



Sustainable Planning & Community Development

Consolidated Monthly Reporting – November 2021

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	1	32
Development Permit (DP)	0	15
Development Variance Permit (DVP)	1	14
Development Permits w/ Variance (DPV)	1	18
Heritage Alteration Permit (HAP)	0	3
Heritage Alteration w/ Variance Permit (HAV)	0	5
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	8	107
Delegated Heritage Alteration Permit (DHP)	2	26
Temporary Use Permit (TUP)	1	2
Tax Incentive Program (TIP)	0	2
Pre-Application (CLC)	7	39
Other Applications	0	2
Total	21	266

Delegated Permits Completed		
Delegated DP	Received	Completed
2550 Graham Street	Jan 8, 2020	Nov 9, 2021
928 Richmond Avenue (Building 2 and 3)	Jan 11, 2021	Nov 10, 2021
1355 Vining Street	Jun 25, 2021	Nov 10, 2021
1811 Oak Bay Avenue	Nov 8, 2021	Nov 10, 2021
2708 Graham Street	Nov 17, 2021	Nov 22, 2021

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	2

Applications Received	This Month	YTD
Board of Variance	2	45
Total number of variances sought	2	104

Applications Received		
Address	Application Type	Scope / Purpose
11 Chown Place	REZ	Rezoning application to facilitate a phased affordable housing residential development.
626 Gorge Road East	DVP	Development Variance Permit application to convert a commercial unit to a residential dwelling unit. The variance is required for the percentage of frontage that should be office or retail.
888 Fort Street	DPV	Development Permit with Variance application to install new antennae equipment.
1310 & 1312 Douglas Street	DHP	Delegated Heritage Alteration Permit application to install a new security gate.



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Address	Application Type	Scope / Purpose
1802 Government Street	DHP	Delegated Heritage Alteration Permit application to install exhaust grills located above exterior doors.
1301 Hillside Avenue	DDP	Delegated Development Permit application to address minor landscape and design changes from the approved rezoning plans.
1515 Douglas Street	DDP	Delegated Development Permit application to add an enclosure to the exterior patio area.
3080 Washington Street	DDP	Delegated Development Permit application for revisions to previously approved plans.
1811 Oak Bay Avenue	DDP	Delegated Development Permit application to renew the Development Permit with Variance application for a five-storey building with multiple dwelling units at a density of 1.6:1 floor space ratio.
766 Yates Street	DDP	Delegated Development Permit application to replace front window with a take-out window.
2708 Graham Street	DDP	Delegated Development Permit application to permit change from the last set of approved plans.
1352 Grant Street	DDP	Development Permit application to legalize a previously constructed garden suite in an accessory building (garage).
1611 Quadra Street	DDP	Delegated Development Permit application to landscape changes for a ramp.
1075 Pendergast Street & 320 Cook Street	TUP	Temporary Use Permit to permit office use on the second storey of the existing building.
1025 Kings Road	CLC	Pre-Application Community Consultation.
1160 Oxford Street	CLC	Pre-Application Community Consultation.
1400 Fairfield Road and 349 Kipling Street	CLC	Pre-Application Community Consultation.
1516 Camosun Street, 1270 & 1286 Pandora Avenue	CLC	Pre-Application Community Consultation.
1840 Crescent Road	CLC	Pre-Application Community Consultation.
1693-1699 Fort Street	CLC	Pre-Application Community Consultation.
1702 Quadra 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)	November	100%	16
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	November	N/A	N/A
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	November	75%	72
% of Applications where Application is completed within 8 months or less (240 days)	November	50%*	314

* Three of six applications were over the target turnaround: 2727 Hamilton (DPV); 780-798 Fort Street & 1106-1126 Blanshard Street (REZ/DP/HD); and 500-506 Herald Street (DPV) – delayed by request of applicant.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
1114 Rockland Avenue	Construct new 22-unit, 5-storey apartment building over partial basement. One level of parking at ground level.	\$3.00
1045 Yates Street	Partial permit: Foundation to grade. Full scope: Construct new mixed use residential building (518 units). 22-storey Tower A (north) and 21-storey Tower B (south) including podium of four to six storeys connecting towers. Three levels below grade including parking, storage, and service spaces. Ground level commercial space and townhouses. Commercial space for future daycare on level 3. Tenant improvement for commercial spaces not included in base building permit.	\$142.95
1150 Cook Street	Electric permit	\$2.53
1088 Johnson Street	Electric permit	\$1.11
21-1644 Hillside Avenue	Plumbing permit	\$1.4
Building Demolitions		
Address	Scope Summary	Dwelling Units
None		

Building Permits	November 2021	November 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$157.86	\$46.49	\$30.84	\$60.29
Building Permit Applications	108	113	100	121
Percentage within Target (90% Target)	49%	90%	64%	73%
Plumbing Permits				
Permits Issued	50	75	69	72
Electrical Permits				
Permits Issued	221	206	183	225