## PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the *Housing Supply Act* (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

## REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

## ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

## REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at **Housing.Targets@gov.bc.ca** as soon as practicable after Council resolution.

**Do not submit the form directly to the Minister's Office**.

| **Section 1: MUNICIPAL INFORMATION** | |
|---|---|
| **Municipality** | City of Chilliwack |
| **Housing Target Order Date** | July 1, 2024 |
| **Reporting Period** | Year 2: July 1, 2025 – June 30, 2026 |
| **Date Received by Council Resolution** | August 4, 2026 |
| **Date Submitted to Ministry** | August 5, 2026 |
| **Municipal Website of Published Report** | www.chilliwack.com/housing |
| **Report Prepared By** | ☒ Municipal Staff ☐ Contractor/External |
| **Municipal Contact Info** | *Gillian Villeneuve, Director of Planning, villeneuve@chilliwack.com, 604.793.2779* |
| **Contractor Contact Info** | ☒ N/A |

## Section 2: NUMBER OF NET NEW UNITS

Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

**Section 8 must be completed if a housing target has not been met for the reporting period.**

| | **Completions** (Reporting Period) | **Demolitions** (Reporting Period) | **Net New Units** (Reporting Period) | **Net New Units** (Since HTO Effective Date) |
|---|---|---|---|---|
| **Total – City land** | 608 | 52 | 556 | 1,282 |
| | | | **Total – First Nations land** | 499 |
| | | | **Total – Combined** | 1,781 |

**Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE** (Unit Breakdown Guidelines)

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

| | **Completions** (Reporting Period) | **Demolitions** (Reporting Period) | **Net New Units** (Reporting Period) | **Net New Units** (Since Effective HTO Date) |
|---|---|---|---|---|
| **Units by Size** | | | | |
| Studio | 73 | 0 | 73 | 106 |
| One Bedroom | 191 | 2 | 189 | 612 |
| Two Bedroom | 223 | 16 | 207 | 369 |
| Three Bedroom | 72 | 19 | 53 | 119 |
| Four or More Bedroom[1] | 49 | 15 | 34 | 76 |
| **Units by Tenure** | | | | |
| Rental Units[2] – Total | 462 | 0 | 462 | 767 |
| Rental – Purpose Built | 392 | 0 | 392 | 613 |
| Rental – Secondary Suite | 58 | 0 | 58 | 126 |
| Rental – Accessory Dwelling | 12 | 0 | 12 | 28 |
| Rental – Co-op | 0 | 0 | 0 | 0 |
| Owned Units | 146 | 52 | 94 | 515 |
| **Units by Rental Affordability** | | | | |
| Market | 349 | 0 | 349 | 654 |
| Below Market[3] - Total | 113 | 0 | 113 | 113 |
| Below Market - Rental Units with On-Site Supports[4] | 49 | 0 | 49 | 49 |

## Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

**A)** Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

**Action: Design Guidelines Review and Update –** The City completed a comprehensive review and revision of its form and character Design Guidelines. The existing Design Guidelines were replaced with new guidelines that address new built forms and design constraints. Various zoning, policies, and procedures were also updated to help support the implementation of the updated design guidelines and reduce common variances.

- **Date:** July 2, 2025
- **Alignment with Housing Target:** These updates improve Design Guideline clarity, ensure a predictable review and approval process, and support customer service, accelerating the construction of new development. The updated guidelines also assist with the implementation of recent Provincial legislation changes related to small-scale housing and transit-oriented development.
- **Public information:** Report to Council (Item No. 7.13)

**Action: Reaching Home Program –** The City holds and manages funds as part of the Reaching Home Program under Housing, Infrastructure, and Communities Canada (HICC) to distribute to eligible projects that address local homelessness challenges. Under the renewal agreement (2024-2028), HICC has allocated $5,215,312 to the City of Chilliwack to address issues related to homelessness in Chilliwack.

- **Date:** December 2, 2025
- **Alignment with Housing Target:** For 2026/7, a total funding amount of $1,324,653 was allocated to local programs aimed to increase support for individuals experiencing homelessness or at imminent risk-of-homelessness. These programs provide greater opportunities to support individuals in acquiring or retaining housing, assist with food security, help connect to both support services and cultural supports, and provide outreach to individuals who are experiencing homelessness.
- **Public information:** Report to Council (Item No. 7.7)

**Action: 2050 Official Community Plan adoption –** The new 2050 Official Community Plan (OCP) was adopted in December 2025, which plans for 20 years of housing need, refines and clarifies land uses and supporting policy, and sets a framework to guide development into the future.

- **Date:** December 16, 2025
- **Alignment with Housing Target:** Several land use designations and housing-related policies have been developed or revised to achieve the City's housing targets and housing needs.

Through the OCP planning process, a model was developed to assess land use supply to ensure the growth approach could meet 20 years of housing need. This work confirms Chilliwack's OCP has the capacity to accommodate 28,143 housing units identified in the Interim Housing Needs Report.

- **Public information:** Report to Council (Item No. 7.3)

**Action: 2050 Official Community Plan implementation (phases 1 and 2) –** Implementing the new 2050 Official Community Plan (OCP) involved two phases. Phase 1 included amendments to the Zoning Bylaw and adopting a new reserve fund and Council policy to implement the new density benefits program that was established in the new OCP. Phase 2 involved abandoning several Council policies, development concepts and neighbourhood plans that were incorporated into the new OCP.

- **Dates:** February 3 and February 17, 2026
- **Alignment with Housing Target:** The density benefits program will help the City achieve housing policy objectives identified in the Housing Targets and Housing Needs Report, with 3-bedroom units specified as the initial density benefit. Additionally, centralizing various policies, development concepts and neighbourhood plans into the OCP will help improve clarity, ensure a consistent application review and approval process, and further streamline the housing development process.
- **Public information:** Report to Council (Item No. 7.5) and Report to Council (Item No. 7.15)

**Action: Reducing Financial Barriers for a Supportive/Affordable Housing Facility at 46209 Maple Avenue –** Permit fees ($6,240.50) were waived to support the development of a 12 unit (15 bed) affordable housing project that provides on-site services for a substance use recovery program. Construction is complete and the building is now occupied and operational.

- **Date:** October 7, 2025
- **Alignment with Housing Target:** This project adds 12 new supportive/affordable housing units to the rental housing market with on-site support in Chilliwack.
- **Public information:** Report to Council (Item No. 7.10)

**Action: Housing Agreement at 46338 Yale Road –** A Housing Agreement Bylaw was adopted by Council, ensuring that two newly created units in a 60 unit rental apartment building will be maintained as below market rental housing at a rate of 80% of the Canada Mortgage and Housing Corporation (CMHC) rental rates.

- **Date:** June 2, 2026
- **Alignment with Housing Target:** This project delivers two additional below market rental housing units in the community.
- **Public information:** Report to Council (Item No. 7.6)

**B)** Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

Chilliwack housing market activity is not limited to municipal land. There are 14 First Nation Reserves within the municipal boundaries that form an integral part of the community and contribute hundreds of housing units to non-Indigenous residents annually. The City works closely with First Nations to coordinate future development on their land in terms of traffic management, servicing, utility system

capacity planning, environmental design, recreational facility planning, and social/ economic/ cultural activities. Through this partnership, housing development on First Nations land is possible at current levels.

Housing units constructed on First Nations land are included in Section 2 to provide a complete picture of the City's development of housing units, and the housing market overall in Chilliwack. Though not tracked or approved through the City's building permit statistics, City staff dedicate a significant amount of time and resources towards supporting housing developments on First Nations land. This work includes a variety of tasks across multiple departments:

- attending and facilitating site planning meetings
- reviewing and providing feedback on preliminary development proposals
- preparing and implementing servicing agreements
- completing servicing connection upgrades
- managing and processing Development Cost Charges
- conducting fire safety site inspections

Based on the City's records of Development Cost Charges, between January 1 - December 31, 2025, approximately 156 new residential units were constructed on First Nation land*. The majority of this growth and development is occurring on Ch'íyáqtel (Tzeachten), Shxwhá:y Village, Sq'ewqéyl (Skowkale) and Yeqwyeqwí:ws (Yakweakwioose) First Nations.

*constructed or under construction

## Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO (July 1, 2024). Each project should only be recorded once for the **most current** application type. Provide the estimated number of net new housing units to be delivered for each application category.
NOTE: units issued occupancy permits should be recorded in Section 2.

| | Rezoning | Development Permit | Building Permit | Total |
|---|---|---|---|---|
| **Applications** | 29 | 30 | 155 | 214 |
| **New Units*** | 244 | 1,353 | 821 | 2,418 |
| **Unit Breakdown** | | | | |
| **Units by Size** | | | | |
| Studio | See note 1 | 88 | See note 2 | 88 |
| One Bedroom | | 551 | | 551 |
| Two Bedroom | | 462 | | 462 |
| Three Bedroom | | 241 | | 241 |
| Four or More Bedroom[1] | | 11 | | 11 |

| | | | | |
|---|---|---|---|---|
| **Units by Tenure** | | | | |
| Rental Units[2] – Total[2] | See note 1 | 78 | See note 2 | 78 |
| Rental – Purpose Built | | 75 | | 75 |
| Rental – Secondary Suite | | 2 | | 2 |
| Rental – Accessory Dwelling | | 1 | | 1 |
| Rental – Co-op | | 0 | | 0 |
| Owned Units | | 1,275 | | 1,275 |
| **Units by Rental Affordability** | | | | |
| Market | See note 1 | 3 | See note 2 | 3 |
| Below Market[3] – Total | | 75 | | 75 |
| Below Market - Rental Units with On-Site Supports[4] | | 0 | | 0 |

*Does not capture "net".
Note 1. This information is not typically known or provided by the applicant at rezoning stage.
Note 2. This information is only recorded once occupancy is granted (see Sections 2 and 3 of this Report).

## Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

**A)** Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period (Year 2). Please include rezoning applications, development permits, and building permits.

| | Applications Withdrawn | Applications Not Approved |
|---|---|---|
| **Applications** | 59 | 0 |
| **Proposed Units** | 417 | 0 |

**B)** Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

| File Number | Units | Proposal | Date Withdrawn | Reason |
|---|---|---|---|---|
| DP001484 | 56 | Apartment | Jul 9, 2025 | Lapsed due to lack of activity |
| DP001917 & BP036047 | 3 | Duplex with 1 secondary suite | Jul 18, 2025 | Applicant chose not to proceed |
| BP034842 | 2 | Single detached home with 1 secondary suite | Jul 24, 2025 | Lapsed due to lack of activity |

| | | | | |
|---|---|---|---|---|
| BP034068 | 2 | Single detached home with 1 secondary suite | Jul 28, 2025 | Change in ownership |
| RZ001665 & DP001739 | 14 | Townhouse | Aug 1, 2025 | Applicant chose not to proceed |
| BP033910 | 2 | Single detached home with 1 secondary suite | Aug 7, 2025 | Lapsed due to lack of activity |
| BP034045 | 2 | Single detached home with 1 secondary suite | Aug 8, 2025 | Lapsed due to lack of activity |
| BP033867 | 1 | Garden suite | Aug 12, 2025 | Change in ownership |
| BP033785 | 2 | Single detached home with 1 secondary suite | Aug 12, 2025 | Lapsed due to lack of activity |
| RZ001592 | 6 | Rowhouse | Aug 14, 2025 | Applicant chose not to proceed |
| BP036032 | 1 | Single detached home | Sep 24, 2025 | Application premature in advance of subdivision |
| BP036031 | 1 | Single detached home | Sep 24, 2025 | Application premature in advance of subdivision |
| BP033663 | 2 | Single detached home with 1 secondary suite | Oct 9, 2025 | Lapsed due to lack of activity |
| RZ001777 | 4 | Residential infill lots | Oct 15, 2025 | Applicant chose not to proceed |
| DP001910 | 3 | Duplex with 1 secondary suite | Oct 16, 2025 | Applicant chose not to proceed |
| DP001988 | 4 | 2 duplexes | Oct 20, 2025 | Applicant chose not to proceed |
| BP031798 | 1 | Secondary suite | Nov 6, 2025 | Applicant chose not to proceed |
| BP035052 | 1 | Coach house | Nov 14, 2025 | Applicant chose not to proceed |
| RZ001782 | 4 | Residential infill lots | Nov 17, 2025 | Lapsed due to lack of activity |
| RZ001764 | 4 | Residential infill lots | Nov 17, 2025 | Lapsed due to lack of activity |
| RZ001547 | 5 | Rowhouse | Nov 27, 2025 | Lapsed due to lack of activity |
| RZ001569 | 2 | Duplex | Nov 28, 2025 | Lapsed due to lack of activity |
| BP035478 | 2 | Single detached home with 1 secondary suite | Dec 12, 2025 | Applicant chose not to proceed |
| BP033050 | 2 | Townhouse | Dec 12, 2025 | Change in ownership |
| BP033049 | 4 | Townhouse | Dec 12, 2025 | Change in ownership |
| BP033048 | 3 | Townhouse | Dec 12, 2025 | Change in ownership |
| BP033047 | 8 | Townhouse | Dec 12, 2025 | Change in ownership |
| RZ001806 | 1 | Coach house | Jan 12, 2026 | Application no longer required |
| DP002011 | 3 | Townhouse | Jan 20, 2026 | Applicant chose not to proceed |

| | | | | |
|---|---|---|---|---|
| RZ001690 | 2 | Duplex | Jan 29, 2026 | Applicant chose not to proceed |
| DP001890 | 4 | Townhouse | Jan 29, 2026 | Lapsed due to lack of activity |
| RZ001721 | 4 | Residential infill lots | Feb 3, 2026 | Change in ownership |
| BP034523 | 2 | Single detached home with 1 secondary suite | Feb 13, 2026 | Applicant chose not to proceed |
| RZ001776 | 4 | Residential infill lots | Feb 20, 2026 | Lapsed due to lack of activity |
| BP033929 | 2 | Single detached home with 1 secondary suite | Feb 20, 2026 | Lapsed due to lack of activity |
| RZ001711 & DP001699 | 70 | Apartment | Feb 27, 2026 | Lapsed due to lack of activity |
| BP035331 | 1 | Coach house | Feb 27, 2026 | Applicant chose not to proceed |
| BP034866 | 72 | Apartment | Mar 11, 2026 | Building changes require new DP application |
| DP001975 | 7 | Townhouse | Mar 25, 2026 | Applicant chose not to proceed |
| RZ001763 | 4 | Residential infill lots | Apr 1, 2026 | Applicant chose not to proceed |
| DP001960 | 4 | Duplex with 2 coach houses | Apr 7, 2026 | Lapsed due to lack of activity |
| DP001660 | 1 | Coach house | Apr 8, 2026 | Applicant chose not to proceed |
| RZ001781 | 8 | Townhouse | Apr 9, 2026 | Applicant chose not to proceed |
| DP001996 | 6 | Townhouse | Apr 9, 2026 | Applicant chose not to proceed |
| DP001969 & BP035594 | 4 | Townhouse | Apr 9, 2026 | Applicant chose not to proceed |
| RZ001692 & DP001765 | 17 | Townhouse | Apr 13, 2026 | Lapsed due to lack of activity |
| BP036109 | 2 | Single detached home with 1 secondary suite | Apr 14, 2026 | Applicant chose not to proceed |
| RZ001678 | 28 | Residential hillside development | Apr 15, 2026 | Applicant chose not to proceed |
| BP035366 | 1 | Convert garage into garden suite | Apr 21, 2026 | Notice of Intent application denied by ALC (decision #101743) |
| BP036106 | 2 | Duplex | May 11, 2026 | Lapsed due to lack of activity |
| BP036105 | 2 | Duplex | May 11, 2026 | Lapsed due to lack of activity |
| BP036104 | 2 | Duplex | May 11, 2026 | Lapsed due to lack of activity |
| BP036103 | 2 | Duplex | May 11, 2026 | Lapsed due to lack of activity |
| RZ001696 | 21 | Townhouse and rowhouse | Jun 10, 2026 | Applicant chose not to proceed |

## Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

**In-Progress Work**:

Development Application Review – As of writing this report, an estimated 1,586 residential units are currently under review in the following stages:

- 756 units (Rezoning review, not approved)
- 517 units (Development Permit review, not issued)
- 313 units (Building Permit review, not issued)

**Other projects underway:**

Residential Definitions Review (Zoning Bylaw) – the Planning Department is currently reviewing residential-related definitions (dwellings, occupant, buildings, care, etc.) in the Zoning Bylaw. The project will clarify definitions, consolidate overlapping terms to remove redundancies and improve ease of use, and remove terms relating to regulations that are no longer in force. The updated definitions will also assist with the implementation of Provincial legislation changes related to small-scale housing and transit-oriented development.

Development Procedures Update Project – following grant funding approval through the UBCM Local Government Development Approvals Program (Report to Council (Item No. 7.13)), the Planning Department has begun early stages of retaining a consultant to review the City's existing development approval procedures across multiple departments. The recommendations from this work are anticipated to guide future adoption of new policies/initiatives and the creation of a new centralized development procedures bylaw, reinforcing a coordinated application approach and giving predictability and stability to applicants.

Application Time Tracking – the Planning Department is currently exploring the feasibility of introducing a "chess clock" feature in the internal permit tracking software for tracking how much time is spent reviewing development applications. This clock would allow staff to separate their review time from applicant response time, giving a clearer picture of where delays are happening to adapt workflows, where needed.

## Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

**If the housing target has not been met for the reporting period**, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

Based on the collective efforts of the City of Chilliwack and local First Nations, the Year 2 target has been exceeded. Refer to Section 7 for the additional efforts being taken to continue meeting the housing target.

[1] If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.
[2] **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.
[3] **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.
[4] **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.