

**City of Chilliwack**  
**AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**WEDNESDAY, JUNE 26, 2024, 7:30 am**  
**HELD ELECTRONICALLY / DOGWOOD ROOM**

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**Council Members:** Councillor Harv Westeringh, Chair  
Councillor Bud Mercer, Vice Chair

**AHDC Members:** Chris Beaugrand, Survey Sector  
Cassidy Silbernagel, Development Sector  
Rob Kingma, Builders Association  
Scott Street, Building Sector  
John Vander Hoek, Development Sector  
Kelly Lerigny, Real Estate  
Daryl Goshulak, Building Sector  
Ivan Vandenbrink, Engineering Sector  
Bill Driesen, Purpose Built Rental Housing Sector

**City Staff:** Garrett Schipper, Deputy Director of Development and Regulatory Enforcement Services /Staff Liaison  
Glen Savard, Director of Finance  
Gillian Villeneuve, Director of Planning  
Rob Goertzen, Manager of Building and Inspections  
Craig Wickham, Manager of Land Development and Deputy Approving Officer  
Glen White, Director of Regulatory Enforcement Services/Approving Officer  
Trish Alsip, Recording Secretary

**Regrets:** Doug Luteyn, Architect

**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

Moved / ) That the Agenda for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, June 26, 2024 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

Moved / ) That the Minutes for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, April 24, 2024 be adopted as circulated.

Carried unanimously

**4. OLD BUSINESS / ACTION ITEMS**

**5. PRESENTATION / DELEGATION**

**1. 2024 Development Cost Charges**

The Director of Finance provided a presentation for information, relating to the proposed 2024 Development Cost Charge (DCC) Bylaw including:

- Definition and purpose of DCC’s;
- The concept of growth paying for itself (“user pay” / “benefiter pay” principle);
- Annual bylaw review in conjunction with the City’s 10-year financial plan - follows the Provincial DCC Best Practices Guide;
- DCC use restrictions detailed;
- Outline of projected 10 year bylaw project costs, by category;
- Factors included in developing the current Bylaw – A balance between DCC projects included in bylaw and rates charged;
- Update rates accordingly;
- Not advisable to defer projects to avoid any rate increases;
- Proposed 2024 rates for various development types;
- Recommendation for Committee support; and,
- Estimated timeline for bylaw.

Discussion ensued regarding project deferral and/or projects which are identified outside the 10 year window. Committee members discussed residential and industrial DCC’s. Staff noted the importance of annual incremental changes, as opposed to a large increase every few years. Comment was provided concerning projected revenue intake and capacity project needs.

Moved / ) That the Affordable Housing and Development Advisory Committee receive for  
Secoded ( information the presentation and rate increase proposal regarding the 2024 DCC Rates, provided at its June 26, 2024 meeting.

Abstained (1)

Motion Carried (6 to 4)

**6. NEW BUSINESS**

**7. INFORMATION**

**8. NEXT MEETING**

The next meeting of the Affordable Housing and Development Advisory Committee is scheduled for Wednesday, October 2, 2024 at 7:30 am in the Dogwood Room.

**9. ADJOURNMENT**

Moved/ ) There being no further business, the Affordable Housing and Development Advisory  
Seconded ( Committee meeting adjourned at 7:54 am.

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Councillor Harv Westeringh, Chair

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