

**City of Chilliwack**  
**AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**WEDNESDAY, MAY 27, 2020, 7:30 am**  
**HELD ELECTRONICALLY**

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**Council Members:** Councillor Harv Westeringh, Chair  
Councillor Bud Mercer, Vice Chair

**AHDC Members:** Allan Tunbridge, Surveyor  
Kelly Lerigny, Real Estate  
Rob Kingma, Builder (CHBA)  
Daryl Goshulak, Builder  
Cassidy Silbernagel, OTG Developments  
Doug Luteyn, Architect  
Andre Gagne, Civil Engineer

**City Staff:** Karen Stanton, Manager of Long Range Planning  
David Blain, Director of Planning and Engineering  
Gillian Villeneuve, Manager of Development Planning  
Glen White, Manager of Land Development / Approving Officer  
Trish Alsip, Recording Secretary

**Regrets:** Ed Van Tongeren, Builder  
Bill Driesen, Purpose Built Rental Housing Sector  
John Vander Hoek, Builder  
Garrett Schipper, Manager of Building and Regulatory Enforcement  
Ian Josephson, Fire Chief

**Guests:** Marina Jozipovic, Urban Systems  
Matt Thomson, Urban Matters

**1. CALL TO ORDER**

Councillor Westeringh was Chair and called the meeting to order at 7:30 am. Roundtable introductions were made.

**2. ADOPTION OF AGENDA**

Moved / ) That the Agenda for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, May 27, 2020 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

Moved / ) That the Minutes for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, February 26, 2020 be adopted as circulated.

Carried unanimously

#### 4. PRESENTATION/DISCUSSION

##### **Focus Group Discussion/Workshop - Affordable Housing & Housing Needs in Chilliwack**

The Manager of Long Range Planning provided an introduction on the 2019 Government of BC's introduction of legislation requiring local governments to complete a Housing Needs Report.

Consultants Marina Jozipovic, Urban Systems and Matt Thomson, Urban Matters, provided a presentation and lead today's workshop regarding:

- Housing needs in Chilliwack and area
- Challenges in responding to housing needs
- Opportunities and ideas for solutions

##### **Project Overview**

The purpose of the Housing Needs Report is to identify and quantify current and emerging housing needs, and build capacity for the City, local organizations, community members, to make informed decisions around affordable and diverse housing options in the community.

##### **Study Process**

There are four phases for development of the Housing Needs Report:

- Phase 1 Project Initiation and background review (Fall 2019)
- Phase 2 Data collection and analysis (Fall 2019)
- Phase 3 Community and stakeholder engagement (Spring 2020)
- Phase 4 Draft and final report (Mid-July 2020)

An enquiry was raised as to the goal of the Housing Needs Report; staff noted the goal is to inform decision making for both City policy and regulation, inform the development community about possible opportunities, and advocate for assistance from senior levels of government with respect to funding and subsidies for those who need it in our community.

Matt Thomson, Urban Matters further noted priority areas will also be identified in the report such as seniors' housing needs.

Marina Jozipovic, Urban Systems, provided two graphs illustrating the 'Affordability Gap Analysis for Owners in Chilliwack' and the second graph illustrating the same for renters. The wide-range of demographic analysis for each tenure provides statistics with respect to affordability, median incomes and who can afford what type of housing in the community.

**4. PRESENTATION/DISCUSSION (continued)**

**Workshop Questions:**

- 1. What are opportunities and challenges in Chilliwack in terms of attracting needed housing types? Is this changing due to the current health and economic climate?**

The Committee provided the following comments:

- single-family homes, while preferred, are not realistic for most households due to housing affordability and supply
  - there is a growing housing gap in the community
  - apartments as an option to fill the affordability need
  - age restricted housing creates affordability barriers
  - ratio of parking vs. units results in more parking and less density
  - as community grows consider reducing parking requirements in order to increase density, smaller units with less parking requirements
  - identify core housing needs
- 2. What obstacles or systemic challenges are you facing or seeing for delivering housing and meeting housing-related service needs? How might these be changing given Covid-19?**
    - densification may result in opposition from neighbourhoods
    - current COVID-19 health situation creates challenges with densification with respect to shared spaces, elevators and small spaces
    - from a design perspective, there may be a transition of more people working from home and a change in design of units for buyers who want to keep social distance by working from home
    - there may be a reduction of parking issues over time
    - a need for live/work zones within commercial areas
  - 3. What barriers or challenges exist for new housing in Chilliwack? Are some forms of housing more challenging to develop than others? Single-family and affordability vs. apartments**
    - challenges include subsidized housing
    - cost of construction does not necessarily decrease with smaller units
    - barriers in achieving affordability, resulting in high rents
    - short-term rentals are not significantly impacting affordable rental supply (prior to pandemic)
    - affordability for families requiring space of a townhouse – costs to develop a three-bedroom apartment are similar to a townhouse
    - incentives needed to support variability in some types of rental units;
  - 4. What solutions, innovations, or best practices should be considered for addressing housing needs in Chilliwack? (By the City? Developers? Non-profit housing providers? Local businesses? Local organizations? Others?)**

**4. PRESENTATION/DISCUSSION (continued)**

**Are there things that should be considered given the pressures and changes we are seeing due to the impact of Covid-19?**

- increasing supply through densification
- education and awareness regarding benefits of future densification
- bridge affordability gap for families looking towards apartments
- look at a housing type in between a standard townhouse and an apartment
- support for the shift to apartment living to include increased transit, access to outdoor and greenspace, schools and other amenities
- create diversity of units to include cross-over type units
- continue to keep lines of communications open between developers, designers and staff as opportunities arise in our community

Marina Jozipovic and Matt Thomson noted this concludes the engagement and comments from the Affordable Housing and Development Advisory Committee will be integrated into the final report.

**5. OLD BUSINESS / ACTION ITEMS**

**6. NEW BUSINESS**

**7. INFORMATION**

**8. ADJOURNEMENT**

Moved/ ) There being no further business, the Affordable Housing and Development Advisory  
Seconded ( Committee meeting adjourned at 8:42 am.

Carried unanimously

**9. NEXT MEETING**

The next meeting of the Development Process and Affordable Housing Advisory Committee will be held on Wednesday, June 24, 2020.

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Councillor Harv Westeringh, Chair