



Sustainable Planning & Community Development

Consolidated Monthly Reporting – February 2020

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	2	8
Development Permit (DP)	0	1
Development Variance Permit (DVP)	0	1
Development Permits w/ Variance (DPV)	1	3
Heritage Alteration Permit (HAP)	0	0
Heritage Alteration w/ Variance Permit (HAV)	1	2
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	17	28
Delegated Heritage Alteration Permit (DHP)	3	5
Temporary Use Permit (TUP)	2	2
Tax Incentive Program (TIP)	0	0
Total	26	51

Delegated Permits Completed		
Delegated DP	Received	Completed
930 Fort Street	May 14, 2019	Feb 13, 2020
844 Johnson Street	Oct 29, 2019	Feb 24, 2020
210 Gorge Road East	Nov 29, 2019	Jan 15, 2020
1536 Westall Avenue	Dec 23, 2019	Feb 5, 2020
2220 Cook Street	Jan 23, 2020	Feb 26, 2020
1126 Quadra Street	Jan 27, 2020	Feb 6, 2020
515 Chatham Street	Feb 7, 2020	Feb 18, 2020
Delegated HAP	Received	Completed
1601 Douglas Street	Jan 29, 2020	Feb 18, 2020

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	0

Applications Received		
Address	Application Type	Scope / Purpose
1177-1185 Fort Street & 1043/1045 Linden Avenue	REZ	Rezoning application to terminate the Land Use Contract and rezone the property to permit the current uses.
3110 Highview Street	REZ	Rezoning application to create two small lots to construct single family dwellings.
2800 Bridge Street	DPV	Development Permit with Variance application to construct a new material receiving and storage facility.
202 Raynor Avenue	HAV	Heritage Alteration Permit with Variance application for exterior renovations with a variance for rear yard setback.
1802-1806 Cook Street and 1056 North Park Street	TUP	Temporary Use Permit to allow a Health Service use with the provision of cannabis on-site.
650 Speed Avenue	TUP	Temporary Use Permit to convert the existing motel to supportive housing for two years.
823 Broughton Street	DHP	Delegated Heritage Alteration Permit application to replace wood trim around storefront entries and permit a reduction in required parking of one space.
212 Raynor Avenue	DHP	Delegated Heritage Alteration Permit application for the reconfiguration of an existing window opening on the east elevation of the house and installation of a new wood sash, storm window, trim and sill.
645 Battery Street	DHP	Delegated Heritage Alteration Permit application to allow for exterior changes to windows.



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728 Yates Street	DDP	Delegated Development Permit application to add new fencing.
515 Chatham Street	DDP	Delegated Development Permit application to replace exterior siding.
2424 Richmond Road	DDP	Delegated Development Permit application to shift driveway location.
222 Superior Street	DDP	Delegated Development Permit application to add a window, window well, rear room and make landscaping changes.
2507 Government Street	DDP	Delegated Development Permit application to make changes to an approved Development Permit.
800 Johnson Street	DDP	Delegated Development Permit application to make exterior change to facilitate bike storage.
2647 Forbes Street	DDP	Delegated Development Permit application to build a garden suite.
1491 Edgeware Road and 2746, 2750, and 2756 Gosworth Road	DDP	Delegated Development Permit application to change windows and fences.
2570 Fifth Street	DDP	Delegated Development Permit application to allow for exterior changes, including landscaping.
2615 - 2629 Douglas Street	DDP	Delegated Development Permit application for interior and exterior renovations.
1911 Chambers Street	DDP	Delegated Development Permit application for a garden suite.
1121 Oscar Street	DDP	Delegated Development Permit application for exterior upgrades & balcony remediation.
120 Douglas Street	DDP	Delegated Development Permit application to revise the approved design of the front elevation of a proposed new bike shed to feature wood doors.
1727 Denman Street	DDP	Delegated Development Permit application to permit minor exterior changes including new skylights, and landscaping changes.
557 Superior Street	DDP	Delegated Development Permit application to add an additional entrance.
2713 Quadra Street	DDP	Delegated Development Permit application for minor changes from the previously approved Development Permit.
1515 Douglas Street & 750 Pandora Avenue	DDP	Delegated Development Permit application to add exterior patio seating and bicycles.

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	100%	18
% 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	75%	51
% of Applications where Application is completed within 8 months or less (240 days)	February	60%*	272

* Three of the eight applications were over the target turnaround; of the three, two (1708 Coronation Avenue (REZ/HD) and 1309 and 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson Street (REZ/DPV)) were complex applications requiring agreements, and one (844 Johnson Street (DVP)) was prolonged by applicant response times.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
1580 Hillside Ave	Tenant improvements exterior and interior of store	\$3.5
21-1644 Hillside Ave	Unit 21: Interior only non-structural strip out	\$1.5
Building Demolitions		
Address	Scope Summary	Dwelling Units
63 Boyd St	Demolish single family dwelling	1
63 Boyd St	Demolish garage	
1715 Coronation Ave	Demolish single family dwelling	1
1724 Kings Rd	Demolish garage	
952 Johnson St	Demolition of all modern structures leaving heritage chapel in place	
1830 Stanley Ave	Demolish single family dwelling	1
131 Ladysmith St	Demolish single family dwelling	1
131 Ladysmith St	Demolition of shed	
3021 Cook St	Demolish unit 3021/3023 A & B (one storey wood frame building)	2
3005 Cook St	Demolish unit 3005/3007 Cook Street	2
3011 Cook St	Demolish unit 3011-3013 Cook Street	2
3015 Cook St	Demolish 3015/3017 Cook Street	
1417 May St	Demolish single family dwelling	1

Building Permits	February 2020	February 2019	2019 Average	Year to Date Average
Construction Value (millions)	\$11.5	\$14.0	\$22.96	\$22.64
Building Permit Applications	119	101	134	218
Percentage within Target (90% Target)	28%	81%	74%	47%
Plumbing Permits				
Permits Issued	67	57	79	154
Electrical Permits				
Permits Issued	208	162	182	430