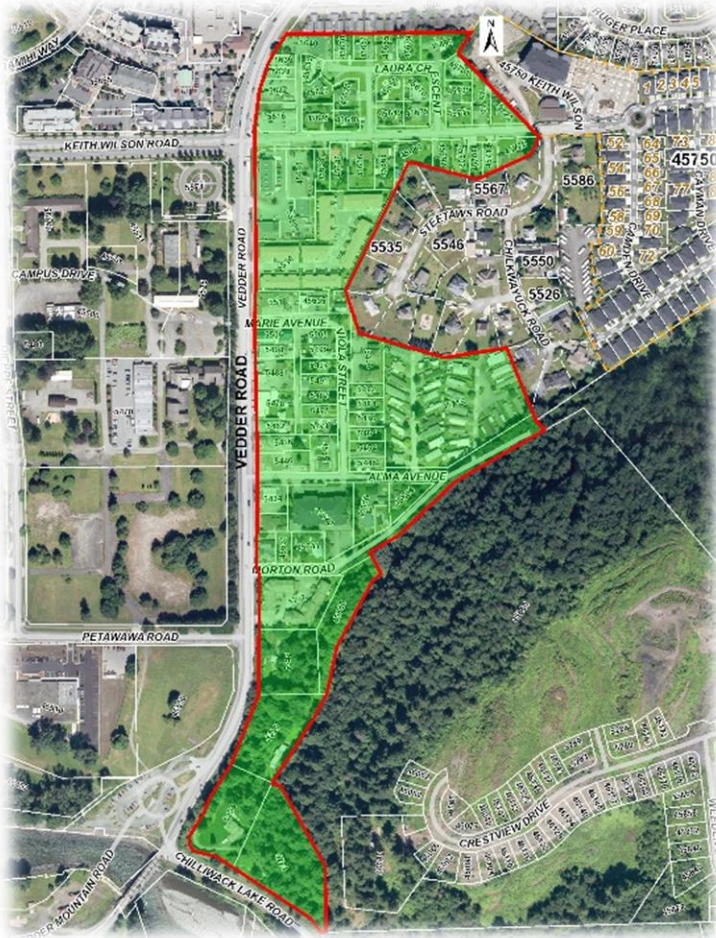


# South Vedder Neighbourhood Plan

## Community Engagement Report



Prepared by City of Chilliwack

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## Introduction:

In response to increasing development interest in the South Vedder Area, the City initiated a neighbourhood plan in Spring 2021 to support implementation of the OCP vision for this area as a vibrant, pedestrian friendly commercial and residential neighbourhood. The neighbourhood planning process provides an opportunity to engage a wide variety of stakeholders, and develop a clear vision on how growth will occur at the neighbourhood level, to aid future decision making regarding the location and mix of housing types and land uses, the location and phasing of needed infrastructure, and the provision of private and public amenities that support social interaction and contribute to a high quality of life for residents.

Community engagement for this project took place from June 22 to July 9, 2021. This report outlines the community engagement process and provides a summary of the results and proposed next steps.

## What we did:

The community engagement process was undertaken to understand the current perspectives of residents, neighbours and other key stakeholders, and to inform further decision making on the issue. Community engagement included:

- June 2021 Letter to residents and owners of property located within the planning area, and adjacent residences along the north and east planning boundary (strata development on Tzeachten First Nation Land highlighted in green in Fig. 1; multifamily strata at 5648 Vedder Road, and apartment buildings on Tzeachten First Nation Land as shown in Fig. 2)

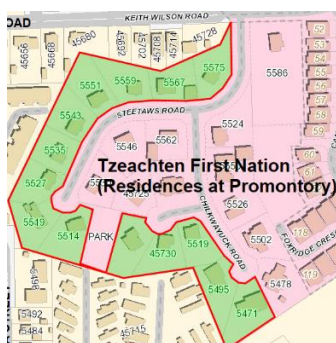


Fig. 1

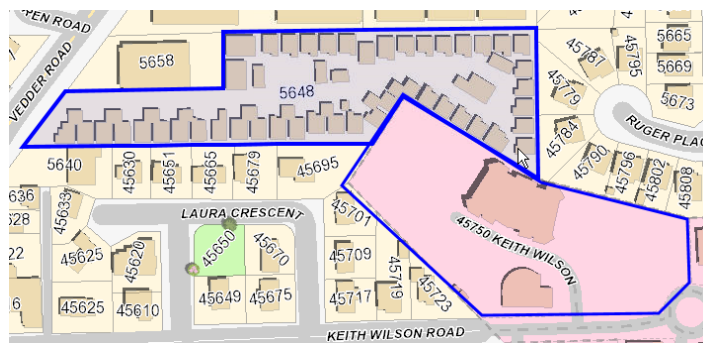


Fig. 2

- June 2021 Letters to Tzeachten First Nation and School District #33 sent
- City Press Release (June 22, 2021) [Press Releases - City of Chilliwack](#)

- Project webpage created on [Engage Chilliwack \(Bang the Table\)](#), which included an online poll, background information, Frequently Asked Questions, and the option to ask questions and provide feedback;
  - Project webpage also created on the City's website, redirecting visitors to go to Engage Chilliwack to participate;
  - Social media was used to advertise opportunities to participate (via Facebook, Instagram, and Twitter);
  - Correspondence (email and telephone) and discussion between residents and staff;
  - Presentation and Discussion with Affordable Housing & Development Committee (June 23, 2021); and,
  - Chilliwack Progress published an article on the project (online June 30; print July 2, 2021).

## Who we heard from:

- A total of 117 people engaged on the project webpage, by
  - participating in a quick poll (111);
  - contributing to stories (9);
  - asking questions (3); and,
  - contributing ideas (23).
- City staff responded to 10 email enquiries and 10 phone enquiries from homeowners, residents, and neighbours.
- In total, the project webpage received a total of 503 visits.

## What we heard:

### Neighbourhood Values

Poll respondents shared what 3 attributes they valued most about this neighbourhood. The following shows the percentage of total respondents that included each attribute within their "top 3".

Green space	59.5%
Trees	49.5%
Ability to Walk	48.6%
Proximity to Services & Amenities	41.4%
Quiet	36.0 %
Safety	27.9%
Character	17.1 %
People	9.9%
Other	2.7%)



Additional responses (under “other”) included, with 1 mention each:

- Cycle-ability
- No crime
- Proximity to river, lakes

### Neighbourhood Concerns

The poll asked a second question: “What is your greatest concern about your neighbourhood today?” Respondents were allowed to select up to 3 answers. The results of this survey were:

Amount of traffic	72.1%
Speed of traffic	33.3%
Environmental protection	33.3%
Safety	29.7%
Housing Affordability	29.7%
Lack of parking	17.1%
Amenity space	14.4%
Accessibility	5.4%
Housing choice	5.4%
Other	10.8%

Additional responses (under “other”) included:

- Increasing presence of people experiencing Homelessness
- Potential for Crime
- Appearance of run-down buildings
- Availability of affordable rental housing, including pet-friendly options
- Retention of mobile home park / affordable form of housing
- Lack of compost and recycling (note: development not on the City’s curbside collection program)

Through the Question and Answer and Story Telling tools, the following topics were noted:

- Concern regarding traffic flow, volume on Vedder and Keith Wilson Roads and questions regarding road widening and access from development onto Vedder Road
- Importance of consultation with First Nations (Tzeachten)
- Questions regarding timing of redevelopment, development process, impact on Fircrest Mobile Home Park
- Support for increasing density and increasing walkability, including safe pedestrian crossing across Vedder Road
- The importance of pedestrian and cyclist safety and separation from heavily trafficked routes
- Importance of maintaining a mix of affordable housing types

Additional ideas and concerns shared include:

- The importance of retaining shade, for air quality, biodiversity, mitigation of rising temperatures, and enhancing neighbourhood character
- The importance of parks and green space as the community densifies, and consideration of dedicating space for kids to play, especially in higher density residential areas
- Designing and building based on putting people spaces and nature as equal priority to buildings, places for people to meet outdoors, not just pavement and parking
- Interest in more trail connections, e.g. from Promontory to Vedder

With respect to the future of this area, contributors envision:

- A vibrant community with mixed use development, retail and apartments, and green spaces that are accessible
- Increased walkability
- Separated bike lanes
- An attractive community accessible to all ages
- Opportunities to improve affordability
- Safe pedestrian crossings on Vedder Road for all, including those with mobility challenges
- Engaging First Nations as partners and looking for ways to honour and highlight indigenous history and culture
- Improved pedestrian safety on local streets such as Marie and Viola (through the provision of sidewalks)

## Conclusion and Next Steps

The objectives of the stakeholder engagement process were to raise awareness about the Plan, gain stakeholder and resident insight with respect to current issues and challenges, and opportunities for improvement as this neighbourhood redevelops.

### Draft Neighbourhood Plan

The input gathered during this process will inform the development of a draft Neighbourhood Plan, which will be presented to Council for consideration this Fall. The draft Plan will be posted online, and additional engagement will be undertaken in advance of Council's consideration to adopt the Plan.

Once approved, the Neighbourhood Plan will provide guidance for City decision making with respect to development and infrastructure planning. Redevelopment will be market-driven, and follow established development process, including:

- rezoning (if applicable);
- development permit (building and site design approval); and,
- building permit approvals.

Development proposals requiring rezoning will be subject to a public process, including notification and public hearing, whereby residents may provide submissions to Council.