



# City of Revelstoke

## Council Report

File No.: 3900-02

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**To:** His Worship Mayor McKee and Members of City Council  
**From:** Dean Strachan, MCIP, RPP  
Manager of Development Services  
**Date:** January 20, 2016  
**Subject:** Development Activity – 2015 Year End Report

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### **RECOMMENDATION:**

THAT the Development Activity - 2015 Year End Report be received.

### **CAO Comments:**

Approved for Council consideration. AC

### **Background:**

Development Services provides activity reporting three times per year including an annual year end report. The subject report is the third and final 2015 report on Development Activity (see Figure 1).

### **Options / discussion**

The year end report shows an increase in construction activity over 2014. There was a significant increase in commercial construction, residential was equal, and industrial was lower.

### **Financial / Risk Implications:**

No financial or risk implications are anticipated from the proposed recommendation.

### **Others Consulted:**

The subject Development Activity Report would be circulated to the Advisory Planning Commission and Economic Development Commission for their information.

### **Attachments:**

Figure 1 – Development Activity – 2015 Year End Report

Respectfully submitted,

Dean Strachan, MCIP, RPP  
Manager of Development Services



## City of Revelstoke

January 20, 2016

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### **Development Activity – 2015 Year End Report**

Prepared by: Dean Strachan, Manager of Development Services

The following is a summary of Development Services activity data for 2015:

In 2015 Development Services received and processed 75 Development Applications (Rezoning, OCP Amendment, Development Permit, Development Variance Permit, Heritage Alteration Permit and Sign Permit). For comparison in 2014 Development Services also received and processed 75 Development Applications while in 2013 there were 45.

In addition to processing development applications, in 2015 Development Services also completed the program for addressing expired Building Permits, revised the Building Permit processing procedure and continued with implementation of customer service improvement initiatives. Customer service improvement initiatives to date include new application forms, 24 hour response time policy, new street level office, expanded front counter service and completion of streamlined processing procedures. Customer service continues to be a focus for Development Services with a goal of continued improvement. Our current application processing times are tabled below. Building Permit Application processing times do have a wide range, from 0 -120 days. Several factors impact the processing time, the project size, whether all application documentation has been provided and whether the owner and/or professionals modify the application during processing. In addition there are seasonal fluctuations, in the spring and summer processing times slow due to the volume being received. Requirements for referral to other agencies, public notification and reporting to Council impact development application processing times and limit stream lining opportunities.

	Processing Time
Building Permit Application	10 days (to permit issuance)
Development Permit Application	1 month (to permit issuance)
Development Variance Permit Application	2 months (to permit issuance)
Rezoning Application	3-4 months (to Third Reading)
Subdivision Application	1 month (to PLA)
Sign Permit Application	1-2 days (to permit issuance)

Building Permit statistics can vary significantly from month to month. However, the total annual Building Permit value is generally used as a measure of construction activity in communities across British Columbia. Other measures of note are the value of construction by category (Commercial, Industrial, Institutional and Residential), the value of new construction and value of additions and alterations, number of Building Permits Issued and number of new residential homes.

In 2015 the total value of Building Permits was \$15,042,000. In 2014 the total value of Building Permits was \$14,293,000 or 7.7% higher than 2014.

	Building Permit Value 2015	Building Permit Value 2014	Building Permit Value 2013
<b>Year Total</b>	<b>\$15,042,000</b>	<b>\$14,293,000</b>	<b>\$9,723,000</b>

In 2015 there were 209 Building Permits issued, in 2014 year there was a total 231 Building Permits issued. Although the number of permits was lower in 2015 the total value of the construction work was higher. The 2014 permit numbers also include a number of permits initiated as a result of the Building Permit Renewal Incentive Program (see below).

	Building Permit Value 2015	Building Permit Value 2014
Residential	\$8,965,000	\$8,955,000
Commercial	\$4,988,000	\$1,399,000
Industrial	\$918,000	\$3,884,000
Institutional	\$171,000	\$55,000
<b>Year Total</b>	<b>\$15,042,000</b>	<b>\$14,293,000</b>

Total residential Building Permit Value in 2015 was \$8,965,000 slightly higher than it was in 2014 (<1%). In 2015 residential construction represented 60% of the total Building Permit Value for the year, very similar to what we saw in 2014 when the ratio was 63%. There were fifteen new homes constructed in 2015.

Of note is the \$4,988,000 in commercial construction value for 2015 which is \$3,589,000 higher than 2014. However this increase is offset by lower industrial construction values in 2015. A BC Hydro project in 2014 added significantly to industrial numbers that year while the Petro Canada / Starbucks and Mt. Begbie Brewery added substantively to the 2015 commercial numbers.

In 2015 we completed a program to encourage property owners with expired Building Permits to renew their permits. The intent was to provide an incentive that would result in people coming to the City to clean up these old permits instead of the City pursuing them. The program offered a one year (May 1, 2014 to May 1, 2015) period during which renewal fees were waived. At the start of the program there were ~300 expired Building Permits identified. To date, 235 of the original ~300 property owners (78%) have acted to address this issue. The remaining 65

property owners have not responded, are working on providing documentation or have refused to participate. We will continue to communicate with these remaining property owners and continue to work to get these files closed. A further outcome of the program is Development Services has implemented new annual notification procedures that will prevent a future accumulation of expired building permits.

### Conclusion

The Development Services data for 2015 shows an increase in development activity. Year end data also shows that Building Permit values for 2015 were higher than 2014 due to increases in commercial construction. It should be noted that Building Permit value measures can be highly variable due to several factors and are significantly impacted by major projects.

Moved forward as a project for 2016 is the purchase and implementation of permit tracking software. This system would assist in further streamlining the permitting process and centralize information for reporting. The current reporting process is problematic and time consuming as data must be manually drawn from several sources. This new system would allow Development Services to more accurately and efficiently track data and would allow for information to be more readily available to staff, customers and the community.