



Sustainable Planning & Community Development

Consolidated Monthly Reporting – March 2021

Development Services

Applications Received	This Month	YTD	Delegated Permits Completed		
Rezoning (REZ)	5	13	Delegated DP	Received	Completed
Development Permit (DP)	4	10	1911 Chambers Street	Feb 26, 2020	Mar 23, 2021
Development Variance Permit (DVP)	4	7	720 Selkirk Avenue	Dec 23, 2020	Mar 18, 2021
Development Permits w/ Variance (DPV)	2	4	1035 Alston Street	Jan 15, 2021	Mar 22, 2021
Heritage Alteration Permit (HAP)	1	1	726 Johnson Street	Jan 20, 2021	Mar 16, 2021
Heritage Alteration w/ Variance Permit (HAV)	2	2	308 Catherine Street	Feb 9, 2021	Mar 17, 2021
Heritage Designation (HD)	0	1	1725 Cook Street	Mar 18, 2021	Mar 29, 2021
Delegated Development Permit (DDP)	11	28	Delegated HAP	Received	Completed
Delegated Heritage Alteration Permit (DHP)	3	7	1411 Government Street	Jan 28, 2021	Mar 2, 2021
Temporary Use Permit (TUP)	0	1	223 Robert Street	Feb 8, 2021	Mar 11, 2021
Tax Incentive Program (TIP)	2	2	616 Avalon Road	Feb 25, 2021	Mar 11, 2021
Pre-Application (CLC)	4	9			
Other Applications	0	0			
Total	38	85			

Applications Received	This Month	YTD
Storefront Cannabis Retailer	2	2

Applications Received	This Month	YTD
Board of Variance	3	12
Total number of variances sought	8	34

Applications Received		
Address	Application Type	Scope / Purpose
941 Fullerton Avenue	REZ	Small lot Rezoning application to permit the existing secondary suite.
425 Simcoe Street	REZ	Rezoning application to allow for the use of Storefront Cannabis Retailer.
566 to 568 Yates Street	REZ	Rezoning application to allow for the use of Storefront Cannabis Retailer at 566-568 Yates Street and remove the use of Storefront Cannabis Retailer from 546 Yates Street.



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Address	Application Type	Scope / Purpose
1422 Fairfield Road	REZ / DP	Rezoning and Development Permit application to allow for a duplex with two secondary suites.
1114 & 1116 McClure Street	REZ / DP	Rezoning and Development Permit application to allow for a multiple dwelling.
2848 & 2852 Shelbourne Street	REZ / DP	Rezoning and Development Permit application for a site specific zone to develop a 7-unit townhouse building.
623/625 Avalon Road	REZ / DP	Rezoning and Development Permit application to allow for a duplex with a garden suite
836 Yates Street	HAV/DPV	Heritage Alteration Permit with Variance and Development Permit with Variance application to install a new fence and gate, with a variance for the height of the fence.
1012 Richardson Street	HAV	Heritage Alteration Permit with Variance application for alterations which include a porch addition at the east side and a small addition at the rear. The proposal requires variances to the east side yard setback.
539 - 545 Fisgard Street and 16 - 20 Fan Tan Alley	HAP	Heritage Alteration Permit application for interior and exterior upgrades and renovations.
2316 Howard Street	DVP	Development Variance Permit application for a variance to the parking requirement from one stall to nil.
1535 & 1537 Despard Avenue	DVP	Development Variance Permit application to subdivide the property with variances for lot widths and side yard setbacks.
1210 Topaz Avenue	DVP	Development Variance Permit application for additions to a non-conforming public building (Sikh Temple) and a one stall parking variance.
931 Redfern Street	DVP	Development Variance Permit application to construct a Single Family Dwelling with Secondary Suite with variances for setbacks.
900-912 Vancouver Street & 930-990 Burdett Avenue	DPV	Development Permit with Variance application to build a classroom building with a variance to reduce vehicle parking by eight stalls.
1240 Yates Street	DHP	Delegated Heritage Alteration Permit application for repairs to the cupola roof.
806 Linden Avenue	DHP	Delegated Heritage Alteration Permit application to paint the exterior of the building.
1964 Fairfield Road	DHP	Delegated Heritage Alteration Permit application to paint the buildings.
3112 Jackson Street	DDP	Delegated Development Permit application to construct a garden suite.
955 Wharf Street	DDP	Delegated Development Permit application for a canopy that encroaches onto City boulevard.
1150 Douglas Street	DDP	Delegated Development Permit application for main level exterior patio upgrades, including new planters.
553 Hillside Avenue	DDP	Delegated Development Permit application to demolish a portion of the building, and exterior alteration to the remaining warehouse facade and landscaping changes.
1725 Cook Street	DDP	Delegated Development Permit application for a temporary patio in the parking lot during the COVID-19 Pandemic.
2708 Graham Street	DDP	Delegated Development Permit application to modify entrance steps and doors.
2251 Lydia Street	DDP	Delegated Development Permit application for minor revisions to the design of the entry porch for Lot 3 - Denman new small lot house



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Address	Application Type	Scope / Purpose
137 Eberts Street	DDP	Delegated Development Permit application to convert the accessory building to a garden suite.
925 Balmoral Road	DDP	Delegated Development Permit application for new entry courtyard including an accessible ramp, stairs, entrance and wheelchair lift.
535 Superior Street	DDP	Delegated Development Permit application to add patio seating.
3158 Jackson Street	DDP	Delegated Development Permit application to construct a garden suite.
1050 Pandora Avenue	TIP	Heritage Tax Incentive Program application (Parkway Apartments).
2659 Douglas Street	TIP	Heritage Tax Incentive Program application (Scott Building).

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	100%	18.5
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	March	50%*	90
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	March	75%	46
% of Applications where Application is completed within 8 months or less (240 days)	March	50%**	222

* One of two applications was over the target turnaround: 123/125 Government Street (DVP)

** Two of four applications were over the target turnaround: 1114 Rockland Avenue (REZ/DPV) and 1628 Edgeware Road (REZ/DPV)



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
844 Fisgard Street	Exterior window replacement and new cladding.	\$1.5
819 Fort Street	Construct a 10 storey mixed use residential building with 105 dwelling units, 5 ground floor commercial units and two levels of underground parking.	\$26.5
611 Speed Avenue	Tresah West: Construction of a 12 storey residential building with 179 dwelling units. Underground parkade structure under separate permit (BP056080) shared with 6 storey residential building, Tresah East (BP056081).	\$27.5
1900 Richmond Road	Electrical Permit - New care home – Amica, commercial – institutional, amp size 1600, voltage 347/600 3 phase.	\$2.4
1900 Richmond Road	Plumbing Permit – Plumbing 125-unit senior living facility.	\$1.42
Building Demolitions		
Address	Scope Summary	Dwelling Units
219 Superior Street	Demolish a single family dwelling	1
611 Chatham Street	Demolish existing building	0
231 Niagara Street	Removal of single family dwelling for relocation. Demolish foundation.	1
1224 Richardson Street	Demolish duplex	2
1224 Richardson Street	Demolish detached garage	0

Building Permits	March 2021	March 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$73.7	\$26.04	\$30.84	\$35.69
Building Permit Applications	139	106	101	115
Percentage within Target (90% Target)	95%	58%	64%	88%
Plumbing Permits				
Permits Issued	90	86	69	80
Electrical Permits				
Permits Issued	251	172	183	237