

From: David Algra
Sent: May 17, 2022 4:35 PM
To: Roberts, Adam <roberts@chilliwack.com>
Subject: Re: DVP01262 - Yarrow Neighbourhood Plan Update [EXTERNAL]

Hi Adam,

Thank you for sending this over, I have reviewed the draft plan and generally am supportive of what it is trying to achieve. However I do have the following comment regarding the proposed conditions of panhandle lot subdivisions on page 50 of the draft plan:

1. Where a standard subdivision layout is not possible, a panhandle subdivision may be considered, through the issuance of a development variance permit, if the following requirements can be met:
 1. Number of lots accessed from a panhandle is limited to one;
 2. A minimum panhandle access width is established at 6m;
 3. Curbside collection layout standards can be met; and
 4. Where issues of privacy are of concern, consider applying siting requirements as a condition of the variance.

I would question how (a.) is contributing to the direction of the draft plan. It seems that this direction is not going to contribute positively to densification of yarrow in accordance with the policy and direction provided by the draft plan. There will be many instances where a single panhandle lot subdivision will not be practical, and there will also be many instances where multiple panhandle lot subdivisions will be very practical. Restricting panhandle subdivisions to a single lot does not seem to be a practical solution to dealing with problematic panhandle lot subdivision designs. Providing the disclaimer that the city may approve multiple panhandle lot subdivisions with approval from neighbours will create animosity among neighbours and not contribute to a smooth subdivision process. If a multiple panhandle lot subdivision is proposed, and it is practical in meeting the direction and policy of the draft plan, the city should have unfettered discretion to approve the application without requiring neighbourhood approval above and beyond a current development variance application.

If you could confirm if or if not these comments will be provided to council that would be great, as we will forward directly to council should they not be provided by staff.

Thanks again,

Dave Algra

On Tue, May 17, 2022 at 12:11 PM Roberts, Adam <roberts@chilliwack.com> wrote:

Hi Dave,

Your Development Variance Permit application at 42167 and 42177 Yarrow Central Road was placed on hold pending the completion of the Yarrow Neighbourhood Plan. As such, I wanted to reach out to

provide an update on the plan. If you haven't already, I highly recommend checking out the [Yarrow Neighbourhood Plan](#) website and [Engage Chilliwack](#) as they include links to the May 3 Staff Report, draft plan, survey and additional information surrounding the plan.

Long Range Planning anticipates taking the plan for first and second reading on June 7 with a public hearing proposed for June 21.

Once you've had a chance to review this information, feel free to contact me if you have any questions.

Regards,



Adam Roberts | Planner I | Planning & Strategic Initiatives

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The City of Chilliwack acknowledges that we are honoured to live, work, and play on the traditional, ancestral and unceded territory of the Stó:lō Coast Salish peoples.

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