



Sustainable Planning & Community Development

Consolidated Monthly Reporting – June 2020

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	2	15
Development Permit (DP)	2	4
Development Variance Permit (DVP)	2	5
Development Permits w/ Variance (DPV)	3	12
Heritage Alteration Permit (HAP)	0	0
Heritage Alteration w/ Variance Permit (HAV)	0	3
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	13	68
Delegated Heritage Alteration Permit (DHP)	5	16
Temporary Use Permit (TUP)	0	2
Tax Incentive Program (TIP)	0	0
Total	27	126

Delegated Permits Completed		
Delegated DP	Received	Completed
1417 May Street	Mar 31, 2020	Jun 25, 2020
308 Catherine Street	Jun 12, 2020	Jun 18, 2020
2330 Government Street	Jun 15, 2020	Jun 18, 2020
1 Dallas Road	Jun 25, 2020	Jun 25, 2020
Delegated HAP	Received	Completed
702 Yates Street	Apr 21, 2020	Jun 23, 2020
574-578 Yates Street and 1300-1306 Government Street	Apr 21, 2020	May 20, 2020
740 View Street (1202-1204 Blanshard Street)	May 14, 2020	Jun 4, 2020
2103 Fernwood Road	Jun 1, 2020	Jun 29, 2020

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	1

Applications Received		
Address	Application Type	Scope / Purpose
1244 to 1252 Wharf Street	REZ	Rezoning application to allow for hotel use and for residential uses to be permitted below the ground floor.
805, 807 and 811 Mary Street	REZ / DP	Rezoning application to construct a four-unit, two-storey attached dwelling.
2639 Fifth Street	DVP	Development Variance Permit application to approve an additional unit to the existing apartment building. The proposal requires a parking variance.
2920 Prior Street	DVP	Development Variance Permit application for the existing house.
1609 Fort Street	DPV	Development Permit with Variance application to expand the existing liquor store with a variance for the additional floor area.
1224 Richardson Street	DPV	Development Permit with Variance application to construct multiple dwellings. Concurrent with Rezoning application No. 00705.
1045 Yates Street - Phase 1	DPV	Development Permit application which includes residential, commercial, retail and office uses. The proposal is concurrent with Rezoning application No.00730.
1088 Johnson Street	DP	Renewal of a Development Permit application to construct a 10-storey building with commercial use on the ground floor and residential above.
340 Wilson Street	DDP	Delegated Development Permit application for a change to the roofing material.



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Address	Application Type	Scope / Purpose
308 Catherine Street	DDP	Delegated Development Permit application to allow a temporary patio extension during the COVID-19 Pandemic with a parking variance.
2330 Government Street	DDP	Delegated Development Permit application to expand outdoor seating.
405 and 407 Swift Street	DDP	Delegated Development Permit application to expand the patio seating. (TUG Eatery)
104 - 2940 Jutland Road	DDP	Delegated Development Permit application to expand the patio seating temporarily. (Glo restaurant)
1301 Hillside Avenue	DDP	Delegated Development Permit application for minor changes which includes exterior changes to the building and to the landscaping.
2910 Shelbourne Street	DDP	Delegated Development Permit application to make some exterior and landscape changes from the approved plans.
1900 Richmond Road	DDP	Delegated Development Permit application to allow for minor exterior changes.
561 Superior Street	DDP	Delegated Development Permit application to add a new door.
1 Dallas Road	DDP	Delegated Development Permit application to permit temporary expansion of the patio for the Fish Store.
119 Howe Street	DDP	Delegated Development Permit application to make exterior and landscaping changes from the previously approved plans.
201 - 920 Hillside Avenue	DDP	Delegated Development Permit application to change the use of unit from personal services to yoga studio which triggers a parking variance.
1720 Fairfield Road	DDP	Delegated Development Permit application to make exterior and landscape changes to the approved plans.
2103 Fernwood Road	DHP	Delegated Heritage Alteration Permit application for exterior paint upgrades.
589 Toronto Street	DHP	Delegated Heritage Alteration Permit application to make exterior changes to change the use to Single Family Dwelling with Secondary Suite.
1171 Rockland Avenue	DHP	Delegated Heritage Alteration Permit application to extend the existing dormer.
1133 Fort Street	DHP	Delegated Heritage Alteration Permit application to replace doors and windows, and to add a fence.
1611 Quadra Street	DHP	Delegated Heritage Alteration Permit application for awning.

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)	June	100%	18
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	June	n/a	n/a
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	June	66%*	63
% of Applications where Application is completed within 8 months or less (240 days)	June	50%**	288

* One of three applications exceeded turnaround time (1314 and 1318 Wharf Street (Northern Junk) (HAP)) - complex

** Two of four applications were over the target turnaround: (1301 Hillside Avenue (REZ/DPV) - complex tree issues; and 3020 Douglas Street and 584 Burnside Road East (REZ/DP)) - complex



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
953 Balmoral Rd	Construct new four storey sprinklered 11 unit rental apartment building	\$2.16
1700 Blanshard St	23 storey tower with 6 storey podium building with 245 residential units and 3 ground floor commercial units	\$70.20
435 Simcoe St	Interior equipment changes and upgrading exterior finishes	\$6.54
505 Quadra St	Plumbing permit for 83-unit rental apartment & 4 townhouse rental units	\$1.05
Building Demolitions		
Address	Scope Summary	Dwelling Units
983 Pandora Ave	Demolish church	0
975 Pandora Ave	Demolish east building (church)	0
975 Pandora Ave	Demolish west building (church)	0
1260 Grant St	Demolish bleacher and bunker	0
1708 Coronation Ave	Demolish single family dwelling	1

Building Permits	June 2020	June 2019	2019 Average	Year to Date Average
Construction Value (millions)	\$90.52	\$18.79	\$22.96	\$25.05
Building Permit Applications	102	126	134	94
Percentage within Target (90% Target)	61%	65%	72%	55%
Plumbing Permits				
Permits Issued	66	83	79	71
Electrical Permits				
Permits Issued	163	179	182	172