



Sustainable Planning & Community Development

Consolidated Monthly Reporting – June 2019

Development Services

Applications Received	This Month	YTD	Delegated Permits Completed		
Rezoning (REZ)	7	22	Delegated DP	Received	Completed
Development Permit (DP)	6	14	391 Harbour Road	Jan 7, 2019	Jun 24, 2019
Development Variance Permit (DVP)	1	2	1002-1008 Pandora Avenue	Mar 20, 2019	Jun 12, 2019
Development Permits w/ Variance (DPV)	2	12	1 Dallas Road	Apr 26, 2019	Jun 11, 2019
Heritage Alteration Permit (HAP)	2	7	770 Bay Street	May 9, 2019	Jun 12, 2019
Heritage Alteration w/ Variance Permit (HAV)	2	6	986 Heywood Avenue	May 10, 2019	Jun 14, 2019
Heritage Designation (HD)	1	4	2929 Douglas Street & 737 Summit Avenue	May 14, 2019	Jun 12, 2019
Delegated Development Permit (DDP)	15	74	2643 Belmont Avenue	May 17, 2019	Jun 14, 2019
Delegated Heritage Alteration Permit (DHP)	4	17	90-92 Dallas Road	May 17, 2019	Jun 14, 2019
Temporary Use Permit (TUP)	0	1	531 Yates Street	May 23, 2019	Jun 19, 2019
Tax Incentive Program (TIP)	0	0	640 Fisgard Street	May 31, 2019	Jun 18, 2019
Total	40	159	90 Saghalié Road	Jun 17, 2019	Jun 26, 2019
Applications Received	This Month	YTD	Delegated HAP	Received	Completed
Storefront Cannabis Retailer	0	0	589 Toronto Street	Sep 24, 2018	Jun 14, 2019
			906 McClure Street	Dec 7, 2018	Jun 12, 2019
			63-560 Johnson Street	May 14, 2019	Jun 20, 2019
			537 Johnson Street	May 16, 2019	Jun 13, 2019
			1135 Catherine Street	May 17, 2019	Jun 13, 2019
			629 Niagara Street	May 23, 2019	Jun 13, 2019
			930 Burdett Avenue (911 Quadra Street)	May 28, 2019	Jun 13, 2019

Applications Received		
Address	Application Type	Scope / Purpose
33 Songhees Road	DDP	Delegated Development Permit application to add a deck.
2505 Douglas Street	DDP	Delegated Development Permit application to add an awning with a parking variance.
950 Fort Street	DDP	Delegated Development Permit application for exterior renovations.



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1580 Hillside Avenue	DDP	Delegated Development Permit application for exterior upgrades.
1505 Oakland Avenue	DDP	Delegated Development Permit application to construct a garden suite.
1120 Faithful Street (Lot B)	DDP	Delegated Development Permit application to extend the expiry date of a previously-issued Development Permit.
340 Wilson Street	DDP	Delegated Development Permit application to construct a garden suite.
90 Saghale Road	DDP	Delegated Development Permit application to permit minor changes from the approved DP.
1163 View Street	DDP	Delegated Development Permit application for renovations to the existing building which includes new front landing and steps, new exterior doors and interior renovations including new kitchens and bathrooms.
456 Chester Avenue	DDP	Delegated Development Permit application to change the landscaping, railings, windows, and accessory building from the approved DP.
322 St. James Street	DDP	Delegated Development Permit application to permit a new garden suite.
1610 Hillside Avenue	DDP	Delegated Development Permit application for exterior changes at the rear of the property by enclosing an existing loading bay at Canadian Tire.
709 Belton Avenue	DDP	Delegated Development Permit application to make changes to an approved Garden Suite.
3147 Douglas Street	DDP	Delegated Development Permit application to permit changes to the landscaping from Council-approved plans.
2946 Bridge Street	DDP	Delegated Development Permit application to enclose an area previously used as a wash bay.
1421 Grant Street	DHP	Delegated Heritage Alteration Permit application to construct new stairs at the front of the duplex.
2645 Fernwood Road	DHP	Delegated Heritage Alteration Permit application to replace windows.
1200 Government Street & 50 - 60 Bastion Square	DHP	Delegated Heritage Alteration Permit application to replace windows.
750 Pemberton Road	DHP	Delegated Heritage Alteration Permit application to permit minor exterior changes from the approved plans.
1040 Moss Street	DP	Development Permit application to renovate and construct an expansion of the art gallery.
640 Montreal Street	DP	Development Permit application to enclose balconies.
540 Dallas Road	DP	Development Permit application for dining room, sun room and entry vestibule additions to an existing seniors residence.
1017 - 1023 Cook Street	DPV	Development Permit with Variance application to add residential units in existing space with exterior changes and a parking variance.
1475 Fort Street	DPV	Development Permit with Variances application to construct a 4-storey residential building.
1002 Vancouver Street	HAP	Heritage Alteration Permit with Variances application to permit window changes.
1702 Fernwood Road	HAV	Heritage Alteration Permit with Variances application to convert from a single family dwelling to a triplex while legalizing the rear yard accessory building (shed).
1306 - 1330 Broad Street / 615 - 625 Johnson Street / parts of 622 & 630 Yates Street	HD / HAV	Rezoning and OCP amendment application to increase the density and height to facilitate the rehabilitation and Heritage Designation of a registered heritage building and the construction of a hotel with ground floor commercial uses.
1400 Fairfield Road & 349 Kipling Street	DP / REZ	Rezoning and Development Permit Application to construct a duplex and attached dwellings with an Official Community Plan Amendment.



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2035 Stanley Avenue	DP / REZ	Rezoning and Development Permit application to construct a single family dwelling at the rear of the property while retaining the existing duplex and strata titling the property.
1224 Richardson Street	DP / REZ	Rezoning and Development Permit application for three 3-storey multiple dwelling buildings.
2700 Avebury Avenue	DVP / REZ	Rezoning Application to create a small lot on the western portion of the existing property while retaining the existing house. Concurrent with Development Variance Permit application for a variance to the rear yard setback (west) for the existing building.
1442 Elford Street	HD / REZ	Rezoning and Heritage Designation Application to convert the existing building to a multiple dwelling consisting of strata units.
1314 & 1318 Wharf Street	HAP / REZ	Rezoning and Heritage Alteration Permit Application for a mixed-use development with rental housing, two ground levels of commercial and upgrade of existing heritage buildings.

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%	17
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	June	100%	12
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	June	100%	27
% of Applications where Application is completed within 8 months or less (240 days)	June	40%*	339

* Figure based on three applications: 1417 May Street; 1400 & 1412 Quadra Street / 850 Johnson Street; and 553 Raynor Avenue.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
1035 Alston Street	Change of use, tenant improvement with exterior changes, new services	\$1,500,000
2501 Blanshard Street	Construct a new 21-unit, 3-storey supportive housing modular rental building with a commercial kitchen	\$3,800,00
1201 Fort Street	Electric permit for new 6 storey condo complex with parkade	\$1,700,000
1201 Fort Street	Plumbing Permit – Basement: add 5 sanitary pumps; 1st floor: add 5 backflow preventers, 107 bathtubs, 83 clothes washers, 9 dhw tanks, 83 dishwashers, 6 floor drains, 5 sanitary pumps, 74 showers, 243 lav sinks, 83 reg sinks, 193 wc; water service 4"; rood drain 34', 13 catch basin; 1 driveway drain; 3 storm pump; 1 oil interceptor	\$1,500,000

Building Demolitions		
Address	Scope Summary	Dwelling Units
1176 Yates Street	Demolition of multi-family dwelling which includes 17 light housekeeping units	17
411 St Charles Street	Demolition of single family dwelling	1
505 Quadra Street	Demolition of four storey (no basement) apartment building	34
931 Convent Place	Demolition of single family dwelling	1
517 Quadra Street	Demolition of single family dwelling	1
519 Quadra Street	Demolition of duplex	2
505 Quadra Street	Demolition of carport for apartment building	0
517 Quadra Street	Demolition of storage shed	0
519 Quadra Street	Demolition of double garage	0
603 Pandora Avenue	Demolition of the remaining hotel (destroyed by fire)	0
3131 Cedar Hill Road	Demolition of detached garage in rear yard	0

Building Permits	June 2019	June 2018	2018 Average	Year to Date
Construction Value (millions)	18.79	61.80	32.09	126.72
Building Permit Applications	126	117	125	797
Percentage within Target	65%	62%	72%	73%
Plumbing Permits				
Permits Issued	83	87	76	453
Electrical Permits				
Permits Issued	179	205	160	1065