


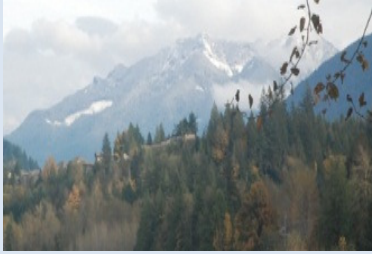

3. OFFICAL COMMUNITY PLAN BYLAW 1998: LAND USE & TRANSPORTATION OBJECTIVES

	OBJECTIVES	KEY ACTIONS
1	<p>Growth Management</p> 	<p>Comprehensive Upland Planning</p> <ul style="list-style-type: none"> • Eastern Hillside Comprehensive Area Plan (2012) http://www.chilliwack.com/main/page.cfm?id=1962 • Hillside Development Guidelines http://www.chilliwack.com/main/page.cfm?id=1670 <p>Comprehensive Development Planning</p> <ul style="list-style-type: none"> • Garrison Crossing • Canada Education Park • Webster Block Plan • Village at Sardis Park • Lickman East Industrial Lands <p>Infill Densification</p> <ul style="list-style-type: none"> • Design Guidelines for infill redevelopment • Downtown Land Use & Development Plan • Housing starts have been favouring multifamily residential constructions for some time (over 50% of all starts). They also gravitate toward the existing Chilliwack proper-Sardis-Vedder corridor (about 70% of the City's past 10 year total). (The balance goes to the suburban hillside and rural communities.) <p>Support Agriculture</p> <ul style="list-style-type: none"> • Agricultural Area Plan (2012) http://www.chilliwack.com/main/page.cfm?id=1979
2	<p>Visually Enhanced Communities</p> 	<ul style="list-style-type: none"> • New design guidelines for corridors, infill, Village West, Industrial, Commercial, Multi-Family Residential, Industrial Uses (2001 – 2012)

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3	<p>Improve cycling, pedestrian, and transit options to reduce private automobile use</p> 	<ul style="list-style-type: none"> • Transportation Report • Chilliwack Regional Transit Future Plan (2012) • July, 2012 – 20 min service on the Vedder Line (7 conventional and 5 customized buses) • Total 160 km of bicycle lanes
3a	<p>Reduce per capita water demand</p>  	<p>On an average day, Chilliwack residents use 28 million litres of water. But in the summer, the consumption rises to 52 million litres of water per day. During the high season, 30% of the water is used for watering the lawn. Thus conservation starts with “smarter” and more disciplined lawn watering and other simple adjustments to household plumbing fixtures.</p> <ul style="list-style-type: none"> • Water Conservation Guides http://www.chilliwack.com/main/page.cfm?id=2017 • Summer Watering Restrictions http://www.chilliwack.com/main/page.cfm?id=1038
3b	<p>Water & Liquid Waste: Direct growth to where infrastructure capacity exists & ensure adequate future service</p> 	<ul style="list-style-type: none"> • Development regulations support densification of the existing urban corridor where infrastructure capacities are readily available to accommodate growth. • Focus growth in the Chilliwack proper-Sardis-Vedder corridor for a compact town site, which usually minimizes extension of servicing mains and conforms with the Urban Growth Boundary established by the Official Community Plan. A smaller settlement footprint also reduces the service area for maintenance, increase efficiency and lowering operation costs.

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3c	<p>Review & Revise Storm Water Management</p> 	<ul style="list-style-type: none"> • Ongoing study of major storm catchment areas, especially the hillsides communities such as Promontory and the Eastern Hillside
3d	<p>Protect long term potential for urban expansion in hillside areas while maintaining agricultural use</p> 	<ul style="list-style-type: none"> • Interim Development Policy for Ryder Lake Uplands • Eastern Hillside Comprehensive Area Plan (2012)
3e	<p>Financing Growth: ensure development pays for itself</p> 	<ul style="list-style-type: none"> • The Eastern Hillside Comprehensive Area Plan provides a strong financing strategy and detailed economic analysis. It aims to ensure future market viability for long term hillside development and a fair contribution by the development industry towards the long term infrastructure costs. • Development Cost Charge Schedules are adjusted annually to ensure that they keep up with inflation and the rising costs of the planned capital works.