

Planning & Development Department

2016 Year-End Report

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PLANNING & DEVELOPMENT DEPARTMENT YEAR-END REPORT: 2016

Summary

The Planning & Development Department consists of three branches: Planning, Development, and Building Inspections. Overall, there are 23.5 FTEs employed within the Department. The Department also typically utilizes 1-2 summer students annually from May through August, and consultants as required. The three branches within the Planning & Development Department (with the regular involvement of Engineering, Infrastructure, and others) oversee the development process in the City of St. Albert, from raw land to vertical construction. This report provides a summary of the planning & development process, planning & development administration, and a number of planning & development related statistics and trends observed over the past year within *Appendix I*. Some highlights of the past year:

- Increase from prior year in all Building Permit applications (4,236 to 4,340).
- Increase from prior year in building permit revenue (\$1,977,172 to \$2,495,991), which was a record.
- Decrease from prior year in number of Development Permit Applications (1,785 to 1,633).
- Decrease from prior year in number of Compliance Certificate requests (763 to 679).
- Addition of one FTE planner position in April 2016.
- Decrease from prior year in number of subdivision applications (18 to 13).
- Decrease from prior year in lots registered (288 to 101)
- Increase from prior year in condominium units created (14 to 458)
- Increase from prior year in number of Land Use Bylaw amendment applications (6 to 11).

A number of major policy projects, applications, & initiatives undertaken by Planning & Development Department staff in 2016 are listed below:

- Downtown Area Redevelopment Plan (DARP) Principles Development
- Downtown Area Redevelopment Plan (DARP) Implementation Strategy Background Work
- Downtown Parking Strategy technical background work
- Millennium Park Placemaking exercise
- Land Use Bylaw Review – Residential Districts
- Employment Lands Principles
- Urban Village Guidelines
- Range Road 260 ASP landfills variance pre-application work
- Digital Display Signs
- Notice of intent to Annex – City of Edmonton
- Joint Boundary Growth Study – Sturgeon County
- Downtown District Amendment (Amacon)
- South Riel Pre-Application Consultation
- MPC 360° Review
- Urban Agriculture LUB Amendments (Chickens & Bees)
- Riverside ASP Amendment
- Addressing Bylaw drafting
- Posse to Prospero/Tempest Migration Kickoff

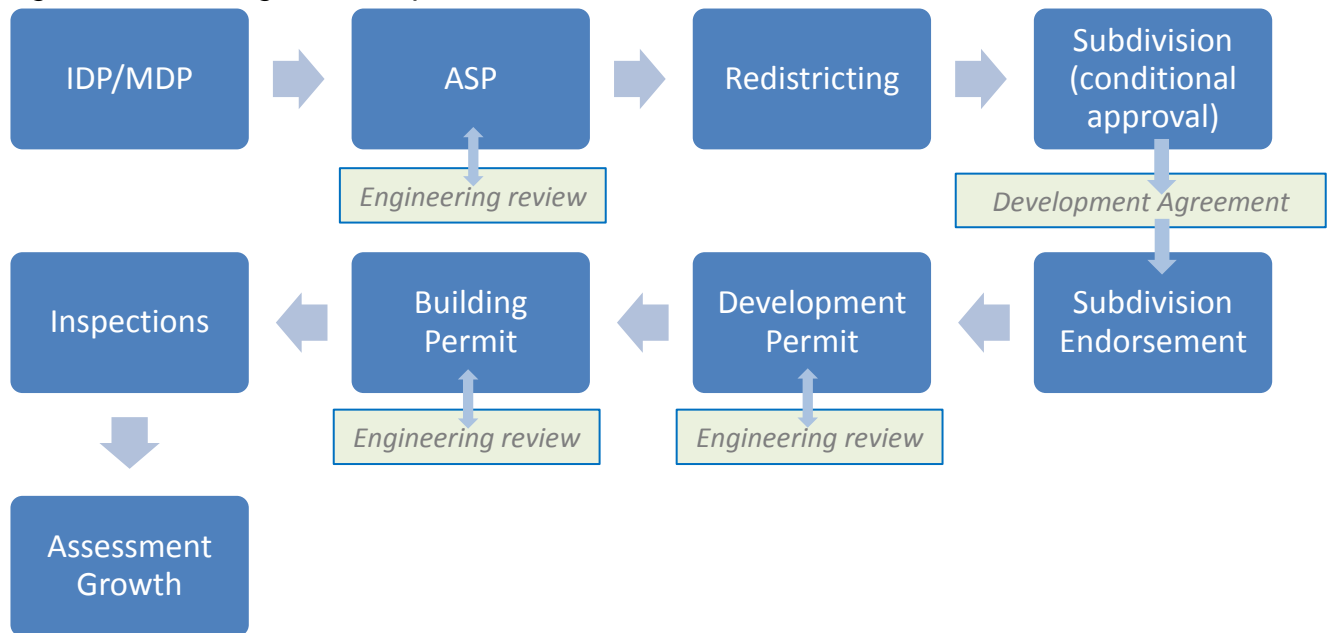
Significant Building & Development Permits issued in 2016 are listed below:

- Cameron Commercial/Retail Units: A&W, Lowe's, RBC, Michael's, etc.
- AGLC Distribution Centre, 2 Boudreau Rd: 477,000 sq. ft. warehouse
- Caredon Village Apartments, 2 Inglewood Drive: 164-unit supportive housing development
- Riel Mini-Storage, 7 Riel Drive: 130,000 sq. ft. in 3 1-Storey Warehouse Buildings
- North Ridge Lodge, 21 Mont Clare Pl: 42 apartment units, age 55+
- Ville Giroux Apartments, 1 Vandelor Dr.: Bldg A - 111 units, Bldg B - 87 units
- Sister Alphonse Catholic 400 student K-9 School, 1 Joyal Way
- Mercato Italian Market, 150 Bellerose Dr.: 10,000 sq. ft. market
- Oakmont Townhomes, 600 Bellerose Dr.: 103 Townhome Units

The Planning & Development Process

Land development takes place through a complex & involved process that occurs over many steps, with involvement from each of the three branches, as well as Engineering, Utilities, and others throughout. *Figure 1* depicts the overall planning & development process.

Figure 1 - Planning & Development Process



Intermunicipal Development Plan (IDP) / Municipal Development Plan (MDP)

The planning and development process as outlined builds upon itself, from the general to specific, with the Intermunicipal Development Plan (IDP) and Municipal Development Plan (MDP) serving as general guidance for development outside of the City (IDP) and within the City (MDP). A significant amount of public participation typically is sought in the development of these documents, as they the look and feel of a community, to a large extent.

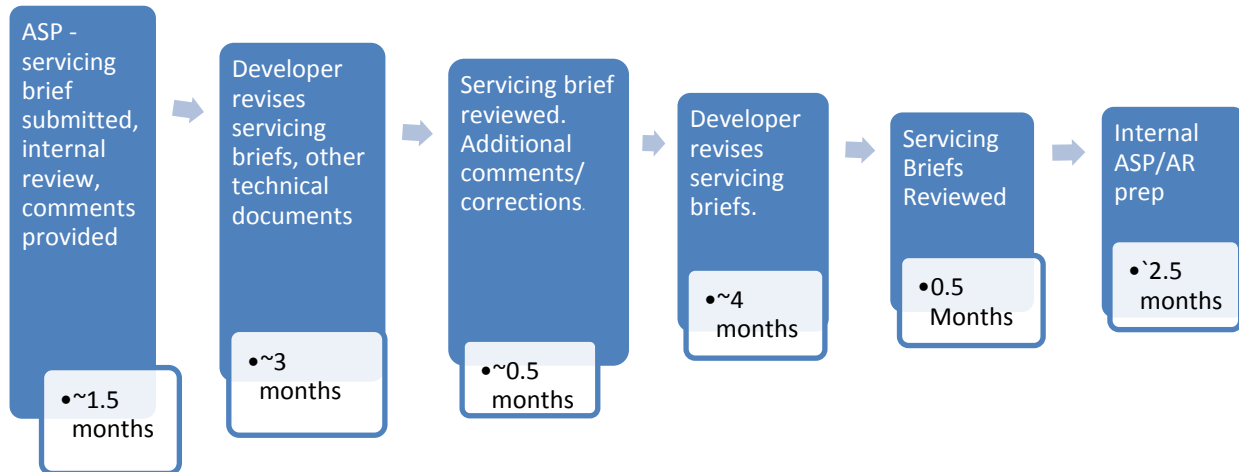
There were no new IDP or MDP applications received in 2016.

Area Structure Plan (ASP)

Area Structure Plans (ASPs) are typically proposed by developers for tracts of land that have been assembled for development. The ASP must be consistent with the MDP, while providing a more specific land use concept which includes identification of total buildout population, mix of housing types, a conceptual street network, park locations, and conceptual servicing, among others. Unlike other communities within the Capital Region, St. Albert utilizes only an ASP; there is no provision for a neighbourhood structure plan at this time.

The process for preparing an ASP is outlined in *Figure 1* below:

Figure 1 – ASP Approval Process



Total time is ~12 months

- With City for ~5 months
- With Developer for ~7 months
- Time extended 1+ month due for Council review

The total processing time for an ASP is typically slightly over one year. If the applications received were complete and accurate, with no needed corrections, Administration could likely process an application within 6-8 months. To date, this has not occurred, however. A typical scenario involves Administration receiving an application, ensuring it is complete, and then circulating it for comment. Generally, that results in a lengthy list of comments, concerns, recommended changes, etc. that goes to the Developer. It typically takes months before a developer comes back with the identified concerns addressed. Frequently the re-submitted reports or plans are still not correct, not sufficient, or did not address the concerns, so they often are sent back for additional revisions. Council deliberations and the public hearing process can also add to the approval process.

Ultimately, while the review process may only take 5-6 months of administration time, the overall time to get the ASP approved can easily be more than one year. This results in the narrative that the City takes over a year to process an ASP, thereby holding up development. It should be noted that the review and approval timing varies considerably with each application, which creates challenges in measuring and monitoring service levels.

There was one major and one minor ASP amendment application received in 2016. There were no new ASP applications received in 2016.

Land Use Bylaw (LUB) / Districting (Zoning)

The Land Use Bylaw (LUB) implements the MDP & ASP through specific development regulations, as well as identification of areas for specific types of land uses (districting/zoning).

The Department received 11 external and 5 internal LUB Amendment applications in 2016. These ranged from house-cleaning items to Council directed changes, to developer-driven redistrictings.

Subdivision

Once an area has been identified for use within the MDP and ASP, and zoning has been applied, subdivision typically occurs. The process of land subdivision involves the laying out of parcels, planning with specificity the lot configurations, location of utilities and servicing, dedication of municipal reserve, identification of road right-of-ways, and the like. Provincial regulations require subdivision applications to reach a decision within 60 days of receipt of a complete application, unless a time extension agreement is provided by the applicant. Administration is able to process the majority of subdivision applications within this 60-day time frame.

It should be noted that due to a variety of factors, subdivision processing time and amount of staff time spent per subdivision can vary significantly. While administration may be able to comfortably process a 40-lot subdivision from a developer familiar with the land development process, a significantly greater amount of staff-time may be required for subdivisions involving developers new to the area, condominium and phased condominium projects, and infill subdivisions which often involve dealing with a developer with little or no experience.

In 2013, the planning branch received 13 subdivisions in 2016, down almost 28% from the previous year (18 in 2015).

Development Permits

“Development” is considered to be an excavation, the construction of (or placement of), addition to, or replacement of a building in, on, over, or under land; and the use, change of use, or change in the intensity of use of a building or land. No development shall be undertaken within the City without development permit approval unless the development is specifically exempt in the land use bylaw. Development permit applications are processed by the Development Branch, and typically are received after land subdivision has occurred, or sometimes reviewed simultaneously. The applications include everything from sign permits for a one-time sale, to development permit applications for complex multi-tenant sites.

It is not uncommon for the pre-application stage for large developments to take more than a year, particularly if developers are new, unfamiliar with local practices, or have challenging sites. Once formal application is received, however, development permit

review typically takes 5-10 business days. The Province requires a decision to be reached on development permit applications within 40 days.

In 2016, the Development Branch received 1,633 Development Permit applications, down 9.3% from 1,785 in 2015. On average, this works out to approximately 408 applications/person/year. In addition, the Development Branch received requests for 679 Compliance Certificates in 2016, down 12.4% from 763 in 2015. On average, this works out to approximately 170 compliance certificates/person/year.

Development Appeals

The Development Branch also processes nearly all of the Subdivision and Development Appeal Board (SDAB) applications for the City. These applications are frequently received in instances where the Development Officer does not grant or cannot utilize their 25% variance power, and can be quite time intensive to process. Appeals typically involve matters of lot coverage, building heights, and building setbacks, and often arise after a compliance certificate application is received and denied due to a lack of compliance with the Land Use Bylaw.

In 2016 the Development Branch received (through Legislative Services) 65 SDAB appeals, up ~18% from 55 in 2015.

Building Permits

Building permits are required for, but not limited to all new buildings, changes in occupancy of a building, additions to buildings, structural alterations to a building, and demolition of a building. Building permits are processed by the Building Inspections Branch, and are typically the last stage of the land development process for greenfield sites. Building permit applications are typically processed within 5-10 business days.

In 2016, the Building Inspections Branch received a total of 4,340 building & mechanical permit applications, up ~2.4% from 4,236 in 2015. Water & sewer permits saw the largest increase in 2016, up 15.6% from 2015 (221) to 262. Building permits saw the greatest decrease, down ~2.9% from 860 in 2015 to 836 in 2016.

Assessment Growth

At the end of the development process, land is developed, buildings are built, and ultimately the City's assessment base grows. The City's Assessment & Taxation Department is responsible for estimating the market rate for the development that results from this process, which are the annual tax levy is then applied to.

In 2016, the City's assessment roles grew by \$368,128,650 (3.1% increase over 2015) to \$12,148,672,500.

Planning & Development Administration

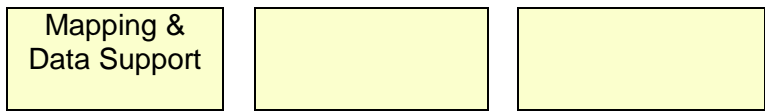
As previously noted, the land development process within the City is typically overseen by the three branches within the Planning & Development Department; Planning, Development, & Building Inspections. The Engineering Department is often heavily involved, as are Infrastructure and Utilities to lesser extents. In total, there are 23.5 FTEs allocated to the Department. The following describes the roles of each of the branches, and the positions involved in carrying out the daily activities of each.

Planning Branch (10 FTEs)

The Planning Branch consists of a Branch Manager, Senior Planner (2), Planner (4), Planning Technician (2), and an Affordable Housing Coordinator. The planning branch typically is involved more heavily at the early stages of the land development process (IDP/MDP, ASP, LUB, Subdivision/Condominium). The branch added one FTE planner position in 2016. *Table 1* outlines some of the Branch's key areas of responsibility.

Table 1 – Planning Branch Areas of Responsibility

Planning Branch				
Long-Term (& Growth) Planning	Current (Land Preparation) Planning	Land Data Management	Affordable Housing	Plan Implementation & Coordination
Municipal Development Plan	Statutory Plan Approvals & Amendments	Manage City's Land Database	Research Policy & Regulations	Downtown Area Redevelopment Plan (DARP) Implementation
Growth & Development Policy	Subdivision & Condominium Approvals	Land preparation & development support	Advocacy & Communication	St. Albert Trail Coordination
Intermunicipal Planning		Addressing & Naming	Partnerships, Incentives, & Direct Provision	Green Tape Report Implementation
		Corporate & External	Community Liaison	Housing Diversity Action Plan



The Planning Branch involves working with developers and residents to ensure that land is prepared for development through a variety of legislatively required processes and plans. Some of the areas of responsibility are identified in *Table 1*, and described below:

Long-Term (& Growth) Planning – Planning, forecasting and implementing plans and strategies to ensure effective long-term land-use, growth and development of the City.

Municipal Development Plan – Develop, maintain, monitor the City’s legislatively required Municipal Development Plan.

Growth and Development Policy and Management - Develop, maintain, monitor requirements for policy direction to provide a framework for growth and development of the City and forecasting.

Intermunicipal Planning and Cooperation – Ensure ongoing collaboration and cooperation with adjacent municipalities to ensure effective regional planning.

Current (Land Preparation) Planning - Ensuring land is available for development by processing applications in accordance with the MGA, statutory planning requirements and other relevant legislation.

Statutory Plan approvals and amendments – prepare and process all statutory plans and amendments in accordance with provincial legislation.

Subdivision approvals - prepare and process all subdivision applications in accordance with provincial legislation.

Condo conversion approvals - prepare and process all condominium conversion in accordance with provincial legislation

Reserve land acquisition and use – identify required reserve land in all proposed developments and ensure all reserve land due to the City is acquired upon subdivision.

Land Data Management – responsible for managing the City’s Land Base Dataset (downloads from Alberta Government SPIN2 website).

Manage City’s GIS land base data – Maintain and manage the digital land base data for the City.

Land Preparation and Development – provide technical reviews and mapping to support Planning and Development applications, and maintain mapping components for Statutory Documents (IDP, MDP and ASP) as well as the Land Use Bylaw.

Mapping and technical support for long-term and growth planning – Provide mapping and technical support for long-term and current planning applications.

Parcel addressing and Street/Park naming – responsible for naming and addressing throughout the City.

Corporate/external mapping/data support – providing land based data and mapping for other corporate Departments and external agencies (e.g. St. Albert land base to Corporate GIS for use & redistribution).

AFFORDABLE HOUSING LIAISON – The Affordable Housing Liaison facilitates and supports the provision and development of affordable housing in St. Albert through direct efforts as well as liaison work with various City departments, external agencies, and regional groups e.g. the Temporary Residential Services (TRS) Committee, the St. Albert Food Bank, the St. Albert Housing Society (SAHS), Homeland Foundation, Habitat for Humanity, Capital Region Housing Corporation (CRHC), Capital Region Board (CRB) Housing Committee and CRB Housing Advisory Working Group (HAWG), and the Government of Alberta.

Research Policy & Regulations – the Liaison is responsible for researching policy and regulations pertaining to affordable housing, and drafting, implementing, and monitoring regulations related to affordable housing (e.g. the Housing Diversity Action Plan), including the update to the Land Use Bylaw Residential Districts.

Advocacy & Communication – the Liaison participates in advocacy and communication about affordable housing issues within the City.

Partnerships, Incentives, & Direct Provision – the Liaison partners with the St. Albert Housing Society, Habitat for Humanity, Homeland Foundation, Temporary Residential Services (TRS) Committee, on behalf of the City to identify and provide opportunities for affordable housing within the City. The Liaison chairs the TRS Committee to oversee the operation of the Rental Assistance Program, and is responsible for the operation of the Basement Suite Grant Program.

Community Liaison – The liaison brings awareness of programs, initiatives, and opportunities for members of the Community with respect to the provision of affordable housing within the City of St. Albert.

PLAN IMPLEMENTATION

The Planning Branch is responsible for implementation of several plans and initiatives. These include:

Downtown Area Redevelopment Plan (DARP) – The DARP was developed to convey a vision for the Downtown area, and guide public and private development. The DARP continues to be implemented through the Land Use Bylaw, as well as numerous Capital Project Charters considered annually during the City’s budgeting process.

St. Albert Trail Integration – Review and identify all corporate initiatives related to St. Albert Trail and provide recommendations for a coordinated corporate approach to the Trail's future development. The Trail integration implementation has been incorporated within the Complete Streets Project to better integrate all aspects related to transportation and development along the St. Albert Trail.

Green Tape Report – the Planning and Development Department worked with the Economic Development Department to identify ways to improve processes, reduce timelines, and identify efficiencies in the planning & development process. Action plan items include development of a customer satisfaction survey, review of application information provided to applicants, review of Land Use Bylaw requirements, etc.

Housing Diversity Action Plan – the Housing Diversity Action Plan provides a number of recommended actions and initiatives within the short-, medium-, and long-term related to three priority areas: Housing for singles, small households, and workforce housing; Housing for seniors and people with disabilities; and, leadership and policy direction for housing stability and affordability. A significant amount of effort has been spent reviewing the Land Use Bylaw with respect to residential districts, consistent with the plan.

Development Branch (5 FTEs)

The Development Branch consists of a Manager, Architectural Development Officer, Development Officer II (2), and a Development Officer I position. The Development Branch is typically involved at the second stage of the land development process, and works closely with Planning, Development Engineering, and Building Inspections.

Development

The Planning Branch is primarily responsible for the Land Use Bylaw approvals and amendments. The Development Branch works with builders, the development industry, and property owners to process development permits and compliance certificates. The Branch is also responsible for development control activities, primarily in regards to Land Use Bylaw enforcement items, as well as ensuring the built form meets high quality standards, consistent with expectations of the public. *Table 2* outlines some of the Branch's key areas of responsibility.

Table 2 – Development Branch Areas of Responsibility

Development Branch				
Land Use Bylaw Approvals & Amendments	Development Permits	Compliance Certificates	Enforce Land Use Bylaw	SDAB Appeals

Land Use Bylaw approvals and amendments – develop and maintain Land Use Bylaw and prepare and process amendments in accordance with provincial legislation.

Issue Development permits – process, review and issue development permits in accordance with provincial legislation including representing the City at SDAB hearings.

Issue Compliance certificates – prepare and issue compliance certificates.

Enforce Land Use Bylaw – enforce complaints about the Land Use Bylaw in accordance with provincial legislation.

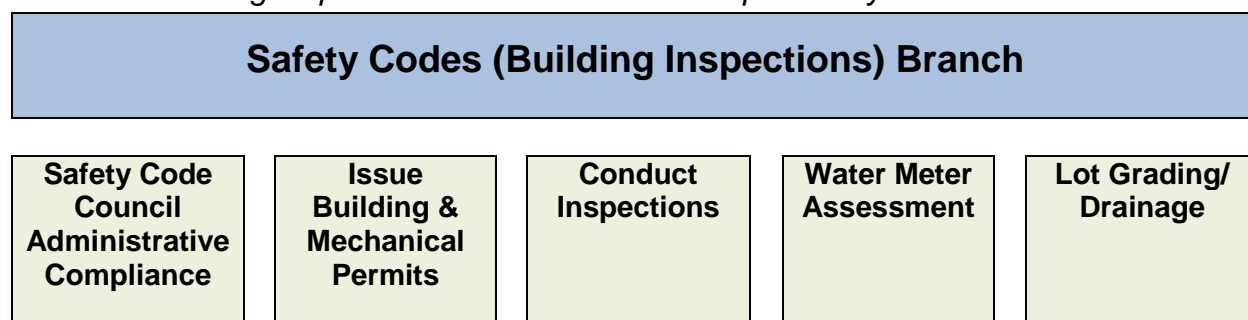
Subdivision and Development Appeal Board (SDAB) Appeals - The Subdivision and Development Appeal Board hears appeals arising from the decisions of the Development Officer in connection to the administration and interpretation of the Municipal Development Plan and Land Use Bylaw. The Development Branch responds to the overwhelming majority of these appeals.

Building Inspections Branch (8.5 FTEs)

The Building Inspections Branch consists of a Manager; Building Safety Code Officer (SCO) (2); HVAC, Plumbing, & Gas SCO (2); Electrical SCO (1.5); Inspection Control Administrator; and Permit Issuer.

The Building Inspection Services Branch works with architects, engineers, builders and building owners to ensure that all residential, commercial, industrial and institutional properties are constructed to meet or exceed the Alberta Building Code and related regulations. Certified Safety Codes Officers are considered the designated authority having jurisdiction within the municipality. The issuance of building, electrical and mechanical permits and the related inspections are the major areas of responsibility for the branch. *Table 3* outlines some of the Branch's key areas of responsibility.

Table 3 – Building Inspections Branch Areas of Responsibility



BUILDING COMPLIANCE

Safety Code Council Administrative Compliance – Ensure appropriate administrative requirements are in place to support building compliance.

Issue Building and Mechanical permits – process applications, review plans and issue building permits in accordance with the QMP and SCA.

Conduct inspections – schedule, conduct and report on required inspections

Water meter assessment – review and recommend water meter size requirements for installation

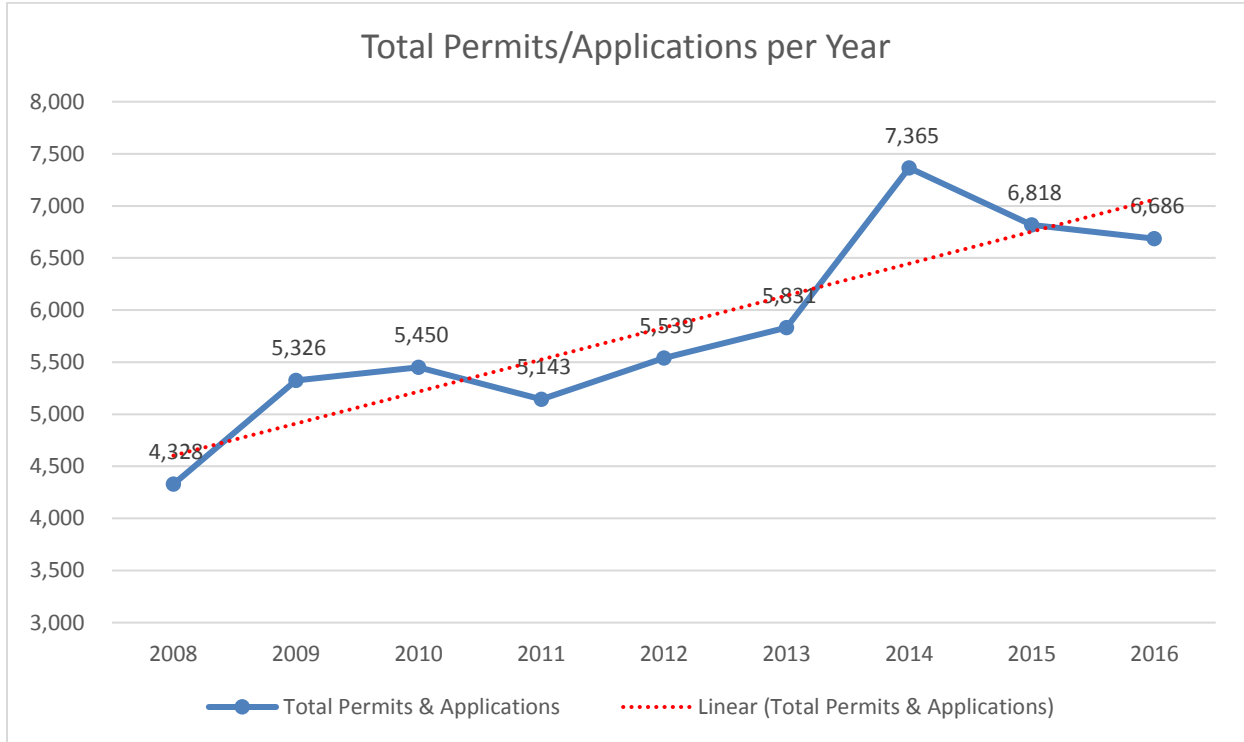
Inspect drainage on existing lots – upon receipt of a complain, inspect drainage issues on existing lots.

APPENDIX I

2016 PLANNING & DEVELOPMENT YEAR END STATISTICS

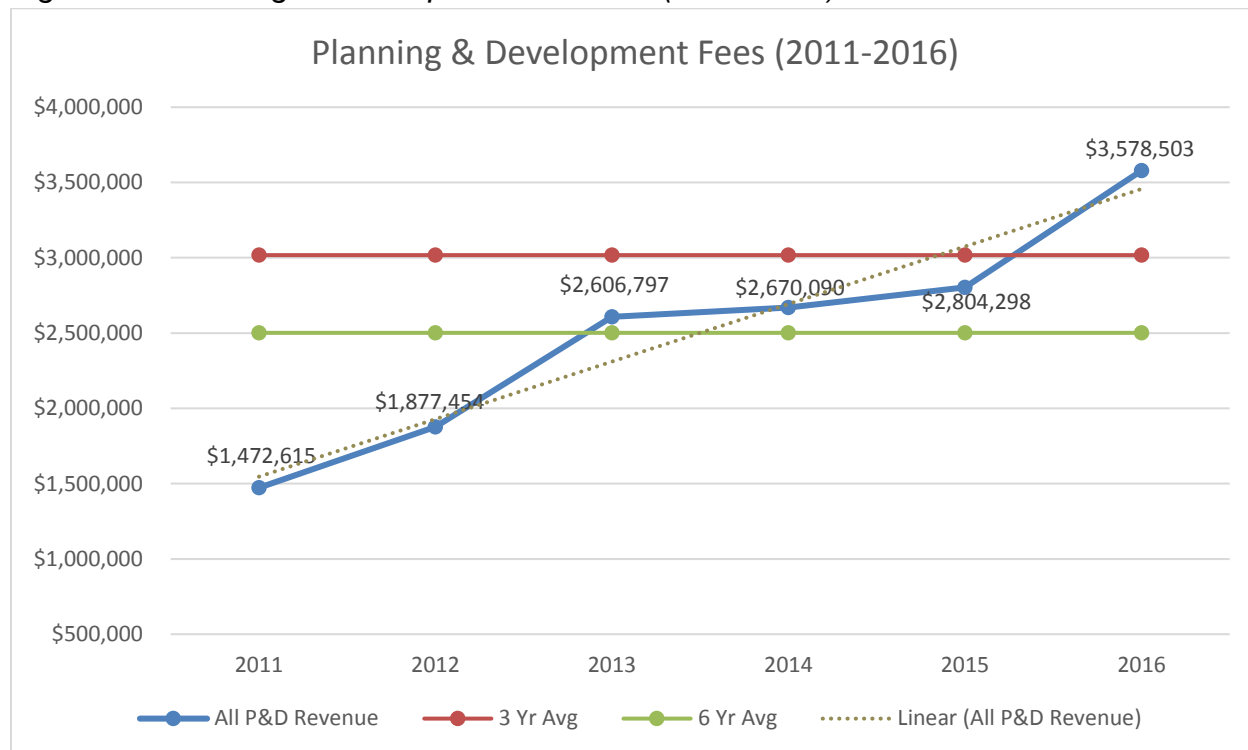
Overall Development Activity

Figure 1 – Planning & Development Permits & Applications (2008-2016)



Total permits & applications within the Planning & Development Department decreased 1.9% in 2016, from 6,818 applications to 6,686. The average number of permits since 2008 is 5,832, with the three-year average being 6,956. Five-year average 6,448.

Figure 2 – Planning & Development Revenue (2011-2016)



In 2016, the Planning & Development Department saw a record in fees of \$3,578,503, up ~27.6% from the previous year (\$2,804,298). The five-year average is \$1,862,565. Three-year average is \$2,144,948. Six-year average is \$1,695,482. It should be noted that a significant boost to the fees received was due to the AGLC distribution centre building permit issuance, as well as several other large multi-family or non-residential projects that went forward in 2016.

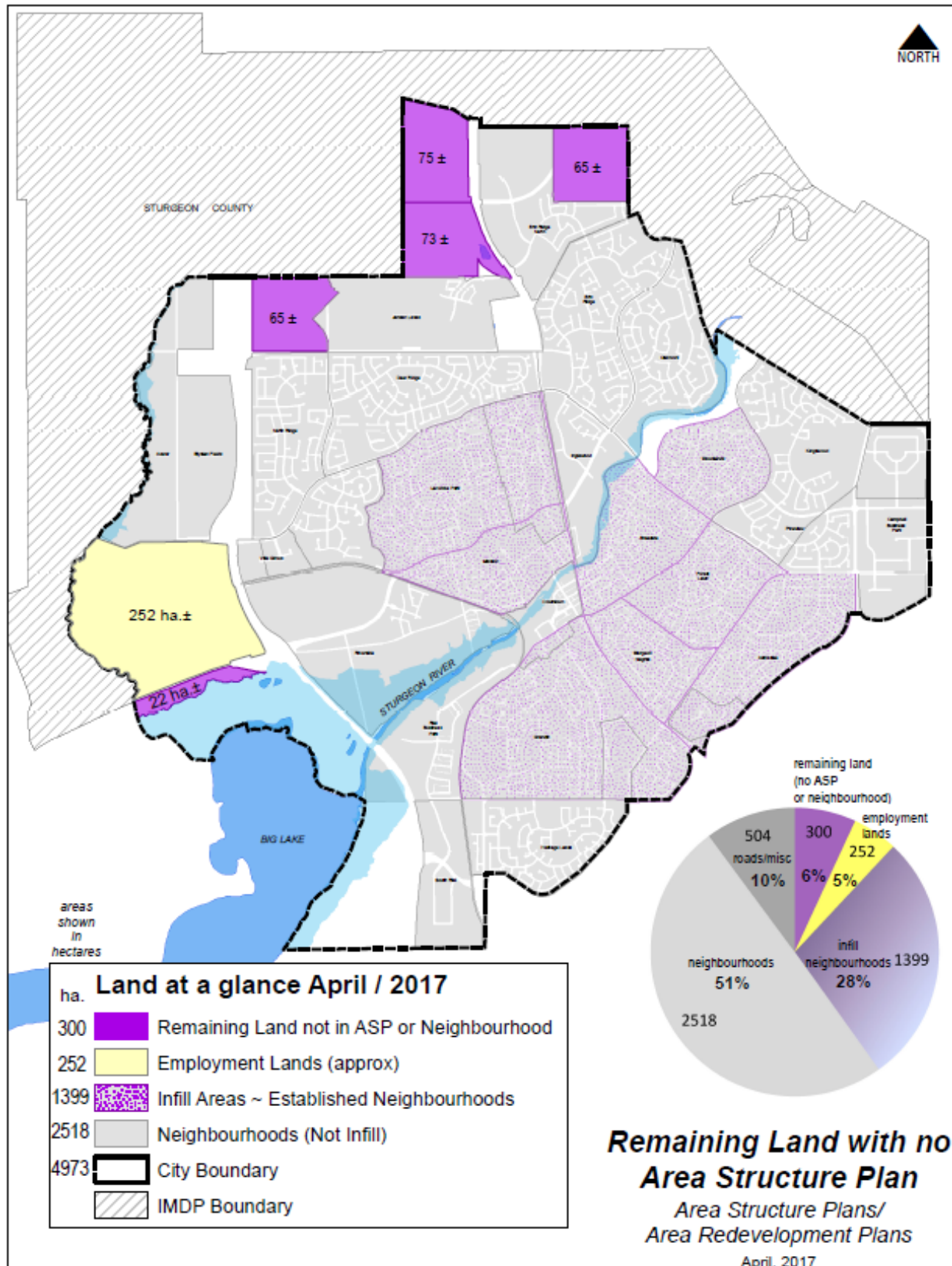
City Land Base

As of April 1, 2017, the City land base was roughly 4,967 Ha. Of that land base, approximately 300 Ha, or ~6% is not within an Area Structure Plan or existing neighbourhood. An additional 252 Ha, or ~5.1% is designated as Employment Lands (*Map 1*).

Map 2 depicts the districting for the City as of April 1, 2017. Approximately 3,372 of the City's 4,967 Ha are currently districted for use other than Urban Reserve (UR). The largest single land use district is R1 – Low-Density Residential, at 1,805 Ha, or 53.5% of the City's non-UR lands. The areas and proportion of the City's land based can be found in the accompanying table, and *Map 1*.

District	Area as of April 2017 (Ha)	% of City	% Excluding UR
R1	1,805	36.3%	53.5%
UR	1,595	32.1%	
P	527	10.6%	15.6%
CIS	205	4.1%	6.1%
CC	188	3.8%	5.6%
PS	150	3.0%	4.4%
R3	116	2.3%	3.4%
DC	96	1.9%	2.8%
R2	83	1.7%	2.5%
R3A	49	1.0%	1.5%
BP2	32	0.6%	0.9%
IF	24	0.5%	0.7%
R4	20	0.4%	0.6%
C2	16	0.3%	0.5%
RC	14	0.3%	0.4%
S-DC	12	0.2%	0.4%
DT	11	0.2%	0.3%
ICC	9	0.2%	0.3%
C1	5	0.1%	0.1%
DCMU	4	0.1%	0.1%
DR	2	0.0%	0.1%
MC	2	0.0%	0.1%
BW	1	0.0%	0.0%
BPT	1	0.0%	0.0%
BP	-	0.0%	0.0%
DCNUV	-	0.0%	0.0%
	4,967	100.0%	100.0%

Map 1 – Lands within Area Structure Plan

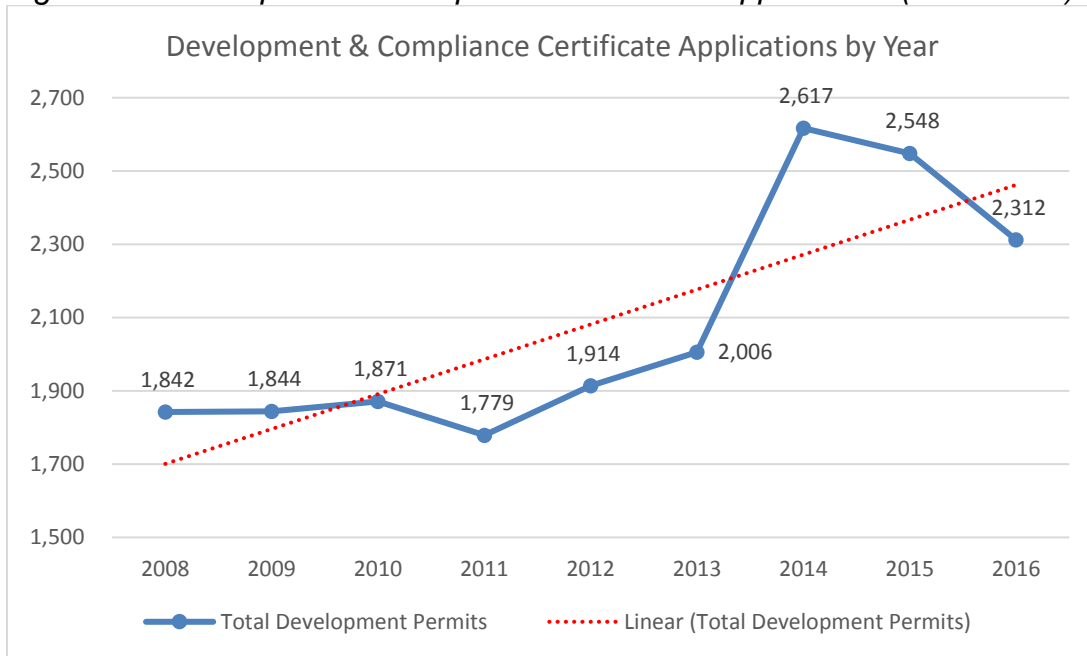


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Development Branch Activity

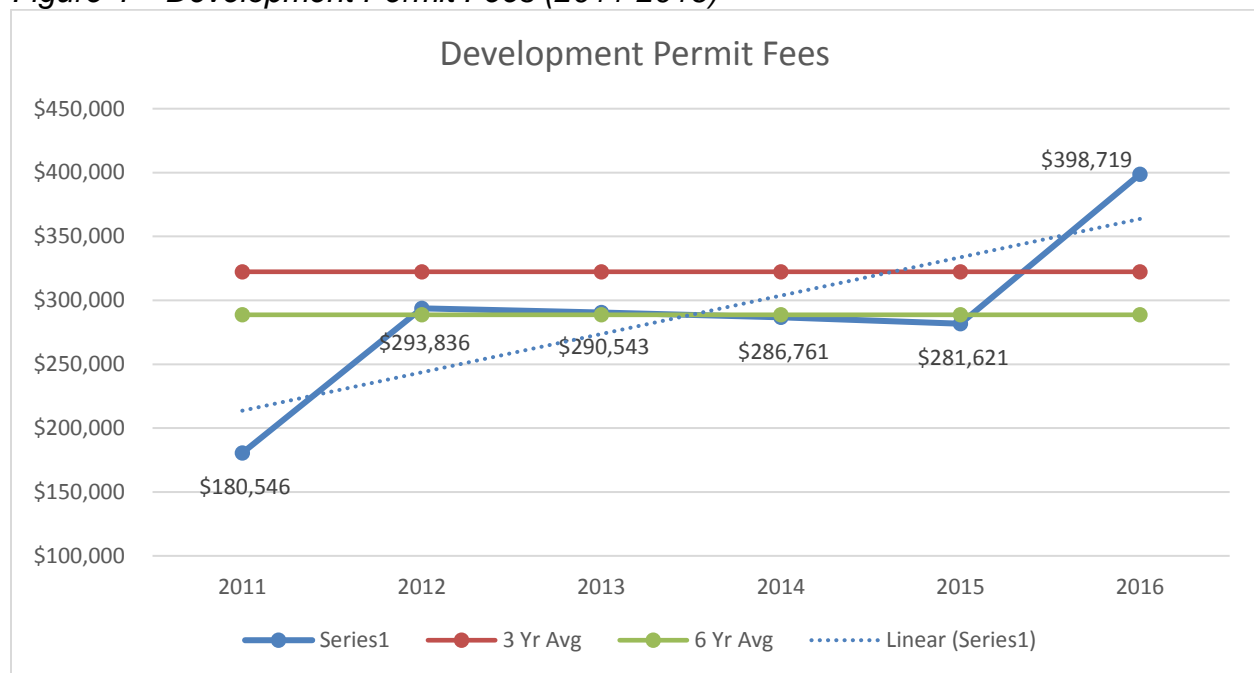
The following graphs represent key development activity metrics seen by the Development Branch in 2016.

Figure 3 – Development & Compliance Certificate Applications (2008-2016)



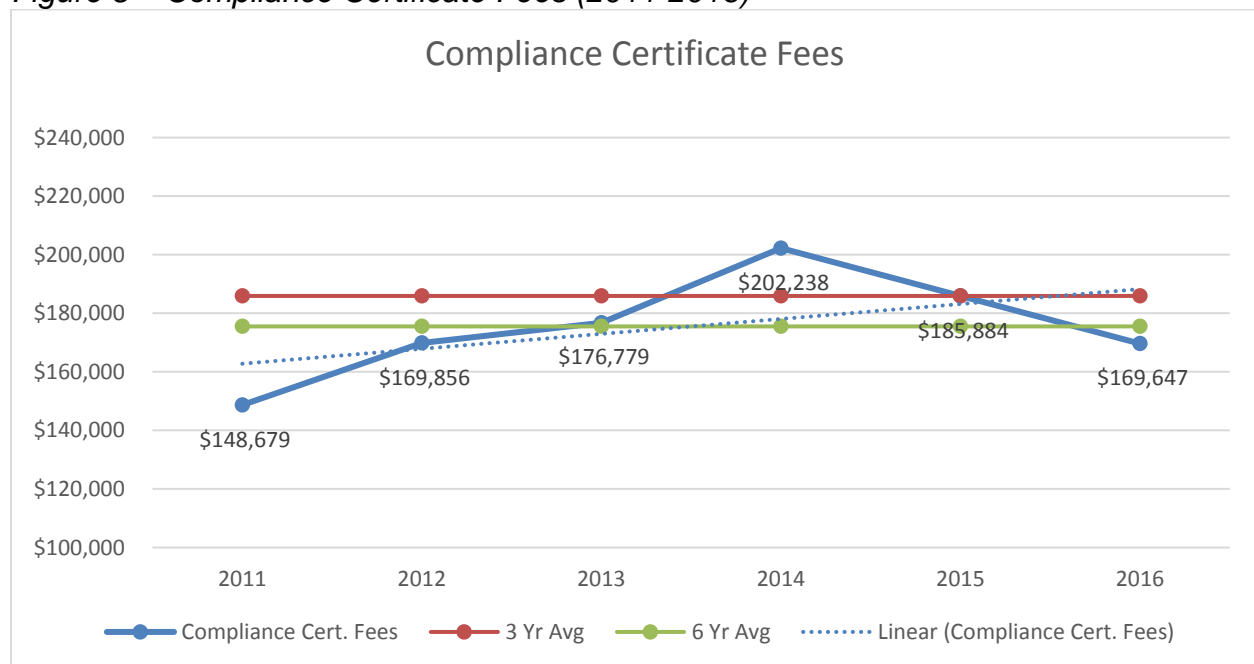
There were 1,633 Development Permit (DP) applications & 679 Compliance Certificate (CC) requests seen in 2016 (total 2,312). This represents a 9.3% decrease in DP applications from 2015 (1,785), and a 12.4% decrease in CC requests from 2015 (763). The general trend (linear) is upward.

Figure 4 – Development Permit Fees (2011-2016)



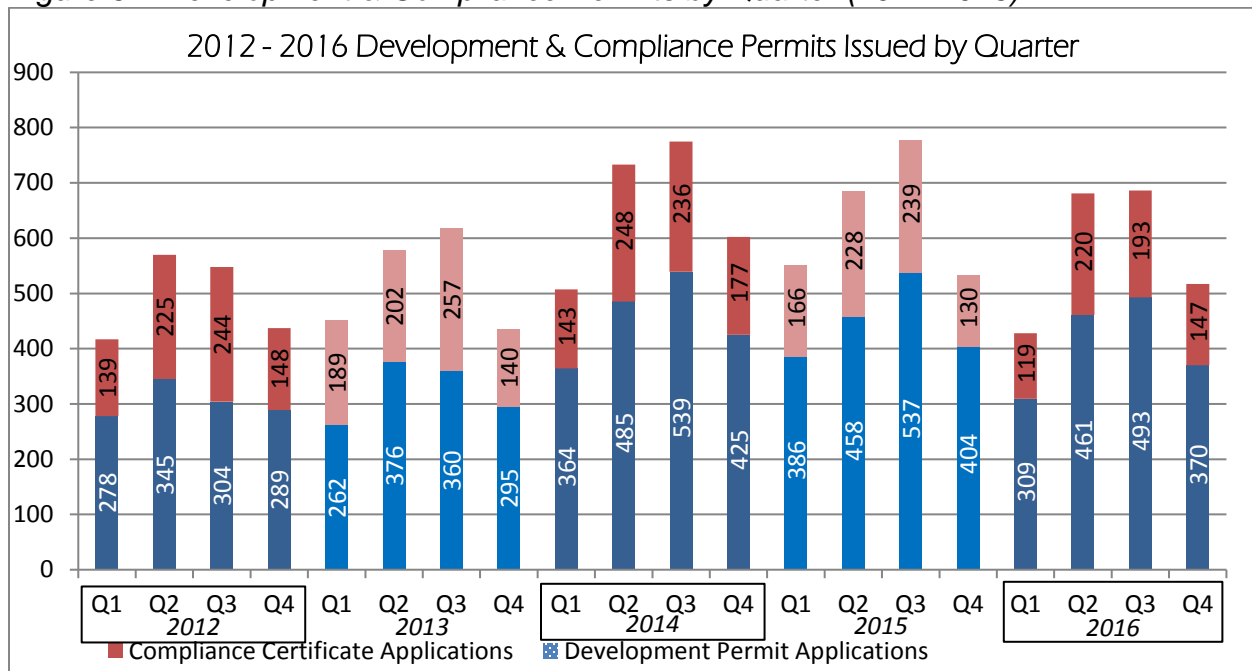
In 2016, development permit fees were \$398,719, up 41.6% from \$281,761 in 2015.

Figure 5 – Compliance Certificate Fees (2011-2016)



In 2016, compliance certificate fees were \$169,647, an 8.7% decrease from \$185,884 in 2015.

Figure 6 – Development & Compliance Permits by Quarter (2012-2016)

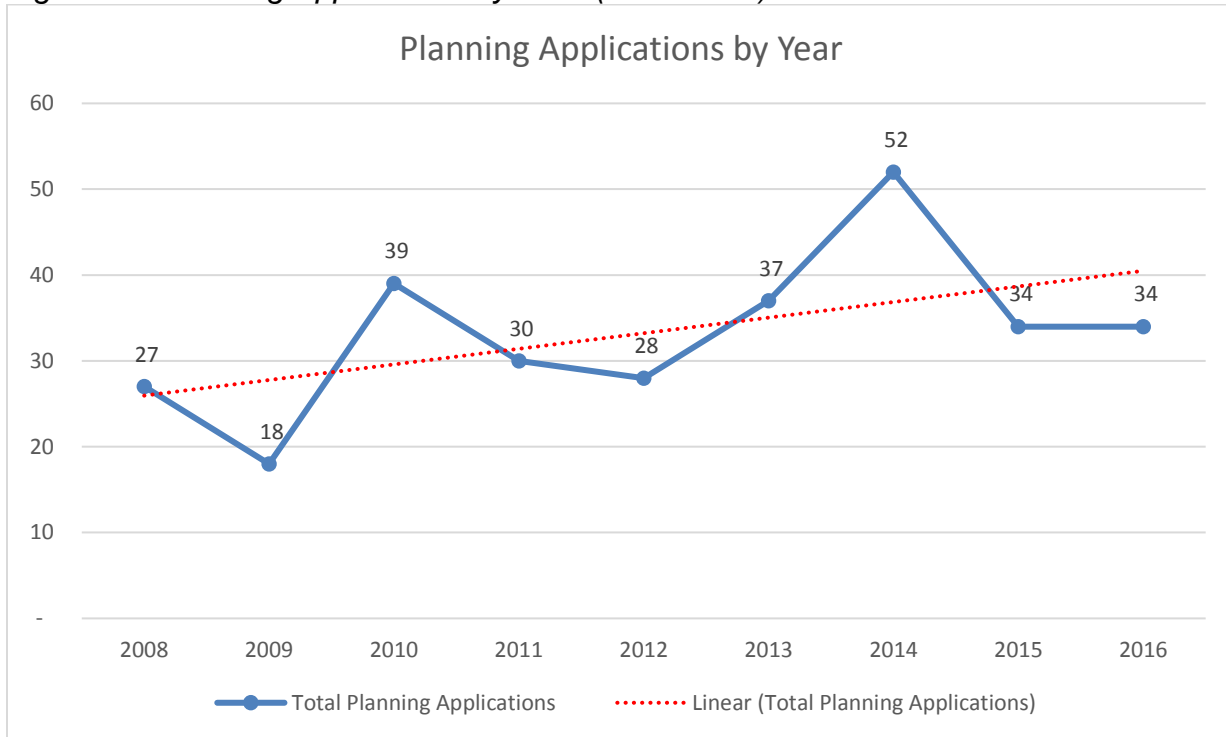


Quarterly Development Permit and Compliance Certificate applications from 2012 through 2016 demonstrate the normal Q2/Q3 peak in applications.

Planning Branch Activity

The following graphs represent key development activity metrics seen by the Planning Branch in 2016.

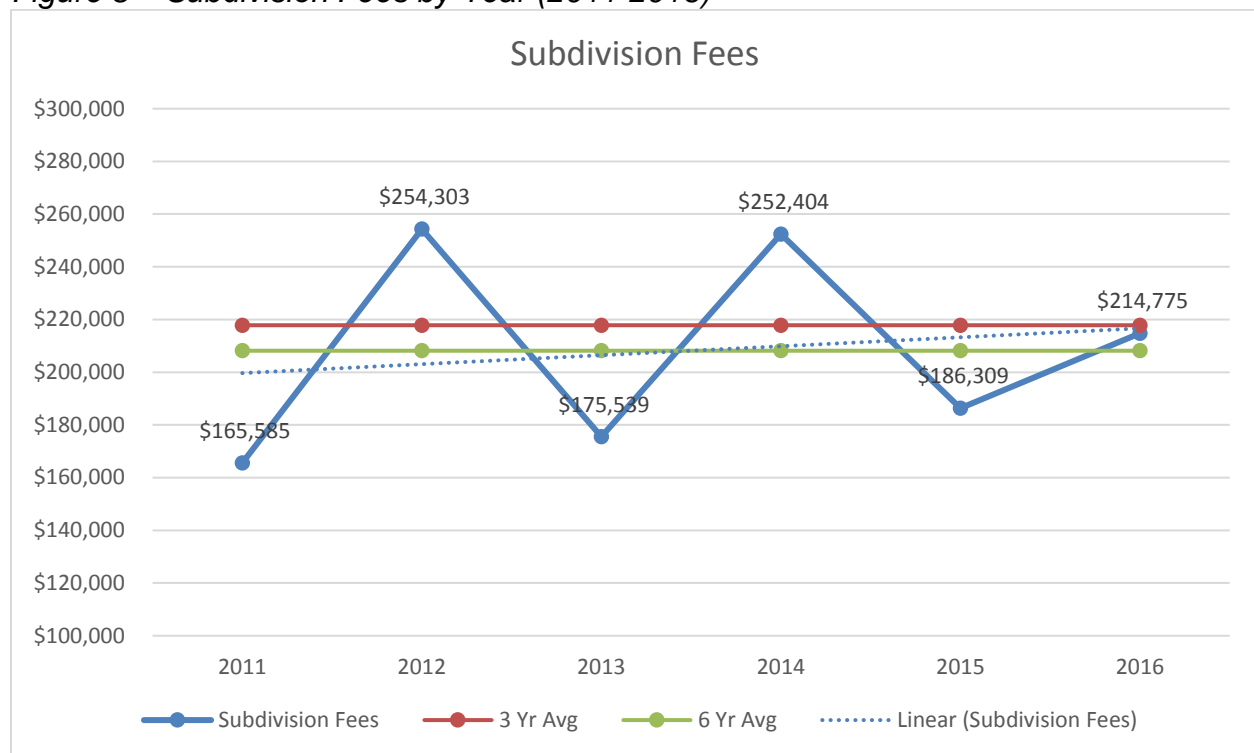
Figure 7 – Planning Applications by Year (2008-2016)



In 2016, the Planning Branch received 34 planning applications (Subdivisions, LUB amendments, condominiums, ASP/ASP amendment, MDP/MDP amendment), the same as 2015. The mix of applications differed, however, with more LUB amendments (16 vs. 6 the previous year), and fewer statutory plan applications (2 vs. 3), and fewer subdivision (18 vs. 13) & condominium (3 vs. 7) applications.

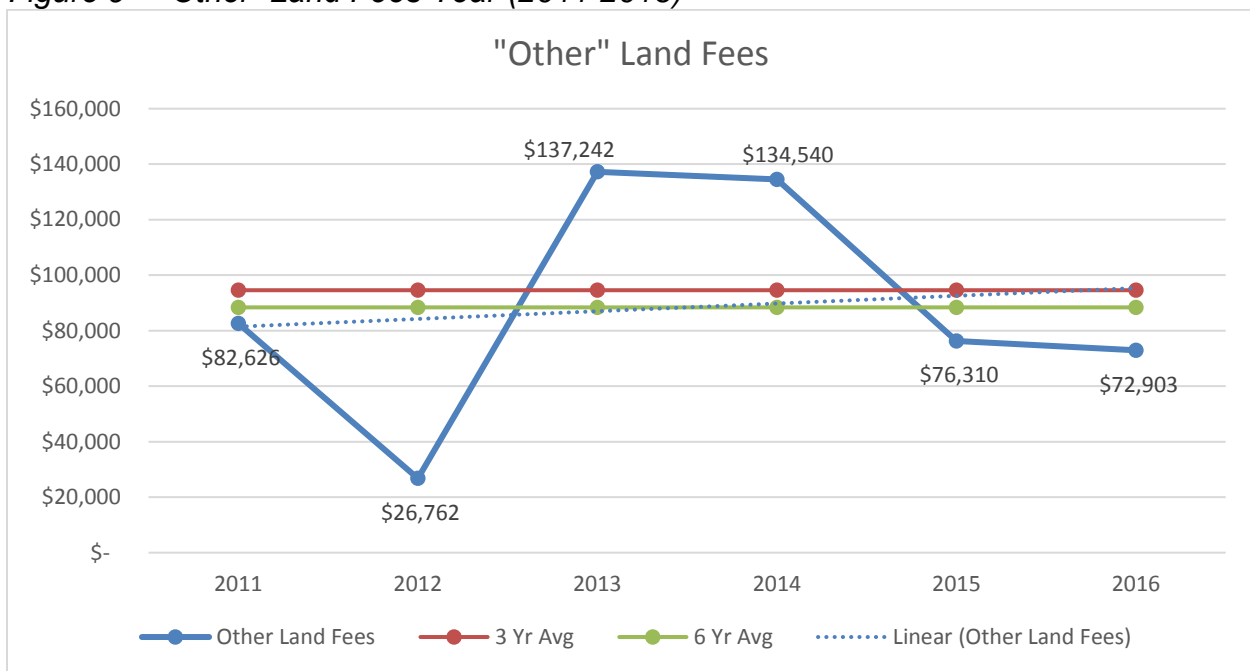
	2008	2009	2010	2011	2012	2013	2014	2015	2016	% Change from Previous	9 yr avg
Planning											
Statutory plans	4	1	2	5	-	9	11	3	2	-33.3%	4
LUB	9	5	13	7	15	13	16	6	16	166.7%	11
Subdivisions	6	8	18	14	13	11	19	18	13	-27.8%	13
Condos	8	4	6	4	-	4	6	7	3	-57.1%	5
Planning Total	27	18	39	30	28	37	52	34	34	0.0%	33

Figure 8 – Subdivision Fees by Year (2011-2016)



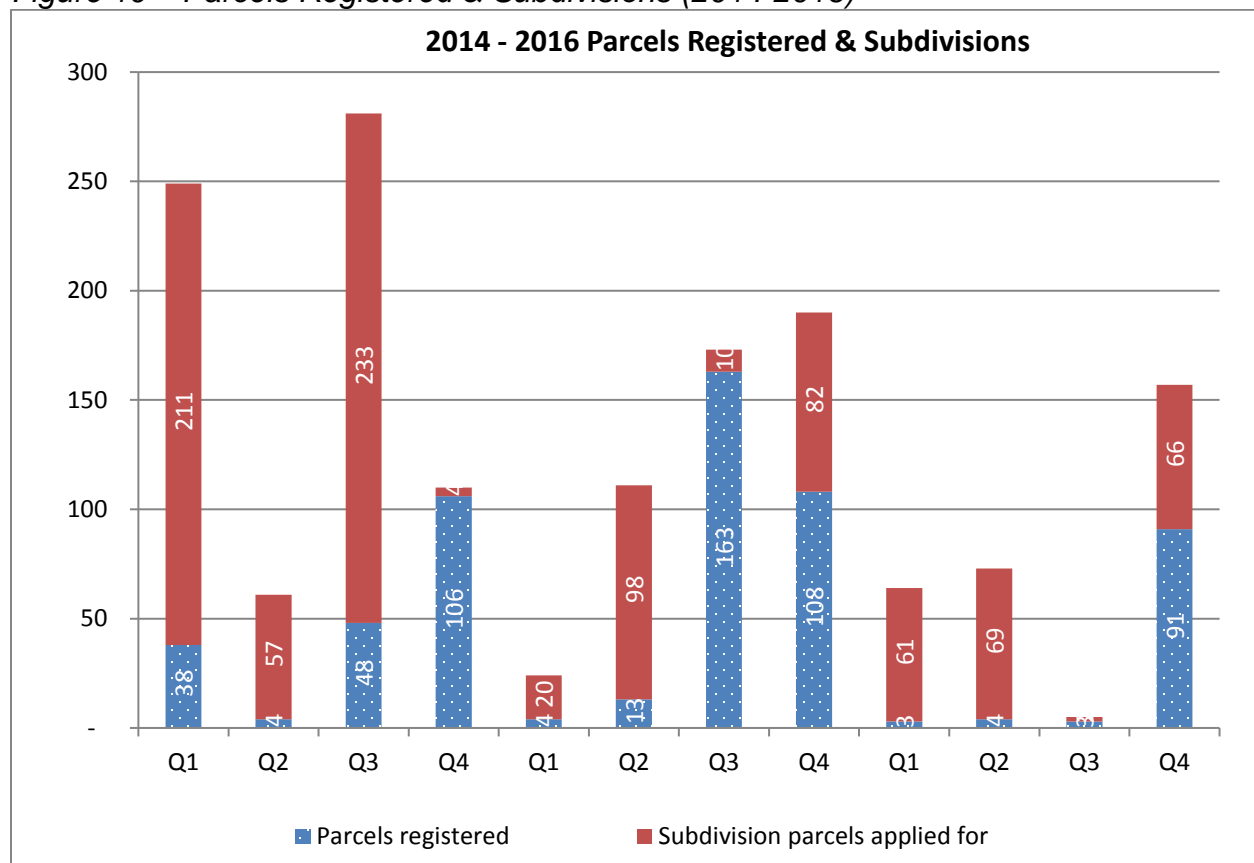
While the number of subdivision applications received in 2016 decreased 27.8% from 18 in 2015, and the number of lots applied for decreased 5.7% from 210 in 2015 to 198 in 2016, there was a significant increase in conventional condominium units created (458 in 2016, up 3171% from 14 in 2015) leading to an overall increase in subdivision revenues in 2016 of 15.3% from \$186,309 to \$214,775 in 2015.

Figure 9 – “Other” Land Fees Year (2011-2016)



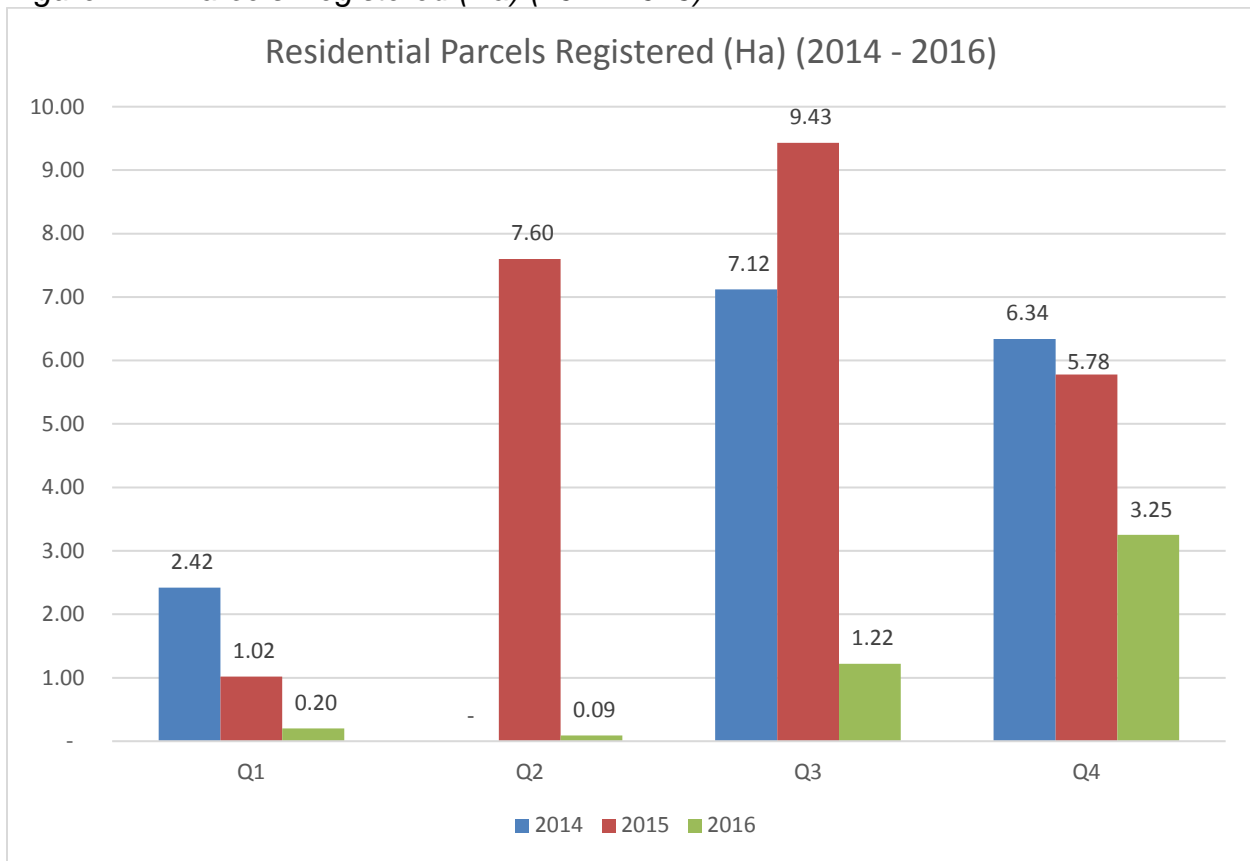
“Other” Land fees include applications for ASPs & amendments, LUB Amendments, & MDP Amendments. There were no new ASP applications in 2016, 11 external LUB applications (up ~83% from 6 in 2015) and no MDP or IDP amendment applications. Overall there was an overall decrease of 4.5% from \$76,310 in 2015 to \$72,903 in 2016 for “Other” land fees.

Figure 10 – Parcels Registered & Subdivisions (2014-2016)



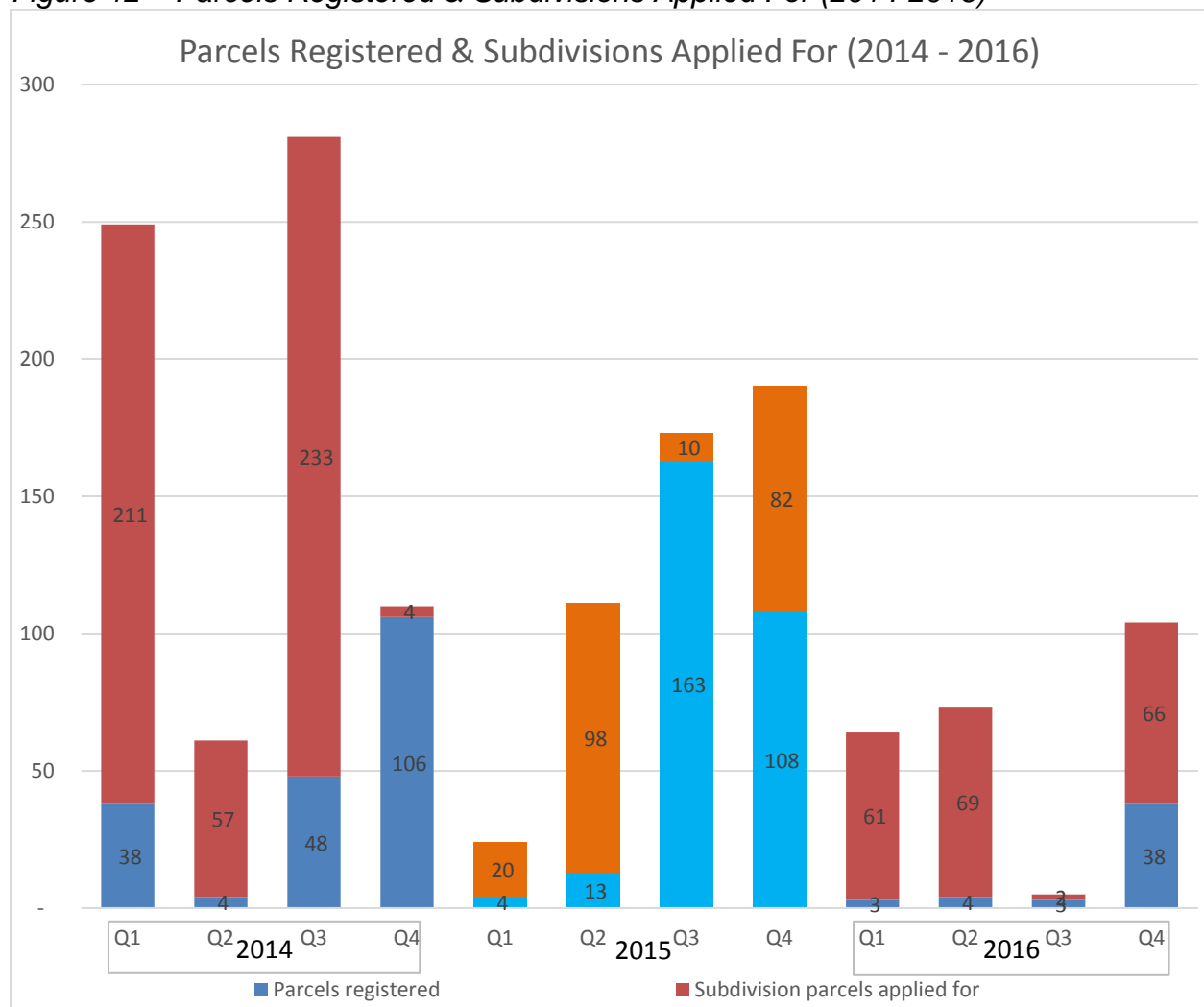
There were 198 subdivision parcels applied for in 2016 (primarily in Q4), which was down 6% from 210 in 2015. There were 101 parcels registered in 2016, down 185% from 288 in 2015.

Figure 11 – Parcels Registered (Ha) (2014-2016)



There were 4.76 Ha of residential parcels registered in 2016, down 401% from 23.83 Ha in 2015.

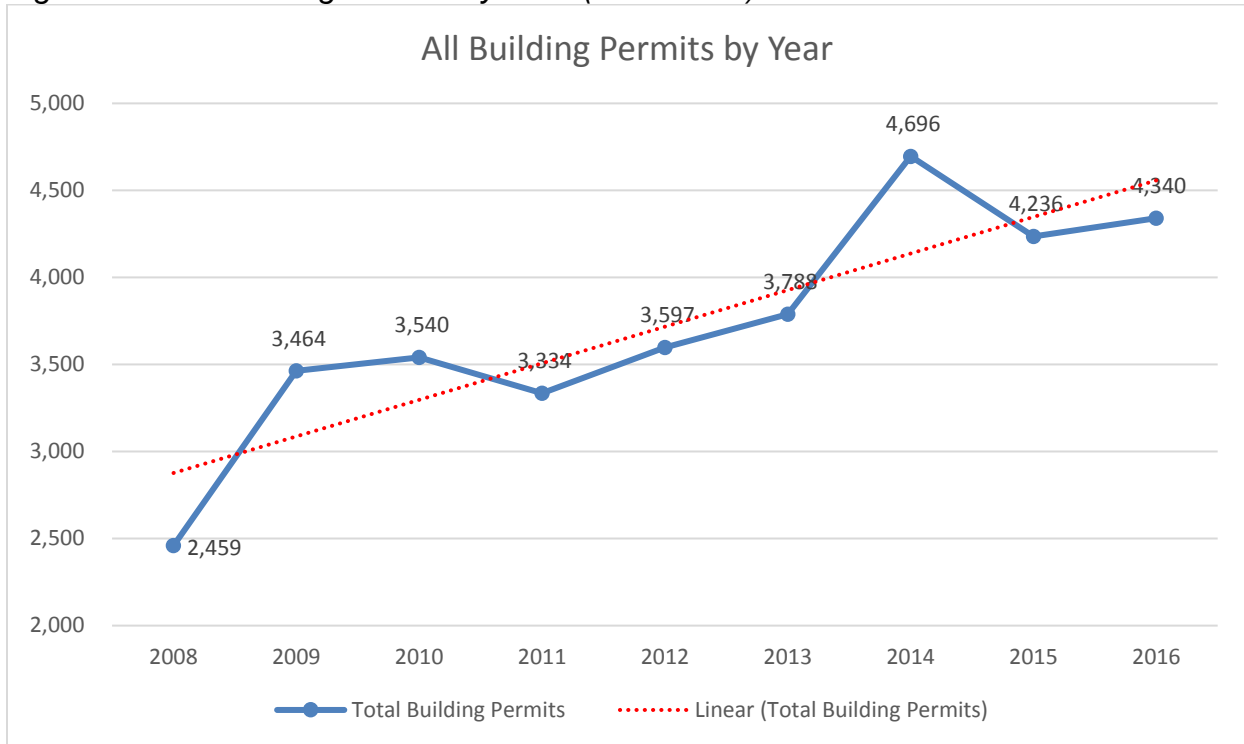
Figure 12 – Parcels Registered & Subdivisions Applied For (2014-2016)



Building Inspections Branch Activity

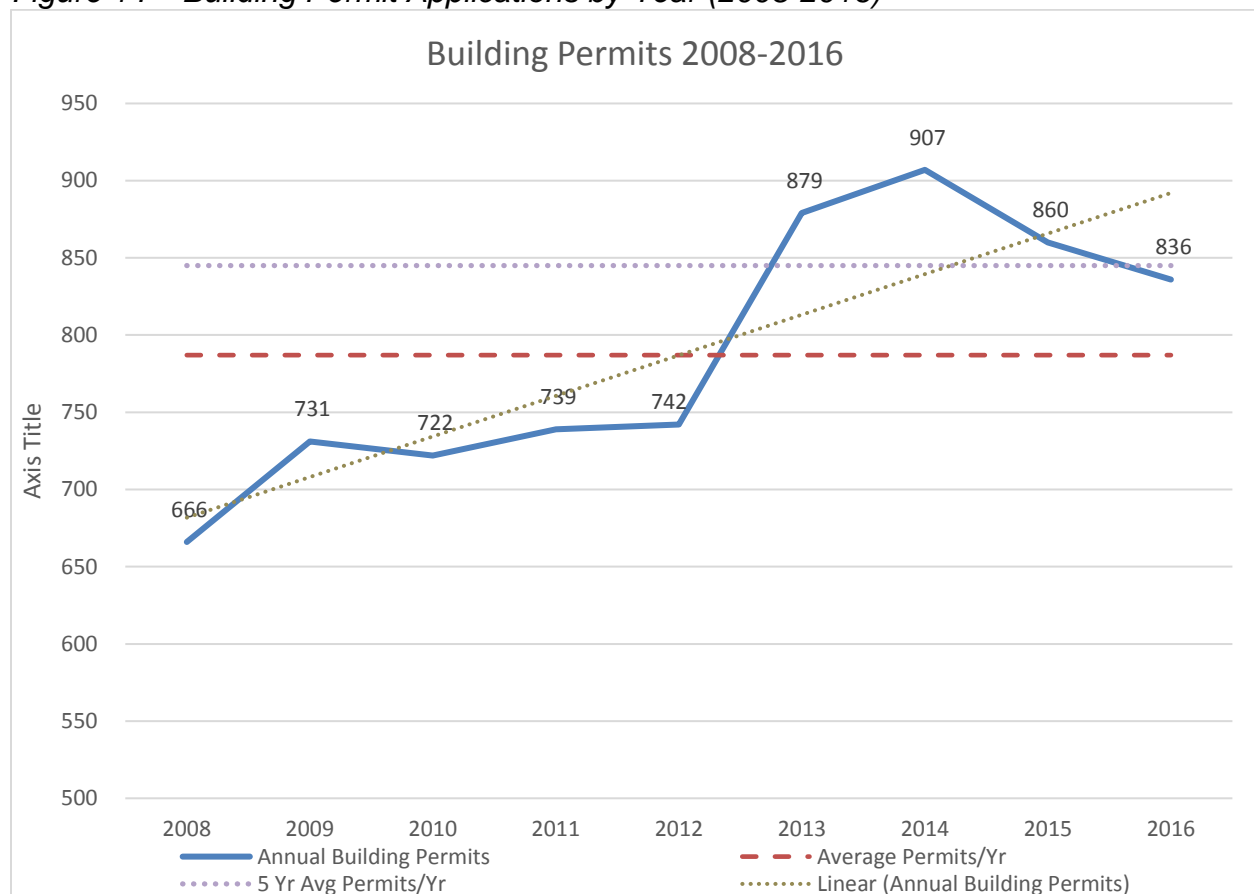
The following graphs represent key development activity metrics seen by the Building Inspections Branch in 2016.

Figure 13 – All Building Permits by Year (2008-2016)



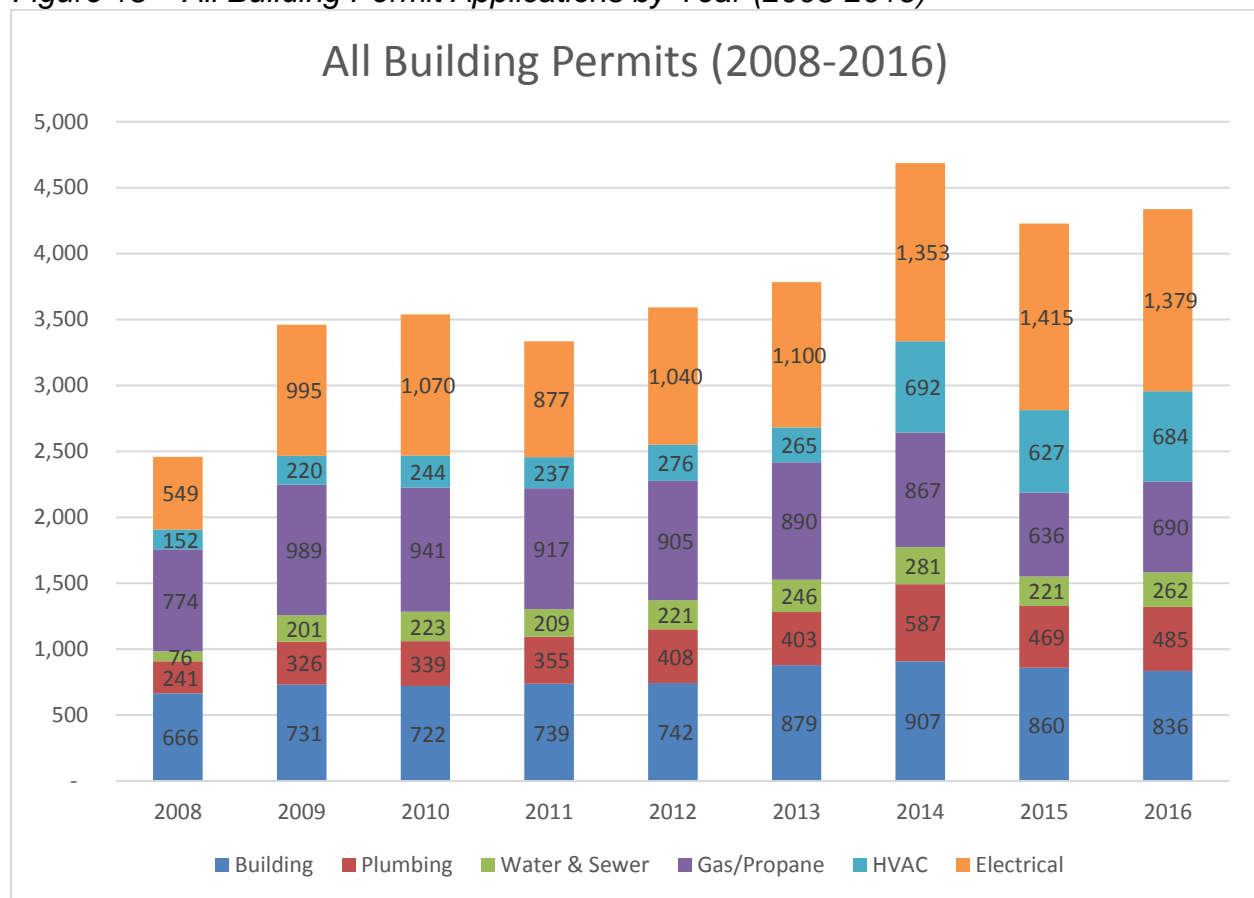
In 2016 there were 4,340 total (Building + Mechanical) building permit applications received, up 2.4% from 4,236 in 2015. The general trend has been upward since 2008.

Figure 14 – Building Permit Applications by Year (2008-2016)



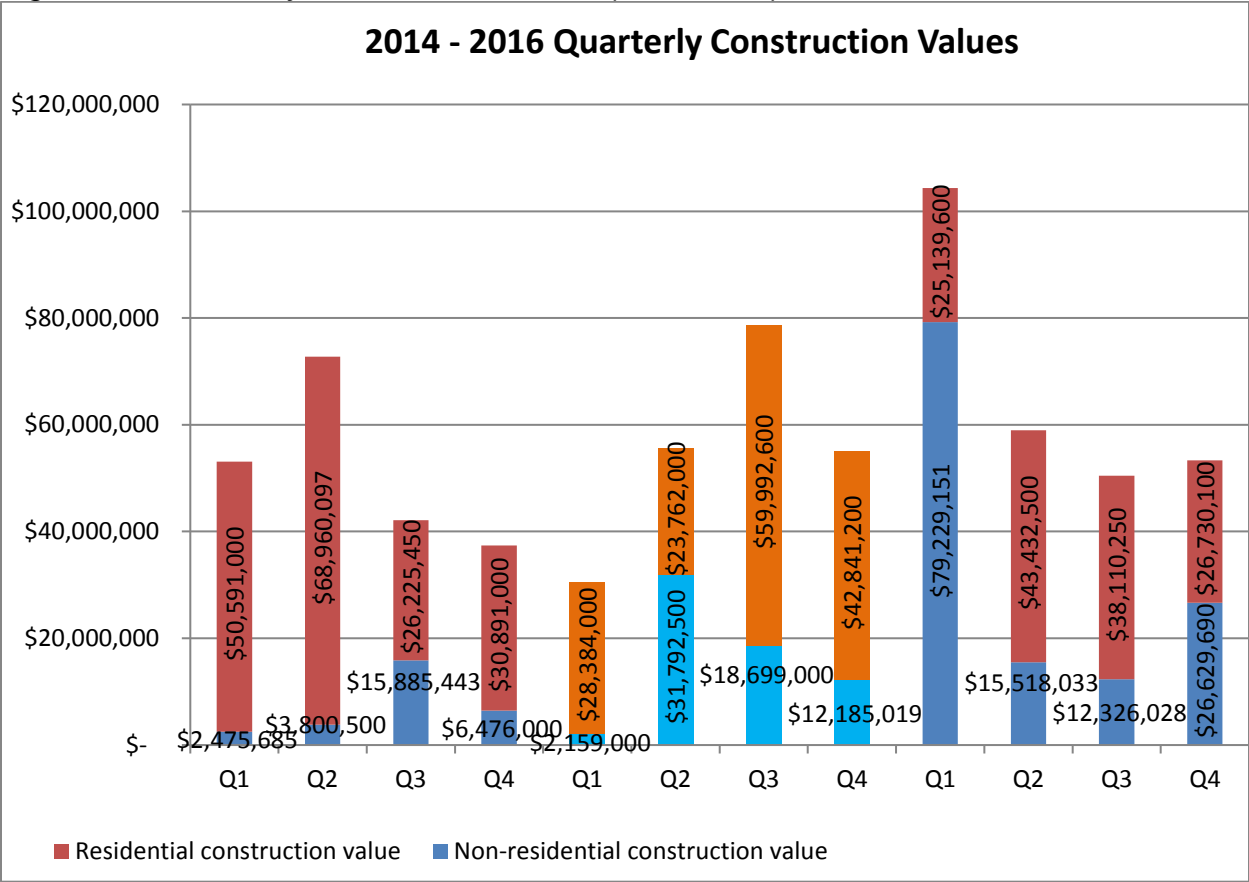
Focusing solely on building permits, there were 836 applications received in 2016, a decrease of 2.9% from 860 in 2015. The general trend is upward in building permits since 2008, but downward over the past three years. The average number of building permits since 2008 is 787/year, and 845/year over the past five years.

Figure 15 – All Building Permit Applications by Year (2008-2016)



This chart reflects the volume of permit applications by discipline since 2008. Over the past five years, there has been an overall increase of 20.7% in permit applications. This is tempered by a decrease of 7.6% over the past three years.

Figure 16 – Quarterly Construction Values (2014-2016)



Over the past three years, the City saw \$465,059,797 in residential construction, and \$227,176,049 in non-residential construction. Q1 of 2016 reflects the AGLC Distribution Centre permit.

Figure 17 – Building & Mechanical Permits Issued by Quarter (2014-2016)

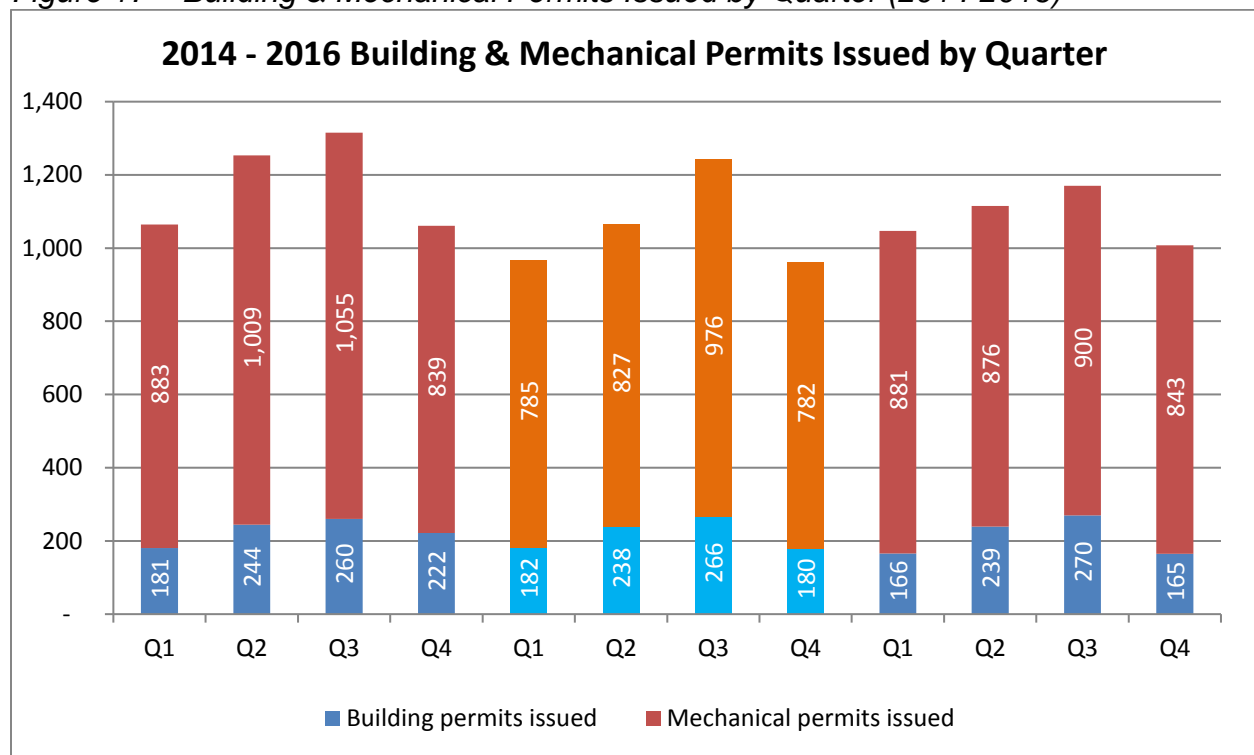
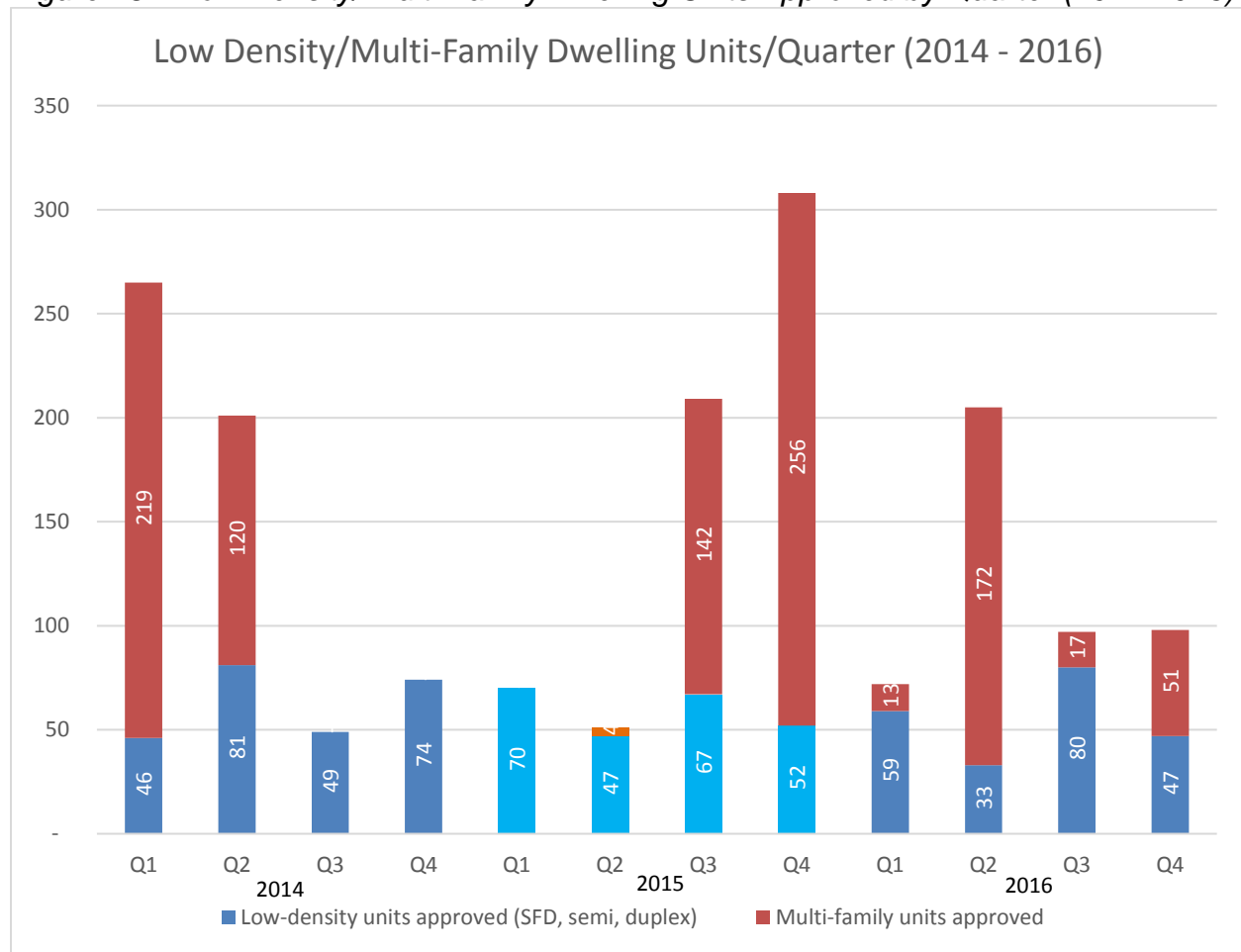


Figure 18 – Low Density/ Multi-Family Dwelling Units Approved by Quarter (2014-2016)



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