

AGENDA ITEM NO: 7.13

MEETING DATE: March 21, 2023

**STAFF REPORT – COVER SHEET**

SUBJECT: Development Permit (DP001569)      DATE: March 8, 2023  
47521 Chartwell Drive

DEPARTMENT: Development and Regulatory      PREPARED BY: Olivia St. Jean/jv  
Enforcement Services

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**1. SUMMARY OF ISSUE:**

Chartwell Drive Developments Ltd (Inc No BC1301837), the developer, desires to construct a residential 50-lot subdivision development on a slope greater than 20% on the property located at 47521 Chartwell 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 prior to subdivision for the hillside development character and requires City Council approval.

The developer's proposal for the subdivision development satisfies the requirements as set forth in the Official Community Plan for Development Permit Area 8 and the development permit is ready for approval.


**2. RECOMMENDATION:**

Recommendation that Council approve the issuance of Development Permit DP001569 (DP8) with respect to the property located at 47521 Chartwell Drive, subject to the conditions as set out within the draft Development Permit.

  
Glen White, Director of DARES

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

Supports recommendation.

  
Chris Crosman, CAO

**STAFF REPORT ON  
DEVELOPMENT PERMIT DP001569**

PREPARED BY:	<u>Olivia St. Jean</u>	DATE:	<u>March 8, 2023</u>
POSITION:	<u>Sr Development Technologist</u>	DEPARTMENT:	<u>Development and Regulatory Enforcement Services</u>

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**1. DEFINITION OF ISSUE:**

Chartwell Drive Developments Ltd (Inc No BC1301837), the developer, desires to construct a residential 50-lot subdivision development on a slope greater than 20% on the property located at 47521 Chartwell 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 prior to subdivision for the hillside development character and requires City Council approval.

The developer's proposal for the subdivision development satisfies the requirements as set forth in the Official Community Plan for Development Permit Area 8 and is ready for Council's approval.

**2. FACTORS:**

**2.1 Background**

- a. The current application is for the construction of a residential single-family subdivision on land with slopes greater than 20% at 47521 Chartwell Drive;
- b. The DPA 8 requirement will ensure the development preserves Chilliwack's hillside areas;
- c. The City has approved the issuance of a Development Permit No. DP001568 (Area 2) for geotechnical and environmental management relating to the subdivision of 47521 Chartwell Drive;
- d. Fifty (50) fee-simple lots are proposed for the development;
- e. The developer has distributed notification letters to residents in the vicinity of the development area informing them of the works.

**2.2 Development Proposal**

- a. The proposed development will integrate fifty (50) single-family homes with the hillside. Housing construction on the slopes will be accomplished by way of utilizing stepped foundations and two-story basements, where possible;

- b. An area along the northern portion of the property will be dedicated to the City as parkland and trails will be constructed that connect the subdivision to the Little Mountain trail network;
- c. A tree risk assessment will be completed after clearing to ensure there are no hazardous trees within striking distance of the development area or the neighboring properties. A windthrow assessment will also be completed.
- d. Site grading will require retaining walls be constructed for the development. A mix of retaining structures including boulder walls and texture-faced lock block walls will be utilized in select areas and will vary in height from 2m to 5m;
- e. Texture-faced lock block walls within the development will be partially screened by trees to reduce the visual impact to existing residential dwellings on Chartwell Drive;

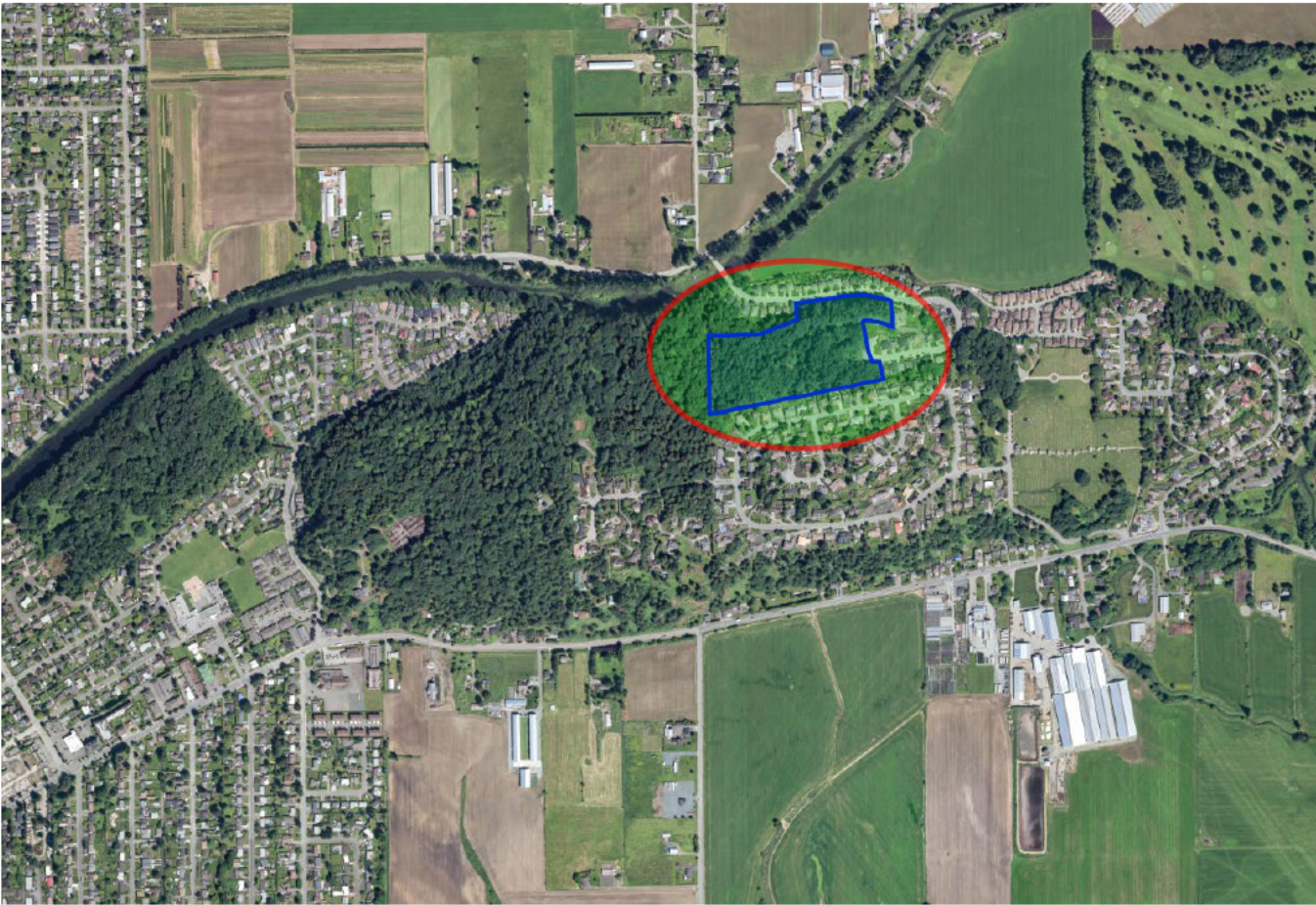
**3. RECOMMENDATION & SUBSTANTIATION:**

Recommendation that Council approve the issuance of Development Permit DP001569 with respect to the property located at 47521 Chartwell Drive.

**4. ATTACHMENTS:**

- 1) Appendix A – Property Location
- 2) Appendix B – Site Development Plan
- 3) Appendix C – Retaining Wall Section Views
- 4) Appendix D – Tree Management Plan
- 5) Appendix E – Copy of Development Permit DP001569

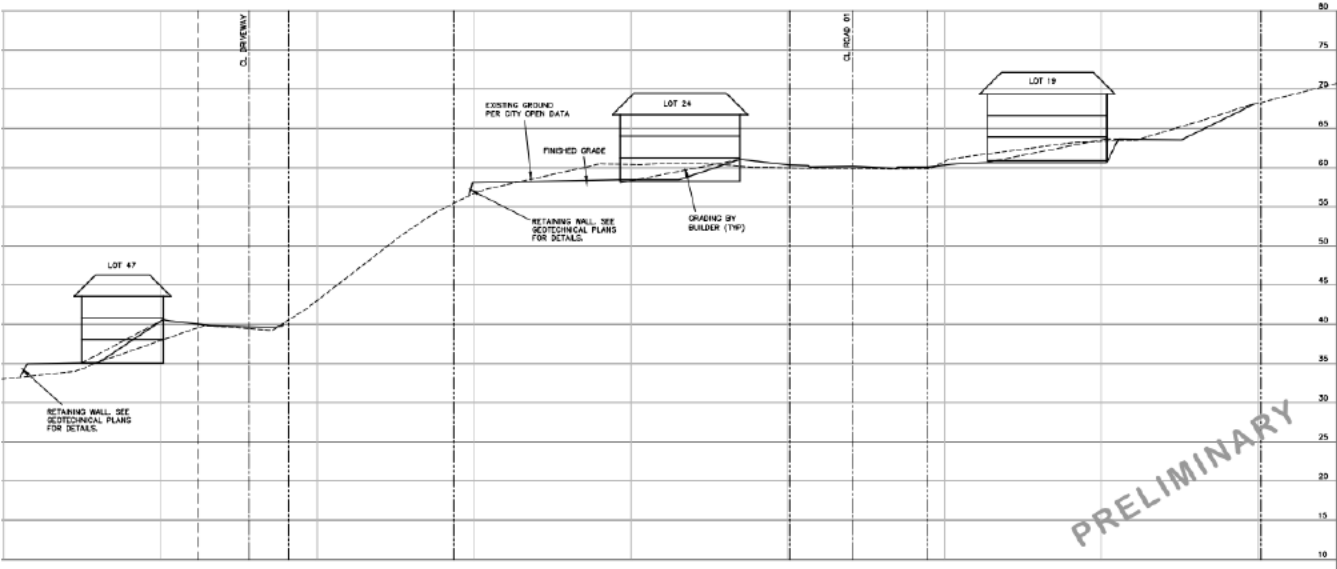
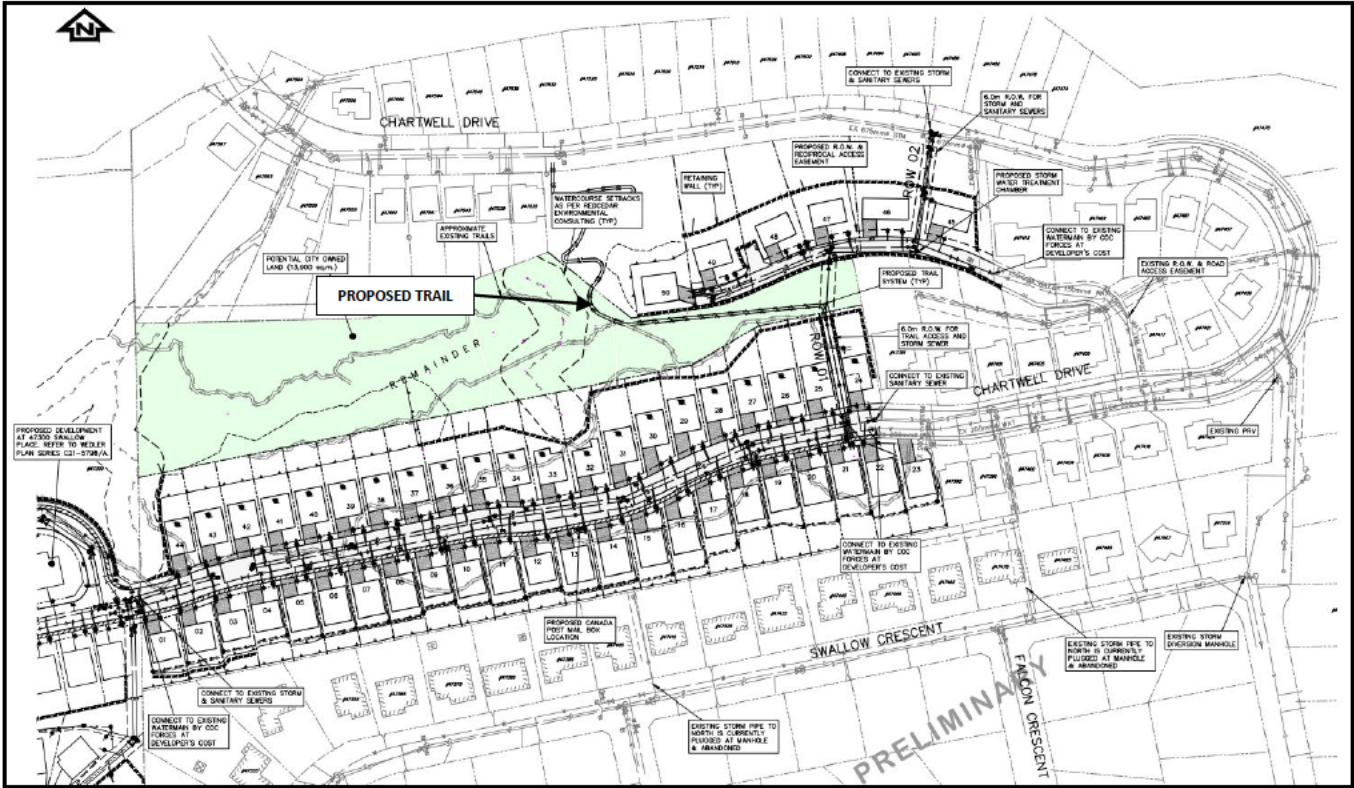
**Appendix A**  
**Property Location**





# Appendix B

## Site Development Plan



## **Appendix C**

### **Visual Impact Analysis - Retaining Walls**



Typical Boulder Walls

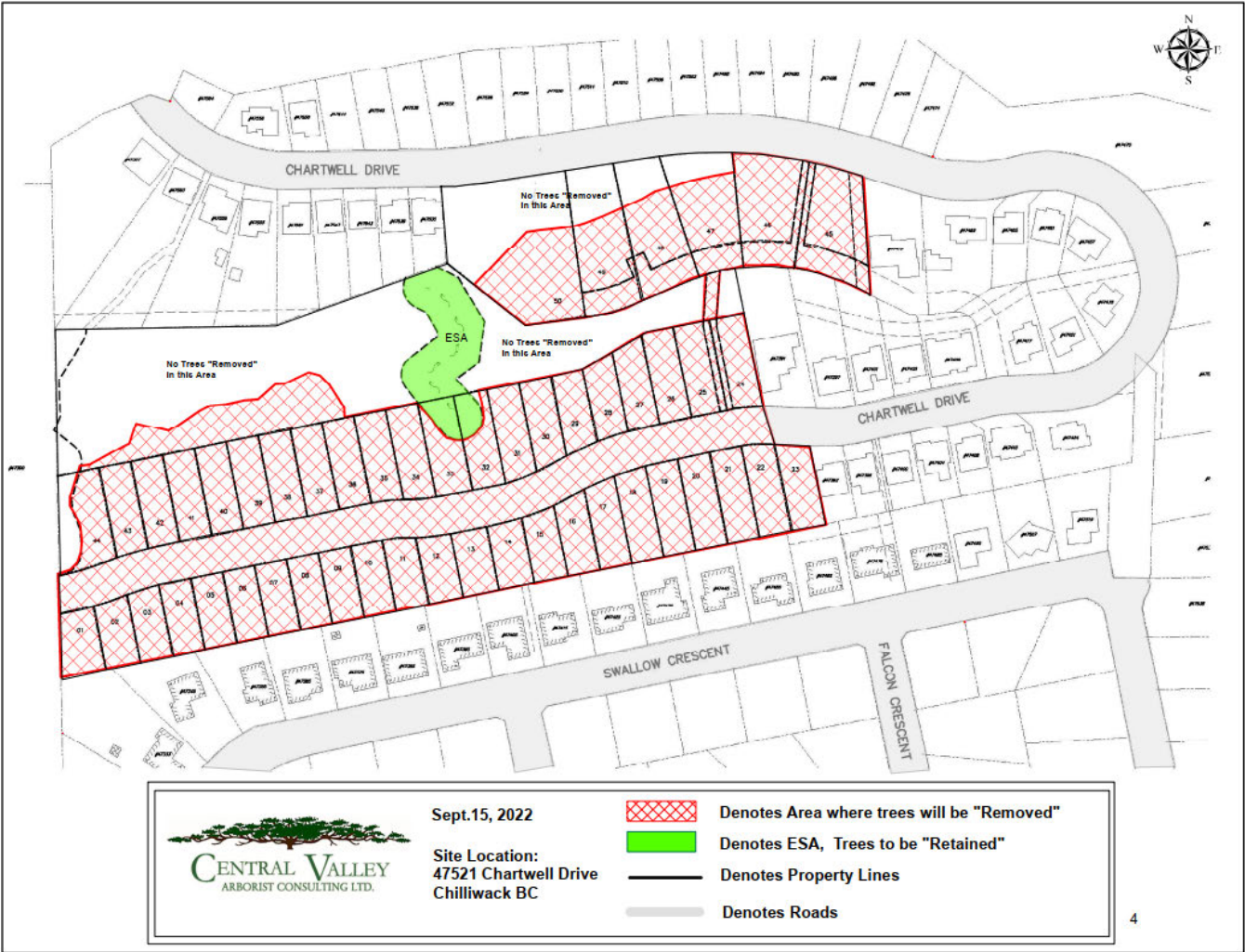


Typical Texture-Faced Lock Block Walls



# Appendix D

## Tree Management Plan



\*Trees within red hatched areas are proposed for tree removal. Selective removal beyond the permitted extents (if required) shall be subject to review by the project geotechnical engineer and arborist with notification to the City prior to removal.

# Appendix E

## Copy of Development Permit DP001569



### CITY OF CHILLIWACK

#### DEVELOPMENT PERMIT NO. DP001569, 2023

(Portion of Development Permit Area No. 8 of the Official Community Plan)

**To:** Chartwell Drive Developments Ltd  
(Inc No BC1301837)  
301 - 32625 South Fraser Way  
Abbotsford BC V2T 1X8

1. This Development Permit applies to the following property:

**Parcel Identifier No.** 031-658-369

**Legal Description:** LOT A DISTRICT LOT 461 GROUP 2 NEW  
WESTMINSTER DISTRICT PLAN EPP118766

**Address:** 47521 Chartwell Dr

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

- ☐ City of Chilliwack 2040 Official Community Plan;
- ☐ 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";
- ☐ Notification letter to be distributed by the Developer to the residents of Little Mountain impacted by the increased truck traffic, blasting, and rock hammering/drilling as a result of the development;
- ☐ 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 and Regulatory Enforcement Services Department.**

3. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.
4. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not commence development permitted by this Permit within two (2) years of the date of this Permit, this Permit shall lapse.

**APPROVED BY COUNCIL ON THE \_\_\_ DAY OF \_\_\_, 2023.**

**ISSUED THIS \_\_\_ DAY OF \_\_\_, 2023.**

\_\_\_\_\_  
**CORPORATE OFFICER**