



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: June 22, 2020 FILE: 0640-30
 TO: Anthony Haddad, Chief Administrative Officer
 FROM: Erian Scott-Iversen, Planning Technician
 SUBJECT: May 2020 Development Services Department Monthly Report

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the May 2020 Development Services Department Monthly Report be received for information.

PURPOSE:

To update Council about Development Services Department activities during the previous calendar month.

BACKGROUND and DISCUSSION:

The Development Services Department reports monthly on the activity of the department including a summary of development applications received and building permits issued. Recent activity on in-stream applications is also summarized.

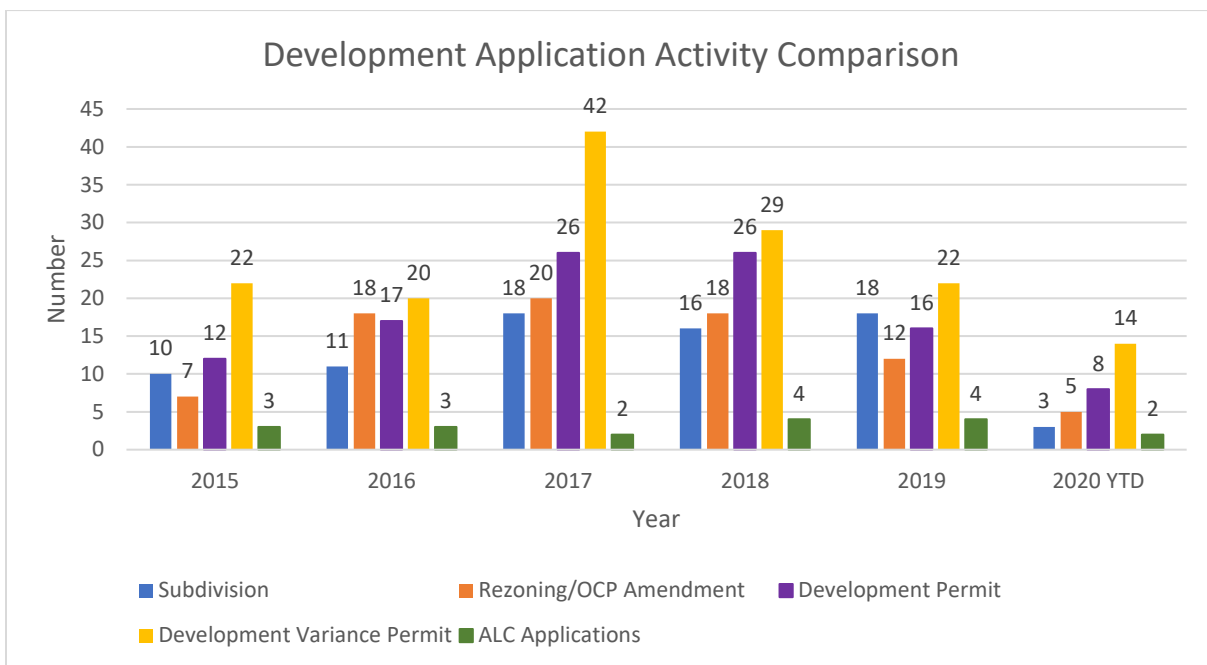
Development Applications in Progress:

| Development/Description | Recent Activity | Next Steps |
|--|---------------------------------------|---|
| Z20-001 11507 Blair Street <i>Temporary farm worker accommodation</i> | 3 rd Reading 05/11/2020 | Forwarded to the ALC |
| Z20-002 10309 Prairie Valley <i>Amalgamate and rezone lots for Institutional Use</i> | APC 05/22/2020 | 1 st and 2 nd Reading 06/08/2020 |
| Z20-005 12811 Lakeshore Drive <i>Waterfront Resort</i> | Application received 04/29/2020 | Referrals |
| Z20-006 2107 Tait <i>Rezone from Tourist Commercial to Residential</i> | Application received 05/04/2020 | Referrals |
| Z20-007 9800 Turner <i>Waterfront Resort</i> | Application received 05/05/2020 | Referrals |

| | | |
|---|--|--|
| DVP20-001 17-6709 Victoria Road <i>Retaining wall</i> | Applicant directed to amend design concept | Council consideration |
| DVP20-002 11507 Blair Street <i>Retaining wall, parking, setbacks</i> | Council consideration 05/11/2020 | Coordinated with Z20-001 and ALR20-001 Forwarded to the ALC |
| DVP20-005 14408 Herron Road <i>Side and Front Yard Setback</i> | Council consideration 05/11/2020 | Permit issued |
| DVP20-006 8323 Purves Road <i>SDS Bylaw</i> | Council consideration 05/11/2020 | Defeated |
| DVP20-007 8900 Lenzi Street <i>Front yard artificial body of water and landscaping in parking areas</i> | Council consideration 05/11/2020 | Permit issued |
| DVP20-008 8800 Happy Valley Road <i>Side yard setback</i> | Council consideration 05/11/2020 | Permit issued |
| DVP20-009 21815 Garnet Valley Road <i>Maximum height of a building</i> | Staff received amended plans | Council consideration 06/22/2020 |
| DVP20-010 5212 Woods Avenue <i>Front setback</i> | Council consideration 05/11/2020 | Permit issued |
| DVP20-011 5277 Solly Road <i>Retaining wall and minimum width of a driveway</i> | TPC 05/14/2020 | Council consideration TBD |
| DVP20-012 20-10605 Cedar Ave <i>Garage setback, rear setback, lot coverage</i> | Application received 05/19/2020 | Referrals |
| DVP20-013 137 Sumac Ridge Drive <i>Retaining wall height</i> | Application received 05/20/2020 | Referrals |
| DVP20-014 9800 Turner Street <i>Setbacks, lot coverage</i> | Application received 05/05/2020 | Referrals |
| ALR20-002 16820 Watson Road <i>Non-adhering residential use</i> | AAC 05/15/2020 | Council consideration 06/08/2020 |
| S20-002 13229/13233 Victoria Road <i>Lot Line Adjustment</i> | Referrals | TPC 06/11/2020 |
| S20-003 2107 Tait Street <i>1 to 2 lots</i> | Referrals | Referrals |
| DP20-004 12914 Prairie Valley Road <i>Environmentally sensitive</i> | Referrals | Report |
| DP20-005 12011 Lakeshore Drive | Referrals | TPC 05/14/2020 |

| | | |
|--|------------------------------------|-----------|
| <i>Watercourse</i> DP20-006 Ash Avenue <i>Watercourse</i> | Application received 05/07/2020 | Referrals |
| DP20-007 2920-3530 Landry Crescent <i>Watercourse</i> | Application received 05/08/2020 | Referrals |
| DP20-008 9800 Turner Street <i>Multi-family</i> | Application received 05/05/2020 | Referrals |

Development Application Activity Summary:



Building Permit Activity (Five Year Comparison):

| Month of May | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------------------|------------|------------|------------|------------|------------|
| Permits Issued | 21 | 14 | 27 | 20 | 12 |
| Total Construction Value | 3,978,500 | 2,180,000 | 3,288,600 | 2,000,500 | 1,650,000 |
| Year-to-Date | | | | | |
| Permits Issued | 81 | 88 | 91 | 98 | 66 |
| Total Construction Value | 7,425,500 | 14,739,482 | 11,689,600 | 21,048,300 | 10,041,800 |
| Total Annual | | | | | |
| Permits Issued | 178 | 195 | 190 | 206 | |
| Billings | 269,385 | 328,616 | 286,337 | 729,760 | |
| Total Construction Value* | 28,841,233 | 31,113,882 | 28,043,100 | 45,879,300 | |

**Note: Annual construction values may vary from published reports. The information contained above provides Actual values at year end. Previous reports may have included construction values for permits that were issued but not collected by the applicant or commenced construction before year end.*

LEGISLATION and POLICY:

Regional Growth Strategy Bylaw No. 2770, 2017
Official Community Plan Bylaw No. 2014-002
Zoning Bylaw No. 2000-450
Building Regulation Bylaw No. 2013-017
Land Use Procedures Bylaw No. 98-003

FINANCIAL IMPLICATIONS:

Development applications generate revenue to support the activities of the Development Services Department.

CONCLUSION:

Monthly reports will augment the information available to track and assess development activity.

OPTIONS:

1. Move the motion as recommended by staff.
2. Direct staff to provide additional or less information in subsequent months.

Respectfully submitted,

Approved for agenda,



Erian Scott-Iversen
Planning Technician

Anthony Haddad
Chief Administrative Officer