



# Sustainable Planning & Community Development

## Consolidated Monthly Reporting – May 2021

### Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	4	19
Development Permit (DP)	1	11
Development Variance Permit (DVP)	2	9
Development Permits w/ Variance (DPV)	3	9
Heritage Alteration Permit (HAP)	0	1
Heritage Alteration w/ Variance Permit (HAV)	0	3
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	13	54
Delegated Heritage Alteration Permit (DHP)	1	11
Temporary Use Permit (TUP)	0	1
Tax Incentive Program (TIP)	0	2
Pre-Application (CLC)	4	17
Other Applications	0	0
<b>Total</b>	<b>28</b>	<b>138</b>

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	2

Applications Received	This Month	YTD
Board of Variance	4	24
Total number of variances sought	10	67

Delegated Permits Completed		
Delegated DP	Received	Completed
925 Balmoral Road	Mar 29, 2021	May 13, 2021
3158 Jackson Street	Mar 31, 2021	May 4, 2021
1610 Jubilee Avenue	Apr 9, 2021	May 3, 2021
916 Pandora Avenue	Apr 9, 2021	May 17, 2021
950 Wharf Street	Apr 14, 2021	May 12, 2021
1580 Hillside Avenue	Apr 20, 2021	May 26, 2021
79 Dallas Road	Apr 21, 2021	May 13, 2021
584 Burnside Road & 3020 Douglas Street	Apr 21, 2021	May 7, 2021
1208 Wharf Street	Apr 28, 2021	May 21, 2021
520 Gorge Road East	Apr 28, 2021	May 5, 2021
640 Montreal Street	May 6, 2021	May 17, 2021
844 Fisgard Street	May 10, 2021	May 12, 2021
Delegated HAP	Received	Completed
1240 Yates Street	Mar 3, 2021	May 10, 2021
806 Linden Ave	Mar 24, 2021	May 3, 2021
1009 Southgate Street	Apr 15, 2021	May 19, 2021
255 Government Street	Apr 20, 2021	May 19, 2021

Applications Received		
Address	Application Type	Scope / Purpose
3117 Blackwood Street	REZ / DP	Rezoning and Development Permit application for a duplex with secondary suites (4 units total).
822 Catherine Street & 304 Langford Street	REZ / DPV	Rezoning and Development Permit with Variance application for a mixed-use development with approximately thirty-one (31) residential rental units.
1132 and 1134 Empress Avenue	REZ / DPV	Rezoning and Development Permit with Variance application to a site-specific zone proposing a new three unit building connected to the existing duplex by a deck.
1025 Summit Avenue	REZ / DVP / DPV	Rezoning, Development Variance Permit and Development Permit with Variance application for a small lot.



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Address	Application Type	Scope / Purpose
805 Cook Street	DVP	Development Variance Permit application to add two dwelling units to the existing building with a parking variance.
1831 Fern Street	DHP	Delegated Heritage Alteration Permit application to replace an existing exterior door.
1884 Gonzales Avenue	DDP	Delegated Development Permit application to make changes to the approved plans.
640 Montreal Street	DDP	Delegated Development Permit application to replace the balcony railings (#702).
844 Fisgard Street	DDP	Delegated Development Permit application for updates to windows and exterior cladding.
1346 Kings Road (2700 Avebury Avenue)	DDP	Delegated Development Permit application to add a crawlspace door.
1234 Fort Street	DDP	Delegated Development Permit application for landscape changes.
1309 and 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson Street	DDP	Delegated Development Permit application to address several changes from the approved development permit.
950 Yates Street	DDP	Delegated Development Permit application for exterior renovations including patio areas for new restaurant.
215 Moss Rock Place	DDP	Delegated Development Permit application for a new retaining (rock) wall on Lot D.
199 Dallas Road	DDP	Delegated Development Permit application to build a trellis, add additional floor area, and reconfigure the stairs.
224 Robertson Street	DDP	Delegated Development Permit application to construct a garden suite.
1645 Chandler Avenue	DDP	Delegated Development Permit application for changes to the approved DDP to the landscaping and updates to the site plan.
90 Saghale Road	DDP	Delegated Development Permit application to permit minor changes due to construction type.
2647 Forbes Street	DDP	Delegated Development Permit application for minor changes to the material and height of the garden suite.

### 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	60% *	21
% 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	83%	44
% of Applications where Application is completed within 8 months or less (240 days)	June	57% **	214

\* Two of five applications were over the target turnaround: 623/625 Avalon Road (DDP) and 2740 Bridge Street & 450 Hillside Avenue (REZ)

\*\* Three of seven applications were over the target turnaround: 1029 Queens Avenue (REZ/DPV); 430 Powell Street (REZ) and 1244 to 1252 Wharf Street (REZ) (All three applications had significant applicant delays)



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### Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
827 Oak Shade Lane	Construct a new single family dwelling with secondary suite	\$1.15
21-1644 Hillside Avenue	New tenant improvement for Walmart supercentre. New rooftop penetrations for refrigeration and venting equipment	\$8.59
45 Gorge Road East	Excavation only for 152-unit rental development	\$1.08
1109 Johnson Street	Construct a new 12-storey, 107 dwelling unit apartment building with ground and 2 storey commercial/daycare with underground parkade	\$34.65
1109 Johnson Street	Construct a new 6-storey, 104 dwelling unit apartment building with underground parking	\$24.91
1645 Chandler Avenue	Construct a single family dwelling	\$1.00
918 Collinson Street	Envelope repair, HVAC upgrades and electrical alterations	\$4.90
1260 Grant Street	EP - Provide - power, lighting, fire alarm, data/tel low voltage switching	\$2.00
1628 Store Street	EP - Complete electrical installation of 133-unit condominium. Includes CCTV, Card Access, Communications and all electrical work detailed for the David Foster Walkway.	\$3.05
1025 Johnson Street	PP - New Fixture 109 Bathtub; New Fixture 134 Clothes Washer; New Fixture 21 Shower; New Fixture 154 Sink - Basin/Lavatory; New Fixture 11 Sink - Janitor; New Fixture 135 Sink - Regular; New Fixture 2 Urinal; New Fixture 155 W.C. - Toilet	\$1.76
Building Demolitions		
Address	Scope Summary	Dwelling Units
44 Lewis Street	Demolish single family dwelling with secondary suite	2
222 Superior Street	Demolish garage	0
2717 Scott Street	Demolish detached garage	0
1053 Meares Street	Demolish single family dwelling	1
1053 Meares Street	Demolish shed	0
1628 Edgeware Road	Demolish single-family dwelling	1
1628 Edgeware Road	Demolish garage	0
3080 Washington Avenue	Demolish single-family dwelling	1
3082 Washington Avenue	Demolish single-family dwelling	1
3090 Washington Avenue	Demolish single-family dwelling	1



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Building Permits	May 2021	May 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$93.86	\$12.62	\$30.84	\$47.06
Building Permit Applications	115	89	101	120
Percentage within Target (90% Target)	68%	69%	64%	85%
<b>Plumbing Permits</b>				
Permits Issued	80	62	69	81
<b>Electrical Permits</b>				
Permits Issued	229	137	183	230