

Municipal Development



Planning and Strategic Initiatives
Building, Land Development and Bylaw Enforcement

First Quarter Report, 2020



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Planning & Strategic Initiatives

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Municipal Development



Economy and Housing Starts

As Central 1 reports, a short recession is coming to the global economy and Canada due to COVID-19 with GDP dropping from -2.7% in the first quarter to -27.2% in the second quarter. All sectors are impacted, particularly those with more public exposure. Small business confidence fell significantly and the decline in employment is unprecedented. The economic downfall is temporary. The fourth quarter is anticipated to mark an upswing in growth and expected to continue into 2021.

Similarly, the housing market is on pause with the situation also being temporary. Given prospective buyers' physical distancing and concerns about the economy and limited downward pressure on mortgage rates due to stress tests and increased credit risks, buyers and sellers are stepping away from the market. A recovery in the housing market as the pandemic fades is anticipated due to low interest rates, rising population, an expected return to a tighter labour market, and pent up demand.

In BC, housing starts and sales were low in January; a slump that should be treated largely as a one-off given a strong end to a record 2019, and clear effects of weather conditions on buyers staying at home. In February, urban-area starts fell to an annualized rate of 30,750 units from a pace of 38,500 units. Single-detached housing starts edged higher, with the decline due to fewer multi-unit starts.

Chilliwack is experiencing a slow housing market for the first quarter for housing starts but not for sales, and apartment units are trending down; likely not a long-term trend. For the first quarter, total new housing starts were at 149, down from 210 units during the same period in 2019. In keeping with the provincial trend, the decline is due to lower apartment starts as single-detached and townhouses maintain 2019 levels. A 55-unit apartment building in Garrison accounts for the total apartment units in the City to date for 2020.

Sales in Chilliwack are on the rise in the first quarter this year compared to the first quarter in 2019, with sales up 330 units from 231. For the month of March, home sales are up 27.8% compared to the same month last year; new listings, however, are down 10.2%, and the average price is up 6.3%. Single-detached and townhouse sales increased 56% and 14.7%, and apartment units decreased 17.2%. In comparison, in the Fraser Valley Real Estate Board area, sales for March 2020 increased 18% compared to the same month in 2019; new listings decreased 7% and single detached sales were up 2.6%, townhouses 1.3% and apartments 1.2%.

Similar to the rest of the province, a recovery in the housing market will likely be the case for Chilliwack as COVID-19 slows, albeit a much slower year can be expected for 2020. New apartment unit starts should pick up given limited land availability and trend towards multi-family, particularly apartments. However, the trend is dependent on housing development on adjacent First Nation lands, where a significant number of mixed housing types for non-First Nations are anticipated over the next few years. A preliminary review of DCC records for the first quarter show only two new single-detached dwellings, however, based on recent upward trends of non-First Nation housing on First Nation land, more units on First Nation lands are expected by the end of the year.



Sources: Fraser Valley Real Estate Board, Chilliwack and District Real Estate Board, Central 1 reports and City of Chilliwack Building Permit and Development Cost Charge data.

Chilliwack Housing Needs Report

In response to new 2019 legislation, communities across BC are required to prepare a Housing Needs Report aimed at helping the province better understand housing needs. Chilliwack's Housing Needs Report, launched in October, will identify current and future housing needs in our community over the next five years or more, focusing on affordability and demand for all housing types, including government-assisted and market housing. In the fall of 2019, staff worked with project consultant Urban Matters, on a literary review and data collection and preparing for community and stakeholder engagement. An online survey was posted in January and paper surveys were made available at seven different public facilities



across the City with approximately 470 responses. One-on-one interviews with stakeholders were conducted by staff and the consultants in February and March. Information from these engagement activities has been compiled, together with data analysis, and growth projections to form the basis for the draft report. Further work will entail a look at the impact of COVID-19 on housing, additional focus group discussion, and staff capacity building workshops. The deadline for completion of this project, funded by the Union of BC Municipalities, is July 2020.

Intermunicipal Business Licence—Ride Hailing

On December 12, 2019, the Mayors' Council on Regional Transportation directed TransLink to facilitate an expedited Intermunicipal Business Licence (IMBL) for ride hailing within Region 1 municipalities. Region 1 municipalities (including Chilliwack) formed an IMBL Working Group and met weekly to develop an IMBL for ride hailing and establish:



- Licencing authority
- Licence fee and structure
- Licence conditions
- Licence fee revenue sharing among participating municipalities

On April 7, Council adopted an IMBL for ride hailing to support the regional rollout of the industry as companies will be able to operate in participating municipalities with only one business licence. The City of Vancouver will be the licensing authority for the IMBL which means that ride hailing companies will need to purchase the licence from the City of Vancouver. The licence will allow companies to operate in all participating Region 1 municipalities. The City of Vancouver is well positioned for this role and has developed infrastructure to support tracking and issuing business licences.

The IMBL for ride-hailing supports the City of Chilliwack's commitment to reducing red tape and providing streamlined processes to create a positive business environment.

Homelessness Action Plan Update

City staff continue to work with local and provincial organizations to support the implementation and development of additional housing, addiction services, and mental health supports for our vulnerable population. Throughout this quarter, conversations have been ongoing around the procurement and development of a permanent shelter and housing location, complete with various ancillary services to replace the temporary Portal Emergency Shelter and Navigation Centre; additional work is being done to increase housing options for youth, women and children, and people who are homeless and live with a variety of complex needs.



To help manage the impacts of newly opened housing developments, City staff have continued to engage in the various Community Advisory Committees (CAC), hosted by housing operators, to include community members, with support from BC Housing. CAC meetings take place monthly and are a platform to share successes and challenges around shelters and housing developments in order to reduce impacts on the community, while looking for opportunities to develop healthy relationships with neighbours to facilitate timely responses to situations as they arise.

The Integrated Community Safety Task Force met monthly until March to continue its work developing a Community Safety and Well-Being (CSWB) Plan, but due to COVID-19 has postponed in-person meetings. Staff have continued developing a draft plan and recommendations for the Task Force to consider.

In February, the City was notified that they have received grant funding from the Community Action Initiative (CAI) to facilitate community initiatives around substance use, stigma, and the development of a peer employment program. The Community Action Initiative provides grant and training opportunities for community-based organizations across BC to develop and deliver innovative projects that respond to the needs of individuals and families experiencing mental health and/or substance use challenges. This project is expected to begin in late spring.

As is the case with many organizations, City roles and responsibilities have been reconfigured to address the ongoing COVID-19 pandemic. These changes include health directives for gatherings, physical distancing, and a variety of other measures to reduce the spread of COVID-19. City staff continue to engage internal and community stakeholders through a variety of virtual methods to ensure work continues to move forward and that needs specific to the current health crisis are addressed, including working with BC Housing, Fraser Health and our local non-profits to set up an emergency response centre for people experiencing homelessness and exhibiting symptoms of illness, to provide testing and isolation in accordance with provincial health guidelines, and support individual and community safety.

Sardis Neighbourhood Plan

Following extensive community engagement last fall, City staff and consultants are in the process of developing a draft land use plan and supportive policy taking into account public feedback and Official Community Plan objectives. The draft plan is scheduled to be complete by late spring. Plans for public engagement, and the date for final plan completion are yet to be determined, given the effects of COVID-19 and physical distancing requirements.

Chilliwack Healthier Community

January: Throughout the month, CHC continued to plan upcoming annual events and collaborations, addressing issues including poverty reduction, addiction, volunteerism, and cultural awareness.

February: On February 20, CHC hosted a fully attended BCTF-facilitated Blanket Exercise on cultural awareness and safety. CHC also hosted “Healthier Workplaces Lunch and Learn Facilitator Training”, taught by William Klaassen, which included seven experienced facilitators from local organizations who were equipped to deliver this workshop to employees of their organizations. The February 28 Information and Networking Breakfast focused on “Poverty Reduction Game Changers,” provided by the Tamarack Institute, highlighting work being done in Chilliwack to address poverty, including financial literacy by the Financial Consumer Agency of Canada.

March: CHC stakeholders continued work on Project Impact, conducting interviews with partners, and collating themes and findings to support the development of a final report that will demonstrate the impact of CHC on partners, service delivery, and social issues in the community.

In mid-March, as a response to COVID-19, CHC made the difficult decision to postpone or reconfigure its upcoming projects, events, and initiatives and focus on supporting priority needs for people and organizations as they move through the current health crisis: supporting seniors, mental health/wellness, and various other capacity building initiatives for people who are struggling to get their basic needs met. CHC has re-purposed several task teams to support these efforts, and meetings are taking place through virtual meeting platforms.



Child Care Space Creation Action Plan

In March, City Council received the “Chilliwack Child Care Needs Assessment and Strategy 2019-2029”: a plan developed in partnership with community stakeholders to address the shortage of accessible, high quality, affordable child care in Chilliwack. The plan identifies the various types of child care needs in the community, an inventory of existing child care spaces and their attributes, child care space creation targets over the next ten years, and the actions that can be taken by various stakeholders to meet those targets.

The four strategic directions included within the plan are:

1. Identify Opportunities for Advocacy, Partnerships and Collaboration Related to City Child Care Systems
2. Support the Creation of Additional Child Care Spaces
3. Improve Access for all Families to ‘Child-Centric’ Child Care throughout the City
4. Establish a Child Care Monitoring, Reporting and Information Framework

Within the plan, each strategic direction is accompanied by a list of possible actions to be taken, the various stakeholders to be involved in each action, and a projected timeline for completion of the specific action. The Chilliwack Child & Youth Committee will play a significant role in the implementation of this plan.

Some initiatives in which the City will take a role are:

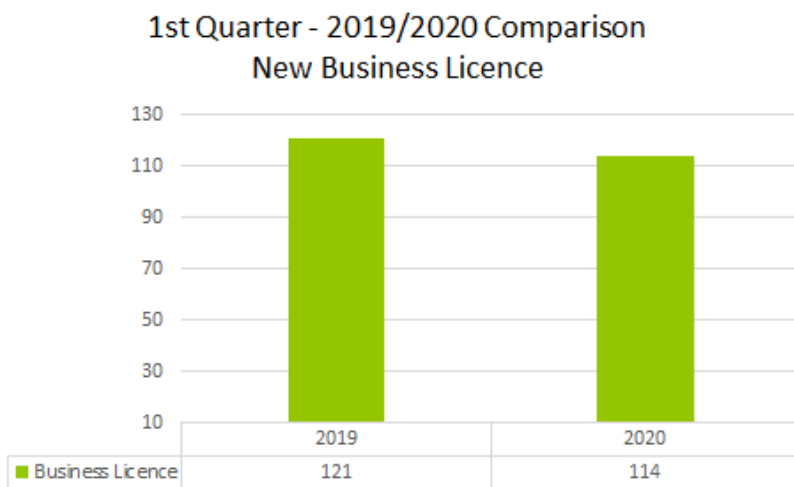
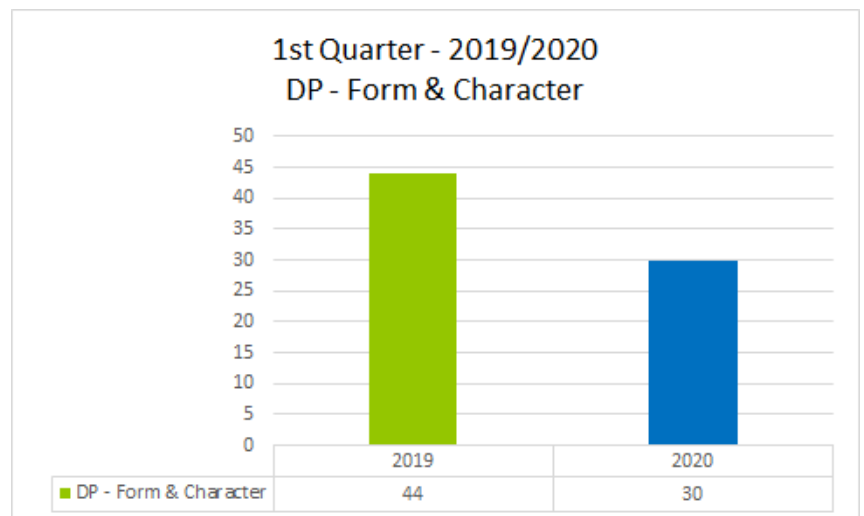
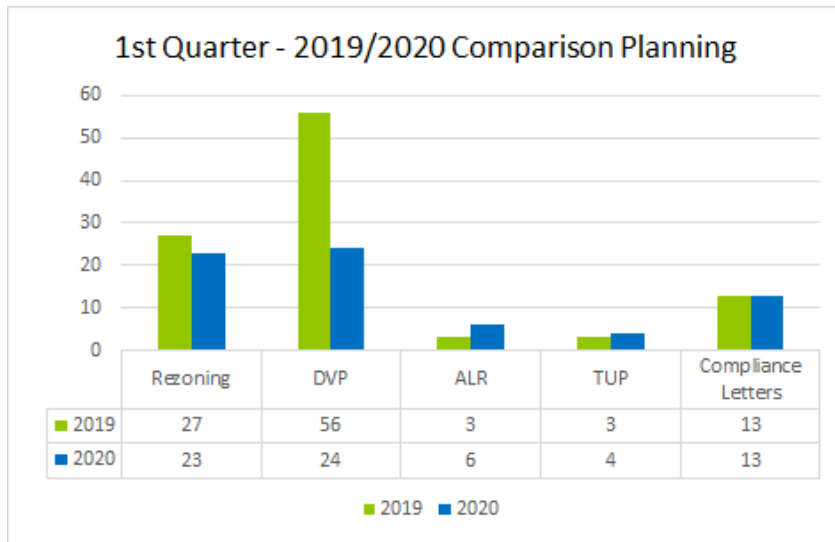
- Work in partnership with local organizations to promote access to child care resources and information, and advocate to higher levels of government to increase wages for child care workers and increase educational and/or training opportunities.
- Review the Official Community Plan and other City Bylaws and policies to ensure that they support the creation of new child care spaces as part of future land use decisions related to community growth, multi-family housing development, child health and economic development.
- Explore criteria for allowing larger child care centres in residential neighbourhoods and consider development of a zone to support this as a potential permitted use in selected residential, commercial and institutional zones.
- Hosting, in conjunction with Fraser Health Community Care Facilities Licensing, a child care information session for those interested in operating a family daycare or in-home multi-age care operation.

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2018														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	1st Quarter Totals	2018 YTD Totals
Rezoning	15	21	14										50	50
DVP	11	15	13										39	39
DP - Form & Character	12	7	10										29	29
ALR	1	1	1										3	3
TUP	1	1	2										4	4
Compliance Letters	6	1	0										7	7
New Business Licences	71	43	41										155	155

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2019														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	1st Quarter Totals	2019 YTD Totals
Rezoning	10	15	2										27	27
DVP	33	12	11										56	56
DP - Form & Character	4	31	9										44	44
ALR	1	0	2										3	3
TUP	1	1	1										3	3
Compliance Letters	3	8	2										13	13
New Business Licences	39	39	43										121	121

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2020														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	1st Quarter Totals	2020 YTD Totals
Rezoning	5	11	7										23	23
DVP	7	5	12										24	24
DP - Form & Character	14	8	8										30	30
ALR	0	3	3										6	6
TUP	2	0	2										4	4
Compliance Letters	7	5	1										13	13
New Business Licences	29	44	41										114	114



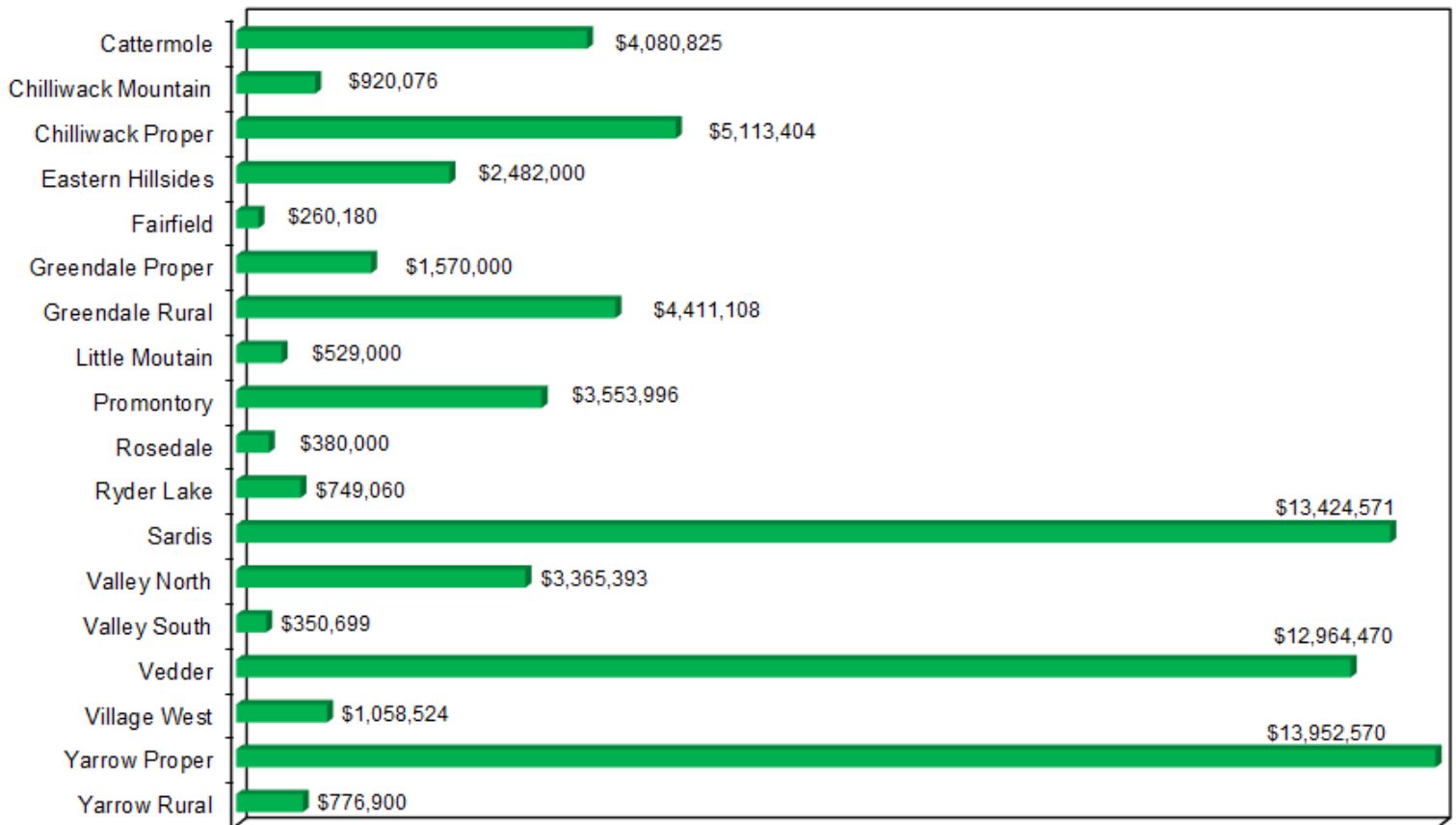


1ST QUARTER 2020						
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Fairfield	1	2				2
Little Mountain						
Chilliwick Proper	7	5	9		3	73
Chilliwick Mountain						3
Cattermole						
Village West		1	2		1	11
Sardis	8	7	11			26
Vedder	3	2	4			26
Greendale						
Greendale Area	2		1	2		5
Yarrow	1	2	1			6
Promontory						21
Ryder Lake						1
Eastern Hillsides		3	1			6
Rosedale						
Valley North		1	1	3		5
Valley South	1	1		1		
OCP/Text Amendments						
Non Resident Businesses						29
TOTAL APPLICATIONS	23	24	30	6	4	214

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

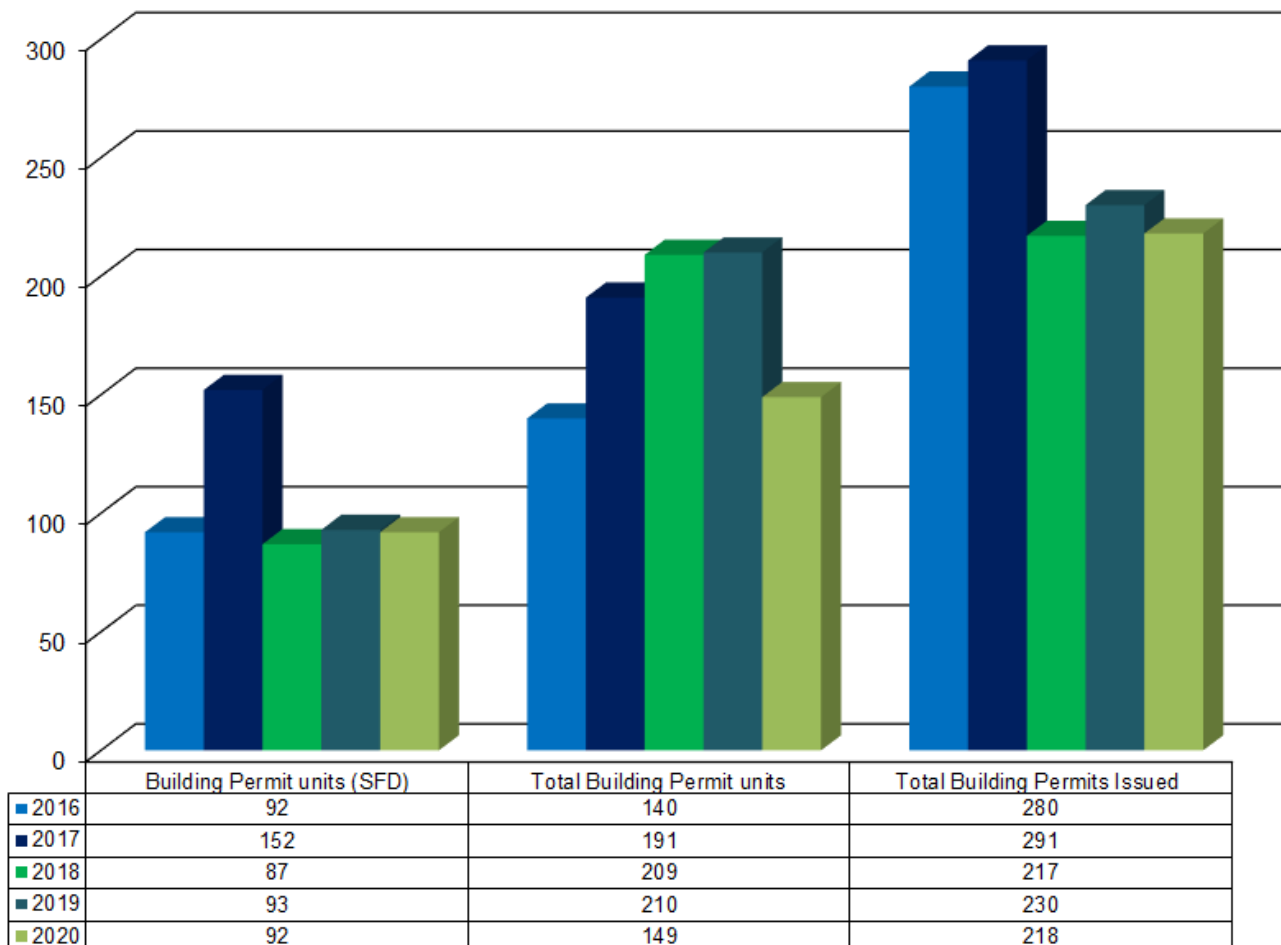
2020 BUILDING PERMITS - 1ST QUARTER

1ST QUARTER 2020

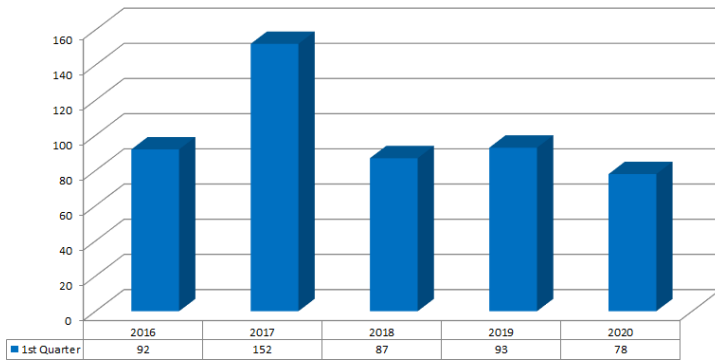




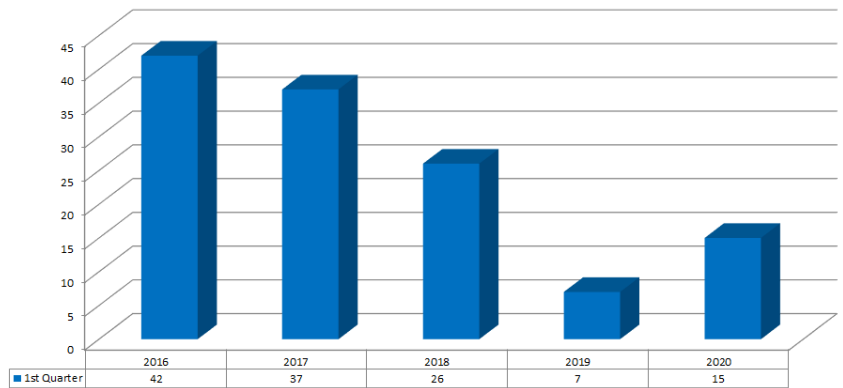
**1st Quarter 5-Year Comparison
Building Permits**



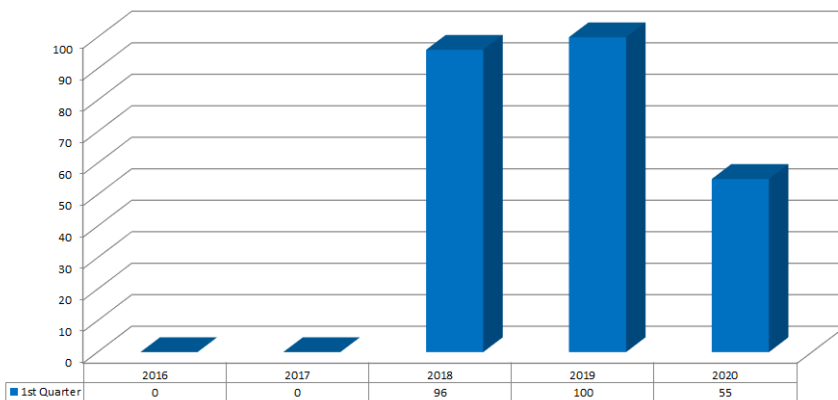
**Single Family
1st Quarter 5-year Comparison**



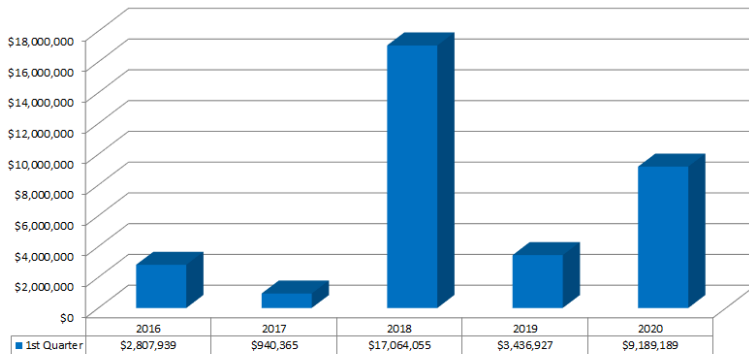
**Townhouses
1st Quarter 5-Year Comparison**



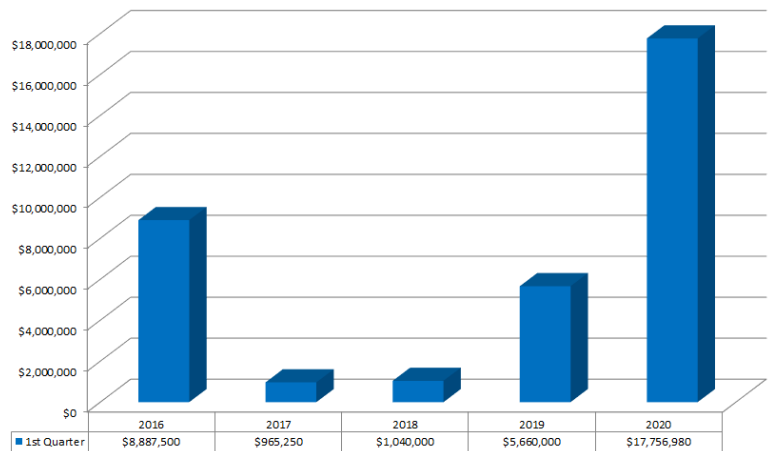
**Multi-Family Apartments
1st Quarter 5-Year Comparison**



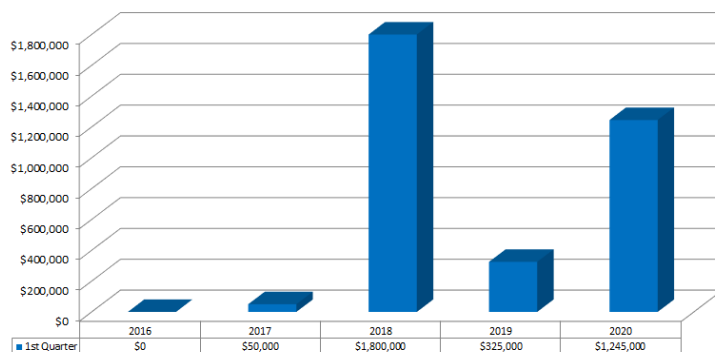
Commercial
1st Quarter 5-Year Comparison



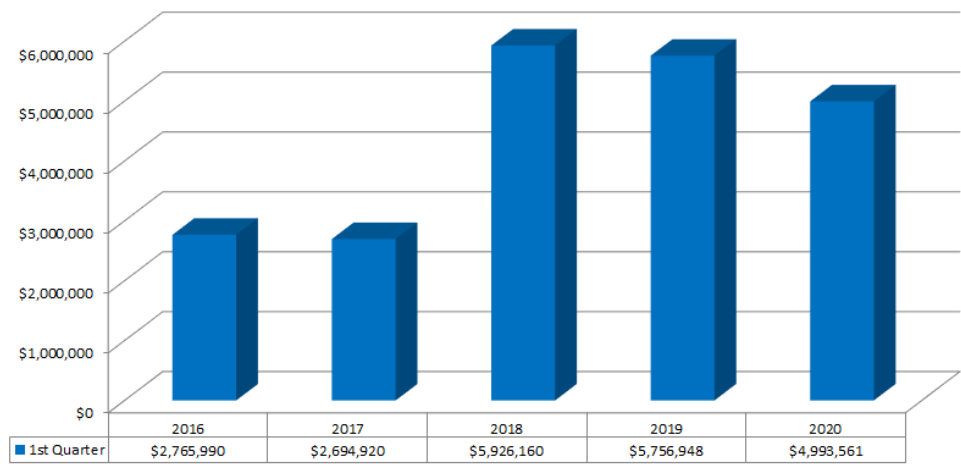
Industrial
1st Quarter 5-Year Comparison



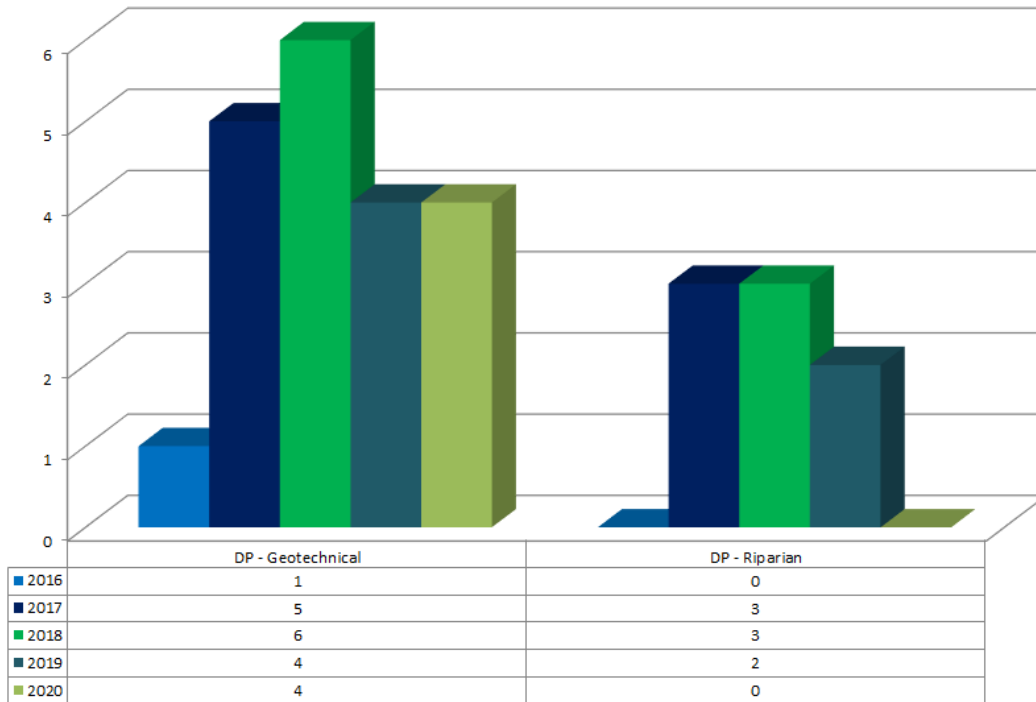
Institutional
1st Quarter 5-Year Comparison



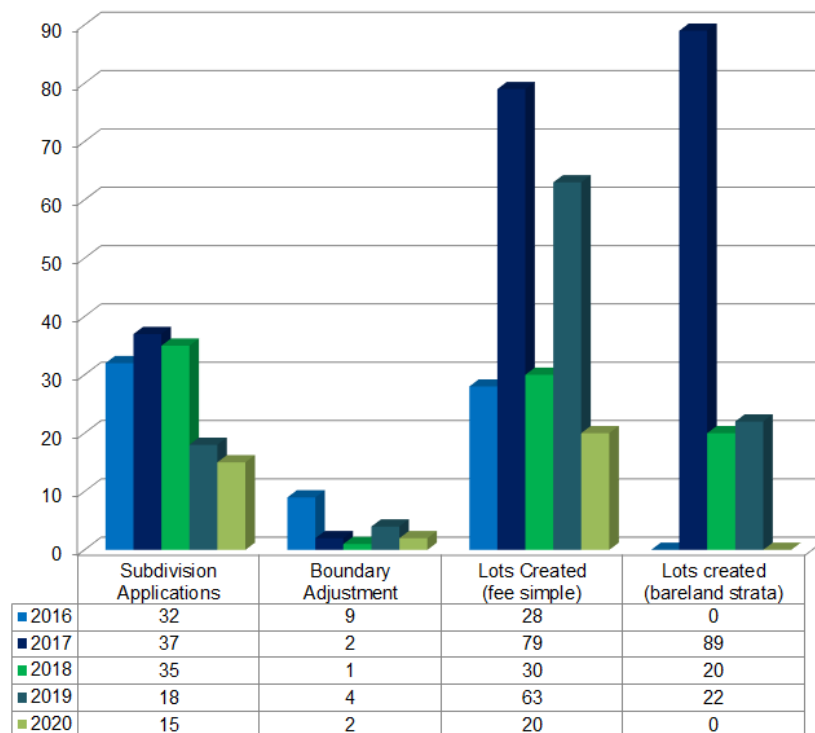
Agricultural
1st Quarter 5-Year Comparison



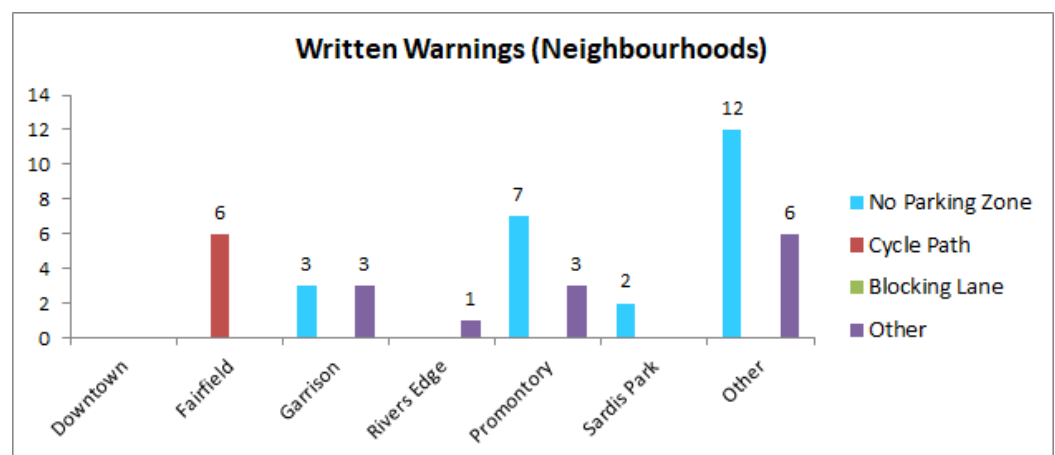
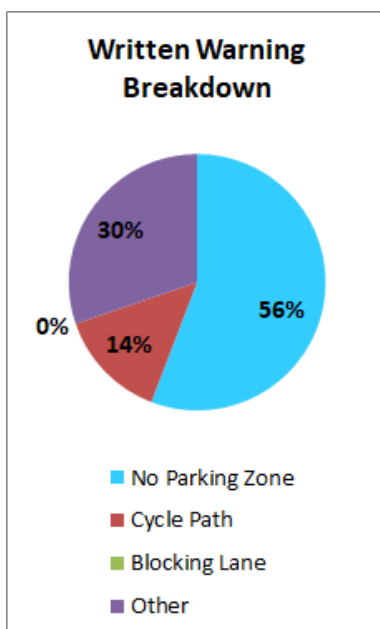
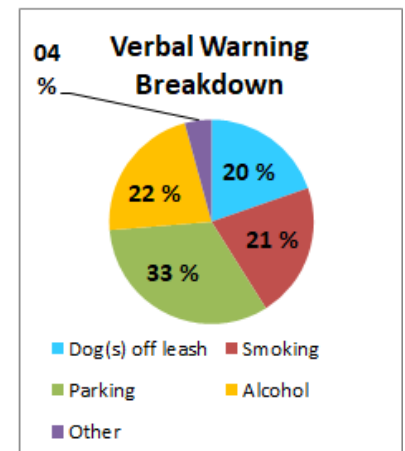
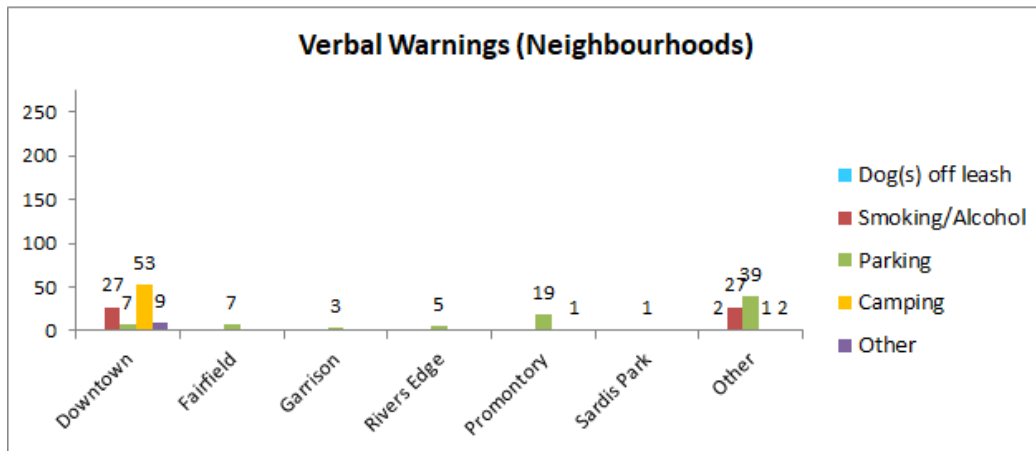
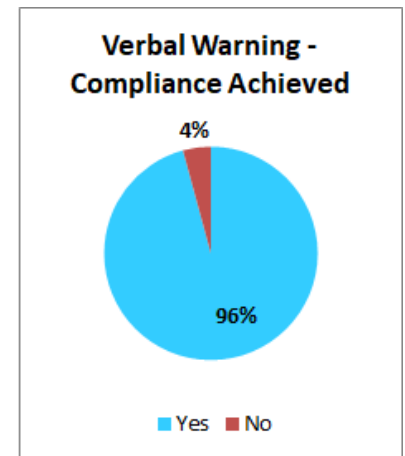
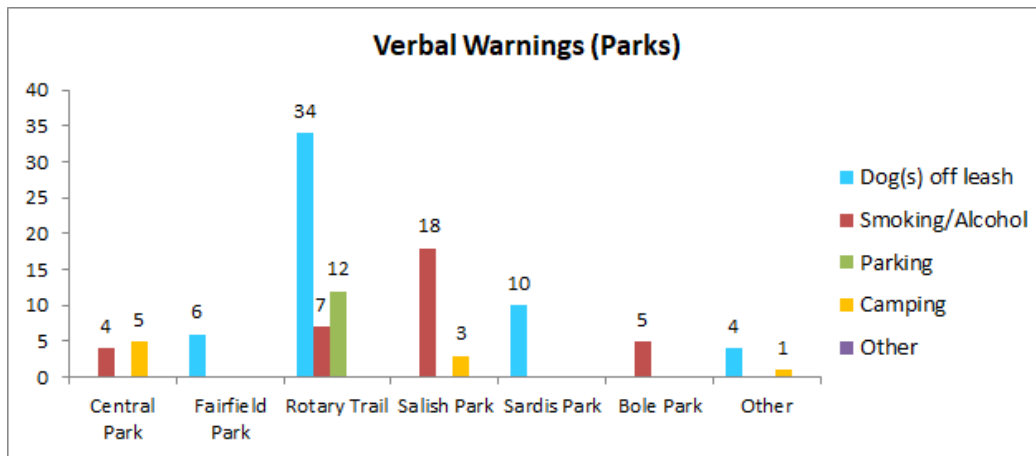
1st Quarter 5-Year Comparison Development Permits

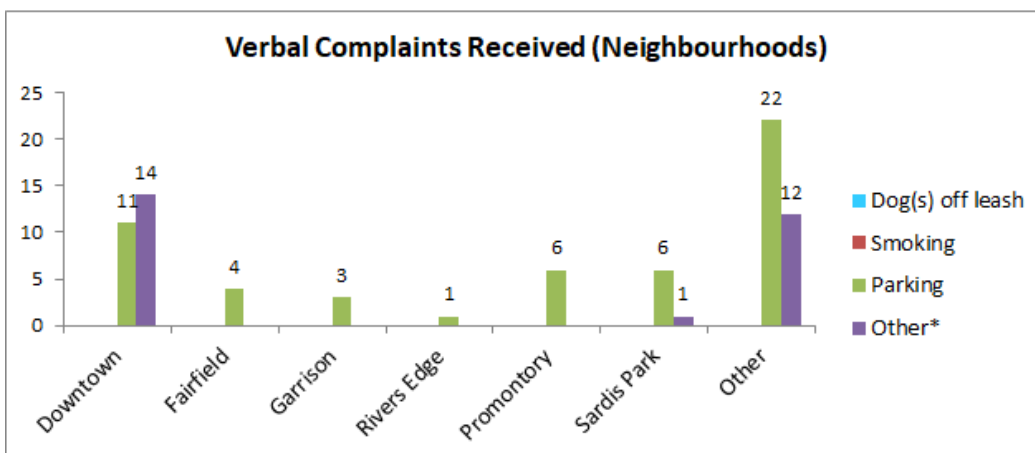
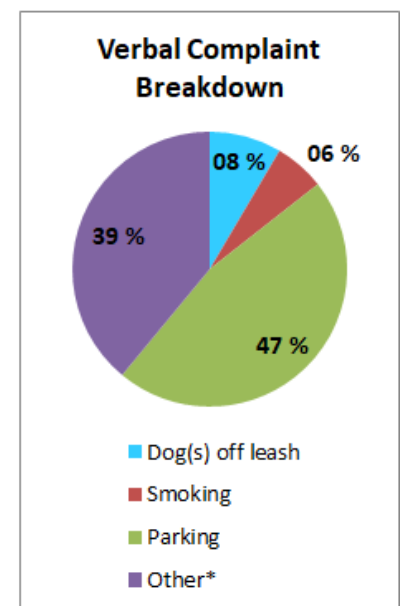
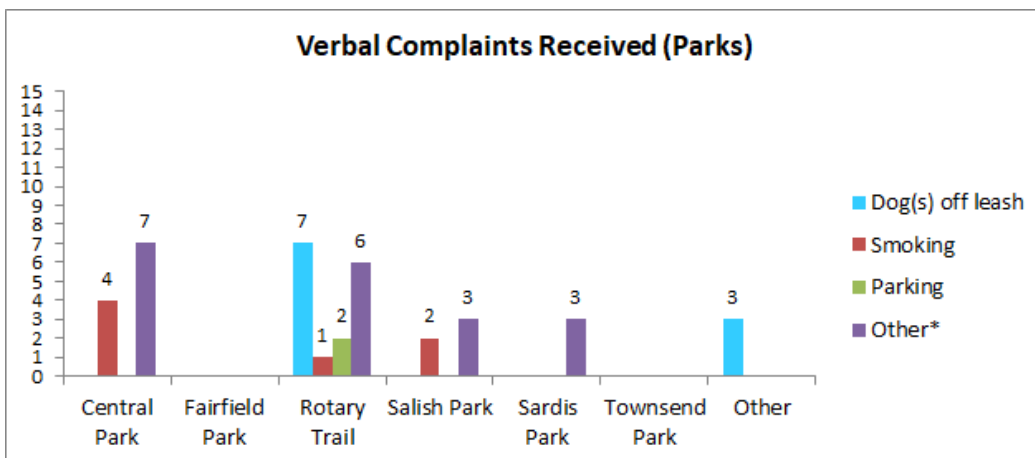
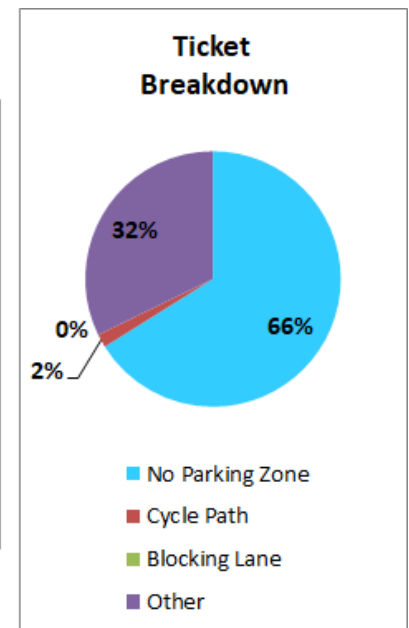
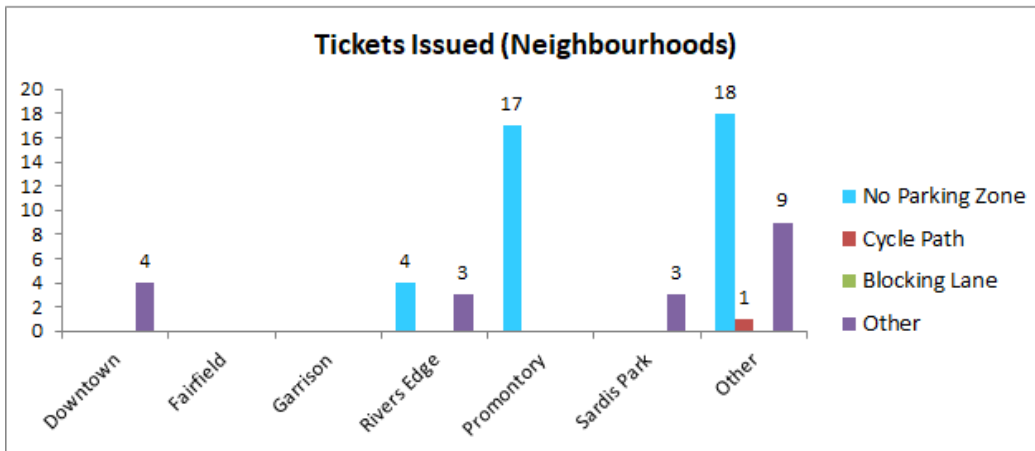


1st Quarter 5-Year Comparison Subdivision



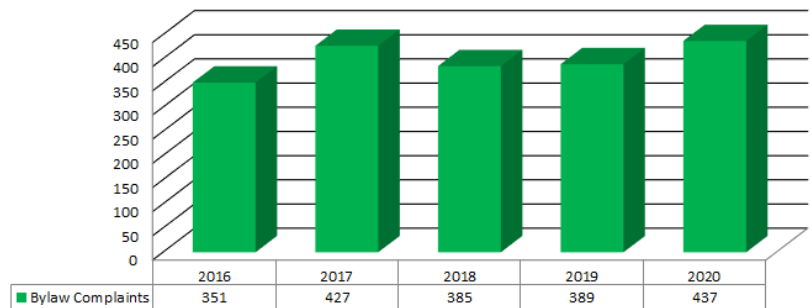
Bike Patrol Update



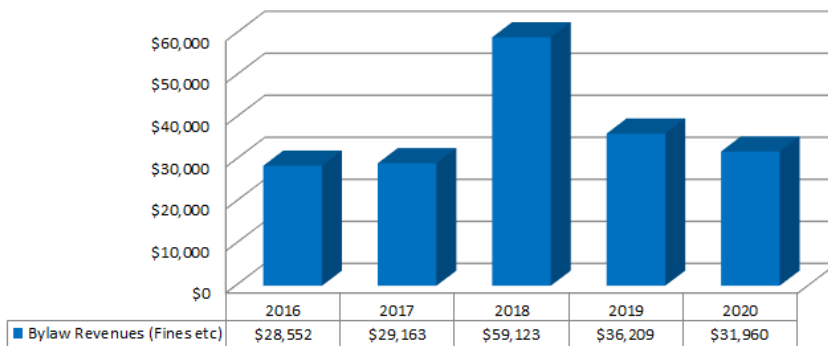


* "Other" includes complaints such as homeless camps, drinking in public, unsightly properties, and any other bylaw infractions.

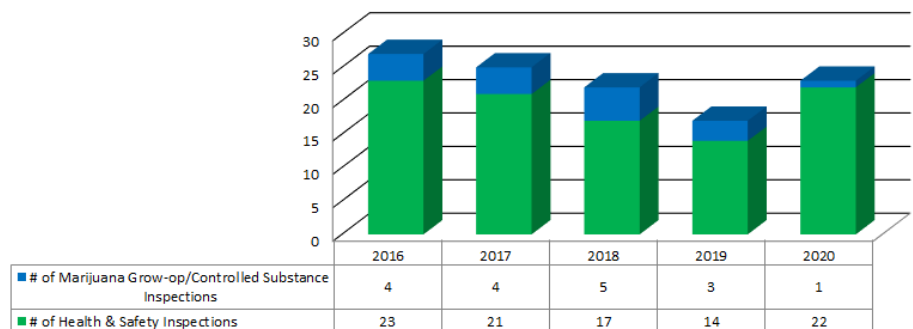
**Bylaw Enforcement
1st Quarter 5-Year Comparison Complaints**



**Bylaw Enforcement
1st Quarter 5-Year Comparison Revenues**



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



**Health & Safety
1st Quarter 5-Year Comparison Revenues**

