



Sustainable Planning & Community Development

Consolidated Monthly Reporting – March 2022

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	3	7
Development Permit (DP)	2	7
Development Variance Permit (DVP)	1	2
Development Permits w/ Variance (DPV)	2	6
Heritage Alteration Permit (HAP)	0	2
Heritage Alteration w/ Variance Permit (HAV)	1	1
Heritage Designation (HD)	0	0
Delegated Development Permit (DDP)	9	24
Delegated Heritage Alteration Permit (DHP)	4	6
Temporary Use Permit (TUP)	1	1
Tax Incentive Program (TIP)	1	1
Pre-Application (CLC)	2	11
Other Applications	0	0
Total	26	68

Delegated Permits Completed		
Delegated DP	Received	Completed
736 Princess Avenue	Jun 29, 2021	Feb 28, 2022
A7 - 1 Dallas Road	Jan 12, 2022	Mar 18, 2022
A6 - 1 Dallas Road	Jan 12, 2022	Mar 18, 2022
517 Herald Street / 516 Fisgard Street	Jan 26, 2022	Mar 18, 2022
101 - 1537 Hillside Avenue	Jan 27, 2022	Feb 2, 2022
1821 Cook Street	Feb 17, 2022	Mar 9, 2022
1628 Edgeware Road	Feb 24, 2022	Mar 10, 2022
Delegated HAP	Received	Completed
450 Swift Street	Feb 24, 2022	Mar 10, 2022

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	1

Applications Received	This Month	YTD
Board of Variance	2	6
Total number of variances sought	7	13

Applications Received		
Address	Application Type	Scope / Purpose
1046 & 1048 North Park Street	REZ / DPV	Rezoning and Development Permit with Variance applications to assemble two lots and construct a five-storey, 39-unit long-term supportive housing building.
700 Government Street	REZ / DP	Rezoning application to permit personal service uses in the Inner Harbour and a Development Permit application to convert a barge into a floating sauna structure.
1840 Crescent Road	REZ	Rezoning application to subdivide the property and create a small lot.
203, 211 and 335 Harbour Road	DP	Development Permit application for the construction of a graving dock facility.
557 Simcoe Street	DPV	Development Permit with Variance application to construct two townhouse buildings. Concurrent Rezoning Application No. 00759.



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Address	Application Type	Scope / Purpose
430 Luxton Avenue	DVP	Development Variance Permit application to permit a variance to the fence bylaw.
836 Yates Street	HAV	Heritage Alteration Permit with Variance application for approval of fence and gates, variance for height of fence.
1802-1806 Cook Street and 1056 North Park Street	TUP	Temporary Use Permit for the distribution of cannabis as an ancillary use to a harm reduction service.
529 Pandora Avenue	DHP	Delegated Heritage Alteration Permit application for exterior changes for HVAC system.
1177 Fort Street	DHP	Delegated Heritage Alteration Permit application to add a gas meter.
731 Vancouver Street	DHP	Delegated Heritage Alteration Permit application to add a window and skylights.
132 Government Street	DHP	Delegated Heritage Alteration Permit application to install 16 storm windows on the main floor.
25 Howe Street	DDP	Delegated Development Permit application to construct a garden suite.
530 Michigan Street	DDP	Delegated Development Permit application to make changes from the approved plans.
845 Yates Street	DDP	Delegated Development Permit application for material changes to the exterior.
819 Wharf Street	DDP	Delegated Development Permit application for an outdoor patio.
900 Johnson Street	DDP	Delegated Development Permit application for a canopy.
1590 Fairfield Road	DDP	Delegated Development Permit application to replace the exterior materials.
1319 Government Street	DDP	Delegated Development Permit application for the removal of the existing, mechanically fastened limestone cladding and removal of fabric awnings, in favour of high performance wall panels.
1951 Oak Bay Avenue	DDP	Delegated Development Permit application to add a patio with a parking variance.
2621 Douglas Street	DDP	Delegated Development Permit application to install new commercial signage.
1244 Wharf Street	TIP	Heritage Tax Incentive Program application.
780 Blanshard Street	CLC	Pre-Application Community Consultation.
1733, 1735 and 1737 Fairfield Road	CLC	Pre-Application Community Consultation.

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)	March	83%	18
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	March	100%	31
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	March	100%	38
% of Applications where Application is completed within 8 months or less (240 days)	March	50%*	286

* Two of four applications were over the target turnaround: 1344 Thurlow Road (DP/DVP) and 997 Wilmer Street (DVP) due to applicant delays and complications with trees.

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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value (millions)
819 Burdett Avenue	Building enclosure restoration.	\$2.75
1235 Caledonia Avenue	Construct 2 apartment buildings and 2 townhouse buildings over one level of underground parkade. Total 102 dwelling units. (Townhouse 2 under separate permit - 58 dwelling units). Whole complex fire alarm/sprinklered.	\$39.28
975 Pandora Avenue	Construct a new 15-storey plus 1 mechanical level, 121-unit, mixed-use rental apartment building with ground floor commercial units over 3 levels of underground parking.	\$38.00
920 Richmond Avenue	Construct a new single family dwelling. Step Code Level 3.	\$1.00
Building Demolitions		
Address	Scope Summary	Dwelling Units
153 Olive Street	Demolish single family dwelling	1
25 Howe Street	Demolish foundation. Relocate single family dwelling off site.	1
25 Howe Street	Demolish garage	0
920 Richmond Avenue	Demolish single family dwelling	1
920 Richmond Avenue	Demolish detached garage	0
324 Cook Street	Demolish retail/showroom	0
1044 Pendergast Street	Demolish single family dwelling	1
1048 Pendergast Street	Demolish single family dwelling	1
1052 Pendergast Street	Demolish duplex	2

Building Permits	March 2022	March 2021	2021 Average	Year to Date Average
Construction Value (millions)	\$92.62	\$73.7	\$59.73	\$56.08
Building Permit Applications	134	139	120	105
Percentage within Target (90% Target)	68%	95%	71%	70%
Plumbing Permits				
Permits Issued	67	90	71	64
Electrical Permits				
Permits Issued	265	251	223	230