

Municipal Development



Planning and Strategic Initiatives
Land Development and Bylaw Enforcement

Fourth Quarter Report, 2017



**CITY OF
CHILLIWACK**



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Municipal Development



2017 4th Quarter Report—Economy and Housing Starts

The Canadian economy experienced a robust 2017 with a GDP increase of 3.0%. Another growth year is expected in 2018 at a lower rate of 2.1%, which is more aligned with 2016 (1.5%) and the forecasted years ahead. The key factor in the slowing of growth, as reported by TD Canada Trust, is employment capacity constraints due to a decade low unemployment rate of 4.8% (it's also the reason for the income acceleration expected this year). More slowing factors include pressure on key economic drivers—housing activity and consumer spending—from rising interest rates, stringent mortgage rules and rising household debt. NAFTA renegotiations are also a reported factor.



Similarly, a strong BC economy is expected to continue but with a slowing in the 4-year 3.0% annual economic growth cycle to 2.7%. Despite an economic slow-down compared to last year, the current housing “boom” we are in will not be affected. Central 1 of Credit Unions of BC reports the lift in active housing in 2017 will continue at historically high levels through 2019 with starts around 41,000 units.

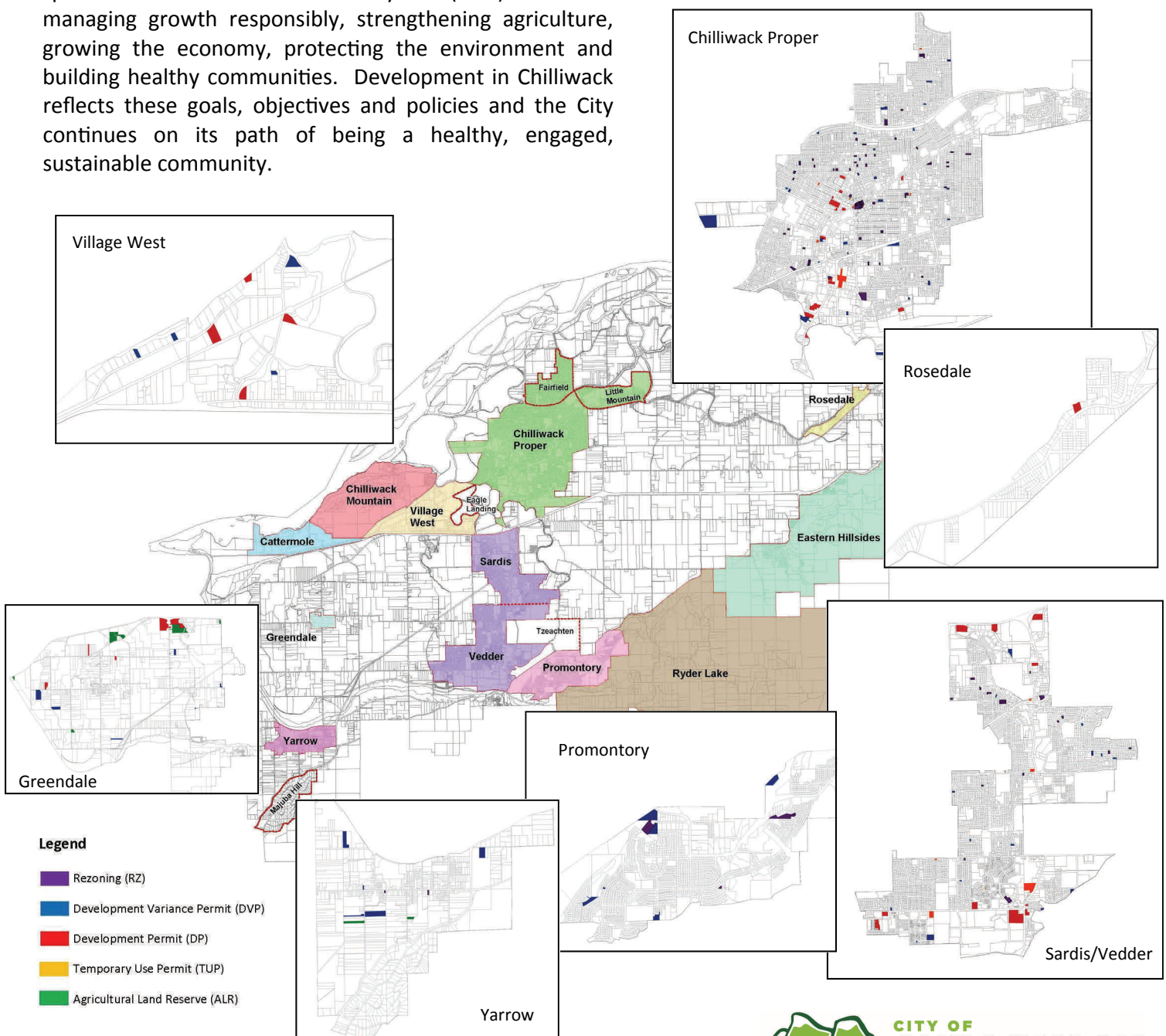
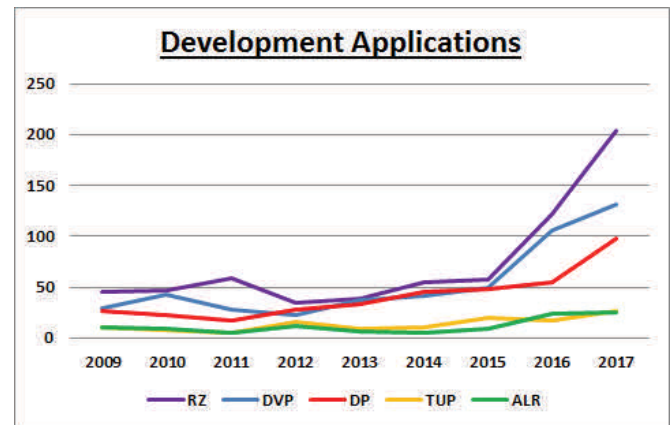
Chilliwack was an active participant in the provincial housing cycle with 934 starts, up 17% compared to last year and a rate not seen since the mid-2000s, which meets next year’s typically higher forecast. The majority of this growth has taken place within the Chilliwack Proper-Sardis-Vedder urban growth boundary, while about 30% is from construction in the hillsides, and less than 5% is construction on the valley floor agricultural and rural areas.

For the year, single family detached housing starts were higher than multi-family housing starts. In particular, detached housing showed a surge (535 units) compared to 2016 (389 units), with 130 units higher than expected, while multi-family housing starts have remained consistent over the last two years (around 350 units). We should start to see a gradual tipping of the scales toward multi-family over the next few years, typical of an active housing cycle, where more affordable housing is sought in a higher priced environment. Reflective of the high price environment, other urban areas in BC are seeing higher multi-family housing starts compared to last year, with high apartment starts expected to continue.

In Chilliwack, relatively equal multi-family and detached starts are forecasted for this upcoming year, with higher multi-family starts compared to detached expected in the coming years of the lifted housing cycle.

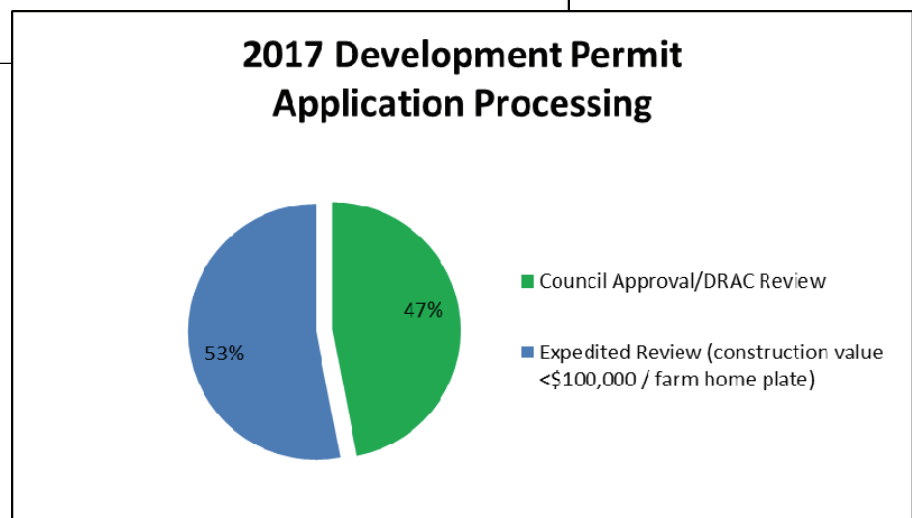
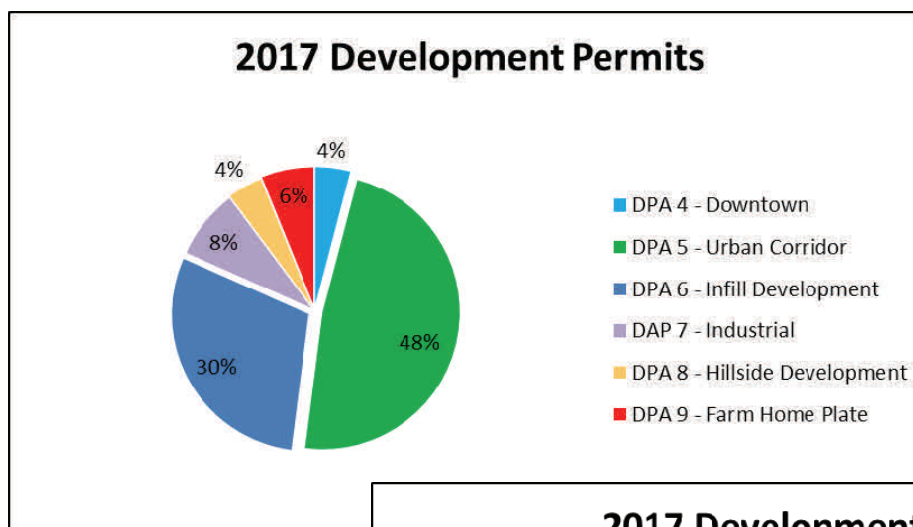
Development Review

It has been another record year for land use applications in Development Planning. A total of 486 development applications were processed in 2017, representing a 50% increase over 2016 applications; 2016 applications already represented more than a 50% increase over 2015 applications. This development trend is reflective of the current market conditions within Chilliwack as an area providing affordable housing and more generous living space. The 2040 Official Community Plan (OCP) centres on managing growth responsibly, strengthening agriculture, growing the economy, protecting the environment and building healthy communities. Development in Chilliwack reflects these goals, objectives and policies and the City continues on its path of being a healthy, engaged, sustainable community.



Development Permits

New commercial, industrial and multi-family/intensive residential developments are subject to “form and character” considerations to ensure the design guidelines within the 2040 Official Community Plan are achieved. These guidelines generally encourage a high standard of site and building design, maintaining a consistent streetscape, promoting the pedestrian scale and enhancing the urban design of the surrounding community. Development permits are also required for hillside areas and siting requirements of Farm Home Plates for valley floor farmland. Development permits are often subject to consideration by Council for approval, with review and recommendations from the Design Review Advisory Committee; however, there are opportunities for a streamlined and expedited review for Farm Home Plate applications consistent with the established guidelines and new development projects with a construction value less than \$100,000. Council’s delegated authority for Director of Planning & Engineering approval for qualifying development permit applications allowed for over 50% of these applications to be streamlined and processed quickly in 2017.

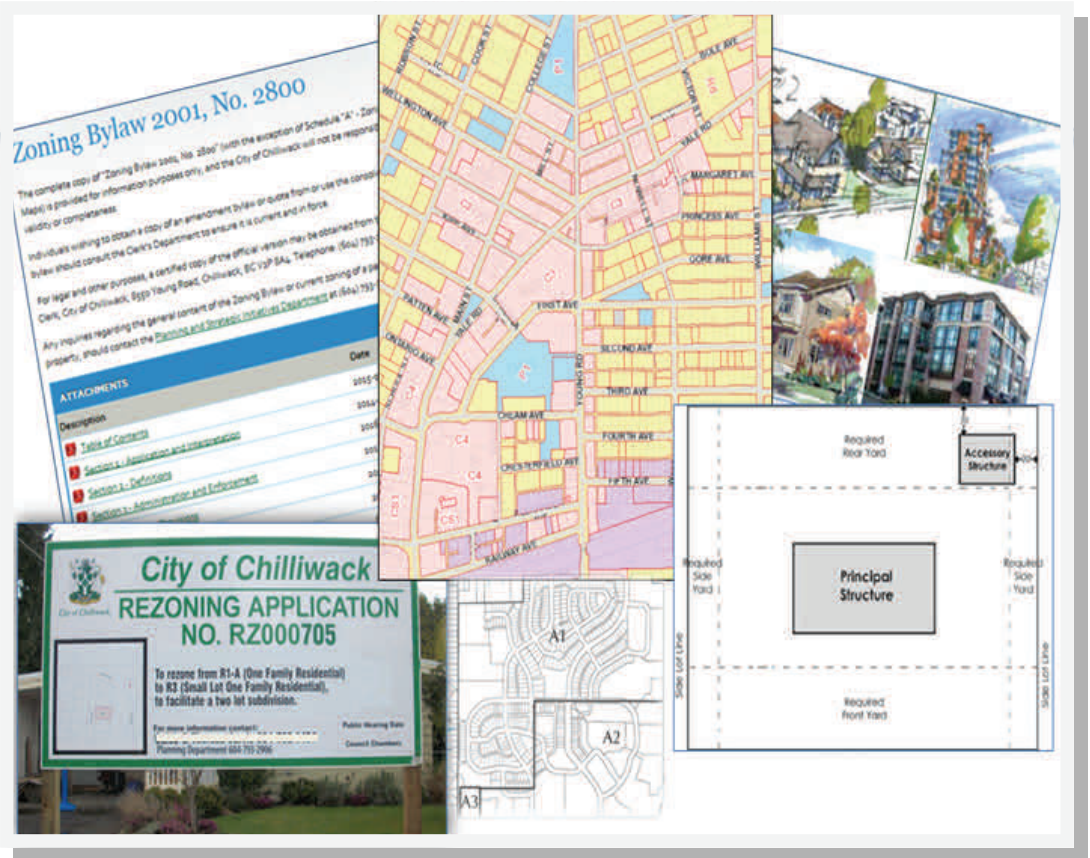


Zoning Bylaw Review

A comprehensive review and revision of the City's Zoning Bylaw is underway to ensure the document is:

- incorporating best practices in urban planning and development
- consistent with provincial legislation
- legally enforceable
- improved, updated and simplified with a user-friendly and organized layout
- easily interpreted and implemented by staff, Council, the development community and public

The new Zoning Bylaw will support the 2040 Official Community Plan's goals, objectives and policies and have the opportunity for community engagement with key stakeholders and the public, as well as the Affordable Housing and Development Advisory Committee, Design Review Advisory Committee, Downtown BIA, CEPSCO and the local development community. Urban Systems Ltd. has been awarded the contract and the project is anticipated to complete in July 2018.



The Intermunicipal Business Licence (IML) program has proven a very successful business licensing system that is both business-friendly and reduces red tape. Over the years, the program has been enhanced to enable growth in the region while maintaining a revenue neutral objective for all participating municipalities. This Fraser Valley partnership allows non-resident (mobile) trade contractor businesses from within the 11 participating municipalities to operate in each community on the basis of one IML purchased from their home base as opposed to requiring separate licenses from each municipality in which they operate in. IML sales in Chilliwack have steadily increased over the past five years and this trend is expected to continue.

Intermunicipal Business Licences



2017 = 374 IMLs Sold
 2016 = 315 IMLs Sold
 2015 = 248 IMLs Sold
 2014 = 197 IMLs Sold
 2013 = 135 IMLs Sold

Chilliwack Proper & Fairfield Island Neighbourhoods Plan

With a focus on such topics as urban design, land use, amenities and transportation, the purpose of the plan is to build on existing City-wide plans and determine how new development can be best accommodated, given the City's policy direction for managing growth through densification and infill. The project planning area encompasses residential land surrounding the downtown (north of the CN Rail), including Fairfield Island. The project has involved significant public engagement through a series of public and focused group meetings, as well as online surveys. Key concerns centered around traffic, followed by townhouse location, parking, sidewalks, trees and green space, public engagement and school/health/social services.

The neighbourhood planning process is reaching its final phase and a draft plan will be presented in a public meeting. A final plan will be presented to Council shortly after for consideration and approval.



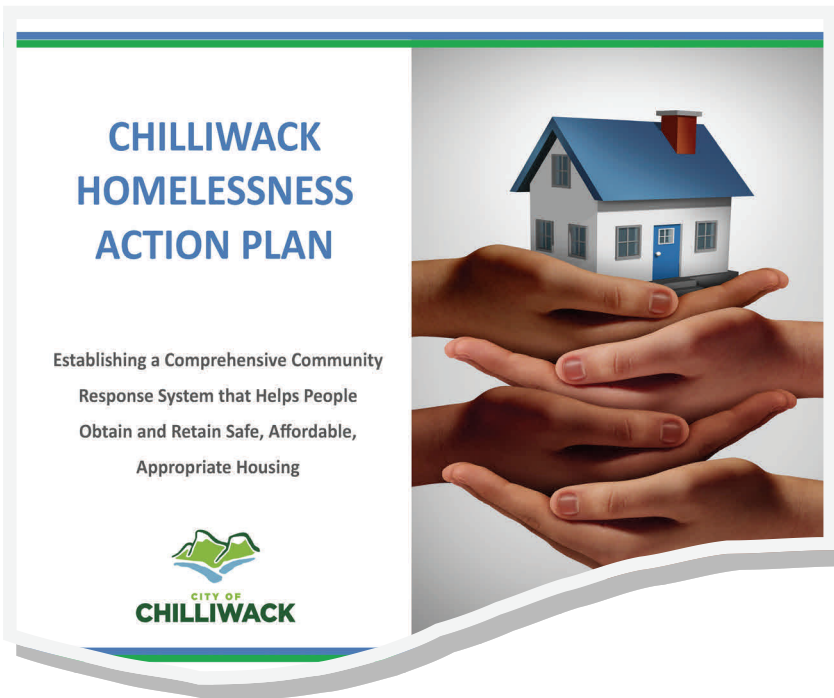
Chilliwack Healthier Community

October: CHC hosted its second Chilliwack Landlords Lunch, with nine landlords in attendance and 500 rental units represented. There was plenty of good small group discussion, and we learned on deeper level how much of a financial burden a bad rental situation can be to a landlord and how landlords struggle with the perception that they do not care about their tenants. New connections were made with local landlords who are interested in / planning development with market rentals integrated with commercial, medical clinics, or professional offices. The October Information and Networking Breakfast event on October 24 was called "Working Together - Chilliwack Housing Achievements". Seven presentations were given on local projects to a full room, including a Chilliwack Progress staff reporter who wrote an excellent article on the work we have done as a collaborative community to address affordable housing and homelessness issues.

November: As a result of Housing First Task Team discussions, the last two articles on housing for the Chilliwack Progress (initially discussed at the CHC Housing First Task Team Communications Committee in August) were published in November: one was based on an interview with PCRS Housing Development Coordinator Graham McMahon, and the other was based on Graham's November 21 Housing Hub presentation to City Council. The November 24 event, "Weaving Financial Literacy into Service Delivery", was co-coordinated between CHC and the Chilliwack Learning Society. Five presenters shared valuable, free to service providers, easily accessible resources with attendees, who will train colleagues and staff in the materials to enhance the utilization and impact of these resources. The November Information and Networking Breakfast event on November 28 was called "Community Response to Emerging Drug Trends". Two presentations were given, both describing an approach to addictions that is one of understanding. There was extraordinary audience participation at this event with the networking exercise particularly well-received.

December: On December 19, CHC held its Annual Year-End Partner event, and launched the finalized 2018-2020 Strategic Action Plan. Months of consultation and preparation for significant re-structuring of CHC teams to align with the five goals of this Plan is set to begin in January. Discussions at this meeting revisited the idea of CHC partnership fees, which will be voted on at the January meeting. December also marked significant strides toward the completion of the CHC Mental Wellness Guide, as the Child and Youth Mental Health and Substance Use Collaborative's Chilliwack Local Action team helped fund the graphic design and printing of the materials.

Homelessness Action Plan Update



Winter is an especially difficult season for someone to be without a home. The cold, wet weather increases the potential for health concerns and highlights the need for additional shelter space in our community.

During this quarter, City staff advocated the Province of British Columbia to increase access to emergency beds for those without a home.

Constant conversations between City staff and BC Housing resulted in funding for three separate locations opening their doors seven nights a week to provide safe, warm accommodations for people without homes to access until the end of March. In total, there were an additional 43 emergency overnight beds available for this winter season.

Additional emergency shelter beds were made available at the following locations:

1. Ruth and Naomi's Mission – 26 beds
2. Chilliwack Cyrus Centre – 12 beds
3. Chilliwack Salvation Army – 5 beds

The City continued to work with Fraser Health to address improperly discarded needles in the community. The health authority increased funds to Pacific Community Resources Society (PCRS) to operate their mobile harm reduction bus with expanded hours and to hire a team of peers to collect improperly discarded needles in identified hotspots, as well as educate users of ways and locations to dispose needles. The health authority installed two large sharps disposal boxes, one at the Public Health Unit and one at the entrance to the Chilliwack General Hospital, and has committed to working with their IT department to create a data collecting mapping and tracking system for all stakeholders to use when finding and collecting needles in the community.

A systems approach, known as the Housing Hub, was designed through an HPS grant given to PCRS to address the complexities of housing and homelessness within the City; the model will coordinate support resources within the community to support rental retention and work with landlords to increase the number of available units to the Housing Hub. Since June of 2017, when the project began, this model has garnered much support from a variety of stakeholders, including the City, and is set to roll out early in 2018.

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2015

APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	4th Quarter Totals	2015 Year-to-Date Totals
Rezoning	2	2	9	4	6	7	4	4	8	5	4	3	12	58
DVP	1	6	5	0	5	3	4	6	4	6	2	7	15	49
DP - Form & Character	3	5	6	3	4	5	1	5	3	10	3	4	16	52
ALR	0	0	0	0	2	1	0	1	1	1	2	1	4	9
TUP	0	0	2	2	1	5	1	1	1	1	1	3	5	18
Compliance Letters	2	2	3	3	2	6	6	1	3	3	5	7	15	43
New Business Licences	44	36	54	33	31	34	45	25	28	35	29	31	95	425

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2016

APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	4th Quarter Totals	2016 Year-to-Date Totals
Rezoning	5	14	8	8	7	19	8	17	4	11	13	8	32	122
DVP	8	6	9	10	7	15	8	10	9	9	9	6	24	106
DP - Form & Character	2	8	1	8	5	6	1	3	5	1	13	2	16	55
ALR	3	5	3	2	2	3	0	2	3	0	1	0	1	24
TUP	2	4	1	2	2	2	1	0	0	1	0	3	4	18
Compliance Letters	0	4	7	2	5	3	10	2	5	1	1	3	5	48
New Business Licences	49	57	39	50	55	51	62	55	51	44	48	21	113	582

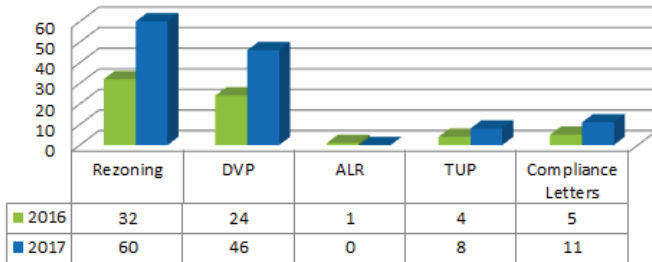
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2017

APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	4th Quarter Totals	2017 Year-to-Date Totals
Rezoning	10	6	18	15	13	27	11	35	9	40	9	11	60	204
DVP	10	4	8	16	8	11	12	7	10	7	33	6	46	132
DP - Form & Character	4	2	3	6	1	7	6	7	7	11	37	7	55	98
ALR	3	6	3	2	1	1	3	3	3	0	0	0	0	25
TUP	4	3	0	4	3	2	1	2	0	2	3	3	8	27
Compliance Letters	8	5	5	1	5	2	2	3	4	7	2	2	11	46
New Business Licences	50	41	60	39	47	47	55	48	23	32	34	39	105	515

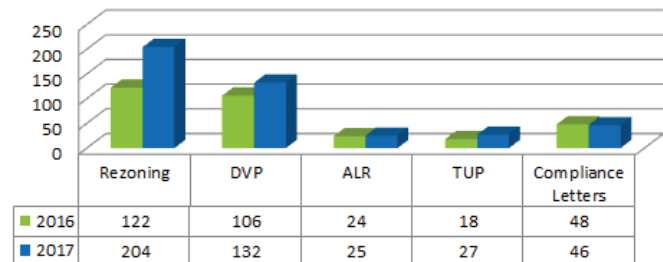


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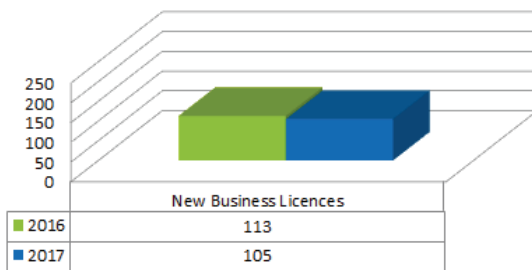
4th Quarter - 2016/17 Comparison Planning



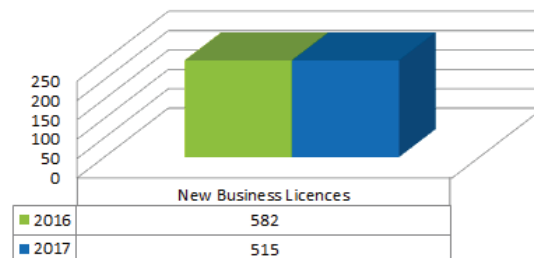
Year-to-Date - 2016/17 Comparison Planning



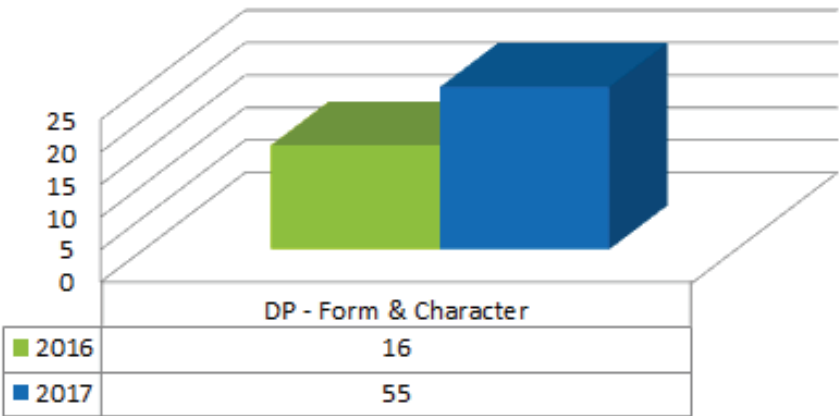
4th Quarter - 2016/17 Comparison New Business Licences



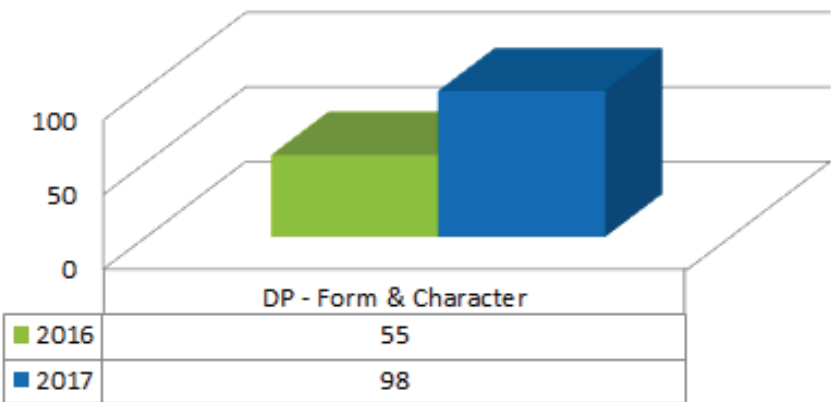
Year-to-Date - 2016/17 Comparison New Business Licences



4th Quarter - 2016/17 Comparison
Development Permits



Year-to-Date - 2016/17 Comparison
Development Permits



4TH QUARTER 2016						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain						
Chilliwack Proper	15	8	6		1	61
Village West		1	2		1	10
East Chilliwack - Southside	1					1
Eastern Hillside						8
Greendale - Cattermole - Yarrow	1	6		1	2	14
Promontory		1	1			9
Rosedale - East Chilliwack Northside		3				6
Ryder Lake						3
Sardis - Vedder	15	5	7			46
Non Resident Businesses						19
OCP/TEXT Amendments						
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	32	24	16	1	4	177

4TH QUARTER 2017						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain			1			5
Chilliwack Proper	43	36	40		3	55
Village West		2			1	2
East Chilliwack - Southside	1				1	1
Eastern Hillside					1	3
Greendale - Cattermole - Yarrow		2	3			11
Promontory	1	1				9
Rosedale - East Chilliwack Northside	1	3	1			7
Ryder Lake						1
Sardis - Vedder	14	2	10		2	47
Non Resident Businesses						25
OCP/TEXT Amendments						
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	60	46	55	0	8	166

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

2017 BUILDING PERMITS - OCTOBER

	October 2017			2017 YEAR-TO-DATE			October 2016			2016 YEAR TO-DATE		
RESIDENTIAL	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
New single family (fee simple)	17	18	4,179,818	302	314	80,254,239	26	26	6,784,319	254	261	60,033,904
New single family (strata)	3	3	815,083	155	155	38,541,828	10	10	1,980,382	63	63	11,597,936
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	0	0	0	3	6	1,007,446	0	0	0	12	24	3,761,990
New 2 family duplex (strata)	2	4	900,000	7	14	3,150,000	0	0	0	0	0	0
New townhouses	6	34	4,536,870	32	156	19,999,750	1	4	563,290	40	163	22,140,507
New apartments	0	0	0	3	160	26,800,000	1	53	6,000,000	3	147	18,400,000
Mobile / manufactured homes	0	0	0	0	0	0	0	0	0	1	1	178,353
Secondary suites, TADs, etc.	3	3	174,920	20	19	1,467,320	2	2	207,860	14	14	1,297,296
Miscellaneous residential	14	1	539,272	215	5	11,483,763	24	0	724,373	180	7	9,258,271
TOTAL RESIDENTIAL	45	63	11,145,963	737	829	182,704,346	64	95	16,260,224	567	680	126,668,257
COMMERCIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New commercial buildings	0	0	0	6	4,494	5,788,000	1	1,632	1,500,000	8	8,058	7,898,971
Misc. commercial (additions, improvements, etc.)	8	0	400,000	40	2,119	10,904,030	5	910	1,018,000	51	3,755	10,682,974
Commercial Signs	2	0	8,000	35	0	510,377	1	0	6,500	38	0	333,786
TOTAL COMMERCIAL	10	0	408,000	81	6,613	17,202,407	7	2,542	2,524,500	97	11,813	18,915,731
INDUSTRIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New industrial buildings	0	0	0	9	55,670	54,085,149	0	0	0	9	8,867	13,901,276
Misc. industrial (additions, improvements, etc.)	1	0	55,000	4	2,871	1,716,250	1	3,008	2,000,000	4	7,905	10,617,500
TOTAL INDUSTRIAL	1	0	55,000	13	58,541	55,801,399	1	3,008	2,000,000	13	16,772	24,518,776
INSTITUTIONAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New institutional buildings	0	0	0	1	75	50,000	0	0	0	0	0	0
Misc. institutional (additions, improvements, etc.)	2	0	215,000	8	1,736	3,663,000	0	0	0	6	2,127	4,019,000
TOTAL INSTITUTIONAL	2	0	215,000	9	1,811	3,713,000	0	0	0	6	2,127	4,019,000
AGRICULTURAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New agricultural buildings	6	7,613	2,404,440	65	44,510	17,593,528	12	4,385	1,026,860	50	43,500	8,699,146
Misc. agricultural (additions, etc.)	0	0	0	22	5,147	2,146,125	1	64	15,000	13	4,687	1,247,934
TOTAL AGRICULTURAL	6	7,613	2,404,440	87	49,657	19,739,653	13	4,449	1,041,860	63	48,187	9,947,080
OTHER	PERMITS	2017 YR-TO-DATE	Oct 2016	2016 YR-TO-DATE	BUILDING INSPECTIONS							
Demolition	9	67	14	85	October 2017 1,323							
Service Permits	2	71	5	67	2017 YEAR-TO-DATE 12,569							
					October 2016 985							
					2016 YEAR-TO-DATE 9,527							
MONTH-END TOTALS	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
	75	63	14,228,403	1,065	829	279,160,805	104	95	21,826,584	898	680	184,068,844

2017 BUILDING PERMITS - NOVEMBER

	November 2017			2017 YEAR-TO-DATE			November 2016			2016 YEAR-TO-DATE		
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
RESIDENTIAL												
New single family (fee simple)	34	37	8,459,354	336	351	88,713,593	17	18	5,346,140	271	282	65,380,044
New single family (strata)	9	9	3,150,286	164	164	41,692,114	11	11	2,595,696	74	74	14,193,632
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	0	0	0	3	6	1,007,446	0	0	0	12	24	3,761,990
New 2 family duplex (strata)	0	0	0	7	14	3,150,000	0	0	0	0	0	0
New townhouses	6	26	3,253,380	38	182	23,253,130	9	37	5,030,714	49	200	27,171,221
New apartments	0	0	0	3	160	26,800,000	0	0	0	3	147	18,400,000
Mobile / manufactured homes	1	1	100,000	1	1	100,000	0	0	0	1	1	178,353
Secondary suites, TADs, etc.	1	1	40,000	21	20	1,507,320	3	3	360,000	17	17	1,657,296
Miscellaneous residential	22	3	768,125	237	8	12,251,889	24	0	724,718	205	7	9,544,969
TOTAL RESIDENTIAL	73	77	15,771,145	810	906	198,475,492	64	69	14,057,268	632	752	140,287,505
COMMERCIAL												
New commercial buildings	0	0	0	6	4,494	5,788,000	0	0	0	8	8,058	7,898,971
Misc. commercial (additions, improvements, etc.)	11	0	1,571,000	51	2,119	12,475,030	3	0	170,000	59	3,755	10,852,974
Commercial Signs	2	0	22,000	37	0	532,376	5	0	35,200	43	0	368,986
TOTAL COMMERCIAL	13	0	1,593,000	94	6,613	18,795,406	8	0	205,200	110	11,813	19,120,931
INDUSTRIAL												
New industrial buildings	0	0	0	9	55,670	54,085,149	1	3,688	3,200,000	10	12,555	17,101,276
Misc. industrial (additions, improvements, etc.)	0	0	0	4	2,871	1,716,250	0	0	0	4	7,905	10,617,500
TOTAL INDUSTRIAL	0	0	0	13	58,541	55,801,399	1	3,688	3,200,000	14	20,460	27,718,776
INSTITUTIONAL												
New institutional buildings	0	0	0	1	75	50,000	0	0	0	0	0	0
Misc. institutional (additions, improvements, etc.)	0	0	0	8	1,736	3,663,000	0	0	0	6	2,127	4,019,000
TOTAL INSTITUTIONAL	0	0	0	9	1,811	3,713,000	0	0	0	6	2,127	4,019,000
AGRICULTURAL												
New agricultural buildings	5	8,060	1,134,300	70	52,570	16,547,828	4	4,564	1,102,560	54	48,064	9,801,706
Misc. agricultural (additions, etc.)	3	873	65,000	25	6,020	2,391,125	0	0	0	13	4,687	1,247,934
TOTAL AGRICULTURAL	8	8,933	1,199,300	95	58,590	20,938,953	4	4,564	1,102,560	67	52,751	11,049,640
OTHER												
Demolition	3	70	Nov 2016	7	92							
Service Permits	3	74		1	62							
BUILDING INSPECTIONS												
November 2017												
2017 YEAR-TO-DATE												
November 2016												
2016 YEAR-TO-DATE												
10,524												
MONTH-END TOTALS												
November 2017												
PERMITS	100	77	18,563,445	1,165	906	297,724,250	85	69	18,565,028	983	752	202,195,852
UNITS												
VALUE												
PERMITS												
UNITS												
VALUE												

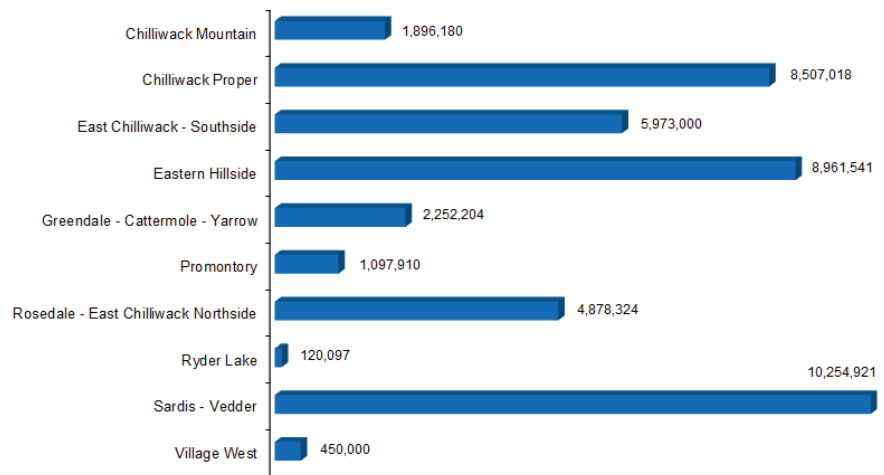
2017 BUILDING PERMITS - DECEMBER

	December 2017				2017 YEAR-TO-DATE				December 2016				2016 YEAR-TO-DATE			
	PERMITS	UNITS	VALUE	M2	PERMITS	UNITS	VALUE	M2	PERMITS	UNITS	VALUE	M2	PERMITS	UNITS	VALUE	M2
RESIDENTIAL																
New single family (fee simple)	19	19	3,498,982		355	370	92,212,575		24	24	6,914,786		295	306	72,294,830	
New single family (strata)	1	1	375,000		165	165	42,067,114		9	9	1,836,542		83	83	16,030,174	
First Nations Lease	0	0	0		0	0	0		0	0	0		0	0	0	
New 2 family duplex (fee simple)	0	0	0		3	6	1,007,446		0	0	0		12	24	3,761,990	
New 2 family duplex (strata)	0	0	0		7	14	3,150,000		0	0	0		0	0	0	
New townhouses	2	8	1,087,476		40	190	24,340,606		2	10	1,124,916		51	210	28,296,137	
New apartments	0	0	0		3	160	26,800,000		0	0	0		3	147	18,400,000	
Mobile / manufactured homes	0	0	0		1	1	100,000		0	0	0		1	1	178,353	
Secondary suites, TADs, etc.	0	0	0		21	20	1,507,320		4	4	240,040		21	21	1,897,336	
Miscellaneous residential	7	0	414,000		244	8	12,665,889		13	0	854,506		217	7	10,837,495	
TOTAL RESIDENTIAL	29	28	5,375,458		839	934	203,850,950		52	47	10,970,790		683	799	151,696,315	
COMMERCIAL																
New commercial buildings	0	0	0		6	4,494	5,788,000		0	0	0		8	8,058	7,898,971	
Misc. commercial (additions, improvements, etc.)	4	30	173,000		55	2,149	12,648,030		4	0	410,000		58	3,755	11,262,974	
Commercial Signs	7	0	75,889		44	0	608,265		0	0	0		43	0	368,986	
TOTAL COMMERCIAL	11	30	248,889		105	6,643	19,044,295		4	0	410,000		109	11,813	19,530,931	
INDUSTRIAL																
New industrial buildings	0	0	0		9	55,670	54,085,149		0	0	0		10	12,555	17,101,276	
Misc. industrial (additions, improvements, etc.)	0	0	0		4	2,871	1,716,250		0	0	0		4	7,905	10,617,500	
TOTAL INDUSTRIAL	0	0	0		13	58,541	55,801,399		0	0	0		14	20,460	27,718,776	
INSTITUTIONAL																
New institutional buildings	1	2,540	5,468,000		2	2,615	5,518,000		1	294	200,000		1	294	200,000	
Misc. institutional (additions, improvements, etc.)	0	0	0		8	1,736	3,663,000		1	0	250,000		7	2,127	4,269,000	
TOTAL INSTITUTIONAL	1	2,540	5,468,000		10	4,351	9,181,000		2	294	450,000		8	2,421	4,469,000	
AGRICULTURAL																
New agricultural buildings	3	3,671	507,000		73	56,241	18,972,828		6	6,503	2,815,820		60	54,567	12,617,526	
Misc. agricultural (additions, etc.)	2	134	0		27	6,154	2,473,125		0	0	0		13	4,687	1,247,934	
TOTAL AGRICULTURAL	5	3,805	507,000		100	62,395	21,445,953		6	6,503	2,815,820		73	59,254	13,865,460	
OTHER																
Demolition	6	76	Dec 2016		2016 YR-TO-DATE											
Service Permits	1	75	2		70											
BUILDING INSPECTIONS																
December 2017																
2017 YEAR-TO-DATE																
December 2016																
2016 YEAR-TO-DATE																
MONTH-END TOTALS	PERMITS	UNITS	VALUE		PERMITS	UNITS	VALUE		PERMITS	UNITS	VALUE		PERMITS	UNITS	VALUE	
December 2017	53	28	11,599,347		2016 YR-TO-DATE	1,218	309,323,597		December 2016	47	14,646,610		2016 YEAR-TO-DATE	799	217,280,482	

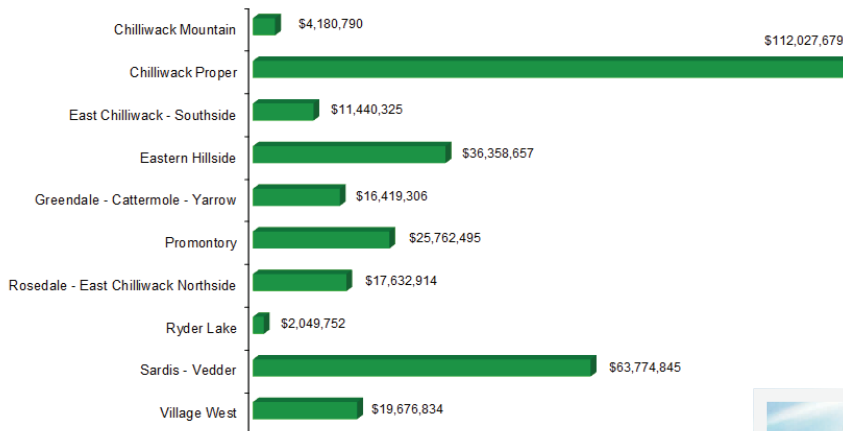
2017 BUILDING PERMITS - 4TH QUARTER

	4th Quarter 2017			2017 YEAR-TO-DATE			4th Quarter 2016			2016 YEAR TO-DATE						
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE				
RESIDENTIAL	New single family (fee simple)	70	74	16,138,154	7	14	3,150,000	67	70	19,045,245	295	309	72,326,693			
	New single family (strata)	13	13	4,340,369	355	370	92,212,575	30	30	6,412,620	83	83	16,030,174			
	First Nations Lease	0	0	0	165	165	42,067,114	0	0	0	0	0	0			
	New 2 family duplex (fee simple)	0	0	0	3	3	565,000	0	0	0	12	24	3,761,990			
	New 2 family duplex (strata)	2	4	900,000	3	6	1,007,446	0	0	0	0	0	0			
	New townhouses	14	68	8,877,726	40	190	24,340,606	12	51	6,718,920	51	210	28,296,137			
	New apartments	0	0	0	3	160	26,800,000	1	53	6,000,000	3	147	18,550,000			
	Mobile / manufactured homes	1	1	100,000	1	1	100,000	0	0	0	1	1	178,353			
	Secondary suites, TADs, etc.	4	4	214,920	21	20	1,507,320	9	9	807,900	21	21	1,897,337			
	Miscellaneous residential	43	4	1,721,397	241	5	12,100,889	62	0	2,364,597	218	7	10,898,495			
	TOTAL RESIDENTIAL	147	168	32,292,566	839	934	203,850,950	181	213	41,349,282	684	802	151,939,179			
	COMMERCIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE			
New commercial buildings		0	0	0	6	4,494	5,788,000	1	1,632	1,500,000	8	8,058	7,898,971			
Misc. commercial (additions, improvements, etc.)		23	30	2,144,000	55	2,149	12,648,030	12	910	1,598,000	58	3,755	11,262,974			
Commercial Signs		11	0	105,889	44	0	608,265	6	0	41,700	43	0	368,986			
TOTAL COMMERCIAL	34	30	2,249,889	105	6,643	19,044,295	19	2,542	3,139,700	109	11,813	19,530,931				
INDUSTRIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE				
	New industrial buildings	0	0	0	9	55,670	54,085,149	1	3,688	3,200,000	10	12,555	17,101,276			
	Misc. industrial (additions, improvements, etc.)	1	0	55,000	4	2,871	1,716,250	1	3,008	2,000,000	4	7,905	10,617,500			
	TOTAL INDUSTRIAL	1	0	55,000	13	58,541	55,801,399	2	6,696	5,200,000	14	20,460	27,718,776			
INSTITUTIONAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE				
	New institutional buildings	1	2,540	5,468,000	2	2,615	5,518,000	1	0	200,000	1	294	200,000			
	Misc. institutional (additions, improvements, etc.)	2	0	215,000	8	1,736	3,663,000	1	0	250,000	7	2,127	4,269,000			
	TOTAL INSTITUTIONAL	3	2,540	5,683,000	10	4,351	9,181,000	2	0	450,000	8	2,421	4,469,000			
AGRICULTURAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE				
	New agricultural buildings	14	19,344	3,783,740	73	56,241	18,972,828	22	15,452	4,945,240	60	54,567	12,617,526			
	Misc. agricultural (additions, etc.)	5	1,007	327,000	27	6,154	2,473,125	1	64	15,000	13	4,687	1,247,934			
	TOTAL AGRICULTURAL	19	20,351	4,110,740	100	62,395	21,445,953	23	15,516	4,960,240	73	59,254	13,865,460			
OTHER	4th Quarter 2017	2017 Yr-To-Date	4th Quarter 2016	2016 Yr-To-Date	BUILDING INSPECTIONS											
	Demolition	18	76	26	97	4th Quarter 2017										
	Service Permits	6	75	8	70	2017 YEAR-TO-DATE										
						4th Quarter 2016										
					2016 YEAR-TO-DATE											
					11,305											
MONTH-END TOTALS	4th Quarter 2017				2017 YEAR-TO-DATE				4th Quarter 2016				2016 YEAR TO-DATE			
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	
	228	168	44,301,195	1,218	934	309,323,507	261	213	55,099,272	1,455	802	217,523,346				

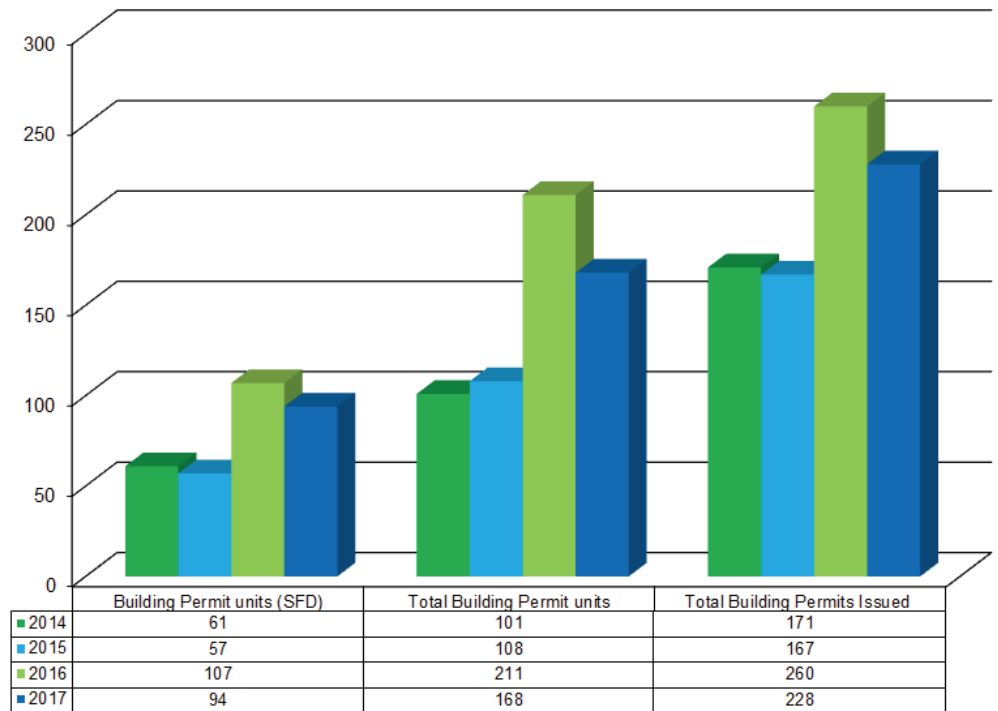
4TH QUARTER 2017



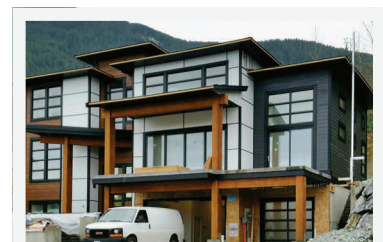
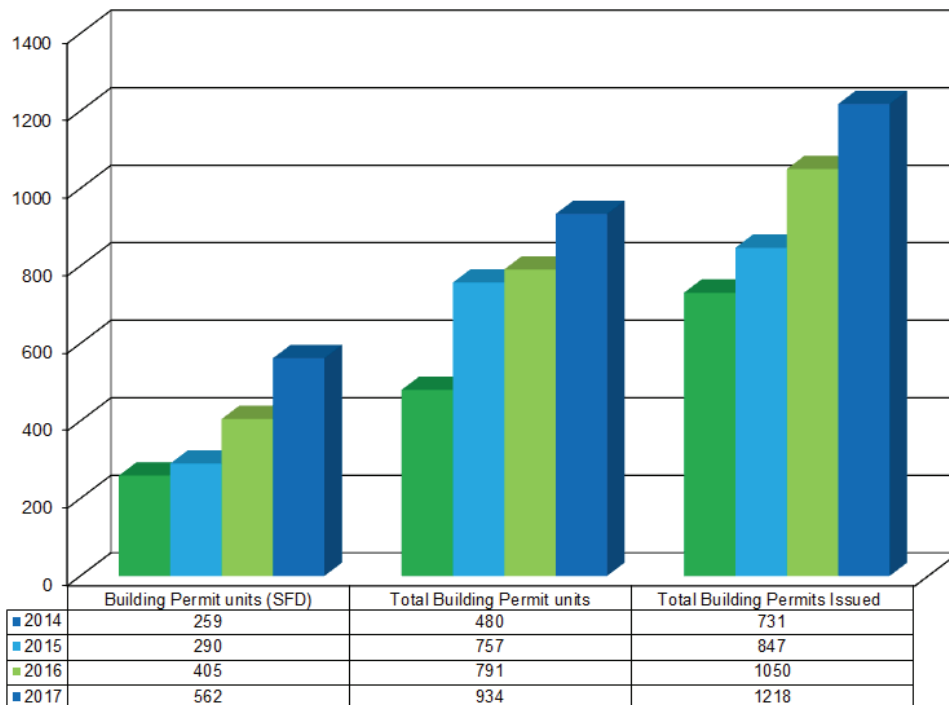
YEAR-TO-DATE 2017



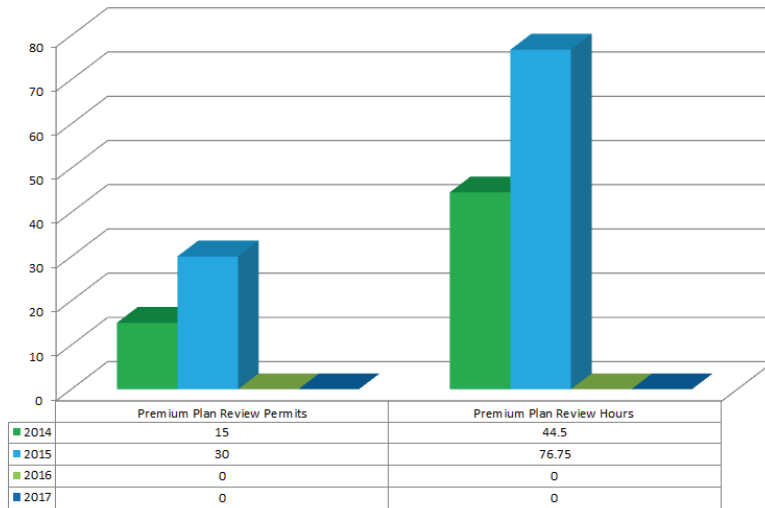
4th Quarter - 4-Year Comparison Building Permits



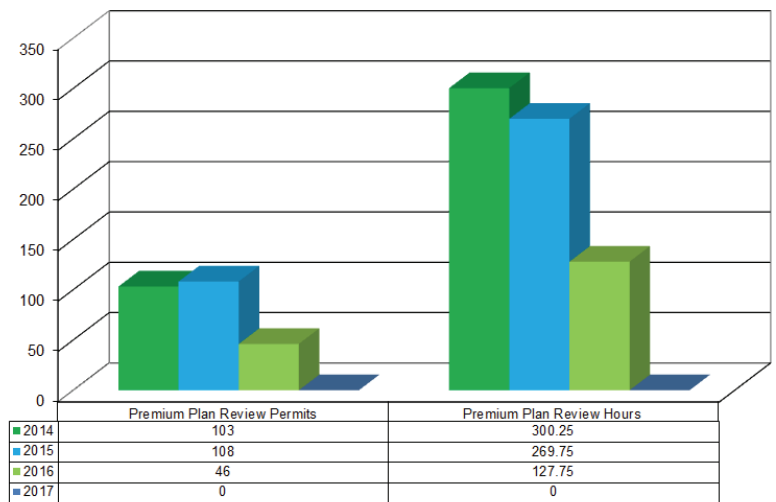
Year-to-Date - 4-Year Comparison Building Permits



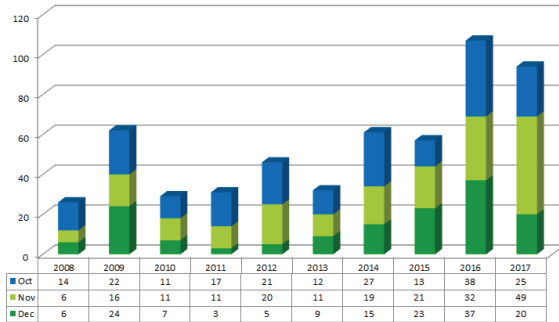
**4th Quarter - 4-Year Comparison
Premium Plan Review**



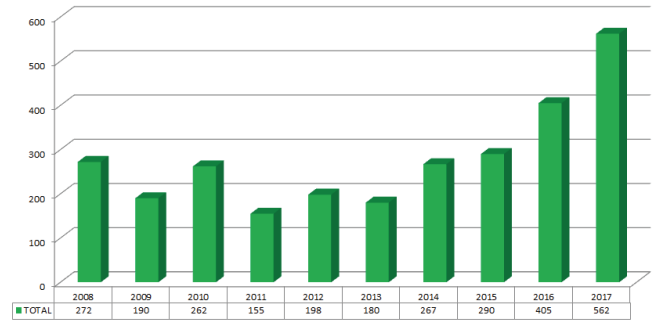
**Year-to-Date - 4-Year Comparison
Premium Plan Review**



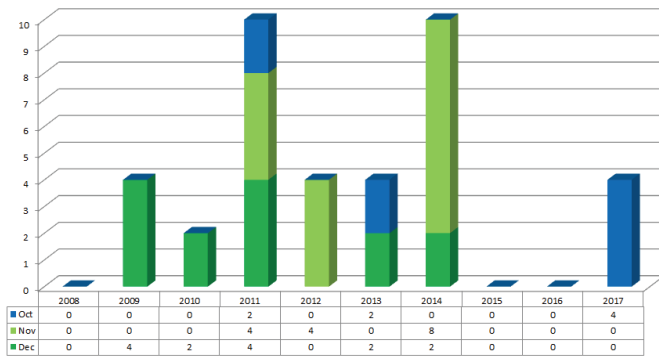
**Single Family
4th Quarter 10-year Comparison**



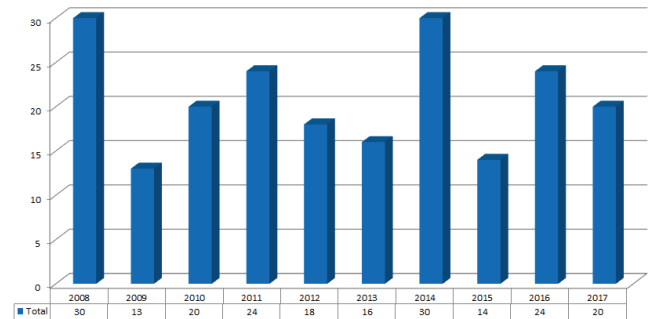
**Single Family
Year-to-date 10-year Comparison**



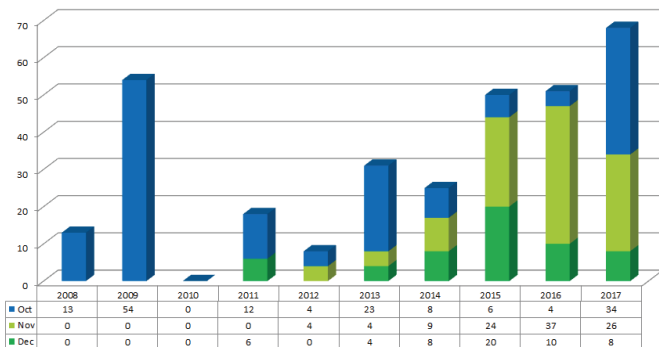
**2-Family Dwellings
4th Quarter 10-year Comparison**



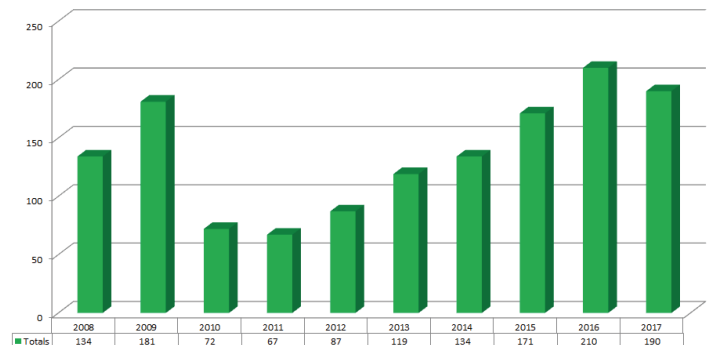
**2-Family Dwellings
Year-to-date 10-year Comparison**



**Townhouses
4th Quarter 10-year Comparison**



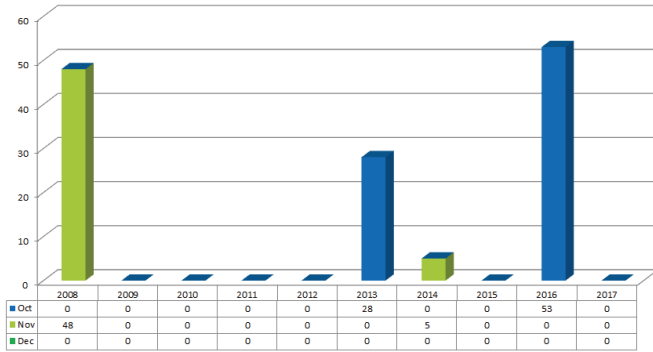
**Townhouses
Year-to-date 10-year Comparison**



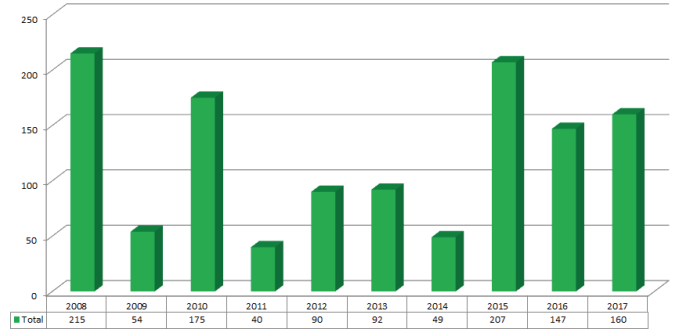
Building Permits 10 Year Comparison

Fourth Quarter Report

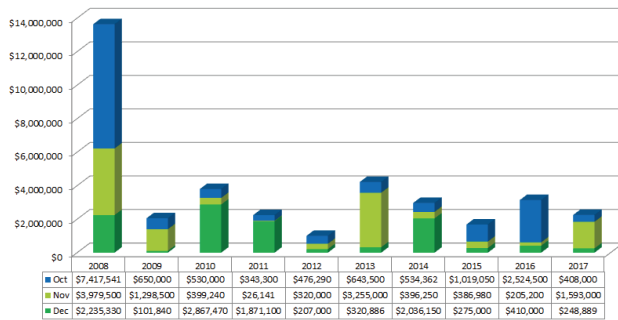
Multi-Family Apartments
4th Quarter 10-year Comparison



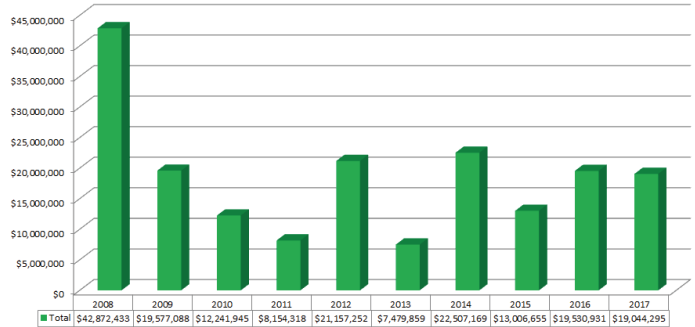
Multi-Family
Year-to-date 10-year Comparison



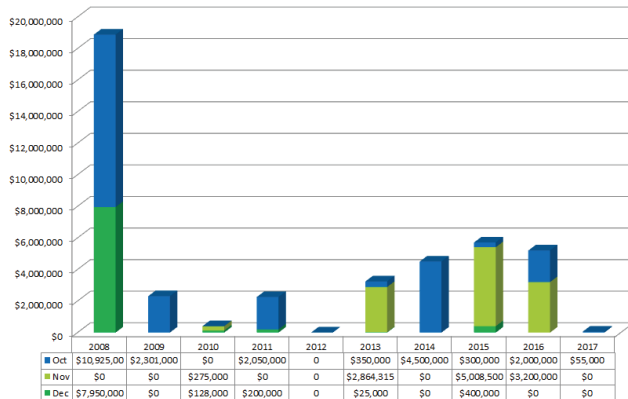
Commercial
4th Quarter 10-year Comparison



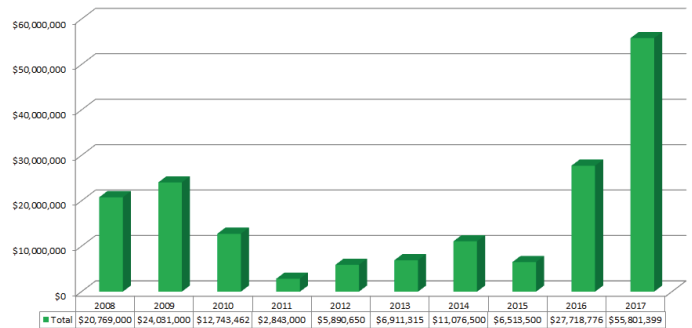
Commercial
Year-to-date 10-year Comparison



Industrial
4th Quarter 10-year Comparison



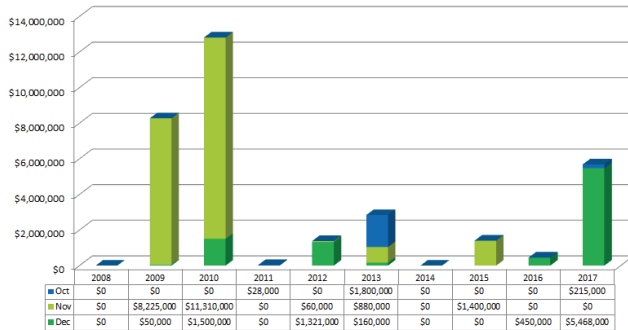
Industrial
Year-to-date 10-year Comparison



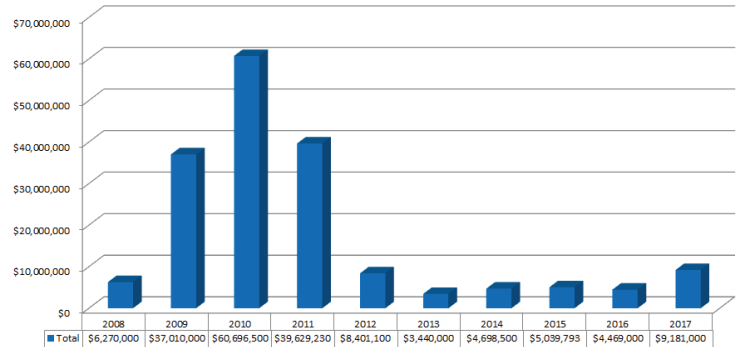
Building Permits 10 Year Comparison

Fourth Quarter Report

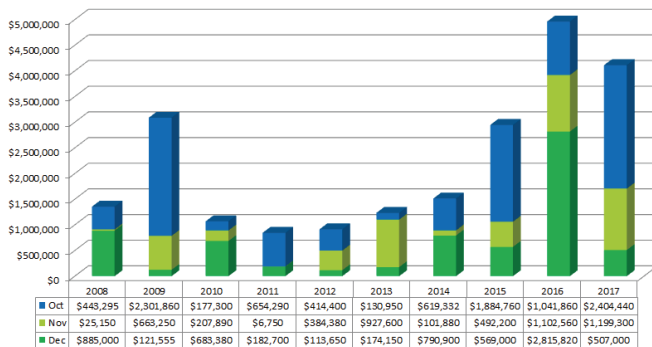
**Institutional
4th Quarter 10-year Comparison**



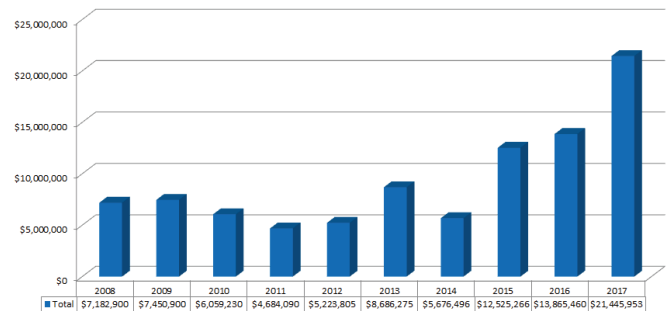
**Institutional
Year-to-date 10-year Comparison**



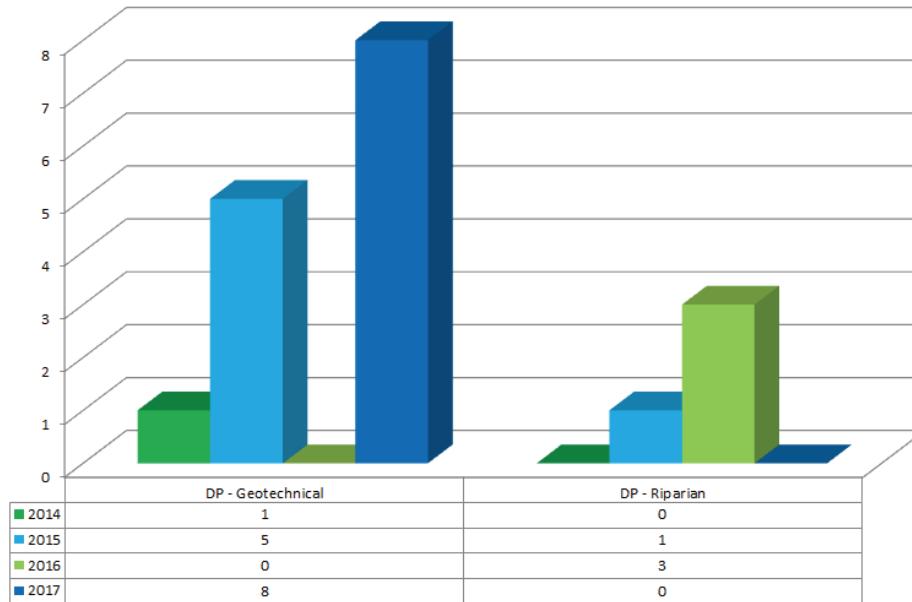
**Agricultural
4th Quarter 10-year Comparison**



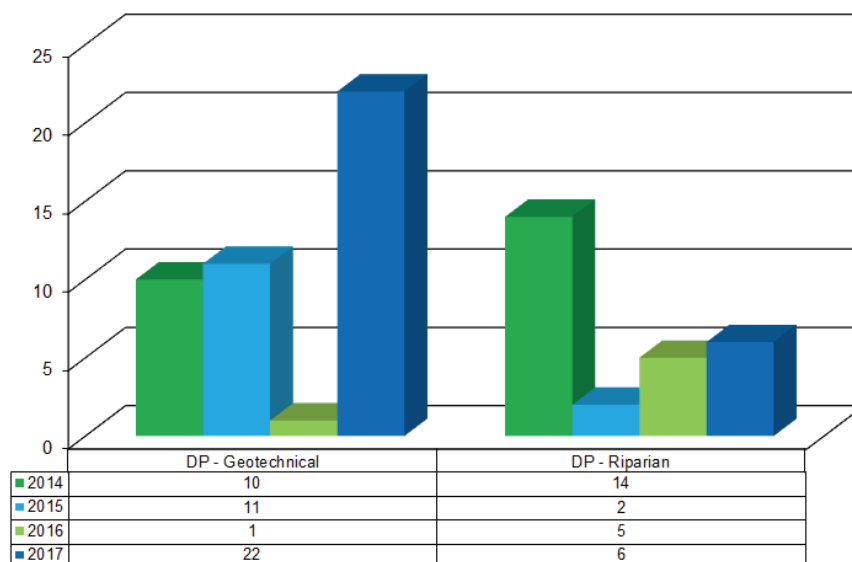
**Agricultural
Year-to-date 10-year Comparison**



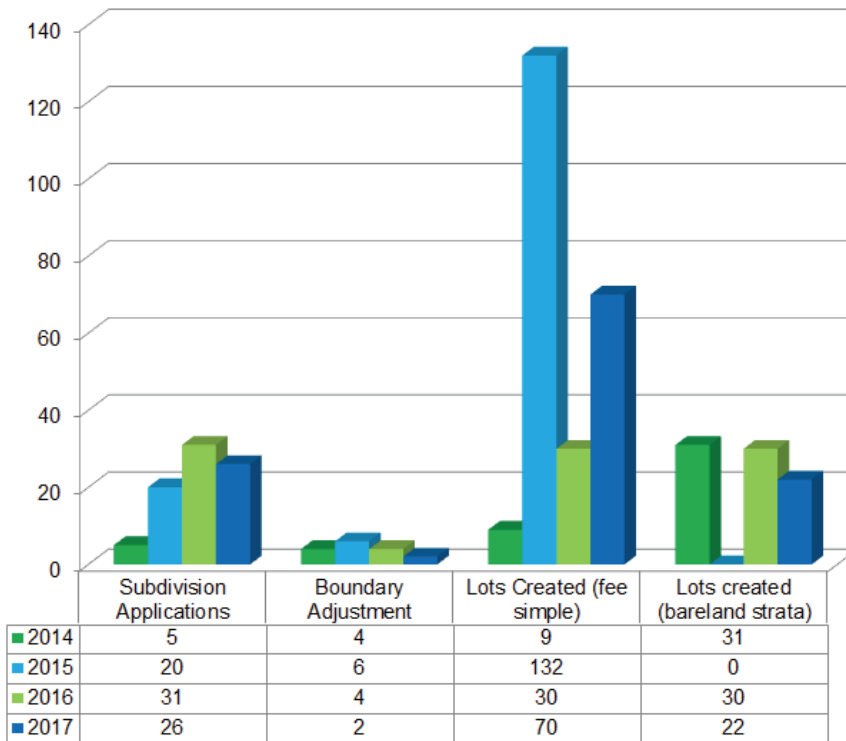
**4th Quarter - 4-Year Comparison
Development Permits**



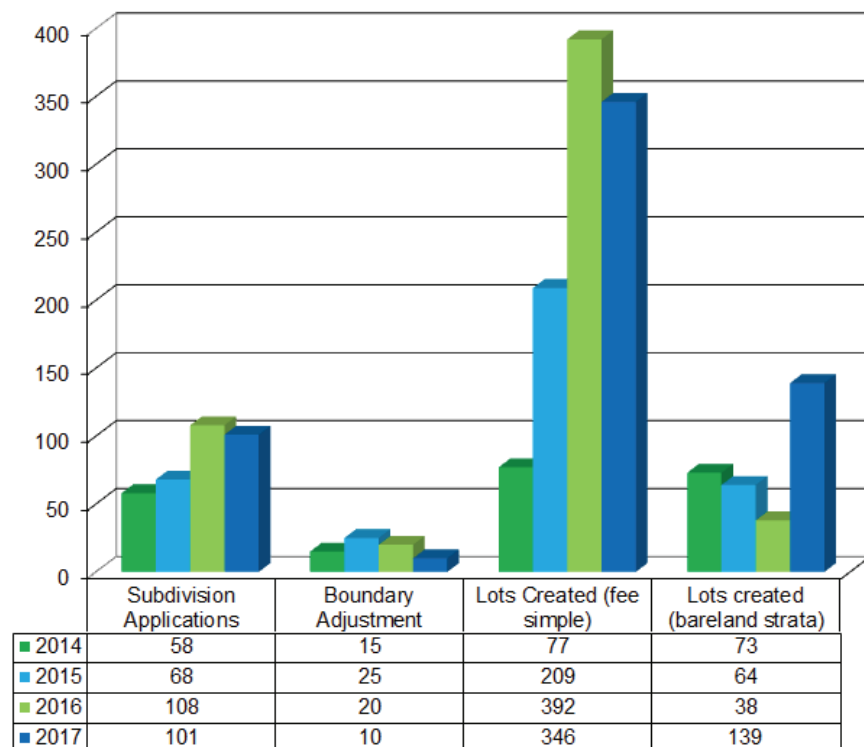
**Year-to-Date - 4-Year Comparison
Development Permits**



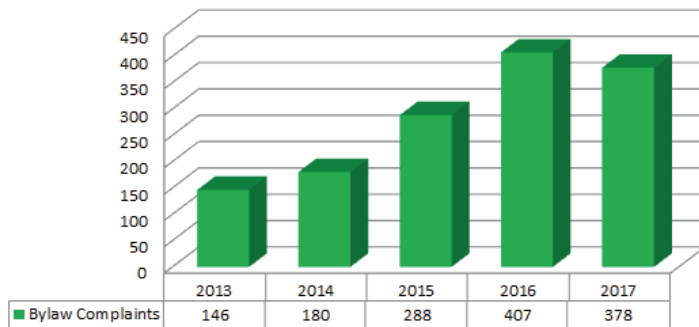
4th Quarter - 4-Year Comparison Subdivision



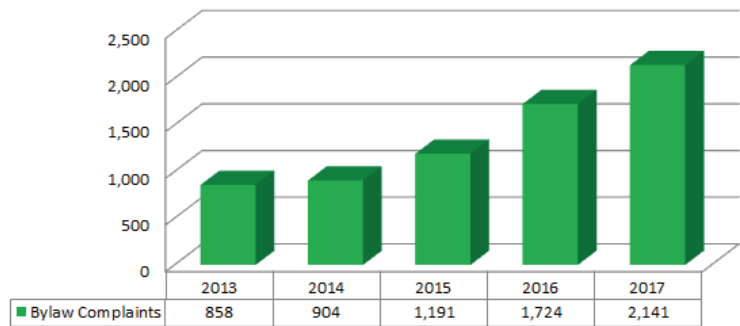
Year-to-Date - 4-Year Comparison Subdivision



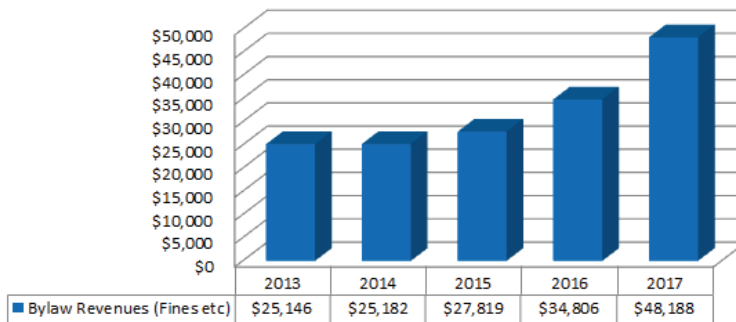
**Bylaw Enforcement
4th Quarter 5-Year Comparison Complaints**



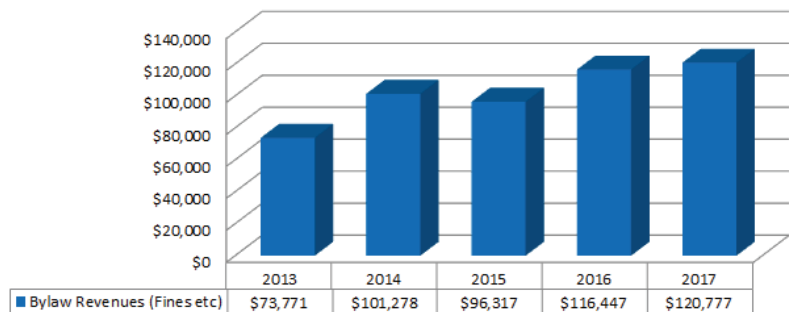
**Bylaw Enforcement
Year-to-Date - 5-Year Comparison Complaints**



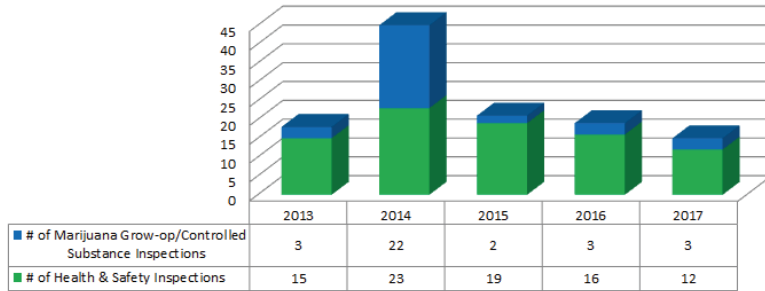
**Bylaw Enforcement
4th Quarter 5-Year Comparison Revenues**



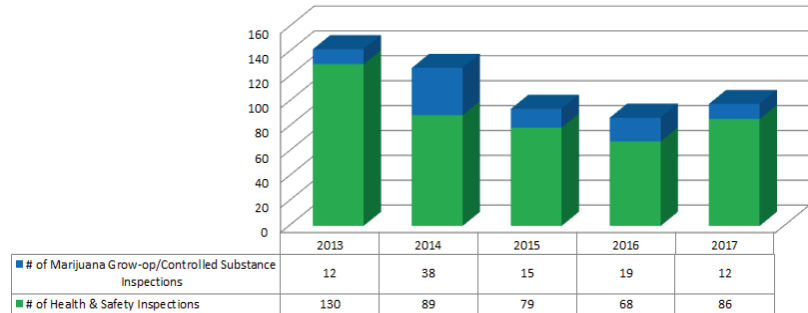
**Bylaw Enforcement
Year-to-Date - 5-Year Comparison Revenues**



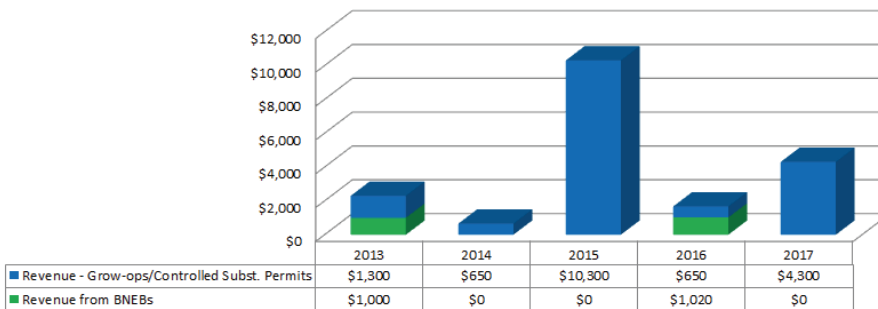
**Health & Safety Enforcement Inspections
4th Quarter 5-Year Comparison**



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



**Health & Safety
4th Quarter 5-Year Comparison Revenues**



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

