



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: September 24, 2024 FILE: 0640-30
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: August 2024 Development Services Activities

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the August 2024 Development Services Monthly Report be received for information.

PURPOSE:

To update Council about Development Services Department activities on a monthly and annual basis.

BACKGROUND and DISCUSSION:

The Development Services Department reports monthly on the activity of the department including a summary of development applications received, building permits issued, and bylaw enforcement activity. Development Services also provides an annual statistical report of department activities in comparison to previous years. Recent activity on in-stream applications is also summarized.

Planning Acronym Legend:

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| APC – Advisory Planning Commission | TPC – Technical Planning Committee | DVP – Development Variance Permit |
| TIA – Traffic Impact Assessment | ALC – Agricultural Land Commission | PLA – Preliminary Layout Approval |
| MOTI – Ministry of Transportation and Infrastructure | QEP – Qualified Environmental Professional | AAC – Agricultural Advisory Committee |
| DP – Development Permit | OCP – Official Community Plan | |

Development Applications in Progress:

| Development/Description | Recent Activity | Next Steps |
|--|--------------------------------------|---|
| Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i> | Sent Development Information Request | ON HOLD -Applicant to Provide Requested Information |
| Z21-012 9800 Turner Street <i>RSH to RDH</i> | Sent TPC Outcome Letter | ON HOLD as per Applicant’s Request |
| Z22-008 Lot 4, Garnet Valley Road <i>A1 to A1 Site Specific</i> | TPC Outcome Letter | ON HOLD – Requested by Applicant - Prioritization of Subdivision application. |

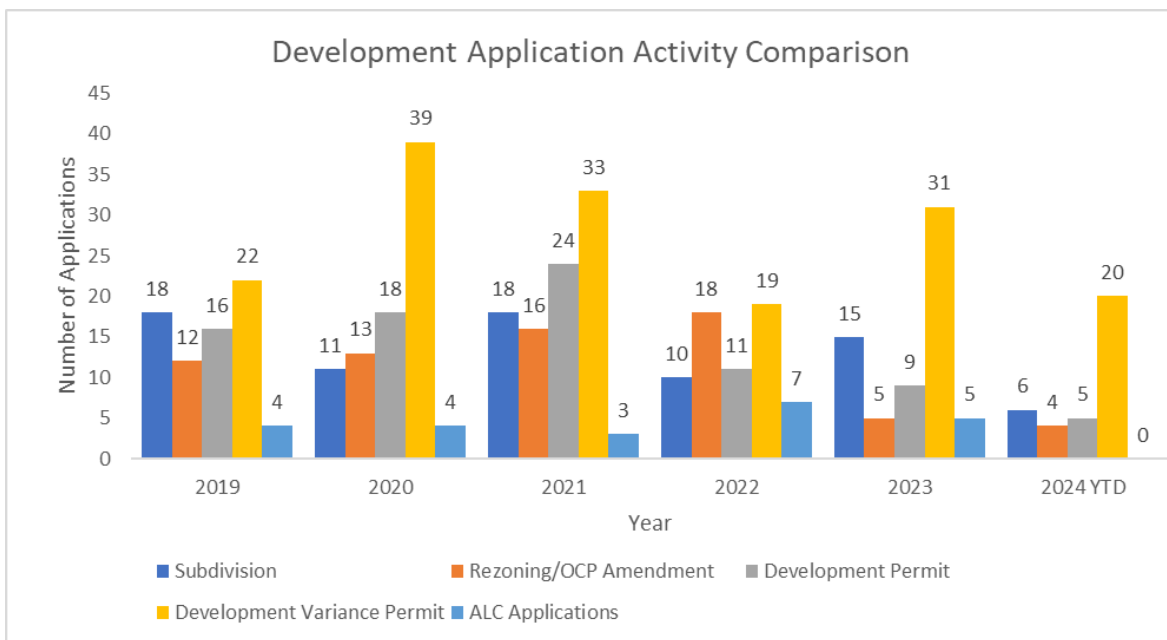
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| Z23-001 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i> | Council provided first reading only at August 13, 2024. Applicant required to complete Archeology Impact Assessment and Traditional Ecological Study | Applicant to submit AIA. |
| Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i> | Council provided 3 rd reading at August 13, 2024 meeting. | Complete subdivision prior to Council consideration of adoption. |
| Z24-002 9576 Cedar Avenue <i>M2 to M2, Site Specific (to accommodate subdivision)</i> | Council consideration of three readings on September 3, 2024 | Adoption to be considered September 24, 2024 |
| Z24-003 1316 Denike Street (Eco-Village) <i>Institutional to CD9, Park</i> | Council adoption of OCP and zoning amendment on August 13. | Adopted and completed |
| Z24-004 19013 Bentley Road (Hunter's Hill) <i>CR1 (site specific) to RU3 Residential Sub-Urban</i> | Application made on August 2, 2024 | ON HOLD – Application requires revision due to also needing OCP amendment |
| DVP21-027 9800 Turner Street <i>La Vista Project</i> | Waiting on Rezoning | ON HOLD -Waiting on rezoning |
| DVP22-013 17003 Logie Road <i>Farm Home Plate</i> | Referrals | ON HOLD – ALC Application Required |
| DVP23-013 Minor Type II 5408 Simpson Road <i>Farm Home Plate</i> | Application Submitted | ON HOLD - ALC application required. Waiting until ALC approval granted. |
| DVP24-016 Type 1 18673 Mckenzie Court <i>Increase Lot Coverage</i> | Internal/External Referrals | Memo to Manager for Delegated Approval |
| DVP24-017 Council 4415 Monro Avenue <i>Two Farm Home plates</i> | Application Received | ON HOLD – Waiting on better site plan |
| DVP24-018 Type 2 7521 Higgin Avenue <i>Setback for Garage</i> | Application Received | Internal/External Referrals |
| DVP24-019 Type 2 9092 Mayne Place <i>Side setbacks for Garage</i> | Application Received | Internal/External Referrals |
| DVP24-020 Council 18420 Garnet Valley Road <i>Agri-Tourism Accommodation Parcel Size</i> | Application Received | Internal/External Referrals |

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|--|-----------------------------------|---|
| S21-007 6108 Solly Road <i>2 lot subdivision</i> | PLA Issued | Final Subdivision upon submission |
| S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i> | PLA Issued | Final Subdivision upon submission |
| S21-010 6108 Austin Street <i>1 to 2 lot subdivision</i> | PLA Issued | Final Subdivision upon submission |
| S21-012 20401 Highway 40 <i>1 to 2 lots</i> | TPC Outcome Letter Sent | ON HOLD - Applicant for Response |
| S21-014 19240 Lakeshore Drive N <i>1 to 2 lots</i> | PLA Issued | Final submission upon completion |
| S21-015 11020 Ellis Avenue <i>1 to 2 lots</i> | PLA Issued | Final submission upon completion |
| S22-001 3240 Landry Crescent <i>Strata Subdivision</i> | Phase 4 final occupancy provided. | Phase 4 signed. Strata Subdivision Complete. Final monitoring from QEP confirmed riparian area correct. |
| S22-004 8709 Jubilee Street <i>Strata Subdivision</i> | PLA Issued | Registration of Phase 1 upon completion |
| S22-005 1500 Harding Street <i>1 to 2 lots</i> | PLA Issued | Final submission upon completion |
| S22-006 11612 Victoria Road <i>1 to 2 lots</i> | PLA Issued | Final submission upon completion |
| S22-010 12010 Lakeshore Drive 4 residential lots | PLA Issued | Final submission upon completion |
| S23-001 27410 Garnet Valley Road <i>Lot Boundary Adjustment</i> | Internal/external referrals | ON HOLD – Waiting on Applicant to re-initiate application |
| S23-002 1316 Johnson Road <i>Two lot subdivision</i> | PLA Issued | Final submission upon completion |
| S23-004 13316 Prairie Valley Road <i>13 lot strata subdivision</i> | PLA Issued | Final submission upon completion |
| S23-005 5277 Solly Road <i>Two lot subdivision</i> | PLA Issued | Final submission upon completion |
| S23-006 14413 Downton Avenue <i>Two lot subdivision</i> | PLA Issued | Final submission upon completion |

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| S23-009 8120 Purves Road <i>2 lot subdivision</i> | PLA Issued | Final submission upon completion |
| S23-010 10113 Quinpool Road <i>2 lot subdivision</i> | PLA Issued | Final submission upon completion |
| S23-012 12914 Prairie Valley Road <i>1 to 2 lots</i> | PLA Issued | Final submission upon completion |
| S23-013 11467 Giants Head Road <i>Lot Line Adjustment</i> | PLA Issued | Final submission upon completion |
| S23-014 14003 & 14009 King Avenue <i>Lot Line Adjustment</i> | PLA Issued | Final submission upon completion |
| S23-015 15807 & 15803 Fosbery Avenue <i>Lot Line Adjustment</i> | PLA to be reviewed by AO and signed | Final submission upon completion |
| S24-001 19013 Bentley Road <i>Two lots in Phase 2 – Hunters Hill</i> | PLA Issued | Final submission upon completion |
| S24-002 5408/5406 Simpson Road <i>Lot Line Adjustment</i> | Internal/External Referrals | Application requires ALC approval. Application refunded |
| S24-003 13501 Denike Street (Eco-Village) <i>7 lot subdivision</i> | Internal/External Referrals | Draft PLA |
| S24-004 10907 Prairie Valley Road <i>2 lot subdivision (Duplex)</i> | Application Received | Cancelled – re-applied to S24-007 |
| S24-005 13824 Yule Crescent <i>2 lot subdivision</i> | Application Received | Internal/External Referrals |
| S24-006 9576 Cedar Avenue <i>2 lot industrial subdivision</i> | Application Received | Internal/External Referrals |
| S24-004 10907 Prairie Valley Road <i>2 lot subdivision (Duplex)</i> | Application Received | Internal/External referrals |
| DP20-016 10830 Prior Place <i>Watercourse DP</i> | QEP Report submitted to Province | ON HOLD - Awaiting Provincial Review |
| DP21-018 9800 Turner Street <i>Multi-Family</i> | Waiting for Rezoning | ON HOLD Waiting for applicant information/rezoning |

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| DP22-009 12600 Blagborne Avenue <i>Environmentally Sensitive</i> | Received landscaping plan | Development Permit drafted. Awaiting security payment |
| DP23-009 9521 Wharton Street (Summerland Museum) <i>Downtown Form & Character</i> | Council presentation for issuance at September 3, 2024 | Approved and Issued |
| TUP24-005 9310 Milne Road <i>Cat Kennel home business</i> | APC presentation on August 30, 2024 | Council consideration on September 24, 2024 |
| ALC-66703 26405 Garnet Valley Road 2 lot subdivision | ON-HOLD – Applicant placed application on hold. | Cancelled – by Applicant at their request |
| ALC-69652 18420 Garnet Valley Road <i>Non-farm use – Tree Removal Contracting</i> | Council consideration on April 9, 2024 | Waiting ALC decision |

2024 Development Application Activity Summary



Monthly Building Permit Activity (Five Year Comparison):

| Month of June | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------------------|-------------|-------------|-------------|-------------|------------|
| Permits Issued | 22 | 10 | 16 | 24 | 17 |
| Total Construction Value | \$2,613,200 | \$1,013,000 | \$2,738,000 | \$3,407,900 | \$ 809,950 |
| Year to Date | | | | | |

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|--------------------------|--------------|--------------|--------------|--------------|--------------|
| Permits Issued | 116 | 137 | 171 | 131 | 114 |
| Total Construction Value | \$19,559,600 | \$45,473,500 | \$39,760,000 | \$33,980,123 | \$19,627,662 |
| Total Annual | | | | | |
| Permits Issued | 200 | 203 | 231 | 185 | |
| Revenue | \$399,304 | \$557,236 | \$444,590 | \$501,835 | |
| Total Construction Value | \$35,734,900 | \$59,775,300 | \$49,622,000 | \$47,190,023 | |

**Note: Annual construction values may vary from published reports. The information contained above provides Actual values at year end. Previous reports may have included construction values for permits that were issued but not collected by the applicant or commenced construction before year end.*

The month of August only experienced total construction value of \$809,950 which was a slow month for construction value. To the end of August, total construction value is at \$19,627,662 which is substantially off-pace from construction value the previous three years. Anecdotally, speaking to other municipalities, construction value lows are being experienced throughout the Okanagan as construction lending has tightened, high construction costs continue, and a cooling of demand for new units. While recent BoC interest rate cuts are a positive sign, there may be a delay until the impact of these cuts is felt in new construction activity due to lagging demand.

Although construction value is down, the number of building permit is at 114 which is close to the pace of the previous 4 year average (138). As a result, the District's building officials are still busy with active inspections and plan reviews. Unfortunately, near the end of August, we received notice that our Senior Building Official, Demitri Hofer will be leaving us in September. Demitri has been a great addition to our development services team, and he will be missed, but we wish Demitri well in his future endeavours.

Bylaw Enforcement Department:

August 2024 Activities Report

Bylaw Services opened 54 files in August 2024 of which 15 are still open. Of the 54 files opened in August, District Staff generated 4 and Bylaw Staff generated 15. The unhome and park patrols utilized significant resources which resulted in lower than usual files created for the month. There have been 2 large encampment cleanups, one in August and one in early September, that required 20-man hours combined between Works and Bylaw to clean up, with two full 1-ton dump trucks of garbage and one full 1-ton dump truck of branches and underbrush that had been utilized to create a shelter sent to the landfill. A further cleanup of one of the encampment sites is planned to further reduce the amount of underbrush and branches due to the fire risk the remaining vegetation presents. This will hopefully help make the area less appealing for future encampments as well.

Short Term Rentals Monthly Update:

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| Current Active Unique Listings on Air BnB* | 88 |
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| 2024 STR Business Licences | 85 |
| STR Applications currently in process | 1 |
| Percentage of Active AirBnB Listings with Valid Business Licence | 96% |
| 2024 STR Complaints (year-to-date) | 1 |

**Listings from other STR websites were not included due to duplication of listings. It is anticipated that an additional ~20 unique listings would exist on these other websites.*

The number of active STR listings is down significantly from last year. In July 2023 there were 128 active listings on AirBnB.ca. As of August 6, 2024, there are 88. This shows a year over year reduction of 40 STR properties in Summerland with many of these units returning to the long-term rental and ownership markets.

Bylaw Services has begun utilizing the Province of BC STR Portal for enforcement measures. The portal listed 188 short-term rental properties in Summerland on August 6, 2024. Many of these are duplicate listings (one property has 4 separate listings available for the same STR unit on different STR rental listing websites as an example) as well as a significant number of inactive listings. Enforcement proceedings against 64 inactive listings identified to September 9, 2024 has resulted in their removal from the listing platforms. There are 14 licenced STR properties that have not included their business licence in their listing. Requests to update these listing with the required business licence information have been sent out.

Initial investigations through the BC STR Portal have identified 6 unlicensed STR properties that are actively listed on the rental platforms. Enforcement against the illegal/unlicensed STR's will begin in the coming weeks and an update will be provided in future activity reports. All other listings appear to be in compliance with District and Provincial Regulations.

August 2024 Bylaw Activities-Dog Infractions:

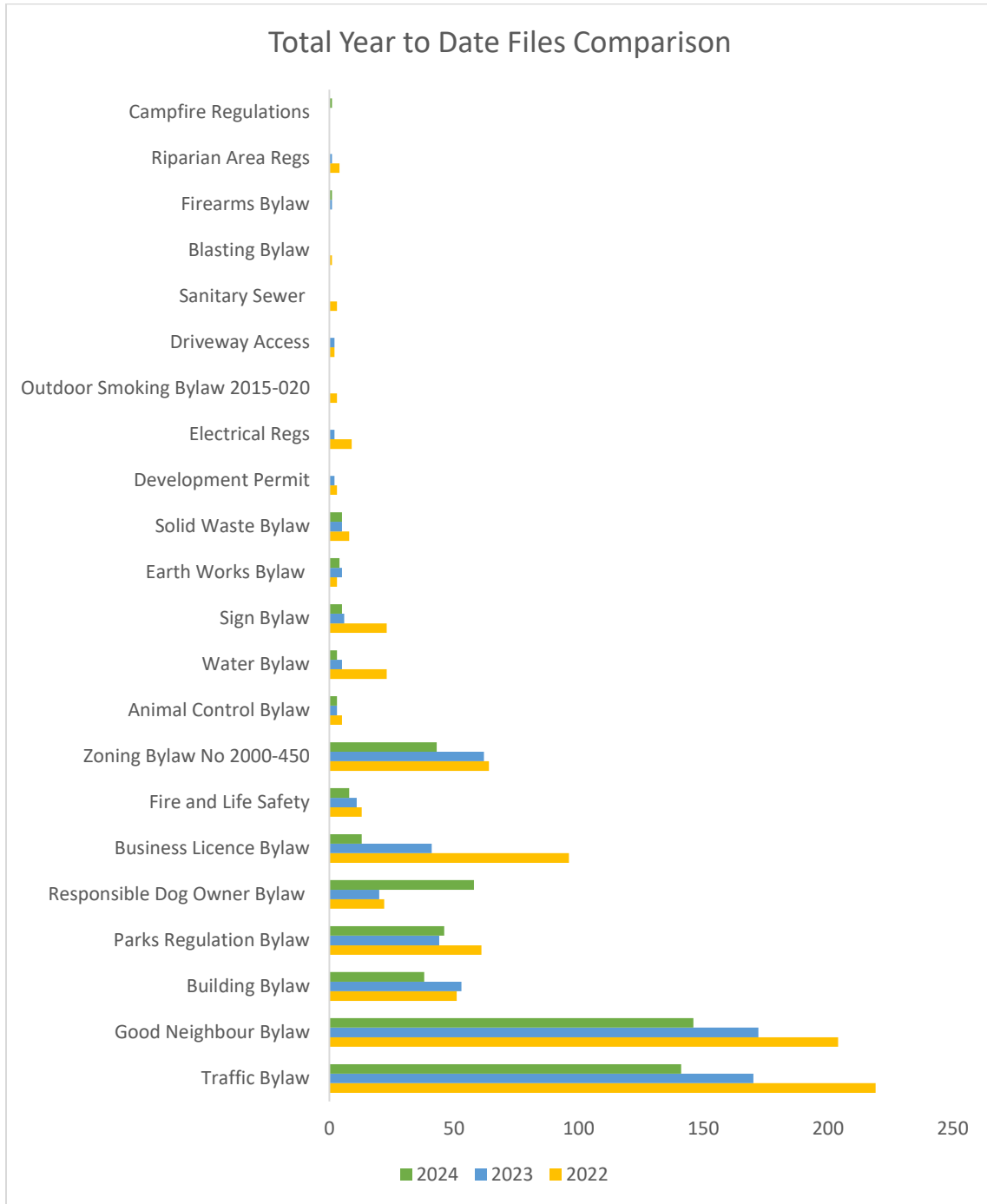
With the confirmation of the permanent location of the off-leash dog park at Peach Orchard Park, Bylaw Services has increased patrols of District parks with a focus on the Rotary Beach to Peach Orchard boat launch area. The response to this outreach has been mostly positive. Warnings have proven effective as repeat offenders have not been identified and those that received warnings are now keeping their dogs on leash where required. Enforcement through ticketing has proven to be difficult with some members of the public refusing to provide the required identification to issue a Bylaw Offence Notice or rushing away to avoid enforcement.

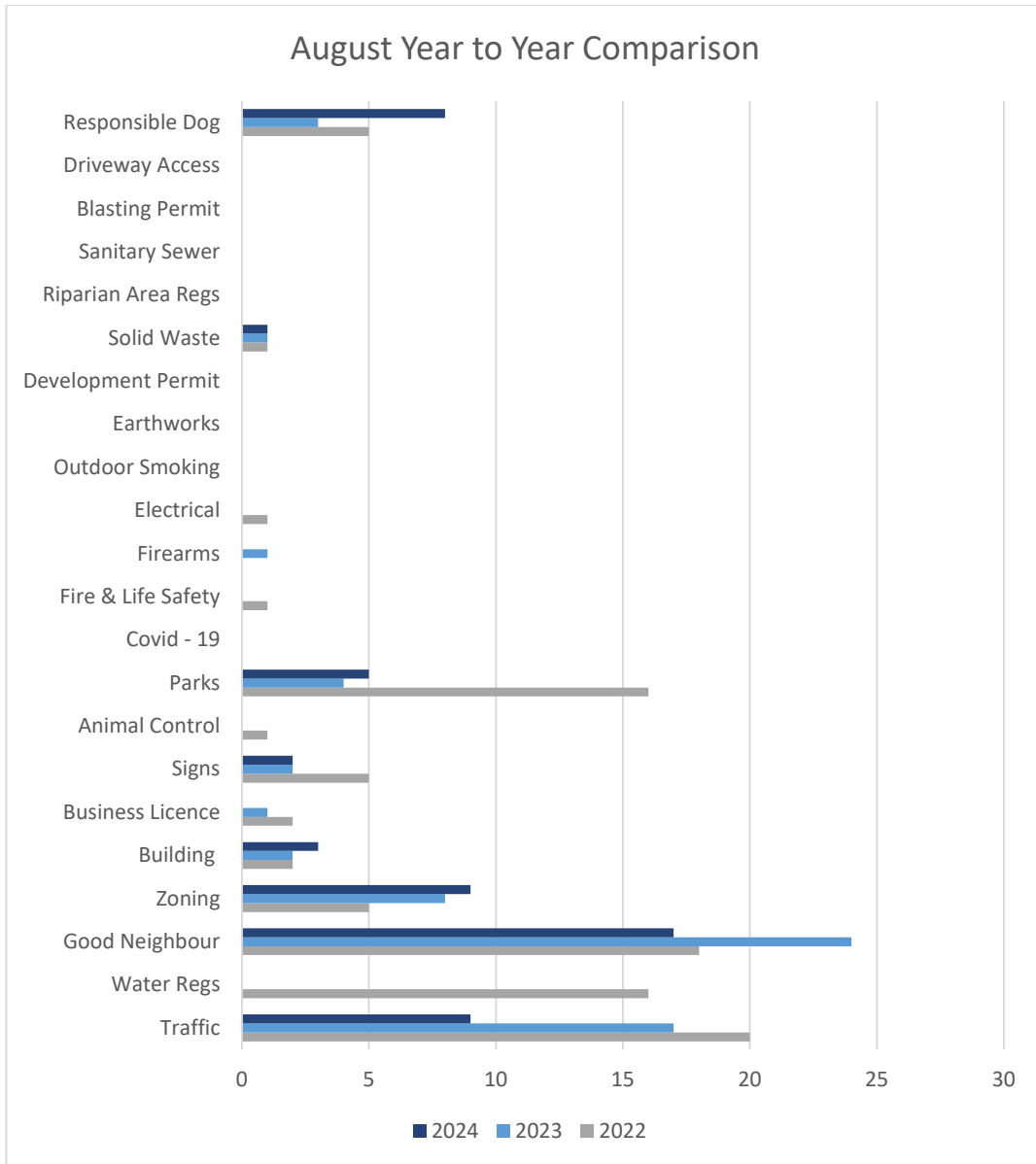
From August 15 to August 31, Bylaw Services completed 32 Park patrols with an additional 17 patrols of the Peach Orchard Dog Park area. Patrols include driving patrols looking for offences and walking patrols in areas of concern. These patrols have resulted in 8 interactions with owners of dogs off leash in District Parks. The 4-month seasonal position has been instrumental in completing these patrols, assisting with the complaint files generated and in educating the public regarding off leash dogs in our parks and on our beaches, redirecting them to the permanent off leash areas in the District.

Animal Control (Contractor) Report:

Aggressive dog 1

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|--------------------|----|
| Dog at large | 6 |
| Dogs Impound | 5 |
| Park patrols | 41 |
| Barking dogs | 1 |
| In prohibited area | 2 |





LEGISLATION and POLICY:

- Regional Growth Strategy Bylaw No. 2770, 2017
- Official Community Plan Bylaw No. 2014-002
- Zoning Bylaw No. 2000-450
- Building Regulation Bylaw No. 2013-017
- Development Application Procedures Bylaw No. 2020-026

FINANCIAL IMPLICATIONS:

Development applications generate revenue to support the activities of the Development Services Department.

CONCLUSION:

Monthly reports will augment the information available to track and assess development activity.

OPTIONS:

1. Move the motion as recommended by staff.
2. Direct staff to provide additional or less information in subsequent months.

Submitted by,



Brad Dollevoet
Director of Development Services

Endorsed by,



Graham Statt
Chief Administrative Officer

Presentation: Yes No