

Municipal Development



Planning and Strategic Initiatives
Land Development and Bylaw Enforcement

Second Quarter Report, 2017



**CITY OF
CHILLIWACK**



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Municipal Development



2017 2nd Quarter Report—Economy, Housing Starts, Population Growth

It's no secret Vancouver has become one of the most expensive housing markets in the world. This has had significant implications on what's happening in Chilliwack. We're hearing phrases such as "ripple effect" and "spill-over effect" to explain the connection and lift in the city's housing market and construction levels.

People are moving to Chilliwack for more affordable housing and larger living space. Sales peaked in the city in 2016 as they did throughout the province, ensued by a moderating trend in 2017, which is expected to continue. On the other hand, 2016 saw an 18% increase in sale price from 2015 levels, and prices continue to rise in 2017 and are expected to rise into 2018.

Although the rest of the province and country are seeing a moderate number of housing starts, Chilliwack is on the rise. The 2016 and 2017 housing start numbers appear high, around the 800 mark; however, Chilliwack has seen higher housing starts in 2007 at 1,395 units and in 1994 at 1,266 units.

Single family housing makes up approximately 50% of expected 2017 housing starts, at the 400 unit mark, and is expected to remain steady over the next 10 years. This means the increase in housing units over the next four years will be in multi-family residential, common for peak periods, with a leap in townhouse units and much higher numbers for apartment units compared to now.

On the population growth front—the city is expected to continue steady growth rates. The city's current population is 90,000, up 23,000 from 2000, and is projected to grow above 40,000 over the next 25 years.

The steady growth in Chilliwack is representative of the healthy provincial economic landscape in which BC continues to remain strong despite a slowing from 2016 levels. The driving forces behind BC's strong economy are consumer demand, population inflows, a strong housing construction cycle and an increase in goods and service exports due to a low Canadian dollar.



Secondary Suites

In March, the City initiated a secondary suites study to address the need for more affordable housing in our community. The objective of the study is to identify and evaluate options for amending zoning regulations to allow the construction of more secondary suites for rental / mortgage-helper purposes in Chilliwack, taking into account building code, floodplain, urban design, and infrastructure considerations. Urban Systems, contracted to work with the City on this project, is reviewing comparative practices in other communities, as well as local land use and policy considerations.

In April, meetings were held with City staff from various departments, and the City's Affordable Housing and Development Advisory Committee. In May, a public engagement program was launched to inform, and seek feedback from, Chilliwack residents on various issues related to secondary suites. A survey was made available on the City's website, advertised in local newspapers, and throughout the community, with a pop up engagement booth at the Town Hall Meeting at Chilliwack Secondary School and community events (Canada Day and Party in the Park).

By the end of June, close to 800 surveys had been completed. By early fall, a policy options report will be developed for community input and consideration by City Council. The report will include a comprehensive analysis of issues related to secondary suites within the City of Chilliwack, and relevant approaches in other BC municipalities of similar size, and the actions municipalities have taken to "legalize" existing suites, and identify policy options for City Council's deliberation and direction.

Following that, a final report will be prepared, taking into account bylaw amendments, and implementation. The entire study is set to conclude by December 31, 2017.

WELCOME

The City is undertaking a study on secondary suites to develop a consistent approach that provides clarity to renters and homeowners, streamlines the process of building or legalizing a secondary suite, and contributes positively to the availability of affordable housing in the City. As part of the process, we want to hear from you! Scroll through the items below to learn more.

[Begin](#)

Rental suites are permitted in some new residential subdivisions. In most areas of the City, a rezoning application is required to allow a rental suite not occupied by a family member.

2 PRIORITIZING VALUES

Order your top 5 items above this line

- Municipal Services
- Housing Availability
- Affordable Rentals
- Neighbourhood Character
- Health and Safety
- Municipal Process
- Mortgage Helpers
- Parking

What is most important to you? We want to hear from you in order to develop a consistent approach that provides clarity, streamlines the process and contributes positively to the City's housing supply. Click on each item to learn more.

Please drag 5 of the items above the line in your preferred order.

[Suggest another item](#)

3 STATEMENT RATING

Housing Affordability

Neighbourhood Character

Requirements for Suites

Mortgage Helpers

Secondary suites provide an important source of income for home owners.

Affordable Rentals

Secondary suites provide an affordable housing option for renters (e.g. students, seniors, families).

Housing Availability

Secondary suites add to the total stock of rental housing in the City.

[Suggest another item](#)

[Next Category](#)

4 SURVEY

Tell us what you think.

Which of the following are you in favor of?

- ☐ Legalizing secondary suites in residential neighbourhoods across the City
- ☐ Legalizing secondary suites in some residential neighbourhoods in the City
- ☐ Maintaining the current approach (i.e. rezoning required to legalize secondary suites in most areas)

Please provide any comments to help explain your answer.

[Next Category](#)

Homelessness Action Plan Update

While homelessness is a Provincial responsibility, it continues to be an area addressed by the City and a number of organizations within Chilliwack, in accordance with goals and objectives of the Homelessness Action Plan. Homelessness is a complex issue and needs the support of various stakeholders, which can include:

- Provincial Government – BC Housing (supportive/affordable housing, rent subsidies)
- Fraser Health (clinical support for vulnerable population – substance use/mental health)
- Local Non Profit Service Providers (counselling, support services, life skills, etc.)
- Municipal Government (advocacy to government, support of initiatives and programs, facilitating info sharing, etc.)

In response to homelessness, efforts have been made to advocate for improved services from Fraser Health as well as BC Housing, which include the creation of a complete Intensive Case Management (ICM) team, increased housing support positions for local non-profit organizations, and an increase in funds to be used as rental supplements for those unable to afford the climbing costs of rent.

In June, 2017, to support the Homelessness Action Plan, Chilliwack City Council agreed to waive nearly 2 million dollars in fees for two new affordable housing projects, which will create 115 new units in Chilliwack. Chilliwack City Council also agreed to provide \$450,000 towards the purchase of a home to address youth homelessness in our community. Organizations receiving the aforementioned support are:

- Mamele'awt Qweesome & To'o Housing Society (MQHS)
- Ruth and Naomi's Mission
- Housing for Homeless Foundation/Chilliwack Cyrus Centre

The City of Chilliwack has also partnered with Pacific Community Resource Society (PCRS) and Fraser Health to apply for (and received) HPS funding for a one year contract. This funding will help PCRS develop a strategy to remove barriers to access for low rent housing, working with local landlords who are willing to rent to hard-to-house individuals in the community.

Chilliwack Healthier Community

April: On April 25, CHC hosted a morning event, “A Conversation with the Candidates”, with topics focused on mental health and addictions. All candidates expressed appreciation for the opportunity to explore these topics with a full room of health and social service providers. On April 26, the CHC Housing First Task Team Landlord Group hosted a highly successful Chilliwack Landlord Information Lunch. 20+ landlords participated, discussion was lively, feedback was positive, and working relationships with a local landlord have now resulted in two previously empty suites being rented to 1) a gentleman who had been homeless for the last two years, and 2) a senior whose rental had degraded to the point of being uninhabitable.

May: The CHC Opening Doors Task Team hosted its second First Nations Historical Impacts Training Series, May 15, 29, June 5 and 12. These sessions were oversubscribed, had positive feedback and have a significant waiting list for the planned fall sessions. The CHC Annual Feedback Forum happened on May 30, and summarized the results of the three-year 2014 CHC Strategic Action Plan. The Chairs of all the working groups, task teams and collaborations gave brief reports on the work of their teams over the last three years.

June: Many CHC partners were present for a June 20 presentation to City of Chilliwack Mayor and Council of CHC accomplishments over the last three years. Final reports were submitted and are on the CHC website. Sto:lo Nation Health Services and the Opening Doors Task Team hosted the CHC Information and Networking Breakfast on June 27, held on Sto:lo Nation grounds to celebrate National Aboriginal Day. The event began and ended in the Long House, with a tour of the property in between. The event closed with a brief talk on cultural myths and ceremonial drumming, and received very positive feedback.



PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2015														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2015 Year-to-Date Totals
Rezoning	2	2	9	4	6	7							17	30
DVP	1	6	5	0	5	3							8	20
DP - Form & Character	2	4	5	3	3	2							8	19
ALR	0	0	0	0	2	1							3	3
TUP	0	0	2	2	1	5							8	10
Compliance Letters	2	2	3	3	2	6							11	18
New Business Licences	44	36	54	33	31	34							98	232

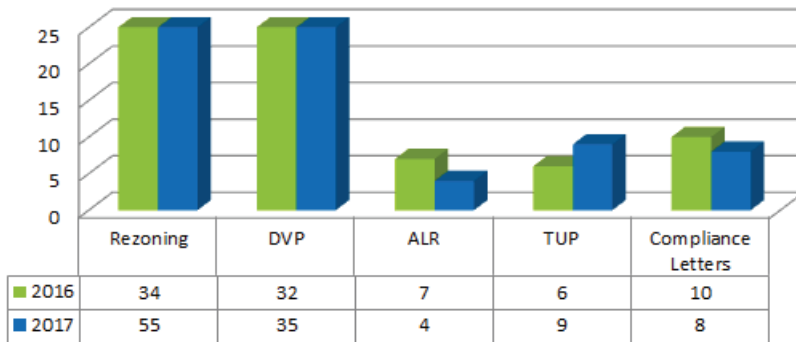
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2016														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2016 Year-to-Date Totals
Rezoning	5	14	8	8	7	19							34	61
DVP	8	6	9	10	7	15							32	55
DP - Form & Character	3	8	2	5	5	8							18	31
ALR	3	5	3	2	2	3							7	18
TUP	2	4	1	2	2	2							6	13
Compliance Letters	0	4	7	2	5	3							10	21
New Business Licences	49	57	39	50	55	51							156	301

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	6	2	12	1	7							20	32
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

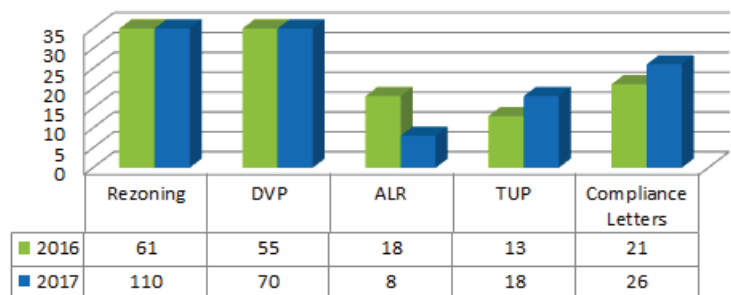


PHOTO: Kenny Gipps

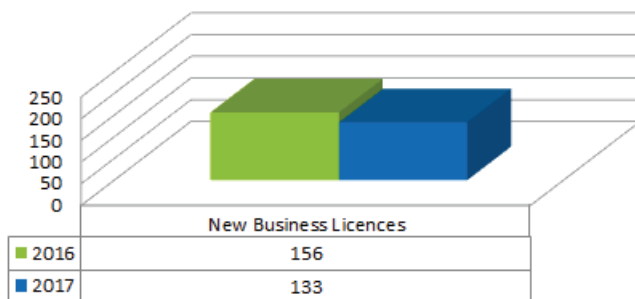
2nd Quarter - 2016/17 Comparison Planning



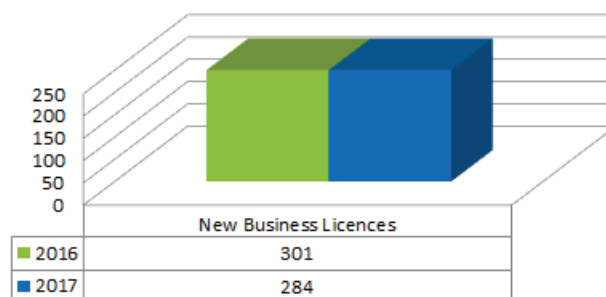
Year-to-Date - 2016/17 Comparison Planning



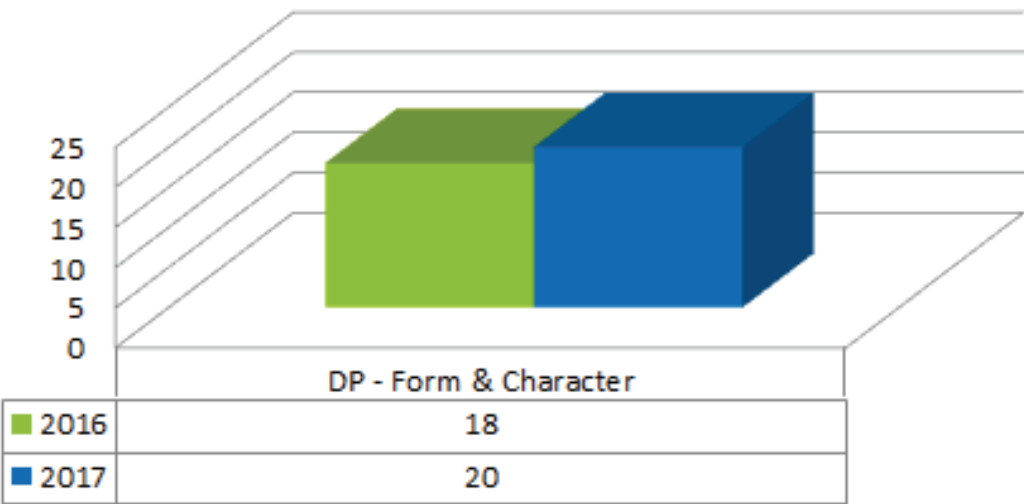
2nd Quarter - 2016/17 Comparison New Business Licences



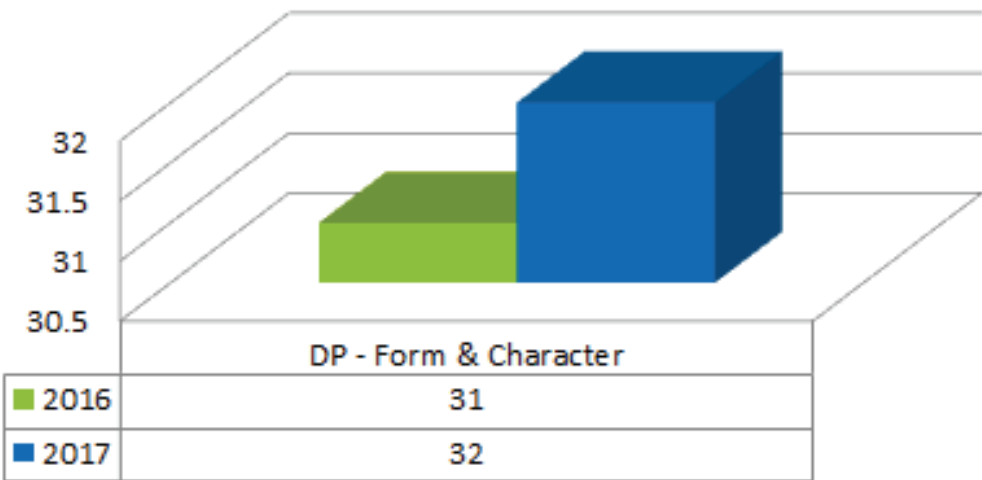
Year-to-Date - 2016/17 Comparison New Business Licences



2nd Quarter - 2016/17 Comparison
Development Permits



Year-to-Date - 2016/17 Comparison
Development Permits



2ND QUARTER 2016

	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain						2
Chilliwack Proper	27	17	7		2	73
Village West					2	6
East Chilliwack - Southside			1	2		
Eastern Hillsides	2	2				6
Greendale - Cattermole - Yarrow		1	2	2		10
Promontory		2				10
Rosedale - East Chilliwack Northside		1	1	2	2	6
Ryder Lake			1	1		3
Sardis - Vedder	5	9	5			39
Non Resident Businesses						27
OCP/TEXT Amendments			1			
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	34	32	18	7	6	182

2ND QUARTER 2017

	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain	2	2	7		1	
Chilliwack Proper	32	17	8		1	61
Village West		1	1		2	5
East Chilliwack - Southside						
Eastern Hillsides	2	3				7
Greendale - Cattermole - Yarrow	1	2		1	1	13
Promontory	5	4				15
Rosedale - East Chilliwack Northside	1	1	1	2	1	9
Ryder Lake						
Sardis - Vedder	12	5	3	1	3	48
Non Resident Businesses						21
OCP/TEXT Amendments						
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	55	35	20	4	9	179

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

2017 BUILDING PERMITS - APRIL

	April 2017			2017 YEAR-TO-DATE			April 2016			2016 YEAR-TO-DATE		
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
RESIDENTIAL												
New single family (fee simple)	37	37	9,317,510	135	138	35,334,145	15	15	3,462,186	84	86	18,826,300
New single family (strata)	16	16	3,796,842	59	59	14,313,406	7	7	1,324,704	21	21	3,979,300
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	0	0	0	1	2	280,000	3	6	896,010	5	10	1,578,978
New 2 family duplex (strata)	0	0	0	0	0	0	0	0	0	1	2	295,464
New townhouses	9	29	4,206,505	16	66	8,581,395	5	23	2,794,519	16	65	9,433,111
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	1	1	178,353
Secondary suites, TADs, etc.	1	1	30,000	7	7	507,000	0	0	0	6	6	535,280
Miscellaneous residential	20	0	615,075	72	2	3,816,431	21	1	598,784	54	1	3,282,582
TOTAL RESIDENTIAL	83	83	17,965,932	290	274	62,832,377	51	52	9,076,203	188	192	38,109,368
COMMERCIAL												
New commercial buildings	2	1,684	2,960,000	2	1,684	2,960,000	0	0	0	1	468	500,000
Misc. commercial (additions, improvements, etc.)	3	0	245,000	10	0	1,121,030	4	0	1,082,500	20	25	3,256,500
Commercial Signs	2	0	220,000	15	0	284,335	3	0	16,735	12	0	150,674
TOTAL COMMERCIAL	7	1,684	3,425,000	27	1,684	4,365,365	7	0	1,099,235	33	493	3,907,174
INDUSTRIAL												
New industrial buildings	1	5,993	6,250,000	1	5,993	6,250,000	0	0	0	1	249	275,000
Misc. industrial (additions, improvements, etc.)	1	1,248	396,000	2	2,871	1,361,250	1	22	5,000	3	4,897	8,617,500
TOTAL INDUSTRIAL	2	7,241	6,646,000	3	8,864	7,611,250	1	22	5,000	4	5,146	8,892,500
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	1	443	500,000	1	443	500,000
TOTAL INSTITUTIONAL	0	0	0	1	75	50,000	1	443	500,000	1	443	500,000
AGRICULTURAL												
New agricultural buildings	6	7,369	2,375,000	19	14,690	3,942,920	4	5,754	990,456	19	18,499	3,456,764
Misc. agricultural (additions, etc.)	3	872	0	11	3,261	1,127,000	0	0	0	5	1,091	299,682
TOTAL AGRICULTURAL	9	8,241	2,375,000	30	17,951	5,069,920	4	5,754	990,456	24	19,590	3,756,446
OTHER												
Demolition	13	28	9	28	28	10	28					1,066
Service Permits	2	28	10	22	22							4,187
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							3,491					
							YEAR TO-DATE 2016					
							April 2017					
							2017 YEAR-TO-DATE					
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							April 2016					
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2017 BUILDING PERMITS - MAY

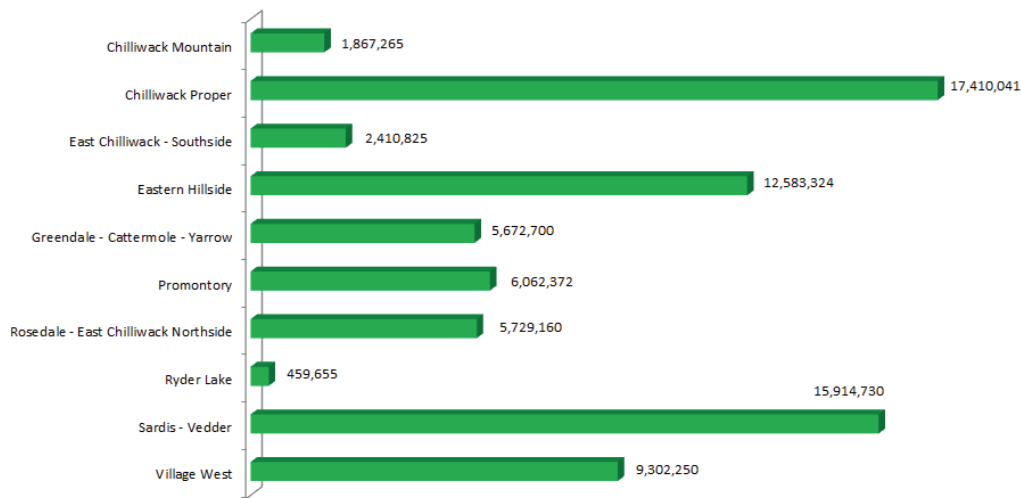
	May 2017			2017 YEAR-TO-DATE			May 2016			2016 YEAR TO-DATE				
	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE		
RESIDENTIAL	New single family (fee simple)	27	28	8,360,000	162	166	43,694,145	26	28	6,279,386	0	0		
	New single family (strata)	6	6	1,483,612	65	65	15,797,018	4	4	739,996	0	0		
	First Nations Lease	0	0	0	0	0	0	0	0	0	0	0		
	New 2 family duplex (fee simple)	1	2	277,446	2	4	557,446	0	0	0	0	0		
	New 2 family duplex (strata)													
	New townhouses	1	8	887,406	17	74	9,468,801	7	25	3,356,652	0	0		
	New apartments	0	0	0	0	0	0	1	32	4,600,000	0	0		
	Mobile / manufactured homes	0	0	0	0	0	0	0	0	0	1	178,353		
	Secondary suites, TADs, etc.	3	2	205,500	10	9	712,500	0	0	0	0	0		
	Miscellaneous residential	25	0	955,420	97	2	4,771,851	19	3	501,970	0	0		
TOTAL RESIDENTIAL	63	46	12,169,384	353	320	75,001,761	57	92	15,478,004	1	178,353			
COMMERCIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE		
	New commercial buildings	2	2,207	2,400,000	4	3,991	5,360,000	0	0	0	1	468		
	Misc. commercial (additions, improvements, etc.)	7	154	778,000	17	154	1,899,030	5	0	1,430,000	25	500,000		
	Commercial Signs	5	0	144,235	20	0	428,570	9	0	72,134	0	4,686,500		
TOTAL COMMERCIAL	14	2,461	3,322,235	41	4,145	7,687,600	14	0	1,502,134	26	493			
INDUSTRIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE		
	New industrial buildings	0	0	0	1	5,993	6,250,000	2	1,760	1,625,000	3	2,009		
	Misc. industrial (additions, improvements, etc.)	0	0	0	2	2,871	1,361,250	0	0	0	3	1,900,000		
	TOTAL INDUSTRIAL	0	0	0	3	8,864	7,611,250	2	1,760	1,625,000	6	8,617,500		
INSTITUTIONAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE		
	New institutional buildings	0	0	0	1	75	50,000	0	0	0	0	0		
	Misc. institutional (additions, improvements, etc.)	1	0	10,000	1	0	10,000	1	0	4,000	2	504,000		
	TOTAL INSTITUTIONAL	1	0	10,000	2	75	60,000	1	0	4,000	2	504,000		
AGRICULTURAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE		
	New agricultural buildings	9	6,147	1,853,740	28	20,837	5,788,160	2	2,184	675,000	21	4,131,764		
	Misc. agricultural (additions, etc.)	5	587	142,825	16	3,848	1,278,325	2	716	420,000	7	719,682		
	TOTAL AGRICULTURAL	14	6,734	1,996,565	44	24,685	7,066,485	4	2,900	1,095,000	28	4,851,446		
OTHER	PERMITS	2017 YR-TO-DATE	2016 YR-TO-DATE	BUILDING INSPECTIONS										
	Demolition	9	37	7	35	May 2017								
	Service Permits	8	36	11	0	2017 YEAR-TO-DATE								
					2016 YEAR-TO-DATE									
MONTH-END TOTALS	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE		
	109	46	17,498,184	516	320	97,427,096	96	92	19,704,138	98	1	21,237,799		

2017 BUILDING PERMITS - JUNE

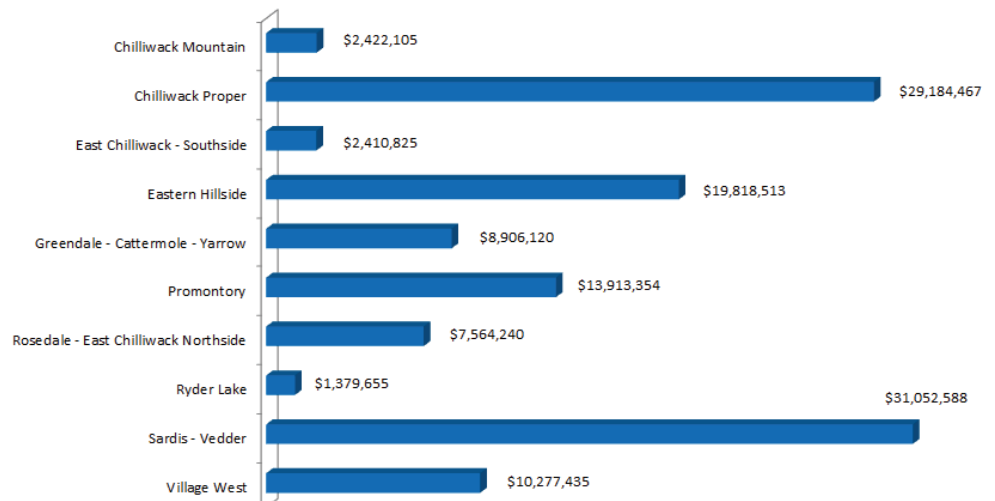
	June 2017			2017 YEAR-TO-DATE			June 2016			2016 YEAR TO-DATE		
RESIDENTIAL	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
New single family (fee simple)	30	30	8,018,000	192	197	51,712,145	34	35	7,553,188	144	149	32,658,874
New single family (strata)	20	20	5,981,000	85	85	21,778,018	10	10	1,597,082	35	35	6,716,378
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	5	10	2,250,000	7	14	2,807,446	2	4	774,216	8	16	2,648,658
New 2 family duplex (strata)	0	0	0	0	0	0	0	0	0	0	0	0
New townhouses	2	11	1,537,406	19	85	11,006,207	5	20	2,593,968	28	110	15,383,731
New apartments	1	44	6,000,000	1	44	6,000,000	0	0	0	1	32	4,600,000
Mobile / manufactured homes	0	0	0	0	0	0	0	0	0	1	1	178,353
Secondary suites, TADs, etc.	2	2	79,900	12	11	792,400	3	3	265,284	9	9	800,564
Miscellaneous residential	30	0	1,533,700	127	2	6,305,551	20	0	1,450,272	93	4	5,234,824
TOTAL RESIDENTIAL	90	117	25,400,006	443	438	100,401,767	74	72	14,634,010	319	356	68,221,382
COMMERCIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New commercial buildings	1	475	400,000	5	4,466	5,760,000	0	0	0	1	468	500,000
Misc. commercial (additions, improvements, etc.)	4	0	210,000	21	154	2,109,030	8	2,700	3,491,474	33	2,725	8,177,974
Commercial Signs	6	0	31,200	26	0	459,770	3	0	13,653	24	0	236,461
TOTAL COMMERCIAL	11	475	641,200	52	4,620	8,328,800	11	2,700	3,505,127	58	3,193	8,914,435
INDUSTRIAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New industrial buildings	2	3,256	2,450,000	3	9,249	8,700,000	3	2,677	3,547,276	6	4,686	5,447,276
Misc. industrial (additions, improvements, etc.)	0	0	0	2	2,871	1,361,250	0	0	0	3	4,897	8,617,500
TOTAL INDUSTRIAL	2	3,256	2,450,000	5	12,120	10,061,250	3	2,677	3,547,276	9	9,583	14,064,776
INSTITUTIONAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New institutional buildings	0	0	0	1	75	50,000	0	0	0	0	0	0
Misc. institutional (additions, improvements, etc.)	0	0	0	1	0	10,000	2	578	900,000	4	1,021	1,404,000
TOTAL INSTITUTIONAL	0	0	0	2	75	60,000	2	578	900,000	4	1,021	1,404,000
AGRICULTURAL	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE	PERMITS	M2	VALUE
New agricultural buildings	8	4,284	1,011,000	36	25,121	6,799,160	2	7,085	485,000	23	27,768	4,616,764
Misc. agricultural (additions, etc.)	0	0	0	16	3,848	1,278,325	1	697	30,000	8	2,504	749,682
TOTAL AGRICULTURAL	8	4,284	1,011,000	52	28,969	8,077,485	3	7,782	515,000	31	30,272	5,366,446
OTHER	PERMITS	2017 YR-TO-DATE	June 2016	2016 YR-TO-DATE					BUILDING INSPECTIONS			
Demolition	7	44	7	42					June 2017		1,409	
Service Permits	10	46	5	38					2017 YEAR-TO-DATE		7,011	
									June 2016		1,085	
									2016 YEAR-TO-DATE		5,568	
MONTH-END TOTALS	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE	PERMITS	UNITS	VALUE
	128	117	29,502,206	644	438	126,929,302	105	72	23,101,413	501	356	97,971,039

2017 BUILDING PERMITS - 2ND QUARTER															
	2nd Quarter 2017				2017 YEAR-TO-DATE				2nd Quarter 2016				2016 YEAR TO-DATE		
	PERMITS	UNITS	VALUE		PERMITS	UNITS	VALUE		PERMITS	UNITS	VALUE		PERMITS	UNITS	VALUE
RESIDENTIAL															
New single family (fee simple)	94	95	25,695,510		192	197	51,712,145		75	78	17,294,760		144	149	32,658,874
New single family (strata)	42	42	11,261,454		85	85	21,778,018		21	21	4,061,782		35	35	6,716,378
First Nations Lease	0	0	0		0	0	0		0	0	0		0	0	0
New 2 family duplex (fee simple)	2	4	727,446		7	14	2,807,446		5	10	1,670,226		8	16	2,648,658
New 2 family duplex (strata)	4	8	1,800,000		0	0	0		0	0	0		0	0	0
New townhouses	12	48	6,631,317		19	85	11,006,207		17	68	8,745,139		28	110	15,383,731
New apartments	1	44	6,000,000		1	44	6,000,000		1	32	4,600,000		1	32	4,600,000
Mobile / manufactured homes	0	0	0		0	0	0		0	0	0		1	1	178,353
Miscellaneous residential	6	5	315,400		12	11	792,400		3	3	265,283		9	9	800,564
TOTAL RESIDENTIAL	236	246	55,535,322		443	438	100,401,767		182	216	39,188,216		319	356	68,221,382
COMMERCIAL															
New commercial buildings	5	4,466	5,760,000		5	4,466	5,760,000		0	0	0		1	468	500,000
Misc. commercial (additions, improvements, etc.)	14	154	1,233,000		21	154	2,109,030		17	0	6,003,974		33	2,725	8,177,974
Commercial Signs	13	0	395,435		26	0	459,770		15	0	102,522		24	0	236,461
TOTAL COMMERCIAL	32	4,620	7,388,435		52	4,620	8,328,800		32	0	6,106,496		58	3,193	8,914,435
INDUSTRIAL															
New industrial buildings	3	9,249	8,700,000		3	9,249	8,700,000		5	4,437	5,172,276		6	4,686	5,447,276
Misc. industrial (additions, improvements, etc.)	1	1,248	396,000		2	2,871	1,361,250		1	22	5,000		3	4,897	8,617,500
TOTAL INDUSTRIAL	4	10,497	9,096,000		5	12,120	10,061,250		6	4,459	5,177,276		9	9,583	14,064,776
INSTITUTIONAL															
New institutional buildings	0	0	0		1	75	50,000		0	1,021	0		0	0	0
Misc. institutional (additions, improvements, etc.)	1	0	10,000		1	0	10,000		4	1,021	1,404,000		4	1,021	1,404,000
TOTAL INSTITUTIONAL	1	0	10,000		2	75	60,000		4	2,042	1,404,000		4	1,021	1,404,000
AGRICULTURAL															
New agricultural buildings	23	17,800	4,756,240		36	25,121	6,799,160		8	15,023	2,150,456		23	27,768	4,616,764
Misc. agricultural (additions, etc.)	8	1,459	626,325		16	3,848	1,278,325		3	1,413	450,000		8	2,504	749,682
TOTAL AGRICULTURAL	31	19,259	5,382,565		52	28,969	8,077,485		11	16,436	2,600,456		31	30,272	5,366,446
OTHER															
Demolition	29	44	23		42										
Service Permits	20	46	26		38										
				2016 Yr-To-Date				BUILDING INSPECTIONS							
				2nd Quarter 2016				2nd Quarter 2017				3,890			
				2017 YEAR-TO-DATE				2017 YEAR-TO-DATE				7,011			
				2016 YEAR-TO-DATE				2nd Quarter 2016				3,112			

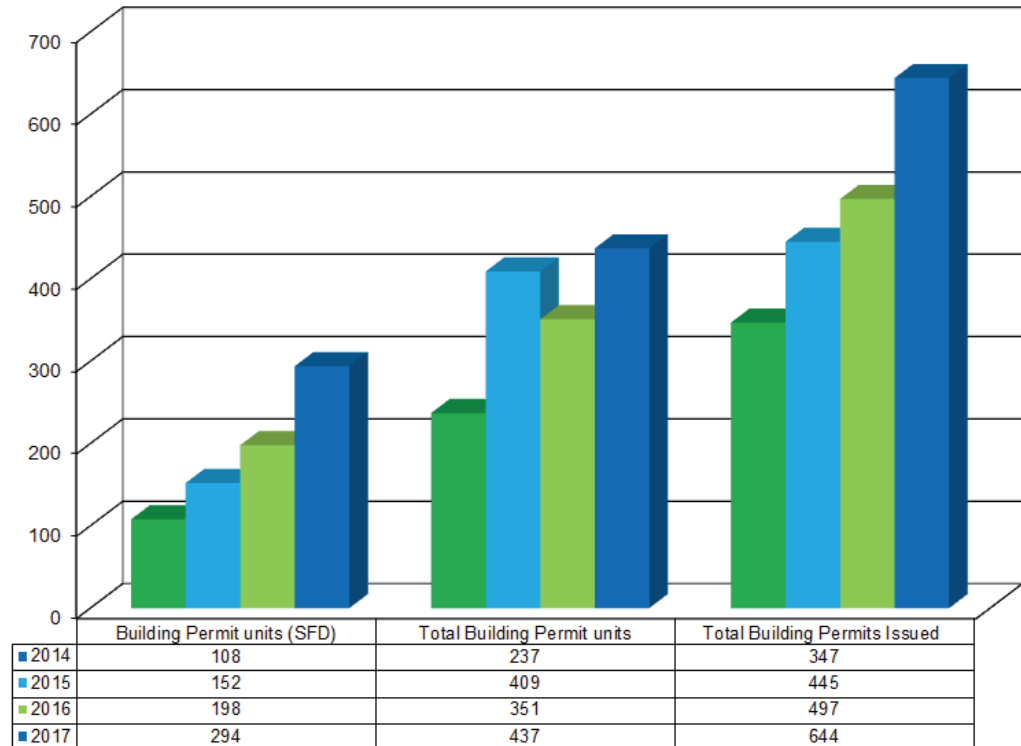
2ND QUARTER 2017



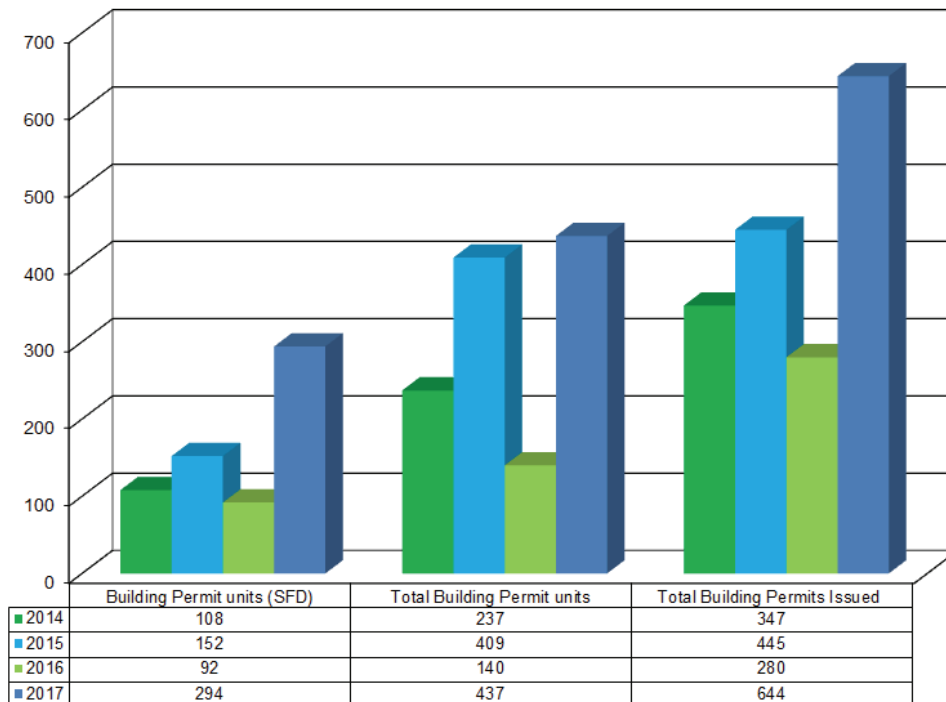
YEAR-TO-DATE 2017



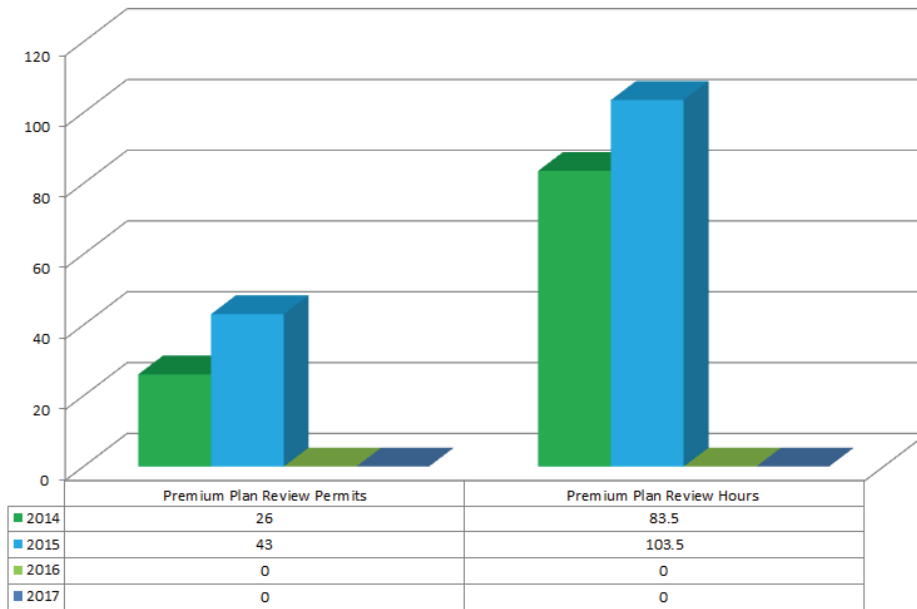
Year-to-Date - 4-Year Comparison Building Permits



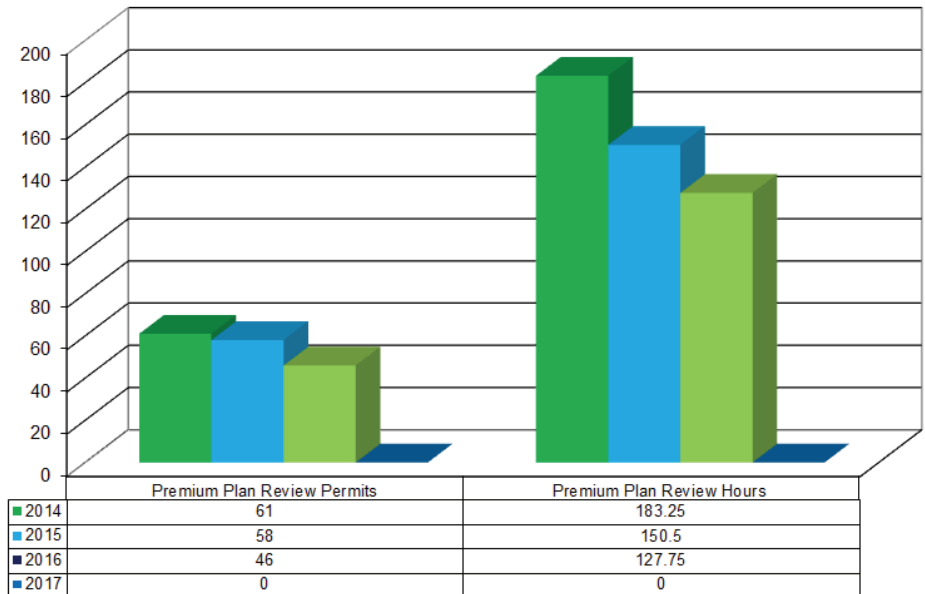
Year-to-Date - 4-Year Comparison Building Permits



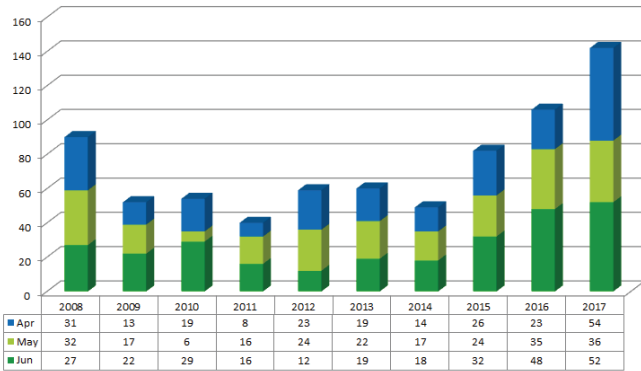
2nd Quarter - 4-Year Comparison Premium Plan Review



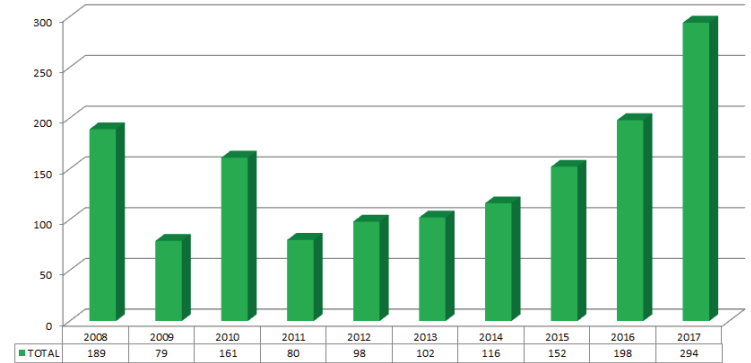
Year-to-Date - 4-Year Comparison Premium Plan Review



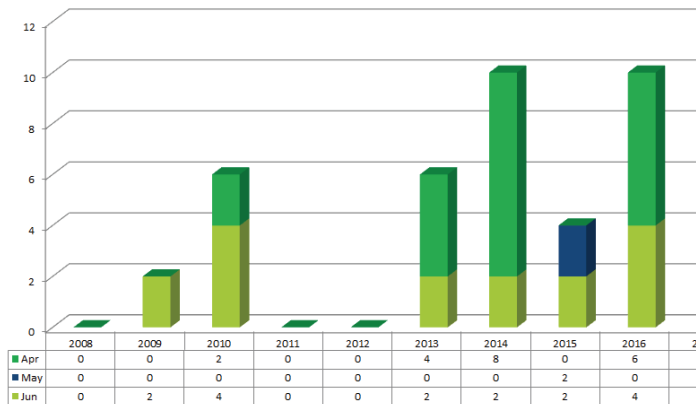
**Single Family
2nd Quarter 10-year Comparison**



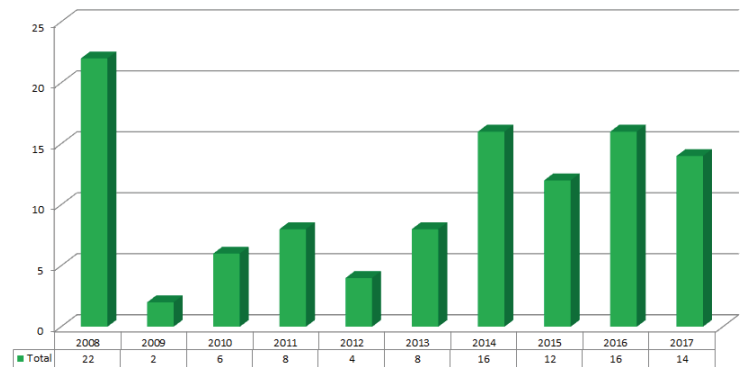
**Single Family
Year-to-date 10-year Comparison**



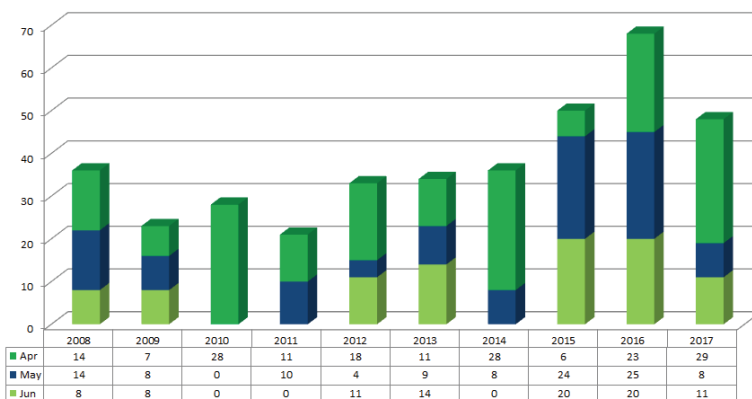
**2-Family Dwellings
2nd Quarter 10-year Comparison**



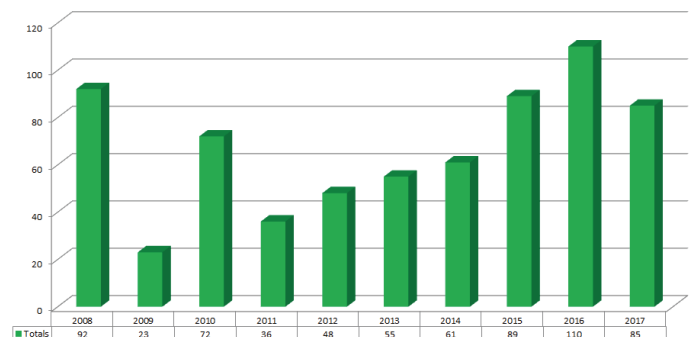
**2-Family Dwellings
Year-to-date 10-year Comparison**



**Townhouses
2nd Quarter 10-year Comparison**



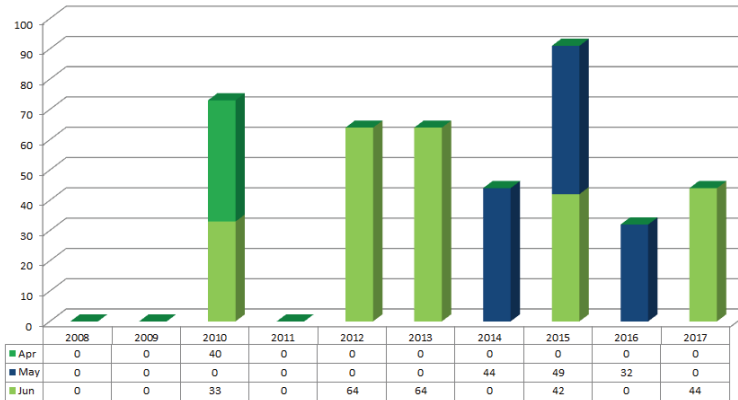
**Townhouses
Year-to-date 10-year Comparison**



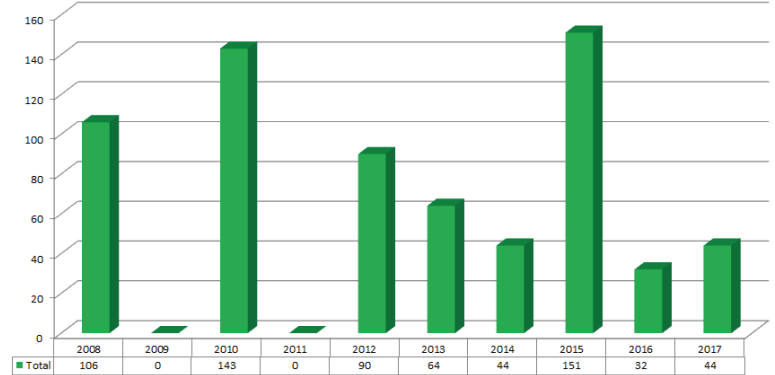
Building Permits 10 Year Comparison

Second Quarter Report

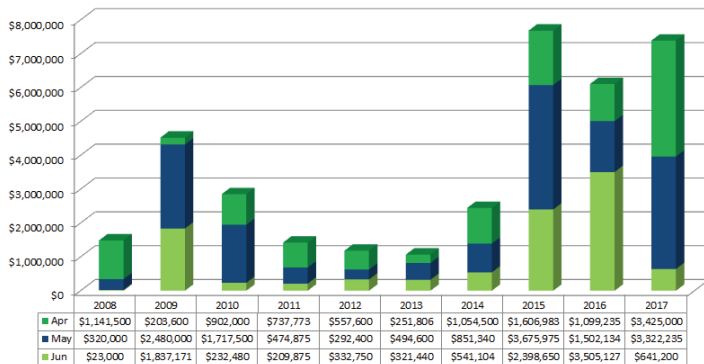
**Multi-Family Apartments
2nd Quarter 10-year Comparison**



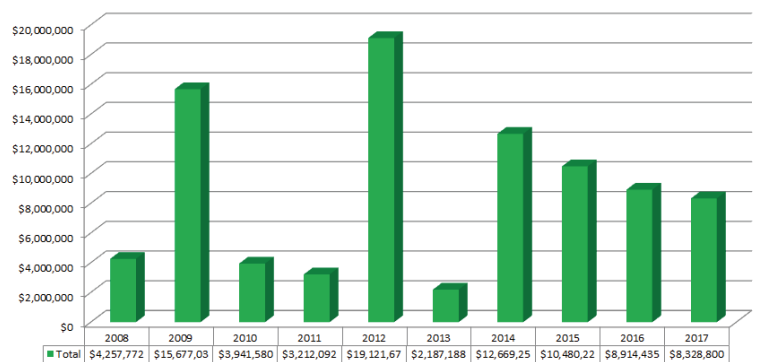
**Multi-Family
Year-to-date 10-year Comparison**



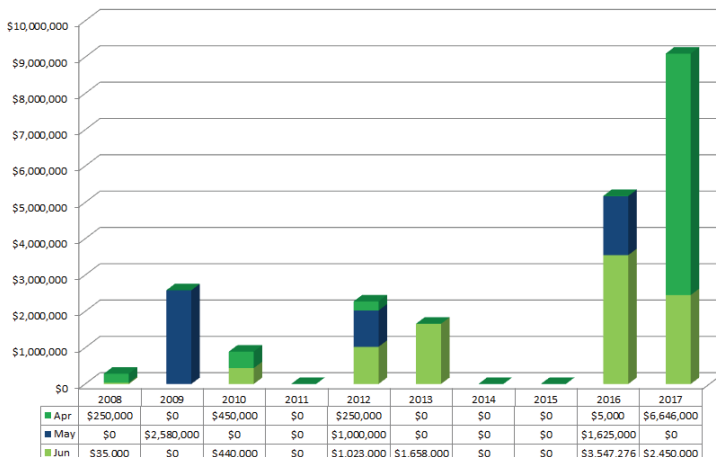
**Commercial
2nd Quarter 10-year Comparison**



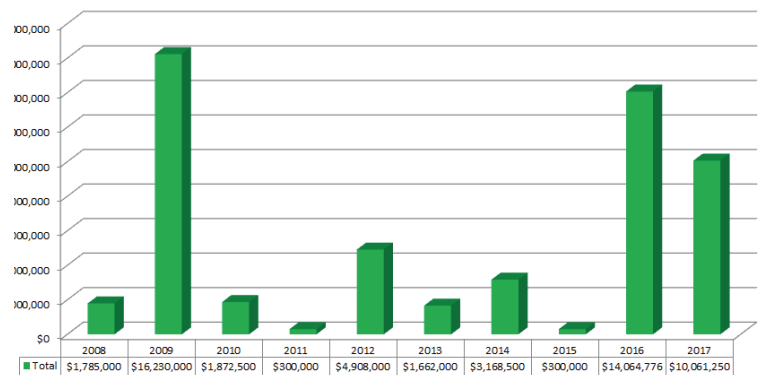
**Commercial
Year-to-date 10-year Comparison**



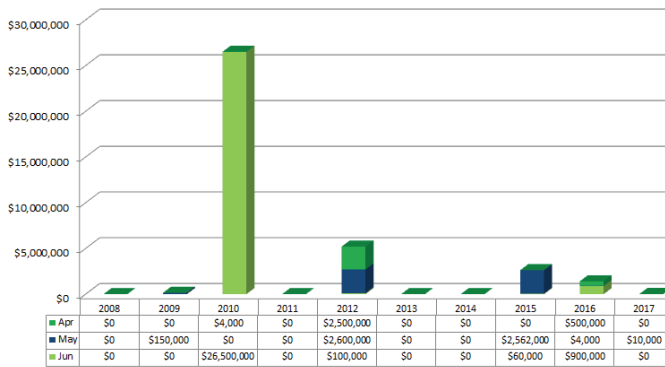
**Industrial
2nd Quarter 10-year Comparison**



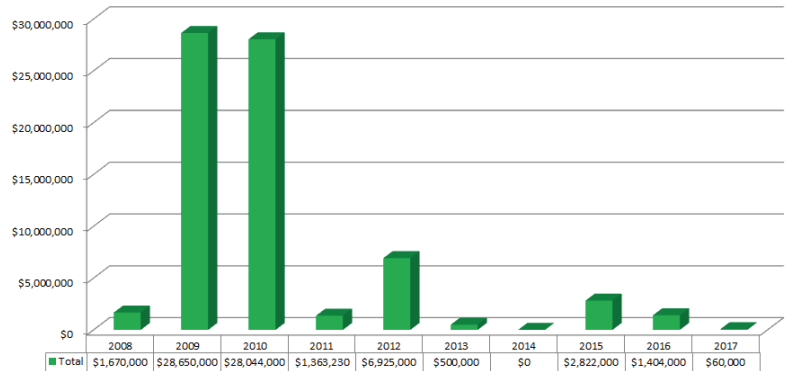
**Industrial
Year-to-date 10-year Comparison**



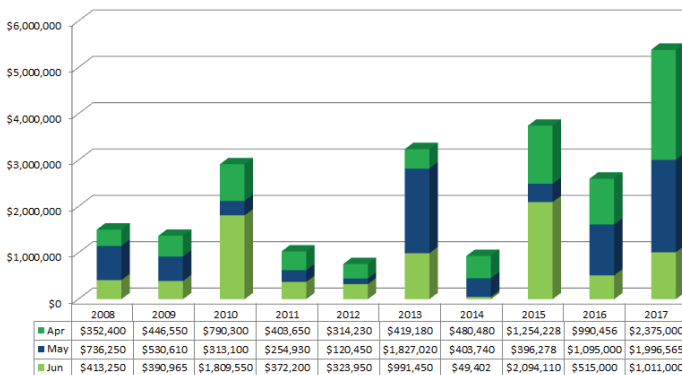
**Institutional
2nd Quarter 10-year Comparison**



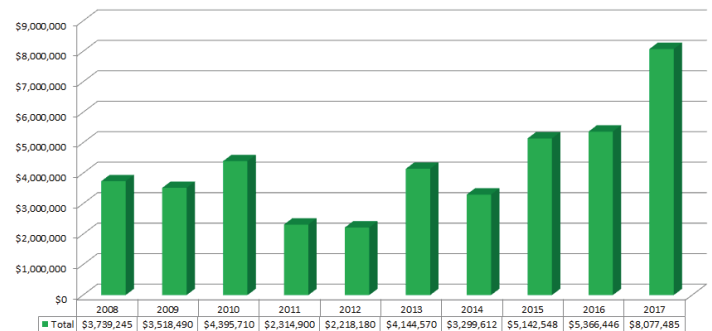
**Institutional
Year-to-date 10-year Comparison**



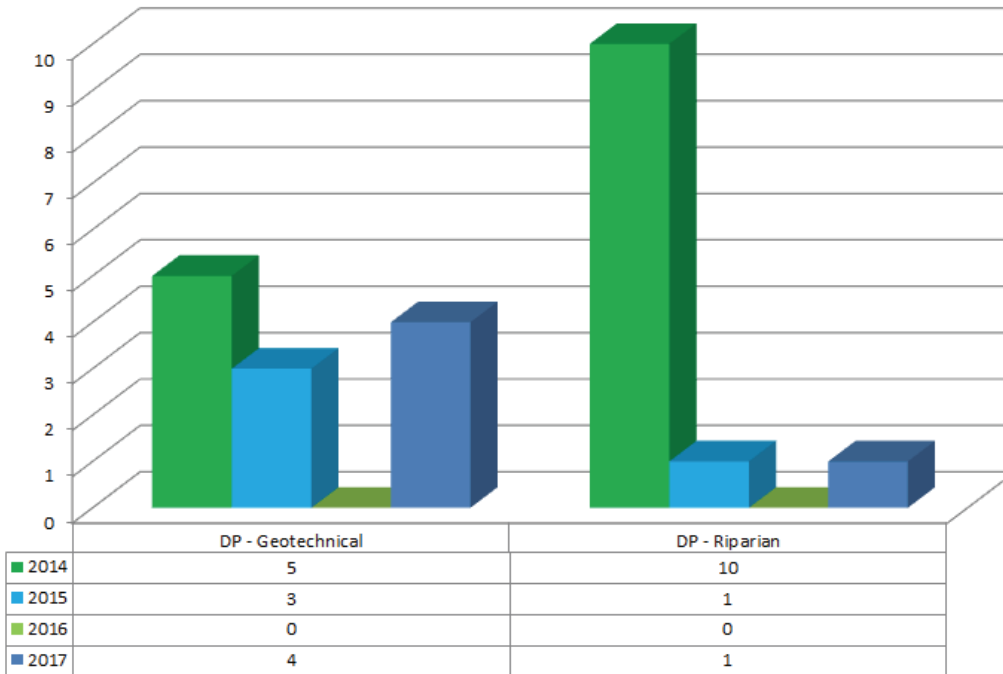
**Agricultural
2nd Quarter 10-year Comparison**



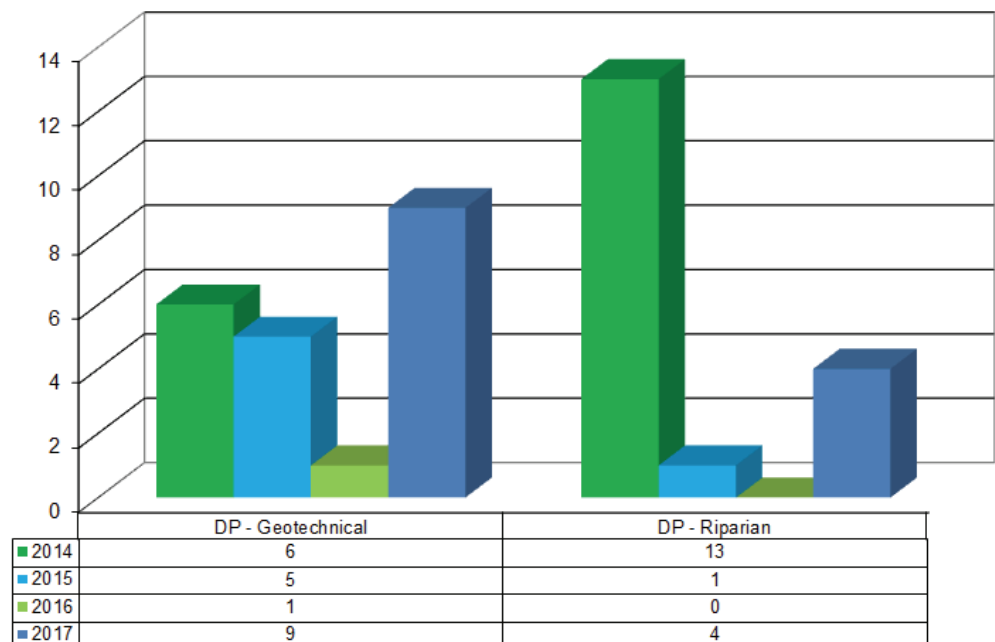
**Agricultural
Year-to-date 10-year Comparison**



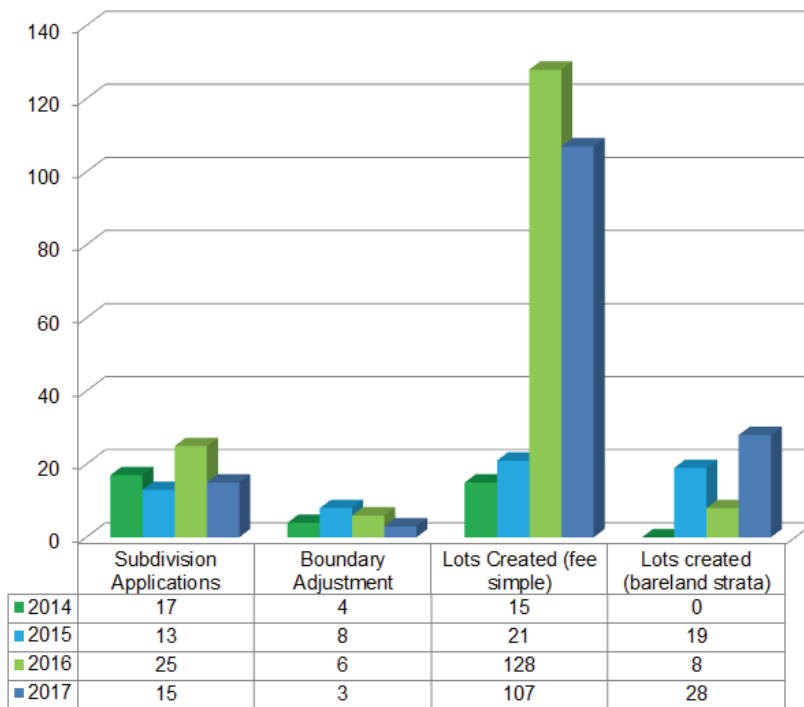
2nd Quarter - 4-Year Comparison Development Permits



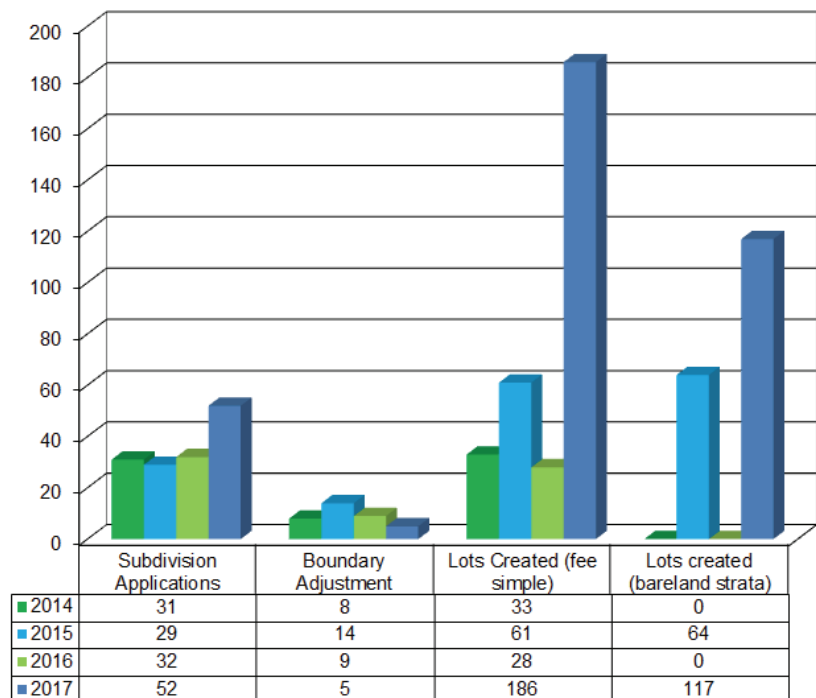
Year-to-Date - 4-Year Comparison Development Permits



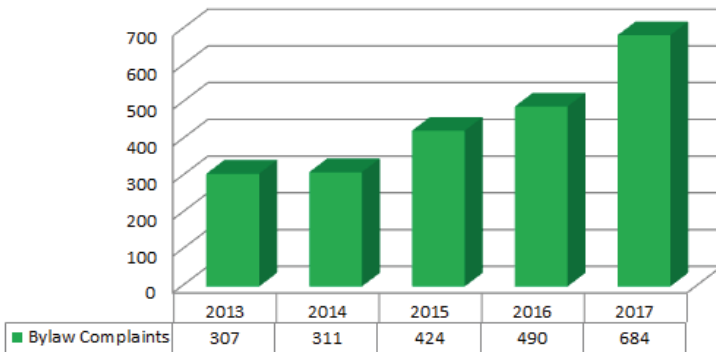
2nd Quarter - 4-Year Comparison Subdivision



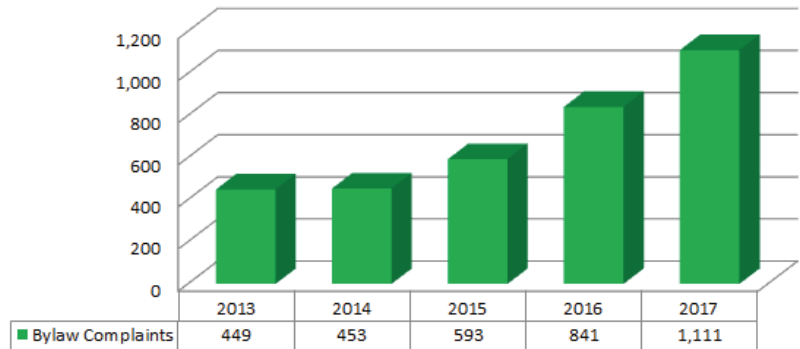
Year-to-Date - 4-Year Comparison Subdivision



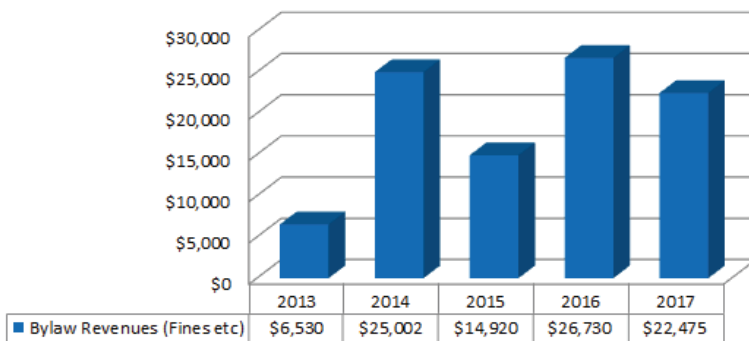
**Bylaw Enforcement
2nd Quarter 5-Year Comparison Complaints**



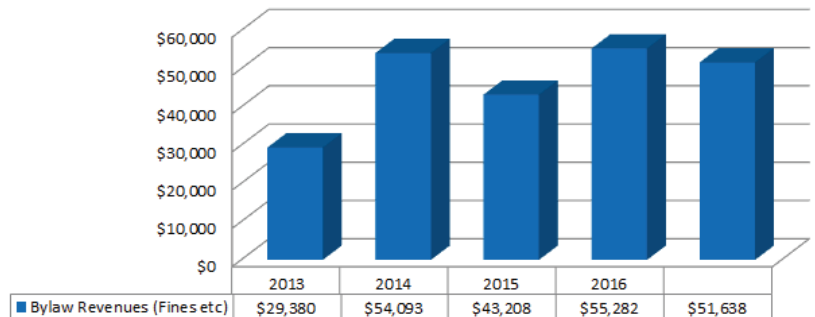
**Bylaw Enforcement
Year-to-Date - 5-Year Comparison Complaints**



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

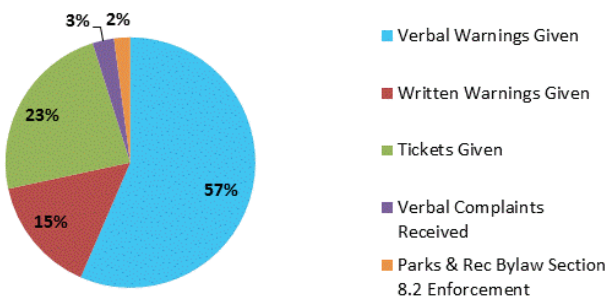


**Bylaw Enforcement
Year-to-Date - 5-Year Comparison Revenues**

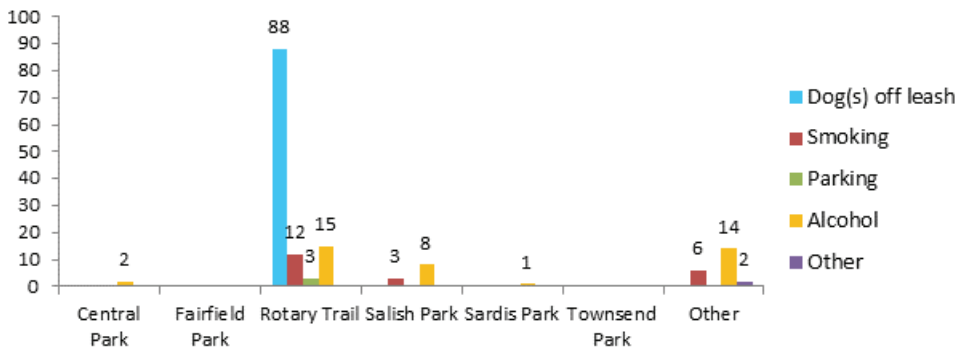


In May 2017 the Bylaw Enforcement Department welcomed back the seasonal Bike Patrol unit, which consists of two uniformed Bylaw Enforcement Officers who patrol our city on foot and bicycle over the spring and summer months. The Officers patrol neighborhoods, parks, and trails, and attend community events, to ensure compliance with bylaws and to assist members of the public with bylaw-related issues and concerns. The Bike Patrol unit has been very successful at educating members of the public and gaining voluntary compliance with various municipal bylaws, and we look forward to its continued success.

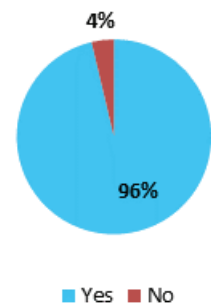
Total Quarterly Stats (Q2)



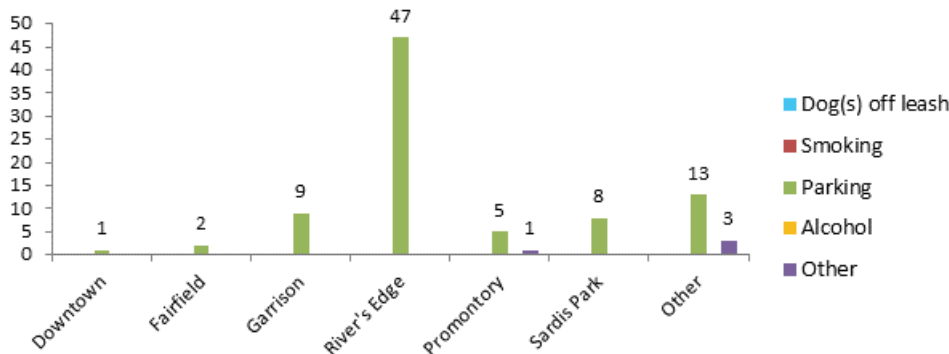
Verbal Warnings (Parks)



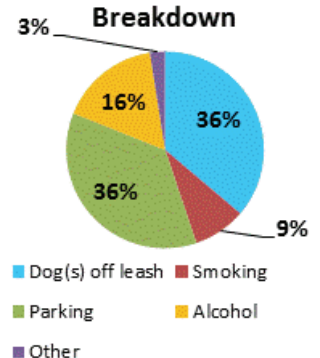
Verbal Warning - Compliance Achieved



Verbal Warnings (Neighbourhoods)

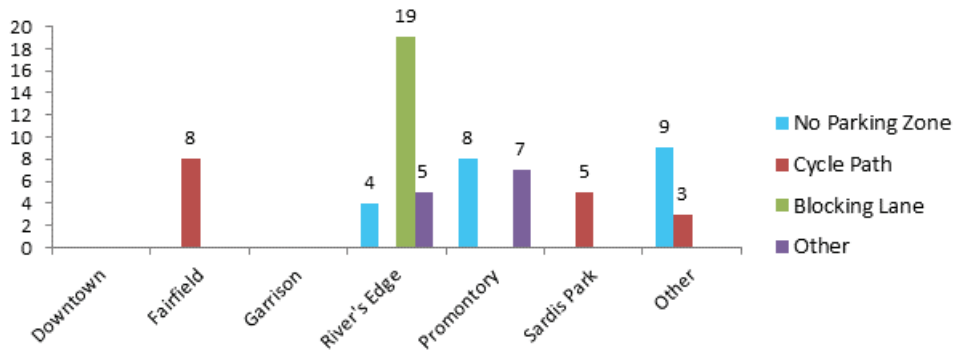


Verbal Warning Breakdown

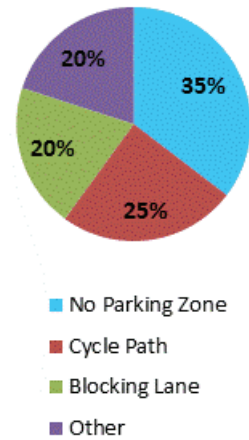


* This quarterly report does not include stats from April as stats were first recorded starting May 1 *

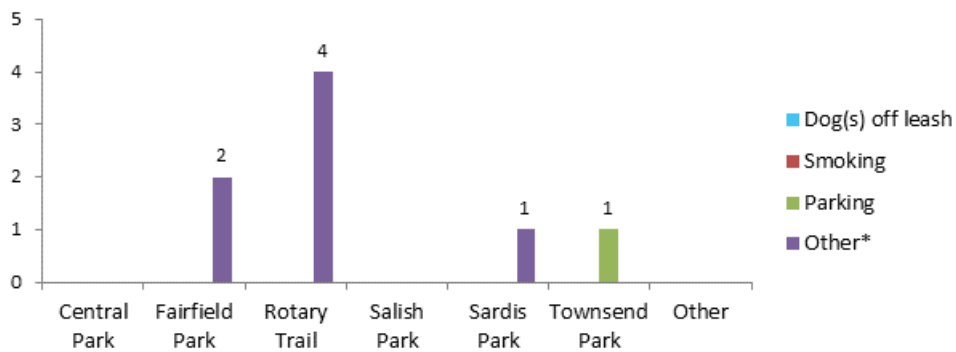
Written Warnings (Neighbourhoods)



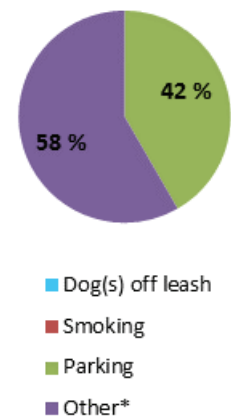
Written Warning Breakdown



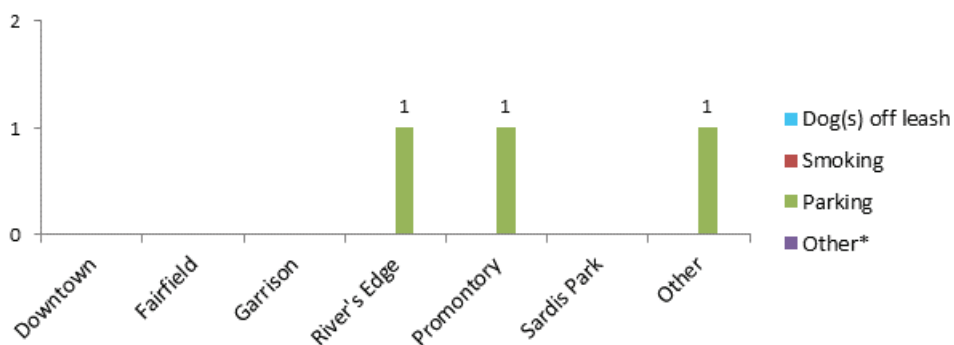
Verbal Complaints Received (Parks)



Verbal Complaint Breakdown

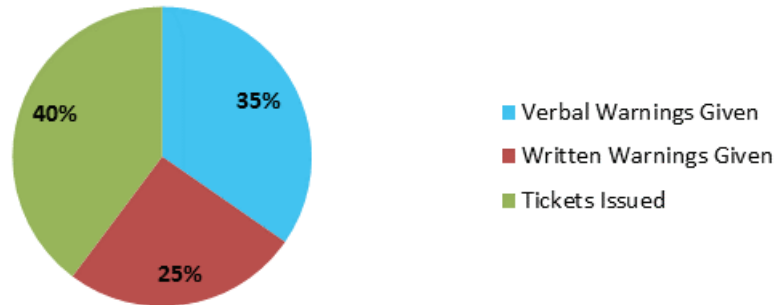


Verbal Complaints Received (Neighbourhoods)

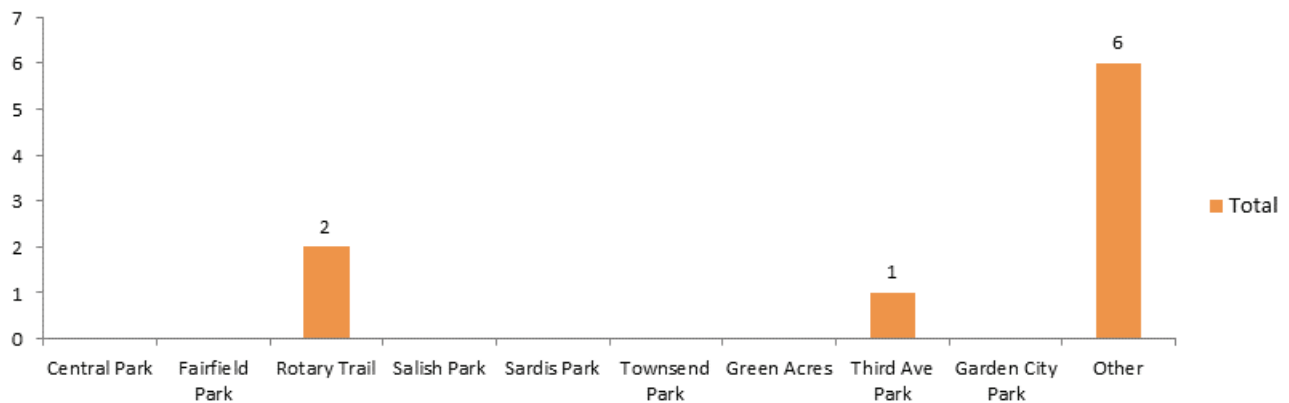


* "Other" includes complaints such as homeless camps, drinking in public, unsightly properties, and any other bylaw infractions

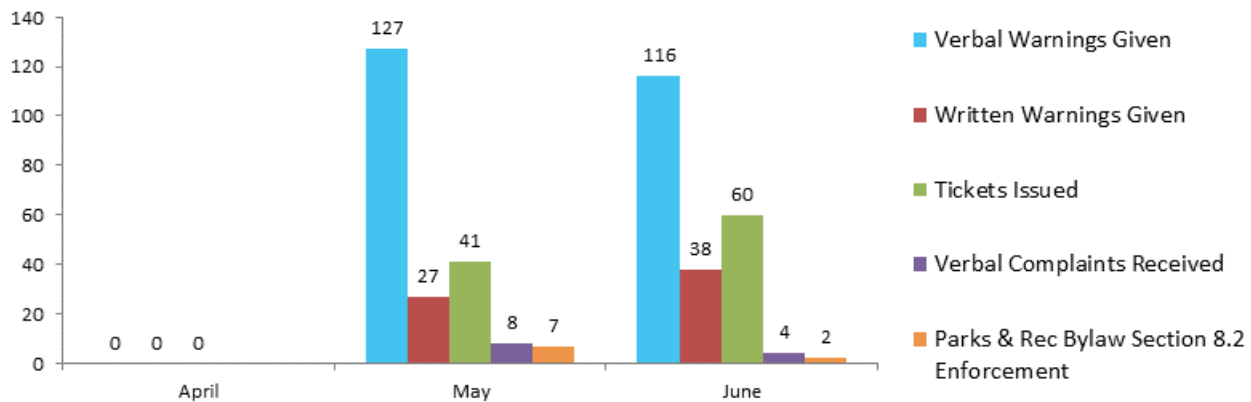
Parking Enforcement Type



Parks & Rec Bylaw Section 8.2 Enforcement (Q2)

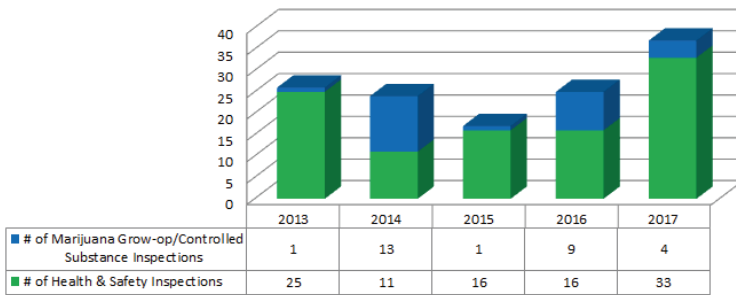


Monthly Comparison (Q2)

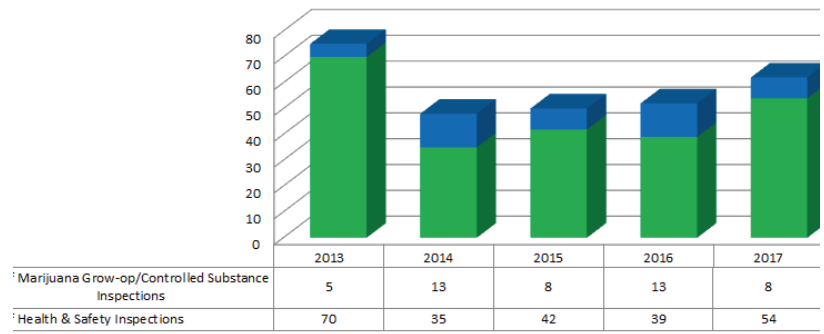


* This quarterly report does not include stats from April as stats were first recorded starting May 1 *

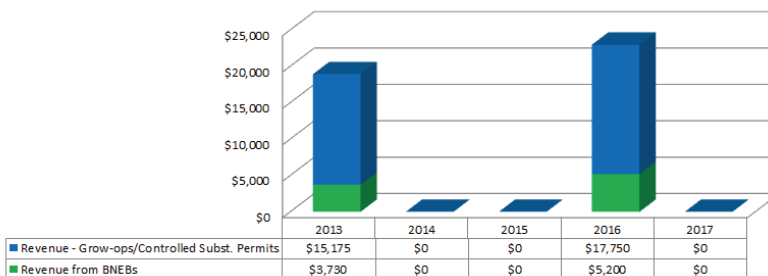
Health & Safety Enforcement Inspections 2nd Quarter 5-Year Comparison



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

