

**Q: What are the boundaries of the Sardis Neighbourhood Plan?**

The Sardis Neighbourhood Plan applies to the Sardis neighbourhood, as determined by the 2040 Official Community Plan. It covers an area generally bounded by Highway 1 to the north, Stevenson Road to the south, the BC Hydro Railway and Chilliwack River Road to the east, and Evans Road to the west.

**Q: What does neighbourhood planning look like in the rest of the community?**

The City's goal is to establish neighbourhood plans through community engagement processes for all urban neighbourhoods. We decide which area to plan for next based on where high rates of redevelopment are occurring. All neighbourhood plans fulfill the objectives in the 2040 Official Community Plan and consider connectivity to adjacent neighbourhoods through, for example, transportation and land use.

**Q: How does the City plan for schools?**

School District #33 is responsible for school planning and decision making. City staff meet with School District staff annually to review growth projections for Chilliwack, and we consult with the School District during the neighbourhood planning process.

**Q: How have First Nations been included in developing the Plan?**

As the Plan area borders the Coqualeetza lands and is located next to Skowkale First Nation lands, consultation with the Skowkale, Atchelitz, and Yakweawkwoose First Nations and the Ts'elxwéyeqw Tribe took place early on in the planning process. Along with School District #33 and the provincial Agricultural Land Commission, these First Nations and the People of the River Referrals Office have been referred the draft Plan.

**Q: Who is responsible for health-care services?**

The Ministry of Health and provincial and regional health authorities are responsible for health services. The City consults with the Fraser Health Authority as needed.

**Q: What is the infrastructure capacity plan to accommodate new houses?**

The 2040 Official Community Plan considers infrastructure planning for roads based on growth and development projections. Each year, staff review the City's plan to fund infrastructure projects and consider population growth and densification. Developers also pay development cost charges, which help fund future projects that benefit the entire community (road widening, roundabouts, sewer upgrades, etc.).

**Q: What is the mobility plan for the Sardis neighbourhood?**

The Sardis Neighbourhood Plan establishes priorities for Vedder Road as a multi-purpose corridor that accommodates automobiles, high frequency public transit and pedestrians. These priorities will inform a future Vedder Road Corridor Plan that will guide short to medium term improvements in the area. The Sardis Neighbourhood Plan also recommends improvements to sidewalk connectivity along key corridors and roads that are connected to community amenities and services such as schools, parks and recreation facilities, to be carried out over the medium term.

**Q: How is homelessness and housing affordability addressed in the community?**

The City addresses affordable housing needs and homelessness through City initiatives and partnerships with other governments and organizations, and implementation of our Homelessness Action Plan. Through this work over the last decade, the supply of non-market rental units and emergency shelter beds has expanded, a reduced development cost charge to support affordable small apartments was introduced and recently, the 2020 Housing Needs of Aging Adults Study and the Chilliwack Housing Needs Report were completed to guide multiple stakeholders in the planning and provision of housing.

**Q: How are ALR lands considered in the development of the draft Sardis Neighbourhood Plan?**

The Plan builds on the City's goal to protect agricultural lands by managing growth through densification in urban areas. The City's Agricultural Area Plan addresses agricultural issues and supports Official Community Plan goals of protecting agricultural lands through policies and best practices which the Plan considers and supports.

**Q: Has the agricultural land located between Stevenson and Evans been considered for future development?**

While the Official Community Plan seeks to protect agricultural lands, the Evans block is located within the City's urban growth boundary and further discussion with the Agricultural Land Commission would be required prior to future development and comprehensive planning.

**Q: How does redevelopment occur?**

Redevelopment is driven by individual property owner applications and will occur as individual land owners determine the viability of redevelopment, in accordance with City policies, plans, and bylaws. Where designated for higher density development, neighbourhoods that were developed at lower densities will accommodate infill development to meet housing needs as housing stock ages, and demand for smaller, more affordable forms of housing increases.