

City of Chilliwack
AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, JUNE 23, 2021, 7:30 am
HELD ELECTRONICALLY

Council Members: Councillor Harv Westeringh, Chair
Councillor Bud Mercer, Vice Chair

AHDC Members: Kelly Lerigny, Real Estate
Andre Gagne, Civil Engineer
Daryl Goshulak, Builder
Cassidy Silbernagel, OTG Developments
Doug Luteyn, Architect

City Staff: Karen Stanton, Manager of Long Range Planning
Chris Crosman, D/CAO, Director of Development and Regulatory Services
David Blain, Director of Planning and Engineering
Gillian Villeneuve, Manager of Development Planning
Garrett Schipper, Manager of Building and Regulatory Enforcement
Craig Wickham, Assistant Manager of Land Development
Madelaine Peters, Planner III
Trish Alsip, Recording Secretary

Regrets: Allan Tunbridge, Surveyor
Rob Kingma, Builder (CHBA)
John Vander Hoek, Builder
Bill Driesen, Purpose Built Rental Housing Sector
Ed Van Tongeren, Builder

Guests: Leighton Ginther, Urban Systems
Samantha Lahey, Urban Systems

1. CALL TO ORDER

Councillor Westeringh, Chair acknowledged we are on the unceded territory of the Stó:lō people and called the meeting to order at 7:30 am.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Affordable Housing and Development Advisory Committee
Seconded (meeting of Wednesday, June 23, 2021 be varied by moving Agenda Item No. 6, under New Business, South Vedder Land Use Plan ahead of Agenda Item No. 4; and further, that the agenda be adopted as amended.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Affordable Housing and Development Advisory Committee
Seconded (meeting of Wednesday, May 26, 2021 be adopted as circulated.

Carried unanimously

4. NEW BUSINESS

South Vedder Land Use Plan - Memo

Karen Stanton, Manager of Long Range Planning, provided a brief memo with respect to the South Vedder Land Use Plan. In response to increasing development interest in the South Vedder area, the City has initiated a neighbourhood plan which will build on the OCP vision of this area as a vibrant and pedestrian-friendly commercial and residential neighbourhood. This plan encompasses the southeast area of the Vedder neighbourhood, east of Vedder Road, directly below the hillside of Promontory, and next to Tzeachten First Nation. Preliminary discussions have taken place with City staff and stakeholder engagement includes discussion with the development community, property owners, and residents.

Leighton Ginther and Samantha Lahey, Urban Systems, have been retained to undertake this review to help develop a more refined land use plan for the South Vedder area and led the Committee through a brief presentation. The purpose of the study is to understand where development opportunities and development constraints to implementing the “Vedder vision” exist. The plan will help provide further guidance on how the South Vedder area develops over time. The goal is to have a transition to an active, mixed-used urban corridor as outlined in the Official Community Plan.

General Discussion

The Committee discussed the following:

- Water Table - does not affect parking in this area, and as such, creates below-grade parkade opportunities;
- Zoning - with mixed development, General Commercial zoning allows for ground floor Commercial with apartments above.
- Setbacks - Staff have created a zone and are currently reviewing it to consider setbacks and separation distances between upper floors and adjacent development; and, sufficient setbacks from property lines for door swings, café spaces and wider sidewalks;
- Parking - is ‘informal’ in the neighbourhood currently, and as such, a review of Vedder Road traffic flow-through and priorities to new development areas via side streets will be undertaken for improved access and egress;
- Improved pedestrian facilities required such as crosswalks;
- The need for traffic signals for future development should be reviewed;
- Improve side streets ie: Morton Road, which is partially gravel road as development occurs;
- Commercial frontages adjacent Vedder Road; separating pathway movement in the existing cross-section with vegetation, boulevards, and/or landscaping such as street trees to create more safety and comfort for pedestrians;
- Review dead-end laneway and opportunity to increase connectivity (ie: Laura Crescent);
- Look at options inter-connectivity and walkability through pedestrian pathways adjacent Tzeachten First Nation land and neighbourhood, rather than via Vedder Road;
- Identify types of commercial businesses in the overall ‘vision’ for the south end of the neighbourhood and adjacent Keith Wilson Road;
- Challenges with odd-shaped lots that may not have sufficient residential to support additional commercial development / lot consolidation; and,
- Consider improvements to pedestrian connectivity between this area and the surrounding area such as the Garrison neighbourhood and the Rotary Trail.

There is public engagement currently available online and the City of Chilliwack is seeking input from residents through engagechilliwack.com/southvedder until July 9, 2021. The South Vedder Neighbourhood Plan is anticipated to be completed by September 2021.

Leighton Ginther and Samantha Lahey withdrew from the meeting at 8:12 am.

5. PRESENTATION / DELEGATION

6. OLD BUSINESS / ACTION ITEMS

Infill Townhouse Development Policy and Further Analysis Memo

At the May 26, 2021 meeting, the Affordable Housing and Development Committee reviewed a proposed infill townhouse development policy involving changes to lot size and lot width, and the enhancement of design guidelines for street facing end units. This discussion was a result of small site townhouse development which raised concerns from neighbours and Council with respect to design, parking and neighbourhood fit. Further challenges were discussed with respect to the cumulative effect the current Infill Townhouse Development Policy would have on neighbourhoods, such as traffic, pedestrians and privacy of neighbours.

As part of the Committee's discussion, the following changes were proposed as illustrated below:

Committee members expressed a desire to have the amendments referred back to staff for further analysis prior to making a recommendation to Council.

Infill Townhouse Policy Discussion:

Zoning Standard	Existing	Proposed	AHDC Discussion
Minimum Lot Size	875 m ²	1500 m ²	1200 m ²
Minimum Lot Width	25 m	45 m	30 m

A summary of the analysis undertaken by staff was provided and it was found that over the last 10 years (2011-2021), there have been 37 issued development permits issued for the form and character of new townhouse developments within the Urban Growth Corridor, in the following scenarios:

- 33 properties were greater than 1500 m²
- 20 properties were 45 m in width or greater (average width is 53 m)
- 35 had greater than four units
- Eight properties had a width less than 30 m

With respect to width, there is a provision to vary width if 30 m is not achievable. Discussion ensued regarding challenges in neighbourhoods, such as Fairfield Island, where some lots are large, but narrower. From an overall urban perspective, a mixed-design would be a good compromise so as to not have all units facing the street with no backyard. This will provide flexibility.

6. OLD BUSINESS / ACTION ITEMS (continued)

Moved /) That the Affordable Housing and Development Advisory Committee supports the
Seconded (proposed Townhouse Infill Policy as follows:

- that the minimum lot size for townhouse development be increased from 875 m² to 1200 m²;
- that the minimum lot width for townhouse development be increased from 25 m to 30 m;
- that the infill design guidelines be amended to provide clarity regarding enhanced design expectations for all units adjacent to the street.

Carried unanimously

7. INFORMATION

8. NEXT MEETING

The next meeting of the Affordable Housing and Development Advisory Committee will be held on Wednesday, September 29, 2021.

9. ADJOURNEMENT

Moved/) There being no further business, the Affordable Housing and Development Advisory
Seconded (Committee meeting adjourned at 8:24 am.

Councillor Harv Westeringh, Chair