

Jim & Diane Hipwell  
Chilliwack, B.C.

April 21, 2023

Re: Public Engagement for re-zoning of 46750 Hudson Road, Chilliwack, B.C.  
Zoning application no: RZ 001671

Dear Neighbor,

We presently have the above mentioned property into the City for rezoning to allow for a future townhouse project. The City has requested that we provide all adjacent neighbors information on this rezoning so to allow you the opportunity to provide your comments/concerns, if any. This property, along with the surrounding properties has been designated in the City's official community plan as a Comprehensive Development Area since 1998, which allows for townhouse developments.

We have provided a copy of the proposed site plan showing a prospective layout for future townhouses, very similar to the neighboring townhouses.

You will notice that our proposed layout shows only 17 units, where the maximum allowable for this size of land is 25 units. We have provided all of the common outdoor amenity spaces, parking and turning radii that conform to the City bylaws. Also, we are not proposing to have any variances (ie: reduced setbacks, reduced or smaller parking, building heights, etc....)

Here is some information about the property:

|                      |                                 |
|----------------------|---------------------------------|
| Area:                | 1.5 acres                       |
| Existing zone:       | R-3 (single family residential) |
| Proposed zone:       | R-4 (townhouses)                |
| Maximum Density:     | 25 townhouse units              |
| Proposed Density:    | 17 townhouse units              |
| Variances requested: | none                            |

We have started the application process and have provided the City with all of the reports they requested, which consist of:

- Streamside Setback (RAR assessment)
- Geohazard & Hydrological Report

If you have any comments/concerns, please email them to us by no later than midnight May 7, 2023. You must include your full name, full address and your contact phone number, send to the email address noted below. We will review all concerns with the City staff and do our best to satisfy those concerns before we proceed with the public hearing.

Yours truly,

Jim & Diane Hipwell  
Email:  
Ph:

Date Received: May 8, 2023  
Received From: Jim Hipwell  
Folder Number: RZ1671  
Subject Property: 46750 Hudson Road  
Council Date: TBD

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May 8, 2023

Re: Zoning application no: RZ 001671

**Summary of Public engagement comments/responses:**

| <u>Name:</u>           | <u>Address:</u>    | <u>Support</u> | <u>Oppose</u> | <u>Comments/concerns:</u> |
|------------------------|--------------------|----------------|---------------|---------------------------|
| Jordan Ketting-Olivier | 30-5648 Promontory | x              |               | tree removal along creek  |

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*Our response: no trees along creek can be removed as per RAR report. Jordan is on the opposite site of creek as our proposed rezoning*

|            |                |  |   |   |
|------------|----------------|--|---|---|
| Mike McDow | 7-46778 Hudson |  | x | wildlife review?<br>Enough visitor parking? |
|------------|----------------|--|---|---|

*Our response: we have had a wildlife review with the RAR report, and we have provided visitor parking as per City guidelines*

|                      |              |  |   |         |
|----------------------|--------------|--|---|---------|
| Tom & Camilla Cowton | not provided |  | x | traffic |
|----------------------|--------------|--|---|---------|

*Our response: we have lived at this address for 21 years and do not find traffic unbearable*

|                  |                 |   |  |                                |
|------------------|-----------------|---|--|--------------------------------|
| Robert Thomasson | 16-46745 Hudson | x |  | traffic, parking, tree removal |
|------------------|-----------------|---|--|--------------------------------|

*Our response: tree removal is not permitted for a strip of 10 meters wide each side of the creek, as per our RAR report. Traffic has not been a major concern for us over the past 21 years, but I am sure the City will take your comments seriously.*

|                  |                    |   |  |              |
|------------------|--------------------|---|--|--------------|
| Martin Champagne | 28-5648 Promontory | x |  | tree removal |
|------------------|--------------------|---|--|--------------|

*Our response: tree removal is not permitted for a strip of 10 meters wide each side of the creek, as per our RAR report. Your townhouse unit is across the creek and actually will not be affected by any future development*

|             |                 |   |  |                           |
|-------------|-----------------|---|--|---------------------------|
| Kyle Firkus | 41-46778 Hudson | x |  | parking & building height |
|-------------|-----------------|---|--|---------------------------|

*Our response: He seemed confused on required size of parking stalls but I assured him that all parking stalls were at least the City requirement. He was concerned about building height for the most northerly units, but I assured him that our proposed building heights will be as per the City zoning bylaws (no variances required for either)*

|                |                |   |  |                           |
|----------------|----------------|---|--|---------------------------|
| Corinne Janzen | 1-46745 Hudson | x |  | parking, traffic speeding |
|----------------|----------------|---|--|---------------------------|

*Our comments: I am sure the City will review your comments, we have not been concerned about the traffic for the last 21 years we have lived at here.*

Hi Stella,

We have completed our public engagement. We hand delivered 148 letters with site plans on April 21, 2023. We provided the neighbors 16 full days to respond (midnight May 7, 2023 deadline) to our application. We received a total of only 7 responses, 2 of which were against any more development in their area (one of which did not provide their address).

5 of the concerns were the issue of parking on the street and additional traffic, 2 concerns were for tree removal along the creek.

Note, Mr. McDow did not respond to us when we sent him an email requesting that he approves his name and address passed on to Council in your report, all the other respondents approved of this.

We have provided a summary of all the comments and our responses, below on page 2.

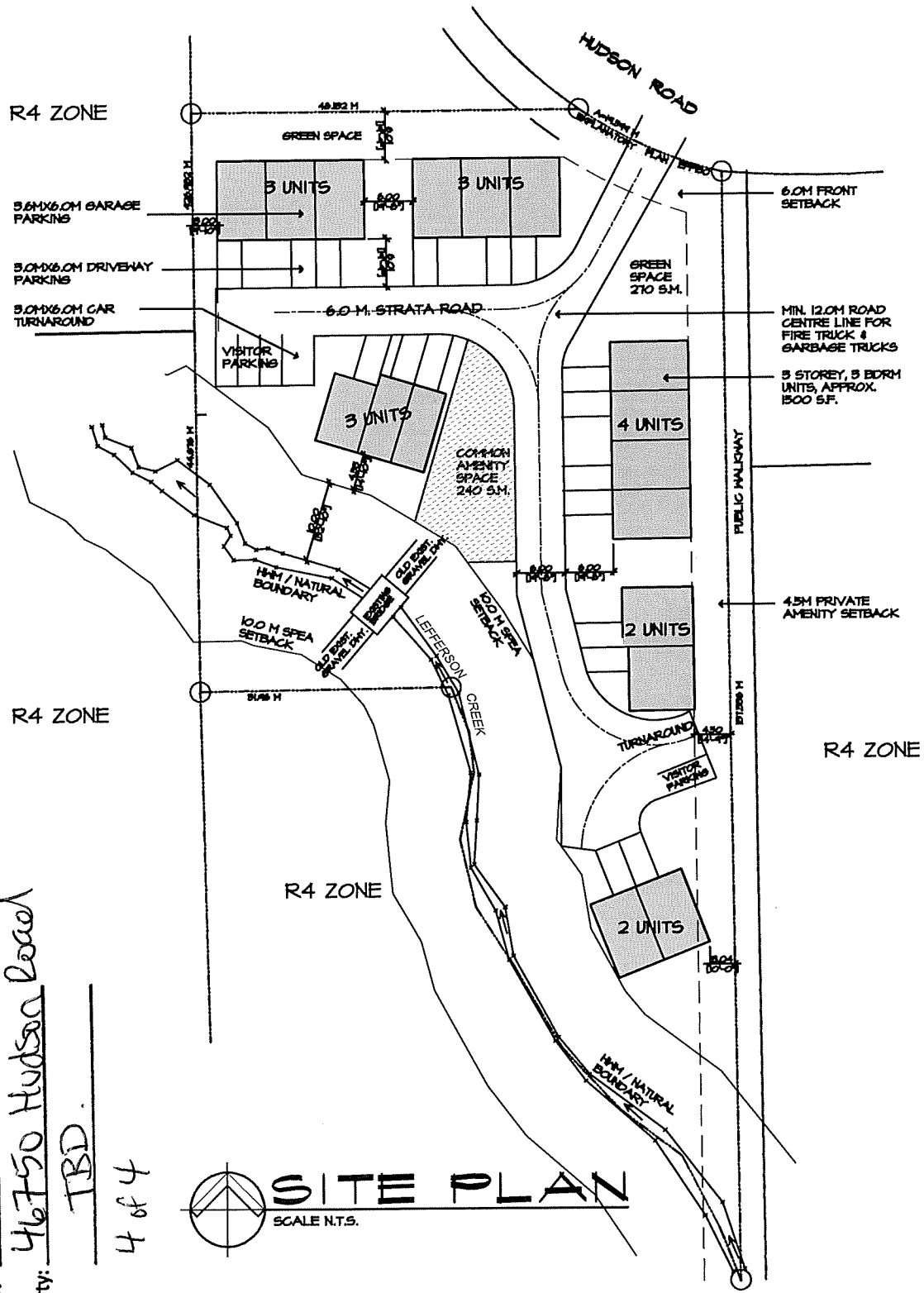
I trust this meets with your satisfaction and will move on to the next stage of Council's first reading. Please let me know when we are required to have a re zoning sign installed on the property.


Regards,

Jim and Diane Hipwell

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**SITE PLAN**  
 SCALE N.T.S.

**17 UNIT TOWNHOUSE DEVELOPMENT**

ZONING: R-4

SITE AREA: 1.5 ACRES = 0.624 HA.

MAX. DENSITY: 40 DU/HA = 25 UNITS  
 PROPOSED DENSITY = 17 UNITS

April 17, 2023