



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: April 26, 2021
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: March 2021 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the March 2021 Development Services Monthly Report be received for information.

PURPOSE:

To update Council about Development Services Department activities on a monthly basis.

BACKGROUND and DISCUSSION:

The Development Services Department reports monthly on the activity of the department including a summary of development applications received, building permits issued, and bylaw enforcement activity. Development Services also provides an annual statistical report of department activities in comparison to previous years. Recent activity on in-stream applications is also summarized.

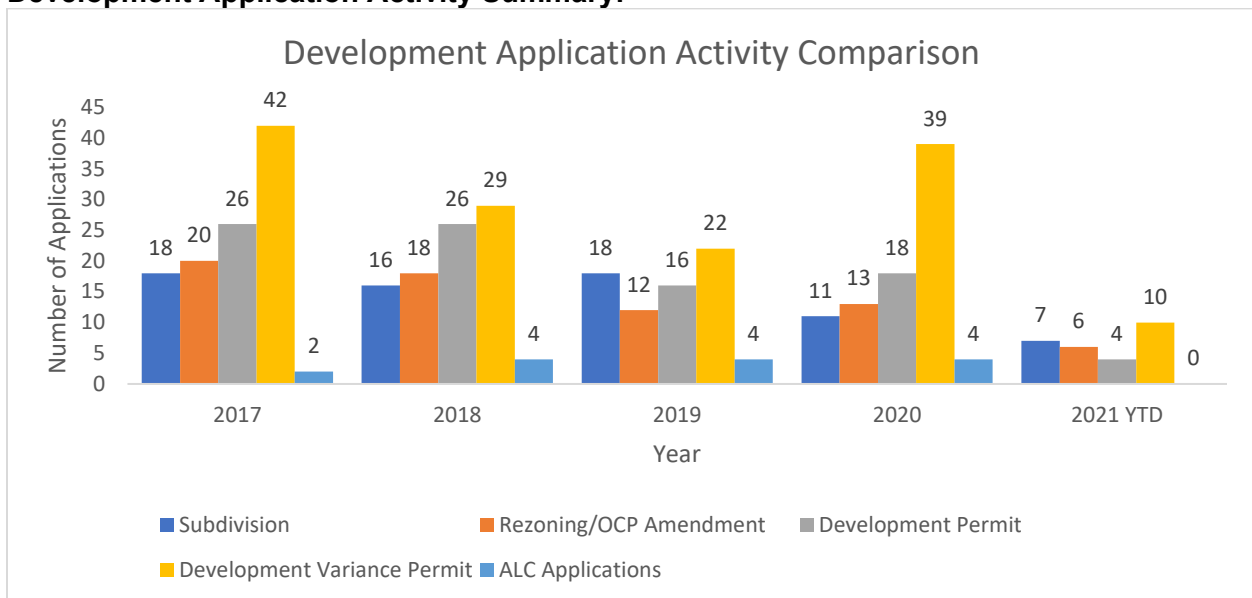
Development Applications in Progress:

Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	Advisory Planning Commission	Council consideration
Z20-015 4217 Sherk Street <i>Site-specific text amendment</i>	Referrals	Technical Planning Committee
Z21-001 10907 Prairie Valley Road <i>Rezoning</i>	Referrals	Applicant revising application
Z21-002 8709 Jubilee Road <i>OCP Amendment and Rezoning</i>	03/22/2021 – 3 rd reading	Adopted
Z21-003 8108 Purves Crescent <i>Site-specific text amendment</i>	03/26/2021 – Advisory Planning Commission	Council consideration
Z21-004 1514 Wharf Street	04/12/2021 – 1 st and 2 nd	Public hearing

<i>Rezoning</i>		
Z21-005 7418 Kirk Avenue <i>Rezoning</i>	04/12/2021 – 1 st and 2 nd	Public hearing
Z21-006 11510 Blair Street <i>Site-specific text amendment</i>	03/26/2021	Referrals
DVP20-031 11507 Blair Street <i>Rear setback</i>	Technical Planning Committee	Applicant revising application
DVP20-034 6011 Hwy 97 <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	On hold at applicant's request
DVP20-035 6102 Austin Street <i>Rear yard setback</i>	Technical Planning Committee outcome letter	On hold at applicant's request
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	01/21/2021 – Technical Planning Committee	Coordinated with Z20-013
DVP21-004 21801 Garnet Valley Road <i>Side yard setback</i>	Council consideration	Issued
DVP21-005 18555 Matsu Drive <i>Rear yard setback</i>	Council consideration	Issued
DVP21-006 2520 Landry Crescent <i>Rear yard setback</i>	Referrals	On hold at applicant's request
DVP21-007 11719, 11715, 11711 Grant Avenue <i>Front, rear, and side setbacks</i>	Council consideration	Issued
DVP21-008 6315 Victoria Road South <i>Side yard setback</i>	03/09/2021 – Application received	Referrals
DVP21-009 11510 Blair Street <i>Building outside of</i>	03/26/2021 – Application received	Coordinated with Z21-006
DVP21-010 5811 Giants Head <i>Front and side yard setback</i>	03/30/2021 – Application received	Referrals
S20-010 8108 Purves Road <i>1 to 2 lots</i>	12/15/2020 – Application received	Referrals
S20-011 9704 Julia Street <i>1 to 2 lots</i>	Technical Planning Committee	Drafting PLA
S21-001 19265/19267 Lakeshore Drive North <i>Lot line adjustment</i>	Technical Planning Committee	Drafting PLA
S21-002 7418 Kirk Avenue	Referrals	PLA Issued

<i>3 lot subdivision</i> S21-003 19006/19106 Garnet Valley Road <i>Lot line adjustment</i>	Referrals	Drafting PLA
S21-004 6609 Nixon Road <i>2 lot subdivision</i>	Referrals	PLA Issued
S21-005 9907 Turner Street <i>2 lot subdivision</i>	03/01/2021 – Application received	Technical Planning Committee
S21-006 10619 Lister Avenue <i>2 lot subdivision</i>	03/09/2021 – Application Received	Technical Planning Committee
S21-007 6108 Solly Road <i>2 lot subdivision</i>	03/17/2021 – Application received	Technical Planning Committee
DP20-015 6011 HWY 97 <i>Trout Creek DP</i>	12/17/2020 – Advisory Planning Committee	Coordinated with DVP20-034
DP20-016 10830 Prior Place <i>Watercourse DP</i>	Referrals	Applicant revising application
DP21-002 19202 Garnet Valley Road <i>Environmentally Sensitive DP</i>	03/22/2021 – Application received	Referrals
DP21-003 5811 Giants Head Road <i>Watercourse DP</i>	03/30/2021 – Application received	Applicant to submit additional information
DP21-005 15019 Elliott Street <i>Multi-family DP</i>	03/31/2021 – Application received	Referrals

Development Application Activity Summary:



Building Permit Activity (Five Year Comparison):

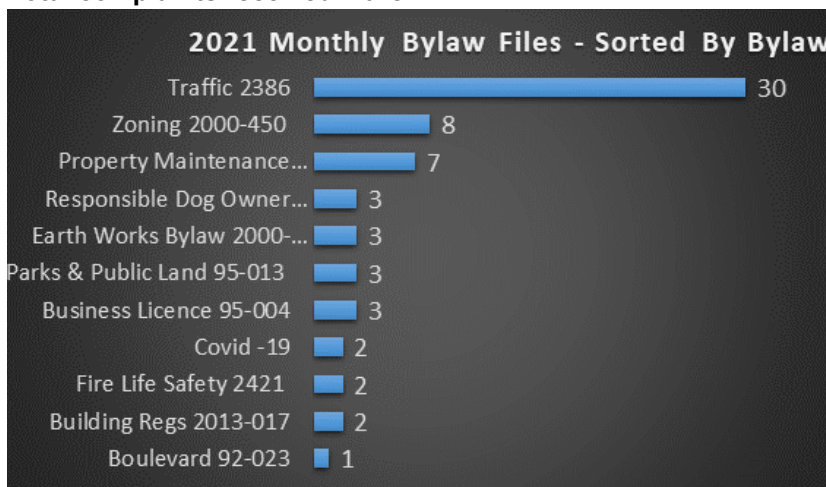
Month of March	2017	2018	2019	2020	2021
Permits Issued	18	15	16	17	15
Total Construction Value	2,656,800	1,845,000	12,741,000	2,139,000	1,812,500
Year to Date					
Permits Issued	49	38	56	38	53
Total Construction Value	7,803,766	4,535,000	17,273,800	5,623,000	6,888,000
Total Annual					
Permits Issued	195	190	206	200	
Revenue	328,616	286,337	445,982	399,304	
Total Construction Value	31,113,882	28,043,100	45,879,300	35,734,900	

**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.*

Building activity is continued at a strong pace for the first quarter of 2021. Total construction value and number of permits to date is above that of 2020, which was a record year. Staff are forecasting the building permit revenue will be above budgeted projections, in particular due to the recent submission of the OASIS Luxury Condominium project.

Bylaw Enforcement Activity:

Total complaints received March:



The majority of new bylaw files initiated in the month of March are in regards to the District's Traffic Bylaw No. 2386. Of the total traffic-related files, 19 were generated by the District, while 11 were generated by a complaint. Areas of concern include:

- Abandoned Vehicles
- Unlicensed Vehicles on the roadway
- Unattached trailers on the roadway
- Living in a vehicle
- Dump trucks speeding on residential roads
- Advertising vehicle for sale on roadway

Total Year To Date Bylaw Files:



Enforcement staff are now wearing new professional uniforms with the District's emblem. March saw an uptick in Zoning and Property maintenance files and a few are in the process of getting finished. So far, property owners have been working with us to get things cleaned up themselves. COVID-19 complaints continue to be low and the spot checks completed by bylaw staff have shown businesses in compliance.

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
- Development Application Procedures Bylaw No. 2020-026

FINANCIAL IMPLICATIONS:

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

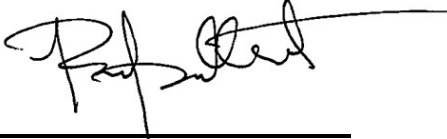
CONCLUSION:

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.

Endorsed by,



Brad Dollevoet
Director of Development
Services

Approved for agenda,



Graham Statt
Chief Administrative Officer