



Sustainable Planning & Community Development

Consolidated Monthly Reporting – December 2020

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	2	28
Development Permit (DP)	3	12
Development Variance Permit (DVP)	1	16
Development Permits w/ Variance (DPV)	0	20
Heritage Alteration Permit (HAP)	0	0
Heritage Alteration w/ Variance Permit (HAV)	0	4
Heritage Designation (HD)	0	6
Delegated Development Permit (DDP)	17	119
Delegated Heritage Alteration Permit (DHP)	0	29
Temporary Use Permit (TUP)	0	2
Tax Incentive Program (TIP)	0	1
Total	23	237

Delegated Permits Completed		
Delegated DP	Received	Completed
1625 Fort Street	May 5, 2020	Dec 8, 2020
1609 Fort Street	Oct 21, 2020	Dec 8, 2020
720 Selkirk Avenue	Nov 4, 2020	Nov 26, 2020
661 Burnside Road	Dec 4, 2020	Dec 9, 2020
Delegated HAP	Received	Completed
117 Wildwood Avenue	Nov 12, 2020	Dec 29, 2020

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	4

Applications Received	This Month	YTD
Board of Variance	6	53
Total number of variances sought	14	113

Applications Received		
Address	Application Type	Scope / Purpose
1120 Hillside Avenue	REZ	Rezoning application to create a new site specific zone, to allow a legally, non-conforming commercial building and uses to continue.
933-935 Convent Place	REZ / DP	Rezoning and Development Permit application to increase the density and allow for a multiple dwelling building.
429 Hillside Avenue	DP	Development Permit application to construct a new industrial / warehouse building.
545 Manchester Road & 520 Dunedin Street	DVP	Development Variance Permit application to construct a 1.83m fence in the front yard.
1419 Mallek Crescent	DDP	Delegated Development Permit application to construct a 78-unit affordable seniors housing building.
525 St Charles Street	DDP	Delegated Development Permit application to construct a garden suite.
2829 Douglas Street	DDP	Delegated Development Permit application for an addition, exterior and interior alterations to an existing building.



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Address	Application Type	Scope / Purpose
661 Burnside Road	DDP	Delegated Development Permit application to add new bike stalls located on an existing parking stall and to include a parking variance due to a change of use within the building.
3196 Douglas Street	DDP	Delegated Development Permit application to replace and enlarge a vinyl canopy.
902-910 McClure Street	DDP	Delegated Development Permit application to add an elevator shaft to the roof.
1545 Burton Avenue	DDP	Delegated Development Permit application for minor landscape alterations and exterior material changes to a garden suite.
1025 Johnson Street	DDP	Delegated Development Permit application for landscaping changes to a previously-approved DP.
90 Saghalie Road	DDP	Delegated Development Permit application to extend Development Permit No. 000525 due to expire January 17, 2021.
3019-3023 Shakespeare Street	DDP	Delegated Development Permit application to change the facade materials on a commercial building.
1610 Oakland Avenue	DDP	Delegated Development Permit application to construct a garden suite.
1701 Government Street	DDP	Delegated Development Permit application to install 3 temporary structures on a private patio.
720 Selkirk Avenue	DDP	Delegated Development Permit application to change the approved storm water drainage located at the rear of the property (within DPA 8).
63 & 65 Boyd Street	DDP	Delegated Development Permit application for changes to a previously approved DP.
1718 Kings Road	DDP	Delegated Development Permit application to convert an existing garage into a garden suite.
701 Belleville Street	DDP	Delegated Development Permit application to make landscaping and exterior changes from the approved plans.
2713 Quadra Street	DDP	Delegated Development Permit application to modify the upper level clerestory.
247-271 Cook Street	DDP	Delegated Development Permit application for exterior alterations / siding material changes.

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	100%	17
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	December	n/a	n/a
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	December	100%	22
% of Applications where Application is completed within 8 months or less (240 days)	December	20%*	361

* Four of five applications were over the target turnaround: 1023 Tolmie Avenue (REZ / DPV) – referred back by Council; 1050-1058 Pandora Avenue and 1508-1518 Cook Street (Wellburns – REZ / HD / HAV) – complex, applicant delays and referred back by Council; 1908-1920 Oak Bay Avenue (Garden Works – REZ / DP) applicant delays and complex; 43, 45 & 55 Gorge Road East and 2827, 2829, 2831 Irma Street (REZ / DPV) – applicant delays and complex.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
633 Courtney Street	Tenant improvement on floors three to five (main/first floor at Douglas St., lower floor at Humboldt St.) including change of use from office to classrooms and daycare.	\$1.00
205-203 Kimta Road	203 Kimta: Exterior renewal and interior maintenance repair	\$1.60
205-203 Kimta Road	205 Kimta: Exterior renewal and interior maintenance repair	\$1.60
11 Chown Place	New construction of four storey 58 suite residential building over partial basement level	\$11.74
369 Tye Road	EP - New construction of three residential towers, a generator and a unit sub.	\$6.80
1700 Blanshard Street	PP - Hudson Place Phase 2	\$3.00
Building Demolitions		
Address	Scope Summary	Dwelling Units
1211 Gladstone Avenue	Demolish townhouse	3
1219 Vining Street	Demolish townhouse	3
1235 Caledonia Avenue	Demolish townhouse	3

Building Permits	December 2020	December 2019	2019 Average	Year to Date Average
Construction Value (millions)	\$31.42	\$12.31	\$22.96	\$30.84
Building Permit Applications	105	151	134	101
Percentage within Target (90% Target)	67%	74%	72%	67%
Plumbing Permits				
Permits Issued	56	84	79	69
Electrical Permits				
Permits Issued	190	201	182	183