

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Chilliwack
Housing Target Order Date	July 1, 2024
Reporting Period	July 1, 2024 – December 31, 2024
Date Received by Council Resolution	February 11, 2025
Date Submitted to Ministry	February 12, 2025
Municipal Website of Published Report	www.chilliwack.com/housing
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Gillian Villeneuve, Director of Planning, villeneuve@chilliwack.com , 604.793.2779
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

Section 2: NUMBER OF NET NEW UNITS				
Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
Section 8 must be completed if a housing target has not been met for the reporting period.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total – City land	362	30	332	332
Total – First Nations land				151
Total – Combined				483

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	0	0	0	0
One Bedroom	212	0	212	212
Two Bedroom	76	15	61	61
Three Bedroom	49	13	36	36
Four or More Bedroom ¹	25	2	23	23
Units by Tenure				
Rental Units ² – Total	33	0	33	33
Rental – Purpose Built	0	0	0	0
Rental – Secondary Suite	26	0	26	26
Rental – Accessory Dwelling	7	0	7	7
Rental – Co-op	0	0	0	0
Owned Units	329	30	299	299
Units by Rental Affordability				
Market	33	0	33	33
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Action: Delegated Authority & Fee Amendment Bylaws – Following the adoption of the small-scale multi-unit housing amendment bylaw, the City developed a delegated authority approval process with a reduced application fee.

- **Date:** July 16, 2024
- **Alignment with Housing Target:** Streamlining the development permit application process with a reduced application fee accelerates the construction of the small-scale multi-unit housing.
- **Public information:** [Report to Council \(Item 7.8\)](#)

Action: Interim Housing Needs Report – The City has completed an interim housing needs report (HNR) of existing and future housing needs over a 20-year period. The report was completed in accordance with recent changes to the *Local Government Act* requiring local governments to complete an interim HNR by the end of 2024.

- **Date:** November 19, 2024
- **Alignment with Housing Target:** The HNR helps the City understand current and anticipated housing needs, which will inform the Official Community Plan (OCP) update that is currently underway.
- **Public Information:** www.chilliwack.com/housing

Action: Expedited Development Review Process for 124 units of Supportive/Affordable Housing –

- **45835 Spadina Avenue:** 64 residential units, including 20 affordable market rental units, 33 rent geared to income units and 11 deep subsidy units (BC Housing funded facility, to be operated by Mamale'awt Qweesome Housing Society). As of writing this report, the Building Permit is ready for issuance.
- **46723 Yale Road:** 60 residential units (BC Housing funded facility, to be operated by the Ann Davis Transition Society). As of writing this report, a Building Permit application has not been received.

Action: Reduced Financial Barriers for 64 units of Affordable Housing– The Development Cost Charges (\$1,183,977.47) and permit fees (\$31,394.14) were waived to support the development of a 64 residential unit affordable housing project at 45835 Spadina Avenue.

- **Date:** December 3, 2024

- **Alignment with Housing Target:** This project will add 64 affordable housing units to the rental housing market in Chilliwack.
- **Public information:** [Report to Council \(Item 7.10\)](#)

Action: In response to the Housing Target Order, the City retained a contractor to support staff in updating internal permit tracking software to align data collection methods with Order requirements.

- **Date:** November 20, 2024
- **Alignment with Housing Target:** The updated software helps staff better understand current and anticipated housing units, giving further insight into whether progress has been made towards meeting targets and overall housing need in the community.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

Chilliwack housing market activity is not limited to municipal land. There are 14 First Nation Reserves within the municipal boundaries that form an integral part of the community and contribute hundreds of housing units to non-Indigenous residents annually. The City works closely with First Nations to coordinate future development on their land in terms of traffic management, servicing, utility system capacity planning, environmental design, recreational facility planning, and social/ economic/ cultural activities. Through this partnership, housing development on First Nations land is possible at current levels.

Housing units constructed on First Nations land are included in Section 2 to provide a complete picture of the housing market in Chilliwack. Though not tracked or approved through the City's building permit statistics, the units are estimated based on the City's Development Cost Charge statistics. Between July 1 – December 31, 2024, approximately 151 new residential units were constructed on First Nation land*. The majority of this growth and development is occurring on Ch'íyáqtel (Tzeachten) and Shxwhá:y Village.

*constructed or under construction

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of net new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	10	7	67	84
New Units*	56	282	166	504
Unit Breakdown				
Units by Size				
Studio	See note 1	40	See note 2	40
One Bedroom		138		138
Two Bedroom		77		77
Three Bedroom		27		27
Four or More Bedroom ¹		0		0
Units by Tenure				
Rental Units ² – Total ²	See note 1	133	See note 2	133
Rental – Purpose Built		124		124
Rental – Secondary Suite		8		8
Rental – Accessory Dwelling		1		1
Rental – Co-op		0		0
Owned Units		149		149
Units by Rental Affordability				
Market	See note 1	9	See note 2	9
Below Market ³ - Total		124		124
Below Market - Rental Units with On-Site Supports ⁴		0		0

*Does not capture "net".

Note 1. This information is not typically known or provided by the applicant at rezoning stage.

Note 2. This information is only recorded once occupancy is granted (see Sections 2 and 3 of this Report).

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	27	2
Proposed Units	154	138

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Applications Withdrawn:

1. RZ001301 & DP01493 - Rezoning and Development Permit application for a 21-storey mixed-use building with 89 residential units. The applicant chose not to proceed with the project and the applications were withdrawn on October 11, 2024.
2. RZ001514 – Rezoning application for 4 townhouse units. In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on November 1, 2024.
3. RZ001613 – Rezoning application for 2 residential infill lots with coach houses (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on August 6, 2024. A new Development Permit application for Small-Scale Multi-unit Housing is now under review by the City.
4. RZ001616 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on October 9, 2024.
5. RZ001676 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on August 21, 2024.
6. RZ001685 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on July 5, 2024.
7. RZ001686 – Rezoning application for a duplex (2 units). The applicant chose not to proceed with the project and the application was withdrawn on August 30, 2024.
8. RZ001703 – Rezoning application for a coach house (1 unit). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the application chose not to proceed with the application, which was withdrawn on December 13, 2024.

9. RZ001732 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on August 30, 2024.
10. RZ001736 & DP001761 – Rezoning and Development Permit application for 10 townhouse units with 3 secondary suites (13 units). The applicant chose not to proceed with the project and the applications were withdrawn on October 4, 2024. A new subdivision application for a 3 lot subdivision is now under review by the City.
11. RZ001779 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on November 15, 2024.
12. BP033531 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on October 22, 2024. A new Building Permit application for a duplex is now under review by the City.
13. BP034240 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on November 19, 2024.
14. BP034241 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on November 19, 2024.
15. BP034242 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on November 19, 2024.
16. BP034243 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on November 19, 2024.
17. BP034304 – Building Permit application for a single detached dwelling (1 unit). Due to change in ownership, the application was withdrawn on July 29, 2024.
18. BP034305 – Building Permit application for a coach house (1 unit). Due to change in ownership, the application was withdrawn on July 29, 2024.
19. BP034528 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on September 19, 2024.
20. BP034529 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on September 19, 2024.
21. BP034530 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on September 19, 2024.
22. BP034532 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on September 19, 2024.

23. BP035116 – Building Permit application for a manufactured home (1 unit). The Agricultural Land Commission (ALC) denied the Notice of Intent for Soil and Fill and as such, the application was cancelled on July 26, 2024. The applicant has since revised their application and a new Building Permit application to situate a manufactured home is now under review by the City.

Applications Not approved:

1. RZ001450 & DVP01242 & DP001502 – Rezoning, Development Variance Permit, and Development Permit applications for a 5-storey apartment building with 74 residential units. Council denied first and second reading of the rezoning application on August 20, 2024. The Development Permit and Development Variance Permit were subsequently withdrawn by the applicant.
2. RZ001708 & DP001695 – Rezoning and Development Permit application for a 7-storey mixed-use building with 64 residential units. The application was inconsistent with the OCP and Council denied third reading of the rezoning application on August 6, 2024. The Development Permit was subsequently withdrawn by the applicant.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

In-Progress Work:

Development Application Review – As of writing this report, an estimated 3,190 residential units are currently under review in the following stages:

- 2,240 units (Development Permit review, not issued)
- 450 units (Building Permit review, not issued)
- 500 units (Building Permit issued, prior to Interim report period included in Section 5)

2050 Official Community Plan Review – The City is beginning a review and update of the OCP. The current OCP was adopted in 2014, which will be just over 10 years from this update. This update will enable the City to respond to changes in growth patterns and other recent Provincial legislation, including small-scale multi-unit housing and transit-oriented area development. The Zoning Bylaw is also anticipated to be updated concurrently to ensure alignment with OCP objectives.

Design Guidelines Review and Update – The City is conducting a comprehensive review and revision of its Design Guidelines. The existing Design Guidelines will be replaced with new guidelines that address new built forms and design constraints. The Zoning Bylaw is also anticipated to be updated concurrently to ensure alignment with Design Guideline objectives, along with the Delegation Authority Bylaw to streamline the approvals process.

Residential Development Financial Analysis – The City is conducting a study that supports potentially incorporating bonus density regulation and policy into the Zoning Bylaw and OCP, along with an expansion or modifications to the Development Cost Charge program and inclusion of Amenity Cost Charges.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

**Copy/Paste above description tables as needed*

¹ If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.