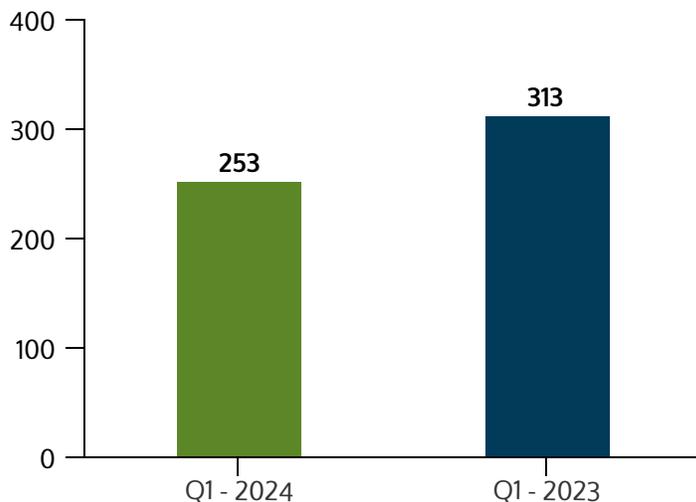


Development Services Q1 - 2024

Attachment 3

Bylaw Services

Bylaw - Calls for Service

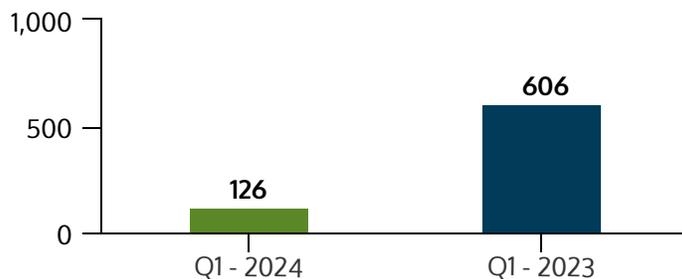


- In Q1, Bylaw opened 253 new investigations. By end of Q1, 48 files remain active.
- 40 Tickets, 1 MTI, and 70 Warnings were issued in Q1.
- Staffing: 3 Bylaw Officers, 1 CSO, on shift Mon-Fri; Bylaw Services welcomed a new Supervisor; Recruitment of Officers in progress to fill 3 vacancies.
- Q1 2024 Good Neighbour calls were significantly less compared to Q1 2023 (66) due to a decrease in snow related concerns.



- Traffic Bylaw (133)
- Good Neighbour (43)
- Parks & Public Spaces (23)
- Zoning (13)
- Building Regulations (9)
- Other (8)
- Solid Waste Management (5)
- Business Licensing (5)
- Short Term Accommodations (3)
- Secondary Suites (3)
- Assist Other CWK Department (3)
- Fire (3)
- Signs (2)

CSO - Calls for Service



- The significant decrease in total CSO files in Q1 is the result of a continued shift in operational priorities. Only complaint based calls, and patrols with significant public interactions generated CSO calls for service files.
- The amount of unhoused in Q1 has increased, particularly in the downtown core. CSO continues to work with RCMP & WFN Law Enforcement to mitigate issues of concern.

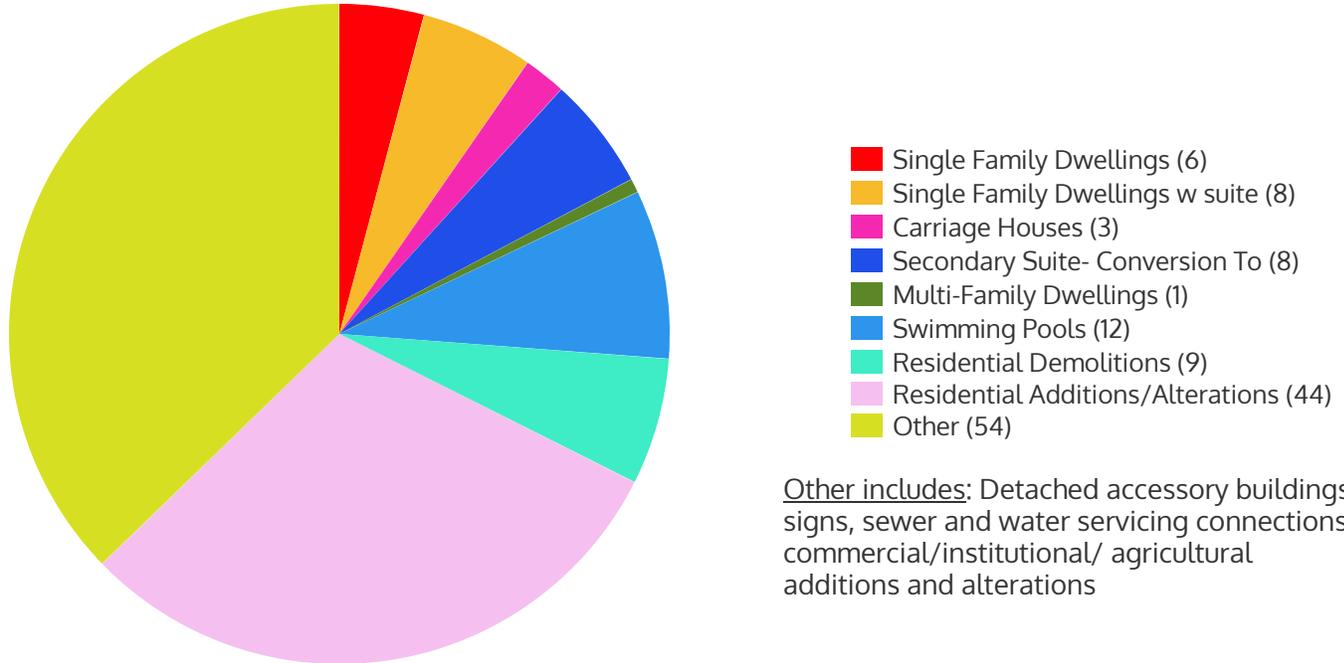


- Minor Encampments/Community Clean ups (70)
- Pro-Active Patrols/ Engagements (49)
- Request for Patrols (7)

Development Services Q1 - 2024

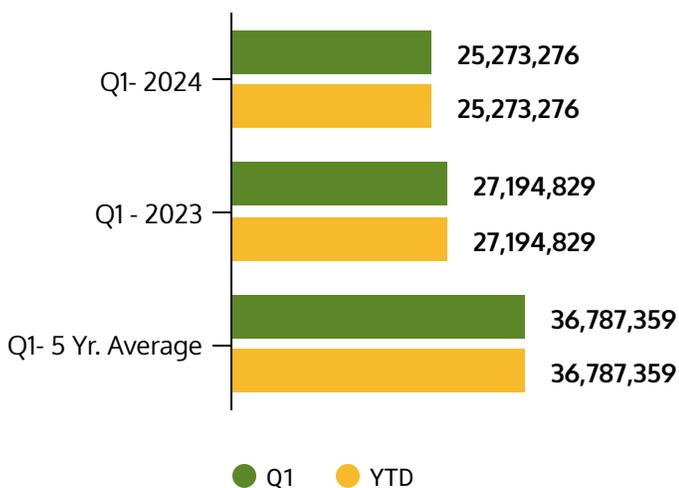
Building

Building Permit Types

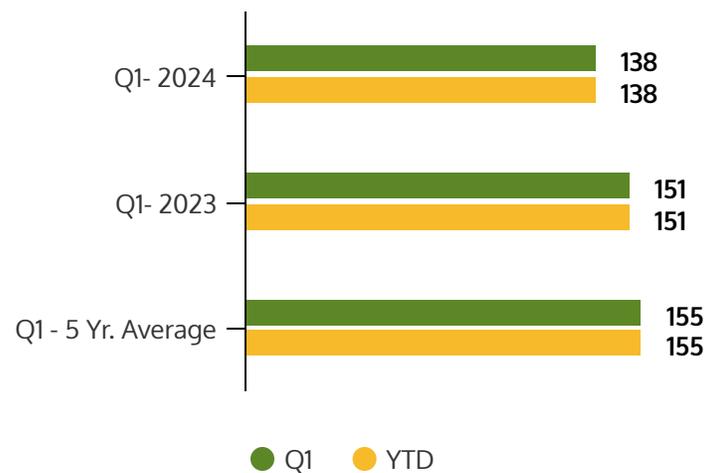


- The total of all wildfire recovery related permits that the City of West Kelowna has received to date (April 12, 2024) are 55, with six presently under review and 49 issued.
- Of the six permit applications that are presently under review, two are demolition permits, three are building permits for total structure and one is a carriage house permit.
- Of the 49 permits issued, 42 are demolition permits, of which 24 are completed, and seven are building permits with three for renovations for partial loss, three for total structure and one for a manufactured home.

Construction Value (\$)



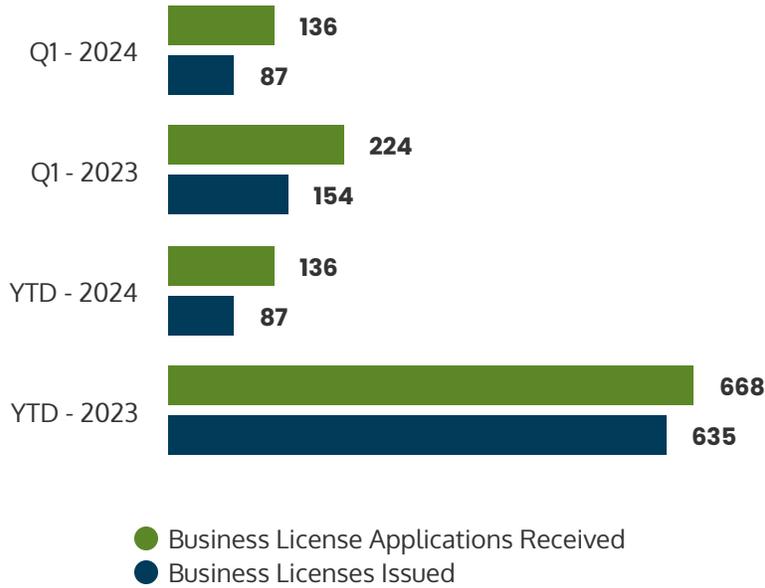
Building Permits Issued



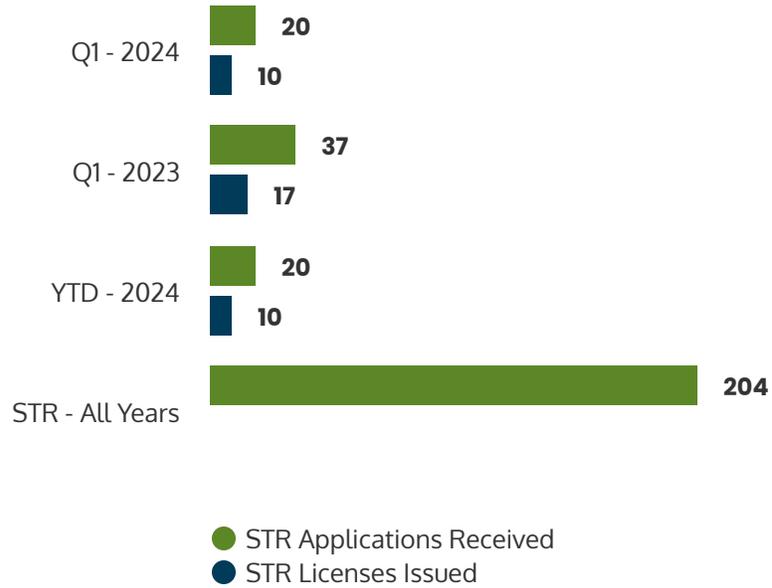
Development Services Q1 - 2024

Business Licensing

Business Licenses Q1



Short Term Rentals Q1



- Short-Term Rental Bylaw Amendments were passed on April 9th, 2024. Staff are currently working on updating public information as well as sending each license holder a letter explaining the impact of the changes.
- The combination of the provincial exemption for STRs, and 3rd party compliance action has created an influx in municipal STR licenses. Non-exemption in neighboring municipalities is anticipated to increase interest in our City resulting in a niche market for STRs.

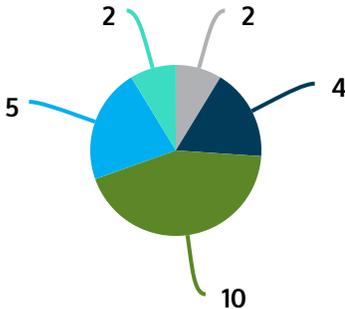
Q1 2024 STR Compliance Letters Sent To Date



Development Services Q1 - 2024

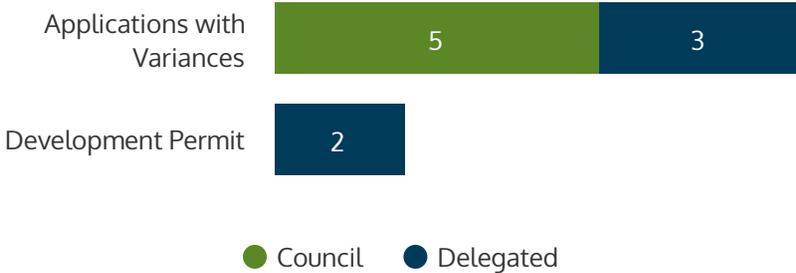
Planning

Planning Applications Received



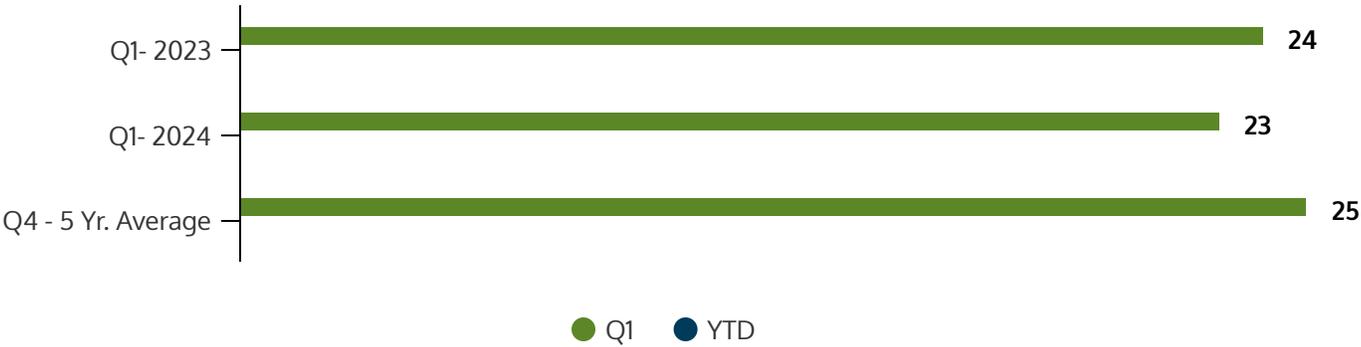
- Zoning (2)
- Variance Permit (4)
- Development Permit (10)
- Subdivision (5)
- Temporary Use Permit (2)

Planning Applications Considered Council vs Delegated



- Council considered 7 items for Zoning/OCP amendments with 1 adoption and 1 denial.
- 3 Public Hearings were held.
- Council considered 7 items for Long-Range project files.

Planning Applications Received



Long Range Project Updates

- **Short Term Accommodations Update** - April 9th resorts were opted out of the provincial legislation for STAs. No tenants can operate STAs in all other zones.
- **Small-Scale Multi-Unit Housing**- Provincial legislation changes overview was presented to council, staff anticipate bylaw changes will be presented to council in April/May.
- **Bill 44 Update** - Public Hearings are prohibited for rezoning's for housing projects consistent with the OCP

Development Services Q1 - 2024

Planning

Approved By Delegated Authority

Development Permits

DP 24-01, 2605 Auburn Rd,

- Commercial Development permit to allow for 3000 sqft Industrial Building.

DP 14-12.08, 835 Anders Rd

- Amendment to permit a concrete pad with screening for outdoor brewery production space.

Permits with Variances

DVP 20-06, Glenrosa Rd Improvements

- Development Variance for over height (5.42 m) retaining wall pertaining to Z 17-02 to facilitate Glenrosa Rd improvements.

DVP 24-02, 2514 Juliann Rd

- Development Variance to change agricultural setbacks from 15 m to 1 m for temporary storage units.

DP 20-32.01, 2416 Saddleback Way

- Extension to DP 20-32 A Form & Character & Hillside Development Permit with a variance to increase the maximum height from 3 Storeys (9.0 m) to 4 Storeys (12.98 m) for a proposed 107 unit seniors congregate housing development.

