



## Council Report For the Meeting of May 3, 2018

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**To:** Council **Date:** April 30, 2018  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Information Report regarding the OCP Amendment, Rezoning Application No. 00525 and Development Permit with Variance Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place

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### RECOMMENDATION

That Council receive this report for information.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information regarding which of the proposed variances relate to the preservation of the mature trees, in association with the Official Community Plan (OCP) Amendment Application, Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for the property located at 1201 Fort Street and 1050 Pentrelew Place.

### VARIANCES ASSOCIATED WITH TREE PRESERVATION

The proposed setback variances are most closely related to tree preservation. The proposed buildings have been sited and designed to retain the majority of the bylaw-protected trees, particularly those located on the north portion of the site closest to Fort Street, where the mature trees contribute to the heritage character of the Fort Street corridor. As a result, portions of the buildings and the parkade entrance have been sited closer to the west property line and to Fort Street.

The proposed setback reductions are not embedded in the new R3-AM-5 Zone, Mid-Rise Multiple Dwelling (Fort) District, as doing so could put the mature trees at risk should a new Development Permit Application come forward with a revised building footprint. The Council Update Report dated March 22, 2018 provided the following explanation for this approach:

*"Given the scale of this development, the site's proximity to several heritage designated buildings, and the sensitivity of the mature trees, staff have prepared the proposed R3-AM-5 Zone with more stringent height, setback...requirements than are required to facilitate the proposal. This has been done to ensure that if any future proposals come forward, that they benefit from a Council review process rather than being entitled to more generous siting allowances already expressed in the zone."*

**CONCLUSIONS**

Staff recommend that Council receive this report for information regarding variances associated with the proposed OCP Amendment, Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place.

Respectfully submitted,



Alec Johnston  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: May 2, 2018