

# Chilliwack 2040 Official Community Plan Update

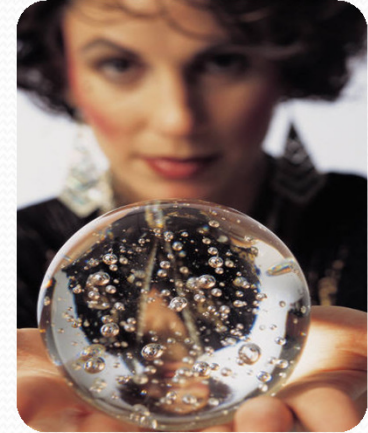
October 2, 2012

# Overview

- The Official Community Plan
- OCP 1998 Review Process
- Key Issues
- Next Steps

# Official Community Plan Bylaw

- Planning & development guide
  - Maps, policies, guidelines
- Public consultation
- Periodic Amendments
  - Inclusion of Neighbourhood plans
  - New DP areas
  - Regional Growth Strategy
  - Provincial requirements
  - Re-designations
- Updated every 10 - 15 years





# Official Community Plan Bylaw 1998

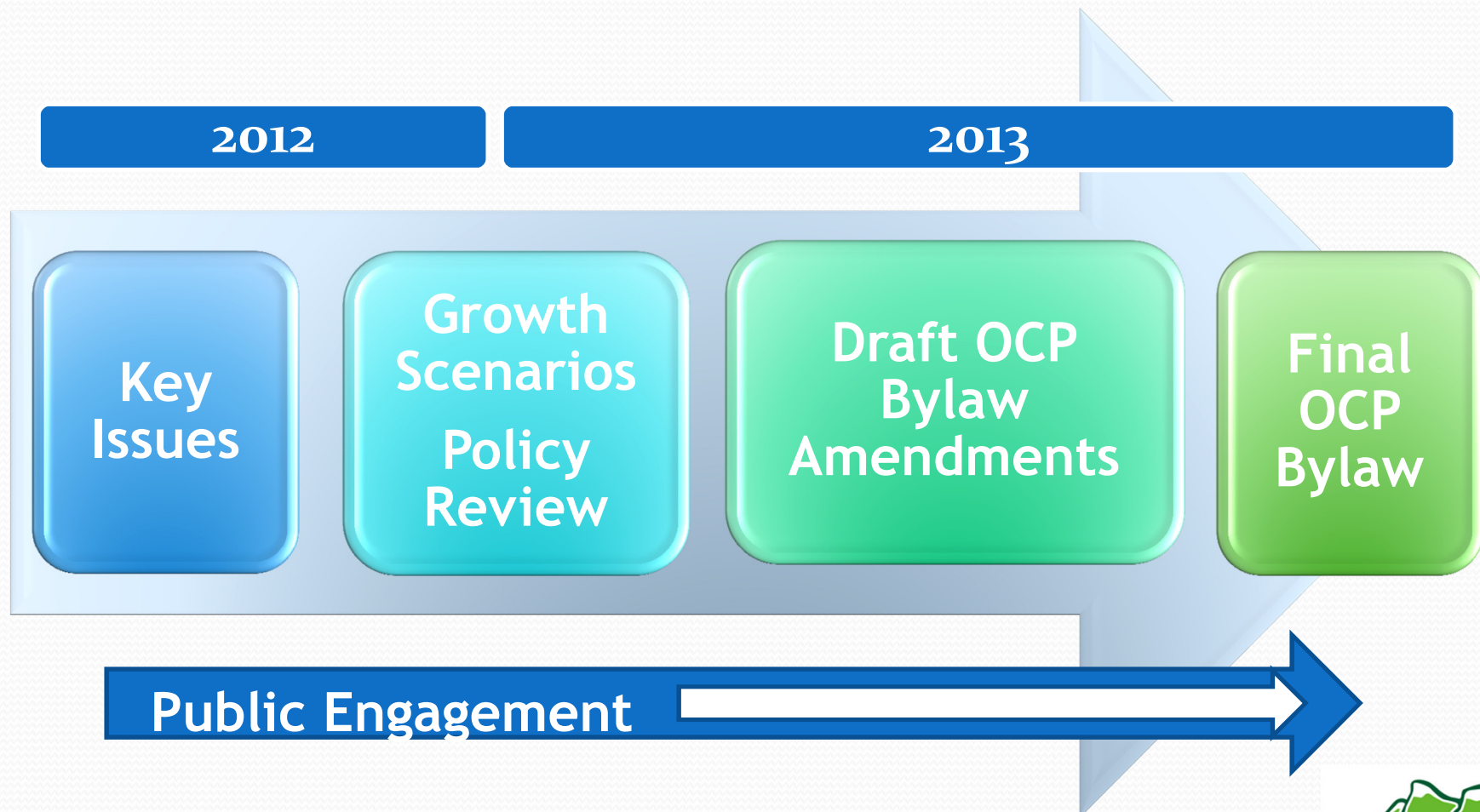
- Extensive community consultation
- Main objectives still relevant:
  - Preserve agricultural land
  - Density urban areas & develop hillsides
  - Visually enhance, mixed-use neighbourhoods
  - Diversify economy, population/jobs balance
  - Increase mobility & modal shift
  - Promote environmental stewardship
  - A healthy, sustainable community

# Official Community Plan Update

- Triggered by 85,000 threshold
- Changes based on
  - new legislation
  - emerging issues
  - changing community needs



# OCP Update - Proposed Timeline



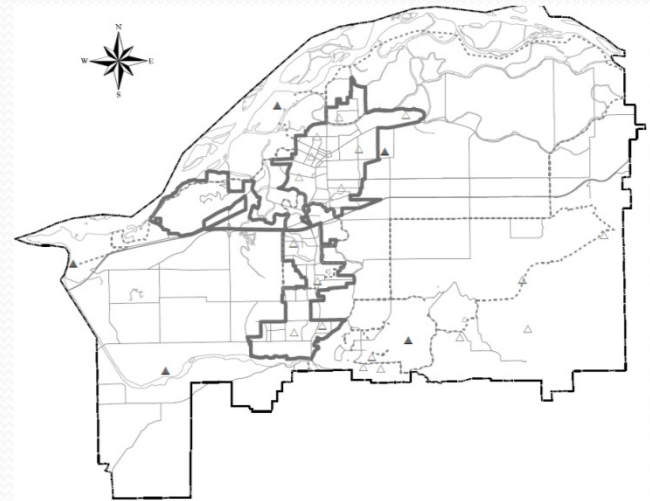


# Key Issues

- Urban Growth Boundary
- Economic Development & Employment
- Environmental, Geotechnical Issues
- Parks & Amenities
- Urban Design

# Urban Growth Boundary

- Increase from 32,000 to 58,000 dwellings (+ 48,270 people)
- Hillside, Infill Densification & Redevelopment the focus
- First Nations land is significant
- Development Must Pay for Itself
- Clarify policy re Ryder Lake, Rural Areas
- Support Agriculture





# Economic Development

- Importance of employment generation
- Explore opportunities - existing lands
  - In Downtown, By Industrial Area
  - For densification, diversification, valued employment
- Focus right type of development in right places
  - Hotels, office uses, etc
  - Brownfield strategy



# Environment

- Greenhouse gas targets
- Air Quality
- Hillside Development
- Water supply
- Adaptation to severe weather events





# Parks, Amenities

- Quality of Life: adequate parks & services
- Strategy to identify where and how adequate park space will be acquired





# Housing & Healthy Community

- Supportive Housing
- Affordable Housing
  - Seniors
  - Families
- Urban Design



# Next Steps

- **Project Website:**  
[chilliwack.com/OCPreview](http://chilliwack.com/OCPreview)
- **Email:**  
[planning@chilliwack.com](mailto:planning@chilliwack.com)
- **Public Engagement: Key Issues**  
Activities -November & Early December