

Municipal Development



Planning and Strategic Initiatives
Building, Land Development and Bylaw Enforcement

Second Quarter Report, 2020



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Municipal Development



Economy and Housing Starts

Central 1 projects BC GDP will decrease around 7% this year due to COVID-19. Following a temporary recession where Canada's economic contraction ended in April (RBC), the economy is now recovering but will be in a much weaker state than pre-pandemic levels through 2020 as the pace of improvement will slow and crest (Central 1).

Central 1 reports BC housing starts and sales declined this year but are rebounding due to the re-opening of the broader economy, continued low interest rates, and relatively stable labour market conditions for higher income earning households. BC May Building Permits are down 11.9% from same-month 2019 and 23% year-to-date while forecasted to decline 33% this year before a mild rebound in 2021. After plummeting to a near six-year low in March, BC Building Permits rose for a second straight month in May, led by a 27% increase in Metro Vancouver from April, and held strong in June.

Total sales in the Metro Vancouver/Abbotsford-Mission area show a 40% year-over-year decline in April and May compared to 2019 and home sales are anticipated to slow this year with a 20% decline. Metro Vancouver and Abbotsford-Mission June home sales picked up in May and surged in June, particularly in the Fraser Valley, with June sales up 23.2% on a year-over-year basis, however, this partly reflects an exceptionally weak performance in 2019 when same-month sales were the lowest since 2000 (Central 1).

Similar to BC and Metro Vancouver/Abbotsford-Mission area, Chilliwack starts and sales show a rebound in June with fewer overall starts anticipated for the year. Chilliwack year-to-date starts are 366, down from 417 in 2019, with a sharp increase of 180 units in June from 37 units in April and May combined. The increase is primarily due to a 93-unit seniors apartment building (congregate housing) on Chehalis Drive and a 40-unit apartment on Mellard Avenue.

A continued trend from 2019 of greater apartment starts compared to other dwelling types is expected for 2020, with 188 apartment starts year-to-date (and more anticipated); 26 townhouse starts; and 122 single detached starts. Considering 2019 total starts (840) and 2020 year-to-date total starts (366), of which 93 units are congregate housing, and likely Building Permits through 2020 for multi-family, similar to BC, Chilliwack's revised starts represent a drop of approximately 35% (550 units) from 2019.

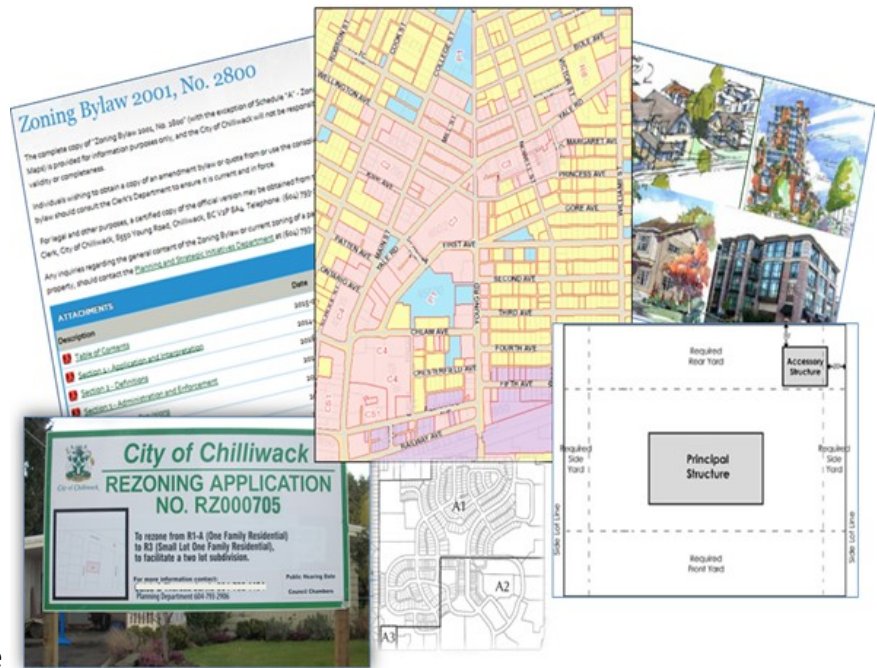
Chilliwack and District Real Estate Board area sales increased 116.5% in June from May, a 30% increase from June of 2019, increasing the year-to-date total sales compared to 2019 by 3.5%. The increase in sales is driven by single detached housing followed by townhouses. The Fraser Valley Real Estate Board area sales also increased in June from May by 113%, which the board is attributing to low interest rates, pent-up demand from the previous three months when the market was on hold and CMHC rules that came into effect on July 1, making it harder to qualify for a mortgage.

Growth of non-First Nation housing on First Nations land impacts City building permit numbers and contributes to Chilliwack's housing growth. A report of preliminary data for Development Cost Charges (DCCs) for housing on First Nation lands for the first half of 2020 shows fees paid for three single detached dwellings and a portion of a 211-unit mixed single detached and townhouse development on the corner of Promontory Road and Chilliwack River Road.

Sources: Fraser Valley Real Estate Board, Chilliwack and District Real Estate Board, Central 1 and RBC reports and City of Chilliwack Building Permit and Development Cost Charge data.

Zoning Bylaw Review

The City's Zoning Bylaw has been comprehensively reviewed and re-written to ensure it aligns with the 2040 Official Community Plan (OCP), reflects best practices in urban planning and development, is consistent with provincial legislation, and is legally enforceable. In addition, the draft document is improved, updated and simplified with a user-friendly and organized layout to be easily interpreted and implemented by staff, Council, developers and community members.



The proposed new Zoning Bylaw will be presented to Council at their regular meeting on Tuesday, August 4 and it is anticipated a Public Hearing will be called for Tuesday, August 18 at 7PM. The proposed new Zoning Bylaw deals with all lands within the City of Chilliwack. Given the Bylaw may impact each and every property in Chilliwack (agricultural, rural, residential, commercial, industrial, institutional, comprehensive development, etc.), all persons are encouraged to study a copy of the Bylaw (available online at chilliwack.com/zoningbylawreview) and consider the effects of the Bylaw on their property.

The proposed new Zoning Bylaw supports the 2040 OCP's goals, objectives and policies and reflects feedback received through community engagement with key stakeholders and public as well as the Affordable Housing and Development Advisory Committee, Design Review Advisory Committee, Transportation Advisory Committee, Downtown BIA, CEPCO and local development community.

Chilliwack Housing Needs Report

The project team completed community and stakeholder engagement focusing on one-on-one telephone interviews with stakeholders and a virtual focus group meeting with both the Affordable Housing and Development Advisory Committee and Chilliwack Healthier Community Housing First Task Team, addressing current and emerging housing needs, challenges and opportunities in Chilliwack. The final report is anticipated to be presented to Council in August 2020.



Homelessness Action Plan Update

Throughout this quarter, City staff continued to work with the Province on the implementation of housing opportunities for a variety of needs in the community including youth, women and children fleeing violence, and seniors. Discussions are ongoing with BC Housing and Fraser Health regarding the relocation of emergency shelter services offered by the Portal, including additional housing and a wide variety of ancillary supports for people experiencing homelessness and its associated complexities.

In the context of COVID-19, the City continued to collaborate with various community tables and initiatives through virtual meetings, including Chilliwack Healthier Community, Housing First Task Team, and the Chilliwack Interagency Response Team (CIRT). Despite some challenges mobilizing virtual platforms, collaborative action still moved forward to better serve the community.

In May, the City of Chilliwack signed the agreement with Canada to officiate its status as a Designated Community, under Canada's Reaching Home project, which brings with it \$1.7 million over the next four years to support the work addressing homelessness in the community. As is the project process, the City will be responsible for managing funds from Canada, while partnering with the community to distribute funds to appropriate uses, as guided by the program directives, including supporting the implementation of housing services, prevention and shelter diversion services, health and medical services, client support services, capital investments, and coordination of resources and data. In addition, under the Reaching Home program, the City will work to establish a Community Advisory Board to facilitate the project, including the development of a Community Plan to identify funding priorities towards, and implementation of, a coordinated access system to better support people receiving timely and appropriate services for their needs.

Resulting from the ongoing COVID situation, City staff worked with BC Housing, Fraser Health, and local not-for-profit service providers to establish an Emergency Response Centre at the Evergreen Hall as a proactive measure to allow for greater separation amongst the homeless in an event of an outbreak. Following the Emergency Response Centre being open for 2.5 months, it was determined the site could be closed as local service provider infrastructure could accommodate needs. Communication with stakeholders is ongoing in order to rapidly respond if such a need arises again.

Sardis Neighbourhood Plan

The project team has been working towards development of Sardis Neighbourhood Plan principles, objectives and policies focused on land use, urban design, mobility and green space. The Plan considers feedback heard during public consultation in Fall 2019 and considers priorities established by Council and 2040 Official Community Plan for a compact, efficient and multi-modal city of linked urban cores. The draft plan is currently under review and is expected to be ready for presentation to the public later this summer. Due to COVID-19, the City cannot hold public meetings as in the past and the project team is focusing on virtual engagement opportunities for public feedback. The anticipated completion date of the Sardis Neighbourhood Plan is Fall 2020.

Chilliwack Healthier Community

April: CHC continued to meet throughout April via Zoom, with all planned in person events cancelled. While a number of CHC task teams paused to navigate the COVID-19 landscape others, like the Healthier Seniors and Poverty Reduction task team, came together more frequently to better serve the most vulnerable in our community. CHC contributed to the creation of the COVID street card, which aimed to provide information in the context of COVID-19 on available services for people experiencing homelessness. The Elements of Mental Wellness, a six-page brochure, was launched at the end of April, with combined funding from the City of Chilliwack and the Office of Crime Prevention and Gang Outreach, to provide 3,000 copies to community and service providers.

May: CHC continued to engage Project Impact – a process to explore and implement actions based on community collaboration, which will coincide with 2021 – 2023 CHC Strategic Action Plan development in the fall. CHC brought in an additional two partners in May, including the Chilliwack Ministerial Association, and Chilliwack Citizens for Change. Throughout May, focus continued on the development of the Chilliwack Food Council through the Poverty Reduction Task Team.

June: The CHC Addictions Task Team continued to support the City of Chilliwack “Breaking Barriers” project, which is aimed at both developing a peer employment initiative, and continuing to provide education and stigma reduction initiatives to community around people who use substances and may be experiencing homelessness. Additionally, the New Matrix Meal Chilliwack Dialogue Team continued to meet and strategize the implementation of smaller education and anti-stigma events. CHC is working with the Chilliwack Ministerial Association, on a fundraising campaign to support the purchase and distribution of the copies of the Elements of Mental Wellness to every household in Chilliwack through inserts in the Chilliwack Progress, accompanied by a social media campaign.



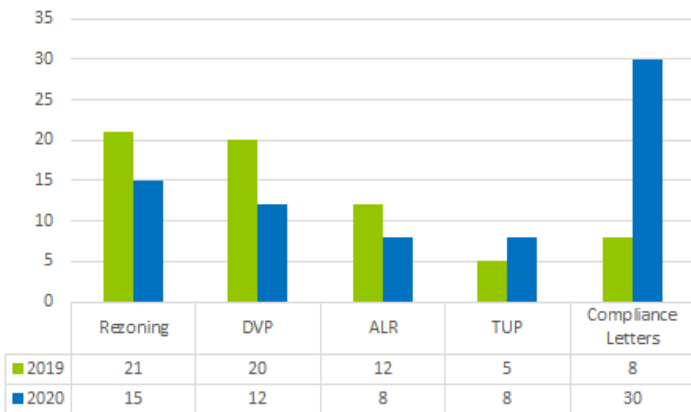
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2018														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2018 YTD Totals
Rezoning	15	21	14	25	39	14							128	128
DVP	11	15	13	5	12	12							68	68
DP - Form & Character	12	7	10	6	10	12							57	57
ALR	1	1	1	3	2	5							13	13
TUP	1	1	2	5	0	0							9	9
Compliance Letters	6	1	0	1	1	2							11	11
New Business Licences	71	43	41	43	60	52							310	310

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2019														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2019 YTD Totals
Rezoning	10	15	2	10	7	4							21	48
DVP	33	12	11	8	2	10							20	76
DP - Form & Character	4	31	9	23	8	8							39	83
ALR	1	0	2	3	4	5							12	15
TUP	1	1	1	1	2	2							5	8
Compliance Letters	3	8	2	3	3	2							8	21
New Business Licences	39	39	43	55	67	47							169	290

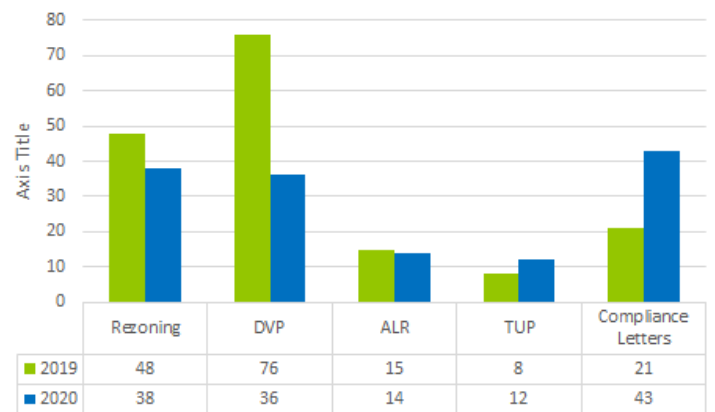
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2020														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2020 YTD Totals
Rezoning	5	11	7	5	3	7							15	38
DVP	7	5	12	0	9	3							12	36
DP - Form & Character	14	8	8	7	8	12							27	57
ALR	0	3	3	7	0	1							8	14
TUP	2	0	2	2	3	3							8	12
Compliance Letters	7	5	1	2	8	20							30	43
New Business Licences	29	44	41	31	43	61							135	249



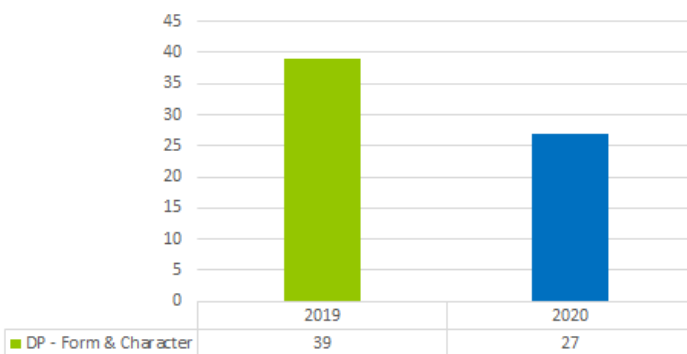
2nd Quarter - 2019/2020 Comparison



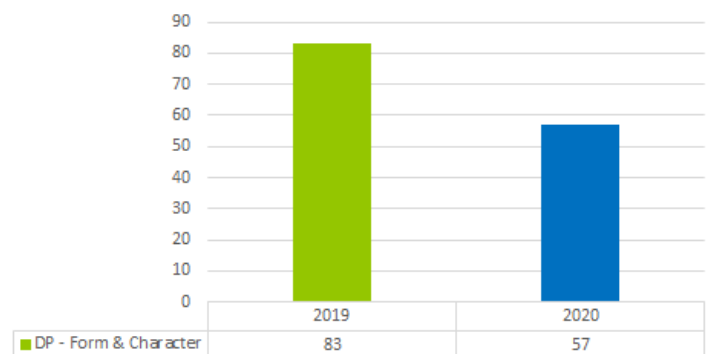
Year to Date - 2019/2020 Comparison



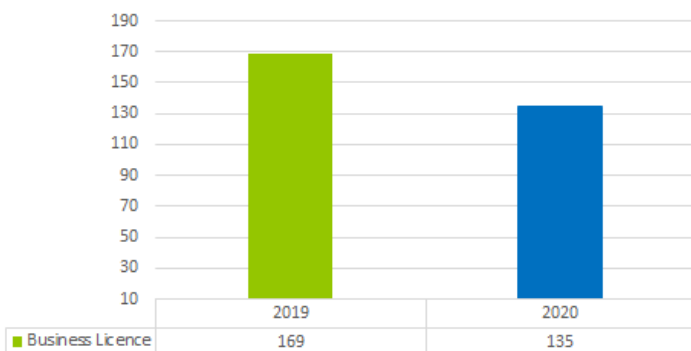
2nd Quarter - 2019/2020 Comparison
DP - Form & Character



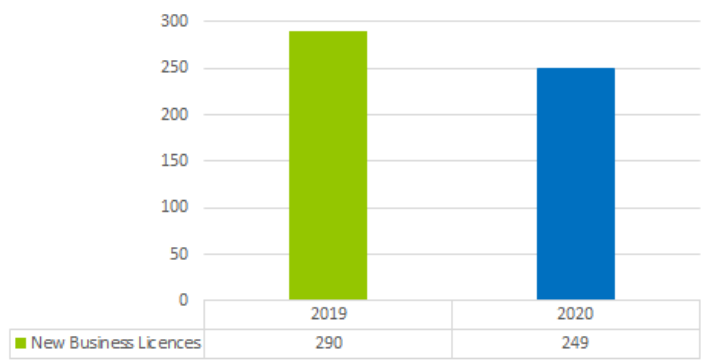
2nd Quarter - 2019/2020 Comparison
DP - Form & Character



2nd Quarter - 2019/2020 Comparison
New Business Licences



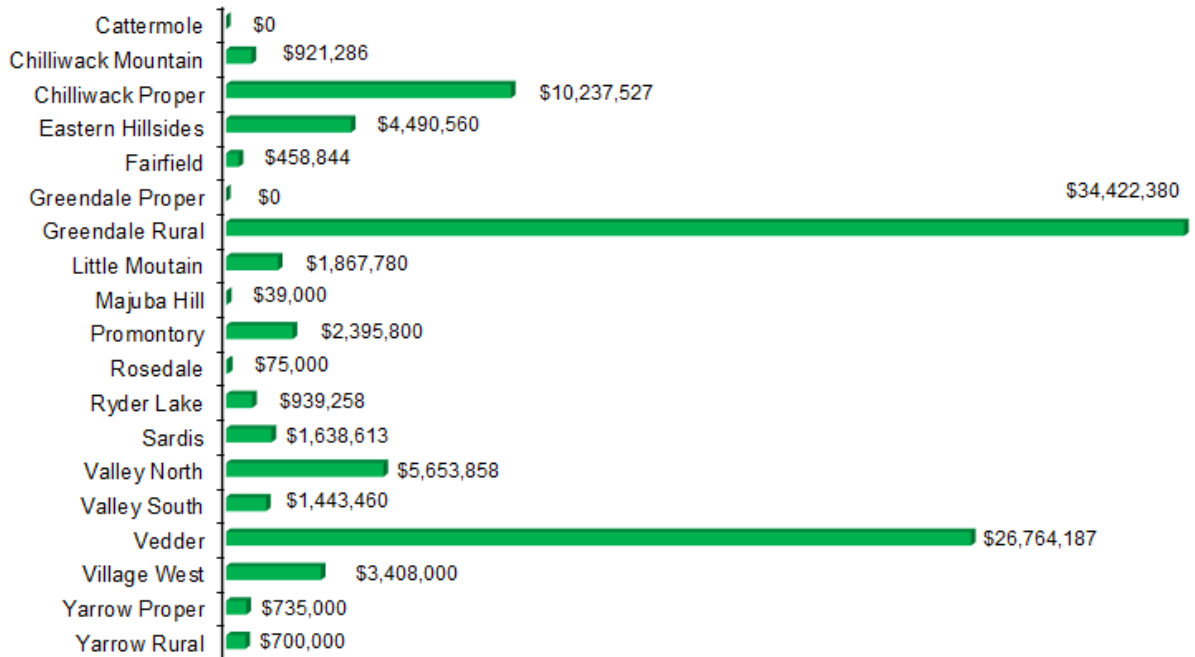
Year to Date - 2019/2020 Comparison
New Business Licences



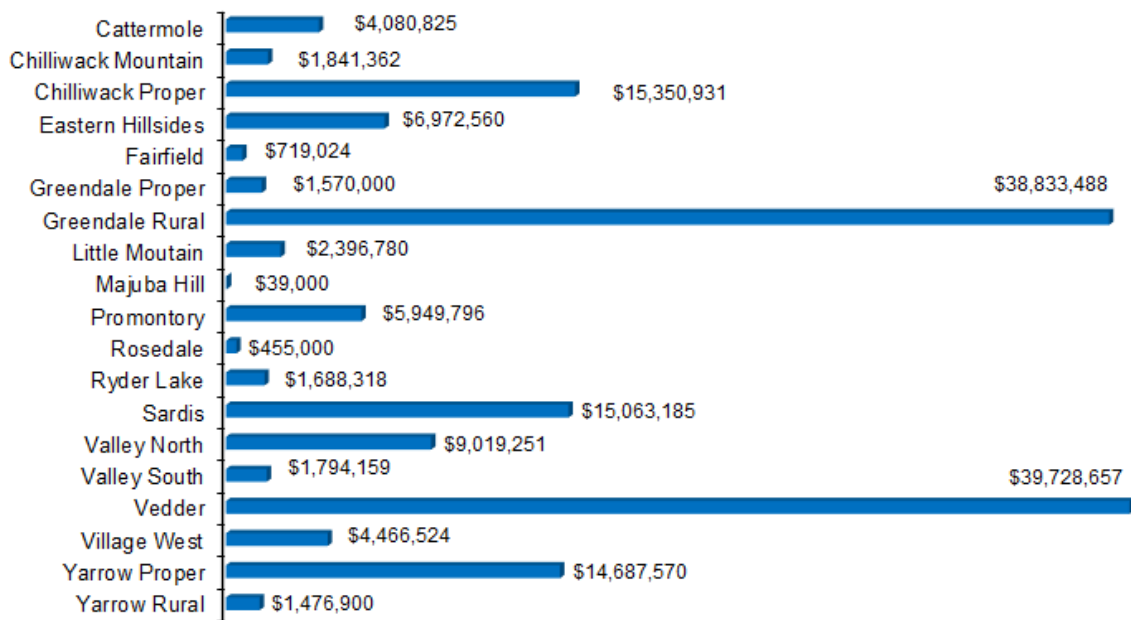
2ND QUARTER 2020						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Fairfield						1
Little Mountain						1
Chilliwack Proper	7	9	15			38
Chilliwack Mountain	1					
Cattermole	1		1			
Village West			2		3	5
Sardis	2	2	2			26
Vedder	2		2		2	12
Greendale			2	2		
Greendale Area						8
Yarrow	1			1	3	3
Promontory			1			12
Ryder Lake	1		1			
Eastern Hillside						
Rosedale				1		2
Valley North		1	1	2		3
Valley South				2		
OCP/Text Amendments						
Non Resident Businesses						24
TOTAL APPLICATIONS	15	12	27	8	8	135

*Note: Business Licences include new, change of address, ownership changes and non-resident.

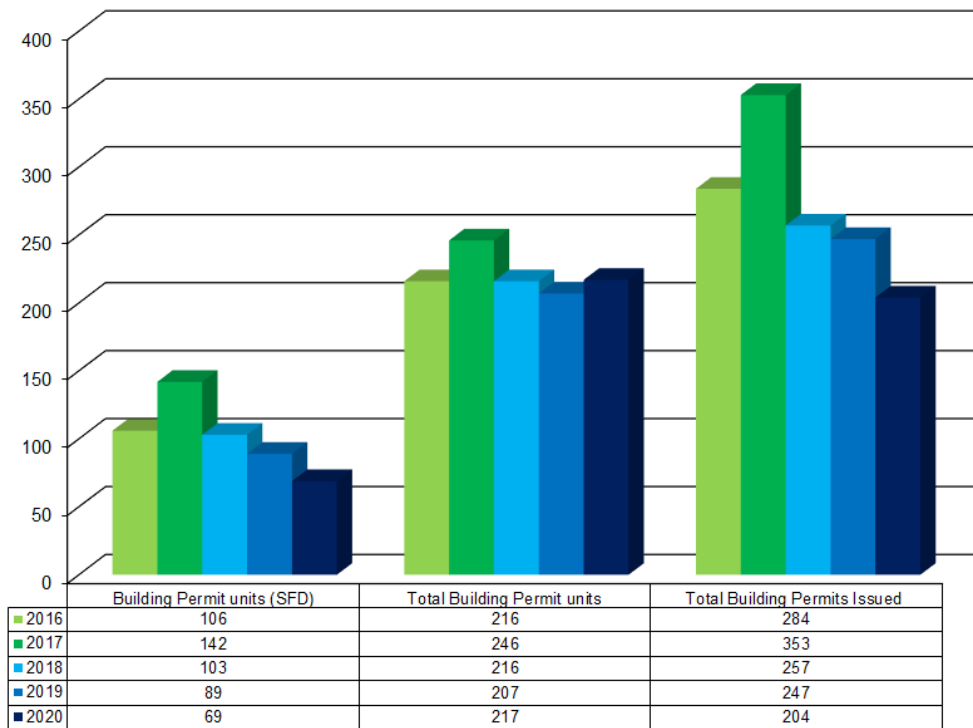
2nd QUARTER 2020



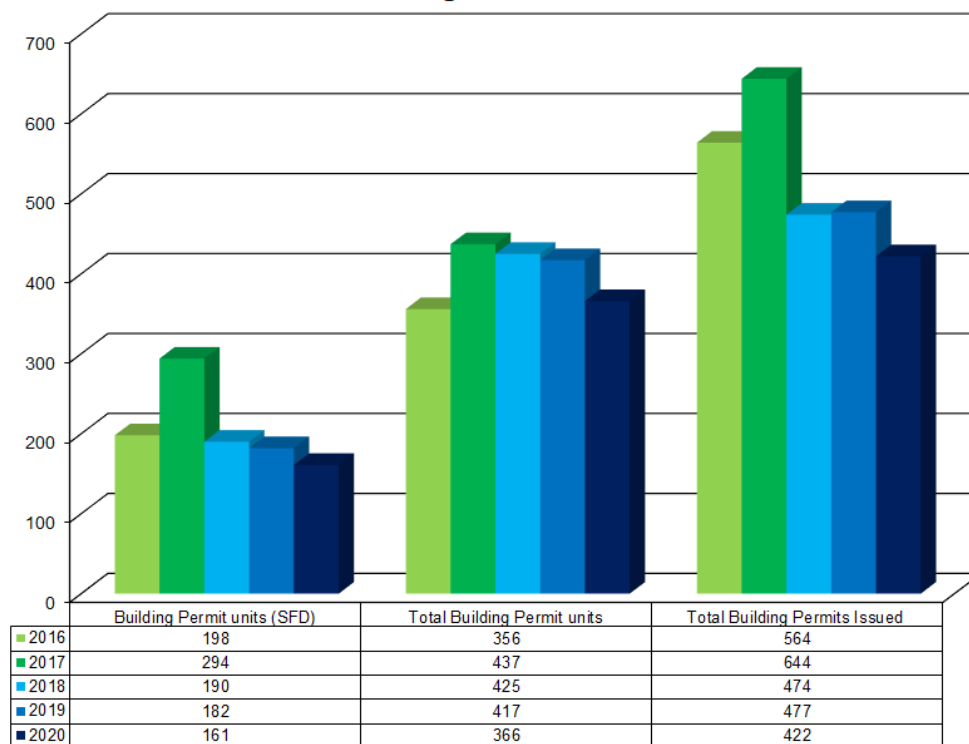
YEAR-TO-DATE 2020



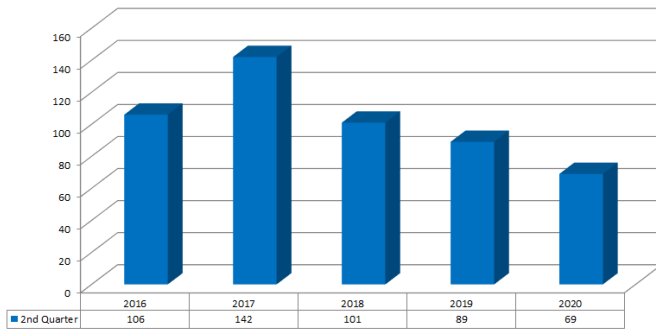
2nd Quarter 5-Year Comparison Building Permits



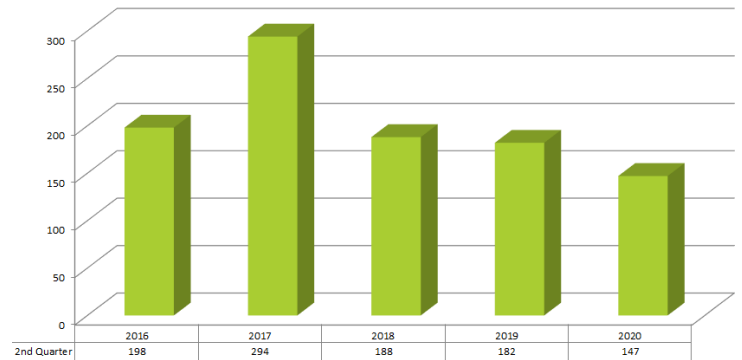
Year-to-Date 5-Year Comparison Building Permits



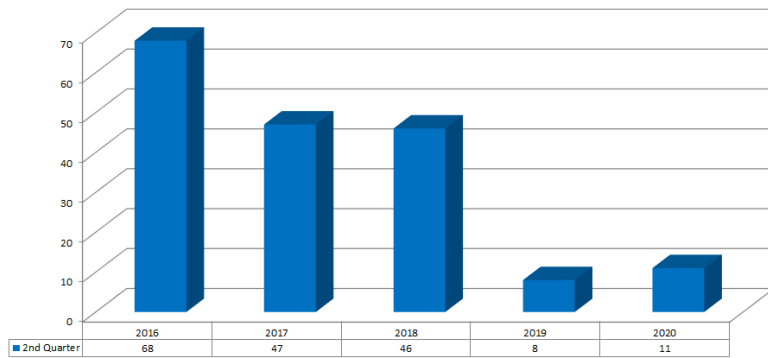
Single Family
2nd Quarter 5-year Comparison



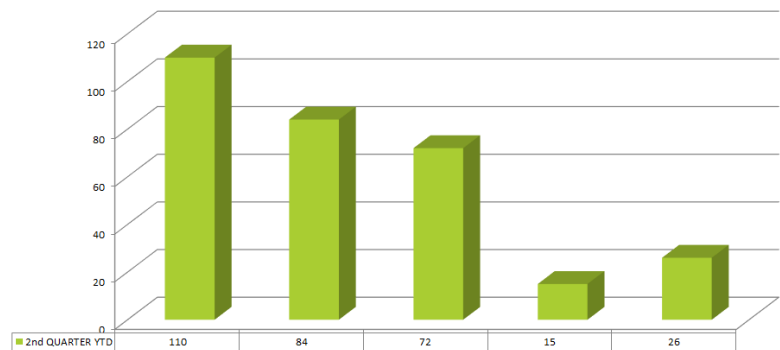
Single Family
Year-to-date 5-Year Comparison



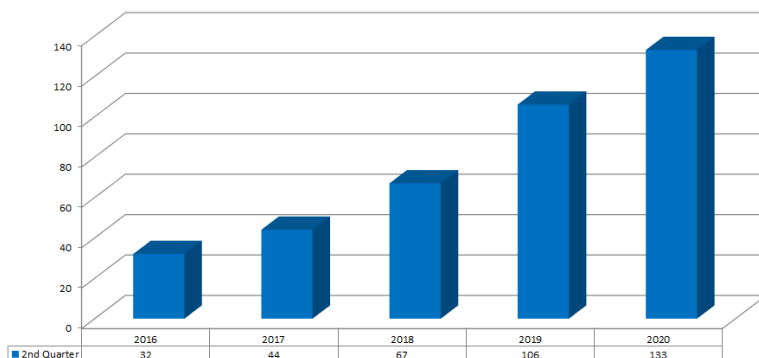
Townhouses
2nd Quarter 5-Year Comparison



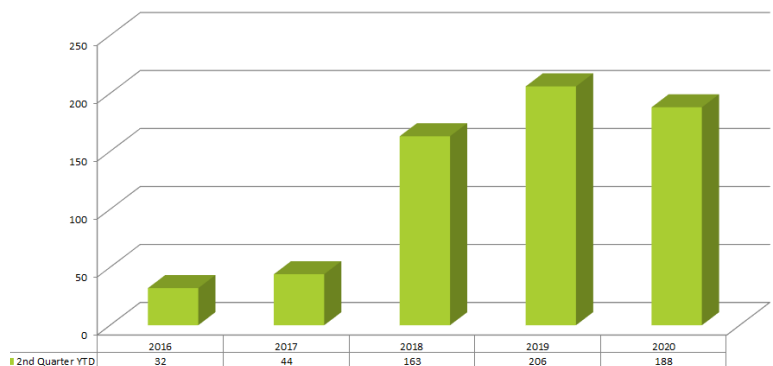
Townhouses
Year-to-date 5-Year Comparison



Multi-Family Apartments
2nd Quarter 5-Year Comparison



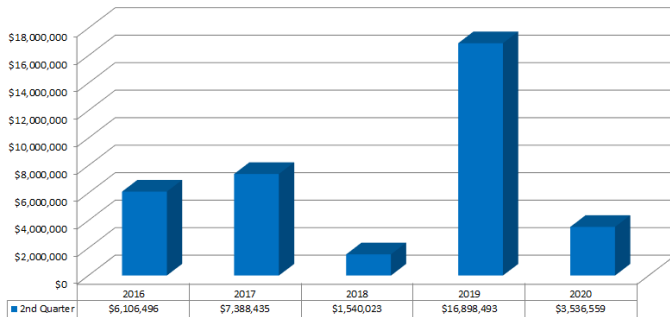
Multi-Family
Year-to-date 5-Year Comparison



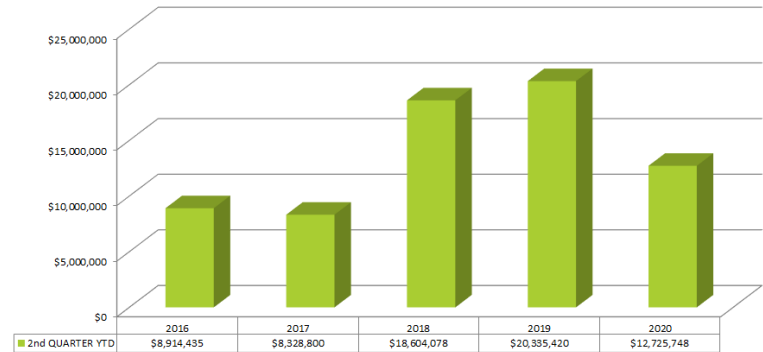
Building Permits 5-Year Comparison

Second Quarter Report

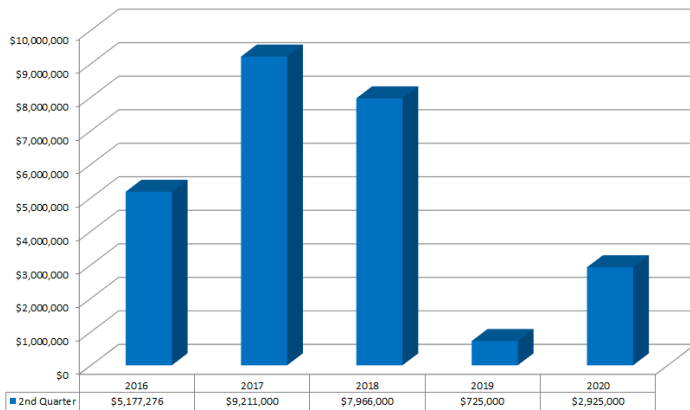
Commercial
2nd Quarter 5-Year Comparison



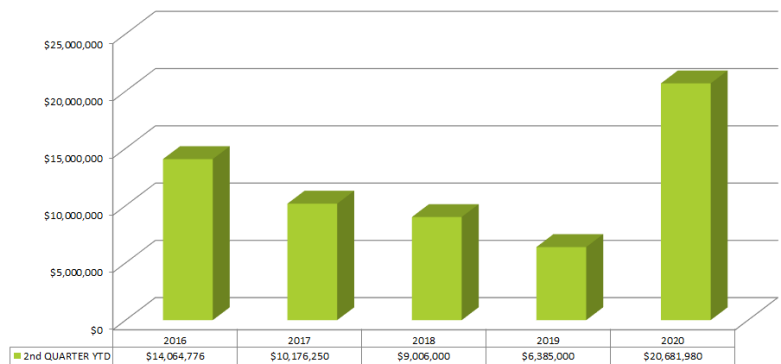
Commercial
Year-to-date 5-Year Comparison



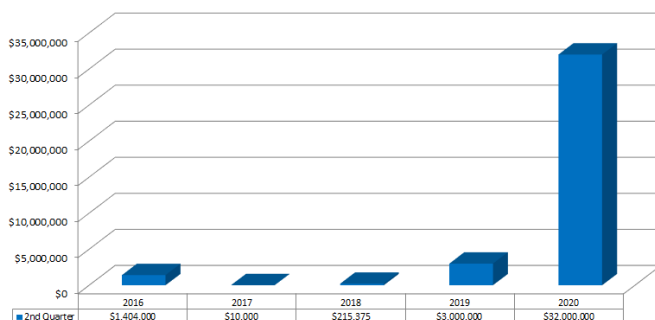
Industrial
2nd Quarter 5-Year Comparison



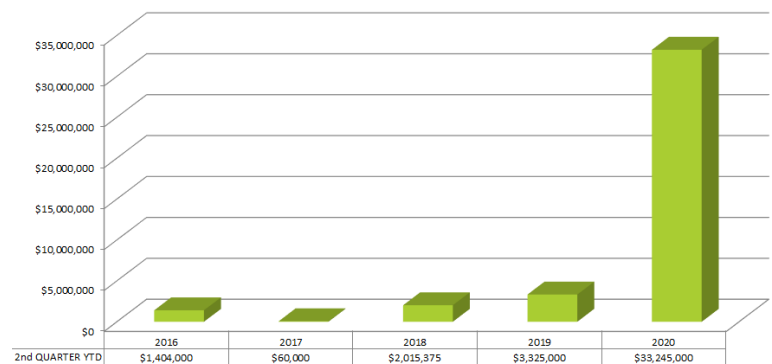
Industrial
Year-to-date 5-Year Comparison



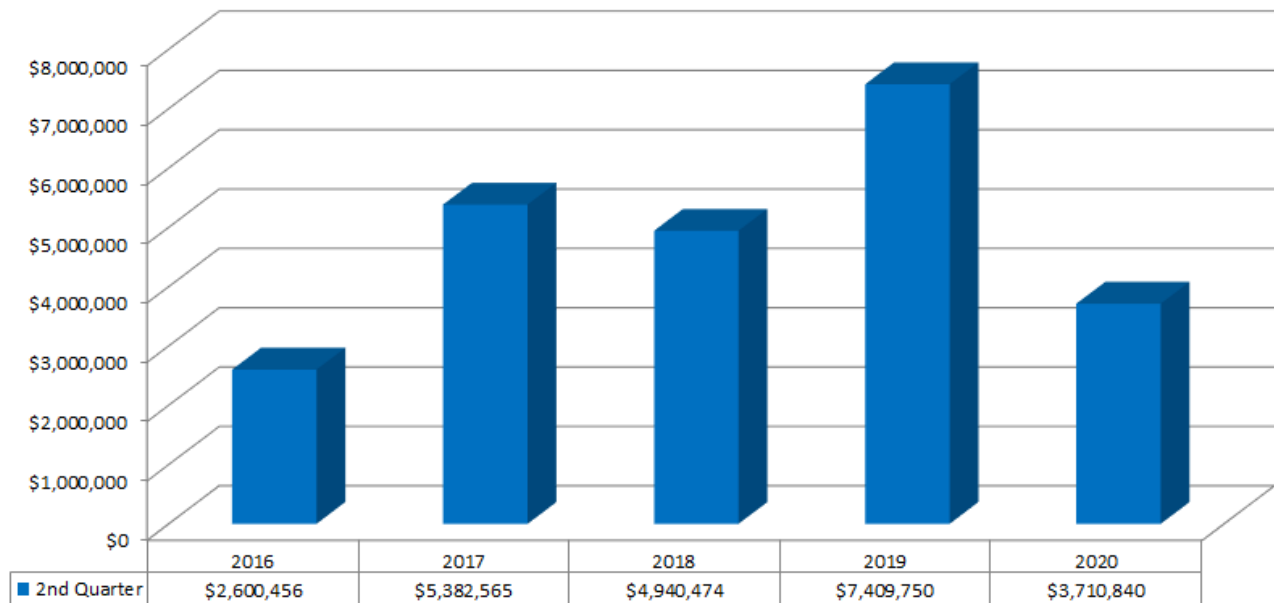
Institutional
2nd Quarter 5-Year Comparison



Institutional
Year-to-date 5-Year Comparison



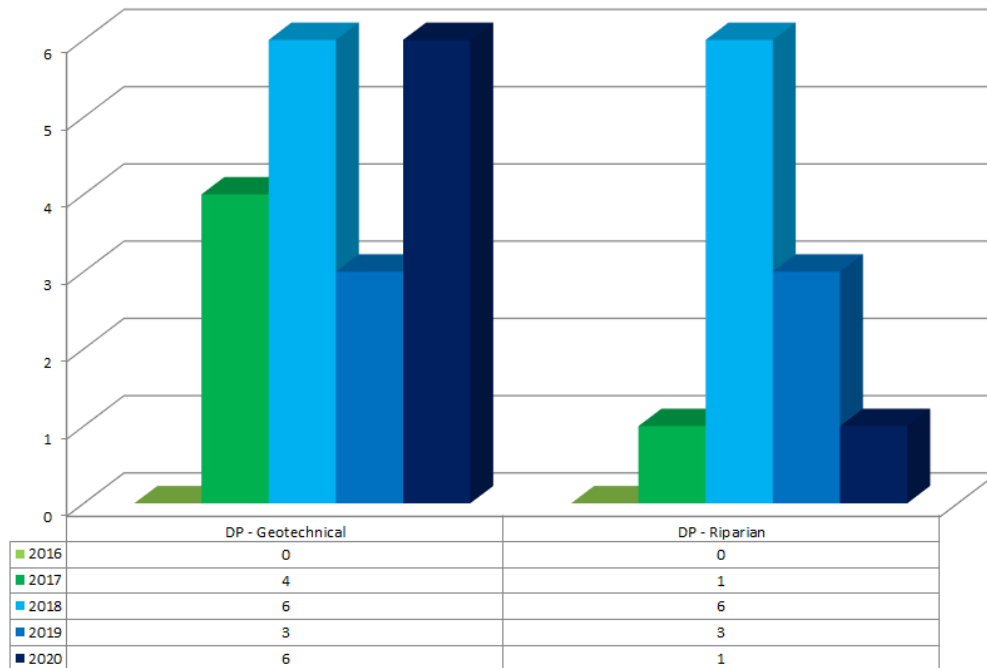
Agricultural 2nd Quarter 5-Year Comparison



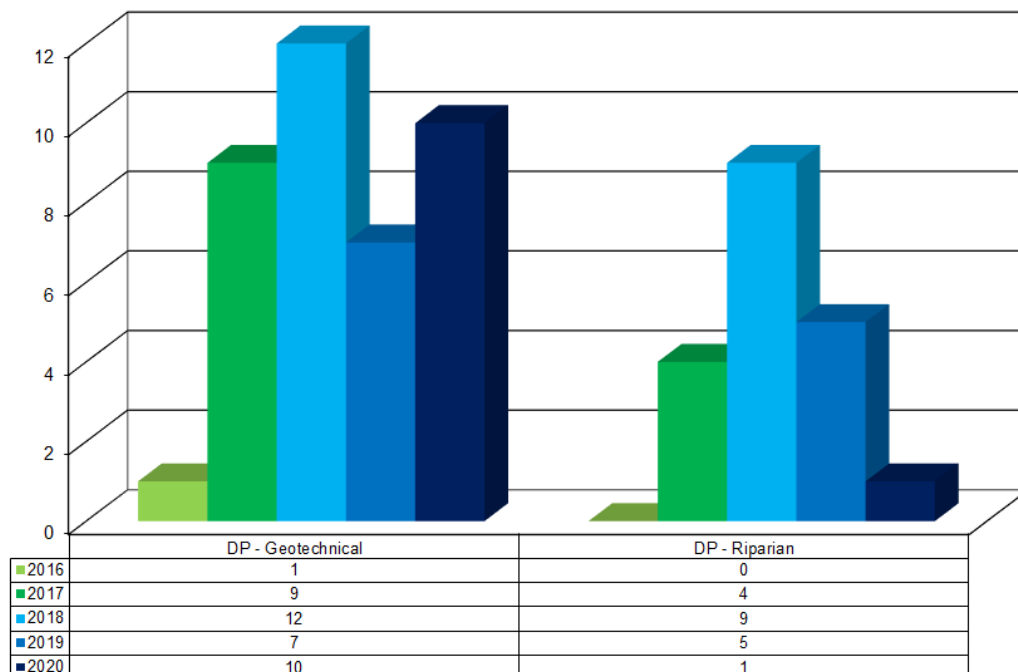
Agricultural Year-to-date 5-Year Comparison



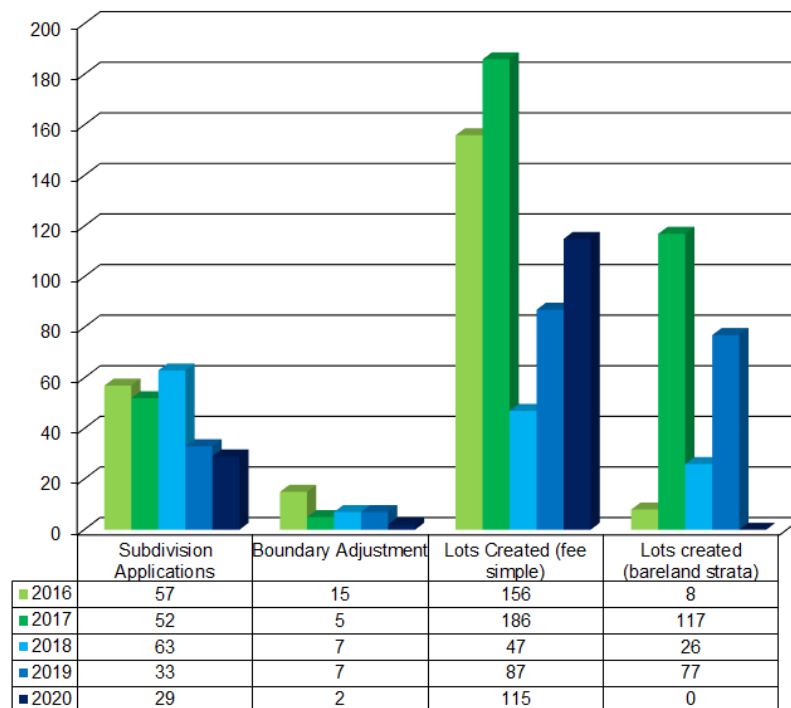
2nd Quarter 5-Year Comparison Development Permits



Year-to-Date 5-Year Comparison Development Permits

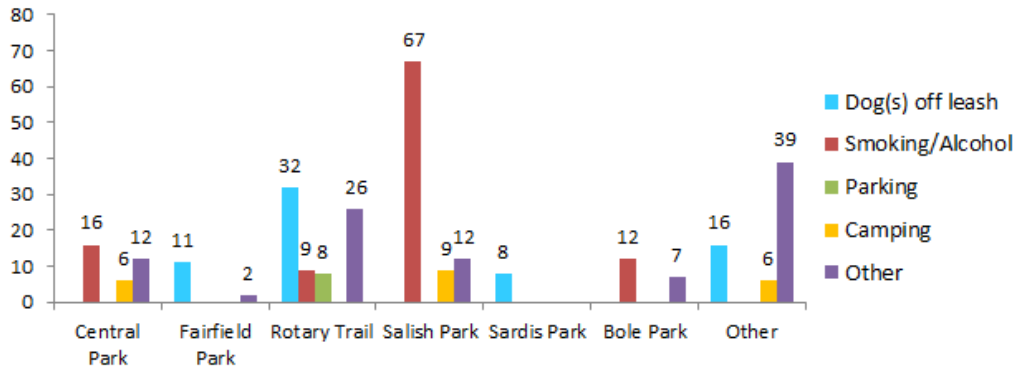


**Year-to-Date 5-Year Comparison
Subdivision**

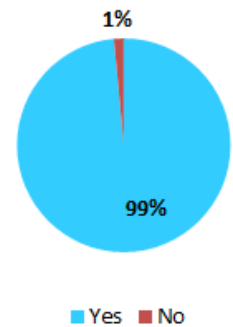


Bike Patrol Update

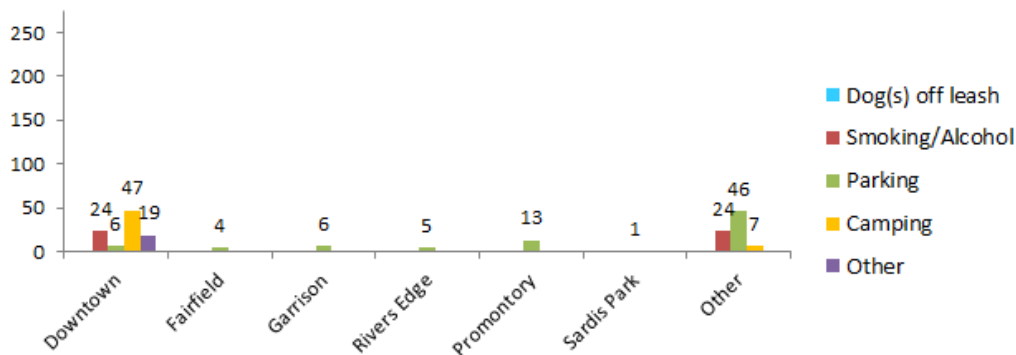
Verbal Warnings (Parks)



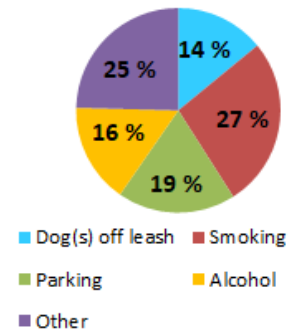
Verbal Warning - Compliance Achieved



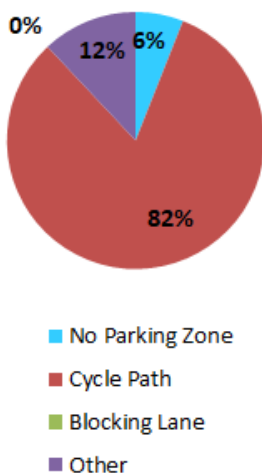
Verbal Warnings (Neighbourhoods)



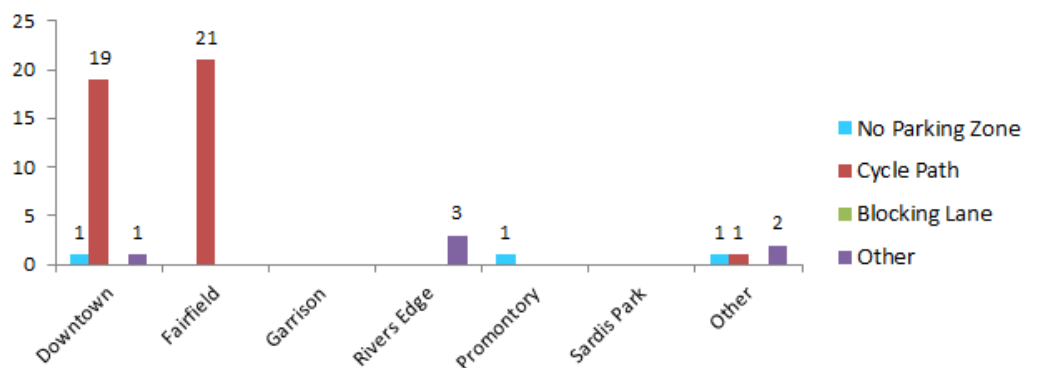
Verbal Warning Breakdown



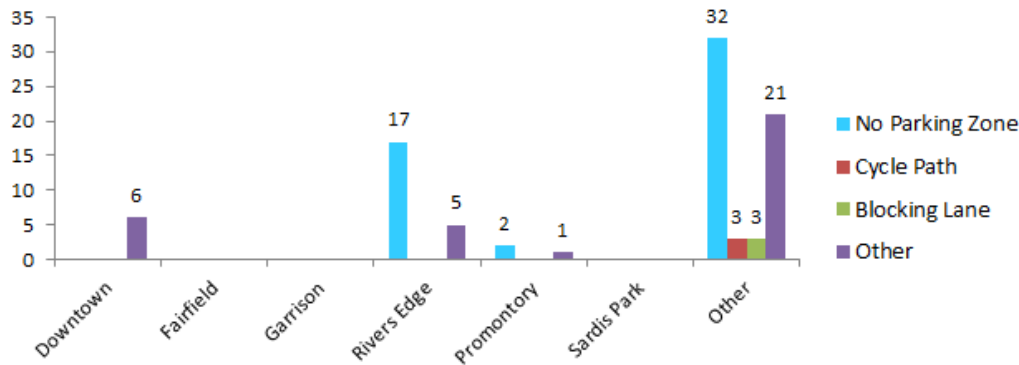
Written Warning Breakdown



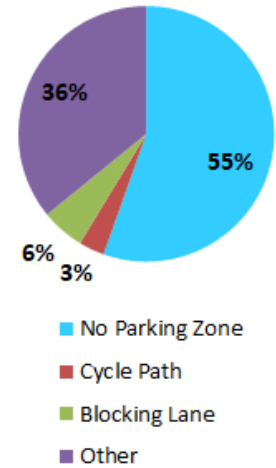
Written Warnings (Neighbourhoods)



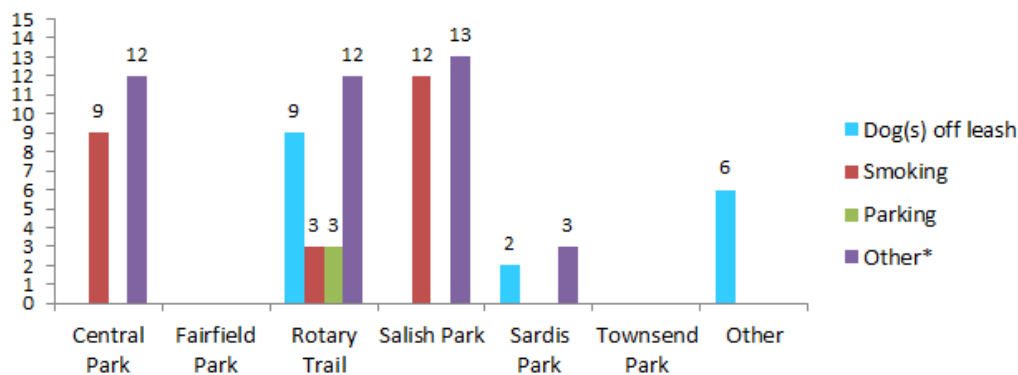
Tickets Issued (Neighbourhoods)



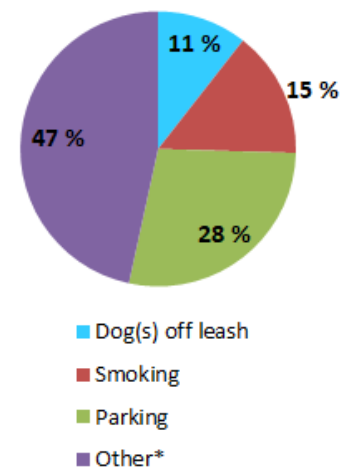
Ticket Breakdown



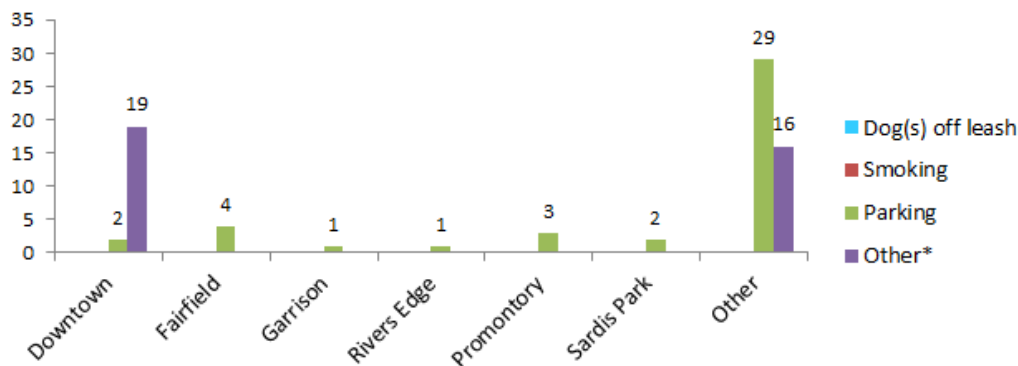
Verbal Complaints Received (Parks)



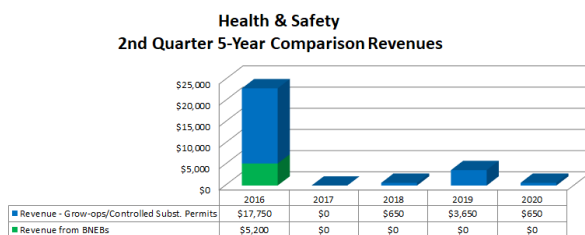
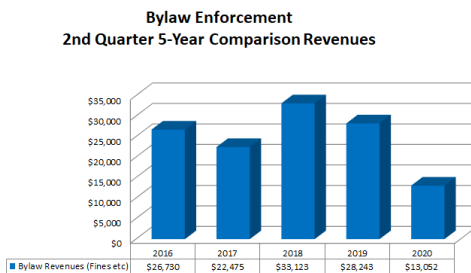
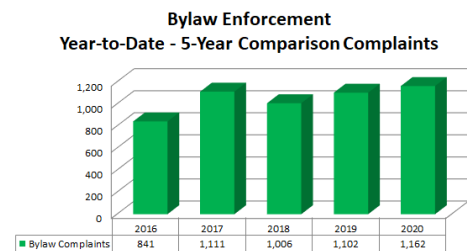
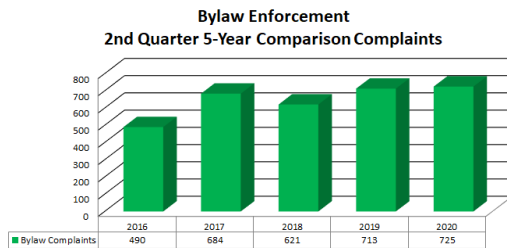
Verbal Complaint Breakdown



Verbal Complaints Received (Neighbourhoods)



* "Other" includes complaints such as homeless camps, drinking in public, unsightly properties, and any other by-



Health & Safety Revenues
Year-to-Date - 5-Year Comparison Revenues

