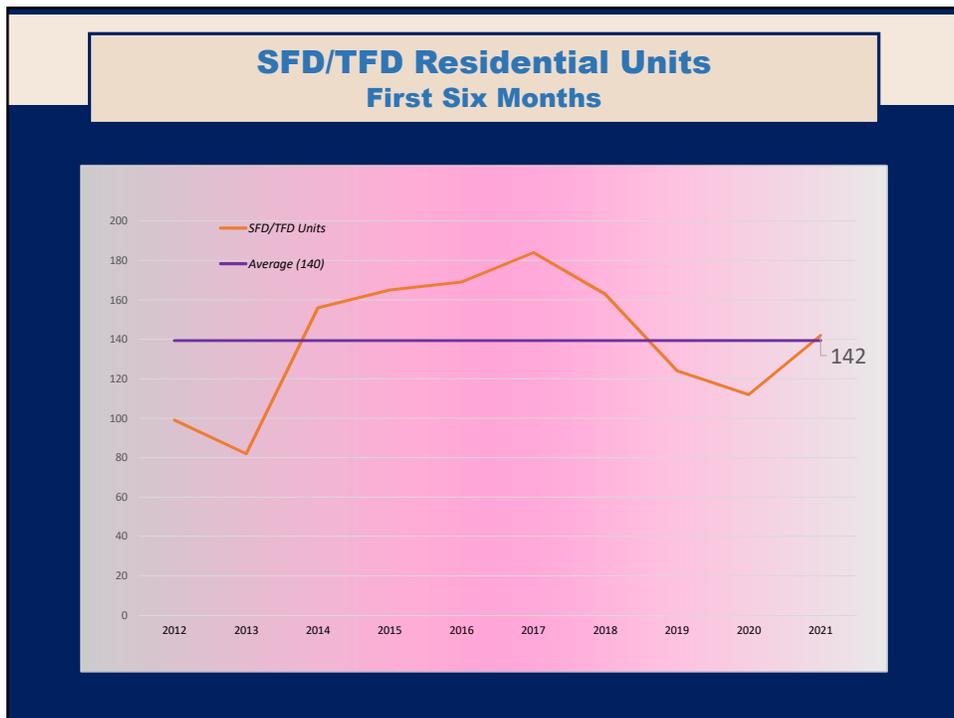
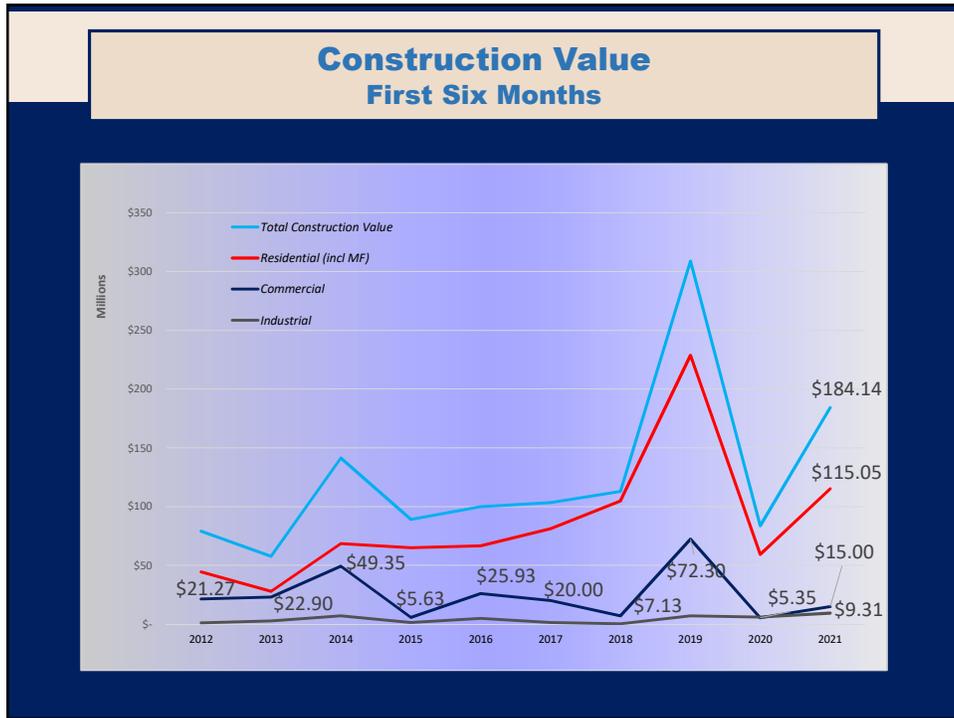




Development Approvals

2021 Mid-Year Update







Building Permits Issued 2021

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				
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
Building Permit				
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?

