



# CHILLIWACK

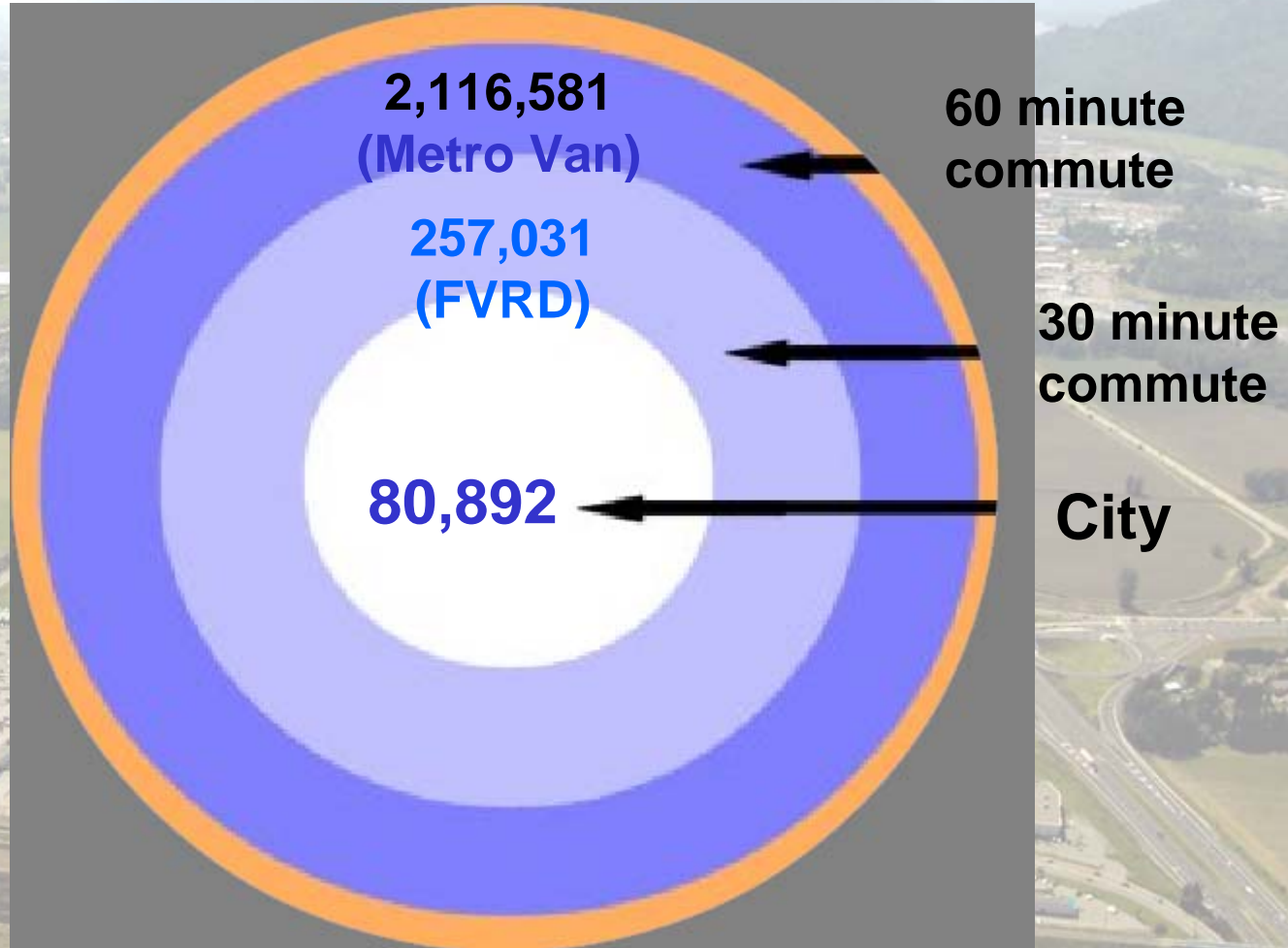
BRITISH COLUMBIA

*Home of Canada Education Park*



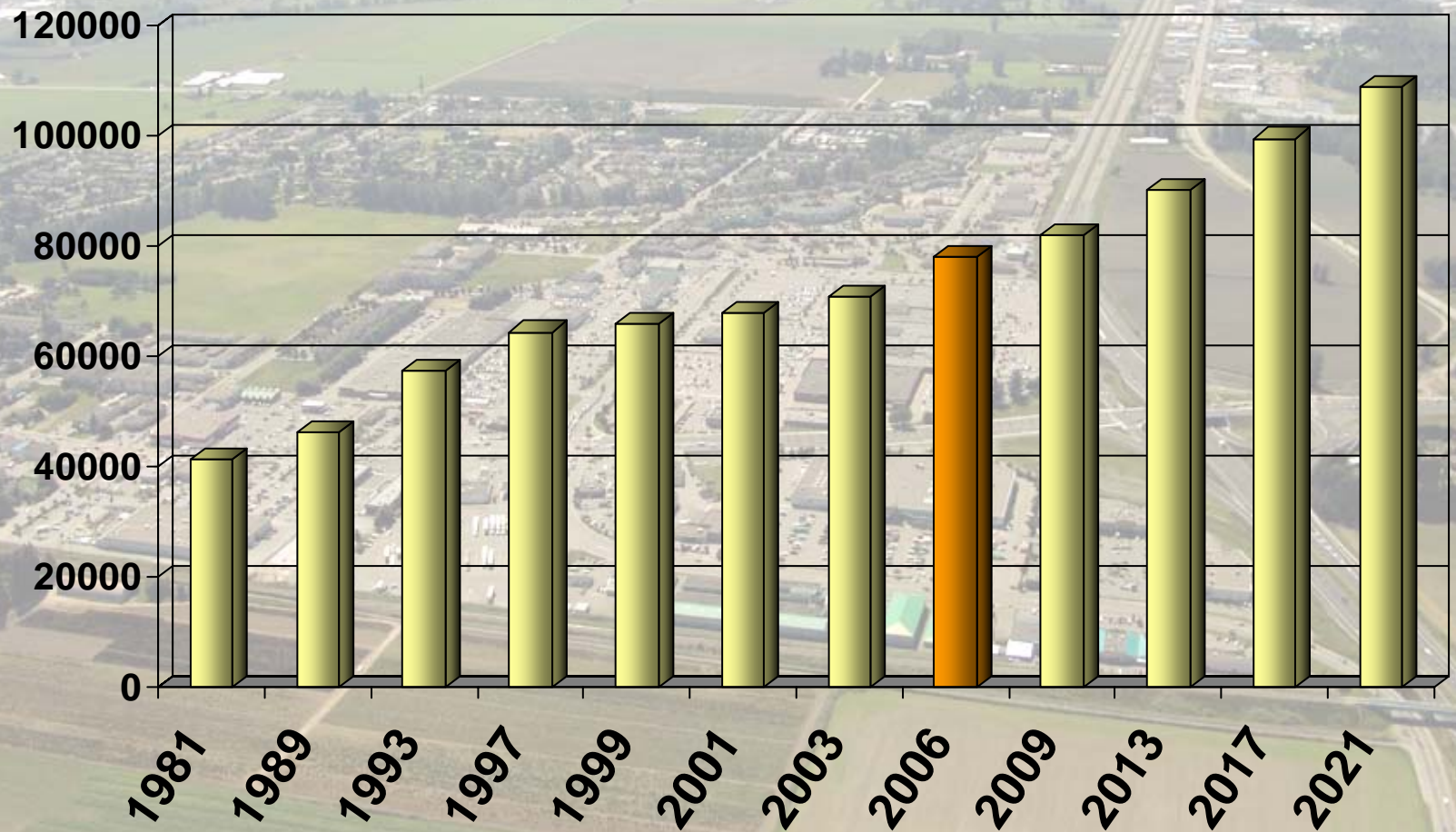


# Chilliwack – Population





# Population Growth

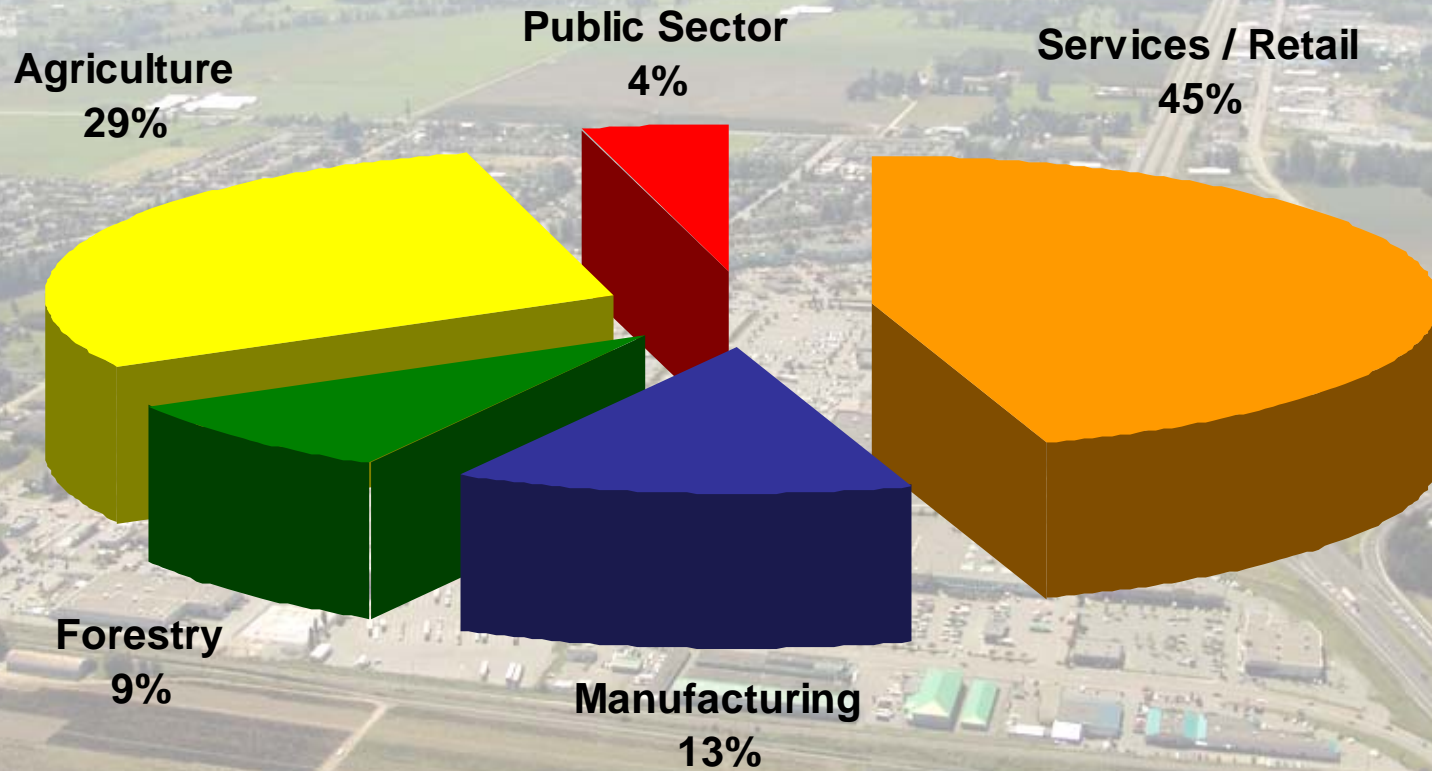


# Our Economy

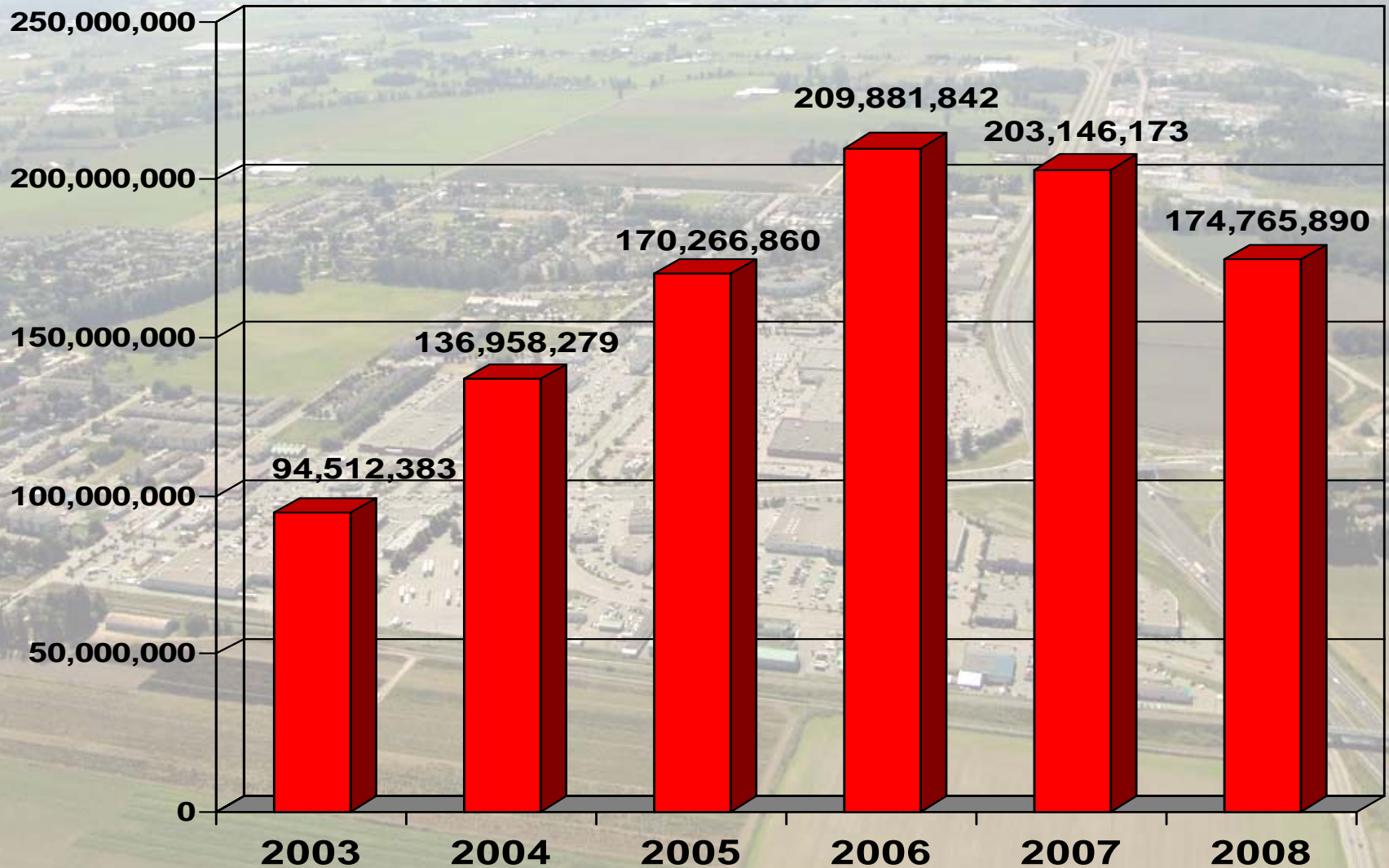




# Economic Diversity



# Total Construction Permit Values





# Construction Permits Issued

- **Residential**
  - 2007 = \$164.5M
  - 2008 = \$97.6M
- **Commercial**
  - 2007 = \$18.0M
  - 2008 = \$42.8M
- **Industrial**
  - 2007 = \$14.8M
  - 2008 = \$20.7M

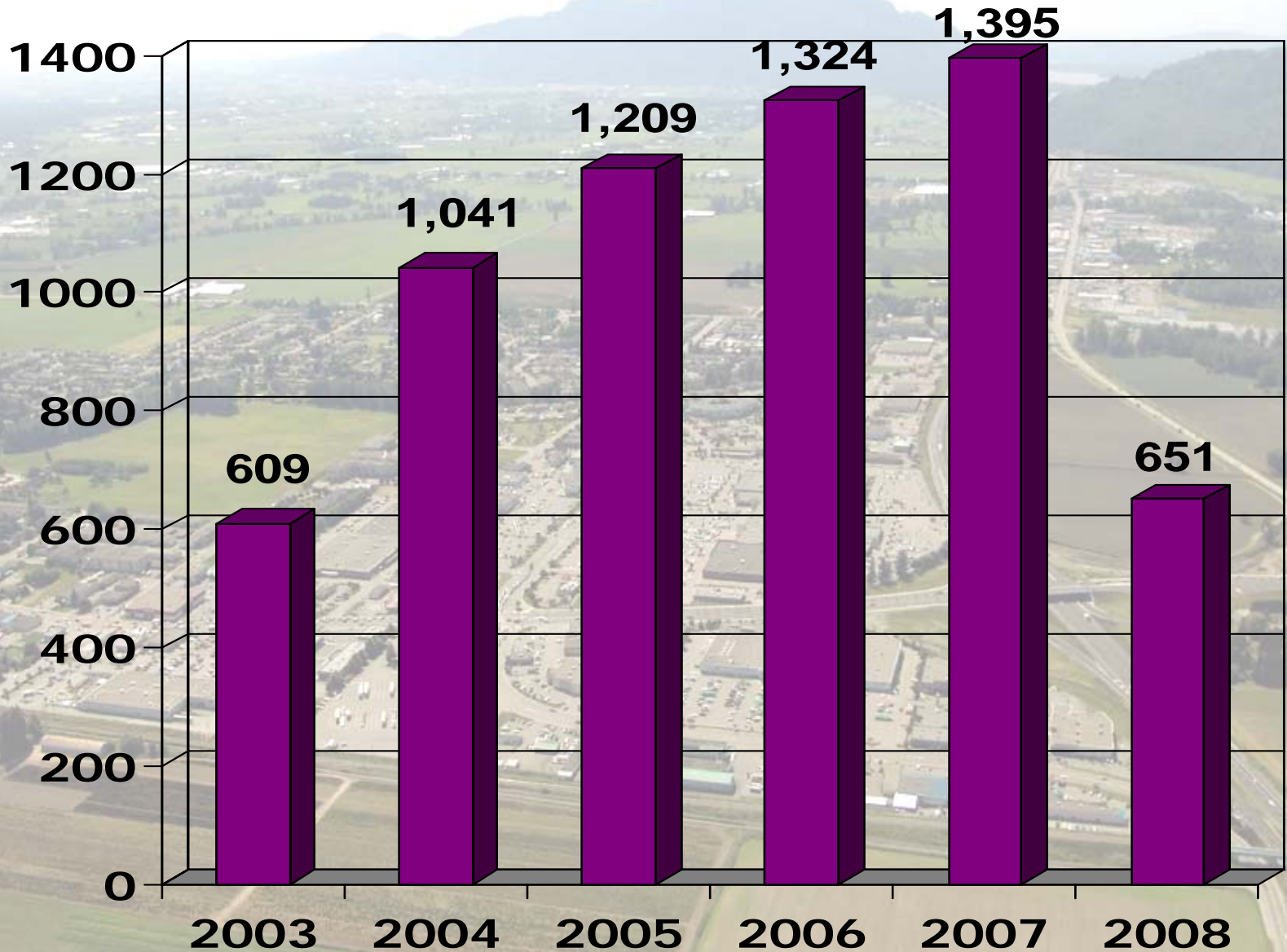


# Tax Increases - Last 5 Years

	Chilliwack	Abbotsford	Langley	Maple Ridge
2004	2.85%	3.90%	3.75%	4.00%
2005	2.85%	1.75%	3.20%	4.90%
2006	3.85%	5.85%	4.95%	4.75%
2007	3.85%	16.0%*	4.92%	4.75%
2008	3.95%	4.97%	5.95%	4.00%
<i>Average</i>	3.47%	6.49%	4.55%	4.48%

\* To cover large capital projects

# Housing Starts

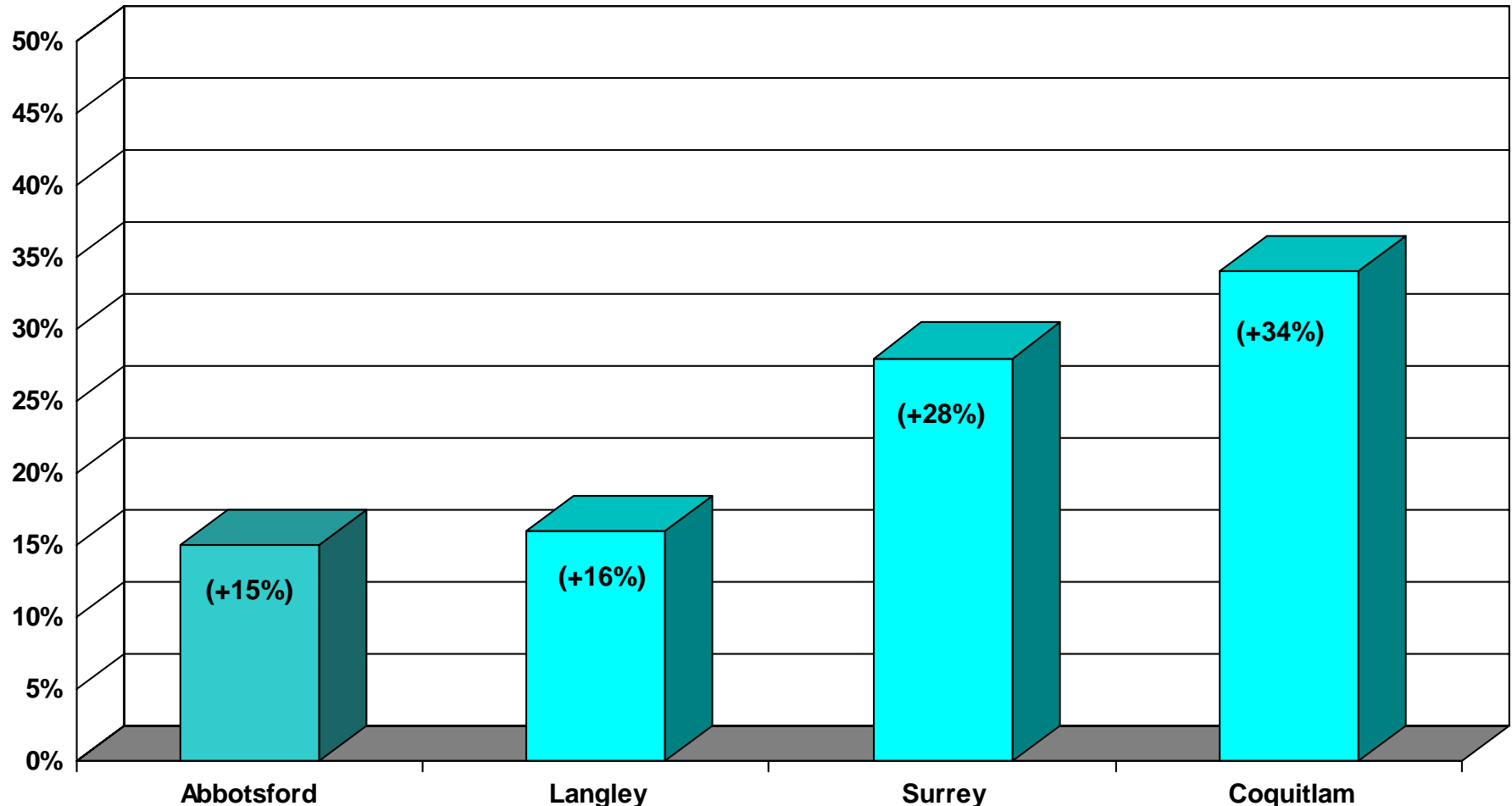




# 2008 – Community Tax Rate Ratio Comparison

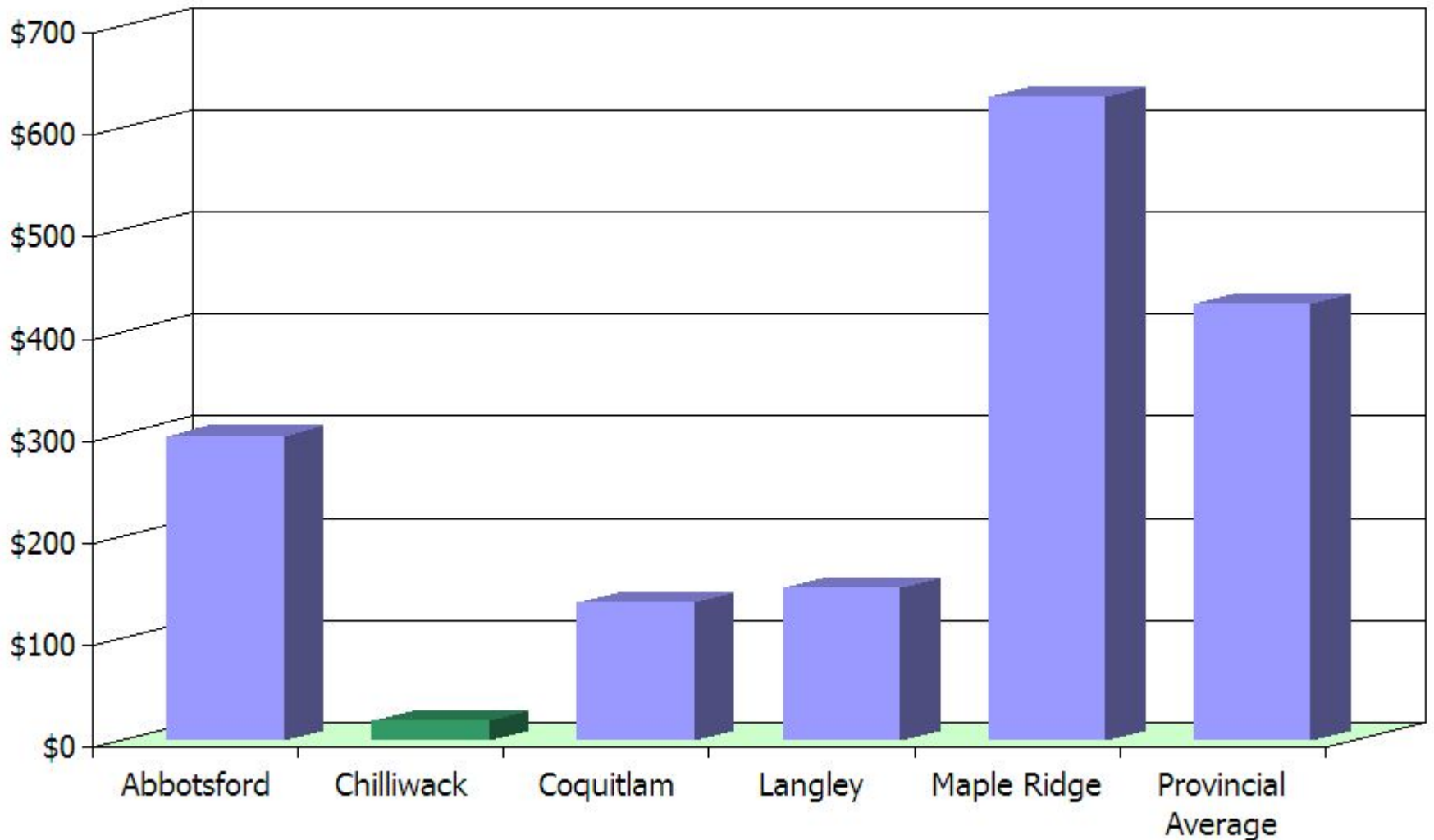
Municipalities	Light Industry	Business	Residential
New Westminster	7.03	3.78	1.00
Coquitlam	5.20	4.99	1.00
Vancouver	5.08	5.08	1.00
Delta	3.64	3.25	1.00
Maple Ridge	3.29	3.29	1.00
Mission	3.28	3.45	1.00
Langley Township	3.18	3.14	1.00
Nanaimo	3.17	2.98	1.00
Abbotsford	2.89	2.91	1.00
Chilliwack	2.59	2.48	1.00

# Comparison of Taxation / Utilities per Average Residence





# Long Term Debt Per Capita



# Chilliwack, British Columbia CANADA



***Discover the Advantage!***





# What is a P3?

**“A cooperative venture between the public and private sectors, built on the expertise of each partner, that best meets clearly defined public needs through the appropriate allocation of resources, risks and rewards.”**

**The Canadian Council for Public-Private Partnerships**

# Prospera Centre





# Chilliwack Law Courts / Five Corners Plaza





# Chilliwack Landing Leisure Centre





# Heritage Park





# Fraser Valley Regional District & Firehall #1



# Evans Interchange / Connector Project



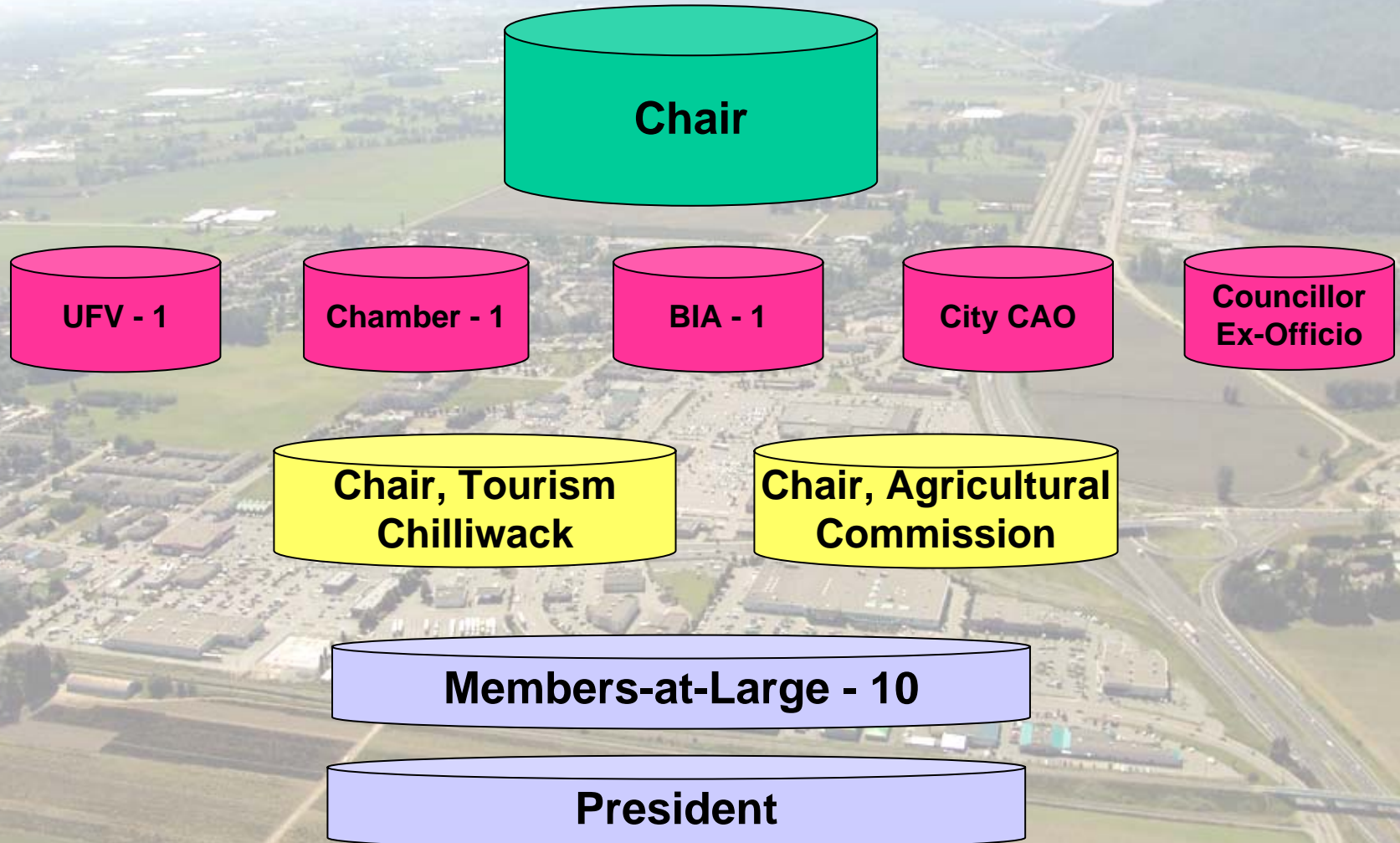


# CEPCO

- **A private corporation, owned by the City of Chilliwack, working with new & existing industry to promote economic growth in our community.**



# CEPCO Board



# **CEPCO Committees**

- **Chilliwack Agricultural Commission**
  - Provides a leadership advisory role in capitalizing on further agricultural development
- **Chilliwack Film Commission**
  - Provides a point of contact for the film & television industry
  - Actively pursues filming opportunities for the community
- **Aviation & Aerospace Planning Committee**
  - Facilitates development & growth of Chilliwack's aviation & aerospace industry



# **CEPCO Funding**

- **Five-year funding commitment / service agreement from City**
- **Other avenues include ...**
  - **Public-private partnerships**
  - **Provincial & federal funding & support programs**
  - **Joint initiatives with agencies & government organizations**
  - **Partnership income-generating programs**



An aerial photograph of an industrial park or business district. The foreground and middle ground are filled with various industrial buildings, parking lots, and roads. In the background, a range of mountains is visible under a clear sky. The image is slightly faded to allow the text to be the primary focus.

# **CEPCO**

## **Solutions and Services**

- **Client services**
- **Working towards obtaining new lands for industrial & commercial growth**
- **Providing assistance in employee recruitment & other human resource tasks (job fairs)**
- **Aid in obtaining funding – government & private**

# **Solutions and Services (cont'd)**

- **Help in coordinating investments in Chilliwack**
- **Investment attraction**
- **Business retention & expansion (Chilliwack Business Link)**
- **Community development initiatives – i.e. health care / parks / education**
- **Strategic partnership with community, provincial & federal representatives**



An aerial photograph of a business park or industrial area. The foreground shows large, flat, brownish-green fields. In the middle ground, there is a dense cluster of industrial buildings, mostly with grey roofs, and several large parking lots filled with cars. A multi-lane highway runs diagonally from the bottom right towards the top right. In the background, there are rolling green hills and a prominent mountain range under a clear blue sky. The text "Business & Investment Attraction" is overlaid in the center in a bold, black, sans-serif font.

# **Business & Investment Attraction**

# Chilliwack...Labour Force

**Total labour force - 40,605**

**Education level**

**- University/College - 29.9%**

**- Trades - 12.1%**

**- High School - 37.1%**



# Labour Force (cont'd)

## Top five private employers:

<b>Stream Global Services</b>	<b>- 1000</b>
<b>Overwaitea Food Group</b>	<b>- 450</b>
<b>Real Canadian Superstore</b>	<b>- 340</b>
<b>Uneeda Wood Products</b>	<b>- 180</b>
<b>Canada Safeway</b>	<b>- 178</b>

# **Labour Force (con't)**

## **Advanced Manufacturing / Technology:**

**Stream Global Services - 1000**

**Tycrop Mfg. - 169**

**IMW - 150**

## **Agriculture / Food Processing:**

**Rainbow Greenhouses - 160**

**Vantage Foods - 110**

**Inline Nurseries - 110**



# Highway 1 Business Park







**236,000 sq.ft. distribution & retread plant**  
**40 employees**



# IMW Industries



**55,000 sq.ft. manufacturing**  
**150 employees**



# Sonic Drill



**50,000 sq.ft. manufacturing**  
**26 employees**



# Legacy Pacific Business Park



**Legacy Pacific Holdings manages about  
700,000 sq.ft. industrial space**

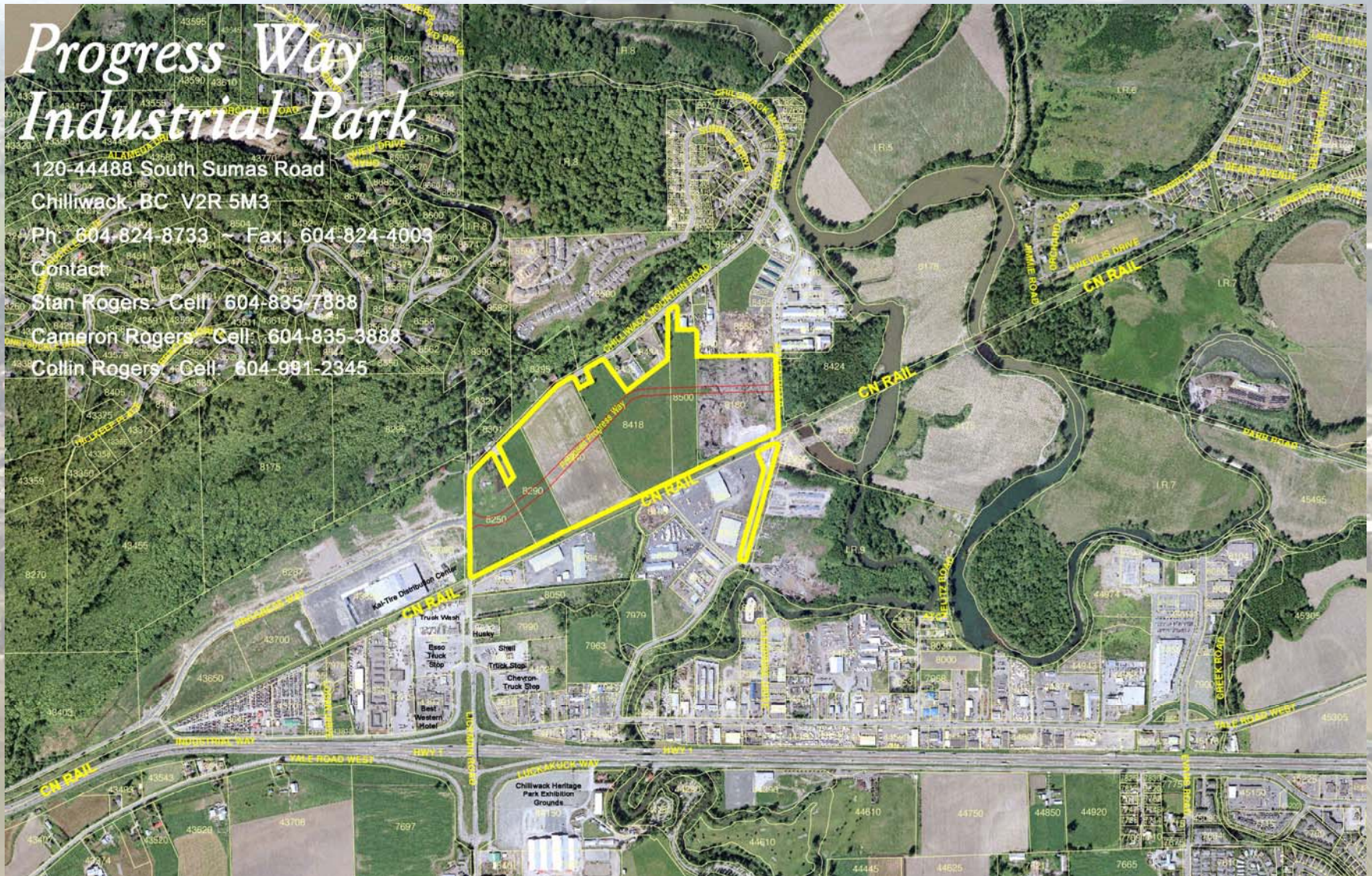
# Pacific Water International



**72,000 sq.ft. water bottling & distribution facility**



# Progress Way Industrial Park





# Cattermole Industrial Estates



**Future site of West Coast Reduction &  
Ritchie Bros. Auctioneers**



# Langley Concrete



**120,000 sq.ft. manufacturing  
80 employees**



# Food Processing Park



**16 acres of available property**



# Vantage Foods



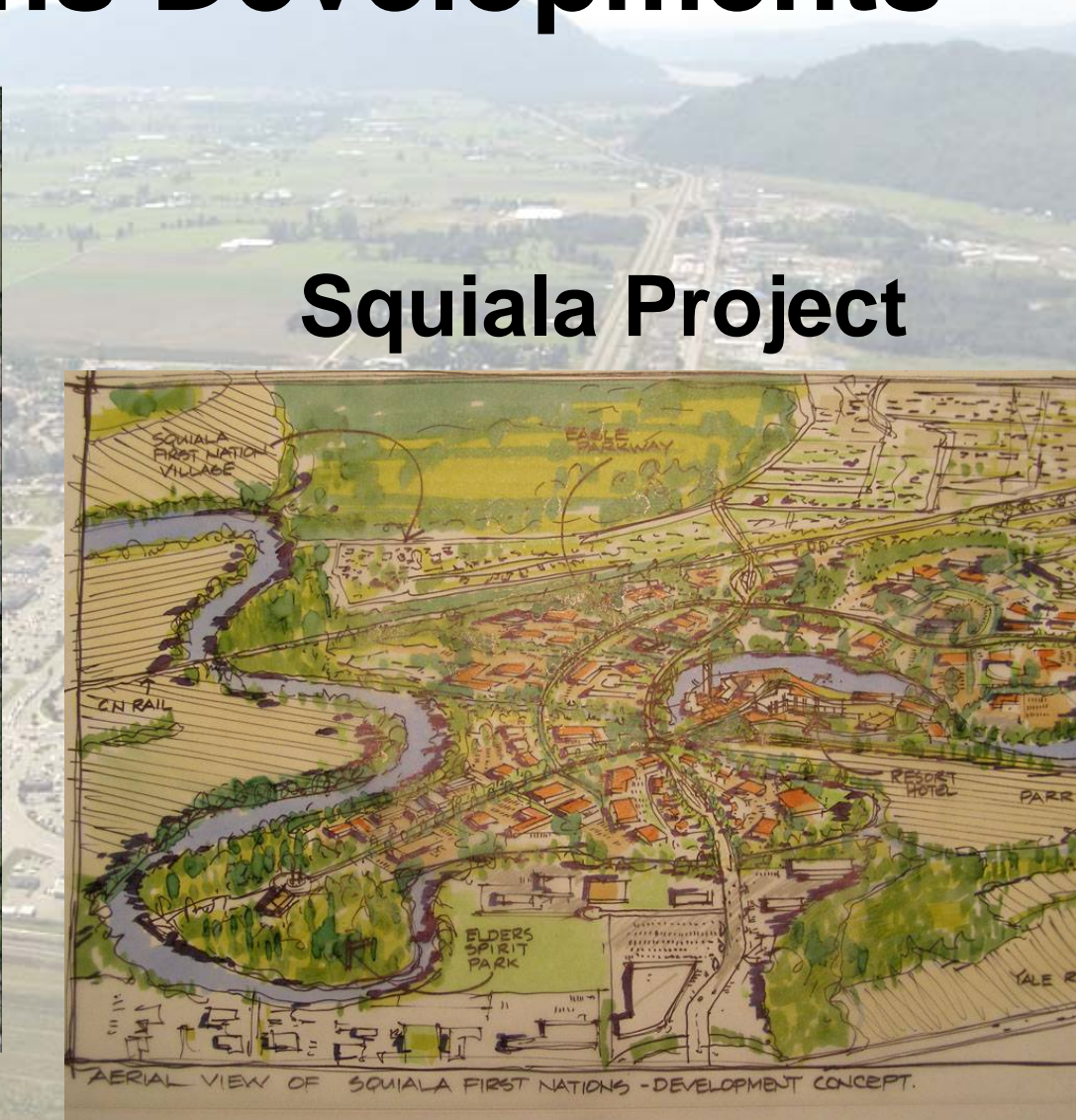
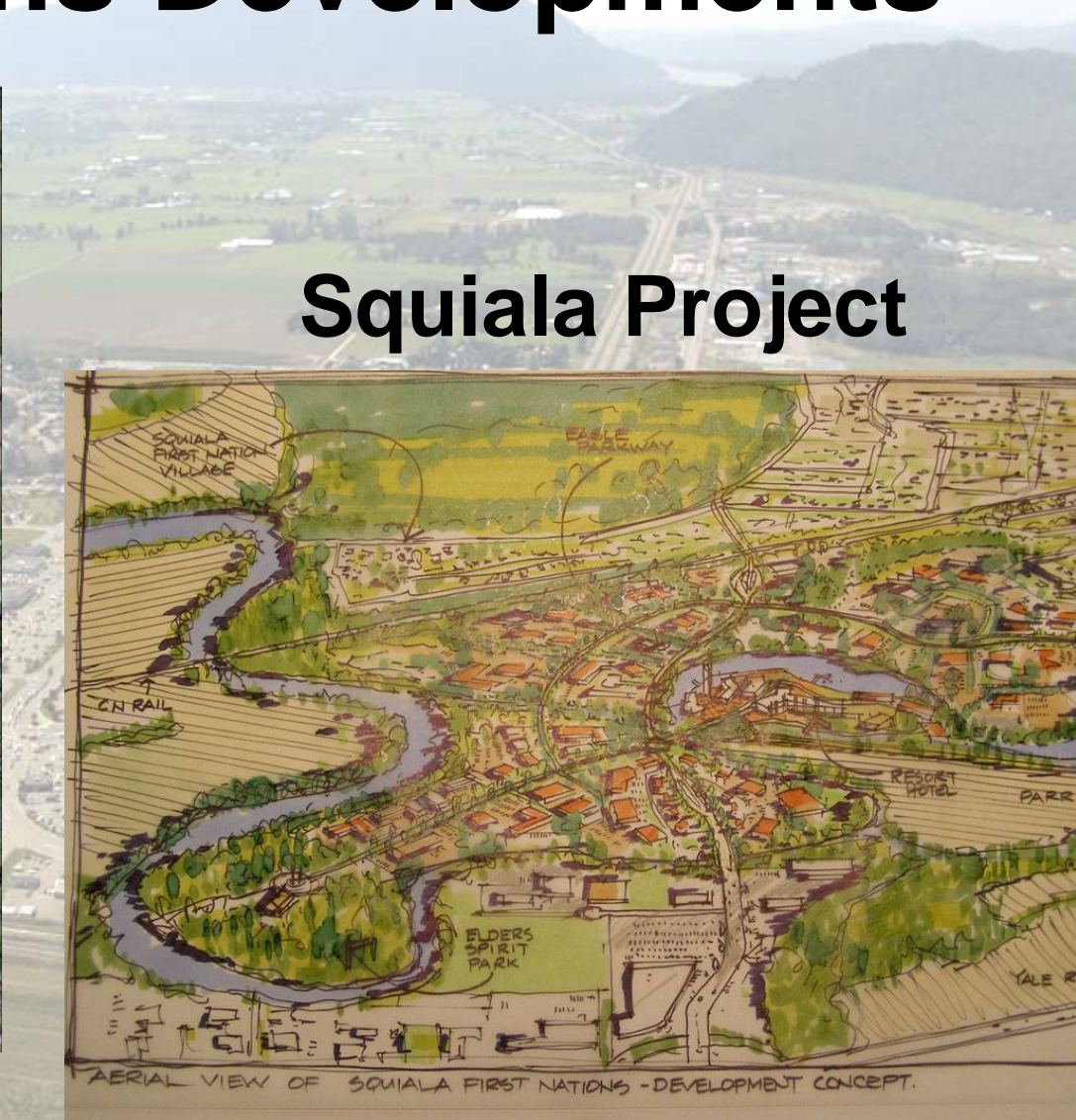
**65,000 sq.ft. food processing plant  
100 employees**



# Squiala Project

AN AERIAL VIEW OF SQUALA FIRST NATIONS - DEVELOPMENT CONCEPT.

The image is a hand-drawn aerial sketch of a development concept for the Squiala First Nations. It features a winding river or canal on the left side, with a 'CN RAIL' line running parallel to it. A 'SQUALA FIRST NATIONS VILLAGE' is indicated in the upper left. A 'EAGLE PARKWAY' runs horizontally across the upper middle. The central area is densely packed with various buildings, including a large 'RESORT HOTEL' on the right. A 'PARR' area is also labeled. In the lower center, there is a 'ELDERS SPIRIT PARK'. The drawing uses various colors like green for trees, brown for buildings, and blue for water. The background shows a real-world aerial photograph of the same area, with mountains in the distance.



# Squiala Project

The image is a hand-drawn aerial sketch of a development concept for the Squiala First Nations. It features a winding river on the left side, with a 'CN RAIL' line running parallel to it. A 'SQUIALA FIRST NATIONS VILLAGE' is indicated in the upper left. A 'EAGLE PARKWAY' runs horizontally across the upper middle. The central area is densely packed with various buildings, including a 'RESORT HOTEL' on the right. A 'PARR' area is also labeled. In the lower center, there is a 'ELDERS SPIRIT PARK'. The bottom of the sketch is labeled 'AERIAL VIEW OF SQUIALA FIRST NATIONS - DEVELOPMENT CONCEPT.' The drawing uses various colors like green for trees, brown for buildings, and blue for the river, with black lines for roads and rail.





CANADA  
EDUCATION PARK



# CANADA EDUCATION PARK

- **FACTS:**
  - Area = 136 acres
  - Land & buildings – insured value \$64M
  - City of Chilliwack bare trustee
  - City guaranteed debt
  - Covenant that lands must be used for educational purposes





**CANADA**  
**EDUCATION PARK**

- **Partners in Education:**
  - **University of the Fraser Valley**
  - **Royal Canadian Mounted Police**
  - **Fraser Health Authority**
  - **Justice Institute of British Columbia**
  - **Correctional Service of Canada**
  - **Canadian Police College**
  - **Canada Border Services Agency**
  - **Others**



**CANADA**  
**EDUCATION PARK**

- **University of the Fraser Valley**
  - **Area of land = 85 acres**
    - **Current Abbotsford = 45 acres**
    - **Current Chilliwack = 26 acres**
  - **Capital Plan**
    - **Renovations**      **\$ 25M**
    - **Purchase**      **\$ 7M**
    - **New construction**      **\$ 88M**
    - \$120M**





**CANADA**  
**EDUCATION PARK**

## **RCMP**

- **60 acre campus**
- **National & international training**
- **Overall training days**
  - **2006 = 32,000**
  - **2007 = 60,000**
  - **2008 = 65,000+**
- **Western Canada Campus for officer training**



**CANADA**  
**EDUCATION PARK**

## **OTHER PUBLIC SAFETY AGENCIES**

- **Canadian Police College West – 16 courses / 425 candidates**
- **Canada Border Services Agency – training for approximately 2000 officers**
- **Correctional Service of Canada – Western Canada Campus**
- **Justice Institute of British Columbia**





# CANADA EDUCATION PARK

## Proposed Public Safety Training Centre



Canada Education Park

December 2011

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front entry









**CANADA**  
**EDUCATION PARK**

- **Health Sciences Centre**
  - Training & medical access facility in partnership with University of the Fraser Valley, Royal Canadian Mounted Police, Fraser Health Authority
  - Ambulance centre
  - Urgent care
  - Clinics



# Chilliwack General Hospital





# Chilliwack General Hospital

- **\$35M design-build initiative to redevelop entire outpatient care module**
- **Funding:**
  - **\$30M Regional Health District**
  - **\$5M raised in community**
- **Cost to average taxpayer in Regional District for \$121M for Abbotsford / Chilliwack / Mission is \$16.89 / year**

# Chilliwack General Hospital

- A new model for community health care delivery
- Local and regional accountabilities
- Encompassing all health departments
- Entrepreneurship





# CHILLIWACK

DOWNTOWN NEIGHBOURHOODS PLAN

# Downtown Development

- **Revitalization Tax Exemption Bylaw**
  - **New multi-family residential, commercial & institutional development at values exceeding \$100,000 or in some cases, improvements to heritage buildings at values over \$25,000**
  - **Assessment is frozen for *five years* in the core area & upon approval of a renewal, may be phased in over an additional *one to five years***
  - **Application process**



# Downtown Development

- 20 to 30 year plan largely driven by market conditions
- Mixed use (commercial & residential) redevelopment opportunities
- Actively promoting investment opportunities to BC developers



# Quality of Life









# Residential





# **Key Chilliwack Advantages...**

- **Low land costs**
- **Low taxes**
- **Central location**
- **Available labor**
- **Low cost of living**
- **Support of local government**
- **Speedy applications & flexible solutions**
- **Quality of life**



# CHILLIWACK

BRITISH COLUMBIA

*Home of Canada Education Park*

