

FACTS & STATS

Our Community by the Numbers

Last revised: October 2014

Building Permits

Introduction

“Building Permits in West Vancouver” is one in a series of Facts and Stats reports on West Vancouver. The data source for this report is the District of West Vancouver Permits and Inspections Department .

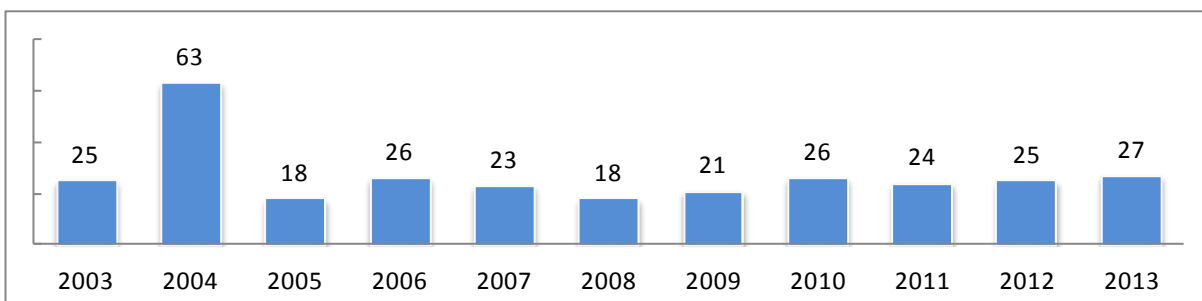
This publication looks at Building Permits issued from 2003 to 2013. A Building Permit is the formal approval from the municipality to construct, add to, or renovate a building on private and public property. It allows the municipality to protect the interests of both individuals and the community. By reviewing and approving plans before any work is done, the municipality can ensure that buildings comply with:

- The British Columbia Building Code, which sets standards for design and materials;
- The local zoning by-law and its controls on buildings and uses that are suitable to the area; and,
- Other health and safety regulations.

In looking at the total number of building permits issued per year in West Vancouver over the last decade, the highest number of building permits were issued in 2007 (Table #1, Chart #1). When looking at net total units added, a significantly higher number of units were added in 2003 to 2005, 2011 and 2012 due to the high number of permits issued for apartments/townhouses (Table #2, Chart #2). When looking at building permits by construction value (Table #3, Chart #3) the increase has been substantial since 2002, with the total value of building permits in 2012 being \$371.2 million followed by a bit of a decline in 2013 to \$255.8 million, which is still the second highest total value in the past 10 years.

The District of West Vancouver Permits and Inspections Department approves building permits for the Squamish Nation Band. The Permits and Inspections Department processes the permits and the Squamish Nation Band issues the permits. The figures below indicate the number of building permits processed for the Squamish Nation in the last decade (these totals are not included in the pages that follow):

Chart #1—Number of Building Permits Processed by West Vancouver for the Squamish Nation, 2003—2013



Note: permits processed for the Squamish Nation are not included in the rest of this report



Building Permits by Type

Table #1—West Vancouver Building Permits by Type, 2003—2013

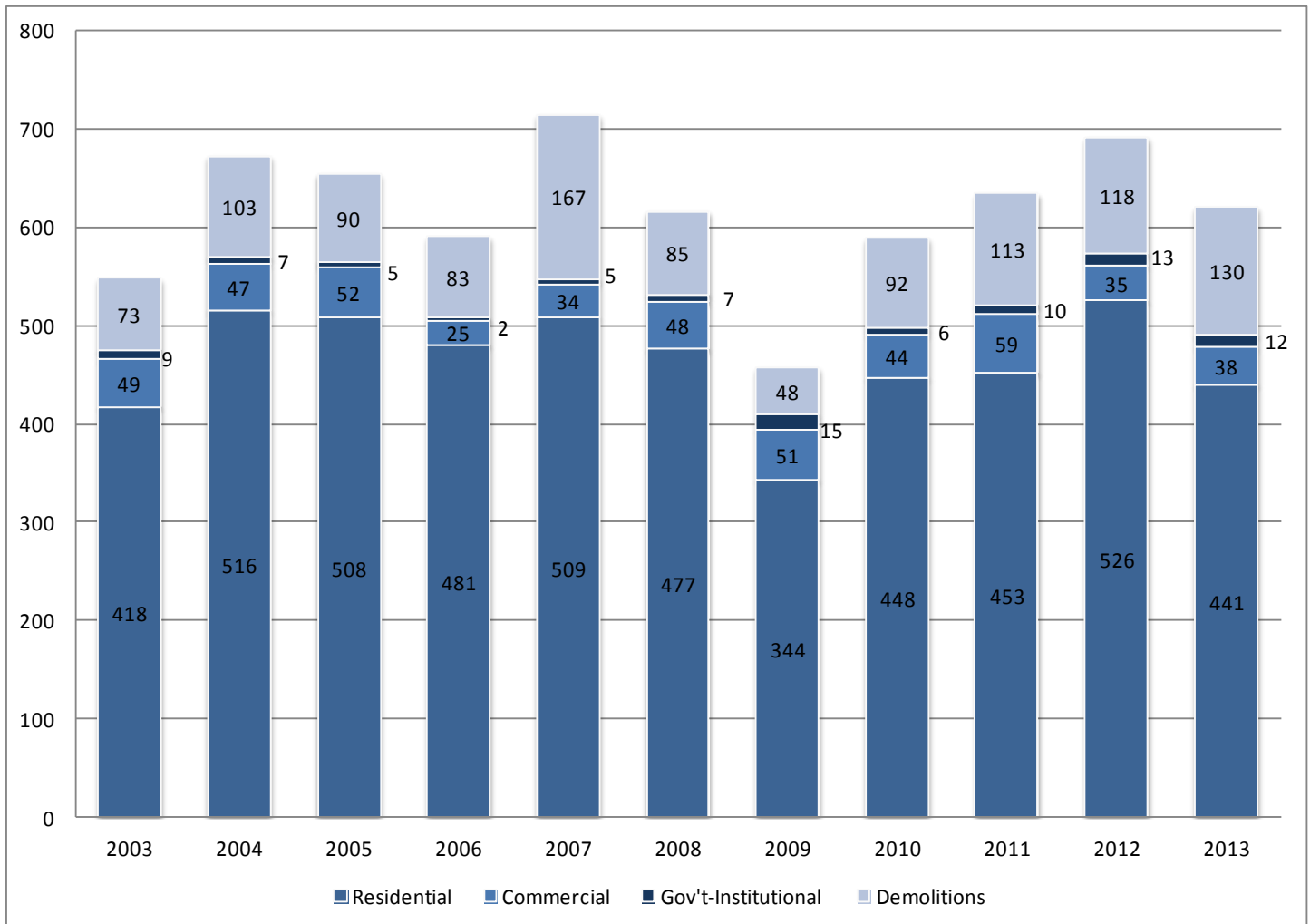
Permit Types	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Single Detached	110	133	133	121	132	112	64	111	128	151	130
Duplexes/Triplexes*	12 (39)	22 (52)	9 (20)	3 (6)	14 (40)	0	0	1 (2)	2 (7)	3 (9)	12 (23)
Apartment/Townhouse**	4 (190)	2 (113)	4 (175)	2 (19)	1 (8)	3 (33)	0	0	2 (136)	8 (271)	0
Alt./Add. Residential***	254	320	303	302	304	281	251	289	271	297	242
Swimming Pools	38	39	59	53	58	81	29	47	50	67	57
Total Residential	418	516	508	481	509	477	344	448	453	526	441
Commercial Buildings	1	1	1	2	2	2	0	1	0	2	1
Alt./Add. Commercial***	48	46	51	23	32	46	51	43	59	33	37
Total Commercial	49	47	52	25	34	48	51	44	59	35	38
Govt/Institutional	9	7	5	2	5	7	15	6	10	13	12
Demolitions	73	103	90	83	167	85	48	92	113	118	130
Total - All Permits	563	680	674	625	760	644	458	590	635	692	621

* Number in brackets is the total number of duplex/triplex units

** Number in brackets is the total number of apartment / townhouse units

*** Permits for alterations and/or additions

Chart #2—West Vancouver Building Permits by Type, 2003—2013





Residential Building Permits by Units

Table #2—Residential Building Permits by Units, 2003—2013

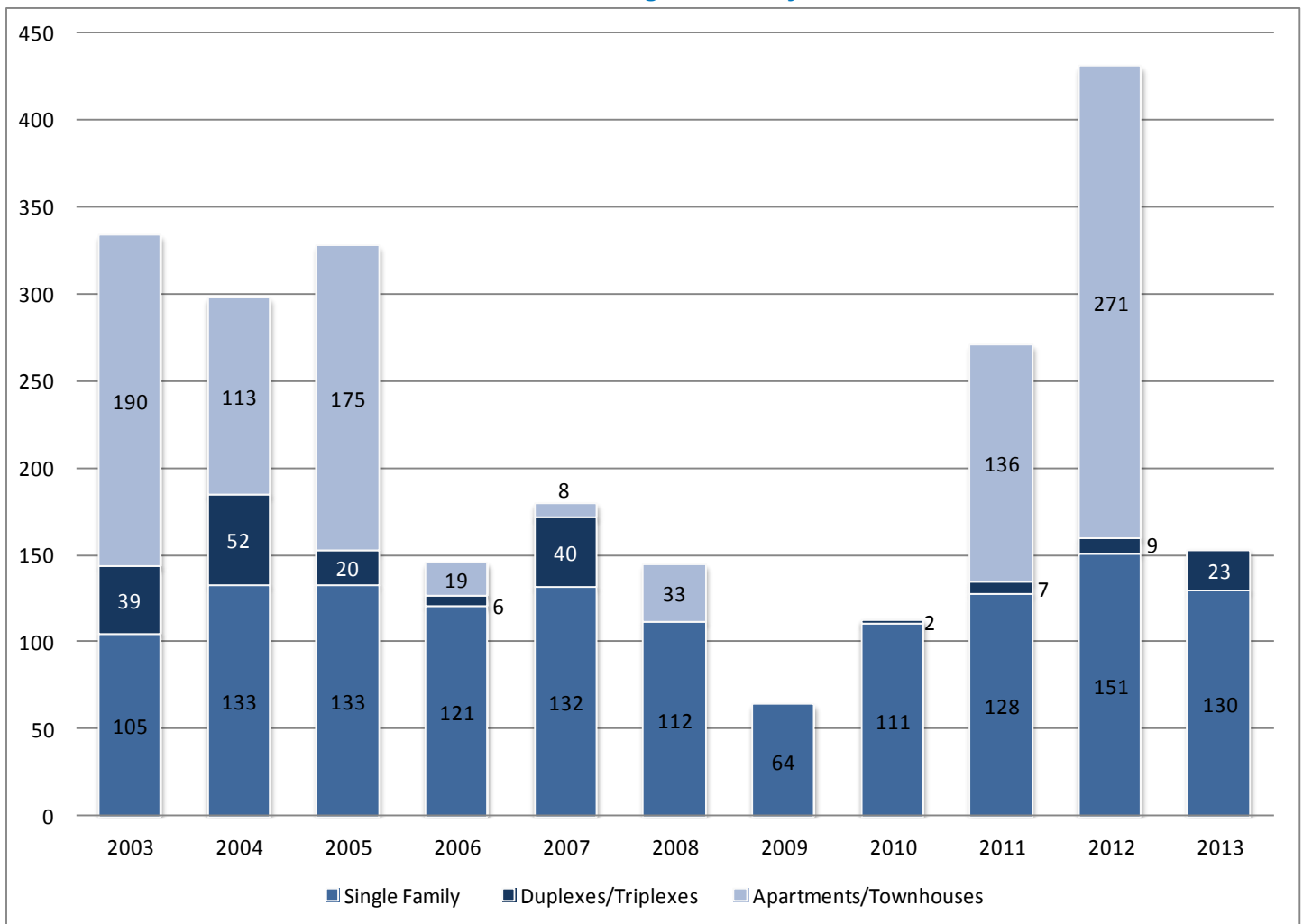
Dwelling Units	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Single Family	105	133	133	121	132	112	64	111	128	151	130
Duplexes / Triplexes	39	52	20	6	40	0	0	2	7	9	23
Apartments / Townhouses	190	113	175	19	8	33	0	0	136	271	0
Total Units	334	298	328	146	180	145	64	113	271	431	153
Less (-) Demolitions*	71	102	90	80	167	85	48	92	164	117	130
Net Total New Units Added**	263	196	238	66	13	60	16	21	107	314	23

Average Annual Net Units Added 2003 to 2013 = 120

* Single family plus (+) duplex demolitions by units

** Total permits less (-) total demolitions by units

Chart #3—Residential Building Permits by Units, 2003—2013





Building Permits by Construction Value

Table #3—Building Permits by Construction Value (\$), 2003-2013

Construction Value	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Single Detached	71.7 m	92.9 m	120 m	111.2 m	135 m	116 m	66.4 m	124.2 m	145.1 m	202.7 m	168.5 m
Duplex / Triplex	11.4 m	15.3 m	6.1 m	2.5 m	14.2 m	0	0	1.4 m	2.4 m	3.8 m	20.8 m
Apartment / Townhouse	46.2 m	23.7 m	64.5 m	12.0 m	4.5 m	12.6 m	0	0	35.5 m	72.6 m	0
Alt./Add.* Residential	18.1 m	30.7 m	24.0 m	29.4 m	32.2 m	26.5 m	25.2 m	29.2 m	37.1 m	32.1 m	36.1 m
Swimming Pools	1.2 m	1.5 m	2.3 m	2.0 m	2.3 m	3.7 m	1.4 m	1.8 m	2.1 m	2.5 m	2.7 m
Total Residential	148.5 m	164.0 m	216.8 m	157.1 m	188.4 m	158.7 m	93 m	156.6 m	222.2 m	313.7 m	228.1 m
Commercial Buildings	0.03 m	0.8 m	0.03 m	6.6 m	1.3 m	1.1 m	0	1.5 m	0	25.7 m	0.35 m
Alt./Add.* Commercial	2.3 m	2.2 m	2.5 m	3.8 m	3.1 m	14.3 m	5.9 m	5.9 m	4.5 m	5.1 m	8.9 m
Total Commercial	2.3 m	3.0 m	2.5 m	10.4 m	4.4 m	15.4 m	6 m	7.4 m	4.5 m	30.8 m	9.25 m
Gov't / Institutional	1.0 m	7.9 m	5.1 m	0.16 m	25.4 m	2.7 m	7 m	2.4 m	5.9 m	24.7 m	16.5 m
Demolitions	0.4 m	0.6 m	0.86 m	0.83 m	1.7 m	0.9 m	0.5 m	0.9 m	0.9 m	2 m	1.9 m
Total Value - All Types	152.2 m	175.6 m	225.3 m	168.5 m	219.9 m	177.9 m	106.5 m	167.3 m	233.5 m	371.2 m	255.8 m

Chart #4—Building Permits by Construction Value (\$), 2003-2013

