

Municipal Development



Planning and Strategic Initiatives
Building, Land Development and Bylaw Enforcement

Fourth Quarter Report, 2019



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Municipal Development



Economy and Housing Starts

Global economic growth dropped in 2019 for the first time in a decade, while Canada managed to maintain moderate growth, albeit slower performance, since the late 2000s recession. Global trade fell for the first time since the recession given US-China trade negotiations, Brexit and political unrest in Hong Kong and Latin America, prompting Canada’s economic peers to respond with economy boosting interest rate cuts. Contrary to the trend, Canada’s interest rates remain unchanged reflecting optimistic views, given modest growth performance from multi-sector economic resilience, as well as easing trade tensions due to recent developments in US-China trade negotiations, the UK and EU withdrawal agreement and US-Mexico-Canada Agreement. Concerns for increasing household debt further, given low interest rates and a strong recovering housing market, have steered authorities away from cutting rates even further. Global trade issues will continue to challenge the moderate global and national growth expected in 2020. National growth is underpinned by a tight labour market, low interest rates and potential government spending, while easing trade tensions reinvigorate the global market. Down from a robust 2018, while still showing moderate growth this year, BC is expected to regain the provincial lead in 2020 from a continued strong housing market, a surge in non-residential development, a ramping up of oil and gas sectors, and a continued buoyant service sector (health, professional, technical services).



Housing sales in BC surged with a 27.6% November year-over-year gain, with the Lower Mainland leading growth due to low interest rates, modest economic growth, a tight labour market, rising population, and pent-up demand following 2018 Federal and Provincial policy measures including B20 mortgage stress test rules. Chilliwack is excluded from the trend, where B20 slowed sales by 29% in 2018 with only a near 5% recovery in 2019. In the Lower Mainland, housing prices are expected to increase to near inflation levels in 2020, with average prices in Chilliwack expected to increase 1.1% to \$536,000. Some sources anticipate greater provincial price increases due to high sales and low inventories. This may be the case locally, as Chilliwack’s inventory has declined for five straight months to November 2019.

BC housing starts showed record highs nearing 44,000 units, and November 26% year-over-year gains with Metro Vancouver in the lead. Abbotsford-Mission starts nearly doubled from a year ago while Chilliwack’s 2019 starts, based on building permit data, have maintained a similar level to 2018 at 839 units. A provincial moderating effect will ensue in 2020 due to fewer pre-sales since 2018. Federal and provincial housing policy will also continue to drag on housing. Growth is attributed to low interest rates, rental demand, Federal First-Time Home Buyer Incentive, population growth, and government investment in affordable housing. Behind the housing momentum, and a key economic driver, BC is leading the wave of new residents to the country with a third quarter increase of 35,000, mostly from international migration and non-permanent residents. According to the British Columbia Real Estate Association, the Lower Mainland is expected to add 100,000 people over the next five years with much growth in Surrey and Langley. City projections anticipate an annual 1.6% to 2.5% population increase over the next 5 years adding approximately 7,500 residents.

Economy and Housing Starts Cont'd

In line with provincial data, where multi-family, and more so apartment starts, led growth, Chilliwack saw an annual growth in apartment starts by 18% (374 units in 2019 from 317 in 2018), while single detached starts decreased nearly 13% (274 units in 2019 from 314 in 2018) and townhouses decreased 19% (98 units in 2019 from 121 in 2018). Chilliwack sales are slowly on the rise and starts have remained even. However, there were 64 unit starts in 2019 on First Nations land, mostly leasehold, which are not captured by City building permit data. This indicates more growth is occurring in Chilliwack than building permit records show, with an overall 904 starts. Development on First Nations land in 2019 included 44 apartment starts at Englewood Village on Tzeachten First Nation land near Keith Wilson Road, as well as 19 single detached starts and one suite included in a commercial development, primarily on Tzeachten and Skowkale lands. In 2020 and on, we can expect more leasehold development on primarily Tzeachten land as apartment, townhouse and single detached developments are anticipated on the north and south side of Promontory Road, at the corner of Watson Road and Vedder Road, and potentially elsewhere. Given the positive provincial and national economic and housing outlook and regional population growth, Chilliwack starts are likely to also maintain strong momentum in 2020.

Sources: British Columbia Real Estate Association, Chilliwack and District Real Estate Board, Central 1, TD, RBC November and December 2019 reports and City of Chilliwack Building Permit, population projection and Development Cost Charge data.

Housing Needs Report

In response to new 2019 legislation, communities across BC are required to prepare a Housing Needs Report aimed at helping the province better understand local housing needs. Chilliwack's Housing Needs Report, launched in October, will identify current and future housing needs in our community over the next five years or more, focusing on affordability and demand for all housing types, including government-assisted and market housing. For the past few months, staff have been working with project consultant Urban Matters on a literary review, data collection, and a community and stakeholder engagement strategy. An online survey will be posted in January, one-on-one interviews with stakeholders will be conducted late winter, and stakeholder workshops are scheduled for early spring. The project is expected to be completed by Summer 2020.



Sardis Neighbourhood Plan

Since the launch of Sardis Neighbourhood Plan community consultation in late August, a community meeting was held September 25 with approximately 330 attendees, an online survey yielded 583 responses, and three workshops were held November 4 with approximately 70 attendees. The community meeting and online survey focused on why a neighbourhood plan is needed and residents' values and aspirations for the area. The workshops were an opportunity to hear from residents about how development should occur, focusing on key topics of mobility, greenspace and trails, and housing, as well as how broader Official Community Plan goals for the city can be achieved at the neighbourhood level. The next step is a review of land use scenarios. Opportunities for further public input will take place later this winter. The Sardis Neighbourhood Plan is currently on track for completion in Fall 2020.



Homelessness Action Plan Update

In December Chilliwack saw the second modular housing development of the year open its doors, welcoming in 46 residents who were previously experiencing homelessness. The building, operated by RainCity Housing and funded by the Province, is made up of 46 units and includes 24/7 staffing, meals, and access to life skills training, employment supports, and health and wellness support services. RainCity Housing has partnered with BC Housing to facilitate a Community Advisory Committee (CAC), which is a monthly meeting for reporting and responding to any challenges experienced in the area as a result of the development.



In October, City Council held a Public Hearing for a Temporary Use Permit to allow the continued operation of The Portal, an emergency shelter and service navigation centre on Yale Road. Council heard from over 50 community members, including service providers and local business owners who were both supportive and opposed to the extension. City Council approved the issuance of the Temporary Use Permit for an additional 18 months with the direction that City staff and BC Housing actively pursue an alternative site for the services.

The City has continued to work with various sectors and stakeholders through the Integrated Community Safety Task Force, with the purpose of developing a Community Safety and Well-Being (CSWB) plan. The project, funded in part by the Office of Crime Reduction and Gang Outreach, under the Ministry of Public Safety, is being supported by the Canadian Municipal Network on Crime Prevention and aims to develop a collaborative report with recommendations and plans to increase community safety through a number of measures identified by the Task Force.

The Chilliwack Situation Table (CIRT), co-chaired by the City and the Ministry of Children & Family Development, with participation from 15 other service providers, has continued to review agency referrals and coordinate appropriate multi-agency responses to help people and families who are not connected to appropriate services and pose risks to themselves or the community. As a result of the continued need and community partnership developed through this initiative, a permanent meeting location has been secured through the School District. Since CIRT began meeting in early 2019, over 50 situations have been brought forward for review and various types of interventions to support stability and reduce risks have been provided.

Chilliwack Healthier Community (CHC)

October: In October CHC began Project Impact, a seven-month training series sponsored by the United Way of the Lower Mainland with the purpose of designing and executing a customized evaluation tool to measure and improve the capacity of CHC and its partners to move the community towards healthy change. The process includes six CHC partners who will be responsible for facilitating interviews, collating data, and reporting out the information collected to make CHC more effective and impactful in its work. CHC hosted the October Information and Networking Breakfast on “Housing Collaboration Outcomes” which highlighted the collaborative approach taken to address housing and homelessness issues, focusing on positive outcomes for those who have engaged in services and housing opportunities. CHC worked with the Chilliwack Learning Society through the Chilliwack Financial Literacy Committee to host its first Motivational Interviewing for Financial Empowerment workshop. Additionally, CHC hosted its second Trauma Informed Communication Workshop.

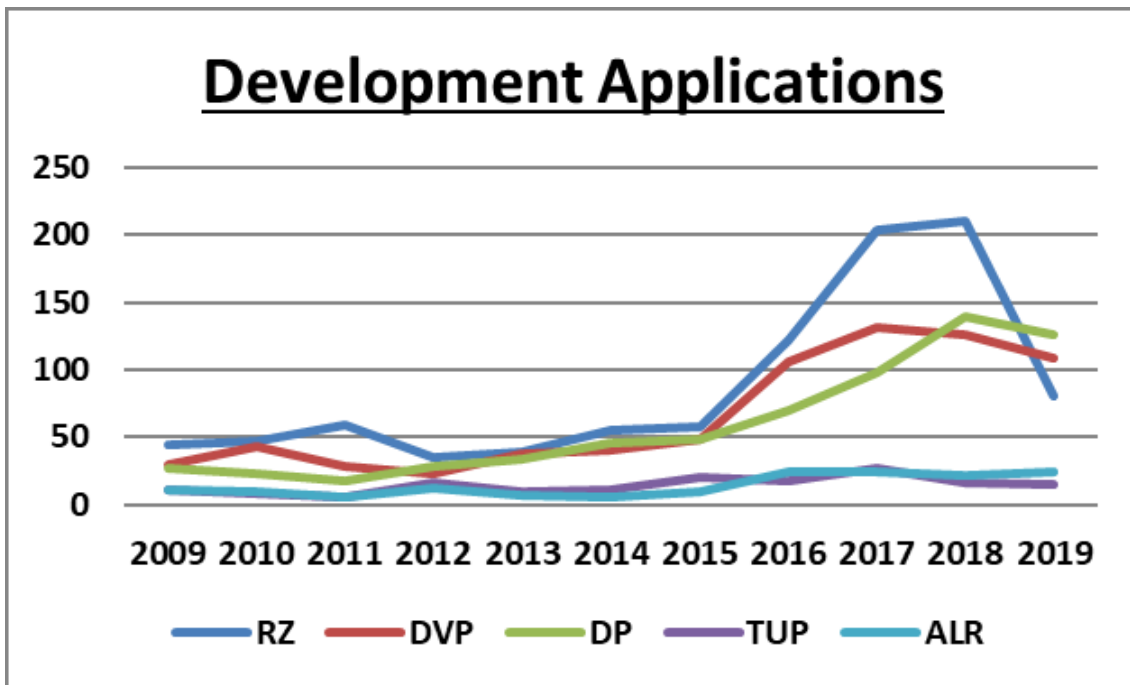
November: In-line with Financial Literacy Month, the Chilliwack Financial Literacy Committee hosted a full day train-the-trainer event, delivered by Family Services of Greater Vancouver, to help local trainers to work with social service agencies providing financial literacy support to clients. CHC hosted another BC Teacher Federation Aboriginal Education workshop “Deconstructing Myths” for community partners. The November CHC Information and Networking Breakfast, “Innovative Approaches to Addictions in Chilliwack” heard from presenters on the Chilliwack ICM team, Fraser Region Youth Addictions Centre, Ruth and Naomi’s residential recovery program, Riverstone Program, and the Pathways Youth Engagement Project to highlight their work in the community. CHC has taken on the role of team building and coordination for the Chilliwack Dialogue Team, a group of trained facilitators and people with lived experience, for the New Matrix Meals Project to help address stigma around the topic of substance use.

December: CHC continued to finalize the “Elements of Mental Wellness” information brochure, consulting with local community psychologists, physicians, local youth and seniors, to ensure the project is well rounded and informative to a wide array of people.



Development Applications

While 2019 saw a decrease in the total number of development planning applications compared to 2018, the number of applications remains significantly high as shown in the 10 year comparison. Chilliwack continues to be a desirable place to live as an area providing affordable housing and more generous living space. The primary goals and objectives of the 2040 Official Community Plan (OCP) centre 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 and the City continues on its path of being a healthy, engaged, sustainable and complete community.

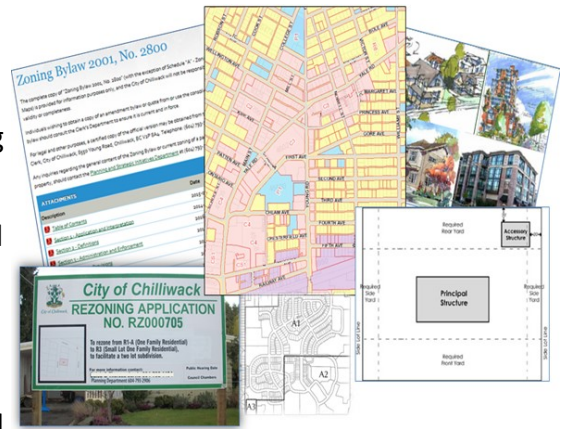


Rezoning (RZ): changes the land use; facilitates development of a property in accordance with the OCP
Development Variance Permit (DVP): varies a bylaw standard (i.e.: parking, setbacks, building height)
Development Permit (DP): ensures form and character (site and building design) of commercial, industrial 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, non-adhering residential use, subdivision/ boundary adjustments, exclusion or inclusion of property located within the Agricultural Land Reserve and is subject to Agricultural Land Commission approval

Zoning Bylaw Review

In 2017, a comprehensive review and revision of the City’s Zoning Bylaw was initiated to ensure the document is:

- incorporating best practices in urban planning and development;
- consistent with provincial legislation;
- legally enforceable;
- improved, updated and simplified with a user-friendly and organized layout; and,
- 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 and include opportunity for community engagement with key stakeholders and the public, as well as the Affordable Housing and Development Advisory Committee, Design Review Advisory Committee, Downtown BIA, CEPCO and local development community. Urban Systems Ltd. was awarded the contract in 2017 and has since been working with Planning staff in information gathering, assessment and bylaw drafting.

The project is nearing completion and broad community engagement and feedback will be sought in the first quarter of 2020.

Intermunicipal Business Licences

The Intermunicipal Business Licence (IML) program continues to grow. In 2019, the City of Merritt and Harrison Hot Springs joined the expanding list of participating municipalities which includes Chilliwack, Abbotsford, Hope, Maple Ridge, Mission, Pitt Meadows, Surry, Delta, Kent, and both the City and Township of Langley. Qualifying *mobile businesses are now able to purchase an IML and operate in these 13 communities under a single licence as opposed to having to obtain a separate licence within each jurisdiction. IML sales in Chilliwack have steadily increased over the past seven years since implementation and this trend is expected to continue:

- 2019 = 498 IMLs Sold
- 2018 = 459 IMLs Sold
- 2017 = 374 IMLs Sold
- 2016 = 315 IMLs Sold
- 2015 = 248 IMLs Sold
- 2014 = 197 IMLs Sold
- 2013 = 135 IMLs Sold



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**Mobile Business means a trades contractor or other professional (related to the construction industry) or a contractor who performs maintenance and/or repair of land and buildings from other than their premises.*

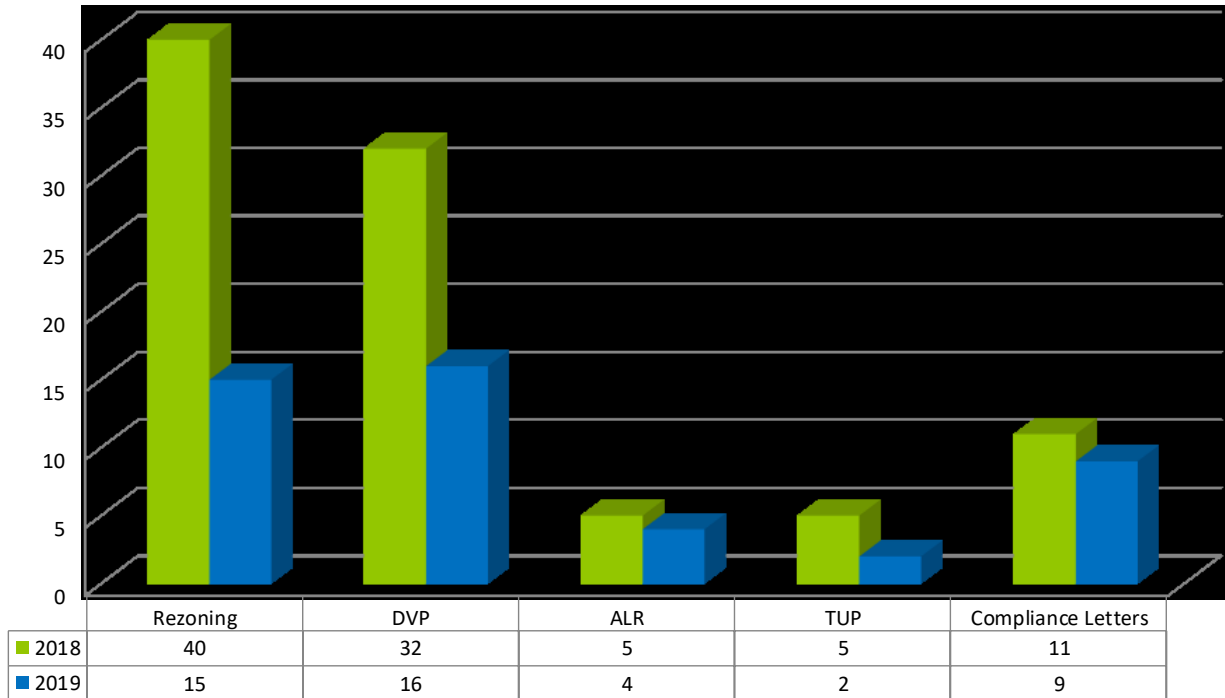
| PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2017 | | | | | | | | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------------|--------------------------|
| APPLICATION | JAN | FEB | MAR | APR | MAY | JUN | JULY | AUG | SEPT | 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 | 7 | 9 | 7 | 11 | 37 | 7 | 55 | 101 |
| 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 | 43 | 60 | 52 | 32 | 34 | 39 | 40 | 37 | 22 | 99 | 514 |

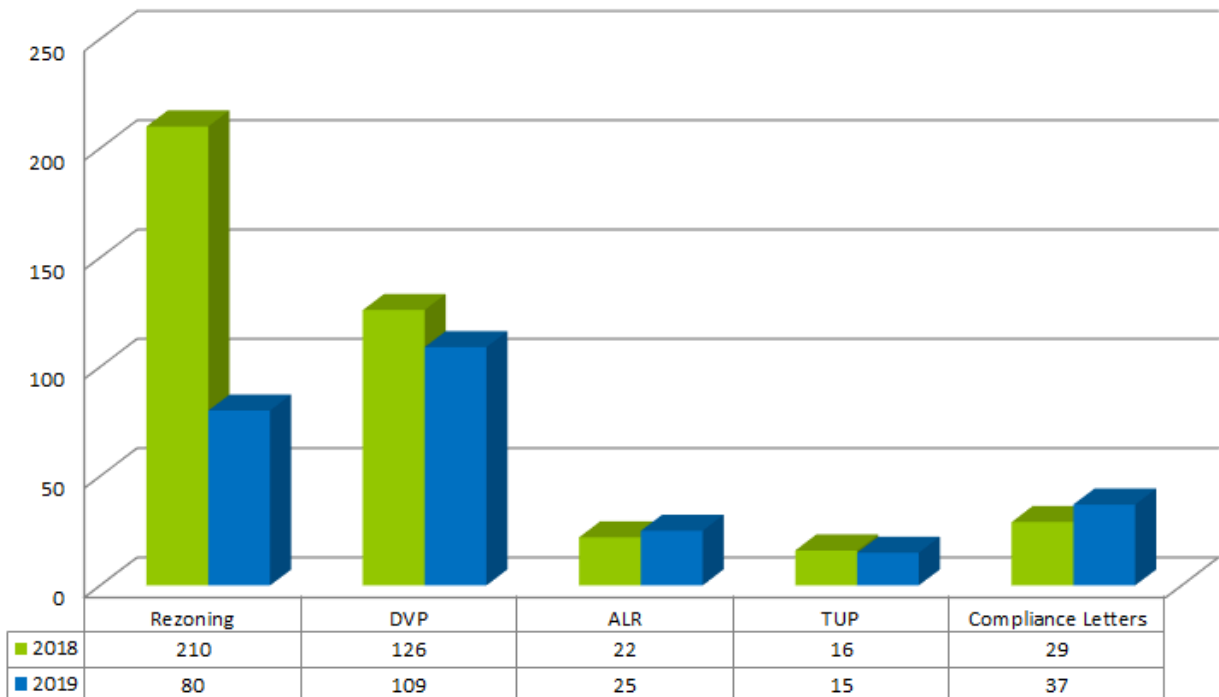
| PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2019 | | | | | | | | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------------|--------------------------|
| APPLICATION | JAN | FEB | MAR | APR | MAY | JUN | JULY | AUG | SEPT | OCT | NOV | DEC | 4th Quarter Totals | 2019 Year-to-Date Totals |
| Rezoning | 10 | 15 | 2 | 10 | 7 | 4 | 5 | 7 | 5 | 2 | 7 | 6 | 15 | 80 |
| DVP | 33 | 12 | 11 | 8 | 2 | 10 | 2 | 5 | 10 | 5 | 8 | 3 | 16 | 109 |
| DP - Form & Character | 4 | 31 | 9 | 23 | 8 | 8 | 10 | 7 | 6 | 3 | 10 | 7 | 20 | 126 |
| ALR | 1 | 0 | 2 | 3 | 4 | 5 | 3 | 3 | 0 | 2 | 1 | 1 | 4 | 25 |
| TUP | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 3 | 1 | 1 | 0 | 1 | 2 | 15 |
| Compliance Letters | 3 | 8 | 2 | 3 | 3 | 2 | 1 | 0 | 6 | 4 | 3 | 2 | 9 | 37 |
| New Business Licences | 39 | 39 | 43 | 55 | 67 | 47 | 71 | 56 | 30 | 44 | 40 | 27 | 111 | 558 |



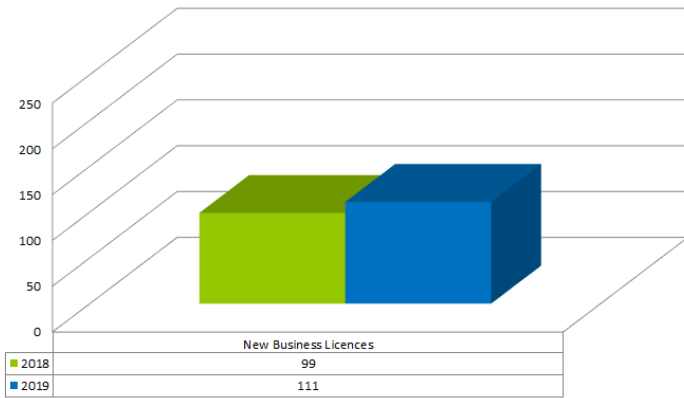
4th Quarter - 2018/19 Comparison Planning



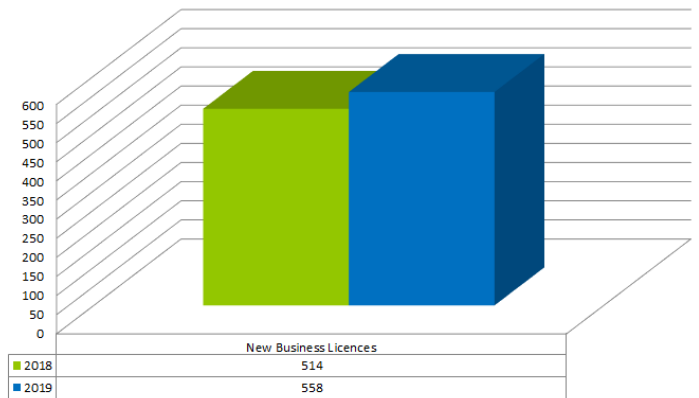
Year-to-Date - 2018/19 Comparison Planning



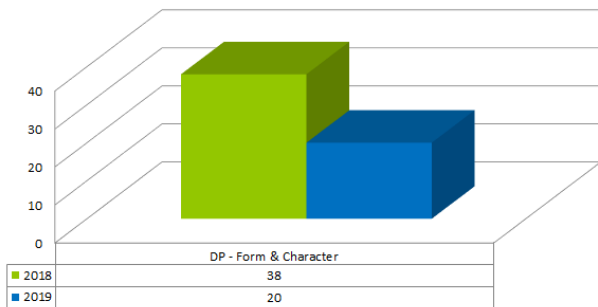
4th Quarter - 2018/19 Comparison
New Business Licences



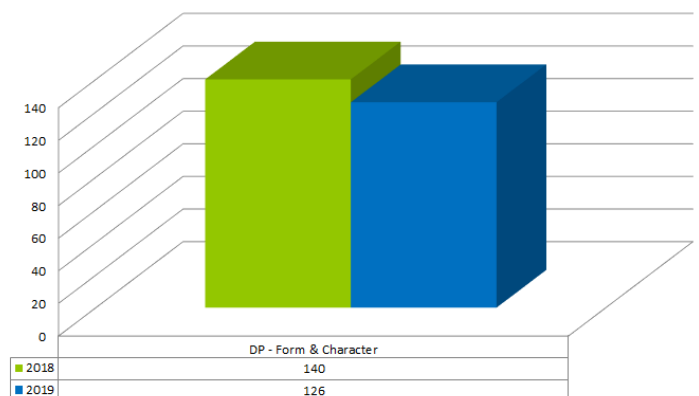
Year-to-Date - 2018/19 Comparison
New Business Licences



4th Quarter - 2018/19 Comparison
Development Permits



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



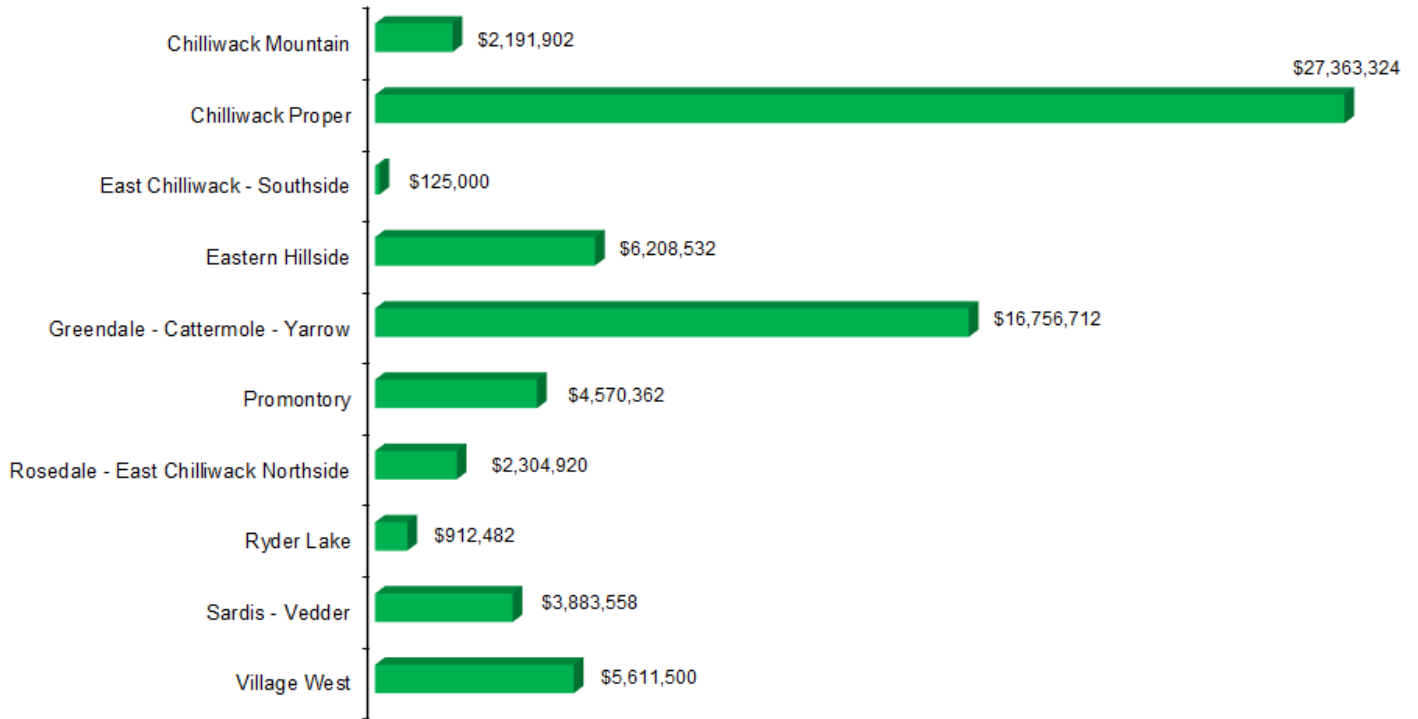
| 4TH QUARTER 2018 | | | | | | |
|--------------------------------------|-----------|------------------------------------|--|----------|----------|-----------------------|
| | Rezoning | Development Variance Permits | Development Permits - Form & Character | ALR | TUP | *Business Licences |
| Chilliwack Mountain | | | 1 | | | 1 |
| Chilliwack Proper | 18 | 15 | 21 | | | 67 |
| Village West | 1 | 2 | | | | 7 |
| East Chilliwack - Southside | | | | 1 | | |
| Eastern Hillside | 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 | | | | | | |
| TOTAL APPLICATIONS | 40 | 32 | 38 | 5 | 5 | 149 |

| 4TH QUARTER 2019 | | | | | | |
|--------------------------------------|-----------|------------------------------------|--|----------|----------|-----------------------|
| | Rezoning | Development Variance Permits | Development Permits - Form & Character | ALR | TUP | *Business Licences |
| Chilliwack Mountain | 1 | | | | | |
| Chilliwack Proper | 9 | 9 | 7 | | | 43 |
| Village West | 1 | 1 | 2 | | | 5 |
| East Chilliwack - Southside | | 1 | 1 | 2 | | |
| Eastern Hillside | | | | | 1 | |
| Greendale - Cattermole - Yarrow | | 2 | 2 | | | 7 |
| Promontory | | 2 | | | | 15 |
| Rosedale - East Chilliwack Northside | 1 | 1 | 2 | 2 | | |
| Ryder Lake | | | | | | 2 |
| Sardis - Vedder | 3 | | 6 | | 1 | 27 |
| Non Resident Businesses | | | | | | 12 |
| OCP/TEXT Amendments | | | | | | |
| TOTAL APPLICATIONS | 15 | 16 | 20 | 4 | 2 | 111 |

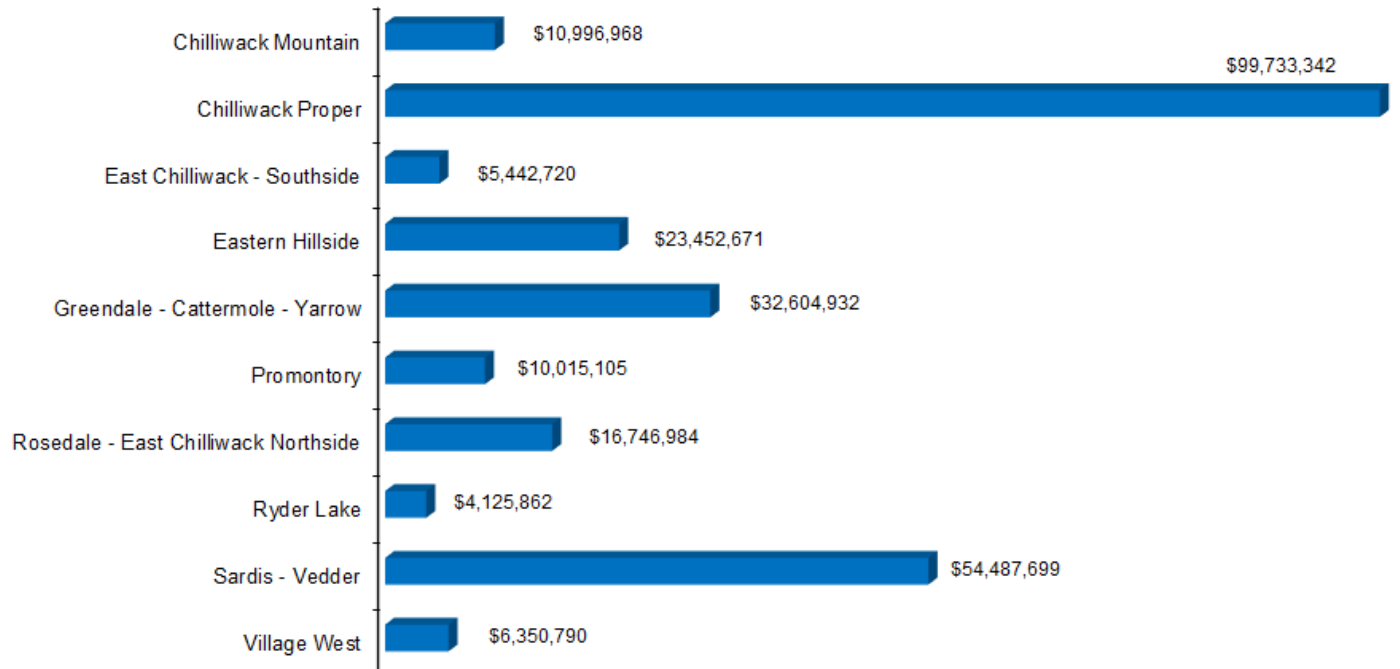
*Note: Business Licences include new, change of address, ownership changes and non-resident.

| 2019 BUILDING PERMITS - 4TH QUARTER | | | | | | | | | | | | | |
|---|------------------|---------------|-------------------|-------------------|----------------|--------------------|------------------|--------------|-------------------|-------------------|----------------|--------------------|--------|
| | 4th Quarter 2019 | | | 2019 YEAR-TO-DATE | | | 4th Quarter 2018 | | | 2018 YEAR TO-DATE | | | |
| | PERMITS | UNITS | VALUE | PERMITS | UNITS | VALUE | PERMITS | UNITS | VALUE | PERMITS | UNITS | VALUE | |
| RESIDENTIAL | | | | | | | | | | | | | |
| New single family (fee simple) | 28 | 30 | 9,134,382 | 140 | 167 | 50,136,981 | 39 | 45 | 14,718,901 | 210 | 227 | 68,551,254 | |
| New single family (strata) | 32 | 36 | 7,408,928 | 91 | 107 | 24,487,423 | 20 | 20 | 5,505,000 | 86 | 87 | 24,306,741 | |
| First Nations Lease | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| New 2 family duplex (fee simple) | 0 | 0 | 0 | 5 | 10 | 1,870,000 | 4 | 8 | 1,360,000 | 6 | 12 | 2,260,000 | |
| New 2 family duplex (strata) | 2 | 4 | 891,400 | 6 | 12 | 2,691,400 | 0 | 0 | 0 | 0 | 0 | 0 | |
| New townhouses | 7 | 33 | 5,667,352 | 25 | 98 | 15,242,062 | 11 | 37 | 5,022,712 | 28 | 121 | 17,317,130 | |
| New apartments | 2 | 110 | 18,300,000 | 7 | 374 | 63,800,000 | 2 | 94 | 11,500,000 | 6 | 317 | 55,300,000 | |
| Mobile / manufactured homes | 5 | 5 | 828,560 | 9 | 9 | 1,136,760 | 0 | 0 | 0 | 3 | 6 | 1,101,975 | |
| Secondary suites, TADs, etc. | 8 | 8 | 333,000 | 44 | 45 | 1,743,000 | 12 | 12 | 1,028,690 | 42 | 42 | 2,968,930 | |
| Miscellaneous residential | 39 | 4 | 1,932,150 | 226 | 18 | 13,342,589 | 43 | 15 | 2,990,420 | 217 | 27 | 15,677,544 | |
| TOTAL RESIDENTIAL | 123 | 230 | 44,495,772 | 553 | 840 | 174,450,215 | 131 | 231 | 42,125,723 | 598 | 839 | 187,483,574 | |
| COMMERCIAL | | | | | | | | | | | | | |
| New commercial buildings | 2 | 339 | 548,000 | 7 | 5,281 | 15,442,000 | 2 | 617 | 1,750,000 | 13 | 12,121 | 29,470,720 | |
| Misc. commercial (additions, improvements, etc.) | 9 | 135 | 1,931,500 | 54 | 4,460 | 22,994,347 | 18 | 590 | 4,313,814 | 59 | 1,037 | 10,489,874 | |
| Commercial Signs | 11 | 0 | 137,583 | 48 | 0 | 842,214 | 11 | 0 | 148,882 | 37 | 0 | 640,493 | |
| TOTAL COMMERCIAL | 22 | 474 | 2,617,083 | 109 | 9,741 | 39,278,561 | 31 | 1,207 | 6,212,696 | 109 | 13,158 | 40,601,087 | |
| INDUSTRIAL | | | | | | | | | | | | | |
| New industrial buildings | 5 | 5,826 | 5,880,000 | 8 | 13,858 | 12,080,000 | 0 | 0 | 0 | 4 | 8,461 | 8,040,000 | |
| Misc. industrial (additions, improvements, etc.) | 0 | 0 | 0 | 5 | 350 | 260,000 | 2 | 2,572 | 2,195,000 | 12 | 7,074 | 9,297,500 | |
| TOTAL INDUSTRIAL | 5 | 5,826 | 5,880,000 | 13 | 14,208 | 12,340,000 | 2 | 2,572 | 2,195,000 | 16 | 15,535 | 17,337,500 | |
| INSTITUTIONAL | | | | | | | | | | | | | |
| New institutional buildings | 0 | 0 | 0 | 1 | 1,045 | 3,000,000 | 0 | 0 | 0 | 2 | 236 | 395,375 | |
| Misc. institutional (additions, improvements, etc.) | 1 | 0 | 200,000 | 4 | 469 | 1,372,322 | 0 | 0 | 0 | 4 | 201 | 1,683,000 | |
| TOTAL INSTITUTIONAL | 1 | 0 | 200,000 | 5 | 1,514 | 4,372,322 | 0 | 0 | 0 | 6 | 437 | 2,078,375 | |
| AGRICULTURAL | | | | | | | | | | | | | |
| New agricultural buildings | 13 | 50,731 | 6,291,517 | 58 | 94,036 | 19,007,495 | 10 | 5,860 | 2,038,000 | 40 | 74,383 | 16,975,794 | |
| Misc. agricultural (additions, etc.) | 4 | 1,610 | 10,444,920 | 22 | 17,343 | 14,508,480 | 4 | 1,583 | 573,360 | 24 | 98,132 | 8,423,360 | |
| TOTAL AGRICULTURAL | 17 | 52,341 | 16,736,437 | 80 | 111,379 | 33,515,975 | 14 | 7,443 | 2,611,360 | 64 | 172,515 | 25,399,154 | |
| OTHER | | | | | | | | | | | | | |
| Demolition | 27 | 95 | 22 | 121 | | | | | | | | 3,240 | |
| Service Permits | 14 | 63 | 13 | 53 | | | | | | | | 12,203 | |
| | | | | | | | | | | | | 3,268 | |
| | | | | | | | | | | | | 13,285 | |
| BUILDING INSPECTIONS | | | | | | | | | | | | | |
| | | | | | | | | | | | | 4th Quarter 2019 | 3,240 |
| | | | | | | | | | | | | 4th Quarter 2018 | 12,203 |
| | | | | | | | | | | | | 2018 YEAR-TO-DATE | 13,285 |
| MONTH-END TOTALS | 209 | 230 | 69,929,292 | 918 | 840 | 263,957,073 | 213 | 231 | 53,144,779 | 967 | 839 | 272,899,690 | |

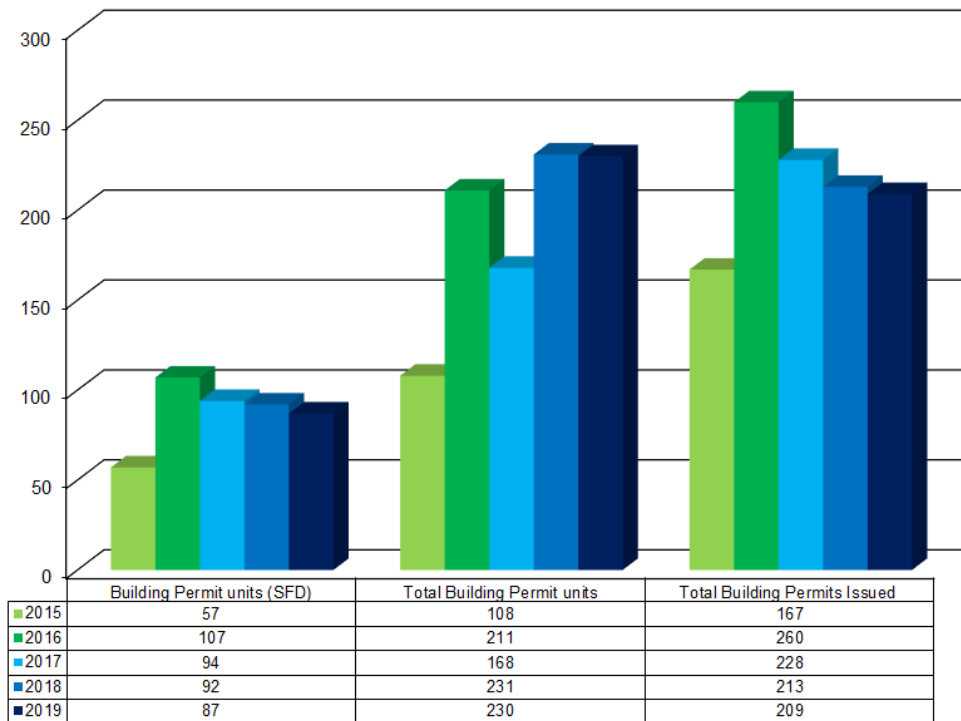
4TH QUARTER 2019



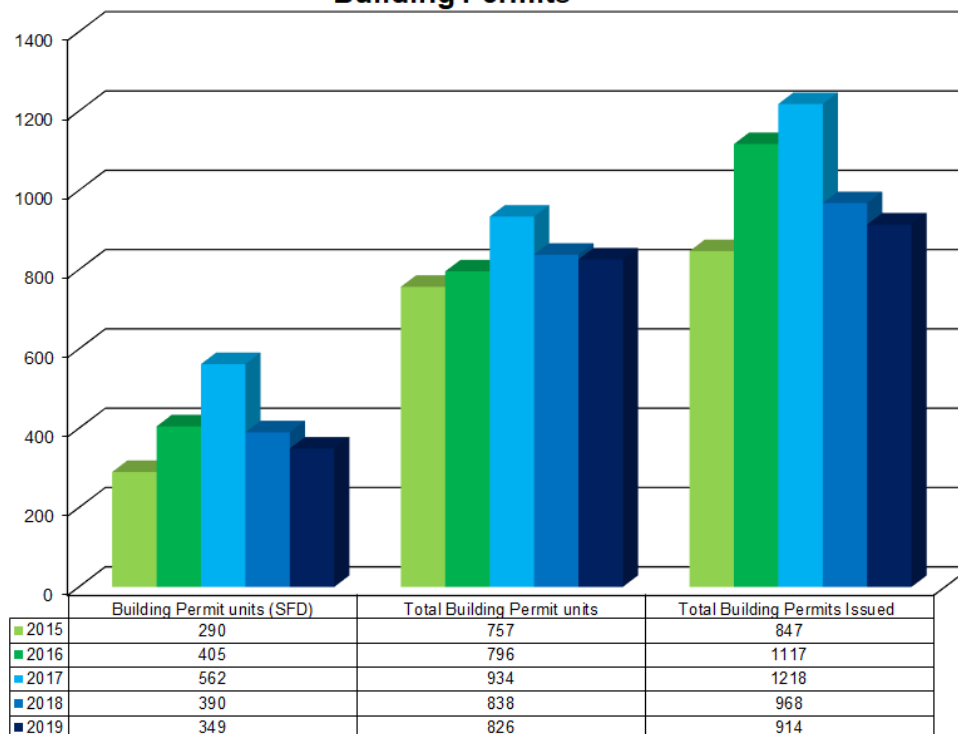
YEAR-TO-DATE 2019



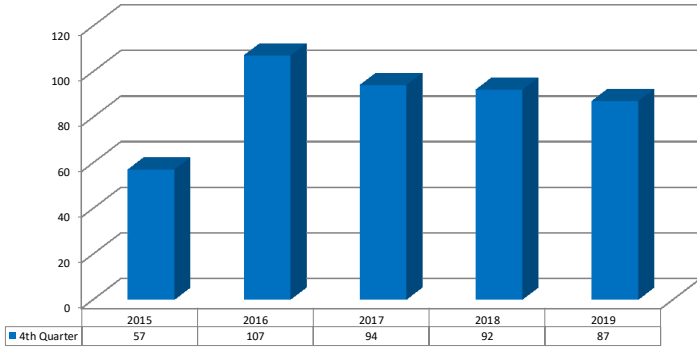
4th Quarter 5-Year Comparison
Building Permits



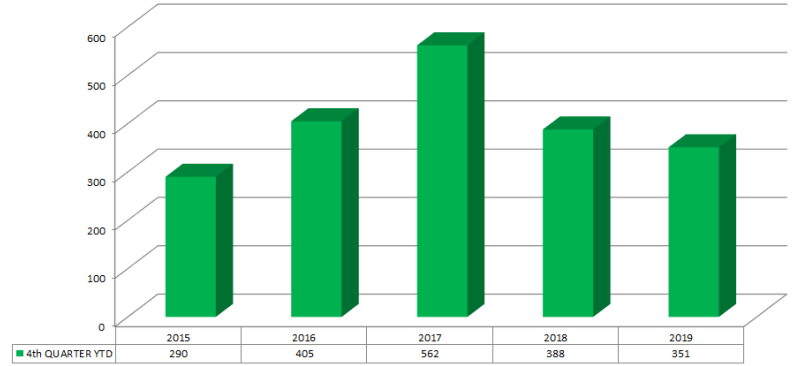
Year-to-Date 5-Year Comparison
Building Permits



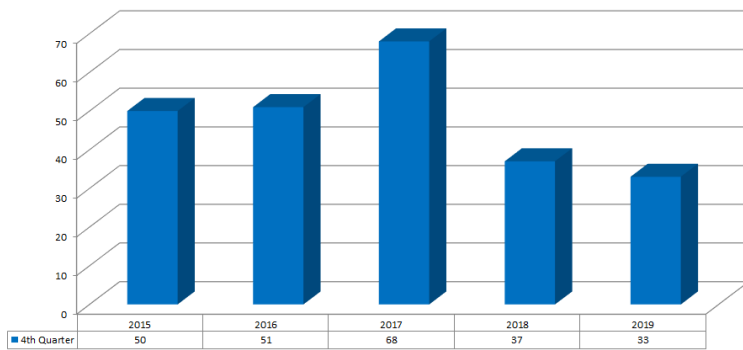
**Single Family
4th Quarter 5-year Comparison**



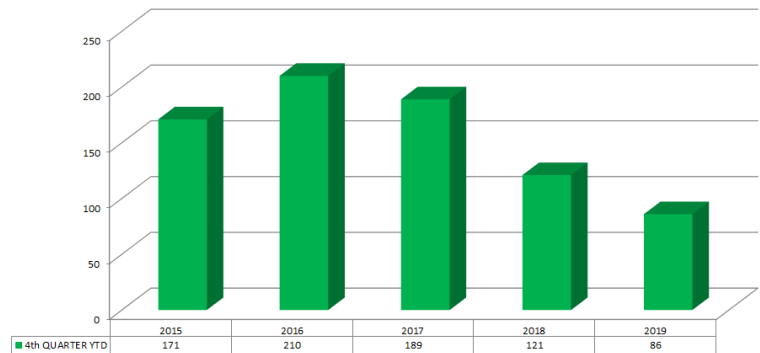
**Single Family
Year-to-date 5-Year Comparison**



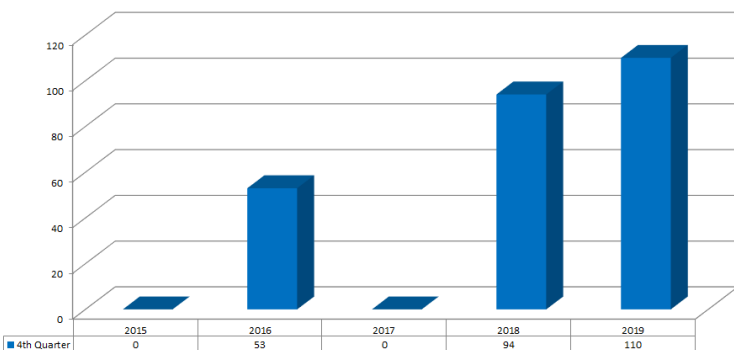
**Townhouses
4th Quarter 5-Year Comparison**



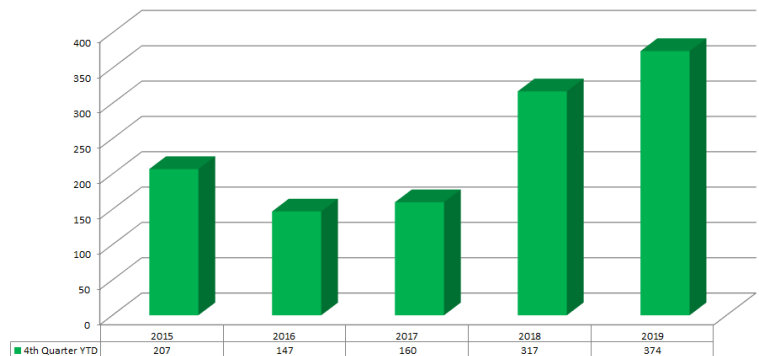
**Townhouses
Year-to-date 5-Year Comparison**



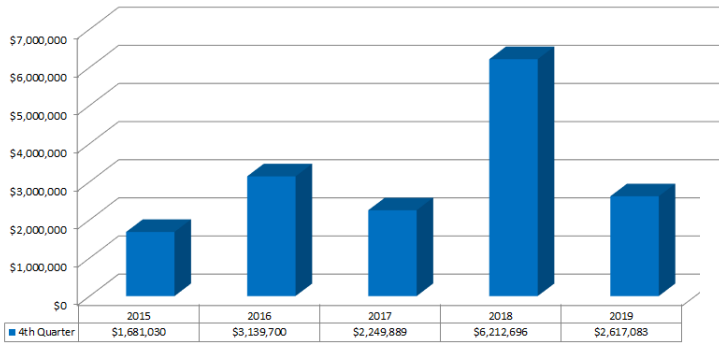
**Multi-Family Apartments
4th Quarter 5-Year Comparison**



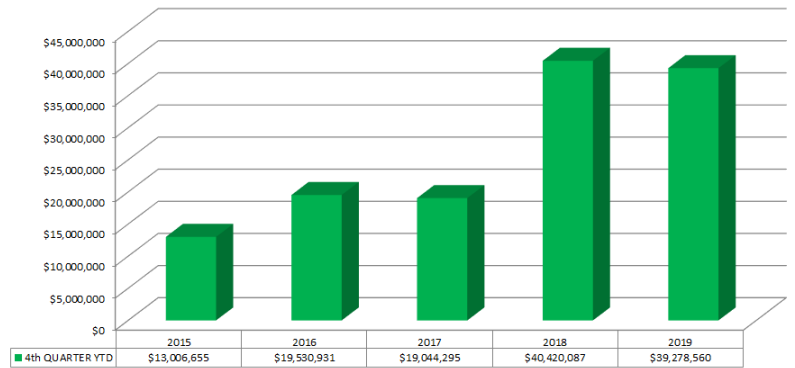
**Multi-Family
Year-to-date 5-Year Comparison**



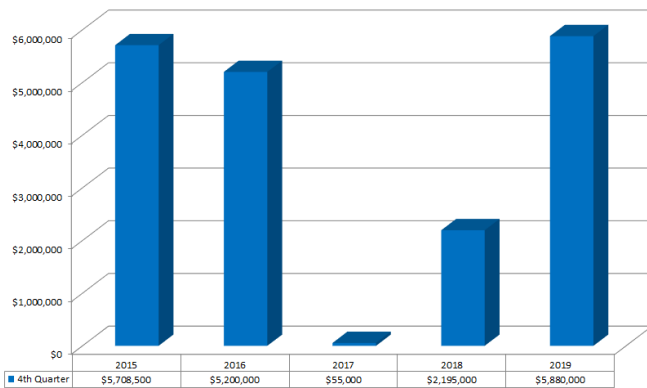
**Commercial
4th Quarter 5-Year Comparison**



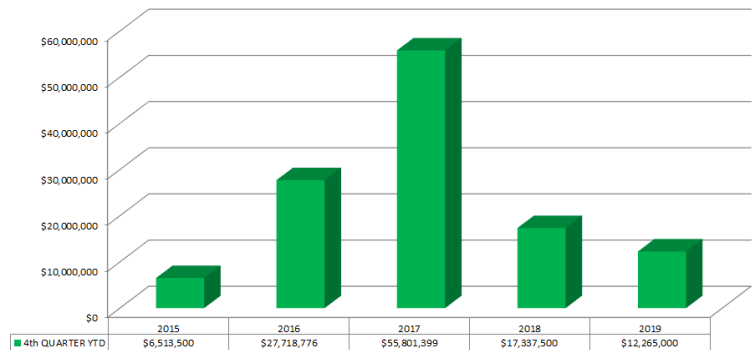
**Commercial
Year-to-date 5-Year Comparison**



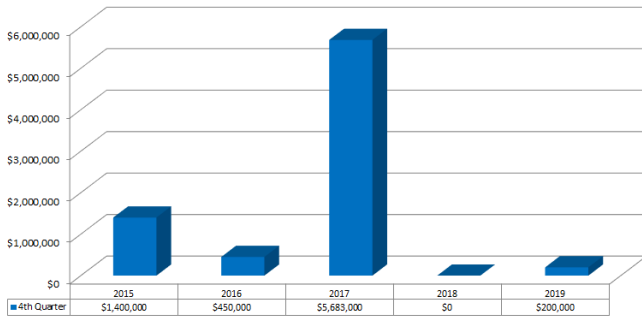
**Industrial
4th Quarter 5-Year Comparison**



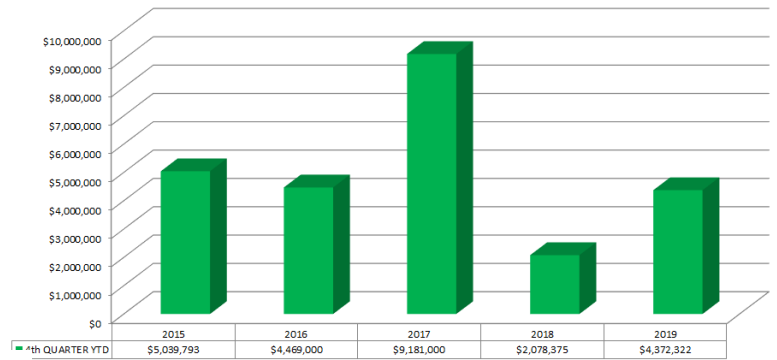
**Industrial
Year-to-date 5-Year Comparison**



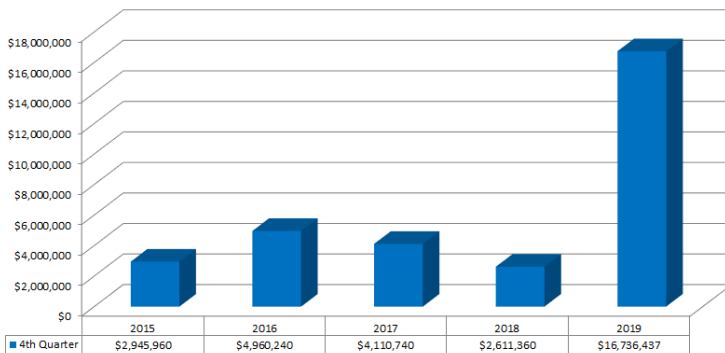
**Institutional
4th Quarter 5-Year Comparison**



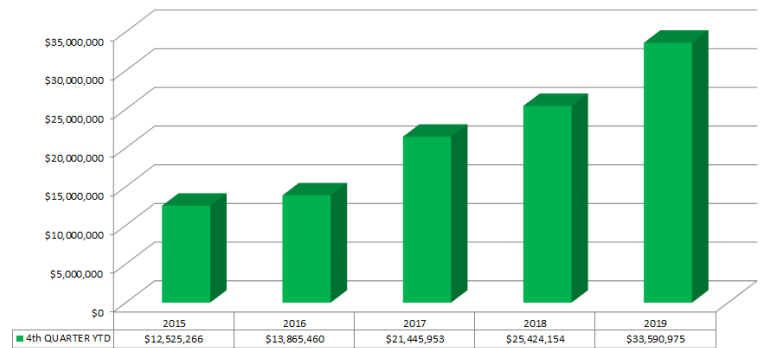
**Institutional
Year-to-date 5-Year Comparison**



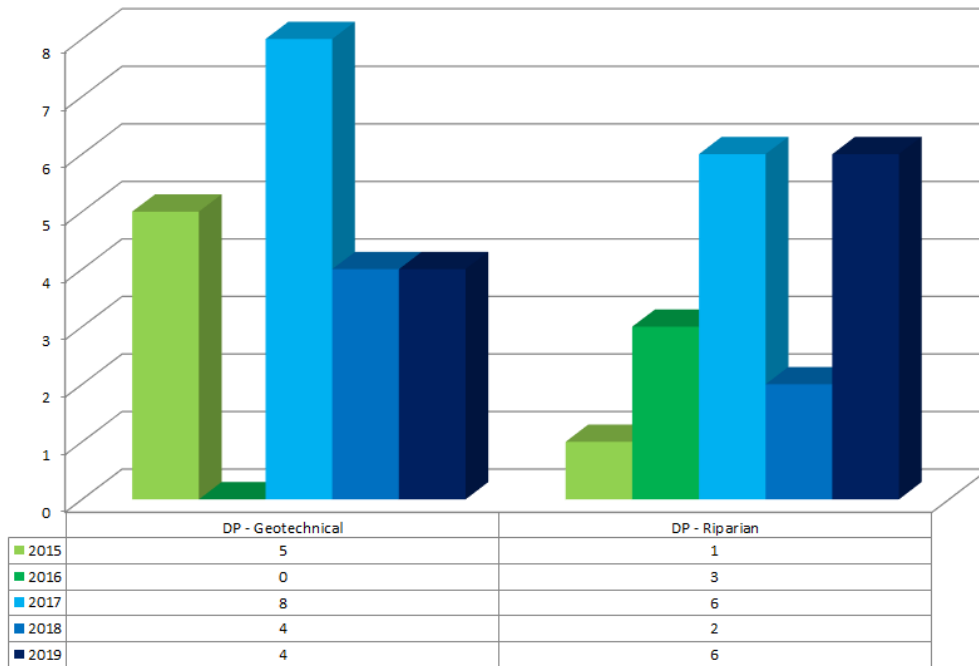
**Agricultural
4th Quarter 5-Year Comparison**



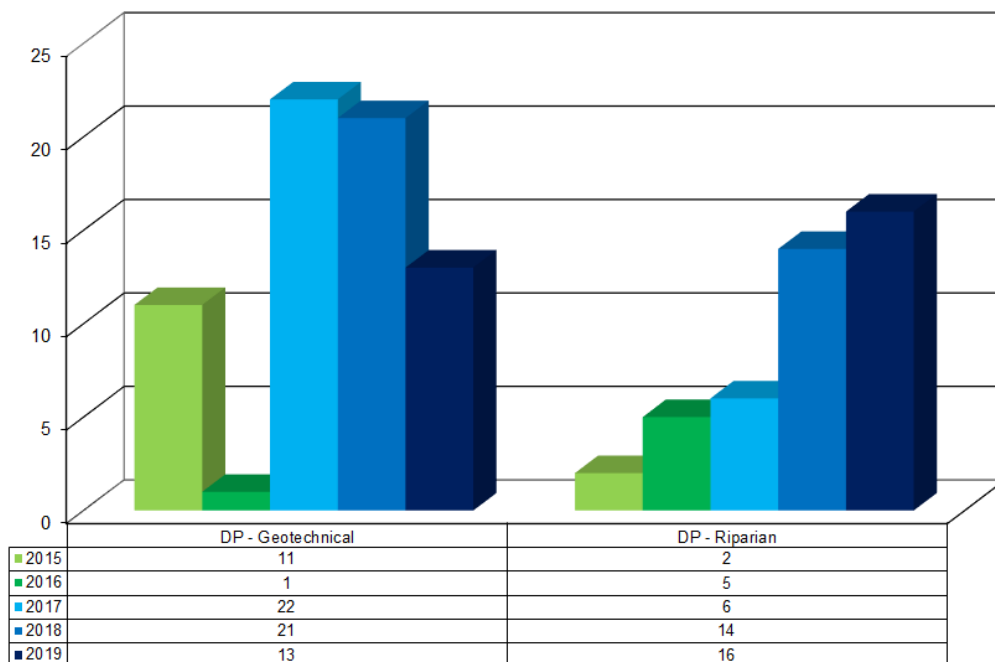
**Agricultural
Year-to-date 5-Year Comparison**



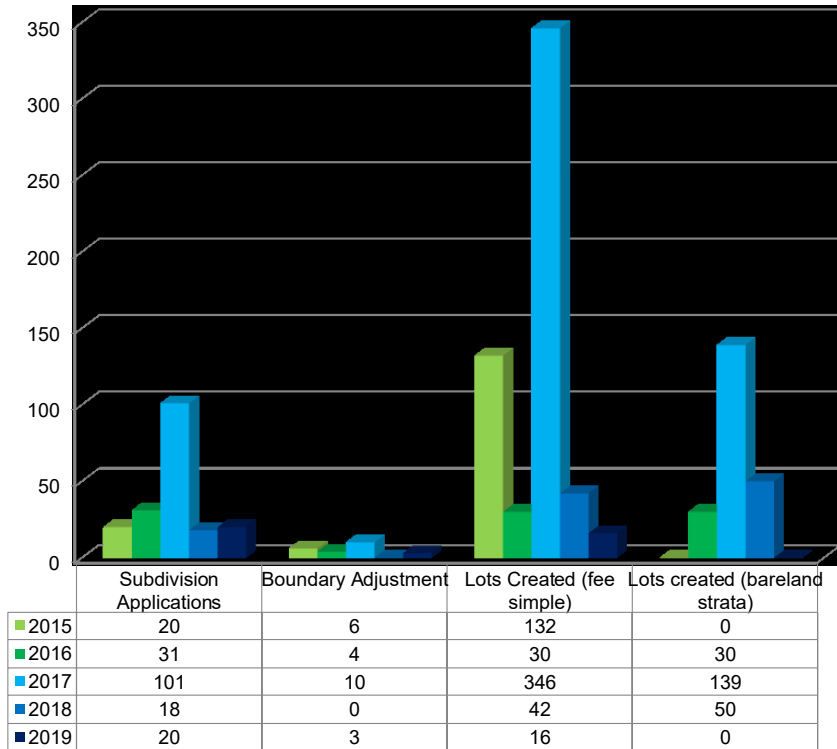
4th Quarter 5-Year Comparison
Development Permits



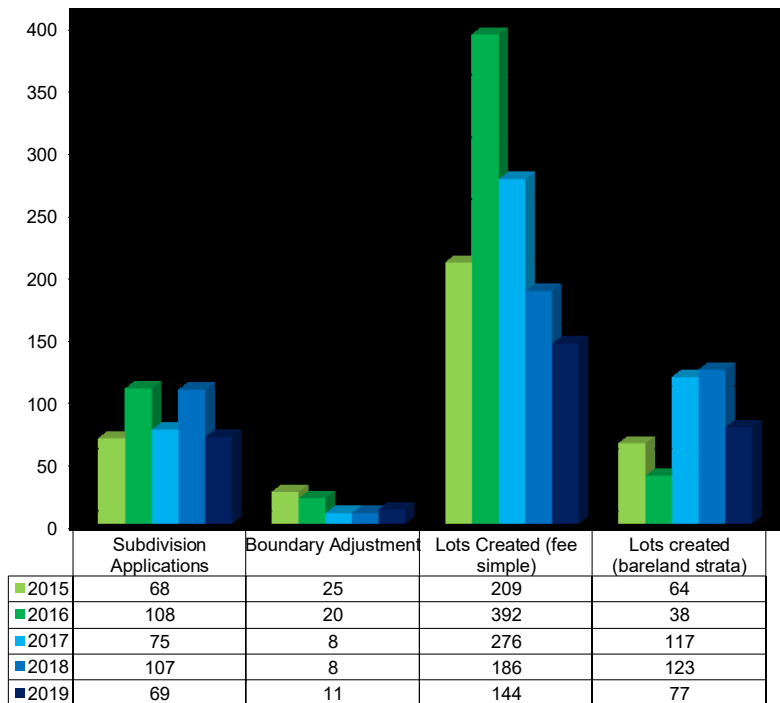
Year-to-Date 5-Year Comparison
Development Permits



4th Quarter 5-Year Comparison
Subdivision

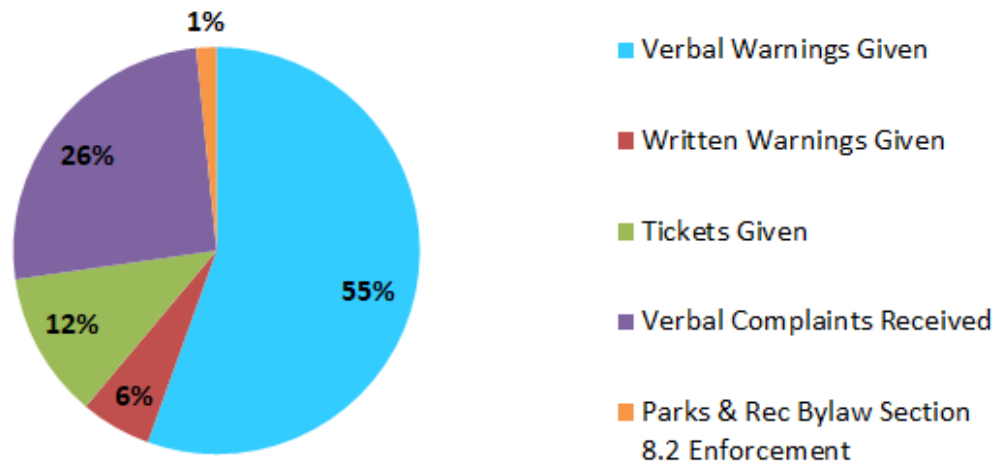


Year-to-Date 5-Year Comparison
Subdivision

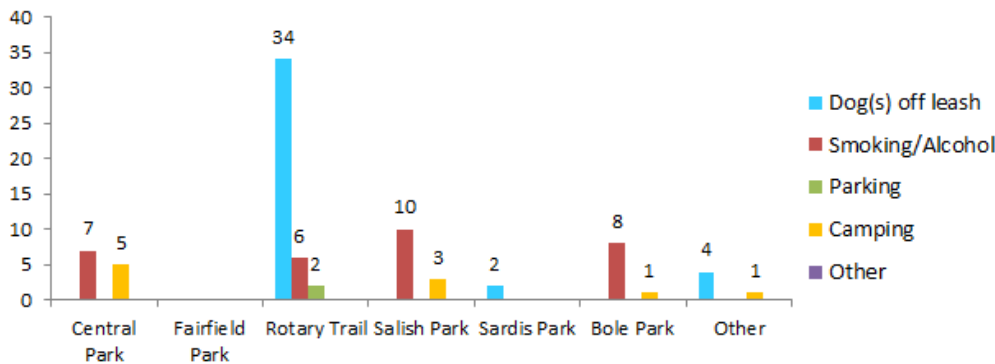


Bike Patrol Update

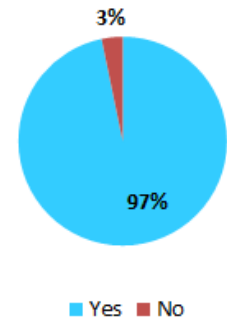
Total Monthly Stats



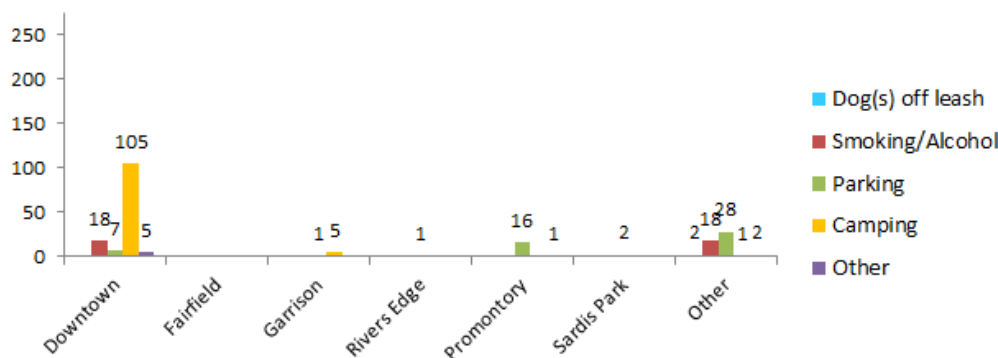
Verbal Warnings (Parks)



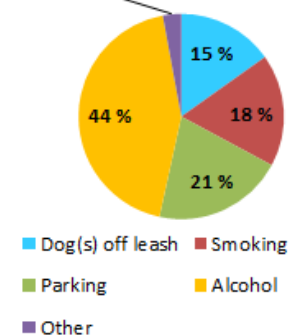
Verbal Warning - Compliance Achieved



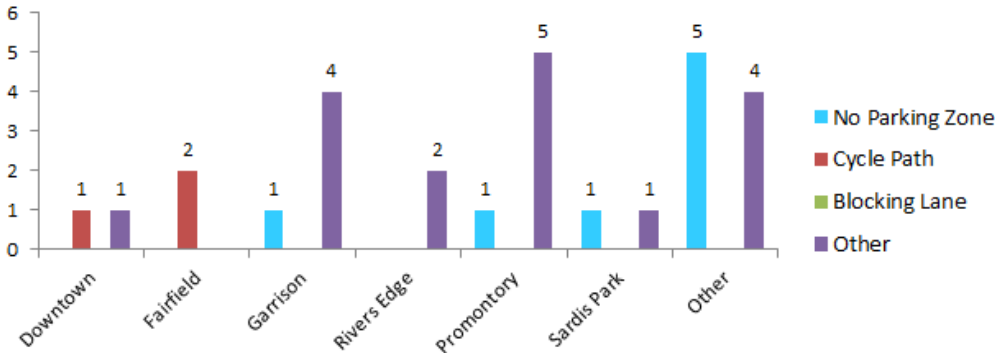
Verbal Warnings (Neighbourhoods)



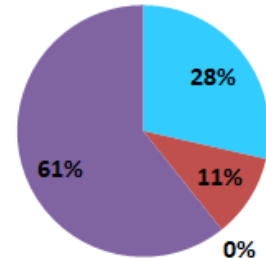
Verbal Warning Breakdown



Written Warnings (Neighbourhoods)

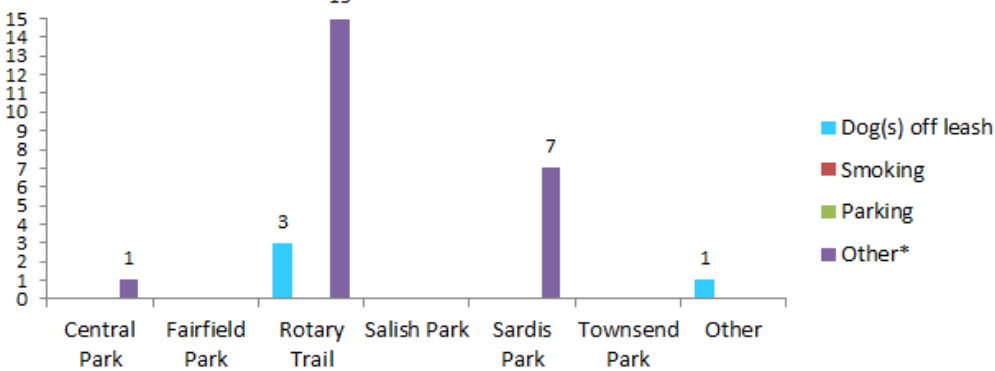


Written Warning Breakdown

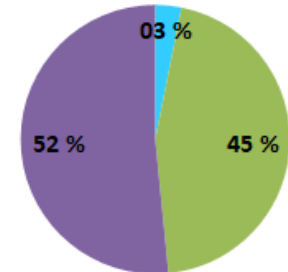


- No Parking Zone
- Cycle Path
- Blocking Lane
- Other

Verbal Complaints Received (Parks)

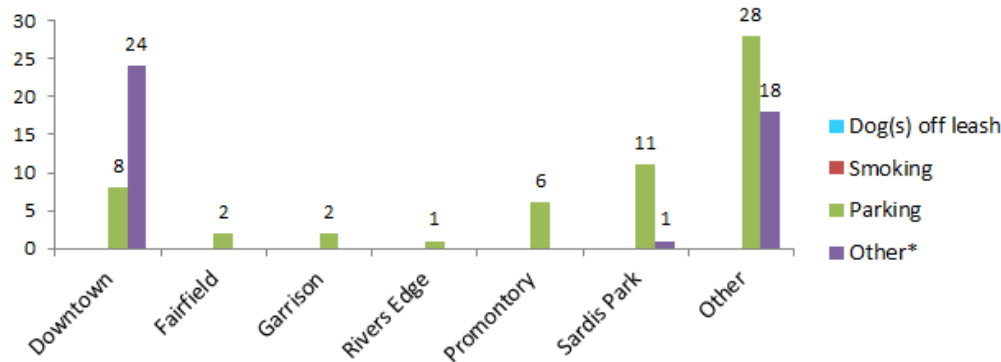


Verbal Complaint Breakdown



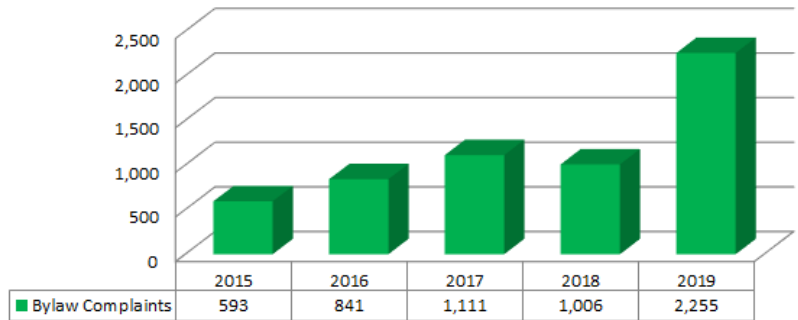
- Dog(s) off leash
- Smoking
- Parking
- Other*

Verbal Complaints Received (Neighbourhoods)

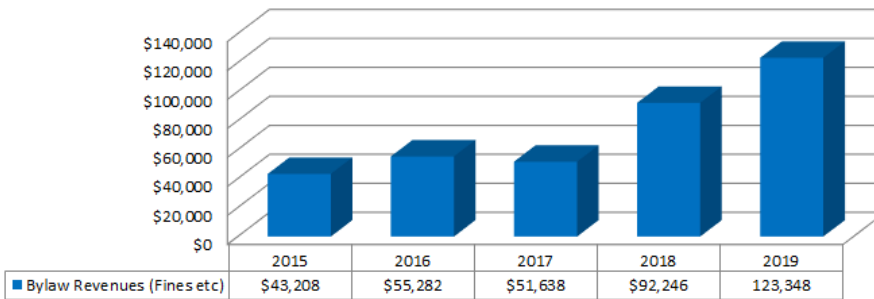


* "Other" includes complaints such as homeless camps, drinking in public, unsightly properties, and any other bylaw infractions

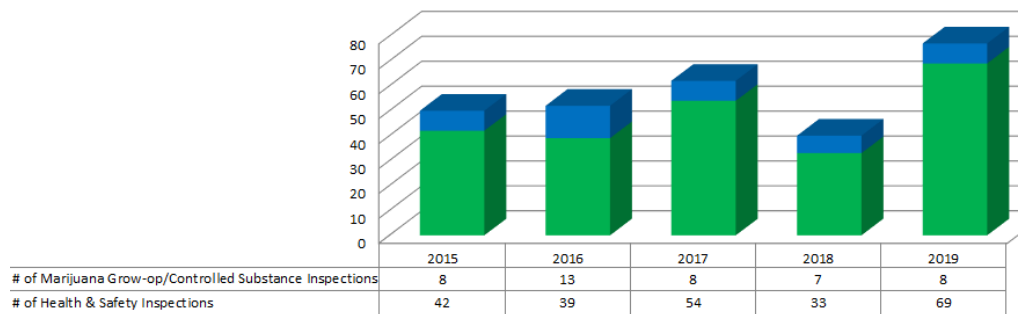
Bylaw Enforcement Year-to-Date - 5-Year Comparison Complaints



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

