



**MEMO / NOTE DE SERVICE**

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**TO: Chairs and Members of the Agriculture and Rural Affairs, Planning and Housing, Built Heritage, and Public Works and Infrastructure Committees**

**DESTINATAIRE: Président et membres du Comité de l'agriculture et des affaires rurales, du Comité de la planification et du logement, du Comité du patrimoine bâti, et du Comité des travaux publics et de l'infrastructure**

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**DATE: April 17, 2025**

**17 avril 2025**

**FILE NUMBER: ACS2025-PDB-PS-0019**

**SUBJECT: Planning, Development and Building Services Department Report on the Use of Delegated Authority, 2024 - Planning, Right of Way, Heritage and Urban Design, and Building Code Service Areas**

**OBJET: Rapport sur l'utilisation des pouvoirs délégués en 2024 par la Direction générale des services de la planification, de l'aménagement et du bâtiment – Services de planification, Services des emprises, du patrimoine et du design urbain et Services du Code du bâtiment.**

## **PURPOSE**

This information report provides an update to Agricultural and Rural Affairs, Planning and Housing, Built Heritage and Public Works and Infrastructure Committees on the use of delegated authority in 2024 for the Planning, Development and Building Services (PDBS) Department. A separate report outlining Transportation Planning activities came forward to Public Works and Infrastructure Committee in February 2025.

## **EXECUTIVE SUMMARY**

In 2024, Planning Services received a total of 1,029 planning applications, excluding City-initiated applications. This is a 13 per cent increase from 2023 for both Delegated Authority and Non-Delegated Authority applications over the previous year. The City also received 415 applications for pre-consultation which marked a 15 per cent increase from 2023.

A large component of the operational work of the Right-of-Way, Heritage and Urban Design service area is right of way inspections, utility circulations, permits and agreements including the review related to private approaches, road cut permits, municipal consent applications, and encroachments. There were approximately 1,012 utility circulations in 2024. The service area issued 3,736 road cut permits and released a total of \$131,303,098.00 in development securities to applicants upon completion of required development-related infrastructure works.

In 2024, Building Code Services issued 7,688 building permits which was a 7.24 per cent increase in the number issued from 2023. Building Code Services also completed 98,282 building inspections in 2024, down 11.2 per cent from 2023 due to the slowdown in development activities.

The contents within this report details each of the highlights previously mentioned and provides statistics on the departments use of delegated authority in 2024.

## **RÉSUMÉ**

En 2024, les services de la planification ont reçu un total de 1 029 demandes d'urbanisme, à l'exclusion des demandes initiées par la Ville. Il s'agit d'une augmentation de 13 % par rapport à 2023, tant pour les demandes de pouvoirs délégués que pour les pouvoirs de demandes de pouvoirs non délégués. La Ville a également reçu 415 demandes de consultation préalable, ce qui représente une augmentation de 15 % par rapport à 2023.

Une grande partie du travail opérationnel du secteur d'activité des emprises, du patrimoine et du design urbain est constituée des inspections des emprises, de la

diffusion des renseignements sur les services publics, de l'octroi de permis et d'ententes, y compris l'examen lié aux voies d'accès privées, aux permis de terrassement, aux demandes de consentement municipal et aux empiétements. Il y a eu environ 1 012 diffusions de renseignements sur les services publics en 2004. Le secteur d'activité a délivré 3 736 permis de terrassement et a émis aux demandeurs un total de 131 303 098 \$ en garanties d'aménagement à l'achèvement des travaux d'infrastructures liés à l'aménagement requis.

En 2024, les services du Code du bâtiment ont délivré 7 688 permis de construire, soit une augmentation de 7,24 % par rapport à 2023. Les services du Code du bâtiment ont également effectué 98 282 inspections de bâtiments en 2024, en baisse de 11,2 % par rapport à 2023 à cause du ralentissement des activités d'aménagement.

Le contenu du présent rapport détaille chacun des faits saillants susmentionnés et présente des statistiques sur l'utilisation des pouvoirs délégués par les services en 2024.

## **BACKGROUND**

The purpose of this information report is to provide a list of actions taken under delegated authority on key activities to Agriculture and Rural Affairs Committee, Planning and Housing Committee, Built Heritage Committee and Public Works and Infrastructure Committee for Planning Services, Building Code Services, and Right of Way, Heritage and Urban Design Services in 2024. Included are applications reviewed and approved under Delegation of Authority. This report is intended to provide accountable performance measurements to Committee, the public, and the development industry. The items contained in this report are required to be reported on annually through the Delegation of Authority By-law (By-law No. 2025-69), Schedule "I".

## **DISCUSSION**

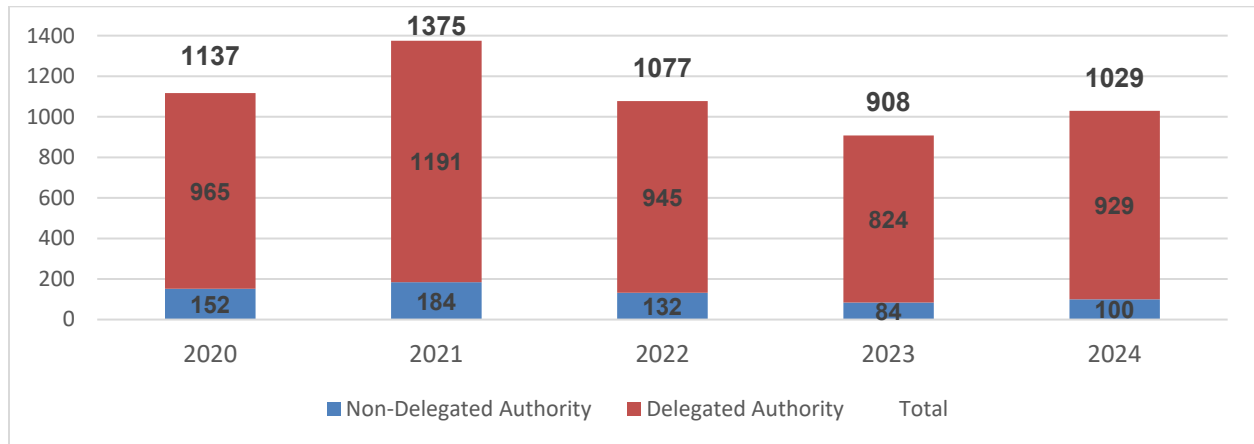
To meet the reporting requirements as identified in the Delegation of Authority By-law (2025-69), Schedule "I", the Planning, Development and Building Services Department has produced an information report to highlight the use of delegated authority in 2024 for the respective Planning, Right of Way, Heritage and Urban Design, and Building Code service areas.

### **Planning Services - Development Review**

Development Review provides comprehensive development approvals, from the initial pre-consultation meetings to the processing of Official Plan amendment, Zoning By-law amendment, Plan of Subdivision, and Site Plan Control applications, as well as other applications under the Planning, Municipal and Condominium Acts.

In 2024, Planning Services received a total of 1,029 planning applications, excluding City-initiated applications. This is a 13 per cent increase from 2023. As illustrated in Figure 1, the number of both Delegated Authority and Non-Delegated Authority applications increased over the previous year. Of note, the majority of applications were submitted in the second half of the year, aligning with the interest rate decreases from the Bank of Canada.

**Figure 1: Total Planning Applications Received in 2024**



Of the 1,029 applications received in 2024, 929 were under Delegated Authority to various levels of staff. Within the six Development Review areas, the Central area received the greatest number of Delegated Authority applications with 254 submissions. The South, West, Rural and East areas received 187, 200, 144 and 115 submissions respectively. In total, 100 Non-Delegated Authority applications were received in 2024: 34 in Central, 17 in West, 14 in South, 19 in Rural, 11 in East and five in DRAW.

Table 1 provides the number of application submissions received by file type.

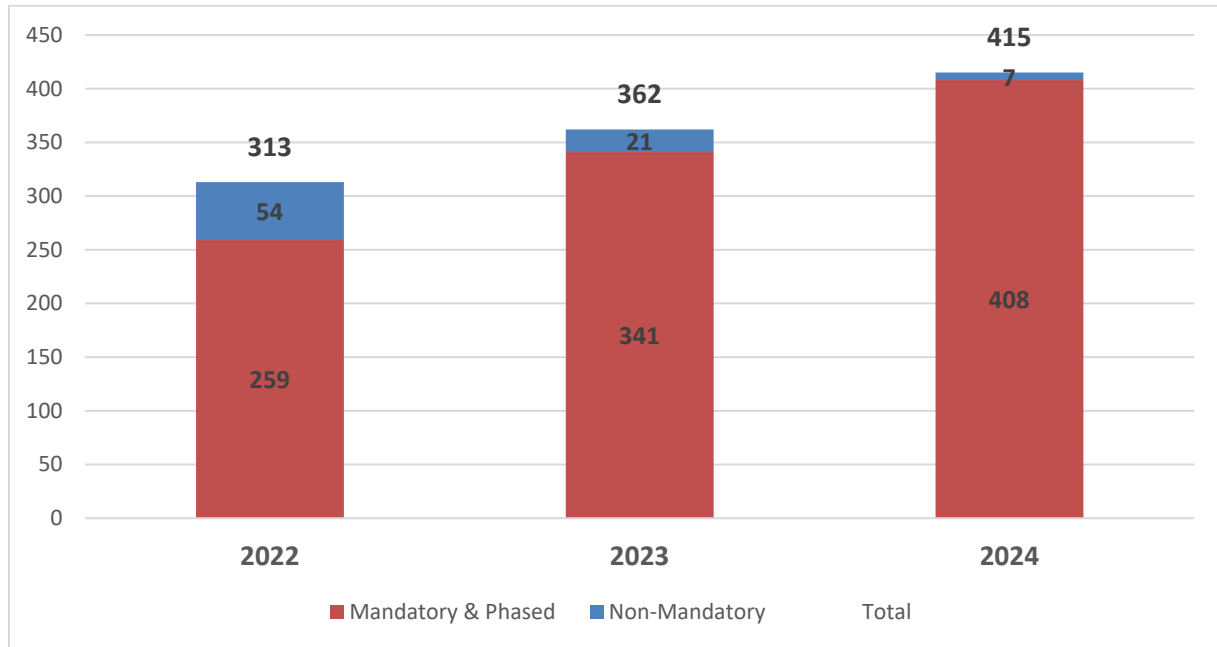
**Table 1: Applications Received by Type in 2024**

<b>Delegated Authority</b>		<b>Non-Delegated Authority</b>	
<b>Application Type</b>	<b>Total</b>	<b>Application Type</b>	<b>Total</b>
30 CM Reserve	22	Community Improvement Program Grant	4
Antenna System Review	6	Demolition Control	6
Historical Land Use Inv.	162	Front Ending Application	1
Lifting of Holding Zone	8	Official Plan Amendment	13
Part Lot Control	46	Zoning By-law Amendment	76
Plan of Condominium	16	<b>Total:</b>	<b>100</b>
Plan of Subdivision	29		
Pre-consultation	415		
Site Plan Control	160		
Street/Lane Closure	5		
Street/Lane Opening	4		
Streetscape Char Analysis	56		
<b>Total:</b>	<b>929</b>		

### **Pre-Application Consultations**

The pre-application process is designed to help promote the exchange of information and development considerations early in the planning process. A key outcome of this process is a customized list of [studies and plans required](#) in support of a development application, as well as preliminary comments on a development proposal.

While not mandatory, pre-consultation continues to be recommended to industry for all development applications. Applicants are recommended to pre-consult with the City to obtain the list of information and materials required for their development project. A comparison of mandatory/phased versus non-mandatory pre-application consultation requests received over the past three years is provided in Figure 2 and Table 2.

**Figure 2: Pre-Application Consultation Files Received 2022-2024****Table 2A: Pre-Application Consultation Files Received 2022-2024**

Year	Total Number Received	Mandatory	Non-Mandatory	Development Application Submitted	Pre-App Consultation Period Lapsed	Phase 1	Phase 2	Phase 3
2022	313	259	54	115	190	N/A	N/A	N/A
2023	360	129	20	37	112	129	32	50
2024	415	12	7	*	*	264	39	93

\* Numbers will be reported in Q1 2026.

**Table 2B: Pre-Application Consultation Phase 3 Submissions**

Year	Total Number Received in 2023	Development Application Submitted (2023-2024)	Application not submitted
2023	50	47	3
2024	93	74	19*

\* applications may be submitted in 2025, and will be reported in the 2026 annual report.

In 2023, of the 129 mandatory pre-consultations received, 37 resulted in a development application being submitted which accounts for 29 per cent. Non-mandatory pre-consultations resulted in the submission of two applications, or 10 per cent of submissions for the same year. Development applications resulting from pre-application consultations received in 2024 will be reported on in the 2025 annual report, as the timeline to submit the application is still open.

### **Site Plan Control and Zoning By-law Amendment Applications**

A combined total of 160 Site Plan Control applications were received in 2024, which accounts for 17 per cent of all Delegated Authority applications. In addition, 124 Site Plan Control applications were processed and approved in 2024.

A total of 76 Zoning By-law amendment applications were received in 2024, which accounts for 76 per cent of all non-Delegated Authority applications. In addition, 82 Zoning By-law amendment applications were processed and approved in 2024.

### **Plan of Condominium Applications**

A total of 16 Plan of Condominium applications were received in 2024, which accounts for two per cent of all delegated authority planning applications.

### **Plan of Subdivision Applications**

A total of 29 Plan of Subdivision applications were received in 2024, consisting of three per cent of all delegated authority planning applications. It should be noted that a Plan of Subdivision application is one of the most complex types of applications and typically takes a significant amount of effort and resources to review and approve.

### **Official Plan Amendment Applications**

A total of 13 Official Plan Amendment applications were received in 2024, consisting of thirteen percent of all non-delegated authority applications.

### **Fence-viewers**

Fence-viewers are part of a dispute resolution procedure between the owners of adjoining properties where:

- No fence currently exists at the boundary between the two properties, and one owner wants a new fence to be constructed to mark the boundary
- A line fence already exists, and one owner believes that it needs to be reconstructed or repaired.

There were no appointments of fence viewers in 2024. **Livestock Valuers**

Municipal Investigators investigate injury or death to livestock and/or poultry caused by wildlife as set out in section 7(6) of the *Ministry of Agriculture, Food and Rural Affairs Act*. There were no new municipal investigator (livestock valuers) appointments in 2024.

### **Building Code Services**

Building Code Services reviews and issues building permits, demolition permits, assigns municipal addresses, inspects building construction to ensure compliance with permit plans, Ontario Building Code and applicable laws.

Building Code Services saw a 7.24 per cent increase in the number of building permits issued from 2023 to 2024. The number of building inspections performed in 2024 were down 11.2 per cent from 2023. Of the total number of inspections in 2024, the branch performed 62,877 building inspections, 15,262 mechanical inspections, and 18,986 plumbing inspections.

**Table 3: Building Permits and Inspections from 2020 to 2024**

<b>Year</b>	<b>Building Permits Issued</b>	<b>Access to Building Permit Record Applications</b>	<b>Number of Building Inspections</b>
<b>2024</b>	7,688	1,673	98,282
<b>2023</b>	7,169	1,830	110,648
<b>2022</b>	9,198	1,663	124,999
<b>2021</b>	11,412	1,465	125,579
<b>2020</b>	10,047	1,470	124,202

### **Non-Building Code Related Applications**

Information on the cost of servicing building permits and enforcing the *Building Code Act* and Ontario Building Code are reported separately in a report to Council every year, as required by the *Building Code Act*. The Branch also deals with Sign Minor Variances, Naming or Renaming Private Roadways and other Non-Building Code related permits as described below.



Table 4 summarizes all non-Building Code related permit applications received by Building Code Services in the past five years.

**Table 4: Non-Building Code Related Permit Applications**

	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Pool Enclosure Permits</b>	539	567	882	1,549	1,383
<b>Permanent Signs on Private Property Permit Applications</b>	417	402	419	475	342
<b>Permanent Signs on Private Property Permit - Individual signs</b>	802	904	901	1,007	693
<b>Compliance Reports (including Compliance with Agreements)</b>	972	950	1175	1261	903
<b>Release of Agreement Application (includes site plan and other development agreements)</b>	38	46	28	60	28
<b>Sign Minor Variance Application</b>	10	2	6	4	6
<b>Private Roadway Naming</b>	9	6	11	13	11
<b>Highway Name Changes</b>	0	0	1	1	0
<b>Total</b>	<b>2787</b>	<b>2877</b>	<b>3423</b>	<b>4370</b>	<b>3366</b>

**Delegation of Authority for Non-Building Code Related Activity**

Permanent Signs on Private Property Sign Minor Variances:

Applications are evaluated under the Delegated Authority of the Chief Building Official under the Permanent Signs on Private Property By-law 2016-326.

Naming or Renaming of Private Roadways:

The Chief Building Official may authorize the naming or renaming of a private roadway under By-law 2014-78. If objections are received to the naming or renaming, a report is forwarded to Planning and Housing Committee and Council for a decision.

#### Highway Name Changes:

The Chief Building Official may authorize the naming of a highway, the change in the name of a highway, the assignment of civic numbers and changes to civic numbers under the Municipal Addressing By-law 2014-78. Under the Municipal Addressing By-law, delegation of authority is permitted to approve street name changes primarily where public safety and wayfinding is involved.

### **Right of Way, Heritage, and Urban Design**

#### **Right of Way and Public Realm Permits and Approvals**

A large component of the Right of Way (ROW) and Inspections branches' activities includes the review and issuance of various permits, agreements, and approvals related to private approaches, road cut permits, utility circulations and various encroachments in the public realm, as described in Table 5.

**Table 5: Permits, Agreements and Approvals Issued by the ROW Branch and Inspections Branch**

	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Road Cut</b>	3736	3422	4186	4844	4178
<b>Temporary Construction Encroachment</b>	3547	4396	3436	3898	2971
<b>Over Dimensional vehicle</b>	1710	1565	1833	1581	1419
<b>Traffic Management Plans</b>	1094	1023	1326	1573	1259
<b>Temporary Road Closures</b>	691	633	831	720	530
<b>Patio / Café Seating</b>	100	124	184	188	140
<b>Signs</b>	3	3	0	5	4
<b>Customer Service Boxes</b>	5	5	29	6	8
<b>Private Approach</b>	70	66	50	46	94

	2024	2023	2022	2021	2020
<b>Private Approach – culvert permits</b>	47	42	39	56	59
<b>Private Approach - temporary access permits</b>	60	58	38	45	43
<b>Permanent Encroachment</b>	7	27	21	22	32
<b>Right of Way Agreement</b>	27	18	12	22	38
<b>Municipal Consent - utility work</b>	1,012	1,227	1,463	1,546	1,082
<b>Total</b>	<b>12,109</b>	<b>12,609</b>	<b>13,448</b>	<b>14,552</b>	<b>11,857</b>

Property owners wishing to construct a new or alter an existing access onto their property, such as a driveway, are required to obtain a Private Approach permit. The review of the proposal, as part of the permit application process, ensures that the approach meets all municipal safety and construction standards.

Prior to undertaking a road cut within any portion of the City right of way including the boulevard and sidewalk, a permit must be obtained. A road cut is defined as a surface or subsurface cut in any part of a City-owned right of way made by any means, including for example excavation, reconstruction, cutting, overlaying, crack sealing, braking, boring, jacking or tunneling operations.

The Right of Way Branch undertook 1,012 utility circulations in 2024. Most circulations are for routine subsurface works (i.e., minimal or no noticeable visual changes to the streetscape after works are completed), however some result in changes that could have impacts on the community. Coordination of work to reduce community impact and minimize traffic disruptions are undertaken as part of the circulation process. Councillors are notified by staff on all circulations for information purposes prior to the commencement of work within their respective ward.

### **Heritage Planning**

A total of 72 heritage reports were prepared by staff in the Heritage Planning branch for consideration by the Built Heritage Committee and City Council in 2024.

Of these 72 reports, 18 were related to alterations, demolitions or new construction of buildings designated under either Part IV or Part V of the Ontario Heritage Act. There

were 31 reports related to the designation of properties under Part IV of the Ontario Heritage Act. There were four annual reports related to the Heritage Register in 2024.

From January 1, 2024, to December 31, 2024, 99 heritage permits were issued under delegated authority in compliance with Parts IV and V of the Ontario Heritage Act authorizing a variety of alterations ranging from windows replacement to additions that meet the criteria approved by Council. Of the 99 permits issued, 28 projects were related to the City of Ottawa Heritage Property Grant Program. These projects were approved using delegated authority and the Department entered into 28 associated contribution agreements committing \$289,408.61 towards restoration projects for designated heritage properties.

The average timeline for the issuance of a permit delegated to staff is 15 days from the date of application with many smaller applications taking a maximum of three days for issuance.

A complete list of heritage permits issued through delegated authority is attached as Document 1 to this information report.

### **Requests to Release or Reduce Securities**

The City receives securities from developers that are associated with work being undertaken through early servicing or development agreements as well as letters of undertaking in relation to approvals produced by Planning Services. These securities ensure that the work is undertaken in accordance with the conditions of approval. Once part or all of the work has been completed, the developer can request partial or full release of the securities that the City is holding. The release or reduction of securities is coordinated by the Development Inspections Unit. In 2024, the City released \$131,303,098.00 in securities to land developers as required works were completed, compared to \$197,494,968.26 in 2023. A breakdown of the securities are listed in Figures 3 and 4.

Figure 3 shows the breakdown of the securities released from 2020 to 2024.

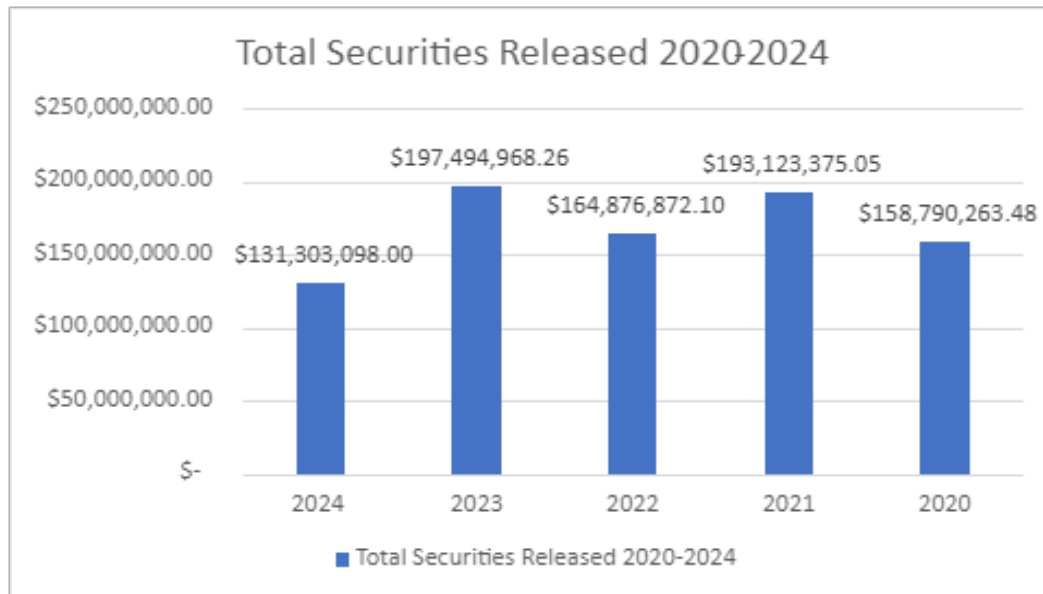
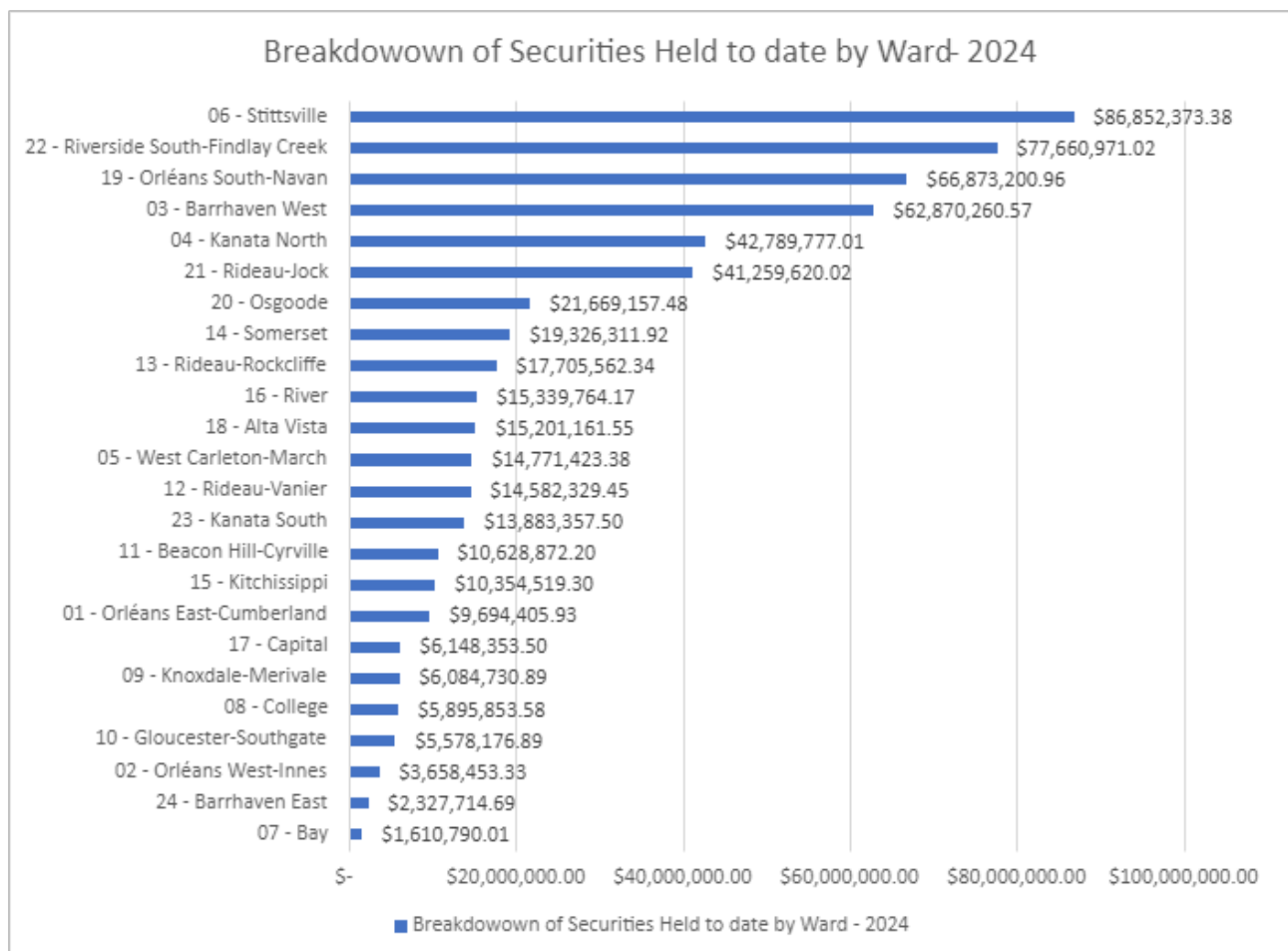


Figure 4 shows the breakdown of securities retained by ward.



## **CONCLUSION**

Planning, Right of Way, Heritage and Urban Design and Building Code service areas will continue to report once per year on their use of delegated authority as per the current Delegation of Authority By-law (2025-69).

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CC: Connie Gleason

Manager, Business and Technical Support Services, Planning, Development and Building Services Department

### **Attachments:**

Document 1 - Heritage Permits Issued Under Delegated Authority, 2024

## Document 1 - Heritage Permits Issued Under Delegated Authority, 2024

	Application Date	Address	Designation	Type of Work	Heritage Permit Issued
1	January 03, 2024	180 Coltrin	V	Exterior alterations including changing window openings and recladding facades	January 11, 2024
2	January 15, 2024	377 Rideau Street	IV	Replacement of double entry doors.	January 26, 2024
3	February 09, 2024	176 Cameron Avenue	IV	Remove and replace eavestrough and downspouts	February 12, 2024
4	December 20, 2023	270 Pinhey's Point	IV	Masonry repointing	February 13, 2024
5	February 07, 2024	700 Manor Avenue	V	Replacement of 70+ windows and doors. Restoration of multi-pane window.	February 14, 2024
6	February 16, 2024	29 Lisgar Street	IV	Replacement of the existing aluminum windows on the north, east and partial west face of the North building	March 05, 2024
7	March 05, 2024	282 Somerset Street West	V	Demolition of an existing two storey wood porch and replacement with a one-storey red brick addition	March 05, 2024
8	March 05, 2024	112 Bruyere Street	V	Enlarge a basement window to be egress compliant	March 13, 2024
9	March 08, 2024	175 Third Avenue	IV	Install a heat pump and refrigerant lines on the west façade	March 13, 2024
10	February 28, 2024	107 Flora	V	Repair and replacement of the existing front porch and stairs	March 13, 2024
11	March 22, 2024	40 Macnabb	V	Construction of a gazebo	April 10, 2024
12	April 09, 2024	180 Bruyere	V	Brick and concrete column repairs and new EIFS	April 16, 2024
13	Fall 2023 (Heritage Grant)	108 Acacia Avenue	IV/V	Restoration and repair of original wood windows and doors	February 05, 2024
14	Fall 2023 (Heritage Grant)	11 Briarcliffe Drive	V	Restoration and stabilization of the block retaining wall and house foundation	February 20, 2024
15	Fall 2023 (Heritage Grant)	173-175 Cathcart Street	V	Restoration of the second floor porch	February 05, 2024
16	Fall 2023 (Heritage Grant)	199 Daly Avenue	IV/V	Repointing of the chimney, brick facade, window arches and stone foundation	February 05, 2024
17	Fall 2023 (Heritage Grant)	241 Hillcrest Road	V	Replacement of leaded glass windows and wood frames with new to match	February 05, 2024

18	Fall 2023 (Heritage Grant)	128 Keefer Street	V	Replacement of deteriorated wood siding with new wood siding to match original	February 05, 2024
19	Fall 2023 (Heritage Grant)	404 Laurier Avenue East	IV/V	Restoration of 40 wooden balconies and 16 balcony columns	February 08, 2024
20	Fall 2023 (Heritage Grant)	29 Lorne Avenue	V	Replacement of existing wood doors and windows with new wood to match originals	February 05, 2024
21	Fall 2023 (Heritage Grant)	19 Melrose Avenue	V	Repair wood replacement windows in kind using like materials	February 15, 2024
22	Fall 2023 (Heritage Grant)	296 Metcalfe Street	V	Brick repointing	February 05, 2024
23	Fall 2023 (Heritage Grant)	23 Monkland Avenue	V	Restoration of barrel roof portico	February 05, 2024
24	Fall 2023 (Heritage Grant)	310 Queen Elizabeth Drive	IV	Restoration of the two storey porch	February 05, 2024
25	Fall 2023 (Heritage Grant)	325 Sandhill Road	IV	Restoration of a stained glass window	February 08, 2024
26	Fall 2023 (Heritage Grant)	294 Somerset Street	V	Repair and replace portions of the original slate roof	February 05, 2024
27	Fall 2023 (Heritage Grant)	217-219 St. Andrew	V	Remove and replace rotten wood siding and trim with new painted wood to match the original siding profile	February 05, 2024
28	Fall 2023 (Heritage Grant)	229 St. Andrew Street	V	Reconstruction of the one storey wood porch that spans both sides of the semi-detached home.	February 05, 2024
29	Fall 2023 (Heritage Grant)	231 St. Andrew Street	V	Reconstruction of the one storey wood porch that spans both sides of the semi-detached home.	February 05, 2024
30	Fall 2023 (Heritage Grant)	1445 St. Joseph Boulevard	IV	Restoration of the front wood porch	February 05, 2024
31	Fall 2023 (Heritage Grant)	288-290 St. Patrick Street	V	Roof replacement using natural cedar shakes and restoration of four dormers	February 05, 2024
32	Fall 2023 (Heritage Grant)	385 Sussex Drive	IV/V	Restoration of five stained glass windows on the second level of the cathedral.	February 08, 2024
33	Fall 2023 (Heritage Grant)	19 Sweetland Avenue	V	Reconstruction of the two-storey wood porch that spans both sides of the semi-detached home	February 05, 2024
34	Fall 2023 (Heritage Grant)	21 Sweetland Avenue	V	Reconstruction of the two-storey wood porch that spans both sides of the semi-detached home	February 05, 2024
35	April 05, 2024	296 Manor Ave	V	Window and landscape changes	April 16, 2024
36	May 30, 2024	108 Acacia Avenue	V	Foundation repointing and removal of a tree	April 16, 2024



37	April 24, 2024	385 Sussex Drive	IV/V	Sacristy roof replacement	April 30, 2024
38	April 15, 2024	107-109 James Street	IV	Replacement of front deck and stairs	April 29, 2024
39	April 29, 2024	166 Huron Avenue North	IV	Addition of a fire escape at the rear to bring the property up to Code.	May 03, 2024
40	April 11, 2024	5 Crescent Road	V	Construction of a pool storage shed sauna, hot tub, and a new deck at the rear of the existing property, and minor height and depth changes to pre-approved garage	May 16, 2024
41	May 21, 2024	514 Manor Avenue	V	Construct a new front porch using existing canopy	May 22, 2024
42	May 10, 2024	315 Chapel Street	IV	Construct a one-storey addition to house mechanical and garbage storage, using salvaged stone from Bate Hall Memorial building	May 22, 2024
43	May 06, 2024	17 Mariposa	IV and V	Variety of minor alterations, including replacement of shingle siding, roof alterations, replacement of garage door	May 29, 2024
44	April 04, 2024	108 Acacia Avenue	IV and V	Landscape alterations including the addition of a pool	May 30, 2024
45	May 21, 2024	355 Cooper Street	V	Replacement of four north facing wood windows with new double hung windows in wood to match existing	May 31, 2024
46	June 06, 2024	167 MacKay Street	V	Replacement of rear wooden deck due to safety issues and rot. The new deck is to be constructed with pressure-treated lumber, in the same style and proportions as the existing	June 07, 2024
47	May 30, 2024	25 York Street	V	Remove wood cladding and install brick.	June 07, 2024
48	June 03, 2024	362 Mariposa Avenue	V	Replacement of five basement windows and the addition of two new condenser units and an access ladder on the roof.	June 18, 2024
49	June 13, 2024	1000 Exhibition Way	IV	Lead paint removal mockups, Aberdeen Pavilion interior.	June 21, 2024
50	June 13, 2024	296 Metcalfe Street	V	Construct a 3-storey addition, alterations to building and landscape.	June 26, 2024
51	June 11, 2024	53 Sweetland	V	Construct a one-storey addition containing an additional dwelling unit to the rear of the existing dwelling	July 09, 2024
52	June 18, 2024	60 des Oblats/205 Deschatelets	IV	Re-issue Council level heritage permit to replace windows and modify front entrance	June 18, 2024
53	June 26, 2024	152 Howick	V	Enlarging a window opening at the rear, Replacing two small windows with one wood framed, triple paned window, Removing and reinstating the stained-glass transom window	July 02, 2024
54	March 08, 2024	175 Third Avenue	IV	Remove and restore the wood doors facing Lyon Street	July 02, 2024
55	July 17, 2024	30 Goulburn Avenue	V	Masonry Restoration	July 25, 2024

56	July 23, 2024	334 Maclaren Street	V	Installation of a chair lift	July 26, 2024
57	July 19, 2024	77 Clarence	V	Addition of a rooftop patio	July 25, 2024
58	July 23, 2024	305 Clemow Ave	V	Enlargement of window openings and replacement of 2 existing windows	August 01, 2024
59	August 01, 2024	422-424 Bank St	V	Restorations to rear elevation following a fire incl. window replacement, masonry cleaning and repair, partial removal of rear fire escape, and reconstruction of a destroyed accessory building	August 07, 2024
60	August 06, 2024	306 Metcalfe Street	IV/V	Restoration of front steps	August 12, 2024
61	August 07, 2024	2940 Old Montreal Road	IV	Reorientation of the Duford Garage	August 15, 2024
62	August 07, 2024	99 Cobourg Street	IV	Installation of a memorial plaque in Macdonald Gardens Park	August 12, 2024
63	August 16, 2024	507 Bank Street	V	Remove existing leaded glass window and insert stained glass window	August 26, 2024
64	July 15, 2024	270 Pinhey's Point	IV	Stabilize the Ash House ruins	August 26, 2024
65	August 12, 2024	146-148 St. Patrick Street	V	Construction of a rear addition	September 09, 2024
66	May 09, 2024	17 Mariposa Avenue	IV/V	Restoration of storm windows	September 13, 2024
67	September 16, 2024	330 Gilmour Street	V	Restoration of the front staircase	September 23, 2024
68	September 04, 2024	1128 Mill Street	IV	Construction of a new ramp for accessibility	September 23, 2024
69	September 16, 2024	2100 Cabot Street	IV	Replacing exterior stairs at the icehouse	September 26, 2024
70	September 05, 2024	210 Dalhousie Street	V	Demolition of rear garage due to safety risks	September 26, 2024
71	September 20, 2024	107-115 Rideau Street	IV	Facade rehabilitation	October 02, 2024
72	September 24, 2024	518 Mariposa Avenue	V	Construction of a detached shed at rear	October 03, 2024
73	September 25, 2024	470 Oakhill Road	V	Construction a rear addition with rooftop terrace	October 03, 2024
74	October 04, 2024	125 Juliana Road	V	Replace all windows and doors	October 07, 2024

75	September 16, 2024	39 Charles Street	V	Construction of a rear addition	October 07, 2024
76	October 04, 2024	125 Juliana Road	V	Replace windows and doors	October 07, 2024
77	October 03, 2024	545 Montagu Place	V	Window and patio door replacement and stucco repair where needed	October 11, 2024
78	August 14, 2024	460 Wilbrod Street	V	Repair and rehabilitation of the exterior cladding (reissued from 2020)	August 16, 2024
79	August 29, 2024	47-49 William Street	V	Expanding alcove for new entrance door. Permit issued conditional upon using brick at facade. Conditions were met Oct 11, 2024	September 24, 2024
80	September 04, 2024	1128 Mill Street	IV	Removal of existing concrete ramp and landing at the north-west entrances to the original building. Addition of new retaining walls, paved exterior sloped walkway and landing to replace existing.	September 23, 2024
81	October 07, 2024	379 Cooper	V	Alterations to the front facade.	October 22, 2024
82	October 22, 2024	296 Metcalfe Street	V	Replacement windows and doors.	October 28, 2024
83	October 15, 2024	196 Stanley Avenue	V	Alterations to bring the property back to a single family dwelling.	October 25, 2024
84	October 10, 2024	28 Florence	V	Removing faux brick cladding and replacing with Hardie board, new windows and doors	October 22, 2024
85	October 04, 2024	233 Clemow	V	Addition to garage and renovations to existing garage incl. new cladding, door, and window	October 17, 2024
86	October 15, 2024	257 Bolton Street	V	Upper storey facade rehabilitation	October 29, 2024
87	October 25, 2024	220 Sandridge Road	V	Repairs to rooftop terrace and replacing portions of the masonry	October 31, 2024
88	October 28, 2024	469 Wilbrod Street	V	Installation of a rear porch on the second storey	November 06, 2024
89	November 05, 2024		IV	Roof repairs including restoring the slate tile roof and reinstating a finial	November 07, 2024
90	November 20, 2024	195 Elgin Street	IV/V	Demolition of a detached garage	November 21, 2024
91	November 14, 2024	35 MacKay Street	V	Addition of a perimeter fence and security hut	November 29, 2024
92	November 18, 2024	1412 Lisgar Road	V	Phased porch removal and replacement in kind	December 04, 2024

93	November 20,2024	215 Bruyere	V	Replacement of three existing doors with new steel units	December 04, 2024
94	Fall 2023 (Heritage Grant)	172 A Bruyere Street	V	Chimney restoration	November 13, 2024
95	Fall 2023 (Heritage Grant)	38 Monkland Avenue	V	Interior masonry foundation repointing	February 05, 2024
96	Fall 2023 (Heritage Grant)	29 Sweetland Avenue	V	Restoration of the front porch wood columns	July 29, 2024
97	Fall 2023 (Heritage Grant)	183 Wilbrod Street	IV/V	Replacement of aluminum storms with need custom wood	May 30, 2024
98	Fall 2023 (Heritage Grant)	464 Besserer Street	V	Replacement of 11 aluminum storm windows with custom wind storms	May 16, 2024
99	Fall 2023 (Heritage Grant)	35 Monkland Avenue	V	Restoration of two chimneys	May 29, 2024