

SARDIS NEIGHBOURHOOD PLAN

Public Engagement – Workshop Feedback

On Monday November 4th three interactive workshops were held to discuss a vision and aspirations for the future of Sardis. The workshops take a closer look at what we learnt about resident neighbourhood concerns and values from the Open House (September 25th) and Community Survey. The workshop focused on smaller group discussion, where through six fictitious characters, residents participated in discussions about mobility, trails and greenspace and housing. The exercise encouraged participants to think about “how” to accommodate anticipated growth in Sardis and achieve their long-term aspirations. We estimate approximately 80 residents participated in the workshop over the course of the day.

All the information provided in the workshops has been reviewed and synthesised and is presented in this document. The feedback on a **Vision and Goals for Sardis** is based on the five goals of Chilliwack’s Official Community Plan. Descriptions of each of the six fictitious characters is included below. Feedback on the character exercise has been translated into action-oriented planning principles that will be used to inform a series of alternate land use scenarios. The information was organized into themes, following the same approach to how information from the Open House was interpreted.

Vision & Goals for Sardis



1. Manage Growth Responsibly

WHAT WE HEARD

- Accommodate multiple modes of transportation (walking, cycling and vehicles)
- Direct density along major corridors and at the mall sites
- Ensure infrastructure capacity can support growth (roads, sewers, water, storm)
- Improve Vedder Road for both pedestrians and vehicles
- Encourage a diversity of housing options for residents



2. Strengthen Agriculture

WHAT WE HEARD

- Protect the Agricultural Land Reserve
- Consider the interface between farmland and the urban environment
- Consider opportunities for urban farm production and community gardens

Vision & Goals for Sardis Continued



3. Grow the Economy

WHAT WE HEARD

- Create pedestrian-friendly retail centres
- Protect the industrial land base
- Revitalize the mall sites



4. Protect the Environment

WHAT WE HEARD

- Protect mature trees
- Protect wildlife and their habitat
- Mitigate the impact of development on drainage and encourage the use of green infrastructure
- Encourage alternate forms of energy (solar power, electric charging stations etc.)



5. Build Healthy & Attractive Communities

WHAT WE HEARD

- Enhance pedestrian safety and comfort throughout the neighbourhood
- Ensure new development reflects the existing neighbourhood character
- Improve neighbourhood connectivity for all modes of transportation (walking, cycling and vehicles)
- Improve accessibility for pedestrians of all ages and abilities
- Explore partnerships and opportunities for collaboration to achieve common goals (School District, local First Nation etc.)
- Provide useable greenspace to support new development
- Invest in community gathering spaces for all ages
- Encourage articulation and variety in design of new buildings
- Support affordable housing options

Meet Martha

Martha is a senior who lives alone and is considering giving up her driver's license; she is active and mobile and enjoys walking to stay fit and taking the bus to save money. Martha has lived in the same house on Leary Crescent for over 40 years and is proudly independent. Her closest relative is her son David who lives about a 10-minute drive away with his wife and two children. She likes to attend her granddaughter's weekly baseball games at Sardis Sports Field. She attends a weekly lunch with friends on Beech Nut Ave and does a weekly grocery shop at Safeway. Martha is considering selling her home to downsize to a seniors' friendly apartment complex.



Housing

- Provide additional seniors' housing options to allow for aging in place (staged living, retirement village, community of care)
- Provide seniors' housing with a range of support services
- Encourage adaptable and accessible unit design
- Ensure affordable housing options
- Locate seniors' housing near services and amenities
- Encourage connections between new developments
- Coordinate planning efforts with Province (i.e., funding for seniors' homes)



Commercial Development

- Locate mixed-use nodes at the mall sites and along major corridors (Knight, Luckakuck)
- Allow for neighbourhood convenience stores
- Encourage commercial spaces (shops, restaurants) that have a main street feel



Mobility

- Improve transit efficiency (frequency, schedule)
- Improve transit facilities (bus shelters and stops)
- Consider seniors specific transit services
- Ensure sidewalks are safe and connected
- Provide bike lanes that are safe and protected
- Support accessible transportation options (i.e., scooters, walkers, wheelchairs)



Urban Design

- Encourage community-oriented design to avoid social isolation
- Provide a variety of housing options to encourage aging in place
- Provide lighting to improve safety in public places (trails, parks etc.,)
- Encourage an age-friendly community



Public Spaces

- Provide landscaping in public spaces to attract birds and wildlife
- Ensure trails and pathways are connected, safe and accessible
- Improve comfort in parks (benches, washrooms)
- Provide additional park space in the north and east of Sardis
- Provide community spaces for seniors
- Encourage seniors'-oriented housing to help reduce social isolation

Meet Christina

Christina is in her early 40s and is a single mom to two young kids (7 and 9). Christina works in Abbotsford and must commute there by car. Her kids attend Sardis Elementary. Currently, she drops them off on her way to work. Christina wants to start leaving earlier for work to avoid rush hour traffic and thinks her kids are old enough to start biking/walking to school. Christina and her kids currently live on Greenwood Drive in a single-family home. After her recent separation she is struggling financially and is considering her housing options to stay in the neighbourhood. She has decided her best options are to build a coach house at her current home to supplement the mortgage or sell her home and move to a townhouse.



Housing

- Consider opportunities for co-operative living
- Consider privacy, parking, cost of utilities, height restrictions when developing coach houses
- Consider amenity space with redevelopment
- Preserve neighbourhood character
- Accommodate townhouse development by ensuring good 'fit' within the neighbourhood



Public Spaces

- Ensure trails and pathways are connected
- Upgrade Sardis Park and pond for kids
- Provide additional sports fields and recreation facilities to accommodate population growth
- Provide early childhood education centres, daycares



Mobility

- Consider regional transit connections (e.g., Abbotsford)
- Consider "walking school bus" program for kids
- Improve pedestrian infrastructure around schools (sidewalks, lights, etc.)
- Ensure cyclist safety on busy roads
- Consider additional traffic calming measures
- Promote carpools, park and rides
- Support alternate transit route options to reduce vehicular traffic
- Increase capacity of other north to south roads



Utilities & Services

- Address homelessness in the neighbourhood



Urban Design

- Improve safety along routes to school
- Increase lighting in the neighbourhood
- Ensure lighting mitigates adverse effects on wildlife

Meet Lilly & Etienne

Lilly and Etienne are young professionals in their early 30s, currently living in Vancouver. Lilly is a teacher and was recently offered a great job at Sardis Secondary. Etienne is a graphic designer and works from home. They have decided to relocate to Chilliwack for Lilly's job, the outdoor recreation opportunities and because the cost of living in Vancouver is too high. They want to purchase a townhouse. They own a car but only like to use it for weekend trips and certain errands. Lilly currently bikes to work for her daily exercise and would like to keep this up when they move to Sardis. They have a dog and would love to be close to parks and trails for convenient dog walks.



Environment

- Preserve mature trees



Commercial Development

- Increase pedestrian priority at shopping centres
- Increase opportunities for coffee and lunch on Vedder Road
- Support mixed-use development to increase community safety
- Consider additional accommodation facilities for visiting families
- Provide more walkable shopping



Mobility

- Improve traffic by providing better transit options
- Improve transit schedule
- Improve sidewalks
- Ensure better connectivity from streets to trails and parks



Housing

- Locate density close to services and amenities, better access to highways will mitigate additional neighbourhood traffic
- Provide low income housing options to offset increase of housing costs from new development
- Require a percentage of new units be for low income
- Encourage townhouse development to help address affordability
- Ensure quality design of new townhomes
- Encourage cohousing solutions to accommodate a range of community members, provide sense of community and address affordability
- Locate townhouses on less busy roads
- Create a "village" feel (i.e., Garrison)



Utilities & Services

- Encourage sustainable waste management practices



Public Spaces

- Provide bike racks in strategic locations to encourage cycling and lower theft
- Improve walking and cycle paths to get people out of their cars
- Expand trails to connect to the river
- Consider pedestrian connectivity between streets
- Prioritize existing trails and connectivity routes
- Provide open space for weekly farmers market
- Increase landscaping and benches in parks
- Preserve heritage sites
- Make use of schools in the evenings for community space



Urban Design

- Provide separated cycling infrastructure
- Promote sustainable building practices
- Consider alternate built form of schools

Meet Jay

Jay is an active 20-something and just completed the CAD and Drafting Specialist program at the Vancouver Career College (Chilliwack Campus). He secured a job right out of school. Jay is keen to pay off his student debt as quickly as possible, so he is renting a basement suite on the east end of Wells Road. He wants to put off buying a car until he is out of debt, so for now is carpooling with his co-worker who lives downtown Chilliwack and is a committed Chilliwack Transit user. Jay can be regularly seen in the park playing football with friends, eating out, shopping or attending a Chilliwack Chiefs hockey game. Jay likes to go fishing on the weekends with his friends.



Housing

- Accommodate rental units
- Provide opportunities for communal or community-oriented living
- Provide housing options to meet different community needs (e.g., apartments for families)
- Allow smaller, multi-family developments
- Consider tiny homes as a housing option
- Locate density at the mall sites
- Locate density along major corridors, close to amenities and services
- Encourage basement suites as affordable housing options
- Consider allowing monthly rental options
- Encourage a range of affordable housing options, mixed into the neighbourhood
- Consider development of rental zones
- Locate townhouses close trails, transit and infrastructure
- Provide incentives to build affordable, family-oriented, accessible housing options



Mobility

- Improve bus schedules to accommodate flexible and off-peak work schedules
- Consider ways to increase transit ridership
- Improve bus frequency and reliability
- Consider introducing electric buses
- Improve transit facilities in strategic locations
- Reduce vehicle traffic by providing better transit options
- Provide better walking connections between parks and amenities
- Ensure bike lanes are separated and visible
- Support ride-sharing programs, services and tools
- Ensure public spaces and facilities are accessible
- Maintain connection to commercial areas on First Nations land



Public Spaces

- Improve wayfinding on trails



Urban Design

- Ensure basement suites and rentals are safe and secure
- Encourage well-designed housing options (not crammed onto small lot)



Environment

- Encourage sustainable building practices, such as green roofs
- Incorporate new technologies for lighting (energy saving, friendly to wildlife habitat)

Meet the Conzuelas

Mariana and Michel (late 30s) and their teenage daughter Daniela have recently immigrated from Venezuela. They are renting a home on the east end of Stevenson Road. A family friend recently settled in Chilliwack and was able to refer Michel for a job at Molson Coors Fraser Valley Brewery. Michel drives to work and drops Daniela off at Sardis Secondary on his way. Daniela walks home from school. She is a track athlete and loves to go for nightly runs after dinner. Being in a new community, she is still figuring out safe and comfortable running routes. Mariana got a job at the Cheam Leisure Centre. Since Michel uses the car, she takes the bus down Vedder Road to get to work.



Housing

- Provide more rental options
- Locate high density close to amenities and services
- Locate affordable and multi-family housing close to transit
- Locate townhomes off arterial streets
- Encourage density over monster homes
- Consider additional height restrictions on new housing
- Ensure new development will fit in with existing neighbourhood
- Promote attractive new design



Urban Design

- Increase lighting on walkways and at bus stops
- Provide a neighbourhood “safe spot”



Mobility

- Ensure bus stops and pathways are lighted around schools
- Encourage businesses to consider shared transit initiatives
- Improve public transportation routes
- Ensure sidewalks connect to bus stops
- Ensure sidewalks on both sides of the street
- Consider relocating utility poles on sidewalks to increase accessibility, safety and comfort
- Improve roadsides for pedestrians
- Ensure connected sidewalk routes
- Prioritize sidewalk clearing in the winter
- Promote a walkable community
- Provide bike lanes
- Consideration for traffic calming / flow of school drop off
- Promote car share
- Minimise street parking



Public Spaces

- Ensure connectivity of trails
- Consider public space on pipeline right-of-way
- Protect parks and greenspace
- Provide benches
- Additional outdoor running tracks with good lighting
- Ensure public amenities are secured through additional development

Meet John & Abby

John and Abby are in their early 60s and preparing for retirement. They currently live on Diamond Crescent, but once they retire would like to downsize to save money and travel. Their daughter and grandkids live in North Vancouver and they drive to visit them once a month. Currently, they own two cars and both drive to work. However, they plan to sell one car once they retire. John and Abby are avid cyclist and like to get out a couple times a week. One of their favourite rides is along Luckakuck Creek to Sardis Park, but they are finding it harder to cross Vedder safely. They are also concerned about preserving the creek and its' wildlife. When the weather is nice, they like to walk to do their weekly grocery shop on Sunday.



Environment

- Protect health of watercourses
- Reintroduce streams to allow for natural water flow to Sardis Pond and Manuel Creek to reduce stagnant water
- Preserve riparian areas
- Protect ALR
- Preserve mature trees
- Preserve fish habitat



Commercial Development

- Consider allowing neighbourhood pubs in residential areas to provide local gathering places within walking distance to increase sense of community
- Encourage more family restaurants to locate in the neighbourhood



Urban Design

- Protect mountain and farmland views
- Provide landscaping for birds, bees, and other wildlife



Housing

- Accommodate seniors' housing for independent living
- Locate seniors' housing close to services (i.e., mall site)
- Encourage secondary suites
- Provide downsizing options
- Locate residential density around transit and services (mall sites, east of Luckakuck by ALR)
- Provide purpose built rental homes
- Locate mixed-use development at mall sites
- Preserve neighbourhood character in established areas



Public Spaces

- Provide public washrooms for use along paths
- Increase safety and accessibility on trails (maintenance, connectivity, "eyes on the street", visibility)
- Improve clean up and maintenance of Sardis Park from wildlife
- Provide more parks and greenspace



Mobility

- Provide bus shelters with lighting
- Provide safe and accessible sidewalks and pedestrian crossings
- Ensure bike lanes and trails are safe and well maintained
- Provide connected and separated bike lanes
- Provide wayfinding along bike routes
- Consider traffic calming measures in certain locations
- Provide options for safe pedestrian / cycling crossings on Vedder
- All trails / paths end up on Vedder at some point, need other crossing options
- Promote trail connectivity between neighbourhoods



Utilities & Services

- Increase enforcement for noise, loitering and littering
- Consider better planning for schools