



Sustainable Planning & Community Development

Consolidated Monthly Reporting – February 2021

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	5	8
Development Permit (DP)	4	6
Development Variance Permit (DVP)	1	3
Development Permits w/ Variance (DPV)	1	2
Heritage Alteration Permit (HAP)	0	0
Heritage Alteration w/ Variance Permit (HAV)	0	0
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	8	17
Delegated Heritage Alteration Permit (DHP)	2	4
Temporary Use Permit (TUP)	1	1
Tax Incentive Program (TIP)	0	0
Pre-Application (CLC)	4	5
Other Applications	0	0
Total	26	47

Delegated Permits Completed		
Delegated DP	Received	Completed
770 Bay Street	Nov 24, 2020	Feb 11, 2021
3019-3023 Shakespeare Street	Dec 18, 2020	Feb 18, 2021
11 Chown Place	Feb 8, 2021	Feb 22, 2021
1 Dallas Road	Feb 9, 2021	Feb 22, 2021

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	0

Applications Received	This Month	YTD
Board of Variance	5	9
Total number of variances sought	15	26

Applications Received		
Address	Application Type	Scope / Purpose
422 Edward Street	REZ	Rezoning application to allow for new a duplex with secondary suites.
448 Wilson Street	REZ	Rezoning application to allow for a new duplex with secondary suites.
3150 Somerset Street	REZ / DP	Rezoning and Development Permit application to subdivide the property and construct two duplex buildings on two lots.
1693-1699 Fort Street	REZ / DP	Rezoning and Development Permit application to construct a student housing building.
1326 Pandora Avenue	REZ / DP	Rezoning and Development Permit application for a townhouse development.



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Address	Application Type	Scope / Purpose
940 Caledonia Avenue and 953 & 963 Green Street	DP / TUP	Development Permit application for temporary housing proposal at Royal Athletic Park.
235 Russell Street	DPV	Development Permit with Variance application for the construction of new warehouse. The proposal requires variance to the parking and loading zone requirement.
997 Wilmer Street	DVP	Development Variance Permit application for a one stall parking variance.
223 Robert Street	DHP	Delegated Heritage Alteration Permit application for repair of fire damage.
616 Avalon Road	DHP	Delegated Heritage Alteration Permit application to paint the exterior of the building.
1048 Richmond Avenue	DDP	The City is considering a Delegated Development Permit application to convert existing accessory building to a garden suite.
11 Chown Place	DDP	Delegated Development Permit application for minor amendments to an approved Development Variance Permit.
1105 Pandora Avenue	DDP	Delegated Development Permit application to permit minor changes on the exterior.
1 Dallas Road	DDP	Delegated Development Permit application to add retractable windows on the floating seat area.
308 Catherine Street	DDP	Delegated Development Permit application for a patio extension and three temporary gazebos in the parking lot.
85 Dallas Road	DDP	Delegated Development Permit application for a temporary manufacturing building.
2659 Douglas Street & 735 Hillside Avenue	DDP	Delegated Development Permit application to permit minor exterior changes.
1409 Tovid Lane	DDP	Delegated Development Permit application to revise the approved driveway material, alterations to landscaping, exterior alterations including revising the height from the previously approved DDP plans.

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)	February	90%	21
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	February	N/A	N/A
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	February	100%	29
% of Applications where Application is completed within 8 months or less (240 days)	February	60%*	227

* Two of five applications were over the target turnaround: 2700 Avebury Avenue (REZ, DP, DVP & DVP) and 1035 Joan Crescent (DPV) – referred back to staff.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
2558 Quadra Street	Construct a new 5-story 40-unit supportive housing building	\$11.32
1400 Vancouver Street	Complete electrical installation as per plans E-001 to E-401 provided by WSP Engineering	\$2.12
Building Demolitions		
Address	Scope Summary	Dwelling Units
2421 Chambers Street	Demolish single family dwelling	1
2116 Cook Street	Demolish single family dwelling	1
2558 Quadra Street	Demolish 18-suite apartment	18
862 Somenos Street	Demolish single family dwelling	1
1342 Rockland Avenue	Demolish single family dwelling	1

Building Permits	February 2021	February 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$21.89	\$11.50	\$30.84	\$16.68
Building Permit Applications	113	119	101	103
Percentage within Target (90% Target)	92%	28%	64%	84%
Plumbing Permits				
Permits Issued	75	67	69	75
Electrical Permits				
Permits Issued	226	208	183	231