



## Development Approvals

*2021 Mid-Year Update*

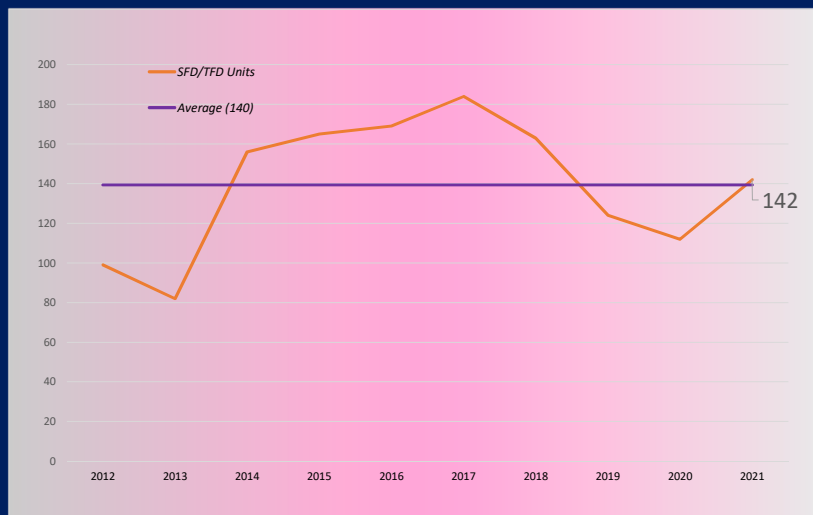


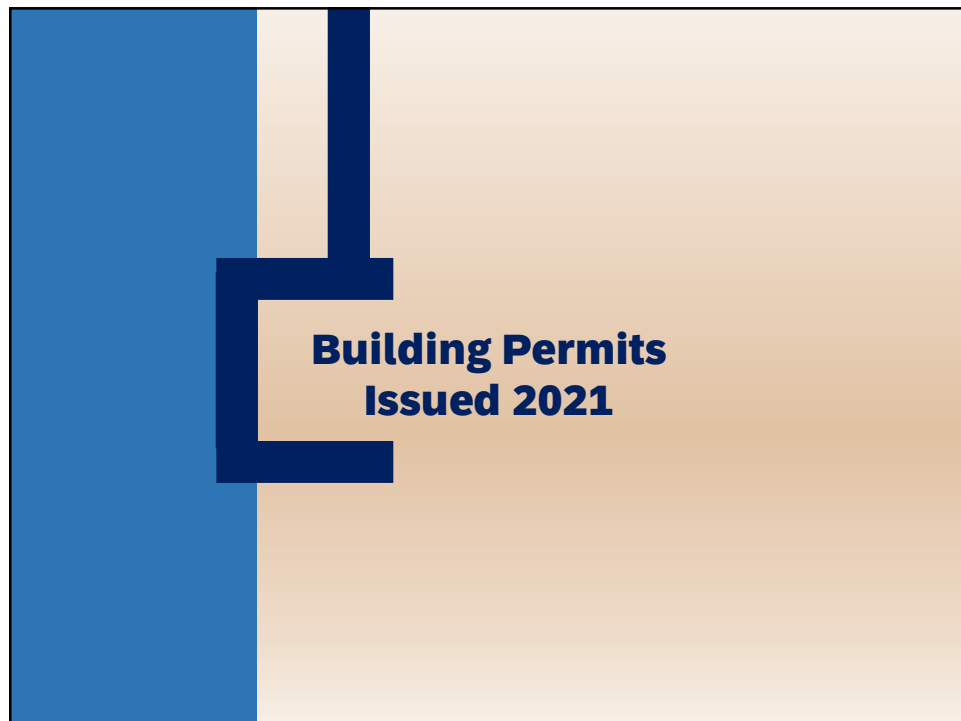
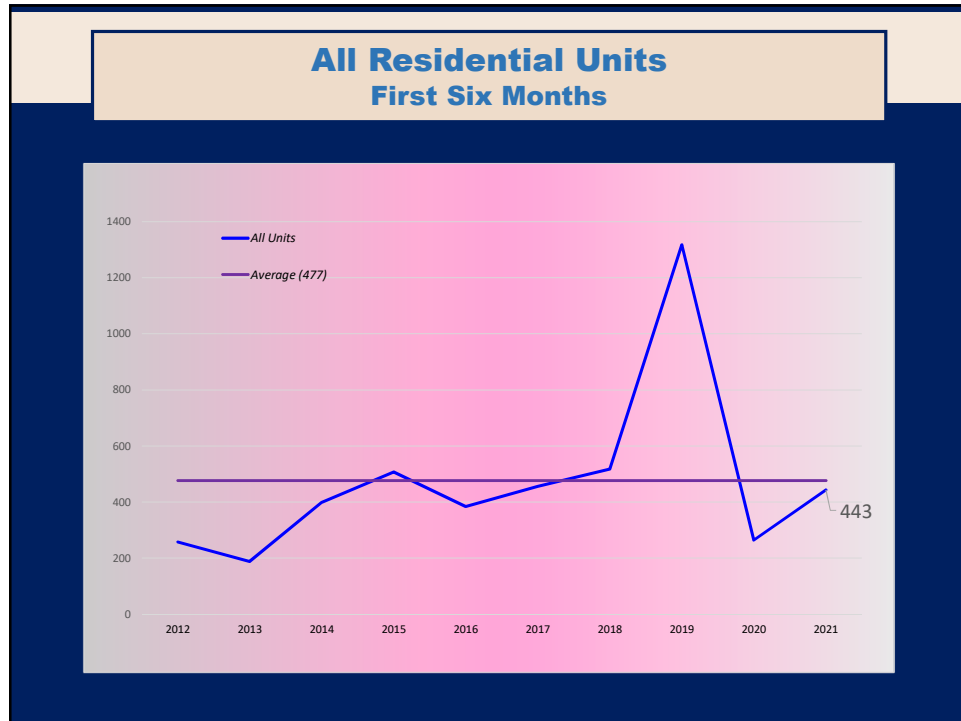


### Construction Value First Six Months



### SFD/TFD Residential Units First Six Months





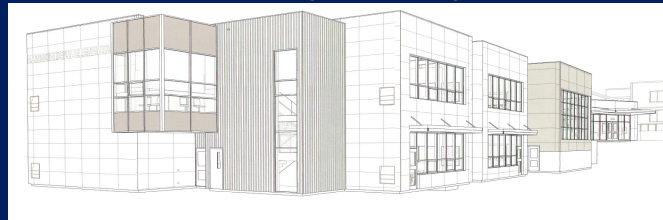
**135 & 147 Haliburton Street**



**1200 Dufferin Crescent (NRGH ICU)**



**1025 Morningside Drive  
(Hammond Bay Elementary School)**



**702 Nicol Street**



**4157 Verte Place**

**4474 Wellington Road**



**2348 Kenworth Road**



**Rezoning Applications  
In Progress**

**Northfield Road / Boxwood  
Road Mid-Town Gateway**



**55, 65, 66, 69 and 73 Prideaux Street**



**1 Terminal Avenue**



## **Development Permits In Progress**

**400 Fitzwilliam Street**





**388 Machleary Street**



**340 Campbell Street**



**345 Newcastle Avenue  
and 360 Stewart Avenue**



**5730 Turner Road**





**4771 Hammond Bay Road**



**4961 Songbird Place**



**41 and 45 Haliburton Street**



**3180 Island Highway N**



## Development Permits Approved

**550 Brechin Road**



**326 Wakesiah Avenue**



**285 Prideaux Street**



**3945 Biggs Road**

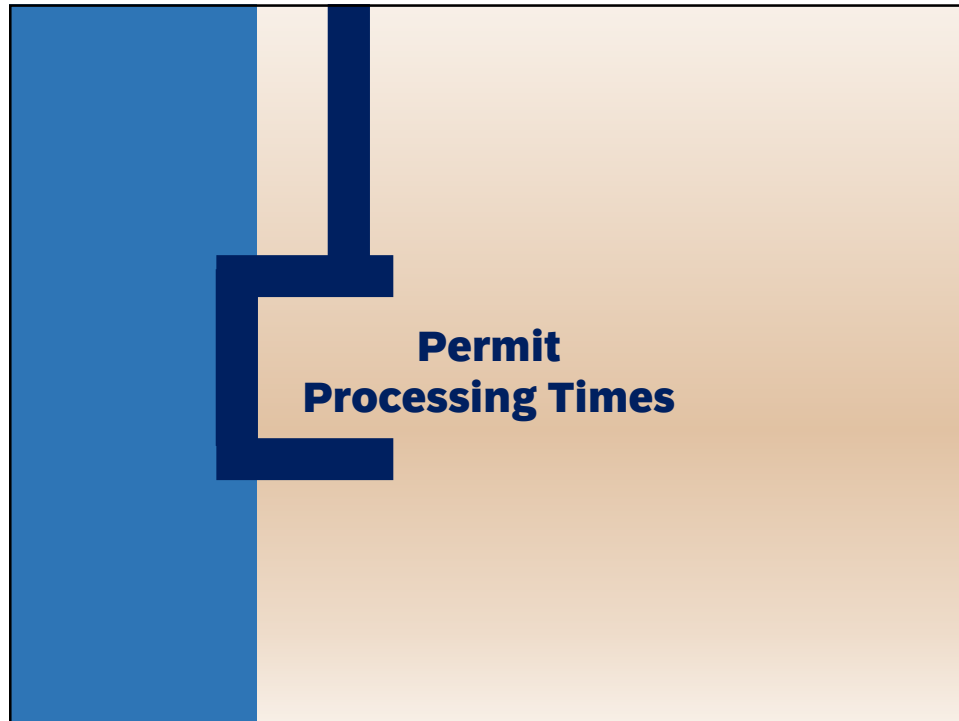


**6030 Linley Valley Drive**



**361 Albert Street**





Permit Processing Times				
Permit Processing Times 2021 (units in weeks)				
Development	Target Processing Times	2020	Jun 1 – Jul 31	Year to Date (to July 31)
Development Permits (Form & Character)	12	26.5	25.5	28.3
Development Variance Permits	6	11.8	6.9	8.7
Rezoning	26-35	46.7	63.7	61.4
<b>Building Permit</b>				
New Single Family Dwelling	3	6.2	9.7	9
New Commercial/Multi/Industrial/Institutional	8	18.3	15.1	15.9



## **Building Permit Function Review**

### **Building Permit Function Review Purpose**

- Sustained demand for building permits has challenged the City to meet its expectations, as well as those of the development industry
- In keeping with the City's commitment to continuous improvement, Neilson Strategies Inc. was engaged in October 2020 to undertake an independent review of the City's building permit function

## Building Permit Function Review Objectives

At the 2021-MAR-22 Council meeting, the consultant's recommendations were presented in the context of the objectives:

- reduce time required to issue building permits
- embrace new approach to managing risk while limiting the City's liability
- engage industry in identifying issues and design solutions
- engage staff in identifying issues and designing solutions
- pursue cost neutrality of recommended changes

## Building Permit Function Review Recommendations

- Fast Track permit group
  - ▶ *positions filled*
- Joint Building Permit Advisory Working Group
  - ▶ *initiated*
- Fast Track Program – Residential and Tenant Improvements
  - ▶ *under development*
- Approved Professionals' pilot project
  - ▶ *under development*
- Investments in technology
  - ▶ *EOI issued, responses under review*
- Cost recovery – OT savings, grants, fees review
- Internal service agreement
  - ▶ *grant application submitted*

**Questions?**

