to time grants are available to promote fitness through development of non-motorized recreation facilities. Multi-use trails will often meet the qualification requirements.
- Volunteer workers.

## **Greenspace Plan Implementation 2014 to 2018**

Since the City Council adopted the GSP, several previously identified shortcomings have been addressed. In the downtown area, playground equipment has been added to Coote & Auburn, Coote, and Salish parks.

In the Sardis–Vedder area, Webb Avenue Park has been purchased. A playground has been added to Carter, Peach and Vedder parks. Washroom buildings have been added to both Peach and

Vedder parks, and portable toilets have been installed in other parks and along trails.

On the south side of the Vedder River, Crossing Park is being developed on land acquired for the new Vedder Bridge.

In the Eastern Hillside area, parkland has been acquired for several undeveloped parks: Kensington, Forest Gate and Allan Creek. In addition, the Chilliwack Parks Society has developed several kilometres of trails in the Community Forest off Allan Road.

# Summary

The primary objective of the GSP is to guide the acquisition and development of parks and greenspace over the coming decades to keep pace with population growth estimates within the OCP.

The plan identifies five classes of parkland: regional, community, sub-community, neighbourhood and sub-neighbourhood. The plan analyzes our present supply and location as compared with parkland targets.

For planning purposes, Chilliwack is divided into nine sub-communities based on major barriers and historical settlement, then further subdivided into 48 neighbourhoods, delineated by present travel barriers. Of the 48, 19 still fall short of meeting the neighbourhood parkland target of 1 ha per 1,000 people.

While Chilliwack has some remaining deficiencies in park space, opportunities still exist to achieve parkland targets within new greenfield developments.

Urban redevelopment areas and single-family neighbourhoods developed without parks pose greater challenges. In some cases, public or private schools can fill parkland needs. In other cases, City-owned utility properties can be provided with playground equipment. Facilities can be added to community or sub-community parks to provide for the adjacent neighbourhoods.

The GSP identifies the need for new neighbourhood parks. It also identifies park or public land locations where additional park facilities could be added. In some areas, however, parks can't be provided without the actual purchase of potential development lands, which may prove to be cost prohibitive.

The GSP examines the legislation and bylaws by which the City can acquire



parkland, greenspace, walkway connections and, in some cases, trail corridors.

The TNP, which is a supplementary document to the GSP (see Appendix B), proposes a network of trail systems and green links, connecting parks and greenspace to residential and commercial areas. Planning greenspace as a network promotes accessibility and identifies gaps to be filled.

# References

[2040 Official Community Plan](#), City of Chilliwack (2014).

[\\$2.5 Million for Experience the Fraser Project](#), BC Ministry of Tourism, Culture and the Arts (2009).

[Alder Neighbourhood Plan](#), Urban Systems (2014).

[Chilliwack Cycle Plan](#), Cycle Vision Chilliwack, Drdul Community Transportation Planning and ISL Engineering and Land Services (2017).

[City of Chilliwack Parks, Recreation and Culture Strategic Plan 2014–2023](#), Professional Environmental Recreation Consultants Ltd (2013).

[Development Cost Charge Best Practices Guide, third edition](#), British Columbia Ministry of Community Services (2005).

[Eastern Hillsides Comprehensive Area Plan](#), Chilliwack Department of Planning and Strategic Initiatives (2012).

[Riparian Areas Regulation \(RAR\)](#), Government of British Columbia (2004).

# Appendix A: The Legislation

## Local Government Act Parkland Dedication

### Requirement for provision of park land or payment for parks purposes

510. (1) Subject to this section and section 516 (3) (h) and (4) [*phased development agreement rules*], an owner of land being subdivided must, at the owner's option,
- (a) provide, without compensation, park land of an amount and in a location acceptable to the local government, or
  - (b) pay to the municipality or regional district an amount that equals the market value of the land that may be required for park land purposes under this section as determined under subsection (6) of this section.
- (2) Despite subsection (1),
- (a) if a regional district does not provide a community parks service, the option under subsection (1) (b) does not apply and the owner must provide land in accordance with subsection (1) (a), and
  - (b) subject to paragraph (a), if an official community plan contains policies and designations respecting the location and type of future parks, the local government may determine whether the owner must provide land under subsection (1) (a) or money under subsection (1) (b).
- (3) Subsection (1) does not apply to the following:
- (a) subject to subsection (4), a subdivision by which fewer than 3 additional lots would be created;
  - (b) a subdivision by which the smallest lot being created is larger than 2 hectares;
  - (c) a consolidation of existing parcels.
- (4) Subsection (1) does apply to a subdivision by which fewer than 3 additional lots would be created if the parcel proposed to be subdivided was itself created by subdivision within the past 5 years.
- (5) The amount of land that may be required under subsection (1) (a) or used for establishing the amount that may be paid under subsection (1) (b) must not exceed 5% of the land being proposed for subdivision.
- (6) If an owner is to pay money under subsection (1) (b), the value of the land is whichever of the following is applicable:
- (a) if the local government and the owner agree on a value for the land, the value on which they have agreed;
  - (b) the average market value of all the land in the proposed subdivision calculated
    - (i) as that value would be on the date of preliminary approval of the subdivision or, if no preliminary approval is given, a date within 90 days before the final approval of the subdivision,
    - (ii) as though the land is zoned to permit the proposed use, and
    - (iii) as though any works and services necessary to the subdivision have not been installed.

# Collection and Use of Development Cost Charges

## Development cost charges: imposition and collection

559. (1) A local government may, by bylaw, for the purpose described in subsection (2) or (3), impose development cost charges on every person who obtains
- (a) approval of a subdivision, or
  - (b) a building permit authorizing the construction, alteration or extension of a building or structure.
- (2) Development cost charges may be imposed under subsection (1) for the purpose of providing funds to assist the local government to pay the capital costs of
- (a) providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and
  - (b) providing and improving park land

to service, directly or indirectly, the development for which the charge is being imposed.

