

City of Chilliwack
AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, FEBRUARY 22, 2023, 7:30 am
HELD ELECTRONICALLY / DOGWOOD ROOM

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

AHDC Members: Rob Kingma, Builders Association
John Vander Hoek, Development Sector
Daryl Goshulak, Building Sector
Cassidy Silbernagel, Development Sector
Scott Street, Building Sector
Ivan Vandenbrink, Engineering Sector
Bill Driesen, Purpose Built Rental Housing Sector
Doug Luteyn, Architect

City Staff: Garrett Schipper, Deputy Director of Regulatory Enforcement Services /Staff
Liaison
Glen White, Director of Regulatory Enforcement Services / Approving Officer
Rob Goertzen, Manager of Building and Inspections
Chris Crosman, Chief Administrative Officer
Craig Wickham, Manager of Land Development / Deputy Approving Officer
Gillian Villeneuve, Director of Planning
Erin Leary, Manager of Development Planning
Reuben Koole, Manager of Long Range Planning

Regrets: Kelly Lerigny, Real Estate
Chris Beaugrand, Survey Sector

1. CALL TO ORDER

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

Councillor Mercer welcomed the new committee members, Scott Street and Ivan Vandenbrink and round table introductions were made.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Affordable Housing and Development Advisory Committee
Seconded (meeting of Wednesday, February 22, 2023 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, June 29, 2022 be adopted as circulated.

Carried unanimously

4. OLD BUSINESS / ACTION ITEMS**5. PRESENTATION / DELEGATION****1. Upcoming revisions to the Building Code and Step Code Implementation**

Rob Goertzen, Manager of Building and Inspections, provided a verbal presentation with respect to new energy efficiency changes coming. In addition, on Friday, February 17, 2023, the Building Officials Association notified its membership that the provincial government had announced that anticipated changes to the BC Building Code would take effect as of May 1, 2023.

A brief summary of the most recent changes was provided with respect to performance-based paths and prescriptive-based paths. The Province has made it clear they prefer the performance-based path approach to Step 3 for Part 9 construction. The performance-based path will require the services of an Energy Advisor or Energy Modeler while the prescriptive path will require a Heat Recovery Ventilator (HRV) on a forced-air system or a heat pump if you are able to choose to use the prescriptive path.

Initially, it was thought the prescriptive path would not allow for conventional two by six construction and R22; staff are awaiting further clarification. Over the next several months, the City of Chilliwack will review the best approach to implement a regulatory structure to help guide the development community with respect to a performance-based path.

Discussion ensued with respect to mid and final-construction blower door testing and liability. Follow up discussion took place with respect to enforcement of blower door testing with respect to single-family dwelling construction versus multi-family dwellings.

An enquiry was raised with respect to whether this is a ministerial order or a change in law; staff noted this is a ministerial order from the Province. Staff noted any new permits applied for as of May 1, 2023 or after, will be subject to the new energy efficiency requirements.

A committee member provided comment noting after taking a Step Code course; the BC Building Code and Step Code will become more stringent over the next 10 years; a key takeaway is the importance of air tightness and air barriers. Better doors will have a major impact on cost and energy efficiency.

An enquiry was raised with respect to whether the City of Chilliwack will allow a prescriptive-based path. Staff noted the City of Chilliwack is currently governed by the BC Building Code; and has not taken the step to create/change a bylaw. It is unclear whether the City of Chilliwack is required to adopt a bylaw; however, if this is the case, there will need to be further internal discussion. Staff further noted that this undertaking will be challenging; in 2015, the *Building Act* came into effect with an aim to streamline building requirements and ensure that technical building rules were consistent across all cities and regions by making the Province the sole authority to create building requirements. This took away the ability for communities to have their own bylaws. There have since been changes to the *Building Act* (as of 2017), causing variations from municipality to municipality.

A query was raised with respect to the availability of energy advisors; staff noted information was available on a website <https://www.betterhomesbc.ca/> which indicated the number of available energy advisors.

5. PRESENTATION / DELEGATION (continued)

Once it is clear with respect to provincial requirements; it was suggested to hold a forum for the development community to hear what best practices are in other municipalities who have opted-in early. Staff will be sending a letter to the development community providing information and requirements with respect to the changes and will look at hosting a forum in the near future. Staff is expecting a provincial announcement in the next few weeks.

Comment was provided with respect to the challenges the performance-based path may cause the trades; it would be very beneficial if the municipality could host a forum to be able to provide the new requirements to the development community. Staff will look into whether the CHBA BC offers any programs/education sessions for trades.

Opt-in Zero Carbon Step Code

Staff will provide more information with respect to the Zero Carbon Step Code, an opt-in building carbon pollution standard for operational carbon regarding greenhouse gas reduction targets.

2. Land Development, Bylaw Progress & Staff Introductions

Glen White, Director of Development and Regulatory Enforcement Services, provided an update with respect to the 2022 review and update of the Land Development Bylaw 2014, No. 3055 which has been in place since 2014. The bylaw is a servicing bylaw that defines all of the standards with respect to roads, water, and sewer. The City has consulted with Urban Systems Ltd. alongside staff to undertake the update.

Staff provided some of the additional objectives and changes to the Land Development Bylaw Update 2022 as below:

- design criteria for water, sanitary sewer, and drainage with respect to climate change;
- seismic design requirements for underground City of Chilliwack utilities;
- treatment standard requirements for rainwater runoff discharge to groundwater regimes and downstream watercourses; a new provincial requirement for best practices for incorporating on-site stormwater infiltration facilities. City of Chilliwack staff are tasked with changing the filters on a regular basis;
- new road standards that will include wider roads and sidewalks;
- identifying the professional responsibilities regarding geotechnical assessment of potential hazardous conditions associated with slope stability, landslides, debris flows, rock fall and flooding; and,
- design criteria and standards relating to retaining walls.

Discussion ensued with respect to retaining wall heights; staff noted the updated Land Development Bylaw 2014, No. 3055 will include more specific standards and requirements to help mitigate retaining wall height issues and design.

Mr. White noted the update is in the beginning stages; and, as the consultant and staff progress through the process, different aspects will be brought back to the Affordable Housing and Development Advisory Committee for feedback prior to implementation. Implementation of the updated bylaw is anticipated for 2024.

Cassidy Silbernagel left the meeting at 8:09 am.

6. NEW BUSINESS

7. INFORMATION

1. 2023 Terms of Reference

The 2023 Terms of Reference were provided for information.

2. 2023 Membership List

The 2023 Membership List was provided for information.

3. 2023 Meeting Date Schedule

The 2023 Meeting Date Schedule was provided for information.

8. NEXT MEETING

The next meeting of the Affordable Housing and Development Advisory Committee will be held on Wednesday, April 26, 2023.

9. ADJOURNMENT

Moved/) There being no further business, the Affordable Housing and Development Advisory
Seconded (Committee meeting adjourned at 8:12 am.

Councillor Bud Mercer, Vice-Chair