

# Municipal Development



Planning and Strategic Initiatives  
Land Development and Bylaw Enforcement

**First Quarter Report, 2017**



**CITY OF  
CHILLIWACK**



|   |    |
|---|----|
| Municipal Development Organization .....  | 3  |
| Planning Projects and News.....   | 4  |
| Development Applications Summary .....  | 6  |
| Comparisons - Planning, Business Licences, Development Permits.....               | 7  |
| Summary by Neighbourhood - Planning, Business Licences, Development Permits ..... | 9  |
| <b>Building Permits</b>   |    |
| • January 2017.....   | 10 |
| • February 2017.....  | 11 |
| • March 2017.....   | 12 |
| • First Quarter .....   | 13 |
| • Neighbourhood.....  | 14 |
| • Building Permits.....   | 15 |
| • Single Family 10 Year Comparison .....  | 16 |
| • 2 Family Dwellings 10 Year Comparison.....                                      | 16 |
| • Townhouse 10 Year Comparison.....   | 16 |
| • Multi-Family 10 Year Comparison .....   | 16 |
| • Commercial 10 Year Comparison .....   | 17 |
| • Institutional 10 Year Comparison .....  | 17 |
| • Industrial 10 Year Comparison .....   | 17 |
| • Agricultural 10 Year Comparison.....  | 17 |
| <b>Land Development</b>   |    |
| • Development Permits 4 Year Comparison .....                                     | 18 |
| • Subdivision 4 Year Comparison .....   | 18 |
| <b>Regulatory Bylaw Enforcement</b>   |    |
| • General Bylaw Enforcement 5 Year Comparison .....                               | 19 |
| • Health & Safety 5 Year Comparison .....   | 20 |

# Municipal Development

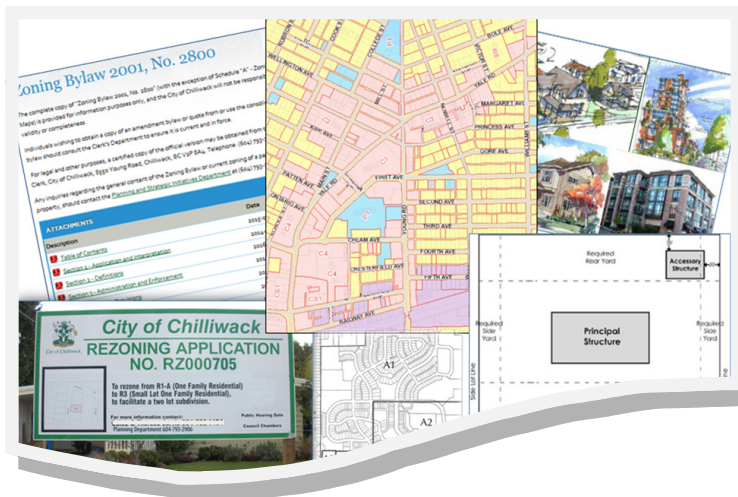




## Zoning Bylaw Review

The City of Chilliwack's Zoning Bylaw was adopted in 2001 and has been amended from time to time in response to new development and to address various "housekeeping" matters. With the completion of the 2040 Official Community Plan (OCP) review in 2014, it is time to re-evaluate the Zoning Bylaw and conduct a comprehensive review of the document to support implementation of the OCP's goals, objectives and policies. Such review will also include implementation of best practices in urban planning and development while ensuring the Zoning Bylaw is consistent with Provincial legislation, is improved, updated and simplified as well as creating a use-friendly and organized document.

A request for expressions of interest has been released seeking proposals from qualified consultants to include innovative and alternate solutions to the project that may, along with other things, indicate value added services, cost saving benefits, improved public engagement, reduced risk, etc. to enhance the Zoning Bylaw Review process and outcomes.



Stage 1 of the project will see the closing date for expressions of interest as May 3<sup>rd</sup> with Request for Proposals being issued to selected proponents for Stage 2 on May 15<sup>th</sup>. Once the successful consultant has been selected by Council, the Zoning Bylaw Review project is anticipated to begin in July of this year and take approximately 1 year to complete. Community engagement between members of the public, key stakeholders and Council will be a key element to the overall success of this project.

## Secondary Suite Study

With rising house prices, a strong real estate market, and rental vacancies at record low levels, the City is experiencing a shortage of affordable housing. The development of secondary suites within single family homes offers additional housing and is an opportunity to carry out the City of Chilliwack Homelessness Action Plan, which identifies secondary suites as one way to increase affordable housing, as well as reduce the carbon footprint, an Official Community Plan Air Quality and Energy Management action strategy.

Secondary suites has its benefits but can bring with it land use planning and infrastructure challenges. 2015 BC Assessment data indicates that 134 single detached homes in Chilliwack contain secondary suites and it's estimated that the actual number could be significantly higher, assuming there are many suites developed post construction without a building permit.

Legalizing secondary suites typically means expanding areas where secondary suites are permitted within single family homes supported by programs to encourage homeowners to voluntarily bring their existing suites into compliance with City bylaws or build and legalize future suites.

To determine a course of action and better understand the issues and options for legalizing suites in the City, a report is currently underway with Urban Systems and the Planning and Strategic Initiatives Department. Public engagement is anticipated to start late this spring.

## Homelessness Action Plan Update

In March 2017, a Homeless Survey took place in the Fraser Valley Regional District (FVRD). At the same time, a similar survey was undertaken in the Metro Vancouver area. This was a 24 hour snapshot and included the involvement of numerous organizations and volunteers. Similar to counts in the past, people were surveyed in a variety of settings over a 24 hour period, which included shelters, meal programs, hospital, and the warming centre, among others. As was anticipated, the number of homeless people surveyed increased dramatically. According to the official count numbers, Chilliwack saw an increase of 203%, from 73 people in 2014 to 221 people in 2017. Some of the notable numbers from this year's count include the increase of individuals who report addiction, increasing to 70% from 2014's 42.5%. Also important to note is that while the percentage of individuals between the age of 15 and 19 decreased, given the dramatic increase in overall numbers of homeless in Chilliwack, homeless youth increased by almost 50%, from 32 in 2014 to 47 individuals in the 2017 count.

To address the increasing demand for safe, affordable housing, the following projects are in the works:

1. Ruth and Naomi's Mission are developing 35 units of affordable rental housing for single parents and families, with \$6 million in funding from the Provincial Government;
2. MQHS are developing 80 units of aboriginal themed affordable rental housing for low income households, with \$11 million in funding from the Provincial Government;
3. The Salvation Army, working with BC Housing, has confirmed designs for a modular building to be placed on their current site, which will shelter an additional 60 people, increasing their capacity from 45 to 75 beds. The modular building is expected to be operational by October 2017.

In addition to housing projects, the City was also involved in the setup of a 10 week Warming Centre, to help the marginalized population get through a very severe winter. The partnership involved the Province of BC (funds), Ruth and Naomi's Mission (Operators), Chilliwack United Church (Host Building), and the City of Chilliwack (Project Set-up and Partial Funds). Throughout the 10 week project, there was an average of 98 people who accessed the



site each day. Service recipients received a warm dry place to be, access to warm drinks and food, and some outreach services. Of the service recipients, 4 people were housed, including 3 into the Ruth and Naomi "Step Inn, Step Up" residential recovery program. Throughout the 10 weeks, there was a wide array of both support and concern for the Warming Centre, its location, and effects on the surrounding community. The City of Chilliwack and Ruth and Naomi's were very responsive to voiced concerns and will be evaluating future opportunities to address this need.

### Chilliwack Healthier Community

**January:** Now in the final year of the Chilliwack Healthier Community (CHC) 2014 Strategic Action Plan, CHC partners discussed the process for evaluating the 2014 plan and planning for the 2017 plan. Discussions also took place on hosting a candidates' event, in light of the upcoming provincial election. The event will be a Mental Health and Addictions-themed "Conversation with the Candidates" aimed at both educating the candidates on issues that are priorities to CHC partners, as well as learning what the candidates and their parties' platforms are on these issues. On January 25 a re-vamped InfoChilliwack online resource inventory, was launched, representing the completion of two years' work by the CHC Community Connections Task Team. January 26 was the date of the first of five financial literacy workshops, a highly successful collaborative project between CHC and the Chilliwack Learning Society (CLS) and the Chilliwack Family YMCA called "Money For Living." Overwhelming registration resulted in the team and the facilitators doubling and then tripling the series.

**February:** Much of February 2017 was about preparing for CHC's Annual Public Event – The CHC Community Resources Expo, held in conjunction with the Chilliwack Local Action Team's "Evening with Gabor Mate" on March 3. This was a highly attended community event that started out at GW Graham, sold out in minutes, and had to be moved to Chilliwack Senior Secondary's main gym. Multiple partners put in hours of planning to deliver an incredibly successful event. The February 28 CHC Information and Networking Breakfast was themed "Employment Education and Support." The CHC Mental Health and Addictions Task Team produced an information card to accompany the green ribbons this year and expanded the green ribbon campaign. The cards and ribbons were available at the CHC Community Resources Expo and Gabor Mate presentation event. The CHC Opening Doors Task Team established dates and funding for a late spring session of the "First Nations Historical Impact Training Series."

**March:** March 3 was the date of the CHC Community Resources Expo, which saw 43 exhibitor booths and filled the great hall at CSS. Hundreds of community members connected with the service providers present. The Housing First Task Team Communications Committee also began to look at ways to communicate the work that is being done by CHC partners to address homelessness and affordable housing in Chilliwack. The Housing First Task Team Landlord Group met and is working on the details of the Chilliwack Landlord Information and Networking Lunch, set for April 26. The March 28 CHC Information and Networking Breakfast was themed "Physical Health and Wellness." At the monthly partners meeting, presentations were made regarding CHC accomplishments since 2014, and the strategic planning process for the development of the 2017 CHC Strategic Action Plan.



| PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2015 |     |     |     |     |     |     |      |     |      |     |     |     |                    |                          |
|---|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------------|--------------------------|
| APPLICATION   | JAN | FEB | MAR | APR | MAY | JUN | JULY | AUG | SEPT | OCT | NOV | DEC | 1st Quarter Totals | 2015 Year-to-Date Totals |
| Rezoning  | 2   | 2   | 9   |     |     |     |      |     |      |     |     |     | 13                 | 13                       |
| DVP   | 1   | 6   | 5   |     |     |     |      |     |      |     |     |     | 12                 | 12                       |
| DP - Form & Character   | 2   | 4   | 5   |     |     |     |      |     |      |     |     |     | 11                 | 11                       |
| ALR   | 0   | 0   | 0   |     |     |     |      |     |      |     |     |     | 0                  | 0                        |
| TUP   | 0   | 0   | 2   |     |     |     |      |     |      |     |     |     | 2                  | 2                        |
| Compliance Letters  | 2   | 2   | 3   |     |     |     |      |     |      |     |     |     | 7                  | 43                       |
| New Business Licences   | 44  | 36  | 54  |     |     |     |      |     |      |     |     |     | 134                | 134                      |

| PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2016 |     |     |     |     |     |     |      |     |      |     |     |     |                    |                          |
|---|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------------|--------------------------|
| APPLICATION   | JAN | FEB | MAR | APR | MAY | JUN | JULY | AUG | SEPT | OCT | NOV | DEC | 1st Quarter Totals | 2016 Year-to-Date Totals |
| Rezoning  | 5   | 14  | 8   |     |     |     |      |     |      |     |     |     | 27                 | 27                       |
| DVP   | 8   | 6   | 9   |     |     |     |      |     |      |     |     |     | 23                 | 23                       |
| DP - Form & Character   | 3   | 8   | 2   |     |     |     |      |     |      |     |     |     | 13                 | 13                       |
| ALR   | 3   | 5   | 3   |     |     |     |      |     |      |     |     |     | 11                 | 11                       |
| TUP   | 2   | 4   | 1   |     |     |     |      |     |      |     |     |     | 7                  | 7                        |
| Compliance Letters  | 0   | 4   | 7   |     |     |     |      |     |      |     |     |     | 11                 | 11                       |
| New Business Licences   | 49  | 57  | 39  |     |     |     |      |     |      |     |     |     | 145                | 145                      |

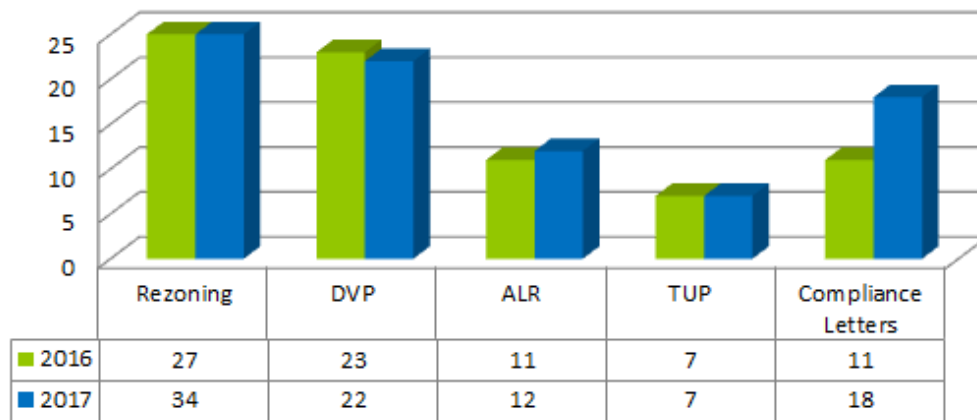
| PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2017 |     |     |     |     |     |     |      |     |      |     |     |     |                    |                          |
|---|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------------|--------------------------|
| APPLICATION   | JAN | FEB | MAR | APR | MAY | JUN | JULY | AUG | SEPT | OCT | NOV | DEC | 1st Quarter Totals | 2017 Year-to-Date Totals |
| Rezoning  | 10  | 6   | 18  |     |     |     |      |     |      |     |     |     | 34                 | 34                       |
| DVP   | 10  | 4   | 8   |     |     |     |      |     |      |     |     |     | 22                 | 22                       |
| DP - Form & Character   | 4   | 6   | 2   |     |     |     |      |     |      |     |     |     | 12                 | 12                       |
| ALR   | 3   | 6   | 3   |     |     |     |      |     |      |     |     |     | 12                 | 12                       |
| TUP   | 4   | 3   | 0   |     |     |     |      |     |      |     |     |     | 7                  | 7                        |
| Compliance Letters  | 8   | 5   | 5   |     |     |     |      |     |      |     |     |     | 18                 | 18                       |
| New Business Licences   | 50  | 41  | 60  |     |     |     |      |     |      |     |     |     | 151                | 151                      |



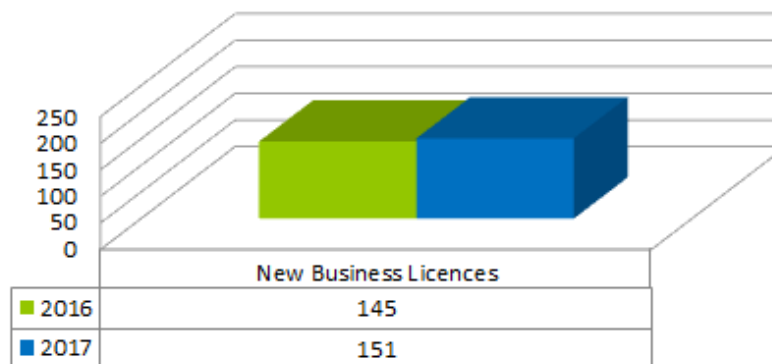
PHOTO: Kenny Gipps



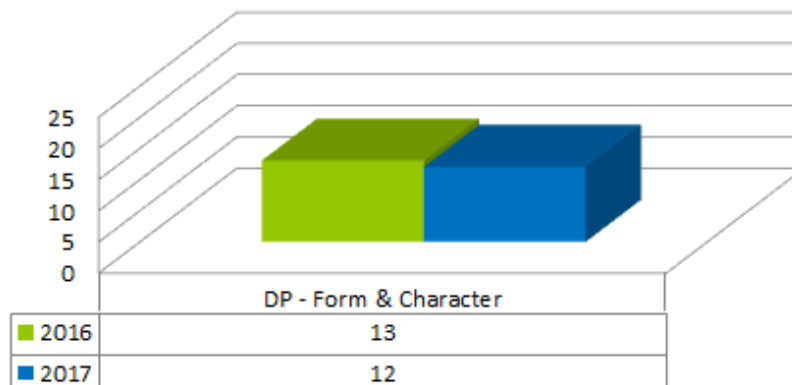
### 1st Quarter - 2016/17 Comparison Planning



### 1st Quarter - 2016/17 Comparison New Business Licences



### 1st Quarter - 2016/17 Comparison Development Permits





| 1st QUARTER 2016                     |           |                                    |  |           |          |                       |
|--------------------------------------|-----------|------------------------------------|--|-----------|----------|-----------------------|
|                                      | Rezoning  | Development<br>Variance<br>Permits | Development<br>Permits - Form<br>& Character | ALR       | TUP      | *Business<br>Licences |
| Chilliwack Mountain                  |           | 1                                  |  |           |          | 3                     |
| Chilliwack Proper                    | 13        | 5                                  | 5  |           | 3        | 66                    |
| Village West                         |           | 1                                  |  |           | 1        | 2                     |
| East Chilliwack - Southside          |           |                                    | 1  |           |          | 3                     |
| Eastern Hillsides                    | 1         | 3                                  |  |           |          | 11                    |
| Greendale - Cattermole - Yarrow      | 6         | 4                                  | 1  | 7         | 1        | 11                    |
| Promontory                           |           | 1                                  |  |           |          | 10                    |
| Rosedale - East Chilliwack Northside | 1         | 3                                  | 1  | 3         | 1        | 7                     |
| Ryder Lake                           |           |                                    | 1  |           |          | 5                     |
| Sardis - Vedder                      | 6         | 5                                  | 4  | 1         | 1        | 41                    |
| Non Resident Businesses              |           |                                    |  |           |          | 43                    |
| OCP/TEXT Amendments                  |           |                                    |  |           |          |                       |
| First Nation Lands                   |           |                                    |  |           |          |                       |
| Cultus Lake                          |           |                                    |  |           |          |                       |
| <b>TOTAL APPLICATIONS</b>            | <b>27</b> | <b>23</b>                          | <b>13</b>                                    | <b>11</b> | <b>7</b> | <b>202</b>            |

| 1st QUARTER 2017                     |           |                                    |  |           |          |                       |
|--------------------------------------|-----------|------------------------------------|--|-----------|----------|-----------------------|
|                                      | Rezoning  | Development<br>Variance<br>Permits | Development<br>Permits - Form<br>& Character | ALR       | TUP      | *Business<br>Licences |
| Chilliwack Mountain                  |           |                                    | 3  |           |          | 3                     |
| Chilliwack Proper                    | 23        | 5                                  | 5  |           | 4        | 70                    |
| Village West                         |           | 1                                  | 2  |           |          | 13                    |
| East Chilliwack - Southside          |           |                                    | 1  |           |          | 1                     |
| Eastern Hillsides                    | 2         | 1                                  |  |           |          | 7                     |
| Greendale - Cattermole - Yarrow      | 2         | 3                                  |  | 7         |          | 14                    |
| Promontory                           | 2         |                                    |  |           |          | 13                    |
| Rosedale - East Chilliwack Northside | 1         | 5                                  |  | 4         |          | 17                    |
| Ryder Lake                           |           |                                    |  | 1         |          | 2                     |
| Sardis - Vedder                      | 4         | 7                                  | 1  |           | 3        | 47                    |
| Non Resident Businesses              |           |                                    |  |           |          | 27                    |
| OCP/TEXT Amendments                  |           |                                    |  |           |          |                       |
| First Nation Lands                   |           |                                    |  |           |          |                       |
| Cultus Lake                          |           |                                    |  |           |          |                       |
| <b>TOTAL APPLICATIONS</b>            | <b>34</b> | <b>22</b>                          | <b>12</b>                                    | <b>12</b> | <b>7</b> | <b>214</b>            |

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

# 2017 BUILDING PERMITS - JANUARY

[illegible]

2017 BUILDING PERMITS - FEBRUARY

|   | February 2017 |       |            | 2017 YEAR-TO-DATE |       |            | February 2016 |       |            | 2016 YEAR-TO-DATE |        |            |
|---|---------------|-------|------------|-------------------|-------|------------|---------------|-------|------------|-------------------|--------|------------|
|   | PERMITS       | UNITS | VALUE      | PERMITS           | UNITS | VALUE      | PERMITS       | UNITS | VALUE      | PERMITS           | UNITS  | VALUE      |
| RESIDENTIAL   |               |       |            |                   |       |            |               |       |            |                   |        |            |
| New single family (fee simple)                      | 25            | 25    | 6,689,226  | 69                | 70    | 17,895,029 | 21            | 22    | 4,741,494  | 41                | 42     | 8,980,248  |
| New single family (strata)                          | 8             | 8     | 1,840,766  | 16                | 16    | 3,722,634  | 7             | 7     | 1,063,842  | 11                | 11     | 2,047,110  |
| First Nations Lease                                 | 0             | 0     | 0          | 0                 | 0     | 0          | 0             | 0     | 0          | 0                 | 0      | 0          |
| New 2 family duplex (fee simple)                    | 0             | 0     | 0          | 0                 | 0     | 0          | 0             | 0     | 0          | 0                 | 0      | 0          |
| New 2 family duplex (strata)                        | 0             | 0     | 0          | 0                 | 0     | 0          | 0             | 0     | 0          | 0                 | 0      | 0          |
| New townhouses                                      | 3             | 22    | 2,514,902  | 5                 | 29    | 3,401,138  | 2             | 8     | 1,158,066  | 7                 | 28     | 4,757,622  |
| New apartments                                      | 0             | 0     | 0          | 0                 | 0     | 0          | 0             | 0     | 0          | 0                 | 0      | 0          |
| Mobile / manufactured homes                         | 0             | 0     | 0          | 0                 | 0     | 0          | 0             | 0     | 0          | 0                 | 0      | 0          |
| Secondary suites, TADs, etc.                        | 0             | 0     | 0          | 1                 | 1     | 10,200     | 3             | 3     | 362,000    | 4                 | 4      | 402,000    |
| Miscellaneous residential                           | 15            | 0     | 487,780    | 32                | 1     | 2,293,064  | 12            | 0     | 989,898    | 21                | 0      | 2,202,898  |
| TOTAL RESIDENTIAL                                   | 51            | 55    | 11,532,674 | 123               | 117   | 27,322,065 | 45            | 40    | 8,315,300  | 85                | 87     | 18,685,342 |
| COMMERCIAL  |               |       |            |                   |       |            |               |       |            |                   |        |            |
| New commercial buildings                            | 0             | 0     | 0          | 0                 | 0     | 0          | 0             | 0     | 0          | 1                 | 468    | 500,000    |
| Misc. commercial (additions, improvements, etc.)    | 2             | 0     | 58,030     | 5                 | 0     | 503,030    | 4             | 0     | 595,000    | 8                 | 0      | 890,000    |
| Commercial Signs                                    | 5             | 0     | 14,100     | 10                | 0     | 44,615     | 2             | 0     | 11,585     | 6                 | 0      | 83,254     |
| TOTAL COMMERCIAL                                    | 7             | 0     | 72,130     | 15                | 0     | 547,645    | 6             | 0     | 606,585    | 15                | 468    | 1,473,254  |
| INDUSTRIAL  |               |       |            |                   |       |            |               |       |            |                   |        |            |
| New industrial buildings                            | 0             | 0     | 0          | 0                 | 0     | 0          | 0             | 0     | 0          | 0                 | 0      | 0          |
| Misc. industrial (additions, improvements, etc.)    | 1             | 1,623 | 965,250    | 1                 | 1,623 | 965,250    | 2             | 4,875 | 8,612,500  | 2                 | 4,875  | 8,612,500  |
| TOTAL INDUSTRIAL                                    | 1             | 1,623 | 965,250    | 1                 | 1,623 | 965,250    | 2             | 4,875 | 8,612,500  | 2                 | 4,875  | 8,612,500  |
| INSTITUTIONAL                                       |               |       |            |                   |       |            |               |       |            |                   |        |            |
| New institutional buildings                         | 0             | 0     | 0          | 1                 | 75    | 50,000     | 0             | 0     | 0          | 0                 | 0      | 0          |
| Misc. institutional (additions, improvements, etc.) | 0             | 0     | 0          | 0                 | 0     | 0          | 0             | 0     | 0          | 0                 | 0      | 0          |
| TOTAL INSTITUTIONAL                                 | 0             | 0     | 0          | 1                 | 75    | 50,000     | 0             | 0     | 0          | 0                 | 0      | 0          |
| AGRICULTURAL  |               |       |            |                   |       |            |               |       |            |                   |        |            |
| New agricultural buildings                          | 1             | 453   | 200,000    | 3                 | 987   | 350,000    | 7             | 7,943 | 1,323,760  | 13                | 11,969 | 2,383,604  |
| Misc. agricultural (additions, etc.)                | 1             | 161   | 0          | 3                 | 673   | 150,000    | 2             | 485   | 137,300    | 2                 | 485    | 137,300    |
| TOTAL AGRICULTURAL                                  | 2             | 614   | 200,000    | 6                 | 1,660 | 500,000    | 9             | 8,428 | 1,461,060  | 15                | 12,454 | 2,520,904  |
| OTHER   |               |       |            |                   |       |            |               |       |            |                   |        |            |
| Demolition  | 7             | 7     | Feb 2016   | 5                 | 14    |            |               |       |            |                   |        |            |
| Service Permits                                     | 1             | 3     | 4          | 9                 |       |            |               |       |            |                   |        |            |
| BUILDING INSPECTIONS                                |               |       |            |                   |       |            |               |       |            |                   |        |            |
| February 2017 847                                   |               |       |            |                   |       |            |               |       |            |                   |        |            |
| 2017 YEAR-TO-DATE 1,725                             |               |       |            |                   |       |            |               |       |            |                   |        |            |
| February 2016 927                                   |               |       |            |                   |       |            |               |       |            |                   |        |            |
| 2016 YEAR-TO-DATE 1,585                             |               |       |            |                   |       |            |               |       |            |                   |        |            |
| MONTH-END TOTALS                                    | PERMITS       | UNITS | VALUE      | PERMITS           | UNITS | VALUE      | PERMITS       | UNITS | VALUE      | PERMITS           | UNITS  | VALUE      |
|   | 69            | 55    | 12,770,054 | 156               | 117   | 29,384,960 | 71            | 40    | 18,995,445 | 140               | 87     | 31,292,000 |

## 2017 BUILDING PERMITS - MARCH

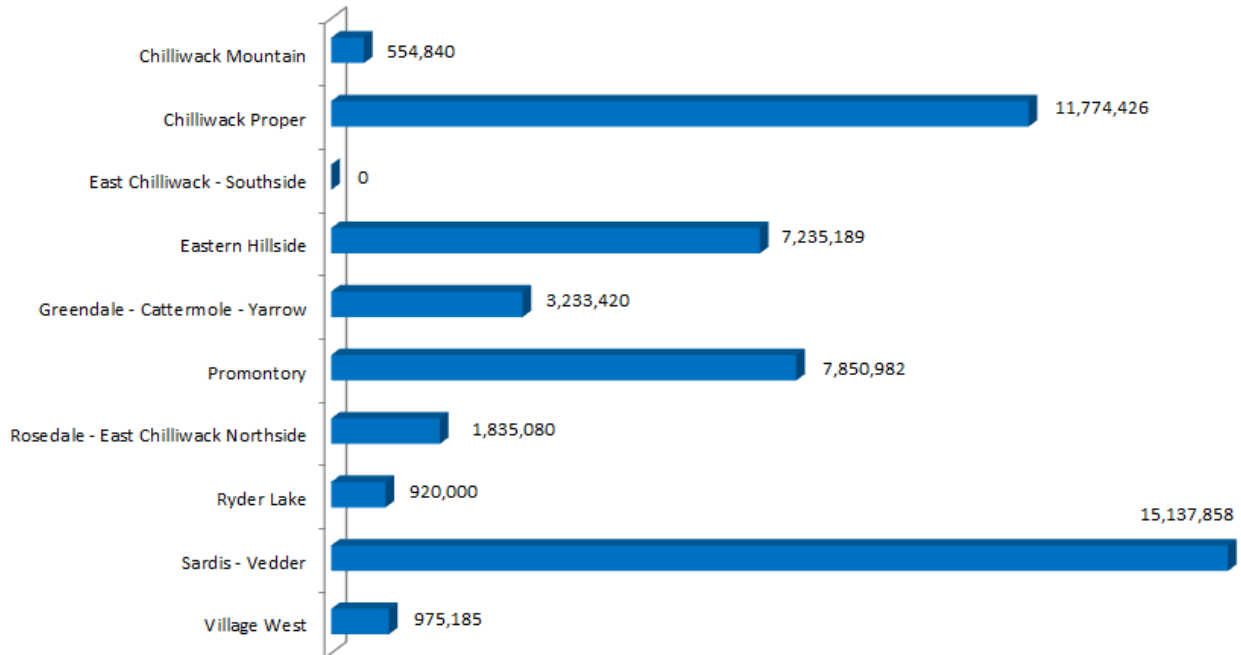
|   | March 2017 |       |            | 2017 YEAR-TO-DATE |       |            | March 2016           |       |            | 2016 YEAR-TO-DATE |        |            |
|---|------------|-------|------------|-------------------|-------|------------|----------------------|-------|------------|-------------------|--------|------------|
|   | PERMITS    | UNITS | VALUE      | PERMITS           | UNITS | VALUE      | PERMITS              | UNITS | VALUE      | PERMITS           | UNITS  | VALUE      |
| RESIDENTIAL   |            |       |            |                   |       |            |                      |       |            |                   |        |            |
| New single family (fee simple)                      | 30         | 32    | 8,321,606  | 98                | 101   | 26,016,635 | 28                   | 28    | 6,383,866  | 69                | 70     | 15,364,114 |
| New single family (strata)                          | 26         | 26    | 6,593,930  | 43                | 43    | 10,516,564 | 3                    | 3     | 607,486    | 14                | 14     | 2,654,596  |
| First Nations Lease                                 | 0          | 0     | 0          | 0                 | 0     | 0          | 0                    | 0     | 0          | 0                 | 0      | 0          |
| New 2 family duplex (fee simple)                    | 1          | 2     | 280,000    | 1                 | 2     | 280,000    | 2                    | 4     | 682,968    | 2                 | 4      | 682,968    |
| New 2 family duplex (strata)                        | 0          | 0     | 0          | 0                 | 0     | 0          | 0                    | 0     | 0          | 1                 | 2      | 295,464    |
| New townhouses                                      | 2          | 8     | 973,752    | 7                 | 37    | 4,374,890  | 4                    | 14    | 1,880,970  | 11                | 42     | 6,638,592  |
| New apartments                                      | 0          | 0     | 0          | 0                 | 0     | 0          | 0                    | 0     | 0          | 0                 | 0      | 0          |
| Mobile / manufactured homes                         | 0          | 0     | 0          | 0                 | 0     | 0          | 1                    | 1     | 178,353    | 1                 | 1      | 178,353    |
| Secondary suites, TADs, etc.                        | 5          | 5     | 466,800    | 6                 | 6     | 477,000    | 2                    | 2     | 133,280    | 6                 | 6      | 535,280    |
| Miscellaneous residential                           | 20         | 1     | 908,292    | 46                | 1     | 3,016,356  | 12                   | 1     | 480,900    | 33                | 1      | 2,683,798  |
| TOTAL RESIDENTIAL                                   | 84         | 74    | 17,544,380 | 201               | 190   | 44,681,445 | 52                   | 53    | 10,347,823 | 137               | 140    | 29,033,165 |
| COMMERCIAL  |            |       |            |                   |       |            |                      |       |            |                   |        |            |
| New commercial buildings                            | 0          | 0     | 0          | 0                 | 0     | 0          | 0                    | 0     | 0          | 1                 | 468    | 500,000    |
| Misc. commercial (additions, improvements, etc.)    | 2          | 0     | 373,000    | 7                 | 0     | 876,030    | 8                    | 25    | 1,284,000  | 16                | 25     | 2,174,000  |
| Commercial Signs                                    | 3          | 0     | 19,720     | 13                | 0     | 64,335     | 3                    | 0     | 50,685     | 9                 | 0      | 133,939    |
| TOTAL COMMERCIAL                                    | 5          | 0     | 392,720    | 20                | 0     | 940,365    | 11                   | 25    | 1,334,685  | 26                | 493    | 2,807,939  |
| INDUSTRIAL  |            |       |            |                   |       |            |                      |       |            |                   |        |            |
| New industrial buildings                            | 0          | 0     | 0          | 0                 | 0     | 0          | 1                    | 249   | 275,000    | 1                 | 249    | 275,000    |
| Misc. industrial (additions, improvements, etc.)    | 0          | 0     | 0          | 1                 | 1,623 | 965,250    | 0                    | 0     | 0          | 2                 | 4,875  | 8,612,500  |
| TOTAL INDUSTRIAL                                    | 0          | 0     | 0          | 1                 | 1,623 | 965,250    | 1                    | 249   | 275,000    | 3                 | 5,124  | 8,887,500  |
| INSTITUTIONAL                                       |            |       |            |                   |       |            |                      |       |            |                   |        |            |
| New institutional buildings                         | 0          | 0     | 0          | 1                 | 75    | 50,000     | 0                    | 0     | 0          | 0                 | 0      | 0          |
| Misc. institutional (additions, improvements, etc.) | 0          | 0     | 0          | 0                 | 0     | 0          | 0                    | 0     | 0          | 0                 | 0      | 0          |
| TOTAL INSTITUTIONAL                                 | 0          | 0     | 0          | 1                 | 75    | 50,000     | 0                    | 0     | 0          | 0                 | 0      | 0          |
| AGRICULTURAL  |            |       |            |                   |       |            |                      |       |            |                   |        |            |
| New agricultural buildings                          | 10         | 6,334 | 1,944,920  | 13                | 7,321 | 2,042,920  | 2                    | 776   | 82,704     | 15                | 12,745 | 2,466,308  |
| Misc. agricultural (additions, etc.)                | 5          | 1,716 | 250,000    | 8                 | 2,389 | 652,000    | 3                    | 606   | 162,382    | 5                 | 1,091  | 299,682    |
| TOTAL AGRICULTURAL                                  | 15         | 8,050 | 2,194,920  | 21                | 9,710 | 2,694,920  | 5                    | 1,382 | 245,086    | 20                | 13,836 | 2,765,990  |
| OTHER   |            |       |            |                   |       |            |                      |       |            |                   |        |            |
| Demolition  | 8          | 15    | 5          | 19                |       |            |                      |       |            |                   |        |            |
| Service Permits                                     | 23         | 26    | 3          | 12                |       |            |                      |       |            |                   |        |            |
|   |            |       |            | 2016 YR-TO-DATE   |       |            | BUILDING INSPECTIONS |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2017           |       |            |                   |        |            |
|   |            |       |            | 2017 YEAR-TO-DATE |       |            | 2017 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            | 2016 YEAR-TO-DATE    |       |            |                   |        |            |
|   |            |       |            | March 2016        |       |            | March 2016           |       |            |                   |        |            |
|   |            |       |            | 2016 YEAR-TO-DATE |       |            |                      |       |            |                   |        |            |



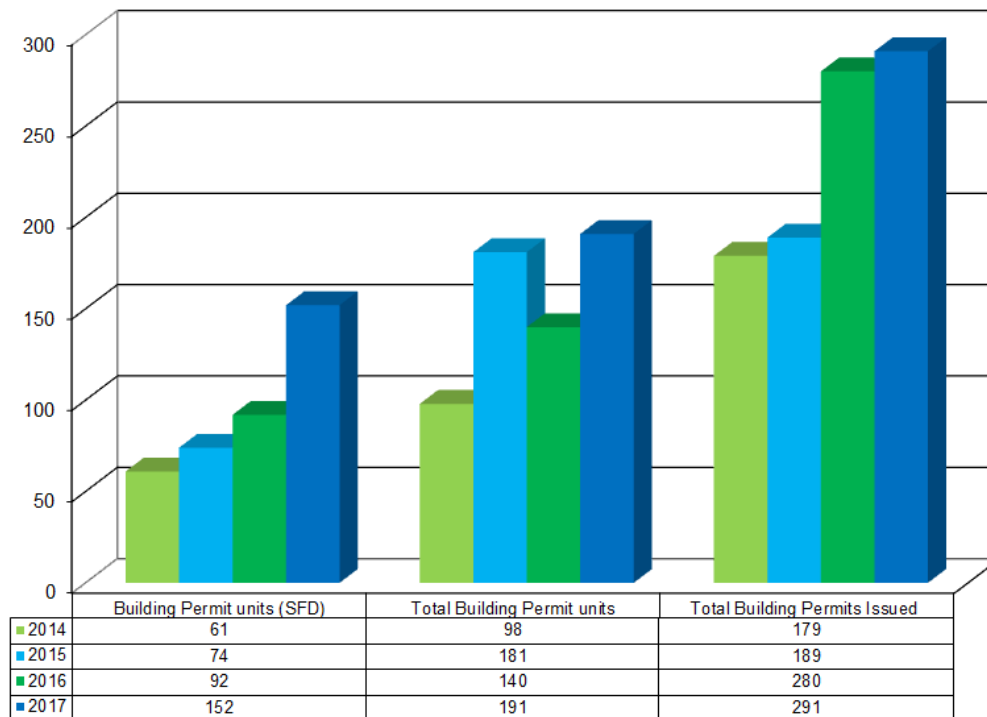
## 2017 BUILDING PERMITS - 1ST QUARTER

|                   | 1st Quarter 2017                                    |                  |                 |                  | 2017 YEAR-TO-DATE |                   |            |            | 1st Quarter 2016 |                  |            |            | 2016 YEAR TO-DATE |                   |            |            |  |
|-------------------|---|------------------|-----------------|------------------|-------------------|-------------------|------------|------------|------------------|------------------|------------|------------|-------------------|-------------------|------------|------------|--|
|                   | PERMITS   | UNITS            | VALUE           |                  | PERMITS           | UNITS             | VALUE      |            | PERMITS          | UNITS            | VALUE      |            | PERMITS           | UNITS             | VALUE      |            |  |
| RESIDENTIAL       | New single family (fee simple)                      | 98               | 101             | 26,016,635       |                   | 98                | 101        | 26,016,635 |                  | 69               | 70         | 15,364,114 |                   | 69                | 70         | 15,364,114 |  |
|                   | New single family (strata)                          | 43               | 43              | 10,516,564       |                   | 43                | 43         | 10,516,564 |                  | 14               | 14         | 2,654,596  |                   | 14                | 14         | 2,654,596  |  |
|                   | First Nations Lease                                 | 0                | 0               | 0                |                   | 0                 | 0          | 0          |                  | 0                | 0          | 0          |                   | 0                 | 0          | 0          |  |
|                   | New 2 family duplex (fee simple)                    | 1                | 2               | 280,000          |                   | 1                 | 2          | 280,000    |                  | 2                | 4          | 682,968    |                   | 2                 | 4          | 682,968    |  |
|                   | New 2 family duplex (strata)                        | 0                | 0               | 0                |                   | 0                 | 0          | 0          |                  | 1                | 2          | 295,464    |                   | 1                 | 2          | 295,464    |  |
|                   | New townhouses                                      | 7                | 37              | 4,374,890        |                   | 7                 | 37         | 4,374,890  |                  | 11               | 42         | 6,638,592  |                   | 11                | 42         | 6,638,592  |  |
|                   | New apartments                                      | 0                | 0               | 0                |                   | 0                 | 0          | 0          |                  | 0                | 0          | 0          |                   | 0                 | 0          | 0          |  |
|                   | Mobile / manufactured homes                         | 0                | 0               | 0                |                   | 0                 | 0          | 0          |                  | 1                | 1          | 178,353    |                   | 1                 | 1          | 178,353    |  |
|                   | Secondary suites, TADs, etc.                        | 6                | 6               | 477,000          |                   | 6                 | 6          | 477,000    |                  | 6                | 6          | 535,280    |                   | 6                 | 6          | 535,280    |  |
|                   | Miscellaneous residential                           | 52               | 2               | 3,201,356        |                   | 52                | 2          | 3,201,356  |                  | 33               | 1          | 2,683,798  |                   | 33                | 1          | 2,683,798  |  |
| TOTAL RESIDENTIAL | 207   | 191              | 44,866,445      |                  | 207               | 191               | 44,866,445 |            | 137              | 140              | 29,033,165 |            | 137               | 140               | 29,033,165 |            |  |
| COMMERCIAL        | New commercial buildings                            | 0                | 0               | 0                |                   | 0                 | 0          | 0          |                  | 1                | 468        | 500,000    |                   | 1                 | 468        | 500,000    |  |
|                   | Misc. commercial (additions, improvements, etc.)    | 7                | 0               | 876,030          |                   | 7                 | 0          | 876,030    |                  | 16               | 25         | 2,174,000  |                   | 16                | 25         | 2,174,000  |  |
|                   | Commercial Signs                                    | 13               | 0               | 64,335           |                   | 13                | 0          | 64,335     |                  | 9                | 0          | 133,939    |                   | 9                 | 0          | 133,939    |  |
|                   | TOTAL COMMERCIAL                                    | 20               | 0               | 940,365          |                   | 20                | 0          | 940,365    |                  | 26               | 493        | 2,807,939  |                   | 26                | 493        | 2,807,939  |  |
| INDUSTRIAL        | New industrial buildings                            | 0                | 0               | 0                |                   | 0                 | 0          | 0          |                  | 1                | 249        | 275,000    |                   | 1                 | 249        | 275,000    |  |
|                   | Misc. industrial (additions, improvements, etc.)    | 1                | 1,623           | 965,250          |                   | 1                 | 1,623      | 965,250    |                  | 2                | 4,875      | 8,612,500  |                   | 2                 | 4,875      | 8,612,500  |  |
|                   | TOTAL INDUSTRIAL                                    | 1                | 1,623           | 965,250          |                   | 1                 | 1,623      | 965,250    |                  | 3                | 5,124      | 8,887,500  |                   | 3                 | 5,124      | 8,887,500  |  |
|                   |   |                  |                 |                  |                   |                   |            |            |                  |                  |            |            |                   |                   |            |            |  |
| INSTITUTIONAL     | New institutional buildings                         | 1                | 75              | 50,000           |                   | 1                 | 75         | 50,000     |                  | 0                | 0          | 0          |                   | 0                 | 0          | 0          |  |
|                   | Misc. institutional (additions, improvements, etc.) | 0                | 0               | 0                |                   | 0                 | 0          | 0          |                  | 0                | 0          | 0          |                   | 0                 | 0          | 0          |  |
|                   | TOTAL INSTITUTIONAL                                 | 1                | 75              | 50,000           |                   | 1                 | 75         | 50,000     |                  | 0                | 0          | 0          |                   | 0                 | 0          | 0          |  |
|                   |   |                  |                 |                  |                   |                   |            |            |                  |                  |            |            |                   |                   |            |            |  |
| AGRICULTURAL      | New agricultural buildings                          | 13               | 7,321           | 2,042,920        |                   | 13                | 7,321      | 2,042,920  |                  | 15               | 12,745     | 2,466,308  |                   | 15                | 12,745     | 2,466,308  |  |
|                   | Misc. agricultural (additions, etc.)                | 8                | 2,389           | 652,000          |                   | 8                 | 2,389      | 652,000    |                  | 5                | 1,091      | 299,682    |                   | 5                 | 1,091      | 299,682    |  |
|                   | TOTAL AGRICULTURAL                                  | 21               | 9,710           | 2,694,920        |                   | 21                | 9,710      | 2,694,920  |                  | 20               | 13,836     | 2,765,990  |                   | 20                | 13,836     | 2,765,990  |  |
|                   |   |                  |                 |                  |                   |                   |            |            |                  |                  |            |            |                   |                   |            |            |  |
| OTHER             |   | 1st Quarter 2017 | 2017-Yr-To-Date | 1st Quarter 2016 | 2016 Yr-To-Date   |                   |            |            |                  |                  |            |            |                   |                   |            |            |  |
|                   | Demolition  | 15               | 15              | 19               | 19                |                   |            |            |                  |                  |            |            |                   |                   |            | 3,121      |  |
|                   | Service Permits                                     | 26               | 26              | 12               | 12                |                   |            |            |                  |                  |            |            |                   |                   |            | 3,121      |  |
|                   |   |                  |                 |                  |                   |                   |            |            |                  |                  |            |            |                   |                   |            | 2,456      |  |
| MONTH-END TOTALS  |   | 1st Quarter 2017 |                 |                  |                   | 2017 YEAR-TO-DATE |            |            |                  | 1st Quarter 2016 |            |            |                   | 2016 YEAR TO-DATE |            |            |  |
|                   | PERMITS   | UNITS            | VALUE           |                  | PERMITS           | UNITS             | VALUE      |            | PERMITS          | UNITS            | VALUE      |            | PERMITS           | UNITS             | VALUE      |            |  |
|                   | 291   | 191              | 49,516,980      |                  | 291               | 191               | 49,516,980 |            | 217              | 140              | 43,494,594 |            | 217               | 140               | 43,494,594 |            |  |
|                   |   |                  |                 |                  |                   |                   |            |            |                  |                  |            |            |                   |                   |            |            |  |

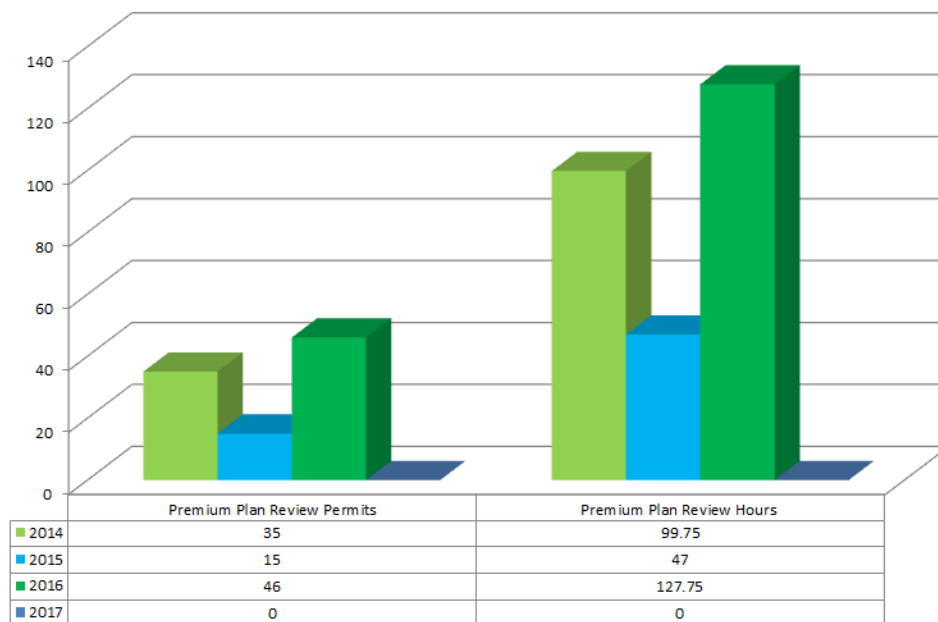
## 1ST QUARTER 2017



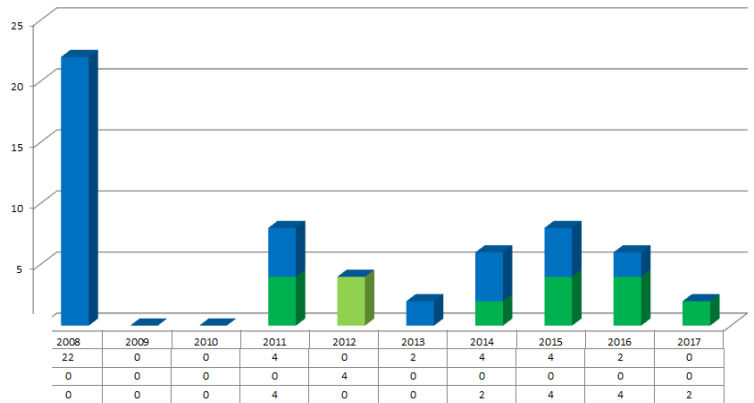
## 1st Quarter - 4-Year Comparison Building Permits



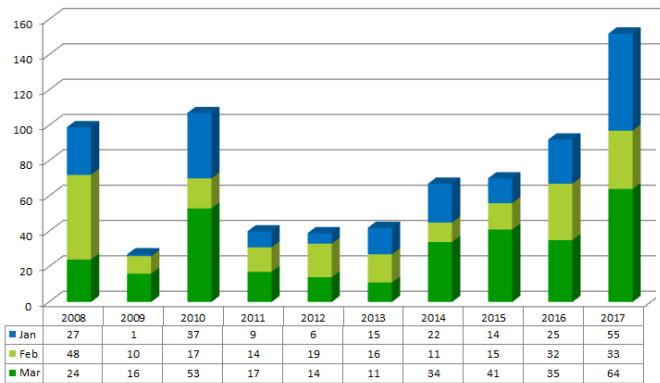
## 1st Quarter - 4-Year Comparison Premium Plan Review



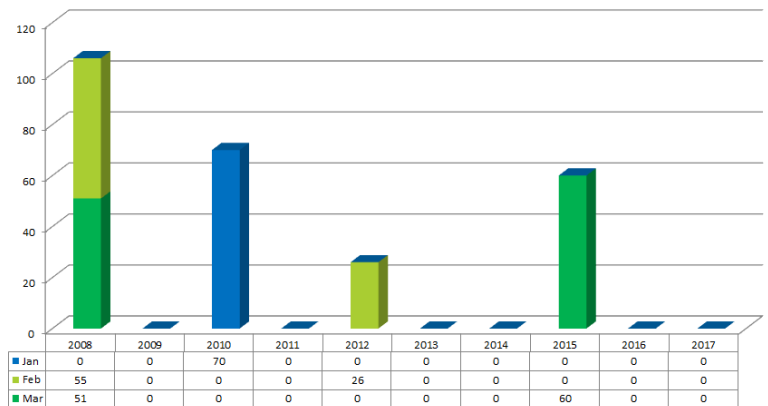
## 2-Family Dwellings 1st Quarter 10-year Comparison



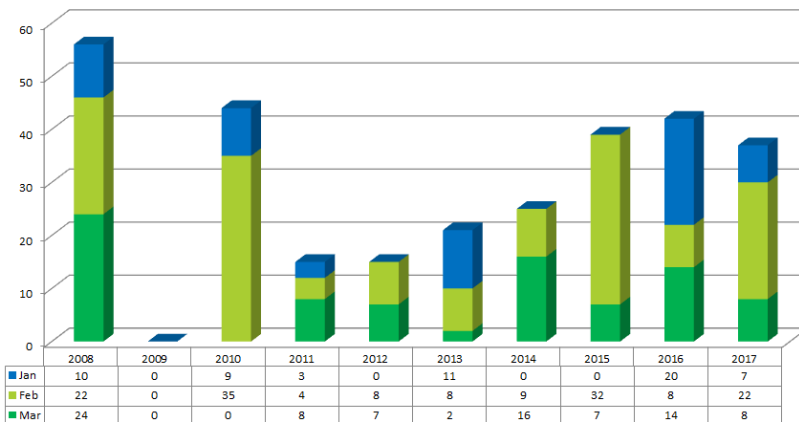
## Single Family 1st Quarter 10-year Comparison



## Multi-Family Apartments 1st Quarter 10-year Comparison

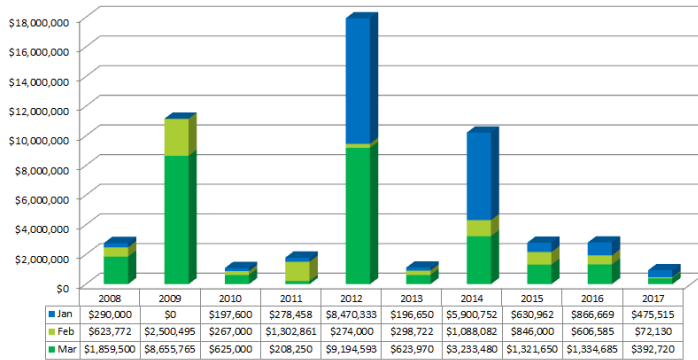


## Townhouses 1st Quarter 10-year Comparison

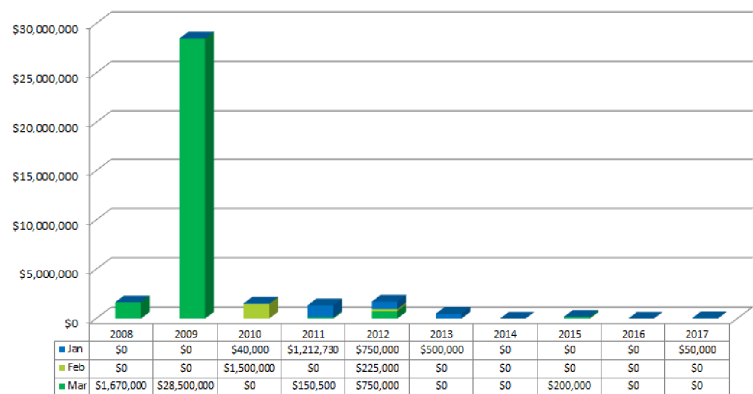




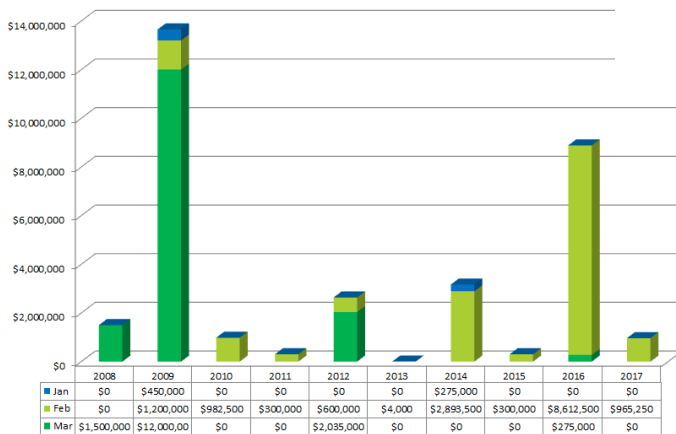
**Commercial**  
**1st Quarter 10-year Comparison**



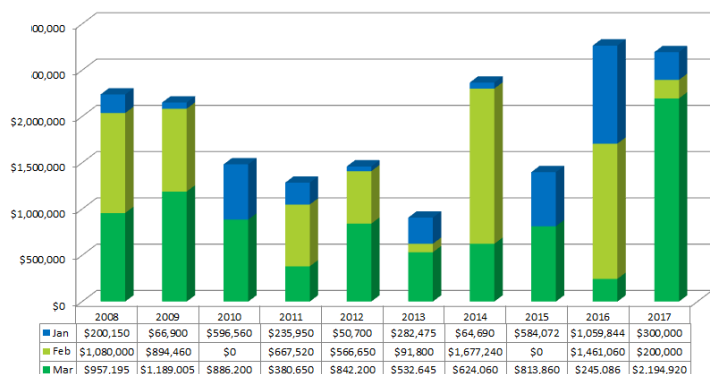
**Institutional**  
**1st Quarter 10-year Comparison**



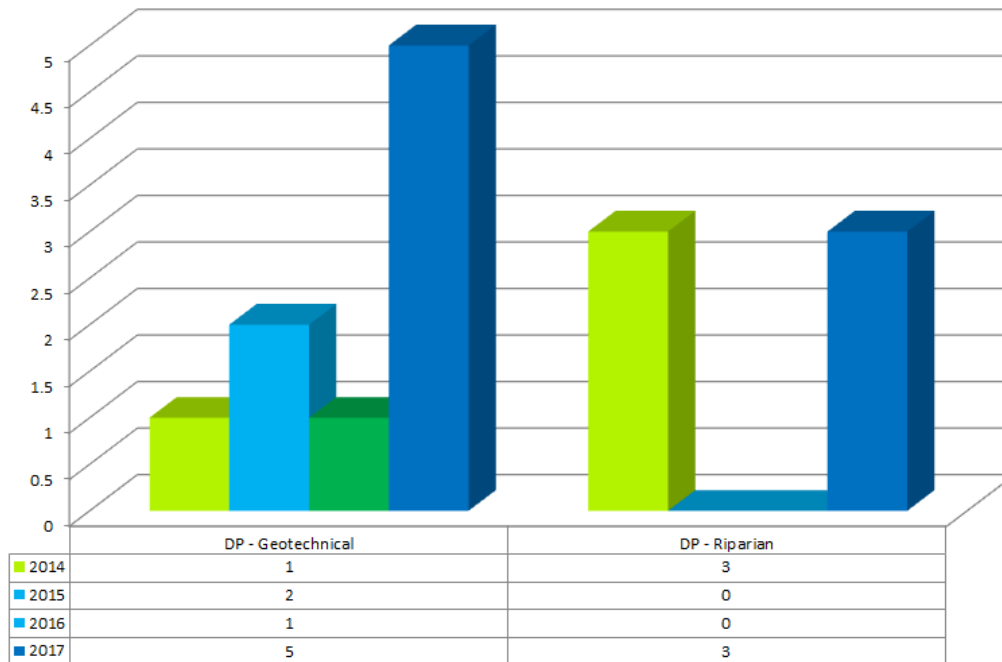
**Industrial**  
**1st Quarter 10-year Comparison**



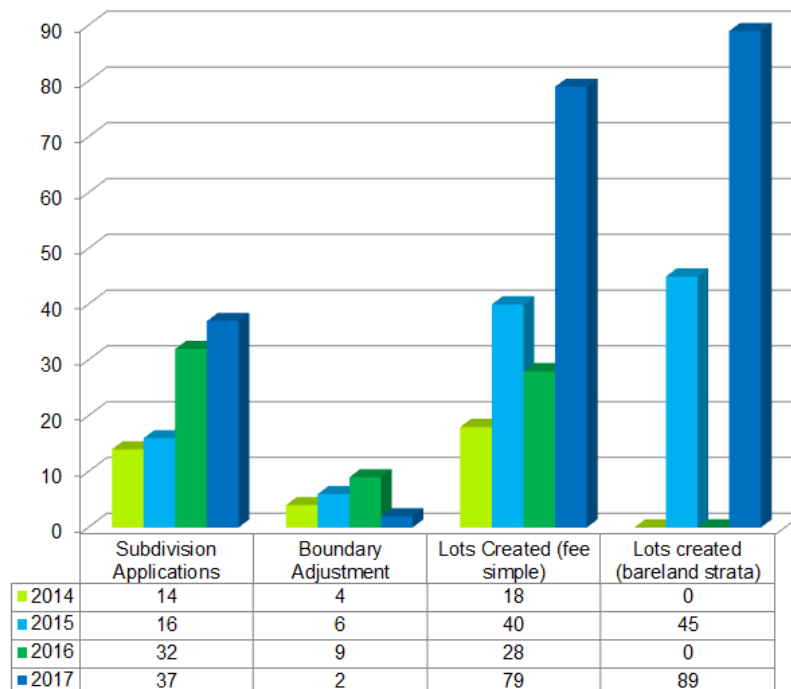
**Agricultural**  
**1st Quarter 10-year Comparison**



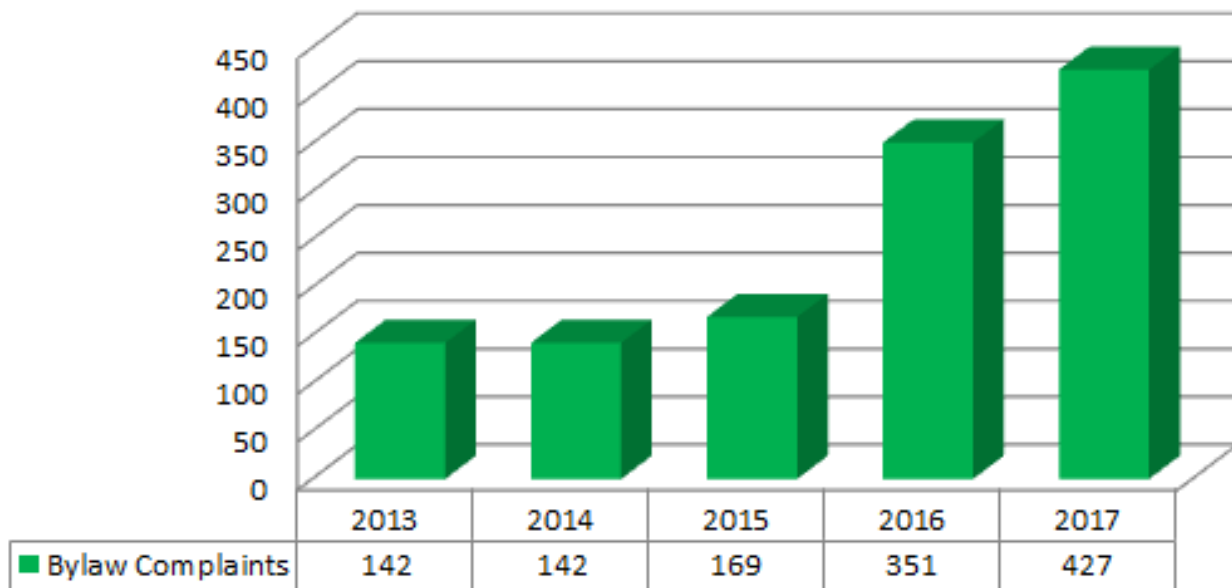
## 1st Quarter - 4-Year Comparison Development Permits



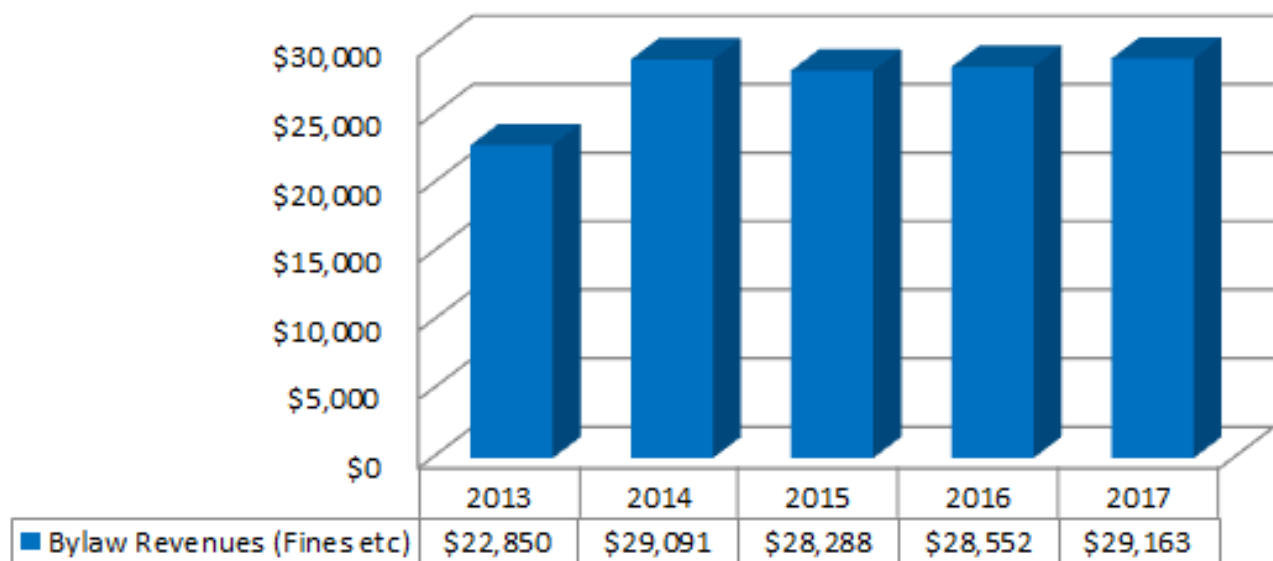
## 1st Quarter - 4-Year Comparison Subdivision



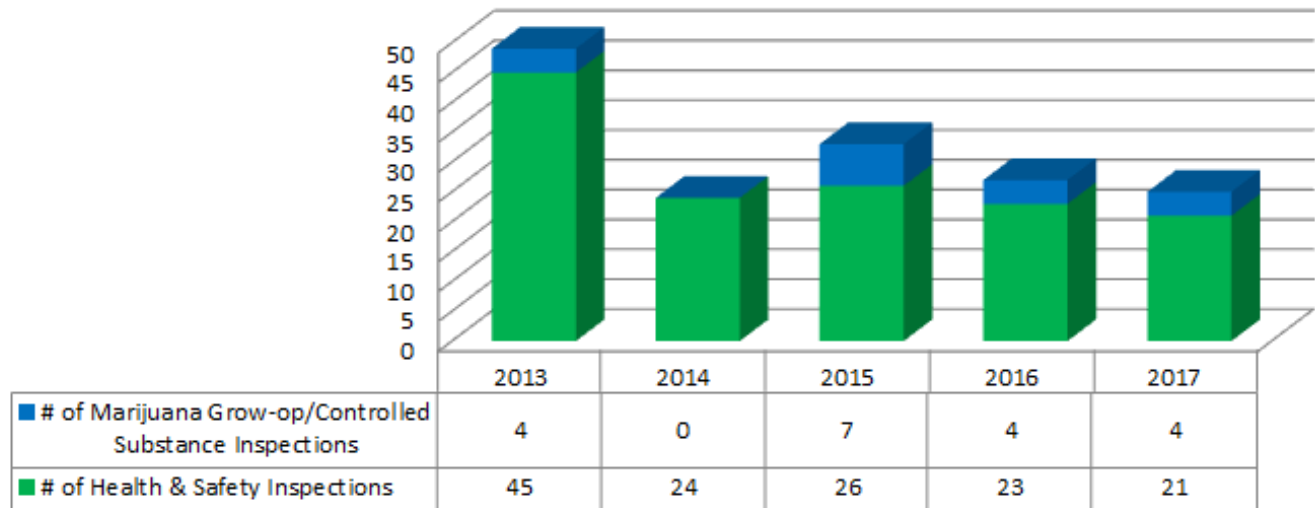
### Bylaw Enforcement 1st Quarter 5-Year Comparison Complaints



### 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

