



# 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 3, 2017  
**Subject:** Development Activity – 2016 Year End Report

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### **RECOMMENDATION:**

**THAT the Development Activity - 2016 Year End Report be received.**

### **CAO Comments:**

Approved for Council consideration. DL

### **Background:**

Development Services provides activity reporting three times per year including an annual year end report. The subject report is the third and final 2016 report on Development Activity (see Figure 1).

### **Options / discussion:**

The year end report shows a significant increase in construction activity over 2015. Of particular note was a significant increase in residential construction with thirty-eight new homes.

### **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:**

1. Figure 1 – Development Activity – 2016 Year End Report

**Respectfully submitted,**

**Dean Strachan, MCIP, RPP**  
**Manager of Development Services**



**City of Revelstoke**

January 3, 2017

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**Development Activity – 2016 Year End Report**

Prepared by: Dean Strachan, Manager of Development Services

The following is a summary of Development Services activity data for 2016:

In 2016 Development Services received and processed 133 Development Applications (Rezoning, OCP Amendment, Development Permit, Development Variance Permit, Heritage Alteration Permit and Sign Permit). For comparison in 2015 and 2014 Development Services received and processed 75 Development Applications while in 2013 there were 45.

In addition to processing development applications, in 2016 Development Services also began an active Vacation Rental enforcement program resulting in a number of illegal Vacation Rental property owners ceasing operation, returning their unit to residential rental market or applying to legalize their Vacation Rental. Building Permit processing procedure improvements and further customer service improvement initiatives were implemented in 2016. Customer service improvement initiatives over the past three years 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 additional 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 2016 the total value of Building Permits was \$19,342,904. In 2015 the total value of Building Permits was \$15,042,000 or 28.6% higher than 2015.

	Building Permit Value 2016	Building Permit Value 2015	Building Permit Value 2014	Building Permit Value 2013
<b>Year Total</b>	<b>\$19,343,000</b>	<b>\$15,042,000</b>	<b>\$14,293,000</b>	<b>\$9,723,000</b>

In 2016 there were 180 Building Permits issued, in 2015 year there was a total 209 Building Permits issued. Although the number of permits was lower in 2016 the total value of the construction work was higher. The 2015 permit numbers also include a number of permits initiated as a result of the Building Permit Renewal Incentive Program that was completed in 2015.

	Building Permit Value 2016	Building Permit Value 2015	Building Permit Value 2014
Residential	\$15,499,000	\$8,965,000	\$8,955,000
Commercial	\$3,564,000	\$4,988,000	\$1,399,000
Industrial	\$278,000	\$918,000	\$3,884,000
Institutional	\$2,000	\$171,000	\$55,000
<b>Year Total</b>	<b>\$19,343,000</b>	<b>\$15,042,000</b>	<b>\$14,293,000</b>

Total residential Building Permit Value in 2016 was \$15,499,00 that is 73% higher than it was in 2015. In 2016 residential construction alone exceed the combined value of all categories of construction in 2015. Residential construction represented 80% of the total Building Permit Value in 2016. There were thirty-eight new homes constructed in 2016, more than double the fifteen new homes constructed in 2015.

Commercial construction value was \$3,564,000 in 2016, lower than the value in 2015 of \$4,988,000. However, several commercial projects are scheduled to start construction in 2017 that would result in a significant increase to commercial construction values this year.

### Conclusion

The Development Services data for 2016 shows a significant increase in development activity. Year end data also shows that Building Permit values for 2016 were higher than 2015 due to a significant increase in residential construction. Development Services Staff were challenged in

2016 wiith the significant number of Vacation Rental Rezoning applications of the Planning side and on the Building side with thirty-eight new homes. It should be noted that Building Permit value measures can be highly variable due to several factors and are significantly impacted by major projects.

With several commercial and multi-family projects scheduled to proceed this year along with an anticipated further increase in the number of single family dwellings to be constructed, Development Services is anticipated to have a further increase in activity in 2017.