



Sustainable Planning & Community Development

Consolidated Monthly Reporting – December 2021

Development Services

Applications Received	This Month	YTD	Delegated Permits Completed		
Rezoning (REZ)	8	40	Delegated DP	Received	Completed
Development Permit (DP)	2	17	45 - 51 Gorge Road East	Sep 9, 2021	Dec 14, 2021
Development Variance Permit (DVP)	0	14	819-823, 825 and 827 Fort Street	Sep 24, 2021	Nov 2, 2021
Development Permits w/ Variance (DPV)	5	23	1150 Cook Street	Sep 29, 2021	Dec 8, 2021
Heritage Alteration Permit (HAP)	2	5	738 and 742 Fort Street	Oct 26, 2021	Dec 1, 2021
Heritage Alteration w/ Variance Permit (HAV)	0	5	1515 Douglas Street	Nov 3, 2021	Dec 1, 2021
Heritage Designation (HD)	0	1	766 Yates Street	Nov 16, 2021	Dec 5, 2021
Delegated Development Permit (DDP)	5	112	561-565 Toronto Street	Oct 1, 2021	Oct 4, 2021
Delegated Heritage Alteration Permit (DHP)	3	29	2970 Jutland Road	Sep 15, 2021	Dec 14, 2021
Temporary Use Permit (TUP)	0	2	Delegated HAP	Received	Completed
Tax Incentive Program (TIP)	0	2	1802 Government Street	Nov 29, 2021	Dec 15, 2021
Pre-Application (CLC)	3	42	10 - 12 Bastion Square and 503 - 535 Yates Street	Dec 3, 2021	Dec 15, 2021
Other Applications	0	2			
Total	28	294			

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	2

Applications Received	This Month	YTD
Board of Variance	4	49
Total number of variances sought	6	110

Applications Received		
Address	Application Type	Scope / Purpose
1160 Oxford Street	REZ / DPV	Rezoning and Development Permit with Variance application to allow for a duplex with secondary suites.
225 Russell Street	REZ / DPV	Rezoning and Development Permit with Variance application to renovate the existing building for 40 supportive housing units.



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Address	Application Type	Scope / Purpose
205 Quebec Street, 507 Montreal Street, 210-224 Kingston Street	REZ / DPV	Rezoning and Development Permit with Variance application to create a site-specific zone for a new development which includes commercial and residential uses. The proposal requires an amendment to the Official Community Plan
1516 Camosun Street, 1270 & 1286 Pandora Avenue	REZ / DPV	Rezoning and Development Permit with Variance application for a new strata apartment building.
235 Russell Street	REZ	Rezoning application to change the zone from M1 - Limited Light Industrial District to M2 - Light Industrial District.
247 - 253 Russell Street & 340 - 346 Mary Street	REZ	Rezoning application to change the zoning from M1 - Limited Light Industrial District to M2 - Light Industrial District.
624/628 Manchester Road	REZ	Rezoning application to construct a 11-unit multiple dwelling connected by a common court yard amenity space.
1702 Quadra & 862 Fisgard Street	REZ	Rezoning application to retain the existing two-storey building façade and construct an 11-storey building consisting of ground floor commercial and residential above.
515 & 519 Rithet Street	DPV	Development Permit with Variance application to construct a multiple dwelling building with variances.
2649 to 2659 Douglas Street and 735 Hillside Avenue	DP	Development Permit application to construct an approximately five- to six-storey, mixed-use building consisting of ground floor commercial and rental apartment units above, as well as to heritage-designate, renovate and add an additional storey to the existing building and convert the upper-storeys to rental apartment units.
579 to 589 Johnson Street	DP / HAP	Development Permit and Heritage Alteration Permit application to construct a new mixed-use building while retaining the heritage building at 579 Johnson Street.
700 Government Street	HAP	Heritage Alteration Permit application to remove a statue plinth in the inner harbour.
10 - 12 Bastion Square and 503 - 535 Yates Street	DHP	Delegated Heritage Alteration Permit application to install exterior lighting.
1276 Walnut Street	DHP	Delegated Heritage Alteration Permit application to add solar panels on the roof.
646 Niagara Street	DHP	Delegated Heritage Alteration Permit application to remove a chimney and modify a window.
615 Raynor Avenue	DDP	Delegated Development Permit application to convert an existing accessory building to a garden suite.
1224 Richardson Street	DDP	Delegated Development Permit application to make exterior changes from the approved plans.
1525 Shasta Place	DDP	Delegated Development Permit application to address minor revisions to the landscaping.
1678 Fort Street	DDP	Delegated Development Permit application for new bike storage area and ramp.
1105 Pandora Avenue	DDP	Delegated Development Permit application to address changes to the landscaping.
522 St Charles Street	CLC	Pre-Application Community Consultation.
50 Douglas Street	CLC	Pre-Application Community Consultation.
970 Walker Street	CLC	Pre-Application Community Consultation.



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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)	December	83%	20
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	December	0% *	92
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	December	75%	67
% of Applications where Application is completed within 8 months or less (240 days)	December	50% **	255

* Figure based on one application: 848 Yates Street (DPV) - gate issue

** Two of four applications were over the target turnaround: 45 Boyd Street (DVP) applicant delays; and 749-767 Douglas Street (REZ/DPV) - TELUS



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
2659 Douglas Street	Excavation only, the Scott building, existing building with new addition, new below grade parkade, excavation along Hillside Avenue.	\$38.0
625 Fisgard Street	CRD tenant improvement on main level Phase 2-4: Interior only with no structural alterations. Strip out partitions, ceilings and bulkheads. Interior renovations to create open floor plan office spaces, reconfigure office layout and reception area.	\$2.0
525 Superior Street	Unit 210: Tenant improvement - Olive clinic	\$6.0
584 Burnside Road East	Electrical Permit - Multi-unit residential - affordable housing condo complex	\$1.0
Building Demolitions		
Address	Scope Summary	Dwelling Units
1314 Quadra Street	Demolish dry cleaners building	0
851 Johnson Street	Demolish one-storey retail building	0
3150 Somerset Street	Demolish duplex	2
3150 Somerset Street	Demolish detached garage	0
1035 Joan Crescent	Demolish single family dwelling	1

Building Permits	December 2021	December 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$53.47	\$31.42	\$30.84	\$53.47
Building Permit Applications	109	114	102	120
Percentage within Target (90% Target)	54%	74%	64%	71%
Plumbing Permits				
Permits Issued	60	56	69	71
Electrical Permits				
Permits Issued	190	196	183	223