



# Sustainable Planning & Community Development

## Consolidated Monthly Reporting – May 2022

### Development Services

Applications Received	This Month	YTD	Delegated Permits Completed		
Rezoning (REZ)	2	10	<b>Delegated DP</b>	<b>Received</b>	<b>Completed</b>
Development Permit (DP)	0	7	3147 Douglas Street	Jun 26, 2019	May 6, 2022
Development Variance Permit (DVP)	0	2	650 View Street	Jan 27, 2022	May 24, 2022
Development Permits w/ Variance (DPV)	4	10	530 Michigan Street	Mar 4, 2022	Apr 14, 2022
Heritage Alteration Permit (HAP)	0	3	1590 Fairfield Road	Mar 17, 2022	May 2, 2022
Heritage Alteration w/ Variance Permit (HAV)	0	0	1319 Government Street	Mar 22, 2022	May 12, 2022
Heritage Designation (HD)	0	0	101 - 1040 Southgate Street	Apr 6, 2022	Apr 8, 2022
Delegated Development Permit (DDP)	8	28	950 Wharf Street	May 4, 2022	May 20, 2022
Delegated Heritage Alteration Permit (DHP)	4	10	<b>Delegated HAP</b>	<b>Received</b>	<b>Completed</b>
Temporary Use Permit (TUP)	1	1	132 Government Street	Mar 31, 2022	May 17, 2022
Tax Incentive Program (TIP)	0	0	2615-2629 Douglas Street	Apr 25, 2022	May 17, 2022
Pre-Application (CLC)	2	12	2659 Douglas Street	Apr 25, 2022	May 17, 2022
Other Applications	0	0	2621 Douglas Street	Apr 28, 2022	May 17, 2022
<b>Total</b>	<b>21</b>	<b>83</b>			

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	1

Applications Received	This Month	YTD
Board of Variance	0	7
Total number of variances sought	0	13

Applications Received		
Address	Application Type	Scope / Purpose
722 and 726 Discovery Street	REZ / DPV	Rezoning and Development Permit with Variance application to construct an eight-storey multi-unit residential building consisting of 90 dwelling units of supportive housing.
1733, 1735 and 1737 Fairfield Road	REZ / DPV	Rezoning and Development Permit with Variance application to allow for a four-storey multi-unit residential building consisting of 19 dwelling units with an amendment to the Official Community Plan.
672 Niagara Street	DPV	Development Permit with Variance application to construct a four-unit multiple dwelling.



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Address	Application Type	Scope / Purpose
1333 Pandora Avenue	DPV	Development Permit with Variances application to facilitate the addition of approximately two storeys and 11 rental dwelling units onto the existing three-storey, 15 rental dwelling unit building.
429 Parry Street	DDP	Delegated Development Permit application to change some windows and the exterior stairs, and add two skylights.
431 Parry Street	DDP	Delegated Development Permit application to change some windows and add skylights.
430 Powell Street	DDP	Delegated Development Permit application to move the exterior stairs.
950 Wharf Street	DDP	Delegated Development Permit application for patio screening.
1841 Oak Bay Avenue	DDP	Delegated Development Permit application to upgrade the building exterior.
3145 Blackwood Street	DDP	Delegated Development Permit application to construct a garden suite.
430 Parry Street	DDP	Delegated Development Permit application to make landscape changes from the previously-approved plans.
1800 Quadra Street	DDP	Delegated Development Permit application for minor amendments to the exterior of the building along with a walkway from Caledonia Avenue to the entrance door through the parking lot.
888 Government Street	DHP	Delegated Heritage Alteration Permit application to address minor changes to window and door placements.
2621 Douglas Street	DHP	Delegated Heritage Alteration Permit application for door modification.
911 Linden Avenue	DHP	Delegated Heritage Alteration Permit application to replace the balcony railing.
952 Johnson Street	DHP	Delegated Heritage Alteration Permit application to replace the windows on the heritage-designated building.
650 Speed Avenue	TUP	Temporary Use Permit with Variance application to renew the existing TUP for three years and permit a multiple dwelling consisting of approximately 23 affordable rental dwelling units. The variance is related to parking.
2816 Irma Street	CLC	Pre-Application Community Consultation.
2540 to 2542 Shelbourne Street	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)	May	100%	18
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	May	n/a	n/a
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	May	33%*	121
% of Applications where Application is completed within 8 months or less (240 days)	May	33%**	345

\* Two of three applications were over the target turnaround: 1535/1537 Despard Avenue (DVP); and 937 View Street (DPV) – Both due to applicant delays.

\*\* Two of three applications were over the target turnaround: 2615-2629 Douglas Street (REZ/DVP); and 110 Menzies Street, 111 Croft Street & 450 Niagara Street (REZ/DPV) – Both were complex applications with applicant delays.



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### Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value (millions)
931 McClure Street	Construct new multi family building. One level of parkade with 7 three-storey townhouse units above.	\$3.60
835 Oak Shade Lane	Construct new single family dwelling with secondary suite. Two storeys over finished basement.	\$1.50
2621 Douglas Street	Unit #200 - Tenant improvement for Zetron.	\$2.03
1590 Fairfield Road	Tenant improvement – Thrifty Foods.	\$7.00
1025 Johnson Street	Level 4 - New dental office with additional plumbing	\$2.20
Building Demolitions		
Address	Scope Summary	Dwelling Units
1344 Thurlow Road	Demolish single family dwelling	1
1909 Moss Park Gardens	Demolish single family dwelling	1
635 Foul Bay Road	Demolish single family dwelling	1
1022 Summit Avenue	Demolish detached garage	0
2525 Roseberry Avenue	Demolish detached garage	0
1141 Oxford Street	Demolish single family dwelling	1

Building Permits	May 2022	May 2021	2021 Average	Year to Date Average
Construction Value (millions)	\$25.82	\$93.86	\$59.73	\$54.87
Building Permit Applications	110	115	120	112
Percentage within Target (90% Target)	66%	68%	71%	68%
Plumbing Permits				
Permits Issued	60	80	71	63
Electrical Permits				
Permits Issued	226	229	223	222