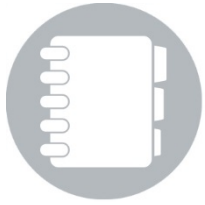


Annual Development Statistics 2019

Planning & Development Services
February 12, 2020





Contents

Introduction.....	3
Permit trends 2015 - 2019	4
Permit trends 2019 month-by-month.....	5
Construction values of all building permits.....	6
Residential development permits by area	7
Non-residential development permits by area	8
Development permits by type	9
Permit review times.....	10
Other development statistics	11
Other development statistics	12
Major initiatives.....	13
Glossary	14
Contact info	15





Introduction

2019 featured moderately strong non-residential development activity which off-set residential construction that featured the construction of only 20 single detached homes.

Despite the promising activity in the commercial, industrial, and institutional areas, 2019 appeared to be a slower development year with the City recording approximately \$90M in construction as compared to \$141M in 2018.

The 2019 City construction estimates though do not tell the complete development story. In February 2019, Aurora Cannabis Inc. received accreditation in Safety Code disciplines. Thus, after February 2019 Aurora did not require City permits and they reported their construction value independent from the City. We estimate the Aurora work since their accreditation to be in the \$20M - 50M range. Thus, the total 2019 City construction value, including Aurora, is likely near the \$140M attained in 2018.

Review and approval times for Development Permits in 2019 remained well below the legislated decision timelines for both Development Permits and Subdivisions. The number of compliance letters generated (502) by staff in 2019 were similar to the numbers generated in 2018. The department welcomed and helped people with their questions at our counter over 4700 times in 2019, and fielded at least a similar number of telephone and email inquiries from the public.

Twelve rezoning applications were processed and adopted by Council in 2019.

The number of pre-application meetings were strong in 2019, which will hopefully become new commercial, multi-family and industrial developments in 2020.

The E-Permitting software was heavily tested in 2019 and will be available for roll-out in the first half of 2020. This software is designed to allow processes and procedures to be streamlined which will allow the City to achieve time and cost saving efficiencies. The introduction of the software portal in 2020 will allow customers to apply for permits from their home or office.

The Brier Run Area Structure Plan (ASP) was adopted by Council in Q4 2019. This ASP promotes unique work – live opportunities and will create synergies with existing recreational uses such as the Family Leisure Centre.

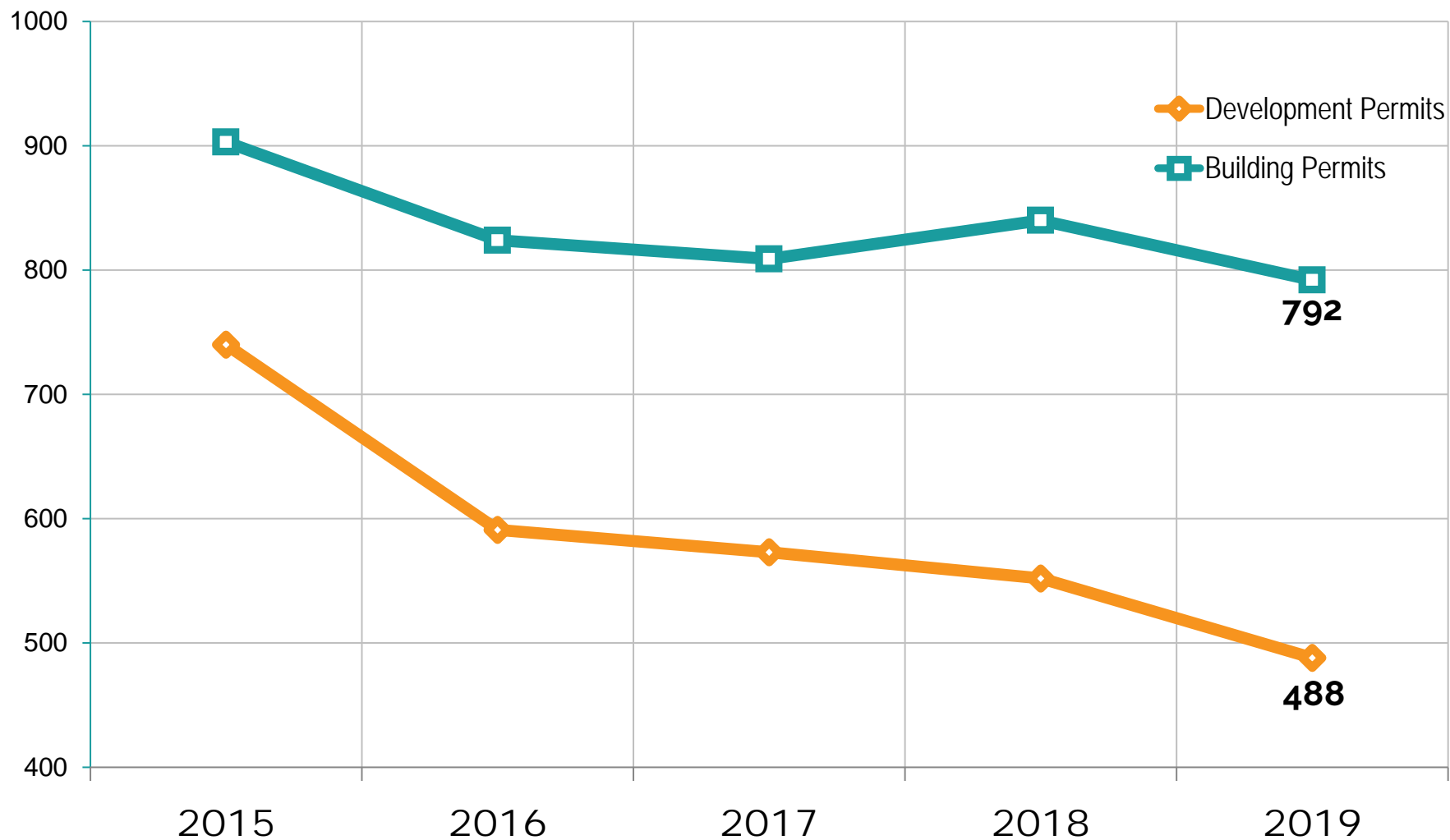
The new Municipal Development Plan (myMH Master Plan) was drafted in 2019 and will be presented to City Council in the first half of 2020.

Kent Snyder,
General Manager - Planning & Development Services





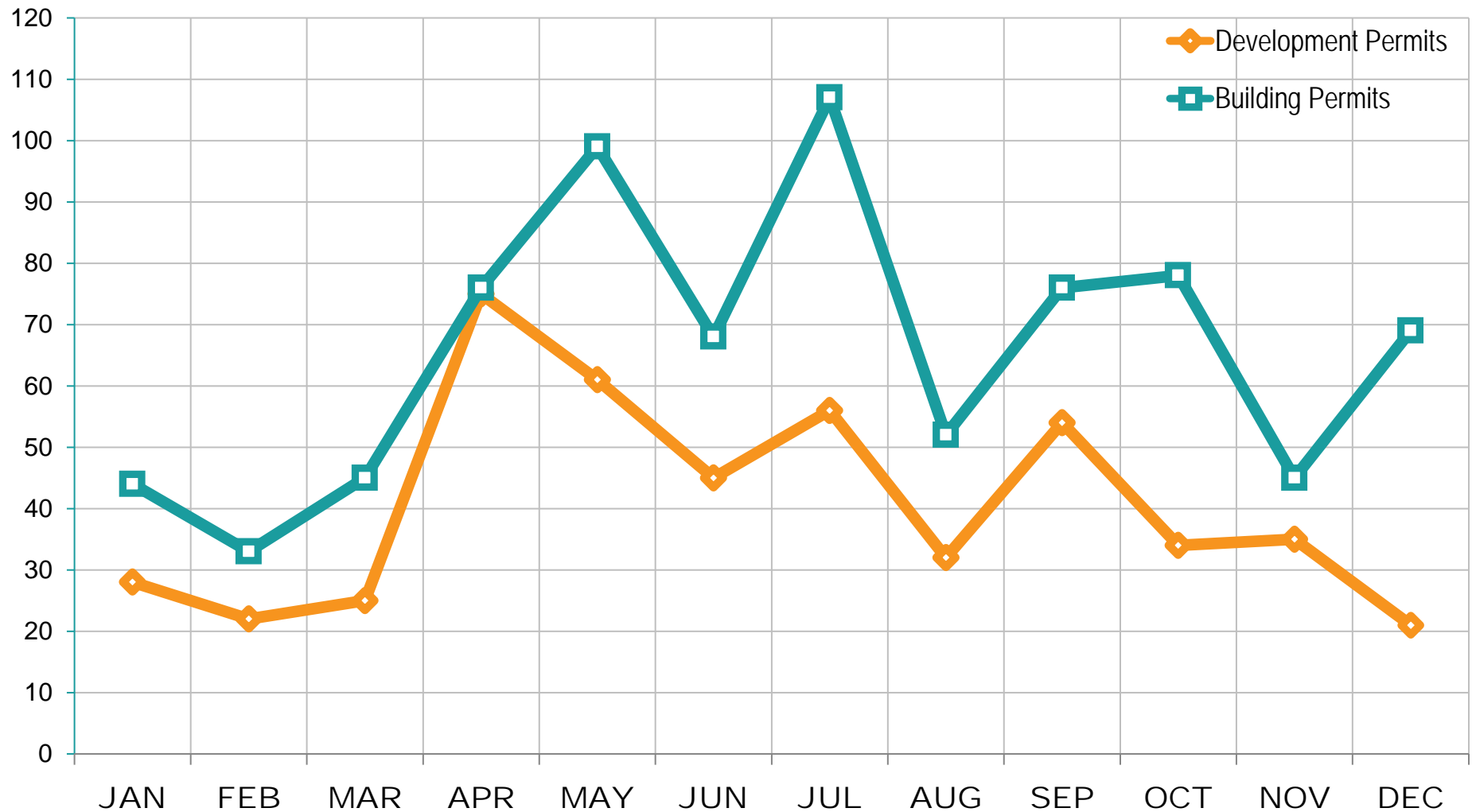
Permit trends (number of all permits issued) 2015 - 2019





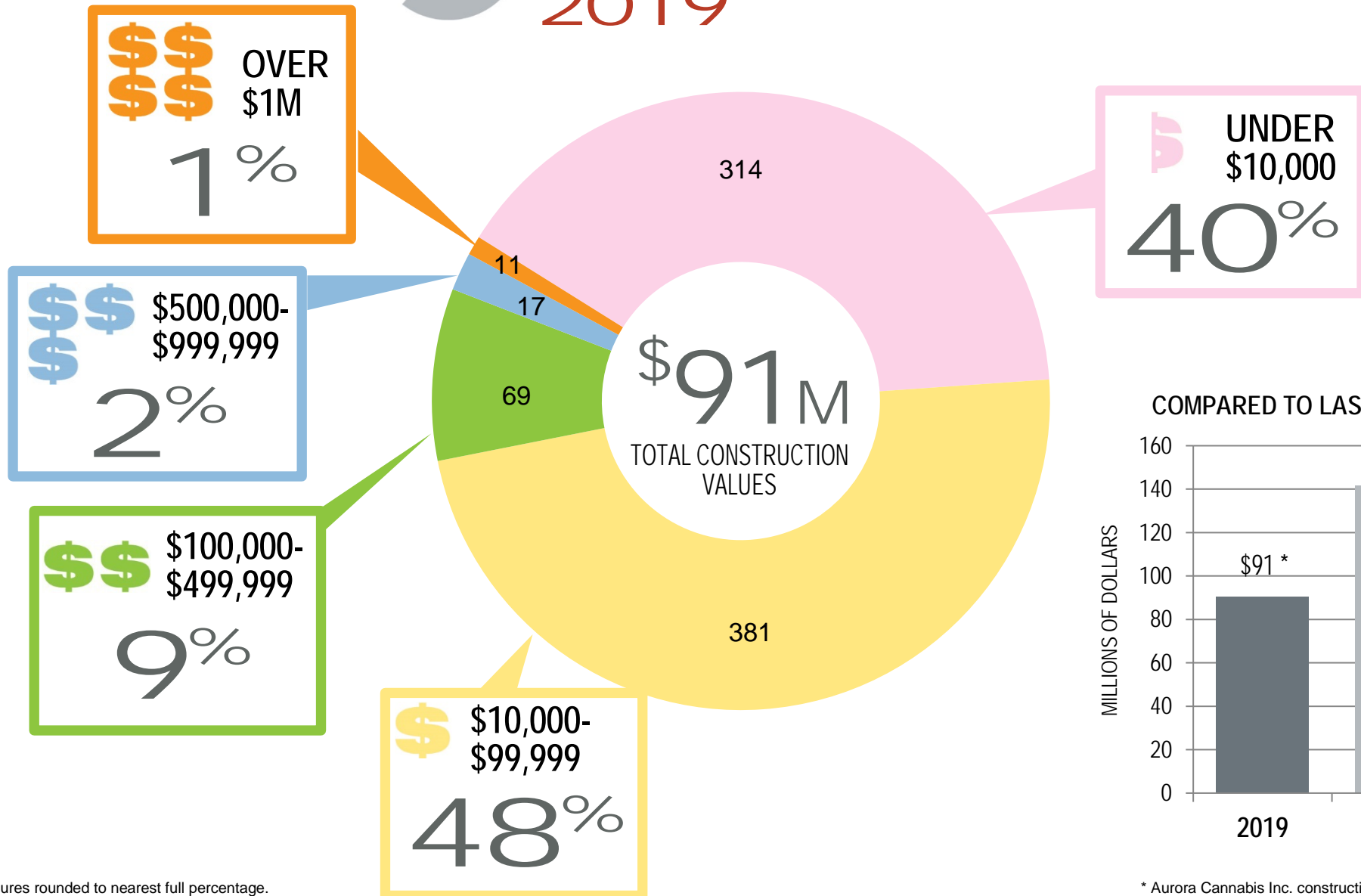
Permit trends (number of all permits issued)

2019 month-by-month

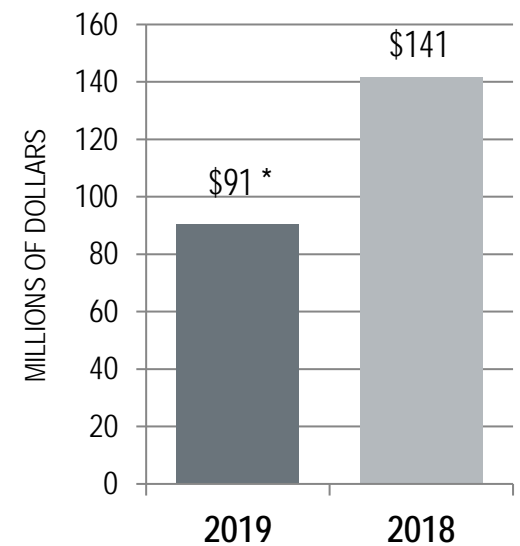




Construction values of all building permits 2019



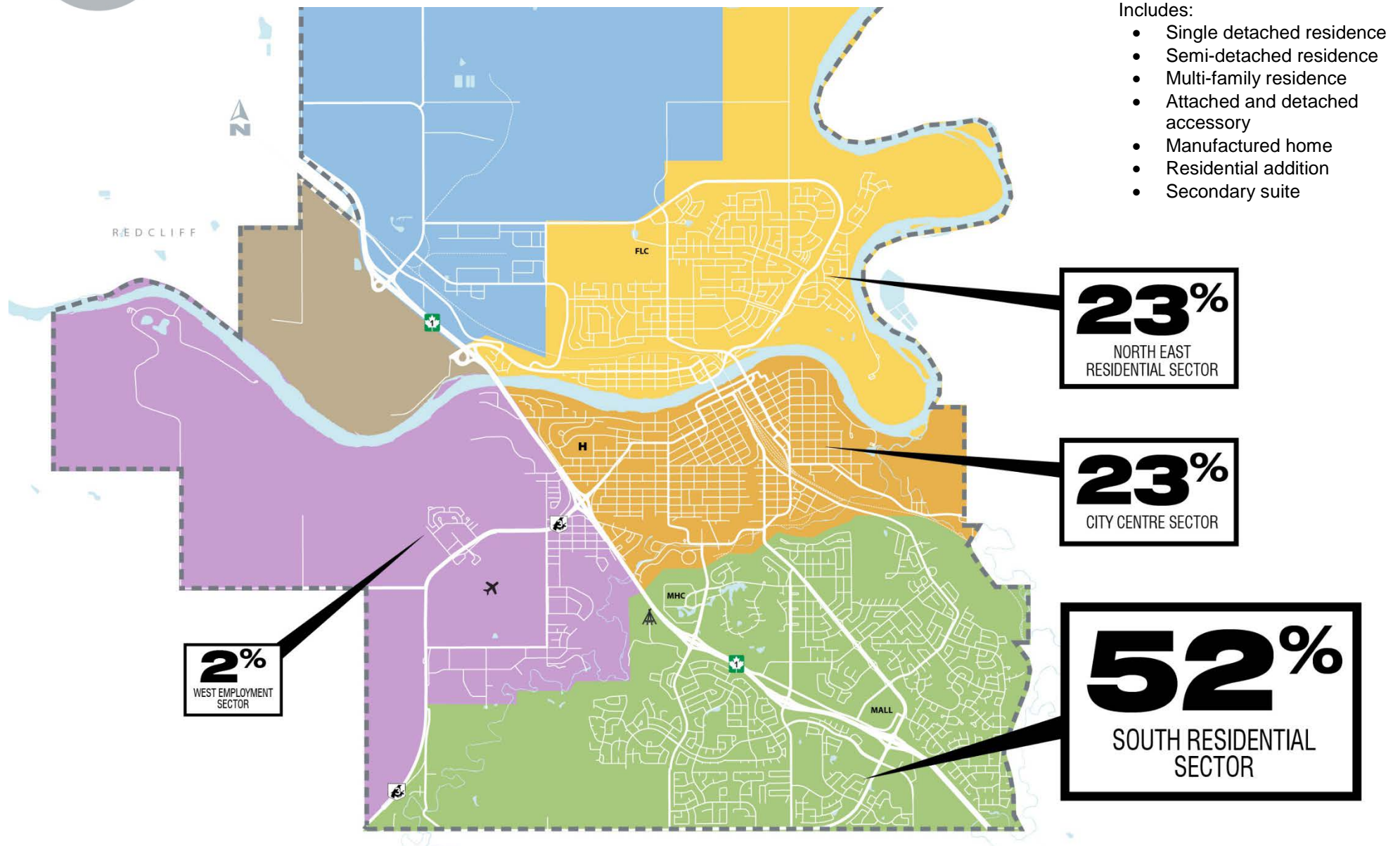
COMPARED TO LAST YEAR:



* Aurora Cannabis Inc. construction is not included.



Residential development permits by area



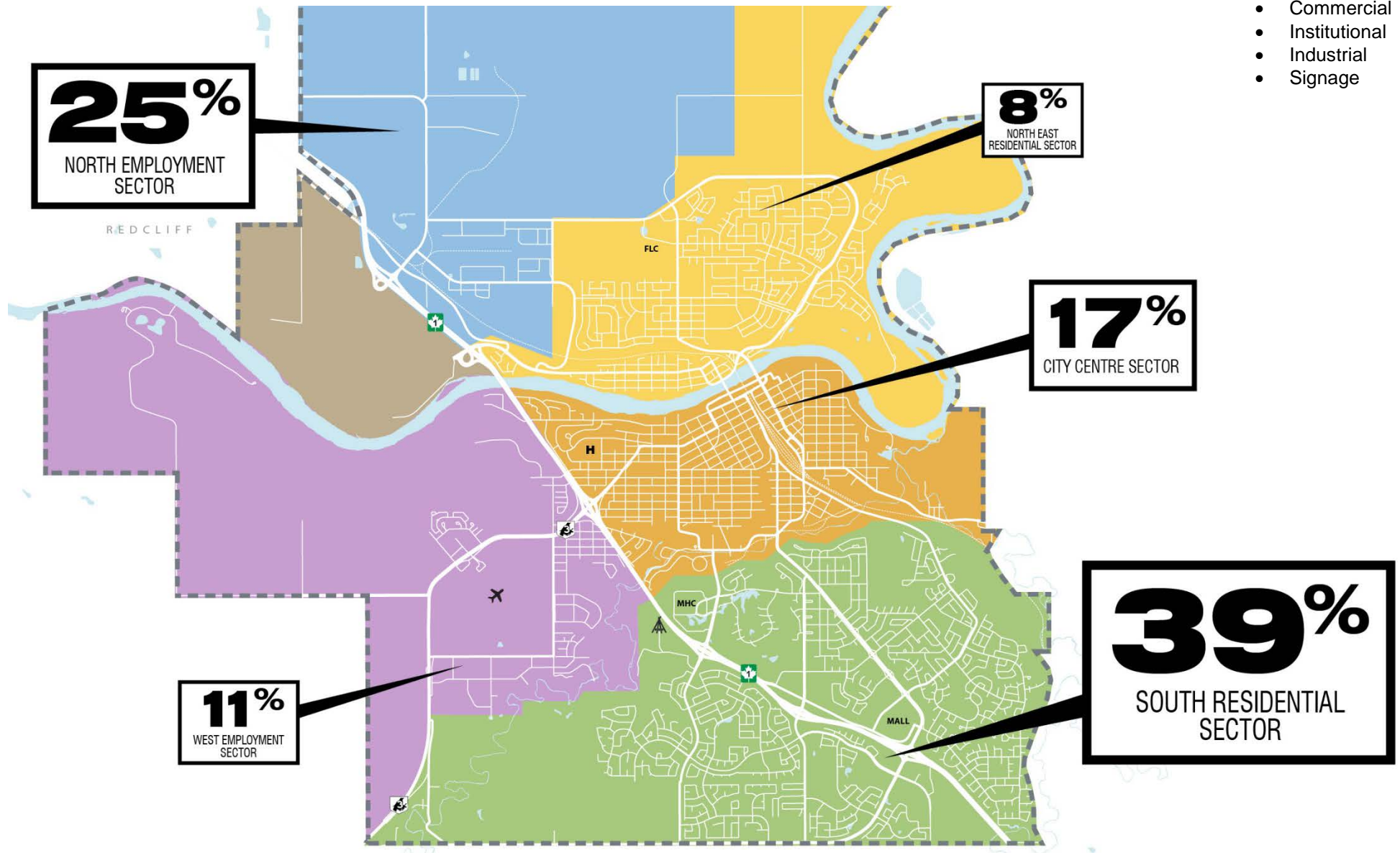
Figures rounded to nearest full percentage.



Non-residential development permits by area

Includes:

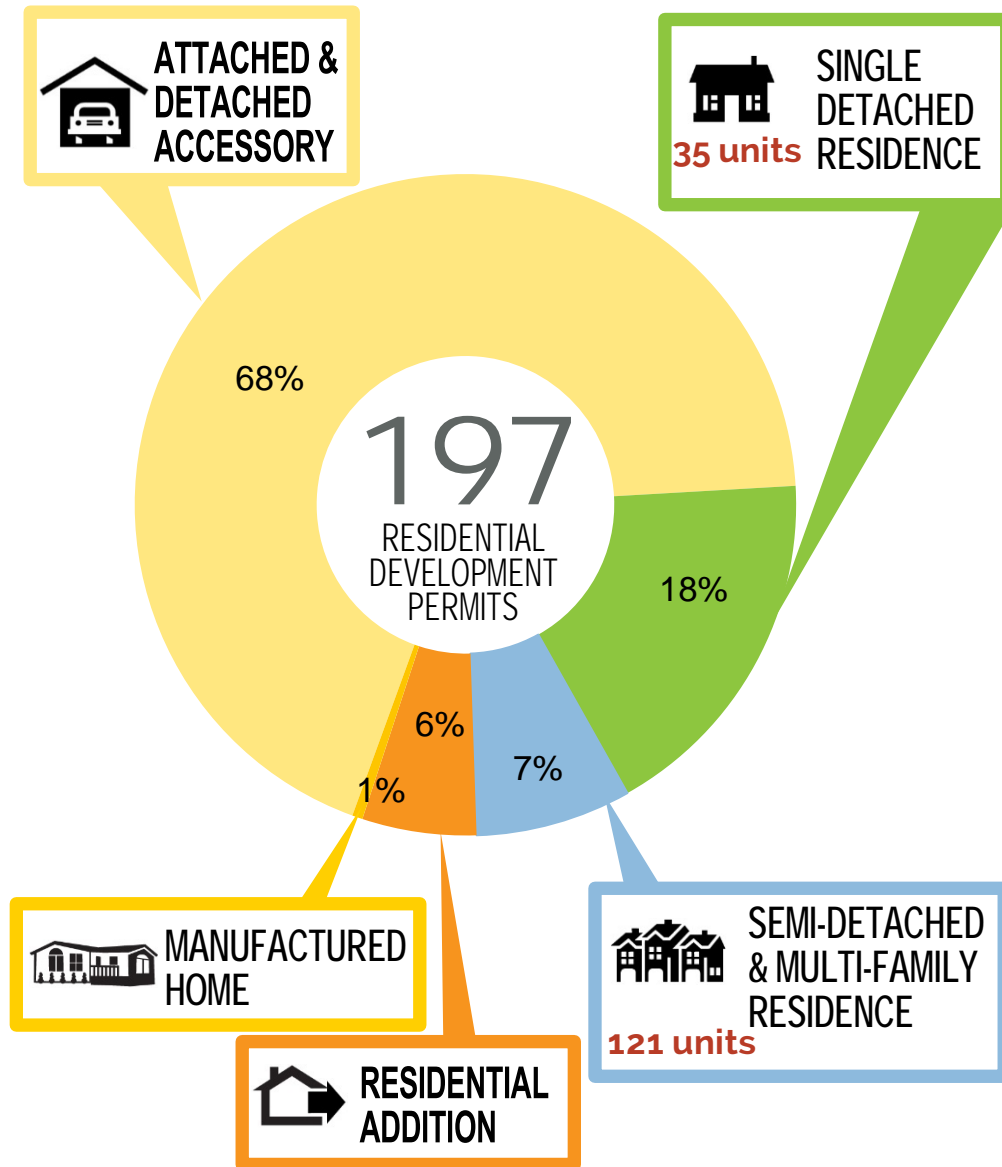
- Commercial
- Institutional
- Industrial
- Signage



Figures rounded to nearest full percentage.



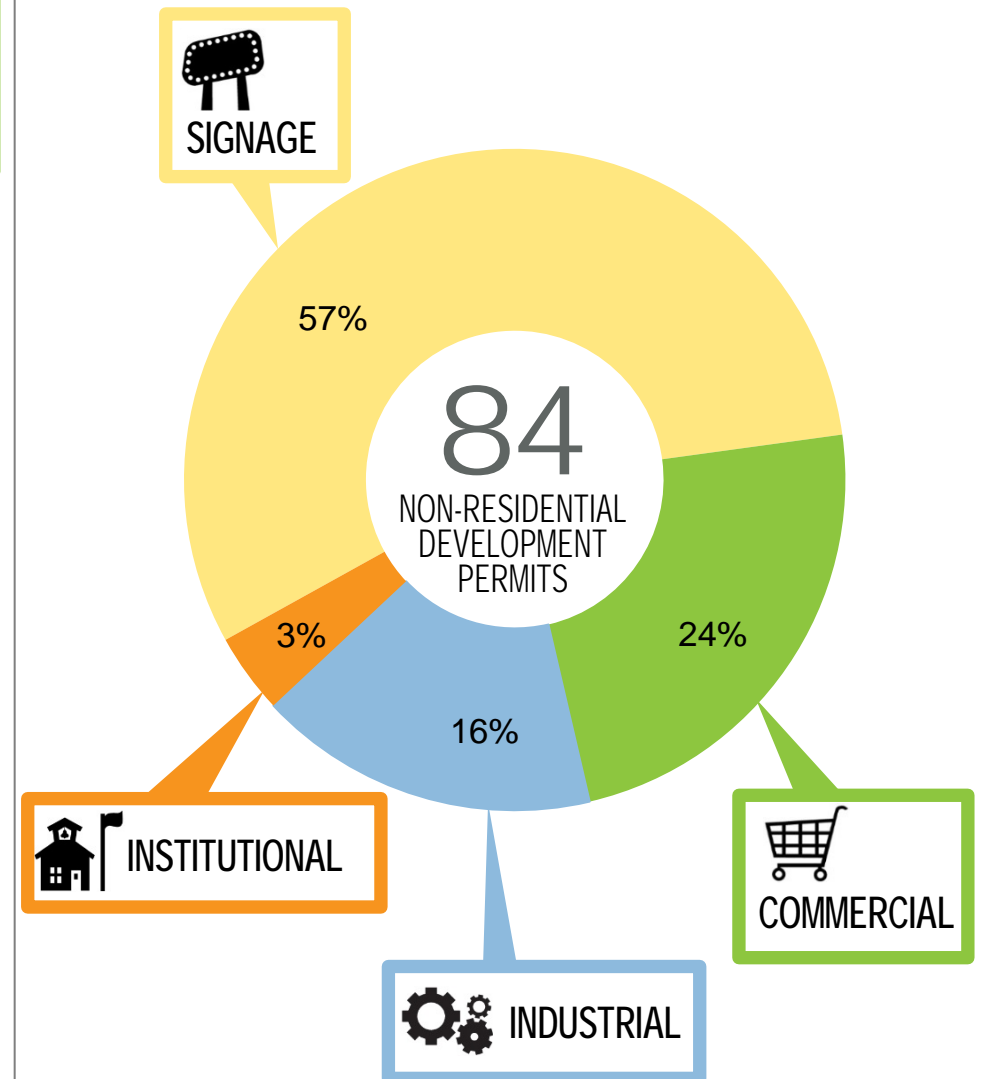
2019 Residential development permits by type



Single Detached Residence includes Secondary Suite.



2019 Non-residential development permits by type





Development permit review times 2019⁵



Homes¹

11.8 DAYS

2018 AVERAGE: 7.9 DAYS



Residential Alterations²

7.1 DAYS

2018 AVERAGE: 7.1 DAYS



Home Occupations

8.8 DAYS

2018 AVERAGE: 8.0 DAYS



Permitted Non-Residential³

23.5 DAYS

2018 AVERAGE: 22.9 DAYS



Discretionary Non-Residential⁴

27.7 DAYS

2018 AVERAGE: 11.0 DAYS



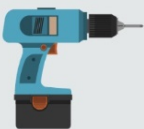
Signs

10.9 DAYS

2018 AVERAGE: 8.3 DAYS



Building permit review times 2019



Minor Projects

7.6 DAYS

2018 AVERAGE: 6.2 DAYS



Major Projects

14.9 DAYS

2018 AVERAGE: 15.5 DAYS

Mean average used (highest and lowest outliers eliminated).



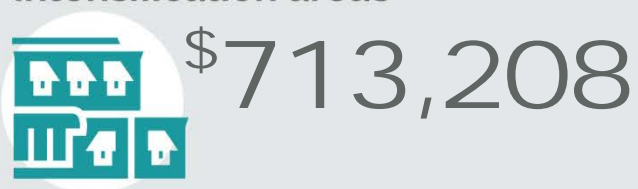


Other development statistics 2019

Total off-site levies collected



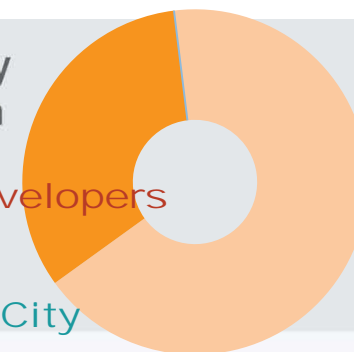
OSL collected in intensification areas



Developer vs City % of contribution

21% Developers

80% City



Safety codes inspections



Compliance Certificates



Land Use Bylaw amendment applications



Total subdivisions



Property card requests



Municipal Historic Resource designations





Other development statistics 2019

Circulations: Technical
Coordinating Committee



95

Appeals: Subdivision &
Development Appeals Board



1

Decision items & Information items
for Committee & Council



20

Community engagement
events



13

Business licenses issued



3,945

Home occupation permits



207

Meetings: Municipal Planning
Commission



8

Customers at counter



4,700+





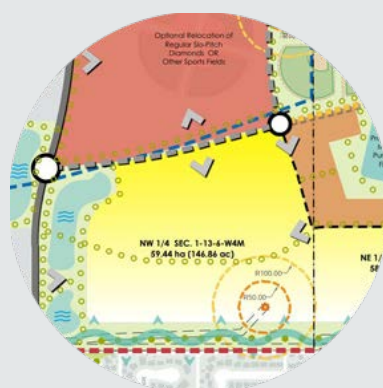
Major initiatives 2019

Folium Biosciences Land Use Amendment (LUB)



- Purpose of the Folium Biosciences LUB amendment was to support the development of a new Cannabis Production and Distribution Facility.
- This staff initiated amendment was to facilitate the application of this Development Investment Readiness Team (DIRT) priority project with the objective of growing our local economy.
- Amendment was approved by City Council in Q2 of 2019.

Brier Run Area Structure Plan (ASP)



- Purpose of the Brier Run ASP was to establish a general land use framework and policy guide to ensure the efficient and orderly development of this new neighbourhood.
- Planning & Development Services staff collaboratively worked with the public developer to ensure the Plan achieved legislative and technical requirements while meeting community expectations.
- Plan was approved by City Council in Q4 2019.

Municipal Development Plan (myMH Master Plan)



- A Municipal Development Plan (MDP) is a statutory Plan, prepared and adopted by Bylaw, in accordance with Section 632 of the *Municipal Government Act*.
- Staff continued to work on the proposed new thirty year MDP which is based on the City's vision for growth and development in coming decades.
- The "myMH Master Plan" will be presented to City Council in 2020.



Glossary

Area Redevelopment Plan (ARP) – An existing area designated by municipalities in Alberta for the purposes of preserving, protecting and enhancing desirable characteristics of the neighbourhood and ensuring future development is appropriate.

Area Structure Plan (ASP) – Detailed plans for the development of new areas. The Plan must indicate impacts the proposed development will have on existing municipal services and facilities and how these impacts have been considered and addressed.

Attached Accessory – A structure which is attached to a primary building but does not increase the measured square footage of the building (typically a deck or balcony).

Building Permit (BP) – A permit granting you legal permission to start construction on a project. The building permit process helps enforce the requirements of the Alberta Building Code as well as other applicable laws and standards. It ensures compliance during construction as well as the structural safety of the completed building.

Community Engagement – The process of working collaboratively with community groups to address issues that impact the well-being of those groups. Activities that help to engage the community include credible and transparent reporting, town hall meetings, public open houses, stakeholder engagements, and interactive consultations.

Compliance Certificate – Confirmation from the City that the locations of structures on a property comply with the Land Use Bylaw. Usually required by lending agencies or lawyers in the sale of a property and/or mortgage approval to protect their clients' investment.

City Council – Municipal Council of the City of Medicine Hat.

Detached Accessory – A covered building that is not attached to a house (i.e. detached garages, sheds, carports, pergolas, gazebos, greenhouses and playhouses).

Development Permit (DP) – A permit authorizing development under the provisions of the Land Use Bylaw.

Home Occupation – Use of a dwelling by the occupant for a business, trade or profession.

Intensification Area – An area of a city which encourages higher population densities and higher uses. Urban intensification emphasizes the idea of urban planning that concentrates growth in compact walkable urban environments to minimize sprawl.

Land Use Bylaw (LUB) – A regulatory document required for every municipality in Alberta as per the *Municipal Government Act*. It includes the division of the municipality into land use districts (zones).

Manufactured Home – A type of prefabricated housing that is largely assembled in factories and then transported to sites of use.

Multi-Family Residence – A building or structure that is designed to house several different families in separate housing units. The most common type of multi-family housing is an apartment building; however four-plexes, eight-plexes and townhomes also qualify as multi-family housing.

Municipal Historic Resource Designation – The Heritage Resources Committee identifies, recognizes and guides the preservation of heritage resources (buildings, sites, artifacts, trees, etc.) within the City of Medicine Hat. Designation is the process of establishing something as a designated Municipal Historic Resource.

Municipal Planning Commission (MPC) – The Municipal Planning Commission acts as the principal advisory body to City Council in matters relating to land use planning. It exercises development and subdivision powers and duties on behalf of the City in accordance with the Subdivision and Development Authorities Bylaw and carries out any other functions and duties assigned to the Commission by City Council.

Municipal Servicing Standards Manual (MSSM) – A document which indicates detailed requirements for construction of any municipal utility infrastructure, public utility or road within the City of Medicine Hat.

Off-Site Levy (OSL) – A charge established by a municipal Bylaw. The levy is imposed at the time of development and/or subdivision and is contributed by the Developer to cover a portion of the costs of municipal infrastructure facilities (i.e. roads, water, storm and sanitary sewer).

Property Card – A document that displays building permit information for a property.

Residential Addition – A structure attached to a dwelling unit. These types of structures may include, but are not limited to, living room, bedroom, office, game room, etc.

Semi-Detached Residence – One of two dwellings within the same residential building, separated by a firewall, each with a separate utility service, but not attached to any other dwelling or structure (except its own garage).

Single Detached Residence – A single family home not attached to any other dwelling or structure (except its own garage). A mobile home fixed permanently to a foundation is also classified as a single detached house.

Subdivision – The division of a parcel of land into two or more lots.

Subdivision and Development Appeal Board (SDAB) – A Board comprised of City Council representatives and public members who hear subdivision and development appeals and make decisions on those appeals.

Technical Coordinating Committee (TCC) – A committee comprised of City of Medicine Hat staff from various departments. The TCC provides technical review and recommendations on various initiatives, development proposals and plans.

Land Use Districts referenced in this report:

Commercial – A part of the City in which primary land use is commercial (shops, offices, theatres, restaurants).

Industrial – An area of the City zoned and planned for the purpose of industrial development; typically a mix of manufacturing, warehousing and service uses.

Institutional – A part of the City which is reserved for uses which serve the community's social, educational, health, cultural and recreational needs. This may include government owned and operated facilities or privately owned and operated.

Non-residential – Any area of the City in which housing is not the primary use.

Residential – An area of the City in which housing predominates. This can be low density housing such as suburban homes, townhouses, or apartments.

Notes:

- 1) New housing developments, detached, semi-detached, duplex, four-plex, and manufactured home placement.
- 2) Detached accessory buildings, attached accessories, residential additions, and basement suites.
- 3) New developments, commercial, industrial, institutional, large multi-family developments, and non-residential additions.
- 4) New developments, commercial, industrial, institutional, large multi-family developments, and non-residential additions.
- 5) The *Municipal Government Act* states that decisions must be made within 40 days (unless an agreement with the applicant has been made to extend the timeline).





Contact

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