

# FIRST QUARTER **REPORT SUMMARY** JANUARY - MARCH, 2025



#### **New Business Licenses**

188 (Q1, 2024)

247 (Q1, 2025)

131 (Q1, 2024)

#### **Building Permits**

**Bylaw Complaints** 

628 (Q1, 2024)



600 (Q1,

2025)

Chilliwack high school students attended the Firefighter Youth Camp





Mobile food truck safety inspections



122

(Q1,

2025)

Residents utilized the Celebration and Activity Grant



Pedestrian signal upgrades, including new audible and push buttons



187

Christmas trees were brought in by residents for composting

Children's birthday parties hosted at Sardis **Sports Complex** 





37 media inquiries



10 new e-newsletter subscribers



5 print ads placed in the local paper



3 press releases issued



FIRST QUARTER REPORT, 2025



#### LINEAR UTILITIES UPGRADES

This project includes upgrades to watermains and sanitary sewer mains across several areas. The watermain upgrades will increase fire flow, protect water quality and provide capacity to meet future demand. The sanitary sewer upgrades will replace aging infrastructure and increase capacity to support future development.

The utilities survey and plan preparation by Onsite Engineering Ltd. and the borehole investigation by Braun Geotechnical Ltd. are in progress. The projects are scheduled to reach substantial completion by May 15, 2025.

The Hack-Brown watermain extension project is in progress, with construction set to start in June, and expected completion to be in July 2025.

Procurement for the sanitary pump station #1 forcemain upgrade design-build project will begin in April 2025. Construction is scheduled to start in August and be completed by October 2025.



# NONLINEAR UTILITIES UPGRADE PREDESIGNS

A pre-design was completed by Urban Systems Ltd. for the replacement of a water pressure reducing valve at Sunrise Drive, a new concrete reservoir at Chilliwack Mountain, and the replacement of an existing reservoir on Marble Hill.

The pre-designs evaluate different design options and provide cost estimates to identify the most feasible and practical solution. The objective is to ensure the water distribution system provides sufficient capacity, redundancy, and reliability.

The final pre-design report is scheduled to be completed April 2025.

# WWTP BIOLOGICAL TREATMENT SYSTEM EXPANSION

The Wastewater Treatment Plant (WWTP) relies on biological treatment to meet federal and provincial effluent quality. The City's WWTP biological treatment process requires the use of a trickling filter, which is at the end of its service life. The biological treatment expansion project will provide additional capacity to the WWTP and once commissioned, the trickling filter will be removed from service.

The design-build team, Tritech Group Ltd. / Stantec Consulting Ltd, have completed ground improvements and slope stabilization for the new bio-train expansion footprint. Concrete work for the bio-train is scheduled to begin in the second quarter of 2025. The project is scheduled to be completed by September 2026.



# WWTP CHLORINATED EFFLUENT PUMP REPLACEMENT

The Chlorinated Effluent (CE) pump at the Waste Water Treatment Plant (WWTP), allows treated effluent, or outgoing wastewater, to be re-used as 'wash water' for non-domestic use. This eliminates the need to rely on the City's drinking water for these purposes, helping to conserve our supply. The new CE pump system requires significantly less ongoing maintenance than the previous CE pump system, improving costs and reliability.

This project was completed and commissioned successfully in March 2025, with the new CE pump now in service.

#### WATER CONSERVATION

Preparations are underway for Stage 1 water restrictions, which will be in effect from May 1 to October 15, 2025.

A public education campaign will start in the last week of April 2025.



#### FAIRFIELD PARK IRRIGATION WELL

With the irrigation well and water sampling now completed, the City is planning to apply for the provincial groundwater license in the second quarter of 2025.

#### WASTE DISCHARGE PERMIT UPDATE

The City completed two industrial site inspections as part of the source control program and issued waste discharge permits to two new industrial businesses, including a facility for manufacturing of marine windows, doors and hatches; and, a facility for aircraft maintenance, modifications and refurbishing.

Audit sampling and tests were conducted for various industrial businesses to maintain integrity and safety of the sanitary sewer system, and to implement proactive measures.





#### Tyson & Keith Wilson Project

Roadworks are near completion on Keith Wilson from Garrison Boulevard to Tyson Road. This quarter, work included tree planting, landscape restorations, and deficiency repairs.



Roadworks on Tyson Road from Watson Road to Stevenson Road continued with paving of the multi-use pathway and streetlight installation.

Completion is scheduled for the end of June.



## Prest Road Roundabout and Road Widening—McGuire to Bailey

This is the third and final phase of the Prest Road widening project. This phase includes the construction of a roundabout at Prest Road and McGuire Road, and road widening between McGuire Road and Bailey Road.

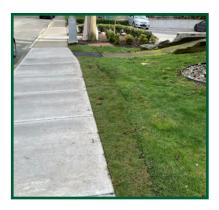
A raptor survey was completed and trees were removed in February, in preparation for BC Hydro and Telus utility pole relocations. Road construction works are expected to begin this summer, subject to Provincial permitting.





#### **EDWARD STREET SIDEWALK**

The Edward Street sidewalk upgrade, from Hodgins to Spadina Avenue, is now complete. Previous gaps in the sidewalk have been filled and there is now a 1.8 metre wide continuous connection all the way to the hospital. Other work included curb repairs, minor drainage improvements, and boulevard restoration.



#### YALE ROAD MULTI-USE PATHWAY

A 170 meter multi-use pathway was built on the west side of Yale Road, from Parr Road to the intersection of Kerr Avenue and Yale Road. The pathway creates a key pedestrian connection between Sardis and Chilliwack Proper and is protected by a boulevard to increase safety. This project included a new concrete curb, a boulevard with street trees, streetlight relocations, new signage, and road markings.



#### PEDESTRIAN SIGNAL UPGRADES

Pedestrian signals were upgraded at five intersections. The upgrades included new audibles and new push buttons. Audibles ensure pedestrians, including persons with sight loss, know when it is safe to cross. The new push buttons require less force to activate to improve accessibility.

Audibles were updated at the following locations:

- First Avenue and Broadway
- Chilliwack Central Road and Broadway
- Yale Road and Kerr Avenue

Push buttons were updated at the following locations:

- Chilliwack Central Road and Young Road
- First Avenue and Young Road
- First Avenue and Broadway
- · Chilliwack Central Road and Broadway





#### **CHRISTMAS TREE COMPOSTING**

The City's annual curbside Christmas tree collection program started off the new year with Emterra Environmental collecting trees from curbside customers for composting. Residents also dropped off 187 trees for free at the Parr Road Green Depot, with donations made to the Salvation Army Food Bank.

Combined, these two annual options provide Chilliwack residents with convenient ways to compost Christmas trees and help to reduce illegal dumping and burning.

#### **CURBSIDE COLLECTION CONTRACT**

City Council awarded Environmental 360
Solutions (BC) Ltd. the new residential Curbside
Collection Contract, which will come into effect
on May 1, 2026. The new Curbside Collection
Program will include fully automated collection
using standardized carts for garbage, mixed
recycling and compostable waste. Flexible
plastics and glass will both be collected manually
once per month.

Collection vehicles will be equipped with AI technology to assist with identifying contamination for improved resident education. Extensive public education and outreach will be carried out over the coming year to prepare residents for the program change.



#### GET TO KNOW THE ZERO CARBON

The City, in collaboration with the City of Abbotsford and the City of Mission, hosted a three-day Zero Carbon Step Code workshop for the local building community. The four-hour sessions, led by BCIT instructors, combined informative lectures with interactive workshop activities to equip participants with essential knowledge regarding upcoming potential updates to the BC Building Code. The workshops were highly successful, receiving positive feedback and engaging active participation from a diverse group of professionals, including architects, designers, commercial and residential builders, and energy advisors.







#### WATER MAIN FLUSHING PROGRAM

As part of the City of Chilliwack's water quality assurance program, the Underground Utilities Department has begun its annual water main flushing program. This essential activity helps maintain a high level of water quality for Chilliwack residents. Flushing starts over the Sardis-Vedder Aquifer at various production well sites and continues systematically throughout the City's distribution system. All water mains are flushed to prevent stagnation and promote water turnover.

In addition to flushing the distribution system, staff also take this opportunity to exercise valves in the area they are flushing. These valves are used during the flushing process to control the direction of flow, which is crucial for targeting specific sections of water main and effectively removing any accumulated sediment. Throughout this process, staff continuously monitor water quality across the distribution system to ensure residents are receiving the highest quality water possible in Chilliwack.







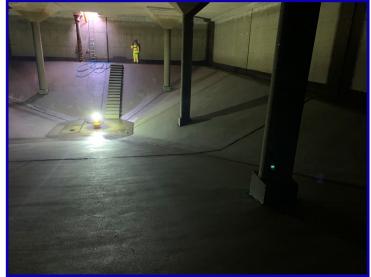


#### **RESERVOIR CLEANING**

This quarter, the Electrical/Mechanical division completed the cleaning of five reservoirs to support the delivery of clean, safe drinking water to Chilliwack residents.

The areas of work included on Promontory at Zone 1 (WDS 45), Zone 2, (WDS 46), and Zone 3/4 (WDS 47).









# RECREATION & CULTURE COMMUNITY EVENTS

#### **CELEBRATION AND ACTIVITY GRANT**

- 1 community event supported.
- 1,085 residents involved.
- \$470 in funding provided.



# FACILITIES UPDATE: SARDIS SPORTS COMPLEX

Number of hours booked, both public and private, at the Sardis Sports Complex:

- Rink 1 997 hours
- Rink 2 902 hours
- Rink 3 808 hours
- Hosted 54 youth's birthday parties at Sardis Sports Complex.



#### **FACILITIES UPDATE: EVERGREEN HALL**

The Recreation and Culture Department received approximately \$65,000, in grants, from the Rick Hansen Foundation to implement the following projects at Evergreen Hall:



- Accessible, automated door openers for four washrooms.
- A new wheelchair lift was added to the Cheam gymnasium, making it easier for those with accessibility needs to get on or off the stage.



### CHILLIWACK AND DISTRICT SENIORS RESOURCES SOCIETY

- Income tax programs continue to be one of the busiest at this time of year, and the CDSRS is thankful for the volunteers who enable this to take place.
- Co-hosted a fraud and scam event with the Chilliwack Learning Society.
- Held a well attended Valentines social.



 CDSRS has seen a significant growth in their pickleball programming and has added sessions/hours to support the demand.



 Working with the Healthy Aging Task Team to ensure the organization helps identify missing services for seniors.

#### **GREAT BLUE HERON NATURE RESERVE**

- Hosted the annual Salmon, Cedar and Water event on January 1, 2025.
- Community events included:
  - 36 school programs
  - 2 preschool programs
  - World Wetlands day walk
  - 2 day Family Nature Festival
  - Art and nature spring break camp
  - 5,909 people came through the interpretive center
- Conservation/research projects include: salmonberry phenology, amphibian egg mass surveys and trapping, heron colony monitoring and temperature log data collection.
- Two different endangered species have been recorded at the GBHNR. Two pairs of Western Screech Owls and a Western Painted Turtle have been located/ photographed this quarter.



# RECREATION & CULTURE FACILITIES & PROGRAMS

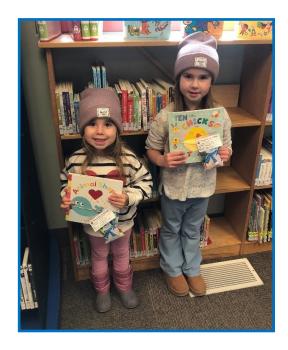
#### FRASER VALLEY REGIONAL LIBRARIES

#### **Chilliwack Library Programs**

- Spring Break ran multiple programs, including "Science World on the Road" where 125 people came to watch an engaging presentation.
- Reading Link Challenge, promoting the 'sport of reading', has student teams for competition and trivia challenges.

#### **Yarrow Library Programs:**

- Hosted two kindergarten classes for an amazing field trip with a special Storytime session.
- Storytime sessions with scavenger hunts and fun guessing games with prizes were popular. Two of the winners are shown below.



#### **Sardis Library Programs:**

- Wiggle Time programs for toddlers and caregivers continues to grow to the point that a larger location may be required.
- A free Tai Chi class was held, followed by a Chinese New Year Celebration with a tea ceremony. Calligraphy and paper crafts was a great way to learn about other traditions.
- Family Literacy Day hosted unique and creative storytelling methods including rap and movement methods.



 Hosted a coffee and craft seniors social, in collaboration with other community groups, providing an opportunity for connection, creativity, support and a sense of community.



#### COMMUNITY SCHOOL PROGRAMS

<u>Promontory Heights Community School</u> Association

- Winter programs such as ceramics, floor hockey, karate, soccer, yoga, and baking were offered.
- Spring break day camps ran at full capacity, with programs such as a visit by the SPCA, mini yoga, science, cooking, sports, and outdoor activities.
- At Home Alone and Red Cross Babysitter courses filled up quickly.

#### Yarrow Community School Society (YCSS)

- 25 newly certified babysitters completed the one day course.
- Sew fun for kids. A 10 session class where kids learn basic sewing skills and leave with a complete project at the end.
- All sports Saturday for kids in grades 2-5 where they play a different sport every week over an 8 week time period.
- Seniors continue to be part of the Yarrow community with lunch, crafts and a Seniors tech support day.



#### Rosedale Traditional Community School Society

- Spring break programs kept 40 children engaged with art projects, cooking, and science experiments.
- Winter programs continued offering piano and guitar lessons, art sessions cooking, home alone and babysitters training.



#### <u>Greendale Elementary Community School</u> <u>Society (GECSS)</u>

- Afterschool programs such as gymnastics, fashion and design, lego and drawing continue to run at full capacity.
- Freeplay is an after school program that focuses on learning how to regulate energy, emotions, coping and regulation skills. This program will run again in the summer and fall.
- Community coffee, tea and connect was held, with many members of the community attending.

#### HERITAGE PARK

- First quarter attendances were higher than anticipated, with approximately 54,000 attendees at various events.
- Shows such as: Taste of the Valley, Mission Central, Women's Expo, Historical Arms, BC Outdoors Show and numerous dog shows were among the many events held.

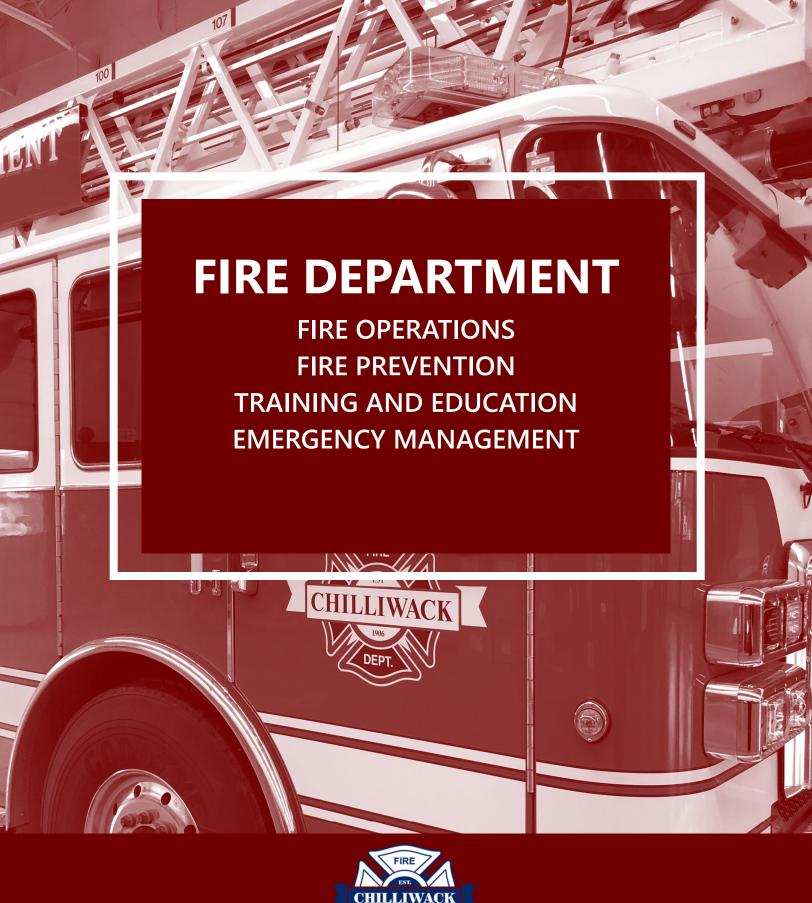
#### **CHILLIWACK CULTURAL CENTRE**

- CCS presented seven shows from around the world.
- Chilliwack Visual Artist Association curated three gallery shows in the O'Connor Group Art Gallery.
- Hosted a four week long event by the Chilliwack Music & Dance festival.

#### **CHILLIWACK MUSEUM**

- Large project of cataloguing the Chilliwack Progress press negative collection, from approximately 1950 -1996.
- Undergoing a review and update of the collection policy to align with contemporary archival standards and best practices.
- Educational outreach with the Chilliwack School District's Indigenous Education Department brought 400 students to engage with The Witness Blanket exhibit.
- Observed a notable increase in research inquiries related to Stó:lō bands and tribes.
- Participated in Heritage week by conducting a workshop focused on preserving family treasures and offering advice on safeguarding personal archives.





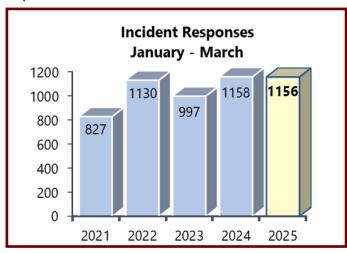


FIRST QUARTER REPORT, 2025



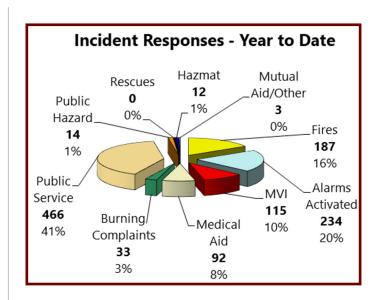
#### **INCIDENT RESPONSES**

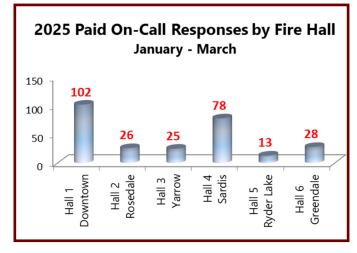
The department responded to 1,156 calls for service in the first quarter. This is a decrease of 2 calls compared to this time in 2024. Incidents for this quarter included 187 fires, 115 motor vehicle incidents, 33 burning complaints, and 92 emergency medical aid calls. Thus far in 2025, the three leading calls for service were public service, alarms activated, and fire incident responses. These three incident response types accounted for 887 incidents or 77% of the total calls responded to date. Of the total incidents for this quarter, 90% occurred in Fire Hall 1 and Fire Hall 4 response areas.

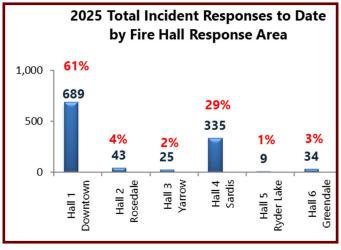




Vehicle Fire Incident, Chilliwack Central Road January 2025









#### **INCIDENT RESPONSES**

FIRES
Structures
Vehicle
Outdoor / Other
ALARMS ACTIVATED
Single family residential
Multi-family residential
Non-residential
MVI (NO FIRE)
Auto extrication
Provide medical care
Routine cleanup / No injuries
Cancelled / Fire not required
EMERGENCY MEDICAL AID
BURNING COMPLAINTS
Illegal
Legal
PUBLIC SERVICE
Investigate safety complaints and hazards
Assist other agencies (BCAS, RCMP etc.)
Home smoke alarm/Carbon monoxide alarm
Post fire recheck / Post fire investigation Trapped in elevator
Assist with lift or entry (non-medical/private)
Assist with water issue
Other
PUBLIC HAZARD
RESCUES
HAZARDOUS MATERIALS
MUTUAL AID
PIOTORE AID
Totals

Mont	thly Sum	mary
Jan.	Feb.	Mar.
69	50	68
10	7	10
5 54	4 39	6 52
34	33	32
82	78	74
32	33	41
26 24	23 22	15
		18
35	37	43
0 25	1 15	1
25 7	15 20	20 21
3	1	1
_		
31	28	33
12	11	10
12	11	5
0	0	5
156	151	159
42	31	38
85 8	100 6	101 8
2	1	0
4	2	5
7	6	5
2	1	1
6	4	1
4	9	1
0	0	0
5	3	4
0	1	2
394	368	394

1st Qtr.	
27 15 145	
234 106 64 64	
115 2 60 48 5	
92	
33 28 5	
466	
111 287 22 3 11 18 4 11	
14	
0	
12	
3	
1156	

Totals –

Previous Y	ears:
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Annual Total	1st Qtr
4,766	1,158
4,593	997
4,570	1,130
4,136	827

# FIRE DEPARTMENT FIRE PREVENTION

#### FIRE SAFETY & PRE-CONSTRUCTION IN-**SPECTIONS**

The Prevention Division completed 345 company-level, business license, and complaintdriven inspections this quarter, along with 25 pre-occupancy building reviews and 46 mobile food truck inspections—leading all 17 participating Lower Mainland communities in food truck safety. Our team continues to collaborate closely with the building department, reviewing Fire Safety Plans, and supporting Health & Safety bylaw enforcement.

Preliminary work has begun on onboarding the First Due incident management platform to improve data management, and enhance service delivery. The Prevention Division also attended the Fire Prevention Officers' Association of BC Conference, where a team member serves on the executive board, supporting fire prevention advocacy at the provincial level.



#### FIRE & LIFE SAFETY EDUCATION

Fire and life safety education efforts were in full swing this quarter, with strong community engagement across several key events. Our team once again participated in the popular Home & Garden Expo—an excellent platform for connecting with hundreds of residents on fire safety and emergency preparedness.

#### (Fire & Life Safety Education Continued)

The Fire Department also supported local initiatives including SAY Lands' Emergency Preparedness Fair and Skwah First Nation's FireSmart event. Public engagement was further strengthened through hall tours, made possible with the support of our dedicated Paid-On-Call and career firefighters.



Chilliwack Home, Leisure, and Outdoor Living Expo January 2025

#### FIRE INVESTIGATIONS/LOSSES

Fire losses for the first quarter totaled \$10.736.041, with 27 dollar-loss structure fires— 60% of which occurred in residential occupancies. The majority of these incidents (90%) were within the Fire Hall 1 (Downtown) and Fire Hall 4 (Sardis) response zones.

Tragically, three civilian fire-related injuries and one fatality were reported. Fire origin and cause investigations were completed for each incident to identify trends and guide targeted prevention efforts.

When comparing structural and contents values to losses, property saves totaled \$468,433,339 demonstrating the significant impact of Community Risk Reduction strategies, including education, engineering, enforcement, economic incentives, and emergency response.

# FIRE DEPARTMENT TRAINING AND EDUCATION

#### **TRAINING**

The department continually strives to improve the services and programs it provides to the citizens of our community, and the year began with the continuation of the busy winter session.

#### Paid on-Call (POC) Recruit Training Program

Our fall POC Recruit Training Program concluded this year with a live fire training session at the Justice Institute of British Columbia. The 350 plus hour training program meets the Office of the Fire Commissioner's provincial training requirements for the Interior Firefighting Level of Service and First Responder Level III.

In March, 11 new recruit firefighters completed the program and are now proudly serving our community. The success of the Recruit Training Program would not be possible without the assistance of our paid on-call and career members, with over 40 members participating.



**Recruit Training Camp Live Burn** 

#### **EDUCATION:**

- **Forcible Entry Training** - A joint training session was conducted with the RCMP to enhance collaboration and share best practices in forcible entry techniques.

#### (Education Continued)

- Pre-Hospital Care is a large component of our training curriculum and includes regularly scheduled CPR, AED, and FR 3 classes that are taught by in-house instructors.
- Fire & Life Safety Education A combination of Paid-On-Call and career firefighters completed a 16-hour Fire & Life Safety education course, building key skills to engage and educate our community effectively.
- Responding to Interface Fires 90 firefighters from six fire departments participated in a training program designed to enhance candidates knowledge, skills, and abilities in mitigating interface fires.
- Firefighter Youth Camp During Spring Break, 12 students from all Chilliwack high schools participated in the third annual Firefighter Youth Camp. Students participated in both theory and practical sessions in program skills, including first aid, fire behaviour, fire extinguishers, hoses, ropes and knots, ladders, personal protective equipment, self-contained breathing apparatus, and fire prevention and education.

#### **Firefighter Youth Camp**





#### **EMERGENCY PROGRAM UPDATE**

In the first guarter of 2025, Chilliwack Emergency Program staff began planning an emergency exercise that focuses on an ammonia release as the main scenario. City staff will be partnering with a local business that operates an ammonia refrigeration facility, to add a functional component by staging a mock ammonia leak at their facility.

Planned for the second quarter of 2025 is a discussion-based (tabletop) emergency operations center exercise based on a wildfire scenario. This exercise will be designed to test **Emergency Operations Centre (EOC) team** members in evacuation planning.

Regulations to support the Emergency and Disaster Management Act continue to be developed by the provincial government. Currently being contemplated for development are regulations around risk assessments, emergency management plans and business continuity plans. Staff continue to remain engaged with the Ministry of Emergency Management and Climate Readiness on the development of these regulations.

In the first quarter, the Chilliwack Emergency Support Services (ESS) Team welcomed five new recruits and delivered onboarding training in house to make them "response ready". These new recruits bring the team's total strength to 17 and are a much-welcomed addition as the team prepares for the 2025 wildfire season.

Equally important to our dedicated ESS volunteers are the numerous local businesses that provide support to evacuees as official ESS suppliers.

These businesses include commercial accommodations, restaurants, grocery stores and retail stores who keep their staff trained on ESS procedures and help our volunteers provide meaningful and timely supports to those displaced by emergency events.



Home Expo, Emergency Support Services Team



Structure Fire, Blackburn Road January 2025



# **LEGISLATIVE SERVICES**VANDALISM TO CITY FACILITIES



#### **VANDALISM REPORT SUMMARY TABLE**

#### **CITY OF CHILLIWACK**

2025 First Quarter - Vandalism Report Summary January, February, and March, 2025

	Jan	Feb	Mar	Apr	May		Jun	Jul	Aug	Sep	Oct	Nov	Dec		ar to ate
Public Works and Parks	\$ 7,606	\$ 981	\$ 5,908											\$ 1	.4,495
Recreation Facilities	-	\$ 3,400	\$ 2,989											\$	6,389
Civic Facilities	\$ 250	\$ 380	\$ 2,084											\$	2,714
Engineering - Wire Theft	\$ 1,111	\$ 389	-											\$	1,500
Fire	-	-	-												-
2025 TOTALS	\$ 8,967	\$ 5,150	\$ 10,981											\$ 2	25,098
2024 TOTALS	\$ 4,657	\$ 5,003	\$ 4,251	\$ 4,746	\$ 12,78	35	\$ 11,041	\$ 9,982	\$ 9,898	\$ 18,738	\$ 11,448	\$ 7,012	\$ 4,99	\$ 10	4,556



# LEGISLATIVE SERVICES VANDALISM TO CITY FACILITIES

#### **PUBLIC WORKS AND PARKS**

Month	Item	Cost
January	Graffiti	\$732.00
	Vandalism	\$6,874.00
February	Graffiti	\$125.00
	Vandalism	\$856.00
March	Graffiti	\$3,951.00
	Vandalism	\$1,957.00
	Total:	\$14,495.00

#### **CIVIC FACILITIES**

Month	Item	Cost				
January	Graffiti	\$250.00				
	Vandalism	\$0.00				
February	Graffiti	\$380.00				
	Vandalism	\$0.00				
March	Graffiti	\$0.00				
	Vandalism	\$2,084.00				
	Total:	\$2,714.00				

#### **RECREATION FACILITIES**

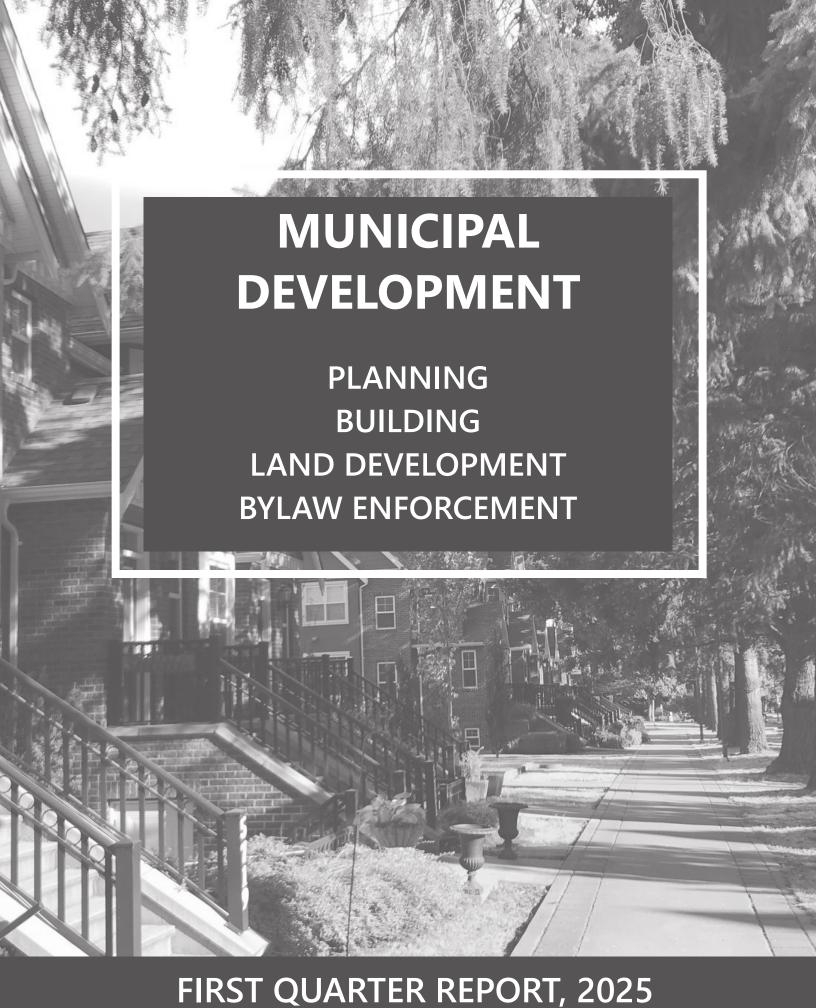
Month	ltem	Cost				
January	Graffiti	\$0.00				
	Vandalism	\$0.00				
February	Graffiti	\$0.00				
	Vandalism	\$3,400.00				
March	Graffiti	\$0.00				
	Vandalism	\$2,989.00				
	Total:	\$6,389.00				

#### STREETLIGHTING—WIRE THEFT

Month	Item	Cost				
January	Vandalism / Wire Theft	\$1,111.00				
February	Vandalism / Wire Theft	\$389.00				
March	Vandalism / Wire Theft	\$0.00				
	Total:	\$1,500.00				

#### **FIRE DEPARTMENT**

There were no significant acts of vandalism to the Fire Department this quarter.



# MUNICIPAL DEVELOPMENT PLANNING DEPARTMENT

#### **ECONOMY AND HOUSING MARKET**

March home sales in Canada fell 4.8% following a 7.6% decline in February, marking four months of consecutive decline with sales also down 20% from November 2024 according to Central 1 Credit Union (Central 1). While lower interest rates have been supportive, fears of job loss and a downturn are keeping buyers on the sidelines, especially those in pricier markets. Home prices have fallen in some areas of the country, while holding steady elsewhere – the average national price has declined 7.3% from November 2024 (Central 1). In BC, the average price fell 0.9% in March and 4.6% year over year (Central 1). Market conditions are expected to remain soft through much of 2025. While markets outside the large metro areas are more impacted by potential tariffs on goods, affordable market conditions could continue to support real estate activity.

Home sales fell significantly in almost all of BC's economic regions, including a 20.2% decline in Chilliwack; however, Chilliwack's home prices grew by 3.7% (Central 1). Compared to the March 2024 benchmark prices, Chilliwack and District Real Estate Board (CADREB) reports the current benchmark price for a single-detached dwelling (two storey) increased 0.9% (\$1,012,900), townhomes increased 3% (\$647,200), and apartments increased 1% (\$416,000).

In communities to the west (Abbotsford, Langley, Mission, North Delta, Surrey, and White Rock), the Fraser Valley Real Estate Board (FVREB) reports the current benchmark price for a single-detached dwelling increased 1.2% (\$1,505,500), townhomes decreased 1.7% (\$833,700), and apartments decreased 2.6% (\$540,900), compared to March 2024.

BC building permit issuances rose by 22.7% in February, driven by the jump in non-residential permits seen throughout the country. Despite gains in the non-residential sector, residential building permits in BC decreased by 11.0%, driven by a 13.3% fall in multi-family housing permit. A

In Chilliwack, residential building permit statistics follow provincial trends. To date, Chilliwack's total new residential building permit units are 156 units (20 single detached, 5 townhouses, 118 apartment units) compared to 216 residential units for the same period in 2024. Compared to the previous year, where no townhouse units were completed in Q1, Chilliwack also saw growth in secondary suite construction (75%), while single detached and apartment construction decreased (by 45.9% and 31.4%, respectively).

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

# 2050 OFFICIAL COMMUNITY PLAN REVIEW

The City continues its review and update of the Official Community Plan (OCP), otherwise known as Chilliwack 2050, with the support of Modus Planning Design & Engagement Inc. A summary of Phase 1, which included gathering baseline information about the city and undertaking broad community input, was presented to Council.

Phase 2 work in this quarter includes creating key concepts and preparing for the second round of community engagement, which will run in Q2. The Chilliwack 2050 page on Engage Chilliwack will be updated with new opportunities for the community to provide input.





# DESIGN GUIDELINES REVIEW AND UPDATE

Urban Systems Ltd. (in partnership with BÜR-O47architecture Inc.) supported the City in running a World Café session to present the first draft of the updated form and character design guidelines (commercial, industrial, mixed use, multi-unit residential) and gather input from Council, Committees, and industry stakeholders.

Staff also facilitated two internal workshops to collect feedback from multiple departments. In Q2 the project enters into the last stage of work to finalize the design guidelines and prepare the necessary bylaw amendments for Council's consideration.

# HERITAGE CONSERVATION AREA CREATION PROJECT

Work to formally designate the "Village Walk" area as a Heritage Conservation Area (HCA) in the Official Community Plan continues with the support of Luxton and Associates Inc. (and Modus Planning as the subconsultant). Draft design guidelines, incentives, and Heritage Alteration Permit processes were prepared and presented at a second stakeholder workshop in February. Revisions to finalize the HCA and present them to committees and Council will happen in Q2. Once the final HCA is complete, it will be incorporated into the OCP by the end of 2025.



# RESIDENTIAL DEVELOPMENT FINANCIAL ANALYSIS

With the support of Mulholland Parker Land Economists, Ltd., the City is concluding 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 (DCC) program and inclusion of Amenity Cost Charges (ACCs). The final report has been completed and is being prepared for presentation to Council, committees, and publication on the City's website in Q2.



# MUNICIPAL DEVELOPMENT PLANNING DEPARTMENT

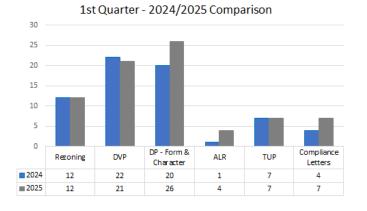
	PLANNING APPLICATION SUMMARY – 2024													
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	ост	NOV	DEC	Q1 Totals	2024 YTD Totals
Rezoning	1	4	7										12	12
DVP	8	2	12										22	22
DP - Form & Character	5	5	10										20	20
ALR	1	0	0										1	1
TUP	3	4	0										7	7
Compliance Letters	2	0	2										4	4
New Business Licences	58	63	67										188	188

	PLANNING APPLICATION SUMMARY – 2025													
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	ост	NOV	DEC	Q1 Totals	2025 YTD Totals
Rezoning	3	4	5										12	12
DVP	6	2	13										21	21
DP - Form & Character	10	5	11										26	26
ALR	2	0	2										4	4
TUP	1	2	4										7	7
Compliance Letters	3	2	2										7	7
New Business Licences	81	76	90										247	247











# MUNICIPAL DEVELOPMENT PLANNING DEPARTMENT

APPLICATIONS RECIEVED BY NEIGHBOURHOOD - 1st QUARTER						
	Rezoning	Development Variance Permits	Development Permits Form & Character	ALR	TUP	*Business Licences
Fairfield	1	1				6
Little Mountain						2
Chilliwack Proper	5	11	13	1	3	119
Chilliwack Mountain					1	7
Cattermole						
Village West			3			9
Sardis		1	2			48
Vedder	3	3	3		2	34
Greendale		1	2			10
Greendale Area		1		1	1	
Yarrow	1	1	2	1		9
Promontory		1				19
Ryder Lake				1		4
Majuba Hill						1
Eastern Hillsides	1					5
Rosedale			1			5
Valley North	1	1				21
Valley South						1
Non Resident Businesses						51
TOTAL APPLICATIONS	12	21	26	4	7	351

<sup>\*</sup>Note: Business Licences include new, change of address, ownership changes and non-resident.

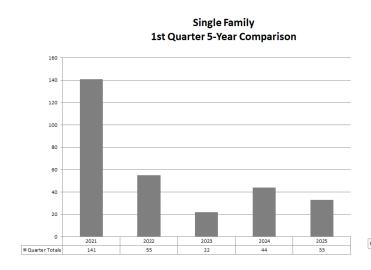


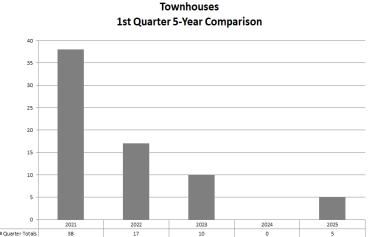


	1:	t Quarter 202	25	20	025 YEAR-TO-I	DATE	1	st Quarter 20	24	20	024 YEAR TO-	DATE
RESIDENTIAL	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
New single family (fee simple)	10	16	6,435,000	10	16	6,435,000	8	11	5,450,000	8	11	5,450,00
New single family (strata)	1	2	650,000	1	2	650,000	4	6	2,500,000	4	6	2,500,00
First Nations Lease	0	0	. 0	0	0	. 0	0	0		0	0	
New 2 family duplex (fee simple)	0	0	0	0	0	0	0	0	0	0	0	
New 2 family duplex (strata)	0	0	0	0	0	0	0	0	0	0	0	
New townhouses	2	5	1,309,330	2	5	1,309,330	3	10	3,300,000	3	10	3,300,00
New apartments	2	118	39,311,044	2	118	39,311,044	1	44	12,000,000	1	44	12,000,00
Mobile / manufactured homes	2	2	345,000	2	210	345,000	1	1	300,000	1	- 1	300,00
Secondary suites, TADs, etc.	3	7	1,290,000	7	7	1,290,000	0	0	300,000	,	1	300,00
Miscellaneous residential	32	,	3,365,420	32	,		46	0	6.035.860	46	9	6.035.86
TOTAL RESIDENTIAL		156	52,705,794	57	156	3,365,420 <b>52,705,794</b>	63	76	29.585.860	63	76	29,585,86
TOTAL RESIDENTIAL	3/	150	52,705,794	3/	130	52,705,794	03	70	29,303,000	03	70	29,303,00
COMMERCIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New commercial buildings	0	0	0	0	0	0	0	0	0	0	0	
Misc. commercial (additions, improvements, etc.)	14	281	4,558,800	14	281	4,558,800	10	0	4,168,850	10	0	4,168,85
Commercial Signs	9	0	225,132	9	0	225,132	15	0	107,468	15	0	107,46
TOTAL COMMERCIAL	. 23	281	4,783,932	23	281	4,783,932	25	0	4,276,318	25	0	4,276,31
INDUSTRIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New industrial buildings	1	1,093	3,800,000	1	1,093	3,800,000	1	342	1,250,000	1	342	1,250,00
Misc. industrial (additions, improvements, etc.)	1	0	220,000	1	0	220,000	3	0	167,000	3	o	167,00
TOTAL INDUSTRIAL	. 2	1,093	4,020,000	2	1,093	4,020,000	4	342	1,417,000	4	342	1,417,00
INSTITUTIONAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New institutional buildings	0	0	0	0	0	0	0	0	0	0	0	
Misc. institutional (additions, improvements, etc.)	1	0	15,000	1	0	15,000	1	0	450,000	1	0	450,00
TOTAL INSTITUTIONAL	. 1	0	15,000	1	0	15,000	1	0	450,000	1	0	450,00
AGRICULTURAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New agricultural buildings	18	31,561	11,142,400	18	31,561	11,142,400	8	5,924	2,491,186	8	5,924	2,491,18
Misc. agricultural (additions, etc.)	1	170	200,000	1	170	200,000	4	3,514	1,480,000	4	3,514	1,480,00
TOTAL AGRICULTURAL	19	31,731	11,342,400	19	31,731	11,342,400	12	9,438	3,971,186	12	9,438	3,971,18
	1st Quarter	2025 YTD	1st Quarter	2024 YTD								
OTHER	2025		2024						INSPECTIONS			
Demolition	17	17	17	17				1,68				
Service Permits	3	3	9	9							AR-TO-DATE	1,68
										1st O	luarter 2024	1.9
											AR-TO-DATE	
	1s	t Quarter 202	25	20	025 YEAR-TO-	DATE	1	st Quarter 20	24	2024 YE		1,9
	1s PERMITS	et Quarter 202 UNITS	25 VALUE	20 PERMITS	025 YEAR-TO-	DATE VALUE	1 PERMITS	st Quarter 20 UNITS	24 VALUE	2024 YE	AR-TO-DATE	1,94

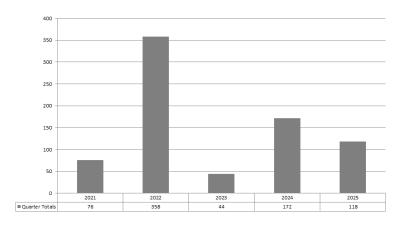






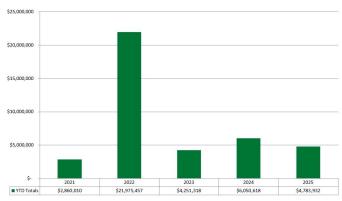


### Multi-Family Apartments 1st Quarter 5-Year Comparison

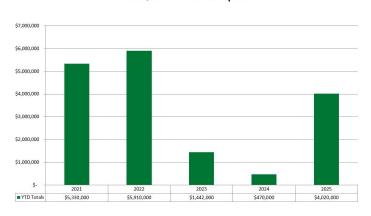




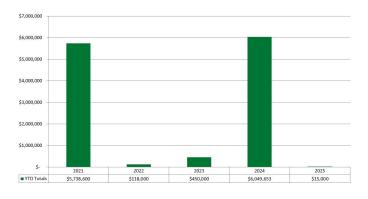
Commercial 1st Quarter 5-Year Comparison



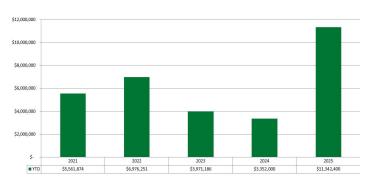
Industrial
1st Quarter 5-Year Comparison



Institutional 1st Quarter 5-Year Comparison

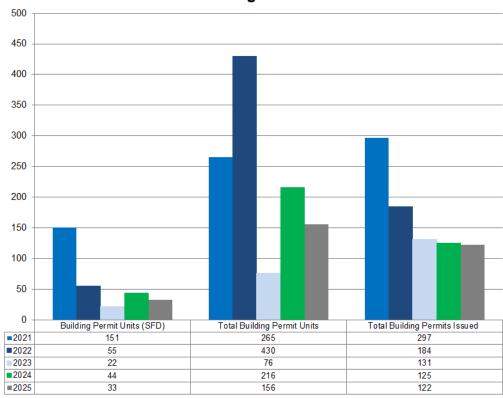


Agricultural
1st Quarter 5-Year Comparison





#### 1st Quarter 5-Year Comparison Building Permits

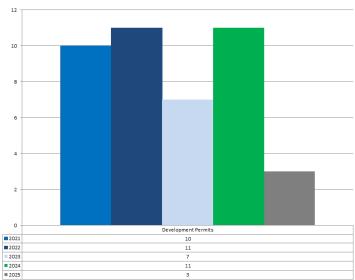


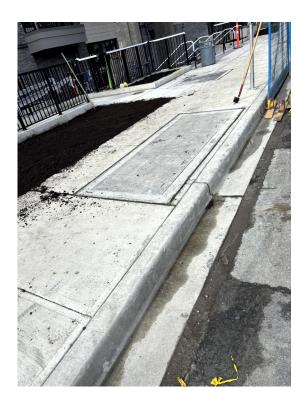




#### LAND DEVELOPMENT INFORMATION

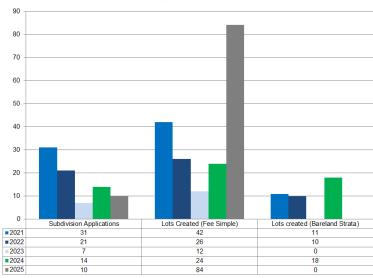
1st Quarter 5-Year Comparison Development Permits



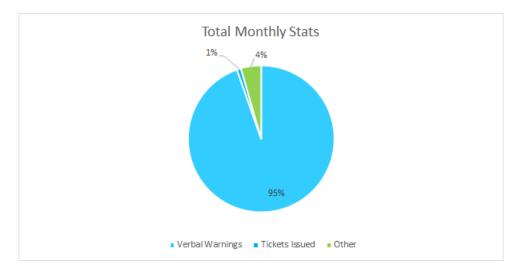


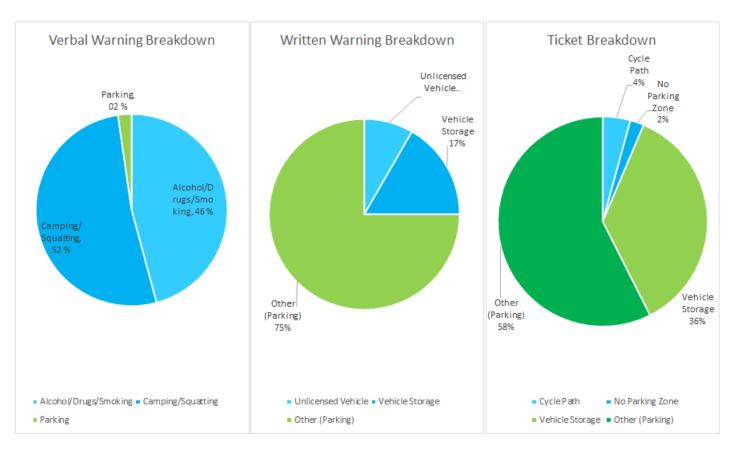


1st Quarter 5-Year Comparison Subdivision



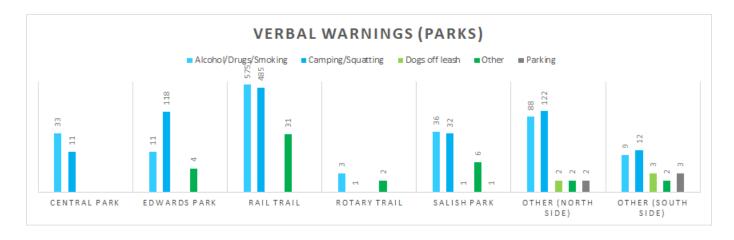
#### BYLAW BIKE PATROL INFORMATION



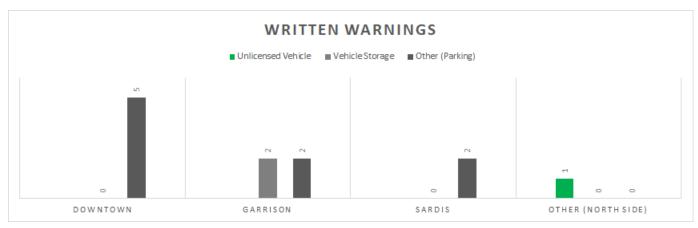




#### BYLAW BIKE PATROL INFORMATION

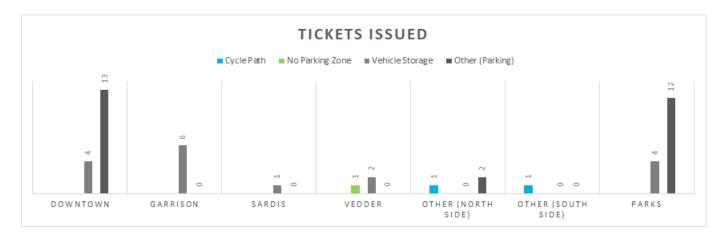


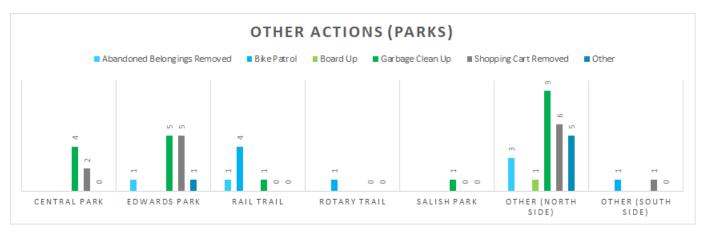


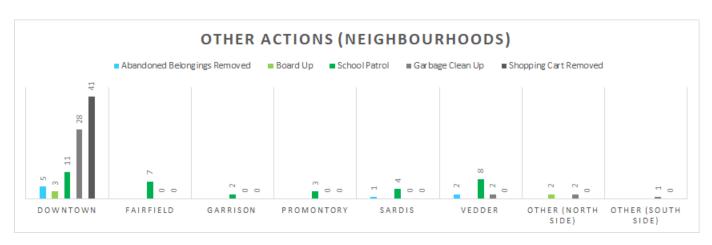




#### BYLAW BIKE PATROL INFORMATION



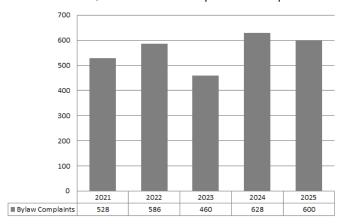




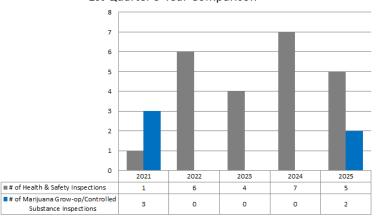


#### BYLAW ENFORCEMENT INFORMATION

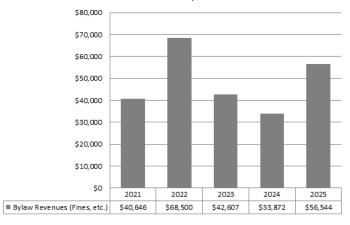
Bylaw Enforcement
1st Quarter 5-Year Comparison Complaints



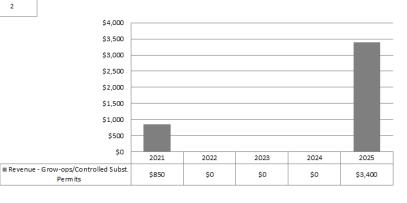
Health & Safety Enforcement Inspections 1st Quarter 5-Year Comparison



Bylaw Enforcement
1st Quarter 5-Year Comparison Revenues



Health & Safety
1st Quarter 5-Year Comparison Revenues





FIRST QUARTER REPORT, 2025



#### **COMMUNITY SAFETY PLAN**

#### **Wellness Centre**

The Wellness Centre received approximately 180-200 visits daily. They offered showers, laundry services, and maintained full utilization of all 30 shelter beds each night. The Centre continued to provide space for various resources, including income assistance and harm reduction programs. Additionally, the medical room was actively used to address medical care needs of both drop-in and shelter participants. The Centre also hosted a tax clinic, Hepatitis C clinic, ID clinic, immunization clinic and a hearing clinic.

### Chilliwack Interagency Response Team (CIRT) - Situation Table

In the first quarter, service providers presented 16 individuals with significantly elevated risks to the table for discussion. Training provided to the team strengthened the existing referral process and overall model. These improvements have directly contributed to the increase in the number of referrals, benefiting the community by enhancing support for at-risk individuals.

#### **Shop Talk**

The Shop Talk table met regularly to discuss vulnerable individuals with high risks in the community and opportunities for connections to service. A total of 41 referrals were made.

CIRT Q1		Shop Talk Q1	41
iles	16	Females	20
Generated		Males	21
Rejected	0	20's	10
Owelling	1	<b>30</b> 's	10
amily	1	40's	13
ndividuals	14	<b>50'</b> s	4
emales	3	60's	3
Males	12	<b>70's</b>	1
<20	2	Indigenous	14
20s	2	Substances	39
30s	5	Mental	39
10s	2	Health	
50+	4	Cognitive	12
		Impairment	

#### **Business Watch**

Business Watch Program supported 25 business registered with the program in quarter one completing five Crime Prevention Through Environmental Design (CPTED) evaluations, and is actively recruiting to expand the program.



#### **Block Watch**

There are currently 52 registered block areas in Chilliwack. Registration of a new area (Ryder Lake) is currently underway.

#### **Speed Watch**

Speed Watch completed a total of 21 deployments and issued 198 warning letters to motorists.

#### **City Watch**

City Watch completed 14 patrols with a focus on new Business Watch properties

#### **Crime Prevention Services**

There were three safety presentations this quarter, two CPTED reports, and scenario training for front desk volunteers. In total, volunteers contributed 827 hours in support of Crime Prevention Programs, including participation in the Home Show.

#### **Crime Free Multi Family Housing**

32 buildings remain active in this program. This quarter, there was a managers workshop, and training for two resident managers.



#### **SOCIAL DEVELOPMENT**

#### **Housing First Task Team (HFTT)**

The team met monthly this quarter to discuss housing related matters and vacancies, as well as opportunities and challenges within the community related to social issues and homelessness.

#### **Challenges:**

- Inadequate discharge planning from hospitals; individuals released without shelter or supports
- Rising number of individuals with complex needs (ex. mental health, substance use, physical health and mobility), many of whom shelters cannot accommodate
- Seniors and vehicle dwellers seeking housing but avoiding shelters
- High shelter demand with frequent turnaways; aggressive behaviours causing exclusions
- Limited complex care housing options
- Tenant disputes and difficulty filling larger units due to occupancy standards
- Increased migration to Chilliwack from under-resourced communities

#### **Opportunities:**

- New vacancies opening across multiple housing programs
- Transitions to market housing occurring across shelters and supportive housing
- Expansion of staff training (ex. coordinated access, mental health, peer support)
- Collaboration on complex care programming (ex. Phoenix Society and RAN)
- Ongoing efforts to strengthen hospital discharge processes and cross-agency collaboration

#### **Social Development Events/Meetings**

**Situation Table** — Re-training has been completed for all participants, including specialized sessions on Gender-Based Violence and Sexualized Violence.

**Regional Healthcare to Shelter and Supportive Housing** — Participated in a regional discussion with Fraser Health focused on improving transitions from healthcare to shelter and supportive housing.

**Vulnerable Populations Meeting** — Convened a meeting with service providers and Chilliwack General Hospital staff to discuss coordinated approaches for supporting individuals with complex needs both in hospital and in the community.

**Youth Evictions Seminar:** Attended a national seminar on developing human rights—based and youth-centered approaches to preventing evictions among young people.

**Community Clean-Up—**Social Development staff participated in a community clean up initiative with SARA for Women and Ann Davis Transition Society.

Chilliwack Social Research Planning Council — Staff participated in the review and evaluation of spring microgrant applications to support community-led initiatives.

**Tour of Social Service Facilities** — Staff had the opportunity to take City Councillors on a comprehensive tour of various facilities in Chilliwack. The tour included supportive housing, third stage housing, shelters, youth housing, family housing, treatment centres, outreach offices, and the food bank.



#### **REACHING HOME**

Housing, Infrastructure and Communities Canada has extended Chilliwack's Reaching Home contract to 2028. The total contract between 2024 and 2028 is for \$5,215,312.

#### 2025-2026 Reaching Home Budget:

Total Budget 2025-2026	% of Budget	Funding Amount
Admin	15%	\$192,464.00
Sub-Projects and		
Coordinated Access	85%	\$1,090,629.00
Total	100%	\$1,283,093.00

**Request for Proposals (RFPs):** Reaching Home RFPs were issued on January 29 and closed on February 19, seeking submissions for prevention and diversion initiatives and client support services.

# 2025-2026 Reaching Home Projects: Coordinated Community Outreach

Pacific Community Resources Society (PCRS) / Cyrus Centre received a contract extension for two years, ending in 2027. This project will continue to connect individuals experiencing homelessness with essential supports and services to help them move toward stability and housing.

#### **Case Management Services (Housing Hub)**

Pacific Community Resources Society received a contract extension for two years, ending in 2027. The project will continue to provide housing navigation, case management, and support services to help individuals secure and maintain stable housing.

#### **Prevention and Diversion**

This program offers emergency housing supports to those at risk of homelessness.

- Salvation Army (\$63,067) This project will provide essential services to 80-100 individuals/families experiencing or at risk of homelessness. These services include onetime assistance with rental eviction supports in the form of rental and utility arrears to ensure participants remain housed.
- Connective Support Society (\$83,566) This project will provide short and long-term housing with wraparound supports to help 180 individuals/families secure and maintain stable housing, including rental/utility arrears and emergency support for food and transportation.
- Mennonite Central Committee (\$33,000)
   This project will provide essential services to 100 individuals/families to avoid eviction by providing short-term rental assistance and to cover rental and utility arrears.

#### **Client Support Services**

This program will provide supports for basic needs (ex. Clothing, transportation, shoes), economic and social integration supports, and food security for individuals experiencing homelessness. Funding was provided to:

- Salvation Army (\$45,323) This project will support 350 individuals through the Emergency Food Intervention Program.
- Connective Support Society (\$85,562) This
  project will support 158 individuals by
  offering comprehensive supports including
  food, clothing, transportation, clinical
  treatment access, employment and
  education assistance, job readiness training,
  and social integration through recreation
  passes and community engagement tools.



#### CHILLIWACK HEALTHIER COMMUNITY

#### **Regular CHC Partner and Task Team Meetings**

CHC partners met twice during the first quarter as part of the bi-monthly schedule. Chaired by the Mayor, these hybrid meetings supported both inperson and virtual participation.

Meetings provided space for task team and working group representatives to report on successes, challenges, and opportunities. Partners also brought forward emerging issues to support timely, relevant discussion. These sessions continue to strengthen collaboration and support CHC's work.

The CHC Coordinator remained actively engaged with task teams, working groups, and committees to guide progress and ensure alignment with the Strategic Plan.

#### **First Quarter Highlights**

### New Partner: Chilliwack Youth Health Centre (CYHC)

CHC was pleased to welcome CYHC to the partnership. Their commitment to accessible, youth-centered health and wellness is a valuable addition, closely aligned with CHC's Guiding Principles. We look forward to their contributions to community well-being.

# Substance Use Continuum of Care (SUCC) Working Group Reconvenes

Following a pause in early 2024, the working group reconvened in February with the addition of a few new key members. The group reviewed past work, explored current initiatives, and identified opportunities for renewed engagement—beginning with support for the April Information and Networking Event.

### Sexuality and Gender Equity (SAGE) Internal Scan Survey

To further strengthen inclusive practices across CHC partners, the SAGE Community Collaborative launched an internal survey on sexuality and gender equity. Open throughout the first quarter, the survey closed on April 8 and invites partners to share needs, challenges, and practices related to supporting 2SLGBTQIA+ individuals.

Results will help SAGE identify future priorities and guide efforts to better support partners in creating equitable, inclusive environments.

#### **Chilliwack Food Council Strategic Planning**

The Chilliwack Food Council (CFC) held its first quarter strategic planning meeting, focusing on current priorities and opportunities to strengthen food security efforts identified in the CFC Strategic Plan and the Chilliwack Poverty Reduction Plan.

#### **Increased Online Presence**

CHC was recently added to the Pathways Community Service Directory, an online platform that connects individuals to local health and social services. This expanded presence offers another valuable channel for connecting with the community and strengthening regional collaboration.



#### CHILLIWACK HEALTHIER COMMUNITY

### **Chilliwack Healthier Community and Chilliwack Youth Committee Weekly Mailout**

The weekly Friday mailout connects nearly 900 email subscribers with community events, funding opportunities, training, and job postings. Each edition includes about 10 updates to keep partners informed.

Additionally, the mailout is available on the CHC website. Community feedback continues to highlight its value as a key tool for staying connected to local opportunities.

# Information and Networking Events (INE): Poverty Reduction Plan Engagement Session

On February 25, 2025, 46 service providers gathered at the Chilliwack Cultural Centre for a Poverty Reduction Plan (PRP) Implementation Session focused on advancing the Plan. Using the Six Thinking Hats model, participants engaged in facilitated discussions at themed tables to explore challenges, generate ideas, and identify opportunities. The Poverty Reduction Task Team (PRTT) is now reviewing the input to determine tangible next steps.



#### **Event Planning in Progress**

Two upcoming Information and Networking Events (INEs) began development during the first quarter:

- The Substance Continuum of Care Working Group is coordinating the April 22 INE, focusing on health supports for substance use and featuring a panel discussion with a Q&A.
- The Opening Doors Task Team is preparing the June 24 INE on Community Collaboration and Missing and Murdered Indigenous Women and Girls (MMIWG) Relationships.

Both events will be featured in the next quarterly report.