

Municipal Development



*Planning and Strategic Initiatives
Building, Land Development and Bylaw Enforcement*

Third Quarter Report, 2020



Municipal Development Organization	3
--	---

Planning & Strategic Initiatives

Planning Projects and News	4
Development Applications Summary	7
Comparisons - Planning, Business Licences, Development Permits	8
Summary by Neighbourhood - Planning, Business Licences, Development Permits.....	9

Building Department

Third Quarter	10
Neighbourhood.....	11
Building Permits.....	12
Single Family 5 Year Comparison	13
Townhouse 5 Year Comparison.....	13
Apartment 5 Year Comparison.....	13
Commercial 5 Year Comparison	14
Industrial 5 Year Comparison	14
Institutional 5 Year Comparison	14
Agricultural 5 Year Comparison.....	15

Land Development

Development Permits 5 Year Comparison	16
Subdivision 5 Year Comparison	17

Regulatory Bylaw Enforcement

2020 Bike Patrol.....	18
General Bylaw Enforcement 5 Year Comparison	20
Health & Safety 5 Year Comparison	20

Municipal Development



Economy and Housing Starts

According to Central 1 Credit Union predictions, economic recovery is expected to lose momentum in the fall given rising COVID infection trends, decimation of international travel, and weaker revenue outlooks. The gap between GDP and February's pre-pandemic level has narrowed to about 6% in July with further growth erosion of 1% anticipated for August based on current preliminary numbers. Some sectors have fully recovered including retail, finance, insurance and real estate. The hardest hit sectors are tourism and hospitality which will be heavily constrained until a vaccine is available and distributed (Central 1).

Economic reports of the fully recovered real estate sector are supported by significantly strong housing sales performance in Chilliwack and the Fraser Valley. Chilliwack and District Real Estate Board statistics show housing sales on the rise since May with September sales reaching 227 units which are month sales that have not been reached since near the peak of the lifted housing cycle of 2017. The Fraser Valley Real Estate Board (FVREB) reports the highest recorded sales for September in the history of FVREB with an increase of 66.1% compared to the same month last year and an increase of 9.4% compared to August 2020. Single-family homes and townhomes continue to drive sales with the FVREB attributing record sales to low interest rates and people looking for more space as homes have become more important than ever.

Despite significantly higher residential sales for 2020 compared to recent years, building permit volumes are trending lower in Chilliwack and BC. Chilliwack's residential building permits have declined approximately 11% through eight months compared to the same period in 2019. This is similar to BC residential building permit volumes which have decreased 12.2% through eight months in 2020 compared to the same period in 2019. Given the current economic circumstances, BC building permits will likely remain constrained through 2020 (Central 1). To date, Chilliwack total residential building permit units are 516 (187 single detached, 41 townhouses and 240 apartment units).

In calculating Chilliwack's dwelling growth, it is important to capture the high rate of dwellings built on First Nations land for non-First Nations, a trend in the last few years, as this impacts City building permit numbers and contributes to overall City growth. For example, the Development Cost Charges report for housing on First Nations lands for the first half of 2020 includes 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 City of Chilliwack Building Permit and Development Cost Charge records.





Chilliwack Housing Needs Report

Following a year-long comprehensive planning process, the Chilliwack Housing Needs Report was received for information by Council on August 4, 2020. It is intended to be used by the City, as well as other community stakeholders, in the planning and provision of housing and is published online to share with the community at www.chilliwack.com/housingneeds. The Local Government Act requires municipalities to complete Housing Needs Report updates every five years.

Sardis Neighbourhood Plan

We are in the final phase of developing the Sardis Neighbourhood Plan and the year-long planning and community consultation process. The draft plan was received for information by Council on September 15, 2020 and introduced to the public for feedback through the project webpage at www.chilliwack.com/sardisplan. Staff are responding to email and phone enquiries and referrals have been made to the Agricultural Land Commission, School District #33 and First Nations. Following review and amendments as needed, staff will proceed with an OCP amendment to adopt the Plan as a schedule in the OCP this Fall.

Seniors Housing Study

Following a year-long comprehensive planning process, the Seniors Housing Study was received for information by Council on July 13, 2020. It is shared with stakeholders, including the development community, non-profit sector, senior levels of government, and will be used to support planning and development decisions over the next 15 to 20 years. The report can be found on the project website at chilliwack.com/seniorsstudy.

Homelessness Action Plan Update

Throughout this quarter City staff continued to work with Employment and Social Development Canada (ESDC) to facilitate the Reaching Home Program, including providing \$105,000 to Pacific Community Resources Society to support the Housing Hub program. In July, as a result of becoming a recognized community under the Reaching Home program, the City received an additional \$200,000 from ESDC, under Canada's COVID-19 Economic Response Plan, which when combined with the Reaching Home core funding allowed the City to release a call for proposals for a total of \$265,259 to support initiatives that address homelessness. Next steps include approving submitted proposals, and the development of a Community Plan to inform how future Reaching Home funds will be invested in the community.

The Integrated Community Safety Task Force continued to work with the Canadian Municipal Network on Crime Prevention to develop a technical report outlining challenges and opportunities to address community safety issues. The City, in partnership with the CMNCP released an online survey to understand community members perception of crime and safety, which received 999 responses, and will inform the report and upcoming action items to address community safety concerns. The next step will be to develop a local Community Safety Plan to be implemented in 2021.

Chilliwack Healthier Community

July In July, CHC in partnership with Fraser Health completed the Harm Reduction Safety Tips card, with printed copies distributed by outreach workers to individuals living rough who often neglect their physical health. The card provides information on the importance of early intervention, resources for wound and other health care needs, and tips for staying safe while using substances. CHC completed the Project Impact final report and companion booklet, for print in early August to present at the August CHC Partner Meeting.

August The Chilliwack Ministerial completed its fundraising campaign for the Elements of Mental Wellness project, raising most of the funds needed to insert a copy of the brochure into the Chilliwack Progress, with remaining funds to be secured through grant opportunities so that copies can be provided to all homes that receive the Progress.

September The CHC Elements of Mental Wellness bookmarks were completed for print by School District #33 to be distributed in all middle and high schools. CHC and Community Health and Social Innovation (CHASI), through the University of the Fraser Valley have submitted a research proposal to the Chilliwack Social Research and Planning Council to conduct a Community Food Security Assessment for Chilliwack to inform future food security activities.



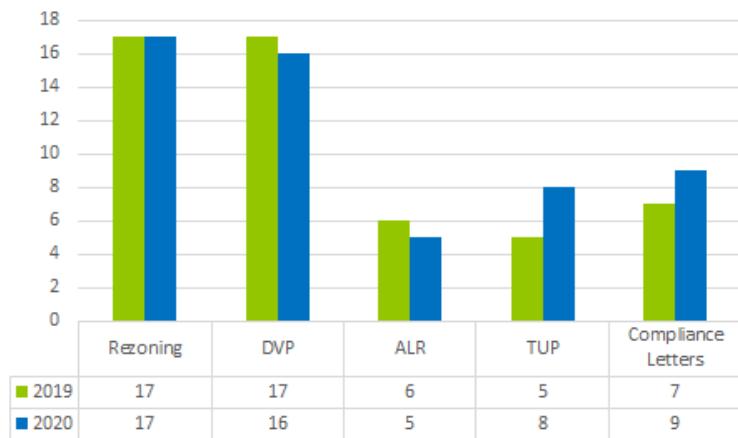
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2018														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2018 Year-to-Date Totals
Rezoning	15	21	14	25	39	14	11	14	17				42	170
DVP	11	15	13	5	12	12	14	6	6				26	94
DP - Form & Character	12	7	10	6	10	12	18	19	8				45	102
ALR	1	1	1	3	2	5	0	1	3				4	17
TUP	1	1	2	5	0	0	2	0	0				2	11
Compliance Letters	6	1	0	1	1	2	1	4	2				7	18
New Business Licences	71	43	41	43	60	52	32	34	39				105	415

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2019														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2019 Year-to-Date Totals
Rezoning	10	15	2	10	7	4	5	7	5				17	65
DVP	33	12	11	8	2	10	2	5	10				17	93
DP - Form & Character	4	31	9	23	8	8	10	7	6				23	106
ALR	1	0	2	3	4	5	3	3	0				6	21
TUP	1	1	1	1	2	2	1	3	1				5	13
Compliance Letters	3	8	2	3	3	2	1	0	6				7	28
New Business Licences	39	39	43	55	67	47	71	56	30				157	447

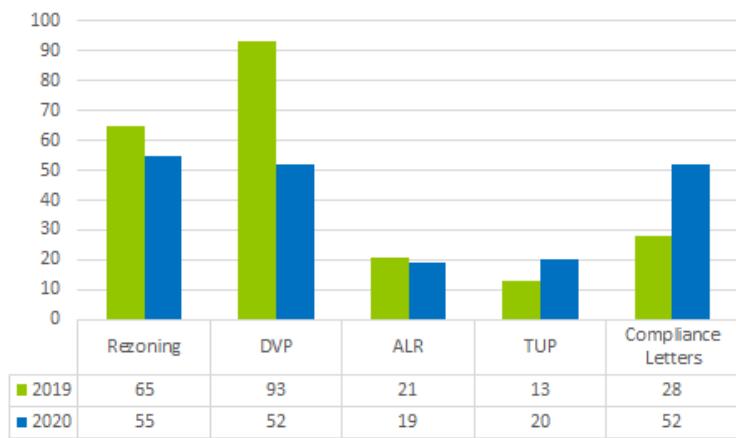
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2020														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2020 YTD Totals
Rezoning	5	11	7	5	3	7	0	13	4				17	55
DVP	7	5	12	0	9	3	3	6	7				16	52
DP - Form & Character	14	8	8	7	8	12	8	6	6				20	77
ALR	0	3	3	7	0	1	3	2	0				5	19
TUP	2	0	2	2	3	3	3	3	2				8	20
Compliance Letters	7	5	1	2	8	20	5	1	3				9	52
New Business Licences	29	44	41	31	43	61	48	46	51				145	394



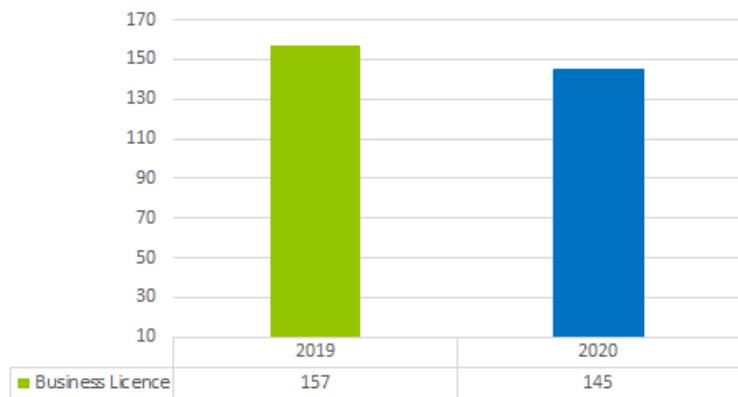
3rd Quarter - 2019/2020 Comparison



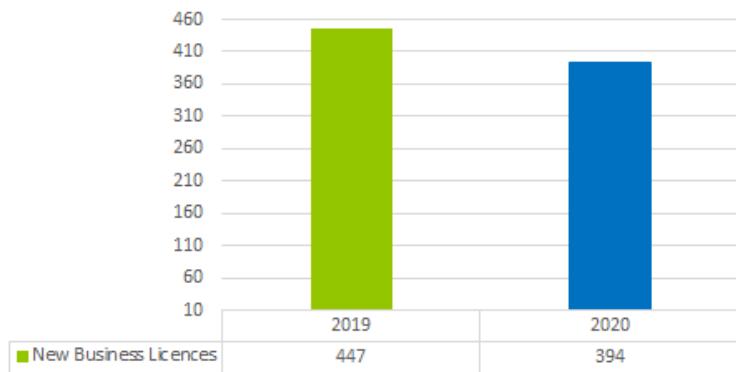
Year to Date - 2019/2020 Comparison



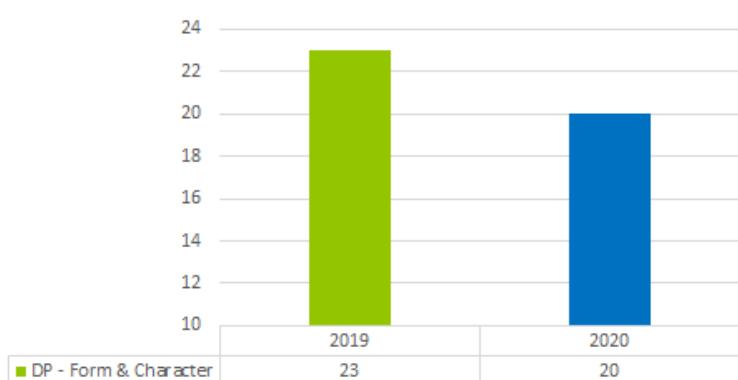
3rd Quarter - 2019/2020 Comparison
New Business Licences



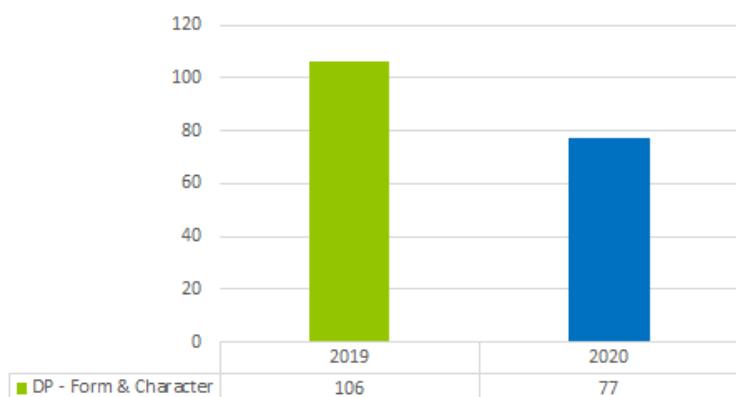
Year to Date - 2019/2020 Comparison
New Business Licences



3rd Quarter - 2019/2020 Comparison
DP - Form & Character



Year to Date - 2019/2020 Comparison
DP - Form & Character



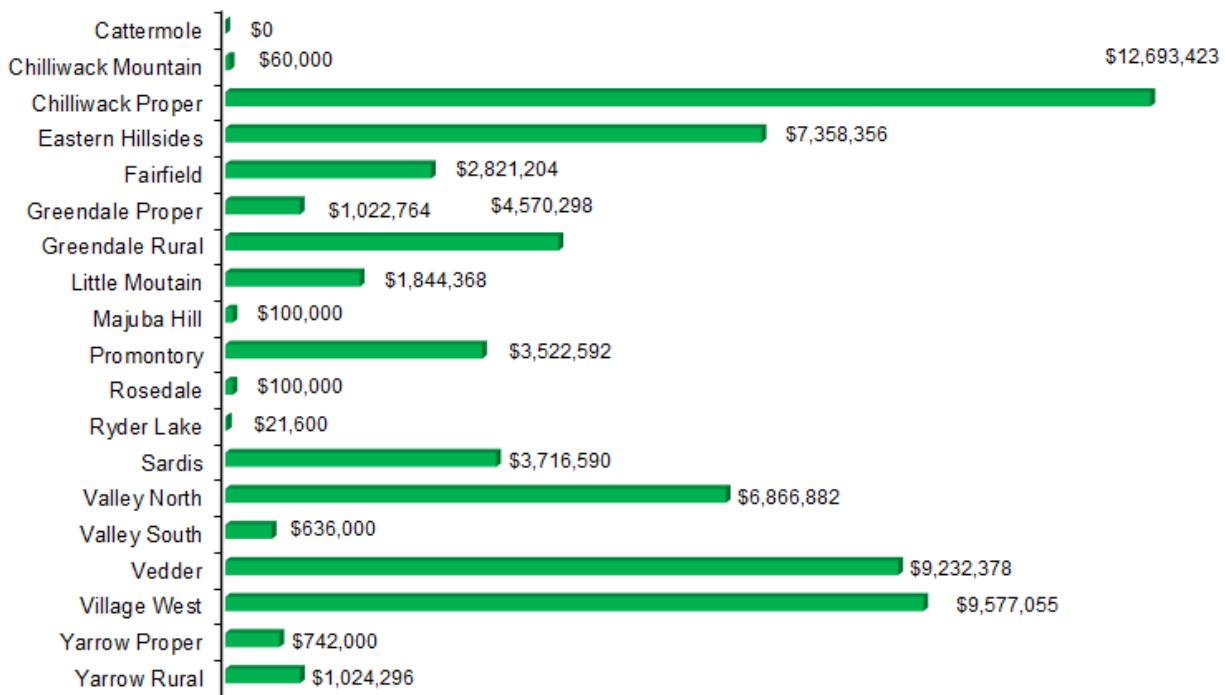
		3RD QUARTER 2020						
		Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences	
Fairfield				2			1	8
Little Mountain			2	3		2		3
Chilliwack Proper		2	2			2		56
Chilliwack Mountain		1	1					3
Cattermole		1						
Village West		3	3	2				8
Sardis		2	2	6		1	16	
Vedder		1	1	1		1		36
Greendale		1	1		2			
Greendale Area		1	1	3				5
Yarrow		1	1		1	2		3
Promontory		2	2					8
Ryder Lake								1
Majuba Hill								
Eastern Hillsides		2	2					
Rosedale								2
Valley North				2	1	1		3
Valley South				1	1			
OCP/Text Amendments								
Non Resident Businesses								27
TOTAL APPLICATIONS		17	16	20	5	8	182	

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

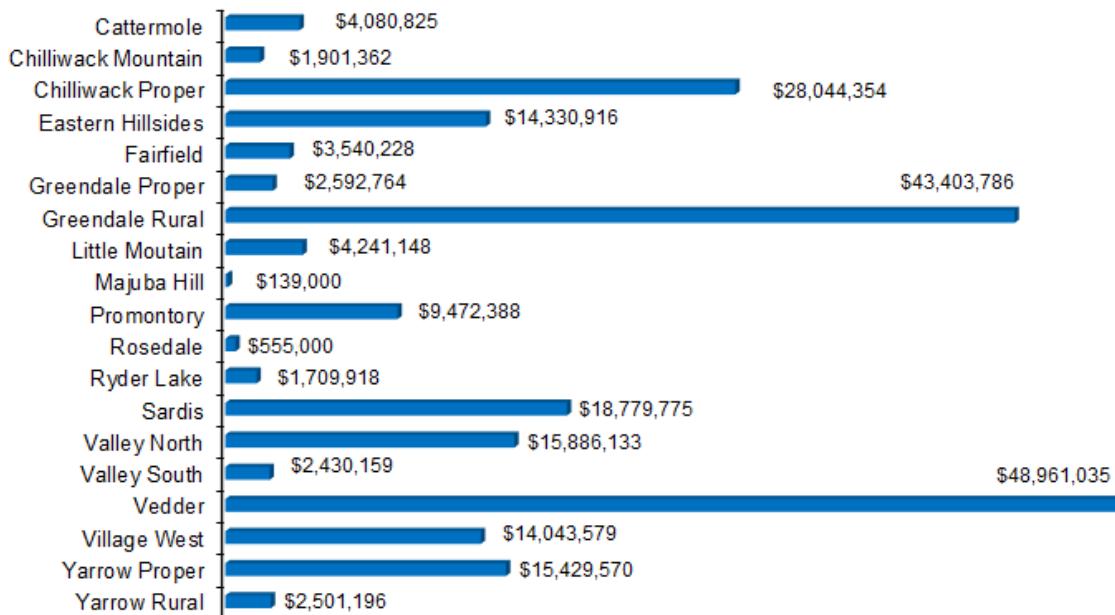
2020 BUILDING PERMITS - 3RD QUARTER

	2020 YEAR-TO-DATE						2019 YEAR-TO-DATE						
	3rd Quarter 2020		PERMITS		UNITS		PERMITS		UNITS		PERMITS		
	M2	PERMITS	UNITS	PERMITS	UNITS	PERMITS	UNITS	PERMITS	UNITS	PERMITS	UNITS	PERMITS	UNITS
RESIDENTIAL													
New single family (fee simple)	41	49	14,830,680	109	133	38,782,883	31	35	10,819,172	112	136	41,002,599	
New single family (strata)	12	16	3,214,296	41	54	11,599,301	20	28	6,499,072	59	71	17,078,495	
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0	
New 2 family duplex (fee simple)	3	6	1,447,000	5	10	2,267,440	2	4	640,000	5	10	1,870,000	
New 2 family duplex (strata)	0	0	0	0	0	0	0	0	0	4	8	1,800,000	
New townhouses	3	15	2,470,764	9	41	7,220,754	10	38	5,800,680	14	53	8,222,814	
New apartments	1	52	7,000,000	4	240	20,950,000	1	58	11,000,000	5	264	45,500,000	
Mobile / manufactured homes	1	0	7,500	8	8	1,250,189	1	1	72,400	4	4	308,200	
Secondary suites, TADs, etc.	9	9	370,000	15	15	552,000	10	10	255,000	36	37	1,410,000	
Miscellaneous residential	47	3	4,735,146	167	15	17,229,020	74	5	4,539,463	186	13	11,335,438	
TOTAL RESIDENTIAL	117	150	34,075,386	358	516	99,851,587	149	179	39,629,787	425	596	128,527,546	
COMMERCIAL													
New commercial buildings	3	4,872	13,600,000	6	6,318	17,050,000	2	725	1,009,000	5	4,942	14,894,000	
Misc. commercial (additions, improvements, etc.)	10	0	3,972,000	49	45	12,706,063	16	3,680	15,102,000	45	4,325	21,062,847	
Commercial Signs	15	0	229,968	43	0	771,353	15	0	215,057	37	0	704,631	
TOTAL COMMERCIAL	28	4,872	17,801,668	98	6,363	30,527,416	33	4,405	16,326,057	87	9,267	36,661,478	
INDUSTRIAL													
New industrial buildings	0	0	2	2	17,089	15,300,000	0	0	0	0	3	8,031	
Misc. industrial (additions, improvements, etc.)	3	431	288,000	8	6,043	5,669,980	0	0	0	0	5	350	
TOTAL INDUSTRIAL	3	431	288,000	10	23,132	20,969,980	0	0	0	0	8	8,381	6,385,000
INSTITUTIONAL													
New institutional buildings	0	0	2	2	9,228	32,045,000	0	0	469	0	2	1,514	
Misc. institutional (additions, improvements, etc.)	2	2,369	8,973,000	5	2,369	10,173,000	2	469	847,322	2	0	3,842,322	
TOTAL INSTITUTIONAL	2	2,369	8,973,000	7	11,597	42,218,000	2	938	847,322	4	1,514	4,172,322	
AGRICULTURAL													
New agricultural buildings	16	13,579	4,207,880	40	30,914	8,891,888	6	5,156	1,215,000	46	43,443	12,790,978	
Misc. agricultural (additions, etc.)	5	2,013	563,972	16	6,495	4,584,295	7	9,186	2,412,840	18	15,733	4,063,560	
TOTAL AGRICULTURAL	21	15,592	4,771,752	56	37,409	13,476,153	13	14,342	3,687,840	64	59,176	16,854,538	
OTHER													
Demolition Service Permits	3rd Quarter 2020	2020 Yr-To-Date	3rd Quarter 2019	2019 Yr-To-Date	3rd Quarter 2019	2020 YEAR-TO-DATE	3rd Quarter 2019	2019 YEAR-TO-DATE	3rd Quarter 2019	2020 YEAR-TO-DATE	3rd Quarter 2019	2019 YEAR-TO-DATE	
MONTH-END TOTALS	203	160	65,909,896	625	516	207,043,136	228	179	60,487,006	705	596	192,600,884	

3RD QUARTER 2020



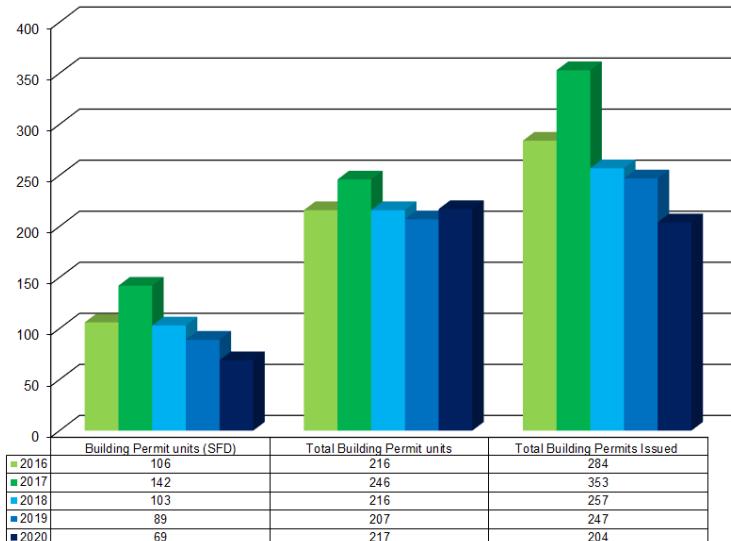
YEAR-TO-DATE 2020



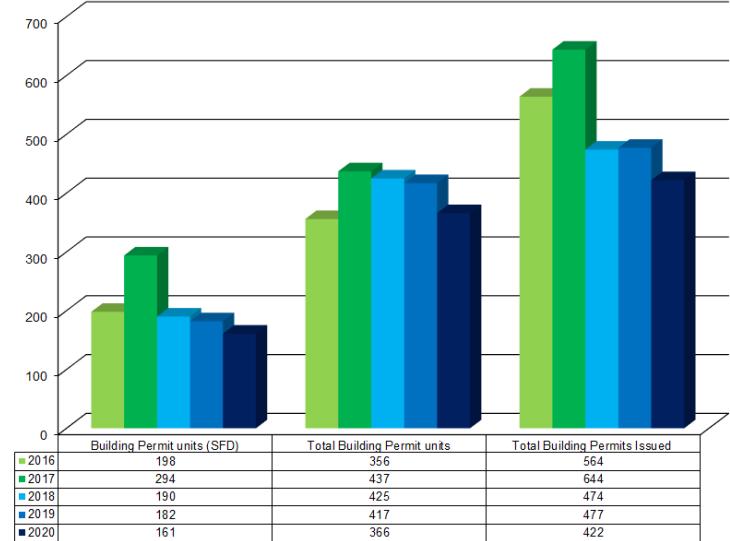
Building Permits 5-Year Comparison

Third Quarter Report

**2nd Quarter 5-Year Comparison
Building Permits**



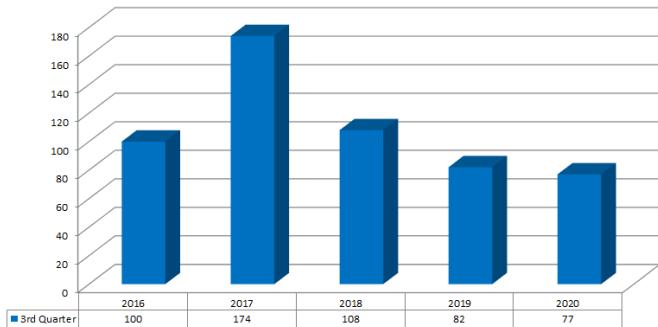
**Year-to-Date 5-Year Comparison
Building Permits**



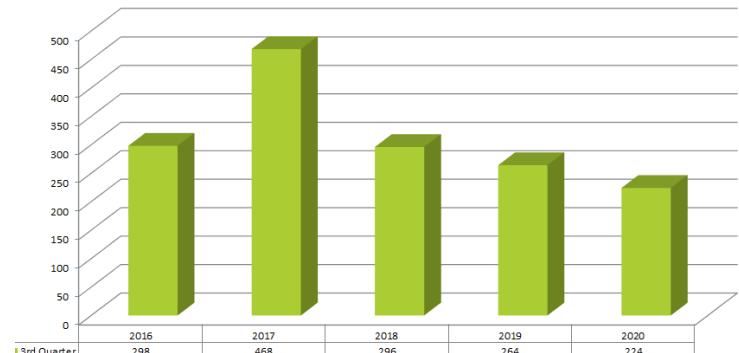
Building Permits 5-Year Comparison

Third Quarter Report

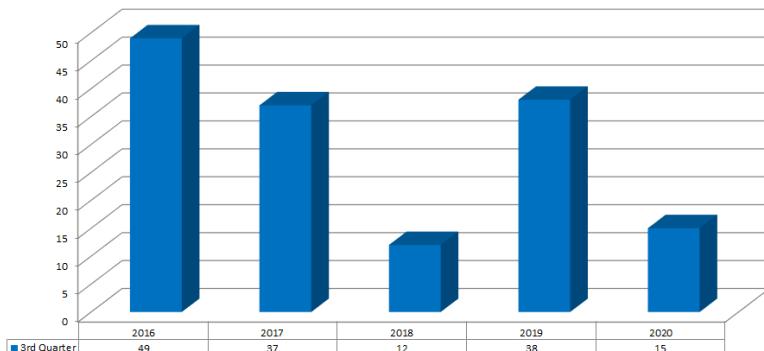
Single Family
3rd Quarter 5-year Comparison



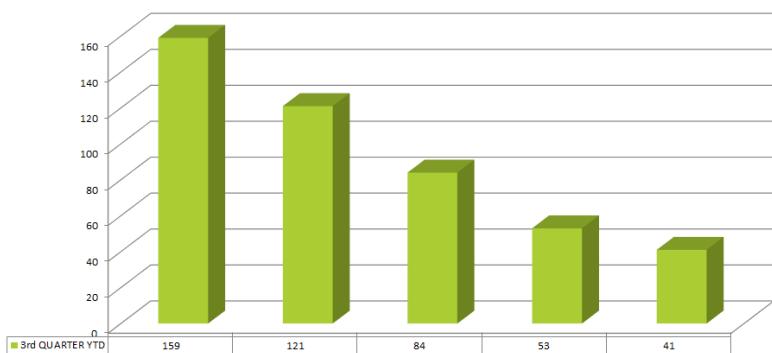
Single Family
Year-to-date 5-Year Comparison



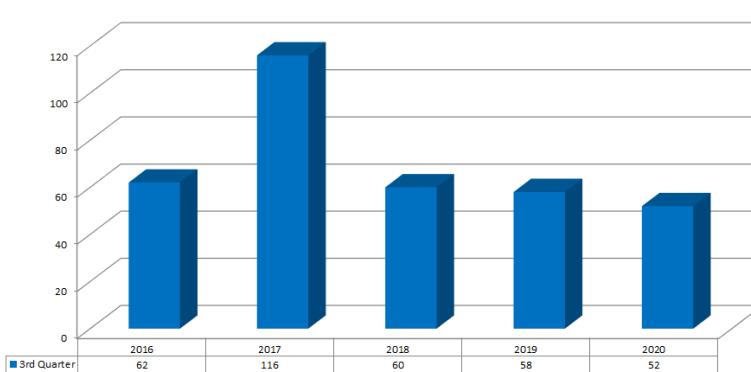
Townhouses
3rd Quarter 5-Year Comparison



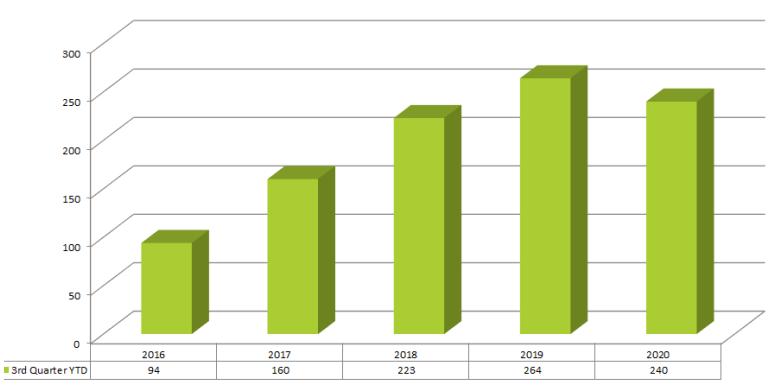
Townhouses
Year-to-date 5-Year Comparison



Multi-Family Apartments
3rd Quarter 5-Year Comparison



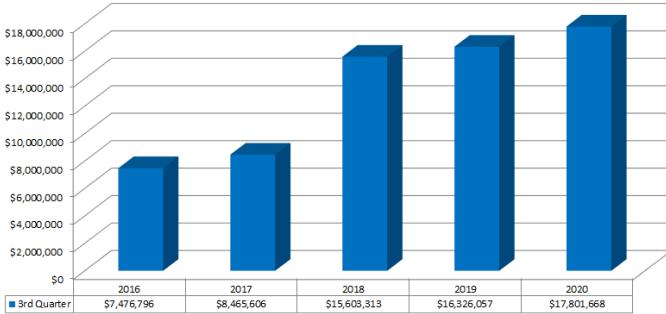
Multi-Family
Year-to-date 5-Year Comparison



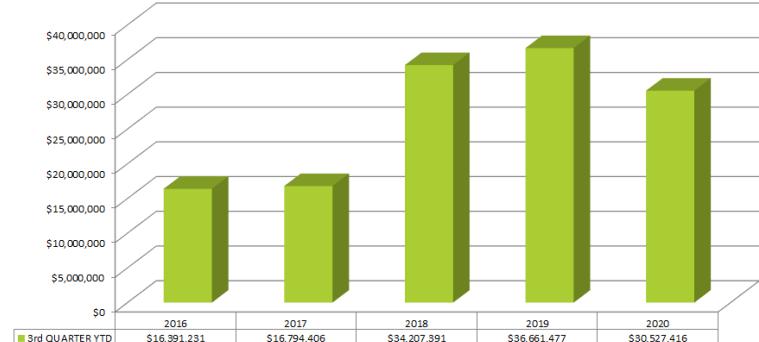
Building Permits 5-Year Comparison

Third Quarter Report

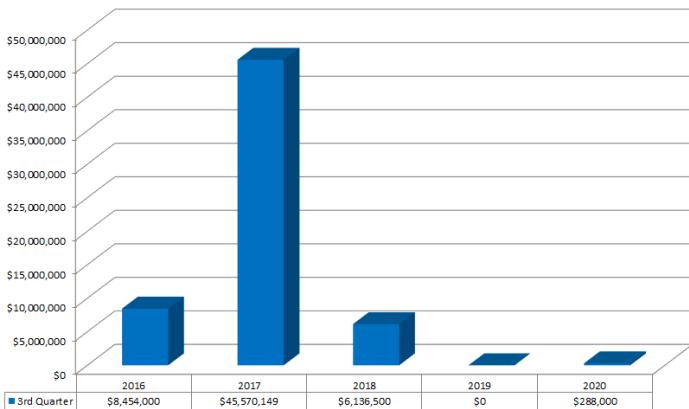
Commercial
3rd Quarter 5-Year Comparison



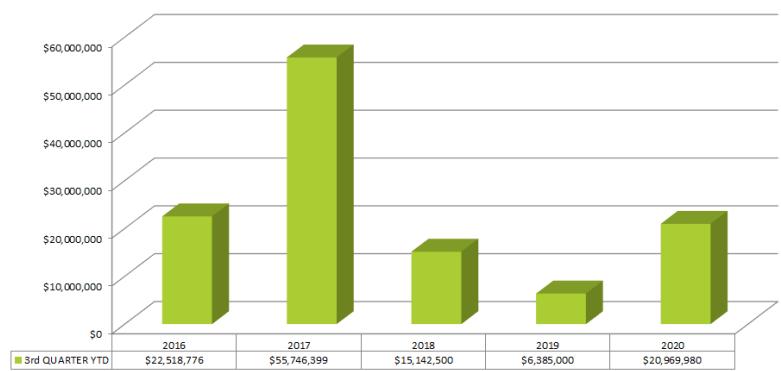
Commercial
Year-to-date 5-Year Comparison



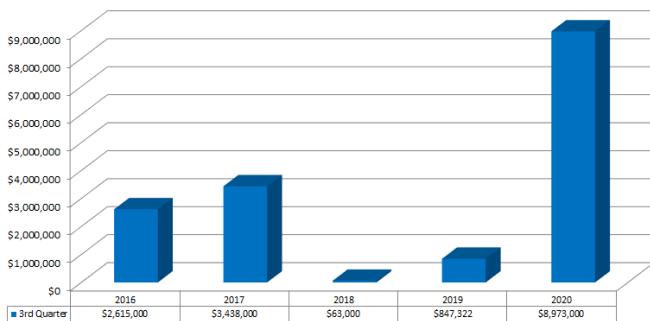
Industrial
3rd Quarter 5-Year Comparison



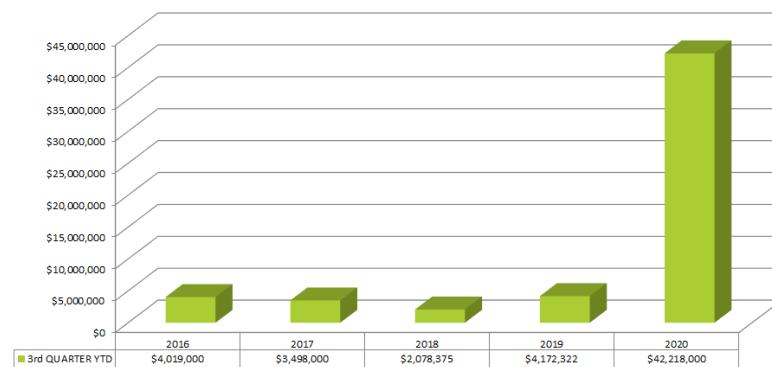
Industrial
Year-to-date 5-Year Comparison



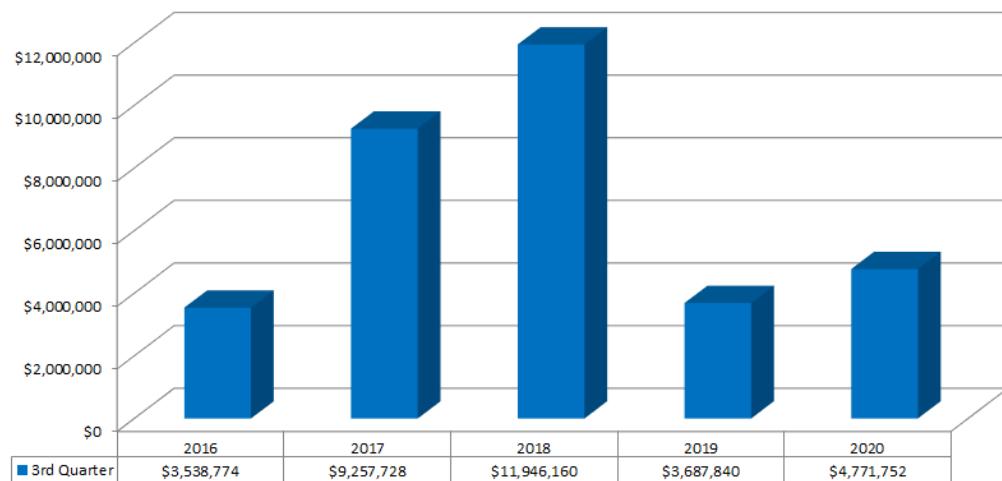
Institutional
3rd Quarter 5-Year Comparison



Institutional
Year-to-date 5-Year Comparison



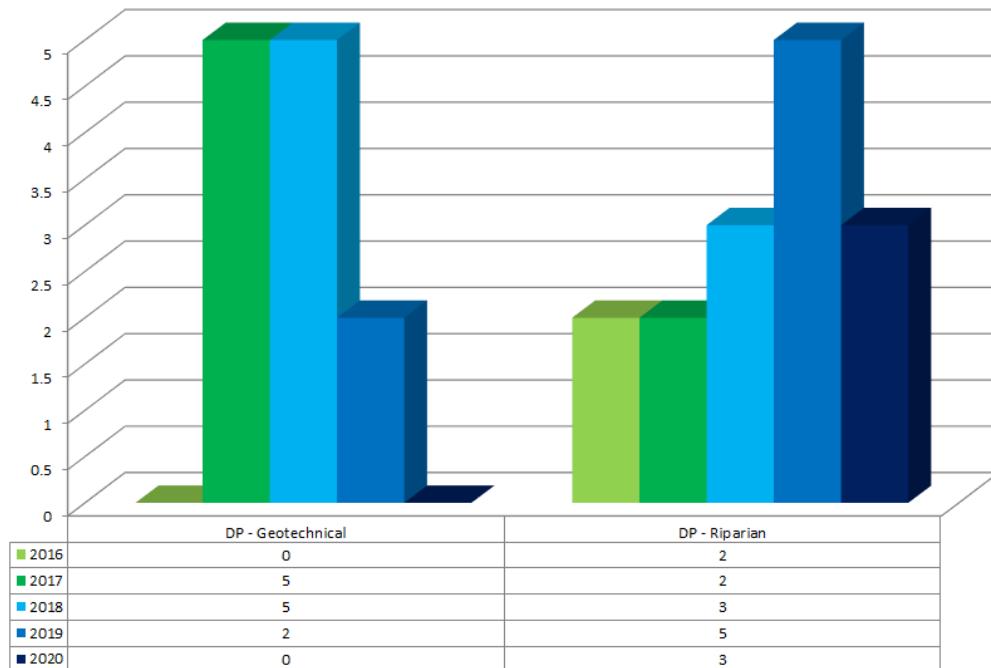
Agricultural 3rd Quarter 5-Year Comparison



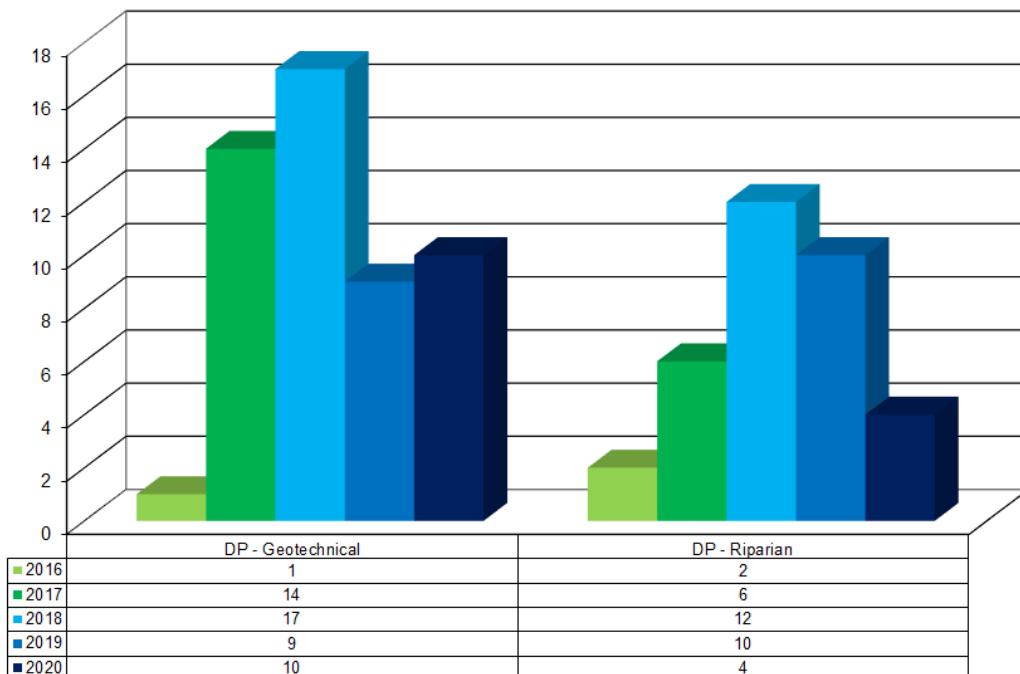
Agricultural Year-to-date 5-Year Comparison



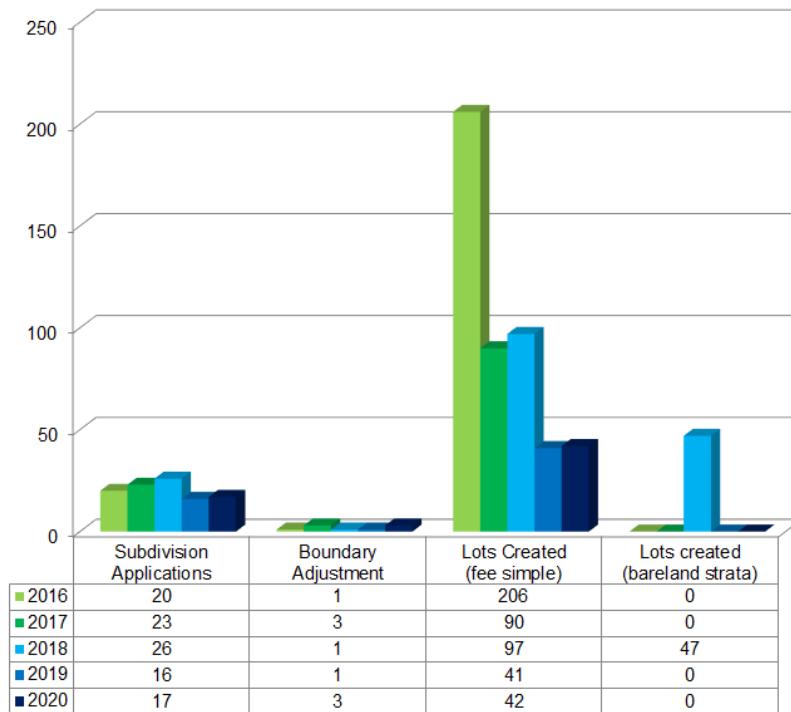
3rd Quarter 5-Year Comparison Development Permits



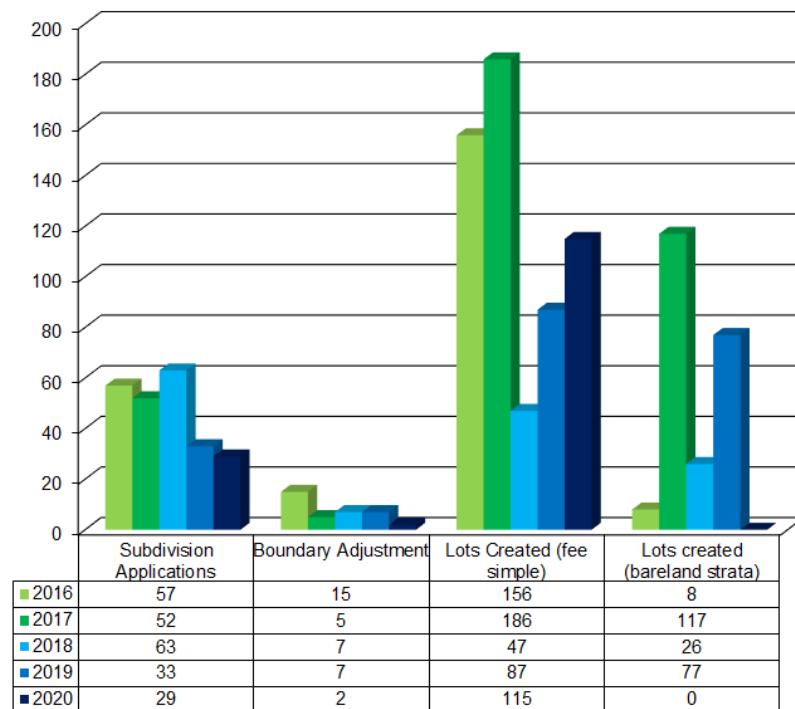
Year-to-Date 5-Year Comparison Development Permits



3rd Quarter 5-Year Comparison Subdivision

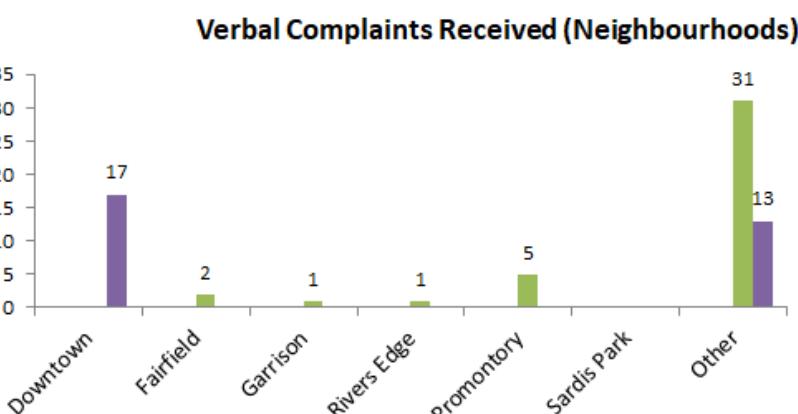
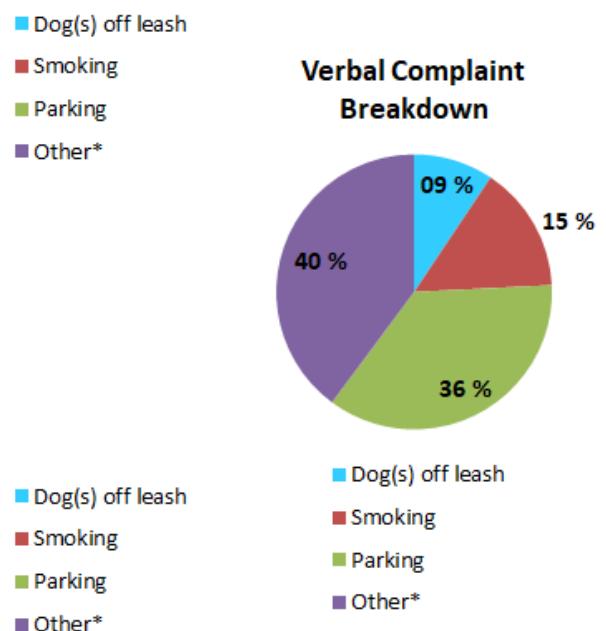
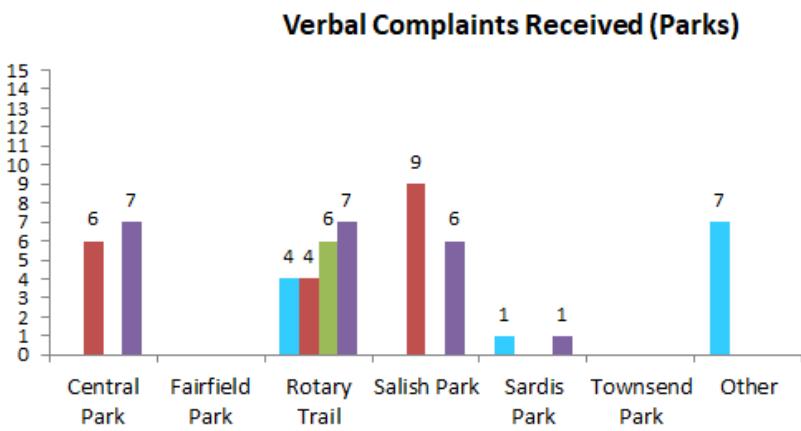
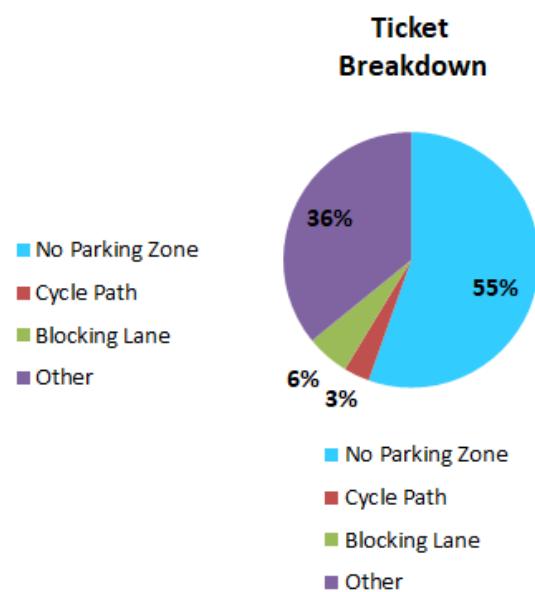
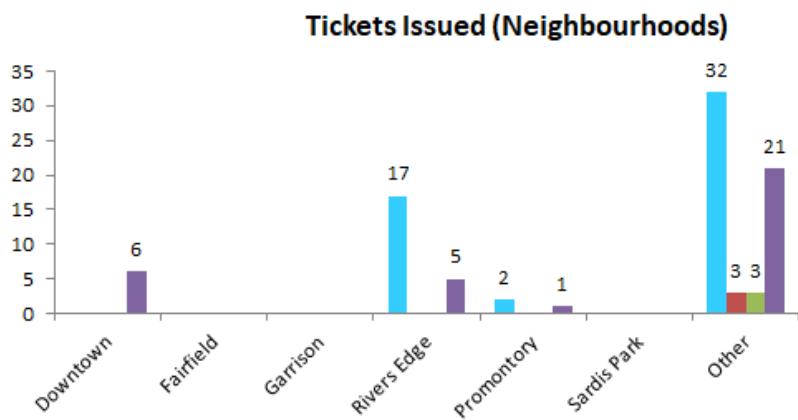


Year-to-Date 5-Year Comparison Subdivision



Bike Patrol Update



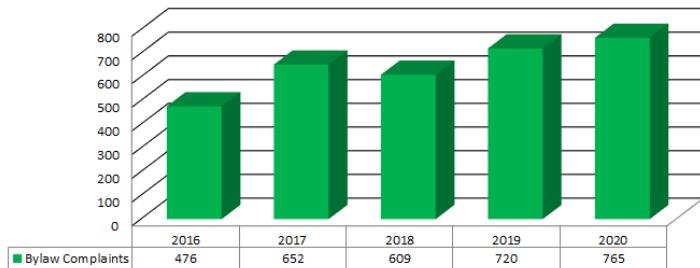


* "Other" includes complaints such as homeless camps, drinking in public, unsightly properties, and any other bylaw infractions.

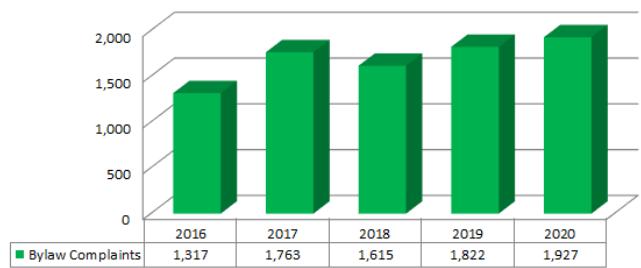
Bylaw Enforcement 5-Year Comparison

Third Quarter Report

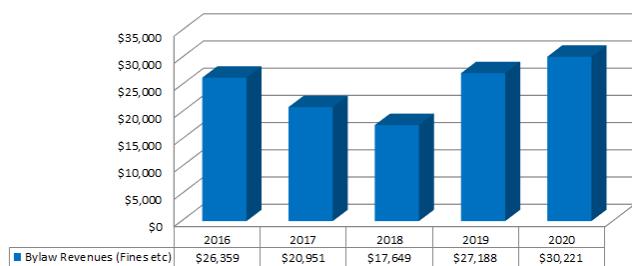
Bylaw Enforcement
3rd Quarter 5-Year Comparison Complaints



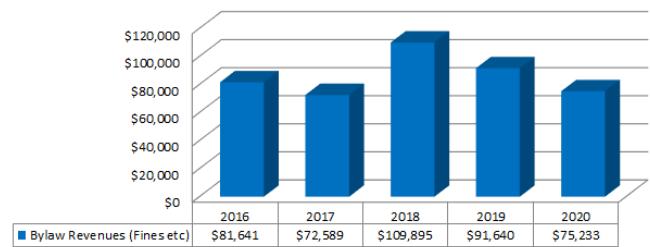
Bylaw Enforcement
Year-to-Date - 5-Year Comparison Complaints



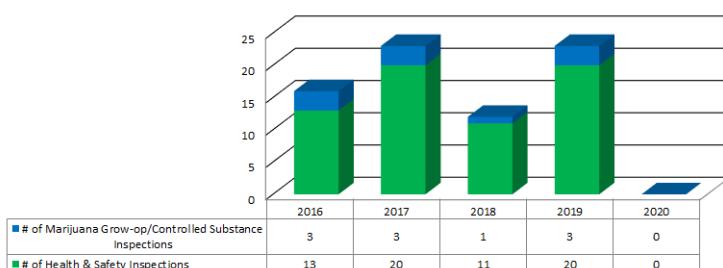
Bylaw Enforcement
3rd Quarter 5-Year Comparison Revenues



Bylaw Enforcement
Year-to-Date - 5-Year Comparison Revenues



Health & Safety Enforcement Inspections
3rd Quarter 5-Year Comparison



Health & Safety Enforcement Inspections
Year-to-Date - 5-Year Comparison



Health & Safety
3rd Quarter 5-Year Comparison Revenues



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

