

# Municipal Development



*Planning and Strategic Initiatives*

*Building, Land Development and Bylaw Enforcement*

Second Quarter Report, 2019



Municipal Development Organization .....	3
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## Planning & Strategic Initiatives

Planning Projects and News .....	4
Development Applications Summary.....	8
Comparisons - Planning, Business Licences, Development Permits .....	9
Summary by Neighbourhood - Planning, Business Licences, Development Permits .....	10

## Building Department

Second Quarter .....	11
Neighbourhood .....	12
Building Permits .....	13
Single Family 5 Year Comparison .....	14
Townhouse 5 Year Comparison.....	14
Commercial 5 Year Comparison .....	14
Industrial 5 Year Comparison .....	15
Institutional 5 Year Comparison .....	15
Agricultural 5 Year Comparison.....	15

## Land Development

Development Permits 5 Year Comparison .....	16
Subdivision 5 Year Comparison .....	16

## Regulatory Bylaw Enforcement

2019 Bike Patrol .....	17
General Bylaw Enforcement 5 Year Comparison .....	19
Health & Safety 5 Year Comparison .....	19

# Municipal Development



### Economy and Housing Starts

According to BMO economists, BC's real GDP year over year percentage change is forecasted to increase by 1.8% in 2019 and 2.2% in 2020. Central 1 Credit refers to the buildout of gas plants in Northeast BC as a main driver in the economic growth of the province. In contrast, the projected real GDP year over year percentage change for Canada is 1.4% and 1.6% in 2019 and 2020 respectively, indicating strong economic growth for BC in relation to the rest of the country.



The overall housing market slowdown has continued into the second quarter of 2019 with units sold in Chilliwack decreasing from 361 and 324 in April and May 2018 to 280 and 273, respectively, in 2019. This trend is consistent with the provincial and national trend for housing sales. As housing sales slow and prices decrease the market conditions are continuing to favour buyers. Furthermore, housing inventory is increasing as sales levels decline to the lowest seen since 2008/09. According to Central 1 Credit, the most significant contributing factors to the decline in housing sales are the combination of federal mortgage stress tests and various provincial and municipal tax measures (e.g. the City of Vancouver's Vacancy Tax Bylaw).

Housing starts within BC, and Chilliwack specifically, have been surprisingly strong to start 2019 in spite of the housing market slowdown. Based on information presented by Central 1 Credit, it is anticipated that housing starts will decline sharply over the second half of 2019 as builders re-assess market conditions in light of the policy-led downturn in resale transactions and rising inventories. In Chilliwack, the main driver in building permits for both April and May was the construction of multi-family apartment developments. The total number of building permit applications received by the City in both April and May has decreased; however, due to multi-family construction, the total number of units to be constructed has increased. The shift of housing starts away from single detached dwellings in favour of multi-family developments is represented in both the Chilliwack housing market and the province as a whole. The overall revenues received from building permits to date in 2019 are approximately \$2 million less than the same period in 2018, indicating the Chilliwack development community may be adjusting to accommodate the current market slowdown.

The BC economy for 2019 is anticipated to be characterized by a strong employment rate with an unemployment rate of approximately 4.5%, the lowest in the country. Due to a significantly constrained labour market, BC is also expected to see increased wages as a result of competition amongst employers for skilled workers. The agricultural sector set a record high in farm receipts in 2018, led by crop receipts which increased by 7.2 percent. A key driver of this increase is the burgeoning medicinal and recreational cannabis sector which saw total receipts jump 177 percent. These gains in the agricultural sector are expected to continue into 2019 with the Transpacific Partnership and curtailment of tariffs fueling increased export demand for agricultural products (Central 1 Credit).

### Sardis Neighbourhood Plan

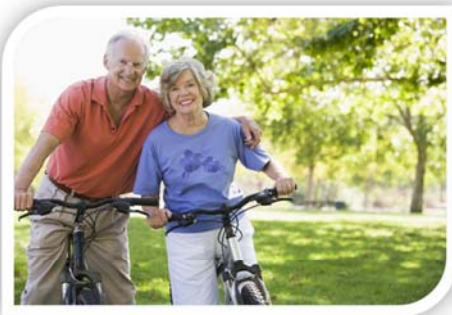
In June, the City awarded the contract for development of the Sardis Neighbourhood Plan to Urban Systems Ltd. Start-up meetings scheduled for July will include a review of the project scope, identification of key issues and opportunities and the development of a community engagement strategy to ensure broad and meaningful input is sought from residents. A project webpage has been created, and public engagement is anticipated to begin in the fall of this year with the plan to be complete by Fall 2020.



## Housing Needs of Aging Adults

The public engagement component of the seniors' housing study that included focus group discussions, interviews with relevant stakeholders, a community meeting during which staff spoke with over 100 people from the community and an online survey completed by 263 people, was conducted between February and May of this year. The preliminary findings from the engagement process indicate the most significant concerns regarding seniors' housing are affordability and lack of sufficient supply. It was also noted by residents that Chilliwack, as a community, is welcoming to seniors and has numerous facilities which provide helpful programs and services targeting seniors.

Currently, an in-depth review of available data is being conducted which will be included within the final report and supplemented by a comprehensive review of the information learned through the public engagement process. The analysis will include key topics such as quantifying the number of housing units by type, an affordability analysis based on tenure type, population and income projections, and an analysis of the main challenges seniors face relating to housing. The study is on track to be completed this fall.



## Let's Talk Child Care in Chilliwack: Child Care Space Creation Action Plan

The City was awarded a \$25,000 grant from the Union of BC Municipalities to complete a Child Care Space Creation Action Plan. The plan will create an inventory of existing child care spaces, collect information regarding child care needs in the community, set goals for the creation of additional child care spaces over the next 10 years and identify actions which can be taken by the various stakeholders to meet these goals. Public engagement activities are planned during the summer, including booths at the Stó:lō Service Agency Children's Festival and Party in the Park. The intention of these booths is to gather information from both parents and children to gain a complete vision of the status of child care in Chilliwack and the challenges that people face in obtaining quality, affordable child care.

The plan is anticipated to be complete by early 2020.

### Let's Talk Child Care IN CHILLIWACK

The City of Chilliwack would like to hear from families about topics related to child care.

Check out the online survey and watch for upcoming community engagement opportunities in the Fall.

Please visit:  
[chilliwack.com/letstalkchildcare](http://chilliwack.com/letstalkchildcare)  
 The survey will be available until Tuesday, October 1, 2019

Your feedback will help the City complete the Chilliwack Child Care Action Plan and address the growing need for child care spaces in our community.

Funding provided by the government of British Columbia and administered by the Union of BC Municipalities.

Questions and comments email:  
[planning@chilliwack.com](mailto:planning@chilliwack.com)

### Homelessness Action Plan Update

The Homelessness Action Plan, adopted by Council in 2016, continues to be the platform for many initiatives to address homelessness, mental health, and substance use in Chilliwack. The Plan was developed in collaboration with community, housing, social services, health and public safety, and has been used to advocate for increased resources from senior levels of government. The Plan highlights priority needs for Chilliwack and the role of City and other stakeholders to meet the objectives within. This has resulted in funding from the Province in priority areas, such as 213 units of affordable and supportive housing in 2019; increased funding for outreach and rent subsidies from Provincial and Federal Governments; increased collaboration on project proposals; and collaboration to address public safety through prevention efforts.



May 10 was the ribbon cutting and grand opening for Ruth and Naomi's Family Place. The Family Place is a centre funded by the Federal and Provincial Governments as affordable housing and has 36 units for individuals or couples with children, and an additional nine female recovery beds. Ruth and Naomi's secured additional funds to provide a variety of services for the residents of the centre to help develop skills and experiences towards healthy family systems. The site is also utilized to provide health care services to people experiencing homelessness in the community through a variety of local partnerships.

The first of two modular housing developments opened its doors in June. The development, funded by the Province and the City, and operated by RainCity Housing, welcomed 46 tenants experiencing homelessness, mental health and substance use concerns. The development is funded for 24/7 staff, life skills support, safety precautions and includes some meals. The second modular housing development is funded and operated the same as the first, and is scheduled to open in November.

The City continues to work with the Province and local stakeholders to assess and address challenges around appropriate and affordable housing for vulnerable populations. In April, City provided funds as an annual contribution to Pacific Community Resources Society (PCRS) towards operation of the Housing Hub. The funds are intended to be temporary funding, for up to three years, until sustainable funding is procured from senior levels of government. The Housing Hub is a made-in-Chilliwack Scattered Site Supportive Housing Program. The program works with landlords and tenants to help house vulnerable people and provide applicable supports in order to maintain housing and increase wellness towards independence.

City staff continue to work with local stakeholders to address community safety and wellbeing with the facilitation of the Chilliwack Interagency Response Team (CIRT), Situation Table. The Table has helped to quickly connect 27 individuals and families who are experiencing situations of elevated risk to appropriate resources. The Table works to help individuals connect with services in order to reduce negative outcomes and prevent further harm to themselves and community. The Table is part of a greater response that is unfolding to address community safety and wellbeing in Chilliwack.

### Chilliwack Healthier Community (CHC)



**April:** On April 11 CHC, together with Pacific Community Resources Society (PCRS) and Fraser Health, hosted an evening event for the community at the Chilliwack Cultural Centre. “Finding the Balance: Legal Substances in our Everyday Lives” hosted keynote speaker Dr. Ross Laird to present on understanding substance use – healthy and unhealthy, legal and illegal. Also in April, CHC’s Mental Health Awareness Task Team showcased one of their flagship initiatives, “Healthy Workplaces Lunch and Learn”, at the April 23 Information and Networking Breakfast. This project will be taken into the business community as a lunch hour workshop designed to facilitate conversation about the value of healthy workplaces, leaving employers and employees with tools to foster an environment of authentic communication.

**May:** May marked the beginning of CHC’s Communications Plan development and included viewing of seven CHC communications strategies created by UFV Applied Communications students. The Communications Plan will unroll in several phases, guided by a steering committee of CHC partners, and will be implemented by UFV communications students during their practicums. The May 28 Information and Networking Breakfast was hosted by the CHC Healthier Seniors Task Team and featured ten brief presentations on seniors’ resources in Chilliwack.

**June:** The CHC Healthier Seniors Task Team scheduled extra meetings in June to complete the first scenario for the upcoming Every Door is the Right Door for Seniors (EDRDS) Simulation Exercise *internal pilot* for early July. The June CHC Information and Networking event went outside with Métis Elder Joe Smith to learn about the uses and benefits of local plants.



PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2017														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2017 Year-to-Date Totals
Rezoning	10	6	18	15	13	27							55	89
DVP	10	4	8	16	8	11							35	57
DP - Form & Character	4	2	3	6	1	7							14	23
ALR	3	6	3	2	1	1							4	16
TUP	4	3	0	4	3	2							9	16
Compliance Letters	8	5	5	1	5	2							8	26
New Business Licences	50	41	60	39	47	47							133	284

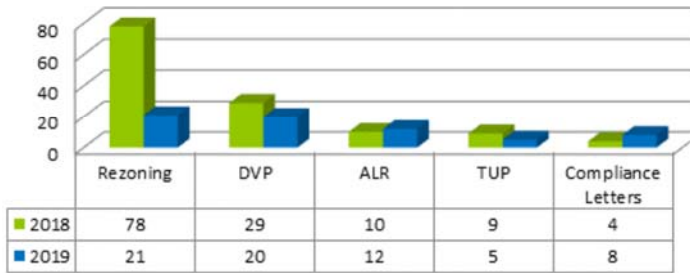
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2018														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2018 Year-to-Date Totals
Rezoning	15	21	14	25	39	14							78	128
DVP	11	15	13	5	12	12							29	68
DP - Form & Character	12	7	10	6	10	12							28	57
ALR	1	1	1	3	2	5							10	13
TUP	1	1	2	5	0	4							9	13
Compliance Letters	6	1	0	1	1	2							4	11
New Business Licences	71	43	41	50	60	52							162	317

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2019														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2019 Year-to-Date Totals
Rezoning	10	15	2	10	7	4							21	48
DVP	33	12	11	8	2	10							20	76
DP - Form & Character	4	31	9	23	8	8							39	83
ALR	1	0	2	3	4	5							12	15
TUP	1	1	1	1	2	2							5	8
Compliance Letters	3	8	2	3	3	2							8	21
New Business Licences	39	39	43	55	67	47							169	290

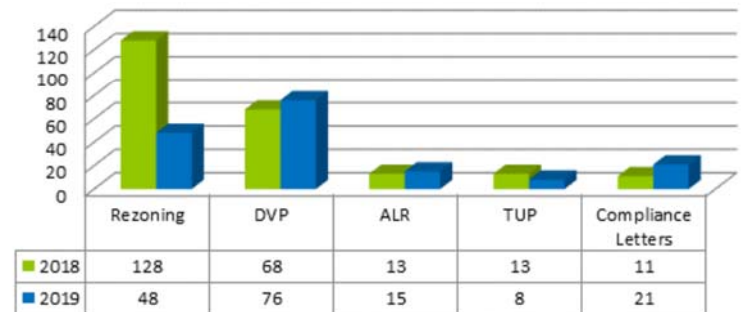




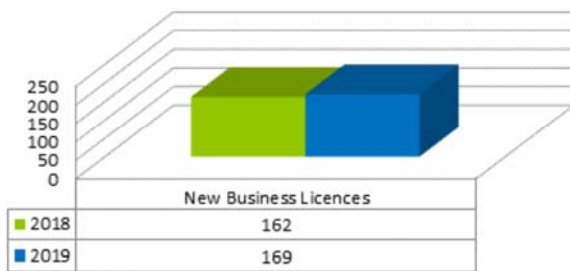
## 2nd Quarter - 2018/19 Comparison Planning



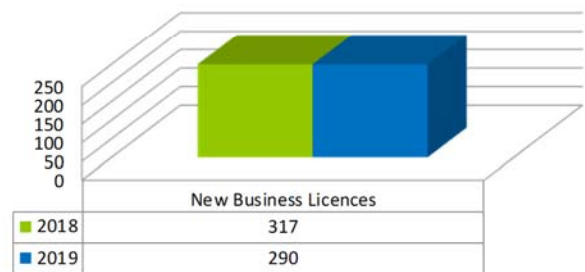
## Year-to-Date - 2018/19 Comparison Planning



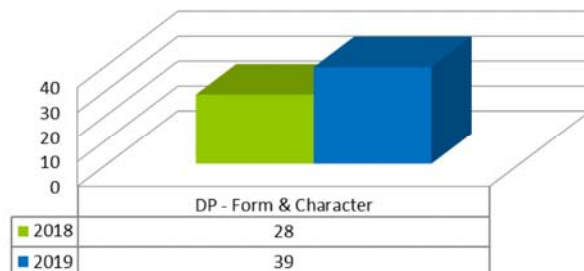
## 2nd Quarter - 2018/19 Comparison New Business Licences



## Year-to-Date - 2018/19 Comparison New Business Licences



## 2nd Quarter - 2018/19 Comparison Development Permits



## Year-to-Date - 2018/19 Comparison Development Permits



## 2ND QUARTER 2018

	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain	1		1			3
Chilliwack Proper	32	12	19			91
Village West	1	1	1		4	12
East Chilliwack - Southside						1
Eastern Hillside	15	1				4
Greendale - Cattermole - Yarrow	3	2	2		2	7
Promontory	2				2	15
Rosedale - East Chilliwack Northside	2	4		10		6
Ryder Lake						3
Sardis - Vedder	22	9	5		1	62
Non Resident Businesses						31
OCP/TEXT Amendments						
<b>TOTAL APPLICATIONS</b>	<b>78</b>	<b>29</b>	<b>28</b>	<b>10</b>	<b>9</b>	<b>235</b>

## 2ND QUARTER 2019

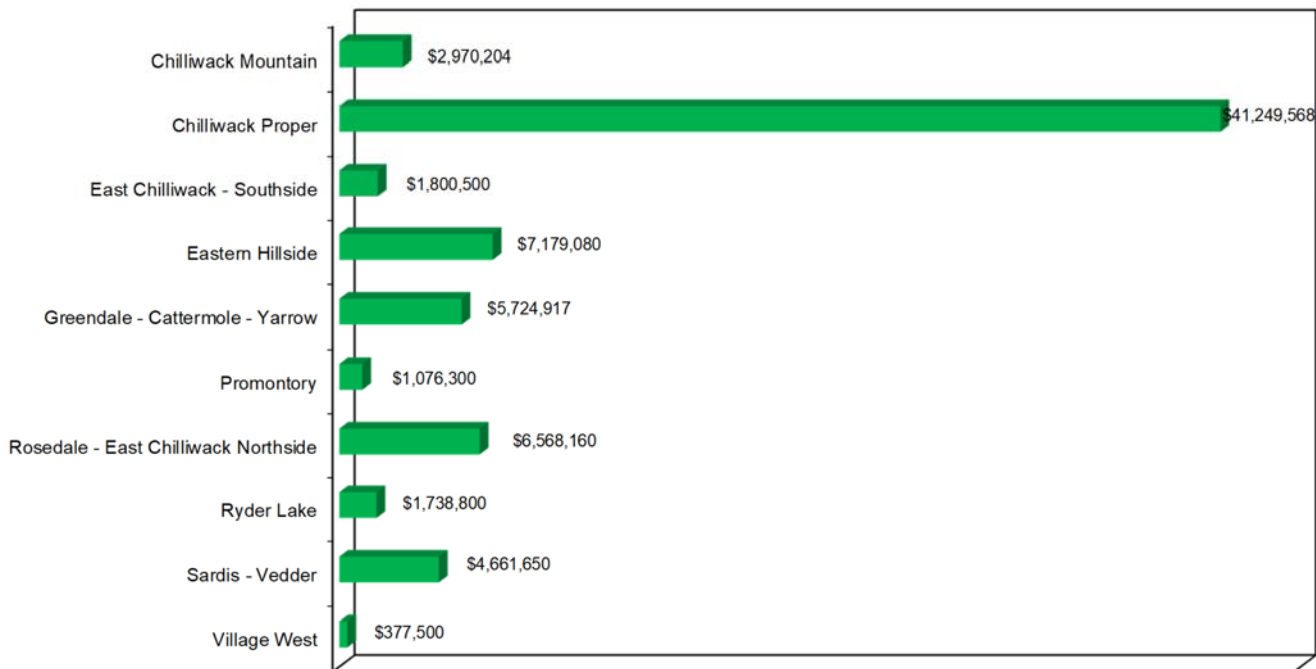
	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain	7	1	1			
Chilliwack Proper		6	27	1	1	79
Village West		1		1		8
East Chilliwack - Southside	1	1		1		3
Eastern Hillside	3	2				2
Greendale - Cattermole - Yarrow	2	3	1	4	1	8
Promontory		1	1			14
Rosedale - East Chilliwack Northside		2		4	2	10
Ryder Lake	8					2
Sardis - Vedder		3	9	1	1	52
Non Resident Businesses						23
OCP/TEXT Amendments						
<b>TOTAL APPLICATIONS</b>	<b>21</b>	<b>20</b>	<b>39</b>	<b>12</b>	<b>5</b>	<b>201</b>

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

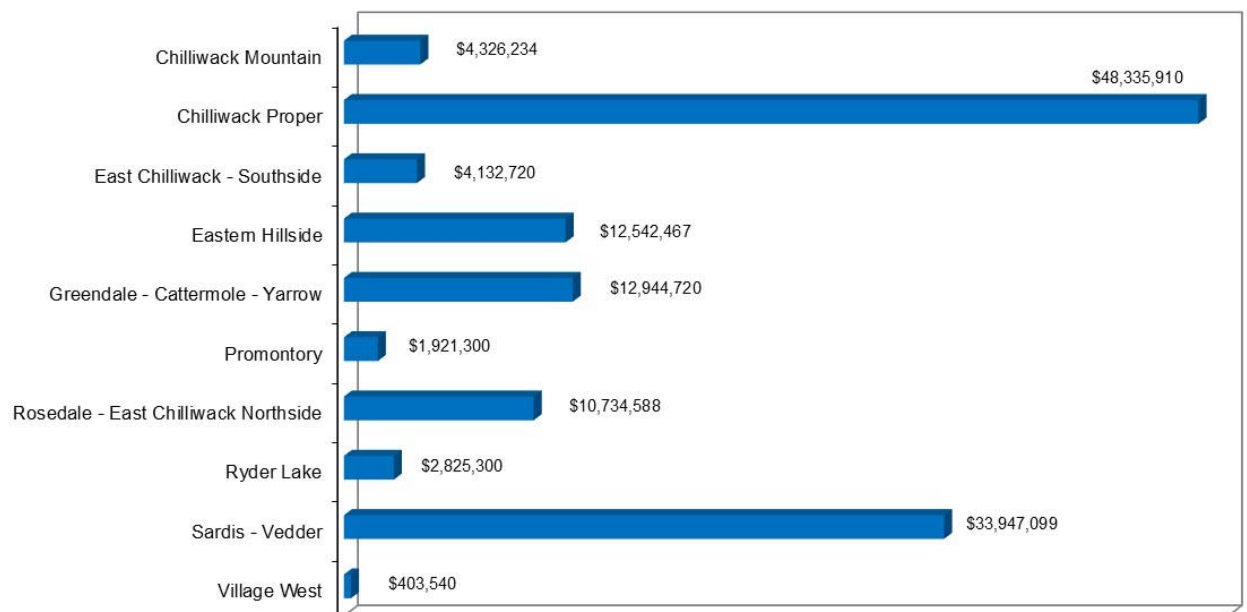
## 2019 BUILDING PERMITS - 2nd Quarter

	2nd Quarter 2019				2019 YEAR-TO-DATE				2nd Quarter 2018				2018 YEAR-TO-DATE			
	PERMITS	UNITS	VALUE		PERMITS	UNITS	VALUE		PERMITS	UNITS	VALUE		PERMITS	UNITS	VALUE	
<b>RESIDENTIAL</b>																
New single family (fee simple)	40	51	15,090,456		80	100	30,103,427		53	54	15,195,720		104	113	29,612,906	
New single family (strata)	18	22	5,113,036		39	43	10,579,423		29	30	7,385,000		42	43	11,523,862	
First Nations Lease	0	0	0		0	0	0		0	0	0		0	0	0	
New 2 family duplex (fee simple)	2	4	850,000		3	6	1,230,000		1	2	500,000		1	2	500,000	
New 2 family duplex (strata)	0	0	0		4	8	1,800,000		0	0	0		0	0	0	
New townhouses	2	8	1,066,104		4	15	2,422,134		10	46	6,411,322		14	72	10,405,390	
New apartments	2	106	18,200,000		4	206	34,500,000		1	67	10,000,000		3	163	29,800,000	
Mobile / manufactured homes	2	2	105,800		3	3	235,800		1	1	124,975		1	1	124,975	
Secondary suites, TADs, etc.	8	8	273,000		27	27	1,235,000		11	11	997,000		22	25	2,232,240	
Miscellaneous residential	69	6	4,615,040		112	9	6,795,975		71	5	4,839,244		111	7	8,430,038	
<b>TOTAL RESIDENTIAL</b>	<b>143</b>	<b>207</b>	<b>45,313,436</b>		<b>276</b>	<b>417</b>	<b>88,901,759</b>		<b>177</b>	<b>216</b>	<b>45,453,261</b>		<b>298</b>	<b>426</b>	<b>92,629,411</b>	
<b>COMMERCIAL</b>																
New commercial buildings	1	3,558	13,000,000		3	4,217	13,885,000		0	0	0		5	6,572	15,195,720	
Misc. commercial (additions, improvements, etc.)	16	587	3,713,247		29	644	5,960,847		10	0	1,470,000		22	342	2,946,560	
Commercial Signs	12	0	185,246		22	0	489,574		9	0	70,023		19	0	461,798	
<b>TOTAL COMMERCIAL</b>	<b>29</b>	<b>4,145</b>	<b>16,898,493</b>		<b>54</b>	<b>4,861</b>	<b>20,335,421</b>		<b>19</b>	<b>0</b>	<b>1,540,023</b>		<b>46</b>	<b>6,914</b>	<b>18,604,078</b>	
<b>INDUSTRIAL</b>																
New industrial buildings	2	657	625,000		3	8,031	6,125,000		1	6,720	6,000,000		2	6,819	6,040,000	
Misc. industrial (additions, improvements, etc.)	2	160	100,000		5	350	260,000		4	2,526	1,966,000		5	3,109	2,966,000	
<b>TOTAL INDUSTRIAL</b>	<b>4</b>	<b>817</b>	<b>725,000</b>		<b>8</b>	<b>8,381</b>	<b>6,385,000</b>		<b>5</b>	<b>9,246</b>	<b>7,966,000</b>		<b>7</b>	<b>9,928</b>	<b>9,006,000</b>	
<b>INSTITUTIONAL</b>																
New institutional buildings	1	1,045	3,000,000		1	1,045	3,000,000		1	178	95,375		2	236	395,375	
Misc. institutional (additions, improvements, etc.)	0	0	0		1	0	325,000		1	178	120,000		2	178	1,620,000	
<b>TOTAL INSTITUTIONAL</b>	<b>1</b>	<b>1,045</b>	<b>3,000,000</b>		<b>2</b>	<b>1,045</b>	<b>3,325,000</b>		<b>2</b>	<b>356</b>	<b>215,375</b>		<b>4</b>	<b>414</b>	<b>2,015,375</b>	
<b>AGRICULTURAL</b>																
New agricultural buildings	17	20,844	6,786,250		40	38,287	11,575,978		10	15,731	4,433,474		22	29,343	7,832,794	
Misc. agricultural (additions, etc.)	7	2,199	623,500		11	6,547	1,590,720		5	1,530	507,000		11	8,802	3,033,840	
<b>TOTAL AGRICULTURAL</b>	<b>24</b>	<b>23,043</b>	<b>7,409,750</b>		<b>51</b>	<b>44,834</b>	<b>13,166,698</b>		<b>15</b>	<b>17,261</b>	<b>4,940,474</b>		<b>33</b>	<b>38,145</b>	<b>10,866,634</b>	
<b>OTHER</b>																
Demolition	24	53	30		57											
Service Permits	22	33	9		29											
<b>BUILDING INSPECTIONS</b>																
2nd Quarter 2019																
2019 YEAR-TO-DATE																
2nd Quarter 2018																
2018 YEAR-TO-DATE																
<b>MONTH-END TOTALS</b>	<b>247</b>	<b>207</b>	<b>73,346,679</b>		<b>477</b>	<b>417</b>	<b>132,113,878</b>		<b>257</b>	<b>216</b>	<b>60,115,133</b>		<b>474</b>	<b>426</b>	<b>133,121,498</b>	

2nd Quarter 2019

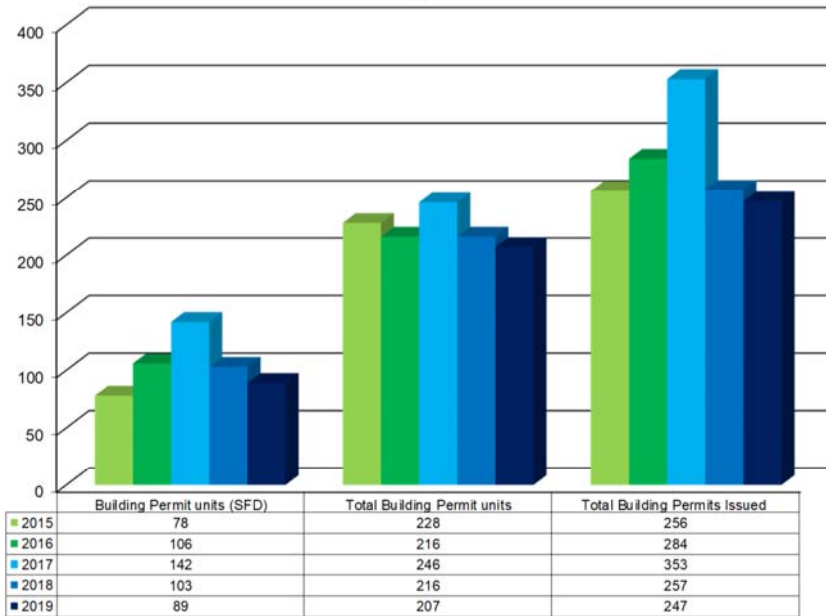


Year-to-Date 2019

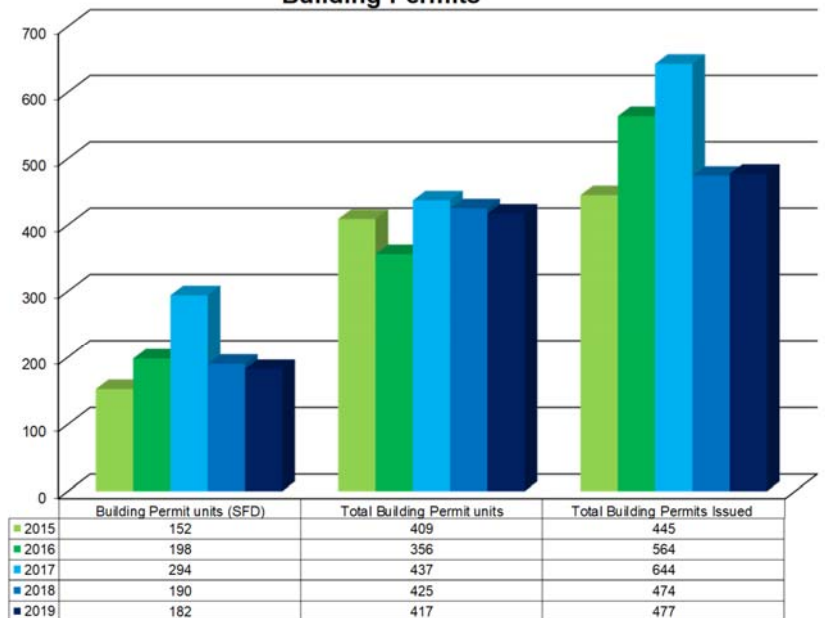




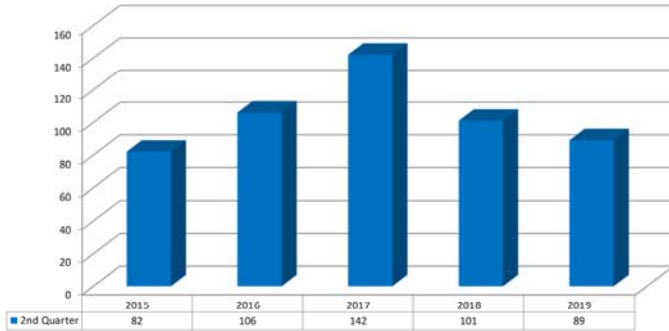
**2nd Quarter 5-Year Comparison  
Building Permits**



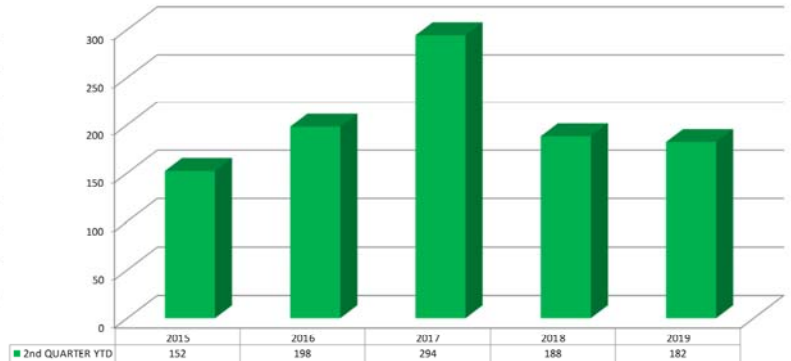
**Year-to-Date 5-Year Comparison  
Building Permits**



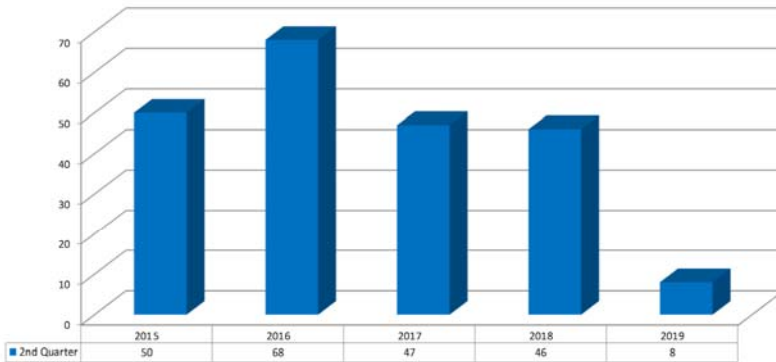
Single Family  
2nd Quarter 5-year Comparison



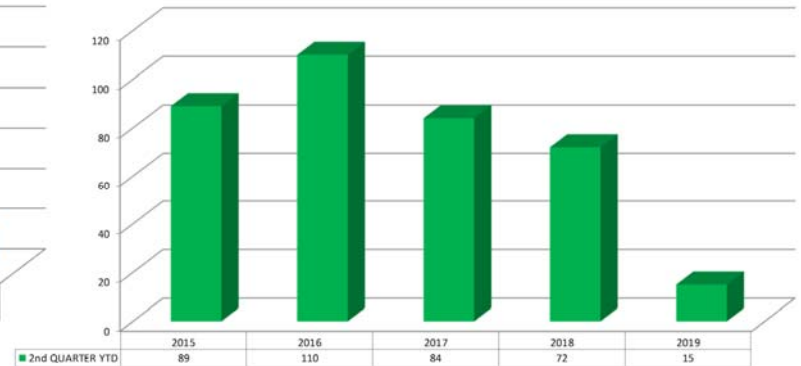
Single Family  
Year-to-date 5-Year Comparison



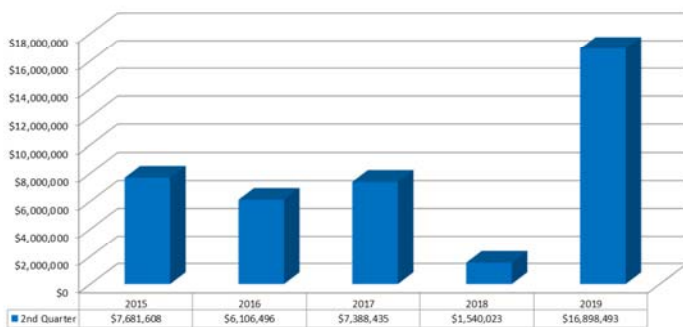
Townhouses  
2nd Quarter 5-Year Comparison



Townhouses  
Year-to-date 5-Year Comparison



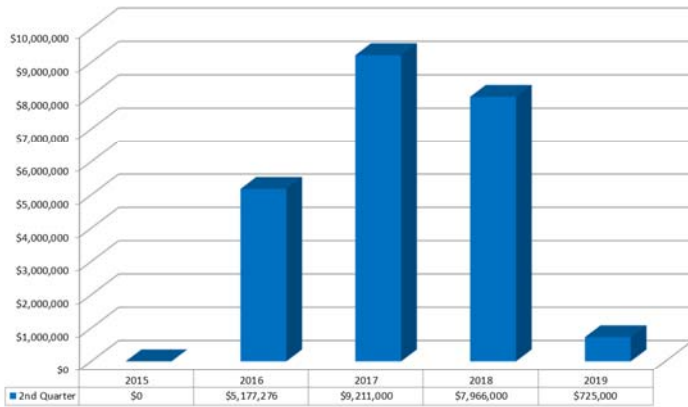
Commercial  
2nd Quarter 5-Year Comparison



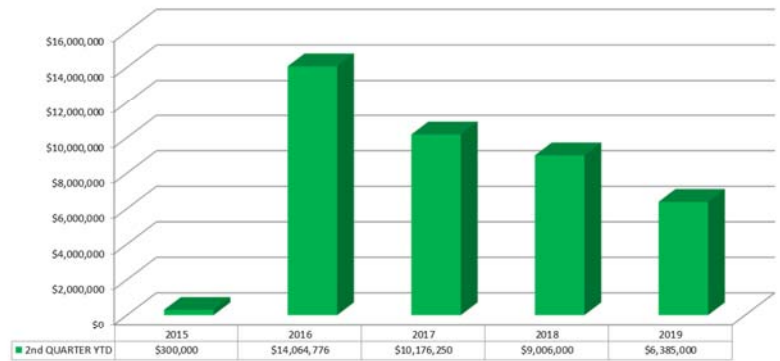
Commercial  
Year-to-date 5-Year Comparison



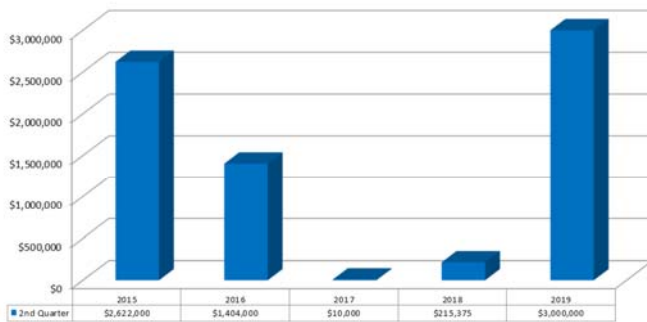
**Industrial  
2nd Quarter 5-Year Comparison**



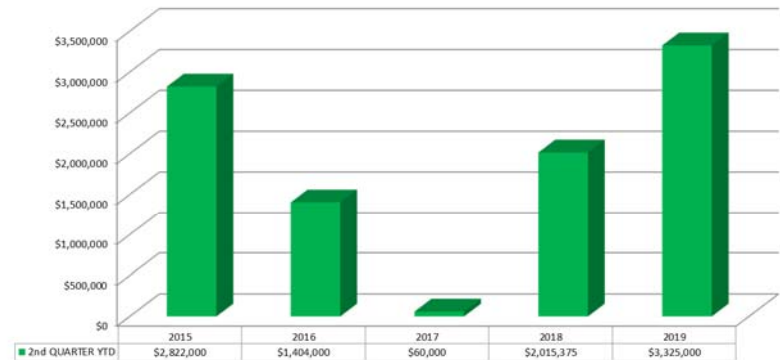
**Industrial  
Year-to-date 5-Year Comparison**



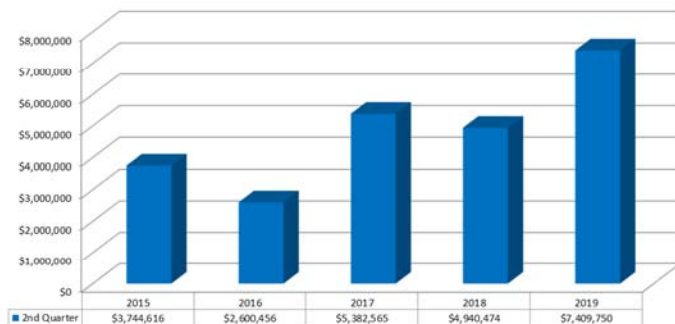
**Institutional  
2nd Quarter 5-Year Comparison**



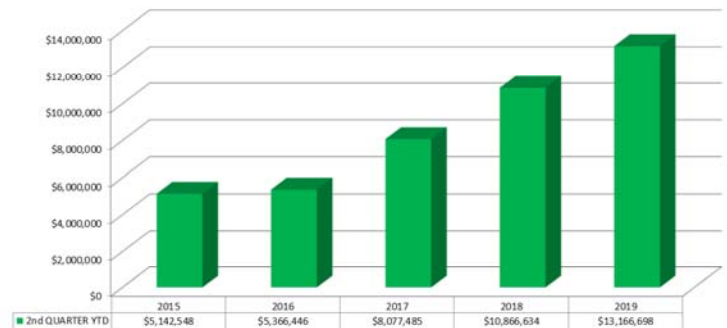
**Institutional  
Year-to-date 5-Year Comparison**



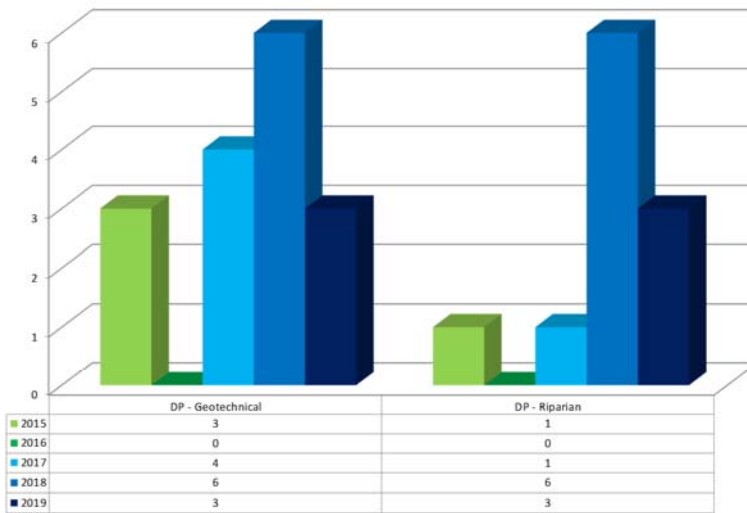
**Agricultural  
2nd Quarter 5-Year Comparison**



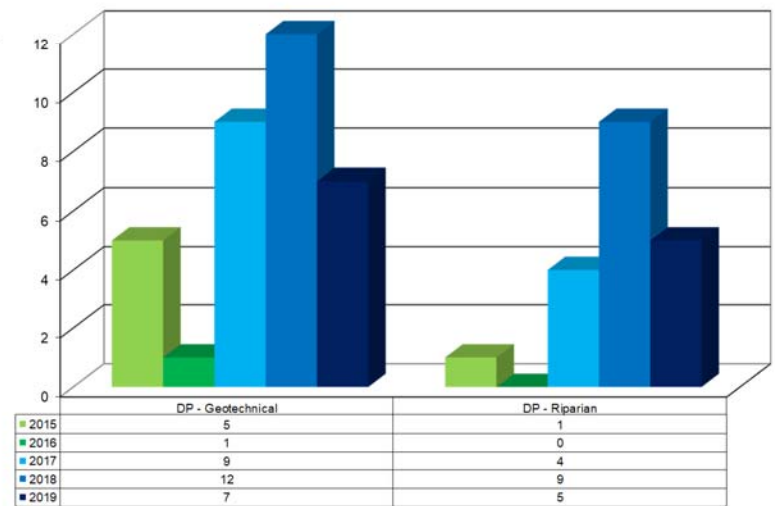
**Agricultural  
Year-to-date 5-Year Comparison**



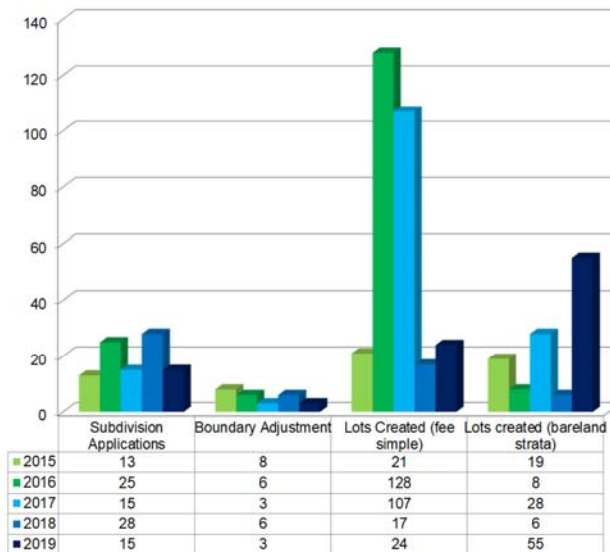
**2nd Quarter 5-Year Comparison  
Development Permits**



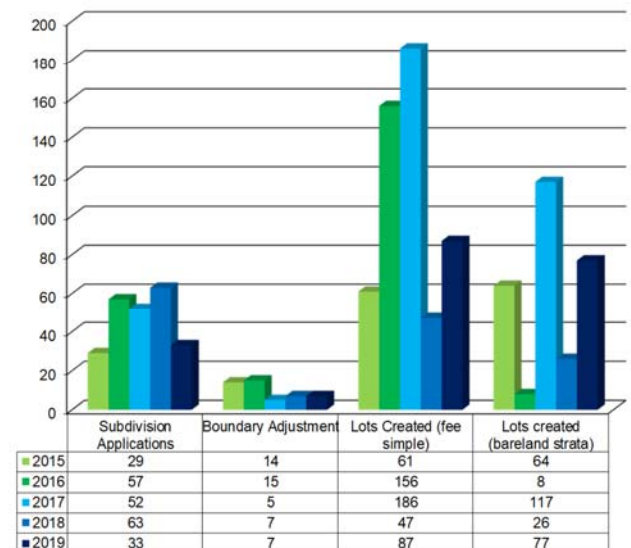
**Year-to-Date 5-Year Comparison  
Development Permits**



**2nd Quarter 5-Year Comparison  
Subdivision**



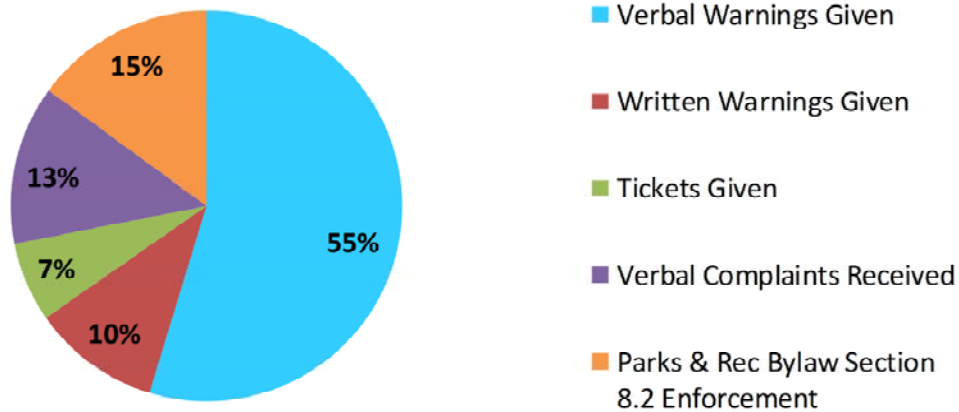
**Year-to-Date 5-Year Comparison  
Subdivision**



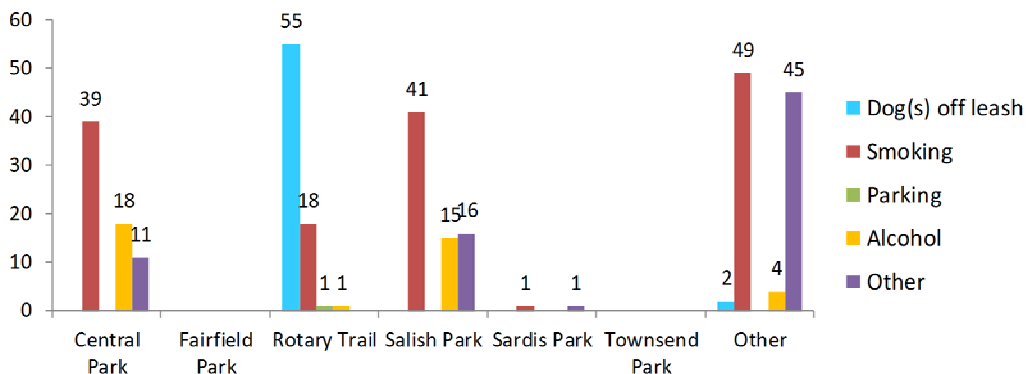


## Bike Patrol Update

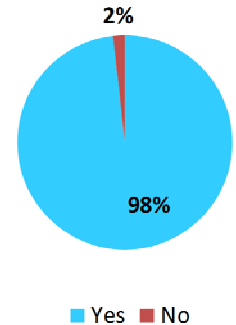
### Total Monthly Stats



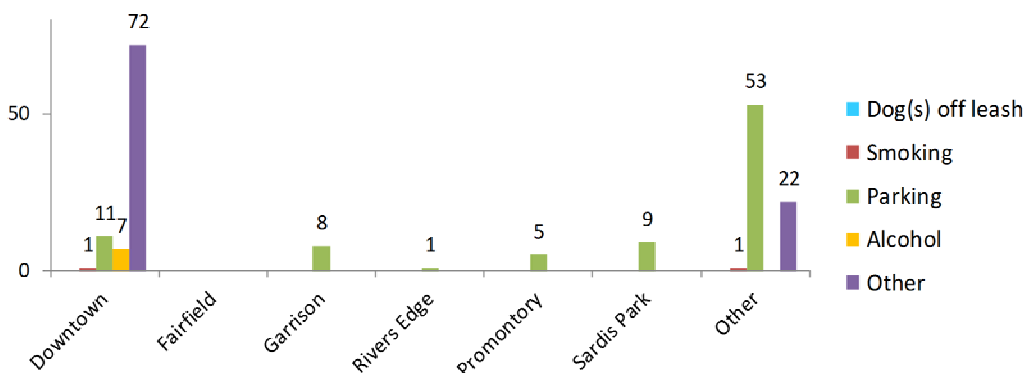
### Verbal Warnings (Parks)



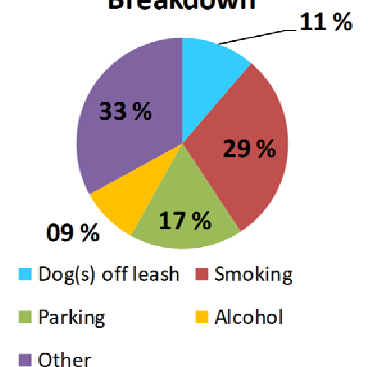
### Verbal Warning - Compliance Achieved



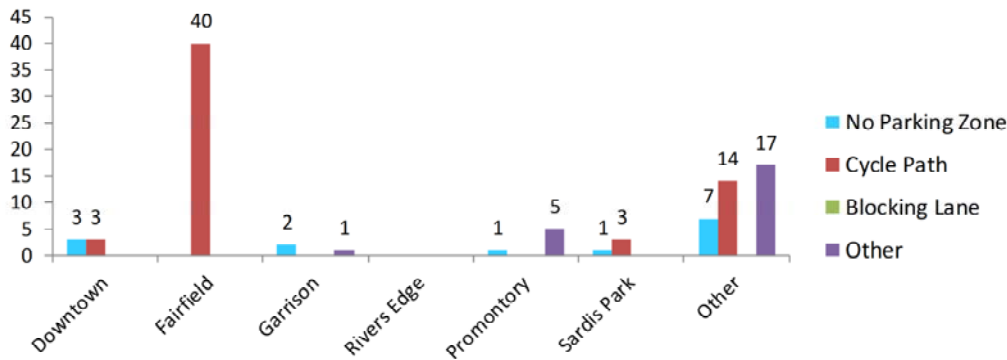
### Verbal Warnings (Neighbourhoods)



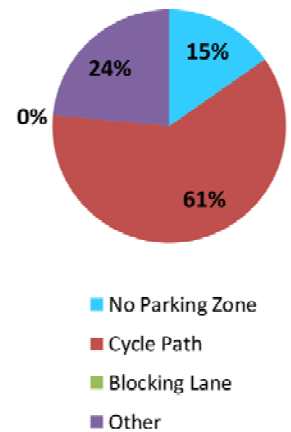
### Verbal Warning Breakdown



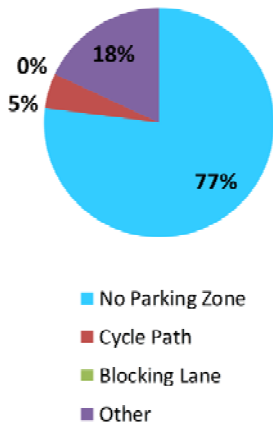
## Written Warnings (Neighbourhoods)



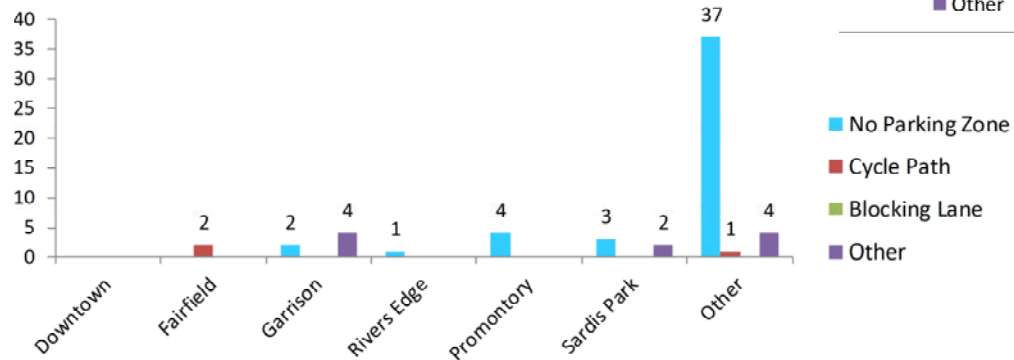
## Written Warning Breakdown



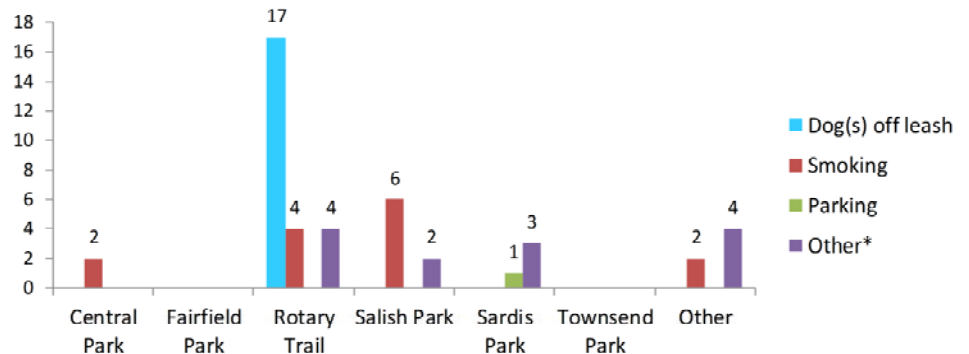
## Ticket Breakdown



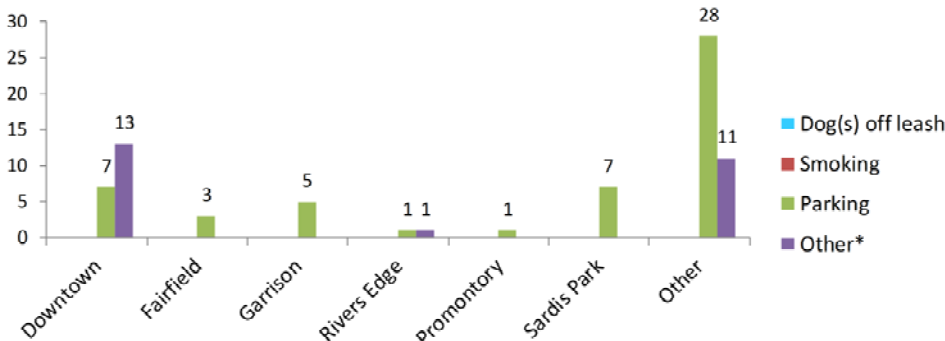
## Tickets Issued (Neighbourhoods)



## Verbal Complaints Received (Parks)

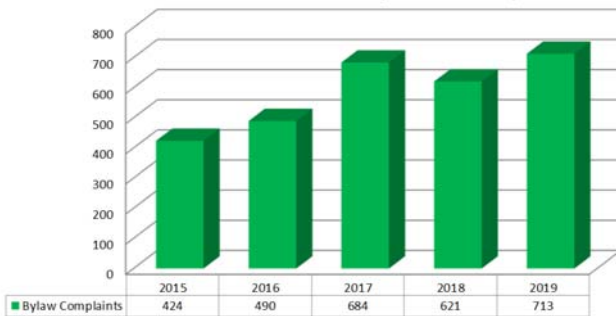


## Verbal Complaints Received (Neighbourhoods)

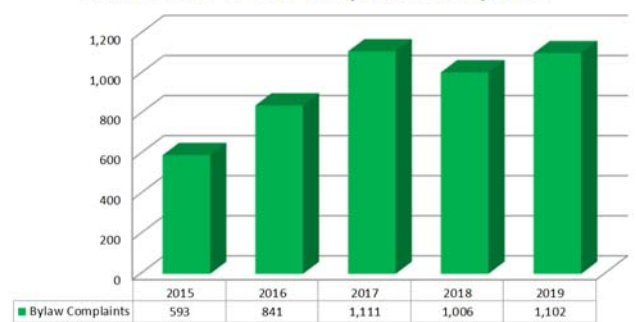


\* "Other" includes complaints such as homeless camps, drinking in public, unsightly properties, and any other bylaw infractions

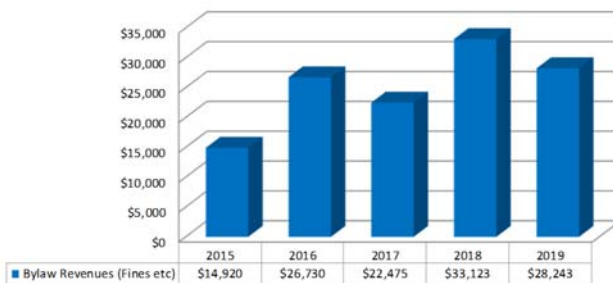
**Bylaw Enforcement  
2nd Quarter 5-Year Comparison Complaints**



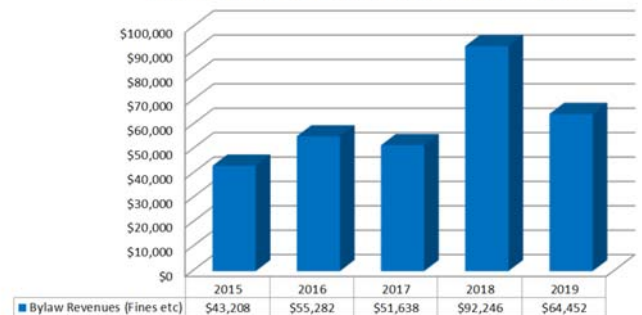
**Bylaw Enforcement  
Year-to-Date - 5-Year Comparison Complaints**



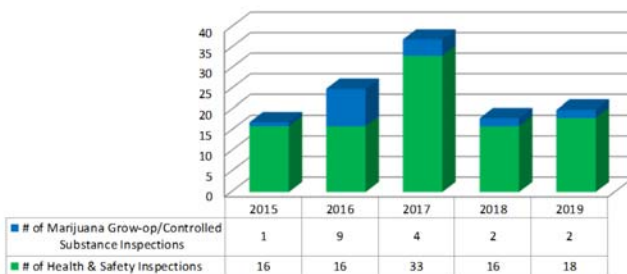
**Bylaw Enforcement  
2nd Quarter 5-Year Comparison Revenues**



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



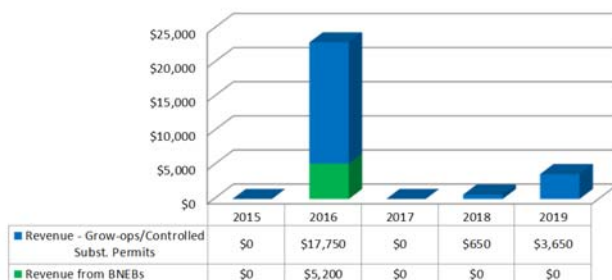
**Health & Safety Enforcement Inspections  
2nd Quarter 5-Year Comparison**



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



**Health & Safety  
2nd Quarter 5-Year Comparison Revenues**



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

