



# Sustainable Planning & Community Development

## Consolidated Monthly Reporting – September 2020

### Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	3	23
Development Permit (DP)	1	6
Development Variance Permit (DVP)	2	11
Development Permits w/ Variance (DPV)	3	18
Heritage Alteration Permit (HAP)	0	0
Heritage Alteration w/ Variance Permit (HAV)	0	3
Heritage Designation (HD)	1	3
Delegated Development Permit (DDP)	7	83
Delegated Heritage Alteration Permit (DHP)	3	27
Temporary Use Permit (TUP)	0	2
Tax Incentive Program (TIP)	0	0
<b>Total</b>	<b>20</b>	<b>176</b>

Delegated Permits Completed		
Delegated DP	Received	Completed
1900 Richmond Road	Jun 23, 2020	Sep 17, 2020
Delegated HAP	Received	Completed
1702 Fernwood Road	Aug 5, 2020	Aug 20, 2020
805 Gordon Street	Aug 27, 2020	Sep 11, 2020
1202-1214 Wharf Street	Sep 14, 2020	Sep 16, 2020

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	4

Applications Received		
Address	Application Type	Scope / Purpose
1025 Kings Road	REZ / DPV	Rezoning and Development Permit with Variance application to construct a six-storey multiple dwelling building.
1042-1044 Richardson Street	REZ / DPV	Rezoning and Development Permit with Variance application to construct a multiple dwelling building.
1435 Myrtle Avenue	REZ	Rezoning application to permit two small lots on the property.
458/60 Cecelia Road	DP	Development Permit application to construct a new warehouse in place of the residential building.
610 - 624 Herald Street and 611 - 635 Chatham Street	DPV	Development Permit with Variance application for a rental residential building with ground floor commercial.
45 Boyd Street	DVP	Development Variance Permit application to increase the number of units with a parking variance.
540 Dallas Road	DVP	Development Variance Permit application to add a walkway addition to the existing building with variances.
1125 Fort Street	HD	Heritage Designation of the existing building.
585 Michigan Street	DDP	Delegated Development Permit application to make exterior changes and fill in the entry.
1898 Quamichan Street	DDP	Delegated Development Permit application to construct a garden suite.



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Address	Application Type	Scope / Purpose
210 Kimta Road	DDP	Delegated Development Permit application to extend Development Permit No. 000522.
1915 Fairfield Road	DDP	Delegated Development Permit application to construct a garden suite.
1553 Morley Street	DDP	Delegated Development Permit application to change proposal from a basement foundation to a crawlspace.
1625 - 1659 Fort Street	DDP	Delegated Development Permit application to add screening around a new condenser.
405 and 407 Swift Street	DDP	Delegated Development Permit application for tents covering the patio seating. (TUG Eatery)
1421 Grant Street	DHP	Delegated Heritage Alteration Permit application to replace existing aluminium framed box bay windows with timber frame sash windows.
1205 Pandora Avenue and 1511 Chambers Street	DHP	Delegated Heritage Alteration Permit application to install bronze plates as skateboarding deterrents on entrance stairs plinths.
1202-1214 Wharf Street	DHP	Delegated Heritage Alteration Permit application for minor exterior changes to the lower kitchen area.

### 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)	September	50%*	20
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	September	100%	71
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	September	100%	40
% of Applications where Application is completed within 8 months or less (240 days)	September	75%	150

\* Three of six applications were over the target turnaround: 1260 Grant Street & 1289 Gladstone Avenue (DVP) – 21 days; 749-767 Douglas Street (REZ) – 22 days; and 780-798 Fort Street & 1106-1126 Blanshard Street (Montrose Site) (REZ) – complex.



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### Permits & Inspections

Major Applications Received (Greater than \$1 Million)		
Address	Scope Summary	Permit Value
21-1644 Hillside Ave	Unit 21 base building improvement for future tenant improvement:	\$4.00
1260 Grant St	Phase 1 of seismic upgrade, removal of building materials to allow for new finishes and seismic restraints to be built	\$5.70
1210 Topaz Ave	New additions and exterior alterations, new prep kitchen area, lounge area, and temple entrance/shoe storage	\$1.00
1515 Blanshard St	2nd floor interior tenant improvement to office space including new universal washroom	\$2.30
561 Toronto St	Construct a new 4 story, 24 suite apartment building	\$6.65
Building Demolitions		
Address	Scope Summary	Dwelling Units
805 Mary St	Demolish structure which includes duplex and SFD attached by a garage.	3
431 Hillside Ave	Demolish single family dwelling	1
38 Oswego St	Demolish single family dwelling	1
38 Oswego St	Demolish detached garage	0
2647 Forbes St	Demolish detached garage	0
1321 Vimy Pl	Demolish gazebo	0
561 Toronto St	Demolishing single family dwelling	1
565 Toronto St	Demolishing single family dwelling	1

Building Permits	September 2020	September 2019	2019 Average	Year to Date Average
Construction Value (millions)	\$28.06	\$18.80	\$22.96	\$29.07
Building Permit Applications	132	110	134	96
Percentage within Target (90% Target)	70%	71%	72%	59%
Plumbing Permits				
Permits Issued	70	81	79	69
Electrical Permits				
Permits Issued	218	199	182	178