

Historical Comparison of Variance Rates and Issued Permits

Table 1 highlights the increase in permits issued with a variance, from eight percent in 2018 to nine percent in 2019.

Analysis Year	Permits Approved within Development Types Analyzed	Trend	Percentage of Permits with a Variance	Trend
2019	7,048	▼	9%	▲
2018	7,942		8%	

Key findings within the Mature Neighbourhood Overlay (compared to permits issued in 2018) are summarized in Table 2 and show an overall increase in permits issued with variances.

Development Type	Trend	Percentage of Permits with a Variance	
		2019	2018
All Development Types	▲	21%	18%
Specific Development Types			
Single Detached Housing	▲	16%	12%
Garden Suites	▲	42%	38%
Semi-detached Housing	▼	36%	42%
Multi-Family Residential Projects	▲	64%	59%
House Additions	▼	25%	64%

Key findings outside the Mature Neighbourhood Overlay (compared to permits issued in 2018) are summarized in Table 3 and show an overall increase in permits issued with variances.

Development Type	Trend	Percentage of Permits with a Variance	
		2019	2018
All Development Types	▲	6%	5%
Specific Development Types			
Single Detached Housing	=	2%	2%
Garden Suites	▲	23%	7%
Semi-detached Housing	▲	6%	3%
Multi-Family Residential Projects	▼	69%	72%
House Additions	▼	25%	26%

Historical Comparison of Issued Permits, 2015 - 2019

The following charts compare the number of annual Development Permits issued from 2015 to 2019. These totals include approved permits issued by a Development Officer and refused permits overturned by the Subdivision and Development Appeal Board. More information about refused permits can be found in Attachment 3

Single Detached Housing

	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
2019	3,281	138 (4%)	420	69 (16%)	2,861	69 (2%)
2018	3,966	137 (3%)	628	77 (12%)	3,338	60 (2%)
2017	3,581	198 (6%)	447	92 (21%)	3,134	106 (3%)

Attachment #2

2016	3,043	200 (7%)	316	91 (29%)	2,727	108 (4%)
2015	3,900	489 (13%)	248	67 (27%)	3,652	422 (12%)

Garden Suites

	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
2019	70	27 (39%)	57	24 (42%)	13	3 (23%)
2018	80	26 (33%)	66	25 (38%)	14	1 (7%)
2017	63	34 (54%)	49	29 (59%)	14	5 (36%)
2016	56	19 (34%)	50	18 (36%)	6	2 (33%)
2015	31	15 (48%)	21	10 (48%)	10	5 (50%)

Semi-detached Housing

	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
2019	491	55 (11%)	80	29 (36%)	411	26 (6%)
2018	533	50	88	37	445	13

Attachment #2

		(9%)		(42%)		(3%)
2017	631	47 (7%)	107	43 (40%)	524	4 (1%)
2016	611	71 (12%)	88	42 (48%)	523	29 (6%)
2015	887	88 (10%)	102	33 (32%)	785	55 (7%)

Multi-Family Residential Project

	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
2019	68	45 (66%)	39	25 (64%)	29	20 (69%)
2018	68	44 (65%)	39	23 (59%)	29	21 (72%)
2017	128	66 (52%)	44	30 (68%)	84	36 (43%)
2016	159	92 (58%)	33	29 (88%)	126	63 (50%)
2015	155	107 (69%)	22	18 (82%)	133	89 (67%)

House Additions

	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

Attachment #2

						variance
2019	147	37 (25%)	71	18 (25%)	76	19 (25%)
2018	199	94 (47%)	111	71 (64%)	88	23 (26%)
2017	221	95 (43%)	138	72 (52%)	83	23 (28%)
2016	284	91 (32%)	153	55 (36%)	131	36 (28%)
2015	357	94 (26%)	179	59 (33%)	178	35 (20%)

Accessory Buildings

	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
2019	1,621	105 (6%)	587	71 (12%)	1,034	34 (3%)
2018	1,625	105 (6%)	709	55 (8%)	916	50 (5%)
2017	1,599	132 (8%)	716	61 (9%)	883	71 (8%)
2016	1,578	168 (11%)	585	77 (13%)	993	91 (9%)
2015	1,897	200 (11%)	521	76 (15%)	1,376	124 (9%)

Uncovered Decks

Attachment #2

	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
2019	1,039	115 (11%)	244	53 (22%)	795	62 (8%)
2018	1,167	89 (8%)	250	26 (10%)	917	63 (7%)
2017	1,351	84 (6%)	267	29 (11%)	1,084	55 (5%)
2016	1,593	170 (11%)	292	48 (16%)	1,301	122 (9%)
2015	1,616	165 (10%)	273	34 (13%)	1,343	131 (10%)

Residential Sales Centre

	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
2019	77	9 (12%)	3	0 (0%)	74	9 (12%)
2018	78	14 (18%)	1	0 (0%)	77	14 (18%)
2017	113	64 (57%)	1	0 (0%)	112	64 (57%)
2016	86	47 (55%)	1	1 (100%)	85	46 (54%)
2015	148	63	1	1	147	62

		(43%)		(100%)		(42%)
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Major Commercial and Industrial Projects

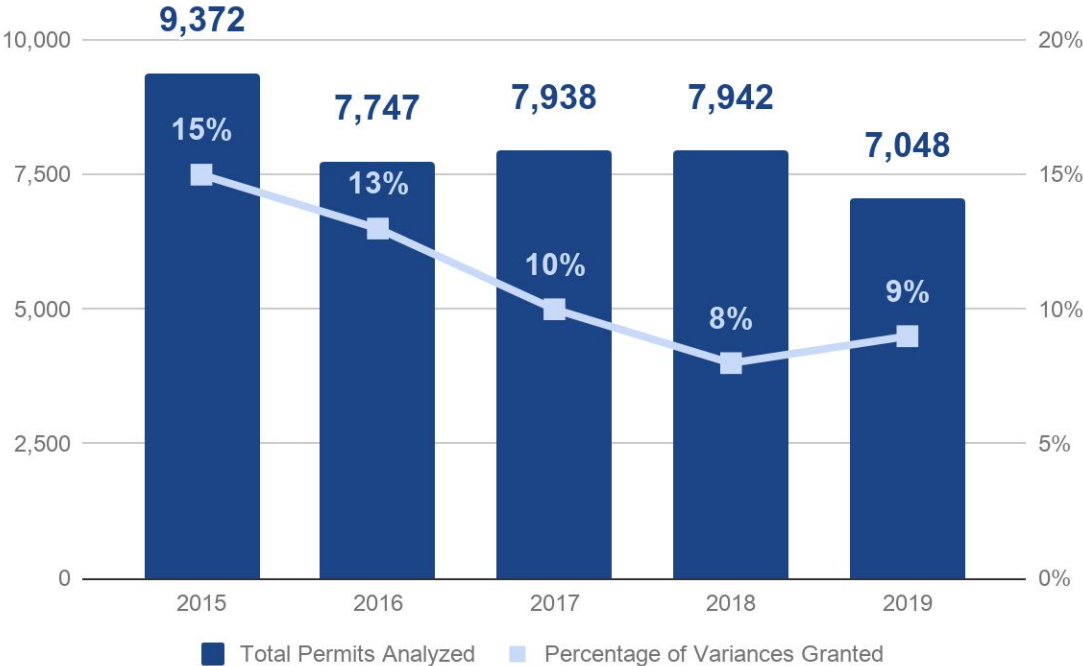
	Number of Development Permits Issued	Number of Development Permits Issued with a Variance	Number of development permits located in the Mature Neighbourhood Overlay	Number of development permits located in the Mature Neighbourhood Overlay with a variance	Number of development permits located outside the Mature Neighbourhood Overlay	Number of development permits located outside the Mature Neighbourhood Overlay with a variance
2019	254	99 (39%)	66	33 (50%)	188	66 (35%)
2018	226	92 (40%)	59	35 (59%)	167	57 (34%)
2017	251	103 (41%)	73	31 (42%)	178	72 (40%)
2016	337	173 (51%)	81	44 (54%)	256	129 (50%)
2015	380	162 (43%)	80	43 (54%)	300	119 (40%)

Total Permits Analyzed

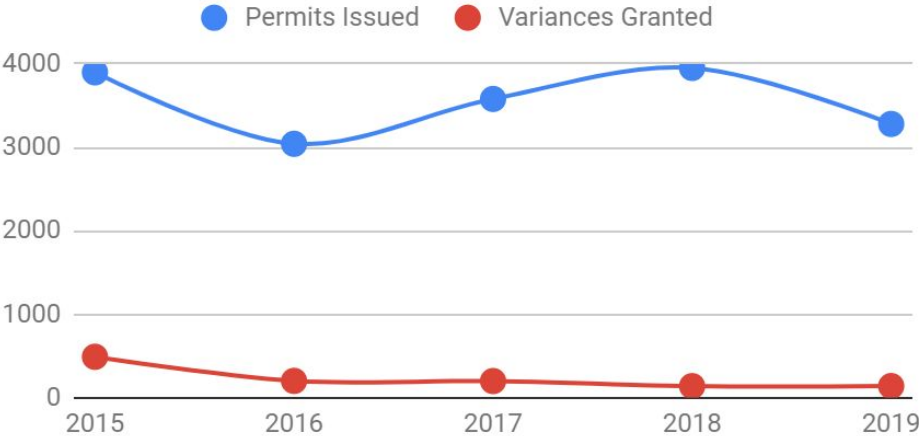
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2019	7,048	630 (9%)	1,567	322 (21%)	5,481	308 (6%)
2018	7,942	651 (8%)	1,951	349 (18%)	5,991	302 (5%)
2017	7,938	823 (10%)	1,842	387 (21%)	6,096	436 (7%)

2016	7,747	1,031 (13%)	1,599	405 (25%)	6,148	626 (10%)
2015	9,371	1,383 (15%)	1,447	341 (24%)	7,924	1,042 (13%)

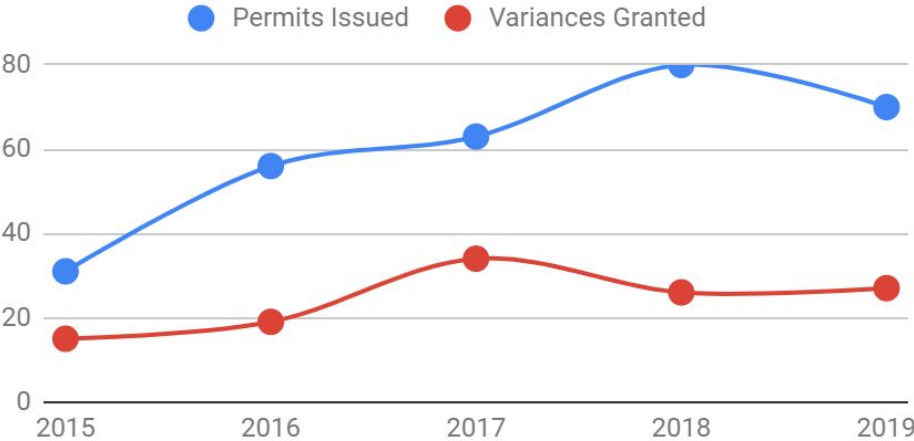
Graph 1: Comparison of Development Permits Analyzed and Percentage of Variances Granted



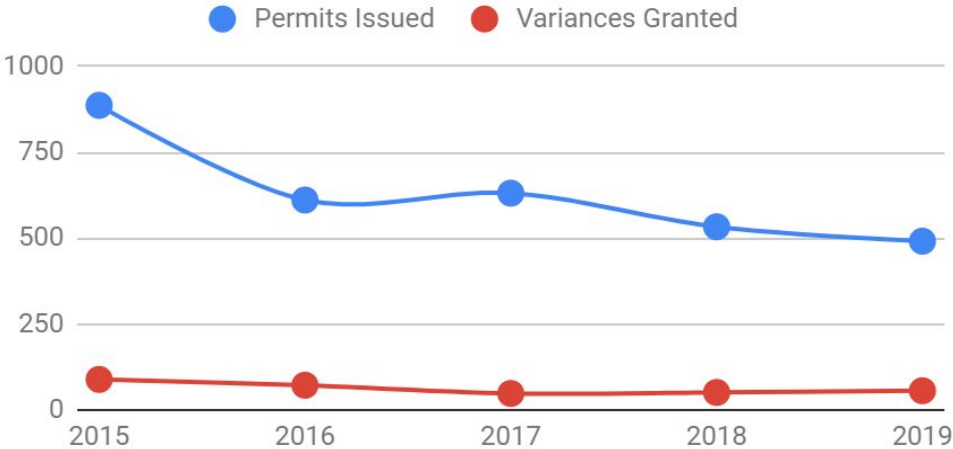
Single Detached House Permits Issued and Variances Granted



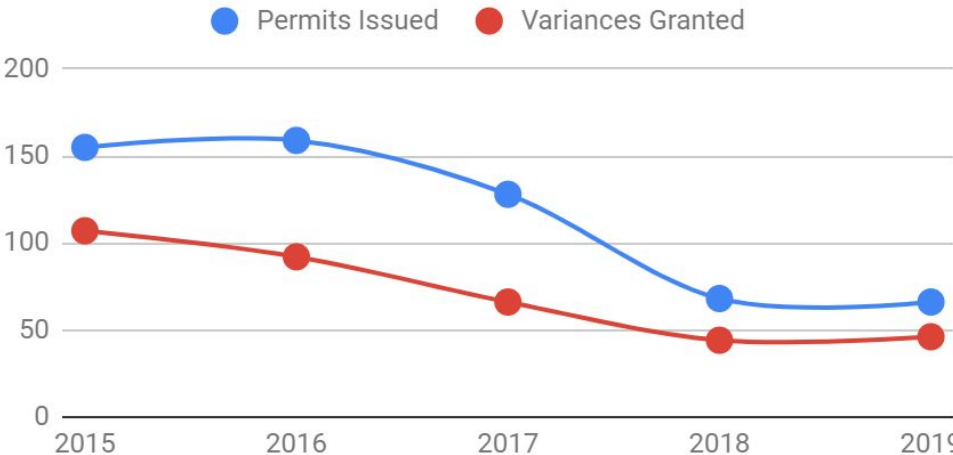
Garden Suite Permits Issued and Variances Granted



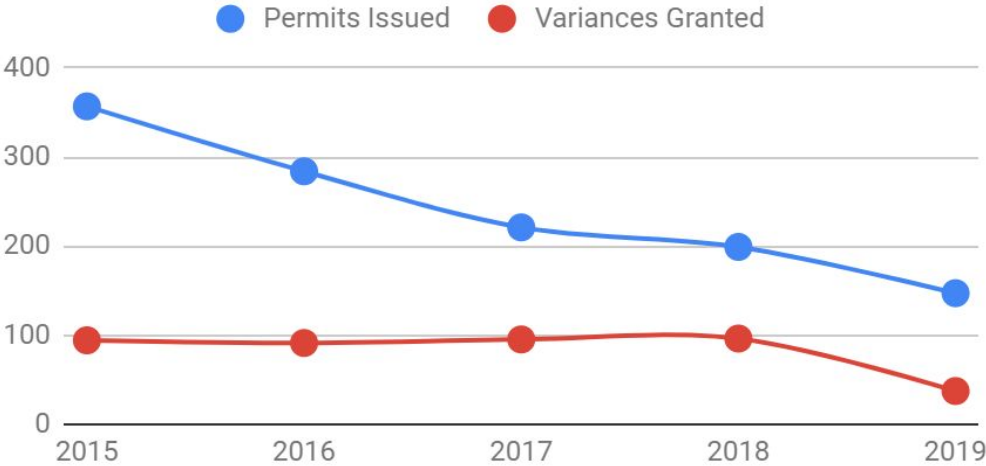
Semi-detached House Permits Issued and Variances Granted



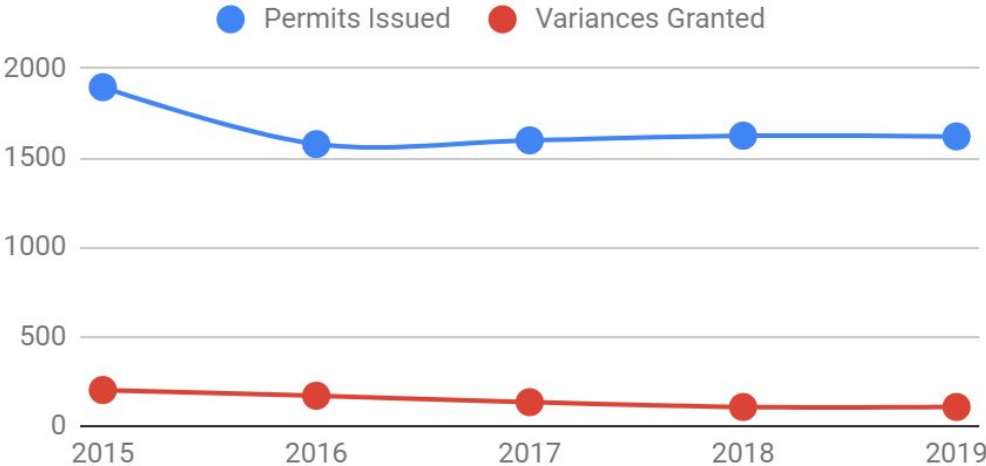
Multi-Family Residential Project Permits Issued and Variances Granted



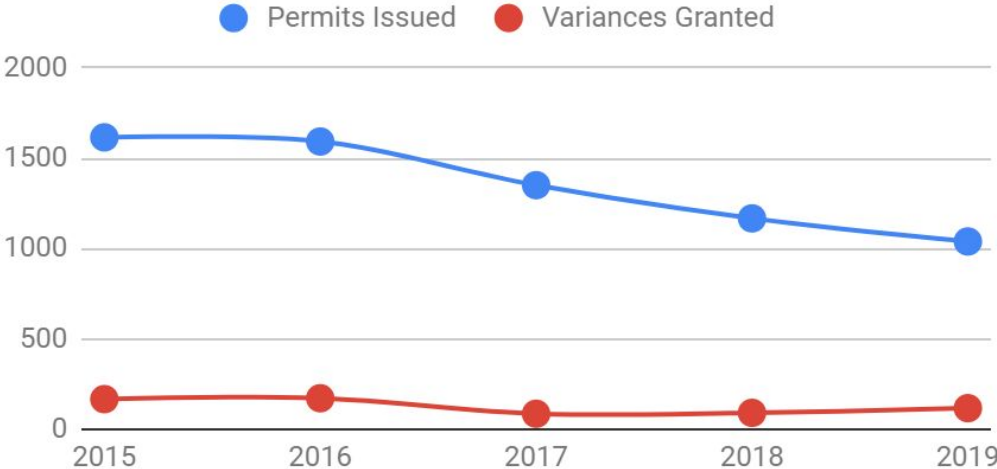
House Addition Permits Issued and Variances Granted



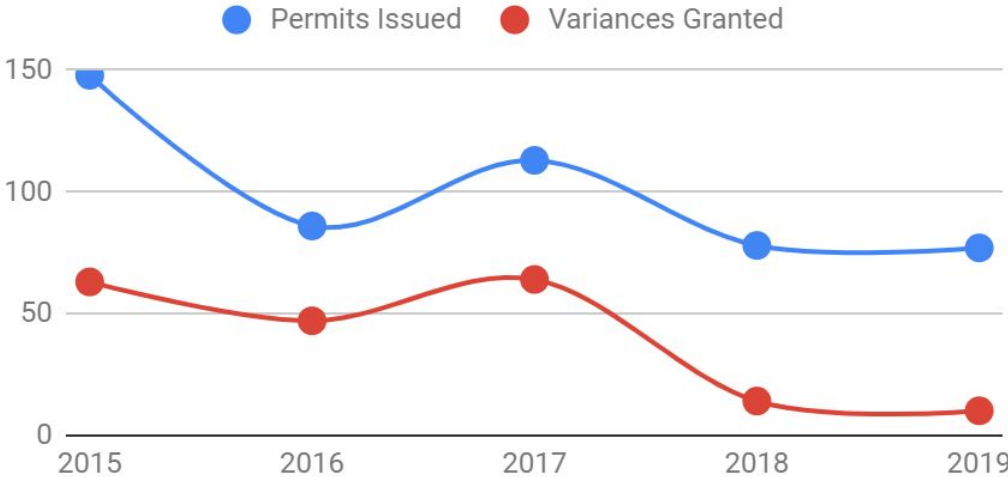
Accessory Building Permits Issued and Variances Granted



Uncovered Deck Permits Issued and Variances Granted



Residential Sales Centre Permits Issued and Variances Granted



Major Commercial/Industrial Project Permits Issued and Variances Granted

