



Sustainable Planning & Community Development

Consolidated Monthly Reporting – October 2020

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	0	23
Development Permit (DP)	1	7
Development Variance Permit (DVP)	1	12
Development Permits w/ Variance (DPV)	1	19
Heritage Alteration Permit (HAP)	0	0
Heritage Alteration w/ Variance Permit (HAV)	1	4
Heritage Designation (HD)	2	5
Delegated Development Permit (DDP)	9	92
Delegated Heritage Alteration Permit (DHP)	1	28
Temporary Use Permit (TUP)	0	2
Tax Incentive Program (TIP)	1	1
Total	17	193

Delegated Permits Completed		
Delegated DP	Received	Completed
1724 Kings Road	Aug 27, 2019	Oct 5, 2020
819-823, 825 and 827 Fort Street	Jul 7, 2020	Oct 13, 2020
1900 Douglas Street & 650 Chatham Street	Aug 28, 2020	Oct 6, 2020
1625 - 1659 Fort Street	Sep 15, 2020	Oct 22, 2020
405 and 407 Swift Street	Sep 22, 2020	Oct 6, 2020
1275 Montrose Avenue	Oct 6, 2020	Oct 15, 2020
Delegated HAP	Received	Completed
529 Pandora Avenue	Aug 25, 2020	Oct 14, 2020
1421 Grant Street	Sep 8, 2020	Oct 14, 2020

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	4

Applications Received		
Address	Application Type	Scope / Purpose
2700 Avebury Avenue	DP	Development Permit application to construct a small lot house. Concurrent with Rezoning application No. 00700.
123 and 125 Government Street	DVP	Development Variance Permit application to strata title the building with a parking variance.
2727 Hamilton Road	DPV	Development Permit with Variance to relax front yard setback.
1244 to 1252 Wharf Street	HAV	Heritage Alteration Permit with Variance application for exterior alterations (changes to existing windows and addition of new windows, changes to entrance door locations, building material changes, and an addition of a new rear balcony). Concurrent with Rezoning application No. 00739.
2536 Richmond Road	HD	Heritage Designation of the existing building.
1611 Stanley Avenue	HD	Heritage Designation of the existing building.
727 Yates Street	TIP	Heritage Tax Incentive Program application.
1275 Montrose Avenue	DDP	Delegated Development Permit application to allow for minor revisions to the approved plans for the Garden Suite.



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Address	Application Type	Scope / Purpose
2818 Shakespeare Street	DDP	Delegated Development Permit application to construct a garden suite.
1821 - 1845 Fort Street	DDP	Delegated Development Permit application to add an exterior lift.
1400 Vancouver Street and 952 Johnson Street	DDP	Delegated Development Permit application for changes to the originally approved DP plans.
1609 Fort Street	DDP	Delegated Development Permit application to enclose the portions of the walkway, remove portions of the balconies, and replace exterior material. There is a variance proposed to reduce the long term bicycle parking by one stall for the addition.
1 Dallas Road	DDP	Delegated Development Permit application to replace the pergola.
1015 Cook Street	DDP	Delegated Development Permit application to make exterior changes from the approved plans.
1226 May Street	DDP	Delegated Development Permit application for a new Garden Suite.
2649 to 2659 Douglas Street and 735 Hillside Avenue	DDP	Delegated Development Permit application for minor amendments to an existing approved Development Permit with variance application.
1002 to 1016 and 1005 to 1015 Broad Street	DHP	Delegated Heritage Alteration Permit application for new lighting.

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	88%	17
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	October	n/a	n/a
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	October	100%	40
% of Applications where Application is completed within 8 months or less (240 days)	October	38%	328

* One application was over the target turnaround (1244 to 1252 Wharf Street (REZ)) and was presented to COTW within 82 business days from date of submission.

** Five of eight applications were over the target turnaround: 334 Dallas Road (REZ/DPV); 736 Princess Avenue (REZ/DPV); 330-336 Michigan Street (DPV); 777 Douglas Street (DP); and 202 Harbour Road (DP) – combination of circumstances.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
1301 Hillside Ave	Construct a new 6 story, 49 unit mixed use residential building	\$ 7.22
1107 Pandora Ave	Tenant improvement for urgent and primary care centre.	\$3.00
1015 Cook St	Construct a new 5 storey 31 unit multi-family residential building with ground level bike storage and one underground storey for storage lockers	\$4.30
906 Mcclure St	Construct a new 4 storey, 8 unit hotel with breakfast room and kitchen with new canopy structure over walkway connecting to existing hotel with new door on existing building.	\$2.03
63 Gorge Rd	New addition and tenant improvements	\$1.00
1025 Johnson St	Complete wiring of new 12 storey building including firehall, parkade, 2 levels of office and 8 levels of residential – electrical permit	\$3.74
2621 Douglas St	Building renovation	\$1.10
Building Demolitions		
Address	Scope Summary	Dwelling Units
1321 Quadra St	Demolition of Ming's restaurant building	0
910 Mcclure St	Demolish single family dwelling	1
557 Simcoe St	Demolish single family dwelling	1

Building Permits	October 2020	October 2019	2019 Average	Year to Date Average
Construction Value (millions)	\$30.59	\$40.29	\$22.96	\$29.22
Building Permit Applications	126	134	134	99
Percentage within Target (85% Target)	75%	72%	72%	61%
Plumbing Permits				
Permits Issued	73	97	79	70
Electrical Permits				
Permits Issued	202	220	182	180