

Municipal Development



Planning and Strategic Initiatives
Building, Land Development and Bylaw Enforcement

Fourth Quarter Report, 2020



CITY OF
CHILLIWACK



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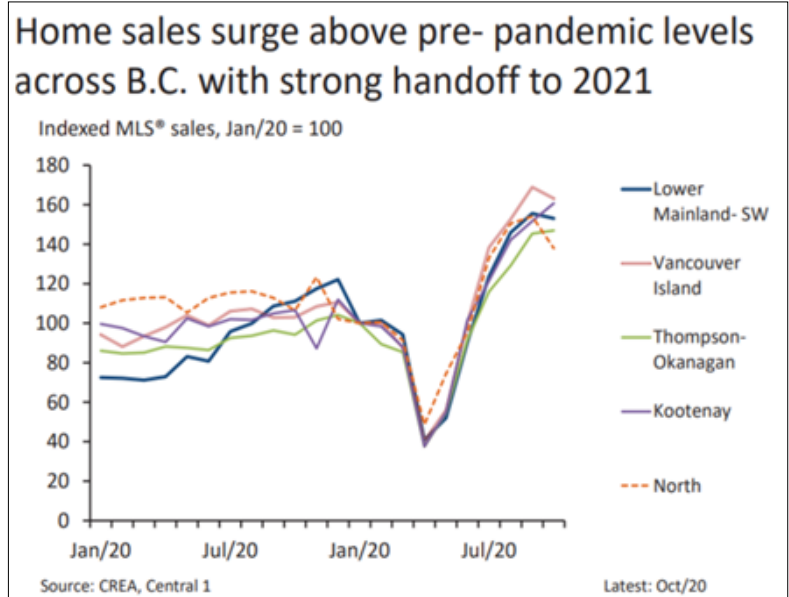
Municipal Development



Economy and Housing Starts

According to Central 1 Credit Union, the Canadian labour market weakened to end 2020 due to surging COVID-19 cases and more restrictive measures. However, as economic restrictions in BC are less restrictive compared to other provinces, BC's labour market was largely unscathed in December and is expected to outperform other provincial labour markets into 2021. Hospitality, recreation, and tourism will remain under duress until vaccines are widely deployed and borders re-open to broader international travel ([Central 1 Credit Union](#)).

BC closed the year with a strong housing market that is expected to spill into 2021. For example, Lower Mainland multiple listing service (MLS) sales surged to a record high for December (61% higher than December 2019) ([Central 1 Credit Union](#)). Overall, housing demand continues to be propelled by low mortgage rates, a desire for larger properties, work-from-home options, and recreational homes. High savings rates, driven by a lack of spending alternatives, has also strengthened down-payments and spending power. While housing demand in BC remains exceptionally strong as 2020 comes to a close, affordability issues will again be in the spotlight as median resale prices climbed 9% in 2020 and a further 6% rise is forecast in 2021 ([Central 1 Credit Union](#)).



Overall, housing starts declined 21% in 2020, despite robust resale market activity. A number of factors contribute to this decline: new housing construction lags behind resale market demand, introduction of mortgage stress tests, and foreign buyer tax. The compounding impacts of the COVID-19 pandemic also generated further downward pressure at the beginning of 2020 as construction projects were delayed ([Central 1 Credit Union](#)).

Despite COVID-19 bringing the real estate market to a standstill early 2020, [Chilliwack and District Real Estate Board](#) statistics shows housing sales comparably higher over the course of the final quarter, with residential sales reaching 391 units in October, 375 units in November, and 278 units in December (compared to 243 units in October, 275 units in November, 217 units in December of last year). Similarly, the total annual sales in the Fraser Valley increased during this period and finished 12.4% (19,926 units) above the 10-year average. According to the Fraser Valley Real Estate Board (FVREB), the total sales volume for 2020 in the Fraser Valley increased to 28.7% compared to sales in 2019. The benchmark price in 2020 for a single-detached home increased 13.3% (\$1,079,500), townhomes increased 6.9% (\$576,200), and apartments increased 4.7% (\$438,300), compared to last year's benchmark prices ([FVREB](#)).

Despite significantly higher residential sales for 2020, Building Permit volumes are trending lower in Chilliwack and BC. Chilliwack's residential Building Permits have declined by approximately 8% compared to the same period in 2019. This is similar to BC residential Building Permit volumes, which have decreased by 9.5% compared to 2019 ([Central 1 Credit Union](#)).

Economy and Housing Starts Con't

In metro areas, year-to-date total permits were down 15% in Vancouver, 26% in Abbotsford-Mission, and 35% in Kelowna. To date, Chilliwack's total residential Building Permit units are 759 (298 single detached, 16 duplex, 82 townhouses and 363 apartment units).

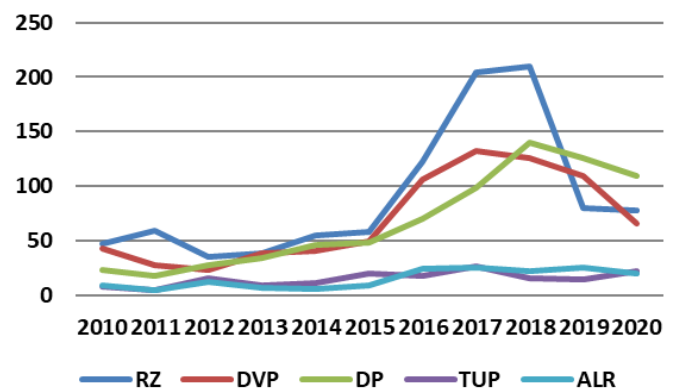
A notable trend seen over the last few years is the high rate of dwellings that are being constructed on adjacent First Nation land for non-First Nations, which has an impact on the City's Building Permit numbers and also directly contributes to the City's overall growth. For example, the corner of Thomas Road and Promontory Road (Tzeachten First Nation land) is now home to two new apartment buildings with 160 units. The City is currently undertaking a Land Use Inventory and Growth Projections Model to better understand growth and development in the City, including adjacent First Nations land. Through consultation with City staff, stakeholders (School District #33, First Nations, etc.), and developers, this project is anticipated to provide further insight into tracking and accurately projecting overall growth and development in the City.

Sources: Central 1 Credit Union, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board, City of Chilliwack Building Permit records.

Development Review

Development applications in 2020 saw a slight decrease over 2019 numbers; however, overall application volumes remain 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.

Development Applications



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

Development Variance Permit (DVP): varies a bylaw standard (ex: 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

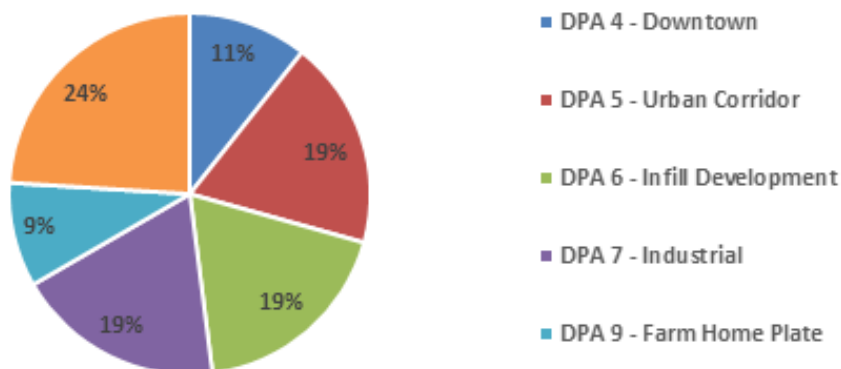
Temporary Use Permit (TUP): allows an alternate use without changing zoning

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 subject to Agricultural Land Commission approval

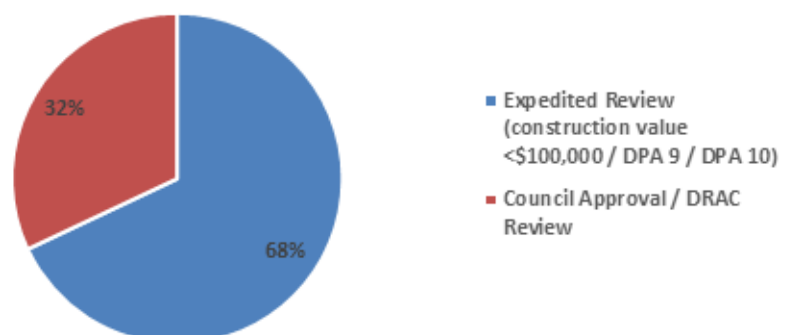
Development Permits

New commercial, industrial and multi-unit/intensive residential developments are subject to “form and character” considerations to ensure the design guidelines within the 2040 OCP are achieved. These guidelines 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 (DPs) are also required to address siting requirements of Farm Home Plates for valley floor farmland and ensuring new coach house / garden suite development integrates well into existing neighbourhoods. While most DPs are subject to consideration by Council for approval, with review and recommendations from the Design Review Advisory Committee (DRAC), there are opportunities for a streamlined and expedited review for Accessory Dwelling Units (coach houses / garden suites) and Farm Home Plate applications consistent with established guidelines, new development projects with a construction value less than \$100,000, and minor amendments to existing development. Council’s delegated authority to the Director of Planning & Engineering for approval of qualifying development permit applications saw two-thirds of all applications streamlined and processed quickly in 2020.

2020 Development Permits

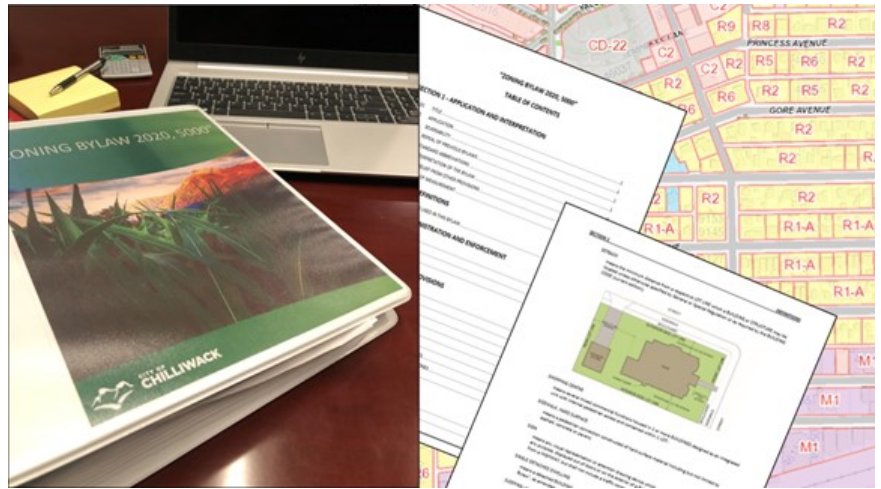


2020 Development Permit Application Processing



Zoning Bylaw 2020

In August 2020, Council adopted a new Zoning Bylaw for the City of Chilliwack. Zoning Bylaw 2020, No. 5000 is the result of a comprehensive review and re-write of the previous bylaw to ensure it aligns with the City's 2040 Official Community Plan, reflects best practices in urban planning and development, is consistent with provincial legislation, and is legally enforceable. In addition, the document is improved, updated and simplified with a user-friendly and organized layout to be easily interpreted and implemented by staff, Council, developers and community members.



The new Zoning Bylaw includes a number of changes and updates, such as:

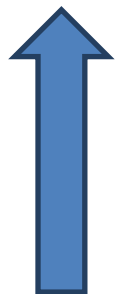
- new land use zones;
- permitted uses and densities within some zones and for a number of properties;
- conditions of use for some properties (ex: setbacks, height of buildings and structures, siting, etc.);
- parking and loading requirements; and,
- improved clarity by standardizing and updating the wording, minimizing redundancy, and reducing the potential for ambiguity.

Zoning Bylaw 2020, No. 5000 is available online at chilliwack.com.

Intermunicipal Business Licences

By reducing “red tape” and being “business-friendly”, the Fraser Valley Intermunicipal Business Licence (IML) program continues to grow. The participating municipalities within the program includes Chilliwack, Abbotsford, Harrison Hot Springs, Hope, Kent, Maple Ridge, Merritt, Mission, Pitt Meadows, Surrey, Delta, 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 continue to see increasing uptake since the program's inception in 2013, reinforcing Chilliwack's open for business environment.

2020 = 520 IMLs Sold
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



**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*

Homelessness Action Plan Update

In this quarter, City staff continued to liaise with BC Housing, non-profit agencies, and housing operators with respect to existing shelter and housing operations and to review and provide for support for new shelter and housing projects, including a new shelter and subsidized housing project outside of the downtown core.

Additionally, major efforts continued with respect to implementation of the federal Reaching Home program in Chilliwack. The Community Advisory Board met to review funding submissions for the allocation of an additional \$518,594 received as part of Canada's Economic Response Plan to support the immediate needs of vulnerable populations in Chilliwack. The process to determine recommendations to City Council included a call for proposals, which remained open for 10 days; evaluation of proposals by the Community Advisory Board Evaluation Committee to ensure adherence to program objectives, eligible activities; identification of opportunities for partnerships and sustainability; and, recommendations from the Evaluation Committee to the Community Advisory Board to Chilliwack City Council. In line with common City practice for soliciting and evaluating proposals, applicant proposals were evaluated and marked using a number of criteria, which included overall quality of proposal; incorporation of/adherence to the principles of Housing First; project concept and viability; proponent capacity; and, level of community partnerships.

Funding was subsequently approved as follows:

- \$50,000 to Ann Davis Transition Society – Dbase Project Empower & Housing Bridging Bursary;
- \$83,016 to Chilliwack & District Seniors' Resources Society – Seniors Essential Support Program;
- \$55,133 to Cheam First Nation – Cheam Shelter;
- \$40,000 to Cyrus Centre – Beds and Transportation;
- \$50,000 to Dan Milo Memorial Longhouse Society – Urban Band Office Service Provision Analysis Plan;
- \$87,600 to Chilliwack Salvation Army, Supporting the Home;
- \$50,000 to United Way of the Lower Mainland – Winter Clothes and Footwear for Chilliwack's Chronically Homeless; and,
- \$44,000 to Wilma's Transition Society, Food Security Program.

In addition to these funds, the City was successful in its application to Lu'ma Native Housing Society for COVID-19 Economic Response Funds for the support of two additional projects:

- \$193,000 to Skwah First Nation – Homelessness Prevention and Supports
- \$54,260 Growing Up Hope Society – Homelessness Prevention for Families at Risk

For 2021, the City and the Community Advisory Board will be undertaking the following work in accordance with federal Reaching Home Program requirements:

Homelessness Action Plan Update Con't

1. Community Plan (February) to prioritize future community investments to meet Reaching Home objectives:

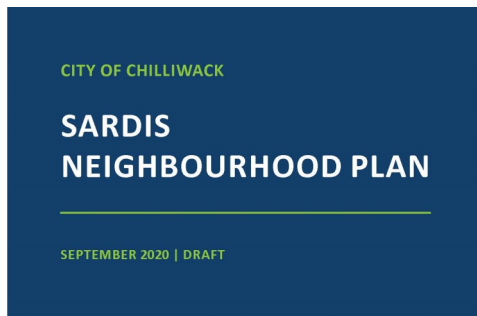
- to reduce homelessness overall;
- to reduce inflows into homelessness;
- to reduce to reduce returns to homelessness;
- to reduce Indigenous homelessness; and,
- to reduce chronic homelessness by 50% by 2027-2028.

2. Point In Time Homeless Count (March/April)

3. Coordinated Access Planning

The Call for Proposals for Reaching Home Funding for 2021-2022 will be initiated in February, for projects beginning in April 2021. The total amount of funding available is \$358,867.

Sardis Neighbourhood Plan



The Sardis Neighbourhood Plan was completed following a year-long planning and community engagement process, to help plan for growth and understand what Sardis will look like in the future. Following Council review of the amended Plan on November 3, 2020, the City undertook formal referrals regarding the proposed Official Community Plan (OCP) amendment to adopt the Plan, to First Nations (the People of the River Referrals Office and Chiefs of neighbouring First Nations), the Agricultural Land Commission and the Chilliwack School District. The OCP amendment was brought forward to Council on November 17, 2020, for first and second readings and the final Public Hearing consultation process was initiated December 15, 2020. The Sardis Neighbourhood Plan was subsequently adopted January 5, 2021, and now forms a part of Schedule D-Neighbourhood Plans in the Chilliwack's OCP, serving as a guide for future decision-making regarding changes in land use.



Chilliwack Land Use Inventory & Growth Projections Model

Throughout this quarter, City staff worked to refine the scope of work and retain a qualified consultant to develop a new population, housing and commercial inventory and growth projection model. The aim of the Chilliwack Land Use Inventory and Growth Projections Model is to streamline and update growth projections modelling for each neighbourhood area and establish a system that can easily be maintained and updated by City staff. The initial phase of the joint planning process is underway, in collaboration with staff from the Engineering, Planning, Development, and IT departments, and the project is expected to be completed by mid-to-late summer 2021.

Chilliwack Healthier Community

October: The provincial election in October resulted in a unique partnership for CHC with the first joint All Candidate Debate, co-hosted by the Chilliwack Chamber of Commerce and CHC. This was a fully online event with both ridings represented (first half Chilliwack, second half Chilliwack-Kent) and pre-event candidate videos. Questions from community members were submitted using the Slido platform in the weeks leading up to the event and were used to guide the debate. October also marked the completion of a full year of CHC participation in the Fraser Valley cohort of Project Impact, with the virtual showcase of most cohort members on October 14. The findings of this work will guide next year's strategic action planning.

November: November is Financial Literacy month, and to mark this the Chilliwack Financial Literacy Committee (co-hosted with the Chilliwack Learning Society) partnered with Elizabeth Fry's Future Bright program to host three information workshops for Chilliwack residents, promoting the one-to-one support offered to families eligible for free education dollars. CHC held its first virtual Information and Networking Event on November 24: Observing National Addictions Awareness Week – A Local Response. The event included networking opportunities (breakout rooms) just like our live events, nine presentations and over 60 participants.

December: After months of fundraising and close logistical partnering with the Chilliwack Progress, the Elements of Mental Wellness, a six-page wellness guide, was delivered to 24,000 households in Chilliwack. For residents who did not receive the guide (apartments and condos), eight partners across Chilliwack volunteered to be community pick-up locations (the Chilliwack Progress, City of Chilliwack, Chilliwack YMCA, Chilliwack Community Services, Yarrow, Sardis and Chilliwack Libraries, and the Chilliwack Water Store).



Planning & Strategic Initiatives

Fourth Quarter Report

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

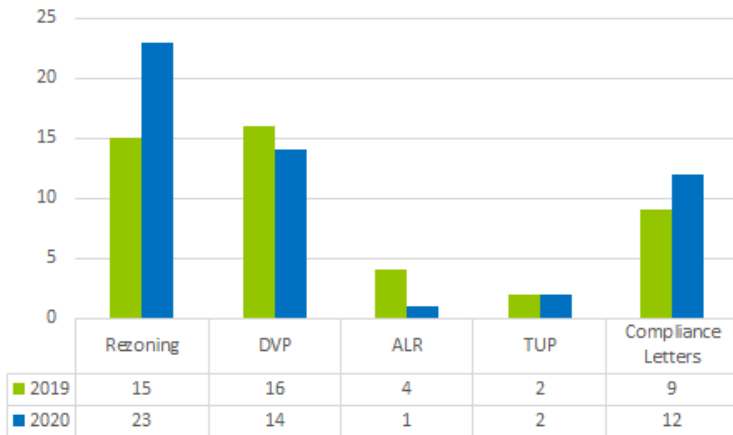
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	4th Quarter Totals	2019 Year-to-Date Totals
Rezoning	10	15	2	10	7	4	5	7	5	2	7	6	15	80
DVP	33	12	11	8	2	10	2	5	10	5	8	3	16	109
DP - Form & Character	4	31	9	23	8	8	10	7	6	3	10	7	20	126
ALR	1	0	2	3	4	5	3	3	0	2	1	1	4	25
TUP	1	1	1	1	2	2	1	3	1	1	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

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2020

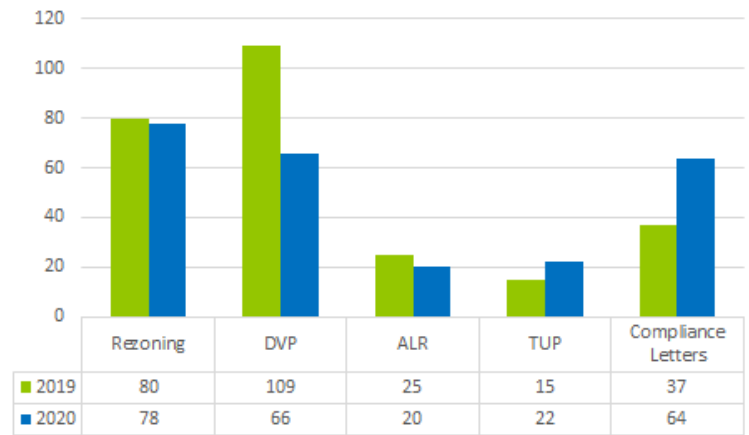
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	4th Quarter Totals	2020 YTD Totals
Rezoning	5	11	7	5	3	7	0	13	4	4	14	5	23	78
DVP	7	5	12	0	9	3	3	6	7	4	7	3	14	66
DP - Form & Character	14	8	8	7	8	12	8	6	6	12	13	7	32	109
ALR	0	3	3	7	0	1	3	2	0	0	0	1	1	20
TUP	2	0	2	2	3	3	3	3	2	1	1	0	2	22
Compliance Letters	7	5	1	2	8	20	5	1	3	6	3	3	12	64
New Business Licences	29	44	41	31	43	61	48	46	51	66	37	24	127	521



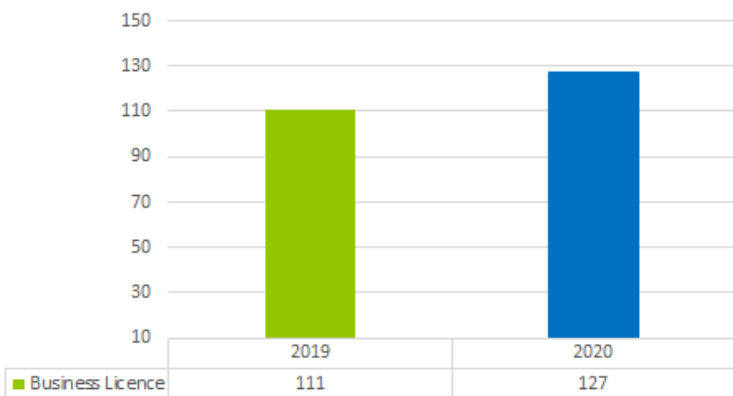
4th Quarter - 2019/2020 Comparison



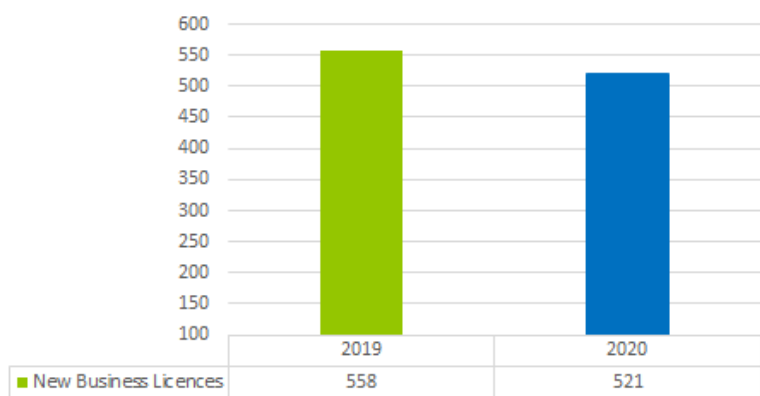
Year to Date - 2019/2020 Comparison



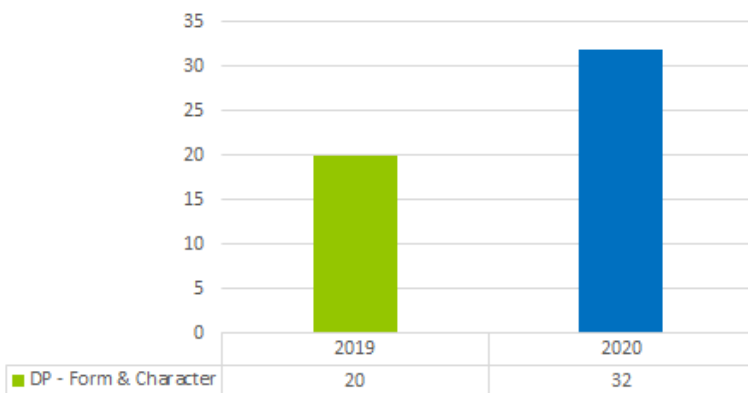
4th Quarter - 2019/2020 Comparison
New Business Licences



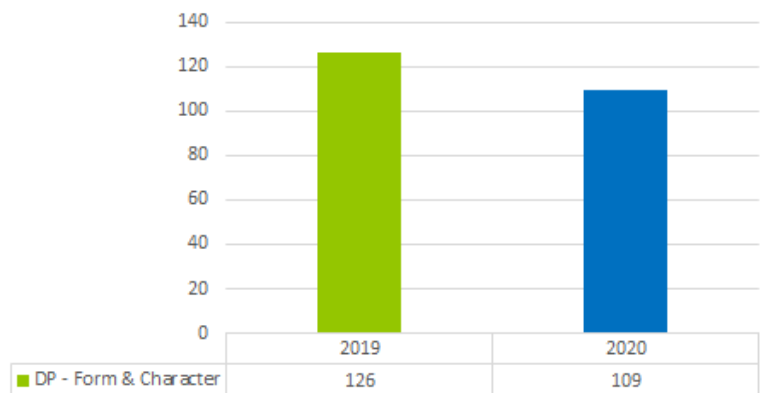
Year to Date - 2019/2020 Comparison
New Business Licences



4th Quarter - 2019/2020 Comparison
DP - Form & Character



Year to Date - 2019/2020 Comparison
DP - Form & Character



4TH QUARTER 2020						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Fairfield						7
Little Mountain	1					1
Chilliwick Proper	20	4	24		1	61
Chilliwick Mountain	1	2	1			5
Cattermole						
Village West			1			7
Sardis	1		2		1	21
Vedder		3	1			23
Greendale		1				3
Greendale Area			1			2
Yarrow		2	1	1		3
Promontory						20
Ryder Lake		1				1
Majuba Hill						
Eastern Hillsides						2
Rosedale						
Valley North		1	1			6
Valley South						2
OCP/Text Amendments						
Non Resident Businesses						17
TOTAL APPLICATIONS	23	14	32	1	2	181

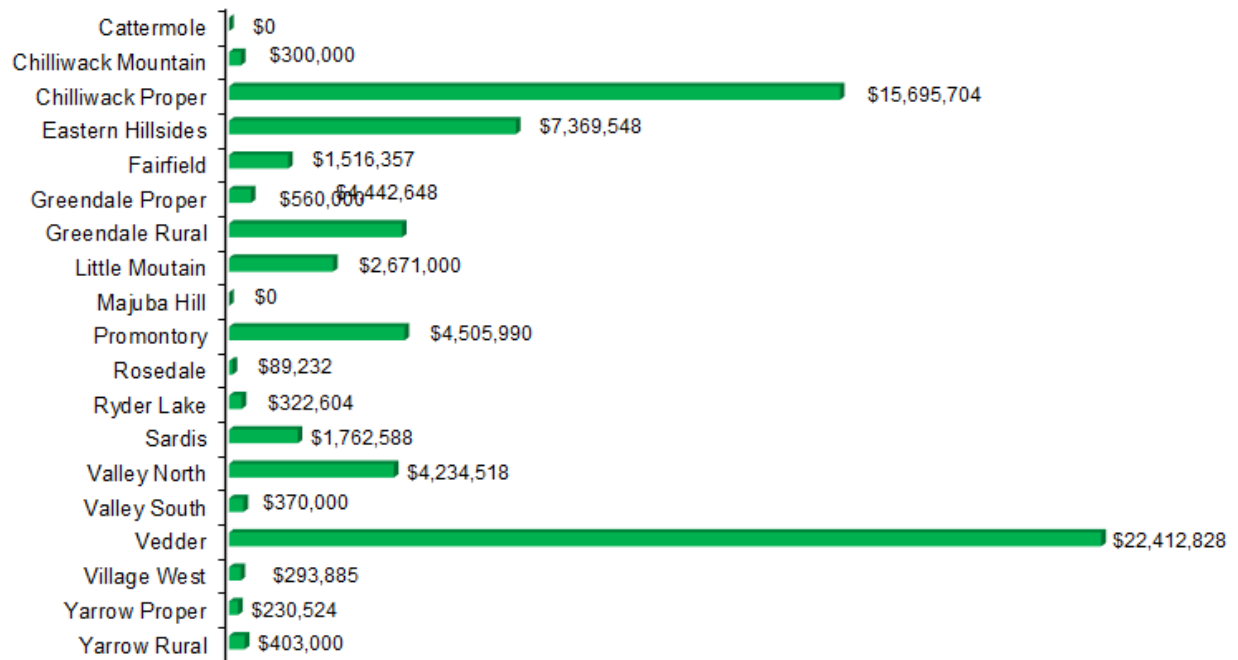
*Note: Business Licences include new, change of address, ownership changes and non-resident.

2020 BUILDING PERMITS - 4th QUARTER

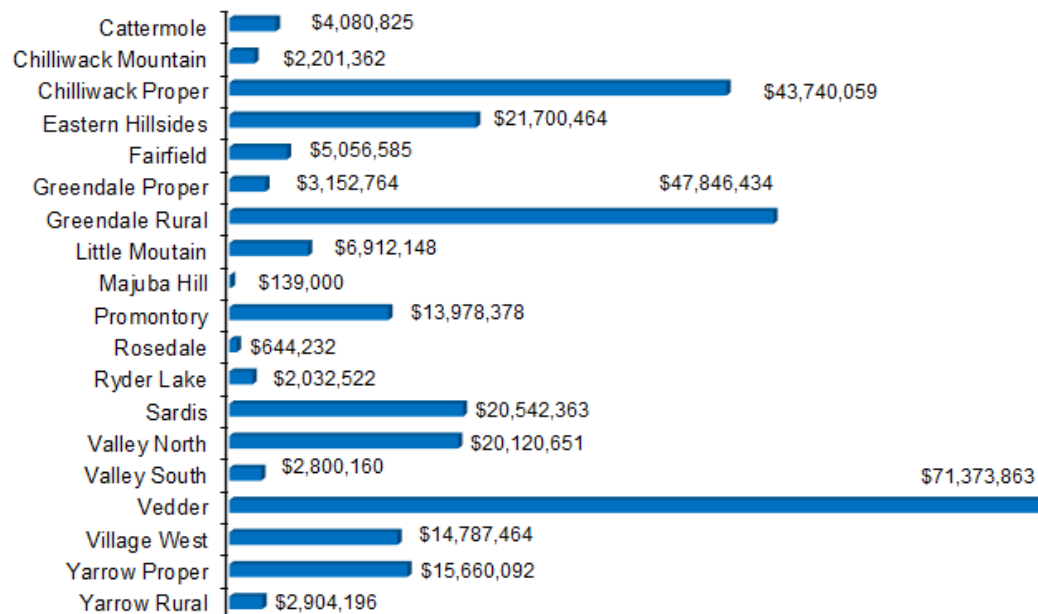
RESIDENTIAL	4th Quarter 2020			2020 YEAR-TO-DATE			4th Quarter 2019			2019 YEAR-TO-DATE		
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
New single family (fee simple)	44	54	15,591,770	153	187	54,374,634	28	30	9,134,382	141	167	50,486,981
New single family (strata)	10	13	3,250,000	51	67	14,849,300	32	36	7,408,928	90	105	24,137,423
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	3	6	2,722,310	8	16	4,989,750	0	0	0	5	10	1,870,000
New 2 family duplex (strata)	0	0	0	0	0	0	0	0	0	0	0	0
New townhouses	7	41	8,103,900	16	82	15,324,664	7	33	5,667,352	25	12	2,691,400
New apartments	2	123	25,000,000	6	363	45,950,000	2	110	18,300,000	7	374	15,242,062
Mobile / manufactured homes	0	0	0	8	8	1,250,199	5	5	828,560	9	9	63,800,000
Secondary suites, TADs, etc.	4	4	180,000	19	19	732,000	8	8	333,000	44	44	1,136,760
Miscellaneous residential	54	7	7,289,673	221	22	24,518,693	39	4	1,932,150	226	19	13,342,589
TOTAL RESIDENTIAL	124	248	62,137,653	482	764	161,989,240	123	230	44,495,772	553	838	174,450,215
COMMERCIAL	4th Quarter 2020			2020 YEAR-TO-DATE			4th Quarter 2019			2019 YEAR-TO-DATE		
	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New commercial buildings	0	0	0	6	6,318	17,500,000	2	339	548,000	7	5,281	15,442,000
Misc. commercial (additions, improvements, etc.)	14	4	1,684,385	63	49	14,390,448	9	0	1,931,500	54	4,460	22,994,347
Commercial Signs	7	0	59,268	50	0	830,621	11	0	137,583	48	0	842,214
TOTAL COMMERCIAL	21	4	1,743,653	119	6,367	32,721,069	22	339	2,617,083	109	9,741	39,278,561
INDUSTRIAL	4th Quarter 2020			2020 YEAR-TO-DATE			4th Quarter 2019			2019 YEAR-TO-DATE		
	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New industrial buildings	0	0	0	2	17,089	15,300,000	5	5,826	5,880,000	8	13,858	12,080,000
Misc. industrial (additions, improvements, etc.)	0	0	0	8	6,043	5,669,980	0	0	0	5	350	260,000
TOTAL INDUSTRIAL	0	0	0	10	23,132	20,969,980	5	5,826	5,880,000	13	14,208	12,340,000
INSTITUTIONAL	4th Quarter 2020			2020 YEAR-TO-DATE			4th Quarter 2019			2019 YEAR-TO-DATE		
	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New institutional buildings	1	141	300,000	3	9,389	32,345,000	0	0	0	1	1,045	3,000,000
Misc. institutional (additions, improvements, etc.)	3	0	910,000	8	2,369	11,083,000	1	0	200,000	4	469	1,372,322
TOTAL INSTITUTIONAL	4	141	1,210,000	11	11,758	43,428,000	1	0	200,000	5	1,514	4,372,322
AGRICULTURAL	4th Quarter 2020			2020 YEAR-TO-DATE			4th Quarter 2019			2019 YEAR-TO-DATE		
	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New agricultural buildings	10	6,418	2,019,120	50	37,332	10,911,008	13	50,731	6,291,517	58	94,036	19,007,495
Misc. agricultural (additions, etc.)	2	57	70,000	18	7,748	4,654,265	4	1,610	10,444,920	22	17,343	14,508,480
TOTAL AGRICULTURAL	12	6,475	2,089,120	68	45,080	15,565,273	17	52,341	16,736,437	80	111,379	33,515,975
OTHER	4th Quarter 2020			2020 Yr-To-Date			4th Quarter 2019			2019 YEAR-TO-DATE		
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
	15	70	27	95	764	274,673,562	209	230	69,929,292	918	838	263,957,073
	12	53	14	63	813	813	209	230	69,929,292	918	838	263,957,073
MONTH-END TOTALS	188	248	67,180,426	813	764	274,673,562	209	230	69,929,292	918	838	263,957,073



4TH QUARTER 2020



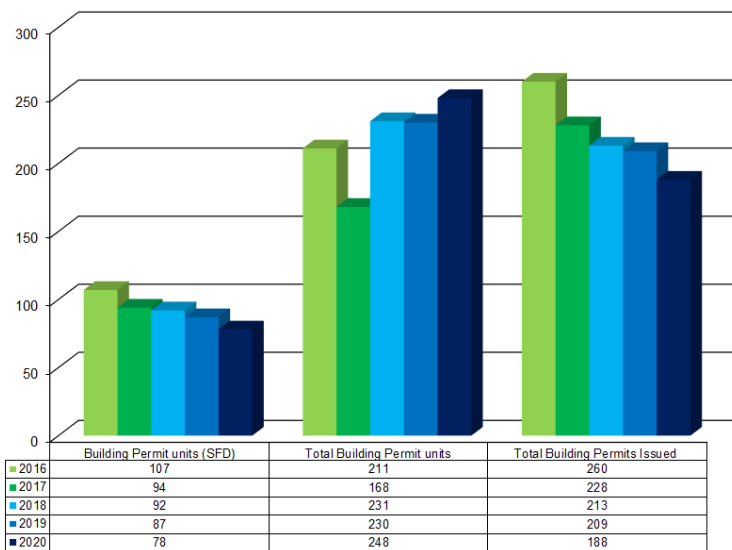
YEAR-TO-DATE 2020



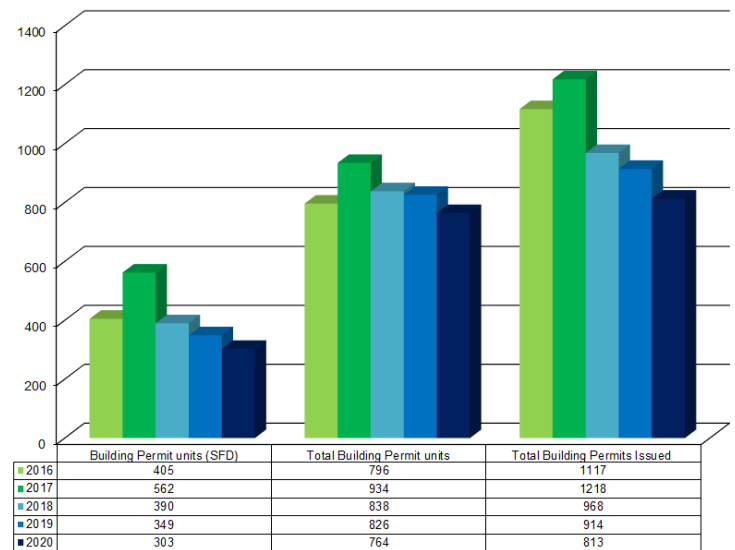
Building Permits 5-Year Comparison

Fourth Quarter Report

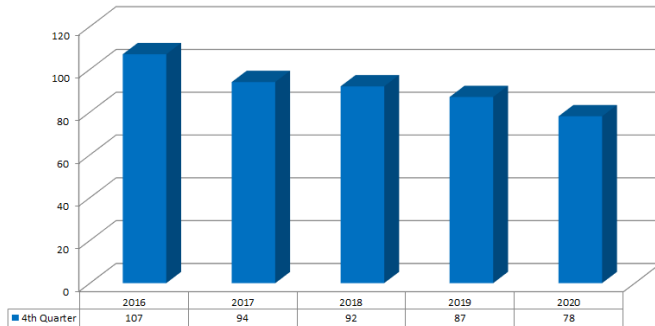
4th Quarter 5-Year Comparison
Building Permits



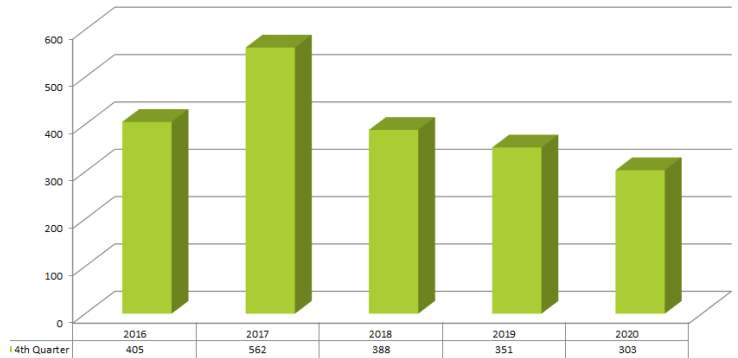
Year-to-Date 5-Year Comparison
Building Permits



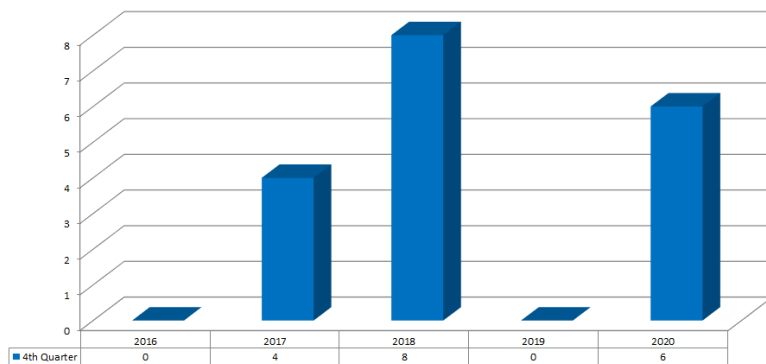
**Single Family
4th Quarter 5-year Comparison**



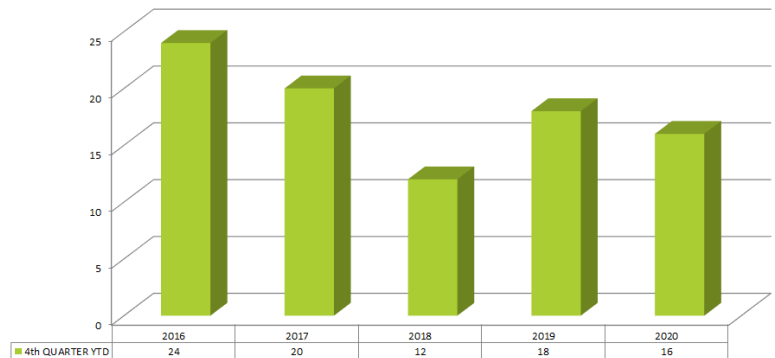
**Single Family
Year-to-date 5-Year Comparison**



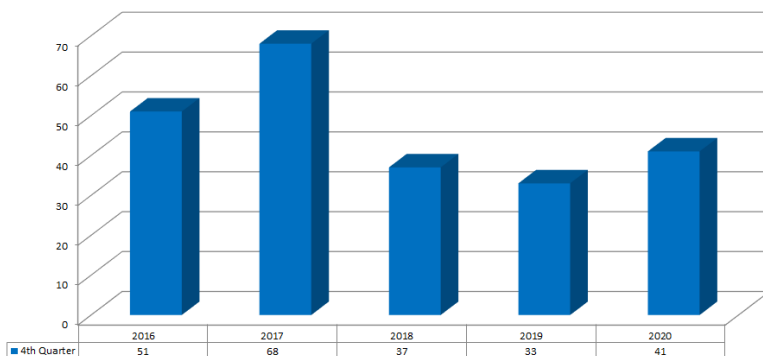
**2-Family Dwellings
4th Quarter 5-year Comparison**



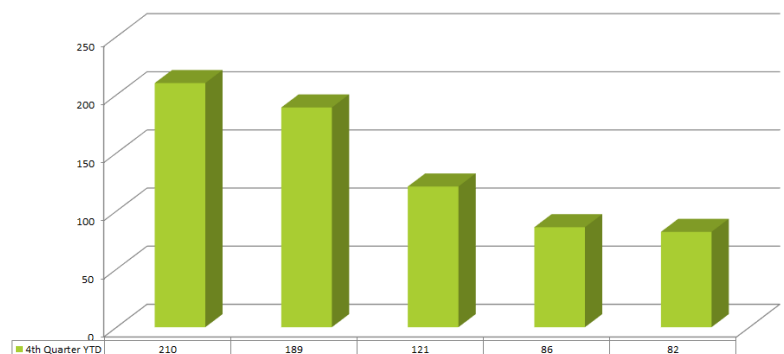
**2-Family Dwellings
Year-to-date 5-Year Comparison**



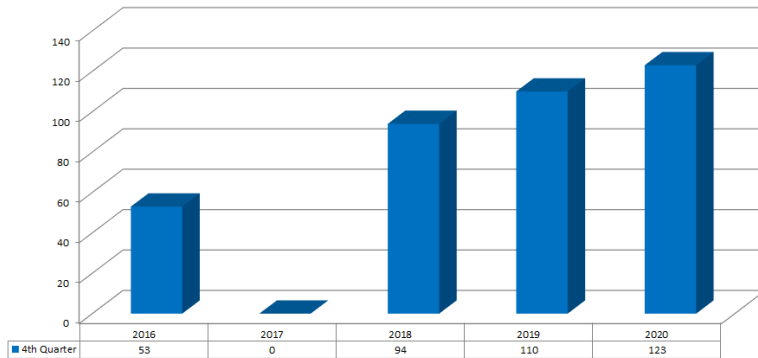
**Townhouses
4th Quarter 5-Year Comparison**



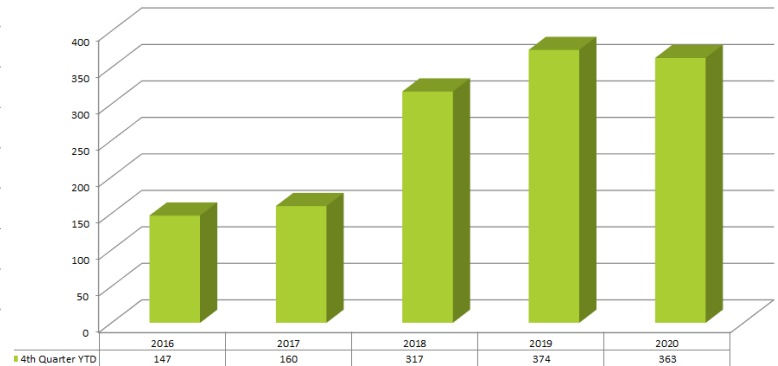
**Townhouses
Year-to-date 5-Year Comparison**



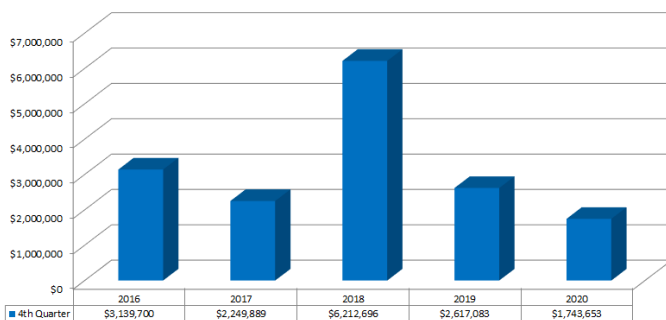
Multi-Family Apartments
4th Quarter 5-Year Comparison



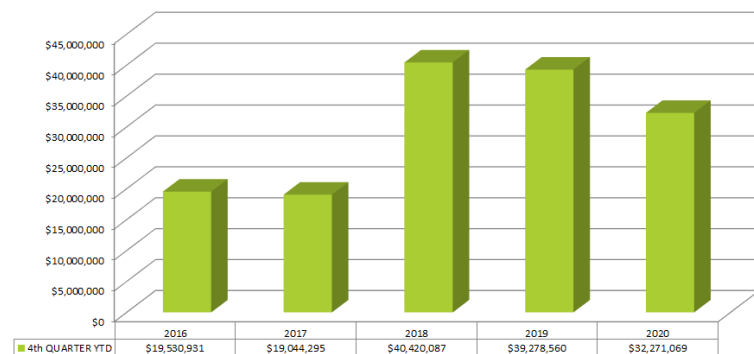
Multi-Family
Year-to-date 5-Year Comparison



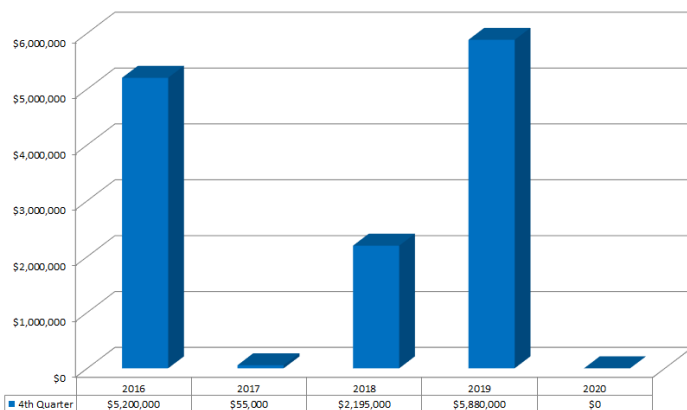
Commercial
4th Quarter 5-Year Comparison



Commercial
Year-to-date 5-Year Comparison



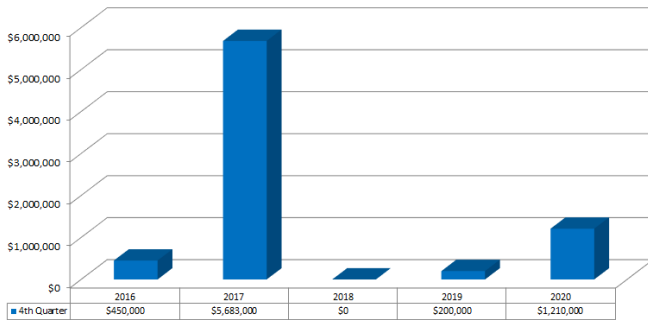
Industrial
4th Quarter 5-Year Comparison



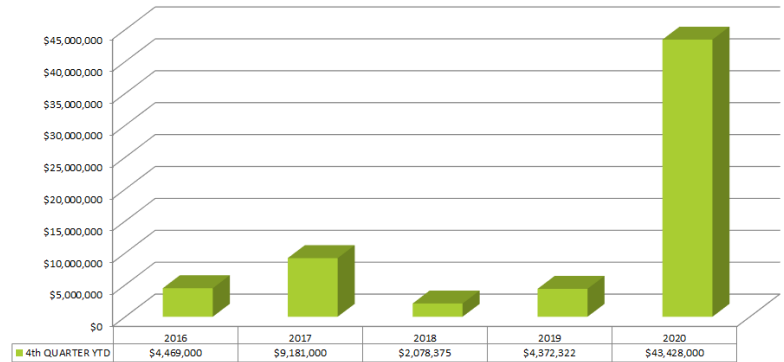
Industrial
Year-to-date 5-Year Comparison



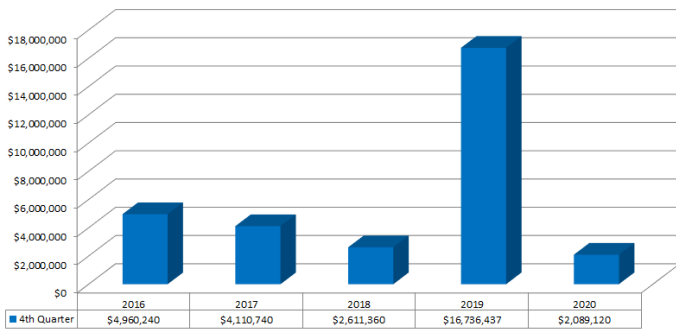
Institutional
4th Quarter 5-Year Comparison



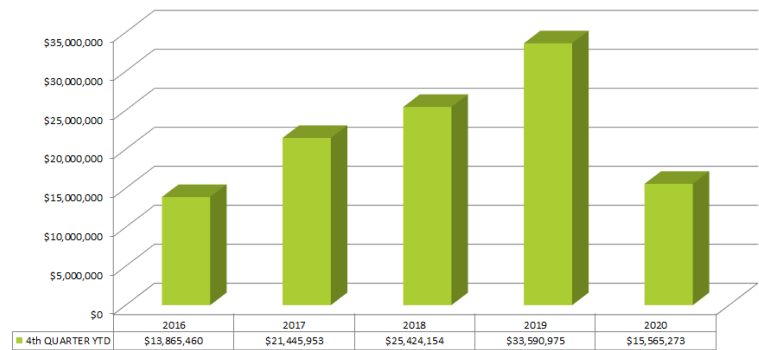
Institutional
Year-to-date 5-Year Comparison



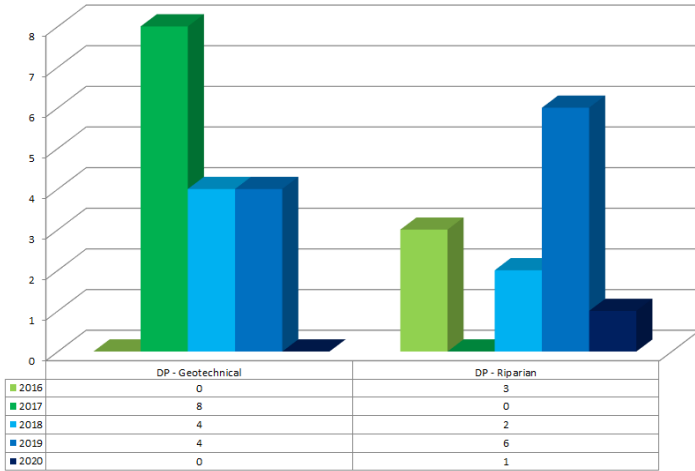
Agricultural
4th Quarter 5-Year Comparison



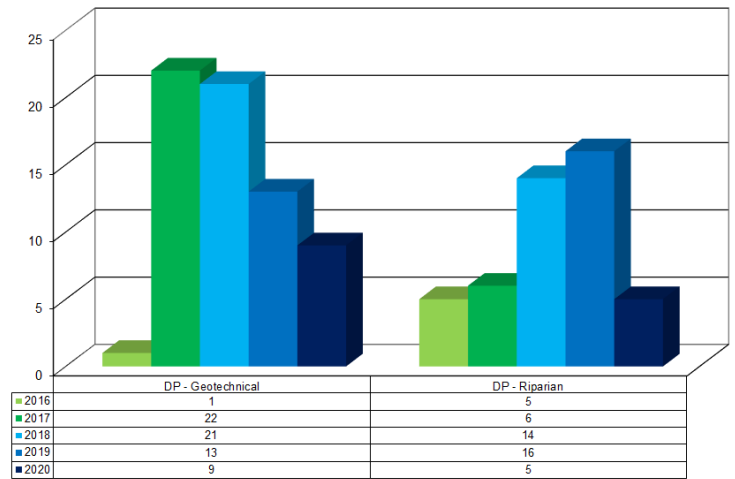
Agricultural
Year-to-date 5-Year Comparison



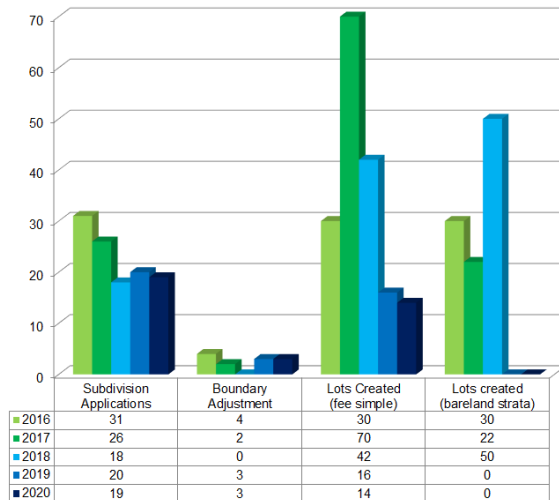
**4th Quarter 5-Year Comparison
Development Permits**



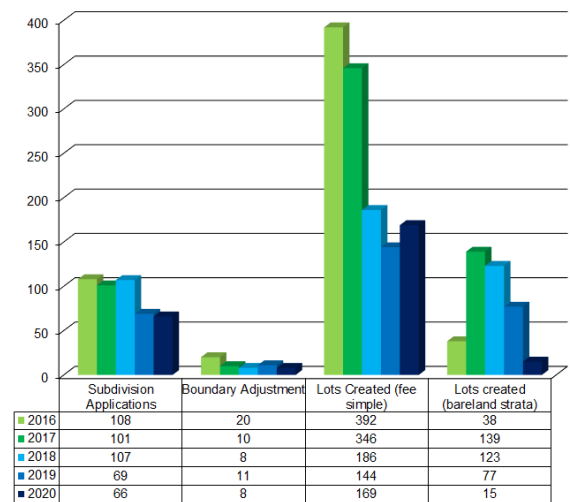
**Year-to-Date 5-Year Comparison
Development Permits**



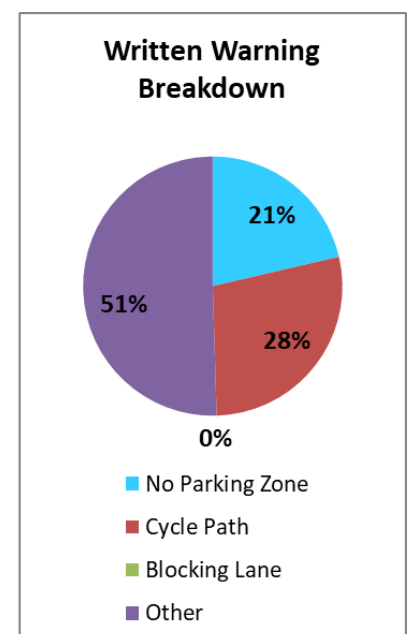
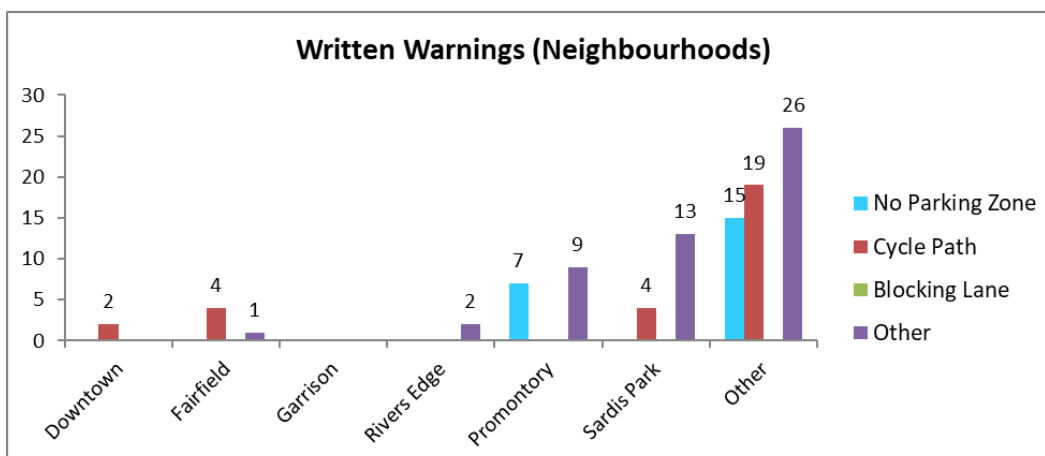
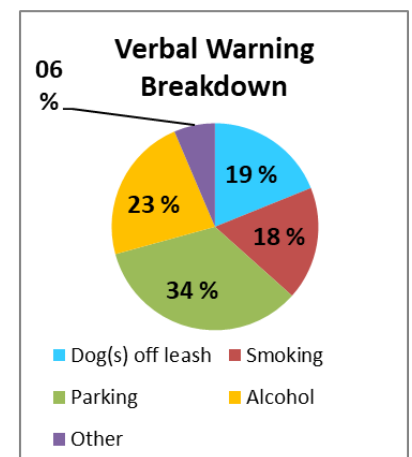
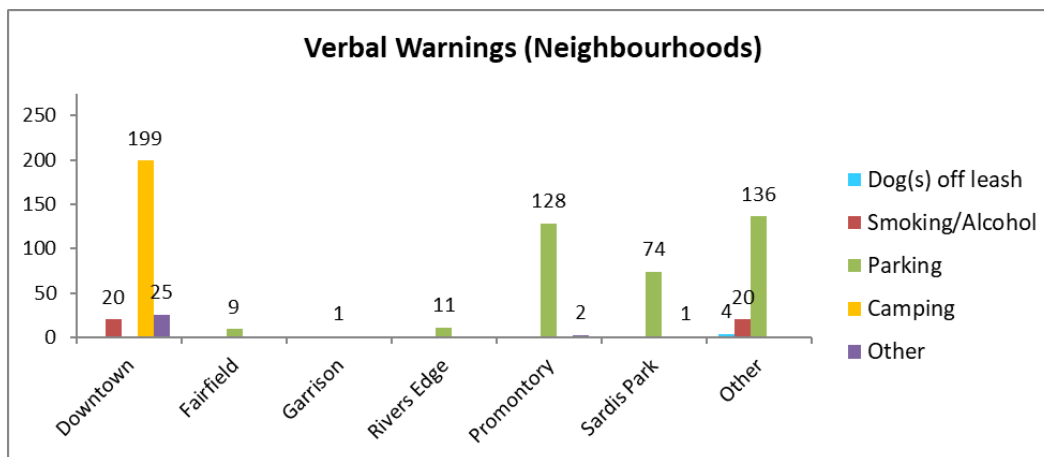
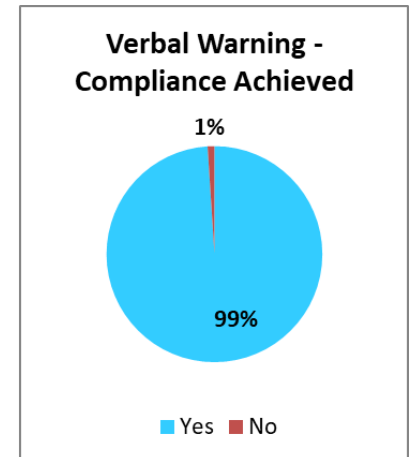
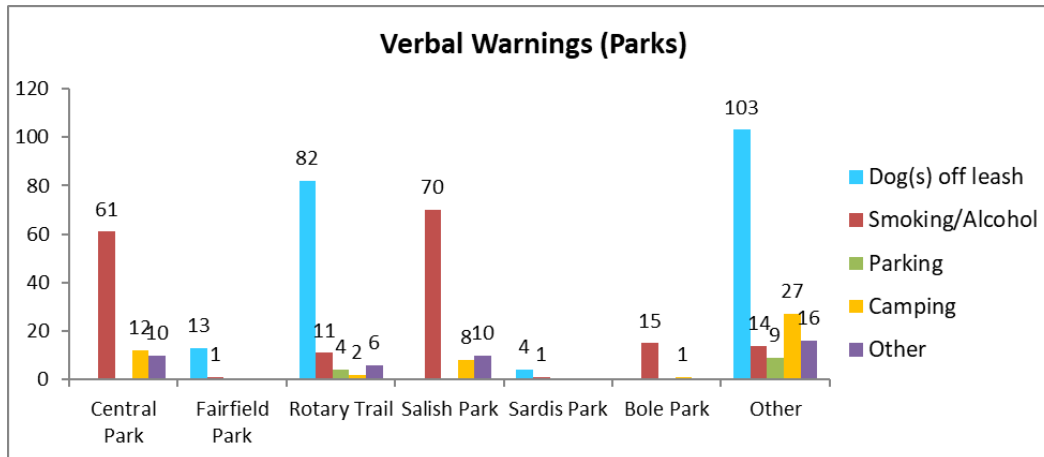
**4th Quarter 5-Year Comparison
Subdivision**



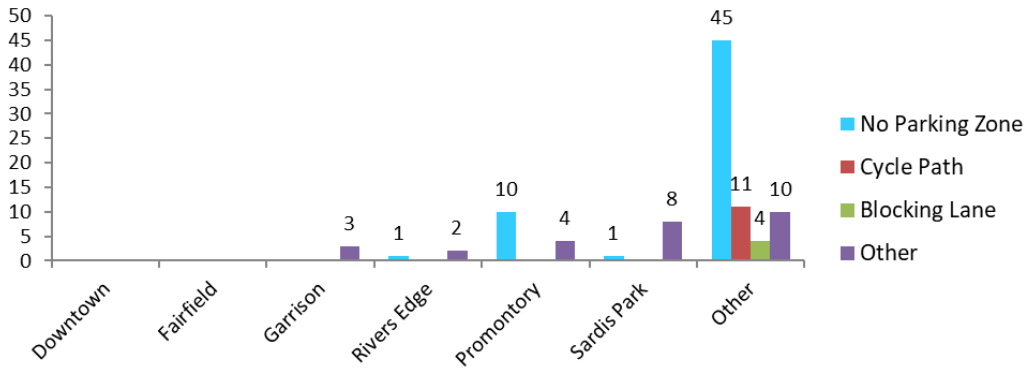
**Year-to-Date 5-Year Comparison
Subdivision**



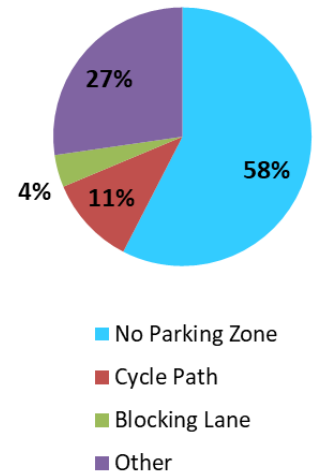
Bike Patrol Update



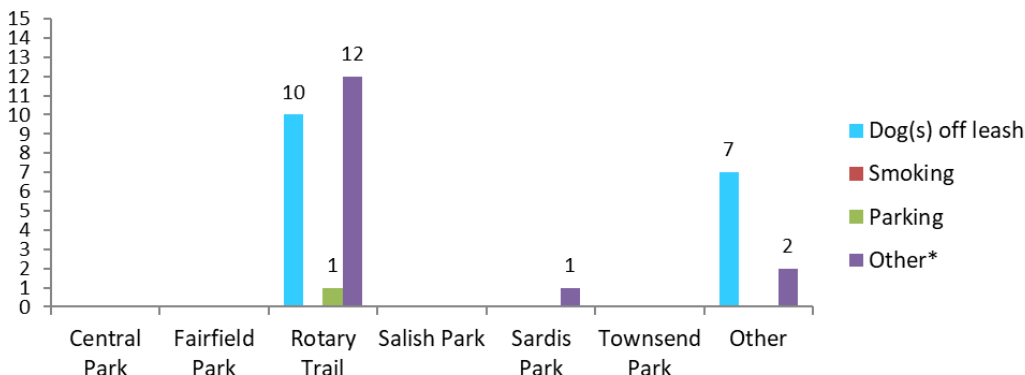
Tickets Issued (Neighbourhoods)



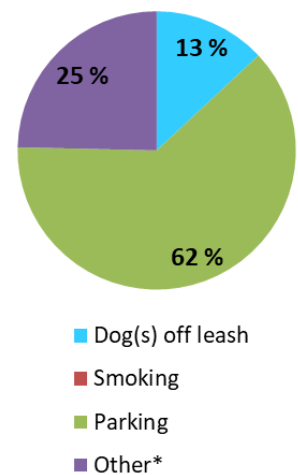
Ticket Breakdown



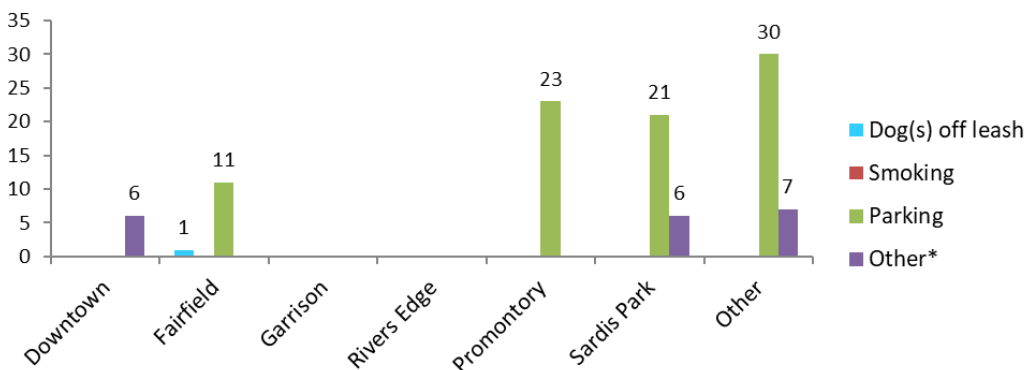
Verbal Complaints Received (Parks)



Verbal Complaint Breakdown



Verbal Complaints Received (Neighbourhoods)

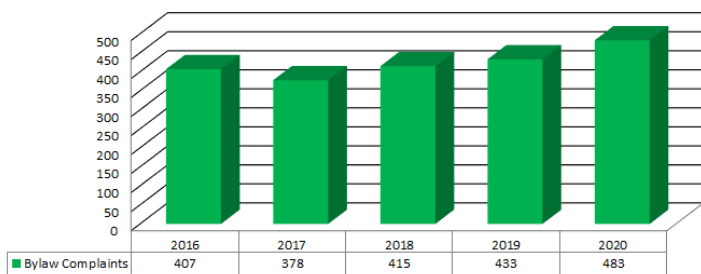


* "Other" includes complaints such as homeless camps, drinking in public, unsightly properties, and any other bylaw infractions.

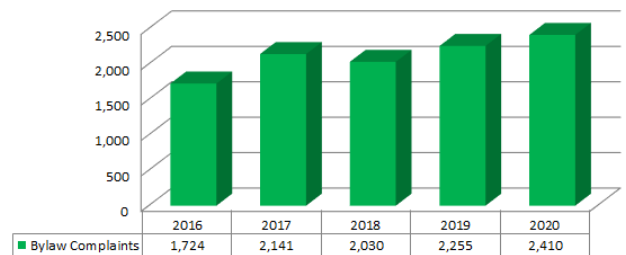
Bylaw Enforcement 5-Year Comparison

Fourth Quarter Report

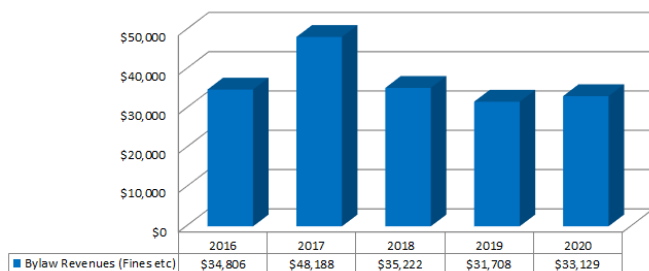
**Bylaw Enforcement
4th Quarter 5-Year Comparison Complaints**



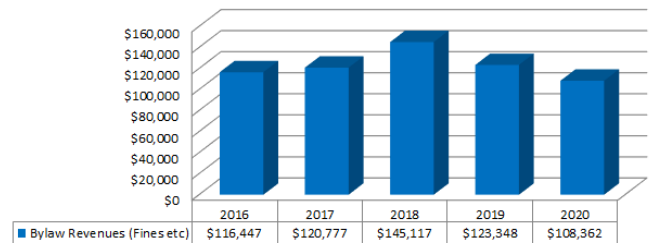
**Bylaw Enforcement
Year-to-Date - 5-Year Comparison Complaints**



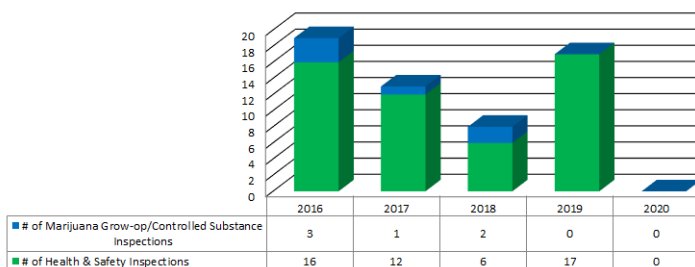
**Bylaw Enforcement
4th Quarter 5-Year Comparison Revenues**



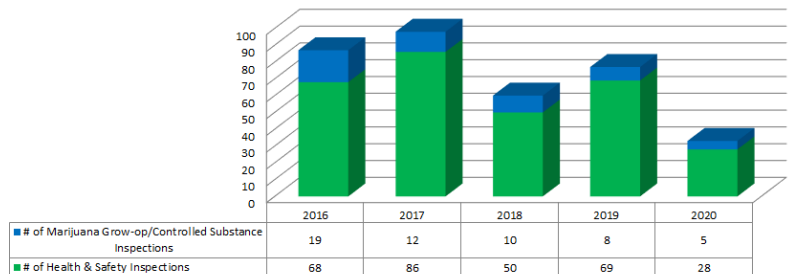
**Bylaw Enforcement
Year-to-Date - 5-Year Comparison Revenues**



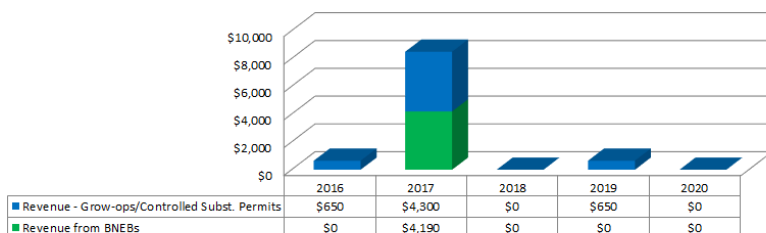
**Health & Safety Enforcement Inspections
4th Quarter 5-Year Comparison**



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



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



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

