

Municipal Development



Planning and Strategic Initiatives

Building, Land Development and Bylaw Enforcement

Third Quarter Report, 2019



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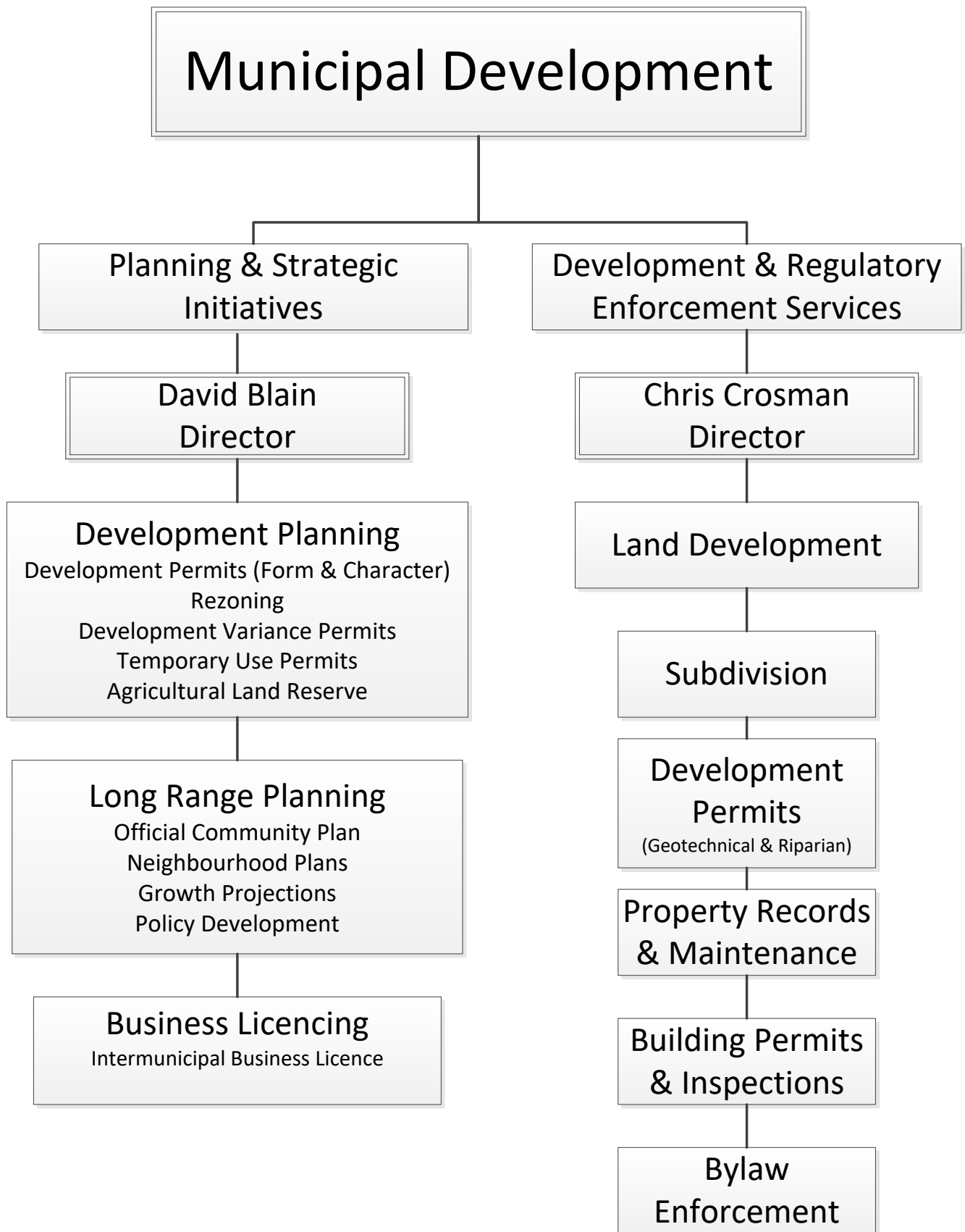
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Economy and Housing Starts

Since 2014, BC residential construction investment has been fluctuating with an overall positive trend. Holding strong, 2019 is on pace to near 2018 numbers at around 41,000 units before declining by approximately 16% in 2020 (33,200 units) and 12% in 2021 (34,800 units). The 2019 “strong building cycle”, despite a weak resale market, is driven by a 28% increase in multi-family and pre-sale activity from previous years. Housing growth drivers for 2019 through to 2021 include employment expansion and population growth which continues to support demand, as well as modest economic gains. Record high BC housing start months for April, May, June and July meant 2019 was on pace for over 51,000 units; however, housing starts have significantly been on the decline and forecasts adjusted accordingly.

Recent BC resale market weakness which has been described as “recession-like conditions” is linked to high inventories and government policies cooling homeownership demand. Considering resale market weakness leads to fewer starts, and pre-sale projects and projects under construction are now completing (growth drivers in 2019), going forward, BC starts are forecasted to decline for the rest of the year and into 2020 with August marking the downturn.

The decline in housing starts combined with weakening global trade and forestry sectors and less retail spending weigh on economic growth, resulting in modest increases near 2015 levels in 2019 of 2.2%, 2.6% in 2020 and closer to 2% in 2021. Compensating for the weaker economic sectors, economic growth drivers include still strong retail spending, large capital investment in projects such as Site C dam, LNG Canada liquefied natural gas, and twinning of the Trans Mountain pipeline, as well as significant increases in non-residential investment.

On trend with 2019 provincial starts expected to meet strong 2018 levels, Chilliwack September year-to-date new residential units is the same as last year (near 600 units) and therefore on pace to meet 2018 numbers at 839 units; down 10% from 2017. Year-to-date peak residential building permit months in Chilliwack, driven by apartment units, are March (128 units), April (87) and September (108 units). September 2019 year-to-date building permit data shows a slight, 3% increase in multi-family units and a 18.4% increase in new apartments units compared to the same period in 2018; while townhouses decreased by 37%.

On trend with the provincial increase in non-residential building investment in 2019, Chilliwack September year-to-date building permit values for commercial and institutional indicate a 12.5% increase from the same time last year. A near \$11,000,000 combined commercial and institutional investment value for September alone is generated from renovations at the future new Save-On-Foods site on Luckakuck Way and the addition at Valley Haven (a seniors’ care facility) on Menholm Road.

Resale conditions in Chilliwack are not what they are for the province. Instead, the Chilliwack resale market is holding strong in 2019 compared to 2018, with September Sardis sales alone showing increases of 71.4% for single detached, 14.3% for apartments and 46.7% for townhouses (compared to the same month last year). Considering strong local resale and new housing construction conditions, Chilliwack may yield more positive new residential construction results than expected, given the less positive provincial outlook, for the rest of the year and into 2020. An anticipated fall building permit for another 60-unit apartment building (Young Road and Princess Avenue) and City forecasts for an upward housing cycle until 2021, also point to a positive outlook.

The above information is a summation from Central 1 economic and housing reports, and incorporates data from the Chilliwack and District Real Estate Board statistics and City Building Permit statistics and projections.

Let's Talk Child Care in Chilliwack: Child Care Space Creation Action Plan

In accordance with the requirements of the \$25,000 grant awarded to the City by the Union of BC Municipalities to produce a Child Care Space Creation Action Plan, a steering committee was formed to guide the development of the plan in terms of overall content and layout as well as functioning as a resource to promote and support any planned engagement activities. The committee includes representatives from a variety of organizations such as the School District, Ministry of Children & Family Development, the YMCA, Chilliwack Community Services and the Fraser Health Authority in addition to local child care providers. This committee has provided invaluable insights into the child care profession, the challenges the industry faces and the overall conditions of child care in Chilliwack. The information the committee has provided will be integrated into the final plan and be utilized to help shape the recommended actions to be taken to improve child care over the next ten years.



In addition to the formation of the steering committee, a variety of engagement activities were completed over the summer and into the fall including booths at the Stó:lō Children's Festival, Party in the Park and the Safety Fair, as well as an online survey for parents, which received 343 responses. The Planning Department has also launched a child care providers survey which is currently available on the project website. The public engagement process for the plan will be completed by mid-November following a number of one-on-one interviews and focus group discussions. The project is currently on track to be completed in early 2020.

Sardis Neighbourhood Plan

Since the launch of the Sardis Neighbourhood Plan in June, significant progress has been made. The first community meeting was held on September 25 with approximately 330 people in attendance. The theme of the evening was explaining the "Why?" of the plan which included information about what a neighbourhood plan is, why the City needs a plan for Sardis and what the Sardis neighbourhood currently looks like (i.e. population growth, demographics, etc.). Those who attended were encouraged to provide feedback regarding their priorities and concerns for the neighbourhood, as well as what they love about Sardis.

In addition to the community meeting, the City launched an online survey which had a significant response with 583 responses. The next stage in the plan development, to occur in early November, will be more in-depth workshops with residents to discuss how the development of the neighbourhood should occur. The four key topics for discussion, chosen based on the key priorities raised during the community meeting and through the survey are mobility; green space, trails and environment; housing and commercial services; and community amenities.

The Sardis Neighbourhood Plan is currently on track for completion in the fall of 2020.

Homelessness Action Plan Update

The City continues to work with multiple partners to address a variety of different social issues in our community. Work that is being done to support community safety and well-being in Chilliwack crosses many sectors, including health services, income services and housing services in hopes that by tackling tough issues together, we will have greater success and increases in real, and perceived, community wellness.

In June 2019, RainCity Housing's first modular housing opened its doors. Through this program, 46 people have been housed and now have opportunities to access additional supportive services to help navigate their lives. The City continues to work with the organization and the site neighbours to support the transition of the project and its residents into their homes. RainCity Housing partnered with BC Housing to implement a Community Advisory Committee (CAC). The CAC meets monthly and plays a key role in addressing concerns and helping to successfully integrate the building and its residents into the community. The second modular housing development for an additional 46 residents is underway and expected to accept residents near the end of November 2019.



The Chilliwack Situation Table (CIRT) continues to meet weekly and work towards connecting people to much needed resources to provide wrap-around care. CIRT partners with 15 service providers to present individuals or families to the group that need positive connections to services and then actively pursue meeting with the people to make the connection. CIRT has successfully connected over 25 individuals or families to resources since it began in early 2019.

Chilliwack Healthier Community



July: On July 3, the CHC continued its work on “Every Door is the Right Door for Seniors” (EDRDS) program and hosted a simulation exercise. The event included the Healthier Seniors Task Team who reported that it was effective at demonstrating the challenges seniors may face navigating systems when seeking help. Throughout July, four new CHC partners came on board, including: Tzeachten First Nation, Community Living BC, Work BC and the BC Community Response Network.

August: CHC events, forums, workshops and training for 2019-2020 can now be viewed in the calendar events on the website at www.chilliwackhealthiercommunity.ca. The Elements of Mental Wellness project is close to completion and now in the final editing phase.

September: Revisions to the BC Teachers Federation Aboriginal Education Workshops have led to a new lineup of CHC hosted events, commencing on September 30 with “Gladys We Never Knew”. Four more subsequent events are planned, with details on the CHC website. The CHC Addictions Task Team has increased their involvement in the New Matrix Meal (NMM) project, which involves planning for several upcoming events and a promotional video.

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	2	3	6	1	7	7	9	7				23	46
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

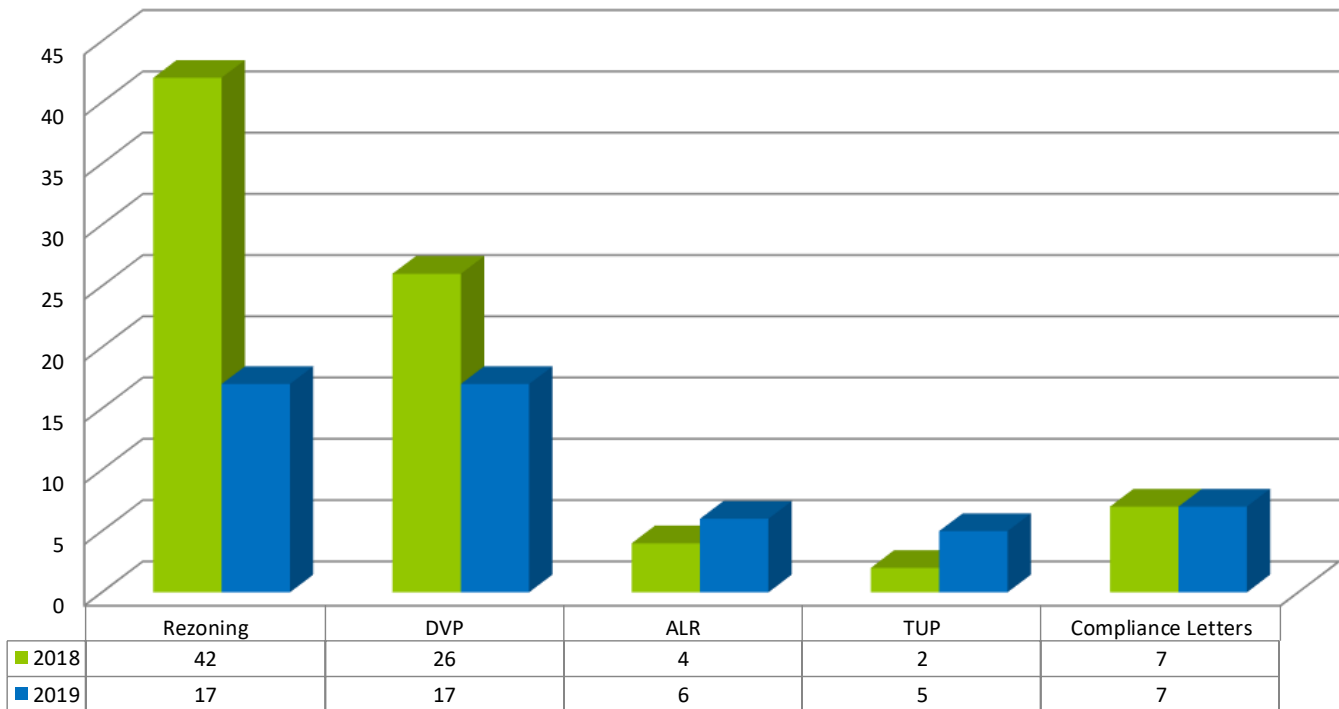
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2018 Year-to-Date Totals
Rezoning	15	21	14	25	39	14	11	14	17				42	170
DVP	11	15	13	5	12	12	14	6	6				26	94
DP - Form & Character	12	7	10	6	10	12	18	19	8				45	102
ALR	1	1	1	3	2	5	0	1	3				4	17
TUP	1	1	2	5	0	0	2	0	0				2	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

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2019

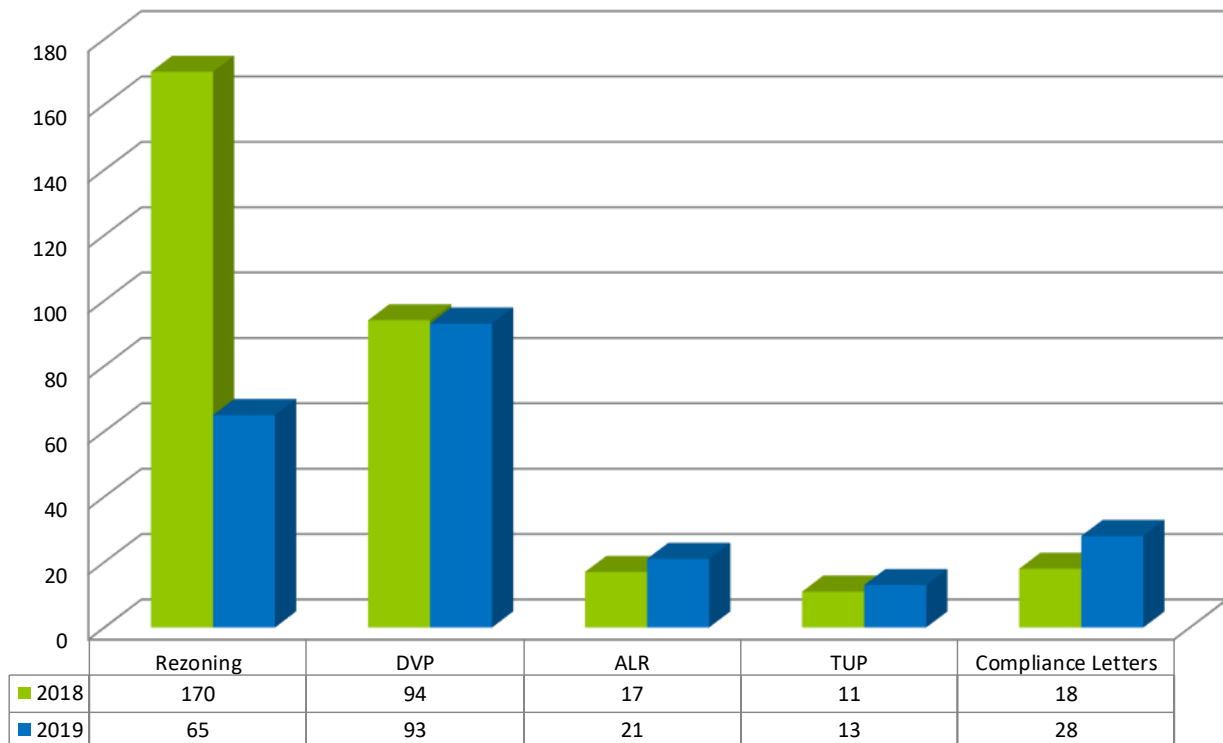
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	3rd Quarter Totals	2019 Year-to-Date Totals
Rezoning	10	15	2	10	7	4	5	7	5				17	65
DVP	33	12	11	8	2	10	2	5	10				17	93
DP - Form & Character	4	31	9	23	8	8	10	7	6				23	106
ALR	1	0	2	3	4	5	3	3	0				6	21
TUP	1	1	1	1	2	2	1	3	1				5	13
Compliance Letters	3	8	2	3	3	2	1	0	6				7	28
New Business Licences	39	39	43	55	67	47	71	56	30				157	447



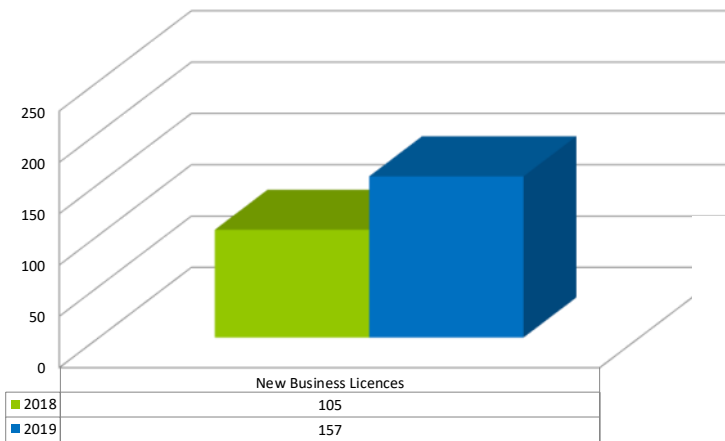
3rd Quarter - 2018/19 Comparison Planning



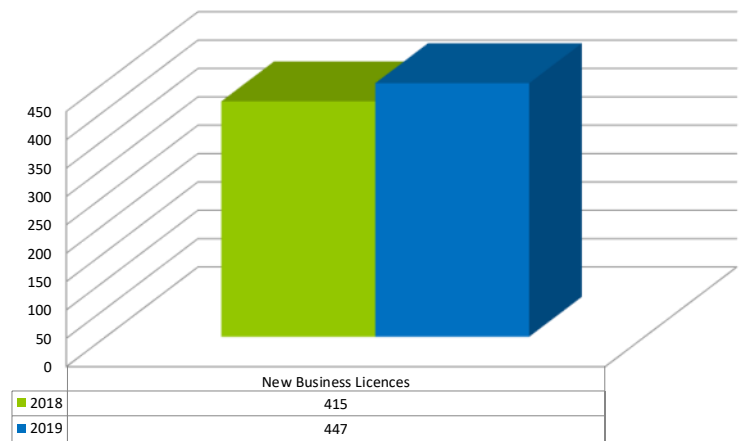
Year-to-Date - 2018/19 Comparison Planning



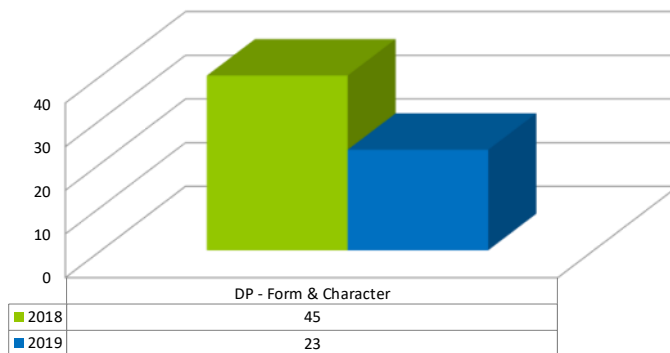
**3rd Quarter - 2018/19 Comparison
New Business Licences**



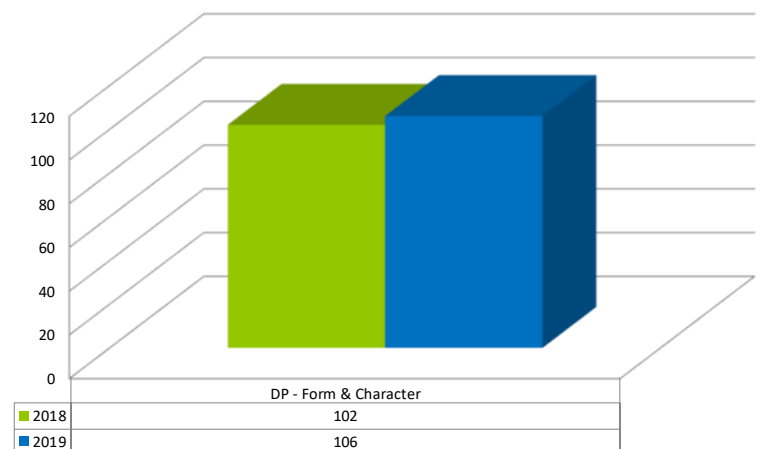
**Year-to-Date - 2018/19 Comparison
New Business Licences**



**3rd Quarter - 2018/19 Comparison
Development Permits**



**Year-to-Date - 2018/19 Comparison
Development Permits**



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						
TOTAL APPLICATIONS	42	26	45	4	2	133

3RD QUARTER 2019						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain					1	3
Chilliwack Proper	15	13	9		3	81
Village West		1	4			7
East Chilliwack - Southside						1
Eastern Hillsides						3
Greendale - Cattermole - Yarrow		1	4	2		8
Promontory						17
Rosedale - East Chilliwack Northside		1	2	1		12
Ryder Lake			1	1		1
Sardis - Vedder	2	1	3	2	1	50
Non Resident Businesses						22
OCP/TEXT Amendments						
TOTAL APPLICATIONS	17	17	23	6	5	205

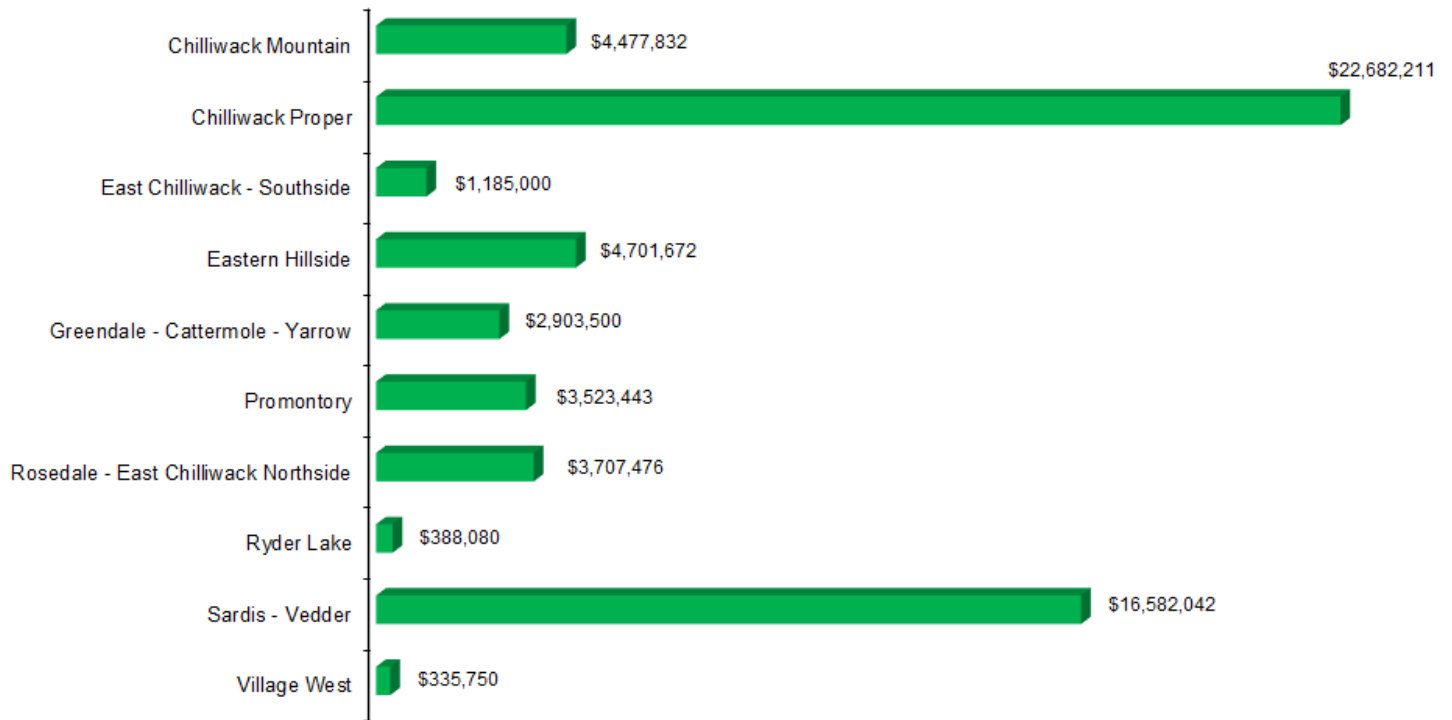
*Note: Business Licences include new, change of address, ownership changes and non-resident.

2019 BUILDING PERMITS - 3RD QUARTER

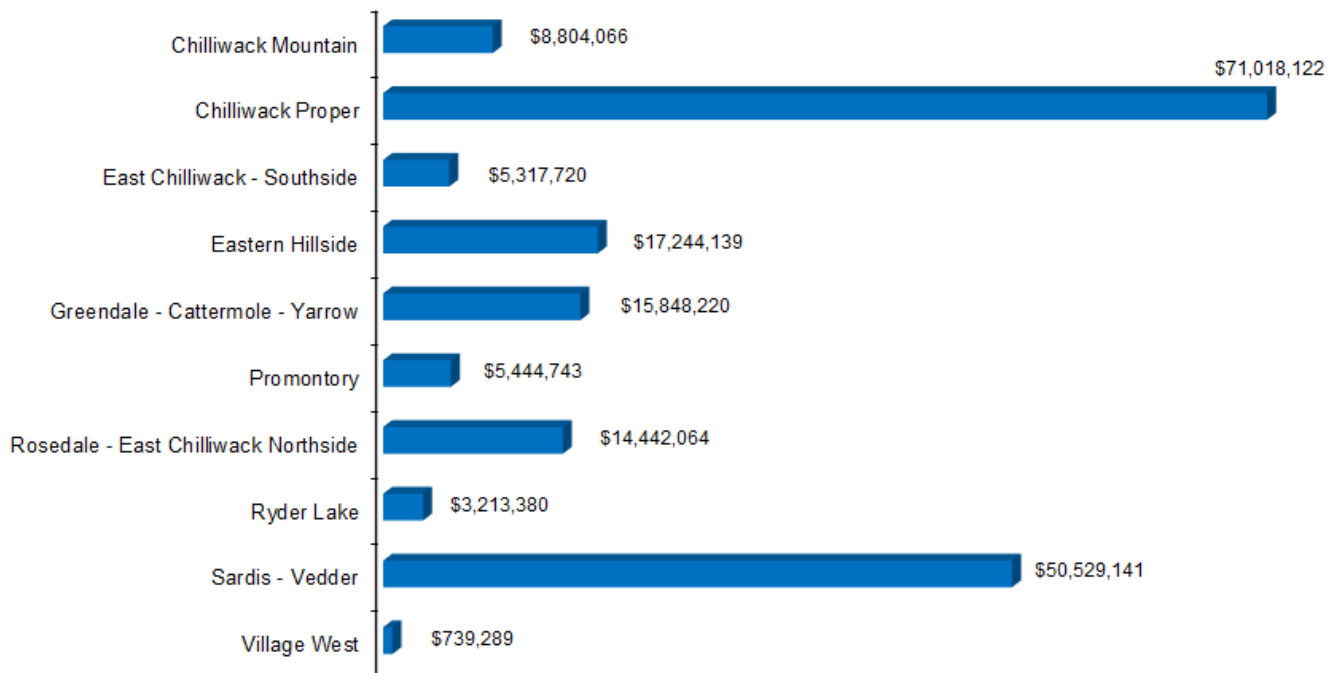
	3rd Quarter 2019			2019 YEAR-TO-DATE			3rd Quarter 2018			2018 YEAR TO-DATE		
RESIDENTIAL	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
New single family (fee simple)	31	35	10,819,172	112	136	41,002,599	67	69	24,219,446	172	182	54,207,353
New single family (strata)	20	28	6,499,072	59	71	17,078,495	24	24	7,277,879	65	66	18,426,741
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	2	4	640,000	5	10	1,870,000	1	2	400,000	2	4	900,000
New 2 family duplex (strata)	0	0	0	4	8	1,800,000	0	0	0	0	0	0
New townhouses	10	38	5,800,680	14	53	8,222,814	3	12	1,889,028	17	84	12,294,418
New apartments	1	58	11,000,000	5	264	45,500,000	1	60	14,000,000	4	223	43,800,000
Mobile / manufactured homes	1	1	72,400	4	4	308,200	1	1	257,000	3	6	1,101,975
Secondary suites, TADs, etc.	10	10	255,000	36	37	1,410,000	9	9	428,000	30	30	1,940,240
Miscellaneous residential	66	5	4,539,463	186	13	11,335,438	63	5	4,257,086	174	12	12,687,123
TOTAL RESIDENTIAL	141	179	39,625,787	425	596	128,527,546	169	182	52,728,439	467	607	145,357,850
COMMERCIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New commercial buildings	2	725	1,009,000	5	4,942	14,894,000	6	4,932	12,525,000	11	11,504	27,720,720
Misc. commercial (additions, improvements, etc.)	16	3,680	15,102,000	45	4,325	21,062,847	19	0	3,048,500	41	447	5,995,060
Commercial Signs	15	0	215,057	37	0	704,631	7	0	29,813	26	0	491,611
TOTAL COMMERCIAL	33	4,405	16,326,057	87	9,267	36,661,478	32	4,932	15,603,313	78	11,951	34,207,391
INDUSTRIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New industrial buildings	0	0	0	3	8,031	6,125,000	2	1,642	2,000,000	4	8,461	8,040,000
Misc. industrial (additions, improvements, etc.)	0	0	0	5	350	260,000	5	1,393	4,136,500	10	4,502	7,102,500
TOTAL INDUSTRIAL	0	0	0	8	8,381	6,385,000	7	3,035	6,136,500	14	12,963	15,142,500
INSTITUTIONAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New institutional buildings	0	0	0	2	1,514	3,842,322	0	23	0	2	236	395,375
Misc. institutional (additions, improvements, etc.)	2	469	847,322	2	0	330,000	2	23	63,000	4	201	1,683,000
TOTAL INSTITUTIONAL	2	469	847,322	4	1,514	4,172,322	2	46	63,000	6	437	2,078,375
AGRICULTURAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New agricultural buildings	6	5,156	1,215,000	46	43,443	12,790,978	8	39,180	7,105,000	30	68,523	14,937,794
Misc. agricultural (additions, etc.)	7	9,186	2,472,840	18	15,733	4,063,560	10	87,817	4,841,160	21	96,619	7,875,000
TOTAL AGRICULTURAL	13	14,342	3,687,840	64	59,176	16,854,538	18	126,997	11,946,160	51	165,142	22,812,794
OTHER	3rd Quarter 2019	2019-Yr-To-Date	3rd Quarter 2018	2018 Yr-To-Date	BUILDING INSPECTIONS							
Demolition	15	68	42	99	3rd Quarter 2019			3,240				
Service Permits	16	49	11	40	2019 YEAR-TO-DATE			9,086				
					3rd Quarter 2018			3,268				
					2018 YEAR-TO-DATE			9,926				
	3rd Quarter 2019			2019 YEAR-TO-DATE			3rd Quarter 2018			2018 YEAR TO-DATE		
MONTH-END TOTALS	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
	220	179	60,487,006	705	596	192,600,884	281	182	86,477,412	755	607	219,598,910



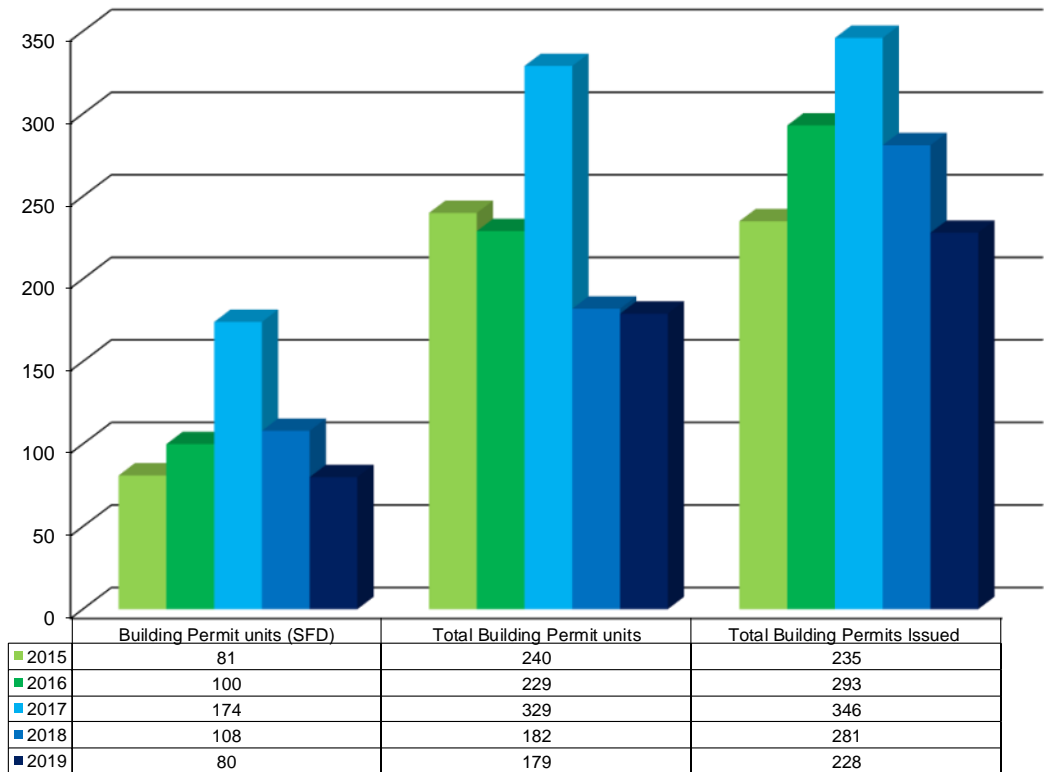
3RD QUARTER 2019



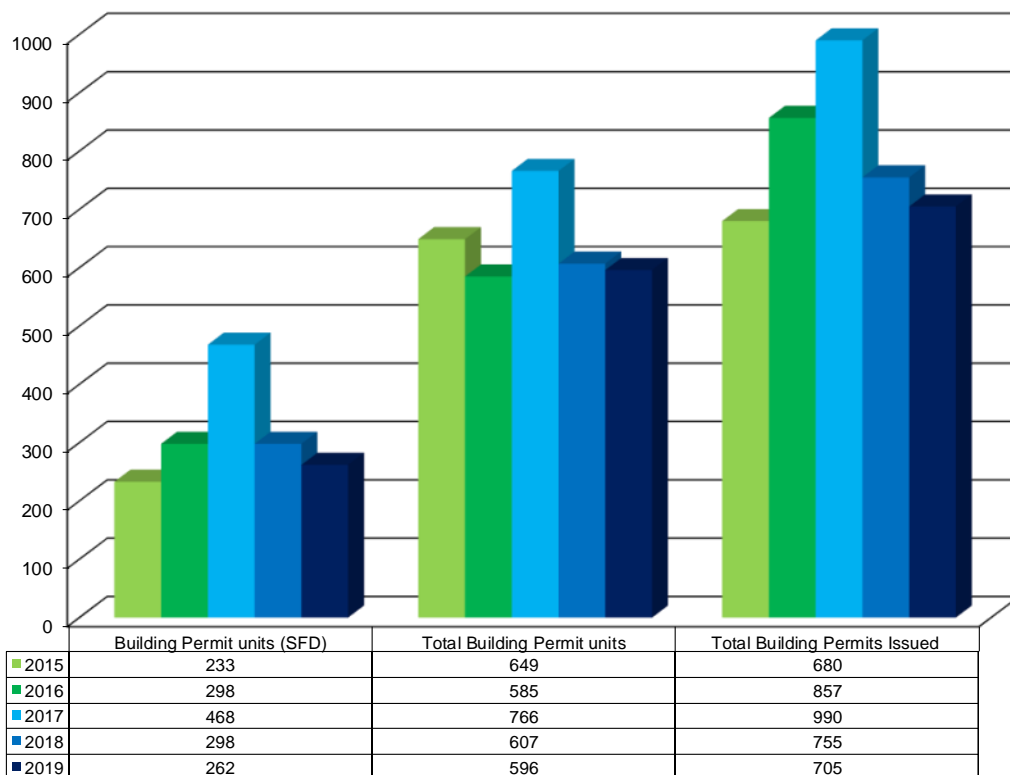
YEAR-TO-DATE 2019



3rd Quarter 5-Year Comparison Building Permits



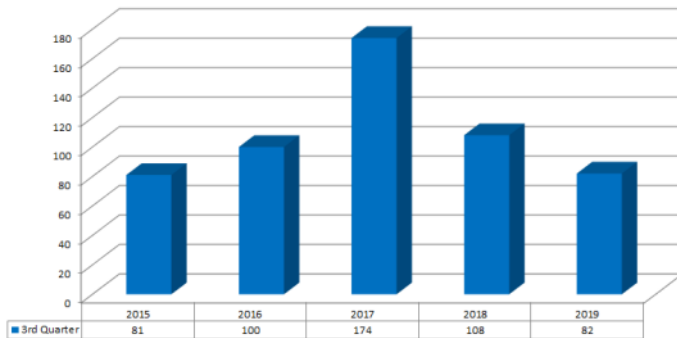
Year-to-Date 5-Year Comparison Building Permits



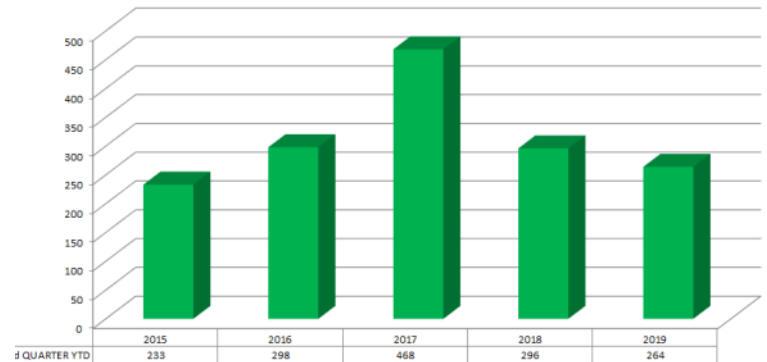
Building Permits 5-Year Comparison

Third Quarter Report

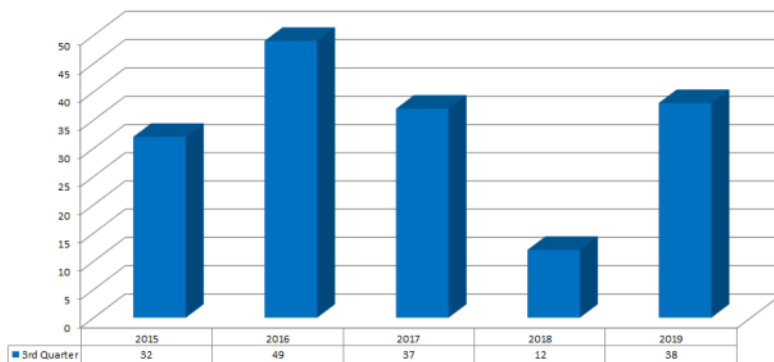
**Single Family
3rd Quarter 5-year Comparison**



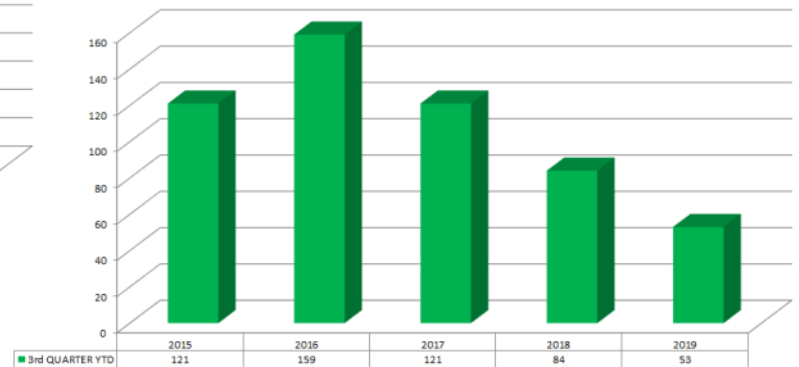
**Single Family
Year-to-date 5-Year Comparison**



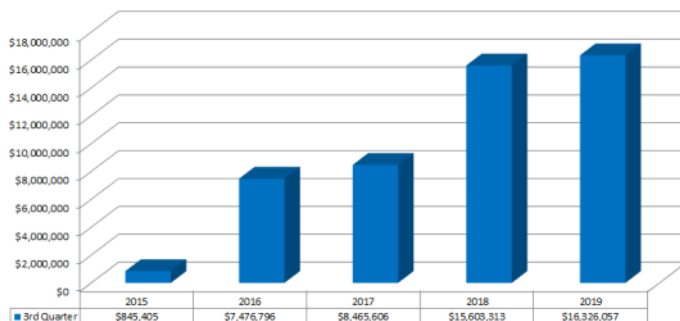
**Townhouses
3rd Quarter 5-Year Comparison**



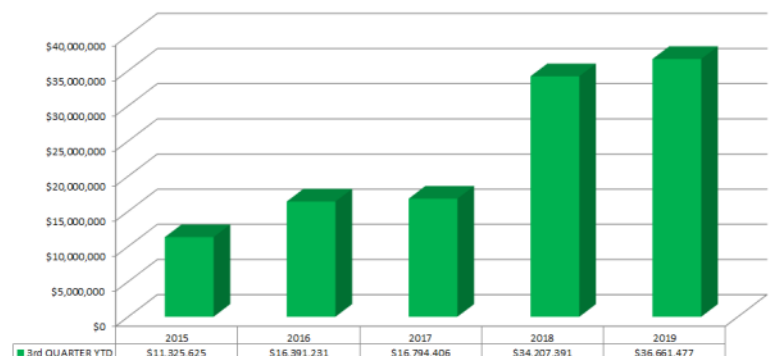
**Townhouses
Year-to-date 5-Year Comparison**



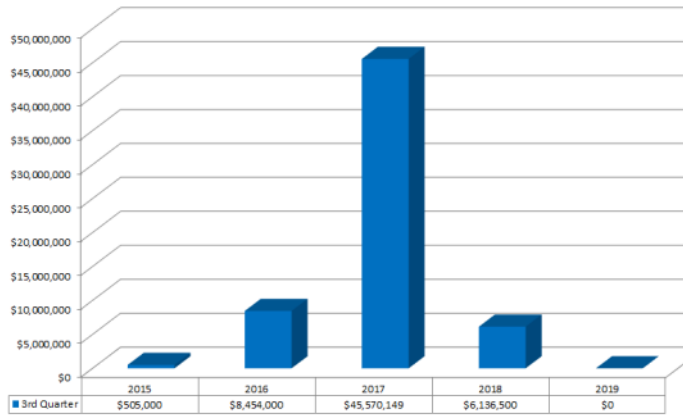
**Commercial
3rd Quarter 5-Year Comparison**



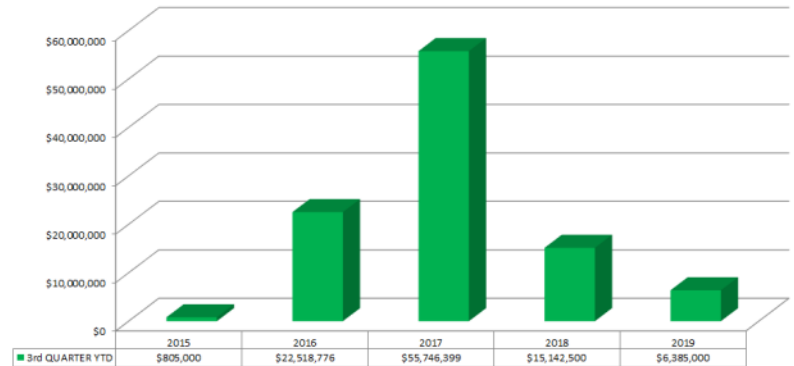
**Commercial
Year-to-date 5-Year Comparison**



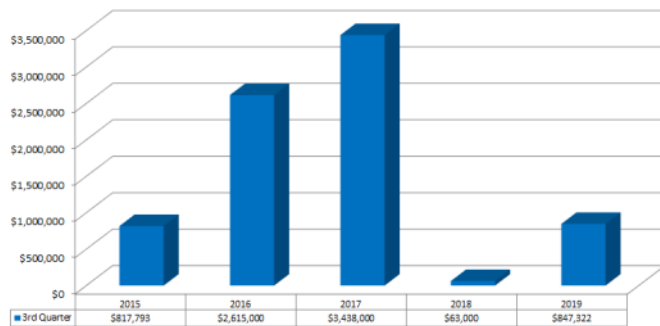
Industrial
3rd Quarter 5-Year Comparison



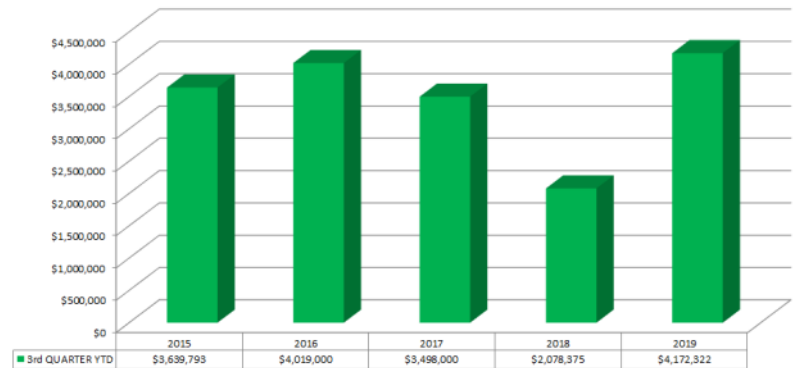
Industrial
Year-to-date 5-Year Comparison



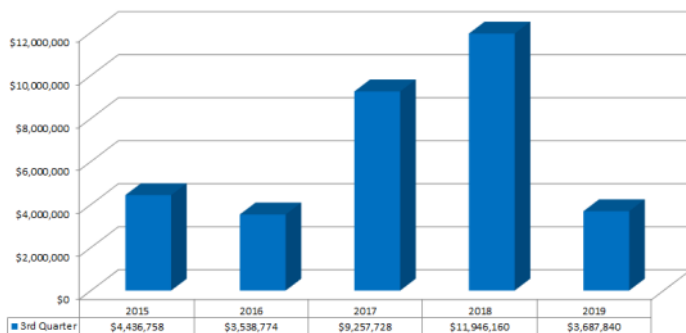
Institutional
3rd Quarter 5-Year Comparison



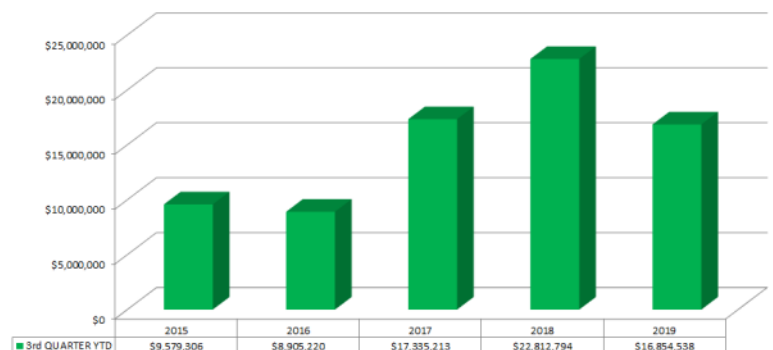
Institutional
Year-to-date 5-Year Comparison



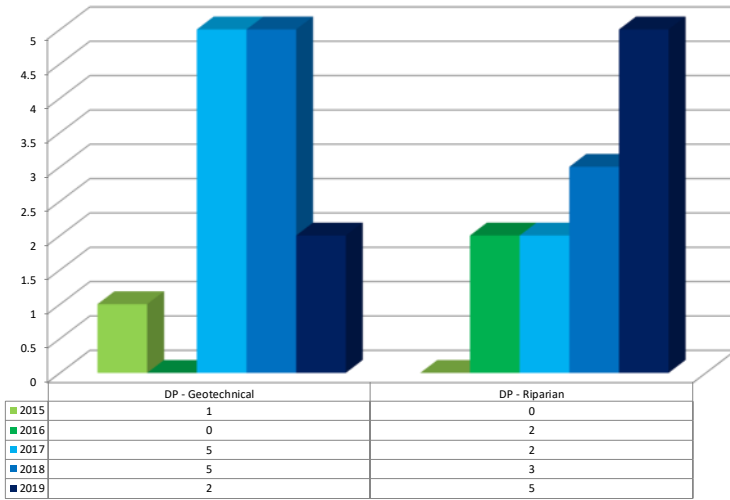
Agricultural
3rd Quarter 5-Year Comparison



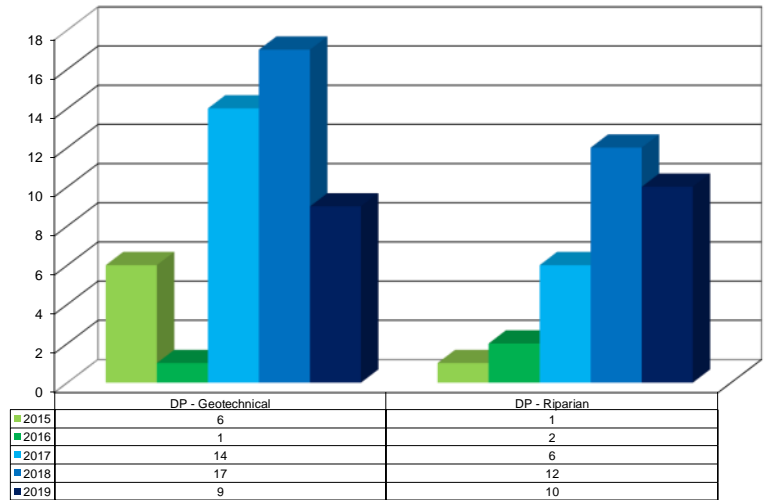
Agricultural
Year-to-date 5-Year Comparison



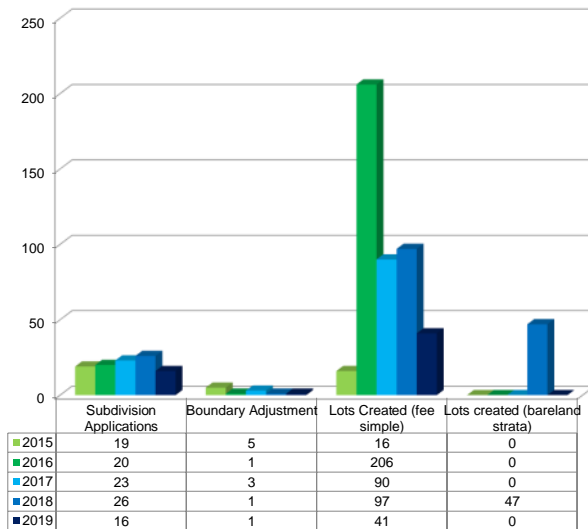
**3rd Quarter 5-Year Comparison
Development Permits**



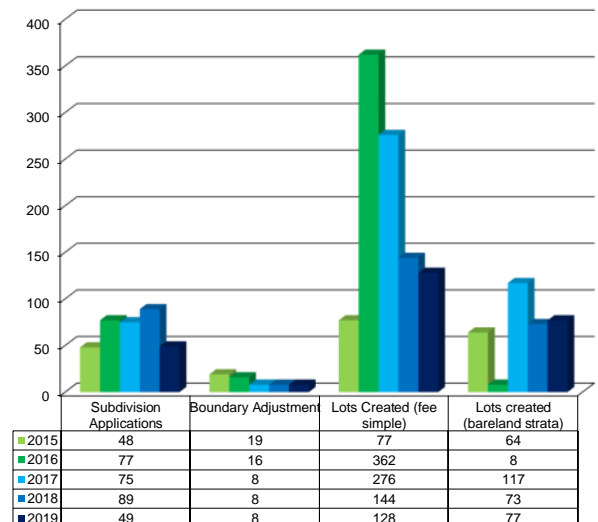
**Year-to-Date 5-Year Comparison
Development Permits**



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

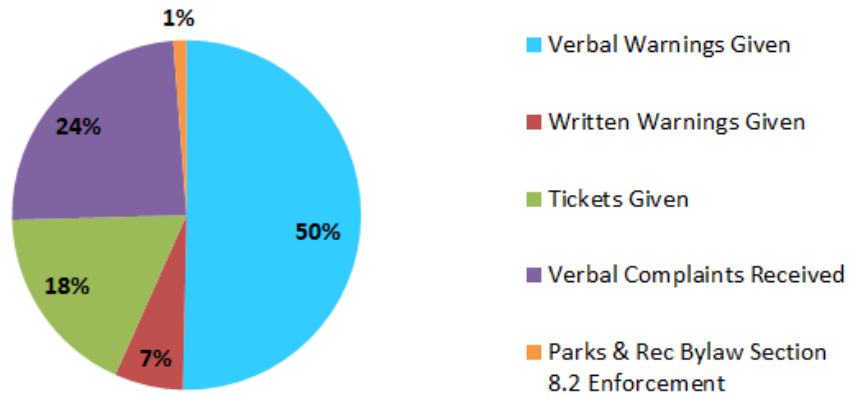


**Year-to-Date 5-Year Comparison
Subdivision**

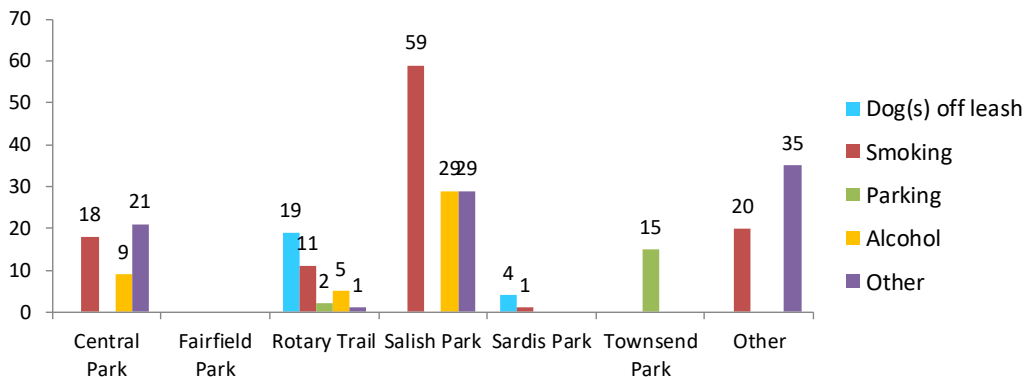


Bike Patrol Update

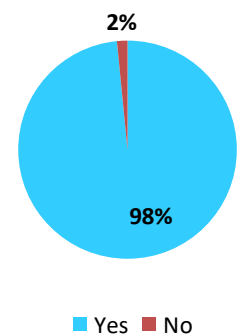
Total Monthly Stats



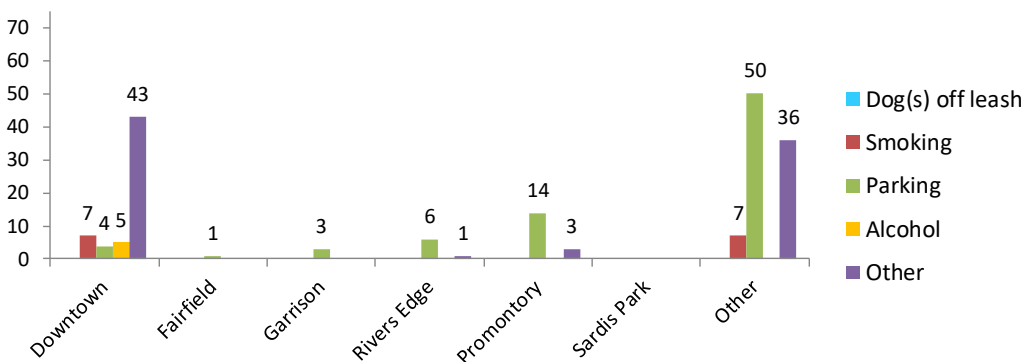
Verbal Warnings (Parks)



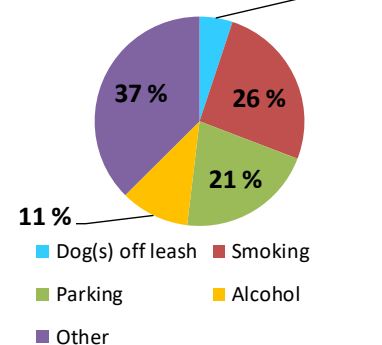
Verbal Warning - Compliance Achieved



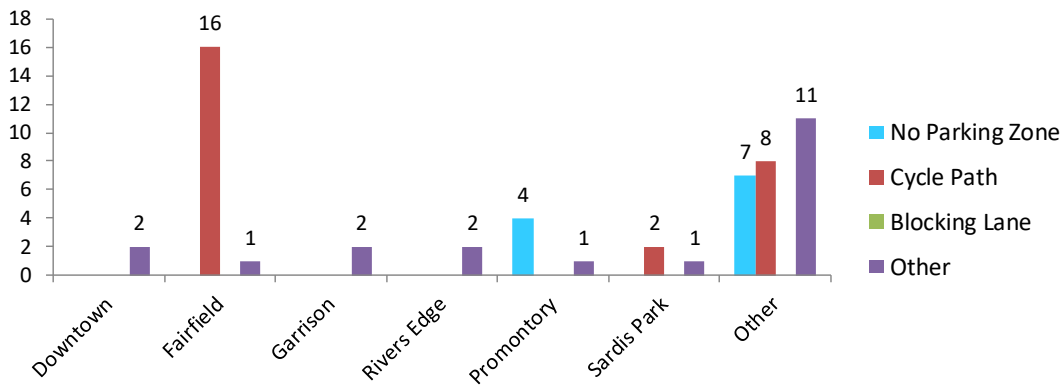
Verbal Warnings (Neighbourhoods)



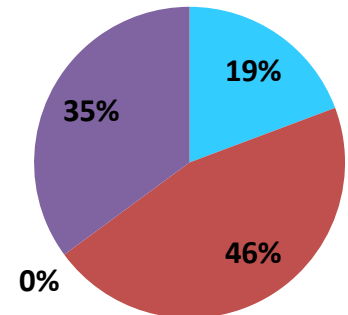
Verbal Warning Breakdown



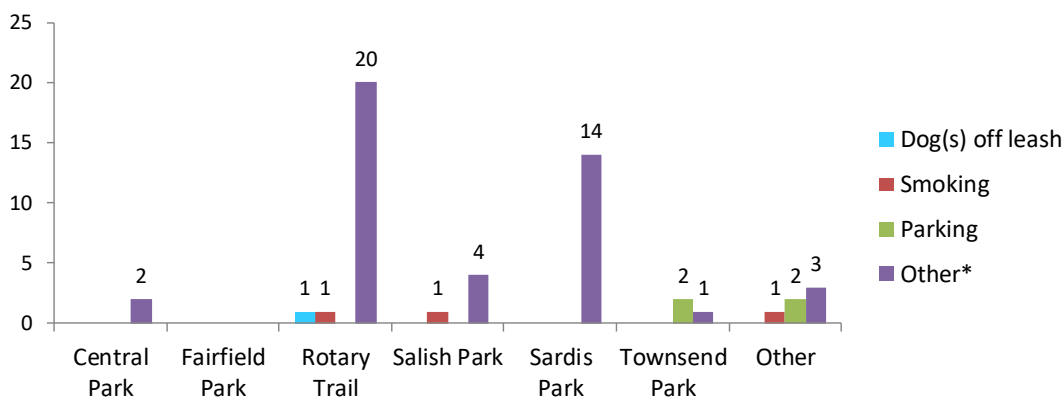
Written Warnings (Neighbourhoods)



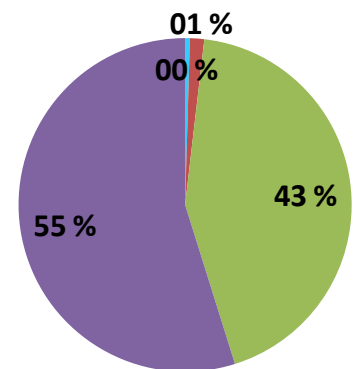
Written Warning Breakdown



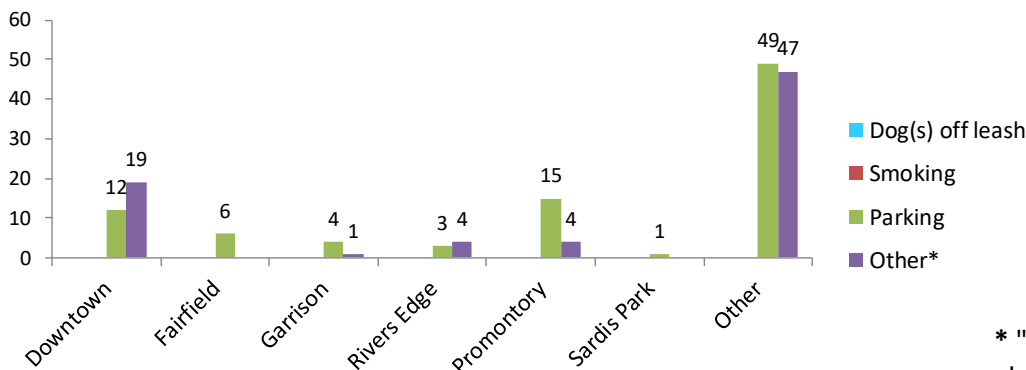
Verbal Complaints Received (Parks)



Verbal Complaint Breakdown

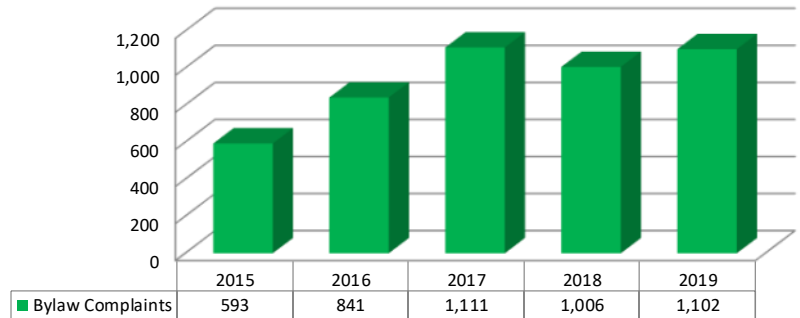


Verbal Complaints Received (Neighbourhoods)

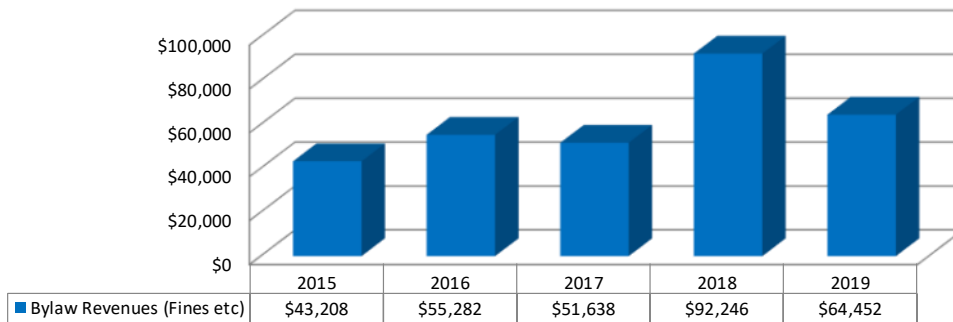


* "Other" includes complaints such as homeless camps, drinking in public, unsightly properties, and any other bylaw infractions

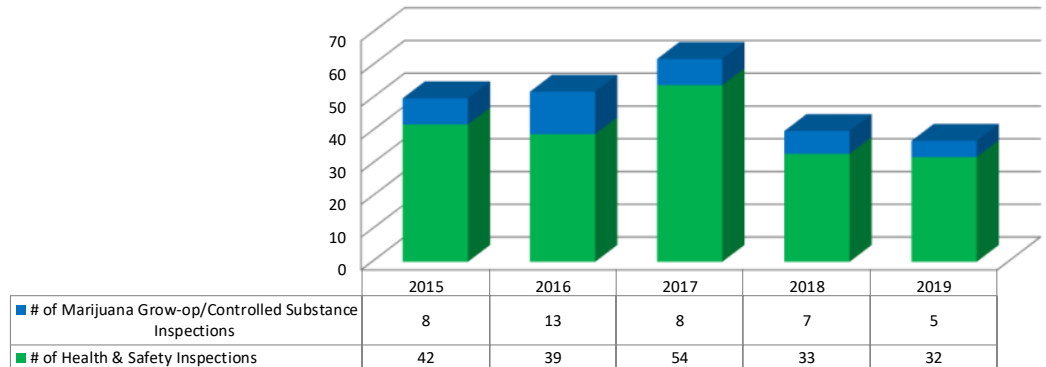
**Bylaw Enforcement
Year-to-Date - 5-Year Comparison Complaints**



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



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



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

