



Sustainable Planning & Community Development

Consolidated Monthly Reporting – June 2021

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	3	22
Development Permit (DP)	1	12
Development Variance Permit (DVP)	0	9
Development Permits w/ Variance (DPV)	1	10
Heritage Alteration Permit (HAP)	1	2
Heritage Alteration w/ Variance Permit (HAV)	0	3
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	10	64
Delegated Heritage Alteration Permit (DHP)	4	15
Temporary Use Permit (TUP)	0	1
Tax Incentive Program (TIP)	0	2
Pre-Application (CLC)	4	21
Other Applications	1	1
Total	25	163

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	2

Applications Received	This Month	YTD
Board of Variance	5	29
Total number of variances sought	5	72

Delegated Permits Completed		
Delegated DP	Received	Completed
1201 Fort Street	Nov 14, 2019	Jun 16, 2021
1915 Fairfield Road	Sep 11, 2020	Jun 9, 2021
1548 Clawthorpe Avenue	Nov 26, 2020	Jun 1, 2021
2829 Douglas Street	Dec 1, 2020	Jun 15, 2021
3196 Douglas Street	Dec 4, 2020	Jun 18, 2021
955 Wharf Street	Mar 4, 2021	Jun 10, 2021
2251 Lydia Street (1709 Denman Street)	Mar 24, 2021	Jun 1, 2021
137 Eberts Street	Mar 24, 2021	Jun 4, 2021
1884 Gonzales Avenue	May 4, 2021	May 21, 2021
215 Moss Rock Place	May 21, 2021	Jun 3, 2021
90 Saghallie Road	May 31, 2021	Jun 14, 2021
2647 Forbes Street	May 31, 2021	Jun 7, 2021
3035 Nanaimo Street	Jun 8, 2021	Jun 16, 2021
1610 Oakland Avenue	Jun 10, 2021	Jun 10, 2021
Delegated HAP	Received	Completed
1831 Fern Street	May 31, 2021	Jun 14, 2021
566 to 570 Yates Street	Jun 3, 2021	Jun 15, 2021

Applications Received		
Address	Application Type	Scope / Purpose
Gorge Waterway Park (Banfield Park) – Docks	REZ	Rezoning application to allow for public docks within Gorge Waterway Park in order to expand the existing swim dock.
1105 Caledonia Avenue	REZ	Rezoning application to permit manufacturing and wholesale use up to 25% of floor area within the existing building.
419 & 421 Stannard Avenue	REZ / DP	Rezoning and Development Permit application to retain the existing duplex and add a garden suite.



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Address	Application Type	Scope / Purpose
458/460 Cecelia Road	DPV	Development Permit with Variance application to construct a new warehouse in place of the residential building.
440-450 Swift Street	HAP	Heritage Alteration Permit with Variances application to make exterior alterations to the heritage-designated building at 440-450 Swift Street (Canoe Club). Proposed changes include enlarged window openings, construction of a new enclosed patio structure, a 1-storey addition and landscaping changes.
566 to 570 Yates Street	DHP	Delegated Heritage Alteration Permit application for minor changes to the exterior doors due to interior configuration.
622 Fisgard Street	DHP	Delegated Heritage Alteration Permit application for new awnings.
801 Government Street	DHP	Delegated Heritage Alteration Permit application to add antennas and communication equipment on the roof of the heritage building. This application is the same as proposal DHP00113 to extend the permit.
625 Fisgard Street	DHP	Delegated Heritage Alteration Permit application for new up lighting.
1347 Vining Street	DDP	Delegated Development Permit application for a new garden suite.
3035 Nanaimo Street	DDP	Delegated Development Permit application to permit exterior upgrades to the existing building; the construction of a new elevator shaft on the west elevation; and the replacement of hard and soft landscaping.
1610 Oakland Avenue	DDP	Delegated Development Permit application to permit minor changes from the originally approved application. The changes are slight modifications to windows including a new skylight and an increase to the height still within the bylaw.
1355 Vining Street	DDP	Delegated Development Permit application for a new garden suite.
202 Raynor Avenue	DDP	Delegated Development Permit application to permit minor revisions from the Rezoning application.
611 Speed Avenue	DDP	Delegated Development Permit application for material changes.
520 Gorge Road	DDP	Delegated Development Permit application for an accessory building.
748 Johnson Street	DDP	Delegated Development Permit application for a new patio.
3019 - 3025 Shakespeare Street	DDP	Delegated Development Permit application for exterior upgrades and includes a variance to the parking. One stall shortfall.
736 Princess Avenue	DDP	Delegated Development Permit application for revisions.
953 & 959 Balmoral Road	N/A	Requests from BC Housing to terminate Housing Agreement, cancel Development Permit with Variance, and discharge Legal Agreements registered on title.

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%	15
% 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	100%	22
% of Applications where Application is completed within 8 months or less (240 days)	June	43% *	338

* Four of seven applications were over the target turnaround: 415 & 435 Michigan Street (REZ/DPV); 2740 & 2742 Fifth Street (REZ/DVP); 3080, 3082 and 3090 Washington Avenue (REZ/DP); and 2440 and 2448 Richmond Road (REZ/DPV).



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
849 Oak Shade Lane	Construct a new single family dwelling. Step Code Level 3.	\$1.25
867 Oak Shade Lane	Construct a new single family dwelling on an empty lot. Step Code Level 3.	\$1.35
3035 Nanaimo Street	Tenant improvements with exterior alterations. New addition to accommodate installation an elevator.	\$2.40
2829 Douglas Street	Interior renovation, exterior alterations and a new addition for vehicle delivery.	\$2.35
Building Demolitions		
Address	Scope Summary	Dwelling Units
1309 Cook Street	Demolish existing 1 story building.	0

Building Permits	June 2021	June 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$18.57	\$90.52	\$30.84	\$42.31
Building Permit Applications	128	102	101	122
Percentage within Target (90% Target)	73%	61%	64%	83%
Plumbing Permits				
Permits Issued	84	66	69	81
Electrical Permits				
Permits Issued	212	163	183	227