

Development Permit and Variance Analysis

This attachment includes information on both approved and refused permits.

Approved Permits

Administration issued a total of 16,684 development permits between January 1, 2019 and December 31, 2019. This is a 16 percent (3,240 permits) decrease compared to the same period in 2018.

Frequency of variances

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

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

During 2019, a total of 7,048 development permits were approved city-wide for these development types. Of this total, 630 (9 percent) were approved with at least one variance. Within the Mature Neighbourhood Overlay boundary, 1,567 permits were approved under the nine residential development types and 322 (21 percent) of which included at least one variance.

Outside of the Mature Neighbourhood Overlay, 5,481 permits were approved and 308 (6%) variances across nine types were issued. The frequency of variances is summarized in the sections below and detailed in Table 1 and Table 2 found at the end 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, 2019.

The Development Officer generally does not have authority to vary height, density, and floor area ratio.

Variances by Building Type

Single Detached Housing

This category includes Single Detached Housing and Single Detached Housing

with Secondary Suites. Across the city, a total of 3,281 permits were approved, of which 138 (4 percent) had at least one variance.

Within the Mature Neighbourhood Overlay boundary, a total of 420 Single Detached Housing development permits were approved, 69 (16 percent) of which had variances. The most common variance within the Mature Neighbourhood Overlay was a reduction to the required rear setback.

Between 2018 and 2019, the rate of variances for Single Detached Housing in the Mature Neighbourhood Overlay increased from three percent to four percent, as permit volumes decreased by 33 percent. The slight increase in variance rate for Single Detached Housing within the Mature Neighbourhood Overlay may be attributed to lower permitting volumes.

Outside of the Mature Neighbourhood Overlay boundary, a total of 2,861 development permits were approved, 69 (2 percent) of which had variances. The most common variance granted outside of the Mature Neighbourhood Overlay was a reduction in the required side setback. The variance rate is consistent with 2018 figures.

Garden Suites

Across the city, a total of 70 permits were approved for Garden Suites, 27 of which (39 percent) had at least one variance.

Within the Mature Neighbourhood Overlay, a total of 57 permits for Garden Suites were approved, 24 (42 percent) of which had variances. The most common variance was an increase in the maximum Garden Suite floor area.

Outside of the Mature Neighbourhood Overlay, a total of 13 permits were approved, three (23 percent) of which had a variance. The most common variance was an increase in site coverage.

Semi-detached Housing

Across the city, a total of 491 permits were approved for semi-detached housing, of which 55 (11 percent) had at least one variance.

Within the Mature Neighbourhood Overlay, a total of 80 permits for Semi-detached Housing were approved, 29 (36 percent) of which had variances. The most frequent variance was related to a reduction in the required minimum site width.

Outside of the Mature Neighbourhood Overlay, a total of 411 permits for Semi-detached Housing were approved, 26 (6 percent) of which required a variance. The most common variance granted was related to a reduction in the

required minimum site width.

Multi-family Residential Projects

Multi-family Residential Projects include Row Housing and Apartments. Across the city, 68 permits were approved for multi-family residential projects. Of these, 45 (66 percent) had variances.

In the Mature Neighbourhood Overlay, a total of 39 permits for Multi-family Residential Projects were approved, 25 (64 percent) of which had a variance. The most frequent variance type was a reduction in the number of required parking spaces.

Outside the Mature Neighbourhood Overlay, a total of 29 permits were approved, 20 (69 percent) of which had a variance. The most frequent variance granted for these permits were a reduction in the required distance between buildings located on the same site.

House Additions

House Additions include additions and covered decks. Across the city, there were 147 development permits approved, 37 (25 percent) of which had at least one variance.

In the Mature Neighbourhood Overlay, a total of 71 permits for House Additions were approved, 18 (25 percent) of which had variances. The most frequent variance was a reduction in the minimum required Rear Setback. Updates to the Mature Neighbourhood Overlay that were brought forward in December 2018 may be attributed to the decrease in variances observed in mature neighbourhoods.

Outside of the Mature Neighbourhood Overlay, a total of 76 permits were approved, 19 (25 percent) of which had variances. The most frequent variance granted was a reduction in the rear setback.

Accessory Buildings

This category includes detached garages, sheds, and similar structures. Across the city, a total of 1,621 permits were approved, 105 (6 percent) of which had at least one variance.

Within the Mature Neighbourhood Overlay, a total of 587 permits for Accessory Buildings were approved, 71 (12 percent) of which had variances. Of these, the most frequent variance was an increase in the permitted site coverage.

Outside of the Mature Neighbourhood Overlay, 1,034 permits were approved, 34 (3 percent) of which had variances. The most frequent variance was for a reduction to the side setback.

Uncovered Deck

Uncovered decks require a development permit when they are greater than 0.60 metres in height. Across the city, a total of 1,039 permits were approved, 115 (11 percent) of which had at least one variance.

Within the Mature Neighbourhood Overlay, a total of 244 permits for uncovered decks were approved, 53 (22 percent) of which had variances. The most frequent variance was to increase the permitted site coverage.

Outside of the Mature Neighbourhood Overlay boundary, a total of 795 permits for uncovered decks were approved, 62 (8 percent) of which had variances. The most frequent variance was increasing the permitted projection into the rear setback.

Residential Sales Centre

Residential Sales Centres, also known as showhomes, facilitate pre-construction sales of new residential developments. Across the city, there were 77 permits approved, 9 (12 percent) of which had at least one variance.

Within the Mature Neighbourhood Overlay, a total of 3 permits for Residential Sales Centres were approved. These permits did not contain variances.

Outside of the Mature Neighbourhood Overlay, a total of 74 permits for Residential Sales Centres were approved, 9 (12 percent) of which had variances. The most frequent variance was related to the reduction of required parking stalls.

Major Commercial and Industrial Projects

Major Commercial and Industrial projects include new construction of commercial and industrial buildings. Across the city, 254 permits were approved, 99 (39 percent) of which included at least one variance.

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 66 permits for Major Commercial and Industrial Projects were approved, 33 (50 percent) of which had variances. The most frequent variance was to decrease the number of required parking stalls.

Outside of the Mature Neighbourhood Overlay boundary, a total of 188 permits for Major Commercial and Industrial projects were approved, 66 (35 percent) of which had variances. The most frequent variance was related to the reduction of required landscaping.

Refusals by Building Type

Overall, within the nine development types analyzed, a nominal amount of development permits were refused (32), less than one percent by development type total, when compared to all permits issued in 2019. This indicates a high level of compliance with Zoning Bylaw regulations for new developments and the efforts of Development Officers to work collaboratively with applicants to achieve compliance with regulations through the development approval process.

Attachment 3 provides a more fulsome look at the number of refused permits appealed to the Subdivision and Development Appeal Board. The totals in Attachment 3 do not align with refusal totals reported in Attachment 1 - Development Permit and Variance Analysis. This is because applicants may forego appealing the Development Officer's decision or because there may be remaining appeals from the previous year that are processed during this year's reporting period. The analysis of appeals in Attachment 3 also includes other commercial permit types that are not captured in the review of refused applications found in Attachment 1 - Development Permit and Variance Analysis.

The frequency of refusals is summarized in the sections below and detailed in Table 3.

Single Detached Housing

This category includes Single Detached Housing and Single Detached Housing with Secondary Suites. Within the Mature Neighbourhood Overlay, a total of 13 development permits were refused. The most common reason for refusal was a reduction to the required rear setback. No permits were refused outside the Mature Neighbourhood Overlay.

Garden Suites

Within the Mature Neighbourhood Overlay, a total of 5 permits for Garden Suites were refused. The most common reason for refusal was an increase in permitted height. No permits were refused outside the Mature Neighbourhood Overlay.

Semi-detached Housing

There were no development permits refused by a Development Officer for Semi-detached Housing.

Multi-family Residential Projects

Multi-family Residential Projects include Row Housing and Apartments. Across the city, a total of 4 permits were refused.

Within the Mature Neighbourhood Overlay, 2 permits were refused. The reasons for refusal include a reduction to the required rear setback and an increase in permitted density.

Outside of the Mature Neighbourhood Overlay, 2 permits were refused. Reasons for refusal include an increase in permitted floor area ratio and density and a reduction in the number of required parking spaces.

Accessory Buildings

This category includes detached Garages, sheds, and similar structures. Across the city, a total of 6 permits were refused.

Within the Mature Neighbourhood Overlay, a total of 5 permits for Accessory Buildings were refused. Of these, the most frequent reason for refusal was an increase in allowable height.

Outside of the Mature Neighbourhood Overlay, 1 permit was refused. The reason for refusal was for an increase in allowable height.

Uncovered Deck

There were no development permits refused by a Development Officer for Uncovered Decks.

Residential Sales Centre

There were no development permits refused by a Development Officer for Residential Sales Centres.

Major Commercial and Industrial Projects

Major Commercial and Industrial projects include new construction of commercial and industrial buildings. Across the city, a total of 4 permits were refused.

Within the Mature Neighbourhood Overlay, 1 permit was refused. The reasons for refusal include an increase to the permitted floor area ratio and height, and a reduction to the required number of bicycle parking spaces.

Outside of the Mature Neighbourhood Overlay, 3 permits were refused. The reasons for refusal include an increase in allowable height, and a reduction in required site area and landscaping.

Table 1: Summary of Development Permits Approved in 2019

	Number of Development Permits Approved	Number of Development Permits Approved 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	3,281	138 (4%)	420	69 (16%)	2,861	69 (2%)
Garden Suites	70	27 (39%)	57	24 (42%)	13	3 (23%)
Semi-detached Housing	491	55 (11%)	80	29 (36%)	411	26 (6%)
Multi-Family Residential Project	68	45 (66%)	39	25 (64%)	29	20 (69%)
House Additions	147	37 (25%)	71	18 (25%)	76	19 (25%)
Accessory Buildings	1,621	105 (6%)	587	71 (12%)	1,034	34 (3%)
Uncovered Decks	1,039	115 (11%)	244	53 (22%)	795	62 (8%)
Residential Sales Centre	77	9 (12%)	3	0 (0%)	74	9 (12%)
Major Commercial /Industrial	254	99 (39%)	66	33 (50%)	188	66 (35%)
Total	7,048	630 (9%)	1,567	322 (21%)	5,481	308 (6%)

Table 2: Common Variances Granted by Development Permit Type

	Site Coverage	Site Width	Front Setback	Side Setback	Rear Setback	Parking
Single Detached Housing	14	11	15	24	40	0
Garden Suites	4	0	0	2	1	1
Semi-detached Housing	2	17	2	4	6	0
Multi-Family Residential Project	1	2	9	7	3	15
House Additions	2	0	1	5	24	0
Accessory Buildings	40	0	1	30	13	0
Uncovered Decks	32	0	0	2	2	0
Residential Sales Centre	0	0	0	1	0	9
Major Commercial/Industrial	0	0	10	6	0	32

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

Table 3: Summary of Permits Refused in 2018

	Number of development permits refused by Development Officer	Number of refused development permits located in the Mature Neighbourhood Overlay	Number of refused development permits located outside the Mature Neighbourhood Overlay	Number of refused Permits Approved by the Subdivision and Development Appeal Board
Single Detached Housing	13	13	0	13
Garden Suites	5	5	0	5
Semi-detached Housing	0	0	0	0
Multi-Family Residential Project	4	2	2	4
House Additions	1	1	0	1
Accessory Buildings	6	5	1	6
Uncovered Decks	0	0	0	0
Residential Sales Centre	0	0	0	0
Major Commercial/Industrial	3	1	2	3
Total	32	27	5	32