

MINI BOOM IN CAMPBELL RIVER



BUILDING LINKS

CLARICE COTY

Growing Number of Building, Development Inquiries Slowing Processing Times

It's getting harder for Campbell River City staff to keep up with another surge of applications and permits in Campbell River. According to Ron Neufeld, the City's deputy manager and general manager of operations, Campbell River is in another boom cycle. In 2016, the construction



Three new homes at The Ridge subdivision in Courtenay

statistics were comparable to building in 2007 and 2008. This year, 2017 is expected to rival the numbers for the last peak construction boom year of 2006.

To date, this year, the City has received almost 50 development applications, one and a half times the number of requests for the same period of time in 2016. Employees in the community planning and development services department are working hard to try to meet the rising demand for development application and building permit processing.

Delays due to the increased volume are adding approximately four weeks to the standard turnaround times for development permits and approximately six weeks to building permits. Larger building projects often rely on a certified registered professional, which helps both the projects and related permitting process run more smoothly.

Builders, developers and individuals thinking of building a house, developing land or planning to construct a new building need to talk to City staff ahead of time to get advice that will help ensure the permitting process goes as smoothly and quickly as possible.

For more information, or to book a meeting about business plans, development or building project, please contact the community planning and development services department at 250-286-5725 or email planning@campbellriver.ca or visit: campbellriver.ca/planning-building-development



Comparing lot and real estate prices between the Comox Valley and Campbell River

Chris Kutyn of Kutyn Property Services Ltd. has written a brief article comparing the prices in the Comox Valley to those in Campbell River. As of June 1, 2017 the average lot

price in the Comox Valley is \$214,801, compared to the price of \$141,358 for Campbell River. The average house price in the Comox Valley is \$443,930. In Campbell River, the average price is \$365,526. Chris notes that the Regional Growth Strategy (RGS) was adopted nine years ago in the Comox Valley. Is the RGS one of the reasons for the high cost of real estate in the Comox Valley he asks? Food for thought for the upcoming 10-year anniversary of the RGS.

Note: Content excerpted from Market Minute posted on June 1 by Chris Kutyn of Kutyn Property Services Ltd. and from Julie Douglas, Communications Advisor at the City of Campbell River.

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