



Sustainable Planning & Community Development

Consolidated Monthly Reporting – April 2021

Development Services

Applications Received	This Month	YTD
Rezoning (REZ)	2	15
Development Permit (DP)	0	10
Development Variance Permit (DVP)	0	7
Development Permits w/ Variance (DPV)	2	6
Heritage Alteration Permit (HAP)	0	1
Heritage Alteration w/ Variance Permit (HAV)	1	3
Heritage Designation (HD)	0	1
Delegated Development Permit (DDP)	13	41
Delegated Heritage Alteration Permit (DHP)	3	10
Temporary Use Permit (TUP)	0	1
Tax Incentive Program (TIP)	0	2
Total	21	97

Applications Received	This Month	YTD
Storefront Cannabis Retailer	0	2

Applications Received	This Month	YTD
Board of Variance	8	20
Total number of variances sought	23	57

Delegated Permits Completed		
Delegated DP	Received	Completed
230 Robert Street	Mar 18, 2020	Apr 9, 2021
1400 Vancouver Street and 952 Johnson Street	Oct 20, 2020	Apr 23, 2021
1610 Oakland Avenue	Dec 21, 2020	Apr 30, 2021
63 & 65 Boyd Street	Dec 23, 2020	Apr 20, 2021
1700 Blanshard Street	Jan 14, 2021	Apr 6, 2021
1105 Pandora Avenue	Feb 8, 2021	Apr 14, 2021
1150 Douglas Street	Mar 9, 2021	Mar 28, 2021
553 Hillside Avenue	Mar 10, 2021	Apr 27, 2021
2708 Graham Street	Mar 24, 2021	Apr 12, 2021
535 Superior Street	Mar 29, 2021	Apr 27, 2021
103 Wilson Street	Apr 1, 2021	Apr 12, 2021
2330 Government Street	Apr 14, 2021	Apr 27, 2021
301 Cook Street	Apr 20, 2021	Apr 23, 2021
1483 Douglas Street	April 29, 2021	Apr 30, 2021
Delegated HAP	Received	Completed
1171 Rockland Avenue	Jun 8, 2020	Apr 30, 2021
723 Pandora Avenue	Apr 9, 2021	Apr 13, 2021

Applications Received		
Address	Application Type	Scope / Purpose
2740 Bridge Street & 450 Hillside Avenue	REZ	Rezoning application to create a site-specific zone to allow for liquor retail sales in addition to the uses permitted in M-3 Zone.
3145 Balfour Avenue	REZ / DPV	Rezoning and Development Permit with Variance application to create a new small lot for the existing Single Family Dwelling, and to create a new panhandle lot for a new Single Family Dwelling.
1609 Fort Street	DPV	Development Permit with Variance application to expand the existing liquor store floor area and make exterior changes.
440 and 450 Swift Street	HAV	Heritage Alteration Permit with Variances application to make exterior alterations to the heritage-designated building at 440-450 Swift Street (Canoe Club). Proposed changes include enlarged window openings, construction of a new enclosed patio structure, a one-storey addition and landscaping changes.



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Address	Application Type	Scope / Purpose
723 Pandora Avenue	DHP	Delegated Heritage Alteration Permit application for a new take-out window.
1009 Southgate Street	DHP	Delegated Heritage Alteration Permit application to paint the exterior of the building.
255 Government Street	DHP	Delegated Heritage Alteration Permit application for new paint colour to the house.
103 Wilson Street	DDP	Delegated Development Permit application for exterior repairs to the building envelope, including the siding, balconies, other components, and the roof.
1610 Jubilee Avenue	DDP	Delegated Development Permit application to enclose the ground floor patios.
916 Pandora Avenue	DDP	Delegated Development Permit application for renovations which includes the exterior storefront.
950 Wharf Street	DDP	Delegated Development Permit application for a new open trellis system to the existing patio area. This is for temporary COVID measures.
2330 Government Street	DDP	Delegated Development Permit application to expand existing temporary outdoor seating.
1580 Hillside Avenue	DDP	Delegated Development Permit application to change exterior building materials, landscaping and reconfiguration of parking area.
301 Cook Street	DDP	Delegated Development Permit application to permit a temporary tent in the parking lot for a patio.
79 Dallas Road	DDP	Delegated Development Permit application to place a temporary patio.
584 Burnside Road & 3020 Douglas Street	DDP	Delegated Development Permit application for exterior materials changes and landscape alterations to an approved Development Permit.
561 & 565 Toronto Street	DDP	Delegated Development Permit application to make changes to the approved plans.
1208 Wharf Street	DDP	Delegated Development Permit application for addition of heaters located within the existing deck.
520 Gorge Road	DDP	Delegated Development Permit application to add a temporary office building.
1483 Douglas Street	DDP	Delegated Development Permit application to remove exterior steps.

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)	April	100%	17
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Submission (no resubmission needed)	April	n/a	n/a
% of Applications where Application is Presented to COTW within 80 Business Days (or less) from Date of Resubmission	April	75%	58
% of Applications where Application is completed within 8 months or less (240 days)	April	50%*	287

* Three of six applications were over the target turnaround: 1913 & 1915 Fernwood Road (REZ/DPV); 1150 Cook Street (DPV); and 3120 Washington Avenue (REZ).



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Permits & Inspections

Major Applications Received (Greater than \$1 Million)

Address	Scope Summary	Permit Value
702 Yates Street	Scotiabank tenant improvement on all levels	\$3.0
202 Harbour Road	Partial permit: Foundation and parking level to grade. Full permit: Construct a new six storey office building on one level of underground parking. Group D / F-3, Part 3, Building Classification: 3.2.2.57 / 82, Building Area: 872m sq., Noncombustible construction, fire alarm/sprinklered. Energy Step Code Level 2	\$19.3
1625 Bank Street	Demolish Bank School building	\$1.5

Building Demolitions

Address	Scope Summary	Dwelling Units
2730 Scott Street	Demolish single-family dwelling	1
1176 Yates Street	Demolish 17 light house-keeping unit building	17
202 Raynor Avenue	Demolish shed / carport	0
2730 Scott Street	Demolish garage	0
1625 Bank Street	Demolish Bank School building	0
3120 Washington Avenue	Demolish single family dwelling	1
43 Gorge Road East	Demolish detached garage	0
45 Gorge Road East	Demolish single family dwelling	1
43 Gorge Road East	Demolish single family dwelling	1
55 Gorge Road East	Demolish detached garage	0
55 Gorge Road East	Demolish single family dwelling	1
2827 Irma Street	Demolish single family dwelling	1
2827 Irma Street	Demolish detached garage	0
2829 Irma Street	Demolish single family dwelling	1
2829 Irma Street	Demolish detached garage	0
2831 Irma Street	Demolish duplex	2

Building Permits	April 2021	April 2020	2020 Average	Year to Date Average
Construction Value (millions)	\$34.48	\$10.10	\$30.84	\$35.36
Building Permit Applications	142	106	101	122
Percentage within Target (90% Target)	92%	48%	64%	89%
Plumbing Permits				
Permits Issued	84	61	69	81
Electrical Permits				
Permits Issued	208	143	183	230