

# *City of Chilliwack*

## **Major Developments**

### **2001-2009 (September)**

Since 2001 the City of Chilliwack has seen significant private and public investments. Its development projects span the entire spectrum of construction: commercial, industrial, institutional, residential and agricultural. 2001 is a milestone year as the late 1990s real estate downturn ended and recovery began to ripple upstream from Metro Vancouver to the Fraser Valley. The 2000s housing boom peaked in early 2008 before the current economic recession swept across the globe. The 2001-2009 period, as this major developments list covers, reflects a predominantly prosperous time.

From the start of 2001 to 2009 (January), Chilliwack's population, currently estimated at 81,838, increased by 13,220, and its dwellings grew by almost 5,800. In terms of housing starts, the City recorded 7,000 units.<sup>1</sup> The total value of the residential permits during this period was \$783 million (2008 constant dollars). Meanwhile, commercial developments brought in nearly \$127 million (2008 dollars); industrial \$101 million; institutional, \$111 million, and agricultural, \$46 million. Together, the building investments in the past eight years add up to \$1.2 billion (2008 dollars), representing 22% of the City's 2009 improvement assessment total, which exceeds the concurrent population increase (16%). Although the phenomenal rise in construction costs during the last real estate boom may have inflated the building permit values somewhat, other indicators continue to point to a much greater 'global awareness' of Chilliwack's market and development potential.

Table 1: Population Growth and Improvement Investment Summary 2001-2009 (Sep.)

<b>2001-2008</b>	Population increase	Dwelling increase	Residential Permit Value (Nominal \$)	Housing Starts
	13,220	5,766	744,781,410	7,018

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<sup>1</sup> The gap between the total starts and dwelling growth can be attributed to the demolition of the old units (to make room for redevelopment) which averages about 6% of the yearly starts, a conservative estimate of the existing dwellings (assuming a low vacant home percentage), and a high vacant/unsold new home inventory. .

Table 2: 2001-2008 Overall Building Permit Value (in nominal \$)

2001-2008	Total Res./Com./Ind./Inst. Building Value Nominal (\$)	Total Commercial/Industrial/institutional Building Value Nominal (\$)	Total Commercial/Industrial/institutional Floor Space m2	Total Agricultural Building Value in Nominal (\$)	All Building Permit Value Nominal (\$)
	1,092,555,962	347,774,552	316,315	42,710,130	1,135,266,092

Table 3: 2001-2008 Overall Building Permit Value (in 2008 constant \$)

2001-2008	Residential Permit Value in 2008 \$	Commercial Permit Value in 2008 \$	Industrial Permit Value in 2008 \$	Institutional Permit Value in 2008 \$	Agricultural Permit Value in 2008 \$	All Building Permit Value in 2008 \$
	782,736,017	126,541,980	101,361,381	140,991,992	45,719,256	1,197,350,626

Table 4: 2001-2008 Total Residential Building Permit Value (in 2008 constant \$)

Year	Residential Permit Value in 2008 \$	Housing Starts
2001	32,229,398	340
2002	48,461,003	449
2003	55,701,815	609
2004	109,077,247	1,041
2005	123,724,572	1,209
2006	147,915,380	1,324
2007	167,955,046	1,395
2008	97,671,557	651
Total	782,736,017	7,018

From the assessment perspective, a similarly robust pattern has also emerged. In the past ten years the City’s assessment total grew by 110% in real terms (net of inflation); the increase of improvements was higher still at 122%. Given the dominance of the residential sector, residential improvements garnered an impressive increase at 127%. , substantially outpacing commercial improvements (+49%). This is somewhat expected as substantial commercial investment took place in the mid 1990s – in anticipation of the rise of Chilliwack from being a ‘small town’ to a ‘city’ and the transformation of the Fraser Valley as an urban and economic region. In the past four years, commercial investors have followed up on their mid-1990s confidence and expanded their ‘business improvement’ investments in Chilliwack. The dramatic advance in the residential assessments in the 2000s could be regarded as an affirmation of the investors’ confidence in Chilliwack’s toward its ‘metropolitan destiny’. The demonstration of that confidence is none more obvious than the industrial improvement assessment, which has tripled in total value in the past 10 years. Even in terms of improvement assessment only, industrial growth has soared by 132%, topping even the residential sector. In brief, Chilliwack and the Fraser Valley Region have got on the radar screen of the investment and entrepreneur community, and the long list of major development projects is a

testament to that recognition. In the meantime, the list has also illustrated the notable effort of the City in undertaking an array of public amenity and infrastructure projects to make Chilliwack an attractive, inclusive place to live, work, invest, play and enjoy life.

**Table 5**  
**Chilliwack's Assessment by Type in 2008 Constant Dollars**

Actual Assess. year	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Assess. Roll	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Residential	3,862,535,613	3,784,678,341	3,773,764,056	3,812,259,781	4,036,620,014	4,470,855,177	5,268,825,779	5,987,121,690	7,280,211,880	8,629,817,623	8,768,466,781
-land	1,931,586,444	1,889,350,739	1,896,995,781	1,852,355,340	1,946,546,652	2,035,724,503	2,261,065,358	2,728,306,367	3,497,198,138	4,342,882,934	4,370,333,779
-improvements	1,930,949,168	1,895,327,602	1,876,768,275	1,959,904,441	2,090,073,362	2,435,130,674	3,007,760,421	3,258,815,322	3,783,013,742	4,286,934,689	4,398,133,002
Utilities (Incl. S. 353 M.A.)	108,912,809	149,924,211	151,471,405	148,711,248	149,427,843	146,982,573	149,950,033	146,689,961	152,022,481	158,816,187	158,941,696
-land	5,233,358	5,997,250	5,859,799	5,736,719	6,972,820	6,563,288	6,831,225	6,994,252	8,717,913	9,771,013	11,943,094
-improvements	103,679,451	143,926,961	145,611,606	142,974,530	142,455,023	140,419,285	143,118,808	139,695,709	143,304,567	149,045,175	146,998,602
Unmanaged Forest											0
Industrial	42,565,461	54,919,082	62,668,658	63,872,212	74,522,505	74,821,468	85,678,434	87,093,457	95,843,635	132,380,567	135,148,200
-land	16,765,546	21,601,361	25,079,897	26,219,329	31,989,890	32,465,908	34,016,338	39,282,920	45,689,790	78,854,916	75,374,500
-improvements	25,799,916	33,317,721	37,588,761	37,652,883	42,532,614	42,355,560	51,662,095	47,810,537	50,153,845	53,525,651	59,773,700
Business/other	987,319,898	958,319,411	958,420,687	970,663,484	978,343,808	949,010,016	1,005,405,720	1,079,019,483	1,326,312,198	1,630,387,855	1,625,244,911
-land	420,062,749	411,800,198	409,330,035	400,344,195	418,173,776	422,598,380	440,030,939	487,771,254	649,964,307	771,215,053	781,168,009
-improvements	567,257,149	546,519,213	549,090,652	570,319,290	560,170,032	526,411,635	565,374,781	591,248,229	676,347,891	859,172,802	844,076,902
Managed forest	376,984	376,845	434,951	400,538	407,200	325,692	377,423	464,413	359,547	479,431	516,700
Recreat./non-profit	109,971,287	103,022,096	103,744,737	108,370,791	111,543,098	114,213,276	132,276,359	133,303,669	151,022,429	162,926,514	160,045,540
-land	63,751,419	58,832,076	61,237,481	65,315,069	69,579,059	67,703,055	69,948,889	72,100,803	88,637,026	96,429,907	93,960,940
-improvements	46,219,869	44,190,020	42,507,256	43,055,723	41,964,039	46,510,221	62,327,470	61,202,866	62,385,403	66,496,607	66,084,600
Farm	96,720,313	94,604,139	92,884,553	91,192,618	87,898,023	87,857,525	85,272,261	83,317,028	82,696,365	81,877,617	79,779,670
Unclassified/S. 353 M.A.	(39,866,153)	(40,992,139)	(41,877,035)	(41,301,631)	(40,542,996)	(41,086,088)	(43,880,418)	(43,013,542)	0	(43,361,685)	0
-land											0
-improvements	(39,866,153)	(40,992,139)	(41,877,035)	(41,301,631)	(40,542,996)	(41,086,088)	(43,880,418)	(41,230,159)	(41,140,342)	-43,361,685	0
Total	5,208,402,366	5,145,844,125	5,143,389,046	5,195,470,673	5,438,762,491	5,844,065,726	6,727,786,009	7,517,009,699	9,088,468,535	10,796,677,513	10,928,143,498
-land	2,534,496,812	2,482,562,608	2,491,822,496	2,441,563,808	2,561,567,420	2,653,238,351	2,897,542,433	3,418,237,037	4,373,263,087	5,381,502,588	5,413,076,692
-improvements	2,673,905,553	2,663,281,517	2,651,566,550	2,753,906,866	2,877,195,071	3,190,827,375	3,830,243,576	4,098,772,662	4,715,205,448	5,415,174,925	5,515,066,806

Note: A new category, S. 353 M.A. was created in 1999 Roll.  
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**Table 6**

**Chilliwack's Assessment by Type - Real Growth Index**

Actual Assess. year	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Assess. Roll	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Residential	251	246	246	248	263	291	343	390	474	562	571
-land	322	315	317	309	325	340	377	455	584	725	729
-improvements	206	202	200	209	223	260	321	348	404	458	469
Utilities (Incl. S. 353 M.A.)	77	106	107	105	106	104	106	104	108	112	113
-land	107	122	119	117	142	134	139	142	177	199	243
-improvements	76	106	107	105	105	103	105	103	105	109	108
Unmanaged Forest											
Industrial	212	273	312	318	371	372	426	433	477	659	673
-land	156	201	234	244	298	302	317	366	426	735	702
-improvements	276	356	402	402	454	453	552	511	536	572	639
Business/other	234	227	227	230	232	225	238	256	314	387	385
-land	303	297	295	289	302	305	317	352	469	556	564
-improvements	200	193	194	201	198	186	200	209	239	303	298
Managed forest	764	764	881	812	825	660	765	941	729	972	1,047
Recreat./non-profit	286	268	270	282	290	297	344	347	393	424	416
-land	392	362	376	401	428	416	430	443	545	593	577
-improvements	208	199	192	194	189	210	281	276	281	300	298
Farm	65	63	62	61	59	59	57	56	55	55	53
Unclassified/S. 353 M.A.											
-land											
-improvements											
Total	226	223	223	225	236	253	292	326	394	468	474
-land	276	270	271	266	279	289	315	372	476	586	589
-improvements	193	192	191	198	207	230	276	295	340	390	397
Y/Y Growth Rate	-0.8%	-1.2%	0.0%	1.0%	4.7%	7.5%	15.1%	11.7%	20.9%	18.8%	1.2%

\*Note: The base year is 1996 (at 100).

Chart 1

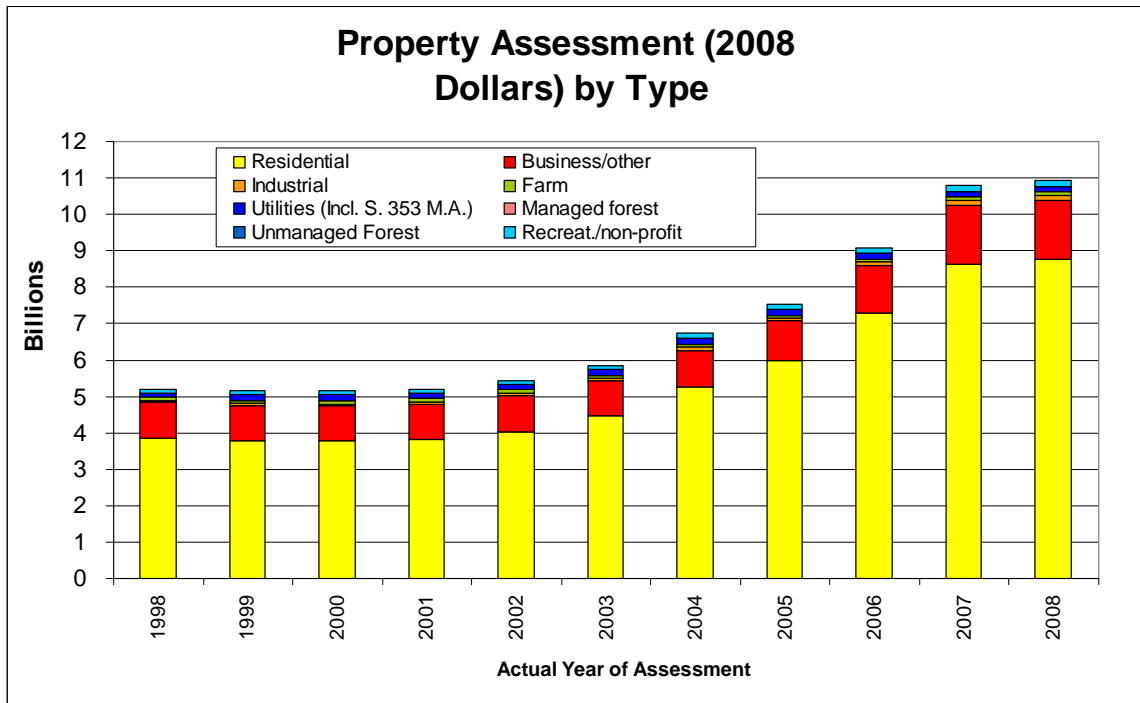


Chart 2

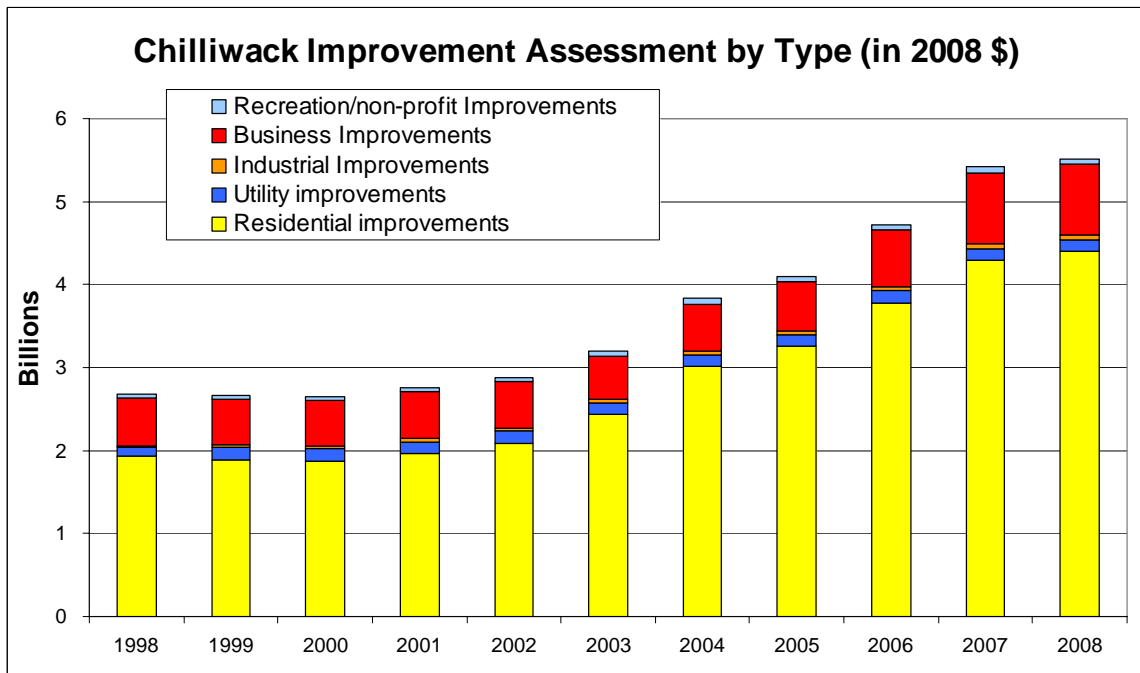
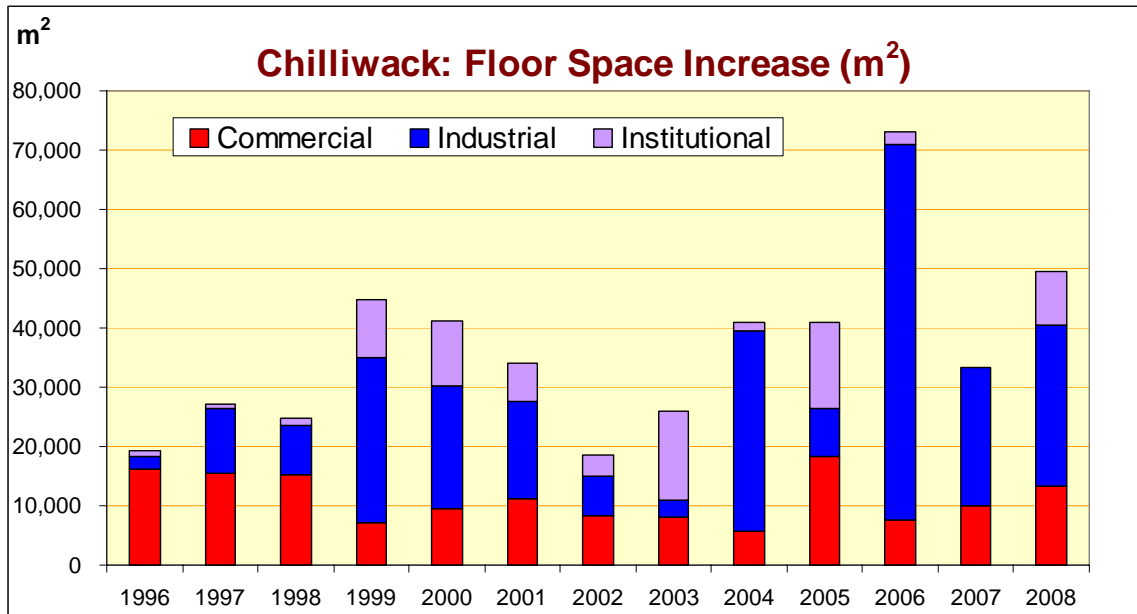


Chart 3



## 1. Commercial Projects:

- C1 Eagle Landing (Squiala Reserve on Evans Road Connector)  
Property Development Group, which has partnered with the Squiala First Nation, announced in October that a 700,000 a square foot ‘destination and power centre’ would be built on I.R. # 7. Committed major tenants include Cineplex Entertainment, which plans to build Galaxy Cinema (31,000 sq. ft./8 auditoriums/1600 seats), and Wal-Mart, which intends to expand its Sardis store to a 150,000 sq. ft. ‘super centre’ at the new location. Further tenant announcements are anticipated.

The Squiala First Nation Reserve is situated between Chilliwack proper and Village West (industrial district). The City has just completed the Evans Road Connector and Evans Interchange, linking Evans Road from Sardis to Ashwell Road. It provides a third north-south urban arterial connection between Sardis-Vedder and Chilliwack proper. The immediate beneficiary is the Eagle Landing development, which, with its new road access, can proceed to construction and serve its future customers from both the City and upper Fraser Valley.

- C2 Hub International Barton Insurance Brokers Administration Office (8346 Noble Road) – 2009 (under renovation)  
This warehouse-to-office conversion will add over 800 m<sup>2</sup> of floor space to Barton, which has a store front on Airport Road and is attached to the new office property.  
- Construction cost: \$1.3 million  
- Site area: 0.24 ha (0.6 ac.)
- C3 Mertin GM (45860 Airport Road) – 2009 (under construction)  
Expansion: A new body shop, adding 1,080 m<sup>2</sup> at a construction value of \$1,063,171. This addition is part of the company’s ongoing restructuring after acquiring Barnes Wheaton Chevrolet.
- C4 Friendly Mikes (8247 Young Road) – 2009 (under construction)  
Adding a liquor store to the existing pub: 641 m<sup>2</sup> at a construction value of \$1.5 million.
- C5 CIBC Building (5955 Vedder Road) –2008/2009  
This CIBC branch completes the presence of all four chartered banks in Vedder (with Bank of Montreal at Village at Sardis Park).  
- Construction value: \$1.1 million (+ interior improvement: \$650,000)  
- Floor space: 596 m<sup>2</sup>  
- Site area: 0.25 ha (0.62 acres)
- C6 Wolfe Mazda (45018 Yale Road) – 2009 (under construction)  
This new car dealer is in the process of moving from its downtown location to Village West ( an industrial district), reinforcing the latter’s automobile/RV

dealership cluster.

- Building space: 1,163 m<sup>2</sup>
- Construction value: \$1.65 million
- Site area: 0.46 ha (1.14 acres)

C7 Garrison Crossing – Phase 6 ‘High Street’ Development (45665 Tamihia Way) – 2008/2009 (under construction)

It is a pedestrian-friendly open mall designed with a “main street” feel. A Cooper’s Foods Store (\$4.5 million in construction value and 2581 m<sup>2</sup> in floor area) and ten other buildings are to anchor this new ‘neighbourhood centre’. The new supermarket has been open to the public since the end of July. Four of the remaining commercial buildings are still under construction (for a total construction value/floor area of \$3.37 million/1,577 m<sup>2</sup>.) In addition, five mixed use buildings (128 apartments above 3,446 m<sup>2</sup> street level businesses) have just been completed (at a total cost of \$17.4 million), providing contiguous street façades to frame the open mall. Five commercial buildings will be added to the “high street” cluster, pending building permit approval. The total construction value to date for this phase is \$25.24 million. (Also see Garrison Crossing under Residential Projects - Sardis.)

C8 L & C TIRE & AUTO LTD./O.K. TIRE STORE & AUTO SERVICE (45676 Yale Road) – 2008/2009

This is the last infill parcel in this ‘highway commercial’ section of Yale Road that leads south to Highway 1 and Sardis.

- Floor space: 1,664 m<sup>2</sup>
- Construction value: \$2,025,000

C9 Royal Bank (45460 Luckakuck Way) – 2008/2009

This new branch of Royal Bank offers 425 m<sup>2</sup> of office space (with a construction value of \$600,000). It gives chartered banks a noted presence in the Sardis’ commercial centre where financial and office uses have been under-represented.

- Site area: 0.45 ha (1.1 acres)

C10 O’Connor Collision’s addition (44840 Yale Road) – 2008/2009

- Building space addition: 1,590 m<sup>2</sup>
- Construction value: \$1,000,000.

C11 Young Road Holdings (8750 Young Road) – 2008 (ready for occupancy)

The former Honda dealer site has been transformed into a new open mall of 4 buildings, totaling 1,725 m<sup>2</sup>. The project costed \$1,526,000 (construction value). Given its pedestrian-friendly street front, the mall will bring a new “look” to Young Road.

C12 Village at Sardis Park Commercial Centre (6640 Vedder Road) – 2006/2007/2008/2009 (ongoing)

This 5-acre site of Village at Sardis Park Commercial Centre will have seven commercial buildings, four of which have been completed, including two retail/office buildings, a bank and a restaurant. The future additions may include

a supermarket.

Building #	M <sup>2</sup>	Construction
Building A (People's Drug Mart/clinic and offices)	1,542	\$2,007,450
Building D (Bank of Montreal)	415	\$1,005,859
Building C (Tim Horton Restaurant)	2689	\$ 650,000
Building B (Office/Retail)	1313	\$1,900,000
Total	5,959	\$5,563,309

- C13 Raabe Developments Addition (45610 Yale Road) – 2008/2009  
This small, strategically located “strip mall” on Yale Road is under a major renovation (at a construction value of \$650,000), which will add 584 m<sup>2</sup> of retail space.
- C14 Vedder Village Expansion (5725 Vedder Road) – 2008  
The substantial population growth in Vedder has opened up new markets for Vedder Village, the second largest mall in Vedder. The expansion has created 19 strata units for a total of 1,960 m<sup>2</sup> of new retail space – at a construction cost of \$1.8 million.
- C15 Mr. Mike’s Restaurant (45200 Luckakuck Way) –2008  
- Construction/tenant improvement value: \$1.6 million  
- Total floor space: 446 m<sup>2</sup>  
- Site area: 0.31 ha (0.77 ac.)
- C16 Canada Washworld (7854 Vedder Road) – 2007/2008/2009  
Located next to the Vedder Interchange, this auto facility was first established in 2007 and expanded in 2008/2009. The investment in buildings/structures to date is \$1.4 million, for a total building space of 2,297 m<sup>2</sup>. Given its “gateway” location, unique design and sizeable site (1.5 ha/3.6-acres), Canada Washworld projects a significant presence, especially to westbound travelers on the Trans Canada Highway.
- C17 Promontory Hillside Plaza (5615 Teskey Way) – 2007/2008  
The plaza is strategically positioned on a hillside site (0.36 ha/0.89 acres) where Promontory Road and Teskey Way converge. It is a three-storey building with businesses on the ground level (4 CRUs for a total floor space of 1090 m<sup>2</sup>), and 19 apartments on the upper floors. Its construction value is \$5 million, plus commercial tenants’ improvements.
- C18 River Inn Motel (5788 Vedder Road) – 2007/2008 (ongoing redevelopment)  
The original motel (on 1 acre) is being rebuilt in two phases. The first phase has been completed, resulting in 48 new units (at a construction value of \$1.2 million). The second phase is expected to commence soon, adding a substantial number of new units.

- C19 *First Foundation Development* (5973 Vedder Road) – 2008  
This office building is design-built for dental and medical offices, as well as TD Bank. It has a construction value of \$1.07 million and a total floor area of 899 m<sup>2</sup> (9,677 sq. ft.). Together with the newly opened Promontory Plaza and the existing Save-On-Foods Plaza, it marks the gateway to the Vedder core.  
- Site area: 0.2 ha (0.52 ac.)
- C20 *Simpson Notaries Building* (7408 Vedder Road) – 2007/2008  
Anchored by Simpson Notaries, this new commercial building maintains the traditional main street, pedestrian friendly feel with street level commercial outlets. Parking is provided largely on the upper level and away from the street front.  
- Construction value: \$2 million  
- Floor area: 1,069 m<sup>2</sup>  
- Site area: 0.19 ha (0.47 acres)
- C21 *Dairy Queen* (9055 Young Road) –2007  
The franchise moved from its previous Yale location to the Young-Cheam corner – across from the new Fraser Valley Regional District. The new Dairy Queen contains a floor area of 323 m<sup>2</sup> and was built at a cost of \$1.2 million. It now forms an important landmark of the Young Road commercial corridor in Chilliwack-proper.  
- Site area: 0.25 (0.61 ac.)
- C22 *Salish Plaza Exterior Renovation* (46020 Yale Road) – 2006  
The plaza was built in 1987. The 2006 improvements represented a major reinvestment after almost 20 years, and they were part of the corporate plan to move Save-on-foods up to the Price Mart rank. The renovation costed \$1.9 million in construction, plus individual CRU upgrades.
- C23 *Promontory Plaza* (45800 Promontory Road) – 2005/2006  
This outdoor mall represents a significant addition to the commercial core of Vedder since 1997. Its strategic location has commanded a high profile, despite its relative small size (2 acres). Shoppers' Drug Mart (16,454 sq. ft.) anchors the mall, with the support of a new branch of the Bank of Nova Scotia, medical/dental offices, restaurants and several CRUs. Its floor area totals 3,015 m<sup>2</sup> (32,454 sq. ft.), with a construction value of \$3.25 million.
- C24 *Performance Honda* (44954 Yale Road) – 2005/2006  
This automobile dealer has relocated from its Young Road location to Village West. The new site is 2.6 acres and the new building, a \$1.3 million plus investment, provides almost 18,000 sq. ft. (1,657 m<sup>2</sup>), twice the footprint of its former operation.
- C25 *Safeway Centre* (45850 Yale Road) – 2005/2006  
Safeway Canada took over the former City Gate Shopping Centre and relocated its "heritage" downtown store to this open mall. The new supermarket, valued at \$3.5 million in construction, spreads over a floor space of 4816 m<sup>2</sup> (51,839 sq. ft.)

- more than twice the size of the original store. The construction/renovation includes two other major buildings: the Envision Building and the HSBC/Dakota Restaurant Building – for 2,337 m<sup>2</sup> (25,155 sq. ft.), with a construction value of \$3 million. The new Safeway Centre now stretches out on an expanded site of 3.16 ha (7.8 acres) and boasts an overall floor area of 7,193 m<sup>2</sup> (77,415 sq. ft.).
- C26 *Toyota Dealership* (8750 Young Road) – 2005/2006  
Toyota has moved from its Airport Road site to the commercial corridor of Young Road. The new facility has 22,600 sq. ft. (2101 m<sup>2</sup>) of showroom/office space, and a total site area of 3.6 acres (1.46 ha) – more than twice its former location. This sizable development (\$2 million construction value) has become a prominent element of the Young Road commercial landscape.
- C27 *Safeway Renovation* (at Chilliwack Mall – 45610 Luckakuck) – 2005  
- Construction value: \$500,000
- C28 *Canadian Tire* (7560 Vedder Road) –1999 and 2005/2006  
In 1999 Canadian Tire moved from Yale Road (in Chilliwack proper) to its current location on Vedder Road – opposite to Chilliwack Mall. The big-format store roofed over 5,574 m<sup>2</sup> (60,000 square feet), and expanded in 2006 for another 1,575 m<sup>2</sup> (17,000 sq. ft. at \$1.5 million construction value). It is supported by two other businesses on site, i.e., the BC Liquor Store and Sardis Town Pantry and Triple Os (Chevron-White Spot). This “virtual mall” reinforces the retail cluster in the Sardis core that includes Cottonwood Mall, Chilliwack Mall, the Canadian Superstore and Centre Point Plaza.
- C29 *Cottonwood Mall* (45585 Luckakuck Way) – 2005/2006  
Individual businesses in the mall have regularly updated their interiors and facades. In 2005 and 2006, the Mall itself initiated a \$1 million renovation to its interior, which, together with tenant renovations, rose to \$2.03 million.
- C30 *Southgate Shopping Centre* (45905 Yale Road) – 2005  
In 2005, this downtown open mall underwent a complete overhaul of both its exterior and interior, including the repaving of its parking lot and tenant reorganization. Its anchor store, Shoppers Drug Mart, has moved into a large-format general merchandize drug store. The total construction value of various building permits by the mall owner and store operators exceeded \$1 million – excluding parking lot repaving.
- C31 *Hyundai Dealership* (45753 Yale Road) – 2005  
The former Canadian Tire site was transformed into a Hyundai dealership at a construction cost of \$600,00.
- C32 *Petro Can Fuel Station* (41420 Yale Road W.) – 2004  
- A highway-oriented, commercial card-lock near the Yale Road West Interchange

- C33 Sardis Centre (7592 Vedder Road) –2003/2004  
This outdoor mall adjoins Canadian Tire and occupies 1.2 ha (2.94 acres). It comprises four retail buildings, totaling 1,672 m<sup>2</sup> (18,000 sq. ft.).
- C34 Staples Plaza (7491 Vedder Road) – 2002  
This plaza signaled a new trend of mall development, namely, redeveloping existing commercial sites. The anchor store, Staples, was opened in 2002, followed by other retail and service businesses in 2003. The site is compact (1.5 ha/3.65 acres) and the mall buildings frame the intersection of Vedder Road and Knight Road, which has become a robust commercial node surrounded by new redevelopments. It contains 4,274 m<sup>2</sup> (46,000 sq. ft.) of building space.
- C35 Five Corners Plaza (45960 Wellington Avenue) – 2002  
This new \$2-million plus, 1,672 m<sup>2</sup> (18,000-sq. ft.) office building is a private venture in the downtown core. It was developed as part of a public-private initiative known as the Five Corners Project that includes the new Court House and the Millennium Clock Tower-Courtyard. The tenants of the new office building includes: Family Justice, Community Corrections, Crown Counsel and Chilliwack Economic Partners Corporation (CEPCO). The Five Corners Building has since become the symbol of our re-energized downtown.
- C36 Canadian Superstore (45779 Luckakuck Way) – 1997 and 2002  
In 2002, Canadian Superstore added 2,415 m<sup>2</sup> (26,000 sq. ft. at \$2 million) to its existing store (10,405 m<sup>2</sup>/112,000 sq. ft.) that was built in 1997. Over the past twelve years, Luckakuck Way East has emerged as a new retail district anchored by Superstore.
- C37 Centre Point Plaza (45793 Luckakuck Way) - 2001  
This 4.5-acre outdoor mall forms part of the Luckakuck Way East retail cluster and provides over 5,600 m<sup>2</sup> (60,000 sq. ft.) floor space. Its major stores include Future Shop (close to 1,858 m<sup>2</sup>/ 20,000 sq. ft.), a retail store (1,275 m<sup>2</sup>/13,720 sq. ft.) and a law firm.

## **2. Industrial Projects:**

- I1 Tradex Aluminum Systems (44675 Chalmer Place) – 2009 (building permit approved)  
A local metal fabricator has just received a permit to build a new warehouse in Village West. The concerned area, which once was a small residential enclave, is being redeveloped into an industrial subdivision and fully integrated with the broader industrial community.
- Construction value: \$700,000
  - Floor space: 784 m<sup>2</sup>
  - Site area: 0.16 ha (0.4 ac.)

- I2 *Tidy Steel Fab* (44313 Progress Way) – 2009 (under construction)  
Tidy Steel-Fab Ltd., is building a new plant in the Progress Way Industrial Park. The company is a full-service steel fabricating shop from Surrey, specializing in plate works and steel tanks. The new plant will consist of two buildings, with a total floor space of 4694 m<sup>2</sup>, and a construction value of \$3.5 million. The plant is 1.46 ha in area and located near the Lickman Interchange.
- I3 *Mini Storage Building* (45648 Storey Avenue) – 2009 (approved)  
A building permit has been issued for a new mini storage in Sardis.  
- Construction value: \$2.5 million  
- Floor space: 5,172 m<sup>2</sup>  
- Site area: 0.373 ha (0.96 ac.)
- I4 *Industrial Warehouse* (7949 Venture Pl.) – 2009  
- Construction value: \$1.2 million  
- Floor space: 1,630 m<sup>2</sup>  
- Site area: 0.425 ha (1.5 ac)
- I5 *Biofert Plant* (44444 Progress Way) – 2009 (permit issued)  
BioFert Manufacturing, an organic fertilizer manufacturer from Langley, is building a warehouse at the Progress Way Industrial Park.  
- Construction value: \$450,000  
- Floor space: 1,193 m<sup>2</sup>  
- Site area: 1.22 ha (3.0 ac)
- I6 *Sandel Foods* (45739 Kerr Avenue) – 2009 (under construction)  
Sandel Foods, a food product manufacturer (fruit/sauce fillings for bakery products) from Surrey, is building a new plant in the ‘food industrial park’ on Kerr Avenue – a high profile location near the Vedder Interchange. At 6,293 m<sup>2</sup> in floor area and \$7.6 million in construction value, it is a significant structure. The plant site is also substantial at 2.03 ha. Together with Vantage Foods, this plant will consolidate the ‘reputation’ of the Kerr subdivision as an emerging ‘food industrial district’.
- I7 *Ritchie Brothers Auctioneers* (42275 Industrial Way) – 2009 (under construction)  
Ritchie Bros. Auctioneers, the world’s largest industrial auctioneer, has expanded to Chilliwack. Its new “auction barn” encloses 5,138 m<sup>2</sup> of indoor space, with a construction value of \$12 million. It occupies a high-profile 3.9 ha (9.7 ac.) site in the Cattermole Industrial Park that runs alongside with the Trans Canada Highway.
- I8 *Superior Freeze Dry* (44688 South Sumas Road) – 2008 (under construction)  
Superior Freeze Dry is a new food processing company headquartered in the Legacy Pacific Industrial Park, Chilliwack, and forms part of the Legacy Pacific Industrial Group. Construction has started for the 15,979 m<sup>2</sup> plant, with an estimated construction value of \$10 million. The new company plans to market its freeze-dry products to the international markets.

- I19 Hot Rods & Classics (43813 Industrial Way) – 2008  
This new company caters to the part and accessory markets of classic and ‘muscle’ cars. The new retail centre on Industrial Way boasts 2,880 m<sup>2</sup> on a 0.54 ha (1.3 ac.) site in the Village West industrial district. It was built at a cost of \$925,000.
- I10 Canex Building Supplies (45788 Knight Road) – 2008  
From its long-time location on the Skowkale Reserve (I.R. 11), this building supply wholesaler/retailer/hardware store has relocated to a site close to the Knight-Vedder commercial junction. The new store occupies 1,287 m<sup>2</sup> of floor area, on a 0.9 ha (2 acres) site. The construction cost of the new building is \$1 million.
- I11 Campriver Woodworking (45909 Tretheway Avenue) – 2008  
This project marks the expansion of an existing furniture/woodwork operation in Chilliwack proper. At \$500,000 in construction cost (for 601 m<sup>2</sup>), it marks a significant re-investment in the City’s original industrial district, which is best suited for light industrial (service) uses that need to stay close to their customers.
- I12 Magnum Glass & Door Inc. (7977 Venture Place) – 2008  
This window and door manufacturer has outgrown its previous site in Chilliwack proper. Its new plant in Village West costed \$1.8 million in construction and stretches out over a floor area of 2,284 m<sup>2</sup>.
- I13 Larry Industries (7968 Venture Place) -2008  
Another former Chilliwack proper industry, Larry Industries, has moved to Village West. The new plant of this distributors/installer of sidings, insulation and gutters was built at a cost of \$1 million, enclosing 910 m<sup>2</sup> of floor space.
- I14 IMW Plant (Highway 1 Business Park) (43650 Progress Way) – 2007/2008  
This industrial building is design-built for IMW, a local metal fabrication/equipment manufacturing firm, that has been operating from a site in Chilliwack proper (next to the BC Southern Railway), thus marking the third major industry that relocated or branched out to Village West in 2008. At 5,444 m<sup>2</sup>, it is a substantial building and is valued at \$3,633,999 in construction.  
- Site area: 1.58 ha (3.9 acres)
- I15 Mixed-Use Building (45778 Gaetz Street) – 2007/2008  
This new building is near the commercial core of Sardis and accommodates a mix of commercial and compatible industrial (service) uses – ranging from dance studio, fitness centre to welding. The building provides 2,419 m<sup>2</sup> of floor space, with a construction value of \$850,000.  
- Site area: 0.44 ha
- I16 Premier Pacific Investments (43851 Progress Way) – 2007/2008  
This warehouse building is situated in Highway 1 Business Park and offers a total floor space of 2,044 m<sup>2</sup> (\$1.5 million in construction value).  
-Site area: 0.49 ha (1.2 ac.)

- I17 Southern Drip Irrigation (44129 Yale Road) – 2007/2008  
This new warehouse forms a major part of the expansion plan of Southern Drip Irrigation, which is located just across Yale Road. It adds 1,555 m<sup>2</sup> to the operation and represents a significant investment of the company (\$800,000 in construction value).  
- Site area: 0.57 ha (1.4 ac.)
- I18 Marlon Recreation Products (7984 Venture Place) – 2007  
This warehouse building marks the first development of the Venture Road industrial subdivision  
- Total floor space: 715 m<sup>2</sup>  
- Construction value: \$600,000  
- Site area: 0.53 ha (1.3 ac.)
- I19 Warehouse Building (8080 Evans Parkway) – 2007  
This building is occupied by a flooring company and a window manufacturer (Westeck); the latter also has a plant behind the warehouse at 8104 Evans Parkway.  
- Total floor space: 1,210 m<sup>2</sup>  
- Construction value: \$685,000  
- Site area: 0.32 ha (0.79 ac.)
- I20 Visscher Brothers Holdings (#6 – 44565 Yale Road) – 2007  
This new warehouse is located in a new industrial subdivision off Yale Road (Village West) and occupied by Westform Metals, a subsidiary of Visscher Brothers Holdings (a lumber remanufacturer on Lickman Road).  
- Total floor space: 2,409 m<sup>2</sup>  
- Construction value: \$900,000  
- Site area: 1.87 ha (4.6 ac.)
- I21 Sonic Drilling (43833 Progress Way) – 2007  
The new Sonic Drilling building is in Highway 1 Business Park.  
- Total floor space: of 1,428 m<sup>2</sup>  
- Construction value: \$700,000  
- site area: 0.66 ha (1.62 acres)
- I22 Brannick Place Agri-Industrial Subdivision (8144/8188/8230 Brannick Place) – 2007/2008  
- An 8 lot industrial subdivision (8.4 acres / 3.4 ha) intended for agri-business ventures; 2 lots have been developed as Vantage Foods and Sandel Foods.  
- Part of the Kerr-Brannick agricultural/food processing area approved by the Agricultural Land Commission in 2004 (totaling 67.3 acres / 27.2 ha)
- I23 Vantage Foods (45760 Kerr Avenue) – 2006/2007  
This meat packaging plant is the first ‘resident’ of the Kerr-Brannick Agri-Industrial Subdivision. It is strategically positioned near the Vedder Interchange and offers 6,147 m<sup>2</sup> (66,167 sq. ft) on two floors. Its site spreads out on 4.17 ha (10.3 acres), and its construction value is \$8.5 million.

- I24 River Valley Estates (44930 /44981 Commercial Crescent) - 2006/2007/2008/2009  
Phase 1 - 10 units  
- Total floor area: 2,787 m<sup>2</sup>  
- Construction cost: \$1.5 million  
Phase 2 - 13 units  
- Total floor area: 3,649 m<sup>2</sup>  
- Construction cost: \$1.2 million  
Phase 3 - 4 units  
- Total floor area: 2,322 m<sup>2</sup>  
- Construction cost: \$2.025 million  
- Site area: 1.7 ha (4.2 ac.)
- I25 Legacy Pacific Industrial Park (44488/44550 South Sumas Road) – 1999/2003/2005/2006/2008 (ongoing)  
This industrial park has undergone a number of major expansions in recent years, including a new \$1.4 million building in 2003 and a \$12 million/26,017 m<sup>2</sup> (280,000 sq. ft.) industrial complex in 2006/2007. In July 2008 the industrial park started the construction of a freeze-dry processing plant (Superior Foods) that would cost \$10 million (construction only) and enclose 15,979 m<sup>2</sup> (172,000 sq. ft.) of floor space. This new food plant, in conjunction with Sandel Foods and Vantage Foods, is reversing the past trend of food processing capacity being relocated out of Chilliwack. The ‘resurgence’ of the food industry is good news not only to our community, but also to the agricultural industry of the entire Fraser Valley by broadening its global markets through transnational networking.
- I26 Highway 1 Business Park (8287 Lickman Road and 43650/43700/43850/43990 Progress Way) – 2005/2006  
The newest industrial park, Highway 1 Business Park, is situated just north of the Lickman Interchange. It forms an integral part of the ‘expanded Village West’, the City’s existing industrial district, and at 84 acres it accounts for a significant portion of the City’s industrial land reserve. It is vital to the City’s short and medium term economic development. Its first customers include Kal Tire and an array of medium/small-sized warehousing and service operators.
- I27 Kal Tire Warehouse-Distribution Centre (43990 Progress Way) – 2005/2006  
In 2005 Kal Tire moved its distribution centre for Western Canada to Chilliwack. The new centre is in Highway 1 Business Park, and is the second largest industrial building in Chilliwack.  
- Total floor area: 24,522 m<sup>2</sup> (264,000 sq. ft.)  
- Total construction value: \$6.65 million  
- Site area: 1.74 ha (4.3 ac.)
- I28 Con West Building (43887 Progress Way) – 2006  
- A general-purpose building in Highway 1 Business Park  
- Total floor area: 2,708 m<sup>2</sup> / 29,150 sq. ft.

- Construction value: \$1.65 million
  - Site area: 0.82 ha / 2.02 acres
- I29 Progress Way Industrial Park (Chilliwack Mountain Road) – 2006/2007  
East of Highway 1 Business Park and between Village West and Chilliwack Mountain is the Progress Industrial Park Subdivision, Its development is part of the City's vision of an expanded, highway accessible Village West. Though separated from the existing industrial district by the CNR main track, the new industrial park may turn that into an opportunity for potential rail access via a new spur line. The subdivision consists of 21 industrial parcels, totaling 29.4 ha (72.6 acres).
- I30 Murray Coopers Holdings – Helicopter Hanger/Office (44854 Broadway Street) – 2005 to 2006  
This building provides 1,248 m<sup>2</sup> (13,400 sq. ft.) of helicopter hanger/office space. Its 3.9 ha (9.66 acres) site adjoins the Municipal Airport and the new capacity has enhanced Chilliwack's profile in the helicopter travel/shipping business. Its construction value is \$820,000.
- I31 Surelock Storage Addition (43903 Industrial Way) – 2005  
-\$1 million expansion  
- 1798 m<sup>2</sup> (19,000 plus sq. ft.) added to an existing mini-storage facility
- I32 Lear Properties (8030 Enterprise Drive) – 2005  
- 9-unit warehouse  
- Construction value: \$700,000  
- Total floor space: 1,671 m<sup>2</sup> (18,000 sq. ft.)
- I33 Langley Concrete Group (7580 Cannor Road) – 2004/2005  
In 2005 this concrete precast product manufacturer moved from Langley to Chilliwack in order to expand at a larger plant site. The Chilliwack location is 13 ha (32.2 ac.) and the new building encloses 10,615 m<sup>2</sup> (114,260 sq. ft.) of space (at a construction cost of \$3.2 million). It is the first industrial development at the Cattermole Industrial Park. (See *Cattermole Timber*.)
- I34 Rogers Foods Ltd. (44360 Simpson Road) – 2004  
In January 2003, Rogers Foods Ltd. selected Chilliwack as the location for its new \$11 million dollars (construction value) state-of-the art flour mill. The facility was completed in 2004 and is named Rogers Foods Ltd. – Pacific Division (Chilliwack). It has a production capacity of 250 tonnes of flour per day, and its customers range from commercial bakers, food processors to distributors in the Lower Mainland. It also plans to export to Pacific Rim countries. The new facility has a total floor area of 3,960 m<sup>2</sup> (42,625 sq. ft.).
- I35 West Coast Amusements Storage (8094 Lickman Road) – 2004  
- Total building space: 6271 m<sup>2</sup> (67,500 sq. ft.)  
- Construction value: \$1.5 million.

- I36 Glen Valley Lumber Ltd. (8133 Aitken Road) – 2004/2005  
- Use: lumber warehouse (two buildings)  
- Total building space: 3,832 m<sup>2</sup> + 5051 m<sup>2</sup> (95,616 sq. ft. )  
- Construction value: \$1.1 million + 1.6 million  
- Site area: 4.1 ha (10.2 ac.)
- I37 Auld Phillips Warehouse (8040 Evans Parkway) – 2004  
- Floor space 1,798 m<sup>2</sup> (19,400 sq. ft.)  
- Construction value: \$1.2 million  
- Site area: 0.63 ha (1.55 ac.)
- I38 Westeck Windows (8104 Evans Parkway) – 2004  
- Warehouse for a local window manufacturer  
- Floor area: 3,491 m<sup>2</sup> (37,600 sq. ft.)  
- Construction value: \$1.2 million  
- Site area: 0.02 ha (.05 ac.) in an industrial strata development
- I39 Cattermole Timber (7530 Cannor Road et.al.) – 2003/2009 (ongoing)  
In 2004, this company succeeded in excluding its dry log-sorting site from the ALR and rezoned 200 plus acres for industrial park development (west of Chilliwack Mountain). At present, the planning and site improvements of the Cattermole Industrial Park are complete; in the meantime, Cattermole Timber's log-sorting operation remains unaffected. At this time, three major industries have taken up residency in the new industrial park, including Langley Concrete Group, Fraser Cheam Soil and Fibre Ltd., and Ritchie Brothers Auctioneers.
- I40 Stream International (7955 Evans Parkway) – 2001  
Stream International came to Chilliwack in 2001 and it is the largest establishment in the Chilliwack Business Estates. This IT (Information Technology) technical support centre employs between 1,100 and 1400 employees, reputedly to be the largest employer in Chilliwack. The building (8,973 m<sup>2</sup>) was originally constructed for manufacturing (in 2001) at a cost of \$3.5 million. It was subsequently “renovated” by Stream International at a cost of \$11.2 million.  
- Floor space: 6,675 m<sup>2</sup>  
- Site area: 2.8 ha (6.9 ac.)
- I41 F C Holding Mini-storage (44335 Yale Road) – 2001  
- Floor area: 82,684 m<sup>2</sup> (89,000 sq. ft.)  
- Construction value: \$1.6 million

### 3. Public/Institutional Projects:

- P1 *Chilliwack Cultural Centre* (9201 Corbould Street) – 2008/2009 (under construction)  
The new cultural centre broke ground in July 2008. Kasian Architecture Interior Design and Planning Ltd. is the architect, and Bird Construction Company is the contractor. The project is budgeted for \$22 million (with a construction value of \$19.5 million), a state-of-the-art facility on the west side of Downtown Chilliwack. It will complete the transformation of the former Exhibition Grounds into a 21<sup>st</sup> Century civic district that embraces the City's new Leisure Centre and the Propera Centre. (See their descriptions on the next page.) The Cultural Centre will feature an art gallery, a 500+ seat performance theatre, a 150 seat recital hall/rehearsal space/dance studio/meeting space, music instruction rooms, arts and crafts studios and related amenities – totaling 5,987 m<sup>2</sup>. It is scheduled for opening in September 2010.
- P2 *Evans Road Connector and Interchange (at Highway 1)* – 2009 (completed)  
The Connector (including the Interchange) joins Evans Road in Sardis with Evans Parkway (in Village West), continues northward through the Squiala Reserve (I.R. #5), and links up with Ashwell Road (in Chilliwack proper). It will be a major north-south route for the Chilliwack-Sardis-Vedder corridor on the west side, designed to relieve the pressure on Vedder Road/Yale Road and the Vedder Interchange. It gives direct road access (and development opportunities) to the Squiala Reserve (I.R. #6), and enhances the movements of people (work and leisure trips), services and goods within the urban corridor, including Village West, and the highway access to Highway 1 and Metro Vancouver-Abbotsford.
- The connector is 2.5 km in length, including a roundabout at the Yale Road intersection. Together with the interchange at Highway 1 and Luckakuck Way, the project costs \$38.2 million.
- P3 *Chilliwack General Hospital Renovation* (45600 Menholm Road) – 2006/2009-2011 (ongoing)  
The hospital invested \$1.2 million in the upgrade of its 5<sup>th</sup> floor for “sub-acute care” beds in 2006. In 2008/2009 it launched a \$35 million Chilliwack General Hospital Redevelopment Project, which is funded by the Fraser Valley Regional Hospital District and the Fraser Valley Health Care Foundation. Upon its completion in 2011, the hospital will have a new Emergency and Lab building, an improved entry and major renovations to the Ambulatory Care facilities; the hospital building will be ready for future care capacity expansion as the population of the Fraser Valley grows and ages.
- P4 *Central Elementary School* (9435 Young Road) – 2008  
The school has just undergone a seismic upgrade at a cost of \$4 million. It has been reopened for the 2009/2010 school year – after spending the past 12 months in a ‘mobile unit’.

- P5 *Sardis Fellowship Baptist Addition* (45185 Wells Road) – 2008/2009  
- Construction value: \$1.5 million  
- Floor space addition: 988 m<sup>2</sup>
- P6 *Cascade Lodge* (45586 McIntosh Road) – 2008  
- Renovation for a hospice (no new floor space)  
- Construction value: \$650,000
- P7 *University of the Fraser Valley – Trade Centre Improvements* – 2006/2007  
In July 2006, the University of the Fraser Valley took possession of 85 acres of Canada Education Park and embarked on its relocation/expansion plan for its Chilliwack campus. In 2007 it transformed a former CFB shop into a modern Trade Centre (for trade programs) – at a cost of \$13,258,757 (construction cost for 8,800 m<sup>2</sup>/94,700 sq. ft of floor space.). The new Trade Centre is a \$29 million investment by the UCFV once the land purchase (\$7.6 million) and other installations are included. It is the intention of the University to relocate all programs from its existing Airport Road campus to the Canada Education Park site.
- P8 *Canada Education Park* (45220 et. al. Keith-Wilson Road) – 2003/2008 (ongoing)  
In March 2003, the Federal Government formed a partnership with the Province, the City and six other institutions, and officially launched the Canada Education Centre project. In this decade and the next, the Centre will unfold gradually – with existing and new buildings – on a 135-acre site that was part of Parcel B of the former Canadian Forces Base. Ultimately, the Centre could comprise the following major facilities:
- a. RCMP Pacific Training Academy: current students – 4,600; 2010 projection – 6,520
  - b. Justice Institute of BC facilities – Paramedic Academy: current students – 300; 2020 projection – 750
  - c. UFV Chilliwack : see P7
  - d. Health Sciences Centre-Fraser Health Authority (planned): a facility of comprehensive care (primary, ambulatory and urgent medical care), with some supplementary medical services (pharmacy, health and wellness stores)
  - e. Memo of understanding with Beijing Concord College of Sino-Canada (in partnership with UFV) and Beijing Union University for a possible new Chilliwack campus
  - f. Memo of understanding with a possible World Trade University campus (sponsored by the United Nations)

The Canada Education Centre is still a work in progress as diverse interests converge and new ideas flow.

- P9 *G. W. Graham Middle School* (45955 Thomas Road) – 2005/2006  
This new secondary school (Gr. 7 – Gr. 13) marks a new milestone in Chilliwack’s education history since the completion of Mt. Slesse Middle School in the 1990s. The building costed \$18.5 million in construction (excluding equipment and furnishings) and has 11,800 m<sup>2</sup> (127,000 sq. ft.) on two floors. It is a mid-sized school of 750 students (+/-) who come largely from two fast growing communities, Vedder and Promontory. The school site, with its sports fields, stretches over 5.6 ha (13.8 acres) on Thomas Road; it once was part of the former Canadian Forces Base land, which is now evolving into a major new residential neighbourhood in Vedder East.
- P10 *Cascade Lodge* (45586 McIntosh Drive) –2006  
This seniors facility has gone through several phases of expansion. It started out in the 1980s as a private seniors care institution (IC I and II). In 2005, a new 4-storey, 48-unit seniors assisted living building (at a cost of \$3 million) was built in the rear of the oversized property. Also in 2005, it added a second floor (\$1.7 million, 1,622 m<sup>2</sup>) on top of its existing single-storey care facility. The total building investment on this 1.54-acre site has now reached \$8.7 million.
- P11 *Prospera Centre* (45323 Hodgins Avenue) – 2003/2004/2005  
This new arena (9,500 m<sup>2</sup>/102,000 sq. ft) replaces the demolished Coliseum as the venue for junior hockey, national/international tournaments and concerts. It represents a giant step forward in the City’s recreation history and “hockey vision”, and injects a significant boost to the local economy, tourism and civic pride.
- The Prospera Centre consists of two arenas, of which the main arena seats 5,700 people. Its amenities include a food services area and recreation-related retail space. Construction began in the summer of 2003, and the facility was opened in the fall of 2004. In 2005, it expanded its seating capacity (originally 3000 seats) to accommodate a new junior hockey franchise (Bruins). The project costed \$21.5 million (including the seating expansion) and was funded through a public-private partnership between the City and Chiefs Development Group.
- P12 *Heritage Village (Care Facility) Addition for Seniors Day Care* (45438 Knight Road) – 2005/2006  
- A new building of 522 m<sup>2</sup> (5,619 sq. ft.) that embodies a new approach to seniors’ care  
- Construction value: \$750,000.
- P13 *Strathcona Elementary School Renovation* (46375 Strathcona Road) –2005/2006  
The work involved the exterior only (\$1.2 million in construction value). It was part of the ongoing program of the School District to improve its existing schools.
- P14 *Timothy Christian School Expansion* (50484 Castleman Road) – 2005/2006  
This independent school (elementary and secondary grades) invested over \$1.1 million in new classrooms (710 m<sup>2</sup>/7,642 sq. ft.) for its growing enrolment.



- P21 *Chilliwack Landing Leisure Centre* (9145 Corbould Street) - 2002  
This \$13 million recreation centre is located near the Downtown and easily accessible to the downtown neighbourhoods. It showcases the following amenities: a family wave pool, therapeutic pools, a competition pool, a fitness/weight training area, an aerobics studio, a wellness centre (with physiotherapy services), a restaurant, a pro shop, and meeting rooms for community use. It is often cited as a successful example of P3 – public-private-partnership.
- P22 *Central Community Park* (45943 Victoria) – 2005/06  
This park is a result of merging two historic downtown parks, Jean McNaughton and Happy Wilkinson. The transformation costed \$1.3 million. The new park is a “multi-purpose, community oriented urban park”: it can host outdoor performances, special events and festivals. The site has: an outdoor amphitheatre, water feature, special lighting, pathways, interpretative signage and significant architectural features.
- P23 *Fraser Valley Regional District – Chilliwack #1 Fire Hall* (45950 Cheam Avenue) – 2003/2004  
In 2004 the Fraser Valley Regional District and the Chilliwack #1 Fire Hall moved into this new 4-storey building on the corner of Young and Cheam. The building offers over 4,400 m<sup>2</sup> (47,000 sq. ft.) of floor space, another strategic public investment in the downtown (\$6 million). The Fraser Valley Regional District occupies the upper levels, whereas the ground level is shared with City’s No. 1 Fire Hall and a computer/digital advertizing business. This development has elevated the profile of the Young Road commercial corridor and added to the dynamics of the adjacent, densifying Village Walk/First Avenue Neighbourhood.
- P24 *Outdoor Facilities* - 2002/2003  
- Leisure Centre - water playground for children  
- Watson Glen Park - a basketball court, a street hockey rink, a sand volleyball court, and a skateboard park
- P25 *Downtown Redevelopment* – 1999-present (ongoing)  
In 1999 The Downtown BIA launched a Storefront Façade and Canopy Improvement Program, which, in the following five years, transformed a large part of the historic main street. The BIA has also been an enthusiastic supporter of the city’s ‘strategy’ to revitalize the downtown area through major public and P3 projects that accentuate the social, cultural and economic roles of the downtown, such as the new Court House, the Five Corners Plaza, the new Leisure Centre, the Prospera Centre, the Fraser Valley Regional District Building-Chilliwack Fire Hall and the Central Community Park. To facilitate growth, the City adopted in 2006 a Downtown Neighbourhoods Strategic Plan, outlining the community’s vision and conducting “economic case studies” in support of residential and commercial re-investment in and around the core. At present, the City is preparing the Downtown Land Use and Development Plan, which will spell out the detailed policy and guidelines for future residential and commercial development.

Basically, the Plan will set up the goals, structure and process for densification, and the reshaping of the future downtown neighbourhood character. Given these efforts, investments in public facilities, the limited supply of commercial land and the densification policy/trend of the City, the downtown should see substantial activities in the medium and longer term – if not in the immediate future.

#### **4. Residential (and Care Facility) Development**

##### ***Chilliwack proper***

- R1 *H & H Developments* (45085 Wolfe Road) – 2009 (building permit approved)  
This townhouse project, whose history goes back to 2006, is now proceeding as a 17- phase townhouse project (18 buildings); construction is expected to span over the next several years. At 68 units, it is a substantial undertaking, especially in the current nascent economic/housing market recovery.  
- Construction value: \$5,891,000  
- Total floor area: 11,748 m<sup>2</sup>  
- Site area: 1.7 ha (4.3 ac.)
- R2 *Fairview Apartments* (9330 Corbould Street) – 2009 (under construction)  
This 55-unit apartment project is intended for the rental market and households of various size. Its most distinctive feature is the inclusion of smaller apartments (51 m<sup>2</sup>), setting a new benchmark for high-density multi-family residential development in Chilliwack. As the smaller units are designed for singles (mostly elderly) who are less inclined to own vehicle, they are accorded with a lower parking requirement, which helps save space (outdoor and indoor) and maximize the development density.  
- Construction value: \$2.3 million  
- Total floor area: 3,488 m<sup>2</sup>  
- Site area: 0.1 ha (0.25 ac.)
- R3 *The Summit (Ambros Developments)* (46262 1<sup>st</sup> Avenue) – 2008/2009  
This new 61-unit condominium apartment re-affirms the multi-family residential development potential of 1<sup>st</sup> Avenue, which is an important east-west thoroughfare in Chilliwack East.  
- Construction value: \$6 million  
- Total floor area: 5,654 m<sup>2</sup> (18,550 sq. ft.)  
- Site area: 0.46 ha (1.12 ac.)
- R4 *Flora Park Development* (9108 Mary Street) – 2008/2009  
- 34-unit rental apartment project (in the downtown)  
- Construction value: \$4.47 million  
- Site area: 0.21 ha (0.87 ac.)

- R5 *TRI-R Development* (45893 Chesterfield Avenue) – 2008/2009  
This is the second major residential reinvestment in the Birch Street-Chesterfield Avenue area, whose redevelopment appears to be proceeding in earnest.
- 55 unit condominium apartment
  - Construction value: \$7 million
  - Total floor area: 6,059 m<sup>2</sup>
  - Site area: 0.33 ha (0.81 ac.)
- R6 *TRI-R Development* (9060 Brett Avenue) –2008/2009 (under construction)  
This is the third major residential project in the Birch Street-Chesterfield Avenue neighbourhood.
- 22 unit condominium apartment
  - Construction value: \$4 million
  - Total floor area: 2,738 m<sup>2</sup>
  - Site area: 0.15 ha (0.37ac.)
- R7 *Riverford Developments* (46083 Airport Road) – 2007/2008/2009
- 26 townhouse units
  - Construction value: \$2,331,600
- Site area: 0.37 ha (0.91 ac.)
- R8 *TRI-R Development* (45615 Brett Avenue) – 2007/2008  
This 51-unit condominium apartment development is located in the downtown core neighbourhood.
- Construction value: \$5.5 million
  - Total floor area: 6,340 m<sup>2</sup> (68,243 sq. ft.)
  - Site area: 0.32 ha (0.8 ac.)
- R9 *Newmark* (46289 Yale Road) – 2006/2007/2008/2009  
At 3.3 acres, this former trailer park easily ranks the largest and ground-breaking redevelopment site in the downtown core. The new residential project comprises three apartment blocks (228 units) and their presence has an immediate impact on the downtown's landscape, neighbourhood development and future investment prospects (on the east side).
- Phase 1 – Apartment block B: 80 units, 6,200 m<sup>2</sup> and \$6.3 million ( construction value)
  - Phase 2 – Apartment block C: 68 units, 5,381 m<sup>2</sup>, and \$4.9 million (construction value)
  - Phase 3 – Apartment block A: 80 units, 6,473 m<sup>2</sup>, \$5,858,650 (construction value)
- R10 *The Vibe* (45563 Yale Road) – 2006/2007/2008  
The project consists of 4 condominium apartment buildings for a total of 220 units. It is located on the main traffic corridor, Yale Road, near the UFW Airport Road campus and the Vedder Interchange. At \$20.5 million in construction value, it represents a significant residential investment in Chilliwack proper.
- Total floor area: 11,581 m<sup>2</sup>
  - Site area: 1.1 ha (2.7 ac.)

- R11 The Birchwood Cottages (CHS Birchwood) (45642 Patten Avenue) – 2007/2008  
This small congregate housing project is different from the ‘standard’ apartment format. All units are single-leveled and ground oriented, providing a more ‘homely’ environment for seniors who are more accustomed to single detached home living. Its downtown location allows pedestrian access to many shopping facilities, doctor offices, the Chilliwack General Hospital and other services or amenities.
- 12 congregate housing units (in 6 duplex buildings)
  - Construction value: \$965,000
  - Total floor area: 859 m<sup>2</sup>
  - Site area: 0.22 ha (0.54 ac.)
- R12 TRI-R Developments Group (46021 2<sup>nd</sup> Avenue) – 2007/2008
- 40-unit condominium apartment
  - Total floor area: 4,650 m<sup>2</sup>
  - Construction value: \$5.5 million
  - Site are: 0.22 ha (0.55 ac.)
- R13 B & E Developments (9140 Hazel Street) – 2006/2007/2008
- 21 townhouse units
  - Total floor area: 2,317 m<sup>2</sup>
  - Construction value: \$1.56 million
  - Site area: 0.42 ha (0.96 ac.)
- R14 Central Parkside /Parkside (8830 Nowell Street) – 2006/2007
- 41 townhouses on the former Robinson Annex Elementary School site
  - Construction value: \$3,336,350
  - Total floor area: 6,860 m<sup>2</sup>
  - Site area: 1 ha (2.45 ac.)
- R15 OBC Developments (46059 Chilliwack Central Road) – 2006/2007/2008
- 32-unit condominium apartment
  - Total floor area: 3,366 m<sup>2</sup>
  - Construction value: \$2.7 million
  - Site area: 0.24 ha (0.59 ac.)
- R16 Custom Pride Homes (45541 Spadina Avenue) – 2006/2007
- 22 unit downtown apartment approved in 2006 summer
  - Construction value: \$2 million
  - Total floor area: 2,356 m<sup>2</sup>
  - Site area: 0.17 ha (0.41 ac.)
- R17 College Street Development (9447 College Street) – 2006/2007
- 12 unit townhouse development in downtown core
  - Construction value: \$875,000
  - Total floor area: 1,491 m<sup>2</sup>
  - Site area: 0.21 ha (0.52 ac.)

- R18 The Fairmont (9270 Edward Street) – 2006/2007
- 28 unit apartment development in downtown
  - Construction value \$2.8 million
  - Total floor area: 3,666 m<sup>2</sup>
  - Site area: 0.2 ha (0.5 ac.)
- R19 CES Developments (8945 Broadway) – 2006
- 12 unit townhouse development
  - Construction value: \$1.06 million
  - Total floor area: 2,136 m<sup>2</sup>
  - Site area: 0.3 ha (0.75 ac.)
- R20 King Edward Developments (8933 Edward Street) – 2006
- 41-unit condominium apartment
  - Construction value - \$3.5 million
  - Total floor area: 4,175 m<sup>2</sup>
  - Site area: 0.28 ha (0.70 ac.)

This project marks the final stage of the redevelopment of Edward Street that began in 2003. In a short three-year timeline, the street was transformed from an older, small single rental neighbourhood into a multi-family housing area. Its townhouses and apartments have created a lively mix of family and single households. At this time, the neighbourhood is almost totally redeveloped; only two vacant sites and an older senior citizen apartment have remained.

- R21 Westgate (8955 Edward Street) – 2005
- 62-unit condominium apartment
  - Construction value: \$5.5 million
  - Total floor area: 6,916 m<sup>2</sup>
  - Site area: 0.49 ha (1.21 ac.)
- R22 B.A.B. Enterprises (46675 Yale Road) – 2006
- This is a commercial-residential mixed development in a neighbourhood commercial centre of Chilliwack proper.
- Ground floor commercial space, with 14 apartment units above
  - Construction value: \$1.8 million
  - Total floor area: 1,848 m<sup>2</sup> (including ground floor commercial space)
  - Site area: 0.18 ha (0.49 ac.)
- R23 Cessna Landing (46321 Cessna Drive) – 2005/2006
- 31-unit townhouse project
  - Construction value: \$2.486 million
  - Total floor area: 5,168 m<sup>2</sup>
  - Site area: 0.83 ha (2.05 ac.)
- R24 Country Ridge Estates (9232 Woodbine Avenue) – 2005 to 2006
- 24-unit townhouse project
  - Construction value: \$1,941,000

- Total floor area: 4,026 m<sup>2</sup>
  - Site area: 0.54 ha (1.35 ac.)
- R25 *The Willows* (9000 Birch Street) – 2005/2006  
This apartment project started the redevelopment of the Birch Street-Chesterfield Avenue neighbourhood as envisioned by the Official Community Plan. The area adjoins the southern edge of the downtown core and the project has opened a new (southerly) direction in downtown residential investment – as it is followed by other similar projects (as listed earlier).
- 58-unit condominium apartment
  - Construction cost: \$4.7 million
  - Total floor area: 6,217 m<sup>2</sup>
  - Site area: 0.37 ha (0.91 ac.)
- R26 *Hampton Place* (45555 Hodgins Avenue) – 2004/2006  
This is an “assisted-living” seniors housing project. Its substantial presence has affirmed the west side of the downtown as a ‘preferred’ location for seniors’ housing development – given the area’s concentration of shopping facilities and health, recreational, and personal services.
- 98-unit assisted living senior housing project
  - Construction value: \$4.5 million
  - Total floor area: 6,783 m<sup>2</sup>
  - Site area: 0.36 ha (0.90 ac.)
- R27 *Cascade Lodge* (45586 McIntosh Drive) – 2005/06  
This existing private care facility (54 beds) added a second floor (1,622 m<sup>2</sup>/17,460 sq. ft.) at a construction cost of \$1.7 million. In 2005 a new congregate housing wing (48 units) – Cascade Manor – was built on the same site (construction cost - \$3 million). The facility now provides a continuum of seniors’ care and housing. All of these developments took place on a 0.61 ha (1.5 ac.) site.
- R28 *Bridgempport* (8977 Edward St.) – 2004
- A 42-unit rental apartment
  - Construction value: \$2.5 million
  - Total floor space: 3,290 m<sup>2</sup>
  - Site area: 0.32 ha (0.78 ac.)
- R29 *Homeport* (9003 Edward Street) – 2003/2004
- A 42-unit rental apartment
  - Construction value: \$2.2 million
  - Total floor space: 3,920 m<sup>2</sup>
  - Site area: 0.31 ha (0.78 ac.)
- R30 *The Waverly* (8445 Young Road) – 2003/2004  
This existing 53- bed private residential care facility added a new wing of 66 congregate housing units, the Waverly Senior Village. It is one of the few multi-level care/housing facilities in Chilliwack and the Lower Mainland.
- Construction value of new congregate housing units: \$6 million

- Floor area: 5,045 m<sup>2</sup>
  - Site area (Waverly Senior Village's portion only): 0.68 ha (1.7 ac.)  
(Site area of the entire Waverly development: 1.36 ha/3.37 acres)
- R31 Eden Park (8881 Walters Street) – 2003/2005
- 88-unit townhouse project
  - Construction value: \$6,869,350
  - Total floor space: 12,254 m<sup>2</sup>
  - Site area: 1.88 ha (4.6 ac.)
- R32 Crystal Ridge Manor (45665 McIntosh Drive) – 2003/2004  
This former ICBC building was converted into a congregate housing complex.
- 23-unit congregate housing project
  - Construction value: \$540,000
  - Total floor space: 977 m<sup>2</sup>
  - Site area: 0.31 ha (0.78 ac.)
- R33 The Gables (8917 Edward St.) – 2003/2004
- 21 townhouses
  - Construction value: \$1,562,070
  - Total floor space: 3,049 m<sup>2</sup>
  - Site area: 0.13 ha (0.32 ac.)
- R34 Edwardsburg (9259 Edward St.) – 2003
- 33-unit rental apartment
  - Construction value: \$1.5 million
  - Total floor space: 3,000 m<sup>2</sup>
  - Site area: 0.22 ha (0.54 ac.)
- R35 Logan Place (9239 Edward St.) – 2002
- 36-unit rental apartment
  - Construction value: \$1.79 million
  - Total floor space: 4,325 m<sup>2</sup>
  - Site area: 0.24 ha (0.59 ac.)
- R36 Broadway Apartments (9473 Broadway St.) – 2002
- 50-unit rental apartment
  - Construction value: \$2,457,400
  - Total floor space: 4,468 m<sup>2</sup>
  - Site area: 0.45 ha (1.12 ac.)

***Sardis-Vedder***

- R37 Garrison Crossing (45470 Watson Road) – 2003-2009 (ongoing)  
The redevelopment of the former Canadian Forces Base Married Quarters broke ground on November 24, 2003 and its first phase began to stream into the market in

the summer of 2004. Garrison Crossing is a “master-planned” neighbourhood (153 acres), with significant institutional and commercial components. It incorporates a number of “neo-traditional” and “new urbanism” neighbourhood features, such as rear lane access and pedestrian friendly roads, a walkway system, due attention to urban design, “green streetscape”, an urban wood lot, Legacy Walk (a “heritage walkway” that highlights the CFB history), and a mix of compact single homes, townhouses and apartments. “High Street” commercial developments, together with the renewed Cheam Centre (as community recreation centre), are expected to be the activity foci of this new neighbourhood.

At build-out, Garrison Crossing will accommodate between 1,500 and 1,800 homes of various types, as well as 8,200 m<sup>2</sup> (88,000 sq. ft.) of commercial development. Situated next to the Vedder core, this development has been playing a crucial role in rejuvenating the traditional business district. (The Vedder Village, an open mall which adjoins Garrison Crossing, expanded in 2008/2009 in recognition of the obvious market growth.) It has also injected much confidence to the Vedder housing market, especially the above-average and upscale segments which have been bolstered by a wave of new housing projects west along Keith Wilson Road. In brief, Garrison Crossing put Vedder at the forefront of the last housing boom. Between 2003 (November) and 2009 (September), it built 1,111 new homes – including those that are presently under construction and those that are approved and expected to start construction soon.

The project consists of 8 phases, which, in turn, are divided into sub-phases. At present, it is at Phase 7. The vacant parcels that still await formal development proposals/applications are Phase 7f (about 3.2 ha fronting on Keith Wilson Road and Garrison Blvd.), Phase 6a (1 ha north of the new mixed commercial-apartment development), and Phase 8 (about 3.8 ha around – but excluding – Cheam Centre). The Canada Land Company and its builders have recently completed Phase 6b, a mixed use ‘High Street’ development that centres on five commercial buildings and three commercial-apartment mixed use buildings; the last unfinished element is an apartment block (Building 11) on the corner of Garrison Blvd. and Keith Wilson Road. The current attention is focussed on the Phase 7 development in the southwestern quarter of Garrison Crossing. It consists largely of single detached subdivision development and a townhouse project. The remaining vacant parcels will likely be reserved for higher density residential development, but awaiting improvements in the multi-family housing market.

The following is a summary of Garrison Crossing’s development situation as of the end of September 2009.

Phase	Single detached	Duplex	Townhouse	Apartment	Coach House	Total Units	Commercial (m <sup>2</sup> )
1	64		68		9	141	
2	56				30	86	
3	49	15			2	66	
4	121	12	127		3	263	
5		56	4	116		176	
6				176		176	7,542
7	159		44			203	
7f	vacant					-	
8	vacant					-	
6a	vacant					-	
All	449	83	243	292	44	1,111	7,542

The project was originally planned for a 10-year timeline, and it now appears to be well on its way to completion before 2013. At build-out, Garrison Crossing could grow to a vibrant, relatively “complete”, mixed generation, walkable neighbourhood of close to 4,000 – with its own commercial-recreation centre and well-developed path system.

**2007/2008/2009 projects:**

Garrison Crossing – Phase 7a (5805 Sappers Way) – 2008/2009

- Townhouse: 44 units (5805 Sappers Way)  
Construction value: \$4,433,080
- SFD strata lots: 10 (45241/45219 Tamihi Way)

Garrison Crossing – Phases 6b (45665 Tamihi Way) – 2008/2009

- 5 commercial buildings with apartments on 2<sup>nd</sup> and 3<sup>rd</sup> levels – 2008/2009:
 

Total apartment units	128
Total mixed use (commercial-residential) floor space	9,712 m <sup>2</sup>
Commercial only floor space	4,095 m <sup>2</sup>
Total construction value	\$25,240,000
- 5 commercial-only buildings – 2008/2009 (Cooper’s Store, restaurants and CRUs)

Garrison Crossing – Phase 4a (5851/5960 Cowichan Street) – 2008/2009

This phase involves new home construction and the relocation and renovation of the original military married quarters homes on a reconfigured road network.

New home construction:

- Total units: 49 units (8 duplexes, 41 townhouses)
- Construction value: \$4 million
- Site area: 1.51 ha (3.73 ac.)

Refurbished homes:

- Total units: 29 units (4 duplexes & 25 townhouses)
- Construction value: \$2,435,000
- Site area: 0.85 ha (2.1 ac.)

Garrison Crossing – Phase 4b (5837 Sappers Way) – 2007/2008

- 61 townhouses
- Total construction value: \$5,217,400

- Total floor area: 10,215 m<sup>2</sup>
- Site area: 1.77 ha ((4.37 ac.)

Garrison Crossing – Phase 5 (45545/45595 Tamihi Way) – 2007/2008

- 3 condominium apartments (45595 Tamihi Way)

- Total units: 116
- Total construction value: \$15.8 million
- Total floor area: 13,584 m<sup>2</sup>
- Site area: 1.08 ha (2.66 ac.)

- Duplex project (45545 Tamihi Way)

- Total units: 60
- Total construction value: \$5,333,600
- Total floor area: 12,786 m<sup>2</sup>
- Site area: 2.46 ha (6.08 ac.)

Garrison Crossing – Phase 3 (45450 Shawnigan Crescent) – 2006/2007

(completed)

- 15 townhouse units
- 15 SFD strata units
- Total construction value: \$1.82 million
- Total floor area: 4,018 m<sup>2</sup>

R38 Riverstone (5021/5100 Chittenden Road & 45390/45420/45502 Vedder Mountain Road) – 2006/2007/2008/2009

This new subdivision is on top of Chittenden Hill. About 9 ha have been developed as a single detached subdivision (58 fee simple and 19 strata lots), with 0.5 ha earmarked for townhouse units. To date (September 2009), 31 townhouse units are under construction, with a total value of \$3.4 million.

R39 The Village Green (6498 Southdowne Place) -2007/2008/2009 (ongoing)

- 62 townhouse units planned/approved
- 34 units completed or near completion
- Total construction value: \$5,468,500
- Site area: 1.3 ha (3.3 ac.)

R40 Village at Sardis Park (6760 Vedder Road) – 2002-2008 (ongoing):

“Village-at-Sardis Park” is a residential-commercial mixed-use project in the geographic centre of Sardis-Vedder. Since 2002, 429 units (196 fee simple/strata singles, 93 townhouses and 140 apartments) have been built on this 49-acre site, which includes 5 acres of commercial development (7,728 m<sup>2</sup>/83,183 square feet).

The strata developments are now individually named as:

- Parksfield at Sardis Park (93 townhouses)
- Villas at Sardis Park (40 strata small singles)
- Stevenson Villas (45 strata small singles)
- Higginson Villas (45 strata small singles) – 45752 Stevenson Road
- Park Place 1: 80 apartment units / construction cost - \$6 million

- (completed in 2006)
- Park Place 2: 60 apartment units / construction cost - \$6 million
- (completed in 2007)
- Park Place 3: 60 apartments (under building permit application)

Developments that are still in the works include: Park Place 3 (60- unit) Apartment, and commercial buildings B, E, F and G.

- R41 Harvest Square (6577 Southdowne Place – 2007/2008
  - 44 townhouse units / construction value of \$4.1 million
  - 10 single detached strata units for a construction value of \$1.1 million
  - Site area: 1.81 ha (4.5 ac.)
- R42 Higginson Garden (45822 Higginson Road) – 2007/2008
  - 82 SFD fee simple lot subdivision
- R43 Quadri Projects (6110/6116/6130/6150 Miller Drive) – 2007/2008
  - 17 SFD unit-strata subdivision
- R44 Storey Avenue Townhouse Project (45624 Storey Avenue) – 2006
  - 14 townhouse units
  - Construction value: \$961,400
  - Site area: 0.26 ha (0.64 ac.)
- R45 Webster Landing (including *The Grove and the Haven*) (former address 5396 Webster Road / now 44523/44465/44495 McLaren Drive) – 2005/2006/2007
  - Total 233 dwelling units on 35.56 acres
  - 112 fee simple SFD lots (Bayshore Avenue, McLaren Drive/Chinook Street)
  - *The Grove at Webster Landing*: 47 strata single homes (5 acres)
  - *The Haven*: 74 townhouse units (6.2 acres) in 13 phases
- R46 Double D Developments (45750 Shaw Avenue) – 2006/2007

This is the first mixed-use, 4-storey development in Sardis, with business on the ground floor and apartment units above. It is located at the interface between the traditional core and the mall district of Sardis. Its construction value is \$1.7 million.

  - 15 apartments on 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> levels
  - Street level commercial floor space: 645 m<sup>2</sup>
  - Site area: 0.15 ha (0.37 ac.)
- R47 The Maples (6450 Blackwood Lane) – 2005/2006

This project, when combined with Cedar Park (on Blackwood Drive), forms a substantial townhouse cluster in the geographical centre of Sardis-Vedder. Its “medium density” entrenches the “densification” trend of the Vedder corridor, especially near the Stephenson intersection which has transformed into a commercial node.

  - 46 townhouse units
  - Construction value: \$4.43 million

- Total floor area: 10,671 m<sup>2</sup>
  - Site area: 1.57 ha (3.9 ac.)
- R48 Cedar Park (6449 Blackwood Lane) – 2004/2005  
This 86-unit townhouse project is opposite to the new commercial centre at the intersection of Stephenson and Vedder Road. It provides affordable family housing in the urban corridor when single-family homes are becoming out of the reach of many middle-income families.
- Construction value: \$6,844,700 million
  - Total floor area: 12,660 m<sup>2</sup>
- R49 Cotton Ridge (45645 Knight Road) – 2005/2006
- 54 condominium apartments in Sardis core
  - Construction value: \$4 million
  - Total floor area: 6,026 m<sup>2</sup>
  - Site area : 0.4 ha (1 ac.)
- R50 River Grove Estates (44650 Keith Wilson and 5555 Peach Road) – 2004/2005
- 29 lot-single detached residential subdivision
  - Site area: 1.07 ha (2.64 ac.)
- R51 Gables at Rivers Bend (5556 Peach/444720 Keith Wilson Road) – 2004/2005/2006
- 77 unit-townhouse units
  - Construction value: \$6.5 million
  - Total floor area: 6,493 m<sup>2</sup>
  - Site area: 1.67 ha (4.13 ac.)
- R52 Cheateau Grace (7556 Topaz Drive) – 2004
- 51-unit apartment project
  - Construction value - \$3.0 million
  - Total Floor Area: 4,646 m<sup>2</sup>
  - Site area: 0.47 ha (1.16 ac.)
- R53 April Terrace (7536 Topaz Drive) – 2004
- 48-unit apartment project
  - Construction value – \$2.93 million
  - Total Floor Area: 4,484 m<sup>2</sup>
  - Site area: 0.47 ha (1.16 ac.)
- R54 Jenna Lee Apartments (7494 Topaz Drive) – 2002
- 27 unit rental apartment
  - Construction value – \$1.35 million
  - Total Floor Area: 2,270 m<sup>2</sup>
  - Site area: 0.26 ha (0.64 ac.)
- R55 Kaitlyn Apartments (7504 Topaz Drive) – 2002
- 42 unit rental apartment
  - Construction value – \$2.52 million

- Total Floor Area: 5,268 m<sup>2</sup>
- Site area: 0.37 ha (0.91 ac.)
- R56 *Taylor Place Apartments* (7516 Topaz Drive) – 2001
  - 27 unit rental apartment
  - Construction value – \$1.55 million
  - Total Floor Area: 2,688 m<sup>2</sup>
  - Site area: 0.23 ha (0.57 ac.)
- R57 *Sunshine* (7360 Sunshine Drive) – 2003/2004
  - 12 townhouse units
- R58 *Silver Creek Estates* (7475 Garnet Drive) – 2003/2004
  - A 38-unit townhouse project
- R59 *River Pines* (5550 Peach Road) – 2003
  - 18 lot single strata subdivision
- R60 *Comfort Lifestyle* (6980 Vedder Road) – 2003
  - A private congregate care housing project: 40 units (townhouse style).
- R61 *River Walk* (Riverwood Cres.) – 2001-2004
  - 38-lot single subdivision off Peach Road (near Vedder River)

***Promontory***

The development of Promontory began in 1992. Over the past seventeen years, its population has grown from 400 to 6,000; its ultimate population could reach 8,500. From 2002 to 2007, its annual starts ranged from 181 to 296, accounting for 8% to 25% of the City's total starts. The last three years have been exceptional for Promontory when its average annual starts almost exceed 260 (due to a large townhouse component). However, such a high level of activity is not sustainable because Promontory's reserve of development sites is shrinking fast. Its major residential projects in recent years include:

- R62 *Living Hope Developments* (46835 Hudson Road/46832 Hudson Road/formerly 5677 Teskey Way/ 0570-46832) – 2008/2009 (under construction)  
It is one of the projects centred on the extended Hudson Road, which has become a popular townhouse neighbourhood. It is one of the few remaining developable sites on the Promontory hillsides.
  - Units: 32 townhouses planned; 20 under construction/building permit approved
  - Construction value: \$3,457,489 planned / \$2.3 million invested to date
  - Total floor area: 4,660 m<sup>2</sup> upon completion (2,908 m<sup>2</sup> under construction)
  - Site area: 0.9 ha
- R63 *Walker Creek Developments* (46791 Hudson Road) – 2007/2008/2009 (under construction)  
This Promontory townhouse project began in 2007 and construction continues in earnest in 2009.
  - Units: 51 townhouses planned; 49 under construction/building permit

- approved/under application
- Construction value: \$5.75 million upon completion
  - Total floor area: 10,040 m<sup>2</sup>
  - Site area: 0.34 ha (0.845 ac.)
- R64 The Summit Residences (5816/5820/5866 Jinkerson Road & 47185 Sylvan Drive) – 2008/;2009 (subdivision near completion)
- 84 acres at the base of Mt. Thom
  - 150 SFD lot-subdivision proposal
- R65 Promontory Village Heights (on new Sylvan Drive/south of Thom Creek subdivision) - 2008
- A new 52-lot subdivision south of Sylvan Drive
- R66 Wisteria Estates (5623 Teskey Road /4710-05623) – 2007/2008
- 26 townhouse units
  - Construction value: \$5.5 million
  - Total floor area: 4,047 m<sup>2</sup>
  - Site area: 0.53 ha (1.31 ac.)
- R67 Promontory Centre (5615 Teskey Way) – 2006/2008
- A mixed commercial-apartment proposal in the new Promontory community
  - Retail 5 CRUs: 855 m<sup>2</sup> with 11 apartment units above (1,090 m<sup>2</sup>)
  - Construction cost: \$5,000,000
  - Site area: 0.36 ha (0.89 ac.)
- R68 DBA West Bow (46778 Hudson Road) – 2007/2008
- 42 townhouse units
  - Construction value: \$3,493,500
  - Total floor area: 6,644 m<sup>2</sup>
  - Site area: 1.12 ha (2.76 ac.)
- R69 Cedar Spring (46808 Hudson Road /formerly 5657 Teskey Way / 0570-46808) – 2007/2008
- 24 townhouse units
  - Construction value: \$2,507,700
  - Total floor area: 4,464 m<sup>2</sup>
  - Site area: 0.71 ha (1.75 ac.)
- R70 The Gables at Copper Creek (5648 Promontory Road) – 2006/2008/2008
- 61 townhouse units
  - Construction value: \$5 million
  - Total floor area: 11647 m<sup>2</sup>
  - Site area: 1.67 ha (4.13 ac.)
- R71 Goldspring (5250/5262 Goldspring Place) – 2006/2008/2009 (ongoing)
- An expansion of the Goldspring project whose townhouse phases were constructed in the mid-1990s (existing 53 townhouses and 2 duplex units)
  - Future vision: 139 SFD lot subdivision, 42 duplexes/townhouses, and 70

- apartment units
- 2001 to 2007: 31 lots were created
  - 2006 to 2008: 21 SFD lots (subdivision application approved)
- R72 Bear Creek (46240/46251 Mullins/4646 & 4700 Teskey Road) – 2005/2008
- Phase 1A (46325/46251 Mullins Road): 22 SFD-lot subdivision (2205)
  - Phase 1B (46240.46245 Mullins Road): 25 SFD-lot subdivision (2005-2006)
  - Phase 2 (46240 Mullins Raod/4646 and 4700 Teskey Road):  
40 SFD lot subdivision (2005-2006)
  - Phase 3 (46251 Mullins Road): 17 SFD-lot subdivision (2006-2008)
- Total lots: 104 SFD lots
- R73 Premier Pacific (47570 Bailey Road/6012 Jinkerson Road/47271 MacSwan Drive)
- 2006/2007/2008 (ongoing)
  - Phase 1: 23 SFD-lot subdivision (completed)
  - Phase 2: 54 SFD-lot subdivision (completed in 2008)
  - Phase 3: 25 SFD-lot subdivision (completed in 2009)
  - Phase 4: 200 + townhouse units (rezoning application in 2004)
- R74 Cobble Stone Terrace (5649 Teskey Way) – 2006/2007
- 42 townhouse units
  - Construction value: \$3.5 million
  - Total floor area: 6,649 m<sup>2</sup>
- R75 Eagle View Ridge - Westbow Jinkerson (5965 Jinkerson Road / 4720-05965) – 2005/2006/2007
- 78 townhouse units
  - Construction value: \$6,183,050
  - Total floor area: 12,371 m<sup>2</sup>
  - Site area: 1.94 ha (4.8 ac.)
- R76 Jinkerson Heights (5898/5900 Jinkerson Road /4720-05898) – 2005/2006
- Total dwellings
  - 56-lot single detached residential subdivision
  - 28 townhouse units:  
(construction value: \$2,32,300)  
(total floor area: 5,116 m<sup>2</sup>)
- R77 White Mountain Contracting Subdivision (45660 Morton Road) –2006/2008 (under application)
- 89-lot SFD subdivision proposal pending approval
- R78 DBA West Bow Developments (46778 Hudson /0570-46778 /previously 46778 Hudson Road an 46744 Uplands Road) – 2006/2007/2008 (under construction)
- 15-lot bare land strata subdivision
  - 42 townhouses (construction value: \$3,435,700)  
(Total floor area: 6,651 m<sup>2</sup>)

- R79 Haan Subdivision (46716 Uplands Road) – 2006/2007  
- 21 lot-SFD subdivision
- R80 Hipwell subdivision (5633 Teskey Way) – 2006/2007  
- 11 bare-land strata and 2 fee-simple SFD lot subdivision
- R81 Timber Ridge (46840 Russell Road) – 2004/2006  
- 72-unit townhouse project (in 7 phases)
- R82 Falcon Heights (5792 Jinkerson Road) – 2004/2006  
- 88 lot-single residential subdivision
- R83 Bridlewood (5076 Teskey Road/6011 Chilliwack Lake Road) – 2003/2004  
- 52 SFD lot subdivision in 2003  
- 54 SFD lot subdivision in 2004 (5198 Teskey Road)
- R84 Bridle Ridge Crescent (46058 Bridle Ridge Crescent/46091 Chilliwack Lake Road)  
– 2005  
- 19 strata lot-single detached subdivision
- R85 Sherwood Estates (Sherwood Drive and Teskey Road) – 2000/2006  
Since 2000, 196 single detached homes have been completed. This includes a strata subdivision Bridle Ridge Estates (45957 Sherwood Drive) that was built in 2005 (34 strata single detached lots). The project was concluded with its Phase 12 (46057 Weeden Drive), which consists of 58 SFD lots.
- R86 Cedar Grove Estates (5367 Teskey Road) –2000-2006
- |                     |          |
|---------------------|----------|
| - Phase 1 (2000)    | 35 lots. |
| - Phase 2 (2001)    | 34 lots  |
| - Phase 3 (2002)    | 35 lots  |
| - Phase 4 (2003)    | 34 lots  |
| - Phase 5 (2004)    | 31 lots  |
| - Phase 6 (2005/06) | 7 lots   |
| Total:              | 145 lots |
- R87 Applecreek (46360 Valleyview Road) – 1996/2005  
- 175-unit townhouse project
- R88 Russell Heights (46906 Russell Road) – 2003/2006  
- 50-unit townhouse project
- R89 Panorama Springs (46858 Russell Road) – 2004/2004  
- 26-unit townhouse project
- R90 Thom Creek (5700 Jinkerson Road) – 1997  
- Strata single detached housing: 88 units

*Eastern Hillside*

R91 The Falls Country Club/Blackburn Developments (50957 Falls Court/8179 Nixon Road) – 2004/07 (ongoing)

It is a resort residential development in the Eastern Hillside area that may have a potential yield up to 2,394 residential and hotel units. The Falls Country Club (an 18 regulation golf course on hillside) was completed in the 1990's, together with some major off-site utility works. Residential development began in the early 2000's. The first project is Emerald Estates, a 3-phase, 90-strata lot single detached subdivision. The second project consists of seven-phases of 64 strata duplexes, of which 12 units have been completed.

The developer also submitted a 106-lot subdivision application for 76 acre:

- *Phase 1* (51055 Falls Court) – 2008/present (under application/sub01141)  
- 14.6 ha / 36.2 acres in the western part of the Falls  
- 19 strata SFD lots
- *Phase 2* (8361 Nixon Road) – 2008/present (under application/sub01138)  
- 7 fee simple lots
- *Phase 3* (8361 Nixon Road) – 2008/present (under application/sub01146)  
- 54 strata SFD lots

R92 Highland Springs (7264/7270 Ramsay Pl.) – 2009 (under subdivision application)  
- 66 SFD lot subdivision  
- Phase 1: 34 lots (sub01228)

R93 Mark Steel Developments (8545 Nixon Road / 5120-08545) – 2006 to 2009 (under application)  
-A 149 SFD-lot subdivision (on 55 acres)  
Phase 1: 21 lots

R94 Unity Village (Unity Place, Bradshaw Place and Ford Creek Place / former address: 59850/50890 Hack-Brown Road and 8502 Unity Drive) 2003-2007  
- 100 single-family detached homes at the base of Mt. Cheam

R95 7265 Marble Hill Road Subdivision – 2004/2007  
- A 29-lot subdivision (14 acres)

R96 Palmer Subdivision (7942 Palmer Place) – 2006/2007  
- 51-unit single detached residential subdivision

R97 West World Nixon Developments subdivision (8250 Nixon Road) –2008  
(subdivision application expired)  
- 60 SFD-lot subdivision

R98 Forest Gate (Resorts West BC) (51750/51691 Allan Road et. al.) – 2003/2008  
(under application)  
The original rezoning application was approved for a maximum development of 290 SFDs and 830 townhouse units. The subsequent rezoning applications are on

hold. The site in question is 141 acres (within the City boundaries), plus additional land in the Fraser Valley Regional District (Electoral Area D). The original population estimate for this resort-hillside community is 3,600. In 2004 a subdivision application for 85 SFD lots was submitted, cancelled and resubmitted in 2007 for 43 lots at 51525 Allan Road.

***Chilliwack Mountain***

R99 *Retriever Ridge* (43450/43456/43462/43468/43540 Alameda Dr. and new fee simple lots on Old Orchard Road (ongoing)

- Total units: 119

Additional SFD fee simple lots (Old Orchard Road):

13 lots (3 units near completion)

SFD strata (45462 Alameda): 12 lots (5 units u/c)

SFD strata lots: 54 (under subdivision application)

Duplex units: 37 in 6 phases (30 units completed & 7 under application) with a construction value estimated at \$4.7million (duplex units)

R100 *Stogryn* (43609/43645/43685 Chilliwack Mountain Road) – 2008 (under application/sub01191)

- 68-unit townhouse project under strata subdivision application (no building permit application yet)

R101 *Maple Hills Estate* (8590 Sunrise Drive) – 1994-2008

- An 142-unit, upscale “town home” project (40 duplexes and 102 triplexes) on the south slopes of Chilliwack Mountain

- Total construction value \$12.4 million (before inflation adjustment)

- Total floor area: 28,675 m<sup>2</sup>

R102 *Copper Ridge* (43733 et. al. Chilliwack Mountain Road) –2003/2006

- 39 SFD lot subdivision in 15 phases

R103 *Westpointe* (43777 Chilliwack Mountain Road) – 2003/2005

- An upscale 34-unit duplex development

***Little Mountain***

R104 *Wedlar Engineering (previously Blue Stone Capital)* (47491/47521 Chartwell Road) – 2001/2008-2009 (under new subdivision application)

- 49-SFD lot subdivision (34 fee simple and 15 bare land strata)

For further information, please contact Peter Li, Municipal Development Department, at (604) 793-2965 or li@chilliwack.com