

Municipal Development



Planning and Strategic Initiatives
Land Development and Bylaw Enforcement

First Quarter Report, 2018



**CITY OF
CHILLIWACK**



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Municipal Development



Economy and Housing Starts

Some Economists (C1CU) anticipate BC's economy to grow 3% in 2018 and 2.3% in 2019 while others (RBC) anticipate 2.3% and 1.7% growth. Growth is supported by consumer and government spending, and rising exports. Consumer spending is linked to high employment and wage increase. Government investment in affordable housing and transportation underpins increased government spending. NAFTA negotiations do bring risk to the trade sector with the potential to weaken investment and exports, but regardless, the current positive trade outlooks are linked to BC's breadth of trade options. Compared to 2017, the housing market in 2018 does not play a significant role in provincial economic growth, as housing starts are expected to moderate in 2018 and 2019 due to federal lending restrictions, provincial government housing policy measures, and elevated construction activity (C1CU).

Despite this slowdown, housing starts are to remain strong in the province over the next three years, as 2017 starts were 43,500 units and 40,500 units are forecasted for 2018 with similar numbers forecasted for 2019 and 2020. For Metro Vancouver, 21,000+ units are forecasted for 2018, exceeding the 10-year average of 18,746 (CMHC). 1,400+ units are anticipated for Abbotsford-Mission, not a significant change from 2017. While construction activity in the province and the rest of the Lower Mainland is moderating, Chilliwack's residential construction should not only keep a strong pace with starts above 900 units in 2018, it is forecasted to continue on an upswing trend according to local projections (City) as we move closer to a new peak (1000+ units). The variation could be Chilliwack catching up with the rest of the Lower Mainland.

The majority of housing starts in Metro Vancouver will be apartments and townhouses (C1CU). The same goes for Abbotsford-Mission, due to spillover demand. The focus of the housing market on multi-family comes from buyers looking for more affordable housing options (CMHC).

In 2018, as a balance of single detached and multi-family construction in Chilliwack is anticipated, multi-family should account for 55% of residential construction in 2019 and 60% in 2020. Compared with the same period in 2017, there is a negligible difference in housing starts in the first quarter of 2018. However, multi-family starts are higher, largely due to two apartment projects in River's Edge and Garrison Crossing.



Chilliwack Proper & Fairfield Island Neighbourhoods Plan

The neighbourhood plan has been developed for Chilliwack Proper and Fairfield Island to guide future decision making on low density residential infill development (single detached, duplexes, coach houses, secondary suites and townhouses/rowhouses). Developed over the last eight months through extensive consultation with community stakeholders, the plan establishes a future land use vision and guidelines to accommodate the Official Community Plan's (OCP) anticipated population increase. It looks at required additional dwelling units for this area, while considering neighbourhood character, proximity of future homes to existing and planned amenities, and residents' aspirations.

City of Chilliwack Chilliwack Proper and Fairfield Island Neighbourhoods Plan

Draft

Dillon Consulting Limited
April 2018



A fourth public meeting was held in March to present highlights from the draft plan where over 80 people attended, and were provided the opportunity to give feedback.

This spring, the draft plan will be presented to Council for information. Following OCP pre-consultation and further review and amendments, a final plan will be presented to Council to incorporate the plan as a schedule in the OCP.





Chilliwack Healthier Community

January: January marked the launch of the 2018-2020 CHC Strategic Action Plan. The new plan focuses on five goal areas, each with an associated task team. The goal areas are:

1. Cultural safety and humility;
2. Housing and homelessness;
3. Mental health;
4. Substance use; and,
5. Poverty reduction.

In late January CHC received a small grant from the Social Planning and Research Council of BC (SPARC BC) to aid in engaging hidden populations on the contributing factors to poverty in the local context.

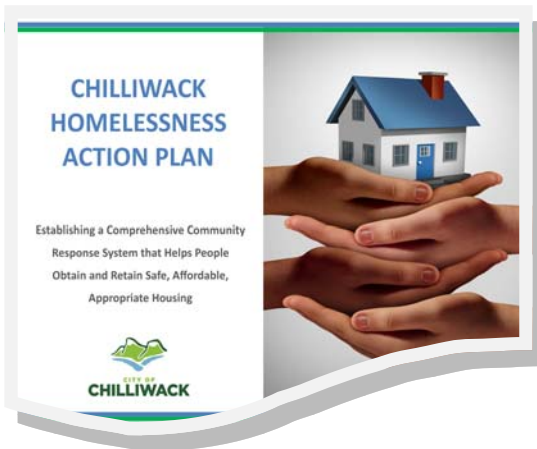
February: In February CHC hosted its first Information and Networking Breakfast of 2018 on the topic of poverty reduction. Work that was done around mental health and substance use commenced under the new Strategic Action Plan, which includes identifying family supports for those who are substance use or mental health affected. The First Nation Historical Impacts Training Series commenced with two cohorts attending from February – May.

March: Planning commenced for two events to be held in April. The events are:

1. April 19 – Chilliwack Chamber of Commerce/BIA public Housing Hub presentation; and,
2. April 26 – Landlord Tenant Engagement lunch

The month of March saw 70 local poverty reduction surveys completed, which will be used to assist in the development of Chilliwack's "Poverty Reduction Action Plan". CHC also hosted the "Road Map to Wellness" workshop, delivered by the First Nations Health Authority with commitments from participants to spread the program among their staff and clients. The Healthier Seniors Task Team began planning for the June 7 Seniors Services Expo, which is during BC Seniors Week.

Homelessness Action Plan Update



The Salvation Army opened the doors to their new 46 bed modular shelter on April 9, which resulted in the closure of the overnight cot program operating out of their soup kitchen. The opening of the new modular shelter beds increases Salvation Army's capacity from 41 regular emergency shelter beds to 57 and provides a safe space for users of the emergency service to be during the daytime.

Due to a high need in the community, the Province of British Columbia has provided additional funding for Ruth and Naomi's Mission to keep 26 beds open until June 1.

During this quarter, the City continued to work with the Province of British Columbia and the Fraser Health Authority to solidify a number of projects in accordance with City's Homelessness Action Plan. The projects, which are a mix of clinical support for people, including youth, experiencing homelessness and substance use issues, and high support housing, include:

1. 46 units of modular housing with high support;
2. Provincially standardized Intensive Case Management (ICM) team; and,
3. 20 bed specialized addiction treatment centre for youth.

The aforementioned projects are scheduled to be operational between summer of 2018 and spring of 2019. City staff will continue to work with the Province to increase availability of affordable and appropriate housing for those who are most vulnerable.

Chilliwack received allocation of an Overdose Community Action Team (OCAT) through the Provincial Health Authority to address the increasing opioid overdose crisis. Fraser Health is leading this team, which includes City staff and a large number of stakeholders in the community. The Chilliwack OCAT has secured one grant and will be applying for a second. As the team is new, priorities and action items are in the draft phase and will be finalized before the end of April 2018, but include areas identified by the Province, such as:

- Stigma reduction;
- Cultural safety and humility;
- Increased access to harm reduction services;
- Peer empowerment and engagement;
- Increased high risk case management; and,
- Reduced barriers to accessing treatment and recovery.

The funds received from the grant process will be utilized to implement the priorities and action items identified by the OCAT and the Province.

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2016														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	1st Quarter Totals	2016 Year-to-Date Totals
Rezoning	5	14	8										27	27
DVP	8	6	9										23	23
DP - Form & Character	3	8	2										13	13
ALR	3	5	3										11	11
TUP	2	4	1										7	7
Compliance Letters	0	4	7										11	11
New Business Licences	49	57	39										145	145

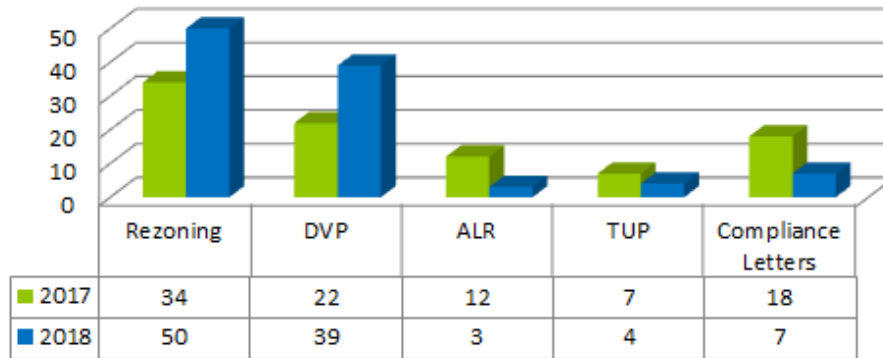
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2017														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	1st Quarter Totals	2017 Year-to-Date Totals
Rezoning	10	6	18										34	34
DVP	10	4	8										22	22
DP - Form & Character	4	6	2										12	12
ALR	3	6	3										12	12
TUP	4	3	0										7	7
Compliance Letters	8	5	5										18	18
New Business Licences	50	41	60										151	151

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2018														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	1st Quarter Totals	2018 Year-to-Date Totals
Rezoning	15	21	14										50	50
DVP	11	15	13										39	39
DP - Form & Character	12	7	10										29	29
ALR	1	1	1										3	3
TUP	1	1	2										4	4
Compliance Letters	6	1	0										7	7
New Business Licences	71	43	41										155	155

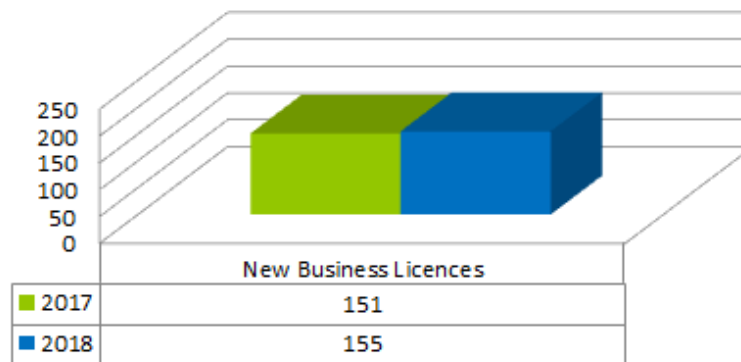


PHOTO: Chad Hampson

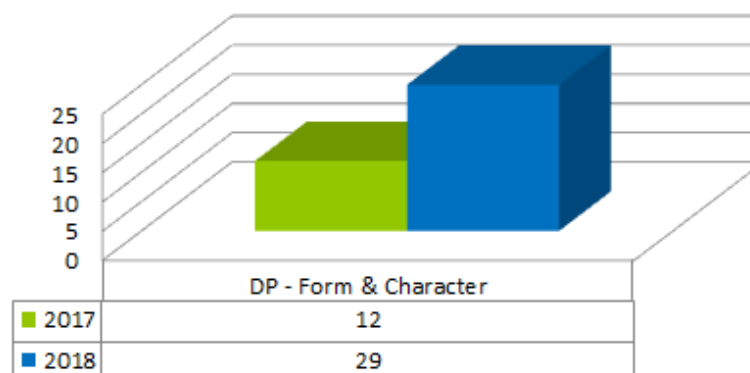
1st Quarter - 2017/18 Comparison Planning



1st Quarter - 2017/18 Comparison New Business Licences



1st Quarter - 2017/18 Comparison Development Permits



1ST QUARTER 2017						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain			3			3
Chilliwack Proper	23	5	5		4	70
Village West		1	2			13
East Chilliwack - Southside			1			1
Eastern Hillsides	2	1				7
Greendale - Cattermole - Yarrow	2	3		7		14
Promontory	2					13
Rosedale - East Chilliwack Northside	1	5		4		17
Ryder Lake				1		2
Sardis - Vedder	4	7	1		3	47
Non Resident Businesses						27
OCP/TEXT Amendments						
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	34	22	12	12	7	214

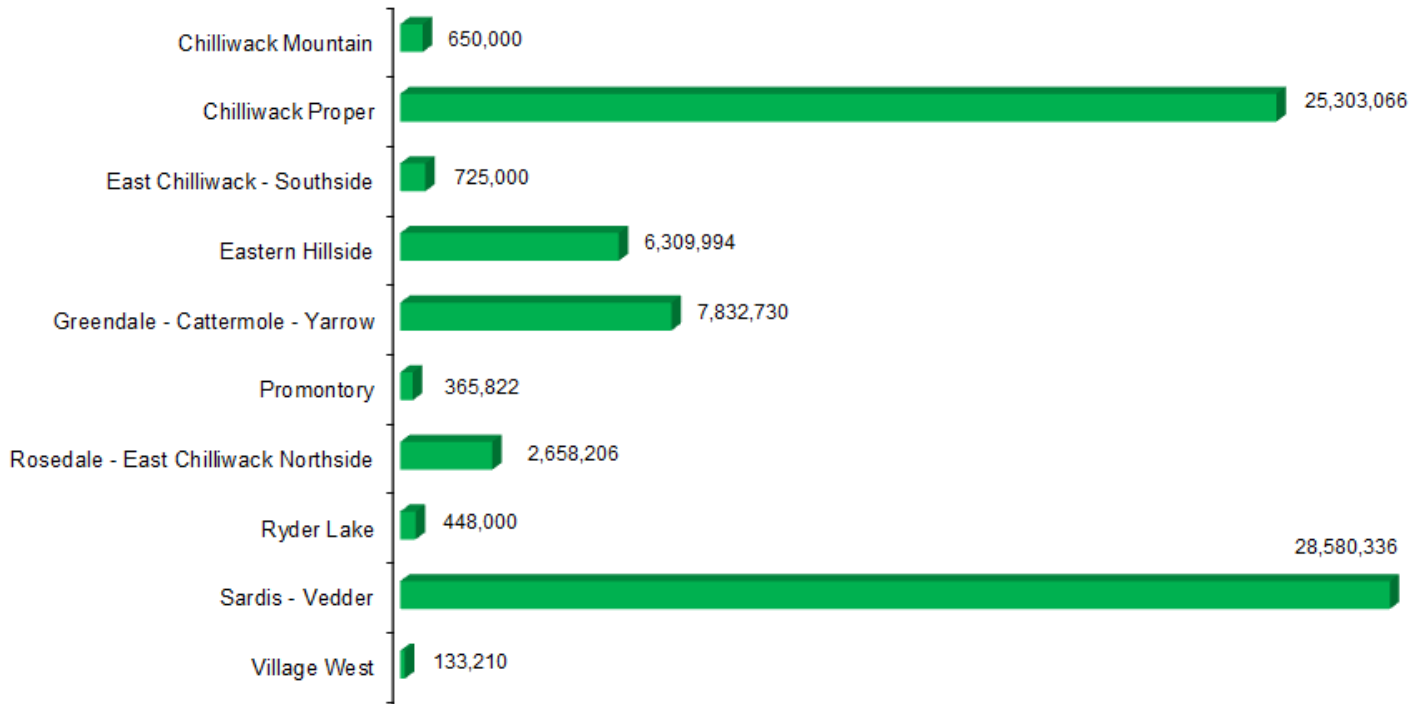
1ST QUARTER 2018						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain	1	1				1
Chilliwack Proper	30	12	14		2	80
Village West		3	1			11
East Chilliwack - Southside		1		1		2
Eastern Hillsides	2	1				3
Greendale - Cattermole - Yarrow	1	5	6	1		18
Promontory					1	16
Rosedale - East Chilliwack Northside		3	3	1		7
Ryder Lake						3
Sardis - Vedder	16	13	5		1	49
Non Resident Businesses						32
OCP/TEXT Amendments						
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	50	39	29	3	4	222

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

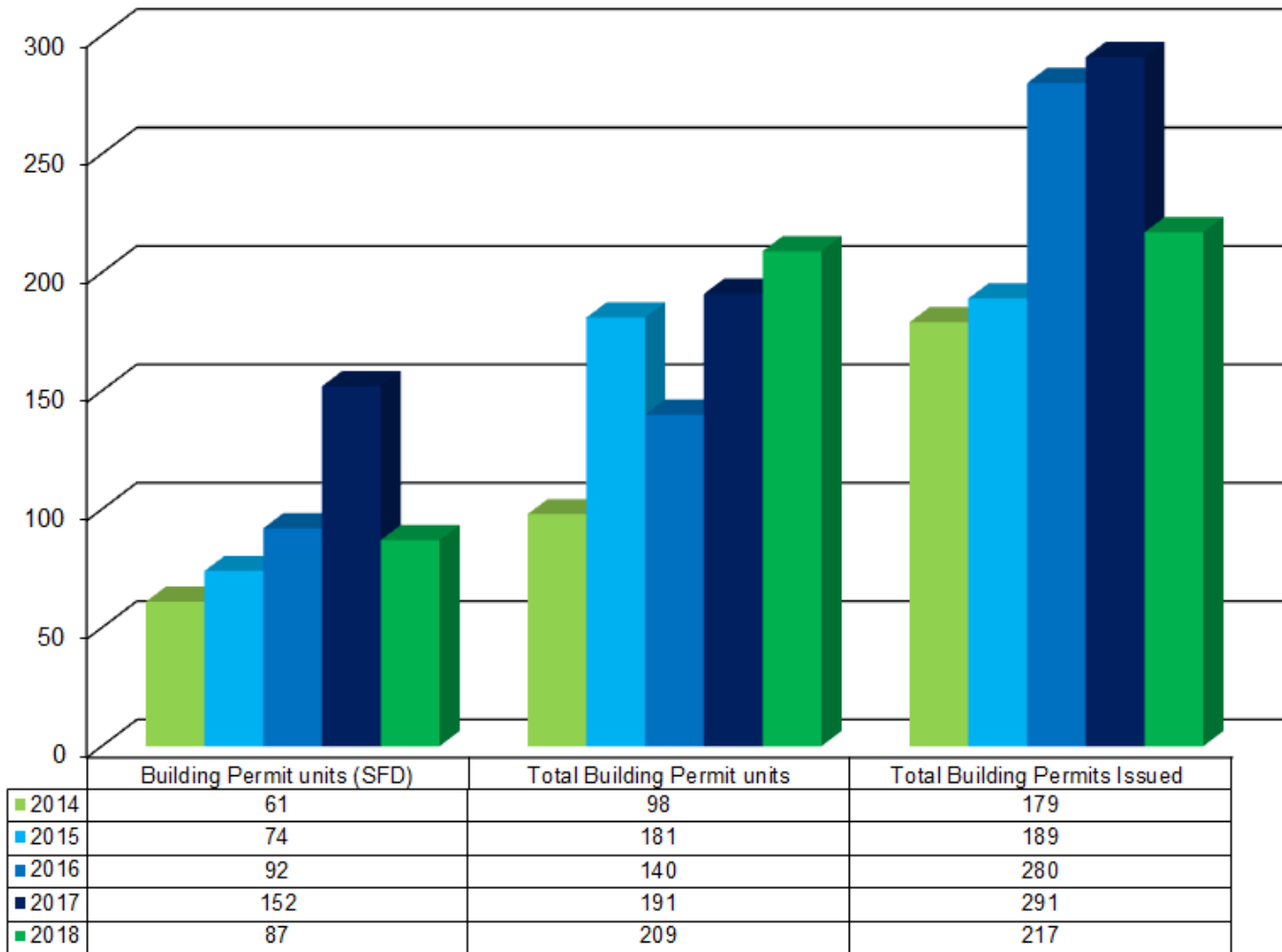
2018 BUILDING PERMITS - 1ST QUARTER

	1st Quarter 2018			2018 YEAR-TO-DATE			1st Quarter 2017			2017 YEAR-TO-DATE		
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
RESIDENTIAL												
New single family (fee simple)	52	59	14,792,185	52	59	14,792,185	98	101	26,016,635	98	101	26,016,635
New single family (strata)	12	12	3,763,862	12	12	3,763,862	43	43	10,516,564	43	43	10,516,564
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (strata)	0	0	0	0	0	0	0	0	0	0	0	0
New townhouses	0	0	0	0	0	0	0	0	0	0	0	0
New apartments	4	26	3,994,068	4	26	3,994,068	7	37	4,374,890	7	37	4,374,890
Mobile / manufactured homes	2	96	19,800,000	2	96	19,800,000	0	0	0	0	0	0
Secondary suites, TADs, etc.	1	4	720,000	1	4	720,000	0	0	0	0	0	0
Miscellaneous residential	10	10	515,240	10	10	515,240	6	6	477,000	6	6	477,000
TOTAL RESIDENTIAL	121	209	47,176,149	121	209	47,176,149	207	191	44,866,445	207	191	44,866,445
COMMERCIAL												
New commercial buildings	5	6,572	15,195,720	5	6,572	15,195,720	0	0	0	0	0	0
Misc. commercial (additions, improvements, etc.)	12	90	1,476,560	12	90	1,476,560	7	0	876,030	7	0	876,030
Commercial Signs	10	0	391,775	10	0	391,775	13	0	64,335	13	0	64,335
TOTAL COMMERCIAL	27	6,662	17,064,055	27	6,662	17,064,055	20	0	940,365	20	0	940,365
INDUSTRIAL												
New industrial buildings	1	99	40,000	1	99	40,000	0	0	0	0	0	0
Misc. industrial (additions, improvements, etc.)	1	583	1,000,000	1	583	1,000,000	1	1,623	965,250	1	1,623	965,250
TOTAL INDUSTRIAL	2	682	1,040,000	2	682	1,040,000	1	1,623	965,250	1	1,623	965,250
INSTITUTIONAL												
New institutional buildings	1	71	300,000	1	71	300,000	1	0	50,000	1	75	50,000
Misc. institutional (additions, improvements, etc.)	1	0	1,500,000	1	0	1,500,000	0	0	0	0	0	0
TOTAL INSTITUTIONAL	2	71	1,800,000	2	71	1,800,000	1	0	50,000	1	75	50,000
AGRICULTURAL												
New agricultural buildings	12	13,612	3,399,320	12	13,612	3,399,320	13	7,321	2,042,920	13	7,321	2,042,920
Misc. agricultural (additions, etc.)	6	7,272	2,526,840	6	7,272	2,526,840	8	2,389	652,000	8	2,389	652,000
TOTAL AGRICULTURAL	18	20,884	5,926,160	18	20,884	5,926,160	21	9,710	2,694,920	21	9,710	2,694,920
OTHER												
Denolition	27	27	15	27	27	15						
Service Permits	20	20	26	20	20	26						
MONTH-END TOTALS	217	209	73,006,364	217	209	73,006,364	291	191	49,516,980	291	191	49,516,980
BUILDING INSPECTIONS												
1st Quarter 2018												
2018 YEAR-TO-DATE												
1st Quarter 2017												
2017 YEAR-TO-DATE												
3,258												
3,258												
3,121												
3,121												

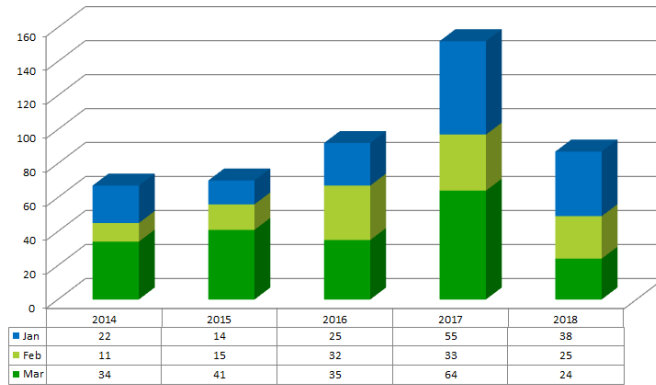
1ST QUARTER 2018



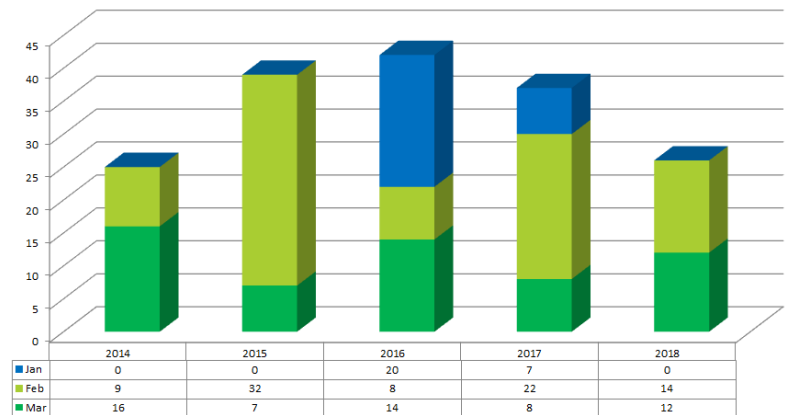
1st Quarter 5-Year Comparison Building Permits



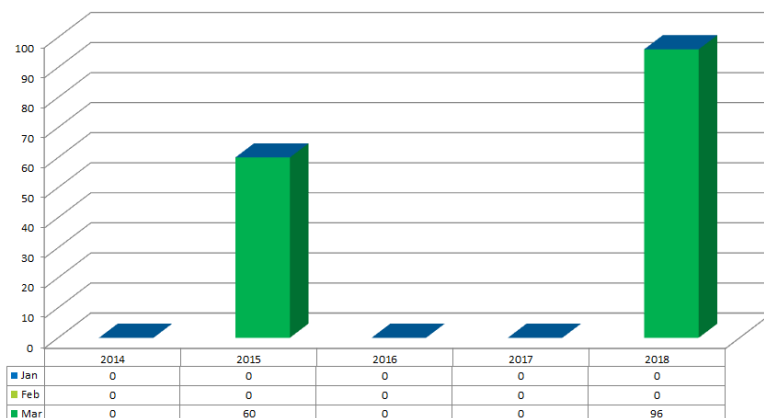
**Single Family
1st Quarter 5-year Comparison**



**Townhouses
1st Quarter 5-year Comparison**



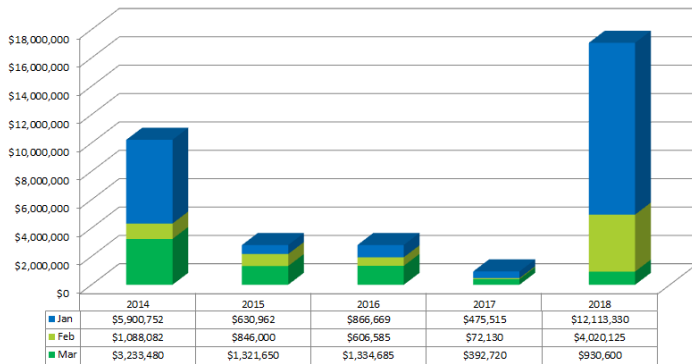
**Multi-Family Apartments
1st Quarter 5-year Comparison**



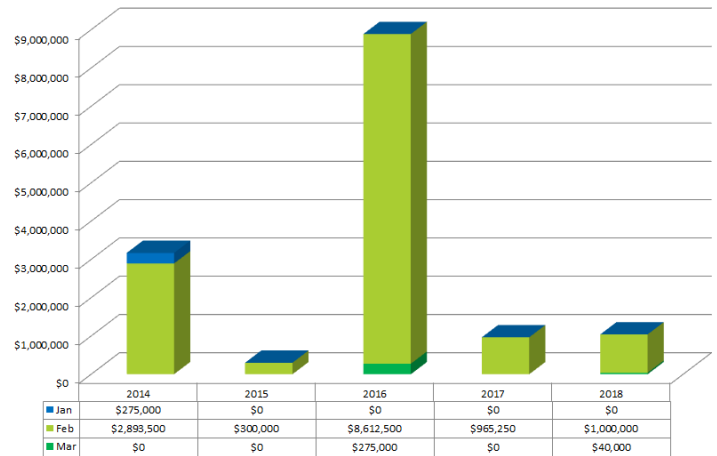
Building Permits 5-Year Comparison

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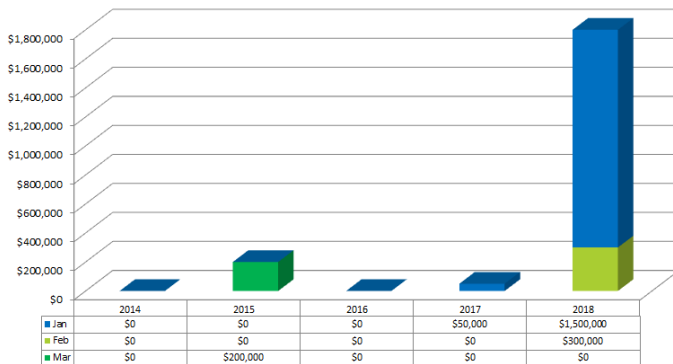
**Commercial
1st Quarter 5-year Comparison**



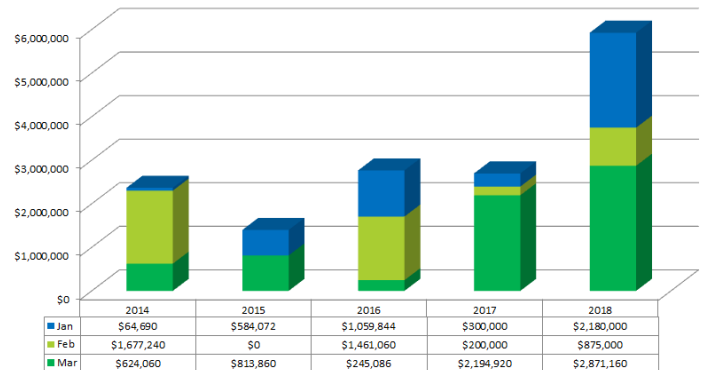
**Industrial
1st Quarter 5-year Comparison**



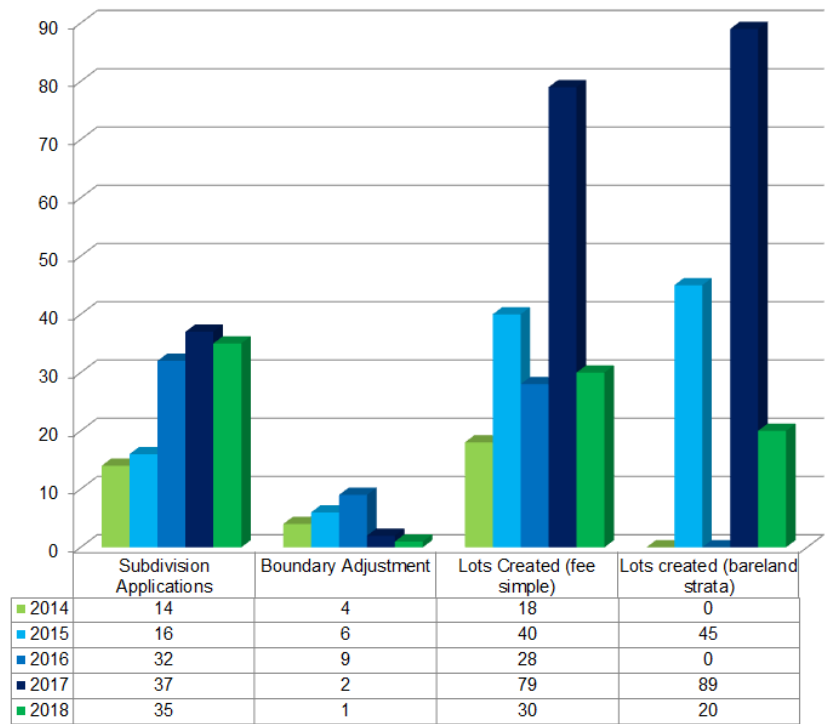
**Institutional
1st Quarter 5-year Comparison**



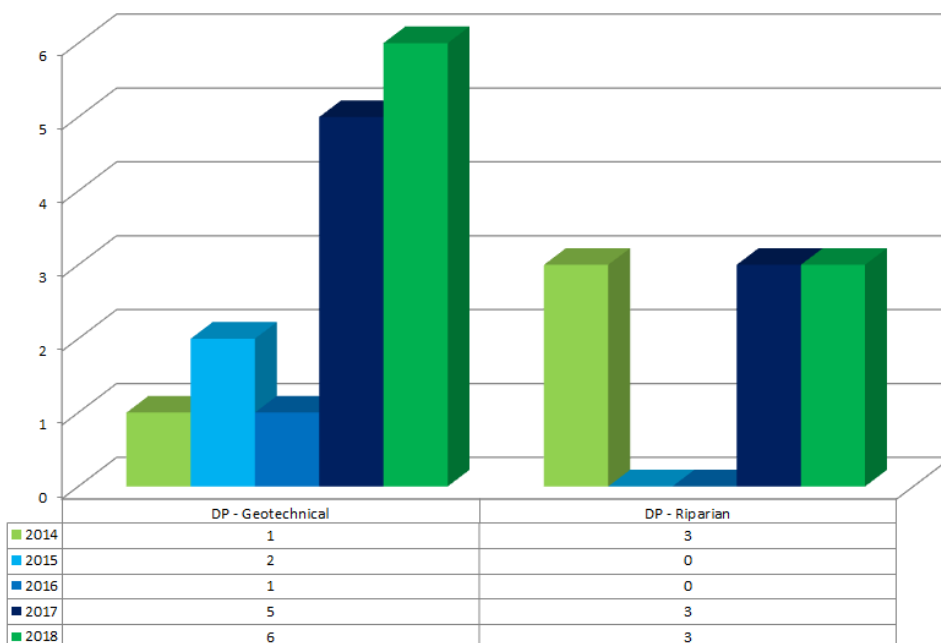
**Agricultural
1st Quarter 5-year Comparison**



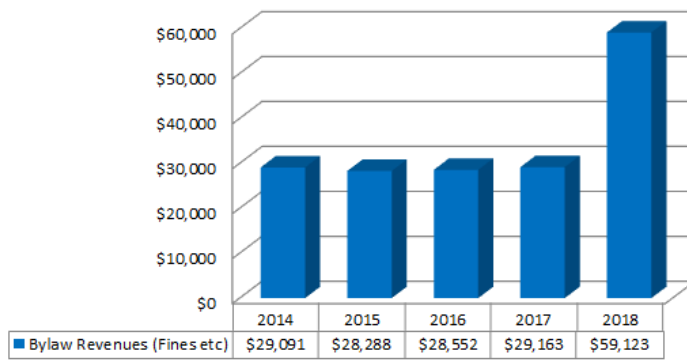
1st Quarter 5-Year Comparison Subdivision



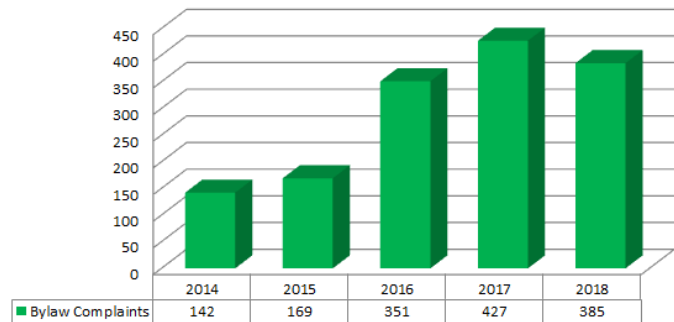
1st Quarter 5-Year Comparison Development Permits



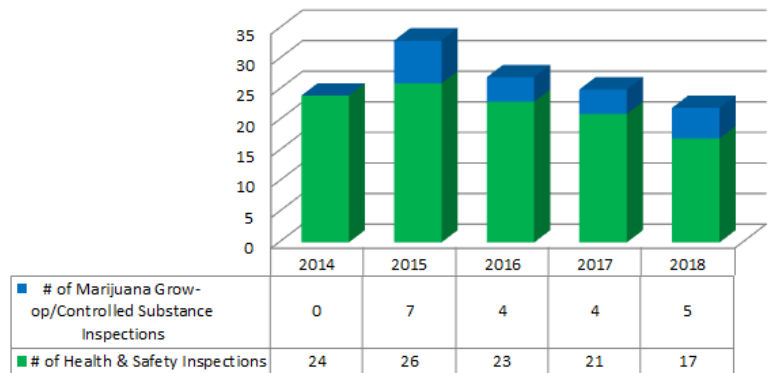
**Bylaw Enforcement
1st Quarter 5-Year Comparison Revenues**



**Bylaw Enforcement
1st Quarter 5-Year Comparison Complaints**



**Health & Safety Enforcement Inspections
1st Quarter 5-Year Comparison**



**Health & Safety
1st Quarter 5-Year Comparison Revenues**

