



GREENSPACE PLAN

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Prepared by: Parks Operations



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Executive Summary

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

The overall objective of the Plan is to ensure the City has a solid strategy in place to provide adequate park land, greenspace and outdoor recreational facilities as well as to, over time, develop a continuous greenway system, connecting parks, greenspace, neighborhoods and business areas. The Plan also envisions a larger trail network extending into rural areas and connecting with adjoining jurisdictions and regional trail systems.

The Plan 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 Plan 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 neighborhood and a projection of future park needs over the coming decades in accordance with Chilliwack's 2014 Official Community Plan.

The Plan provides an analysis of 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 park land or greenspace or require its dedication.

The Plan examines opportunities and mechanisms by which the city can acquire park land and greenspace and where it is needed to satisfy present deficiencies and plan for the future.

As a supplementary document to the Greenspace Plan, the **Trail Network Plan** proposes a network of trail systems and green links, connecting parks and greenspace to residential and commercial areas and to adjacent regional trail networks. Planning greenspace as a network promotes accessibility and identifies gaps to be filled.

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

The vision of the Plan 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.

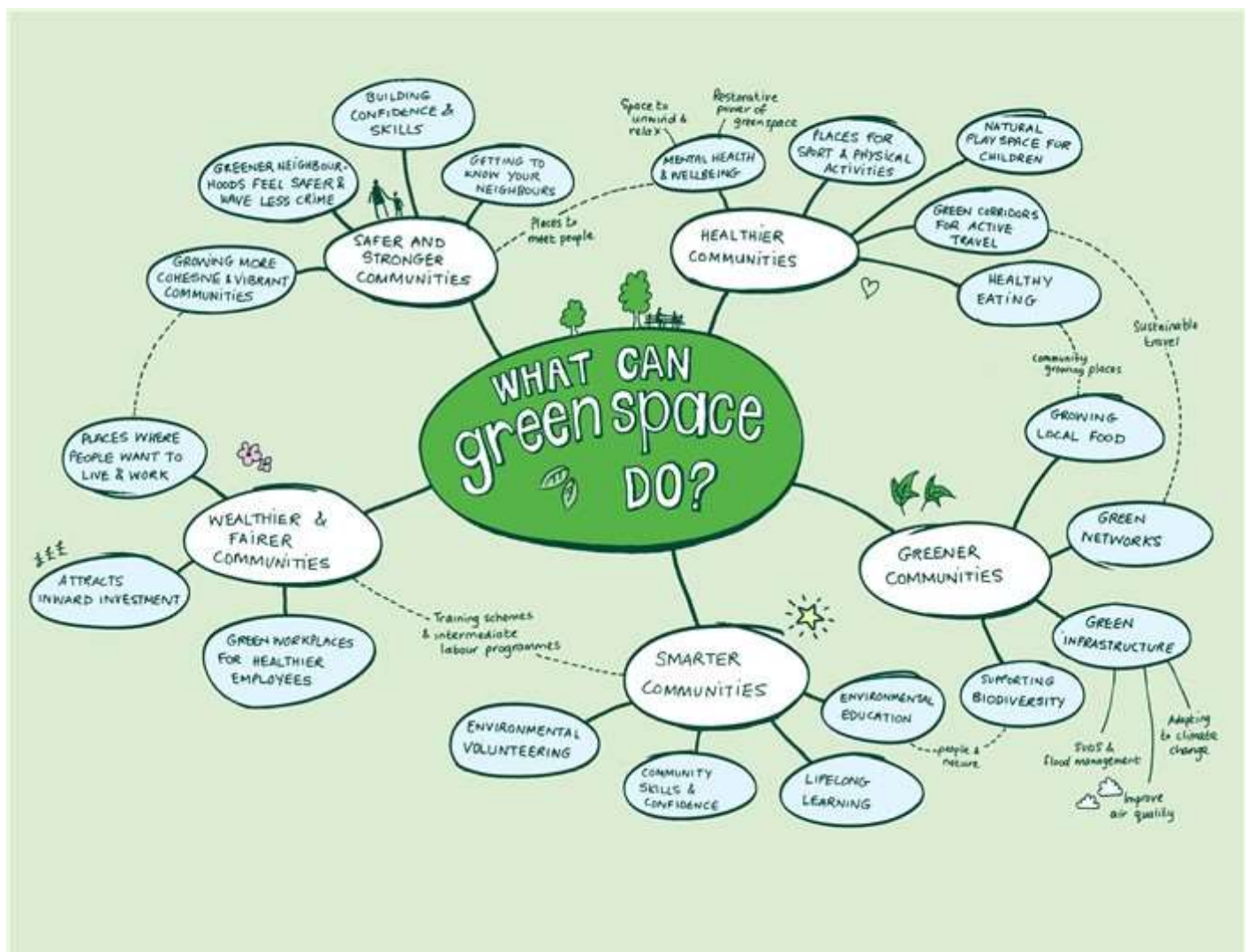
Chilliwack's greenspace are those areas, accessible to the public which provide opportunity for passive or active recreation. These places include places to walk, hike



or just sit in the shade. 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, greenspace is considered to be public lands, within and adjacent to the City of Chilliwack, which are managed for recreation or conservation for public benefit.



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 space above them provide a habitat for insects, birds, animals and fish.

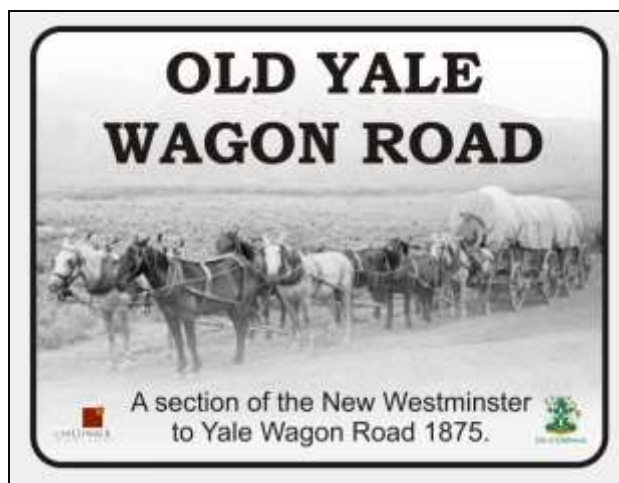


- **Recreation** – Greenspace provides opportunities for a wide variety of outdoor recreation pursuits: walking, jogging, cycling, hiking as well as a venue for developed facilities such sports courts, sports fields and major recreational complexes.
- **Mental Health** – Passive greenspace contributes to our overall physical and mental well-being by providing opportunities for peace and relaxation.



Sardis Park

- **Transportation** – Greenways and green links form part of an “active” (human powered) transportation system, which may serve the commuter as well as the recreational user, providing increased accessibility, while promoting exercise and health and reducing both vehicle emissions and fuel consumption.
- **Utilitarian** – Greenspace also forms an integral component of our storm water 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 historic buildings, roads, bridges, trails, trees, gardens and other features of our past land use.



Visions, Goals & Objectives



Vision

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

Goals

- **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, historic or cultural value and to provide linkages to all areas of the community**
- **To implement changes in our infrastructure planning and development approval process to assure that greenspace planning objectives are achieved in the future.**
- **To preserve wildlife corridors and diverse or unique lands.**



Objectives

Park land and Greenspace should, wherever possible, meet seven criteria:

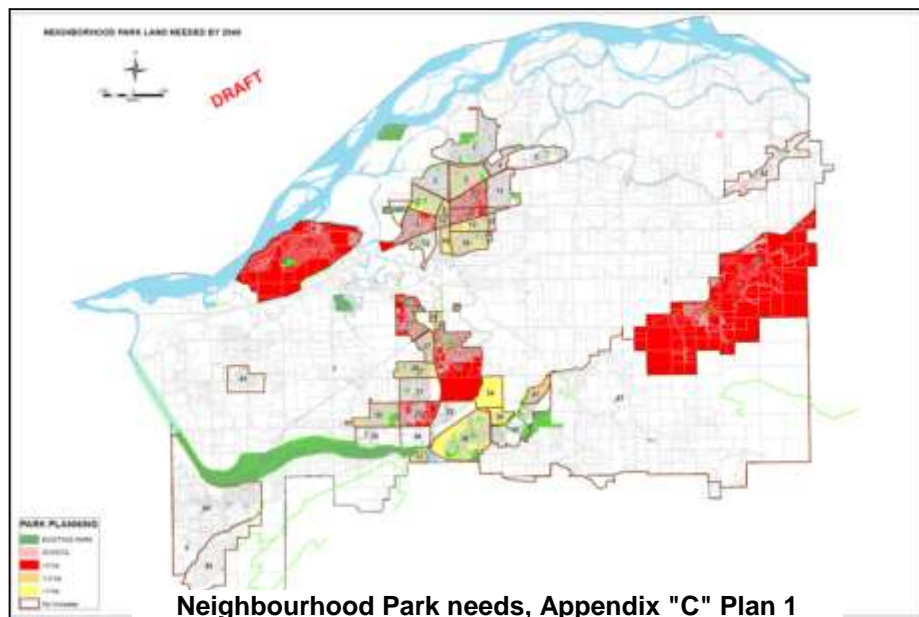
- **Adequacy** – enough parks, trails and other greenspace to meet the needs of projected future population. Some of these needs or targets can be quantified as to number per population or as a percent of land areas.
- **Diversity** – a wide range of venues and recreational opportunities. The city must ensure that it meets the diverse recreational, aesthetic and environmental needs of its residents. Parks and recreational opportunities invite participation and provide significant physical and mental health benefits.
- **Accessibility** – Greenspace, both in the form of park facilities, greenways and trails must be accessible to all residential areas and to all residents.
- **Connectivity** – A greenspace network with interconnections between parks, residential areas and other destinations. Where possible, both passive and active greenspace should be inter-connected by green links or corridors to provide both an enhanced recreational experience and opportunities for “active” non-motorized transportation. Parks should form nodes on the network, increasing their value beyond that of a stand-alone park.



- **Quality** – attractive well designed and inviting. The development of greenspace, whether a trail network, park or playground, must be both inviting and must be developed with quality components and workmanship. Where possible, the unique identity of the greenspace should be enhanced. Where greenspaces are primarily natural areas, they should be preserved in a manner that maintains or improves natural features and functions
- **Safety** – constructed facilities and natural areas must be as free from hazards as possible. Users must be protected from both natural and man-made hazards. Part of safety is the security of children's playground areas. These facilities must be visible from the road and adjacent houses to provide security. Parks should be designed to incorporate CPTED guidelines (Crime Prevention Through Environmental Design).
- **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 minimize future maintenance dollars.



A recognized national standard for a community to provide is 4ha of park land per 1000 population, composed of four classes of park: community, sub-community, neighborhood and sub-neighborhood as well as 4ha of natural area or open space per 1000 population.



To achieve this target as near as possible to the 2014 Official Community Plan (OCP) includes five park land objectives:

OCP Objectives

1. Provide adequate parks and open space for the growing and demographically changing population.
2. Ensure the park and open space system offer diverse active and passive outdoor recreational opportunities, settings and experiences.
3. Integrate park and open space design into the urban landscape and healthy living, and render Chilliwack a vibrant, green, healthy, inviting and livable community
4. Extend park experience to community cores, significant public gathering places, major streets/traffic corridors, and critical pedestrian/cycling routes.
5. Affirm the current park/recreation/cultural facility operation approach that promotes and reinforces community partnerships.

In addition to the OCP, several neighborhood 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 Land Use and Development Plan (2012)

The ***Downtown Land Use and Development Plan*** (*Downtown Plan*) sets out objectives relating to both park land and green corridors or green transportation.

- “To support a range of mobility options that are convenient, safe and accessible for everyday travel needs for both downtown and other City residents.
- To ensure future growth and development contributes positively to the provision of needed amenities that provide benefit to the community.”

The *Downtown Plan* lays out the concept for a network of “neighborhood greenways” with enhanced pedestrian and bicycle connections linking key activity nodes and residential neighborhoods. These streets and links maximize opportunities for accessing green, open space which is limited in the downtown. As such, designated Neighborhood Greenways form a vital part of the Downtown Plan as it relates to parks and open spaces.





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** park land based on both population and travel distance. A generally accepted standard is 4ha of park land per 1000 population PLUS and additional 4ha of natural area per 1000 population.

The following guidelines have been adapted from these standards.

Park Class	ha/1000	Service Radius	Size (ha)
Sub-Neighborhood	0.2	400m	<0.4
Neighborhood	0.8	800m	0.5 – 5.0
NEIGHBORHOOD TOTAL	1.0		
Community & Sub-Community	3.0	3.2km	>5ha
TOTAL PARKS	4.0		
Natural Areas	4.0		
GREENSPACE TOTAL	8.0		

This Greenspace Plan refers to the above guidelines in order to provide a baseline number for analysis of existing and future park inventory in Chilliwack. It is important to note, however that these service levels are not target standards for the City of Chilliwack.

Parks & Trails

A brief history

Parks

In the 1920's, Ryder Lake Park became the focal point of the small rural community with a venue for neighborhood picnics and sport events. At about the same time, Cultus Lake Park was granted to Chilliwack by the Province.

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

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

In more recent years, some of the City's larger parks, such as Bridlewood Park and Salmon Ridge Park, came into city ownership as undevelopable "leftovers" acquired through the land development process.

With the requirement to provide park space as part of the subdivision process, small parks or tot lots, now referred to as **sub-neighborhood parks**, became the prevalent park form. While these small parks provided convenient, children 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-neighborhood parks. Some areas, such as Fairfield Island, had an abundance of parks, in excess of national standards, while other areas had significantly less.

In the 1980s, Development Cost Charges (DCCs) were introduced. The developer was required to pay for off-site infrastructure improvements, including community park land, 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 are good examples.

Trails

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.

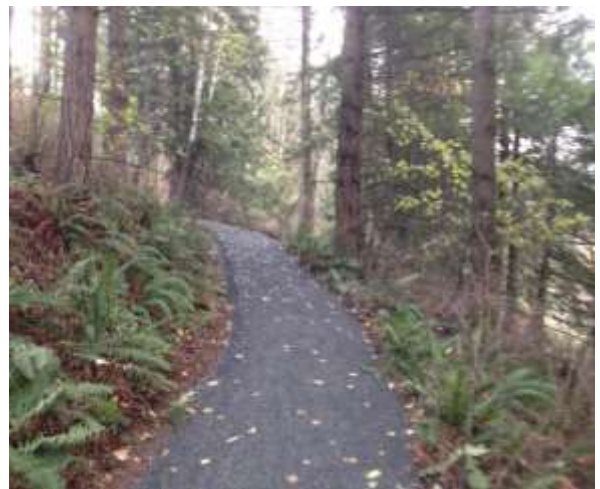
With few exceptions, such as segments of the Old Yale Wagon Road and Brownlee Wagon Road, these historic routes have been lost to paved roads, agriculture or development.



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 the major component of Vedder Rotary Trail.
- The Vedder River Setback Dyke system; on the north from Vedder Canal to Webster Road and on the south from Vedder Canal to east of the Vedder River Campground is now in use as the Vedder North Dyke Trail and Vedder South Dyke Trail.
- The Fraser River Dyke system, from the Vedder Canal to our eastern boundary will become the “Experience the Fraser” 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 City’s Greenspace plan. Trails provide for varied recreational opportunities and form linkages between greenspaces and neighbourhoods. Trails are discussed in more detail in Appendix “A”, “The Trail Network Plan overview”.

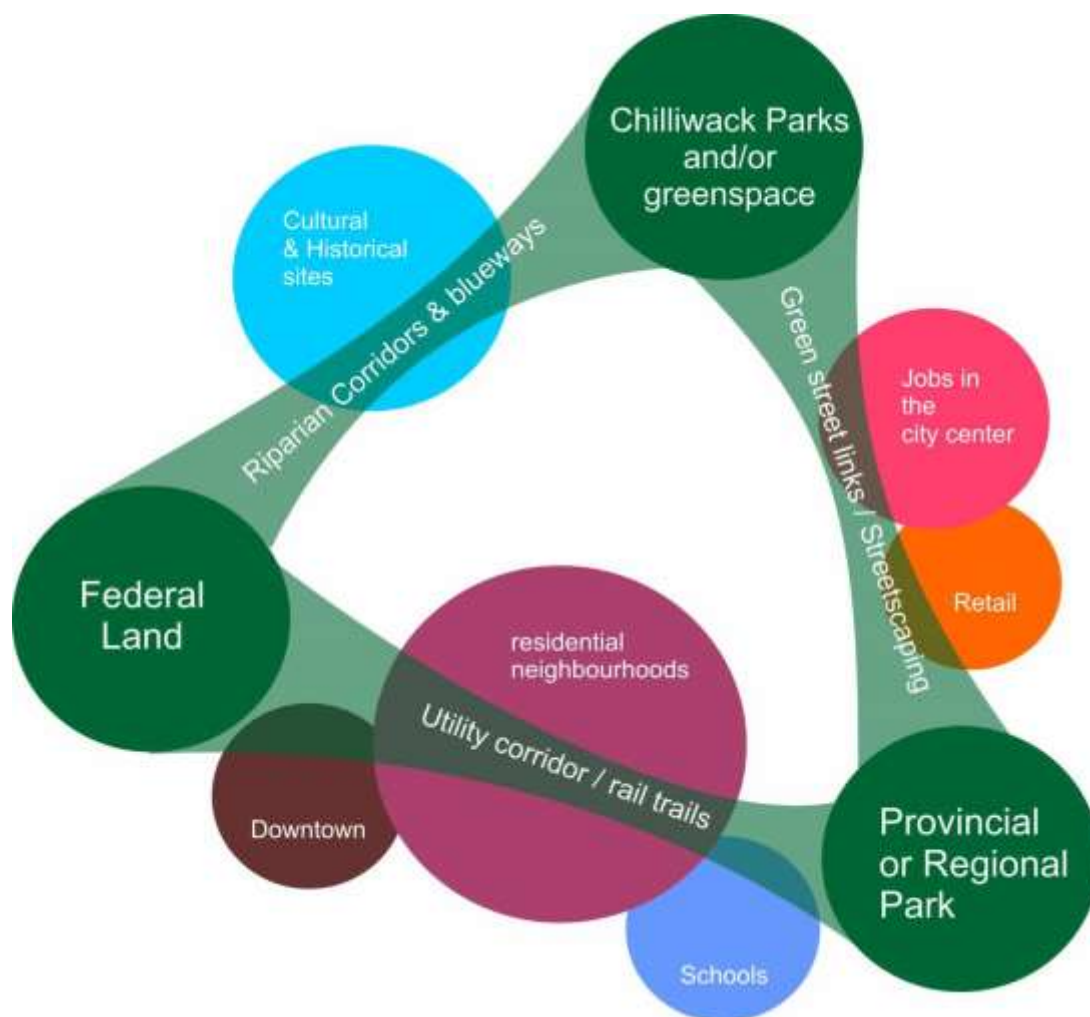


Where is our Greenspace?

As of 2014, the City of Chilliwack and its adjacent area contained the following “greenspace”

- **7** Regional Class Parks with a gross area of 1509 ha
- **16** Community Parks or facilities with a gross area of 470 ha
- **14** Sub-Community Parks or facilities with a gross area of 45 ha
- **25** Neighborhood Parks or facilities with a gross area of 93 ha
- **90** Sub-Neighborhood Parks or facilities with a gross area of 70 ha
- **85 km** Trails and walkways
- **144ha** undeveloped, wooded city owned lands (estimate)

While many of the above are actual parks, outdoor recreation opportunities may also be found at public or private school sites, vacant or undeveloped city lands and crown lands.



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** offered or by the **market area** or the **service radius**.

The **recreational experience** can be **passive** or **active** or in some cases a mixture of both.

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

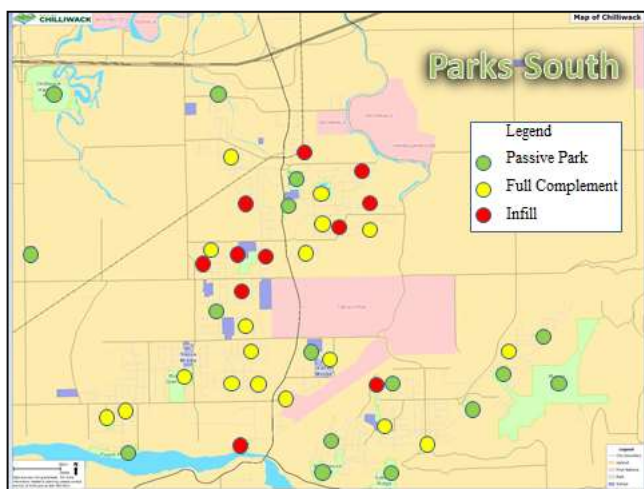
The recreational experience is being in or viewing the environment.

Active Greenspace is the land or facilities in which the use of constructed elements such as recreation centers, sports' fields, playgrounds, picnic areas and sport courts is the recreational focus.

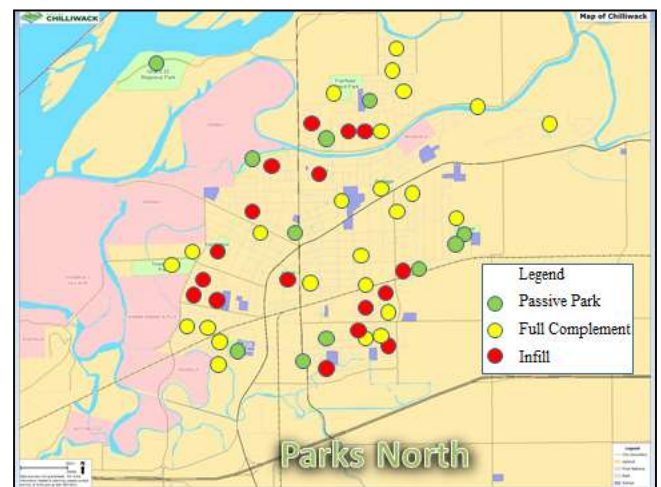
The recreational experience is the use of the constructed improvements.

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



See Appendix "C", Plan 2



See Appendix "C", Plan 3



Parks Hierarchy

The term “hierarchy” is combination of scale as well as implied jurisdiction: provincial, regional or city. While this is often the case, 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.

The parks’ hierarchy, for the most part, parallels the market area.

Provincial

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

Regional

Regional Parks attract visitors from the “Region”; essentially the “Upper Fraser Valley” by offering an experience or attraction of “regional” significance.

Community

Community Parks are intended to serve essentially all of the City of Chilliwack. 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.

Sub-Community

Sub-Community Parks attract visitors from a number of contiguous neighborhoods. While most visitors arrive by vehicle, a significant number may arrive by bicycle or on foot.

Neighborhood

Neighborhood Parks offer conveniently located recreational social experiences of both a “passive” or “active” nature. A “Neighborhood Park” should serve as the focal point of the neighborhood, providing recreational opportunities appropriate to the local residents and a meeting place or venue for social gatherings.

Sub-Neighborhood

Sub-Neighborhood Parks (or playgrounds) serve the day to day active recreation needs of children within a segment of a “neighborhood”. They are accessed exclusively on foot or by bicycle from home for short term visits.

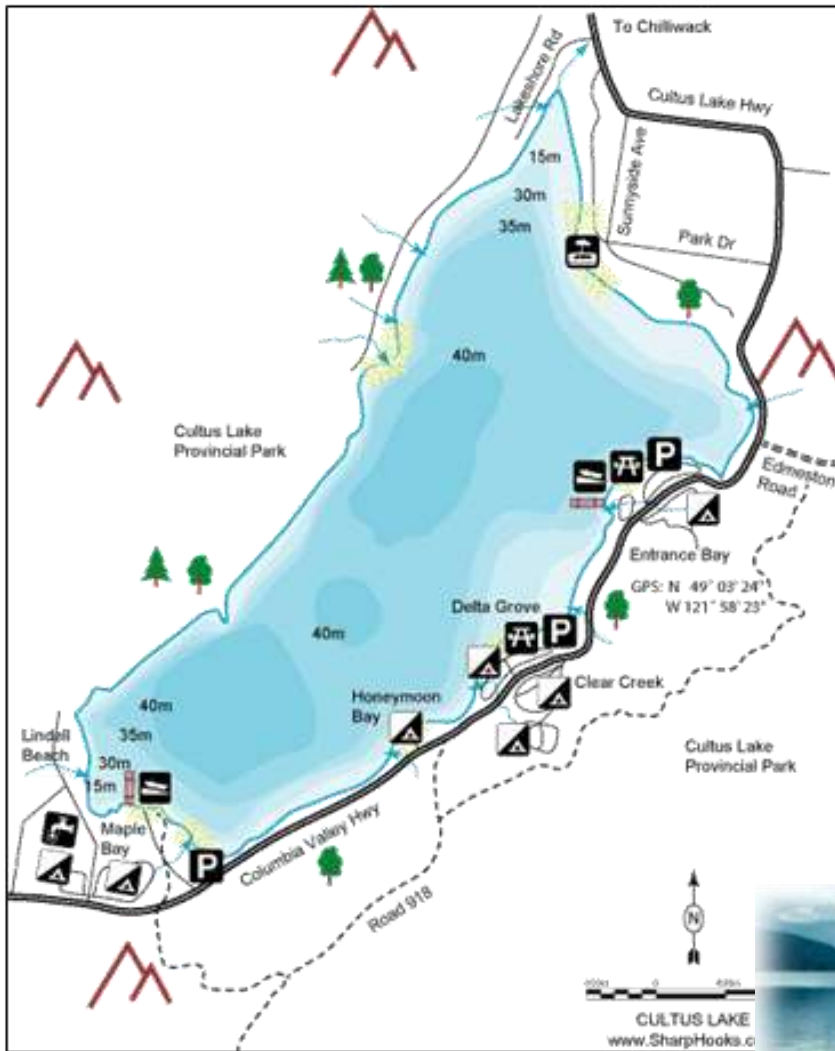


SECTION 2 – GREENSPACE ANALYSIS

Provincial Parks

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

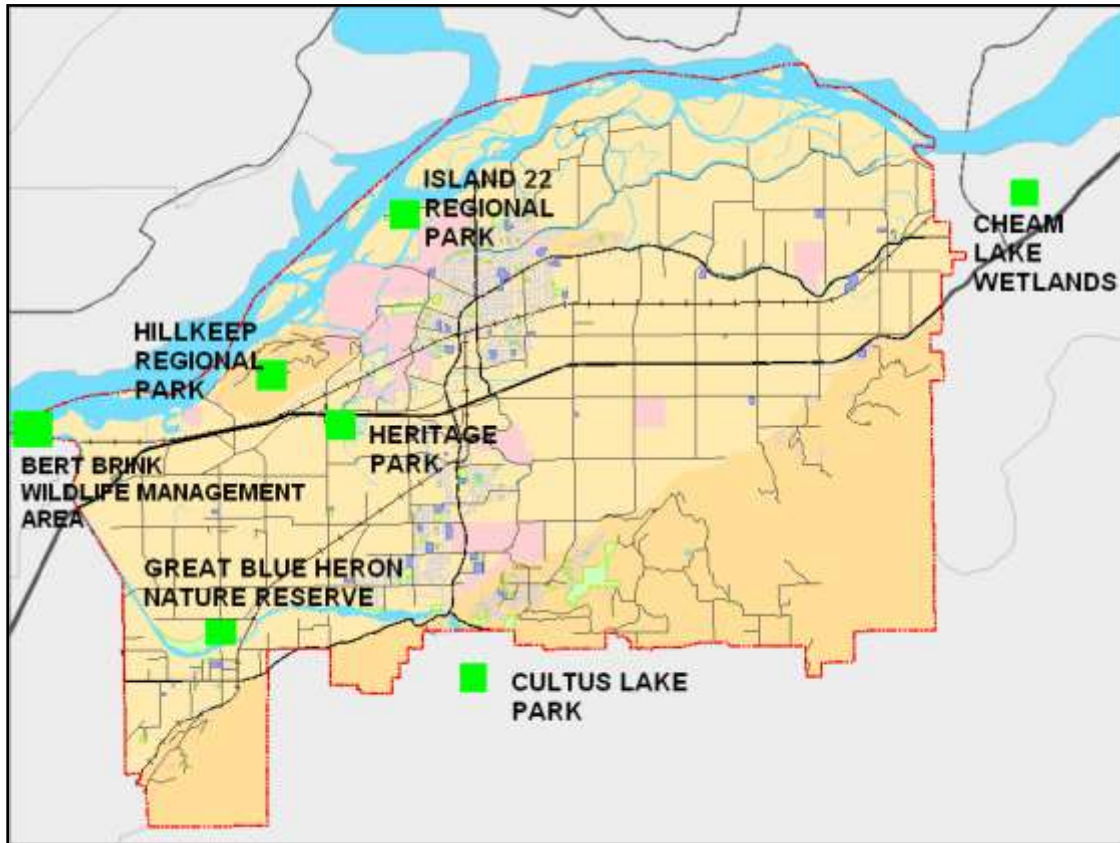
While not within the City of Chilliwack, Cultus Lake Provincial Park, only 15 minutes to the south, contributes substantially to the recreational opportunities available to Chilliwack residents by providing venues not found in the City of Chilliwack:



- Swimming beaches
- Power Boating
- Paddle Boarding
- Dragon Boating
- Sailing / sail boarding
- Canoeing / kayaking
- Picnicking / Camping
- Hiking, mountain biking and equestrian trails.



Regional Parks



Chilliwack's Regional Parks, see Appendix "C", plan 4

Regional Parks attract visitors from the **Region** which is essentially the Upper Fraser Valley by offering an experience or attraction of regional significance.

While most regional parks are managed by the Fraser Valley Regional District, the term herein applies to the **function** of the park.

As these 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 Park functions include:

- museums, exhibition grounds, ice rinks;
- multi-use trail networks;
- bird watching, nature viewing;
- specialized facilities (hiking, equestrian and mountain biking);
- picnic and camping areas; and
- 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.

Park/Facility	PARKING	WASHROOMS	LIGHTED AREA	H/C ACCESS	PICNIC TABLES	PLAYGROUND	SPORTS FIELD	BALL FIELD	DOG OFF LEASH AREA	BALL HOCKEY	BASKETBALL	SKATE PARK	TENNIS	TRAILS OR PATHS	LANDSCAPED AREA	OPEN GRASS AREA	NATURAL AREA	WATER FEATURE	WATER PARK	PARK CLASS	ACTIVE / PASSIVE	NEIGHBORHOOD	USABLE AREA	AREA IN RECREATIONAL USE (ha)	TOTAL AREA (ha)
CHEAM LAKE WETLANDS REGIONAL PARK	+	+		+	+									+			+	+		R	P	0	5.0	5.0	93.0
CULTUS LAKE PARK (CLPB)	+	+		+	+	+								+		+	+	+		R	A	0	200.0	200.0	230.0
GREAT BLUE HERON NATURE RESERVE	+	+		+	+									+			+	+		R	P	0	3.0	2.0	101.0
CHILLIWACK HERITAGE PARK	+	+		+	+	+														R	A	0	26.0	26.0	26.0
ISLAND 22 REGIONAL PARK	+	+		+	+				+					+		+	+	+		R	A	0	50.0	45.0	132.0
HILLKEEP REGIONAL PARK	+													+			+	+		R	P	46	2.0	1.2	12.0
BERT BRINK WILDLIFE MANAGEMENT AREA														+			+	+		R	P	0	10.0	0.0	915.0
TOTAL AREA																							296.0	279.2	1509.0

Regional Parks – Amenities and Facilities

**parks that serve a regional function regardless of ownership*

Note: Bert Brink Wildlife Management Area is a conservation area including both land and water area.



Cheam Lake Wetlands



Island 22



Community Parks

Community Parks are intended to serve essentially all of the City of Chilliwack.

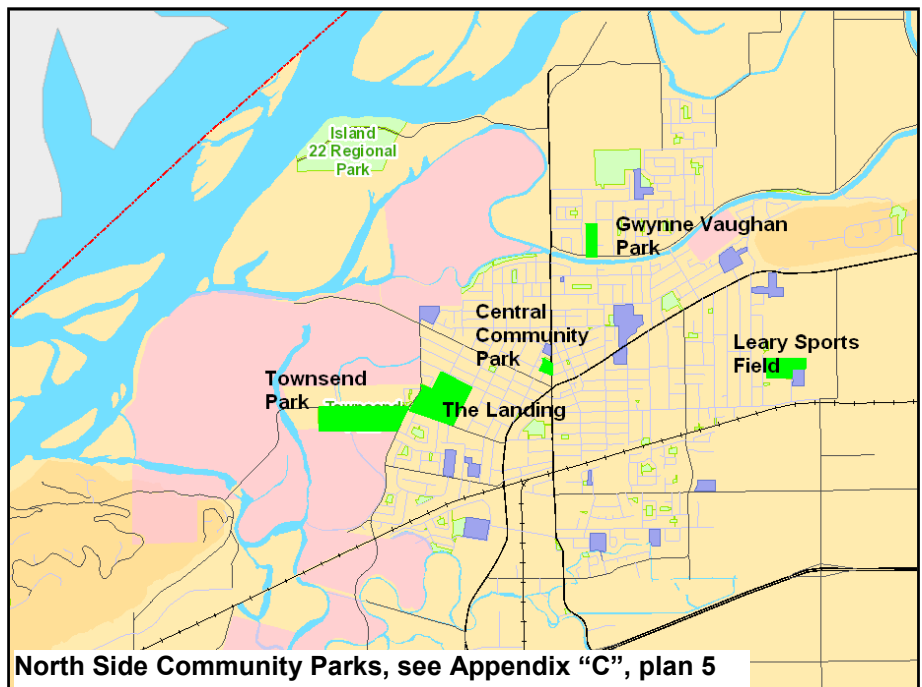
While most are destinations, with a wide range of recreational facilities, others are natural areas with trail networks or a venue for a specific activity.

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 neighborhood or sub-neighborhood park.

Facilities may include:

- Parking and washrooms
- Handicap access
- An indoor community recreation or assembly area
- Swimming pools
- Ice arenas
- Walking trails and / or linkage to the trail network
- Playgrounds for different ages
- Sports fields
- Open space
- Court facilities: basketball, ball hockey, tennis
- Family picnic areas



Park/Facility	PARKING	WASHROOMS	LIGHTED AREA	H/C ACCESS	PICNIC TABLES	PLAYGROUND	SPORTS FIELD	BALL FIELD	DOG OFF LEASH AREA	BALL HOCKEY	BASKETBALL	SKATE PARK	TENNIS	TRAILS OR PATHS	LANDSCAPED AREA	OPEN GRASS AREA	NATURAL AREA	WATER FEATURE	WATER PARK	PARK CLASS	ACTIVE / PASSIVE	NEIGHBORHOOD	USABLE AREA	AREA IN RECREATIONAL USE (ha)	TOTAL AREA (ha)
VEDDER GREENWAY	+	+		+	+									+			+	+		C	P	0	30.0	30.0	275.0
GWYNNE VAUGHAN PARK	+	+		+										+	+					C	P	1	2.5	2.5	2.5
CENTRAL COMMUNITY PARK / SCHOOL	+	+	+	+		+									+	+		+		C	A	2	1.0	1.0	1.0
TOWNSEND PARK	+	+	+	+	+	+	+	+						+						C	A	6	15.2	15.2	15.2
THE LANDING	+	+	+	+	+	+	+	+		+	+	+	+	+	+			+	+	C	A	7	19.4	19.4	19.4
LEARY SPORTS FIELDS	+	+	+	+				+												C	A	13	4.2	4.2	4.2
CHILLIWACK TRACK & FIELD	+	+		+			+				+		+	+						C	A	28	4.2	4.2	4.2
SARDIS SPORTS FIELDS	+	+	+	+		+		+		+	+		+							C	A	29	4.2	4.2	4.2
WATSON GLEN PARK	+	+	+	+	+	+	+	+		+	+	+	+	+	+					C	A	30	11.0	11.0	11.0
CHEAM CENTRE	+	+	+	+	+	+									+			+	+	C	A	32	1.1	1.1	1.1
ALL SAPPERS MEMORIAL PARK			+	+											+					C	P	36	0.4	0.4	0.4
VEDDER PARK	+	+	+						+								+	+		C	P	36	3.6	3.6	3.6
MOUNT THOM PARK (Promontory)		+												+			+			C	P	40	3.0	2.4	21.2
YARROW SPORTS FIELD	+	+					+	+												C	A	44	2.0	2.0	2.0
MOUNT THOM PARK (Ryder Lake)	+	+			+									+			+			C	P	47	3.0	2.4	52.0
CHILLIWACK COMMUNITY FOREST	+	+			+									+			+			C	P	48	10.0	5.0	53.6

Community Parks – Amenities and Facilities



Community Park Opportunities

Although our parks' inventory shows that Chilliwack has almost 400ha of community park space, two of our largest, Mount Thom and the Vedder Greenway account for 350ha of this. At this time, both of them are essentially Natural Areas with limited access and a limited range of recreational facilities.

- Mt. Thom Park, located 10 to 15km from Chilliwack's urban area, is a hiking trail network with no flatland suitable for park facilities.
- The Vedder Greenway, at the southern boundary of Chilliwack's urban area, is a riparian and floodplain corridor, primarily under provincial ownership, with approximately 20km of linear trails and limited water based activities.

Chilliwack's net usable community park area is about 100ha or slightly less than one half of NPRA standards (based on 2013 population of about 84,000). If we look ahead to a population of 130,000; Chilliwack's usable community park space without expansion or addition will be severely lacking.

There are opportunities available to expand **usable** community park space including:

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 is some limited opportunity to expand park areas.

1. Expand Central Park if and when adjacent properties become available.
2. Expand Centennial Park / Rotary Pool by purchase of adjacent properties and further utilize facilities at Chilliwack Senior High.
3. Expand The Landing if adjacent residential properties become available on Ashwell, Jackson or Spadina.
4. Expand Mount Thom Park as development along the Jinkerson-Ross connector takes place.

Expand the uses provided within our existing community parks.

The Vedder Greenway corridor contains flatland nodes at Vedder Park, Peach Road and Lickman Road, which have the potential for additional park development. These nodes should provide, at minimum, 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.

Acquire and develop new community parks

To meet future community needs, a sports complex of approximately 8ha in area should be developed in the Sardis - Vedder area.



Elsewhere, the acquisition and development of new community and sub-community parks will likely be limited to the developing areas of Chilliwack Mountain, the Eastern Hillsides and, eventually, Ryder Lake.

The Eastern Hillside Land Use and Development Plan identified three potential sub-community park locations:

1. west of Nixon Road (undevelopable lands)
2. lower Marble Hill Slide area (mainly city owned properties)
3. upper Marble Hill Slide area (private undevelopable lands)

Due to the separation from other urban areas, these parks, if developed, will likely be sub-community parks, serving only the localized market area of the Eastern Hillside.

There are other untapped recreational resources suitable for future community park or sub-community park development within the City's boundaries.

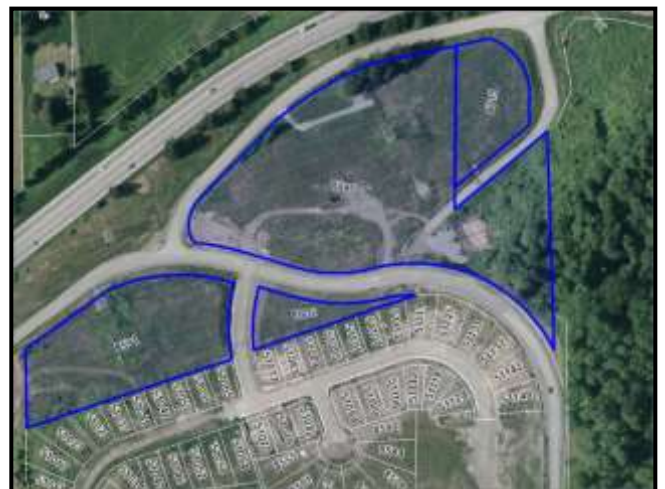
The City owns several rural and wooded properties in hillside areas including:

1. A 7.25ha park and civic reserve property on Extrom Road.
2. A 26ha forested property at end of Graham Road in Ryder Lake
3. A 7.7ha property on Farnham Road in Ryder Lake
4. A 53.6ha Community Forest at the end of Ruddock Road in the Eastern Hillsides
5. A 16ha forested property off Ramsay Place in the Eastern Hillsides

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 15ha 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.



Chilliwack Community Forest



Nixon Park

Sub-Community Parks

Sub-Community Parks attract visitors from a number of adjacent neighborhoods. While most visitors arrive by vehicle, a significant number may arrive by public transit, by bicycle or on foot.

This park type can be the focal point for, or a defining feature of, a number of neighborhoods 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 what is found in a Neighborhood Park.

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

Park/Facility	PARKING	WASHROOMS	LIGHTED AREA	HIC ACCESS	PICNIC TABLES	PLAYGROUND	SPORTS FIELD	BALL FIELD	DOG OFF LEASH AREA	BALL HOCKEY	BASKETBALL	SKATE PARK	TENNIS	TRAILS OR PATHS	LANDSCAPED AREA	OPEN GRASS AREA	NATURAL AREA	WATER FEATURE	WATER PARK	PARK CLASS	ACTIVE / PASSIVE	NEIGHBORHOOD	USABLE AREA	AREA IN RECREATIONAL USE (ha)	TOTAL AREA (ha)
FAIRFIELD PARK	+	+	+	+	+	+	+	+						+		+	+	+	+	SC	A	1	11.3	11.3	11.3
CENTENNIAL PARK - CHILLIWACK SECONDARY	+	+	+	+		+	+				+		+							SC	A	3	3.4	3.4	3.4
KINSMEN PARK ON PORTAGE		+		+	+	+							+	+		+				SC	A	3	2.0	2.0	2.0
SALISH PARK	+	+	+	+	+	+								+	+		+	+	+	SC	P	9	1.8	1.8	2.3
WALDEN PARK - F.G. LEARY SCHOOL	+	+	+	+	+	+		+		+				+		+	+	+	+	SC	A	13	2.1	2.1	2.1
SARDIS PARK	+	+		+	+	+								+	+	+		+	+	SC	A	29	5.1	5.1	5.1
PROMONTORY WEST PARK & SCHOOL	+	+		+	+	+	+	+			+			+	+	+	+	+	+	SC	A	38	2.2	2.2	3.8
ROSEDALE MIDDLE SCHOOL	+	+		+		+	+	+			+	+	+							SC	A	42	5.0	5.0	5.0
ROSEDALE PARK	+	+		+	+	+				+						+				SC	A	42	2.0	2.0	2.0
GREENDALE ELEMENTARY	+	+		+		+	+	+			+		+							SC	A	43	1.0	1.0	1.2
YARROW COMMUNITY PARK	+	+		+	+	+							+	+	+	+				SC	A	44	1.0	1.0	1.2
YARROW PIONEER PARK	+	+	+	+	+	+						+		+	+	+				SC	A	44	2.5	2.5	2.5
MAJUBA HERITAGE PARK	+				+									+	+					SC	P	45	0.1	0.1	0.1
RYDER LAKE PARK	+				+	+											+			SC	P	47	2.2	2.2	2.2

In terms of facilities, a **Sub-Community Park** may include:

- 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
- 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 13 sub-community parks. Two sub-communities, Chilliwack Mountain and the Eastern Hillsides, have no sub-community parks at this time.



Sub - Community Parks Amenities and Facilities

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 public parks of any class. There are, however, several opportunities to utilize city owned lands and to acquire park land as part of the development process. Details of these opportunities are included in Eastern Hillside Parks, Trails and Green Space Plan

Adjacent to the Chilliwack urban area, Mount Shannon offers opportunity for park development with 16ha of City land and an additional 16ha 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 standard with additional facilities. The city owned lands on Hudson could be utilized as park to support the growing population of eastern Promontory.

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

Downtown



Sardis Park



Neighborhood Parks & Sub-Neighborhood Parks

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

A Neighborhood Park should serve as the focal point of the neighborhood, providing recreational opportunities appropriate to the local residents and a venue for social gatherings.

Neighborhood Parks & Facilities

Neighborhood Parks offer conveniently located recreational social experiences of both a **passive** or **active** nature. A “Neighborhood Park” should serve as the focal point of the neighborhood, 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 to avoid park users having to cross arterial roads.

Neighborhood Parks should meet the following requirements:

- A minimum of 1ha in area (if full facilities are provided);
- Within an 800m walking distance of the neighborhood it serves;
- Centrally located with easy non-motorized access utilizing greenways, walkways and sidewalks;
- Connected to the neighborhood; generally being located at the intersection of two collectors and somewhat removed from arterial traffic;
- Walkways should be provided between cul-de-sac ends and parallel roads to allow convenient pedestrian access not only to the neighborhood park but to the overall “green transportation” network;
- Be located in an area highly visible from residences and from the street; and
- 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 neighborhood, and where it contains suitable facilities, it will also serve as the neighborhood park.

Chilliwack has 21 neighborhood parks or facilities, 15 of which are active and 6 are passive.



Sub-Neighborhood Parks & Facilities

Sub-Neighborhood Parks serve the day to day active recreation needs of children within a particular segment of a neighborhood. They are accessed exclusively on foot or by bicycle from home for short term visits.

They are generally much smaller in area than neighborhood parks and offer limited, children oriented, recreational facilities.



A Sub-Neighborhood Park should serve the localized recreational needs of children within a portion of the neighborhood by providing a playground area with safe convenient access.

Sub-Neighborhood parks should meet the following criteria:

- small in area, typically 2000m² to 4000m² (in some cases as small as 1000m²);
- within 400m walking distance of any residence within the service radius;
- centrally located with easy non-motorized access utilizing greenways, walkways and sidewalks. (Access to the park should not involve the crossing of 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 / no parking at the curb or road edge along at least one side and that any area with parking be fenced from the park;

- connection to the neighborhood; Access to the park should not involve the crossing of an arterial road, except under controlled conditions;
- walkways should be provided between cul-de-sac ends and parallel roads to allow convenience to pedestrians; and
- *Playground facilities within strata developments or public and private schools, although not part of the “public” park system, often serve as sub-neighborhood parks and may provide additional facilities such as covered areas and washrooms, not generally found in public parks of that size.*

Sub-neighborhood parks may serve to infill between Neighborhood Parks or in development cells where a true “neighborhood” park may not be warranted.

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

Within the parks hierarchy, a Community Park or school may serve as a neighborhood park; a neighborhood park may serve as a sub-neighborhood park.

In calculating the levels of service, both in park area per 1000 population and in travel distance to parks, both school recreation facilities and recreation facilities within larger class parks have been included.

There are approximately 86 sub-neighborhood parks or playground facilities listed in the following tables. Of these, 63 are **active** parks, 13 are **passive** parks, 7 are public schools and 3 are private schools.



Sub-Neighborhood Parks – Amenities and Facilities - Fairfield Island

Park/Facility	PARKING	WASHROOMS	LIGHTED AREA	HIC ACCESS	PICNIC TABLES	PLAYGROUND	SPORTS FIELD	BALL FIELD	DOG OFF LEASH AREA	BALL HOCKEY	BASKETBALL	SKATE PARK	TENNIS	TRAILS OR PATHS	LANDSCAPED AREA	OPEN GRASS AREA	NATURAL AREA	WATER FEATURE	WATER PARK	PARK CLASS	ACTIVE / PASSIVE	NEIGHBORHOOD	USABLE AREA	AREA IN RECREATIONAL USE (ha)	TOTAL AREA (ha)
EMERALD PARK						+				+	+					+				SN	A	1	0.6	0.6	0.6
FIESTA PARK						+				+	+					+				SN	A	1	0.3	0.3	0.3
GLASGOW PARK						+				+	+					+				SN	A	1	0.4	0.4	0.4
GUINET PARK						+										+				SN	A	1	0.4	0.4	0.4
HYMAR PARK					+	+				+						+				SN	A	1	0.5	0.5	0.5
McDONALD PARK						+				+	+					+				SN	A	1	0.4	0.4	0.4
STRATHCONA PARK / SCHOOL	+	+		+		+	+	+		+	+		+	+		+				SN	A	1	2.6	2.6	2.7
TOPLEY PARK						+				+						+				SN	A	1	0.4	0.4	0.4



Sub-Neighborhood Parks – Amenities and Facilities – Downtown

Park/Facility	PARKING	WASHROOMS	LIGHTED AREA	HC ACCESS	PICNIC TABLES	PLAYGROUND	SPORTS FIELD	BALL FIELD	DOG OFF LEASH AREA	BALL HOCKEY	BASKETBALL	SKATE PARK	TENNIS	TRAILS OR PATHS	LANDSCAPED AREA	OPEN GRASS AREA	NATURAL AREA	WATER FEATURE	WATER PARK	PARK CLASS	ACTIVE / PASSIVE	NEIGHBORHOOD	USABLE AREA	AREA IN RECREATIONAL USE (ha)	TOTAL AREA (ha)
McCAMMON ELEMENTARY	+	+		+		+	+	+		+	+					+				SN	A	2	1.6	1.6	1.6
BARBER PARK					+	+				+	+					+				SN	A	2	0.5	0.5	0.5
BOLE & FLETCHER PARK						+									+					SN	A	3	0.1	0.1	0.1
BONNY PARK					+	+				+	+					+				SN	A	3	0.8	0.8	0.8
AMADIS PARK (Heritage)						+										+				SN	A	6	0.2	0.2	0.2
EDWARDS PARK					+	+										+				SN	A	7	0.3	0.3	0.3
BERNARD ELEMENTARY	+	+		+	+	+	+	+			+					+				SN	A	8	1.1	1.1	1.1
ST. MARY'S SCHOOL (private)	+			+		+	+	+			+					+				SN	A	8	0.5	0.5	0.5
ASHWELL PARK					+	+				+			+			+				SN	A	8	0.8	0.8	0.8
CARMEL PARK					+	+										+				SN	A	8	0.3	0.3	0.3
LAZENBY PARK					+	+				+	+					+				SN	A	8	0.4	0.4	0.4
STEWART PARK					+	+				+	+					+				SN	A	8	0.6	0.6	0.6
WESTVIEW PARK (undeveloped)																+				SN	A	8	0.2	0.2	0.2
APPLE TREE PARK					+	+				+						+				SN	A	11	0.3	0.3	0.3
McCUTCHEON PARK						+								+		+				SN	A	11	0.9	0.9	0.9
CREEKSIDE PARK (undeveloped)																+				SN	A	11	0.2	0.2	0.2
ASPEN PARK						+										+				SN	A	12	0.1	0.1	0.1
COOTE PARK						+										+				SN	A	13	0.2	0.2	0.2
JOHNSON PARK						+				+						+				SN	A	13	0.4	0.4	0.4
JAMES STREET PARK (Lynch) (undeveloped)																+				SN	A	13	0.2	0.2	0.2
PAULA PARK (Wilson)					+	+				+						+				SN	A	13	0.4	0.4	0.4
GARDEN DRIVE PARK					+	+				+						+				SN	A	14	0.6	0.6	0.6
THIRD AVENUE PARK					+	+										+				SN	A	14	0.2	0.2	0.2
ARMITAGE PARK						+										+				SN	A	15	0.1	0.1	0.1
COOTE & AUBURN PARK						+										+				SN	A	15	0.2	0.2	0.2
HOLLY CUL-DU-SAC																+				SN	A	15	0.0	0.0	0.0
SKELTON PARK				+											+			+		SN	P	16	0.2	0.2	0.2
EDEN PARK					+	+										+				SN	A	17	0.1	0.1	0.1
HAZEL PARK					+	+				+		+				+				SN	A	17	0.6	0.6	0.6
NOWELL PARK					+	+										+				SN	A	17	0.1	0.1	0.1
PARKER PARK						+				+						+				SN	A	17	0.4	0.4	0.4
HIGHROAD ACADEMY (private)	+			+		+	+	+			+									SN	A	18	0.5	0.5	0.5
CORNWALL PARK					+	+						+			+	+				SN	A	19	0.6	0.6	0.6
HILDEBRANDT PARK						+										+				SN	A	19	0.2	0.2	0.2
HILTON PARK						+										+				SN	A	19	0.2	0.2	0.2
LOMBARDY PARK						+				+	+					+				SN	A	19	0.2	0.2	0.2
MITCHELL PARK																+				SN	A	19	0.3	0.3	0.3
GREENACRES SQUARE															+	+				SN	P	19	0.1	0.1	0.1
ROBERTSON ELEMENTARY	+	+		+		+	+	+			+									SN	A	19	1.5	1.5	1.5



Sub-Neighborhood Parks – Amenities and Facilities –Sardis Vedder

Park/Facility	PARKING	WASHROOMS	LIGHTED AREA	H/C ACCESS	PICNIC TABLES	PLAYGROUND	SPORTS FIELD	BALL FIELD	DOG OFF LEASH AREA	BALL HOCKEY	BASKETBALL	SKATE PARK	TENNIS	TRAILS OR PATHS	LANDSCAPED AREA	OPEN GRASS AREA	NATURAL AREA	WATER FEATURE	WATER PARK	PARK CLASS	ACTIVE / PASSIVE	NEIGHBORHOOD	USABLE AREA	AREA IN RECREATIONAL USE (ha)	TOTAL AREA (ha)
WATSON ELEMENTARY	+					+	+				+									SN	A	21	2.4	2.4	2.4
SPRUCE GROVE PARK					+	+										+				SN	A	23	0.2	0.2	0.2
CRESTWOOD 7491 (vacant private property)																+				SN	A	23	0.1	0.1	0.1
ALDER AVENUE PARK (undeveloped)																				SN		26	0.1	0.0	0.1
MAPLE PARK						+										+				SN	A	26	1.3	1.3	1.3
WELLS LANDING PARK						+				+	+		+			+				SN	A	27	0.9	0.9	0.9
WORTHINGTON CUL-DU-SAC (undeveloped)															+	+				SN	A	27	0.0	0.0	0.0
FERN PARK					+	+										+				SN	A	28	0.3	0.3	0.3
MOUNTVIEW PARK						+				+	+		+	+		+				SN	A	28	0.8	0.8	0.8
SWANSON PARK					+	+				+	+					+				SN	A	28	0.3	0.3	0.3
LAURELWOOD PARK (Tyson)					+	+										+				SN	A	28	0.2	0.2	0.2
SOUTHDOWNE PARK					+	+										+				SN	A	29	0.2	0.2	0.2
DAVIS PARK						+										+				SN	A	29	0.2	0.2	0.2
HIGGINSON PARK					+	+										+				SN	A	29	0.3	0.3	0.3
HILL PARK						+										+				SN	A	29	0.1	0.1	0.1
ROY PARK					+	+				+	+					+				SN	A	29	0.5	0.5	0.5
TWIN CREEKS PARK					+	+										+				SN	A	29	0.5	0.5	0.5
MANUEL PARK														+			+	+		SN	P	29	1.8	1.8	1.8
UNWORTH ELEMENTARY	+					+	+	+		+	+									SN	A	30	1.3	1.3	1.3
CUMBERLAND PARK (undeveloped woodlot)																	+			SN	P	30	0.1	0.0	0.1
BALMORAL PARK														+		+				SN	A	31	2.0	2.0	2.0
SUNSET VIEW PARK					+	+				+	+					+				SN	A	31	0.3	0.3	0.3
GLENGARRY PARK (Watson)						+				+						+				SN	A	31	0.5	0.5	0.5
TYSON ELEMENTARY	+					+	+				+									SN	A	31	1.1	1.1	1.1
CHEAMVIEW PARK						+										+				SN	A	32	0.2	0.2	0.2
CHEHALIS PARK						+										+				SN	A	32	0.3	0.3	0.3
GARRISON WOODLOT				+	+									+			+			SN	P	32	1.0	1.0	1.0
MITCHELL GARDENS				+												+				SN	P	32	0.0	0.0	0.0
CLOVER PARK						+							+							SN	A	33	1.1	1.1	1.1
LAWRENCE PARK					+	+				+						+				SN	A	33	0.1	0.1	0.1
VEDDER ELEMENTARY	+				+	+	+	+		+	+					+				SN	A	33	2.2	2.2	2.2
LINDY'S PARK						+									+					SN	A	35	0.1	0.1	0.1



Sub-Neighborhood Parks - Amenities and Facilities – Promontory

Park/Facility	PARKING	WASHROOMS	LIGHTED AREA	HIC ACCESS	PICNIC TABLES	PLAYGROUND	SPORTS FIELD	BALL FIELD	DOG OFF LEASH AREA	BALL HOCKEY	BASKETBALL	SKATE PARK	TENNIS	TRAILS OR PATHS	LANDSCAPED AREA	OPEN GRASS AREA	NATURAL AREA	WATER FEATURE	WATER PARK	PARK CLASS	ACTIVE / PASSIVE	NEIGHBORHOOD	USABLE AREA	AREA IN RECREATIONAL USE (ha)	TOTAL AREA (ha)
CRIMSON RIDGE PARK														+			+			SN	P	38	0.0	0.0	0.0
UPLANDS PARK																+	+			SN	P	38	0.6	0.0	0.6
PROMONTORY ROAD PARK						+														SN	A	40	0.5	0.5	0.5
PIRIE BROOK NATURAL AREA														+			+	+		SN	P	40	0.8	0.0	0.8
WALKER CREEK NATURAL AREA														+			+	+		SN	P	40	1.9	0.0	1.9
BREWSTER BROOK NATURAL AREA														+			+	+		SN	P	41	0.1	0.1	0.6
EATON BROOK NATURAL AREA														+			+	+		SN	P	41	0.0	0.0	3.2

Sub-Neighborhood Parks – Amenities and Facilities – Other Areas

MARBLE HILL ROAD WOODLOT (undeveloped)																	+			SN	P	48	0.0	0.0	16.0
ALLAN CREEK PARK (undeveloped)																	+			SN	P	48	0.4	0.0	0.8
UNITY CHRISTIAN SCHOOL (private)	+					+	+				+									SN	A	48	1.0	1.0	3.0



Roy Park



The Landing



Edwards Park

Neighborhood Park Analysis

For the purpose of greenspace analysis and to further detail the information provided in the OCP (map 12 A, appendix “C”, Plan 7), the urban (sub-communities) of Chilliwack have been divided into 48 neighborhood polygons delineated by travel barriers.

The following maps show these polygons, with the locations of existing parks, schools, and other public greenspace, which may serve a park function.

MAP LEGEND

- neighborhood boundaries – red lines
- existing parks – green polygons
- schools – pink polygons
- location where a new park is needed or proposed – dark pink circles

The table below each map shows the present neighborhood park area and the progression of park needs based on 1ha of usable park area per 1000 population:

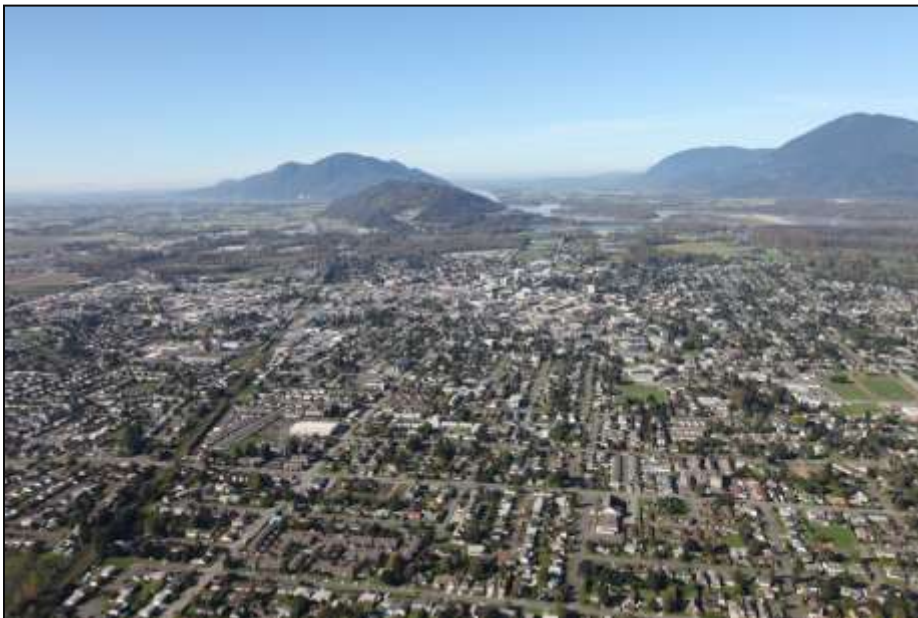
TABLE COLOUR CODES

- Yellow = less than 1ha deficient
- Orange = 1ha to 2ha deficient
- Red = more than 2ha deficient

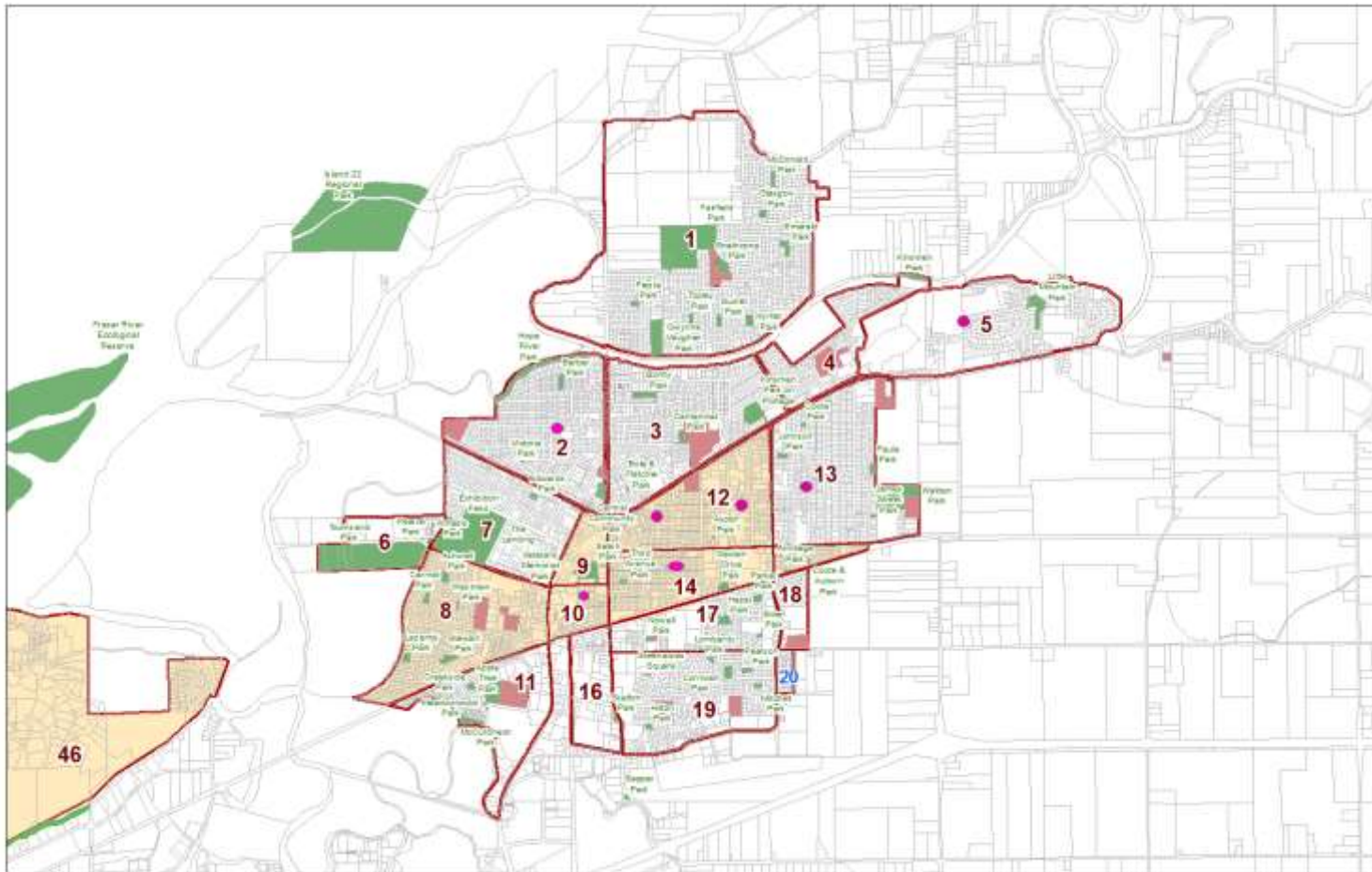
The second and third to last column indicate either proposed park area addition to a park needed to address the identified shortage.

- If the box is green, the park should be acquired through park land dedication.
- If the box is amber it would have to be acquired through a combination of DCCs, 5% cash in lieu and/ or Capital Funds.

The last column (blue boxes) indicates a proposed improvement to an existing park.



Chilliwack Urban Core (Neighborhoods 1 – 20)



LEGEND

- neighborhood boundaries – red lines
- existing parks – green polygons
- schools – pink polygons
- location where a new park is needed or proposed – dark pink circles
- neighborhoods colored yellow will require additional neighborhood park area by 2023



	NEIGHBORHOOD	Neighborhood Park Area 2015 (ha)	POPULATION (2013)	N Park /1000 (2013)	shortage / surplus (2013)	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	3959	1.6	2.3	4666	1.6	5880	0.3			Fairfield Park - add parking & facilities
2	DOWNTOWN NW	5.8	3931	1.5	1.8	4611	1.2	5797	0.0	0.2	new park - central area	Hope River Park - add facilities
3	DOWNTOWN NE	6.2	4062	1.5	2.1	5047	1.2	6689	-0.5	0.5	expand Centennial & Bonny Parks	Portage Park - add facilities
4	PORTAGE - QUARRY	3.9	997	3.9	2.9	1168	2.7	1439	2.5			
5	MOUNT SHANNON	1.9	1236	1.5	0.6	1417	0.4	1711	0.1	0.5	new park in western developing area	
6	TOWNSEND PARK	1.2	384	3.1	0.8	506	0.7	693	0.5			Townsend Park - add facilities
7	THE LANDING	4.3	3145	1.4	1.1	3688	0.6	4638	-0.4			The Landing - add facilities
8	STEWART PARK - WESTVIEW	3.9	3861	1.0	0.0	4970	-1.1	6707	-2.8			Westview Park - add playground / Stewart Park add facilities
9	SALISH PARK	0.0	200	0.0	-0.2	200	-0.2	200	-0.2	0.4	expand Salish Park	
10	CHESTERFIELD	0.0	769	0.0	-0.8	1012	-1.0	1387	-1.4	0.1	small park	OR - add playground to Birch Walkway
11	MEADOWBROOK	5.7	2331	2.4	3.4	2677	3.0	3402	2.3			Meadowbrook Park - add facilities
12	YALE - FIRST - YOUNG - BROADWAY	1.7	2793	0.6	-1.1	3562	-1.9	4831	-3.1	0.2	small park	
13	YALE - FIRST - BROADWAY - WALDEN	4.6	2620	1.7	2.0	3078	1.5	3804	0.8	0.1	sub neighborhood playground	
14	FIRST - CNR - YOUNG - BROADWAY	0.9	1862	0.5	-0.9	2374	-1.5	3220	-2.3	0.2	sub neighborhood playground	3rd Ave Park - add facilities
15	FIRST - CNR - BROADWAY - EAST	0.3	655	0.4	-0.4	770	-0.5	951	-0.7			Coote & Auburn - develop park
16	HOCKING - AIRPORT - BCR - YOUNG	0.2	211	1.1	0.0	249	0.0	323	-0.1			MOU re Y property - add exercise circuit
17	CNR - CHILLIWACK CENTRAL - YOUNG - BROADWAY	1.3	1137	1.2	0.2	1285	0.0	1597	-0.3			
18	CNR - CHILLIWACK CENTRAL - BROADWAY - EAST	0.6	287	2.1	0.3	312	0.3	349	0.3			
19	GREENACRES	3.0	2654	1.1	0.3	2997	0.0	3727	-0.7			
20	CHILLIWACK CENTRAL - BROADWAY - EAST	0.0	192	0.0	-0.2	208	-0.2	233	-0.2			

LEGEND

The table below each map shows the present neighborhood park area and the progression of park needs based on 1ha of usable park area per 1000 population:

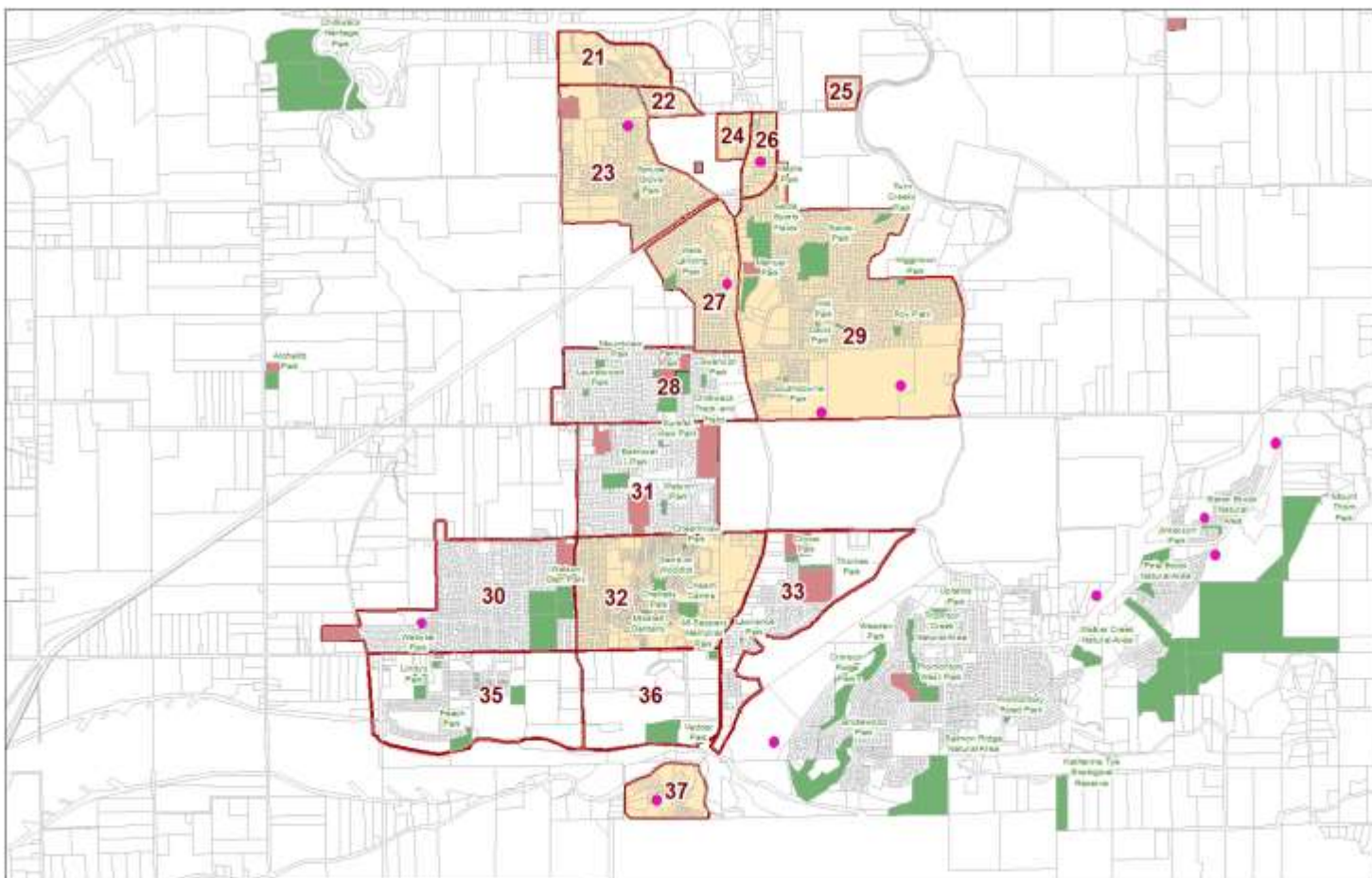
- Yellow = less than 1ha deficient
- Orange = 1ha to 2ha deficient
- Red = more than 2ha deficient

The second and third to last column indicate either proposed park area addition to a park needed to address the identified shortage. If the box is green, the park should be acquired through park land dedication. If amber it would have to be acquired through a combination of DCCs and Capital Funds.

The last column indicates a proposed improvement to an existing park.



Sardis – Vedder (Neighborhoods 21 – 37)



LEGEND

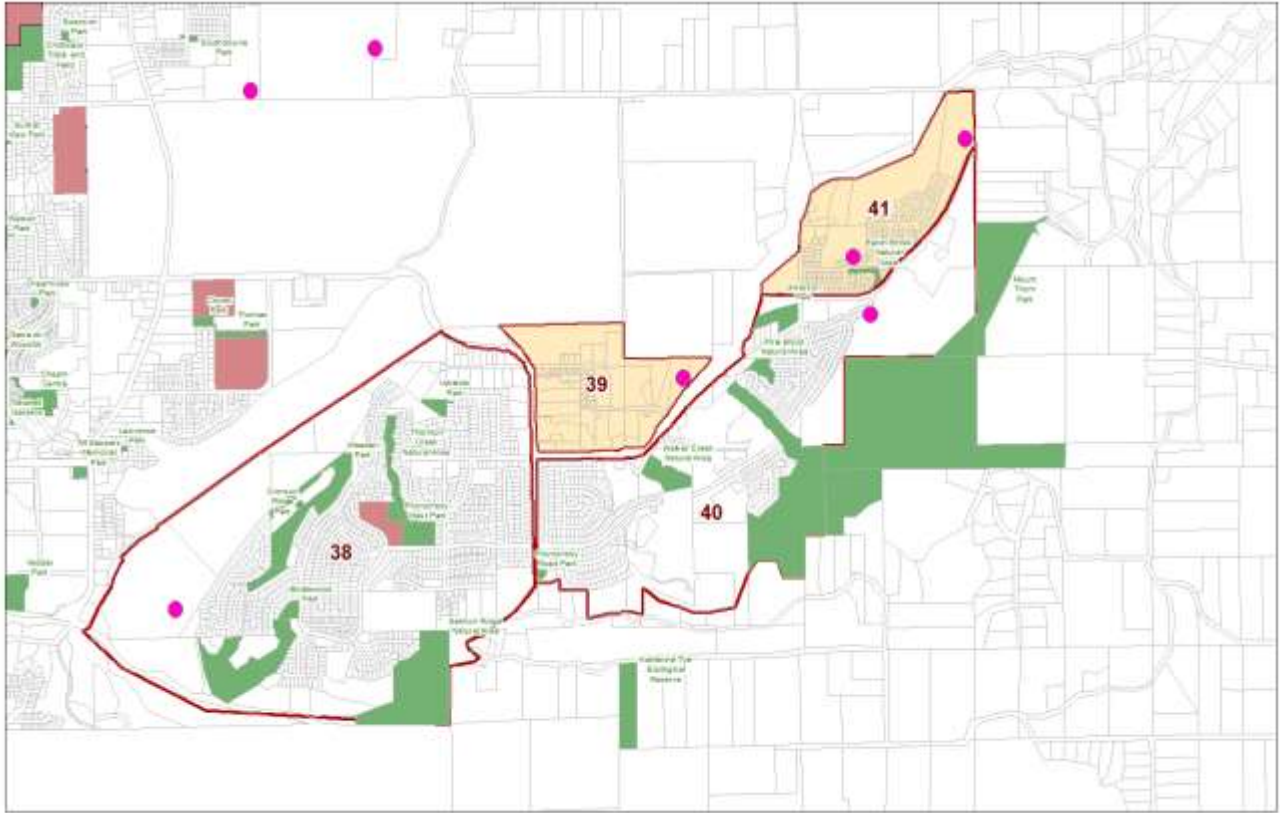
- neighborhood boundaries — red lines
- existing parks or greenspace — green polygons
- schools — pink polygons
- location where a new park is needed or proposed — dark pink circles
- Neighborhoods colored yellow will require additional neighborhood park area by 2023.



Sardis Park



Promontory (Neighborhoods 38 – 41)



LEGEND

- neighborhood boundaries
- existing parks
- schools
- location where a new park is needed or proposed
- Neighborhoods colored yellow will require additional neighborhood park area by 2025.
- red lines
- green polygons
- pink polygons
- dark pink circles

	NEIGHBORHOOD	Neighborhood Park Area 2015 (ha)	POPULATION (2013)	N Park /1000 (2013)	shortage / surplus (2013)	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	4012	1.1	0.5	4366	0.1	4615	-0.1	0.1	new park west side of area	Add playground to Uplands Park
39	PROMONTORY NE	0.0	669	0.0	-0.7	728	-0.7	769	-0.8	0.2	new park east side of area	City properties north of Hudson - develop as park
40	PROMONTORY EAST	3.2	1337	2.4	1.9	1455	1.7	1538	1.7	0.1	new park above Sylvan Drive	Add facilities to Walker Creek Area
41	ROSS CONNECTOR	0.0	1337	0.0	-1.3	1455	-1.5	1538	-1.5	0.3	2 parks S 1000m ² / NE 2000m ²	City property on McSwan - add playground if feasible

The table shows the present neighborhood park area and the progression of park needs based on 1ha of usable park area per 1000 population:



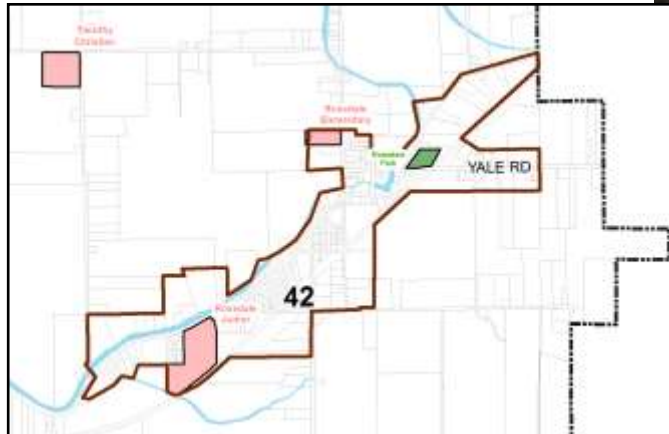
- Yellow = less than 1ha deficient
- Orange = 1ha to 2ha deficient
- Red = more than 2ha deficient

The second and third to last column indicate either proposed park area addition to a park needed to address the identified shortage. If the box is green, the park should be acquired through park land dedication. If amber it would have to be acquired through a combination of DCCs, 5% cash in lieu and/or Capital Funds.

The last column (blue boxes) indicates a proposed improvement to an existing park.

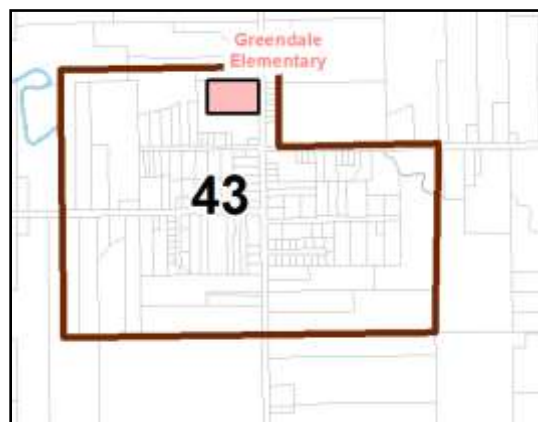
Other Areas (Neighborhoods 42 – 48)

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



Rosedale Park

Rosedale (Neighborhood 42)



GREENDALE (Neighborhood 43)



Yarrow - Majuba (Neighborhoods 44 & 45)



Majuba HeritagePark

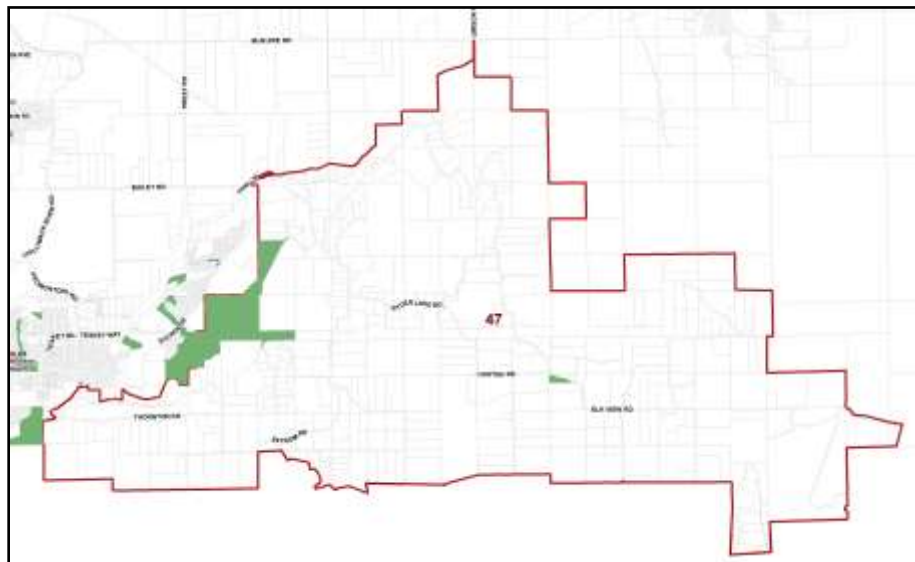


Yarrow Pioneer Park





CHILLIWACK MOUNTAIN (Neighborhood 46)

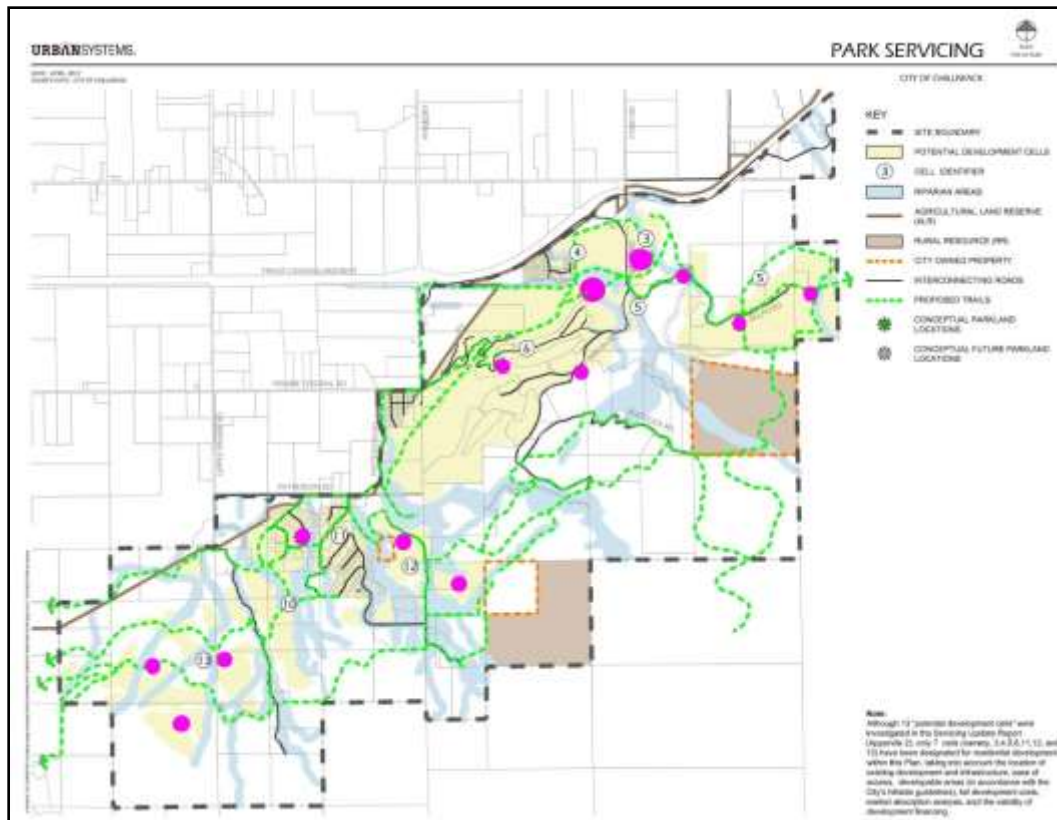


RYDER LAKE (Neighborhood 47)

LEGEND

- | | |
|--|---------------------|
| • neighborhood boundaries | — red lines |
| • existing parks | — green polygons |
| • schools | — pink polygons |
| • location where a new park is needed or proposed | — dark pink circles |
| • Neighborhoods colored yellow will require additional neighborhood park area by 2023. | |





EASTERN HILLSIDES (Neighborhood 48)

LEGEND

- neighborhood boundaries
- existing parks
- schools
- location where a new park is needed or proposed
- red lines
- green polygons
- pink polygons
- dark pink circles

**** Area "48" (Eastern Hillside) accounts for an additional 6 to 12 neighborhoods, identified as development cells in the Eastern Hillside Land Use and Development Plan.**



Nixon Road Park area



	NEIGHBORHOOD	Neighborhood Park Area 2015 (ha)	POPULATION (2013)	N Park /1000 (2013)	shortage / surplus (2013)	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	1207	3.1	2.6	1192	2.6	1281	2.5			
43	GREENDALE	1.2	631	1.9	0.6	622	0.6	616	0.6			
44	YARROW	2.5	1826	1.4	0.7	1804	0.7	1945	0.6			
45	MAJUBA HILL	1.0	782	1.3	0.2	773	0.2	834	0.2			Karson Park - develop
	CHILLIWACK MOUNTAIN											
46		0.0	1671	0.0	-1.7	2487	-2.5	3078	-3.1	0.6	2 - 2000m ² new parks in development area	
	RYDER LAKE											
47		2.5	1102	2.3	1.4	1283	1.2	1557	0.9	0.0	subject to future development	
	EASTERN HILLSIDES										see Eastern Hillsides Landuse and Development Plan	
48		2.4	1644	1.5	0.8	2738	-0.3	4165	-1.8	4.0		Nixon Road Park - trail development

LEGEND

The table shows the present neighborhood park area and the progression of park needs based on 1ha of usable park area per 1000 population:

- Yellow = less than 1ha deficient
- Orange = 1ha to 2ha deficient
- Red = more than 2ha deficient

The second and third to last column indicate either proposed park area addition to a park needed to address the identified shortage. If the box is green, the park should be acquired through park land dedication. If amber it would have to be acquired through a combination of DCCs and Capital Funds.

The last column indicates a proposed improvement to an existing park.



Neighborhood & Sub-Neighborhood Park Opportunities

Even though the City has over the years acquired land through the development process there are still several neighborhoods without any park space. Example neighborhoods are:

- Panorama Ridge – Eastern Hillsides
- Marble Hill – ongoing development area
- Copper Ridge – Chilliwack Mountain
- Sunrise Drive – Chilliwack Mountain
- Riverstone Heights – Vedder Mountain.

Some park land dedicated through the subdivision process has consisted of steep, forested areas. While some of these areas such as Salmon Ridge Park, Bridlewood Park and Weeden Park have been utilized for linear trail networks, others can serve no park purpose other than providing a visual greenspace barrier.

As playground equipment is both expensive to purchase and maintain, fewer appropriately located parks of adequate size are preferable to many scattered mini - parks.

Some new sub-neighborhoods that are being created as a result of rezoning, lot consolidation and boundary adjustment, provide challenges with respect to the dedication of park land. A case in point is the area bounded by the arterials Cheam Avenue, Young Road, Yale Road and the CNR which is in transition from Single Family to Multi-family. Although the population is rapidly increasing, no parks have been provided due to an inability to require park land dedication, as no subdivision has occurred.

Of the 48 city wide neighborhoods, 25 have a deficiency in park area. The *Local Government Act* allows a park land dedication of 5% of the development area. This, should, over time, address shortages in presently developing neighborhoods such as in the Eastern Hillsides, the remainder of Promontory and Riverstone Heights.

Providing parks in already developed neighborhoods or urban re-developing neighborhoods that are already deficient in park space is much more difficult. The cost of acquiring even a 1000m² sub-neighborhood park site, in a developed neighborhood, could be \$800,000 (2015 dollars).

The city must now look at alternate and creative solutions to solve the problem of park land deficiency. It must:

- Utilize available public lands such as utility lots and unused roads;
- Develop neighborhood park facilities within community parks;
- Partner with public and private schools; and
- Encourage or require strata and multi-family developments to be self-sufficient in park space.

Development Cost Charges are collected on a per net additional unit basis for all new developments to facilitate the acquisition and development of community parks.



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

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

If we use the proposed Alder Area Neighborhood Plan as an example; the potential population could be 1000. NPRA standards would suggest 1ha of neighborhood park land.

As there is no actual subdivision there will be no park land dedication or cash in lieu collections. DCC funds generated by development however would provide enough revenue to purchase one or two residential lots of 500m² to 1000m² and so allow a sub neighbourhood park to be developed. 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. The First Nations have their own planning processes and look for opportunities to provide some neighbourhood parkland space.



Barber Park Opening



Browne Creek Opening 2015

Outdoor Recreation Facilities

What are the outdoor recreational needs of Chilliwack Residents?

- diversity of activities
- convenience
- variety of venue

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 budgetary resources.

While standards exist with respect to the numbers of facilities per 1000 population for many recreational activities, there are many variables between communities. 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 Parks and Recreation Strategic Plan.

As some activities cannot be provided 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.



While not specifically planned, the acquisition of properties adjacent to existing parks would provide road frontage on an adjacent road and overall connectivity, facilitating access to many of our neighborhood parks.



Opportunities

Acquiring greenspace

There are several mechanisms and / or sources of funds by which we can acquire park land, greenspace and trails.

Legislation:

- *Local Government Act:*
 - Dedication of park land at time of subdivision (or 5% cash-in-lieu)
 - Development Cost Charges 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*
 - Dedication or protection of riparian corridors

Bylaws:

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

Other Opportunities

- Acceptance of residual non-developable lands at time of subdivision through the subdivision approval process.
- Trail development within transportation corridors.
- Crown Grants of Park land
- Purchase of land for park land
- Land Exchange
- Donation of Land
- Use of abandoned roads or little used alignments such as back lanes.

The Legislation:

Local Government Act

Dedication of Land at Time of Subdivision, or Cash-in-lieu

Section 941 of the Local Government Act allows the city to require dedication of 5% of the developable land within a subdivision for park OR pay the city an equivalent amount as 5% cash-in-lieu for park land acquisition.

5% is not just an arbitrary number. The nationally accepted standard for neighborhood park land is 1ha per 1000 population. If we take, for example, a 10ha 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 1ha/1000, 0.5ha of park land would be required. 5% of 10ha also equals 0.5ha.



Constraints:

Section 941 (1) and (2) allows the developer to choose either land dedication or cash-in-lieu BUT where the Official Community Plan indicates that park land is needed, the City's Approving Officer can require the land dedication.

Park land 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 park land dedication or 5% cash in lieu.

Park land dedication is also not required where parcel consolidation occurs. Quite often, three, four 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 park land, whereas building strata, with the same number of living units, may appear the same on the ground, yet no actual lots are created and dedication does not occur.

The dedication of 5% of the land area, or equivalent 5% cash in lieu, is used for acquiring Neighborhood and Sub-Neighborhood parks to provide conveniently located playground areas.

The location of areas for park land dedication should be in accordance with the Official Community Plan and appendices including the Greenspace Plan 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% park land dedication.

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

Development Cost Charges

Sections 934 to 936 of the Local Government Act provide for the collection of **Development** Cost Charges for park land acquisition or development.

Section 936 provides an option that land may be contributed in lieu of Development Cost Charges if the value is equivalent and the location is acceptable to local government.

Provision of Walkways and Utility Corridors

Part 26: Division 11 of the Local Government Act regulates subdivision and development requirements, allowing the City to require that "highways", sidewalks and other services be provided at time of subdivision.



City Bylaws:

City of Chilliwack Official Community Plan (OCP)

The Official Community Plan (OCP) sets out policy and intent with respect to future land use including the need for additional park land.

The 2014 Official Community Plan is more specific as to required park locations. It also references the Greenspace Plan as an internal reference document to give guidance with regard to size and location of required park land.

The OCP contains a series of reference maps and table indicating where additional park land or trail corridors are required.

The OCP also 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, Neighborhood Development Plans contain specific locations where parks are required as well as their recommended size:

- Downtown Land Use and Development Plan
- Eastern Hillside Land Use and Development 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 200m² and a width of not less than 6m 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 park land can be acquired through dedication. We must then rely on DCC's to potentially purchase property for a small sub-neighborhood 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 and Municipal Development Departments will seek input from Parks Planning as each development application is being considered. Parks Planning will use this document to 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.

The minimum dimension for a small child playground set is 8m x 8m while the minimum dimension with swing set is 12m x 12m.



Subdivision Development and Control Bylaw 2004, No 3055

The ***Subdivision Development and Control Bylaw*** presently refers to the ***Official Community Plan*** for the park land dedication requirement which in turn requires 5% dedication or cash-in-lieu consistent with *Section 941 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% park land dedication or cash-in-lieu. It should include reference to the regulations and authority and essentially utilize the relevant provisions of the Local Government Act as requirements.

Under the authority of Section 38 of the Local Government Act, the bylaw should require the dedication of walkways and, in some cases trails, as part of the required “ROAD” infrastructure.

- ROAD dedication should include walkways with a minimum ROW width of 4.5m to interconnect between all cul-du-sac ends and adjacent cul-du-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 park land

The collection of Development Cost Charges is essential for the acquisition and development of land for Community and Sub-Community Parks.

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

The Parkland portion of the DCC Bylaw should be reviewed annually to ensure community growth projections, and the resulting parkland requirements are being reflected in adequate DCC Parkland rates. The DCC project listing should be prepared to be consistent with the goals of this Greenspace Plan, as well as the Provincial DCC Best Practices Guide. Funding needs as identified within the DCC Bylaw should be exclusive of funding being collected under the 5% in lieu contributions.

Utility Lots and Corridors

Utility lots and corridors are essential for the servicing of development. While utilities within the road ROW 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 Statutory Rights of Way 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 6m 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 statutory rights of way are on slopes exceeding 20%, the corridor should be wide enough to accommodate switch-backs 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 the developer remains 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 “park” space or natural areas:

- Bridlewood Park
- Salmon Ridge Park
- Portion of Mount Thom Park
- Walker Creek Natural Area
- Pirie Brook Natural Area

While these lands are unsuitable for park facilities development such as playgrounds and sports fields, they sometimes may yield a suitable trail corridor. If the undevelopable portion of the lands contains a proposed trail corridor as indicated in the OCP, Greenspace Plan or Trail Network Plan, and a proposed park location is not indicated, the trail corridor may be credited on the basis of a 6m corridor X the length of the trail.



Trail development within transportation corridors

Road corridors range in width from about 15m to as much as 30m. If the ROW 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 the Teskey Way hill to near Promontory Road.

Similarly, railway corridors are often 30m with the actual rail bed occupying only a small portion. These too may be available for “rails with trails” development.

Trail development within abandoned or little used transportation corridors

As our 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. Examples include:

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

Other road corridors which were never developed may be utilized for trails or walkways.

Lanes and segments of roads may be closed to all or most vehicle traffic and utilized as trails or urban greenways and green links. Examples include:

- Birch Street (Alexander Avenue to Chesterfield Avenue)
- The lane between 3rd Avenue and 4th Avenue.
- Charles Street (Maple Avenue to Yale Road and under the CN Railway)

Crown Grants of Park land

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

Historically land under provincial ownership (Crown Land) could either be acquired at a nominal cost from Province or was offered to the city for park purposes. This has given us some of our major park areas:

- | | | |
|---------------------------|-------|------|
| • Cultus Lake Park | 250ha | 1920 |
| • Mount Thom Park | 94ha | 1943 |
| • Island 22 Regional Park | 99ha | 1987 |
| • Watson Glen Park | 22ha | 1999 |

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



City of Chilliwack funds

- City of Chilliwack (Parks) DCC capital budget for parks and trails
- City of Chilliwack (Parks) general fund capital budget
- Road maintenance / upgrade – addition of sidewalk, delineated shoulder or urban trail as part of road

Other Sources

- 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



Summary

The primary objective of the Greenspace Plan is to guide the acquisition and development of parks and greenspace over the next 10, 20 or more years to keep pace with population growth estimates within the Official Community Plan.

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

For planning purposes, Chilliwack is divided into nine sub-communities based on major barriers and historic settlement; then further sub-divided into 48 neighborhoods, delineated by present travel barriers. Of the 48, nearly half fall short of meeting the neighborhood park land target of 1ha per 1000 population

It is recognized that, while Chilliwack has some identified deficiencies in park space, opportunities still exist to achieve park land targets within new “greenfield” developments.

Single family neighborhoods developed previously without parks and urban re-development areas pose greater challenges. In some cases, schools, public or private, can fill the needs. In others, 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 neighborhoods.

The Plan identifies the need for 15 new neighborhood parks in addition to those identified in the Eastern Hillsides Land use and Development Plan. It also identifies 21 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 Plan examines the legislation and bylaws by which the city can acquire park land, greenspace, walkway connections and, in some cases trail corridors.

The Trail Network Plan, (Appendix “C”) which is a supplementary document to this Greenspace Plan, 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.



Terms, Definitions and Abbreviations

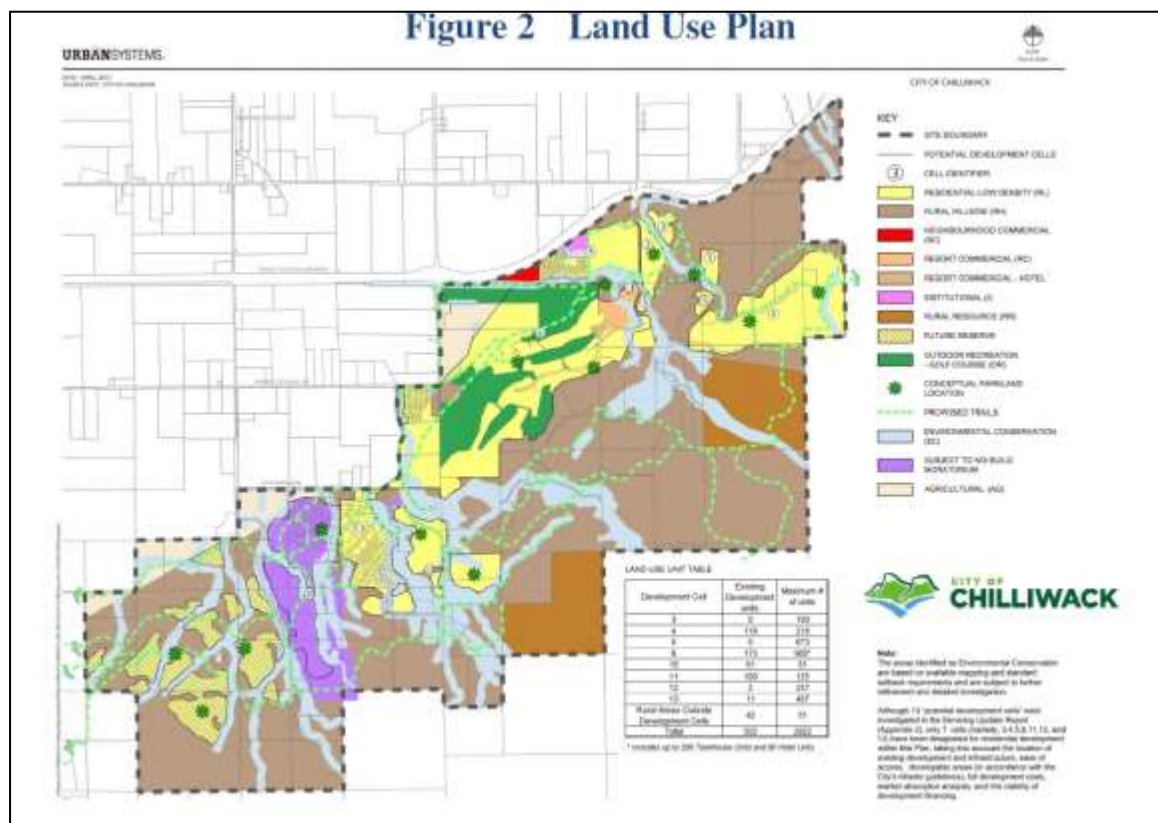
- **Bike Lane** – a portion of the roadway designated for bicycle use by delineation on the pavement and signage
- **Cycle Route** – a route, suitable for bicycle use and signed to direct cyclists to their destination. May consist of single or combination of facilities: shared roadways, bike lanes or multi-use trails,
- **Greenspace** - public lands and trail corridors within and adjacent to the City of Chilliwack which are managed for recreation or conservation for public benefit
- **Park** - public lands within and adjacent to the City of Chilliwack which are managed specifically for recreation or conservation
- **Sidewalk** – a concrete or asphalt walkway separated from the road and primarily for use by pedestrians.
- **Multi-use Trail** – a trail intended for more than one “non-motorized” user group.
- **Natural Areas** – Wooded or grassland areas either primarily for passive public recreation or environmental conservation, which may provide limited public access by trail or viewing area.

References

- City of Chilliwack (2014) 2040 Official Community Plan
- District of Chilliwack Recreational Open Space Study (Official Community Plan Review Technical Report No. 3) (1990) – Municipal Development Department
- Bicycle Transportation Study (1991) - City of Chilliwack Municipal Development Department - *Report identified present shortfalls in cycling facilities and presented opportunities to both facilitate cycling and improve safety through development of a cycling network of roads and interconnecting paths*
- Eastern Hillside Comprehensive Development Plan (1994) – Urban Systems
- District of Chilliwack Parks and Recreation Strategic Plan (1994)
- Ryder Lake Area Plan (1996)
- Chilliwack Mountain Comprehensive Development Plan (1996)
- Promontory Parks and Trails Strategy (1997) – University College of the Fraser Valley
- Chilliwack Future Plan – Parks and Open Space Recreation, Culture and Heritage Discussion Paper (1997) – District of Chilliwack and Future Plan Committee
- Cycling Plan (1998) – City of Chilliwack Municipal Development and Engineering Departments
- Island 22 Park Study (1998) – City of Chilliwack Parks and Recreation Department - *Proposed capital improvements to broaden the user base of the park by improving facilities and public awareness*



- Great Blue Heron Nature Reserve Master Plan Report (1999) - *Designated areas for management and development to preserve and sustain the colony of Great Blue Heron*
- Chilliwack Greenway System – 10 Year Implementation Strategy (2000) – Parks & Recreation Department, City of Chilliwack
- Chilliwack Strategic Plan for Parks and Recreation Services – draft (2003) – Professional Environmental Recreation Consultants Ltd (PERC)
 - Expanded on the 1991 study by refining both cycling facility standards and priorities as a guide to both on and off-road engineering improvements.
- Promontory Heights Parks & Trails Strategy (2005) - University College of the Fraser Valley
- Promontory Development Plan – Proposed Land Use (2008)
- Downtown Land Use and Development Plan (2009)
- Eastern Hillside Land Use And Development Plan (2012)



Appendix “A” – The Legislation

Local Government Act

Park land Dedication

Provision of park land

- 941.(1)** Subject to section 905.1 (4) (h) and (4.1), 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 determined under subsection (6).
- (2) Despite subsection (1), 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) Despite subsections (1) and (2), 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).
- (4) 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.

Dedication of Highways and Utility Corridors

Subdivision servicing requirements

- 938. (1)** A local government may, by bylaw, regulate and require the provision of works and services in respect of the subdivision of land, and for that purpose may, by bylaw, do one or more of the following:
- (a) regulate and prescribe minimum standards for the dimensions, locations, alignment and gradient of highways in connection with subdivisions of land;
 - (b) require that, within a subdivision, highways, sidewalks, boulevards, boulevard crossings, transit bays, street lighting or underground wiring be provided, and be located and constructed in accordance with the standards established by the bylaw;

Note that the definition of “highway” includes trails.

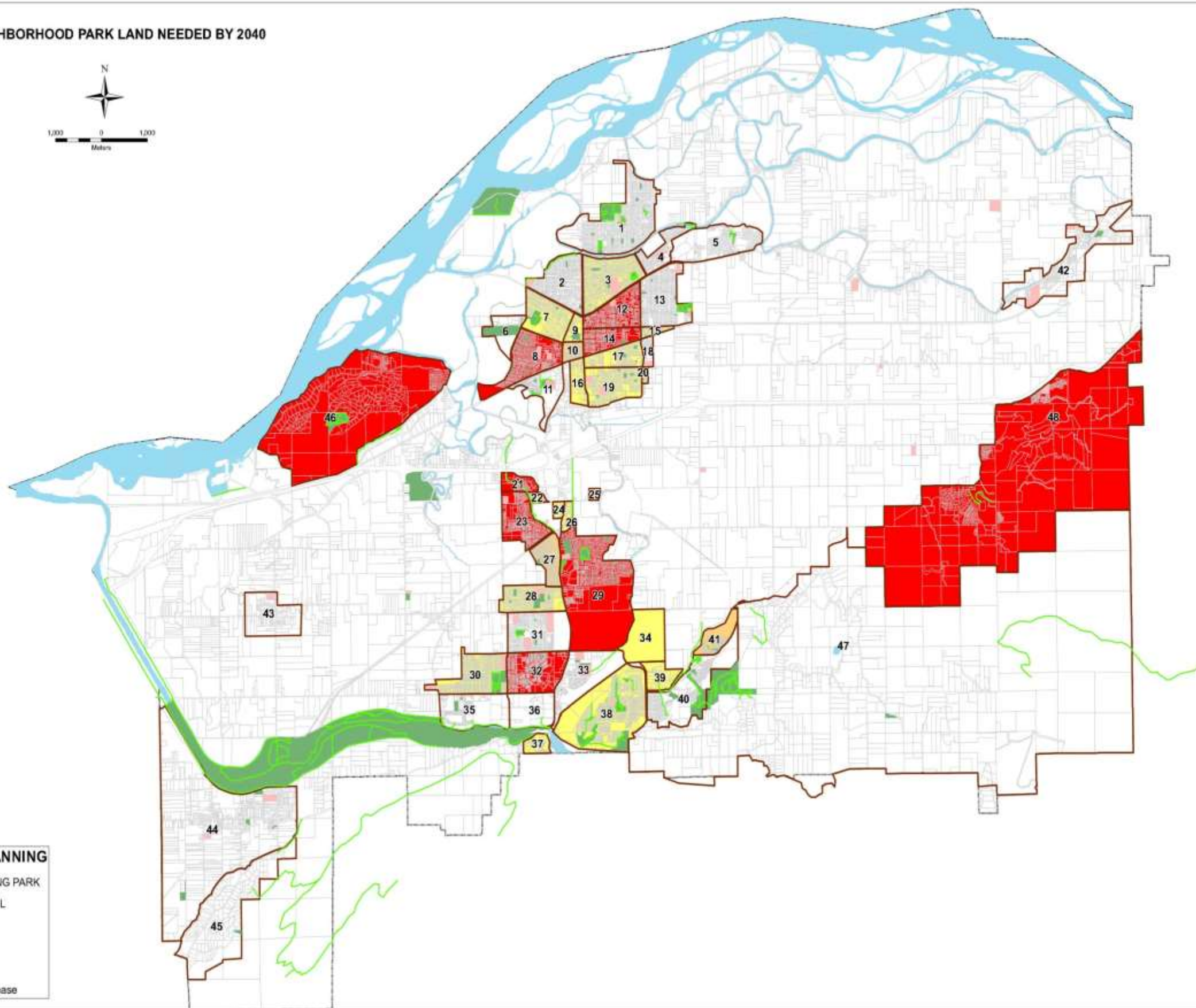
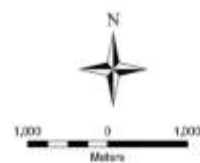
"highway" includes a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way;

Collection and Use of Development Cost Charges

- 936.(1)** If a development cost charge bylaw provides for a charge to acquire or reclaim park land, all or part of the **charge** may be paid by providing land in accordance with subsection (2).
- (2)** Land to be provided for the purposes of subsection (1) must have a location and character acceptable to the local government, and on the day the charge is payable, have a market value that is at least equal to the amount of the charge

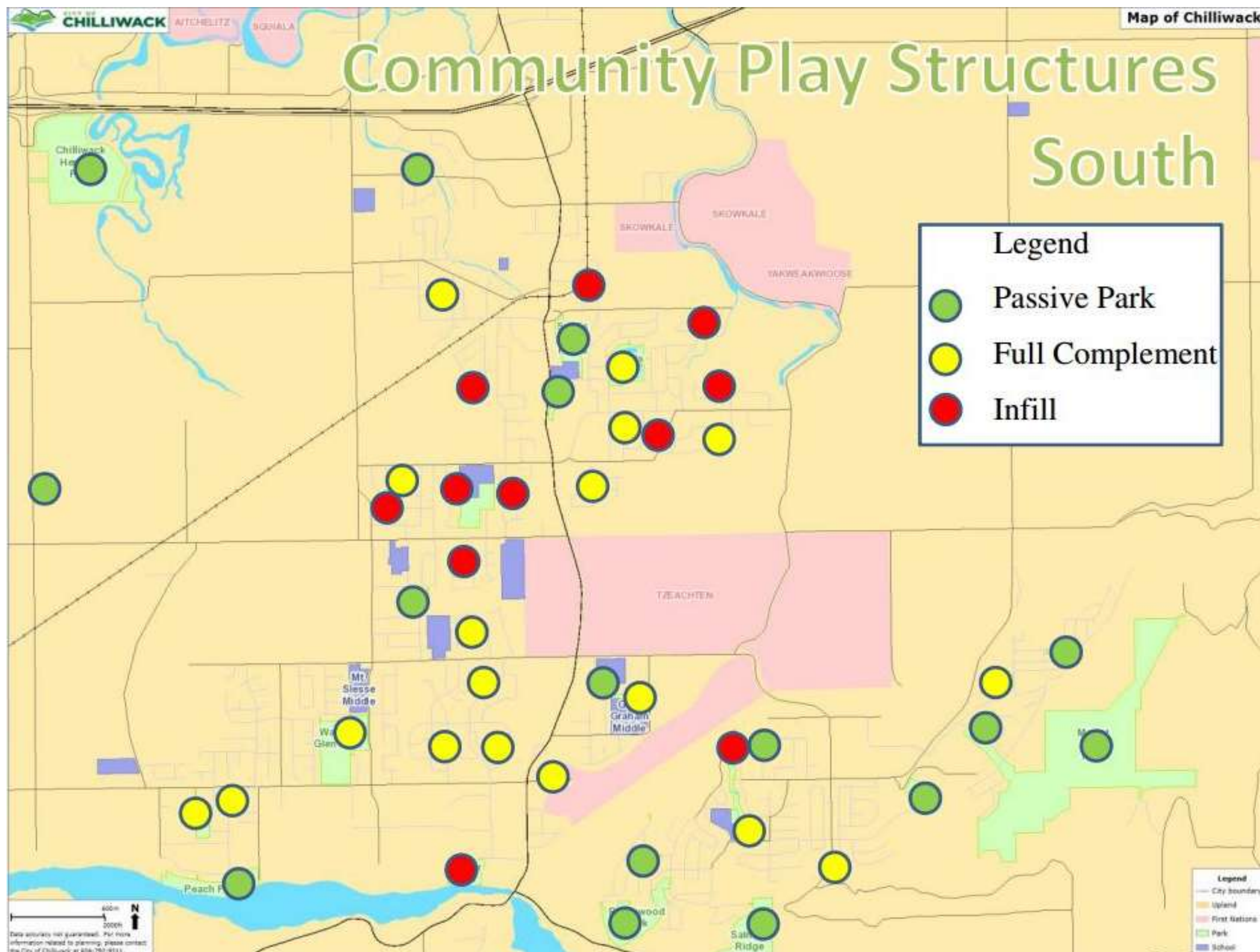
Appendix "B" Greenspace Plan maps

NEIGHBORHOOD PARK LAND NEEDED BY 2040



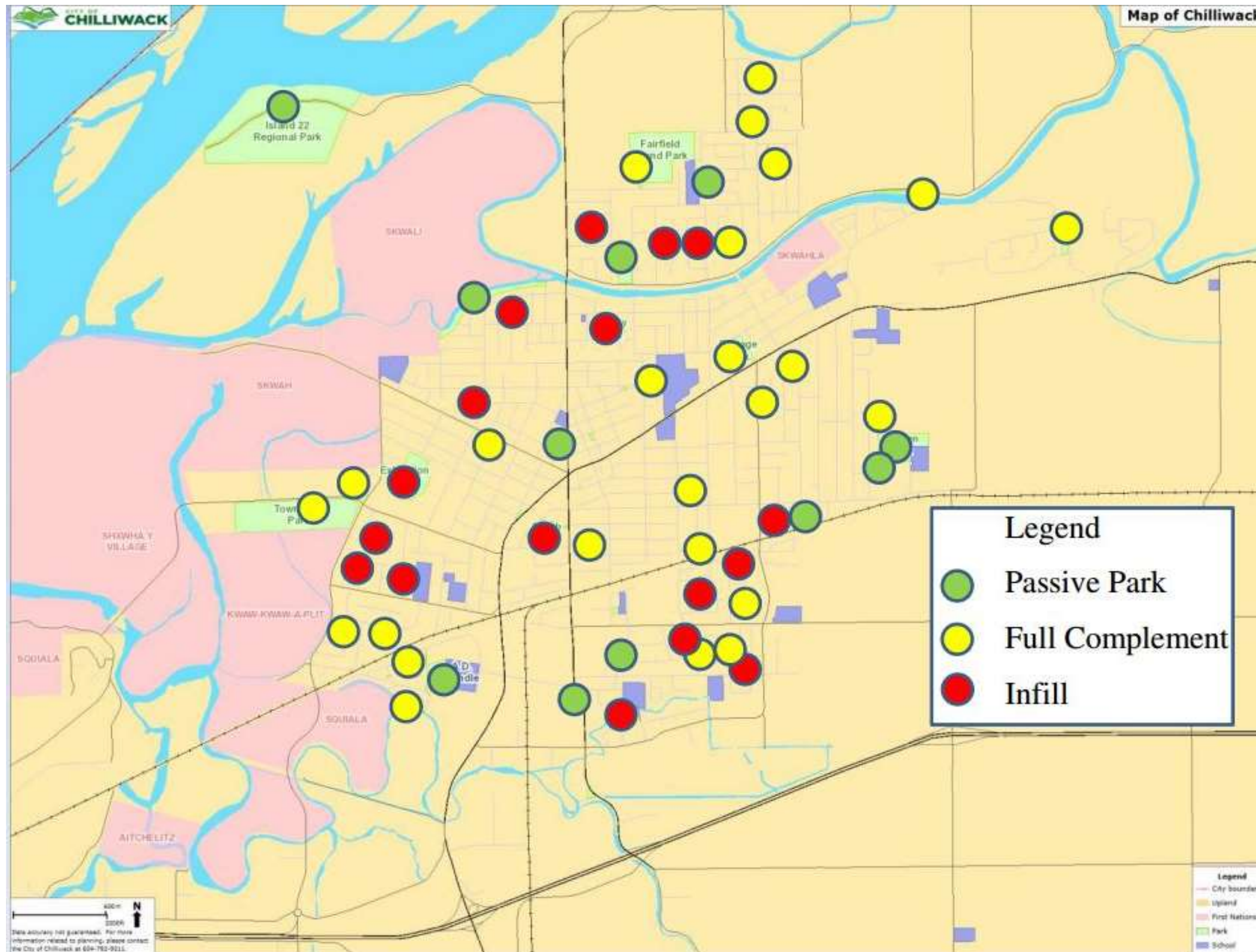
Neighbourhood
Park Land Needed
by 2040

Plan 1



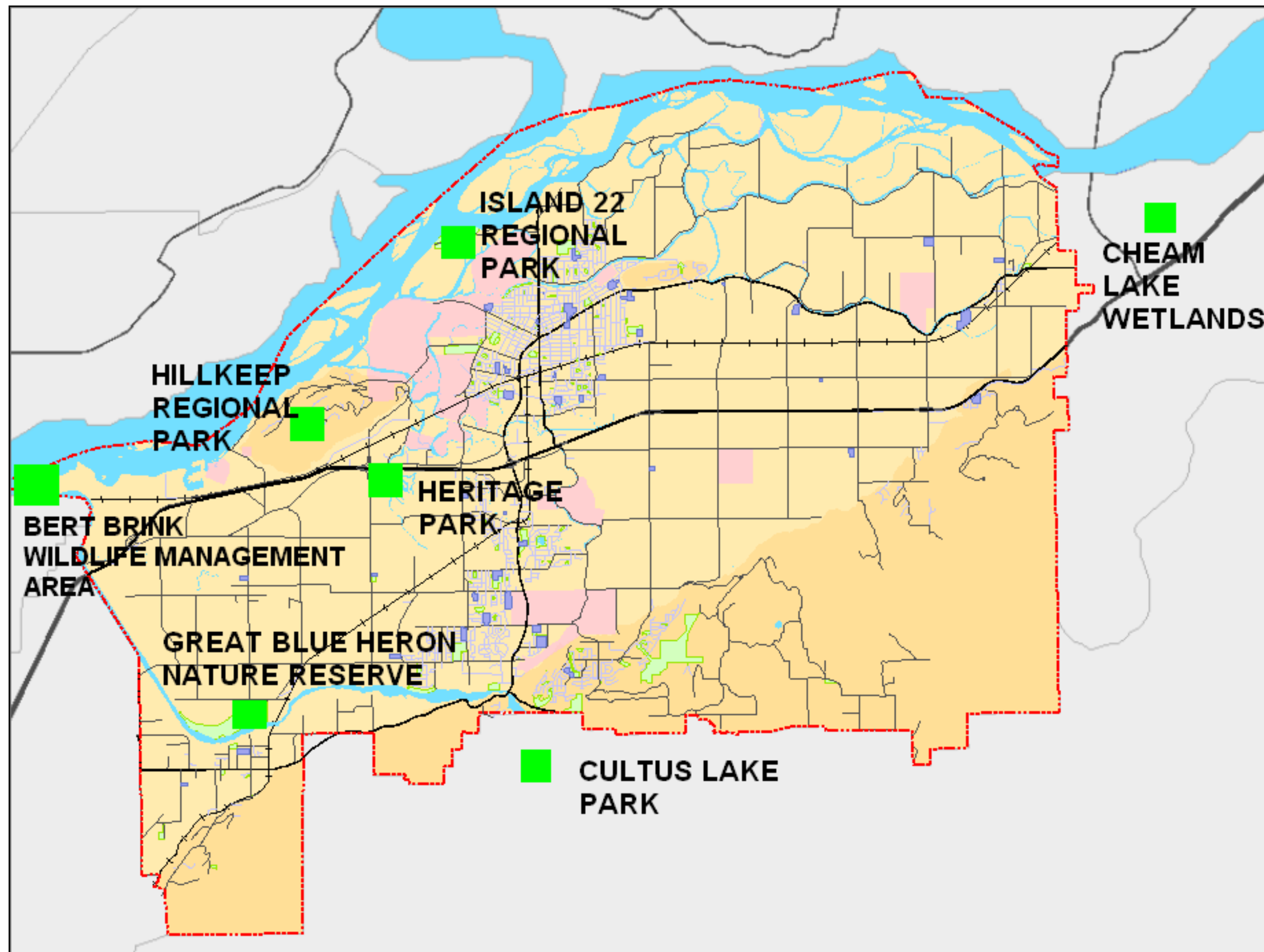
Community Play
South Side 2014

Plan 2



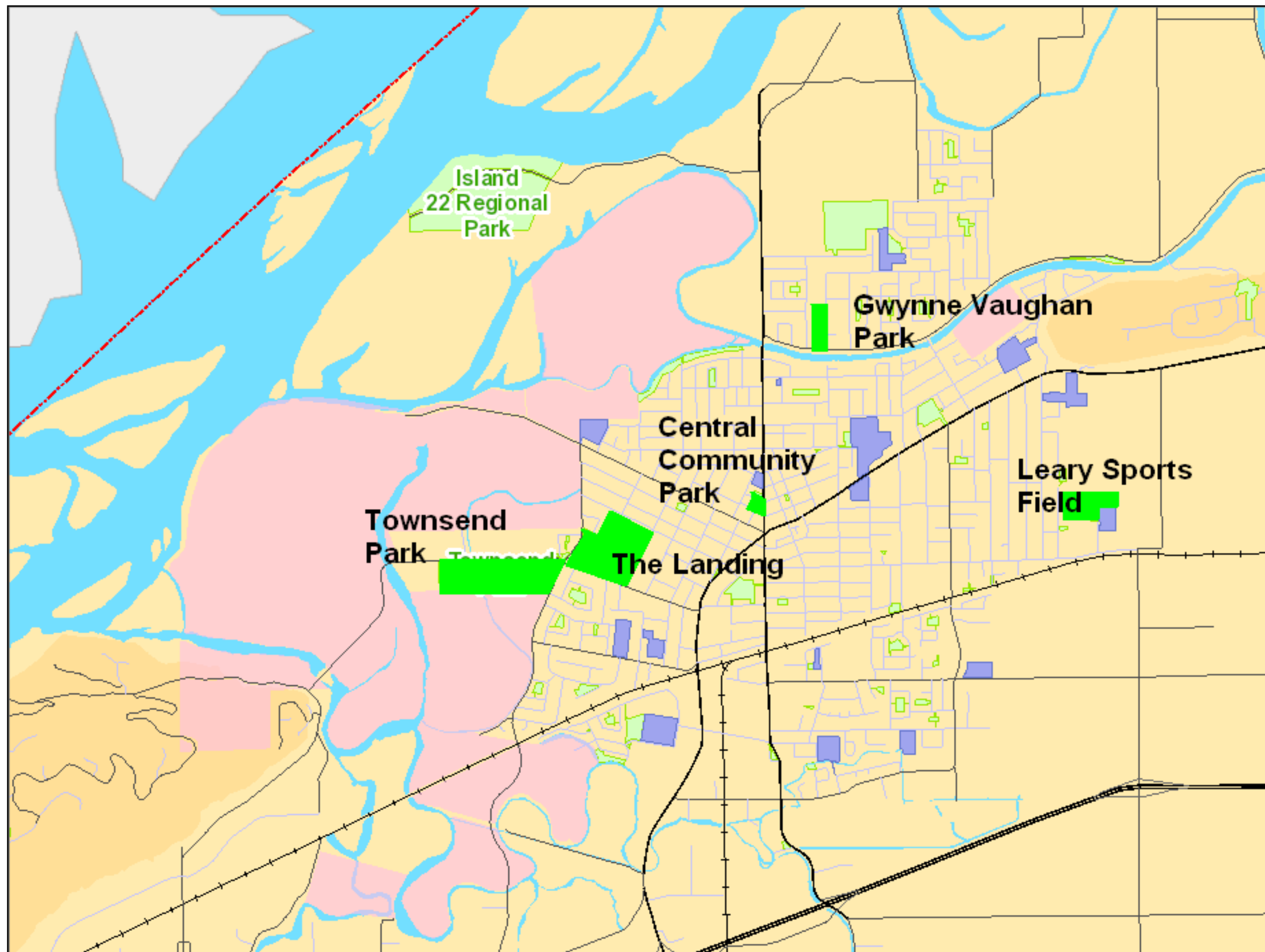
Community Play
North Side 2014

Plan 3



Chilliwack
Regional Park

Plan 4

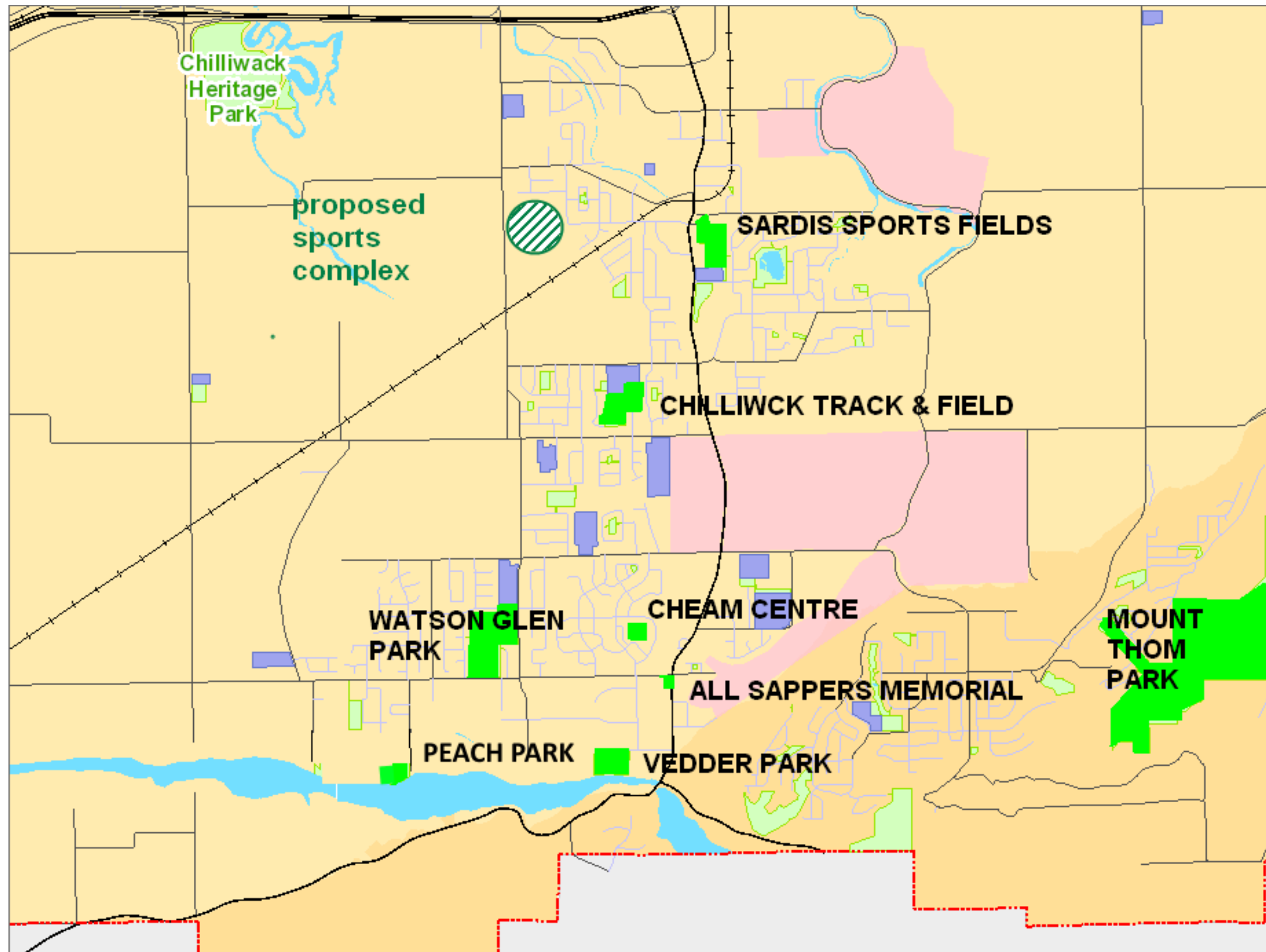


Chilliwack
Community
Parks
North

Plan 5

Chilliwack
Community
Parks South

Plan 6



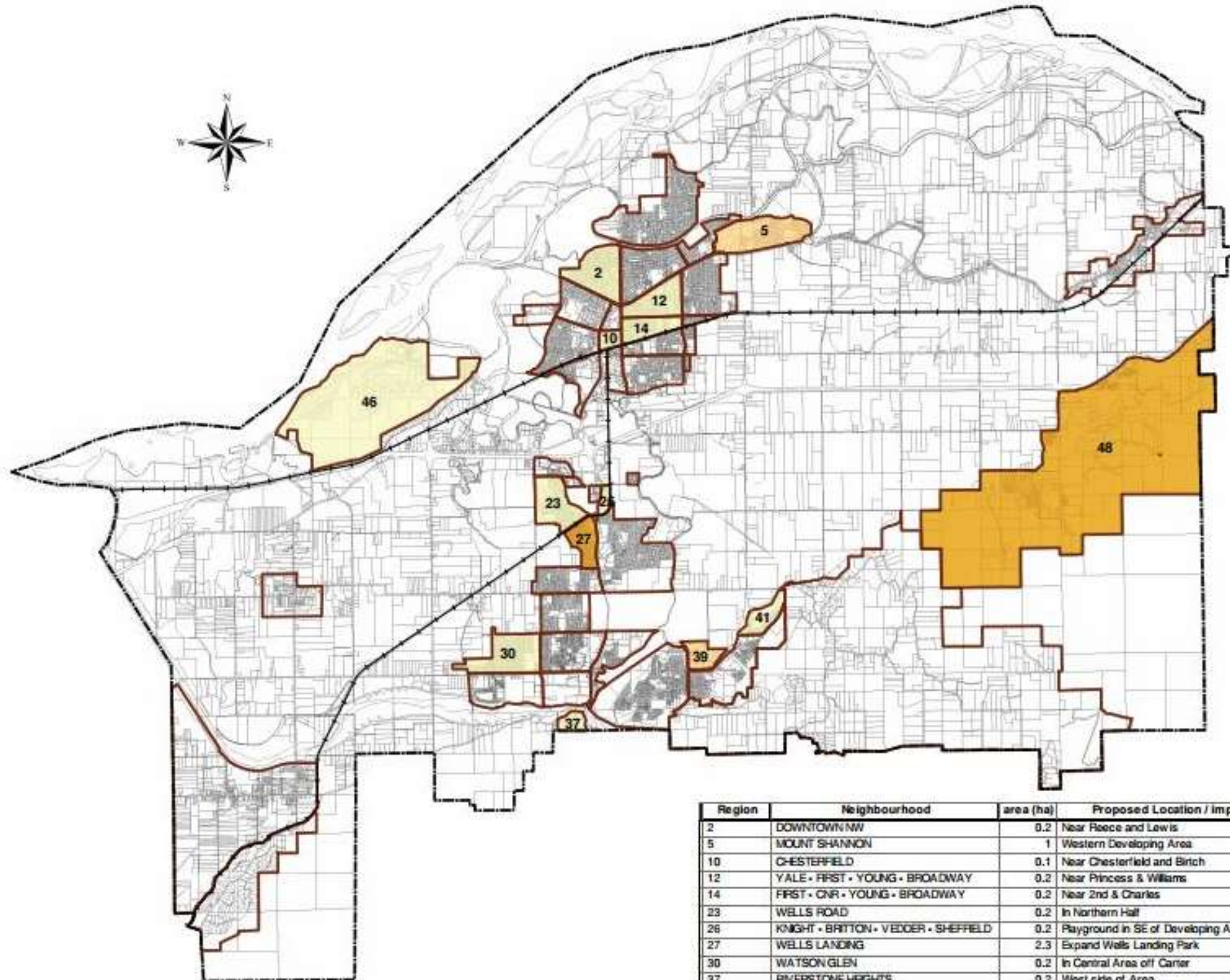
OCP Map “Proposed New Parks”

Plan 7



Legend

- Neighbourhood
- Parks by Neighbourhood**
- area (ha)**
- < 1 ha
- 1-2 ha
- > 2 ha



Region	Neighbourhood	area (ha)	Proposed Location / Improvement
2	DOWNTOWN NW	0.2	Near Reece and Lewis
5	MOUNT SHANNON	1	Western Developing Area
10	CHESTERFIELD	0.1	Near Chesterfield and Birch
12	YALE • FIRST • YOUNG • BROADWAY	0.2	Near Princess & Williams
14	FIRST • CNR • YOUNG • BROADWAY	0.2	Near 2nd & Charles
23	WELLS ROAD	0.2	In Northern Half
26	KNIGHT • BRITTON • VEDDER • SHEFFIELD	0.2	Playground in SE of Developing Area
27	WELLS LANDING	2.3	Expand Wells Landing Park
30	WATSON GLEN	0.2	In Central Area off Carter
37	RIVERSTONE HEIGHTS	0.2	West side of Area
39	PROMONTORY NE	1	City Properties North of Hudson
41	ROSS CONNECTOR	0.3	2 parks S 1000m ² / NE 2000m ²
46	CHILLWACK MOUNTAIN	0.6	3 • 2000m ² Parks in Development Area
48	EASTERN HILLSIDES	4	See Eastern Hillsides Plan

OFFICIAL COMMUNITY PLAN

Proposed New Parks

MAP 12 A



The City of Chilliwack assumes no responsibility for the accuracy of the information displayed.

Appendix "C" Trail Network Plan

End of Document