



# Sustainable Planning & Community Development

## Consolidated Monthly Reporting – April 2022

### Development Services

Applications Received	This Month	YTD	Delegated Permits Completed		
Rezoning (REZ)	4	8	<b>Delegated DP</b>	<b>Received</b>	<b>Completed</b>
Development Permit (DP)	2	7	2818 Shakespeare Street	Nov 16, 2020	Apr 5, 2022
Development Variance Permit (DVP)	1	2	2525 Roseberry Avenue	Oct 27, 2021	Apr 5, 2022
Development Permits w/ Variance (DPV)	2	6	1352 Grant Street	Nov 23, 2021	Apr 11, 2022
Heritage Alteration Permit (HAP)	1	3	330 Michigan Street	Feb 8, 2022	Apr 7, 2022
Heritage Alteration w/ Variance Permit (HAV)	0	0	845 Yates Street	Mar 9, 2022	Apr 1, 2022
Heritage Designation (HD)	0	0	900 Johnson Street	Mar 17, 2022	Apr 22, 2022
Delegated Development Permit (DDP)	5	20	1275 Montrose Avenue	Apr 6, 2022	Apr 7, 2022
Delegated Heritage Alteration Permit (DHP)	4	6	<b>Delegated HAP</b>	<b>Received</b>	<b>Completed</b>
Temporary Use Permit (TUP)	0	0	529 Pandora Avenue	Mar 9, 2022	Apr 28, 2022
Tax Incentive Program (TIP)	0	0	1177 Fort Street	Mar 18, 2022	Apr 12, 2022
Pre-Application (CLC)	1	10	731 Vancouver Street	Mar 22, 2022	Apr 12, 2022
Other Applications	0	0			
<b>Total</b>	<b>20</b>	<b>62</b>			

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	1

Applications Received	This Month	YTD
Board of Variance	3	7
Total number of variances sought	7	13

Applications Received		
Address	Application Type	Scope / Purpose
710 Caledonia Avenue and 1961 Douglas Street	REZ / DP	Rezoning and Development Permit application to increase the density and construct three residential towers ranging in heights from 16 to 21 storeys over a shared commercial podium, including a large public plaza.
27 South Turner Street	REZ / DP	Rezoning and Development Permit application to allow for a duplex and two secondary suites.
1451 & 1457 Bay Street	REZ / DPV	Rezoning and Development Permit with Variance application to increase the density and add multi-unit residential uses to facilitate the development of an approximately three-storey, rental residential building.



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Address	Application Type	Scope / Purpose
522 St. Charles Street	REZ / DVP	Rezoning and Development Variance Permit application to subdivide the property while retaining the existing heritage building.
2300, 2310, and 2312 Douglas Street	DPV	Development Permit with Variance application for a self-storage building with ground floor manufacturing and restaurant uses. The variance is related to parking.
836 Yates Street	HAP	Heritage Alteration Permit application for approval of new fence and gates at 1.83m in height.
2615-2629 Douglas Street	DHP	Delegated Heritage Alteration Permit application for a single illuminated sign at the southwest corner of the building.
2659 Douglas Street	DHP	Delegated Heritage Alteration Permit application for revisions to an approved development permit for the north elevation.
2621 Douglas Street	DHP	Delegated Heritage Alteration Permit application for external vents.
1244 to 1252 Wharf Street	DHP	Delegated Heritage Alteration Permit application to add a decorative balcony feature above the front entry.
1548 Clawthorpe Avenue	DDP	Delegated Development Permit application to amend exterior elements and remove a window from the approved plans.
1275 Montrose Avenue	DDP	Delegated Development Permit application to make minor exterior changes to the proposed garden suite and to increase the square footage from 375 sq. ft. to 384 sq. ft.
1040 Southgate Street - Unit 101	DDP	Delegated Development Permit application to enclose a ground floor patio.
525 Broughton Street - Unit 504	DDP	Delegated Development Permit application to add a new window.
188 Bushby Street	DDP	Delegated Development Permit application to construct a garden suite.
2816 Irma Street	CLC	Pre-Application Community Consultation.

### Application Turnaround Times – REZ, DP, DVP, DPV, HAP (75% Target)

Action	Month Completed	Percentage	Average Days
% of Applications where TRG Comments are Distributed within 20 Business Days or Less (excluding cannabis rezoning)	April	80%	18
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	April	n/a	n/a
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	April	100%	30
% of Applications where Application is completed within 8 months or less (240 days)	April	75%	181



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### Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value (millions)
701 Tye Road	Railyards Horizon Phase 3 - Construct new 38 unit residential complex comprised of 2 levels of sub-grade parking with 6-storey multi-dwelling residential building above and 3-storey townhouse complex over common parkade structure.	\$20.00
1115 Johnson Street	Construct a new 6-story, 104 dwelling unit apartment building with underground parking.	\$23.84
45 Gorge Road East	Construct a new 5-story mixed use 152 rental unit apartment building with 2 levels of below grade basement storage/garage space.	\$28.00
Building Demolitions		
Address	Scope Summary	Dwelling Units
700 Douglas Street	Demolish bus station at southeast corner of property	0
1350 Dallas Road	Demolish single family dwelling	1
610 Herald Street	Demolish tire/mechanic shop	0
610 Herald Street	Demolish commercial building	0
3150 Somerset Street	Demolish detached garage	0
1118 Chapman Street	Demolish single family dwelling	1
1228 Chapman Street	Demolish single family dwelling	1
920 Richmond Avenue	Demolish single family dwelling	1
920 Richmond Avenue	Demolish detached garage	0

Building Permits	April 2022	April 2021	2021 Average	Year to Date Average
Construction Value (millions)	\$80.26	\$34.38	\$59.73	\$62.13
Building Permit Applications	134	118	117	112
Percentage within Target (90% Target)	43%	92%	71%	68%
Plumbing Permits				
Permits Issued	66	84	71	64
Electrical Permits				
Permits Issued	194	208	223	221