

Report to Council



Date: February 14, 2022
To: Council
From: City Manager
Subject: 2021 Planning and Development Statistics
Department: Planning and Development Services

Recommendation:

THAT Council receives, for information, the report from the Planning and Development Services department dated February 14, 2022, with information relating to Planning and Development Statistics;

Purpose:

This report updates Council on building and development statistics for the year 2021.

Background:

In order to keep Council current with local development and construction trends, the Divisional Director of Planning and Development Services will endeavor to bring quarterly reports forward for Council's information. As the structure of this report continues to develop, the goal is to improve the connection between Council's consideration of development applications on a weekly basis and the larger picture of housing goals in the Official Community Plan ("OCP").

Discussion:

Planning and Building Application Intake Statistics – End of year 2021

The final quarter of 2021 continued to show development trends similar to the first three quarters of the year including:

- a) Strong demand for all types of housing
- b) Development focus on multi-family housing types in the core of the City
- c) Many larger scale applications at various stages of the approvals process – potential for lots of additional housing supply

Development Planning application volume remains high despite several initiatives to reduce file volume and streamline processes. The gross building permit value for 2021 exceeded \$1 Billion for the first time and permit/inspection activity remained high throughout the year.

To continue to be able to provide the City's Development Services in a manner that is time sensitive for the development community staff have a number of on-going initiatives including:

Responding to the higher volumes:

- Contract planners
- Artificial Intelligence Project - development feedback
- Streamlining business processes (delegation for minor Development Variance Permits)
- Zoning update to improve ease of bylaw use
- Consideration for significant 'pre-zoning' in accordance with the new OCP

Looking Ahead for 2022

It is expected that both planning application and building application volumes will remain near record level through 2022. Staff anticipate continued interest from the development community for construction of rental housing as well as strong development interest in the City's core area and specifically its urban centres.

Staff will continue to work on projects that facilitate the delivery of housing in an efficient manner. This includes delivering on some of the early goals of the OCP, namely the creation and implementation of an infill housing strategy (with fast-track processes).

Considerations not applicable to this report:

Internal Circulation:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

External Agency/Public Comments:

Communications Comments:

Financial/Budgetary Considerations:

Submitted by: R. Smith, Divisional Director of Planning and Development Services

Approved for inclusion: D. Gilchrist, City Manager

Attachment: 1 - PowerPoint