

AGENDA ITEM NO: 7.4

MEETING DATE: August 20, 2024

**STAFF REPORT – COVER SHEET**

SUBJECT: Rajinder Warraich, Flat Architecture  
Rezoning / 9777 & 9795 Carleton Street  
and 46780 Yale Road DATE: August 6, 2024

DEPARTMENT: Planning Department  
RZ001450 PREPARED BY: Adam Roberts / mb

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**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject properties from an R1-A (Urban Residential) Zone to an R5 (Low Rise Apartment) Zone to facilitate construction of an apartment development.

**2. RECOMMENDATION:**

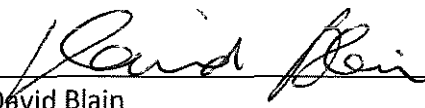
Recommendation that "Zoning Bylaw Amendment Bylaw 2024, No. 5416", which proposes to rezone properties located at 9777 and 9795 Carleton Street and 46780 Yale Road from an R1-A (Urban Residential) Zone to an R5 (Low Rise Apartment) Zone, be given first and second reading.

Recommendation that "Zoning Bylaw Amendment Bylaw 2024, No. 5416", which proposes to rezone properties located at 9777 and 9795 Carleton Street and 46780 Yale Road from an R1-A (Urban Residential) Zone to an R5 (Low Rise Apartment) Zone, be given third reading.

  
\_\_\_\_\_  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
\_\_\_\_\_  
David Blain  
Chief Administrative Officer

**STAFF REPORT ON REZONING APPLICATION RZ001450**

PREPARED BY: Adam Roberts DATE: August 6, 2024

POSITION: Planner III DEPARTMENT: Planning

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**1. PROPOSAL:**

The applicant has applied to rezone the subject properties from an R1-A (Urban Residential) Zone to an R5 (Low Rise Apartment) Zone to facilitate the construction of a 74-unit apartment building.

The final lot layout must comply with City Bylaws and include urban frontage improvements including barrier curb, sidewalk, bike lane, LED streetlighting and a supplementary setback along Yale Road including a corner cut at the corner of Yale Road and Carleton Street. The requirements of the Land Development Bylaw, Tree Management (Land Development) Bylaw and Floodplain Regulation Bylaw apply to the development.

The applicant has submitted Development Variance Permit and Development Permit applications to approve the form and character of the proposed development and vary setbacks, parkade standards, pervious surface and off-street loading requirements within the Zoning Bylaw. If the rezoning application is approved by Council, these applications will be brought forward at a future date for Council consideration.

**2. FACTORS:**

**2.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement**

Official Community Plan: “Residential 3 – Low Rise Apartment and Attached Housing” as designated in the Chilliwack Proper and Fairfield Island Neighbourhoods Plan within the 2040 Official Community Plan.

Land Use: 46780 Yale Road and 9795 Carleton Street

- Single detached dwelling and ancillary building.

9777 Carleton Street

- Duplex.

Community Engagement: The owner of the subject properties went door-to-door to inform neighbours of the proposed development in June 2024. A copy of the engagement summary has been included in the information package presented to Council.

**Property Maintenance Plan:** The applicant has confirmed that the buildings on the properties are currently rented and will be demolished after receiving a Demolition Permit. A Building Permit application will be submitted concurrently with a Demolition Permit and construction is planned to start in the spring of 2025. A contractor will be hired to maintain landscaping and remove litter prior to and during construction.

## 2.2 Neighbourhood Character

The subject properties are located within the Mountainview East neighbourhood and are surrounded by properties within the R1-A Zone occupied by single detached dwellings. Current land uses in the area include a variety of apartments, townhouses, duplexes and single detached dwellings. The subject properties are located in close proximity to several schools, Kinsmen Park on Portage, and the commercial development located at the corner of Yale Road and Menzies Street.

As appropriate housing types within the “Residential 3 – Low Rise Apartment and Attached Housing” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods Plan includes low rise apartments and the surrounding area is comprised of various built forms including apartments, the proposal is considered to be in keeping with the redevelopment vision and existing character of the neighbourhood.

## 2.3 Technical Issues

**Floodplain:** The subject properties are located within the protected floodplain and are subject to the Floodplain Regulation Bylaw.

**Watercourses:** There are no known watercourses within, or in the immediate vicinity of, the subject properties.

**Geotechnical:** The properties are not subject to any known geotechnical hazards or earthquake-related risks.

## 3. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5416”, which proposes to rezone properties located at 9777 and 9795 Carleton Street and 46780 Yale Road from an R1-A (Urban Residential) Zone to an R5 (Low Rise Apartment) Zone, be given first and second reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5416”, which proposes to rezone properties located at 9777 and 9795 Carleton Street and 46780 Yale Road from an R1-A (Urban Residential) Zone to an R5 (Low Rise Apartment) Zone, be given third reading.

**Substantiation:**

The proposal is in keeping with the “Residential 3 – Low Rise Apartment and Attached Housing” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods Plan and will provide additional housing options in close proximity to transit and everyday needs. Considering this, the proposed rezoning is considered appropriate in this location.

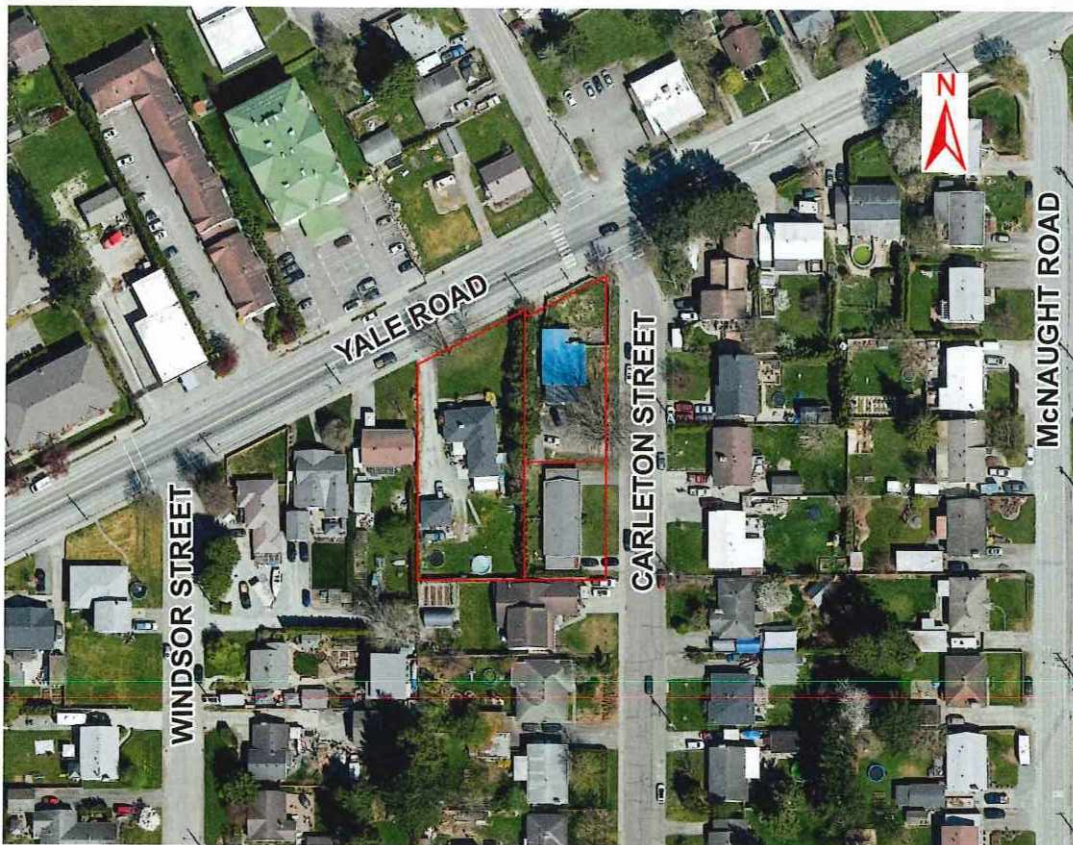
**4. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001450) – September 9, 2020
- Development Permit Application (DP001502) – December 9, 2021
- Development Variance Permit Application (DVP01242) – December 13, 2021
- Development Application Review Team (DART) Minutes – June 9, 2022
- CPTED Report, prepared by *Liahona Security Consortium* – February 17, 2024

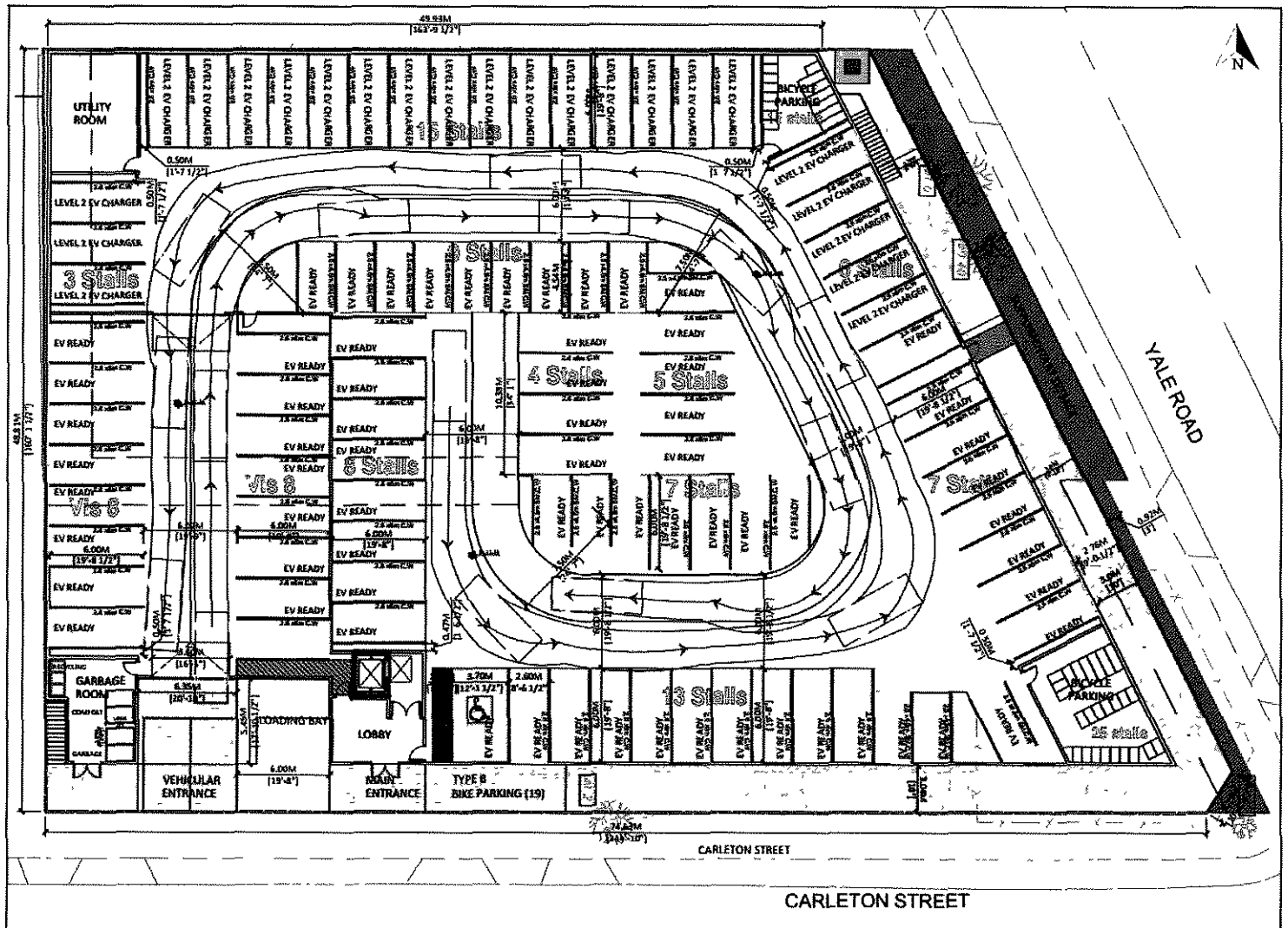
**Location Map**



**Ortho Photo**



Conceptual Site Plan (as provided by the applicant)



**Conceptual Renderings (as provided by the applicant)**



**Schedule A – Community Engagement**

Page \_\_\_ of \_\_\_

Application Number \_\_\_\_\_ **Development Application: Public Engagement Summary**

Property Address(es) 9777, 9795 Carleton St, 46780 Yale rd

Applicant Contact Information: Aman

Purpose The purpose of this application is to Development permit

*The above required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart*

Name	Address	Method of Contact	Support	Oppose	Comments/Responses
Lisa Seyner	9760 Carleton St	In person	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment
Wei Xiang Jo	9766 Carleton St	Phone call	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In support
Royanne N. Chet	9770 Carleton St	In person	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In favour to cleanup neighbourhood
Bhagwan Singh Mann	9780 Carleton St	Phone call	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In support
Elissa	9790 Carleton St	In person	<input type="checkbox"/>	<input type="checkbox"/>	Tenant (Not provided contact for owner)
Onkar Singh	9798 Carleton St	In person	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Need change
Shane Kelly	9757 Carleton St	In person	<input type="checkbox"/>	<input type="checkbox"/>	No comment
Norm Sypal	9765 Carleton St	In person	<input type="checkbox"/>	<input type="checkbox"/>	No comment
Veterinary Clinic	46793 Yale St		<input type="checkbox"/>	<input type="checkbox"/>	Commercial property
Bruce Bedford	46785 Yale St	In person	<input type="checkbox"/>	<input type="checkbox"/>	Don't care
	46777 Yale St		<input type="checkbox"/>	<input type="checkbox"/>	Multifamily Apartment Rental
Jay Mezon	46765 Yale St	In person	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In support

This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.

Page \_\_\_ of \_\_\_

Application Number \_\_\_\_\_ **Development Application: Public Engagement Summary**

Property Address(es) 9777, 9795 Carleton St, 46780 Yale rd

Applicant Contact Information: Aman

Purpose The purpose of this application is to Development permit

*The above required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.*

Name	Address	Method of Contact	Support	Oppose	Comments/Responses
Ute Tom	46776 Yale St	In person	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Support change
Colton Cook	46770 Yale rd	In person	<input type="checkbox"/>	<input type="checkbox"/>	No comment
	9722 Windsor St	In person	<input type="checkbox"/>	<input type="checkbox"/>	Home Empty

This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.



**From:**  
**To:** [Clerks Dept Email; Roberts, Adam](#)  
**Subject:** Development at Yale Rd and Carleton Street [EXTERNAL]  
**Date:** August 16, 2024 3:59:09 PM

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To Whom it May Concern:

When we decided to move to Chilliwack, we carefully selected a neighbourhood which had character; we were looking for a neighbourhood to raise our young family with older homes and larger properties. We wanted room to grow, play and explore where our children can one day safely walk to friends' houses or to their school. We fell in love with an older house on Carleton Street and never looked back. We loved the look and feel of the neighbourhood, which appeared to be much more settled, and calm than the developing neighbourhoods in Promontory and Sardis. We deliberately avoided overpopulated areas and areas we expected to see redeveloped, like downtown Chilliwack.

We still love our neighbourhood, but as our kids have grown, we have realized that there are safety issues with the crosswalk going from the main part of Carleton Street across Yale Road to the north part of Carleton Street where our children's school, Little Mountain Elementary, is located. Almost every day that I walk our children to school there is an incident in which vehicles blast through the crosswalk, and that is with the flashing light, and a crossing guard with a stop sign in her hand. This is almost a daily occurrence and I remember one time when I had my two small children in hand and I was pushing a stroller and someone almost hit the stroller with my newborn in it. We have drawn attention to this before by contacting the city, the RCMP, and by writing a letter to the Editor of the local paper. People drive unsafely on Yale Road so we continue to watch over our children on their way to and from school, although we didn't expect to need to watch them so closely considering how close we live to the school. In addition to this, Little Mountain is an amazing school but it's already at its maximum capacity. Additional children will mean larger class sizes and likely the need for portables.

When we bought our home, we knew that rezoning would mean that community members would get to vote on if they support the change and how it would impact the neighbourhood. We didn't expect to have this right taken away from us due to changes in legislation. Recently, we found out that rezoning had taken place for the corner of Yale and Carleton and we had assumed this meant that a few homes would be built on the corner or that a small row of townhouses would be built. We didn't think there was room for it but we understand the need for change. We are very aware of the need for increased housing. That being said, we recently met the developer who explained he has spent years systematically buying properties around that corner so he can build an apartment building. We have observed those very same properties gradually being neglected by their landlord who was clearly fulfilling his own purpose by doing so. He shared how he is building a 5-story building without parking for many of his own tenants, and that he isn't sure if he plans to keep it to rent, to sell units as condos, or to sell the whole building. Either way, it was apparent that his planning was not focused on the larger picture, and that profit is key.

The developer claimed that this building will be an asset to our neighbourhood and will raise our property value but having a very large, looming building will not bring value to this neighbourhood. It will remove our entire view from our backyard and will completely eliminate our privacy. If this building was already in place, we would never have moved here, and he's essentially destroying the whole appeal of the neighbourhood. For most young families, our home is our biggest

asset and I know that we personally wanted to raise our children here and grow old in this house. We didn't expect that such a drastic change would occur. If we wanted to sell our home, this would likely deter buyers, and since this has become public knowledge, homes have stopped selling on our street. Why should the developer be able to profit at the expense of our investment, as our property value will decrease?

Just one property over from our home will be the entrance/exit for the building's parking which will drastically increase the level of noise to which are exposed. Although we live rather close to Yale, we have been able to enjoy a fair bit of peace but this will be significantly diminished with all of the extra residents and traffic. Our street is congested enough as it is with road traffic, as Menzies has speed bumps and Windsor is narrow and has two roundabouts, deterring many from driving there. With the additional vehicles from the building's occupants, I'm concerned that my kids won't be able to safely walk past the parking exit and entrance, and I'm concerned about how much busier the Yale and Carleton intersection and crosswalk will become. The people who live in the proposed building will inevitably want to have guests come over. Where will they park? We have two vehicles in our driveway and if we have a guest, it's very difficult to find a space for them to park because most of our neighbours have 4 or even 6 vehicles for their properties, just for people who live there, not to mention their guests. Carlton doesn't appear to have been designed with this level of congestion and these types of parking needs in mind, which makes sense as many of the homes were built in the 1960s.

When the occupants of this building attempt to leave Carleton, they will quickly learn how difficult it can be to try to turn left from Carleton onto Yale Road, especially at busier times of day. If they opt for going towards First Ave, it will only increase the traffic on our street, which is clearly ill equipped to manage this. During the winter, Carleton Street is Priority 4 and rarely gets plowed. You'll often see neighbours shovelling vehicles out when they get stuck and pushing stuck cars together. We have a real sense of community here. By nearly doubling the number of residents on our street, many of the families will want to leave. Carleton Street will likely just become run down by people who don't care about their neighbours or the appearance of the neighbourhood.

We love how the giant oak tree on the corner of Yale and Carleton provides character and shade. The developer's plan accounts for the tree being removed. He doesn't care about the wellbeing of our neighbourhood, its current footprint or the overall appearance of the neighbourhood. This developer is playing Monopoly and padding his pockets with one goal in mind. It's correct that Chilliwack is a growing city and I fully support growth but what he is proposing is suited for a more downtown environment which has the ability to absorb this type of traffic or in an area that has other neighbouring properties which are doing the same. The land that he so carefully acquired after years of being a mediocre landlord is better suited to a smaller scale development such as townhouses or perhaps a few multifamily homes.

Please don't allow this redevelopment to change our beautiful, family-oriented neighbourhood. This huge monstrosity has been carefully planned by a careless man who doesn't live here or care about those who do. We would love to stay and enjoy our property as we had always intended. We don't want this huge incongruous building to change our neighbourhood, diminish our peace, eliminate our privacy and overcrowd the neighbourhood.

Thank you for your time and consideration,

Mr. and Mrs. Shane Kelly  
Owners of 9757 Carleton Street -

REGULAR COUNCIL  
AUGUST 20, 2024  
7.4 - RZ001450  
9777 & 9795 CARLETON ST  
46780 YALE RD

**From:**  
**To:** [Clerks Dept Email](#)  
**Subject:** zoning [EXTERNAL]  
**Date:** August 16, 2024 4:15:26 PM  
**Attachments:** [image001.png](#)

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Hi, I am letting it known, that I am against the re-zoning of Carleton and Yale. That is a busy area already and with a school/playground near.

Sincerely,

*Lisa Hiemstra*



*I accept Visa, M/C, cash or debit.  
Thank you*



**P . 604-316-0421 A . #1 – 33323 South Fraser Way, Abbotsford, BC  
V2S 2B2**

**E . [lisa@engravex.ca](mailto:lisa@engravex.ca) W . [www.engravex.ca](http://www.engravex.ca)**

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**From:**  
**To:** [Roberts, Adam; Clerks Dept Email](#)  
**Subject:** Development at Yale and Carleton street. [EXTERNAL]  
**Date:** August 16, 2024 4:21:03 PM

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To all concerned,

The developer of this proposed building has not taken any of the impact it will have to this neighborhood in consideration at all.

First and foremost, there was no clear communication or information of what this project actually was comprised of until the evening we all met. Still there were no definitive answers to very simple questions such as if the units were going to be rentals or owned. If both, what percentage would the split be.

This part of Chilliwack is a quieter, more family oriented, it is not a hustle and bustle style as this proposed development is. This development will at the minimum double the population on this street alone. The number of units is too many and will make this building too high. There will absolutely not be enough parking space on this street to accommodate the extra population coming from the traffic associated with the new building.

If this building is allowed to go as designed, the surrounding individuals will lose not only much of their privacy, but also the quiet lifestyle they moved to this area to have, the abundant sunlight for a lot of us with green space in our yards. The security of the small community feel.

It is my understanding that the infrastructure for our waste water and such as it stands barely accommodates the current number of homes on the street so how would it accommodate for such a big structure without a major adjustment to all the existing properties on the street prior to the build?

The information that some had in regards to this project prior to the meeting was that there was going to be only 50 units. I feel that most were considering that number to be within acceptable limits. The actual numbers presented at the meeting are definitely too many and would without doubt cause a major disruption in this community.

The corner of Yale and Carleton street is already a very busy corner with only a stop sign for traffic control. This would have to be a definite change in order to make it a safe area as there is a lot of traffic already and it is a school zone.

The suggested entrance to the underground parking to this project would be directly facing my driveway and living-room window. So I would be having headlights in my home all day and night long. So I am personally very upset at this particular aspect of the design.

I also would like to point out that as a landlord this person as already shown not to be very responsible in the maintenance of his properties. The properties he currently owns are not maintained and he has delinquent renters with whom he refuses to deal with when complaints are made by neighbours. This sets a precedent in his potential managerial skills for this development in its potential of becoming an unwelcome eyesore and unsafe environment for everyone who invested in living in this area.

I understand there is a great need for more housing. I am under no circumstances against developments and housing projects going ahead. I in this case, do not think this area is best suited for such a mammoth size of a project. This developer was asked many times during the evening why he wanted to do it in this particular spot and his consistent answer was , "Because I want to make money". No consideration for the people in the surrounding neighborhood who have built their lives there.

Thank you for your time.

Lynn Ellis  
9780 Carleton Street,  
Chilliwack, BC.

**From:**  
**To:** [Clerks Dept Email; Roberts, Adam](#)  
**Subject:** Rezoning app No. RZ00145Q [EXTERNAL]  
**Date:** August 16, 2024 4:57:06 PM

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We live next to the properties looking to be rezoned. We understood the Yale property and corner lot were both in the OCP for apartments/condos, but we were shocked to find out the duplex on Carleton, next to our front yard, was included to be R5 instead of R1A. I am not sure when that changed, as I don't believe it was included in the R5 plan when we bought our home.

As you consider rezoning, please take our concerns into consideration. We held an informal meeting of a majority of the direct (within 30m) neighbors with the developer to see what he had planned. We were shocked to see and hear that their plans, what we had been told for years would be 20-40 units, would be a 73 unit complex 5 stories high, taking up the land up to a foot of the property line, and over easements we are connected to.

We understand they still have to get a development permit and variance permit, which we will argue against if they keep their current inappropriate plan. Their sole priority is profit, not what is best for Chilliwack and its residents.

Rezoning this land is much more than just what kind of building they plan to build. Things to consider:

- Four+ families will be displaced by this development.
- Traffic Issues: We already have issues with the children and pedestrian crosswalk, getting from Carleton onto Yale, and traffic on Carleton itself--partly because they put bumps on McNaught so more people use Carleton to get to and from 1st Ave. The narrowed intersection at Yale & Carleton is not appropriate and we may need a traffic light at the intersection.
- Parking issues: Homes already have issues at times for parking. Personally, we have many people coming and going from our house and need the space in front of our home (Fraser Health home care, etc.). Any development must keep all parking and their guests within its confines (their current plans do not even accommodate trucks of fairly average heights). Currently, the Yellow apartment across Yale has people parking on Yale--this is an issue for those homes and the safety at the crosswalk.
- Any plans must accommodate for the ancient oak, not just replacing it with little trees. This tree is a wind break and produces much oxygen, that cannot be replaced by smaller new trees.
- Safety: pedestrians on the sidewalk on Carleton, pedestrians and children crossing on Yale--already a huge safety issue
- Sewer: Current infrastructure cannot accommodate increase in usage--at times cannot handle current residents! A few years ago they were using pumper trucks every 20 minutes to take away excess from our pump station, and they still couldn't keep up. It cannot handle another 150+ residents. In addition, plans must include accommodating current easements. In fact, any development should not be a drain on any systems but contributing to improving them, prior to building.
- Privacy for neighbors: 4 stories above the parking level with balconies all looking at me laying in my swimming pool or working in my garden does not protect my right to privacy or peaceful enjoyment of my property, and we thought they were supposed to be limited to 4 stories total.

- Noise: we are entitled to peaceful usage of our properties
- School Capacity already full, where would new children attend?
- Property values will be significantly reduced for those of us next to and within 30m of the property.
- Building plans that fit the aesthetics and feel of the community--this is a residential area, surrounded by homes on approx. 1/4 acre lots, not a downtown environment
- Bus access and snow removal--currently not available on this section of Carleton

This neighborhood is 2 blocks from open farmland. It is not close enough to downtown to warrant tall, Vancouver-style, mega apartments. There are no amenities within walking distance to warrant such high concentration and so many microunits with reduced parking requirements. With residents directly connected to the property, the development plan should be taking the neighborhood aesthetic, residential atmosphere, and city capacity into account. (We do not have enough first responders, for example, for the current population, let alone for all the new development around the city.)

We understand the need for more housing, but it must be reasonable, fit the neighborhood, keep its parking within its own footprint, be safe for citizens, keep ancient trees, and contribute to the infrastructure, not burden it. The City will have to spend a lot of money for infrastructure and traffic issues to develop this property.

Please represent and protect the citizens and community-feel of Chilliwack with your decisions.

Thank you,  
Lyn Sagert  
9765 Carleton St.

**From:**  
**To:** [Clerks Dept Email](#)  
**Subject:** Zoning Bylaw Amendment Bylaw 2024, No 5416 (RZ001450) [EXTERNAL]  
**Date:** August 17, 2024 2:31:37 PM

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Hi

I have been here since 1996 and have seen a lot of change here in Chilliwack.

Carleton Street was once a very quiet street. When the speed bumps were added to McNaught, our traffic down Carleton rose quite dramatically. Even McNaught residents drive down Carleton and cut across to avoid the speed bumps.

Carleton street is a narrow street, when vehicles are parked on both sides, there is not enough room for two (2) vehicles to pass safely.

Carleton Street is very full of parked vehicles and trailers on the street.

My concerns with this new development are as follows:

- How will parking be handled?
  - The houses need street guest parking
  - The street needs to be wide enough to accommodate street parking and 2 lane traffic
  - The corner of Yale and Carleton is at an angle and very narrow for the amount of traffic now
- Vandalism gets worse every year. With the construction phase, what security measures will be put in place to stop vandalism and fire as we see often on the news?
- Is this going to be low-income and/or rental units?
- With such a tall building, our privacy is lost as higher floors could view into our yards, making our privacy fences useless.
- Our section of Carleton does not get ploughed in the winter, leaving little cars stuck. With 70+ units and little parking spaces supplied in this new unit, the outlook doesn't look good.
- There are plenty of pubs, cannabis stores and churches here. What about schools, doctors (GPs), dentist, and hospital (emergency) capacities?
- We have seen what can happen to aging infrastructure in Calgary and other places, how does Chilliwack look with sewer, water, hydro and storm water?
- Finally, 9790 and south and 9765 and south are R1, what will this do to our investments and property values? I have been told they will depreciate.

The heart of the city is expanding. You are cleaning up the center quite nicely with District 1881, but the 'dirt' is moving out to our nice quiet neighbourhood.  
Please help us.

Thank-you  
Philip Scyner  
9760 Carleton Street  
Chilliwack, BC V2P6E3

Chilliwack Small Business owner  
Past Volunteer Snow Angel  
Legion Member  
Past Hospice Volunteer

**From:**  
**To:** [Clerks Dept Email](#)  
**Subject:** Rezoning amendment No. 5416 (RZ001450), 9777/9795 Carleton St [EXTERNAL]  
**Date:** August 17, 2024 4:05:54 PM

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Hi –

As a long time property owner and resident on Carleton Street, I have concerns about this “low rise” apartment in our residential neighbourhood and how we will be impacted by this proposed amendment and building.

- What is the impact on future development proposals in this area? We have already had realtors/investors from Surrey approaching our homes since this proposal. Should we start thinking about moving out of Chilliwack?
- What will this do to our property values?
- What security services are being provided during the demo & building phase?
- What is the impact on our schools and transit system? Are there plans in place to accommodate the increase in population?
- What is being done to ensure Carleton Street residents will have adequate street parking? Street parking is often limited already for residents, we don't need more cars parking on the road! 0.75 of a parking stall/unit doesn't seem adequate for this proposed size of a building.
- Is a traffic light going to be installed at Yale & Carleton? Carleton can be a busy road and school crossing already.
- Does this building really need to be so large and tall? Why can't the entrance be off of Yale Road rather than using Carleton? Carleton is busy enough!
- WHAT IS BEING DONE TO ENSURE OUR BACKYARD PRIVACY? A 6 foot fence is not sufficient for adjacent properties, and I don't want people looking down into our backyard.

Downtown revamping & housing looks great (but some of the problems are being pushed our way). I understand the need for more housing, but I do not understand the need to come down an established residential street and build so close to single family homes.

Lisa Scyner  
9760 Carleton Street  
Chilliwac, BC V2P 6E3



**REGULAR COUNCIL**  
**AUGUST 20, 2024**  
**7.4 - RZ001450**  
**9777 & 9795 CARLETON ST**  
**46780 YALE RD**

**From:**  
**To:** [Roberts, Adam](#)  
**Subject:** Yale & Carleton Multi Fam Apartment Project [EXTERNAL]  
**Date:** August 19, 2024 12:19:06 PM

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Hello Adam,

As per our telephone conversation, I would like to point out a few things as per my last conversation with a few of the neighbours which happened at the property sometime last week. After I got a call from our next door neighbor (Address: 9765 Carleton St) - she wanted to discuss a few things regarding the development.

The reason for this development is to create more affordable rental units for the residents in Chilliwack and the community, as all levels of governments are pushing to get more housing; since we are in the middle of a huge housing crisis. We started this process in 2020, under the impression we are helping the community in a positive way. As this development is under OCP for apartments and we are not asking for any amendments to the OCP. Our proposed number of units are within the allowed range from the city and we meet all parking requirements for the city.

I went to the meeting under the impression that there was only going to be that specific neighbour who called me but instead I was met with multiple different neighbours. Most of the neighbours at the meeting were tenants and not owners of the properties. The behavior from the neighbours was mostly aggressive; there were a lot of racial slurs and abusive language. I maintained my composure and attempted to understand what their issues were regarding the development and sort out any solutions that were within limits.

One of the inputs I received was concerning the parking on the street and my suggestion to them that we will install "No Parking" signs on the streets with a towing companies' contact number mentioned on the sign. I also mentioned that we have provided enough parking for each unit as required by city law. Second input was regarding: privacy on 9765 Carleton St neighbour - I suggested installing a higher fence or tall hedges at the parkade to maintain privacy. A third concern was regarding the tree at the corner of Yale & Carleton and I mentioned we are retaining it during this development process as well as adding more trees to the landscape.

All in all, this development will have a positive impact on the community by bringing more rental units and will make some sort of difference in the middle of the housing crisis we are facing today.

--

Regards,  
Aman Bhatti  
**Classy Caves Developments Ltd.**

**REGULAR COUNCIL**  
**AUGUST 20, 2024**  
**7.4 - RZ001450**  
**9777 & 9795 CARLETON ST**  
**46780 YALE RD**

**From:**  
**To:** [Roberts, Adam](#)  
**Subject:** Yale and Carleton (support letters) [EXTERNAL]  
**Date:** August 19, 2024 3:56:13 PM

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Hello Adam,  
Attached are 3 support letters from neighbors, I am meeting g 3 others today but it will later this evening.

Regards  
Aman Bhatti

TITLE SEARCH REPORT

Document No.

Document Year 2019/20

Property Owner: WJ&I YIONA SU  
Property Address: 9766 CARLETON STREET

Aug 19, 2024

To: City of Chilliwack

Re: Letter of Support

I am writing to express my wholehearted support for the Yale & Carleton Apartment project on the properties 9777 Carleton St, 9795 Carleton St and 46508 Yale Rd in Chilliwack, BC as this will bring a positive impact to our community. This apartment building will help by adding more units to the community, and as well as adding beauty to the city with their landscape. We understand the nature of this project and we are aware that the building will be all up to code and in accordance of City of Chilliwack bylaw. We acknowledge that the development company: Classy Caves Developments has previous experience with building in City of Chilliwack and will ensure a safe and clean process for the community.

Sincerely,

伟苏

Name:

Charge, Lien and Interest

MORTGAGE  
CASH SALE  
SUN LIFE INSURANCE  
LEGAL BIRTH OF CHILDREN

Multiple Inheritance Tax  
NON-EXISTING

Taxation  
TAX

Police Applications  
NONE

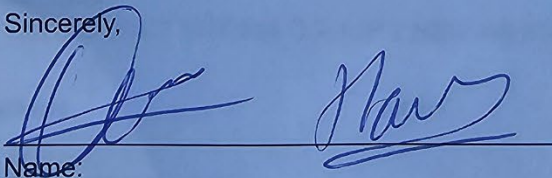
Property Owner: ONKAR SINGH THIND, HARMEET KAUR Aug 19, 2024  
Property Address: 9798 CARLETON STREET.

To: City of Chilliwack

Re: Letter of Support

I am writing to express my wholehearted support for the Yale & Carleton Apartment project on the properties 9777 Carleton St, 9795 Carleton St and 46508 Yale Rd in Chilliwack, BC as this will bring a positive impact to our community. This apartment building will help by adding more units to the community, and as well as adding beauty to the city with their landscape. We understand the nature of this project and we are aware that the building will be all up to code and in accordance of City of Chilliwack bylaw. We acknowledge that the development company: Classy Caves Developments has previous experience with building in City of Chilliwack and will ensure a safe and clean process for the community.

Sincerely,



Name: \_\_\_\_\_

Comment - I support it.

Property Owner: Balvinder Kaur, Joginder Singh Aug 19, 2024  
Property Address: 46830 YALE RD, Chilliwack.

To: City of Chilliwack

Re: Letter of Support

I am writing my express my wholehearted support for the Yale & Carleton Apartment project on the properties 9777 Carleton St, 9795 Carleton St and 46508 Yale Rd in Chilliwack, BC as this will bring a positive impact to our community. This apartment building will help by adding more units to the community, and as well as adding beauty to the city with their landscape. We understand the nature of this project and we are aware that the building will be all up to code and in accordance of City of Chilliwack bylaw. We acknowledge that the development company: Classy Caves Developments has previous experience with building in City of Chilliwack and will ensure a safe and clean process for the community.

Sincerely,

Balvinder Singh, JS  
Name:

Comment - Need more new development.

REGULAR COUNCIL  
AUGUST 20, 2024  
7.4 - RZ001450  
9777 & 9795 CARLETON ST  
46780 YALE RD

**From:**

**Sent:** August 20, 2024 11:42 AM

**To:** Roberts, Adam <roberts@chilliwack.com>

**Subject:** RE: Rezoning amendment No. 5416 (RZ001450), 9777/9795 Carleton St [EXTERNAL]

Hi –

Received a copy of the Community Engagement report and would like to clarify that I did not say I was in favour of the proposal. I did say I had no comment at the time (he caught me on my way out and I didn't have time to discuss).

Thank you,  
Lisa Scyner

REGULAR COUNCIL  
AUGUST 20, 2024  
7.4 - RZ001450  
9777 & 9795 CARLETON ST  
46780 YALE RD

**From:**

**Sent:** August 20, 2024 1:01 PM

**To:** Roberts, Adam <roberts@chilliwack.com>

**Cc:** Sandra Nadon Kelly

**Subject:** Development at Carleton and Yale [EXTERNAL]

You don't often get email from

Dear Mr. Roberts

My name is Shane Kelly, I live at 9757 Carleton street. A few years ago, Aman came to our home and shared his idea of building an apartment building at the end of our street, we told him that we were strongly opposed to his idea and shared several concerns with him. He stopped by a couple more times over the years still asking if we approved, and each time we told him that we did not.

Today I saw the staff report and under the community engagement section, I was not marked down as opposed, but " no comment".

A few weeks ago the community had a meeting with Aman, there were about 16 people that showed up. I didn't see any opposed on the staff report. I wonder what else Aman has mis-represented on that form.

Thank you for your time.

Shane Kelly

REGULAR COUNCIL  
AUGUST 20, 2024  
7.4 - RZ001450  
9777 & 9795 CARLETON ST  
46780 YALE RD

**From:** Norm Sagert

**Sent:** August 20, 2024 1:10 PM

**To:** Roberts, Adam <roberts@chilliwack.com>

**Subject:** Development at Yale and Carleton Rezoning no.RZ00145Q [EXTERNAL]

I feel I have be misrepresented on the staff report. The developer says I had "no comment." I have had 2 lengthy discussions with this gentleman and at both times

I made sure he knew I was strongly opposed. On our 3 meeting with our neighbours present, I repeated my strong opposition as I feel this proposal is not suited for our area. I wish to be recorded as being opposed!

Thank you



**City of Chilliwack**

**Bylaw No. 5416**

**A bylaw to amend the “Zoning Bylaw 2020, No. 5000”**

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The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Zoning Bylaw Amendment Bylaw 2024, No. 5416”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning properties described as:
  1. PID: 009-315-683, Lot 14 District Lot 334 Group 2 New Westminster District Plan 23882  
(9777 Carleton Street);
  2. PID: 002-395-878, Lot 15 District Lot 334 Group 2 New Westminster District Plan 23882  
(9795 Carleton Street); and,
  3. PID: 009-315-713, Lot 16 District Lot 334 Group 2 New Westminster District Plan 23882  
(46780 Yale Road);

from an R1-A (Urban Residential) Zone to an R5 (Low Rise Apartment) Zone.

Received first and second reading on the  
Public hearing held on the  
Received third reading on the  
Received adoption on the

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Mayor

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Corporate Officer

**DRAFT**

"Zoning Bylaw Amendment Bylaw 2024, No. 5416"



**DRAFT**