

1995 FIRST QUARTER REPORT



City of Kamloops

124 Seymour Street
Kamloops, BC



SPOTLIGHT ON DEVELOPMENT FIRST QUARTER REPORT, 1995

1995 April 20

FIRST QUARTER TREND

The first quarter of 1995 has seen a marked decrease in development activity from the positive activity levels experienced over the last few years. Higher interest rates, a large volume of new housing units, and an uncertain national economy are major factors in the decrease in activity. This is not indicative of a major slump, as activity levels overall are still on a par with the levels of the early 1990s. Although the slowing trend is predicted to continue for residential construction, activity levels for commercial/industrial/institutional projects will likely be holding steady for the remainder of the year.

ACTIVITY LEVELS

Major Activity	First Quarter Summary				
	1995	1994	1993	1992	1991
Building Permits	350 @ \$20.4 million	1,052 @ \$32.9 million	325 @ \$26.9 million	491 @ \$29.4 million	224 @ \$11.4 million
Total New Residential Units	142	211	313	278	59
Single Family Dwellings	63	128	69	120	49
Mobile Homes	1	20	1	3	8
Duplex Dwellings	2	34	6	16	-
Townhouse Dwellings	38	29	132	65	2
Multi-Family (Apartment Units)	38	0	105	74	0
Commercial/Industrial/Institutional	41	32	26	46	29
Subdivision Applications	22	51	39	17	51
Subdivision Lots Created	28	65	32	174	-
Strata Lots Created	28	70	36	-	-
Development Permits	7	4	N/A	N/A	N/A
Rezoning Applications	13	10	13	11	5
Development Variance Applications	8	22	16	11	4
Preliminary Proposals	21	16	12	18	11
Agricultural Land Commission	0	1	0	0	0
New Businesses	203	199	124	148	103

BUILDING INSPECTIONS DIVISION

- First quarter 1995 building permit applications (350 applications) have decreased over first quarter 1994 (1,052 applications) by 67%. This decrease does not indicate a major slump as overall activity levels are consistent with levels from the early 1990s.
- Total single family dwelling units have decreased over 1994 first quarter totals by 51% and townhouses decreased by 40%.
- The number of commercial/industrial/institutional applications has increased 28% over 1994, however, the dollar value has decreased 42% in 1995 (\$5,690,948) over 1994 (\$9,859,071). The high values of construction in 1994 can be attributed to the Costco warehouse development and a motel development.

MAJOR CONSTRUCTION PROJECTS

<u>Project Name</u>	<u>Value</u>
<u>Non-Residential Projects:</u>	
McGill Road - Aquatic Centre	\$1,177,000
Mission Flats Road - City Animal Control Building	614,000
Qu'Appelle Boulevard - Classroom addition	592,575
Rogers Way - Car Wash	500,000
<u>Residential Projects:</u>	
Sahali Terrace - 38 units	\$2,516,000
Tranquille Road - 38 units	2,280,000
Hilltop Avenue - Group Home	320,000
Columbia Street - 16 units	225,000

BUSINESS LICENCE SECTION

- Business licence applications are up by 7% over last year during this quarter - 381 in 1995 vs 356 in 1994. From these applications, 203 new business licences were issued. An increase over 1994 of 2%.
- Total revenue has surpassed last year's total at this time (\$621,947 vs \$607,972). An increase of \$13,975.

COMMUNITY DEVELOPMENT DIVISION**DEVELOPMENT SECTION**

- Subdivision activity for 1995 (22 applications) has declined 57% over 1994 (51 applications) but is comparable to 1992 (17 applications).
- Major subdivisions approved during the third quarter of 1994 include:
 - Bebek Road - 8 residential lots
 - Cougar Road - 36 residential lots
 - Nechako Drive - 6 strata lots
 - Qu'Appelle Boulevard - 22 strata lots
- Rezoning applications have been consistent over the past four years with a range of 10 to 13 applications in the first quarters. Many of the rezoning applications considered at Public Hearings during the first quarter were small infill proposals to allow duplexes in single family neighbourhoods or to allow subdivision of existing lots to allow additional lots.
- Major rezoning projects approved during the first quarter:
 - New Life Mission, Victoria Street - 17 beds and a mission
 - Retail/Commercial Development - 1415 Hillside Drive
- Development Variance applications for 1995 (8 applications) are down by 64% over 1994 (22 applications) and by 50% over 1993 (16 applications). Development variance applications for the first quarter were generally for second kitchens (often as a result of enforcement actions by Development Services staff) and for signs.
- Preliminary development proposals for 1995 (21 applications) are comparable to previous years, 1994 (16 applications), 1993 (12 applications) and 1992 (18 applications).
- Board of Variance applications for 1995 (9 applications) are consistent with the first quarter of 1994 (9 applications).
- Housekeeping Amendments were completed to:
 - finalize by-laws to discharge the Sahali Land Use Contract.
 - clarify the parking requirements for industrial use and seniors housing projects.
 - revise definitions for Agricultural Use and seniors housing.
 - establish a Development Permit Area on Hillside Drive adjacent to Aberdeen Mall.

REAL ESTATE SECTION

Land Purchases:

- 482 and 512 Lorne Street - \$235,000

Land Sales:

- No land sales occurring in the first quarter of 1995.

Crown Lands:

- Applications made for Free Crown Grants for parkland on river shore in Campbell Creek Industrial Park and adjoining Westsyde Park.

Leases Completed:

- Lease property on Tenth Avenue and Lorne Street to the Cattle Drive Society.
- Lease with Lansdowne Seniors Centre on Victoria Street to accommodate the new South Shore Community Policing Station.

New Projects:

- Minor land acquisitions associated with the Ord Road and 8th Street reconstruction projects.

General Projects:

- Work continues on the agreements for construction of the Overlander Bridge bike path.
- Acquisition of the CN property is still in progress and is expected to be concluded by the end of May.
- The lease is being finalized for the Cottonwood Seniors Housing Project.
- Legalization of the Jack Gregson trails.
- Hillside Drive Phase II (Notre Dame to McGill connector) land acquisition in progress.

COMMUNITY PLANNING DIVISION

- Official Community Plan (KAMPLAN) Review

The first quarter of 1995 saw Community Planning staff start work on the Division's major project for 1995/96. Terms of Reference were finalized; an Advisory Planning Committee was formed, including six citizen members, two Councillors and three senior staff; formal City Council approval of the work program was obtained; and an application for planning grant assistance was made to the Ministry of Municipal Affairs. The Committee met in March to review the process and to provide direction and assistance with the proposed public participation program. Some background work was carried out with basic land use and population data gathered and analyzed. Staff received training in the new GIS system

to enable all mapping to be done in-house. The second quarter will see the completion of the background information and the first round of neighbourhood and interest group meetings.

- Integrated Transportation Plan (TravelSmart)

Staff continued to participate in the Transportation Plan project at both the Steering Committee and Technical Committee levels in the first quarter of 1995. Planning staff worked closely with consultants in establishing land use, population, employment and other base data for analysis. Nearly 150 traffic zones have been created and information for each zone was finalized in early 1995. The remainder of the year will see major involvement in developing and evaluating future land use and transportation options, in conjunction with the KAMPLAN update.

- City Centre Plan

Implementation of the City Centre Plan continued in 1995 with several projects proceeding (Overlander Bike Path, Gagliardi Square - Phase 1 and Art Gallery/Library/TNRD office). Planning staff reviewed progress to date with the Standing City Centre Plan Advisory Committee and with the Downtown Business Association at their annual general meeting. City Council authorized staff to proceed with a Downtown Parking/Parkade Study and Terms of Reference have been prepared. The study should be complete by the end of the second quarter.

- Mt. Dufferin Land Use Plan

The City, BCBC and BC Lands co-hosted a public open house early in the first quarter providing residents an opportunity to comment on the process. The event was well attended with over 150 participants providing input. A plan advisory committee, consisting of neighbourhood residents and city wide park users, has been established and involved in developing park concepts and land use strategies.

It is anticipated that a draft of the plan will be made available at a public open house to be held in the second quarter.

- Tranquille Road Revitalization Strategy

The Division continued with the Tranquille Road Revitalization Strategy throughout the first quarter. The draft Concept Plan was reviewed with the public at an open house in February, and with the North Shore Business Improvement Area Association at their annual general meeting. The Concept Plan, including cost estimates, will be reviewed by City Council in the second quarter. Adoption and implementation will follow, providing approval is forthcoming. Construction is scheduled tentatively for the spring of 1996.

- Social Planning Council

The Social Planning Council continued its involvement with the City's Social Action Strategy in the first quarter by providing recommendations to City Council on the 1995 Community Enhancement Grant applicants. Of the 29 applications received, 13 were approved, totalling \$59,500.

A major goal of the Social Planning Council for 1995 will be its direct involvement in the KAMPLAN review process specifically addressing community social issues.

The Social Planning Council has adopted a 1995 Social Action Strategy, and a report to Council will be finalized in the second quarter.

- Kamloops Youth Council

The City and the Social Planning Council have been working with the Kamloops Youth Council since its inception in February 1994. A long-range goal has been the establishment of a teen activity centre, a priority which came about as a result of the 1994 Social Issues Conference. In the short-term, the Youth Council will be hosting several coffee houses and other special events with the intention of raising funds for a centre.

- Fire Department Strategic Plan

Community Planning staff continued to provide assistance to the Fire Department Strategic Planning process, including participation at the Strategic and Technical Steering Committee levels. Demographic statistics were provided relating to travel and response times both current and in the future. The Division expects to continue its involvement in this project throughout 1995.

The Division was also involved in the following:

- Regional Economic Development Strategy
- Mayor's Advisory Committee for Persons with Disabilities
- Lac du Bois LRUP Plan
- Development Cost Charge By-law Review

GENERAL ADMINISTRATION

APPLICATION PROCESS TIMES

- The Development Services Department Strategic Plan has set targets for processing development and building applications. The target is shown on the table below (Application Process Times), and the Department strives to achieve this target for 85% of all applications. Process times are monitored quarterly and provided to Council for information. The information has been used to either increase staff, to move staff resources to more effective positions, or to change outdated procedures.

APPLICATION PROCESS TIMES

	Target 85% of Applications	1st Qtr No. of Applications	1st Qtr Average
Rezoning	2½ mos	13	2 mos
Subdivision - Preliminary	2½ mos	22	2¾ mos
- Final	1 mo	18	1¼ mos
Development Permit	1 mo	7	¾ mo
Development Variance Permit	1½ mos	8	2¼ mos
Building Permit - Residential	2 wks	309	2 wks
- Commercial	4 wks	41	5 wks

COMPLAINT SYSTEM

- The Development Services Department complaint system was initiated in the fourth quarter of 1993 to serve as a tracking system for public complaints. The new system has been beneficial for improving the Department's response to public complaints. The numbers do not reflect the daily volume of calls received and handled by staff over the telephone, at the counter, or in the field.
- Media attention to the issue of secondary suites led to a dramatic increase in the number of illegal suite complaints received in the first quarter of 1995. This has led to a number of development variance applications to legalize second kitchens, rezoning applications to permit second dwellings, and court actions.
- The table below displays the new complaints received in this quarter. The open column reflects complaints currently in progress which have not been resolved from previous quarters. The resolved column represents the number of complaints resolved.

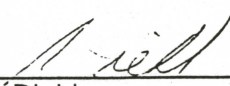
NUMBER OF COMPLAINTS

Department	New Complaints	Resolved	Open
Building Division	49	37	15
Business Licensing	14	32	12
Community Development	49	23	64
TOTALS	112	92	91

- New complaints include:
 - 3 construction without a permit
 - 1 dust
 - 33 illegal suites
 - 2 landscaping concerns

TELEPHONE SERVICE

- In the first quarter, 7,643 telephone calls were answered, which is an average of 127 calls a day. The total does not include direct calls by clients to individual staff members.



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