



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: May 25, 2021
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: April 2021 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the April 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:

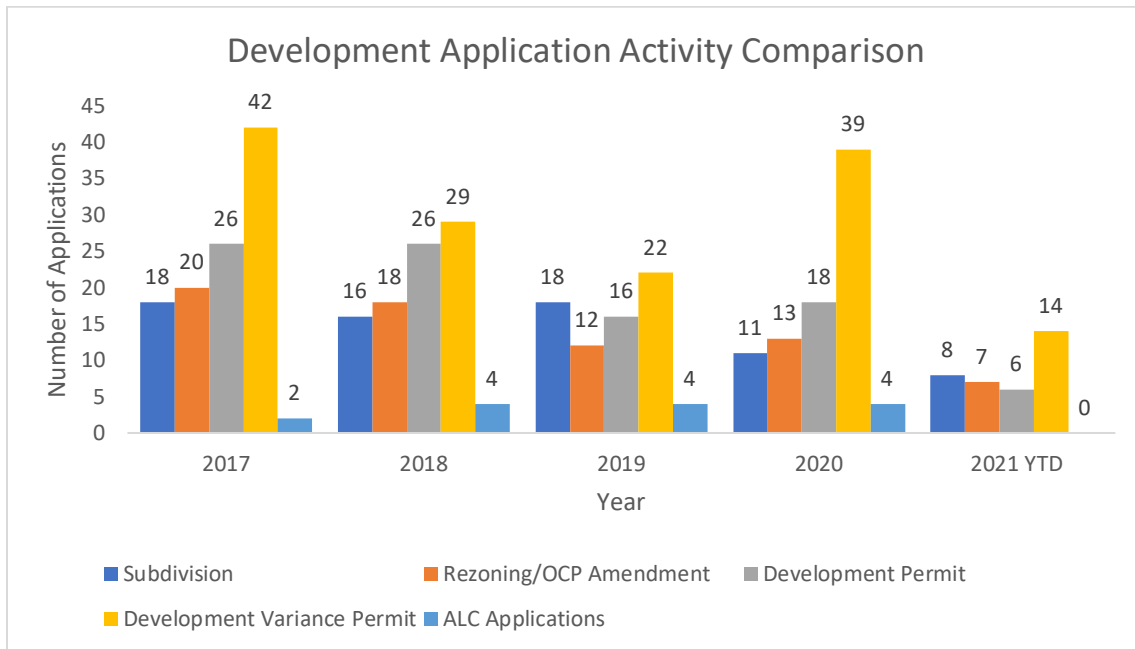
| Development/Description | Recent Activity | Next Steps |
|---|---|---|
| Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i> | Council Presentation on May 10 | Environmental Report and Second Reading |
| Z20-015 4217 Sherk Street <i>Site-specific text amendment</i> | Referrals | Technical Planning Committee |
| Z21-001 10907 Prairie Valley Road <i>Rezoning</i> | Referrals | Applicant revising application |
| Z21-003 8108 Purves Crescent <i>Site-specific text amendment</i> | 03/26/2021 – Advisory Planning Commission | Council consideration |
| Z21-004 1514 Wharf Street <i>Rezoning</i> | Public Hearing on May 10 | Adoption |
| Z21-005 7418 Kirk Avenue | Public Hearing on May 25 | 3 rd reading and Adoption |

| | | |
|---|---|--|
| <i>Rezoning</i> | | |
| Z21-006 11510 Blair Street <i>Site-specific text amendment</i> | Referrals | AAC Committee Meeting |
| DVP20-031 11507 Blair Street <i>Rear setback</i> | Applicant revising application | On hold |
| 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> | Coordinated with Z20-013 | On Hold at applicant's request |
| DVP21-006 2520 Landry Crescent <i>Rear yard setback</i> | Referrals | On hold at applicant's request |
| DVP21-008 6315 Victoria Road South <i>Side yard setback</i> | Council approved April 26, 2021 | Issued |
| 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 | On hold – waiting on applicant |
| DVP21-011 15019 Elliot Street <i>Multi-Family Buildings</i> | 04/07/2021 – Application Received | Referrals |
| DVP21-012 10808 Walters Road <i>Front Setback</i> | 04/07/2021 – Application Received | Council consideration of May 25, 2021 |
| DVP21-013 6609 Nixon Road <i>Reduced Lot Depths</i> | 04/08/2021 – Application Received | Referrals |
| DVP21-014 13432 Hermiston Drive <i>Retaining Wall</i> | 04/13/2021 – Application Received | Council consideration on May 25, 2021 |
| DVP21-015 2107 Tait Street <i>Subdivision Development and Servicing Bylaw</i> | 04/29/2021 – Application Received | Council consideration on June 14, 2021 |
| S20-010 8108 Purves Road <i>1 to 2 lots</i> | 12/15/2020 – Application received | On hold pending rezoning. |
| S20-011 9704 Julia Street <i>1 to 2 lots</i> | Technical Planning Committee | Drafting PLA |
| S21-001 19265/19267 Lakeshore Drive North | Technical Planning Committee | Drafting PLA |

| | | |
|---|---------------------------------------|---|
| <i>Lot line adjustment</i> | | |
| S21-002 7418 Kirk Avenue <i>3 lot subdivision</i> | Referrals | PLA Issued |
| 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> | Referrals | Drafting PLA |
| S21-006 10619 Lister Avenue <i>2 lot subdivision</i> | Drafting of PLA | PLA Issued |
| S21-007 6108 Solly Road <i>2 lot subdivision</i> | Referrals | Drafting PLA |
| S21-008 19013 Bentley Road (Hunters Hill – Phase 2) | Received 04/15/2021 Referrals | PLA Issued |
| DP20-015 6011 HWY 97 <i>Trout Creek DP</i> | New plan submitted | Planning staff provided comments from APC |
| 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 | Applicant to submit additional information |
| DP21-003 5811 Giants Head Road <i>Watercourse DP</i> | 03/30/2021 – Application received | Applicant to submit additional information |
| DP21-004 2107 Tait Street <i>Trout Creek DP Area</i> | 04/14/2021 – Application received. | Referrals |
| DP21-005 15019 Elliott Street <i>Multi-family DP</i> | 03/31/2021 – Application received | Referrals |
| DP21-006 12011 Lakeshore Drive S <i>Watercourse DP</i> | 04/20/2021 – Application received | Issued |

Planning staff are actively working to complete applications in timely fashion in accordance with our targeted timelines. As an example, our Development Variance Permit process target timeline is 6 weeks turnaround, and for the two DVPs being considered by Council for May 25, 2021 (DVP21-012, and DVP21-014) the application received dates were April 7, 2021, and April 13, 2021.

Development Application Activity Summary:



In April, the District received the subdivision application for the next phase (Phase 2) of the Hunters Hill development. Phase 2 proposed a total of 30 single family Country Residential (CR1) – “Cluster” zoned lots. Staff is currently reviewing the application internally and will be providing comments back to the applicant soon. Also in April, staff provided final approval of Phase 3 of Treffry Place subdivision which provides an additional 13 single family lots in the Trout Creek community.

Building Permit Activity (Five Year Comparison):

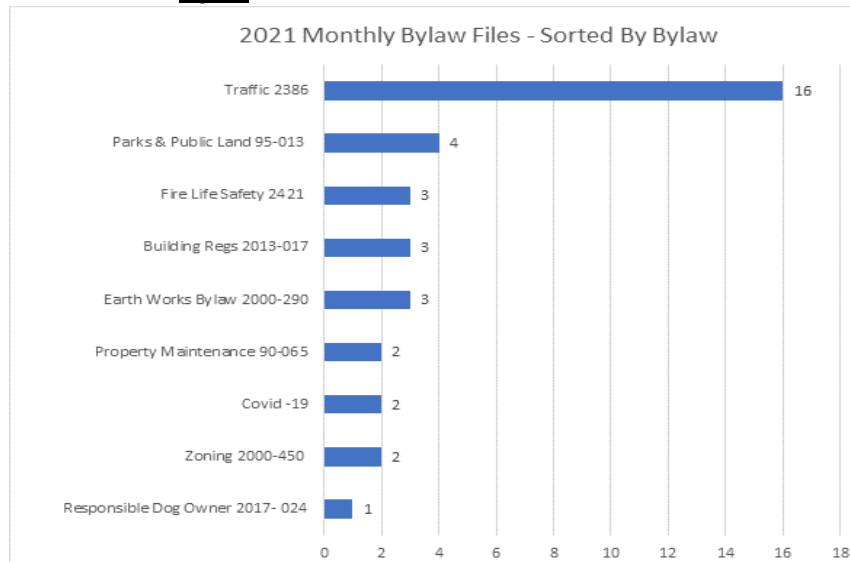
| Month of April | 2017 | 2018 | 2019 | 2020 | 2021 |
|--------------------------|--------------|-------------|--------------|-------------|--------------|
| Permits Issued | 25 | 23 | 21 | 16 | 21 |
| Total Construction Value | \$4,755,716 | \$3,819,000 | \$1,772,000 | \$2,768,800 | \$3,640,500 |
| Year to Date | | | | | |
| Permits Issued | 74 | 61 | 77 | 54 | 74 |
| Total Construction Value | \$12,559,482 | \$8,354,000 | \$19,045,800 | \$8,391,800 | \$10,528,500 |
| 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.*

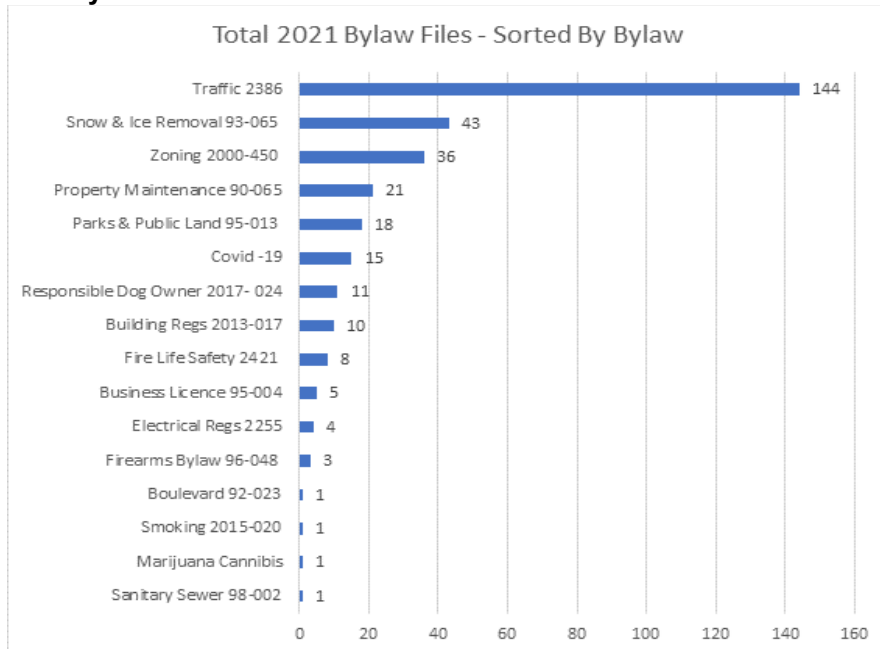
Staff are forecasting the building permit revenue will be above budgeted projections, in particular due to the recent submission of the OASIS Luxury Condominium project. Currently the OASIS project is undergoing “pre-loading” which requires the placement of fill on the property to compact the ground to prepare it for the placement of foundations. This additional fill will be removed from the site once the required “pre-loading” phase is completed.

Bylaw Enforcement Activity:

Total complaints received in April:



Total Year To Date Bylaw Files:



With the warmer temperatures in April, our Bylaw enforcement staff have been completing more park patrols, which has resulted in more files initiated for violations found in these areas. Bylaw enforcement staff are also increasing their patrols of park areas to help with graffiti prevention. In addition, enforcement staff have increased the number of shifts on weekends in an effort to target patrolling of heavy use recreational areas, such as the north Prairie Valley area.

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.

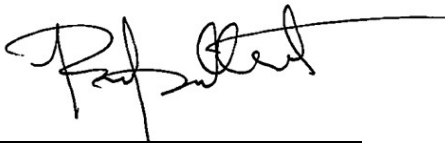
CONCLUSION:

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