

City of Chilliwack
AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, FEBRUARY 26, 2020, 7:30 am
DOGWOOD ROOM, CHILLIWACK CITY HALL

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

AHDC Members: Allan Tunbridge, Surveyor
Kelly Lerigny, Real Estate
Rob Kingma, Builder (CHBA)
John Vander Hoek, Builder
Ed Van Tongeren, Builder
Daryl Goshulak, Builder
Cassidy Silbernagel, OTG Developments
Bill Driesen, Purpose Build Rental Housing Sector
Doug Luteyn, Architect

City Staff: Karen Stanton, Manager of Long Range Planning
Gillian Villeneuve, Manager of Development Planning
Glen Savard, Director of Finance
Glen White, Manager of Land Development / Approving Officer
Garrett Schipper, Manager of Building and Regulatory Enforcement
Trish Alsip, Recording Secretary

Regrets: Andre Gagne, Civil Engineer

Guest: Phil Smith, Watanabe Engineering, Ltd.

1. CALL TO ORDER

Councillor Westeringh was Chair and called the meeting to order at 7:30 am. Chair Westeringh welcomed new committee member, Cassidy Silbernagel, OTG Developments and roundtable introductions were made.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Affordable Housing and Development Advisory Committee
Seconded (meeting of Wednesday, February 26, 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, December 18, 2019 be adopted as circulated.

Carried unanimously

4. PRESENTATION/DISCUSSION

Electrical Vehicle Charging

The Manager of Development Planning provided a brief update regarding the comprehensive review and revision of the Zoning Bylaw project and part of the project, with direction from Council, is to incorporate electrical vehicle (EV) charging standards within the new Bylaw. The City of Chilliwack has hired Watanabe Engineering Ltd, to review policy options and standards for implementation in the new Zoning Bylaw based on Best Practices. These options will be reviewed by the Design Review Advisory Committee and the Transportation Advisory Committee seeking recommendation to Council.

Staff are recommending Option #3 – energized “EV Ready” outlets in which the developer will install energized outlets capable of delivering Level 2 EV charging, all electrical equipment (including metering, transformers, panels/sub-panels, cable and raceways) to service each unit in a multi-unit development (one stall per unit).

Phil Smith, Watanabe Engineering Ltd. provided an overview of the report which was provided to the Committee in advance, staff’s findings and recommendation. The following points were outlined:

- Types of Electric Vehicles
- Charging Infrastructure & Configuration Options
- Costs

EV Charging Infrastructure Options:

1. No requirement for EV readiness
2. Install raceways or conduits
3. Energized “EV Ready” outlets
4. EVSE installed

Discussion ensued regarding the following key issues:

- Charge point location / Cable lengths / pedestal mounts
- Demand for EV ready housing
- Costs up front
- Visitor Parking stalls
- Future prediction for EV charging

Moved /) That the Affordable Housing and Development Advisory Committee supports the
Seconded (inclusion of Electric Vehicle Charging standards within the new Zoning Bylaw
and recommends the following minimum standards be incorporated:

- That raceways or conduit, with drawstrings, capable of providing Level 2 (240 volts) charging or higher be installed for a minimum of one off-street parking space per dwelling unit in association with a townhouse development, excluding visitor parking. This requirement includes raceways for the feeder cabling to the panelboard location.

Carried unanimously

4. PRESENTATION/DISCUSSION (continued)

Moved /) That the Affordable Housing and Development Advisory Committee supports the
Seconded (inclusion of Electric Vehicle Charging standards within the new Zoning Bylaw
and recommends the following minimum standards be incorporated:

- That raceways or conduit, with drawstrings, capable of providing Level 2 (240 volts) charging or higher be installed to service all off-street parking spaces required in association with an apartment development, excluding visitor parking. This requirement includes raceways for the feeder cabling to the panelboard location.

Carried unanimously

Moved /) That the Affordable Housing and Development Advisory Committee supports the
Seconded (inclusion of Electric Vehicle Charging standards within the new Zoning Bylaw
and recommends the following minimum standards be incorporated:

- That energized outlets capable of delivering Level 2 (240 volts) charging or higher, including all electrical equipment, be installed to a minimum of 10% of all required off-street parking (excluding visitor parking) in association with an apartment development.

Motion Carried

Councillor Westeringh, Allan Tunbridge,
Ed Van Tongeren, Kelly Lerigny, Rob Kingma,
Daryl Goshulak, John Vander Hoek, Cassidy
Silbernagel, Bill Driesen and Doug Luteyn voted
“Yea”, Councillor Mercer voted “Nay”

As part of the Committee’s discussion, members expressed a desire to have the matter reviewed within 3 – 5 years to determine if future bylaw amendments are necessary.

5. OLD BUSINESS / ACTION ITEMS

6. NEW BUSINESS

Development Cost Charges (DCC’s)

The Director of Finance presented an update on the proposed 2020 Development Cost Charges (DCC’s) and provided the following information:

6. NEW BUSINESS (continued)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 Province, in addition to Council

Development Cost Charges

- Collected on new development
 - To fund capacity related capital expansion projects needed to support additional growth
 - Costs associated with required growth-related capacity infrastructure should not place burden on existing taxpayers
 - Growth should pay for capacity infrastructure expansion needs it creates and "pay for itself"

DCC Use Restrictions

- Growth also creates increased needs for operational services
 - Includes policing, fire protection, recreational needs and public works operational maintenance programs
- DCC's cannot be used to fund the costs associated with these increased operational service needs
 - These costs are funded through the new property taxation generated on the new development

2019 DCC Bylaw Review

- New category for 'micro apartments' was created based on previous committee recommendation
 - Applies to apartments from 300-360ft²
 - Under 300ft² are exempt under Local Government Act
- Bylaw considered updates to parking requirements within zoning bylaw
 - Parking/vehicles per dwelling increased for townhouses and small apartment classifications
 - Effect is increased burden on roads infrastructure, with greater number of vehicles, which correlates directly to roads component of DCC's
 - With this change, rates for townhouses and small apartments would experience +-13% rate increases
 - To ease transition, staff recommended phasing the increase to those categories, over a 2 year period
 - 2019 - +-6.5% increase
 - Similar for 2020

2020 Draft DCC Bylaw Project Costs

The 2020-2029 DCC capacity related infrastructure project costs total \$145M 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 \$149M of future project needs are identified, but fall outside of the 10 year time period.

6. NEW BUSINESS (continued)

Balancing Rates with Affordability

- Important to balance rate increases with infrastructure needs
- Also important or recommended not to defer much needed projects just to avoid any rate increases
- Infrastructure needs would fall behind and increase risk of infrastructure failure
- Important that projects are completed when needed to support growth created

2020 Draft DCC Bylaw

- Most categories to see an average 3.3% rate increase
- Rates for townhouse and small apartment categories reflect full phase-in from 2019 Bylaw
 - As result of parking requirement change
- Will see slightly less than the 6.5% increase projected (+-6.3%)

The presentation concluded with Staff providing a list of the current short-term road projects included in the Bylaw.

Moved /) That the Affordable Housing and Development Advisory Committee receive for
Seconded (information the presentation and rate increase proposal regarding the 2020 DCC
Rates provided at its February 26, 2020 meeting.

Motion Carried

Councillors Westeringh and Mercer, Allan Tunbridge, Ed Van Tongeren, Kelly Lerigny, Daryl Goshulak, John Vander Hoek, Cassidy Silbernagel, Bill Driesen and Doug Luteyn voted “Yea”, Rob Kingma voted “Nay”

A query was raised regarding whether a “micro townhouse” (stacking units) sub-category (57m²) would be considered as an affordable housing option providing increased density. This option would also create incentivization for developers. Staff advised this option would be further reviewed and investigated for future Bylaws.

7. INFORMATION

2020 Terms of Reference

The 2020 Terms of Reference was provided for information.

2020 Meeting Dates

The 2020 Meeting Dates were provided for information.

2020 Membership List

The 2020 Membership List was provided for information.

8. ADJOURNEMENT

Moved/) There being no further business, the Affordable Housing and Development Advisory
Seconded (Committee meeting adjourned at 9:07 am.

Carried unanimously

9. NEXT MEETING

The next meeting of the Development Process and Affordable Housing Advisory Committee will be held on Wednesday, April 1, 2020.

Councillor Harv Westeringh, Chair