



July 19, 2022

AM File: 14-158

Fraser Valley Regional District,
45950 Cheam Ave #1,
Chilliwack, B.C., V2P 1N6

Attention: David Bennett, MCIP, RPP
Planner

Dear Sir,

Re: Development application for properties 43837 Lougheed Highway 43873
Lougheed Highway, PID 012-051-853, PID 013-445-871 and PID 012-051-888 (with no civic address), Electoral Area C

Aplin Martin is pleased to submit the enclosed development application for the above-mentioned properties. The application seeks OCP land use amendment from existing Limited Use to proposed 'Residential' and 'Mixed Industrial and Commercial' land use, and rezoning from R-2 (Rural 2) to proposed CD zone to facilitate development of residential uses and employment land on the existing gravel pit site.

SITE OVERVIEW

At present, the parcels 43837 Lougheed Hwy (PID: 012-051-900) and PID: 013-445-871 are being used for gravel mining operations under a Temporary Use Permit. The remainder of the site is characterized by relatively flat areas bisected by steep slopes, with parcels 43873 Lougheed Highway (PID - 013-445-901), PID 012-051-853 and PID 012-051-888 being currently undeveloped and heavily treed.

The current OCP designation of Limited Use (LU) is intended to minimize development in remote, inaccessible, hazardous, or environmentally sensitive areas. However, the geotechnical and environmental assessment conducted for this project show that the area can accommodate a broader range of uses without being affected by any geological hazards or damage to any environmentally sensitive areas. This supports the redesignation of land through the OCP amendment from LU to proposed residential and mixed industrial and commercial land uses. The proposed land uses will accommodate diverse residential and employment uses on the site. The proposed land uses are discussed in the Land use and Policies document.

The following reports have been prepared by the project team in advance to preparation of the site concept.

ASSESSMENT REPORTS

Environmental Assessment

Envirowest Consultants Inc. (Envirowest) was retained to conduct an Environmental Assessment for the subject site. For the OCP Amendment, Rezoning and Subdivision

development, general environmental conditions of the subject site were assessed in 2020 and 2021 keeping in context the varying weather conditions. Assessments of the watercourses and other drainage features within the property were completed in 2020 and 2021. The assessment suggests setbacks ranging from 10 m to 30 m throughout the site along the watercourses. As per the reports prepared, no setbacks around the wetland are required by regulations. The detailed assessment is enclosed in this package.

Archeological Information

Stó:lo Research and Resource Management Centre was retained and Archaeological Impact Assessment (AIA). AIA Permit application was filed to conduct a Cultural Heritage Impact assessment. Archaeological field investigations were conducted on November 12, 2021 and January 28, 2022. No archaeological materials or features were identified as a result of the assessment.

Wildfire Assessment

Diamond Head Consulting Ltd. (DHC) was retained to prepare an assessment of fire interface risks and mitigation measures for subject site. A site visit was conducted in August 2021 and the assessment report was received in October 2021. This assessment includes natural areas within 200m of the development site. The Wildfire assessment is enclosed in this package.

Tree Retention Potential Assessment

Diamond Head Consulting Ltd. (DHC) was retained to prepare an assessment for tree retention potential on the subject site. The assessment recommends retention of all trees that are within the SPEA areas of watercourses, as identified within the Subdivision Concept, with some exceptions. The detailed assessment is enclosed in this package.

Traffic Impact Assessment

Creative Transportation Solutions Ltd. (CTS) was retained to provide high level traffic engineering advice for the proposed residential development on the subject site. CTS provided a complete Traffic Impact Assessment in June 2022. The report is enclosed in this package.

Residential Market Analysis

Deloitte LLP was retained to conduct a market analysis in Summer 2021. The objective was to identify local and regional market trends in the Lake Errock and surrounding area to make recommendations on lot size considerations for the proposed development on subject site. The recommendation is to consider lot sizes in the 500 -1000 m² range to accommodate different housing forms (such as bungalow, two-level home). These varying lots sizes would likely appeal to empty nesters, early retirees, and young/transitioning families, with a large portion of the target market being early retirees/ retirees. Purpose built rental units should also be considered given the very limited supply in the region and continued strong demand for this housing option. There is a considerable shortage of affordable housing in the community that needs to be addressed. These recommendations are based on interviews with local realtors, market data, and comparable communities. The detailed report is submitted with this package.

Civil Engineering

As a part of the application package, Aplin Martin's Civil Engineering has prepared a Site Key Plan, Roadworks Plans, Typical Sections Plan and Grading Plan for the site. As the civil engineering consultant, we have conducted an extensive preliminary analysis, and coordinated with the project team for over a year to establish the subdivision layout and servicing requirements.

Coordination with MOTI was initiated in September of 2020, and two virtual meetings have been conducted since then discussing items such as site access location, laning requirements for Lougheed Highway, and road geometric requirements for the new subdivision roads. From our understanding, the Ministry has expressed general support of the road layout we have established. However, an official application will need to be submitted prior to receiving formal comments and approval. In addition to the coordination with MOTI, we have coordinated with Kontur Geotechnical Consultants to assess slope stability, geotechnical setback requirements, cut and fill slope requirements, and general site recommendations. It is important to note that the geotechnical report provided is currently outdated with respect to the site layout and the slope setback requirements.

Multiple iterations of the subdivision concept and road layout have been prepared to date as per recommendations and comments provided by the agencies listed above. A detailed analysis and additional coordination with the project team will be required to advance the subdivision concept. Further meetings with MOTI will also be required regarding the proposed road network. We would also like to initiate discussions with the Fraser Valley Regional District regarding future road maintenance, and the potential opportunity for the public roads to have curb and gutter and sidewalk treatment for a more urban road standard.

Engineering Servicing Plan

Aplin Martin is in the process of preparing the Engineering Servicing Plan report that will present the proposed water, sanitary and stormwater servicing concepts the development area. These servicing concepts were derived based on the existing site conditions and the proposed subdivision concept, and in collaboration with the existing servicing conditions and requirements for the nearby Errock Lake Community and Sq'ewlets First Nation (SFN) to ensure reliable servicing to be provided not only for the proposed development area, but also for the nearby neighbouring communities.

The proposed water servicing concept includes two new wells (one production well and one backup well) equipped with pumps, a new reservoir, a new water supply and distribution system to service the proposed development lots. Aplin Martin reviewed the potential well locations with Piteau and selected the area at the northeast of the Project Site off Beaudry Road near Lougheed Highway as the proposed new well head location. Two wells have been drilled and tested by Piteau Association to prove that they have sufficient yield to support the water servicing needs. The proposed reservoir is planned on the west side of the Project Site at approximately 170 m geodetic. The proposed water servicing concept is planned to also include connections to the existing water system for the Lake Errock North and South Communities and the Sq'ewlets First Nation for the system to be used as a backup system for these neighbouring communities.

The proposed sanitary servicing concept includes a sanitary sewer collection system and a wastewater treatment and disposal system. The proposed sanitary sewer system will collect sanitary flows from the development lots and convey them to the wastewater treatment plant. Majority of the development lands can be serviced by gravity sanitary sewers, except the proposed multifamily lots located at the northeast corner of the Project Site and the proposed employment land located on the southeast, where gravity collection to the treatment plant cannot be achieved. A small collection, pumping and forcemain system is proposed to collect and pump sanitary flows from these development sites to the wastewater treatment plant. The wastewater treatment plant will provide tertiary treatment with nutrient removal and disinfection (better than Class A effluent quality) and also be designed to include odour control, waste sludge treatment, a backup generator and a mechanical treatment building with mechanical/electrical/water servicing. Effluent from the treatment plant will be discharged to the proposed rapid infiltration basins that allow the effluent to seep through the subsurface soils to recharge the groundwater aquifer. The proposed wastewater treatment and disposal system is proposed to be designed and constructed in multi-phases, not only for the proposed development, but also can be extendable to accommodate wastewater flows from the existing communities and Sq'ewlets First Nation in the neighbourhood area. The site assigned for the wastewater treatment and disposal system has been reviewed by Piteau Association to have sufficient capacity to accommodate the maximum design flow, not to cause any environmental impacts on the neighbouring properties and Errock Lake. Aplin Martin retained MSR Solutions Inc. (MSR) to lead the design of the wastewater treatment and disposal system.

The proposed stormwater management concept includes onsite and offsite stormwater source control measures for the proposed lots and the new roads and a backup storm sewer collection system. Due to the favorable infiltration and groundwater condition of the Project Site, source control measures are proposed to maximize infiltration to recharge groundwater, including disconnected roof leaders to allow roof runoff draining into the pervious surface areas, amended topsoil to be placed on all pervious surfaces and rock pits to be incorporated into the site design. Overflow mechanisms will be provided in the rock pits to allow potential overflow of the runoff that cannot be infiltrated to a storm sewer system that is planned along the road and utility ROWs. The source control measures are to be designed to infiltrate and capture rainfall water from events up to the 1:10-year return period, while the storm sewer system is designed to safely convey the runoff from events up to the 1:100-year return period to the local watercourses or open ditches. Water quality treatment to runoffs from the roadways be considered in the design by means of mechanical or biological pre-treatment.

PUBLIC ENGAGEMENT

Public and Local Government Relations

Giesbrecht & Company (G&Co) was engaged by Aplin Martin to communicate with the public, local stakeholders, and decision makers. G&Co has researched the Housing Needs Assessment done by the FVRD, that indicated the needed housing stock for current population and expected growth.

Meetings with local business owners and local politicians were held to discuss their feedback and thoughts. Positive feedback was received from the local business owners as this development will put a stop to the gravel pit operations in the area which will lead

to reduced truck traffic. Advice to show participation in local initiatives was received to gain more support for the proposed development. The current shortage of housing options in Harrison was also discussed in the meetings which ultimately leads to lack of employees and affects the local businesses. This development will provide an opportunity to address the housing needs. First Nations support is an essential element for this project and understanding the importance of this, efforts have been made to reach out to local First Nations.

Public Information Meetings

The first Public Information Meeting was conducted virtually on August 9th, 2021. The decision to choose virtual consultation in place of in-person consultation was due to the current COVID-19 restrictions. Approximately 54 people attended the virtual meeting. In addition to this, a website was launched to inform the public regarding this project and open a platform to collect their feedback and comments. A summary report discussing the feedback received and the findings was submitted to FVRD in October 2021.

Two in-person Design Charrette sessions were conducted in April 2022 (April 19th and April 22nd). The intent of the sessions was to provide the public with a platform to share their thoughts on the development. Approximately 19 households attended the first session, and 22 households attended the second session. The attendees spent time on each presentation board and provided their input for each question. The project team was available to hear public's comments and concerns and discuss with the public throughout the sessions. A summary report discussing the feedback received and the findings was submitted to FVRD in May 2022.

A following in-person Public Consultation Meeting was conducted on June 7th, 2022. The intent of this session was to present the development concepts to the public and get their feedback. The project team was available to answer questions and have discussions with the public throughout the meeting. A summary report discussing the feedback received and the findings are included in the application package.

The project team presented delegation to the board on July 13th, 2022 as an effort to answer any questions the boards members may have.

PLANNING

Subdivision Layout Concept and Zoning

The Subdivision Concept has been updated multiple times to accommodate the suggestions and requirements provided from time to time. Currently there is no specific Zone under the FVRD Zoning Bylaw that supports the proposed lot sizes in Subdivision Concept. However, as per previous discussions with the FVRD, we learn that FVRD is working on a new Draft Zoning Bylaw, and we see this as an opportunity to propose a new zone which is consistent with the general regulations provided in the Draft FVRD Zoning Bylaw (Fraser Valley Regional District Bylaw No. 1638, 2021). As per the Residential Market Analysis prepared by Deloitte LLP lot sizes in the 500-1000 m² range are preferred. Therefore, a Comprehensive Development Zone (CD) is being proposed to accommodate single family lots, townhouses, multifamily and employment land. The proposed development will help diversify housing options in the area and provide other compatible uses. The proposed employment land will allow uses such as light impact industry, offices, warehouse, distribution centres and some extent of retail/ commercial

uses in the area. The proposed CD zone is discussed in detail in the attached Proposed Zoning Bylaw document.

Proposed Amenity Area, Parks and Trails

Walking trails are proposed throughout the site to encourage walkability on site and to promote an active lifestyle. Trails along the environmental area will provide residents a chance to experience the natural environment. A total of three parks are proposed on site:

- Entrance Park is proposed near the southeast corner of the site along the entrance of the site. The proposed park space will provide an opportunity for outdoor activities and gathering for the future residents and will also be open to the public.
- Another park is proposed at the center of the single-family residential area. This Park will be primarily for the future residents' use with a playground and will represent First Nation's culture with a Totem pole.
- The park area along Beaudry Road is proposed to be dedicated to Sq'ewlets First Nation with an intent to acknowledge First Nation culture. Walking trails are proposed along this stretch so that the existing neighbourhood residents and future residents can access the forest.

The proposed features will make sure to service all age groups whether they are children, young individuals, small families, or retirees. The detailed Park and Trails plan is enclosed with this submission package.

Based on the response letter received from the FVRD in March 2022, we are submitting the following documents as part of our application package:

1. OCP Amendment Application Form
2. Rezoning Application Form
3. Application Fees
4. Letter of Authorization
5. Public Information Meeting Summary
6. First Nations Consultation
7. Land use Concept
8. Subdivision Concept
9. Core Principles
10. Proposed Land use and Policies
11. Proposed Zoning Bylaw
12. Transportation Corridor Map
13. Parks and Trails Conceptual Layout
14. Geo-Hazard Assessment
15. Environmental Assessment
16. Geotechnical Report
17. Archeological Assessment
18. Wildfire Assessment
19. Tree Retention Potential Assessment
20. Traffic Impact Assessment
21. Title Search

- 22. Topographical Survey
- 23. Market Study
- 24. Key Plan (forthcoming)
- 25. Grading Plan (forthcoming)
- 26. Highway Noise Report (forthcoming)
- 27. Water and Sanitary Report (forthcoming)
- 28. Feasibility of Local Servicing Plan (forthcoming)

Should you have any further questions, please contact the undersigned at 604-639-3456.

Sincerely,

APLIN & MARTIN CONSULTANTS LTD



Andrew Baker, P.Eng.
Senior Project Manager



Samira Khayambashi, MCIP, RPP
Planner/ Project Manager

SX:SG;AV
Enclosures
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