

# Municipal Development



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

Third Quarter Report, 2020



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# 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.



**Housing Needs Report**  
Prepared For: The City of Chilliwack  
Final – July 2020



## 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](http://www.chilliwack.com/housingneeds). The Local Government Act requires municipalities to complete Housing Needs Report updates every five years.



CITY OF CHILLIWACK  
**SARDIS NEIGHBOURHOOD PLAN**  
SEPTEMBER 2020 | DRAFT

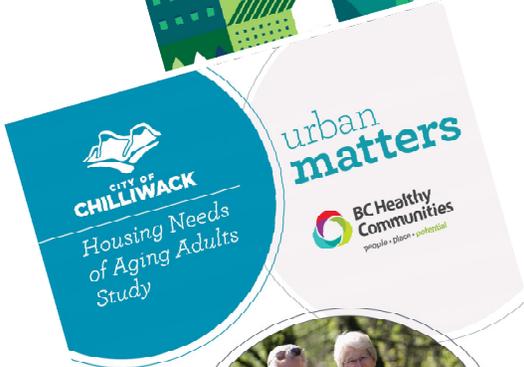
## Sardis Neighbourhood Plan

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](http://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](http://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

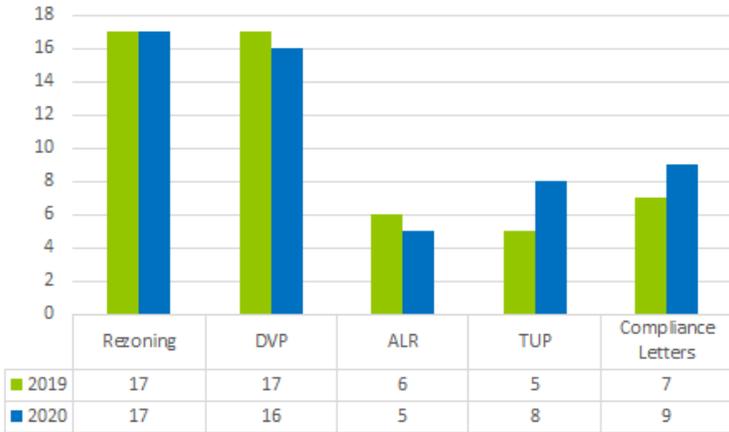
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2019 Year-to-Date Totals
Rezoning	10	15	2	10	7	4	5	7	5				17	65
DVP	33	12	11	8	2	10	2	5	10				17	93
DP - Form & Character	4	31	9	23	8	8	10	7	6				23	106
ALR	1	0	2	3	4	5	3	3	0				6	21
TUP	1	1	1	1	2	2	1	3	1				5	13
Compliance 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

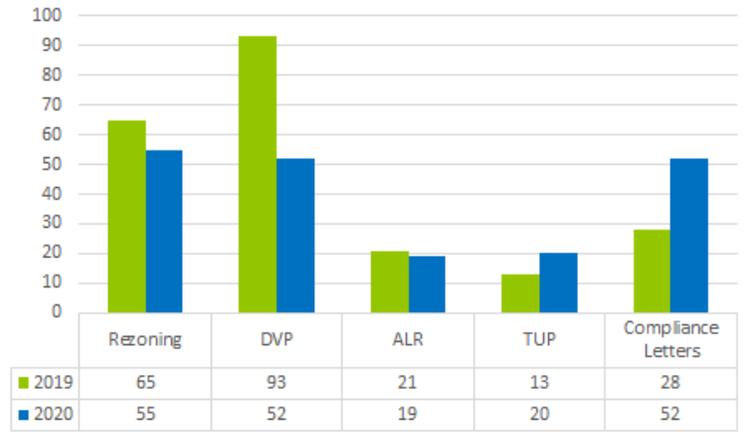
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2020 YTD Totals
Rezoning	5	11	7	5	3	7	0	13	4				17	55
DVP	7	5	12	0	9	3	3	6	7				16	52
DP - Form & Character	14	8	8	7	8	12	8	6	6				20	77
ALR	0	3	3	7	0	1	3	2	0				5	19
TUP	2	0	2	2	3	3	3	3	2				8	20
Compliance Letters	7	5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



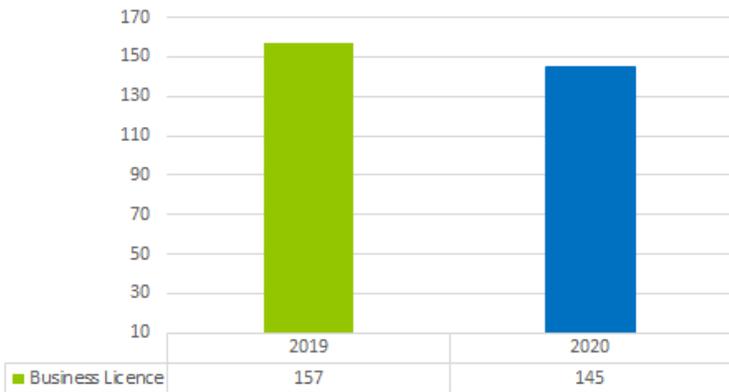
3rd Quarter - 2019/2020 Comparison



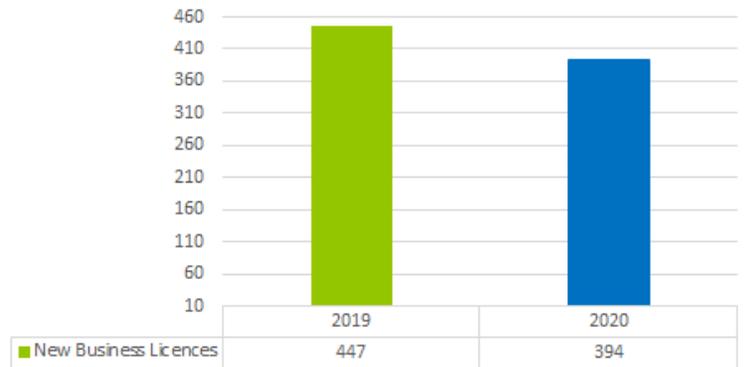
Year to Date - 2019/2020 Comparison



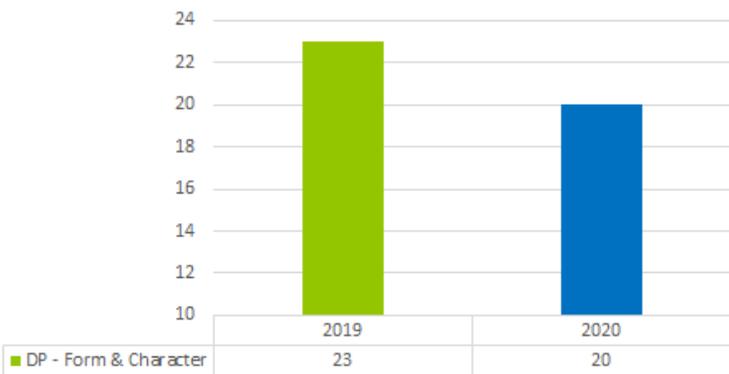
3rd Quarter - 2019/2020 Comparison  
New Business Licences



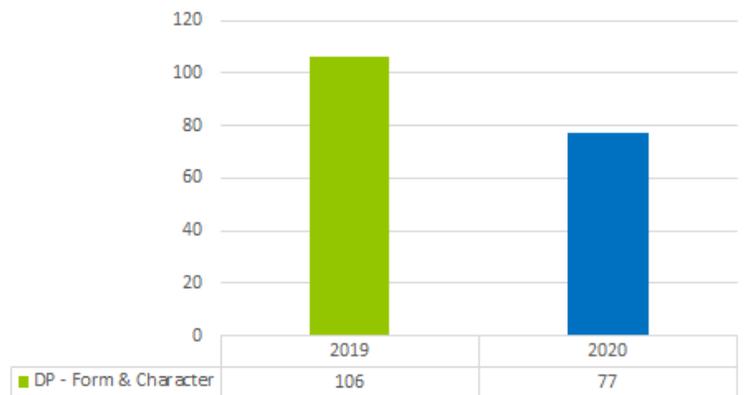
Year to Date - 2019/2020 Comparison  
New Business Licences



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



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

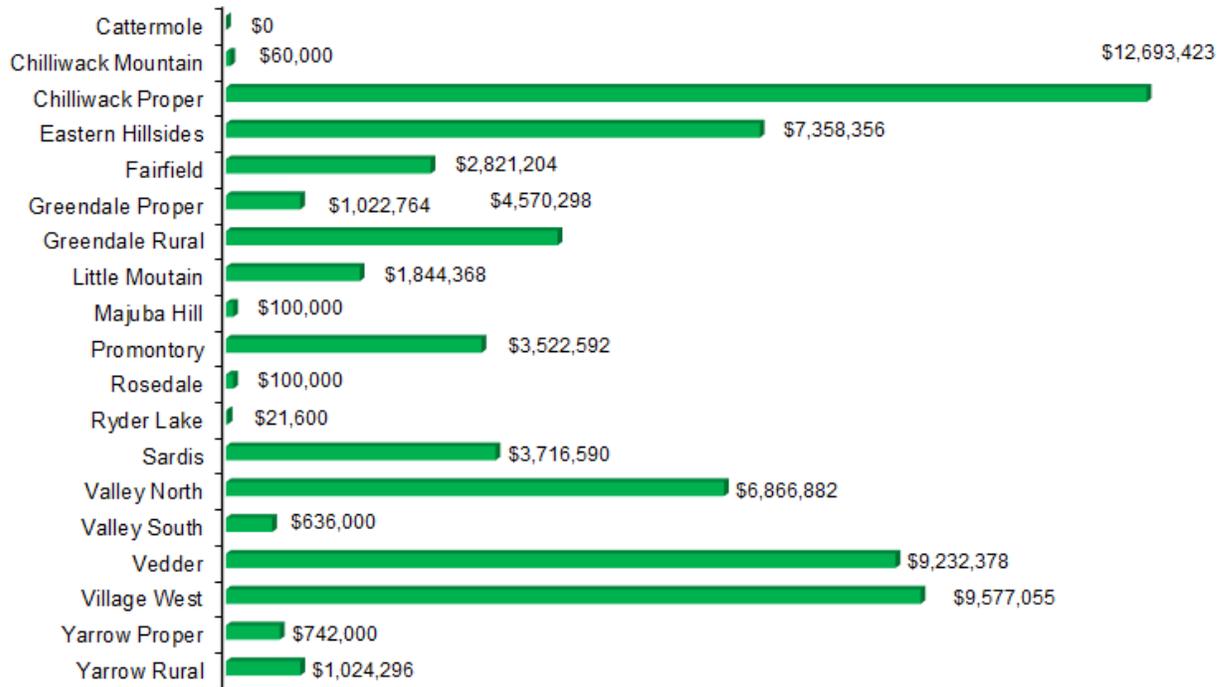


3RD QUARTER 2020						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Fairfield					1	8
Little Mountain			2			3
Chilliwack Proper	2	2	3		2	56
Chilliwack Mountain	1	1				3
Cattermole	1					
Village West	3	3	2			8
Sardis	2	2	6		1	16
Vedder	1	1	1		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 Hillside	2	2				3
Rosedale						2
Valley North			2	1	1	3
Valley South			1	1		
OCP/Text Amendments						
Non Resident Businesses						27
<b>TOTAL APPLICATIONS</b>	<b>17</b>	<b>16</b>	<b>20</b>	<b>5</b>	<b>8</b>	<b>182</b>

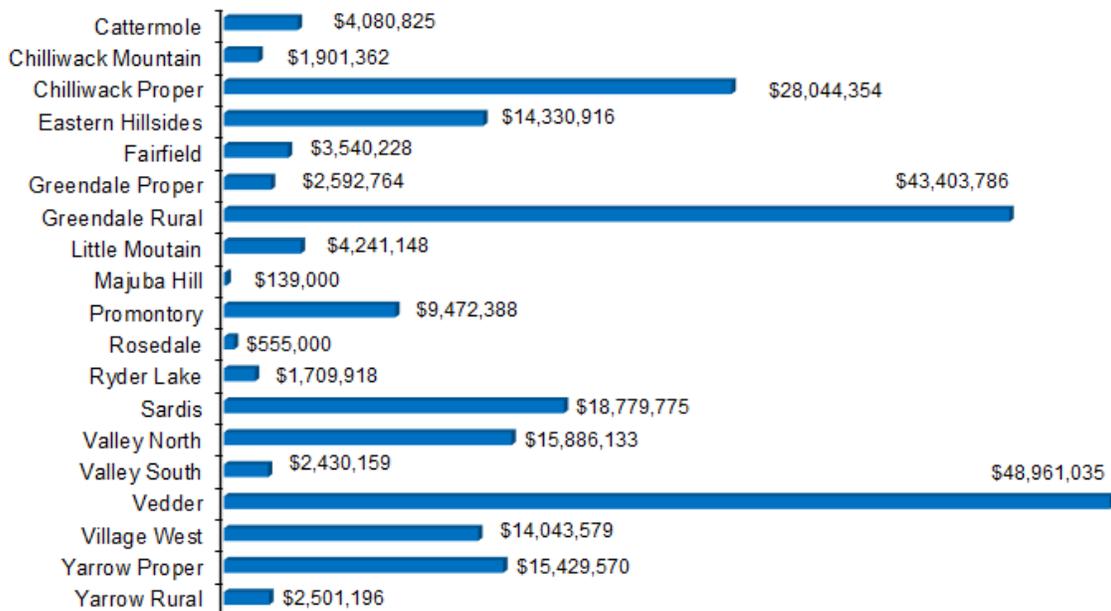
\*Note: Business Licences include new, change of address, ownership changes and non-resident.



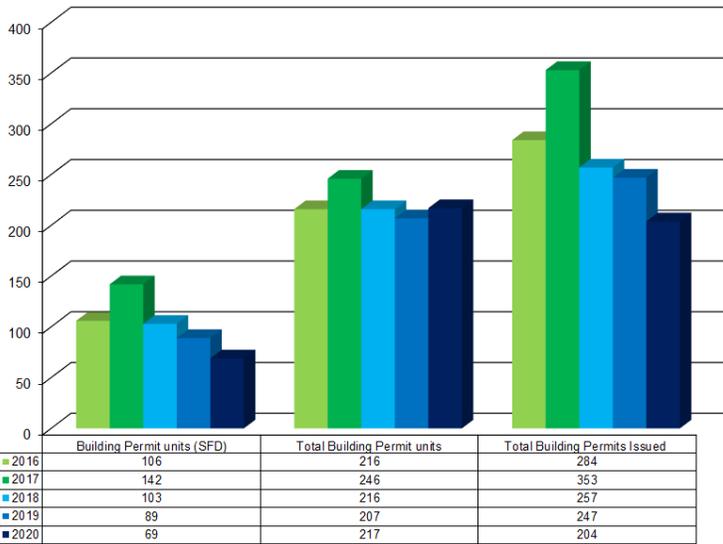
### 3RD QUARTER 2020



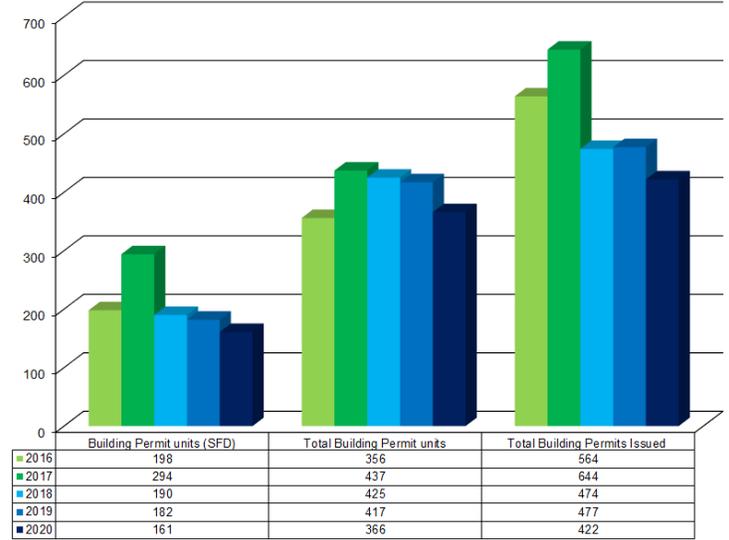
### YEAR-TO-DATE 2020



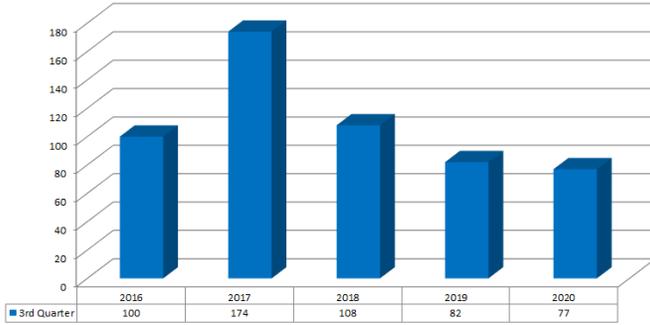
### 2nd Quarter 5-Year Comparison Building Permits



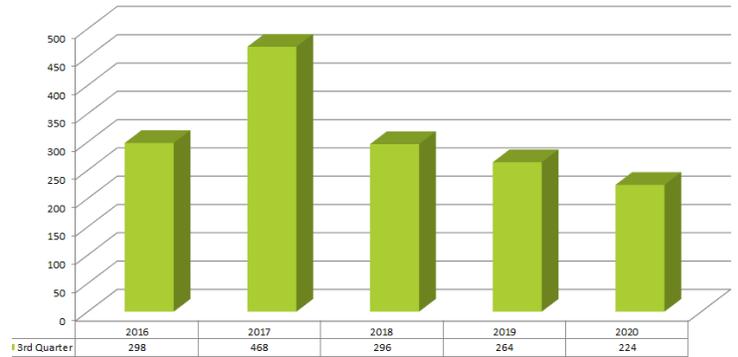
### Year-to-Date 5-Year Comparison Building Permits



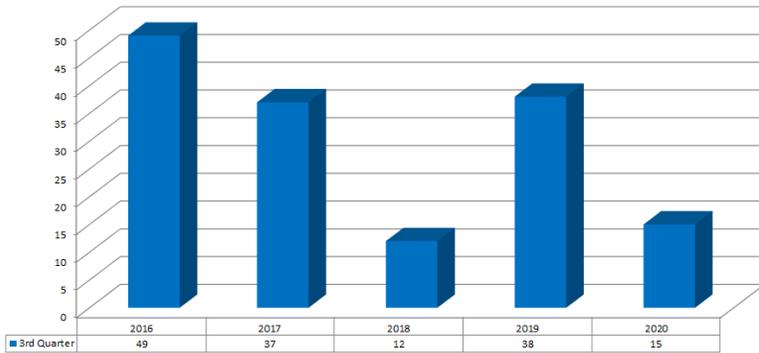
**Single Family  
3rd Quarter 5-year Comparison**



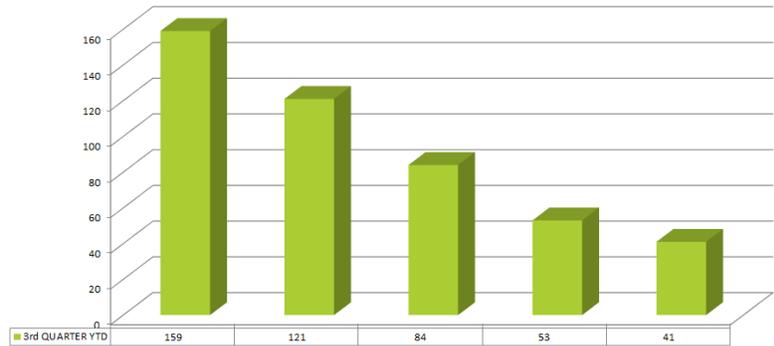
**Single Family  
Year-to-date 5-Year Comparison**



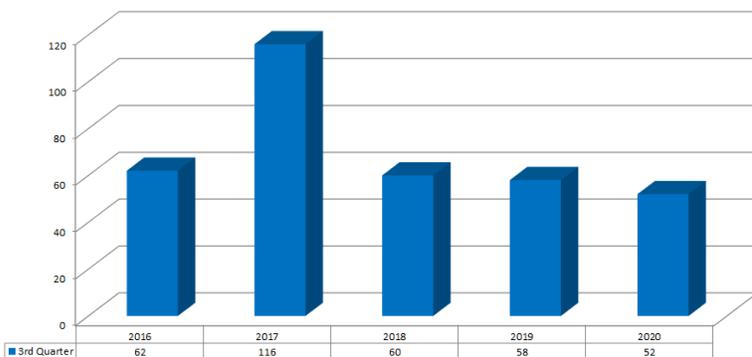
**Townhouses  
3rd Quarter 5-Year Comparison**



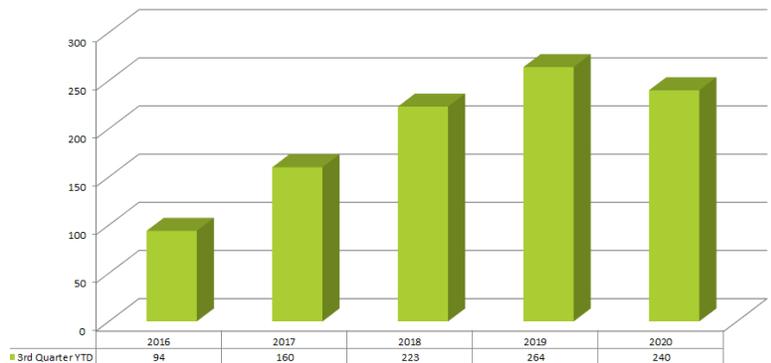
**Townhouses  
Year-to-date 5-Year Comparison**



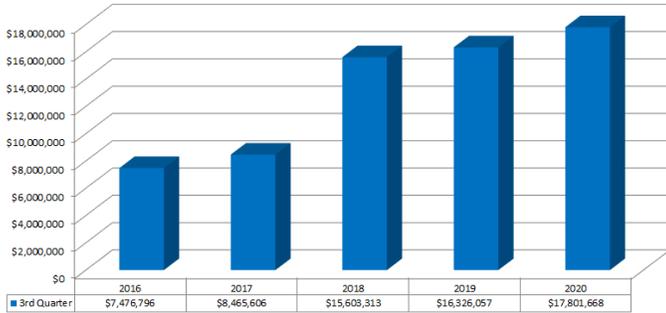
**Multi-Family Apartments  
3rd Quarter 5-Year Comparison**



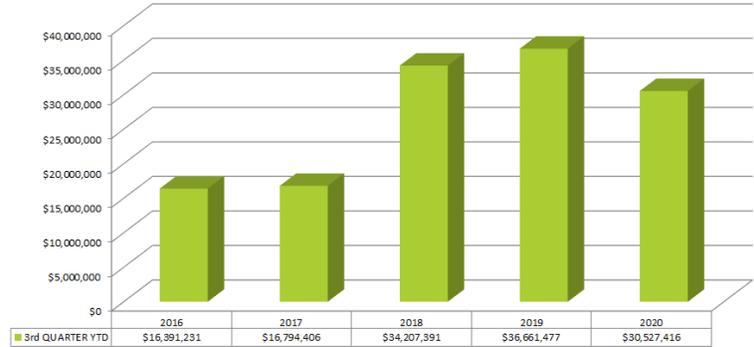
**Multi-Family  
Year-to-date 5-Year Comparison**



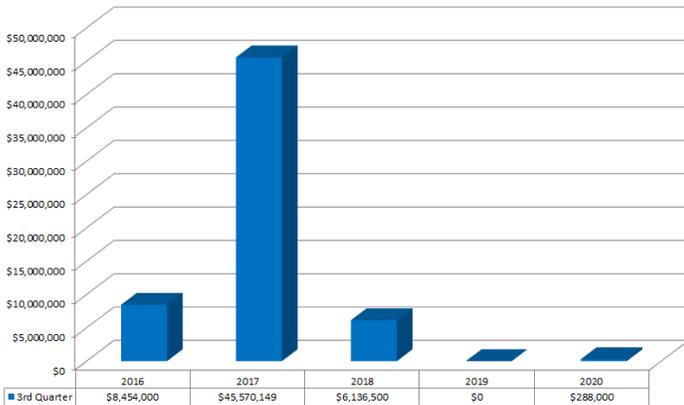
**Commercial  
3rd Quarter 5-Year Comparison**



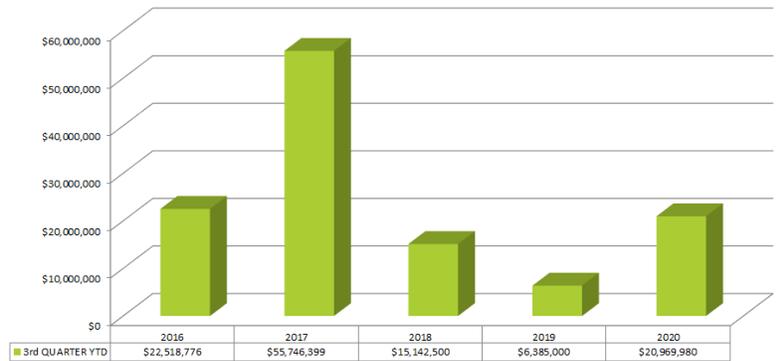
**Commercial  
Year-to-date 5-Year Comparison**



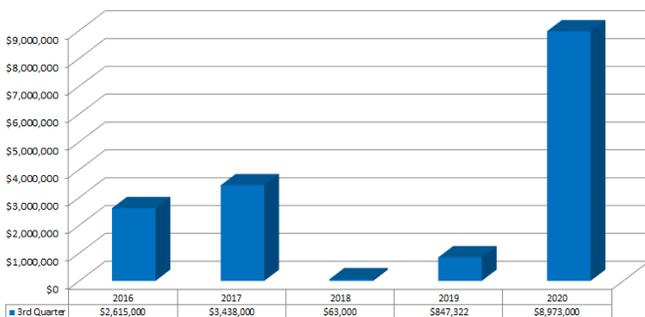
**Industrial  
3rd Quarter 5-Year Comparison**



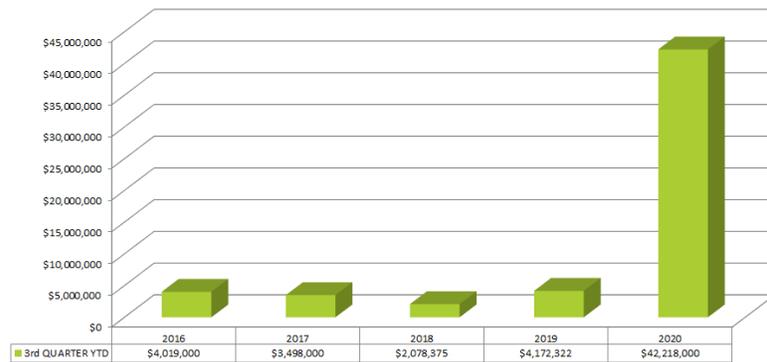
**Industrial  
Year-to-date 5-Year Comparison**



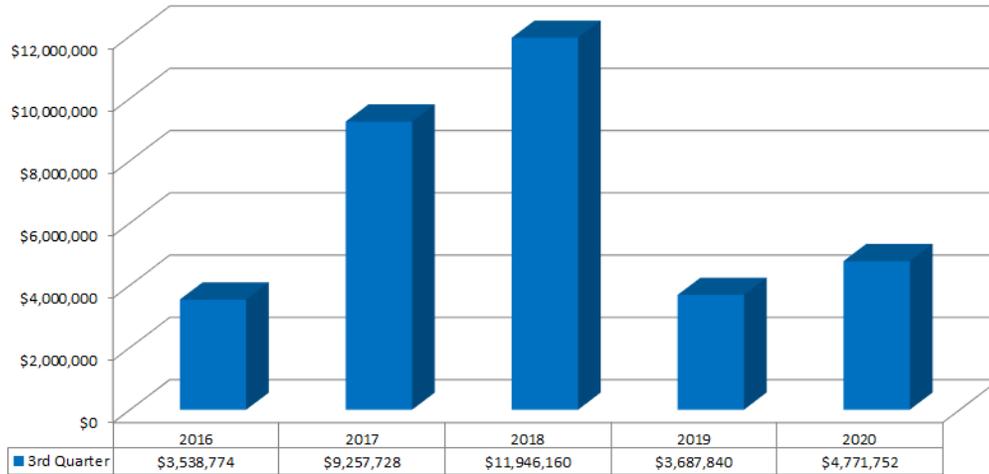
**Institutional  
3rd Quarter 5-Year Comparison**



**Institutional  
Year-to-date 5-Year Comparison**



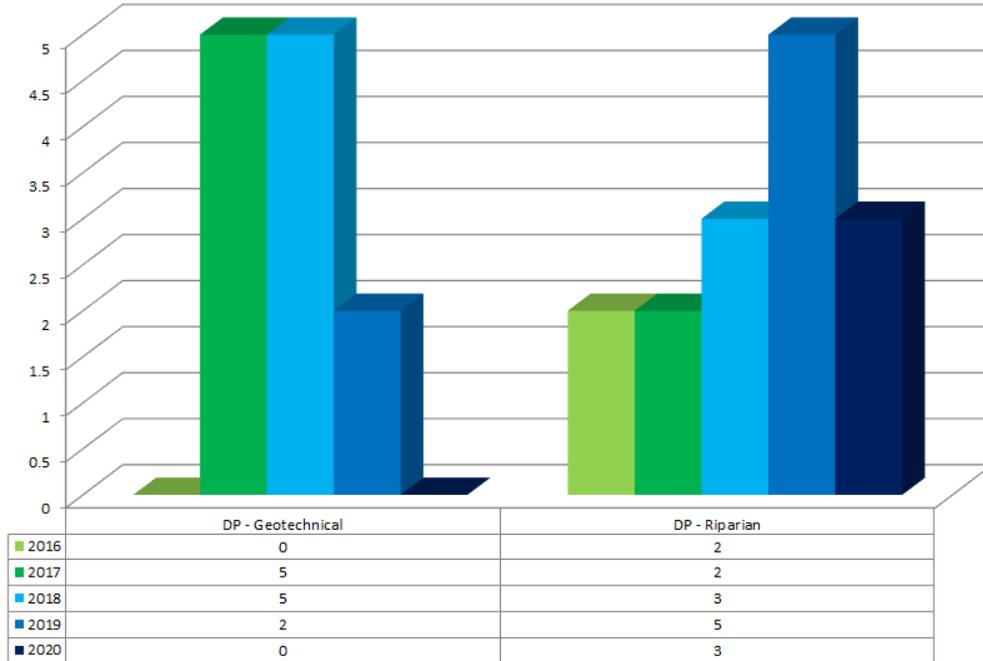
**Agricultural  
3rd Quarter 5-Year Comparison**



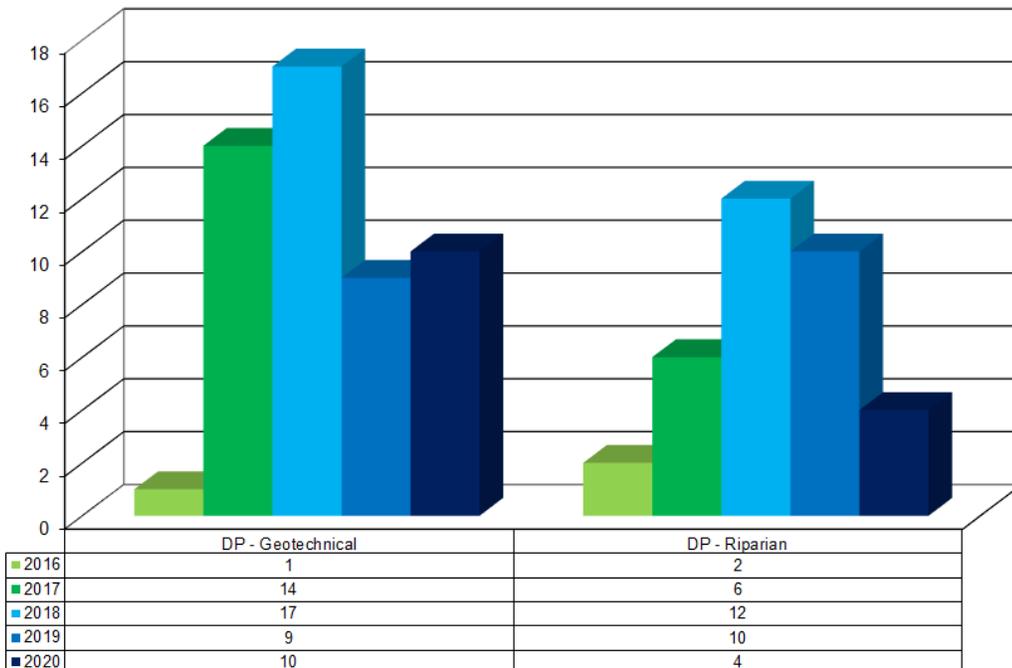
**Agricultural  
Year-to-date 5-Year Comparison**



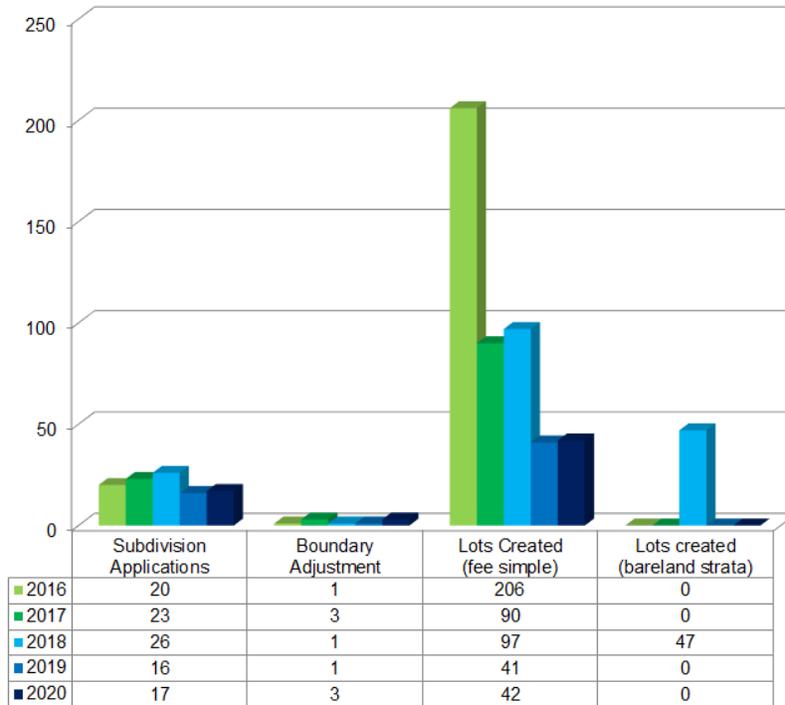
3rd Quarter 5-Year Comparison  
Development Permits



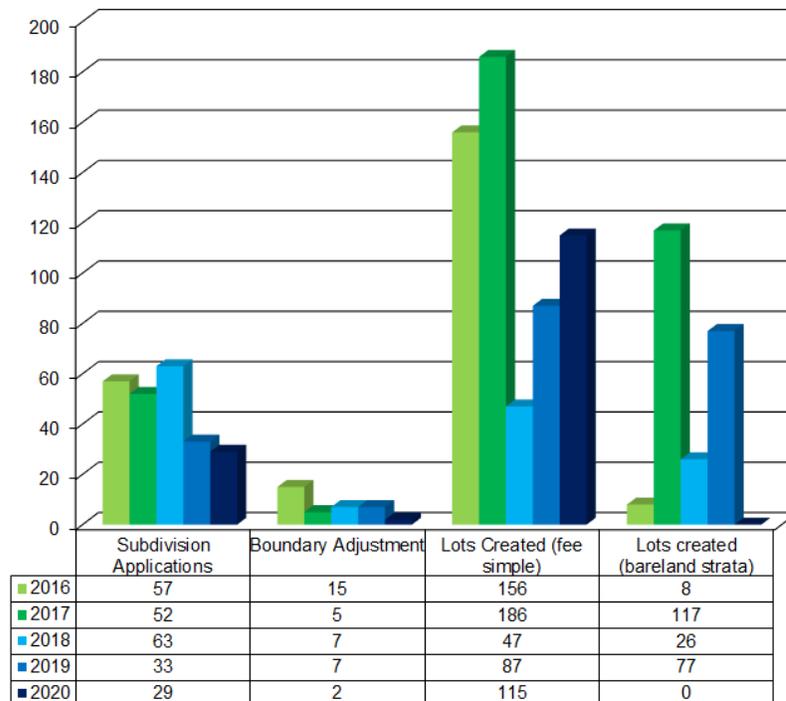
Year-to-Date 5-Year Comparison  
Development Permits



**3rd Quarter 5-Year Comparison  
Subdivision**

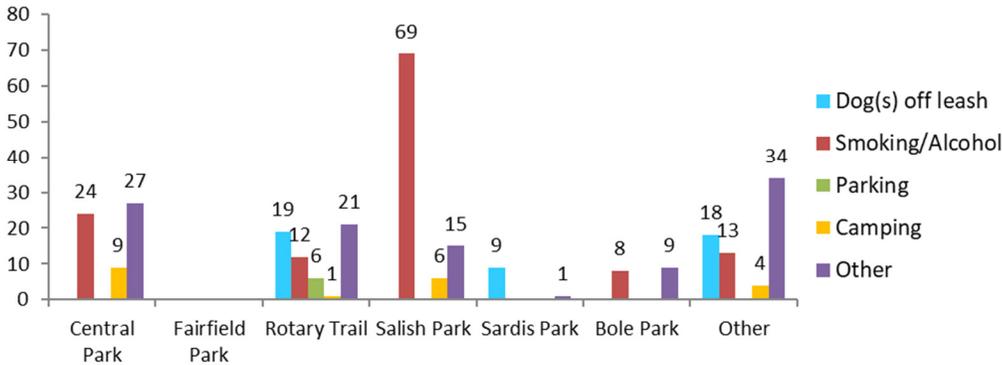


**Year-to-Date 5-Year Comparison  
Subdivision**

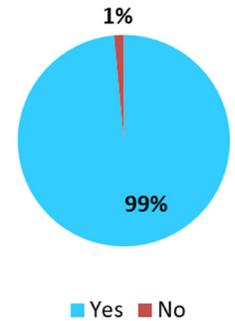


## Bike Patrol Update

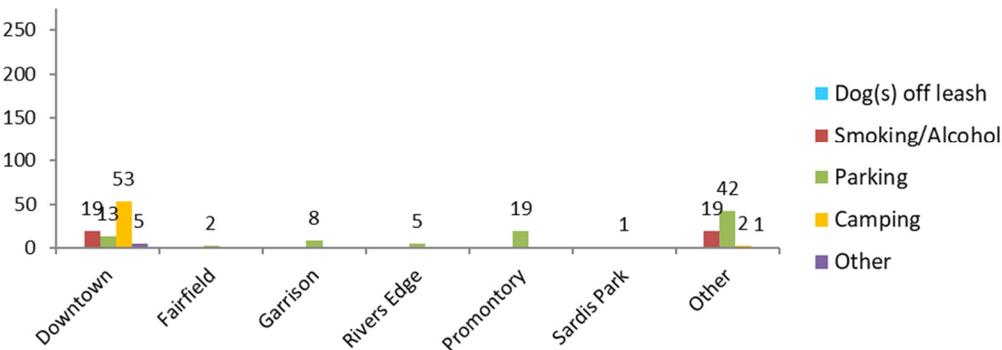
### Verbal Warnings (Parks)



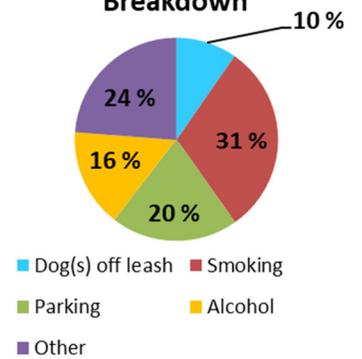
### Verbal Warning - Compliance Achieved



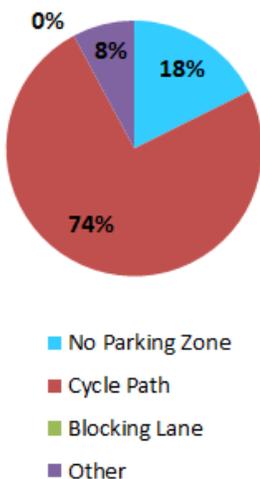
### Verbal Warnings (Neighbourhoods)



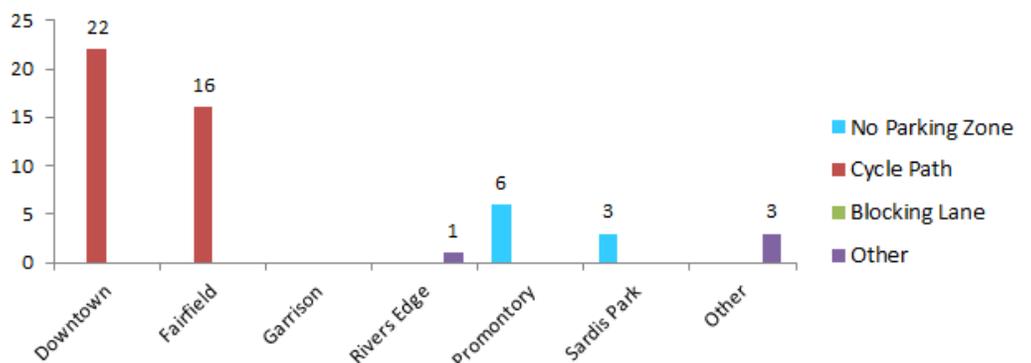
### Verbal Warning Breakdown



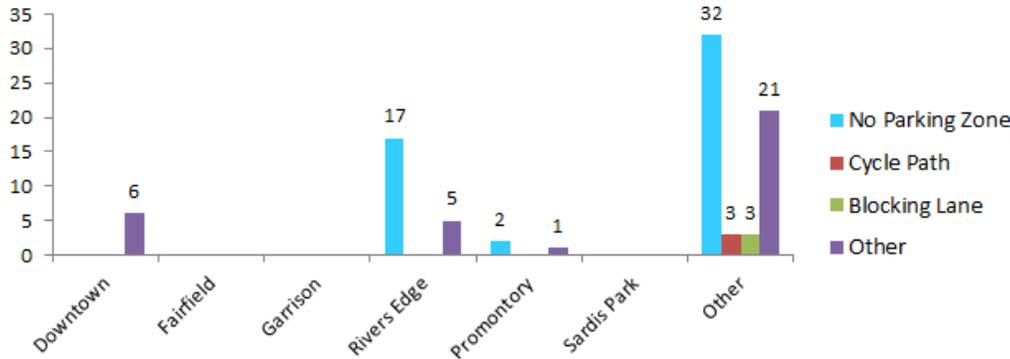
### Written Warning Breakdown



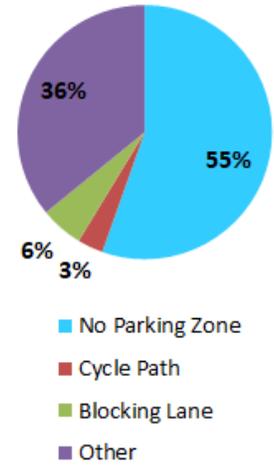
### Written Warnings (Neighbourhoods)



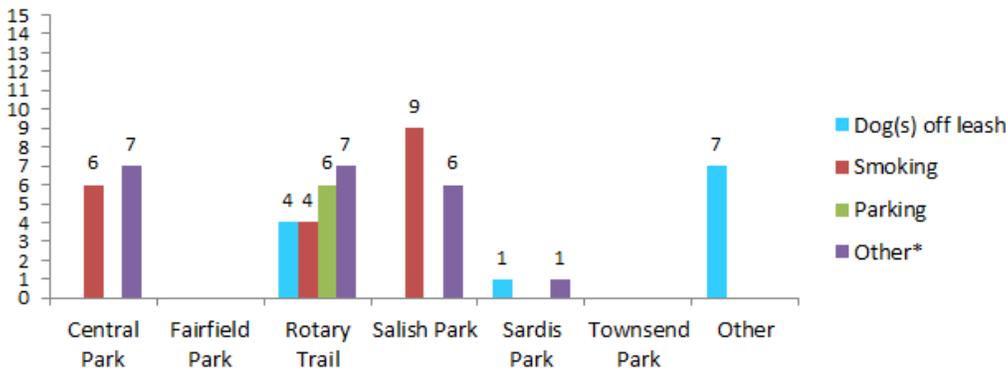
### Tickets Issued (Neighbourhoods)



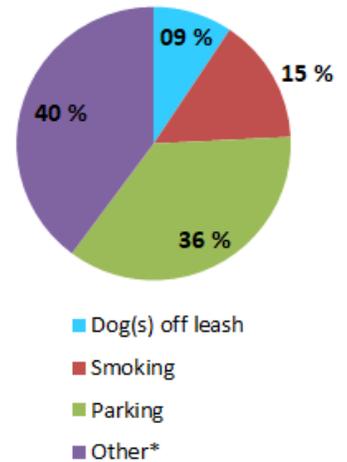
### Ticket Breakdown



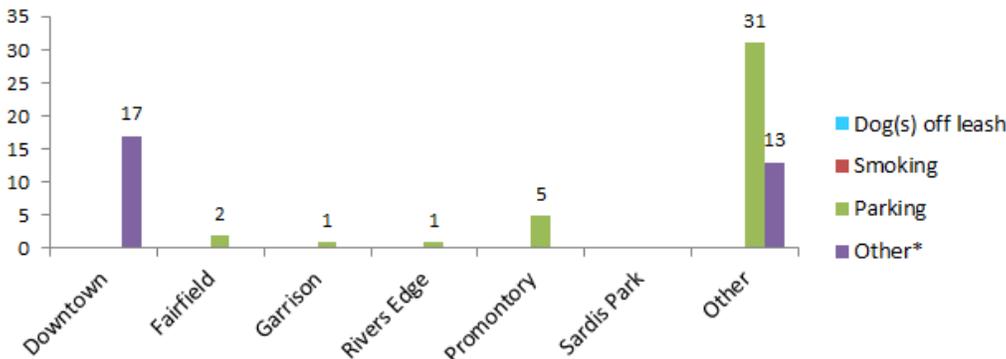
### Verbal Complaints Received (Parks)



### Verbal Complaint Breakdown

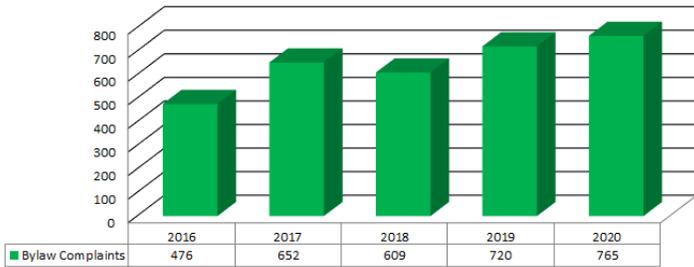


### Verbal Complaints Received (Neighbourhoods)

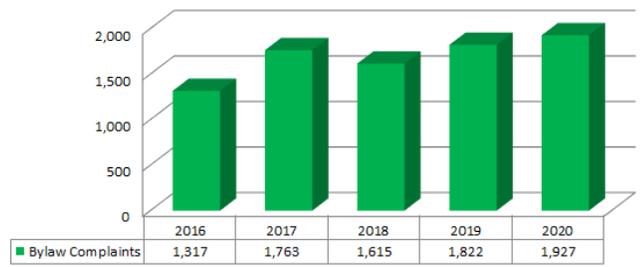


\* "Other" includes complaints such as homeless camps, drinking in public, unsightly properties, and any other bylaw infractions.

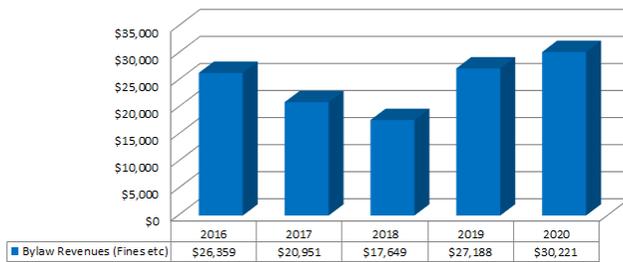
**Bylaw Enforcement  
3rd Quarter 5-Year Comparison Complaints**



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



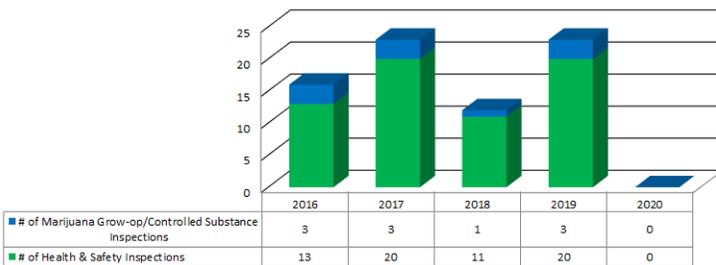
**Bylaw Enforcement  
3rd Quarter 5-Year Comparison Revenues**



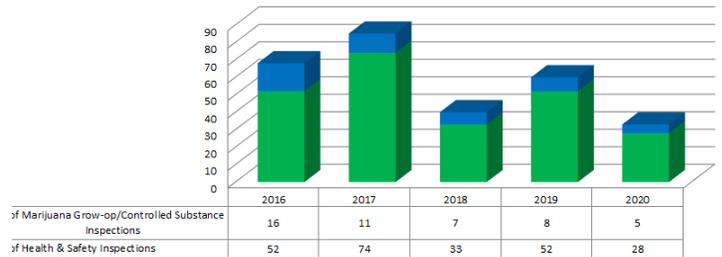
**Bylaw Enforcement  
Year-to-Date - 5-Year Comparison Revenues**



**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**

