



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
Total	20	176

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



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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



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Development Services

Applications Received	This Month	YTD	Delegated Permits Completed		
Rezoning (REZ)	3	26	Delegated DP	Received	Completed
Development Permit (DP)	2	9	640 Griffiths Street	Mar 16, 2020	Nov 18, 2020
Development Variance Permit (DVP)	3	15	1821 - 1845 Fort Street	Oct 19, 2020	Nov 6, 2020
Development Permits w/ Variance (DPV)	1	20	1 Dallas Road	Oct 23, 2020	Nov 17, 2020
Heritage Alteration Permit (HAP)	0	0	#305 - 525 Broughton	Nov 2, 2020	Nov 12, 2020
Heritage Alteration w/ Variance Permit (HAV)	0	4	2708 Graham Street	Nov 5, 2020	Nov 16, 2020
Heritage Designation (HD)	1	6	910 and 930 Pendergast Street	Nov 6, 2020	Nov 20, 2020
Delegated Development Permit (DDP)	10	102	Delegated HAP	Received	Completed
Delegated Heritage Alteration Permit (DHP)	1	29	1205 Pandora Avenue and 1511 Chambers Street	Sep 10, 2020	Oct 27, 2020
Temporary Use Permit (TUP)	0	2	1002 to 1016 and 1005 to 1015 Broad Street	Oct 29, 2020	Nov 25, 2020
Tax Incentive Program (TIP)	0	1			
Total	21	214			

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	4

Applications Received		
Address	Application Type	Scope / Purpose
3005 and 3019-3023 Shakespeare Street	REZ / DP	Rezoning and Development Permit application and an Official Community Plan amendment to rezone a vacant lot from R1-B Single Family Dwelling District to C- 1 Limited Commercial District.
1160 Oxford Street	REZ / DPV	Rezoning and Development Permit with Variance application to construct two new small lot single family dwellings with variances.
1737 Rockland Avenue	REZ / DP / HD	Rezoning, Development Permit and Heritage Designation application to subdivide the property and construct two new single family dwellings while retaining the existing heritage building.
1171 Rockland Avenue	DVP	Development Variance Permit application to allow for multiple dwelling units in an existing heritage building with a variance.
1250 Dallas Road	DVP	Development Variance Permit application to add dormers to the existing garage with variances.
161 - 167 Robertson Street	DVP	Development Variance Permit application to change crawlspace to floor space in the single family dwelling currently under construction with variance.
117 Wildwood Avenue	DHP	Delegated Heritage Alteration Permit application to rebuild the chimney.



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Address	Application Type	Scope / Purpose
#305 - 525 Broughton	DDP	Delegated Development Permit application for fencing (windscreen) surrounding a deck. Deck is not to be enclosed.
720 Selkirk Avenue	DDP	Delegated Development Permit application to amend previous Delegated Development Permit to increase the height and change siding materials.
2708 Graham Street	DDP	Delegated Development Permit application to change the exterior siding materials on four townhouse units. This is a minor amendment to an approved Development Permit with Variances (DPV00043).
910 and 930 Pendergast Street	DDP	Delegated Development Permit application to reduce the height of the fence and remove the hedge from the approved plans.
105 & 115 - 176 Wilson Street	DDP	Delegated Development Permit application to construct exterior alterations to a commercial unit (new entrance door, new awning, and changes to finishing materials).
1015 Kings Road (2571 Quadra Street)	DDP	Delegated Development Permit application to relax the parking requirements for restaurant uses in a mixed use building.
701 - 640 Montreal Street	DDP	Delegated Development Permit application to replace the railing with a glass railing.
965 Kings Road	DDP	Delegated Development Permit application for temporary patio (on Quadra Street side) during COVID pandemic.
770 Bay Street	DDP	Delegated Development Permit application for signage and facade improvements.
1548 Clawthorpe Avenue	DDP	Delegated Development Permit application to construct a garden suite.

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%	17
% 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%	59
% of Applications where Application is completed within 8 months or less (240 days)	November	66%*	185

* One of three applications was over the target turnaround (REZ for 1881 Fort Street – 293 days) – cannabis rezoning application referred back by Council at Public Hearing.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)

Address	Scope Summary	Permit Value
1141 May St	Construct new single family dwelling. Step code level 3	\$1.0
1280 Douglas St	New tenant improvement for VanCity on ground floor and basement	\$1.0
1260 Grant St	Phase 2 of seismic upgrade, and addition	\$35.0
Building Demolitions		
Address	Scope Summary	Dwelling Units
1141 May St	Demolish single family dwelling	1
351 Foul Bay	Demolish detached garage - no plumbing	0

Building Permits	October 2020	October 2019	2019 Average	Year to Date Average
Construction Value (millions)	\$46.49	\$10.09	\$22.96	\$30.79
Building Permit Applications	113	117	134	100
Percentage within Target (90% Target)	90%	76%	72%	63%
Plumbing Permits				
Permits Issued	87	75	79	70
Electrical Permits				
Permits Issued	139	206	182	183



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Development Services

Applications Received	This Month	YTD	Delegated Permits Completed		
Rezoning (REZ)	2	28	Delegated DP	Received	Completed
Development Permit (DP)	3	12	1625 Fort Street	May 5, 2020	Dec 8, 2020
Development Variance Permit (DVP)	1	16	1609 Fort Street	Oct 21, 2020	Dec 8, 2020
Development Permits w/ Variance (DPV)	0	20	720 Selkirk Avenue	Nov 4, 2020	Nov 26, 2020
Heritage Alteration Permit (HAP)	0	0	661 Burnside Road	Dec 4, 2020	Dec 9, 2020
Heritage Alteration w/ Variance Permit (HAV)	0	4	Delegated HAP	Received	Completed
Heritage Designation (HD)	0	6	117 Wildwood Avenue	Nov 12, 2020	Dec 29, 2020
Delegated Development Permit (DDP)	17	119			
Delegated Heritage Alteration Permit (DHP)	0	29			
Temporary Use Permit (TUP)	0	2			
Tax Incentive Program (TIP)	0	1			
Total	23	237			

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	4

Applications Received		
Address	Application Type	Scope / Purpose
1120 Hillside Avenue	REZ	Rezoning application to create a new site specific zone, to allow a legally, non-conforming commercial building and uses to continue.
933-935 Convent Place	REZ / DP	Rezoning and Development Permit application to increase the density and allow for a multiple dwelling building.
429 Hillside Avenue	DP	Development Permit application to construct a new industrial / warehouse building.
545 Manchester Road & 520 Dunedin Street	DVP	Development Variance Permit application to construct a 1.83m fence in the front yard.
1419 Mallek Crescent	DDP	Delegated Development Permit application to construct a 78-unit affordable seniors housing building.
525 St Charles Street	DDP	Delegated Development Permit application to construct a garden suite.
2829 Douglas Street	DDP	Delegated Development Permit application for an addition, exterior and interior alterations to an existing building.
661 Burnside Road	DDP	Delegated Development Permit application to add new bike stalls located on an existing parking stall and to include a parking variance due to a change of use within the building.
3196 Douglas Street	DDP	Delegated Development Permit application to replace and enlarge a vinyl canopy.



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Address	Application Type	Scope / Purpose
902-910 McClure Street	DDP	Delegated Development Permit application to add an elevator shaft to the roof.
1545 Burton Avenue	DDP	Delegated Development Permit application for minor landscape alterations and exterior material changes to a garden suite.
1025 Johnson Street	DDP	Delegated Development Permit application for landscaping changes to a previously-approved DP.
90 Saghalie Road	DDP	Delegated Development Permit application to extend Development Permit No. 000525 due to expire January 17, 2021.
3019-3023 Shakespeare Street	DDP	Delegated Development Permit application to change the facade materials on a commercial building.
1610 Oakland Avenue	DDP	Delegated Development Permit application to construct a garden suite.
1701 Government Street	DDP	Delegated Development Permit application to install 3 temporary structures on a private patio.
720 Selkirk Avenue	DDP	Delegated Development Permit application to change the approved storm water drainage located at the rear of the property (within DPA 8).
63 & 65 Boyd Street	DDP	Delegated Development Permit application for changes to a previously approved DP.
1718 Kings Road	DDP	Delegated Development Permit application to convert an existing garage into a garden suite.
701 Belleville Street	DDP	Delegated Development Permit application to make landscaping and exterior changes from the approved plans.
2713 Quadra Street	DDP	Delegated Development Permit application to modify the upper level clerestory.
247-271 Cook Street	DDP	Delegated Development Permit application for exterior alterations / siding material changes.

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)	December	100%	17
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	December	n/a	n/a
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	December	100%	22
% of Applications where Application is completed within 8 months or less (240 days)	December	20%*	361

* Four of five applications were over the target turnaround: 1023 Tolmie Avenue (REZ / DPV) – referred back by Council; 1050-1058 Pandora Avenue and 1508-1518 Cook Street (Wellburns – REZ / HD / HAV) – complex, applicant delays and referred back by Council; 1908-1920 Oak Bay Avenue (Garden Works – REZ / DP) applicant delays and complex; 43, 45 & 55 Gorge Road East and 2827, 2829, 2831 Irma Street (REZ / DPV) – applicant delays and complex.



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)

Address	Scope Summary	Permit Value
633 Courtney Street	Tenant improvement on floors three to five (main/first floor at Douglas St., lower floor at Humboldt St.) including change of use from office to classrooms and daycare.	\$1.00
205-203 Kimta Road	203 Kimta: Exterior renewal and interior maintenance repair	\$1.60
205-203 Kimta Road	205 Kimta: Exterior renewal and interior maintenance repair	\$1.60
11 Chown Place	New construction of four storey 58 suite residential building over partial basement level	\$11.74
369 Tyee Road	EP - New construction of three residential towers, a generator and a unit sub.	\$6.80
1700 Blanshard Street	PP - Hudson Place Phase 2	\$3.00
Building Demolitions		
Address	Scope Summary	Dwelling Units
1211 Gladstone Avenue	Demolish townhouse	3
1219 Vining Street	Demolish townhouse	3
1235 Caledonia Avenue	Demolish townhouse	3

Building Permits	December 2020	December 2019	2019 Average	Year to Date Average
Construction Value (millions)	\$31.42	\$12.31	\$22.96	\$30.84
Building Permit Applications	105	151	134	101
Percentage within Target (90% Target)	67%	74%	72%	67%
Plumbing Permits				
Permits Issued	56	84	79	69
Electrical Permits				
Permits Issued	190	201	182	183