

Municipal Development



Planning and Strategic Initiatives

Building, Land Development and Bylaw Enforcement

Fourth Quarter Report, 2018



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Municipal Development



Economy and Housing Starts

In 2018, new stricter mortgage qualification rules, higher interest rates, and the foreign-buyer tax led to declining sales and housing starts and an overall slowdown in the housing market across British Columbia, registering an average 30% decline in sales. In Chilliwack, the number of residential housing starts totaled 812 at the end of 2018, a 12% decrease from this time last year. Multi-family development was predominant, accounting for 54% of total housing starts, compared to 37% last year. This is typical of an active housing cycle, where more affordable housing is sought in a higher priced environment. Within that category a greater shift was seen towards apartment starts, which totaled 317 units compared to 121 townhouse starts.



Chilliwack and District MLS sales continued to decline through the end of November, with 177 units sold that month, compared to 284 in 2017. This is consistent with sales declines experienced elsewhere in BC. Average housing price across all housing types in December 2018 was \$487,000 – with median prices for apartment (\$260,000); townhouse (\$438,000) and single family detached (\$605,000). As an effort to address affordability, the City introduced a new secondary suites policy in 2018 and streamlined the process for developing coach houses in the R1-A Zone. In 2018, the City saw an increase of 42 accessory dwellings, twice the number created in 2017. In the rental market, apartment vacancy rates remain tight across the Province and in Chilliwack, where zero vacancy rates have prevailed for the last two years in the bachelor and three bedroom apartment categories, and rents have increased 23 and 30% respectively. Vacancy rates for one and two bedroom apartments as of October 2018 were also low, at 1.6% and 2.1% respectively.

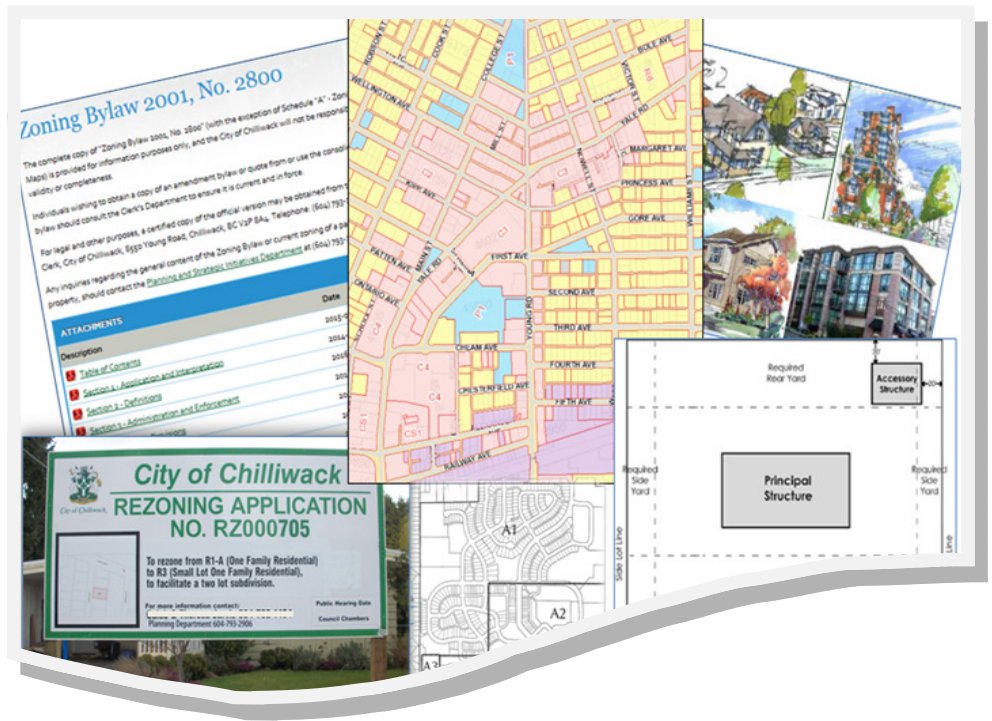
Looking forward to 2019-2020, economists are predicting that economic growth will shift away from sectors that have for many years benefited from cheap and readily accessible credit (i.e. consumption, new residential construction, renovations and real estate transfer costs) towards export growth, business investment, and non-residential development. The 2018 approval of LNG Canada's \$40 billion liquefied natural gas export project in Kitimat; investment in the Site C dam project; and anticipated increases in spending on machinery and equipment are expected to support a growth rate of 2.5% to 2.9% in 2019 for BC, near the top of the provincial growth rankings.

A lower pace of housing starts and residential investment is forecast in 2019, although some pent up housing demand may support a modest recovery in home sales and prices. Increased multi-family starts are expected to continue, with a number of proposals already in the permit queue.

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

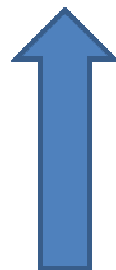


The new Zoning Bylaw will support the 2040 OCP's goals, objectives and policies. There will be opportunity for community engagement with key stakeholders and the public as well as the Affordable Housing & Development Advisory Committee, Design Review Advisory Committee, Downtown BIA, CEPCO and the local development community. Urban Systems Ltd. has been awarded the contract and the project is anticipated to complete in early summer 2019 following consultation with the public.

Intermunicipal Business Licenses

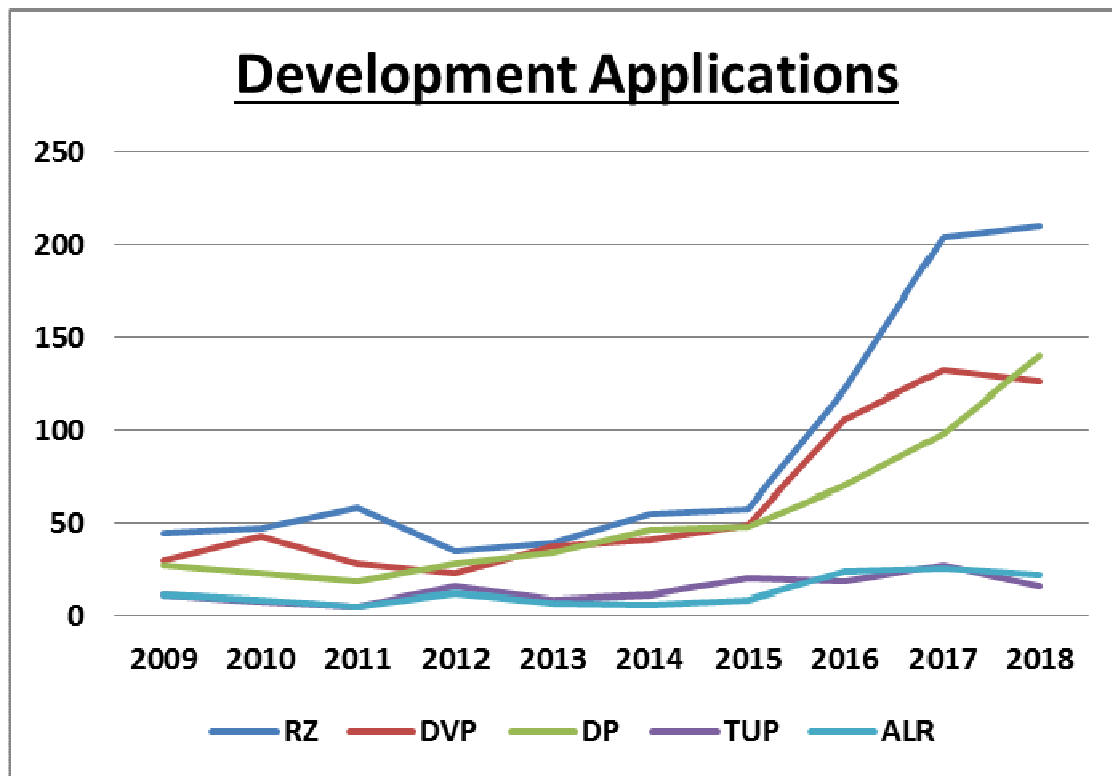
The Intermunicipal Business License (IML) program has proven a very successful business licensing system. Over the years, the program has been enhanced to enable growth in the region while maintaining a revenue neutral objective for all participating municipalities. This Fraser Valley partnership allows 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. IML sales in Chilliwack have steadily increased over the past six years since implementation and this trend is expected to continue:

2018 = 459 IMLs Sold
 2017 = 374 IMLs Sold
 2016 = 315 IMLs Sold
 2015 = 248 IMLs Sold
 2014 = 197 IMLs Sold
 2013 = 135 IMLs Sold



Development Review

While there may be an overall slowdown in the housing market, the volume of land use applications continued to rise in Development Planning. A total of 514 development applications were processed in 2018, representing a 5% increase over 2017 applications; 2017 applications already represented more than a 50% increase over 2016 applications. Chilliwack continues to be a desirable place to live 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.



Rezoning (RZ): changes the land use; facilitates development of a property in accordance with the OCP

Development Variance Permit (DVP): varies a bylaw standard (i.e.: parking, setbacks, building height)

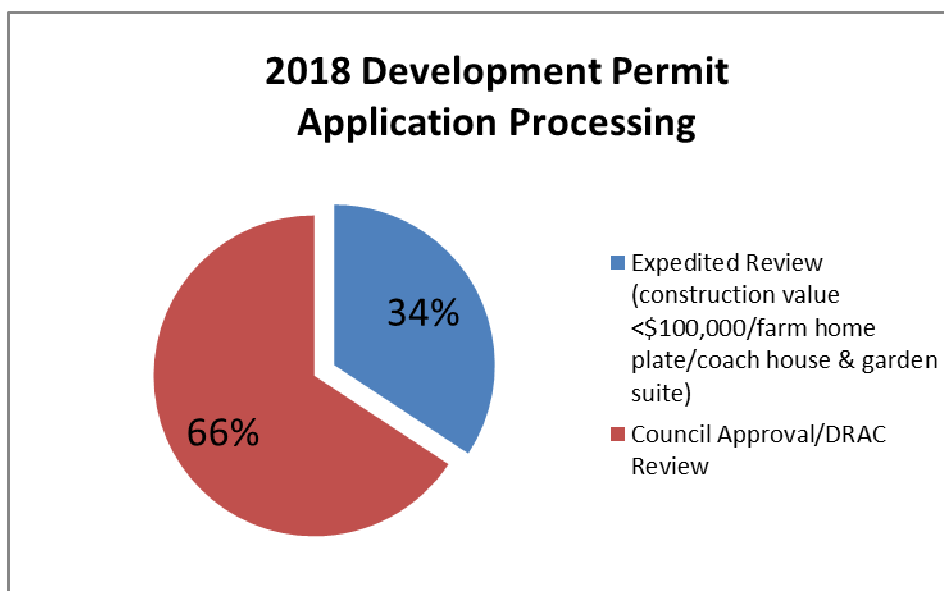
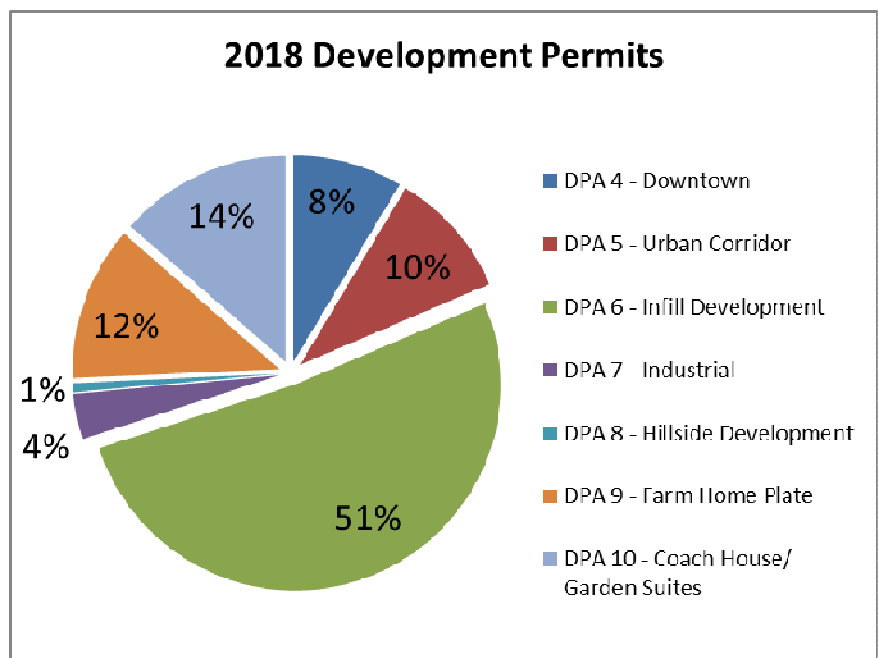
Development Permit (DP): ensures form and character (site and building design) of commercial, industrial or multi-family residential development meet design guideline objectives

Temporary Use Permit (TUP): allows an alternate use without changing zoning

Agricultural Land Reserve (ALR): permits non-farm use, subdivision, exclusion or inclusion of property located within the Agricultural Land Reserve and subject to Agricultural Land Commission approval

Development Permits

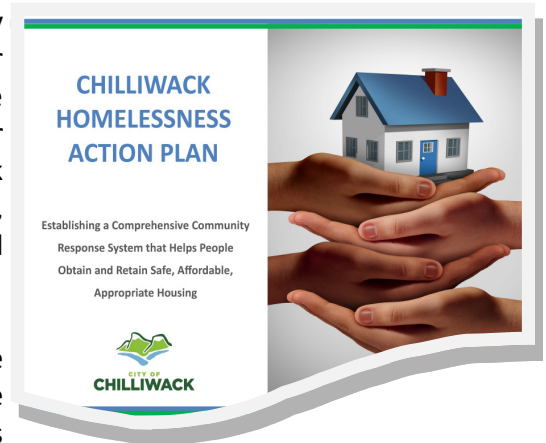
New commercial, industrial and multi-family/intensive residential developments are subject to “form and character” considerations to ensure the Design Guidelines within the 2040 OCP are achieved. These guidelines generally encourage a high standard of site and building design, maintaining a consistent 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. While most development permits are subject to consideration by Council for approval, with review and recommendations from the Design Review Advisory Committee, 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 saw one third of all 2018 applications streamlined and processed quickly.



Homelessness Action Plan Update

Housing continues to be a priority of Council and community stakeholders. In the beginning of 2018 the Province released four funding streams for different types of housing, which included supportive housing, affordable rental housing, Indigenous housing, and housing for women and children fleeing violence. Between various Chilliwack stakeholders, all streams were applied for. At the end of December 2018, two local stakeholders received approval to proceed to the proposal stage and more approvals are expected in the beginning of 2019.

The Yale Road supportive housing development site began site preparation for the addition of 46 modular housing units and the Intensive Case Management (ICM) team office building. Occupancy is scheduled for the beginning of April, which will include 24/7 support staff in the development and an additional clinical ICM team to support residents of this development, the Trethewey Avenue development, and a number of people who live elsewhere in the community. Currently the ICM team has hired most of its staff and are engaging people accessing the various shelter services on a daily basis.



Starting in early December, the Province increased funding to support an additional 69 seasonal shelter beds. This brings the total number of emergency shelter beds up to 177 as noted below. The increase in beds has been well utilized for those without housing and has provided additional opportunities for local service providers to give shelter clients to access health, substance use, mental health, and housing services. The additional seasonal beds will remain open until March 31, which will coincide with the opening of the Yale Road supportive housing development, operated by RainCity Housing.

Shelter capacity for regular and additional seasonal beds are as follows:

Provider	Year Round Beds	Additional Seasonal Beds (until March 31)
Adult Beds		
Ann Davis Transition Society	9	13
RAN Mission – The Portal		45
RAN Mission	26	
Salvation Army Modular	48	
Salvation Army – Female Only shelter	16	
Youth Beds		
Cyrus Centre	9	11
Total Shelter Beds	108	69

Homelessness Action Plan Update

This quarter, as shelter services increased, the City worked with local providers to implement a tracking database to capture statistics of bed use and vacancies on a nightly basis. The tracking database helped shelter providers and relevant stakeholders access information regarding the availability of beds to help direct potential clients to access shelter beds and additional services as needed.

On December 8, Chilliwack launched a Situation Table, modelled after similar tables in the province (Surrey SMART, Mission MAST, and Penticton CAST). The Situation Table start-up was a partnership between the City of Chilliwack, Upper Fraser Valley Detachment – Chilliwack RCMP, and the Provincial Office of Crime Reduction and Gang Outreach and was made possible thanks to funds procured through a grant application to the Province. Chilliwack's Table, CIRT – Chilliwack Interagency Response Table, meets weekly with 15+ service providers 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. Situations and interventions that come to the Table are recorded through a de-identified tracking database and information collected will be utilized to assess and address gaps or barriers to individuals and families accessing appropriate services in Chilliwack.

Seniors' Housing Study

A diverse and adequate supply of safe, affordable, appropriate seniors' housing is important for building healthy communities. In Chilliwack, the senior population (65+) is expected to grow from about 16,000 to 29,000 by 2041, and is the fastest growing age group. In order to ensure that seniors' housing needs are met as the community grows, the City is embarking on a Seniors' Housing Study.

The project will review housing needs across the continuum of independent housing (rental and home ownership), assisted living (limited care facility – cooking and cleaning services provided), and residential care facilities (for those who have complex care needs) and project future housing needs for the community.

The project will be comprised of:

- **Demographic profile analysis:** looking at housing market conditions, housing affordability, and accessibility
- **Housing needs and demands:** analysis of senior households and growth projections across household types and review of age specific population trends; a housing asset and gap analysis
- **Best practices review:** review of local and regional housing policies, bylaws, tools, incentives and programs used to support affordable and appropriate seniors' housing and a review of their applicability in the Chilliwack context
- **Final study with recommendations:** based on findings, recommendations will be provided to guide future strategies
- **Comprehensive community engagement:** in order to obtain the views of stakeholders and the public to better understand, inform and verify housing needs and demands, the City will provide a variety of community engagement opportunities, including a community meeting, focus groups with seniors and service providers, in-depth interviews, and a community survey which will be made available via the City website, and on paper

The project is expected to run from January to September 2019.

Chilliwack Healthier Community



October: CHC added three new partners through October: Elizabeth Fry Society, RainCity Housing Society and the Chilliwack Métis Association, bringing the current partnership to 43. The First Nations Historical Impacts Training Series (FNHITS) that CHC has coordinated since 2015 ran three cohorts this fall; in total 175 people have attended this training over the last three years. The series will now be administered by Stó:lō Service Agency, the creators of the series. The October 23 Information and Networking Breakfast focused on Primary Care Networks – the re-visioning of health care in the Fraser Valley. This was a well-attended event which included world-café style discussion to provide input on the system improvements that Fraser Health is implementing.

November: On the evening of November 14, CHC's Addictions Task Team and its Overdose Community Action Team hosted a New Matrix Meal (NMM) event at the Chilliwack Museum and Archives. With 50 people in attendance it was the largest NMM in Chilliwack to date. This event centered on facilitated conversation over an excellent meal between citizens and people living with substance use issues. On November 27 CHC hosted its housing-themed Information and Networking Breakfast, titled: Updates and Outcomes of Collaboration and the Homelessness Action Plan. The event demonstrated the extent of the collaborative and action-focus work that defines Chilliwack. With 12 speakers all describing new, ongoing, and planned affordable and supportive housing initiatives in the community, attendees learned that there is a great deal that Chilliwack is doing to address housing and homelessness.

December: December marked the culmination of months of work to create a Financial Literacy Tutor Program created in partnership with CHC and the Chilliwack Learning Society (CLS) through the Financial Literacy Committee. Over \$17,000 has been collected from different funding sources to create this program, which will be developed and coordinated alongside the CLS Literacy Tutor Program. The program will see trained tutors available for one-on-one mentoring and group facilitation for all community members to address financial literacy and management. At the December 11 CHC Partners meeting, the secondary research review on Factors Contributing to Poverty in the Local Context was presented.

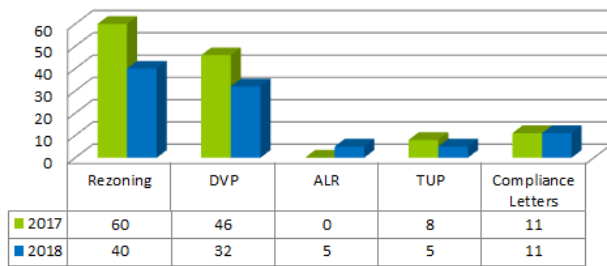
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2016														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	4th Quarter Totals	2016 Year-to-Date Totals
Rezoning	5	14	8	8	7	19	8	17	4	11	13	8	32	122
DVP	8	6	9	10	7	15	8	10	9	9	9	6	24	106
DP - Form & Character	2	8	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	43
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

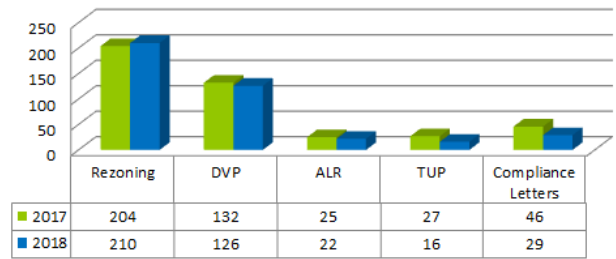
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2018														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	4th Quarter Totals	2018 Year-to-Date Totals
Rezoning	15	21	14	25	39	14	11	14	17	13	14	13	40	210
DVP	11	15	13	5	12	12	14	6	6	7	8	17	32	126
DP - Form & Character	12	7	10	6	10	12	18	19	8	11	16	11	38	140
ALR	1	1	1	3	2	5	0	1	3	4	1	0	5	22
TUP	1	1	2	5	0	0	2	0	0	5	0	0	5	16
Compliance Letters	6	1	0	1	1	2	1	4	2	5	4	2	11	29
New Business Licences	71	43	41	50	60	52	32	34	39	40	37	22	99	521



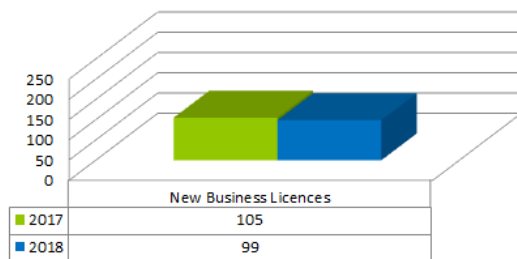
**4th Quarter - 2017/18 Comparison
Planning**



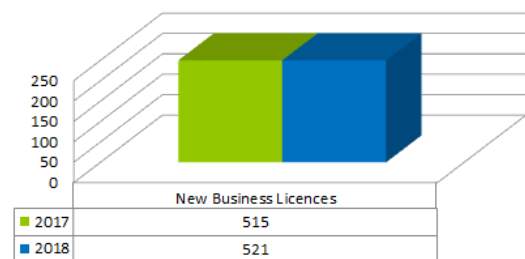
**Year-to-Date - 2017/18 Comparison
Planning**



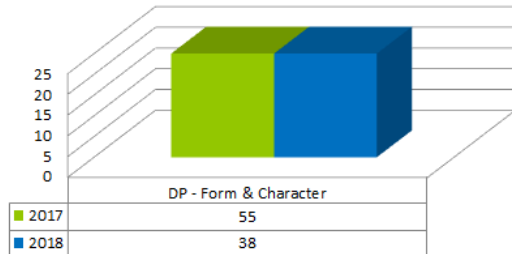
**4th Quarter - 2017/18 Comparison
New Business Licences**



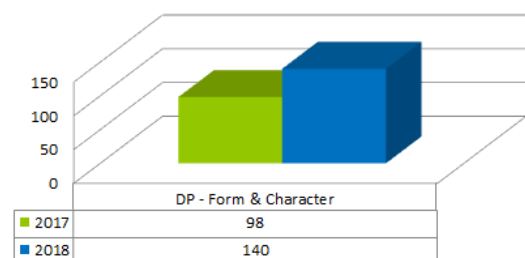
**Year-to-Date - 2017/18 Comparison
New Business Licences**



**4th Quarter - 2017/18 Comparison
Development Permits**



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



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 Hillsides					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						
TOTAL APPLICATIONS	60	46	55	0	8	166

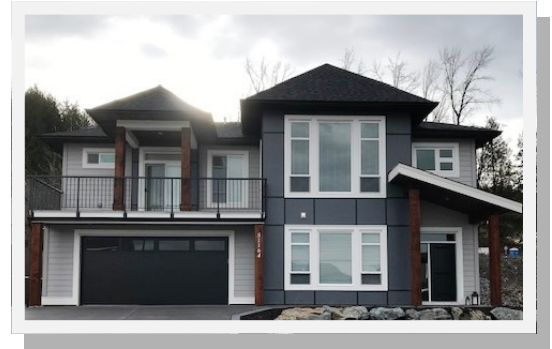
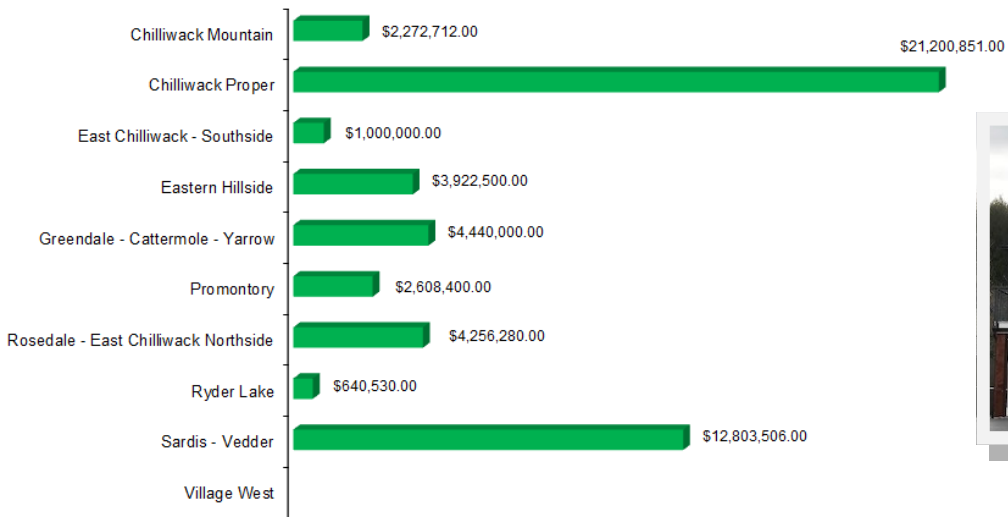
4TH QUARTER 2018						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain			1			1
Chilliwack Proper	18	15	21			67
Village West	1	2				7
East Chilliwack - Southside				1		
Eastern Hillsides	2	3			1	1
Greendale - Cattermole - Yarrow	3	5	6	2	1	7
Promontory	2					5
Rosedale - East Chilliwack Northside	1	3	4		1	4
Ryder Lake				1		
Sardis - Vedder	13	4	6	1	2	34
Non Resident Businesses						23
OCP/TEXT Amendments						
First Nation Lands						
TOTAL APPLICATIONS	40	32	38	5	5	149

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

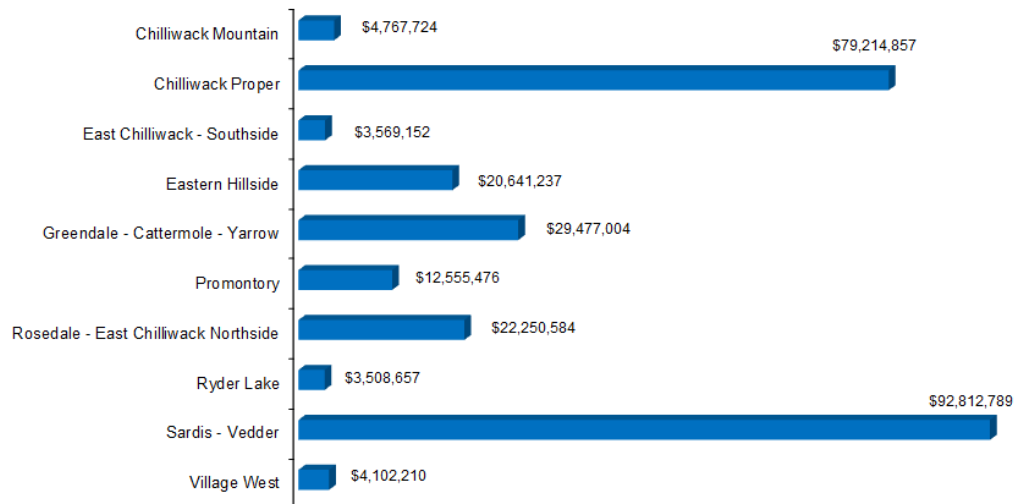
2018 BUILDING PERMITS - 4TH QUARTER

	4th Quarter 2018			2018 YEAR-TO-DATE			4th Quarter 2017			2017 YEAR-TO-DATE		
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
RESIDENTIAL												
New single family (fee simple)	39	45	14,718,901	210	227	68,551,254	70	74	16,138,154	355	370	92,212,575
New single family (strata)	20	20	5,505,000	86	87	24,306,741	13	13	4,340,369	165	165	42,067,114
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	4	8	1,360,000	6	12	2,260,000	0	0	0	3	6	1,007,446
New 2 family duplex (strata)	0	0	0	0	0	0	2	4	900,000	7	14	3,150,000
New townhouses	11	37	5,022,712	28	121	17,317,130	14	68	8,877,726	40	190	24,340,606
New apartments	2	94	11,500,000	6	317	55,300,000	0	0	0	3	160	26,800,000
Mobile / manufactured homes	0	0	0	3	6	1,101,975	1	1	100,000	1	1	100,000
Secondary suites, TADs, etc.	12	12	1,028,690	42	42	2,968,930	4	4	214,920	21	20	1,507,320
Miscellaneous residential	43	15	2,990,420	217	27	15,677,544	43	4	1,721,397	244	8	12,665,889
TOTAL RESIDENTIAL	131	231	42,125,723	598	839	187,483,574	147	168	32,292,566	839	934	203,850,950
COMMERCIAL												
New commercial buildings	2	617	1,750,000	13	12,121	29,470,720	0	0	0	6	4,494	5,788,000
Misc. commercial (additions, improvements, etc.)	18	590	4,313,814	59	1,037	10,489,874	23	0	2,144,000	55	2,149	12,648,030
Commercial Signs	11	0	148,882	37	0	640,493	11	0	105,889	44	0	608,265
TOTAL COMMERCIAL	31	1,207	6,212,696	109	13,158	40,601,087	34	0	2,249,889	105	6,643	19,044,295
INDUSTRIAL												
New industrial buildings	0	0	0	4	8,461	8,040,000	0	0	0	9	55,670	54,085,149
Misc. industrial (additions, improvements, etc.)	2	2,572	2,195,000	12	7,074	9,297,500	1	0	55,000	4	2,871	1,716,250
TOTAL INDUSTRIAL	2	2,572	2,195,000	16	15,535	17,337,500	1	0	55,000	13	58,541	55,801,399
INSTITUTIONAL												
New institutional buildings	0	0	0	2	236	395,375	1	0	5,468,000	2	2,615	5,518,000
Misc. institutional (additions, improvements, etc.)	0	0	0	4	201	1,683,000	2	0	215,000	8	1,736	3,663,000
TOTAL INSTITUTIONAL	0	0	0	6	437	2,078,375	3	0	5,683,000	10	4,351	9,181,000
AGRICULTURAL												
New agricultural buildings	10	5,860	2,038,000	40	74,383	16,975,794	14	19,344	3,783,740	73	56,241	18,972,828
Misc. agricultural (additions, etc.)	4	1,583	573,360	24	98,132	8,423,360	5	1,007	327,000	27	6,154	2,473,125
TOTAL AGRICULTURAL	14	7,443	2,611,360	64	172,515	25,399,154	19	20,351	4,110,740	100	62,395	21,445,953
OTHER												
Demolition	22	121	18	76								
Service Permits	13	53	6	75								
BUILDING INSPECTIONS												
4th Quarter 2018												
2018 YEAR-TO-DATE												
4th Quarter 2017												
2017 YEAR-TO-DATE												
3,359												
13,285												
3,824												
15,070												
MONTH-END TOTALS												
4th Quarter 2018												
2018 YEAR-TO-DATE												
4th Quarter 2017												
2017 YEAR-TO-DATE												
PERMITS	213	231	53,144,779	967	839	272,899,690	228	168	44,391,195	1,218	934	309,323,697
UNITS												
VALUE												

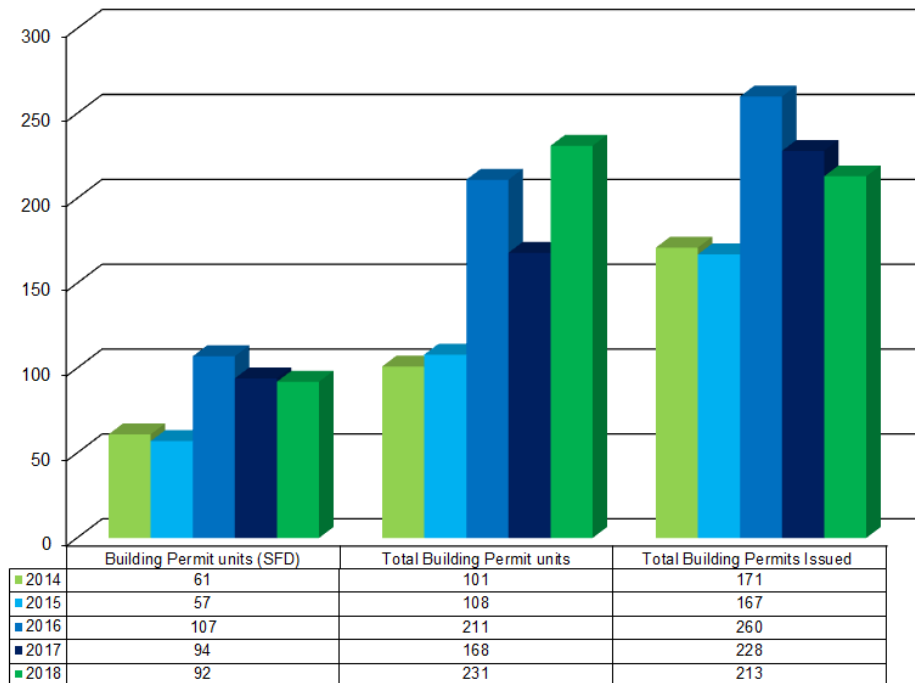
4TH QUARTER 2018



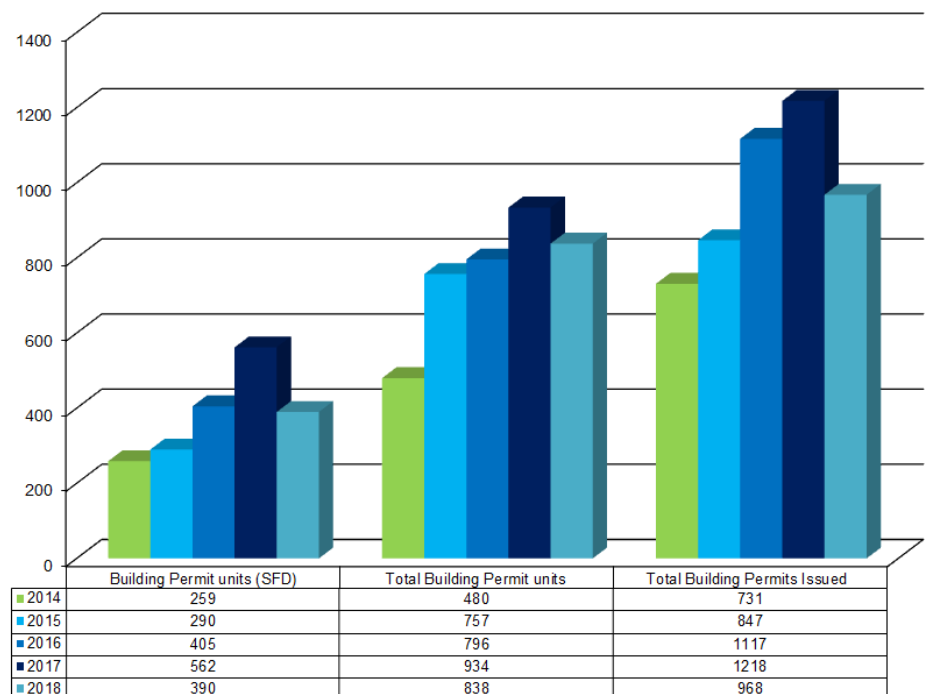
YEAR-TO-DATE 2018



4th Quarter 5-Year Comparison Building Permits



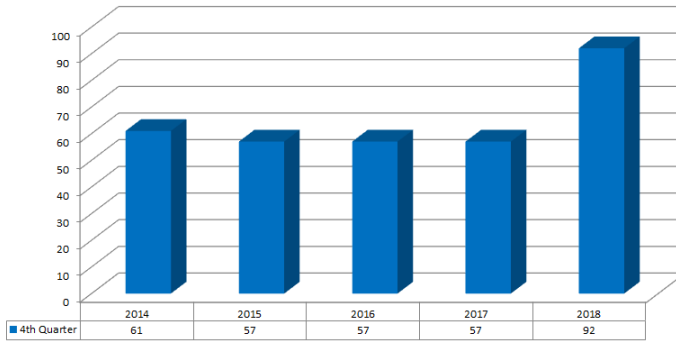
Year-to-Date 5-Year Comparison Building Permits



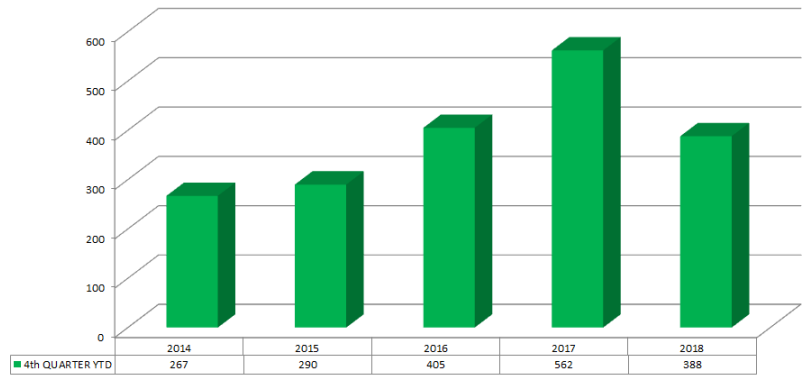
Building Permits 5-Year Comparison

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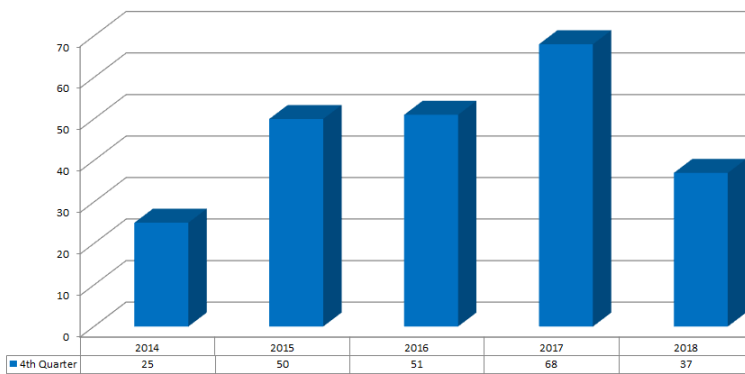
Single Family
4th Quarter 5-year Comparison



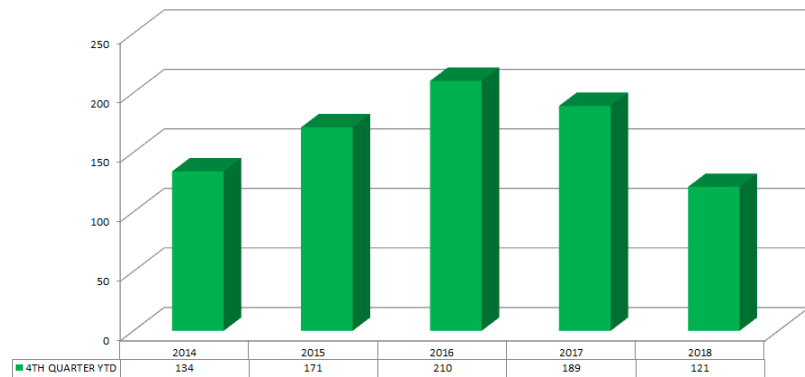
Single Family
Year-to-date 5-Year Comparison



Townhouses
4th Quarter 5-Year Comparison



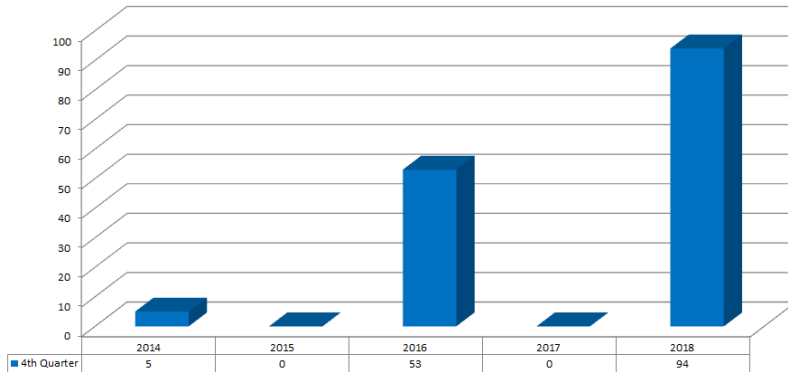
Townhouses
Year-to-date 5-Year Comparison



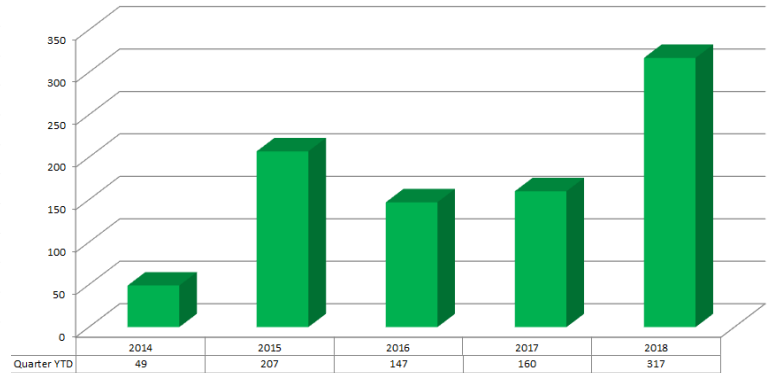
Building Permits 5-Year Comparison

Fourth Quarter Report

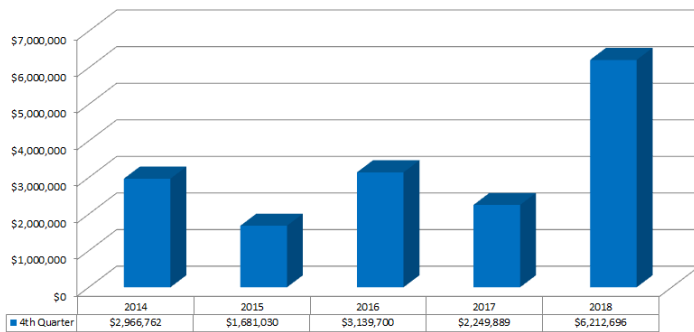
**Multi-Family Apartments
4th Quarter 5-Year Comparison**



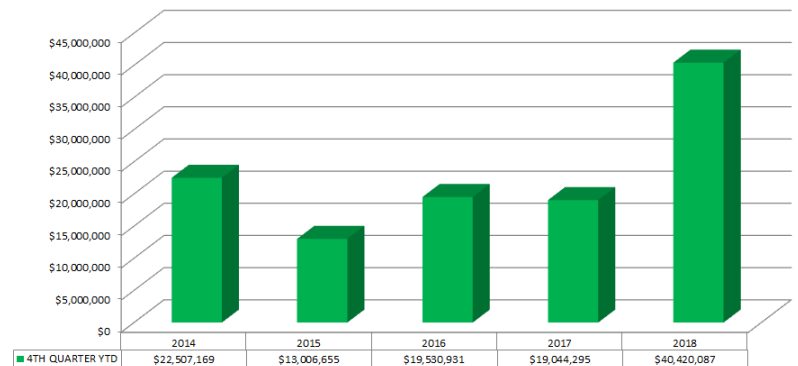
**Multi-Family
Year-to-date 5-Year Comparison**



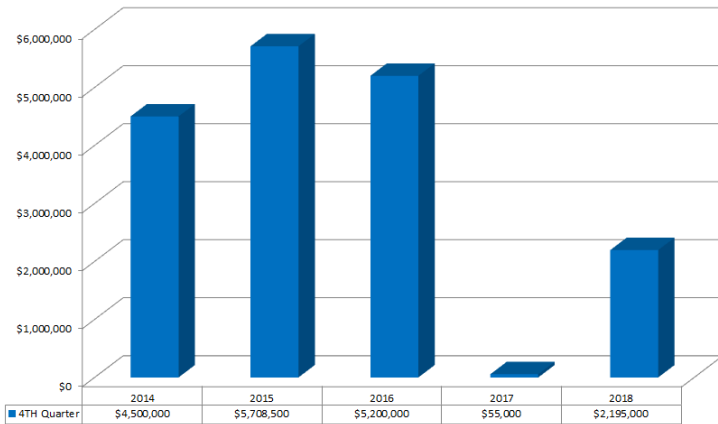
**Commercial
4th Quarter 5-Year Comparison**



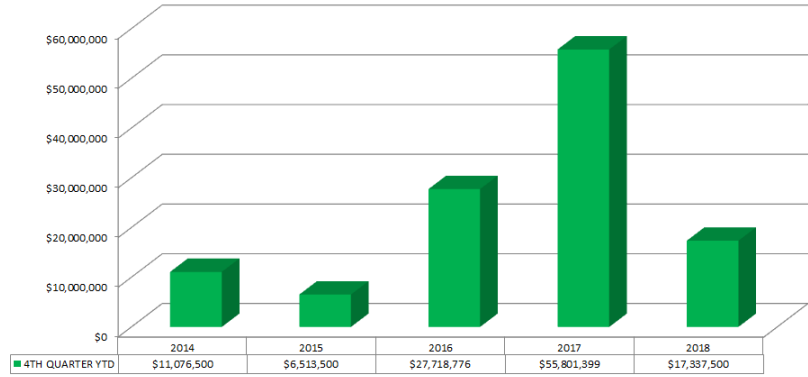
**Commercial
Year-to-date 5-Year Comparison**



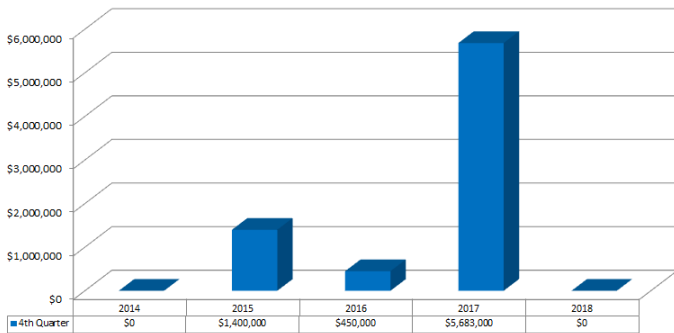
Industrial
4th Quarter 5-Year Comparison



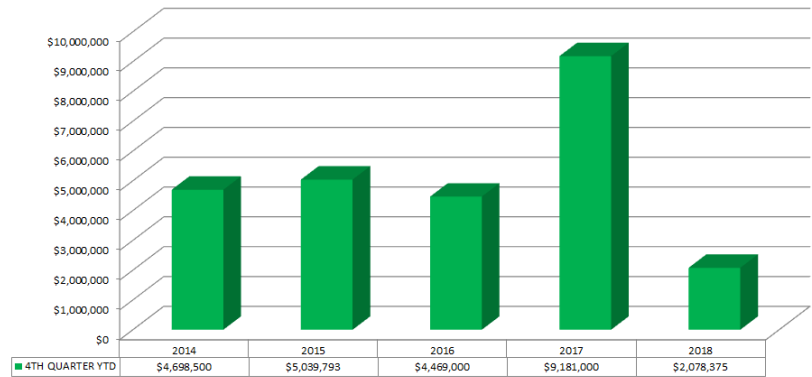
Industrial
Year-to-date 5-Year Comparison



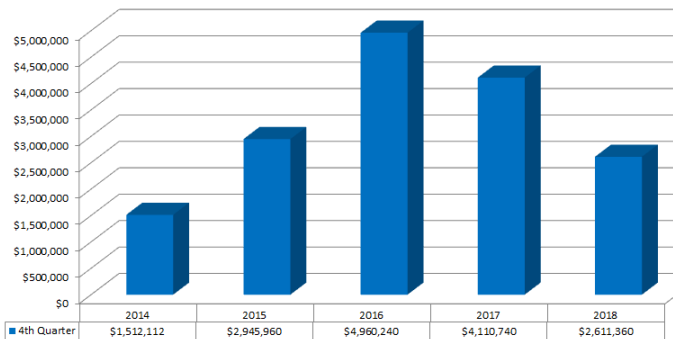
Institutional
4th Quarter 5-Year Comparison



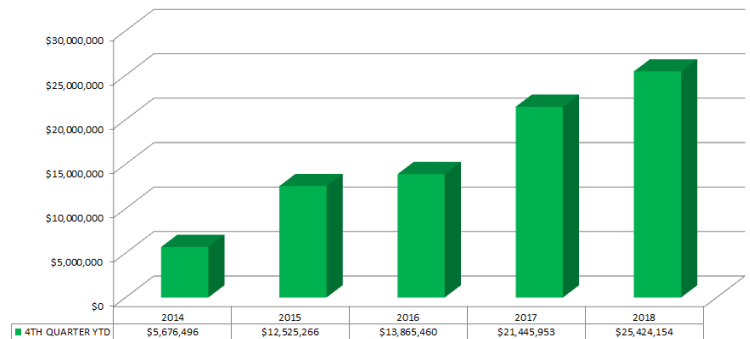
Institutional
Year-to-date 5-Year Comparison



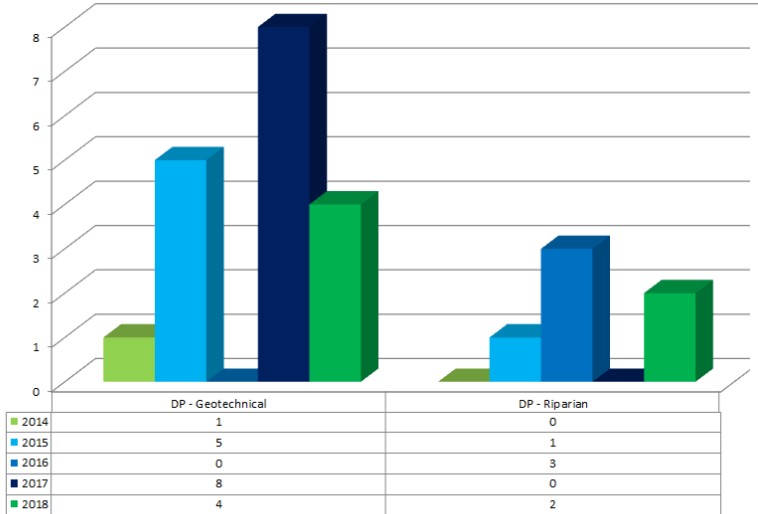
Agricultural
4th Quarter 5-Year Comparison



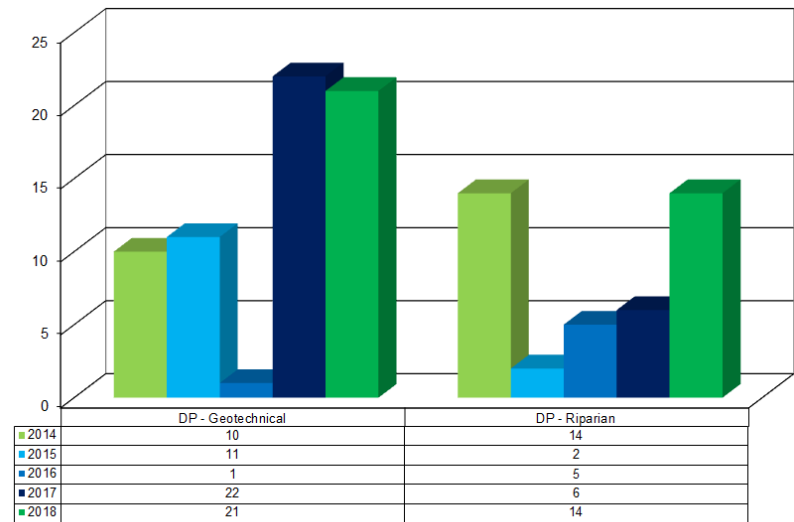
Agricultural
Year-to-date 5-Year Comparison



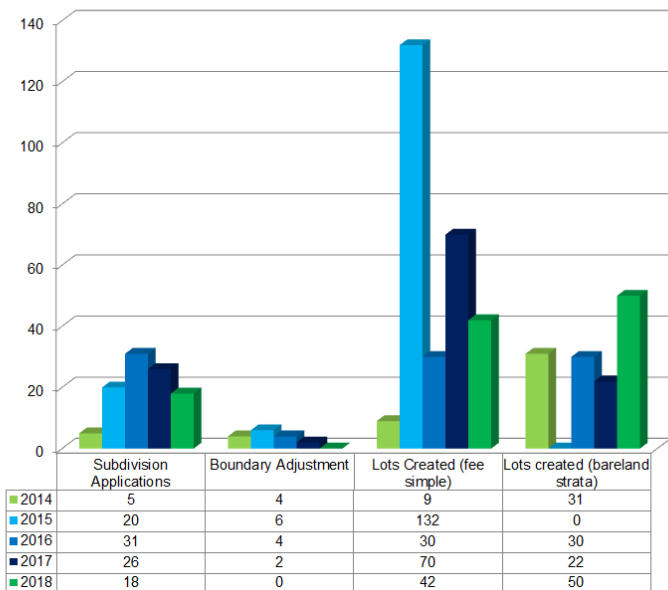
**4th Quarter 5-Year Comparison
Development Permits**



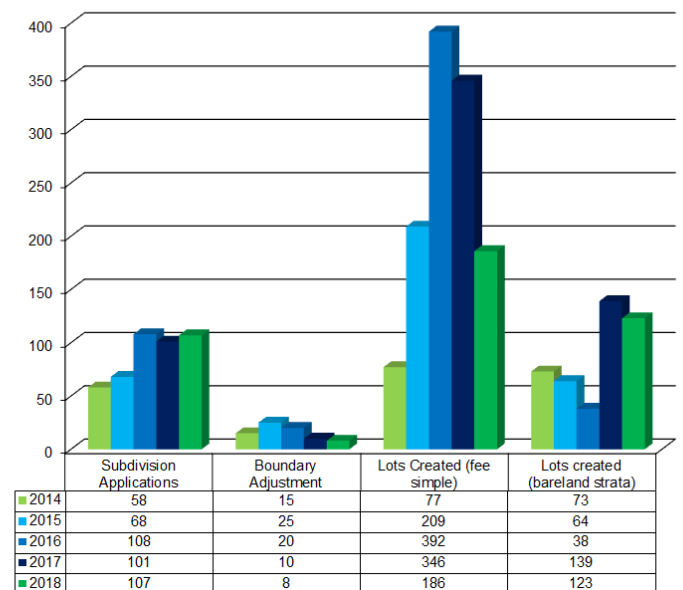
**Year-to-Date 5-Year Comparison
Development Permits**



**4th Quarter 5-Year Comparison
Subdivision**

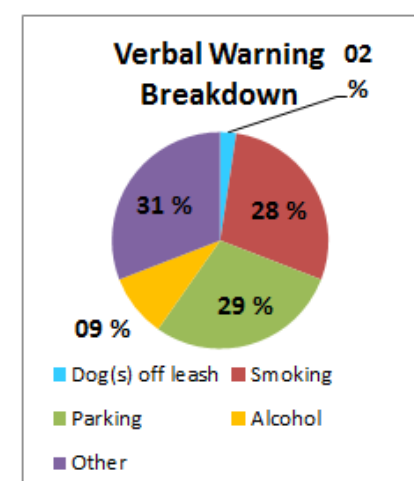
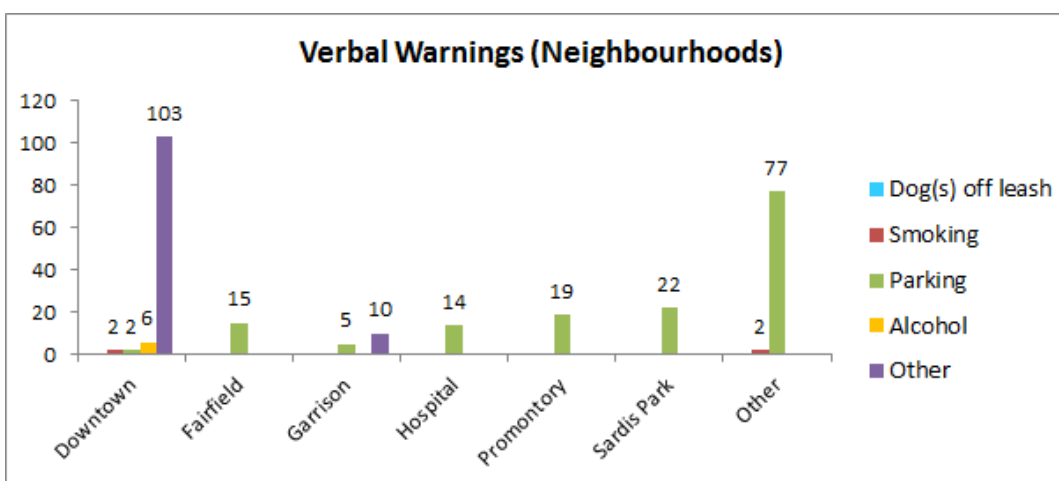
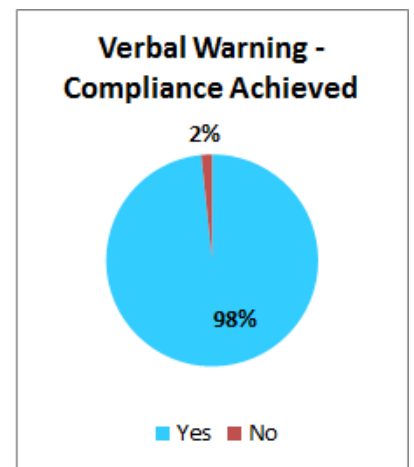
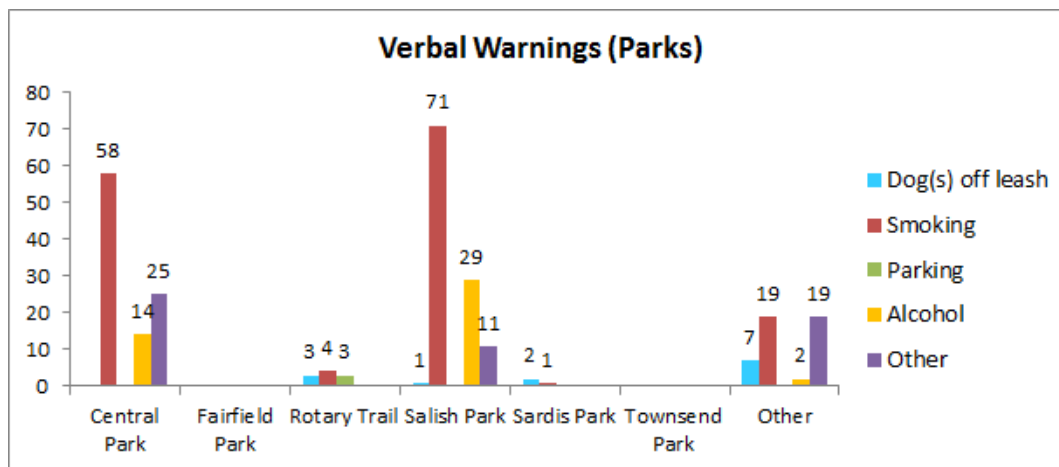


**Year-to-Date 5-Year Comparison
Subdivision**

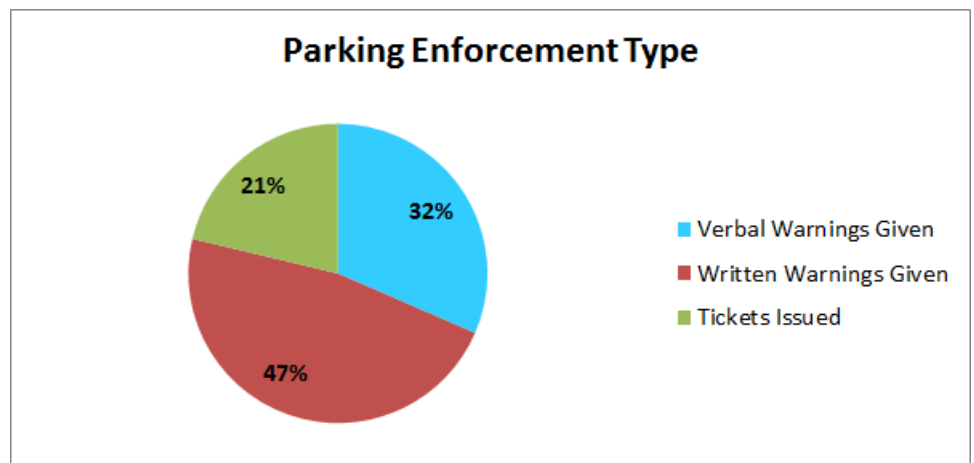
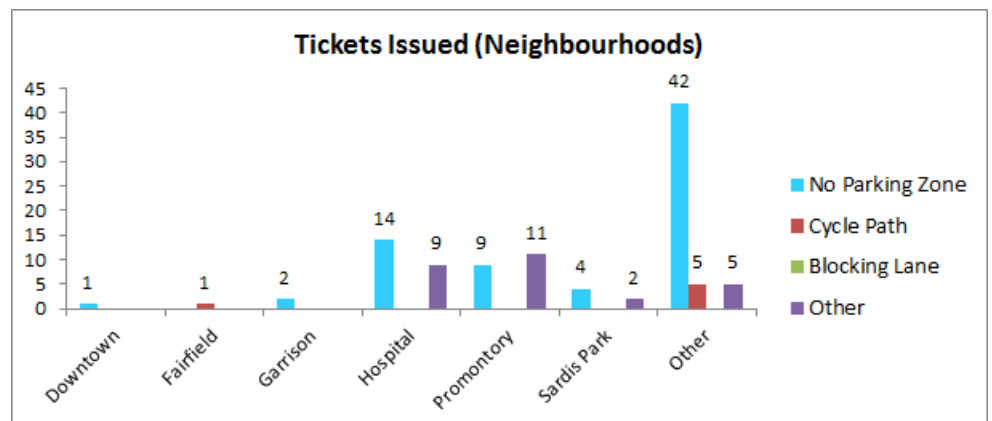
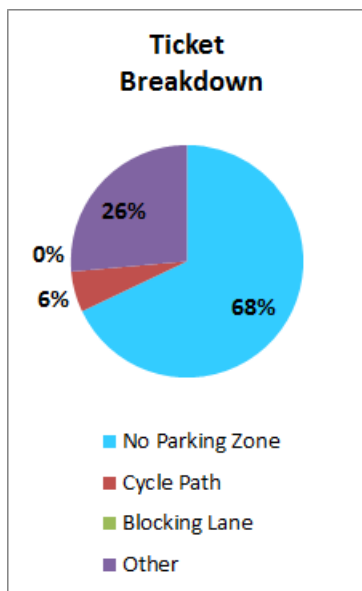
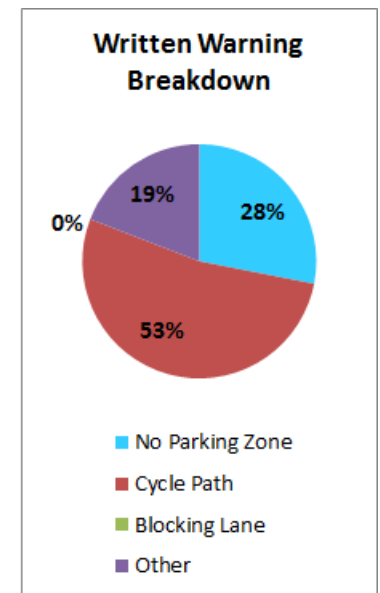
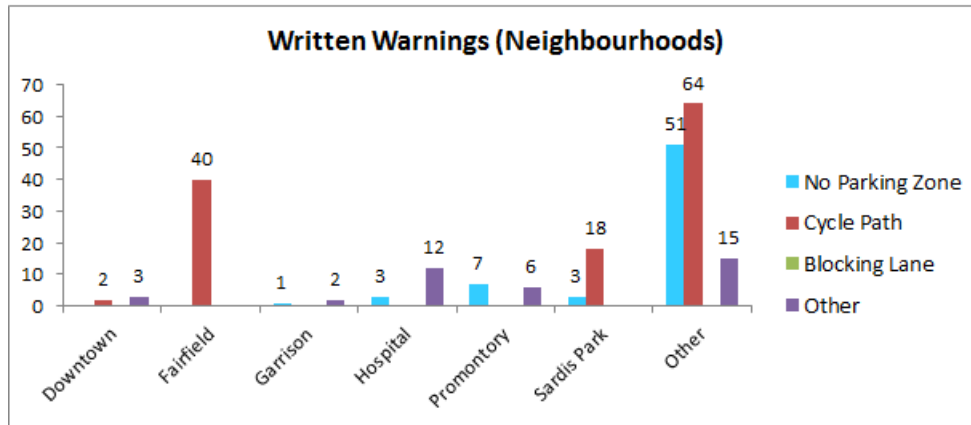


Bike Patrol Update

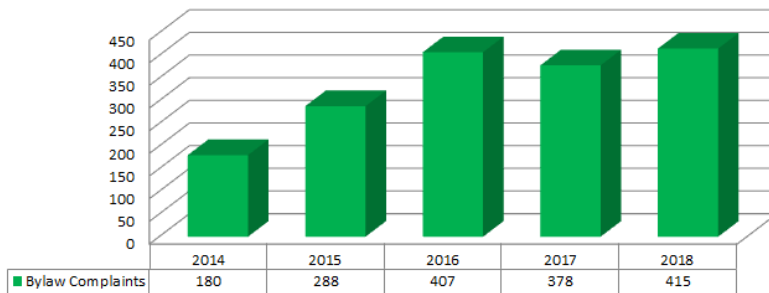
The Bike Patrol unit, which was re-introduced in May 2018, continued to be active during the fourth quarter. Since joining the Bylaw team, the Bike Patrol Officers have proactively patrolled City of Chilliwack neighbourhoods, parks and trails on foot and bicycle to address and prevent bylaw infractions. 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. The Officers address issues such as illegal parking activities, camping in prohibited areas or during prohibited times, smoking in parks, consuming alcohol and illicit substances in prohibited areas, and other nuisance issues. In the fourth quarter, the Officers addressed over 1,000 bylaw infractions.



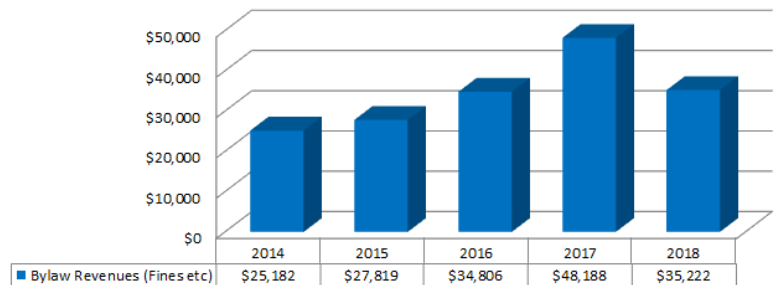
Bike Patrol Update



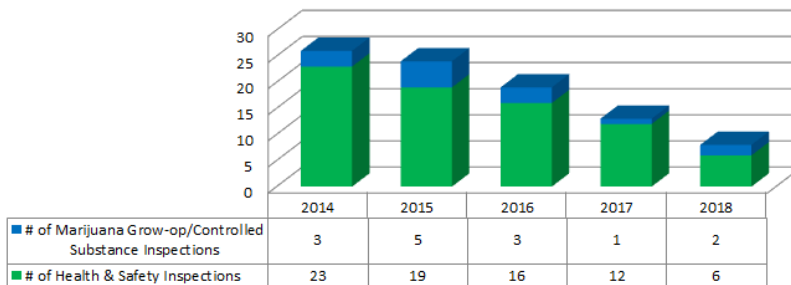
**Bylaw Enforcement
4th Quarter 5-Year Comparison Complaints**



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



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



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

