



Sustainable Planning & Community Development

Consolidated Monthly Reporting – August 2017

Development Services

Applications Received	This Month	YTD
Rezoning	3	28
Development Permit	2	14
Development Variance Permit	1	14
Development Permits w/ Variance	2	18
Heritage Alteration Permit	1	1
Heritage Alteration w/ Variance Permit	0	3
Heritage Designation	2	7
Delegated Development Permit	14	95
Delegated Heritage Alteration Permit	3	19
Temporary Use Permit	0	3
Total	28	202

Applications Received	This Month	YTD
Storefront Cannabis Retailer	2	23

Delegated Permits Completed		
Delegated DP	Received	Completed
1482 Dallas Road	10-Aug-2016	9-Aug-2017 (retired)
838 Broughton Street	19-Apr-2017	21-Aug-2017
670 Wilson Street	26-Apr-2017	2-Aug-2017
120 Gorge Road	16-Jun-2017	3-Aug-2017
1803 Douglas Street	16-Jun-2017	17-Aug-2017
1234 Dallas Road	19-Jun-2017	17-Aug-2017
2923 Shelbourne St.	17-Jul-2017	2-Aug-2017
505-55 Superior St. & 305-95 Menzies St.	20-Jul-2017	9-Aug-2017
700 Government St.	21-Jul-2017	2-Aug-2017
1112 Wharf Street	27-Jul-2017	11-Aug-2017
701 Tyee Road	3-Aug-2017	18-Aug-2017

Delegated HAP	Received	Completed
737 Fort Street	27-Jul-2017	1-Aug-2017
584 Johnson Street	18-Aug-2017	24-Aug-2017

Applications Received		
Address	Application Type	Scope / Purpose
3198 Quadra Street	REZ	To allow for a Storefront Cannabis Retailer.
875 and 877 North Park Street	DPV	To allow for the removal of an existing Land Use Contract and convert existing ground floor into three dwelling units.
848 and 852-856 Yates Street, 845 and 849 Johnson Street	DDP	To allow for provisions to the existing Development Permit.
701 Tyee Road - Phase 2	DDP	To allow for provisions to the existing Development Permit by adding additional balconies to dwelling units.
3025 Douglas Street	DVP	To allow for a change of use from Transient Accommodation to Residential Use with a parking variance.
937 View Street	DPV	To allow for the construction of 215 unit rental apartment with ground floor commercial, with variances for height and street front setback.
106 Medana Street	DHP	To allow for a change to a rear window to accommodate interior renovations.
356 - 360 Bay Street and 2520 Turner Street	REZ	To allow for a Storefront Cannabis Retailer



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680 Montreal Street	DDP	To allow for provisions to the existing Development Permit for exterior design changes.
2280/2284 Forbes Street	DDP	To allow for provisions to existing Development Permit.
1525 Shasta Place	DDP	To allow for the construction of a garden suite.
584 Johnson Street	DHP	To allow for the removal of paint from the existing brick surface and repainting of all wood window and door trim, entrance doors, bulkhead and upper cornice.
1120 Faithful Street	HD	To consider Heritage Designation of existing building.
1029 View Street	DDP	To allow for provisions to the existing Development Permit for exterior revisions.
35 San Jose Avenue	HD	To consider Heritage Designation of existing building.
700 Government Street	HAP	To allow for repaving and exterior rejuvenation.
1515 Douglas Street & 750 Pandora Avenue	DDP	To allow for provisions to existing Development Permit.
640 Montreal Street - Unit 303	DDP	To allow for the restoration of the original balcony and railing.
530 Michigan Street - Phase 3 - Capital Park	DP	To allow for the construction of three buildings with a mix of apartment units and townhouses.
350 Sylvia Street	REZ	To allow for the addition of a second plumbing fixture in an existing accessory building.
1601-1605 Store Street & 506-510 Pandora Avenue	DHP	To allow for trim painting.
1928 Oak Bay Avenue	DP	To allow for the construction of a two-storey addition to the existing building to construct seven dwelling units.
2700 Avebury Avenue	REZ	To allow for the construction of a two-storey, small lot house.
409 Dundas Street	DDP	To allow for the construction of a garden suite.
1268 Pembroke Street	DDP	To allow for the construction of a garden suite.
141 Montreal Street	DDP	To allow for provisions to the existing Development Permit for revisions to stairs and windows.
2009 Fernwood Road	DDP	To allow for provisions to the existing Development Permit for revisions to the landscaping plan.
926-932 Pandora Avenue	DP and REZ	To allow for the construction of a 10-storey, mixed-use building with 150 residential units with ground floor commercial use, and 5 townhouses.
1012-1014 Yates Street	DDP	To allow for the construction of a fence surrounding the existing community garden.
11 Chown Place	DDP	To allow for the construction of three, family-oriented affordable townhomes.



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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%	15
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	August	100%	35
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	August	100%	28
% of Applications where Applications completed within 8 months or less.	August	*80%	156

*Includes complex Rezoning and Heritage Tax Incentive Permit Applications (1144-1154 Johnson Street & 1406 Chambers Street; 1250 Dallas Road; 1610 Store Street; and 533-537 Fisgard Street)

Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
545 Superior St	CONSTRUCT 5 STOREY OFFICE BUILDING - Capital Park	\$20,150,000
520 Gorge Rd	INTERIOR ALTERATION / NEW ADDITION - BC Transit Service Garage	\$3,368,137
Building Demolitions		
Address	Scope Summary	Dwelling Units
NONE		

Building Permits	August 2017	August 2016	2016 Average	Year to Date
Construction Value (millions)	\$31.63	\$25.2	\$25.0	\$277.7
Building Permit Applications	80	100	100	937
Percentage within Target (90% Target)	42	91	81	74
Plumbing Permits				
Permits Issued	75	97	85	651
Electrical Permits				
Permits Issued	89	129	147	1012