

AGENDA ITEM NO: 7.5

MEETING DATE: August 5, 2025

**STAFF REPORT – COVER SHEET**

SUBJECT: Provincial Housing Target Order – Year 1 Progress Report DATE: July 29, 2025


DEPARTMENT: Planning PREPARED BY: Stella Xiao RK

**1. SUMMARY OF ISSUE:**

Chilliwack was issued a Provincial Housing Target Order effective July 1, 2024, which requires 4,594 net new residential units to be completed over the next five years. Annual progress reports are required as part of the Order for tracking and monitoring the City's performance. The Year 1 Progress Report has been completed and demonstrates the City has exceeded the target by providing 1,069 units (162%) of its Year 1 target of 659 units. The majority of reported housing units are the result of the City's standard development processes and are not the result of Provincial mandates such as the *Housing Supply Act* or Small-Scale Multi-Unit Housing zoning changes.

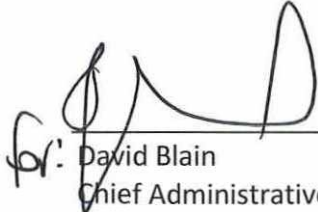
**2. RECOMMENDATION:**

That Council receives the report on "Provincial Housing Target – Year 1 Progress", dated July 29, 2025, for information. (Presentation)

  
\_\_\_\_\_  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
\_\_\_\_\_  
David Blain  
Chief Administrative Officer

## STAFF REPORT ON PROVINCIAL HOUSING TARGET ORDER – YEAR 1 PROGRESS REPORT

PREPARED BY: Stella Xiao DATE: July 29, 2025

POSITION: Planner III – Long Range DEPARTMENT: Planning

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### 1. BACKGROUND

Under the *Housing Supply Act* enacted in November 2022, the Province of British Columbia issued housing target orders requiring identified municipalities to achieve a specific number of net new housing units within a 5-year period, in an effort to increase housing supply. If a municipality is unable to meet their targets, the *Housing Supply Act* gives the Province certain powers over the municipality to enable new housing to be built.

The City of Chilliwack was listed in the second cohort of municipalities receiving a Housing Target Order (Order), which came into effect on July 1, 2024. The Order requires that the City completes 4,594 residential units by June 30, 2029, with increasing year-over-year targets during the 5-year period (Table 1).

Table 1: Summary of Housing Target and Reporting Periods for Chilliwack

	Reporting Period	Net New Units	Cumulative Target
Year 1 Interim	July 1, 2024 – December 31, 2024	N/A	
Year 1	July 1, 2024 – June 30, 2025	+659	659
Year 2	July 1, 2025 – June 30, 2026	+745	1,404
Year 3	July 1, 2026 – June 30, 2027	+876	2,280
Year 4	July 1, 2027 - June 30, 2028	+1,049	3,329
Year 5	July 1, 2028 – June 30, 2029	+1,265	4,594

When reporting on progress to achieve the Order, the City is required to use a standardized form. Progress reports must be received by Council within 45 days of the end of each reporting period. The Year 1 Progress Report must be received before August 14, 2025, submitted to the Minister of Housing and Municipal Affairs, and made available to the public on the City's website.

The Year 1 interim progress report was received by Council on February 4, 2025, and then submitted to the Province. The City received a letter from the Province on April 2, 2025 acknowledging receipt of the interim report and recognizing the City's progress (Attachment A). However, the Province did not recognize the 151 units completed by First Nations as contributing towards the Housing Target Order.

## 2. CHILLIWACK CONTEXT

There are 14 First Nations reserves within City boundaries that form an integral part of the community and contribute hundreds of housing units to non-Indigenous residents annually. The City works with First Nations to facilitate future development on their land in terms of traffic management, servicing, utility system capacity planning, environmental design, recreational facility planning, and social/economic/cultural activities. Through this partnership, housing development on First Nations land is possible at current levels.

Over the past 5 years (2020-2024), almost 40% of new housing units for Chilliwack residents have been constructed on First Nations land (the majority in Ch'íyáqtel [Tzeachten] and Shxwhá:y Village). Including development on neighbouring First Nations lands within the City's reporting facilitates a complete analysis of housing supply in the Chilliwack area. When combined with residential development on First Nations land, housing units have been developed at a rate greater than the Provincial housing target over the past 5 years (Table 2). In recognition of the complexity of the housing market and the City's ongoing partnerships with First Nations to facilitate development outside of City boundaries, the combined approach to tracking residential development continues to be applied to the Year 1 Progress Report described in the following section.

Table 2: Historic Housing Units for Chilliwack and Local First Nations

Year	Housing Units		
	City land	First Nations land	Total
2020	700	305	1,005
2021	802	351	1,153
2022	743	330	1,073
2023	377	534	911
2024	534	343	877
5-year total	3,156	1,863	5,019
Average	631	373	1,004

## 3. YEAR 1 PROGRESS REPORT

The Year 1 Progress Report (Attachment B) tracks the housing units completed in Chilliwack between July 1, 2024 to June 30, 2025. Key sections of the report are highlighted below.

### 3.1 Net New Housing Units

Table 3 outlines the number of net new units created, accounting for both completions and demolitions. Although housing units on First Nations land are not tracked or approved through the City's Building Permit statistics, the count is estimated from the City's Development Cost Charge data for January 1 – December 31, 2024 (the calendar year preceding the Year 1 target deadline).



Table 3: Net New Housing Units (July 1, 2024 – June 30, 2025)

	Housing Units		
	Completions	Demolitions	Net New Units
City Land	786	60	726
First Nations Land	N/A		343
Combined	N/A		1,069

### 3.2 Approved and Under Review Housing Units

Many factors determine how long a development process takes from the initial rezoning application, through construction, to final building occupancy. Several steps in the development process can be used to estimate the number of housing units that will be constructed in the near future.

Approved Rezoning Applications, combined with issued Development Permits and Building Permits, add up to 1,445 housing units during the Year 1 Progress Reporting period (Table 4). These housing units are proceeding through the development process and will be preparing for construction in the short term, or are currently under construction.

Table 4: Housing Units from Approved Applications (as of June 30, 2025)

	Approved Housing Units
Rezoning	110
Development Permit	945
Building Permit	390
Total	1,445

Development Permits and Building Permits that were under review by the City during the Year 1 reporting period add up to 2,359 housing units (Table 5). If issued, these permits would allow additional units to be developed in the future (Building Permits that were issued prior to the Year 1 Progress Report period, and not included in Table 4 above, were also included in this figure).

Table 5: Housing Units from Under Review Permits (as of June 30, 2025)

	Under Review Housing Units
Development Permit	1,498
Building Permit	546
Building Permit (issued before Y1 Report period)	315
Total	2,359

### 3.3 Additional Information

The Year 1 Progress Report includes supplementary information such as a breakdown of new housing units by type and actions taken by the City to increase its housing supply over the current reporting period. Some highlights include:

- Almost 40% of all new units were rental (72% of the rental units were purpose-built).
- The City expedited the development application review process for four affordable housing projects totaling 241 units, supported one of those projects through fee waivers totaling \$1.2 million, and is currently processing fee waivers for the other three projects at time of reporting.

## 4. DISCUSSION

### 4.1 Year 1 Target Progress

The City has exceeded its Year 1 target of 659 net new housing units by providing 1,069 units as of June 30, 2025. This includes the combined housing units on City land (726) and First Nations land (343), and equals 162% of the Year 1 target. Most of these housing units were issued permits and under construction before the Province issued their Order, and their completion is a result of business-as-usual City and First Nations approval processes.

### 4.2 Overall Target Progress

Table 6 demonstrates that combining the total number of units from all stages of the development process (completed, approved, and under review) results in a total of 4,873 housing units. This total exceeds the Year 5 cumulative housing target (4,594 units), and does not include future housing units completed on First Nations lands.

Table 6: Summary of Housing Target Progress (Year 1 Reporting Period)

	# of Housing Units
Completed	726 (+343 First Nations)
Approved	1,445
Under Review	2,359
Total	4,873

When the City received the Order in June 2024, staff estimated it would be challenging to meet the 5-year target of 4,594 housing units by relying solely on housing units developed on municipal land. With refined data collection (described below) the volume of housing development under review by the City is clearer, and it is possible the City could meet the 5-year target through housing development on municipal land only, should all development proposals proceed. In order to provide a holistic analysis of housing supply in Chilliwack, and account for the City's partnerships with local First Nations, housing developed on First Nations land will continue to be counted.

### 4.3 City Impacts

While the City was able to achieve its Year 1 Housing Targets within its own boundaries, Chilliwack's housing supply involves development on First Nations lands, with the community sharing the same housing market. In response to the Minister's April 2025 letter, which ignored housing contributions on First Nations lands, staff have prepared a letter to Minister Boyle to accompany the Year 1 Progress Report (Attachment C). The City also received a letter from Chief Epp of Tzeachten First Nation echoing similar concerns to include with the Progress Report (Attachment D). Staff will issue a press release on the continued reporting approach of counting new housing on First Nations lands.

### 5. NEXT STEPS:

The Year 1 Progress Report will be submitted to the Minister of Housing and Municipal Affairs and published to the City website following Council's receipt of the report.

Staff will continue to track application records and permit data for upcoming reporting periods. Ongoing business process improvements will continue to enable more efficient tracking and reporting. In addition, the City continues to implement policies and initiatives to support creating more housing in a variety of forms, tenures, and levels of affordability.

The next Housing Targets progress report detailing progress for Year 2 (July 1, 2025 to June 30, 2026) must be received by Council before August 14, 2026, and staff will provide the report to Council before that date.

### 6. RECOMMENDATION & SUBSTANTIATION

#### Recommendation:

That Council receives the report on "Year 1 Housing Targets Progress", dated July 29, 2025, for information. (Presentation)

#### Substantiation:

Chilliwack is on track to meet its Provincial Housing Target Order (Order) as demonstrated by building permit completion rates in the Progress Report. The information contained within the Year 1 Housing Targets Progress Report meets the requirements of the Order, and builds a basis of comparison for future progress reports in compliance with the Order. The reported housing units are the result of the City's business-as-usual development processes and work with First Nations, and not the result of Provincial mandates or initiatives such as the *Housing Supply Act* or small-scale multi-unit housing.

Attachment A – Letter from Minister Kahlon (April 2, 2025)

Attachment B – Year 1 Housing Targets Progress Report

Attachment C – Letter from Mayor Popove to Minister Boyle

Attachment D – Letter from Chief Epp (Tzeachten First Nation) to Minister Boyle

# Attachment A





## BRITISH COLUMBIA

April 2, 2025

Reference: 185337

His Worship Kenneth Popove  
Mayor of the City of Chilliwack  
8550 Young Road  
Chilliwack BC V2P 8A4  
Email: [mayor@chilliwack.com](mailto:mayor@chilliwack.com)

Dear Mayor Popove:

Thank you for the submission of the City of Chilliwack's six-month housing targets progress report. I am pleased to acknowledge receipt of the report.

I appreciate the progress the City is making toward achieving its annual housing targets, delivering 332 net-new units, or 50 per cent of the first-year target, at the six-month point.

I recognize the City has pursued housing and planning policies, including complying with the provincial requirements to complete the interim Housing Needs Reports. Further to my letter of January 10, 2025, I expect that the City is reviewing its bylaws and considering updates to achieve better alignment with the Small-Scale Multi-Unit Housing Provincial Site Standards to support meeting housing targets.

I understand that some municipalities may not have the processes in place to report on all of the unit breakdown categories. I appreciate that the City of Chilliwack has retained a contractor to upgrade its permit tracking system.

I encourage the City of Chilliwack to continue to implement policies and initiatives to advance housing supply. I look forward to receiving the City's first annual progress report in mid-August 2025.

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Thank you again for writing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ravi Kahlon', with a stylized, flowing script.

Ravi Kahlon  
Minister of Housing and Municipal Affairs

CC: David Blain, Chief Administrative Officer  
Gillian Villeneuve, Director of Planning  
Reuben Koole, Manager of Long Range Planning  
Madelaine Peters, Planner III  
Stella Xiao, Planner III  
Housing Targets Branch, Ministry of Housing and Municipal Affairs

# Attachment B

**PURPOSE**

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

**REPORT REQUIREMENTS**

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

**ASSESSMENT**

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

**REPORT SUBMISSION**

Please complete the attached housing target progress report form and submit to the Minister of Housing at [Housing.Targets@gov.bc.ca](mailto:Housing.Targets@gov.bc.ca) as soon as practicable after Council resolution.

**Do not submit the form directly to the Minister's Office.**



Section 1: MUNICIPAL INFORMATION	
Municipality	City of Chilliwack
Housing Target Order Date	July 1, 2024
Reporting Period	Year 1: July 1, 2024 – June 30, 2025
Date Received by Council Resolution	August 5, 2025
Date Submitted to Ministry	August 6, 2025
Municipal Website of Published Report	<a href="http://www.chilliwack.com/housing">www.chilliwack.com/housing</a>
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Gillian Villeneuve, Director of Planning, <a href="mailto:villeneuve@chilliwack.com">villeneuve@chilliwack.com</a> , 604.793.2779
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

Section 2: NUMBER OF NET NEW UNITS				
Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
Section 8 must be completed if a housing target has not been met for the reporting period.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total – City land	786	60	726	726
Total – First Nations land				343
Total – Combined				1,069

**Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)**

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	<b>Completions</b> (Reporting Period)	<b>Demolitions</b> (Reporting Period)	<b>Net New Units</b> (Reporting Period)	<b>Net New Units</b> (Since Effective HTO Date)
<b>Units by Size</b>				
Studio	33	0	33	33
One Bedroom	423	0	423	423
Two Bedroom	190	28	162	162
Three Bedroom	90	24	66	66
Four or More Bedroom <sup>1</sup>	50	8	42	42
<b>Units by Tenure</b>				
Rental Units <sup>2</sup> – Total	305	0	305	305
Rental – Purpose Built	221	0	221	221
Rental – Secondary Suite	68	0	68	68
Rental – Accessory Dwelling	16	0	16	16
Rental – Co-op	0	0	0	0
Owned Units	481	60	421	421
<b>Units by Rental Affordability</b>				
Market	305	0	305	305
Below Market <sup>3</sup> - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports <sup>4</sup>	0	0	0	0

## Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

**A)** Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

**Action: Delegated Authority & Fee Amendment Bylaws** – Following the adoption of the small-scale multi-unit housing amendment bylaw, the City developed a delegated authority approval process with a reduced application fee.

- **Date:** July 16, 2024
- **Alignment with Housing Target:** Streamlining the development permit application process with a reduced application fee accelerates the construction of the small-scale multi-unit housing.
- **Public information:** [Report to Council \(Item 7.8\)](#)

**Action: Interim Housing Needs Report** – The City has completed an interim housing needs report (HNR) of existing and future housing needs over a 20-year period. The report was completed in accordance with recent changes to the *Local Government Act* requiring local governments to complete an interim HNR by the end of 2024.

- **Date:** November 19, 2024
- **Alignment with Housing Target:** The HNR helps the City understand current and anticipated housing needs, which will inform the Official Community Plan (OCP) update that is currently underway.
- **Public Information:** [www.chilliwack.com/housing](http://www.chilliwack.com/housing)

**Action: Expedited Development Review Process for 241 units of Supportive/Affordable Housing –**

- **45835 Spadina Avenue:** 64 residential units, including 20 affordable market rental units, 33 rent geared to income units and 11 deep subsidy units (BC Housing funded facility, to be operated by Mamale'awt Qweesome Housing Society). As of writing this report, the project is under construction.
- **46723 Yale Road:** 60 residential units (BC Housing funded facility, to be operated by the Ann Davis Transition Society). As of writing this report, the Building Permit application is currently under review.
- **46105 Princess Avenue:** 75 residential units (Lookout Housing & Health Society), including 30% affordable housing, 50% rent-geared-to-income, and 30% deep subsidy. As of writing this report, a Building Permit has not been submitted.



- **45466 Yale Road:** 42 emergency shelter units for Chilliwack seniors with 24/7 on-site supervision (BC Housing funded facility, to be operated by Ruth and Naomi's Mission). As of writing this report, the project is under construction.

**Action: Reducing Financial Barriers for 241 units of Supportive/Affordable Housing –**

- **45835 Spadina Avenue:** On December 3, 2024, the Development Cost Charges (\$1,183,977.47) and permit fees (\$31,394.14) were waived to support the development of a 64 residential unit affordable housing project ([Report to Council \(Item 7.10\)](#)).
- As of writing this report, the fee waiver application forms are currently under review for the projects at 46723 Yale Road and 45466 Yale Road. An application has not been submitted yet for the project at 46105 Princess Avenue.
- **Alignment with Housing Target:** These projects will add 241 supportive/affordable housing units to the rental housing market in Chilliwack.

**Action:** In response to the Housing Target Order, the City retained a contractor to support staff in updating internal permit tracking software to align data collection methods with Order requirements.

- **Date:** November 20, 2024
- **Alignment with Housing Target:** The updated software helps staff better understand current and anticipated housing units, giving further insight into whether progress has been made towards meeting targets and overall housing need in the community.

**Action: Design Guidelines Review and Update –** The City completed a comprehensive review and revision of its form and character Design Guidelines. The existing Design Guidelines were replaced with new guidelines that address new built forms and design constraints. Various zoning, policies, and procedures were also updated to help support the implementation of the updated design guidelines and reduce common variances.

- **Date:** July 2, 2025
- **Alignment with Housing Target:** These updates improve Design Guideline clarity, ensure a predictable review and approval process, and customer service, accelerating the construction of new development. The updated guidelines also assist with the implementation of recent Provincial legislation changes related to small-scale housing and transit-oriented development.
- **Public information:** [Report to Council \(Item 7.13\)](#)

**B)** Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

Chilliwack housing market activity is not limited to municipal land. There are 14 First Nation Reserves within the municipal boundaries that form an integral part of the community and contribute hundreds of housing units to non-Indigenous residents annually. The City works closely with First Nations to coordinate future development on their land in terms of traffic management, servicing, utility system capacity planning, environmental design, recreational facility planning, and social/ economic/ cultural activities. Through this partnership, housing development on First Nations land is possible at current levels.

Housing units constructed on First Nations land are included in Section 2 to provide a complete picture of the City's development of housing units, and the housing market overall in Chilliwack. Though not tracked or approved through the City's building permit statistics, the units are estimated based on the City's Development Cost Charge statistics. Between January 1 - December 31, 2024, approximately 343 new residential units were constructed on First Nation land\*. The majority of this growth and development is occurring on Ch'iyáqtel (Tzeachten), Shxwhá:y Village, Sq'ewqéyl (Skowkale) and Yeqwyeqwí:ws (Yakweakwioose) First Nations.

\*constructed or under construction

**Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS**

Report the number of approved applications issued by type since the effective date of the HTO (July 1, 2024). Each project should only be recorded once for the **most current** application type. Provide the estimated number of net new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	17	19	102	138
New Units*	110	945	390	1,445
Unit Breakdown				
Units by Size				
Studio	See note 1	138	See note 2	138
One Bedroom		352		352
Two Bedroom		167		167
Three Bedroom		287		287
Four or More Bedroom <sup>1</sup>		1		1
Units by Tenure				
Rental Units <sup>2</sup> – Total <sup>2</sup>	See note 1	188	See note 2	188
Rental – Purpose Built		177		177
Rental – Secondary Suite		9		9
Rental – Accessory Dwelling		2		2
Rental – Co-op		0		0
Owned Units		757		757



Units by Rental Affordability				
Market	See note 1	11	See note 2	11
Below Market <sup>3</sup> - Total		177		177
Below Market - Rental Units with On-Site Supports <sup>4</sup>		102		102

\*Does not capture "net".

Note 1. This information is not typically known or provided by the applicant at rezoning stage.

Note 2. This information is only recorded once occupancy is granted (see Sections 2 and 3 of this Report).

**Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS**

**A)** Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period (Year 1). Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
<b>Applications</b>	57	2
<b>Proposed Units</b>	360	138

**B)** Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Applications Withdrawn:

File Number	Unit	Proposal	Date Withdrawn	Reason
RZ001685	4	Residential infill lots	05-Jul-24	Applicant chose not to proceed (SSMUH)
BP035116	1	Situate mobile home	26-Jul-24	Applicant withdrew application after denial by Agricultural Land Commission (NOI ID#100712)
BP034304	1	Single detached home	29-Jul-24	Change in ownership
BP034305	1	Coach House	29-Jul-24	Change in ownership
RZ001613	4	Residential infill lots	06-Aug-24	Applicant chose not to proceed (SSMUH)
RZ001676	4	Residential infill lots	21-Aug-24	Applicant chose not to proceed (SSMUH)
RZ001686	2	Duplex	30-Aug-24	Applicant chose not to proceed (SSMUH)
RZ001732	4	Residential infill lots	30-Aug-24	Applicant chose not to proceed (SSMUH)
BP034528	2	Duplex	19-Sep-24	Lapsed due to lack of activity
BP034529	2	Duplex	19-Sep-24	Lapsed due to lack of activity
BP034530	2	Duplex	19-Sep-24	Lapsed due to lack of activity
BP034532	2	Duplex	19-Sep-24	Lapsed due to lack of activity



RZ001736 & DP001761	13	Townhouse with 3 secondary suites	04-Oct-24	Applicant chose not to proceed
RZ001616 RZ001301 & DP001493	4 89	Residential infill lots Mixed-use tower	09-Oct-24 11-Oct-24	Applicant chose not to proceed (SSMUH) Applicant chose not to proceed
BP033531	2	Duplex	22-Oct-24	Lapsed due to lack of activity
RZ001514	4	Townhouse	01-Nov-24	Applicant chose not to proceed (SSMUH)
RZ001779	4	Residential infill lots	15-Nov-24	Applicant chose not to proceed (SSMUH)
BP034240	2	Duplex	19-Nov-24	Lapsed due to lack of activity
BP034241	2	Duplex	19-Nov-24	Lapsed due to lack of activity
BP034242	2	Duplex	19-Nov-24	Lapsed due to lack of activity
BP034243	2	Duplex	19-Nov-24	Lapsed due to lack of activity
RZ001703	1	Coach House	13-Dec-24	Applicant chose not to proceed (SSMUH)
BP035016	1	Coach house	17-Jan-25	Applicant chose not to proceed
RZ001669	4	Residential infill lots	28-Jan-25	Applicant chose not to proceed (SSMUH)
BP033336	1	Single detached home	31-Jan-25	Lapsed due to lack of activity
BP033173	1	Coach House	04-Feb-25	Lapsed due to lack of activity
BP033096	1	Single detached home	04-Feb-25	Lapsed due to lack of activity
BP035005	1	Situate mobile home	07-Feb-25	Applicant chose not to proceed
BP034290	1	Single detached home	11-Feb-25	Lapsed due to lack of activity
BP033479	1	Coach House	12-Feb-25	Change in ownership
BP033892	1	Coach House	21-Feb-25	Lapsed due to lack of activity
BP033646	2	Duplex	21-Feb-25	Lapsed due to lack of activity
BP032259	1	Coach house	21-Feb-25	Change in ownership
RZ001714 & DP001703	27	Apartment	27-Feb-25	Lapsed due to lack of activity
DP001158	31	Townhouse	28-Feb-25	Lapsed due to lack of activity
RZ001743	4	Residential infill lots	06-Mar-25	Lapsed due to lack of activity
RZ001643	4	Residential infill lots	06-Mar-25	Lapsed due to lack of activity
RZ001609	2	Duplex	11-Mar-25	Applicant chose not to proceed (SSMUH)
BP033252	2	Single detached home with 1 secondary suite	21-Mar-25	Change in ownership
DP001880	3	Duplex with 1 secondary suite	26-Mar-25	Applicant chose not to proceed
DP001881	3	Duplex with 1 secondary suite	26-Mar-25	Applicant chose not to proceed
DP001879	3	Duplex with 1 secondary suite	26-Mar-25	Applicant chose not to proceed

DP001878	3	Duplex with 1 secondary suite	26-Mar-25	Applicant chose not to proceed
DP001877	3	Duplex with 1 secondary suite	26-Mar-25	Applicant chose not to proceed
BP033857	2	Duplex	08-Apr-25	Lapsed due to lack of activity
RZ001730	4	Residential infill lots	14-Apr-25	Lapsed due to lack of activity
RZ001535	4	Residential infill lots	14-Apr-25	Lapsed due to lack of activity
RZ001445	35	Apartment	15-Apr-25	Lapsed due to lack of activity
BP033249	1	Coach House	09-May-25	Lapsed due to lack of activity
BP034913	1	Secondary suite	12-May-25	Applicant chose not to proceed
DP001484	56	Apartment	12-Jun-25	Lapsed due to lack of activity
BP033830	1	Coach House	12-Jun-25	Lapsed due to lack of activity
BP033597	2	Single detached home with 1 secondary suite	12-Jun-25	Lapsed due to lack of activity

#### Applications Not approved:

1. RZ001450 & DVP01242 & DP001502 – Rezoning, Development Variance Permit, and Development Permit applications for a 5-storey apartment building with 74 residential units. Council denied first and second reading of the rezoning application on August 20, 2024. The Development Permit and Development Variance Permit were subsequently withdrawn by the applicant.
2. RZ001708 & DP001695 – Rezoning and Development Permit application for a 7-storey mixed-use building with 64 residential units. The application was inconsistent with the OCP and Council denied third reading of the rezoning application on August 6, 2024. The Development Permit was subsequently withdrawn by the applicant.

### **Section 7: OTHER INFORMATION**

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

#### **In-Progress Work:**

Development Application Review – As of writing this report, an estimated 2,359 residential units are currently under review in the following stages:

- 1,498 units (Development Permit review, not issued)
- 546 units (Building Permit review, not issued)
- 315 units (Building Permit issued, prior to Reporting Period 1, included in Section 5)



**2050 Official Community Plan Review** – The City is entering Phase 3 of a comprehensive review and update of the Official Community Plan (OCP). The current OCP was adopted in 2014, which will be just over 10 years from this update. This update will enable the City to respond to changes in growth patterns and other recent Provincial legislation, including small-scale multi-unit housing and transit-oriented area development. The Zoning Bylaw is also anticipated to be updated concurrently to ensure alignment with OCP objectives.

**Residential Development Financial Analysis** – The City completed a study to support incorporating bonus density regulation and policy into the Zoning Bylaw and OCP, along with an expansion or modifications to the Development Cost Charge program and creation of an Amenity Cost Charge program.

## Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

**If the housing target has not been met for the reporting period**, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

*NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.*

<b>Name of Action:</b>	
<b>Description of Action:</b>	
<b>Completion/Milestone Date:</b>	
<b>Link:</b>	<b>Number of Units:</b>

*\*Copy/Paste above description tables as needed*

<sup>1</sup> If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

<sup>2</sup> **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

<sup>3</sup> **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

<sup>4</sup> **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.

# Attachment C



VIA EMAIL

August 5, 2025

The Honourable Christine Boyle  
Minister of Housing and Municipal Affairs  
PO Box 9360 Stn Prov Govt  
Victoria, BC V8W 9M2  
Email: [HMA.Minister@gov.bc.ca](mailto:HMA.Minister@gov.bc.ca)

Dear Minister Boyle:

The City of Chilliwack is in receipt of the letter dated April 2, 2025, in which your Ministry acknowledges our six-month housing targets progress report. However, I strongly disagree with your Ministry's omission of the contribution local First Nations make towards housing development in Chilliwack. This is a significant oversight that neglects to recognize what we collectively achieve for our community, and I hope your experience as the Minister of Indigenous Relations and Reconciliation will inform a new perspective on this issue.

As I shared with your Ministry when the Housing Target Order was first imposed on Chilliwack, we are unique in that 14 First Nation Reserves form an integral part of the broader community. It bears repeating – the City works closely with First Nations to coordinate future development in both the City and on First Nation Reserves in terms of traffic management, servicing, utility system capacity planning, environmental design, recreational facility planning, and social/economic/cultural activities. Your Ministry's refusal to accept Chilliwack housing unit contributions on First Nations land towards our housing target disrespects their role in our community in making housing available for all residents.

As you are well aware, the housing market is a complex system. The significant contributions of First Nations development (almost 40% of Chilliwack housing units over the past 5 years) impact development and construction activity, and by extension, the City's level of development approvals. It is a mistake not to incorporate their contributions, and we will continue to report and include First Nations housing units towards our Housing Target Order.

Sincerely,

Mayor Popove

# Attachment D



# CH'ÍYÁQTEL

TZEACHTEN FIRST NATION

P: 604.858.3888  
F: 604.858.3382  
www.tzeachten.ca

VIA EMAIL

August 5, 2025

The Honourable Christine Boyle  
Minister of Housing and Municipal Affairs  
PO Box 9360 Stn Prov Govt  
Victoria, BC V8W 9M2  
Email: [HMA.Minister@gov.bc.ca](mailto:HMA.Minister@gov.bc.ca)

Dear Minister Boyle:

I am writing to express concern regarding the Provincial Government's *Housing Supply Act* and current approach to setting housing targets within the City of Chilliwack. In particular, I am concerned with the Provincial Government's lack of acknowledgment of the substantial contribution of the Ch'iyáqtel (Tzeachten) First Nation and other First Nation communities in addressing the housing crisis within and surrounding Chilliwack.

Ch'iyáqtel First Nation, together with the City of Chilliwack, is committed to providing affordable housing in our community. Through actions such as contributing land and partnering with agencies such as the Canada Mortgage and Housing Corporation, BC Housing, and the First Nations Finance Authority, more affordable homes (including units at below-market rent) are being built on Ch'iyáqtel First Nation lands. Housing is a basic need and right of all humans, and Ch'iyáqtel First Nation is proud to provide diverse housing options for Indigenous families and individuals. The City, in turn, recognizes the integral, social, economic, and environmental contributions of Ch'iyáqtel First Nation within the overall community.

I echo Mayor Popove's concerns in his letter to you about the Ministry's disregard towards First Nation developments and our role in building healthy, complete communities while contributing towards solving the housing crisis. Perfunctory consultation with First Nations as to the Province's proposed housing target orders is not enough. The Province must recognize the integral role of First Nations in ensuring that more homes are being built, and that these homes are being built for those who need them most.

Sincerely,

Chief Derek Epp