

Report to Council



Date: December 5, 2022
To: Council
From: City Manager
Subject: 2022 Planning & Development Statistics – Q3
Department: Planning and Development Services

Recommendation:

That Council receives, for information, the report from the Planning and Development Services department dated December 5, 2022, with information relating to Planning and Development Statistics.

Purpose:

This report will updated Council on building and development Statistics for the third quarter of 2022.

Background:

In order to keep Council current with local development and construction trends, the Divisional Director of Planning and Development Services will 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 regular basis and the larger picture of development and housing goals in the Official Community Plan ("OCP").

Discussion:

Planning and Building Application Intake Statistics – Q3

Predictably, building and development application slowed from record highs as 2022 has progressed. Both the type and location of housing projects under construction are consistent with OCP goals of placing the bulk of new density in the City's Core/Urban area in a multi-family format.

2022 remained a strong year for total numbers of residential building permit issuances (4th highest in previous 10 years). Given the slowing pace of Planning Department application volumes, the City can expect to see the growth slow to approximately the 10 year average in 2023.

Planning and Development Services continues to be very busy processing applications from the last 18 months. In addition, several other significant projects are also either on the go or about to commence. Those include maintenance/clean-up amendments to the City's newly adopted Zoning Bylaw and Year 1 2040 Official Community Plan progress reporting.

In Q4 2022/2023 Planning will be scoping the review parameters for Short Term Rental regulations which will come to Council for review/feedback prior to project initiation. In the same time frame staff also plan to bring forward a report to Council exploring delegated authority options for Development Variance Permits and Development Permits in the interest of streamlining our approval processes and facilitating getting housing into the marketplace.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

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Approved for inclusion: Doug Gilchrist, City Manager