

AGENDA ITEM NO: 7.20.

MEETING DATE: June 21, 2022

STAFF REPORT – COVER SHEET

SUBJECT: Development Permit (DP001590)
43450 Alameda Drive DATE: June 13, 2022

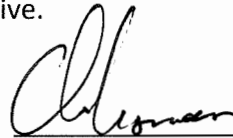
DEPARTMENT: Development and Regulatory
Enforcement Services PREPARED BY: Alex Dumitru/jt

1. SUMMARY OF ISSUE:

1308529 BC Ltd. (Inc. No BC1308529), the property owners, desire to construct a residential 32 lot bare land strata development on a slope greater than 20% on the property located at 43450 Alameda Drive. As the earthworks are within the scope of Development Permit Area 8 – Hillside Development (hereinafter referred to as DPA 8) a Development Permit is required.

2. RECOMMENDATION:

Recommendation that Council approve the issuance of Development Permit DP001590 (DP8) with respect to the property located at 43450 Alameda Drive.



Chris Crosman, D/CAO of DARES



3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Peter Monteith, CAO

**STAFF REPORT ON
DEVELOPMENT PERMIT DP001590**

PREPARED BY:	<u>Alex Dumitru</u>	DATE:	<u>June 13, 2022</u>
POSITION:	<u>Senior Development Technologist</u>	DEPARTMENT:	<u>Development and Regulatory Enforcement Services</u>

1. DEFINITION OF ISSUE:

1308529 BC Ltd. (Inc. No BC1308529), the property owners, desire to construct a residential 32 lot bare land strata development on a slope greater than 20% on the property located at 43450 Alameda Drive. As the earthworks are within the scope of Development Permit Area 8 – Hillside Development (hereinafter referred to as DPA 8) a Development Permit is required.

2. FACTORS:

2.1 Background

- a. The City will be approving the issuance of a Development Permit No. DP001417 (Area 2) for geotechnical and environmental management relating to the development of the 32 lot bare land strata subdivision of 43450 Alameda Drive;
- b. The current application is for the construction of a shared strata access from Alameda Drive through the existing Phase 1 development (via a private shared access easement) and a single-family residential bare land strata on land with slopes greater than 20% at 43450 Alameda Drive;
- c. Thirty two (32) single family buildings are proposed for the development;
- d. The DPA 8 requirement will ensure the development preserves Chilliwack's hillside areas;

2.2 Development Proposal

- a. The proposed development will integrate thirty two (32) single family homes with the hillside. Housing construction on the slopes will be accomplished by way of footings bearing on sound bedrock. See Appendix "C" for typical building design details;
- b. The intent of the development is to incorporate as much of the existing old growth vegetation with the lots for minimal impact to the existing character of the lands;

- c. A follow-up tree management plan will be submitted to the City after initial clearing of the strata roadway which will provide access to the proposed building lots to better identify potentially hazardous trees for selective removal as needed;
- d. The access road from Phase 1 will require an engineered retaining wall approximately 12m in height in order to achieve a 12% road grade;
- e. Site grading will require additional retaining walls be constructed for the development;
- f. The developer has provided a letter of assurance that all retaining walls required will be of MSE or Anchor Fast type in order to provide better aesthetics to the development;
- g. Lock block retaining walls will not be allowed within the development;
- h. Exposed rock faces below the proposed development area that are susceptible to fragmentation and detachment will require wire mesh pinned to the rock face or shotcrete with rock anchor/bolts;

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council approve the issuance of Development Permit DP001590 (DP8) with respect to the property located at 43450 Alameda Drive.

4. ATTACHMENTS:

- 1) Appendix A – Property Location;
- 2) Appendix B – Site Development Plan;
- 3) Appendix C – Visual Impact Analysis – Buildings;
- 4) Appendix D – Visual Impact Analysis – Retaining Walls;
- 5) Appendix E – Visual Impact Analysis – Rock Stabilization;
- 6) Appendix F – Typical Residential Dwelling Design;
- 7) Appendix G – Developer Commitment – No Lock Block Retaining Walls
- 8) Appendix H – Development Permit Area 8 (DP001590);

Appendix B

Development Plan



Appendix D:

Visual Impact Analysis - Retaining Walls



Typical MSE Walls



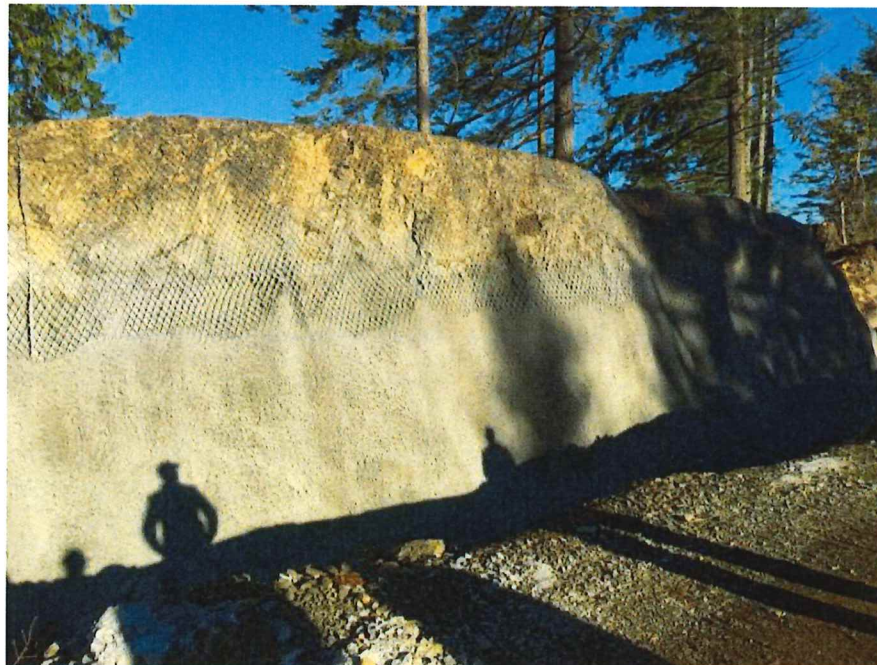
Typical Anchor Fast Retaining Wall

Appendix E:

Visual Impact Analysis – Rock Stabilization



Wire Mesh Pinned to Rock Face



Wire Mesh and Shotcrete

Appendix G:

Developer Commitment – No Lock Block Retaining Walls



#201 – 33131 S. Fraser Way, Abbotsford, BC V2S 2B1

June 13, 2022

Development Services
City of Chilliwack
dumitru@chilliwack.com

RE: 43450 Alameda – Retaining Walls

We the developer, Kabo Properties Ltd., are providing a commitment, in writing, to not use concrete lock blocks in the design of the retaining wall systems for our development at 43450 Alameda Dr. We are committed to use a MSE or anchor fast system to provide better aesthetics to the development.

Sincerely,

Ben Friesen
ben@kabohomes.ca
Kabo Homes Ltd.

Sincerely,

Chad Siemens
chad@kabohomes.ca
Kabo Homes Ltd.

Appendix H

Development Permit Area 8 (DP001590)

CITY OF CHILLIWACK DEVELOPMENT PERMIT

NO. DP001590, 2022 (Portion of Development Permit Area No. 8 of the Official Community Plan)

To: 1308529 BC LTD (INC NO BC1308529)

1. This Development Permit applies to the following property:

Parcel Identifier: 027-395-791

Legal: LOT A SECTION 27 TOWNSHIP 23 NEW WESTMINSTER DISTRICT PLAN BCP34825
(Commonly known as 43450 ALAMEDA DR, Chilliwack, BC)

2. Development of the subject property shall be substantially in conformance with the following:

- City of Chilliwack "Hillside Development Standards Policy";
- City of Chilliwack "Land Development Bylaw 2014, No. 3055";
- City of Chilliwack "Tree Management (Land Development) Bylaw No. 3585";
- Specifications of Development Permit Area No. 8 of the City of Chilliwack Official Community Plan

N.B. The above technical information is retained on file in the Development & Regulatory Enforcement Services Department.

3. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.

4. Subject to the terms of the permit, if the holder of a permit under this Division does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it is issued, the permit lapses pursuant to Section 504 of the *Local Government Act*.

APPROVED BY COUNCIL ON THE 21st DAY OF JUNE, 2022.

ISSUED THIS _____ DAY OF _____, 2022.

CORPORATE OFFICER