

Report to Council



Date: August 14, 2023
To: Council
From: City Manager
Subject: 2023 Planning and Development Statistics – Quarter 1 and Quarter 2
Department: Planning, Climate Sustainability and Development Services

Recommendation:

THAT Council receives, for information, the report from the Planning, Climate Sustainability and Development Services Division dated August 14, 2023, with information relating to Planning and Development Statistics.

Purpose:

This report updated Council on construction and development statistics for quarters 1 and 2 of 2023.

Background:

To keep Council current with local development and construction trends, the Divisional Director of Planning & 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

Predictably, building and development application intake continue to slow from record highs as 2023 progresses. 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 multifamily format).

Permits for housing remain between the 5- and 10-year averages with multi-family rental permitting comprising an overwhelming amount of the housing in the City’s permitting process. Given the slowing pace of application volumes likely related to macro-economic conditions, the City can expect to see the growth (in housing) continue slow to a level closer to the 10-year average for the final 6 months of 2023.

On top of regular workload, staff continue to work on projects including:

- Review of RU₄ zone regulations (Council directed)
- Infill Options project (MF₁ expansion)
- Housing Needs Assessment (HNA)
- Digital transformation (AI Chatbot and Business Systems Replacement)
- Urban Centre Planning – Revised methodology/OCP Implementation
- Short Term Rentals – Regulation enhancements
- North End Planning Public Engagement
 - Tolko Site Area Redevelopment Plan.

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

Attachment: 1. PowerPoint