

Issued Development Permits and Variance Analysis

Total issued permits

Administration issued a total of 19,524 permits between January 1, 2016, and December 31, 2016. This is a six percent decrease (1,277 permits) compared to the same period in 2015.

Frequency of variances

Nine development types were selected for detailed analysis of variances issued, including:

- Single Detached Housing
- Garage and Garden Suites
- Semi-detached Housing
- Multi-family Residential Projects
- House Additions
- Accessory Buildings
- Uncovered Decks
- Residential Sales Centres
- Major Commercial and Industrial Projects

During 2016, a total of 7,747 development permits were issued citywide for these development types. Of this total, 1,031 (13 percent) were issued with at least one variance. Within the Mature Neighbourhood Overlay boundary, 1,599 permits were issued under the nine residential development types, 405 (25 percent) of which included at least one variance. The frequency of variances is summarized in the sections below and detailed in Table 1 and Table 2 found at the back of this attachment. Development permit appeals submitted to the Subdivision and Development Appeal Board are located in Attachment 3 - Subdivision and Development Appeal Board Appeals Summary, 2016.

Variances by Building Type

Single Detached Housing

This category includes Single Detached Housing and Single Detached Housing with Secondary Suites.

Within the Mature Neighbourhood Overlay boundary, a total of 316 Single Detached Housing development permits were issued, 91 (29 percent) of which had variances. The most common variance within the Mature Neighbourhood Overlay was the required rear setback. Eleven of the approved permit decisions of this type were appealed to the Subdivision and Development Appeal Board. The Board upheld the Development Officer's original decision in 6 cases, overturned the decision in two cases and had no jurisdiction in three cases.

Outside of the Mature Neighbourhood Overlay boundary, a total of 2,727 development permits were issued, 108 (4 percent) of which had variances. The most common variance granted outside of the Mature Neighbourhood Overlay was a reduction in the required side setback. There was one appeal to the Subdivision and Development Appeal Board. The Board had no jurisdiction on the decision.

Garage and Garden Suites

Within the Mature Neighbourhood Overlay, a total of 50 permits for Garage and Garden Suites were issued, 18 (36 percent) of which had variances. The most common variance was to increase the minimum Floor Area required for a Garage Suite. There were seven permits appealed to the Subdivision and Development Appeal Board. The Board upheld the Development Officer's original decision in six cases and overturned the original decision in one case.

Outside of the Mature Neighbourhood Overlay, a total of six permits were issued, two (33 percent) of which had a variance. One variance was to waive the locational requirement for Garage Suites within the zone, the other was for a decrease in required separation space. There were two appeals to the Subdivision Development and Appeal Board and the Board upheld the Development Officer's decision in both cases.

Semi-detached Housing

Within the Mature Neighbourhood Overlay, a total of 88 permits for Semi-detached Housing were issued, 42 (48 percent) of which had variances. The most frequent variance was related to reducing the required minimum Site Width. There were three Subdivision and Development Appeal Board appeals for approvals submitted. The Board upheld the Development Officer's decision in all three instances.

Outside of the Mature Neighbourhood Overlay, a total of 523 permits for Semi-detached Housing were issued, 29 (6 percent) of which required a variance. The most common variance granted was related to reducing the required minimum Site Width. There was one Subdivision Development and Appeal Board appeal for an approval submitted, the Board upheld the Development Officer's approval decision.

Multi-family Residential Projects

Multi-family Residential Projects include Row Housing and Apartments.

In the Mature Neighbourhood Overlay, a total of 33 permits for Multi-family Residential Projects were issued, 29 (88 percent) of which had a variance. The most frequent variance type was a reduction in the required number of parking

spaces. There were four appeals to the Subdivision and Development Appeal Board. The Board upheld the Development Officer's decision in all but one case.

Outside the Mature Neighbourhood Overlay, a total of 126 permits were issued, 63 (50 percent) of which had a variance. The most frequent variance granted for these permits were related to an increase in required Site Coverage. There were five appeals to the Subdivision and Development Appeal Board. The Board upheld the Development Officer's decision in all five appeals.

House Additions

House Additions include additions and covered decks.

In the Mature Neighbourhood Overlay, a total of 153 permits for House Additions were issued, 55 (36 percent) of which had variances. The most frequent variance was to the minimum required Rear Setback. There were no appeals submitted to the Subdivision and Development Appeal Board.

Outside of the Mature Neighbourhood Overlay, a total of 131 permits were issued, 36 (27 percent) of which had variances. The most frequent variance granted was to reduce the Rear Setback. One appeal was submitted to the Subdivision and Development Appeal Board. The Board upheld the Development Officer's decision.

Accessory Buildings

This category includes detached Garages, sheds, and similar structures.

Within the Mature Neighbourhood Overlay, a total of 585 permits for Accessory Buildings were issued, 77 (13 percent) of which had variances. Of these, the most frequent variances were to increase Site Coverage and reduce the Side Setback. There were a total of three Subdivision and Development Appeal Board appeals. In two cases, the Board upheld the Development Officer's decision. One appeal resulted in the Board overturning the Development Officer's decision.

Outside of the Mature Neighbourhood Overlay, 993 permits were issued, 91 (9 percent) of which had variances. The most frequent variance was for a reduction to the Rear Setback. There were two appeals to the Subdivision and Development Appeal Board submitted. The Board upheld the Development Officer's approval decision in one appeal case, and had no jurisdiction in the other.

Uncovered Deck

Uncovered decks require a development permit when they are greater than 0.60 metres in Height.

Within the Mature Neighbourhood Overlay, a total of 292 permits for uncovered decks were issued, 48 (16 percent) of which had variances. The most frequent variance was to increase the permitted projection into the Rear Setback. There were no appeals to the Subdivision and Development Appeal Board submitted.

Outside of the Mature Neighbourhood Overlay boundaries, a total of 1,301 permits for uncovered decks were issued, 122 (9 percent) of which had variances. The most frequent variance was increasing the permitted projection into the Rear Setback. There was one Subdivision and Development Appeal Board appeal submitted and the Board overturned the Development Officer's decision.

Residential Sales Centre

Residential Sales Centres, also known as showhomes, facilitate pre-construction sales of new residential developments.

Within the Mature Neighbourhood Overlay, there was one development permit issued for Residential Sales Centres and it had a variance for a reduction in parking. There were no appeals submitted to the Subdivision and Development Appeal Board.

Outside of the Mature Neighbourhood Overlay, a total of 85 permits for Residential Sales Centres were issued, 46 (54 percent) of which had variances. The most frequent variance was related to the reduction of required parking stalls. The majority of variances consisted of the removal of one parking stall. There was one appeal submitted to the Subdivision and Development Appeal Board for which the Board upheld the Development Officer's decision.

Major Commercial and Industrial Projects

Major Commercial and Industrial projects include changes of use (for example retail to professional services) and new construction. The Mature Neighbourhood Overlay does not apply to commercial and industrial zones, however the overlay boundary has been used to describe the general location of projects.

Within the Mature Neighbourhood Overlay boundary, a total of 81 permits for Major Commercial and Industrial Projects were issued, 44 (54 percent) of which had variances. The most frequent variance was to decrease the number of required parking stalls. Twelve appeals were submitted to the Subdivision and

Development Appeal Board. The Board upheld the Development Officer's original approval decision in all cases.

Outside of the Mature Neighbourhood Overlay area, a total of 256 permits for Major Commercial and Industrial projects were issued, 129 (50 percent) of which had variances. The most frequent variance was related to the reduction of required parking stalls. There were 11 appeals submitted to the Board. The Board had upheld the Development Officer's approval decision in ten appeals and one appeal is awaiting hearing at time of writing.

Table 1: Summary of Permits Issued in 2016

	Number of Development Permits Issued	Number of Development Permits Issued with a Variance	Number of development permits located in the Mature Neighbourhood Overlay	Number of development permits located in the Mature Neighbourhood Overlay with a variance	Number of development permits located outside the Mature Neighbourhood Overlay	Number of development permits located outside the Mature Neighbourhood Overlay with a variance
Single Detached Housing	3,043	200 (7%)	316	91 (29%)	2,727	108 (4%)
Garage and Garden Suites	56	19 (34%)	50	18 (36%)	6	2 (33%)
Semi-detached Housing	611	71 (12%)	88	42 (48%)	523	29 (6%)
Multi-Family Residential Project	159	92 (58%)	33	29 (88%)	126	63 (50%)
House Additions	284	91 (32%)	153	55 (36%)	131	36 (27%)
Accessory Buildings	1,578	168 (11%)	585	77 (13%)	993	91 (9%)
Uncovered Decks	1,593	170 (11%)	292	48 (16%)	1,301	122 (9%)
Residential Sales Centre	86	47 (55%)	1	1 (100%)	85	46 (54%)
Major Commercial/Industrial	337	173 (51%)	81	44 (54%)	256	129 (50%)
Total	7,747	1,031 (13%)	1,599	405 (25%)	6,148	626 (10%)

Table 2: Common Variances Granted by Permit Type

	Site Coverage	Site Width	Front Setback	Side Setback	Rear Setback	Parking	Amenity Area
Single Detached Housing	11	6	22	20	30	0	0
Garage and Garden Suites	2	0	0	2	1	2	0
Semi-detached Housing	3	30	3	8	3	0	0
Multi-Family Residential Project	18	4	8	9	8	16	2
House Additions	12	6	11	22	41	1	0
Accessory Buildings	27	1	2	33	28	1	0
Uncovered Decks	43	0	0	4	7	0	0
Residential Sales Centre	0	0	2	7	0	39	0
Major Commercial/Industrial	1	2	7	8	4	89	1

* This table covers the seven most common variance types. The totals may not add up to the total number of permits issued with variances as some permits may have multiple variances.