

City of Chilliwack
AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, APRIL 27, 2022, 7:30 am
HELD ELECTRONICALLY / DOGWOOD ROOM

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

AHDC Members: John Vander Hoek, Builder
Rob Kingma, Builder (CHBA)
Daryl Goshulak, Builder
Cassidy Silbernagel, OTG Developments
Andre Gagne, Civil Engineer
Bill Driesen, Purpose Built Rental Housing Sector
Kelly Lerigny, Real Estate
Chris Beaugrand, Vector Geomatics Land Surveying Ltd.

City Staff: Karen Stanton, Manager of Long Range Planning and Community Safety, Staff Liaison
David Blain, Director of Planning and Engineering
Tara Friesen, Manager of Environmental Services
Marc Sole, Senior Environmental Services Specialist
Glen Savard, Director of Finance
Glen White, Manager of Land Development / Approving Officer
Garrett Schipper, Manager of Building and Regulatory Enforcement
Craig Wickham, Assistant Manager of Land Development
Reuben Koole, Assistant Manager, Long Range Planning
Madelaine Peters, Planner III
Trish Alsip, Recording Secretary

Regrets: Doug Luteyn, Architect
Ed Van Tongeren, Builder

1. CALL TO ORDER

Councillor Westeringh was Chair and called the meeting to order at 7:30 am and provided territorial acknowledgement.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Affordable Housing and Development Advisory Committee
Seconded (meeting of Wednesday, April 27, 2022 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 23, 2022 be adopted as circulated.

Carried unanimously

4. OLD BUSINESS / ACTION ITEMS**5. PRESENTATION / DELEGATION****1. Climate Action Plan**

Marc Sole, Senior Environmental Services Specialist, provided a presentation with respect to Chilliwack's Climate Action Plans. In 2011/12, the City adopted the Integrated Air Quality, Energy and Greenhouse Gas Action Plans, a Community Action Plan and a Corporate Action Plan. The City has been completing a variety of projects since 2011/12; however, the Climate Actions Plans are due for an update. Extensive consultation with staff and a consultant has been undertaken to develop initiatives and targets put forth for public and stakeholder feedback.

A brief outline was provided with respect to Chilliwack's Community Greenhouse Gas (GHG) Emissions Inventory from core community activities such as residential, commercial and industrial buildings. Core emissions from energy use in community buildings are at 52%, mostly from natural gas, 50/50 residential / ICI (industrial, commercial, and institutional). An overview was provided of the total GHG emissions from all activities in Chilliwack such as agriculture, non-road equipment, engines, rail and aircraft.

Both the Provincial and Federal Governments are attempting to target net-zero emissions by 2050, targeting vehicles and transportation to net-zero buildings. However, relying solely on provincial and federal actions would result in an approximate 44% reduction in emissions, relative to 2007 levels, which is far short of hitting the target of 100% reduction by 2050. There is a large gap in which municipalities are trying to fill to reach the net-zero target. Staff provided a graph illustrating the population growth estimate versus emissions if there were no federal, provincial or municipal climate actions taken; and, the actions taken by the Federal and Provincial Government relating to vehicle emissions, zero-emission vehicles by 2040 in BC, low carbon fuel standards and building emissions.

Staff have worked with a consultant to develop proposed Chilliwack Climate Action targets and types of activities to align with 2030 and 2050 targets including the acceleration of zero-emission buildings and heating (heat pumps/heat pump retrofits): 40% heat pump retrofits by 2030; 100% by 2050. Net-zero carbon new buildings by 2030 or as early as feasible. The City of Chilliwack is proposing to promote and top-up CleanBC rebates for efficiency upgrades and heat pumps and to work with the building industry to build capacity to accelerate the energy efficiency requirements for new buildings. These proposed initiatives will help the City reach a 100% reduction in greenhouse gas emissions by 2050, relative to 2007.

General Discussion

The Committee discussed the following:

- advances in technology such as:
 - electric vehicle adoption in the community; the City of Chilliwack is already working towards this target with electric vehicle charging stations
 - Smart Meters - smart grid technology; digital meters that replace the old analog meters used in homes to record electricity usage
 - electric heat pumps vs fossil fuel heating
- existing structures vs new builds

Marc Sole, Senior Environmental Services Specialist left the meeting at 8:01 am.

5. PRESENTATION / DELEGATION (continued)**2. Draft Yarrow Neighbourhood Plan**

Karen Stanton, Manager of Long Range Planning and Community Safety, provided a presentation with respect to the draft Yarrow Neighbourhood Plan which was presented to Council in March 2022 and has been referred to this committee for review and input.

A Neighbourhood Plan is currently under development for the community of Yarrow. The Plan will aid future land use decision making, taking into consideration resident concerns and aspirations, and fine-tuning the 2040 Official Community Plan (OCP) vision for this area to provide detailed expectations with respect to new development. An overview was provided of the planning process, community engagement to date, and proposed policy responses to key issues.

Since the Plan's formal launch in late Spring 2021, initial public engagement has included a project page on Engage Chilliwack, a survey in Summer / Fall 2021, virtual community meetings and discussions with residents. A summary of the survey responses and community meetings can be found online at: [Yarrow Neighbourhood Plan / Engage Chilliwack](#).

Through feedback received, worth noting are the values that survey respondents used to describe Yarrow and what they value most about Yarrow: rural, small-town, friendly atmosphere, close-knit community, a good place to raise a family or retire, large lots, peaceful, access to nature, and quaint. The top priorities for Yarrow according to the survey are retention of rural character, environmental protection and floodplain management, transportation (vehicular traffic, road network, safety) and active transportation.

Key factors affecting future land use and development in Yarrow include the following:

- Land Uses
- Servicing and Land Use
- Road Infrastructure
- Pedestrian Safety and Comfort
- Panhandle Subdivision
- Opportunities
- Challenges
- Yarrow Neighbourhood Boundary

General Discussion

The Committee discussed the following:

- Densification (minimum lot size 2000 m²/.5 acres)
- Flood plain limitations/provisions
- Panhandle lots
 - minimum 6m access is proposed to ensure adequate space for garbage collection
 - septic conditions
- Yarrow Waterworks
 - limited - does not support higher density

5. PRESENTATION / DELEGATION (continued)

- Communal septic systems
- Zoning bylaw requirements - sprinkler systems
- Vision for commercial corridor
 - parking requirements for new commercial development
 - consideration for community parking

Recommendation:

Moved /) That the Affordable Housing and Development Advisory Committee receive for
Seconded (information the presentation with respect to the draft Yarrow Neighbourhood Plan
provided at its April 27, 2022 meeting.

Carried unanimously

Next Steps:

The draft plan will be available online in the coming days and will be brought to Council on May 3, 2022. Staff will be seeking feedback in order to finalize the plan and bring the completed plan back to Council in June 2022.

John Vander Hoek and Madelaine Peters left the meeting at 8:30 am.

Chair Westeringh informed the Committee with respect to Ms. Stanton’s new role as Director of Public Safety and Social Development; as such, a new staff liaison will replace Ms. Stanton in her role on this committee.

3. Development Cost Charges (DCCs)

The Director of Finance presented an update on the proposed 2022 Development Cost Charges (DCCs) and provided the following information:

DCC Bylaw Reviewed and Updated Annually

- In conjunction with City’s 10-Year Financial Plan
- Following the Provincial DCC Best Practices Guide
- Bylaw must receive approval from the Province, in addition to Council

Development Cost Charges

- Collected on new development
 - To offset growth related infrastructure expenditures
 - Helps facilitate and service the needs of growth
 - Follows “user pay” / “benefiter pay” principle
 - Costs should not fall on existing taxpayers
 - Growth should pay for itself

5. PRESENTATION / DELEGATION (continued)

- DCC's provide method to finance growth related capital needs
 - Roads
 - Parks
 - Drainage
 - Sewer
 - Water

DCC Use Restrictions

- Growth also creates increased needs for operational services
 - Policing
 - Fire protection
 - Recreation
 - Public works operation programs

DCC's cannot be used to fund the costs associated with these increased operational service needs.

- These increased operational costs are funded by the new property taxation generated through taxation levied on the new development.

DCC Projects 10-Year Bylaw Project Costs

The 2022-2031 DCC capacity related infrastructure project costs of just over \$140M over the course of the 10-year period covered by the Bylaw. The largest category, by cost, is roads at 66% of the total project costs within the Bylaw. A further \$145M of future project needs are identified, but fall outside of the 10-year time period.

Balancing Rates and Affordability

- Important to balance rate increases with infrastructure needs
 - Considering cost inflation
 - While also balancing affordability
 - Avoidance of rate increases
 - Needed projects must be deferred
 - Risk that DCC collections are not sufficient or adequate to fund needed works
 - Risk that infrastructure not being completed when needed
 - Risk of infrastructure failing
 - Risk of future larger rate "catch-up" to make up for previous deficiency
- Important that projects are completed when needed to support increased capacity needs

Factors

- In developing current Bylaw
 - Project cost inflation
 - Balance inflationary risk with rates
 - Are experiencing and anticipating higher than average project cost inflation
 - Capacity project needs
 - Timing deferrals not recommended

2022 Draft DCC Bylaw

Most categories to see an average of 3.95% rate increase.

5. PRESENTATION / DELEGATION (continued)

Recommendation:

Moved /) That the Affordable Housing and Development Advisory Committee receive for
Seconded (information the presentation and rate increase proposal regarding the 2022
DCC Rates provided at its April 27, 2022 meeting.

Carried unanimously

6. NEW BUSINESS

7. INFORMATION

Radon Testing / Mitigation

Chair Westeringh provided comment with respect to concerns brought forth regarding radon, a gas that has no colour, odour, or taste and is known to be carcinogenic.

The BC Building Code currently does not include Chilliwack as an area requiring “radon rough-ins” to facilitate radon mitigation if it is determined to be needed through testing. Staff has had discussions with the Province who has indicated that if there was sufficient evidence provided of radon levels in the community, consideration would be given to changing the BC Building Code to include Chilliwack.

Kelly Lerigny, Real Estate, noted that realtors representing a client who is selling a property that has been tested for radon and shown to have high levels must disclose this information in a Property Disclosure Statement. Ms. Lerigny provided comment that it is a provincial issue and the real estate industry is working to address the concerns including workshops through the BC Real Estate Association.

This fall, City staff will be providing an education campaign and will be facilitating radon testing in the community to collect data to submit to the Province. The City is receiving free test kits through the Take Action on Radon program and the BC Lung Foundation for distribution to residents. Staff provided further comment with respect to mitigation systems; this information will be made available to the community.

8. NEXT MEETING

The next meeting of the Affordable Housing and Development Advisory Committee will be held on Wednesday, June 22, 2022.

9. ADJOURNMENT

Moved/) There being no further business, the Affordable Housing and Development Advisory
Seconded (Committee meeting adjourned at 8:50 am.

Councillor Harv Westeringh, Chair