

City of Chilliwack
AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, SEPTEMBER 27, 2023, 7:30 am
HELD ELECTRONICALLY / DOGWOOD ROOM

Council Members: Councillor Harv Westeringh, Chair

AHDC Members: John Vander Hoek, Development Sector
Cassidy Silbernagel, Development Sector
Scott Street, Building Sector
Ivan Vandenbrink, Engineering Sector
Kelly Lerigny, Real Estate
Chris Beaugrand, Survey Sector
Bill Driesen, Purpose Built Rental Housing Sector
Daryl Goshulak, Building Sector

City Staff: Garrett Schipper, Deputy Director of Development and Regulatory Enforcement Services /Staff Liaison
Rob Goertzen, Manager of Building and Inspections
Craig Wickham, Manager of Land Development/Deputy Approving Officer
Gillian Villeneuve, Director of Planning
Erin Leary, Manager of Development Planning
Glen White, Director of Regulatory Enforcement Services/Approving Officer
Miranda McLaughlin, Senior Development Specialist
Kevin Pollard, Assistant Manager - Roads, Transportation, and Drainage
Jennifer Hahn, Director of Human Resources
Jaimie Tocher, Recording Secretary

Guests: Robyn Curtis, Cheryl Vinchoff and Dr. Tim Cooper, Rotary Club of Chilliwack's Climate Change Action Group
William Lees, Luxury Climate
Jayson Walker and Ryan Li, Urban Systems

Regrets: Councillor Bud Mercer, Vice Chair
Rob Kingma, Builders Association
Doug Luteyn, Architect

1. CALL TO ORDER

Councillor Westeringh was Chair, called the meeting to order at 7:30 am and provided territorial acknowledgement.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Affordable Housing and Development Advisory Committee
Seconded (meeting of Wednesday, September 27, 2023 be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Affordable Housing and Development Advisory Committee
Seconded (meeting of Wednesday, June 28, 2023 be adopted as circulated.

Carried unanimously

4. OLD BUSINESS / ACTION ITEMS

5. PRESENTATION / DELEGATION

1. Rotary Club of Chilliwack's Climate Change Action Group

Robyn Curtis and Dr. Tim Cooper, members of the Rotary Club of Chilliwack's Climate Change Action Group, were in attendance to provide the Affordable Housing and Development Advisory Committee with a presentation highlighting concerns around climate change; the potential impacts to our area; and, some of the projects undertaken by the group. This presentation was recently provided to Council at the September 5, 2023 Council Meeting. Cheryl Vinchoff and William Lees, Luxury Climate, were also in attendance.

Introductions were made by Robyn Curtis and then a brief summary of the individuals involved in the Climate Change Action Group and their various expert backgrounds including teachers, scientists, marketing experts, consultants and technical experts.

A brief outline was given regarding the early symptoms of climate crisis and information was provided on new technology and more climate-friendly options, such as heat pumps, as the world is shifting from gas to electricity. The traditional standard of heating with gas furnaces and cooling with air conditioning units was shown, with a comparison to heat pumps that can do both in just one system. Cost savings information was provided showing that the operating and installation costs could be lower overall with heat pumps, especially when installed during construction and with the available federal, provincial and municipal grants. The group suggested that new regulations be considered requiring new homes not be built with gas installations, or that they be built equipped with heat pumps, would be valuable and help reduce a home's operating carbon footprint.

Discussion ensued with committee members around specifics regarding electric baseboards, gas and electricity options and the costs of both.

2. Land Development Bylaw Update

Glen White, Director of Development and Regulatory Enforcement Services, gave a brief introduction that staff have been working collaboratively within multiple departments, to bring long overdue updates to the Land Development Bylaw 2014, No. 355. Now that the process is nearing completion, they are presenting the proposed changes to the Committee, for a recommendation that it be referred to Council.

5. PRESENTATION / DELEGATION (continued)

Jayson Walker and Ryan Li, Urban Systems, were in attendance with a presentation showing an overview and status update, as well as further detail about the proposed changes. The changes are being implemented to:

- Help address issues and constraints within the existing bylaw;
- Incorporate recent community and master plan recommendations into the bylaw;
- Capture and formalize the City’s current practices;
- Implement current Best Practices in the industry;
- Ensure a cohesive and complimentary approach to development;
- Update and modernize the City’s subdivision and design standards;
- Incorporate the latest edition of the MMCD (Master Municipal Construction Documents).

An overview of the changes to the bylaw was provided which included Front End updates, Design criteria for: Water systems, Stormwater management, Sanitary systems, Roads, Landscaping; and Road Cross sections.

Discussion ensued regarding what the changes meant to the development community, which was summarized by staff as upgraded infrastructure, different requirements within rights of way (wider sidewalks), which is in line with the City’s Active Transportation plan in place already; and, common pedestrian facilities. Additionally, Multi-use pathways will become more frequent, with the City not requiring additional road dedication, but just reallocating the existing space in the roadway.

The growth in the volume of users on pathways was discussed, as well as the wide variety of electric bikes and scooters, with concerns over speed mentioned. Staff confirmed that the City currently follows provincial regulations in regard to maximum speed (30km/hr) and pedal-assist type bikes.

Moved /) That the Affordable Housing and Development Advisory Committee receive for
Seconded (information the presentation regarding proposed updates to the current Land
Development Bylaw 2014, No.355, as provided at its September 27, 2023 meeting; and
support its recommendation to Council.

Carried unanimously

The members of the Rotary Club Climate Action Group, Robyn Curtis, Dr. Tim Cooper, Cheryl Vinchoff, as well as William Lees, Luxury Climate, left the meeting at 8:12am.

6. NEW BUSINESS

Garrett Schipper, Deputy Director of Development and Regulatory Enforcement Services /Staff Liaison, attended an education summit hosted by the Canadian Homebuilders and the Building Officials Association of B.C. on September 25 and 26, 2023. G. Schipper provided a very high-level overview of anticipated Building Code changes coming in December 2023:

6. NEW BUSINESS (continued)

- Energy efficiency - spatial for ancillary buildings (changes to the mezzanine and definition of mezzanine);
- Putting the definition of 'Owner' back into the building code;
- Climatic data tables are changing;
- Introduction and provisions on rainwater harvesting;
- The Plumbing code and National Fire code will be harmonized with the National Code, rather than be part of the B.C. Building Code;
- Fenestration changes (harmonized with National Building Code);
- Changes to upper limit indoor design of 26 degrees, one living space in each dwelling unit will have to be able to maintain temperatures of 26 degrees or lower;
- Radon rough-ins will be required on new builds;
- Accessibility changes regarding building entrances to have accessible openings and power doors; new dimensions for paths of travel; inclusive washrooms, signage and assistive listening systems; more elevators and adaptable dwelling units;
- Changes to seismic requirements – regarding wall panels, seismic hazard values from Greater Vancouver to Agassiz going up 15 – 25% more;
- *S_{max}* – spatial acceleration, tied into site classification and soil type;
- Energy efficiency, working with step code people, updated compliance checklist which will be more user-friendly.

Staff advised that there will be mandatory training for City Building officials and once complete, the City will host a builders forum and invite local Builders and Developers to discuss the new regulations.

7. INFORMATION

Annual Review of Member Appointments

Councillor Westeringh announced that the annual review of Committee members was approaching and asked members to please let him know if they'd like to continue volunteering on the committee going forward.

8. NEXT MEETING

The next meeting of the Affordable Housing and Development Advisory Committee is scheduled for Wednesday, November 22, 2023.

9. ADJOURNMENT

Moved/) There being no further business, the Affordable Housing and Development Advisory
Seconded (Committee meeting adjourned at 8:36 am.

Carried unanimously



Councillor Harv Westeringh, Chair