

Report to Council



Date: March 6, 2023
To: Council
From: City Manager
Subject: 2022 Planning & Development Statistics
Department: Planning and Development Services

Recommendation:

That Council receives, for information, the report from the Planning and Development Services department dated March 6, 2023, with information relating to Planning and Development Statistics.

Purpose:

This report updated Council on construction and development statistics for 2022.

Background:

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 weekly basis and the larger picture of development and housing goals in the Official Community Plan ("OCP").

Discussion:

Planning and Building Application Intake Statistics – 2022

Predictably, building and development application intake slowed from record highs as 2022 progressed. Both the type and location of housing projects under construction remain generally consistent with broad OCP goals of placing the bulk of new residential housing density in the City's Core/Urban areas (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 application volumes, the City can expect to see the growth (in housing) slow to a level closer to the 10-year average in 2023.

Planning and Development Services continue to be very busy processing applications from the last 18-months where delays were generated by both the adoption of the 2040 OCP and the City's new Zoning Bylaw. In addition, several other significant projects continue such as North End Planning/Tolko Site Area Redevelopment Plan, Infill Options, and Housing Needs Assessment. During the initial approval processes for OCP2040 and Zoning Bylaw it was indicated that maintenance/updates would be required to both documents during or after their first year. The Zoning Bylaw updates are currently beginning to make their way into the Council process and include maintenance/clean-up amendments to both text and mapping. The OCP2040 updates and progress reporting are also on the list for this spring.

Planning staff are also in the process of scoping the review parameters for Short Term Rental regulations which will come to Council for review/feedback prior to project initiation. Further, staff are working on reports related to delegations of authority for minor Development Variance Permits and additional streamlining to carriage house regulations. In response to concerns of the implementation of the RU4 zone – staff are working on a report with various scenarios for improvements which will come forward to Council this spring.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: Ryan Smith, Divisional Director, Planning & Development Services

Approved for inclusion: Doug Gilchrist, City Manager