



Sustainable Planning & Community Development

Consolidated Monthly Reporting – October 2021

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	2	31
Development Permit (DP)	1	15
Development Variance Permit (DVP)	0	13
Development Permits w/ Variance (DPV)	2	17
Heritage Alteration Permit (HAP)	0	3
Heritage Alteration w/ Variance Permit (HAV)	1	5
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	6	99
Delegated Heritage Alteration Permit (DHP)	1	24
Temporary Use Permit (TUP)	0	1
Tax Incentive Program (TIP)	0	2
Pre-Application (CLC)	4	32
Other Applications	0	2
Total	17	245

Delegated Permits Completed		
Delegated DP	Received	Completed
1234 Fort Street	May 18, 2021	Oct 20, 2021
701 Tyee Road	Aug 12, 2021	Sep 23, 2021
2639 Quadra Street	Aug 27, 2021	Sep 23, 2021
316 Niagara Street	Sep 1, 2021	Oct 8, 2021
620 Superior Street	Sep 8, 2021	Oct 6, 2021
559 Superior Street	Sep 14, 2021	Oct 8, 2021
1038 Hillside Avenue	Sep 14, 2021	Oct 6, 2021
561-565 Toronto Street	Oct 1, 2021	Oct 4, 2021
355 Menzies Street	Oct 13, 2021	Oct 20, 2021
926 Pandora Avenue	Oct 18, 2021	Oct 20, 2021
Delegated HAP	Received	Completed
560 and 564 Johnson Street	Aug 27, 2021	Oct 19, 2021
1218 Wharf Street	Aug 27, 2021	Oct 19, 2021
888 Government Street	Sep 21, 2021	Oct 19, 2021

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	2

Applications Received	This Month	YTD
Board of Variance	0	43
Total number of variances sought	0	102

Applications Received		
Address	Application Type	Scope / Purpose
202 & 204 St. Lawrence Street	REZ / DP	Rezoning and Development Permit application to allow for a four-unit attached dwelling.
1824, 1900, 1908, 1924 and 2010 Store Street, 1907 Store Street and 530 Chatham Street	REZ	Rezoning application to permit residential uses, retail, commercial, arts and cultural facilities, high-tech, office, assembly, studio, small-scale commercial agriculture, parks and open space, and to designate two heritage-registered buildings. An OCP amendment is required for the addition of residential uses and for height.
3117 Blackwood Street	DPV	Development Permit with Variance application (concurrent with Rezoning) for a duplex with secondary suites (4 units total).



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Address	Application Type	Scope / Purpose
1114 & 1116 McClure Street	DPV	Development Permit with Variance application (concurrent with Rezoning) to construct a multiple dwelling building.
579 to 589 Johnson Street	HAV	Heritage Alteration Permit with Variance application to construct a new mixed-use building while retaining the heritage building at 579 Johnson Street.
1495 Fairfield Rd	DHP	Delegated Heritage Alteration Permit application to renew the proposal for a gate.
431 Stannard Avenue	DDP	Delegated Development Permit application to convert the existing garage to a garden suite.
561-565 Toronto Street	DDP	Delegated Development Permit application to renew the existing Development Permit with Variance.
355 Menzies Street	DDP	Delegated Development Permit application to paint the exterior of the building.
926 Pandora Avenue	DDP	Delegated Development Permit application for a safe inhalation site with portable buildings.
738 and 742 Fort Street	DDP	Delegated Development Permit application for interior and exterior renovations including infill of the front.
2525 Roseberry Avenue	DDP	Delegated Development Permit application for a new garden suite.
11 Chown Place	CLC	Pre-Application Community Consultation.
624-628 Manchester Road	CLC	Pre-Application Community Consultation.
205 Quebec Street, 507 Montreal Street, 210, 214, 218 and 224 Kingston Street	CLC	Pre-Application Community Consultation.
1160 Oxford 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)	October	100%	16
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	October	100%	54
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	October	63%*	126
% of Applications where Application is completed within 8 months or less (240 days)	October	57%**	350

* Three of eight applications were over the target turnaround: 431 Parry Street (DVP) corrective report only was over target time; 3130 Jutland Road and 496 - 498 Cecelia Road (DVP) complex application involving SD land; and 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street (REZ/DPV) complex application – London Drugs site.

** Three of seven applications were over the target turnaround: 121 Menzies Street (DVP/HD) applicant delays; 1120 - 1128 Burdett Avenue (REZ/DPV) complex application; and 1230 Grant Street, 1209-1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue & 1211 Gladstone Avenue (REZ/DP) complex application involving SD land.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
330 Michigan Street	Existing building to be removed. Parkade to remain.	\$1.18
2440 Richmond Road	Building B: construct new 3-storey, 11 dwelling unit apartment building.	\$1.50
2448 Richmond Road	Construct 11-suite apartment.	\$1.50
635 Chatham Street	Two new mixed use 6-storey buildings connected by underground parkade.	\$50.31
1350 Dallas Road	Construct new single family dwelling with secondary suite.	\$1.25
440 Swift Street	Addition to building for bike storage and washrooms, and interior alterations.	\$2.50
1595 Bay Street	Building envelope remediation and upgrade.	\$1.00
1628 Edgeware Road	New residential building: Rest home - Class B.	\$1.15
3190 Shelbourne Street	Electrical permit new electrical installation including distribution for Walmart tenant improvement.	\$1.84
Building Demolitions		
Address	Scope Summary	Dwelling Units
610 Herald Street	Demolish tire/mechanic shop	0
610 Herald Street	Demolish commercial building	0
2017 Cameron Street	Demolish single-family dwelling	1
1120 Burdett Avenue	Demolish single-family house	1
1124 Burdett Avenue	Demolish duplex - move house off-site and demolish foundation	2
1128 Burdett Avenue	Demolish single-family dwelling	1
1124 Burdett Avenue	Demolish garage	0
144 Eberts Street	Demolish single-family dwelling	1

Building Permits	October 2021	October 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$72.67	\$30.59	\$30.84	\$50.54
Building Permit Applications	142	126	100	122
Percentage within Target (90% Target)	75%	74%	64%	75%
Plumbing Permits				
Permits Issued	79	73	69	74
Electrical Permits				
Permits Issued	193	202	183	225