

City of Chilliwack
AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, JANUARY 24, 2024, 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
Scott Street, Building Sector
Ivan Vandenbrink, Engineering Sector
Kelly Lerigny, Real Estate
Chris Beaugrand, Survey Sector
Bill Driesen, Purpose Built Rental Housing Sector

City Staff: Reuben Koole, Manager of Long Range Planning
Rob Goertzen, Manager of Building and Inspections
Gillian Villeneuve, Director of Planning
Glen White, Director of Regulatory Enforcement Services/Approving Officer
Erin Leary, Manager of Development Planning
Trish Alsip, Recording Secretary

Regrets: Cassidy Silbernagel, Development Sector
Doug Luteyn, Architect
Daryl Goshulak, Building Sector
Garrett Schipper, Deputy Director of Development and Regulatory Enforcement Services /Staff Liaison

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, January 24, 2024 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, September 27, 2023 be adopted as circulated.

Carried unanimously

4. OLD BUSINESS / ACTION ITEMS

5. PRESENTATION / DELEGATION**1. Provincial Housing Statutes – Overview**

Reuben Koole, Manager of Long Range Planning, provided a presentation with respect to new legislative changes to the *Local Government Act* regarding provincial housing statutes through six new bills.

A summary of the legislative changes to the *Housing Supply Act* collectively known as the *Housing Statutes* is noted below:

1. Development Financing
2. Transit-Oriented Areas
3. Residential Development

Changes to the zoning bylaw are to be completed by June 30, 2024.

Staff provided an overview of the implications for each of the legislative changes and actions that municipalities are required to take. A more comprehensive review of the Official Community Plan (OCP) will be undertaken as the new legislation now requires municipalities to align and pre-zone the zoning bylaw with the OCP for the next 20 years of housing needs; staff are tasked with completing this by the end of 2025.

Discussion ensued regarding infrastructure, stratification, parking requirements, design guidelines, restrictive covenants, accessibility, and Urban boundary exclusions and inclusions. Comment was provided regarding housing targets and First Nation land within the Urban boundary.

Staff will bring forth the Small Unit Multi Unit Housing and Transit Oriented Area draft bylaws to the next Affordable Housing and Development Committee meeting on Wednesday, April 24, 2024 for the Committee's review.

2. BC Building Code Changes

Rob Goertzen, Manager of Building and Inspections, provided a brief presentation regarding the recent changes to the 2024 BC Codes which will take effect on Friday, March 8, 2024.

There is no proposed implementation date for the inclusion of large farm buildings in the BC Building Code; therefore, farm buildings will continue to be regulated by the 1995 National Farm Building Code of Canada. Ventilation requirements for systems serving single dwelling units will change; however, there is no time frame regarding ventilation changes.

March 10, 2025

- 100% adaptable dwellings in large apartments and condominiums and the first floor of small apartments and condominiums
- Adoption of national provisions to improve earthquake design changes for housing and small buildings

5. PRESENTATION / DELEGATION (continued)

Discussion ensued concerning seismic changes and new codes for Wind loading. Committee members discussed the impact of the seismic load changes such as concrete, rebar, double-sided shear walls, larger hold-downs, and concrete in parking slabs.

2024 BC Building Code effective Friday, March 8, 2024:

- **Radon** – requiring rough-ins for radon safety province-wide
- **Cooling** – adopting cooling requirements to provide one living space that does not exceed 26 degrees Celsius
- **Accessibility** – All entrances to be accessible; additional accessible washrooms

2024 BC Plumbing Code:

- Regulatory framework for **non-potable water** systems, which include rain-water harvesting systems.

Discussion ensued regarding regulation of the new cooling requirements and the Step Code, particularly blower door testing, air tightness, HRV/high efficiency furnaces, heat pumps, windows, and saleability.

6. NEW BUSINESS

7. INFORMATION

- 1. 2024 Terms of Reference**
The 2024 Terms of Reference was provided for information.
- 2. 2024 Membership List**
The 2024 Membership List was provided for information.
- 3. 2024 Meeting Date Schedule**
The 2024 Meeting Date Schedule was provided for information.

8. NEXT MEETING

The next meeting of the Affordable Housing and Development Advisory Committee is scheduled for Wednesday, April 24, 2024 at 7:30 am in the Dogwood Room.

9. ADJOURNMENT

Moved/) There being no further business, the Affordable Housing and Development Advisory
Seconded (Committee meeting adjourned at 8:40 am.


Councillor Harv Westeringh, Chair