



Sustainable Planning & Community Development

Consolidated Monthly Reporting – August 2021

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	1	27
Development Permit (DP)	1	14
Development Variance Permit (DVP)	2	12
Development Permits w/ Variance (DPV)	0	13
Heritage Alteration Permit (HAP)	0	3
Heritage Alteration w/ Variance Permit (HAV)	1	4
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	12	82
Delegated Heritage Alteration Permit (DHP)	3	21
Temporary Use Permit (TUP)	0	1
Tax Incentive Program (TIP)	0	2
Pre-Application (CLC)	1	24
Other Applications	1	2
Total	22	182

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	2

Applications Received	This Month	YTD
Board of Variance	6	40
Total number of variances sought	14	96

Delegated Permits Completed		
Delegated DP	Received	Completed
200 Cook Street	Jan 23, 2020	Jul 26, 2021
2330 Government Street	Jul 9, 2021	Aug 3, 2021
2800 Blanshard Street	Jul 27, 2021	Aug 17, 2021
680 Montreal Street	Jul 30, 2021	Aug 19, 2021
3006 Scott Street	Aug 9, 2021	Aug 24, 2021
230 Wilson Street	Aug 13, 2021	Aug 16, 2021
640 Griffiths Street	Aug 19, 2021	Aug 25, 2021
2829 Douglas Street	Aug 9, 2021	Aug 19, 2021
Delegated HAP	Received	Completed
622 Figgard Street	Jun 4, 2021	Aug 19, 2021
801 Government Street	Jun 17, 2021	Aug 23, 2021
427 Parry Street	Jul 5, 2021	Aug 16, 2021
2736 Fifth Street	Jul 6, 2021	Aug 11, 2021
2645 Fernwood Road	Jul 20, 2021	Aug 16, 2021

Applications Received		
Address	Application Type	Scope / Purpose
680 Montreal Street	REZ	Rezoning application to remove the Land Use Contract and rezone the property to a site-specific zone for the existing hotel use.
55 Oswego Street	HAV	Heritage Alteration Permit with Variance application to add an addition to the rear of the existing house.
1768 Chandler Avenue	DVP	Development Variance Permit application to subdivide the property and construct a Single Family Dwelling on each property, with variances related to lot width and side yard setbacks.



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Address	Application Type	Scope / Purpose
903 Collinson Street	DVP	Development Variance Permit application to relocate the driveway access in order to improve vehicle access and intersection safety. A variance is required for the width of the landscape buffer.
463 Belleville Street	DP	Development Permit application to build a gazebo over the restaurant patio.
645 Battery St	DHP	Delegated Heritage Alteration Permit application to replace the rear deck.
617 Government Street	DHP	Delegated Heritage Alteration Permit application for exterior remediation.
560 and 564 Johnson Street	DHP	Delegated Heritage Alteration Permit application to remediate portions of the roof including a chimney.
1152 Johnson Street	DDP	Delegated Development Permit application for material changes.
1950 Fort Street	DDP	Delegated Development Permit application to remove the existing sliding glass door and replace it with a swing door, and infill the wall as required with stucco to match existing.
230 Wilson Street	DDP	Delegated Development Permit application to changes to landscaping.
3006 Scott Street	DDP	Delegated Development Permit application to install a skylight.
1319 Balmoral Road	DDP	Delegated Development Permit application for a new garden suite.
701 Tyee Road	DDP	Delegated Development Permit application to revise plans from a previously approved Development Permit with Variance.
640 Griffiths Street	DDP	Delegated Development Permit application for minor revisions to the roof of the garden suite.
2829 Douglas Street	DDP	Delegated Development Permit application for changes to landscaping.
515 Chatham Street - Unit 102	DDP	Delegated Development Permit application for a new patio and changes to the bicycle rack and planter locations.
1054 Summit Avenue	DDP	Delegated Development Permit application for a new garden suite.
2639 Quadra Street	DDP	Delegated Development Permit application for a change of use which causes a shortfall of parking stalls.
888 Fort Street	DDP	Delegated Development Permit application to install new antennae equipment.
1030 Fort Street	CLC	Pre-Application Community Consultation.
1701 Douglas Street and 1700 Blanshard Street	N/A	Request to amend the Master Development Agreement for the Hudson Place.

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)	August	100%	17
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	August	n/a	n/a
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	August	50% *	72
% of Applications where Application is completed within 8 months or less (240 days)	August	67% **	221

* One of two applications was over the target turnaround: 645 & 655 Tyee Road (REZ) – Railyards – due to applicant delays.

** One of three applications was over the target turnaround: 1314 & 1318 Wharf Street (REZ/HAV) – Northern Junk.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
2906 Cook Street	Existing building (fire repairs & upgrade) Use - use for residence (other buildings) pool change room Common area on main floor Temporary residential units on 2nd & 3rd floor Fire remediation and fire sprinkler installation New sprinkler system & new fire alarm	\$2.55
B-1224 Richardson Street	Building B: Construct a new 2-storey 9-unit apartment with basement	\$1.11
C-1224 Richardson Street	Building C: Construct a new 2-storey 9-unit apartment with basement	\$1.11
1419 Mallek Crescent	Partial permit: Construction of foundation to grade Full permit: Construct a new 4-storey, 78 dwelling unit seniors housing residential building	\$8.00
1-103 Wilson Street	Block 1, Units 1-15: Envelope rehabilitation	\$1.99
16-103 Wilson Street	Block 2, Units 16-28: Envelope rehabilitation	\$1.99
29-330 Tyee Road	Block 3, Units 29-40: Envelope rehabilitation	\$1.99
41-330 Tyee Road	Block 4, Units 41-54: Envelope rehabilitation	\$1.99
55-420 Sitkum Road	Block 5, Units 55-67: Envelope rehabilitation	\$1.99
68-420 Sitkum Road	Block 6, Units 68-75: Envelope rehabilitation	\$1.99
Building Demolitions		
Address	Scope Summary	Dwelling Units
1012 Oliphant Avenue	Demolish detached garage	0
1045 Yates Street	Demolish car dealership	0
1920 Oak Bay Avenue	Demolish wood framed commercial building (Building 1 per site plan)	0
1920 Oak Bay Avenue	Demolish wood framed commercial building (Gardenworks – Building 2 per site plan)	0
1920 Oak Bay Avenue	Demolish metal shed (Building 3 per site plan)	0
1920 Oak Bay Avenue	Demolish wood framed shed (Building 4 per site plan)	0
1350 Dallas Road	Demolish single-family dwelling	1
1347 Vining Street	Demolish detached garage	0
2018 Stanley Avenue	Demolish single family dwelling	1
554 Niagara Street	Demolish duplex	2



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Building Permits	August 2021	August 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$35.96	\$58.22	\$30.84	\$48.92
Building Permit Applications	113	80	100	119
Percentage within Target (90% Target)	56%	50%	64%	77%
Plumbing Permits				
Permits Issued	55	61	69	75
Electrical Permits				
Permits Issued	178	227	183	227