

Municipal Development



Planning and Strategic Initiatives
Building, Land Development and Bylaw Enforcement

Third Quarter Report, 2018



CITY OF
CHILLIWACK



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Municipal Development



Economy and Housing Starts

Central Credit 1 economists are forecasting moderate growth for British Columbia over the next three years (2018 to 2021). While residential investment remains a growth driver in 2018 due to high levels of construction, overall housing sales have decreased significantly due to new federal mortgage stress tests and higher interest rates, as well as the speculation tax on non-BC residents. These constraints have lowered purchasing power, causing some buyers to lower their property expectations or delay purchases, while others have been priced out. While the decrease in demand is expected to result in a slower pace of housing starts and residential investment in 2019 and beyond, consumer demand is expected to remain solid, supported by low unemployment levels, increases in wage levels, and economic strength. A modest price correction of 5 to 10% is predicted for larger urban centres.



Chilliwack's housing statistics reflect the Provincial trend: the slowdown is evident in housing statistics released by the Chilliwack and District Real Estate Board, which show a year over year decrease in monthly sales of 33% in July 2018 and 44% in August 2018. The number of active listings has increased over this period last year, but the market remains balanced - supply and demand are about the same, with home prices expected to rise in line with the long-term average rate of inflation. Building permit records year to date, at the end of September, show a decrease in housing starts of 20% compared to last year at this time.

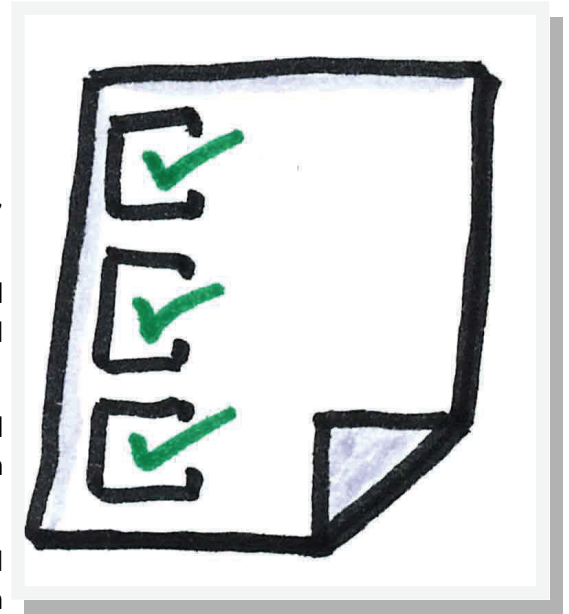
In terms of overall economic conditions, exports are expected to rise steadily due to growth in the broader economy, including service sector exports (such as tourism, film, and high tech services). Other good-producing exports face uncertainty due to the expansion of trade tariffs on Canada which would slow global trade, economic growth and commodity prices in 2019 and onwards. Business investment is expected to replace residential investment as a growth driver beyond 2018 as labour and general capacity constraints drive businesses to invest in operations and expand, promoting business formation.

The housing market slowdown, together with lower employment growth and lower export momentum are anticipated to slow growth to a still healthy 2.9 percent in 2018 and 2.7 percent in 2019 and 2020.

Zoning & Business License Regulations for Retail Cannabis Stores

Quick Facts:

- The proposed federal Cannabis Act was introduced on April 13, 2017, and came into force on October 17, 2018.
- The proposed federal Cannabis Act will create a strict legal framework for controlling the production, distribution, sale and possession of non-medical cannabis across Canada.
- Edible cannabis products are not permitted at this time as Federal regulation of edible cannabis products is expected to follow within one year of the *Cannabis Act* coming into force and effect.
- Under the proposed federal act, provinces and territories will regulate distribution and retail of non-medical cannabis, minimum age, public consumption, personal cultivation, possession limits and drug-affected driving in their respective jurisdictions.



The City will oversee retail locations and rules, land use and zoning, and sought public input on proposed Zoning and Business License Bylaw amendments to regulate retail cannabis stores in Chilliwack once the planned federal Cannabis Act comes into force and effect. A C9 (Cannabis Retail) Zone has been approved and adopted by Council and includes development criteria for storefront cannabis retailers, including specific standards to mitigate exposure to children and youth as well as avoid the concentration of storefront cannabis retailers in a commercial area. Potential business owners/operators would need to apply to rezone property in conjunction with pursuing a retail license application with the Province. Rezoning applications would be subject to public input and Council consideration.

In addition, Council adopted changes to update the Business License Bylaw to incorporate cannabis retail use. Following the successful rezoning of a property to permit cannabis retail use, an owner/operator will need to apply for a business license and provide the following as part of their application:

- **Submission of the following:**
 - security plan;
 - police information checks for the applicant and every on-site manager;
 - proof of security alarm contract; and,
 - proof of ownership, or lease agreement.

Zoning & Business License Regulations for Retail Cannabis Stores

- **Implementation of the following security measures:**
 - video surveillance;
 - security and fire alarm system; and
 - valuables to be removed from premises or locked in a safe on the premises when business is not in operation.
- **Implementation of the following measures to deter criminal activity while the business is open to the public:**
 - minimum of two employees on duty, one of whom is a manager; and,
 - windows must not be blocked.
- **Installation and maintenance of an air filtration system to ensure odour impacts on neighbouring properties are minimized.**

Given the varying levels of administrative, inspection and enforcement tasks associated with business licensing, a license fee of \$10,000 is required.

Prior to making an application for a Retail Cannabis Use within the City, proponents are strongly encouraged to contact the Planning & Strategic Initiatives Department to review the following:

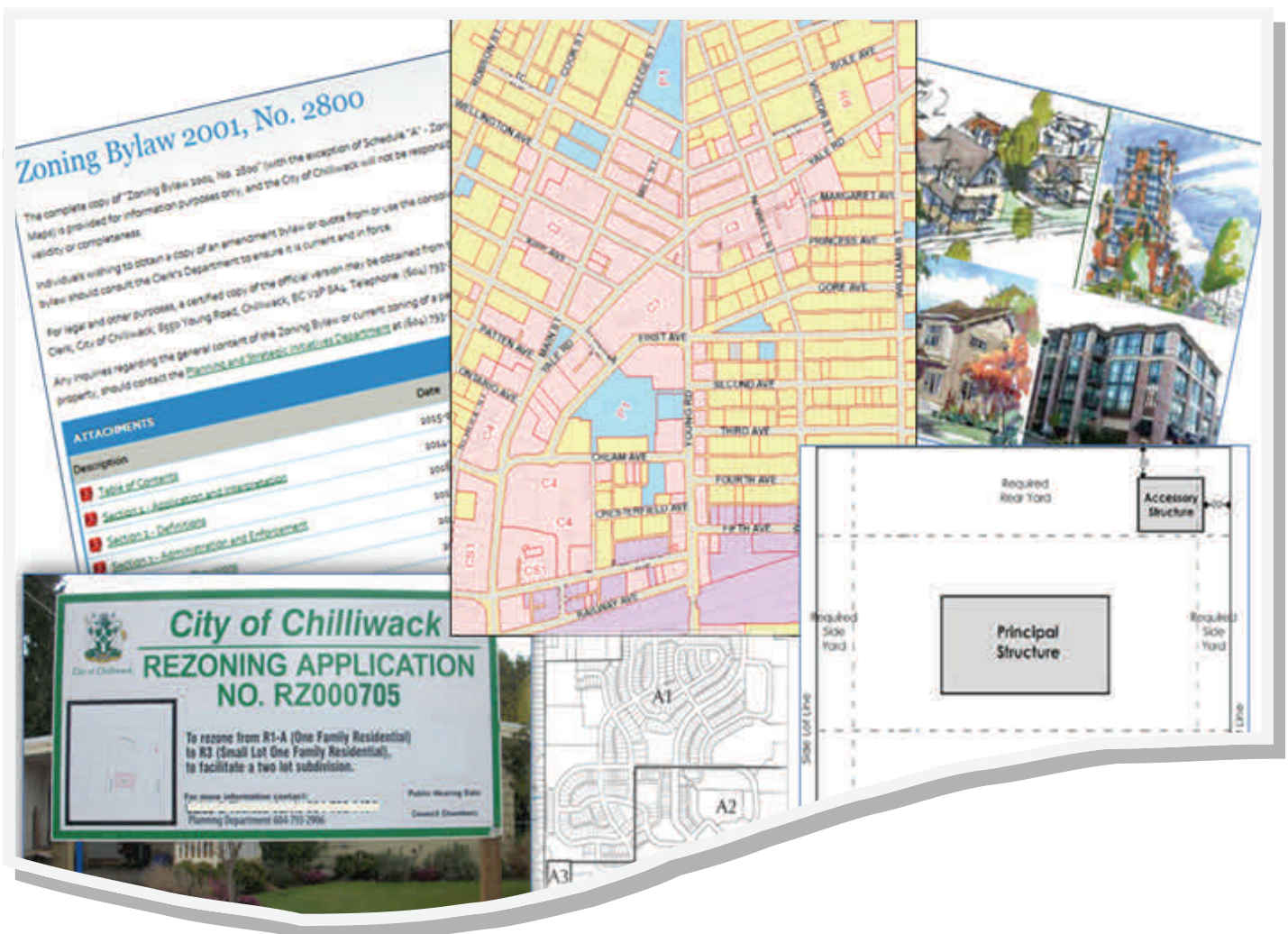
- the current zoning of the property;
- the current Official Community Plan (OCP) designation of the property;
- general Bylaw requirements of the C9 Zone to be applied for;
- type of information that will be required to support an application; and,
- the suitability of proposed zoning for Retail Cannabis Use.

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 & 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

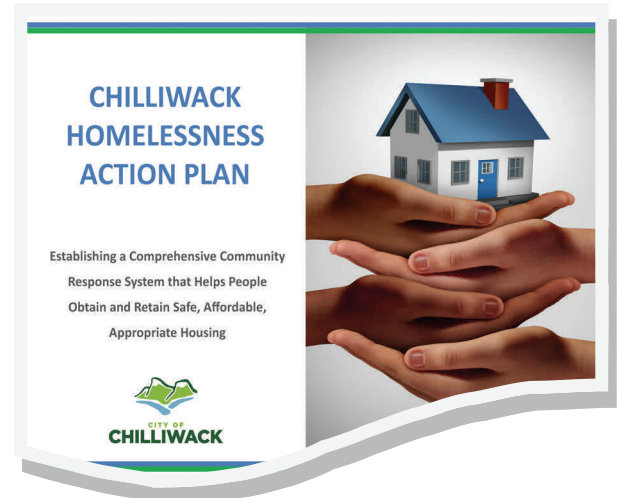
The new Zoning Bylaw will support the 2040 Official Community Plan's goals, objectives and policies, and offer the opportunity for community engagement with key stakeholders and the public, as well as the Affordable Housing & Development Advisory Committee, Design Review Advisory Committee, Downtown Business Improvement Association, Chilliwack Economic Partners Corporation and the local development community. Urban Systems Ltd. has been awarded the contract and anticipated completion of this project is in early spring 2019, following community consultation.



Homelessness Action Plan Update

The Intensive Case Management (ICM) team partnerships have been finalized for Chilliwack, including contributions from the Fraser Health Authority, First Nations Health Authority and the Province of BC. Hiring for the ICM team is currently underway, with the expectation of activity before the end of 2018. This team will be operated collaboratively between Fraser Health and RainCity Housing. The team will operate seven days a week with extended hours in order to work with 100+ people who have, or are experiencing homelessness, substance use and mental health concerns. The team will operate on an outreach basis and will consist of the following:

- Clinical Coordinator (one full-time position)
- RN/RPN (one full-time and two part-time positions)
- Administrative Support (one full-time position)
- Addictions Counsellor (one full-time position)
- Addictions Psychiatrist (one position, half day a week)
- Addictions Physician (one position, half day a week)
- Housing Outreach Worker (three full-time positions)
- Indigenous Peer Outreach (one full-time position)
- Indigenous Counsellor (one full-time position)



In addition, a number of housing projects for people who either need financial assistance or more complex supports have been approved by Council in the last quarter, including Pacific Community Resources Society, RainCity Housing and Chilliwack Community Services (pending funding approval from the Province). These projects are in collaboration with local and provincial governments, the Fraser Health Authority and local non-profits.

On July 17, 2018, Council approved the rezoning of 45456 Yale Road to an R9 Zone for the development of the Fraser Region Youth Addiction Centre, which will be operated by Pacific Community Resources Society. The project will provide a licensed care facility, funded by BC Housing and Fraser Health, for the treatment and recovery of teenagers with drug and alcohol addictions. The facility will provide meals, group therapy, schooling and accommodation on-site. The Addiction Centre is scheduled to open in early 2020.

A public hearing for the rezoning of the Paramount site for the purpose of relocating Chilliwack Community Services (CCS) office spaces and an additional proposed 44 units of affordable housing for seniors took place on August 21, 2018; the rezoning is held at third reading until results of the proposal submitted to the Province by CCS are received, which is expected in November 2018.

A partnership between the Province and RainCity Housing brought an additional proposal for 46 units of modular supportive housing to be located in the 45000 block of Trethewey Avenue before Council; a public hearing was held on September 4, 2018 and Council approved the rezoning for the project. This project includes on-site services including daily meals and access to programs to utilize health, financial and community resources. Trained and experienced staff will be on site 24 hours a day, seven days a week to ensure the residents are supported. The Intensive Case Management (ICM) team will also be utilized to help support people who are homeless to obtain and maintain housing. The team will assist people with any significant challenges they have related to health, substance use, mental health, poverty and education by connecting them to appropriate support services and treatment.

Homelessness Action Plan Update

To continue building collaboration in the community to address social issues, the City has been working with the Upper Fraser Valley Detachment – Chilliwack RCMP and the Office of Crime Reduction and Gang Outreach to establish a Situation Table. This table follows the successful application of similar tables in Surrey, Mission, and Penticton. The local table is called the Chilliwack Interagency Response Team (CIRT), which is a proven approach involving collaboration and risk-driven intervention, and will be made up of local service providers (partners) who will meet weekly or bi-weekly to jointly assess clients at imminent risk of crisis, and plan rapid interventions when circumstances for the person(s) are unmanageable, and beyond their control, in order to avoid further harm in their lives. On October 1, the City received funding from the Office of Crime Reduction and Gang Outreach to establish a local Situation Table, which will be in effect December 2018.

Chilliwack Healthier Community



July: The CHC Addictions Task Team and the CHC Mental Health Awareness Task Team have developed a new resource for friends and families affected by mental health or addictions called the Chilliwack Caring Card. The card provides a main number to call for help as well as an overview of mental health and addictions resources in Chilliwack and poignant, stigma-reducing messaging. Sustainability planning for the Housing Hub initiative is underway, including the development of case studies of client experience through the Housing Hub, for the purpose of seeking future funding and promotion of an online donation mechanism for people to support the development of a surplus or rental subsidies for those who cannot afford market rent in Chilliwack, which is administered by Xolhemet Society.

August: The Addiction Task Team met in August to plan an expanded New Matrix Meals event to take place on November 14 at the Chilliwack Museum and Archives. There will be facilitated discussion in a mixed room of citizens, facilitators and lived experience advocates. The Healthier Seniors Task Team has formed an Every Door is the Right Door for Seniors committee to develop a simulation exercise modelled on the CYC initiative, to support the navigation of seniors' resources and service providers.

September: The first of three fall cohorts of the First Nations Historical Impacts Training Series began September 17. This course is now a paid self-registration series and still fills extremely quickly. The Financial Literacy Committee – a collaborator with the CHC Poverty Reduction Task Team – began planning its November Literacy Month event. The committee will use this event to offer two-day motivational interviewing training to 22 individuals who will commit to using the tool to forward financial empowerment in our community. On September 27, the CHC Measurement and Monitoring Working Group presented an extremely well-received and well-attended workshop called "Getting to What Matters", fully sponsored by the United Way of the Lower Mainland. Over 70 people attended the event, which was held at the Rotary Hall in the Chilliwack Cultural Centre, taking away new perspectives and tools on how to effectively and meaningfully measure the impact of our work on the members of our community.

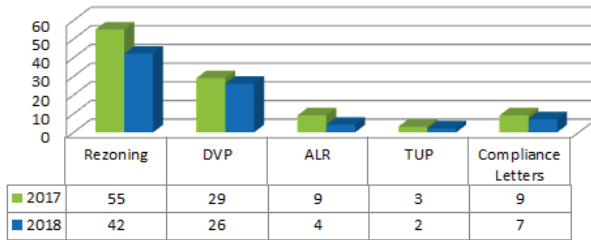
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2016														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2016 Year-to-Date Totals
Rezoning	5	14	8	8	7	19	8	17	4				29	90
DVP	8	6	9	10	7	15	8	10	9				27	82
DP - Form & Character	3	8	2	5	5	8	5	4	12				21	52
ALR	3	5	3	2	2	3	0	2	3				5	23
TUP	2	4	1	2	2	2	1	0	0				1	14
Compliance Letters	0	4	7	2	5	3	10	2	5				17	38
New Business Licences	49	57	39	50	55	51	62	55	51				168	469

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2017														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2017 Year-to-Date Totals
Rezoning	10	6	18	15	13	27	11	35	9				55	144
DVP	10	4	8	16	8	11	12	7	10				29	86
DP - Form & Character	4	6	2	12	1	7	7	9	7				23	55
ALR	3	6	3	2	1	1	3	3	3				9	25
TUP	4	3	0	4	3	2	1	2	0				3	19
Compliance Letters	8	5	5	1	5	2	2	3	4				9	35
New Business Licences	50	41	60	39	47	47	55	48	23				126	410

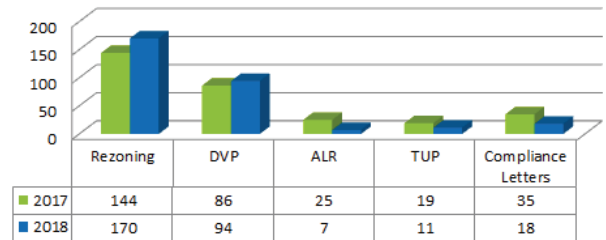
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2018														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2018 Year-to-Date Totals
Rezoning	15	21	14	25	39	14	11	14	17				42	170
DVP	11	15	13	5	12	12	14	6	6				26	94
DP - Form & Character	12	7	10	6	10	12	18	19	8				45	102
ALR	1	1	1	0	0	0	0	1	3				4	7
TUP	1	1	2	5	0	0	2	0	0				2	11
Compliance Letters	6	1	0	1	1	2	1	4	2				7	18
New Business Licences	71	43	41	43	60	52	32	34	39				105	415



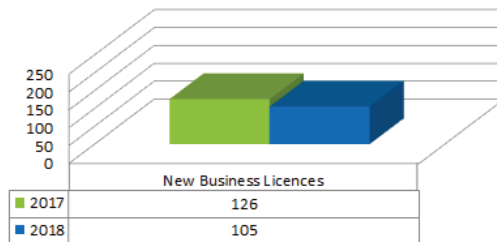
3rd Quarter - 2017/18 Comparison Planning



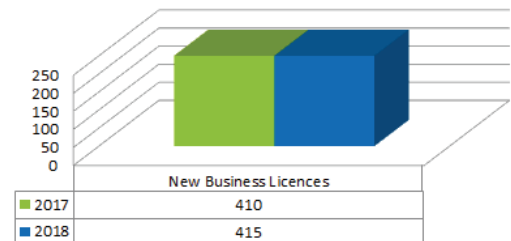
Year-to-Date - 2017/18 Comparison Planning



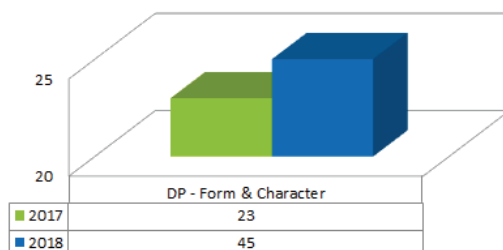
3rd Quarter - 2017/18 Comparison New Business Licences



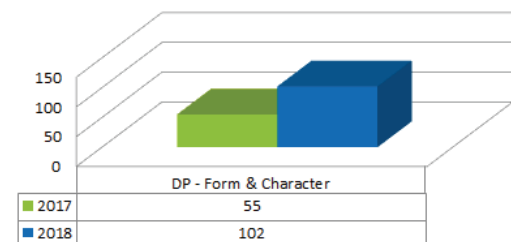
Year-to-Date - 2017/18 Comparison New Business Licences



3rd Quarter - 2017/18 Comparison Development Permits



Year-to-Date - 2017/18 Comparison Development Permits



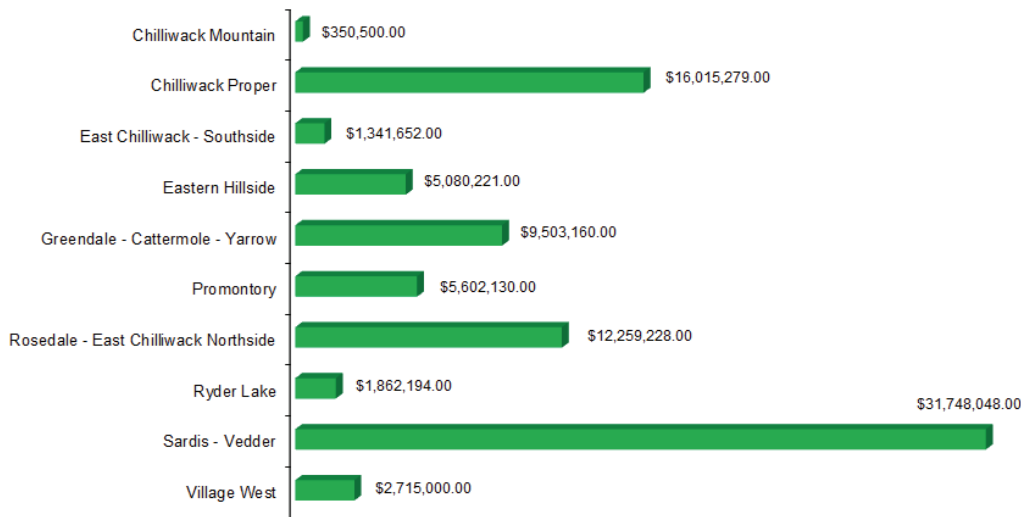
3RD QUARTER 2017						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain	4		1			2
Chilliwack Proper	41	14	12		3	58
Village West		1	2			11
East Chilliwack - Southside		1				
Eastern Hillsides	1	4	1	1		5
Greendale - Cattermole - Yarrow	1	5	2	3		6
Promontory	1					12
Rosedale - East Chilliwack Northside		1	1	5		3
Ryder Lake						
Sardis - Vedder	7	3	4			56
Non Resident Businesses						23
OCP/TEXT Amendments						
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	55	29	23	9	3	176

3RD QUARTER 2018						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain	1		1			
Chilliwack Proper	32	17	28		1	45
Village West	1	1	1		1	7
East Chilliwack - Southside			2			
Eastern Hillsides	1					12
Greendale - Cattermole - Yarrow	4					7
Promontory			1			12
Rosedale - East Chilliwack Northside			1	4		2
Ryder Lake		1	1			2
Sardis - Vedder	3	7	10			30
Non Resident Businesses						16
OCP/TEXT Amendments						
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	42	26	45	4	2	133

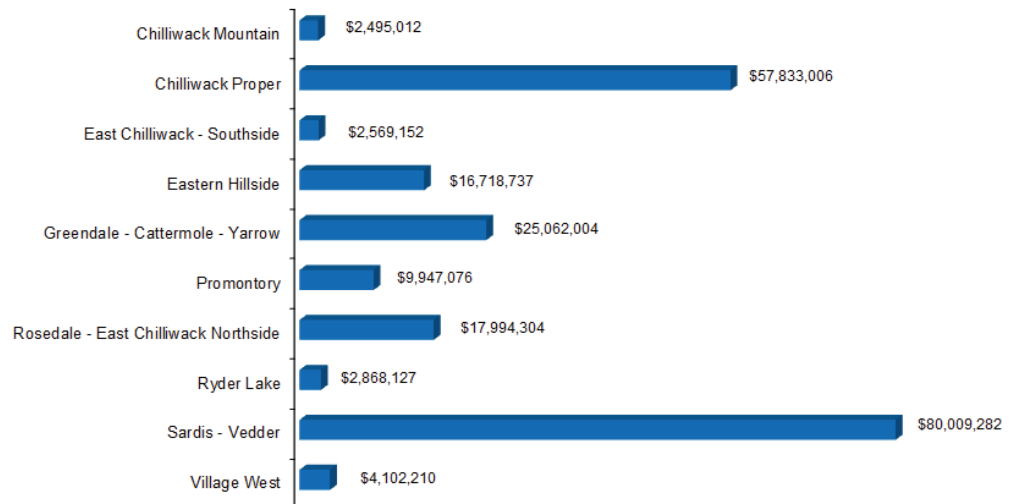
*Note: Business Licences include new, change of address, ownership changes and non-resident.

2018 BUILDING PERMITS - 3RD QUARTER													
	3rd Quarter 2018			2018 YEAR-TO-DATE			3rd Quarter 2017			2017 YEAR TO-DATE			
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	
RESIDENTIAL													
New single family (fee simple)	67	69	24,219,446	172	182	54,207,353	99	105	25,912,276	285	296	76,074,421	
New single family (strata)	24	24	7,277,879	65	66	18,426,741	62	62	14,788,727	153	153	38,116,745	
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0	
New 2 family duplex (fee simple)	1	2	400,000	2	4	900,000	0	0	0	3	6	1,007,446	
New 2 family duplex (strata)	0	0	0	0	0	0	1	2	450,000	5	10	2,250,000	
New townhouses	3	12	1,889,028	17	84	12,294,418	7	37	4,623,528	26	122	15,462,880	
New apartments	1	60	14,000,000	4	223	43,800,000	2	116	20,800,000	3	160	26,800,000	
Mobile / manufactured homes	1	1	257,000	3	6	1,101,975	0	0	0	0	0	0	
Secondary suites, TADs, etc.	9	9	428,000	30	30	1,940,240	5	5	500,000	17	16	1,292,400	
Miscellaneous residential	63	5	4,257,086	174	12	12,687,123	73	1	4,248,940	200	3	10,554,491	
TOTAL RESIDENTIAL	169	182	52,728,439	467	607	145,357,850	249	328	71,323,471	692	766	171,558,383	
COMMERCIAL													
New commercial buildings	6	4,932	12,525,000	11	11,504	27,720,720	1	28	28,000	6	4,494	5,788,000	
Misc. commercial (additions, improvements, etc.)	19	105	3,048,500	41	447	5,995,060	11	0	8,395,060	32	2,119	10,504,030	
Commercial Signs	7	0	29,813	26	0	491,611	7	0	42,607	33	0	502,377	
TOTAL COMMERCIAL	32	5,037	15,603,313	78	11,951	34,207,391	19	28	8,465,607	71	6,613	16,794,407	
INDUSTRIAL													
New industrial buildings	2	1,642	2,000,000	4	8,461	8,040,000	6	45,990	45,270,149	9	55,670	54,085,149	
Misc. industrial (additions, improvements, etc.)	5	1,393	4,136,500	10	4,502	7,102,500	1	0	300,000	3	2,871	1,661,250	
TOTAL INDUSTRIAL	7	3,035	6,136,500	14	12,963	15,142,500	7	45,990	45,570,149	12	58,541	55,746,399	
INSTITUTIONAL													
New institutional buildings	0	0	0	2	236	395,375	0	1,736	0	1	75	50,000	
Misc. institutional (additions, improvements, etc.)	2	23	63,000	4	201	1,683,000	5	1,736	3,438,000	6	3,294	3,448,000	
TOTAL INSTITUTIONAL	2	23	63,000	6	437	2,078,375	5	3,472	3,438,000	7	3,369	3,498,000	
AGRICULTURAL													
New agricultural buildings	8	39,180	7,105,000	30	68,523	14,937,794	23	11,776	8,389,928	59	36,897	15,189,088	
Misc. agricultural (additions, etc.)	10	87,817	4,841,160	21	96,619	7,875,000	6	1,299	867,800	22	5,147	2,146,125	
TOTAL AGRICULTURAL	18	126,997	11,946,160	51	165,142	22,812,794	29	13,075	9,257,728	81	42,044	17,335,213	
OTHER													
Demolition	3rd Quarter 2018	2018-Yr-To-Date	3rd Quarter 2017	2017 Yr-To-Date	BUILDING INSPECTIONS								
Service Permits	42	99	14	58	3rd Quarter 2018								3,400
	11	40	23	69	2018 YEAR-TO-DATE								6,658
									3rd Quarter 2017		3,890		
								2017 YEAR-TO-DATE		7,011			
	3rd Quarter 2018			2018 YEAR-TO-DATE			3rd Quarter 2017			2017 YEAR TO-DATE			
MONTH-END TOTALS	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	
	281	182	86,477,412	755	607	219,598,910	346	3					

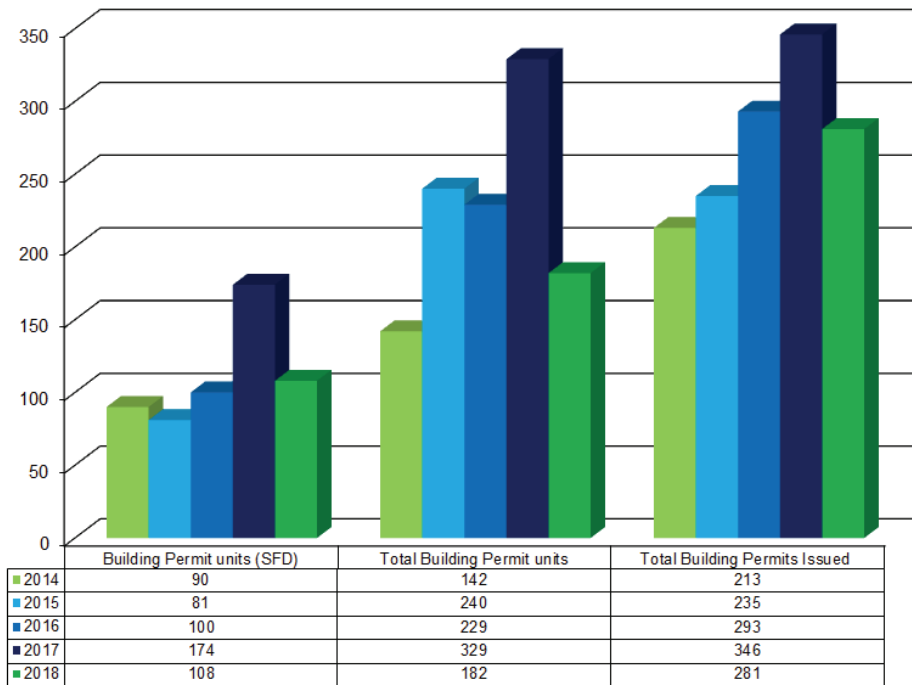
3RD QUARTER 2018



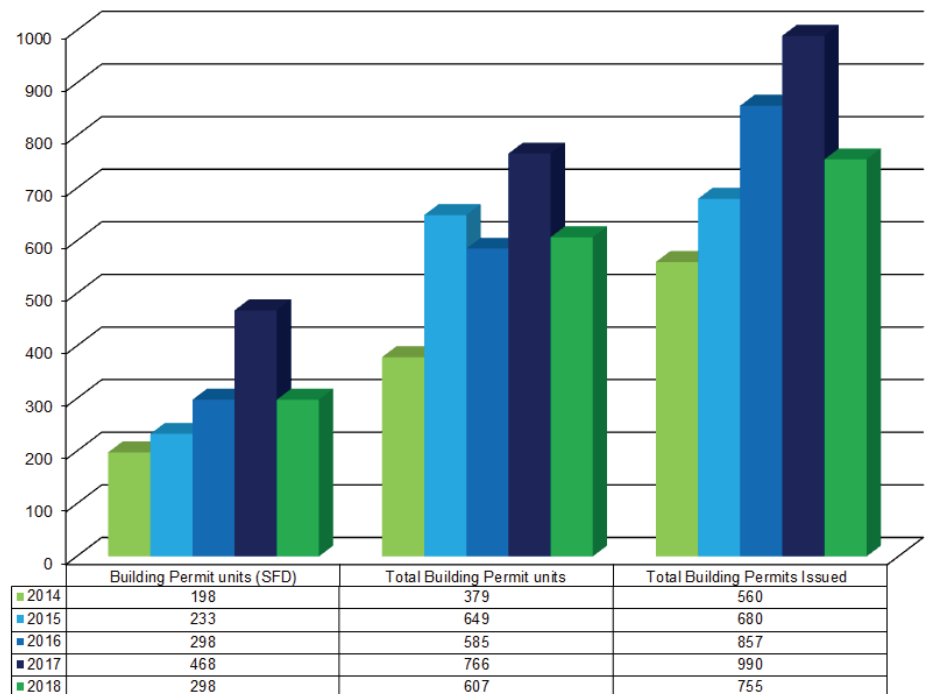
YEAR-TO-DATE 2018



3rd Quarter 5-Year Comparison Building Permits



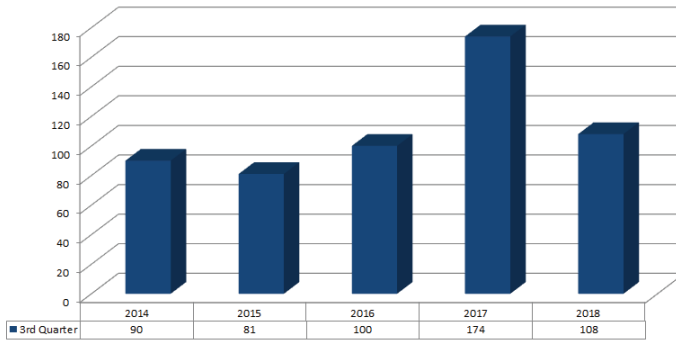
Year-to-Date 5-Year Comparison Building Permits



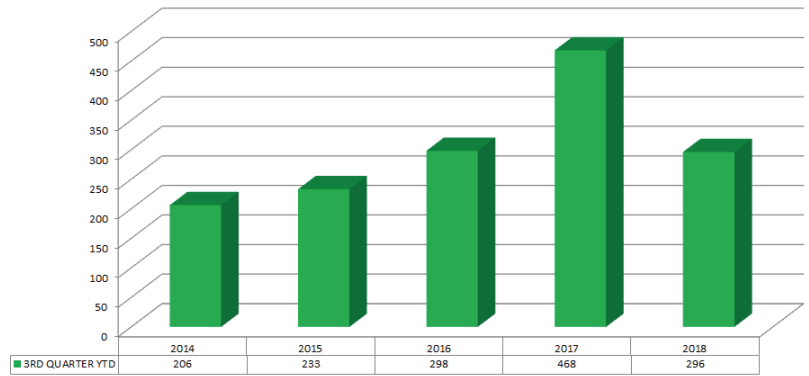
Building Permits 5-Year Comparison

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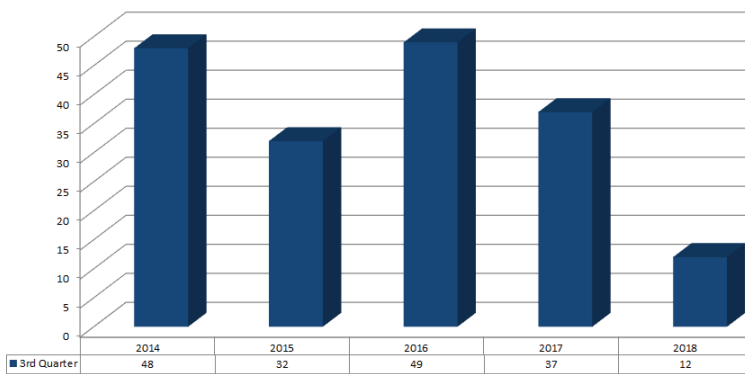
**Single Family
3rd Quarter 5-year Comparison**



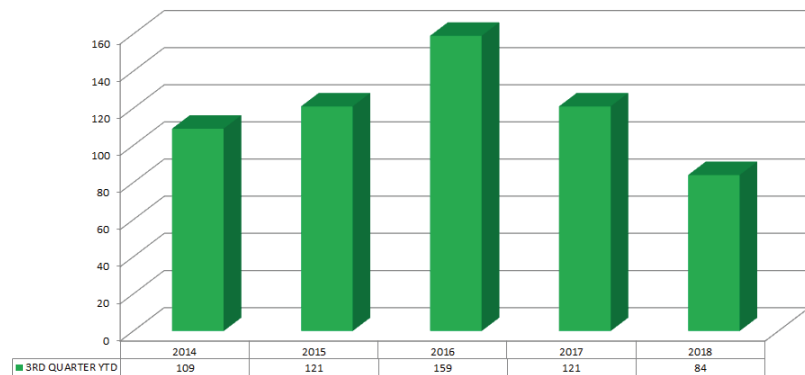
**Single Family
Year-to-date 5-Year Comparison**



**Townhouses
3rd Quarter 5-Year Comparison**



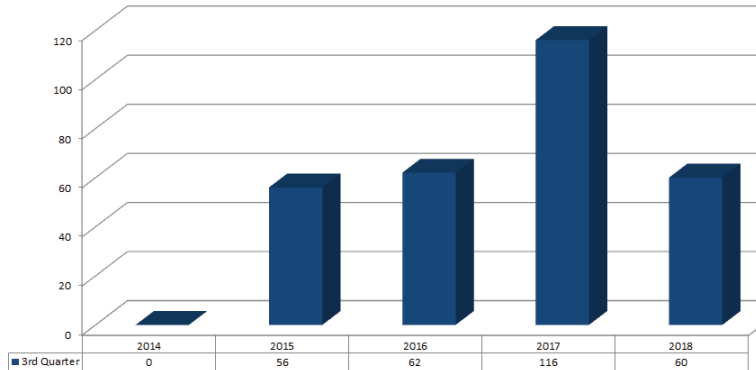
**Townhouses
Year-to-date 5-Year Comparison**



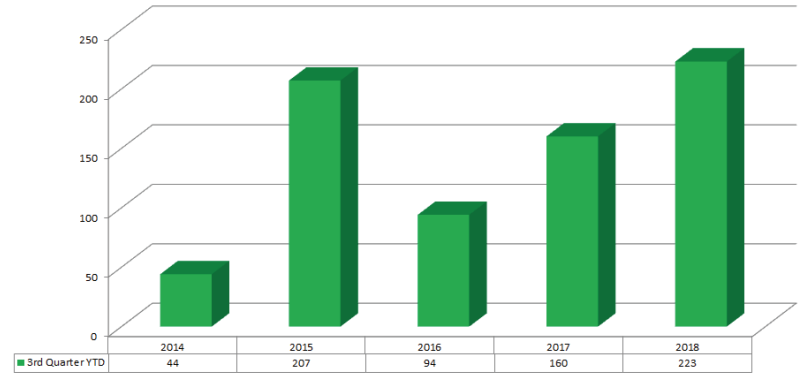
Building Permits 5-Year Comparison

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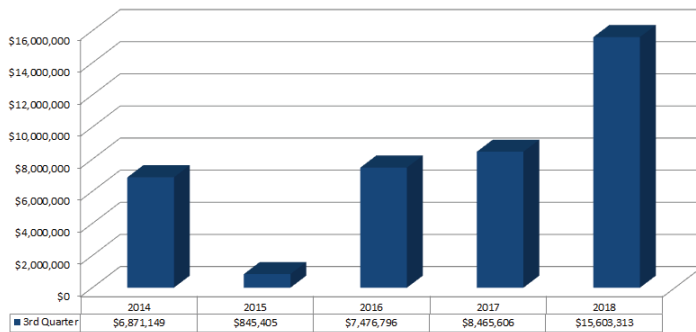
**Multi-Family Apartments
3rd Quarter 5-Year Comparison**



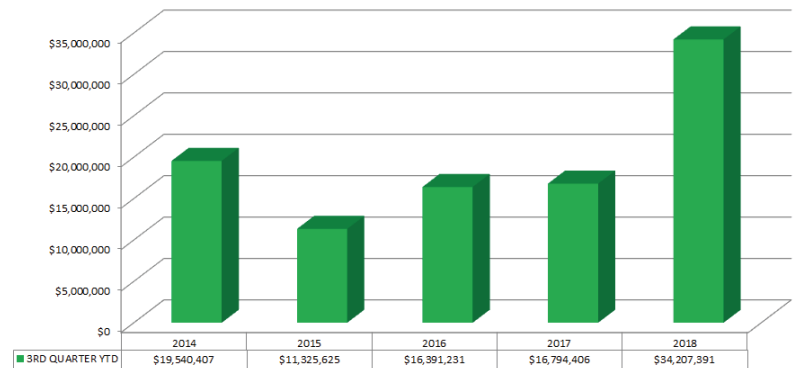
**Multi-Family
Year-to-date 5-Year Comparison**



**Commercial
3rd Quarter 5-Year Comparison**



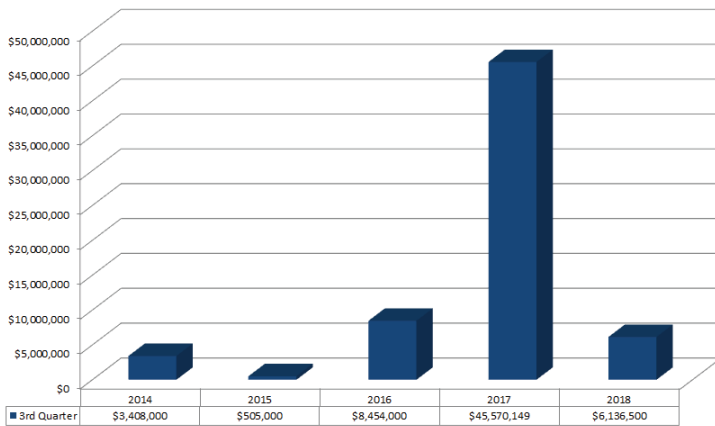
**Commercial
Year-to-date 5-Year Comparison**



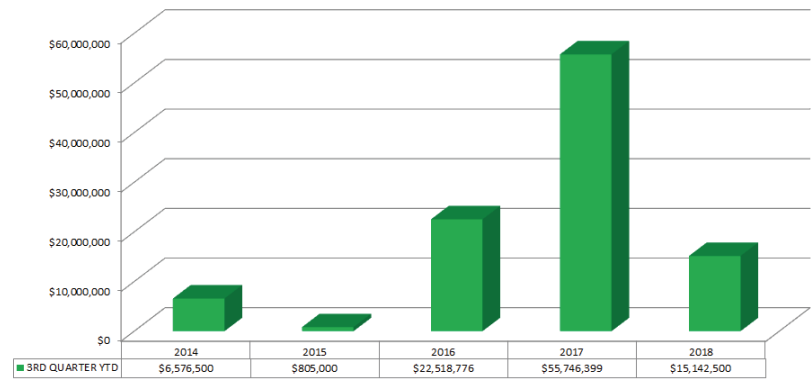
Building Permits 5-Year Comparison

Third Quarter Report

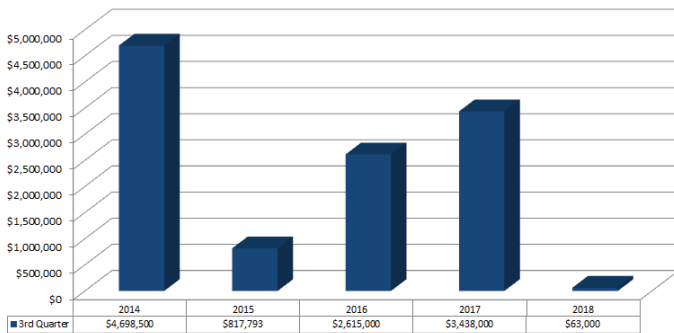
**Industrial
3rd Quarter 5-Year Comparison**



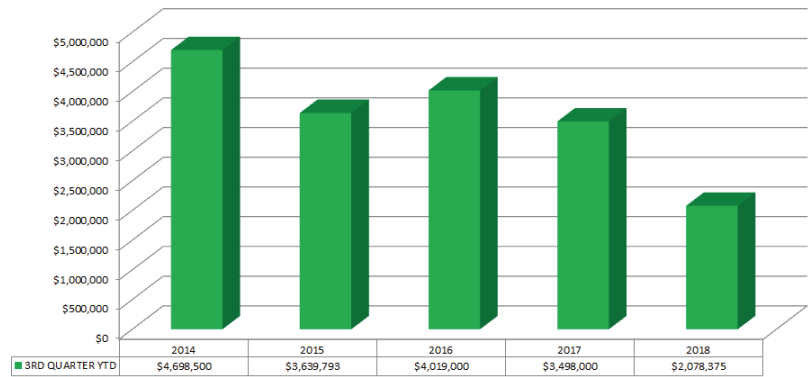
**Industrial
Year-to-date 5-Year Comparison**



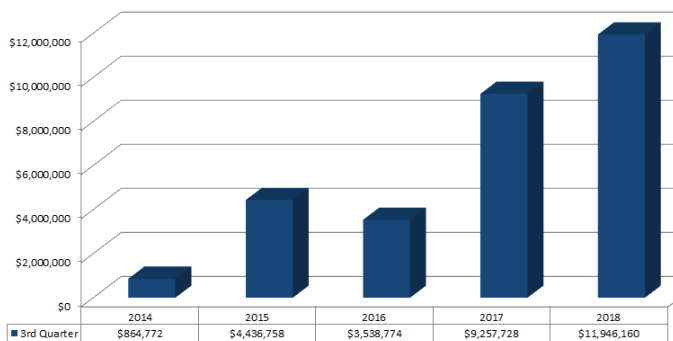
**Institutional
3rd Quarter 5-Year Comparison**



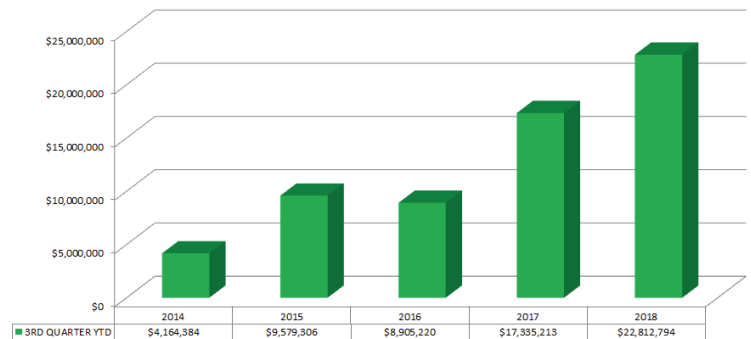
**Institutional
Year-to-date 5-Year Comparison**



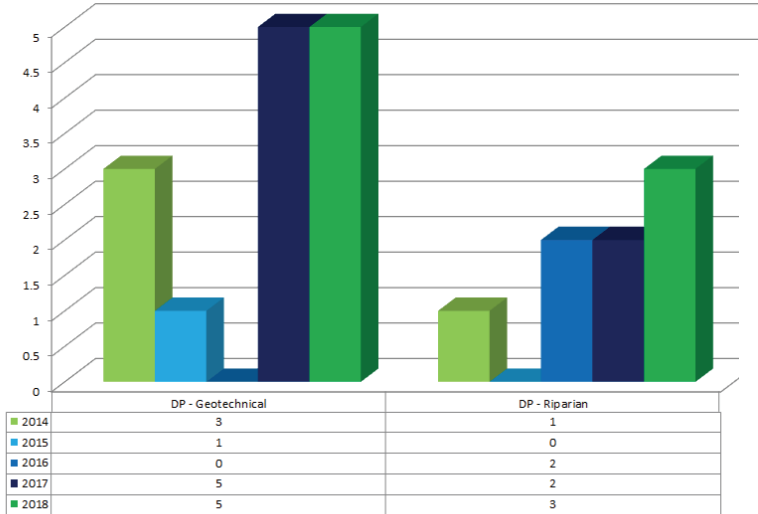
**Agricultural
3rd Quarter 5-Year Comparison**



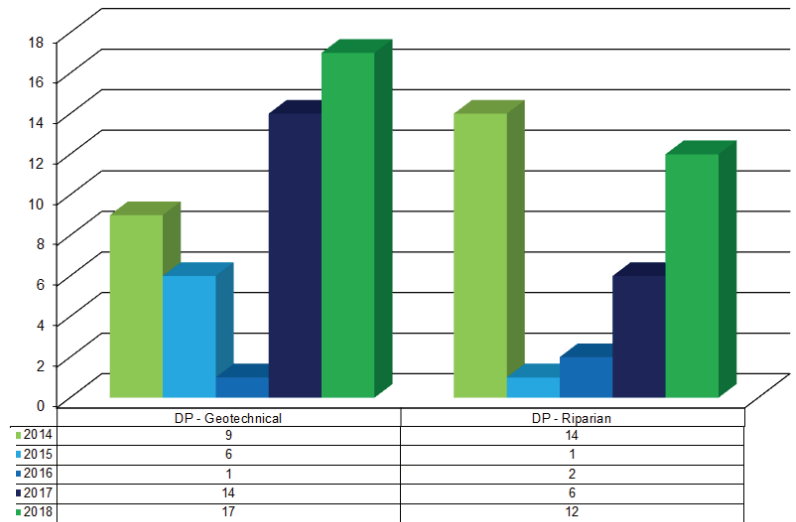
**Agricultural
Year-to-date 5-Year Comparison**



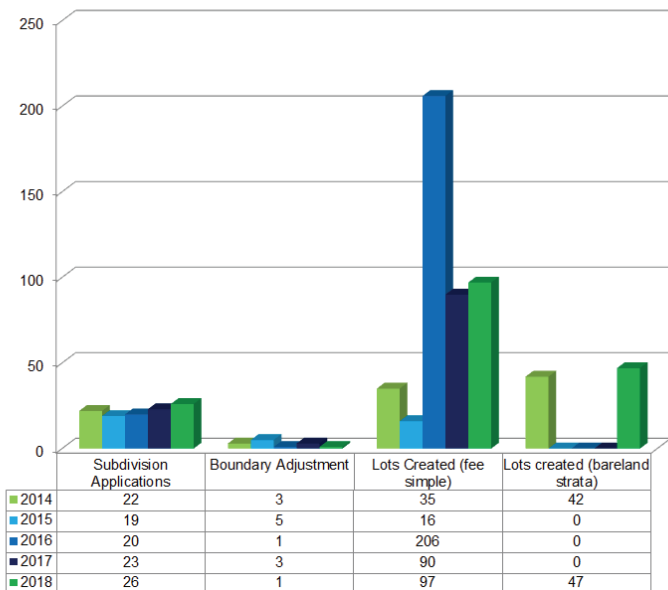
**3rd Quarter 5-Year Comparison
Development Permits**



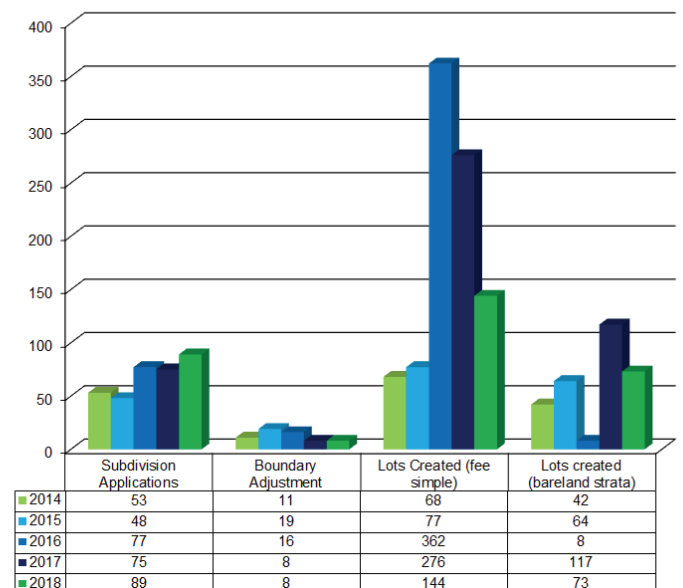
**Year-to-Date 5-Year Comparison
Development Permits**



**3rd Quarter 5-Year Comparison
Subdivision**

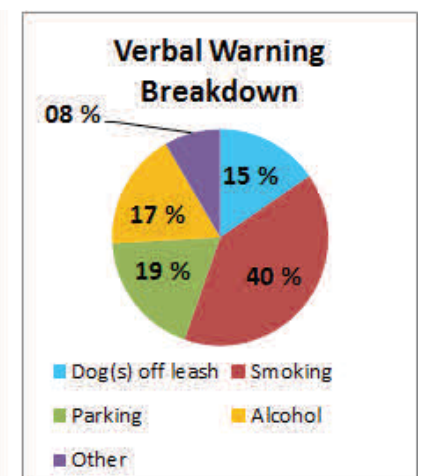
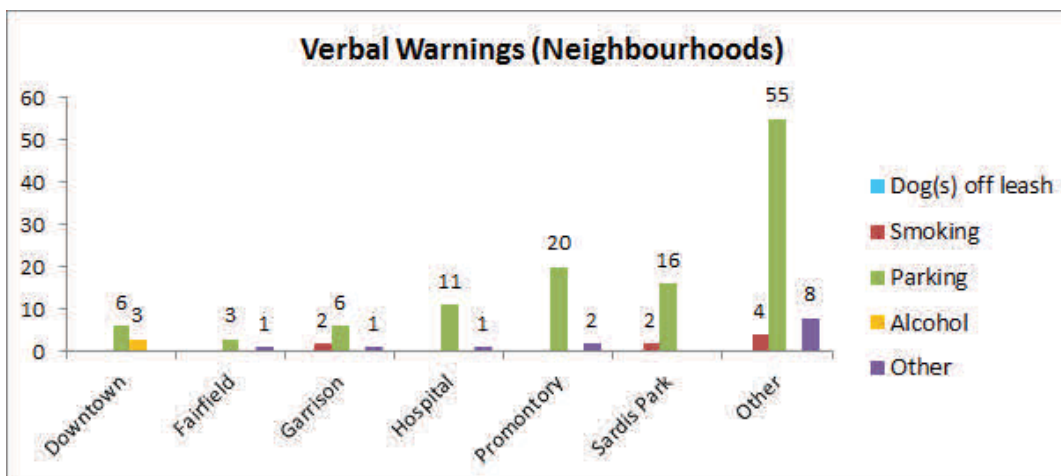
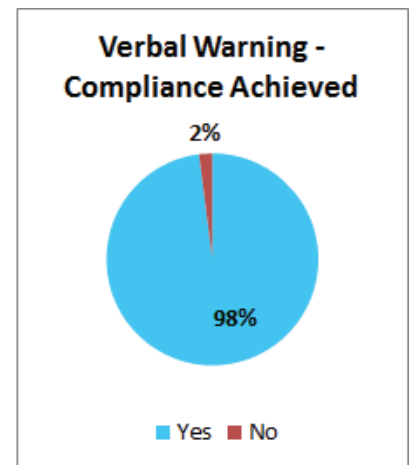
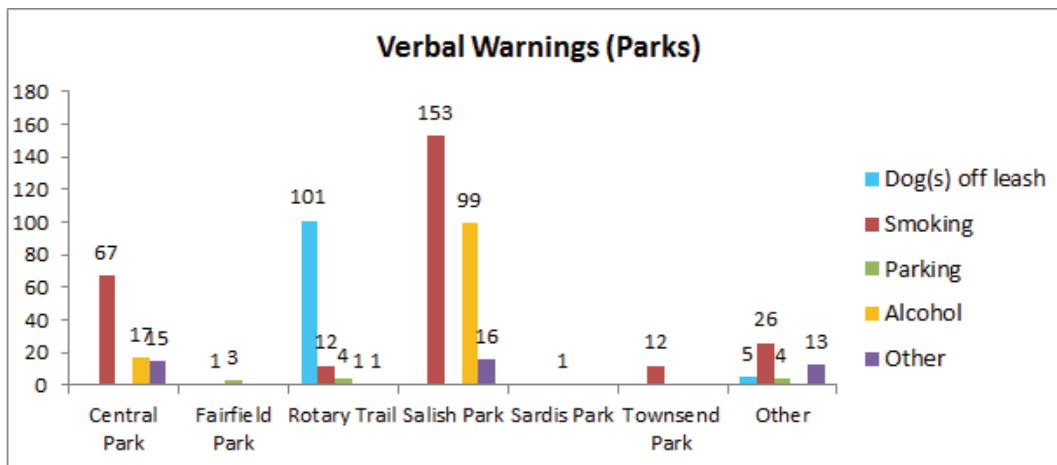


**Year-to-Date 5-Year Comparison
Subdivision**

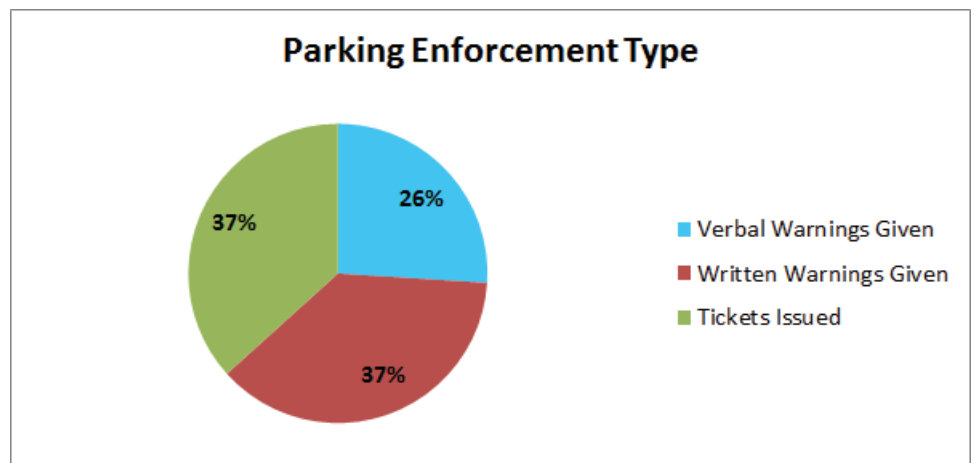
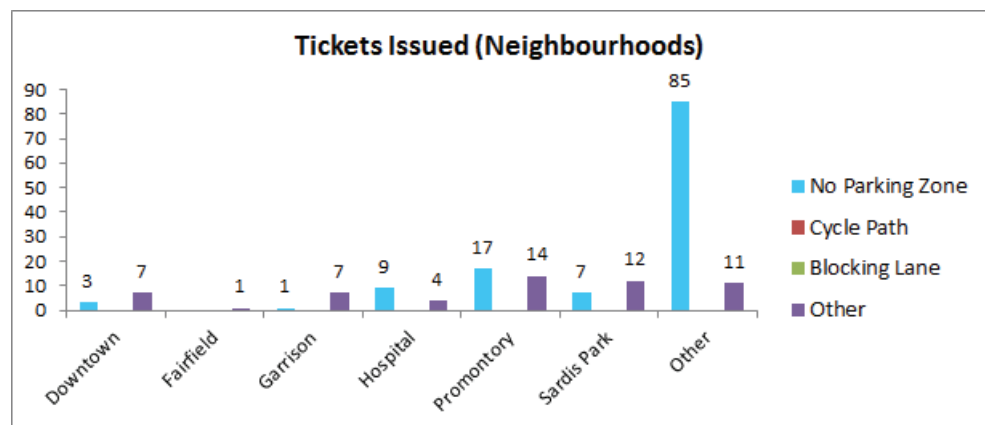
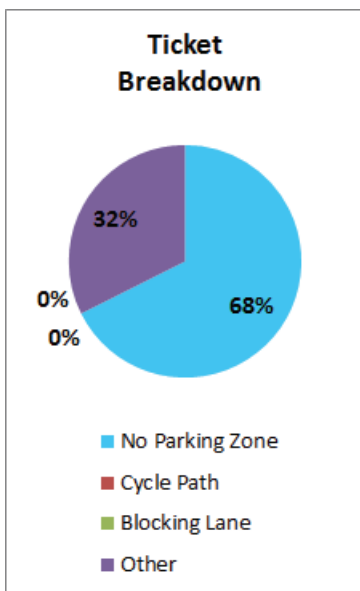
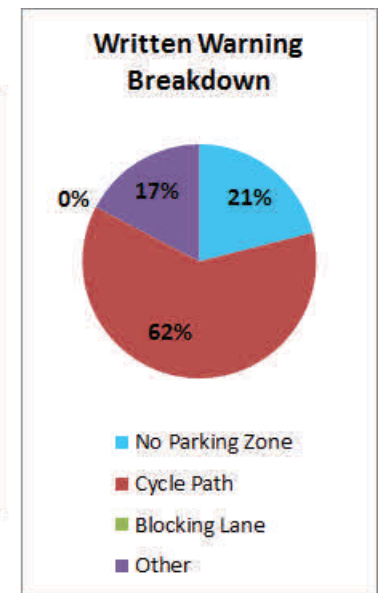
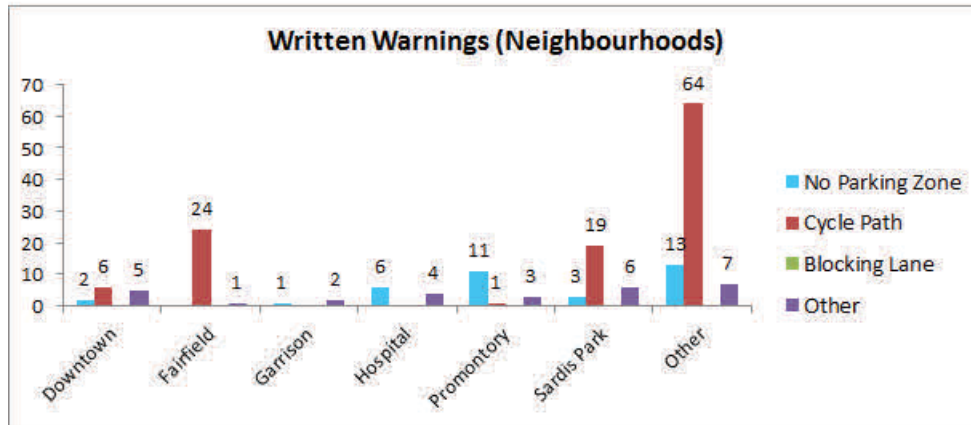


Bike Patrol Update

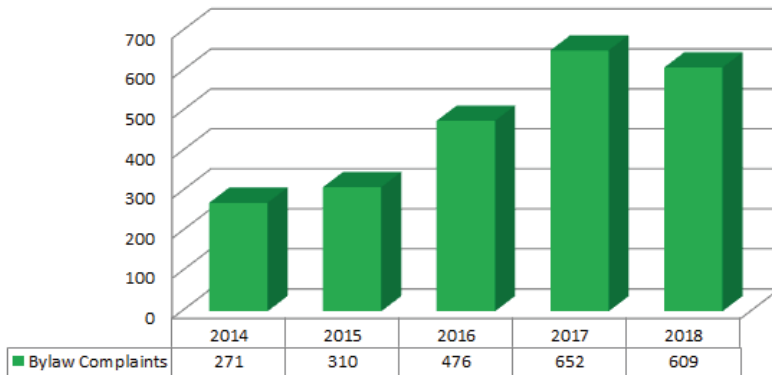
The Bylaw Enforcement Department re-introduced the seasonal Bike Patrol unit in May 2018 and welcomed two new Bylaw Enforcement Officers into the department. Since joining the Bylaw team, the Bike Patrol Officers have proactively patrolled City of Chilliwack neighbourhoods, parks and trails on foot and bicycle to address and prevent bylaw infractions. The main goal of the Bike Patrol unit is to educate the public and gain voluntary compliance with municipal bylaws relating to parking and the use of parks and trails, including the regulations relating to camping in City parks, facilities and other public land. The Officers have addressed over 1,200 bylaw infractions and have also assisted over 300 members of the public with bylaw-related questions and concerns.



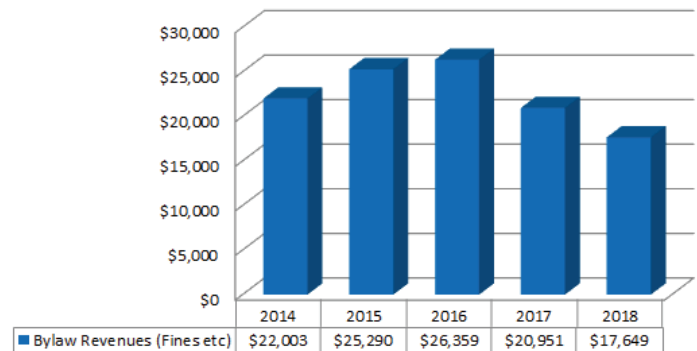
Bike Patrol Update Con't



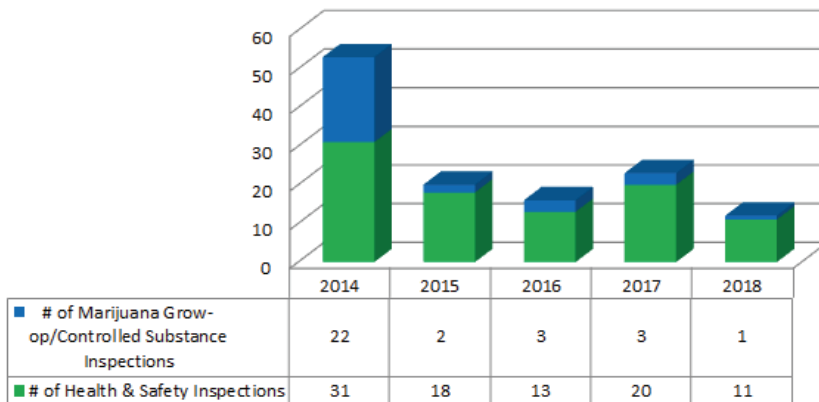
**Bylaw Enforcement
3rd Quarter 5-Year Comparison Complaints**



**Bylaw Enforcement
3rd Quarter 5-Year Comparison Revenues**



**Health & Safety Enforcement Inspections
3rd Quarter 5-Year Comparison**



**Health & Safety
3rd Quarter 5-Year Comparison Revenues**

