

# Municipal Development



*Planning and Strategic Initiatives*  
*Building, Land Development and Bylaw Enforcement*

First Quarter Report, 2019



**CITY OF**  
**CHILLIWACK**



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# Municipal Development



## Economy and Housing Starts

According to RBC economists, BC's real GDP growth will increase from 2.3% in 2018 to a forecasted 2.6% in both 2019 and 2020. They suggest the projected increase will be driven by the \$40-billion Liquid Natural Gas (LNG) project scheduled to start construction in 2019. In contrast, the projected real GDP growth for Canada is 1.7% and 1.8% in 2019 and 2020 respectively, indicating strong economic growth for BC in relation to the rest of the country. The Consumer Price Index (CPI) was at 2.7% at the end of 2018 (its highest inflation rate since 1993) with levels expected to ease toward 2% in 2019 based on lower energy and shelter costs.



The overall housing market slowdown has continued into the first quarter of 2019 with units sold in Chilliwack decreasing from 184 and 260 in January and February 2018 to 98 and 154, respectively, in 2019. This trend is consistent with the provincial trend for housing sales. As interest rates hold steady and the number of homes on the market increase, current conditions indicate a buyer's market, although sellers have proven reluctant to adjust their price expectations to accommodate the shifting markets.

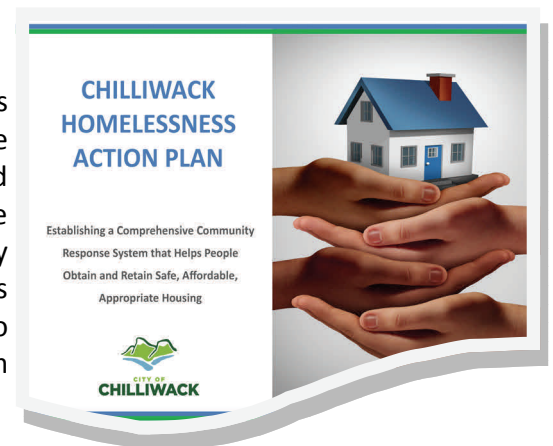
Housing starts within BC and Chilliwack specifically, have been surprisingly strong to start 2019 in spite of the housing market slowdown. Chilliwack has experienced a year-over-year increase in building permit applications for both January and February. The increase in permits focuses mainly on single family homes, accessory dwelling units (ADUs) and agricultural buildings. This focus is likely caused by recent Zoning Bylaw changes to permit secondary suites within any single family home and residents taking advantage of the opportunity to construct a coach house within an agricultural building on agricultural properties. As amendments brought into force on February 22, 2019 to the Agricultural Land Reserve (ALR) General Regulations and Use Regulations which severely limit the number and size of residential units within the ALR take effect, it is anticipated that building permit numbers will decrease in relation to new agricultural buildings and ADUs. This shift is apparent as building permit applications for ADUs decreased from 10 in February to 2 in March 2019.

Although the number of building permit applications has increased year-over-year for the first quarter of 2019, the value associated with said building permit applications has decreased by approximately \$14.2 million dollars. This loss represents a shift in the nature of building permit applications from construction of large scale developments and new residential units to smaller miscellaneous renovation and secondary suite building permits. This shift is in line with the real estate slowdown currently affecting the Chilliwack housing market. In addition, as significant residential development is occurring on First Nations land in the Sardis area including the SkyNest, Malloway Village and Base 10 developments, building permit applications are expected to be offset given the housing supply generated by these projects and the real estate downturn.

The BC economy for 2019 is anticipated to be characterized by a strong employment rate with an unemployment rate between 4.5%-5%, one of the lowest in the country. BC is also expected to see increased wages as a result of competition amongst employers for talent as the labour supply remains constrained. The main sectors driving the low unemployment rate include information and cultural industries, education and arts, entertainment and recreation.

## Homelessness Action Plan Update

In February, Mamele'awt Quesome Housing Society (MQHS) opened its doors to tenants for their 85 unit affordable housing development, the Waterstone. The Waterstone was a project announced in 2016 and funded by the Province of BC to assist Chilliwack residents who struggle to attain and maintain safe, appropriate and affordable housing. The City provided funds for permit fees and waived Development Cost Charges for this project as part of its Homelessness Action Plan, which aims to increase the supply of affordable housing across the housing continuum to meet community needs.



On March 29, Mayor and Council took part in the ribbon cutting for the Yale Road Modular Housing site, which included presentations from various project partners, including the Honourable Selina Robinson, Minister of Municipal Affairs and Housing. The ribbon cutting had a time for questions and answers as well as a tour of the facility. RainCity Housing, the site operator, is expecting to begin tenanting the building in late April with staggered move-ins over the following week. The site will have 24/7 staff and will house 46 Chilliwack residents, mostly from local shelters who have worked with Chilliwack agencies through the application process. Residents will be provided meals and have access to life and employment skills training, and receive health and wellness support services to assist them in overcoming health and other challenges in order to maintain their housing. This is the first of two similar projects expected to be open before the end of summer 2019.

The City of Chilliwack has continued to work with the Province of BC and local organizations to support the implementation and operation of additional emergency shelter beds while the two modular housing developments are under construction. In March, funding was extended for the Portal, operated by Ruth and Naomi's Mission. Extending the date for the shelter beds allows for those who are utilizing them to remain sheltered while modular units are built. Shelter beds have been operating at nearly 100% capacity since December. People accessing these beds are provided opportunities to engage local service providers for supports on a regular basis, which is another goal of the Homelessness Action Plan.

This quarter, City officials also met with the Minister of Health, The Honourable Adrian Dix, and President and CEO of Fraser Health, Dr. Victoria Lee to address the issue of hospital discharges from other communities to Chilliwack. In addition to working with senior levels of government and health authority staff, the City is working closely with shelter providers to ensure the best care available to all Chilliwack residents that need it.

The City of Chilliwack, along with the Ministry of Children & Family Development, has continued to chair the Chilliwack Interagency Response Team (CIRT), the local Situation Table, which was established in partnership with the Upper Fraser Valley RCMP. In the first three months of operation, CIRT has been able to connect 13 individuals and families with services in order to reduce high levels of risk in their lives. CIRT aims to connect individuals with appropriate services within 48 hours of hearing about the situations in order to promote personal and community wellness and reduce incidents to emergency services. CIRT is a partnership of 15+ provincial and local non-profit organizations.

### Housing Needs of Aging Adults

The City initiated a seniors’ housing study to determine the needs of the Chilliwack senior population (65+) over the next 20 years. As part of the study, significant public engagement has been conducted including a community meeting, an online survey, interviews with interested stakeholders and focus group discussions with local seniors, housing and service providers, Fraser Health workers and the Affordable Housing and Development Advisory Committee (AHDAC). Once completed, the study will be used as a tool to inform planning and development decisions at a municipal level, to advocate for assistance from higher levels of government and to encourage both private citizens and organizations to pursue projects geared towards seniors’ needs. The study will be complete by fall of 2019.



### Child Care Grant Approval

The City recently applied for, and has been awarded, a \$25,000 grant from the Union of British Columbia Municipalities (UBCM) to complete a Child Care Space Creation Action Plan, 2019-2029. In order to better meet the expanding child care needs in the community, an evaluation of the current shortage of child care spaces, including a review of the types and locations of existing child care facilities, is necessary to identify actions that



can be taken to address the specific gaps in service in Chilliwack, both now and in the future. The creation of the Plan will involve significant public consultation with various community stakeholders and the creation of a detailed childcare inventory including total number of childcare spaces currently available by age group, facility information, child and household population statistics and space creation targets to 2029. The Plan is intended to be complete by the end of 2019.

### Chilliwack Healthier Community



**January:** In January, Chilliwack Healthier Community (CHC) began conversations with UFV's Applied Communications Department to develop a social media campaign. The campaign would have students develop a strategy with the continued implementation of the strategy facilitated through practicum students in subsequent semesters. On January 24-25, CHC coordinated and contributed to a workshop on Motivational Interviewing for Financial Empowerment as part of the ongoing work to address poverty reduction in Chilliwack. CHC's Overdose Community Action Team (OCAT) hosted a Fraser Health led Peer Information Session on January 29 on drug user groups to address opioid overdoses. The first of six Aboriginal workshops was delivered through a partnership with CHC and the BC Teachers Federation, titled "The Sixties Scoop". And finally, in January, the Pearl Life Renewal Society joined the CHC partnership.

**February:** CHC continued to work with UFV's Applied Communications Department and the coordinator joined the university class on February 27 to help the students understand CHC, in order to better facilitate the development of the CHC social media campaign. More work was done between CHC, Chilliwack Community Services, and Chilliwack Learning Society to improve InfoChilliwack.ca, which continues to be a services resource for Chilliwack residents and service providers. The Opening Doors Task Team has continued to develop the Allies in Friendship with First Nations partners. The CHC Poverty Reduction Task Team hosted the February 26 Information and Networking Breakfast – Poverty and Food Security in Chilliwack.

**March:** On March 6, members of the CHC Healthier Seniors Task Team participated in the CYC Every Door is the Right Door (EDRD) simulation exercise to assist in the development of a senior focused EDRD. In March, CHC hosted its first Trauma Informed (Compassionate) Communication Workshop, previously known as Non-Violent Communication. CHC continues to build relationships with our First Nations partners. The CHC "Chilliwack Cares" card – a resource card for friends and families of those affected by addiction or mental health - was completed, printed, and began circulation at relevant events.

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	2	3										9	9
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

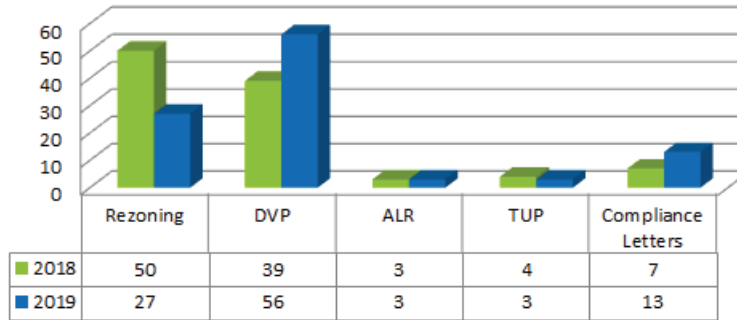
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2018														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	1st Quarter Totals	2018 Year-to-Date Totals
Rezoning	15	21	14										50	50
DVP	11	15	13										39	39
DP - Form & Character	12	7	10										29	29
ALR	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

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2019														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	1st Quarter Totals	2019 Year-to-Date Totals
Rezoning	10	15	2										27	27
DVP	33	12	11										56	56
DP - Form & Character	4	31	9										44	44
ALR	1	0	2										3	3
TUP	1	1	1										3	3
Compliance Letters	3	8	2										13	13
New Business Licences	39	39	43										121	121

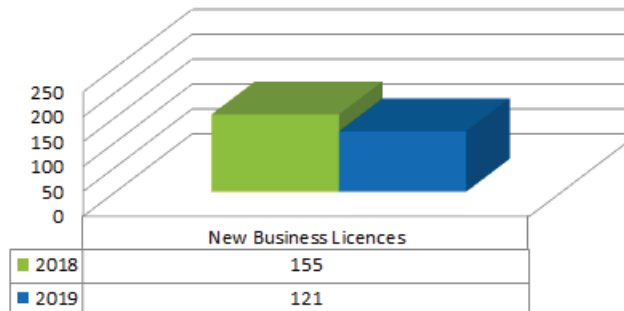




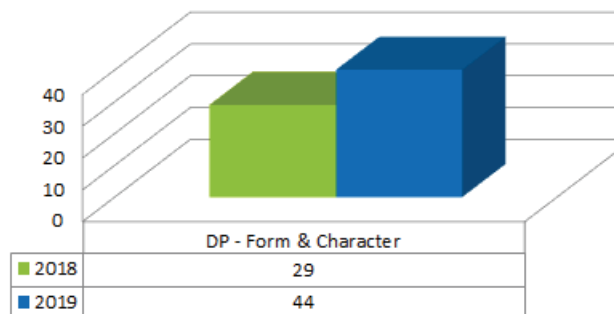
### 1st Quarter - 2018/19 Comparison Planning



### 1st Quarter - 2018/19 Comparison New Business Licences



### 1st Quarter - 2018/19 Comparison Development Permits



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 Hillside	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						
<b>TOTAL APPLICATIONS</b>	<b>50</b>	<b>39</b>	<b>29</b>	<b>3</b>	<b>4</b>	<b>222</b>

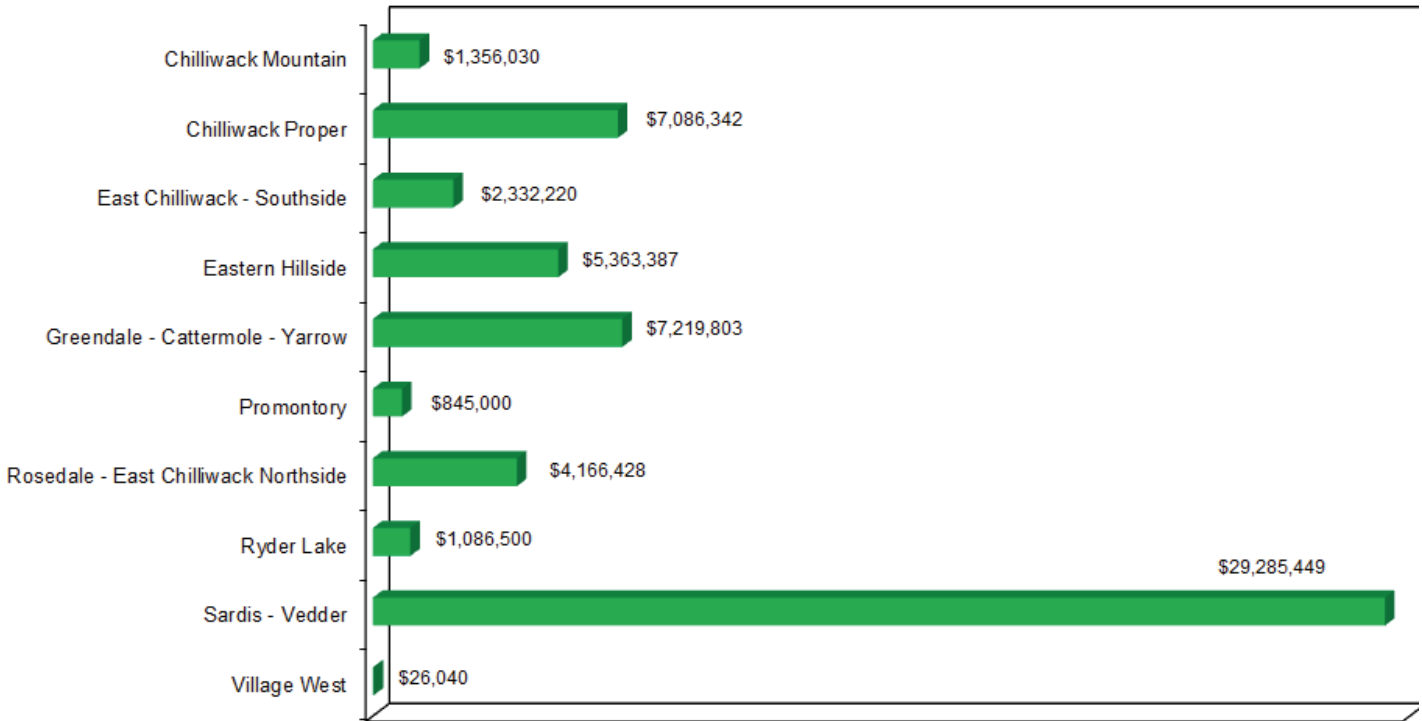
1ST QUARTER 2019						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain		2				1
Chilliwack Proper	14	19	29	1	1	69
Village West		2				3
East Chilliwack - Southside						1
Eastern Hillside		1				2
Greendale - Cattermole - Yarrow	5	7	5	1		3
Promontory	1	2			2	15
Rosedale - East Chilliwack Northside	1	1				8
Ryder Lake						3
Sardis - Vedder	6	22	10	1		38
Non Resident Businesses						31
OCP/TEXT Amendments						
<b>TOTAL APPLICATIONS</b>	<b>27</b>	<b>56</b>	<b>44</b>	<b>3</b>	<b>3</b>	<b>174</b>

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

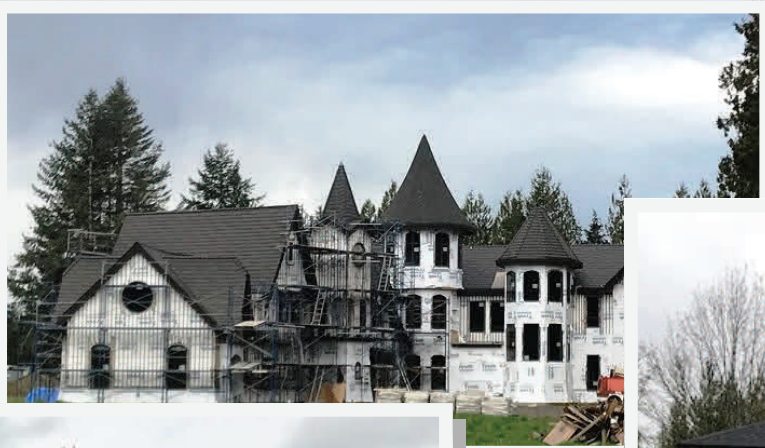
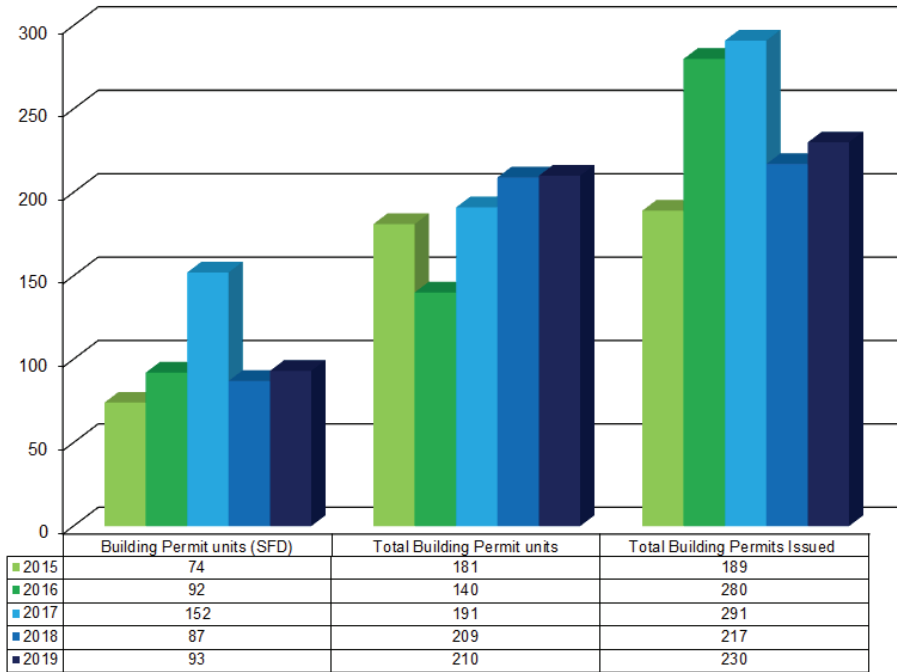
	2019 BUILDING PERMITS - 1ST QUARTER											
	1st Quarter 2019			2019 YEAR-TO-DATE			1st Quarter 2018			2018 YEAR TO-DATE		
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
<b>RESIDENTIAL</b>												
New single family (fee simple)	40	49	15,012,971	40	49	15,012,971	52	59	14,792,185	52	59	14,792,185
New single family (strata)	21	21	5,466,387	21	21	5,466,387	12	12	3,763,862	12	12	3,763,862
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	1	2	380,000	1	2	380,000	0	0	0	0	0	0
New 2 family duplex (strata)	4	8	1,800,000	4	8	1,800,000	0	0	0	0	0	0
New townhouses	2	7	1,356,030	2	7	1,356,030	4	26	3,994,068	4	26	3,994,068
New apartments	2	100	16,300,000	2	100	16,300,000	2	96	19,800,000	2	96	19,800,000
Mobile / manufactured homes	1	1	130,000	1	1	130,000	1	4	720,000	1	4	720,000
Secondary suites, TADs, etc.	18	18	882,000	18	18	882,000	10	10	515,240	10	10	515,240
Miscellaneous residential	44	4	2,260,935	44	4	2,260,935	40	2	3,590,794	40	2	3,590,794
<b>TOTAL RESIDENTIAL</b>	<b>133</b>	<b>210</b>	<b>43,588,323</b>	<b>133</b>	<b>210</b>	<b>43,588,323</b>	<b>121</b>	<b>209</b>	<b>47,176,149</b>	<b>121</b>	<b>209</b>	<b>47,176,149</b>
<b>COMMERCIAL</b>												
New commercial buildings	2	659	885,000	2	659	885,000	5	6,572	15,195,720	5	6,572	15,195,720
Misc. commercial (additions, improvements, etc.)	13	57	2,247,600	13	57	2,247,600	12	90	1,476,560	12	90	1,476,560
Commercial Signs	10	0	304,328	10	0	304,328	10	0	391,775	10	0	391,775
<b>TOTAL COMMERCIAL</b>	<b>25</b>	<b>716</b>	<b>3,436,928</b>	<b>25</b>	<b>716</b>	<b>3,436,928</b>	<b>27</b>	<b>6,662</b>	<b>17,064,055</b>	<b>27</b>	<b>6,662</b>	<b>17,064,055</b>
<b>INDUSTRIAL</b>												
New industrial buildings	1	7,374	5,500,000	1	7,374	5,500,000	1	99	40,000	1	99	40,000
Misc. industrial (additions, improvements, etc.)	3	190	160,000	3	190	160,000	1	583	1,000,000	1	583	1,000,000
<b>TOTAL INDUSTRIAL</b>	<b>4</b>	<b>7,564</b>	<b>5,660,000</b>	<b>4</b>	<b>7,564</b>	<b>5,660,000</b>	<b>2</b>	<b>682</b>	<b>1,040,000</b>	<b>2</b>	<b>682</b>	<b>1,040,000</b>
<b>INSTITUTIONAL</b>												
New institutional buildings	0	0	0	0	0	0	0	0	300,000	1	71	300,000
Misc. institutional (additions, improvements, etc.)	1	0	325,000	1	0	325,000	1	0	1,500,000	1	0	1,500,000
<b>TOTAL INSTITUTIONAL</b>	<b>1</b>	<b>0</b>	<b>325,000</b>	<b>1</b>	<b>0</b>	<b>325,000</b>	<b>2</b>	<b>0</b>	<b>1,800,000</b>	<b>2</b>	<b>71</b>	<b>1,800,000</b>
<b>AGRICULTURAL</b>												
New agricultural buildings	23	17,443	4,789,728	23	17,443	4,789,728	12	13,612	3,399,320	12	13,612	3,399,320
Misc. agricultural (additions, etc.)	4	4,348	967,220	4	4,348	967,220	6	7,272	2,526,840	6	7,272	2,526,840
<b>TOTAL AGRICULTURAL</b>	<b>27</b>	<b>21,791</b>	<b>5,756,948</b>	<b>27</b>	<b>21,791</b>	<b>5,756,948</b>	<b>18</b>	<b>20,884</b>	<b>5,926,160</b>	<b>18</b>	<b>20,884</b>	<b>5,926,160</b>
<b>OTHER</b>												
Demolition	29	29	27	27	27	27						2,519
Service Permits	11	11	20	20	20	20						2,519
												3,258
<b>MONTH-END TOTALS</b>	<b>PERMITS 230</b>	<b>UNITS 210</b>	<b>VALUE 58,767,199</b>	<b>PERMITS 230</b>	<b>UNITS 210</b>	<b>VALUE 58,767,199</b>	<b>PERMITS 217</b>	<b>UNITS 209</b>	<b>VALUE 73,006,364</b>	<b>PERMITS 217</b>	<b>UNITS 209</b>	<b>VALUE 73,006,364</b>

BUILDING INSPECTIONS			
1st Quarter 2019	2,519		
2019 YEAR-TO-DATE	2,519		
1st Quarter 2018	3,258		
2018 YEAR-TO-DATE	3,258		

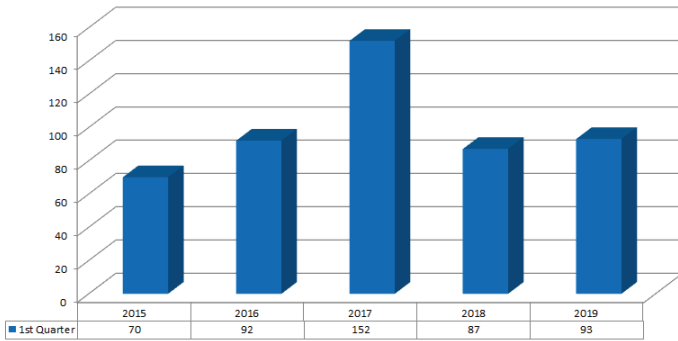
1ST QUARTER 2019



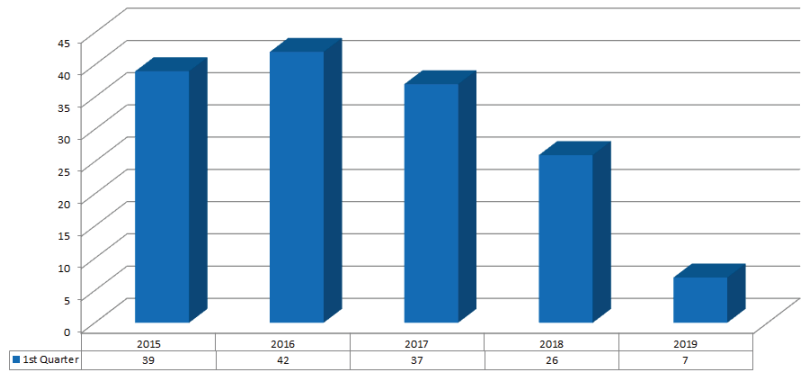
### 1st Quarter 5-Year Comparison Building Permits



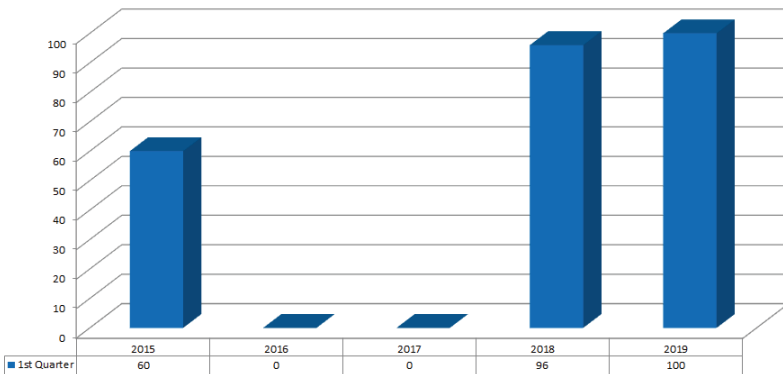
**Single Family  
1st Quarter 5-year Comparison**



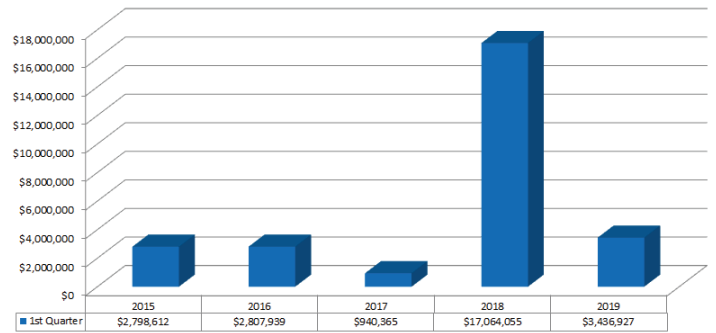
**Townhouses  
1st Quarter 5-Year Comparison**



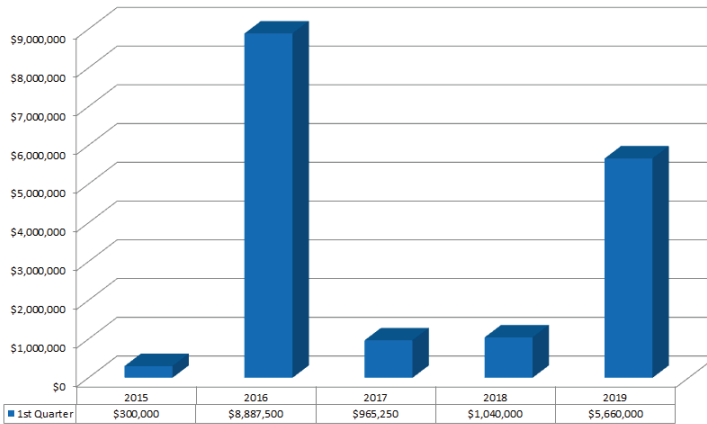
**Multi-Family Apartments  
1st Quarter 5-Year Comparison**



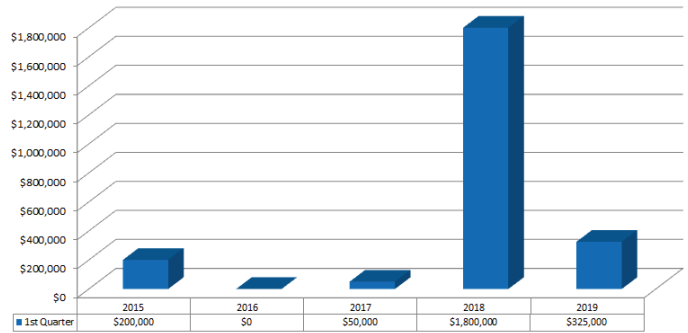
**Commercial  
1st Quarter 5-Year Comparison**



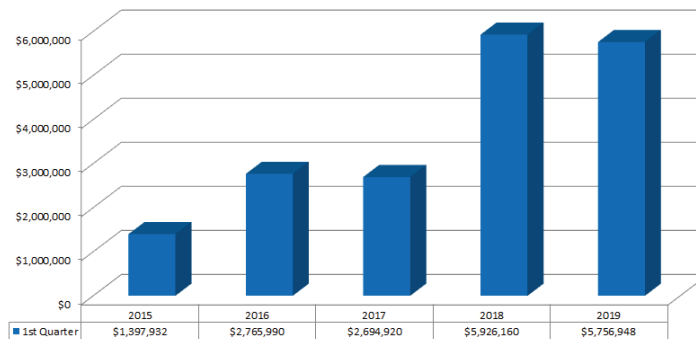
**Industrial**  
1st Quarter 5-Year Comparison



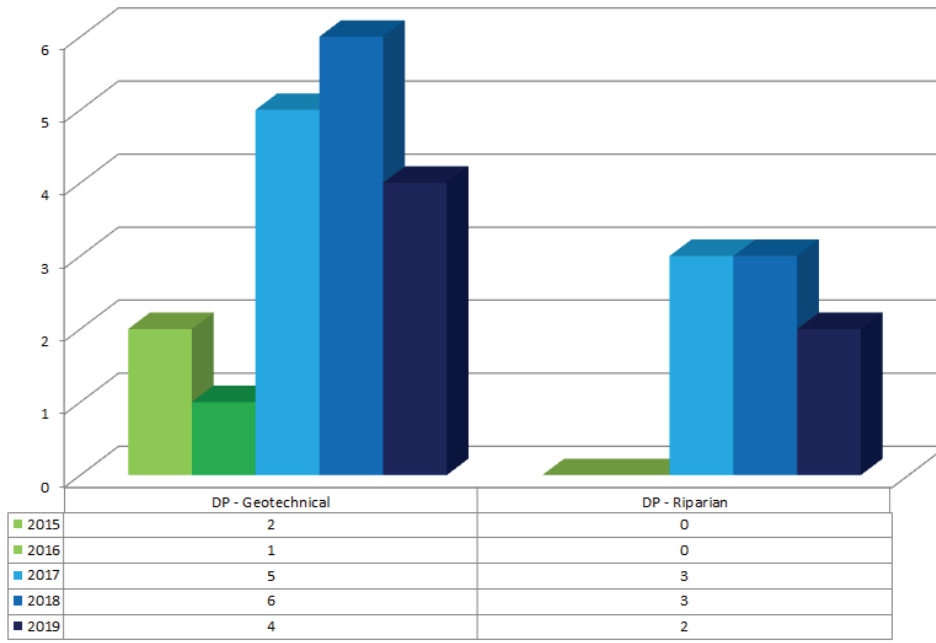
**Institutional**  
1st Quarter 5-Year Comparison



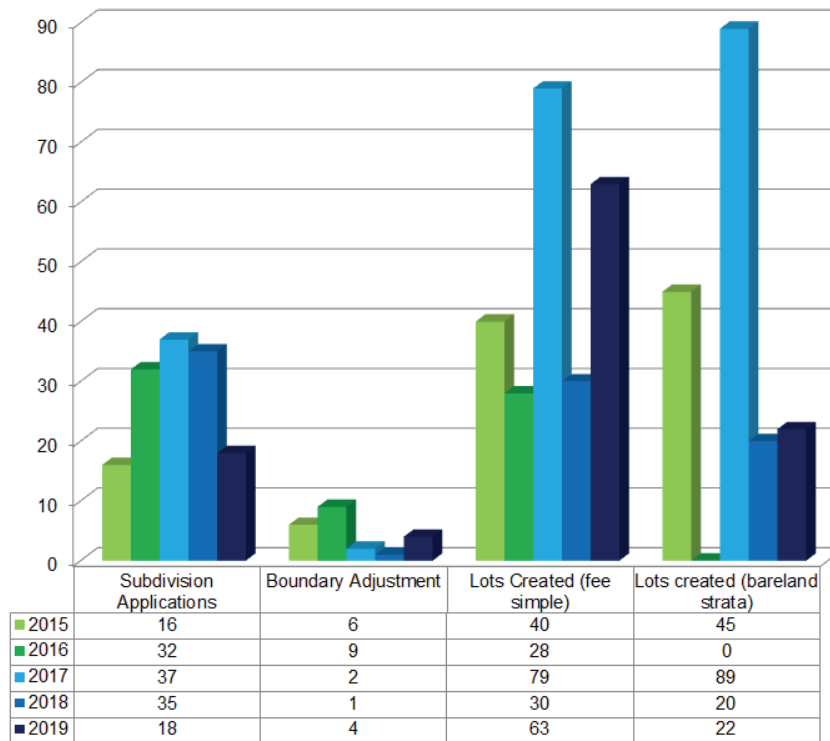
**Agricultural**  
1st Quarter 5-Year Comparison



1st Quarter 5-Year Comparison  
Development Permits



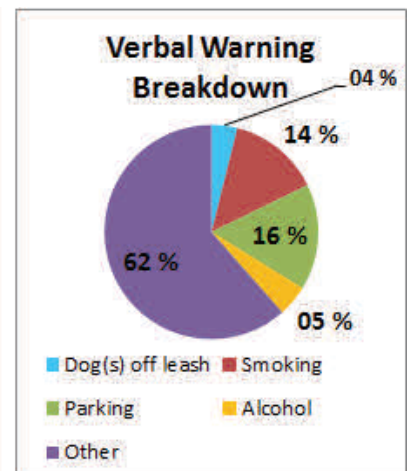
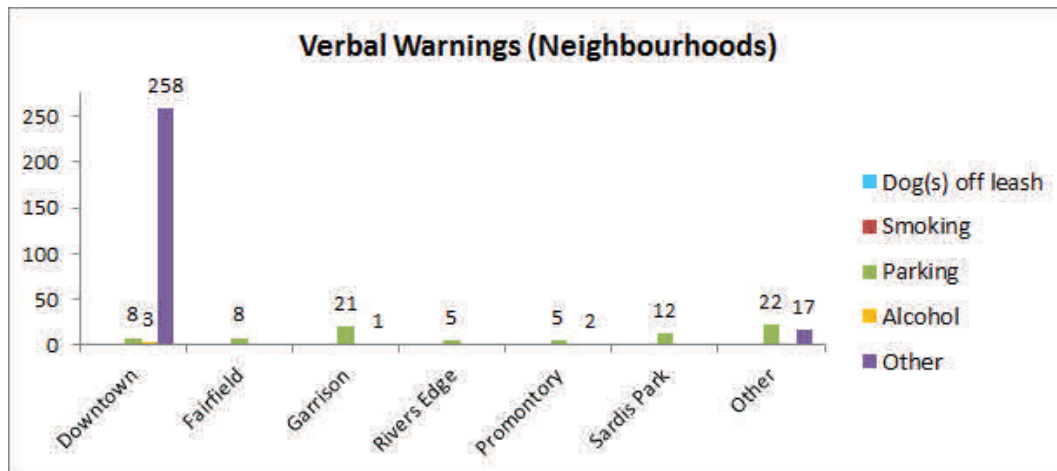
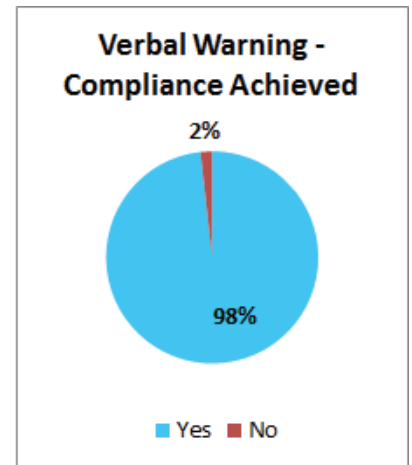
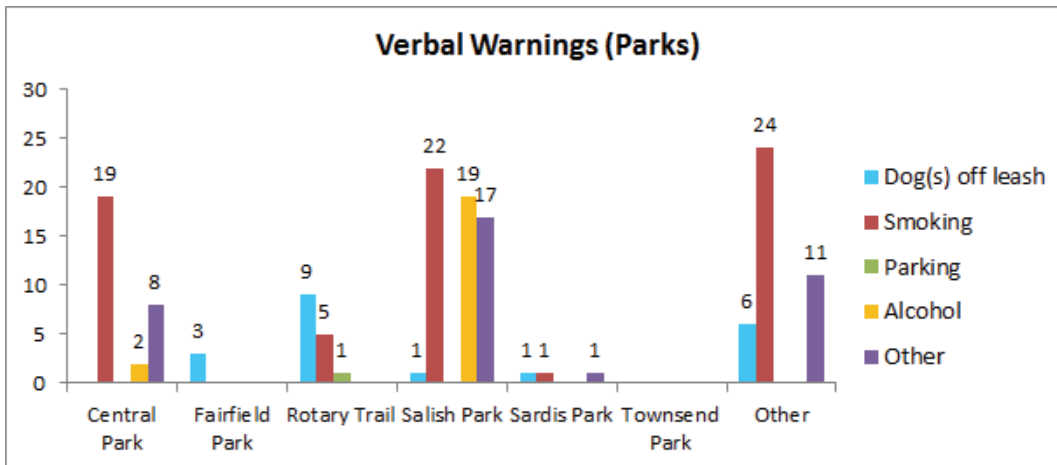
1st Quarter 5-Year Comparison  
Subdivision



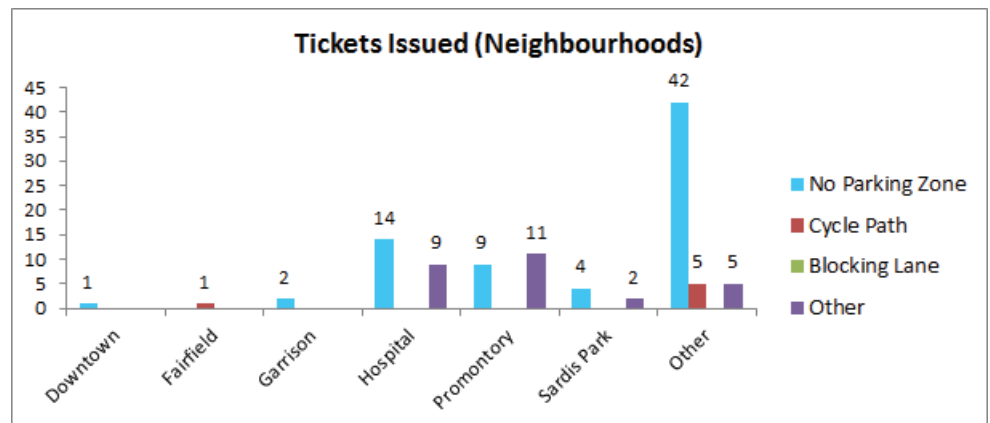
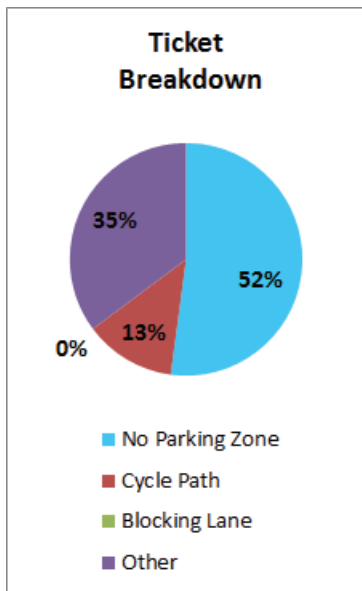
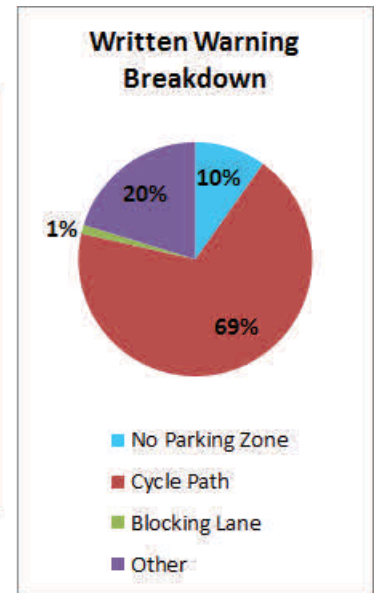
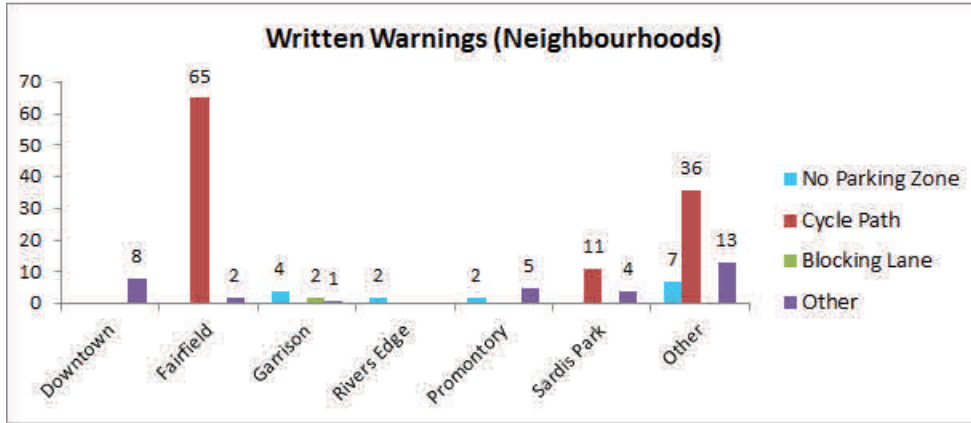


## Bike Patrol Update

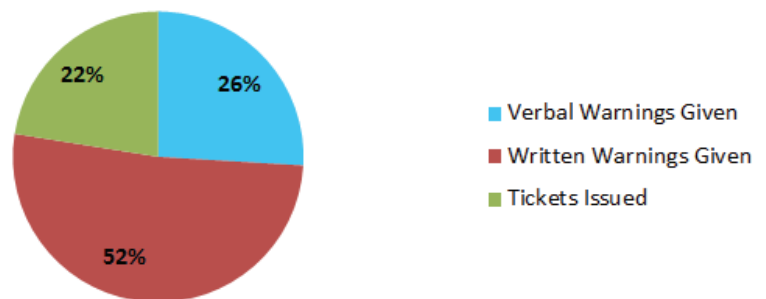
The Bike Patrol Unit, which was re-introduced in May 2018, continued to be active during the first quarter of 2019 as the two seasonal spring and summer positions were converted to full-time permanent positions, allowing the Bylaw Department to provide year-round evening and weekend Bylaw Enforcement coverage. The officers proactively patrol neighbourhoods, parks and trails both on foot and bicycle to address and prevent bylaw infractions. Issues that are commonly addressed during patrols include illegal parking, camping in prohibited areas or during prohibited times, smoking in parks, dogs off leash in prohibited areas, and other nuisance issues. In the first quarter, the officers addressed over 800 bylaw infractions and were very successful at educating the public and obtaining voluntary compliance.



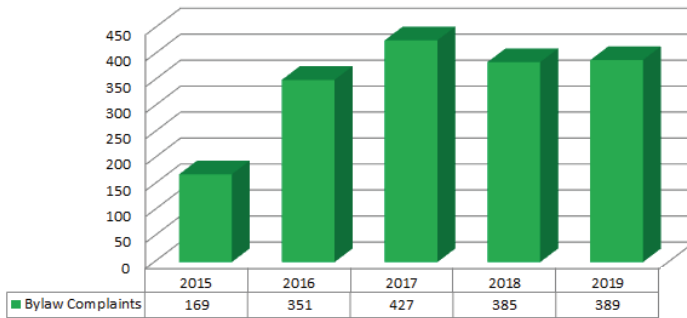
Bike Patrol Update



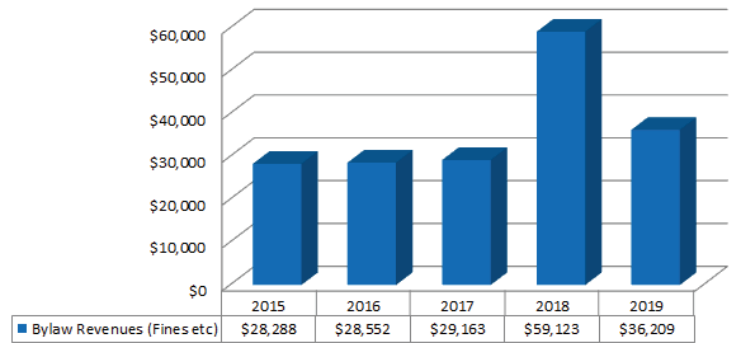
Parking Enforcement Type



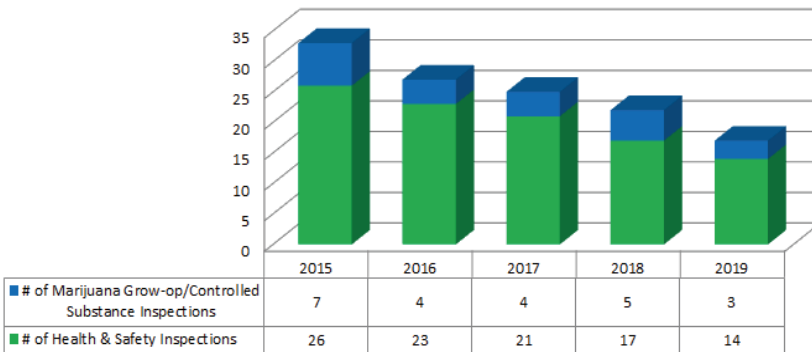
**Bylaw Enforcement  
1st Quarter 5-Year Comparison Complaints**



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



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



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

