



# Sustainable Planning & Community Development

## Consolidated Monthly Reporting – July 2021

### Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	4	26
Development Permit (DP)	1	13
Development Variance Permit (DVP)	1	10
Development Permits w/ Variance (DPV)	3	13
Heritage Alteration Permit (HAP)	1	3
Heritage Alteration w/ Variance Permit (HAV)	0	3
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	6	70
Delegated Heritage Alteration Permit (DHP)	3	18
Temporary Use Permit (TUP)	0	1
Tax Incentive Program (TIP)	0	2
Pre-Application (CLC)	2	23
Other Applications	0	1
<b>Total</b>	<b>21</b>	<b>184</b>

Delegated Permits Completed		
Delegated DP	Received	Completed
525 St Charles Street	Dec 1, 2020	Jul 27, 2021
950 Yates Street	May 18, 2021	Jul 7, 2021
202 Raynor Avenue	Jun 17, 2021	Jul 20, 2021
748 Johnson Street	Jun 24, 2021	Jul 26, 2021
1806 Cook Street	Jul 7, 2021	Jul 8, 2021

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	2

Applications Received	This Month	YTD
Board of Variance	5	34
Total number of variances sought	10	82

Applications Received		
Address	Application Type	Scope / Purpose
1022 Summit Avenue	REZ	Rezoning application to convert the existing duplex into a triplex.
812 View/1221 Blanshard Street	REZ / DP	Rezoning and Development Permit application to increase the density and to construct an office building with retail use on the ground floor.
450 Dallas Road	REZ / DPV	Rezoning and Development Permit with Variance application to construct a six-storey multi-unit rental building while retaining the existing twelve-storey residential building to the east.
149 Rendall Street	REZ / HAP	Rezoning and Heritage Alteration Permit application to allow for a triplex. The proposal will include a new addition at the rear of the heritage-designated building.



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Address	Application Type	Scope / Purpose
2120 Quadra Street	DPV	Development Permit with Variance application to construct a four-storey mixed-use commercial building consisting of ground floor manufacturing and commercial space and warehouse uses above. The proposal requires a variance to reduce the required vehicle parking.
848 Yates Street & 845 Johnson Street	DPV	Development Permit with Variance application for modifications to the through-block walkway and the terms of the Statutory Right-of-Way. A Variance to the Fence Bylaw is required to increase the height of the gates from 1.83m to 2.59m.
801 Bank Street	DVP	Development Variance Permit application to increase the height of the temporary accessory building from the previously approved variance height.
427 Parry Street	DHP	Delegated Heritage Alteration Permit application to add a door and windows.
2736 Fifth Street	DHP	Delegated Heritage Alteration Permit application to remediate existing chimney.
2645 Fernwood Road	DHP	Delegated Heritage Alteration Permit application to replace windows.
1806 Cook Street	DDP	Delegated Development Permit application for approval of change of use from restaurant to personal service.
2330 Government Street	DDP	Delegated Development Permit application for exterior changes.
1572 Oakland Avenue	DDP	Delegated Development Permit application for a new garden suite.
2570 Fifth Street	DDP	Delegated Development Permit application to make changes to the previously approved plans.
2800 Blanshard Street	DDP	Delegated Development Permit application for rooftop repairs.
680 Montreal Street	DDP	Delegated Development Permit application to replace railings.

### 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)	July	100%	18
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	July	100%	29
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	July	100%	29
% of Applications where Application is completed within 8 months or less (240 days)	July	50%*	473

\* Two of four applications were over the target turnaround: 701 Tyee Road – Phase 3 - Horizon (DPV) (applicant delays); and 324/328 Cook Street and 1044, 1048 & 1052/1054 Pendergast Street – Pic-a-flic (REZ / DPV) (extra Council process/referrals).

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### Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
45 Gorge Road East	Construct a new 5-story mixed use 152 rental unit apartment building with 2 levels of below grade basement storage/garage space	\$28.00
1100 Yates Street	Building a: excavation only	\$1.30
1109 Johnson Street	Building b: excavation only	\$1.07
1150 Cook Street	Construct a new 15-storey, 129-unit residential building with ground floor commercial over 2 levels of underground parking	\$27.84
425 Michigan Street	Construct a 3-story 24-unit residential apartment building	\$5.10
498 Cecelia Road	Construction of a 4 and 5-storey mixed-use building consisting of ground-floor community and daycare space and residential above	\$20.25
1628 Store Street	PP 1 perimeter drain (BWV req'd); 19 roof drains; 1 sanitary sewer; 8 catch basins; 1 storm drain; 3 storm pumps (BWV req'd); 3 manholes; 1 oil interceptor; 1 6' water service; 9 hose bibs	\$1.46
952 Johnson Street	Pp 1 perimeter drain (BWV req'd); 12 roof drains; 1 sanitary sewer; 5 catch basins; 1 storm drain; 2 storm pumps (BWV req'd) 3 manholes; 1 oil interceptor; 1 4" water service; 9 hose bibs	\$1.11
Building Demolitions		
Address	Scope Summary	Dwelling Units
2440 Richmond Road	Demolish Detached Garage	0
2440 Richmond Road	Demolish Single Family Dwelling	1
2552 Victor Street	Demolish Single Family Dwelling	1

Building Permits	July 2021	July 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$101.56	\$13.4	\$30.84	\$50.78
Building Permit Applications	110	89	101	120
Percentage within Target (90% Target)	63%	58%	64%	80%
Plumbing Permits				
Permits Issued	54	65	69	77
Electrical Permits				
Permits Issued	231	160	183	227