

City of Chilliwack
AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, JUNE 28, 2023, 7:30 am
HELD ELECTRONICALLY / DOGWOOD ROOM

Council Members: Councillor Harv Westeringh, Chair
Councillor Bud Mercer, Vice 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
Bill Driesen, Purpose Built Rental Housing Sector
Doug Luteyn, Architect
Daryl Goshulak, Building Sector

City Staff: Garrett Schipper, Deputy Director of Development and Regulatory Enforcement Services /Staff Liaison
Rob Goertzen, Manager of Building and Inspections
Tara Friesen, Manager of Environmental Services
Reuben Koole, Manager of Long Range Planning
Craig Wickham, Manager of Land Development/Deputy Approving Officer
Gillian Villeneuve, Director of Planning
Glen White, Director of Regulatory Enforcement Services/Approving Officer
David Blain, Deputy Chief Administrative Officer/Director of Recreation & Culture
Karen Stanton, Director of Public Safety and Social Development
Holly Ferris, Manager of Social Development
Trish Alsip, Recording Secretary

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Affordable Housing and Development Advisory Committee
Seconded (meeting of Wednesday, June 28, 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, April 26, 2023 be adopted as circulated.

Carried unanimously

4. OLD BUSINESS / ACTION ITEMS**5. PRESENTATION / DELEGATION****1. Radon Testing Program Results**

Tara Friesen, Manager of Environmental Services, provided an overview regarding the radon testing program.

In the fall of 2022, the City partnered with Take Action on Radon and BC Lung Foundation to supply 400 free 3-month radon testing kits to residents who registered for the program. The City coordinated submitting the completed tests to the laboratory and, results for over half of the test kits have been received. The results were presented to Council at the June 6, 2023 Council Meeting.

Radon is a naturally occurring radioactive gas that comes from the soil. Exposure to elevated levels of radon is linked to increased chances of developing lung cancer. Health Canada recommends all buildings be tested using a 3-month test during the heating season and any homes found with levels above 200 Bq/m³ be reduced. Residents who participated in the radon testing program should have received the confidential lab results from Take Action on Radon along with information and guidance regarding interpreting the results and what to do if the level is above the Health Canada standard

Results for Chilliwack:

- 260 households completed the testing
- 5% tested over 200 Bq/m³.

It is recommended to place test kits on the lowest level of the home where space is occupied for at least four hours/day. Elevated levels were seen in homes regardless of the age of the home; however, new homes indicated levels with a higher percentage above 200 Bq/m³.

Management recommendations from Health Canada:

- Homes that test between 200 – 600 Bq/m³
 - mitigation measures within two years
- Homes that test over 600 Bq/m³
 - mitigation measures within one year

The **Chilliwack Community Report** on Radon is available [here](#) or on the City of Chilliwack website at Chilliwack.com/radon. Additional information is available on the Take Action on Radon website [here](#) including where to find a certified professional to assess your home. The report summarizes the high-level findings and provides information regarding the guidelines, how to interpret results, and where to purchase a test kit. The Chilliwack Library has a lending program in place to lend out short-term test kits; however, Health Canada is recommending testing with long-term kits to account for fluctuation. There is financial support available towards a radon mitigation system for low-income residents through the Canadian Lung Association. More information can be found [here](#).

5. PRESENTATION / DELEGATION (continued)

Potential BC Building Code Changes

Rob Goertzen, Manager of Building and Inspections, provided an overview of the proposed changes to the BC Building Code radon provisions recently released by the provincial government which were recently under review. A copy of the proposed radon changes to the BC Building Code (BCBC) was provided for information and staff are summarizing those changes for the Committee.

Previously, BC data suggested that there were areas of the province with low probability to experience elevated indoor radon levels; therefore, only certain areas of the province required a soil gas barrier to protect homes and did not have to provide a rough-in for a subfloor depressurization system. This proposed change eliminates the exemption in certain areas in BC from the requirement of a radon rough-in; therefore, taking effect province-wide. The proposed changes also update the technical provisions for the design and installation of a radon rough-in. The Province is suggesting two CAN/CGSB standards; one for new construction and one for retrofits.

With no safe levels of radon exposure, Health Canada has recommended radon mitigation actions for occupants based on the levels of radon measured. New data shows that radon exists in many areas of BC where it was not previously known to result in elevated indoor levels. There is no longer reliable evidence to justify exempting certain areas from the radon rough-in requirement. This change particularly impacts locations that were previously exempt from installing a radon rough-in for a subfloor depressurization system. Staff emphasized the proposed changes are with respect to rough-in only; not an operating system.

General Discussion

Discussion ensued regarding fan location for rough-ins and how to manage conditioned spaces. Staff indicated these changes will also affect larger buildings such as apartment, commercial or industrial buildings. Comments were provided regarding inspections, cost of mitigation measures and, radon testing within the Fraser Valley Regional District (FVRD).

A committee member provided comment acknowledging mandatory radon mitigation system rough-in for new construction is a provincial initiative; however, was asked to bring forward that the Chilliwack and District Real Estate Board (CADREB) has had discussions at a recent government relations meeting regarding radon testing and, are asking the City of Chilliwack to move forward with mandatory mitigation measures in Chilliwack as soon as feasible. Local realtors are receiving numerous enquiries with respect to the status of radon testing prior to purchasing a home. The CADREB would like to offer support to the City and are in favour of mandatory radon mitigation rough-in systems for new construction.

Staff noted that at the current time, the Province's focus is on single- family homes. It is predicted that the changes will take effect in December 2023.

Staff noted additional proposed BCBC changes are forthcoming regarding air conditioning in all new construction. More information will be brought forward as soon as it is available.

5. PRESENTATION / DELEGATION (continued)**2. CMHC Housing Accelerator Fund Application**

Reuben Koole, Manager of Long Range Planning, provided an overview regarding the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund Application. The Housing Accelerator Fund (HAF) encourages local governments to implement initiatives that will speed up housing development and increase supply.

Key Application Dates:

Spring 2023 – Applicants develop action plans and obtain approvals

Summer 2023 – CMHC accepts applications and portal opens

Fall 2023 – Evaluation, prioritization and selection of approved applicants

Winter 2023 – Signature of contribution agreement for approved applicants and first advance

Staff have prepared an Action Plan with 10 initiatives in order to submit a HAF application when the portal opens. The initiatives include the following:

- 1) R1-C (Urban Infill) Rezoning Process policy
- 2) Infill policy review
- 3) Density bonus update
- 4) Streetscape improvement program
- 5) Form and character update
- 6) Zoning updates
- 7) Delegated authority for minor variances
- 8) DP10 (Coach House) updates
- 9) Building Permit electronic plans
- 10) Development Application Process Review

Staff estimate these 10 initiatives will help incentivize 440 housing units over three years, above the historical normal level of approvals by the City. If the City's application would be successful, the incentivized units would result in a funding amount of \$13 million, which can be used on projects that align with the following 4 categories:

- 1) Housing Accelerator Fund Action Plan initiatives
- 2) Affordable housing (land, construction, or repair)
- 3) Housing-related infrastructure (pipes, transit, energy systems, etc)
- 4) Community-related infrastructure (roads, sidewalks, bike lanes, green space, etc)

The next steps will be to seek Council endorsement and apply once the application portal opens in early summer. Staff are seeking the Committee's support for the Housing Accelerator Fund Action Plan initiatives as presented.

5. PRESENTATION / DELEGATION (continued)

Holly Ferris left the meeting at 8:44 am.

General Discussion

Discussion ensued regarding zoning, bonus density, public hearings, streetscapes, Design Review Guidelines, approvals and, other initiatives.

Recommendation:

Moved /) That the Affordable Housing and Development Advisory Committee receive for
Seconded (information the presentation regarding the CMHC Housing Accelerator Fund
Application and support the initiatives as presented at its June 28, 2023 meeting.

Against (1): R. Kingma

Motion Carried (11 to 1)

6. NEW BUSINESS

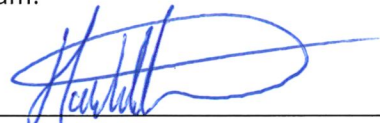
7. INFORMATION

8. NEXT MEETING

The next meeting of the Affordable Housing and Development Advisory Committee will be held on Wednesday, September 27, 2023.

9. ADJOURNMENT

Moved/) There being no further business, the Affordable Housing and Development Advisory
Seconded (Committee meeting adjourned at 8:46 am.



Councillor Harv Westeringh, Chair