

**City of Chilliwack**  
**AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**WEDNESDAY, APRIL 26, 2023, 7:30 am**  
**HELD ELECTRONICALLY / DOGWOOD ROOM**

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**Council Members:** Councillor Bud Mercer, Vice Chair  
Councillor Harv Westeringh, Chair

**AHDC Members:** Rob Kingma, Builders Association  
John Vander Hoek, Development Sector  
Cassidy Silbernagel, Development Sector  
Scott Street, Building Sector  
Ivan Vandenbrink, Engineering Sector  
Kelly Lerigny, Real Estate  
Chris Beaugrand, Survey Sector

**City Staff:** Garrett Schipper, Deputy Director of Regulatory Enforcement Services /Staff Liaison  
Rob Goertzen, Manager of Building and Inspections  
Glen Savard, Director of Finance  
Reuben Koole, Manager of Long Range Planning  
Erin Leary, Manager of Development Planning  
Craig Wickham, Manager of Land Development / Deputy Approving Officer  
Gillian Villeneuve, Director of Planning  
Jaimie Tocher, Recording Secretary

**Regrets:** Bill Driesen, Purpose Built Rental Housing Sector  
Doug Luteyn, Architect  
Daryl Goshulak, Building Sector  
Glen White, Director of Regulatory Enforcement Services / Approving Officer  
Chris Crosman, Chief Administrative Officer

**1. CALL TO ORDER**

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

John Vander Hoek joined the meeting at 7:31 am.

**2. ADOPTION OF AGENDA**

Moved / ) That the Agenda for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, April 26, 2023 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

Moved / ) That the Minutes for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, February 22, 2023 be adopted as circulated.

Carried unanimously

**4. OLD BUSINESS / ACTION ITEMS**

**Building Code and Step Code Implementation – Update**

Rob Goertzen, Manager of Building and Inspections, provided an update with respect to the upcoming changes to the BC Building Code and Step Code (energy efficiency), that are scheduled to take effect on May 1, 2023. Specifically, there would be two different approaches – a performance-based path and a prescriptive-based path; and, if municipalities did not purposefully make any changes, the performance metric would automatically come into effect. In order for the City to be able to utilize the prescriptive metric, it is required to amend its current Building Bylaw.

Details were provided regarding communication the City had received from the Province; specifically, that the prescriptive approach was developed “as a result of concerns from more remote communities that may have capacity challenges regarding Energy Advisors, Energy Modelers, and the execution of air tightness testing”. It was noted that because Chilliwack is located in the Lower Mainland, there should be adequate support from the industry.

It was also noted that the City had sent 300 letters to contacts from the Building Department’s database, which did not receive any responses that they were aware of. The takeaway was that the construction community seemed to be accepting of the changes that were coming, and were prepared to deal with it. Staff also noted that there was initially an expected uptick in incoming applications before the changes on the May 1<sup>st</sup> deadline, which had not actually manifested.

Discussion ensued regarding the desire to allow the prescriptive approach, specifically for additions/renovations, on a smaller scale, with further discussion in regards to the definition of an “addition”, size requirements, and insulation values.

Moved / ) That the Affordable Housing and Development Advisory Committee support  
 Seconded ( the recommendation to Council to amend the current Building Regulation Bylaw; to allow for the use of the prescriptive path option, to meet energy efficiency requirements for Part 9 buildings, where additions or alterations are taking place; and further, to make the necessary changes to the Building Regulation Bylaw resulting from the BC Building Code updates that take effect on May 1, 2023.

Carried unanimously

**5. PRESENTATION / DELEGATION**

**1. 2023 Development Cost Charges**

The Director of Finance provided a presentation for information, relating to the proposed 2023 Development Cost Charge (DCC) Bylaw including:

- Definition and purpose of DCC’s;
- The concept of growth paying for itself (“user pay” / “benefiter pay” principle);
- Annual bylaw review in conjunction with the City’s 10-year financial plan - follows the Provincial DCC Best Practices Guide;
- DCC use restrictions detailed;
- Outline of projected 10 year bylaw project costs, by category;



**5. PRESENTATION / DELEGATION (continued)**

- Factors included in developing the current Bylaw – Project cost inflation and alleviating infrastructure burdens; update rates accordingly;
- Proposed 2023 rates for various development types;
- Recommendation for Committee support.

Discussion with members ensued regarding funding options, affordability concerns, infrastructure needs, inflation experienced, and the importance of annual incremental changes, as opposed to a large increase every few years.

Moved / ) That the Affordable Housing and Development Advisory Committee receive for  
Seconded ( information the presentation and rate increase proposal regarding the 2023 DCC Rates, provided at its April 26, 2023 meeting.

Carried unanimously

**2. R1-C (Urban Infill) Rezoning Policy**

Reuben Koole, Manager of Long Range Planning, was in attendance to provide a presentation with respect to the R1-C (Urban Infill) Rezoning Policy.

Background information was provided regarding vacant homes and the concern over property deterioration and damage, unauthorized occupancy, and crime and public safety issues. Also, with Chilliwack being business and development friendly, as well as having a rezoning process that can be completed relatively quickly and inexpensively compared to other Cities, new development often does not follow rezoning immediately, which can result in more vacant properties.

Staff are therefore proposing to create a rezoning policy requiring more detailed development information at application time, which will be applied to R1-C infill applications; with the intention of preventing properties from becoming vacant nuisances, and also encouraging applicants to invest in completing the development. By creating a policy, staff can ensure the approach is applied equitably to all applications and will help address development issues early, as well as assist in streamlining future applications. Currently, applications proceed to the Development Application Review Team once at the rezoning stage, and then again at the time of subdivision. With the new policy, the Development Application Review Team would review the entirety of the proposal all at once, at the beginning, granted that the applicant has all of the applicable information available.

Staff are asking for input from the Affordable Housing and Development Advisory Committee, prior to preparing a final policy for Council’s consideration and approval.

Moved / ) That the Affordable Housing and Development Advisory Committee support the  
Seconded ( recommendation to Council, for a new Policy Directive, that will require more detailed development information for R1-C (Urban Infill) Rezoning applications.

Carried unanimously

**General Discussion**

A committee member voiced their concern over the current real estate market in regards to an inventory shortage and the resulting effect on affordability; with so many new builds being slated for the rental market only. Discussion ensued over whether the City has any input in delegating housing as ‘rental’ or market-condition housing; it was clarified that they do not.

**6. NEW BUSINESS**

**7. INFORMATION**

**8. NEXT MEETING**

The next meeting of the Affordable Housing and Development Advisory Committee will be held on Wednesday, June 28, 2023.

**9. ADJOURNMENT**

Moved/ ) There being no further business, the Affordable Housing and Development Advisory  
Seconded ( Committee meeting adjourned at 8:28 am.



Councillor Bud Mercer, Vice-Chair