



Council Report

For the Meeting of November 22, 2018

To: Council **Date:** November 20, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: **Second Update Report for Development Permit with Variances Application No. 00089 for 2501 Blanshard Street**

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00089 for 2501 Blanshard Street, in accordance with:

1. Plans date stamped November 9, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the number of buildings permitted on-site by one building for a total of 21 buildings
 - ii. decrease the minimum unit floor area from 33.0m² to 29.5m²
 - iii. reduce the north side yard setback to steps from 4.50m to 3.55m.
3. Registration of the executed Statutory Right-of-Way of 2.36m off Hillside Avenue, to the satisfaction of the City Solicitor.
4. Revised plans correcting the long-term bicycle stalls to comply with the dimensions provided in Schedule C and reducing the fence height below 1.83m.
5. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to provide an update for Council's consideration related to the Development Permit with Variances Application for the property located at 2501 Blanshard Street. The applicants have now submitted elevations and floorplans for the long-term bicycle shed located to the rear of the proposed building (attached). However, the bicycle stalls are inconsistent with the stall dimension requirements found in Schedule C. Staff have provided a new Council motion so that these changes can be corrected prior to issuance of the Development Permit.

In addition, the side yard setback to Hillside Avenue was previously incorrectly calculated. There is still a variance as was presented to Committee of the Whole; however, the variance is now from 4.50m to 3.55m and is calculated to the front steps. This is an increased setback from the original Committee of the Whole motion from 4.50m to 2.40m. The above motion has been revised to reflect this update.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 20, 2018

List of Attachments

- Attachment A: Plans date stamped November 9, 2018.

**ARCHITECTURAL DRAWING LIST:**

DRAWING	COVER SHEET	SHEET NAME
DP01	COVER SHEET	
DP02	SITE PLAN	
DP03	SECTIONAL ELEVATION - WEST	
DP04	SECTIONAL ELEVATION - EAST	
DP05	SECTIONAL ELEVATION - SOUTH	
DP06	SECTIONAL ELEVATION - NORTH	

LANDSCAPE DRAWING LIST:

DRAWING	LANDSCAPE PLAN	SHEET NAME
LP01	LANDSCAPE PLAN	



douglas sollows architect inc.

Address: 2501 Blanshard Street	Phone: 250-681-1111
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Web: www.dsai.com	Email: info@dsai.com
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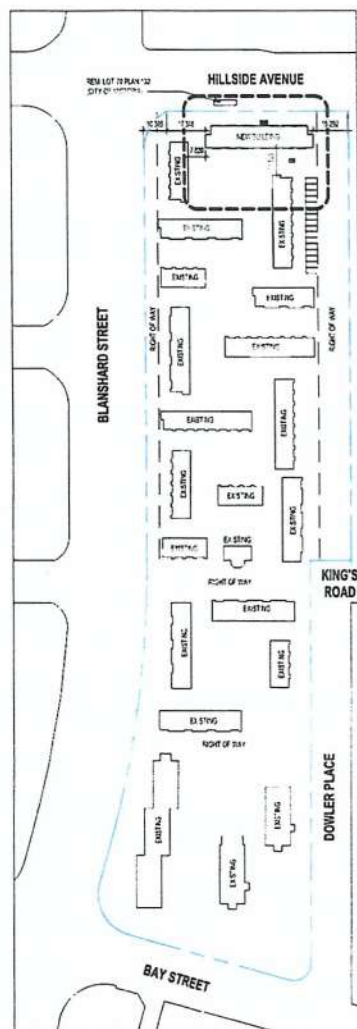
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SITE CONTEXT
SCALE: 1:1000

PROJECT DATA:

MUNICIPAL ADDRESS:
5041 N. BROADWAY STREET
VICTORIA B.C. V8X 3K6

LEGAL DESCRIPTION:
AGE 1 - PLAN 2016

OWNER: P4 - MULTIPLE OWNERSHIP DISTRICT
LTD. - VICTORIA
P.O. BOX 1642

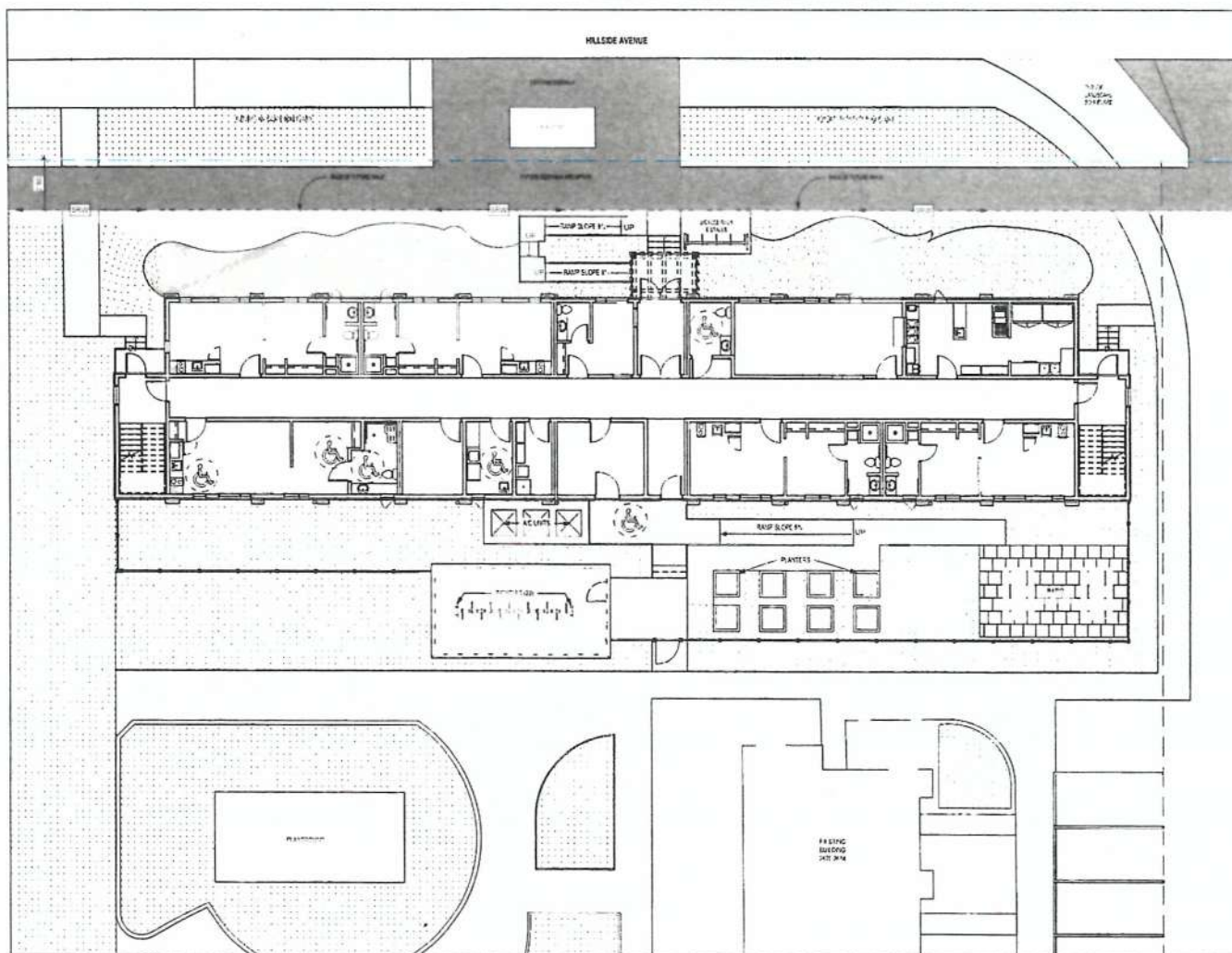
USE STATISTICS:
SEE AREA FICHE # -
NEW BUILDING FOOTPRINT: 44,000 SQ.
NEW BUILDING: 1,000 SQ. FEET
TOTAL: 1,000 SQ. FEET

SITE PLAN LEGEND:

LINE OF UTILITY RIGHT OF WAY	_____
LINE OF RETAINING	_____
LINE OF ADJACENT PAVEMENT	_____
STATION POINT OF DAY (SPP)	_____
WOOD PILE	_____
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SOIL	<input type="checkbox"/>
REFER TO LANDSCAPE	<input type="checkbox"/>
PLANTING	<input type="checkbox"/>
REFER TO LANDSCAPE	<input type="checkbox"/>
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FUTURE DESIGN

PROJECT INFORMATION TABLE:	
PROJECT: 001 - MAIN BUILDING PROJECT	REPORT PREPARED BY: JAMES
DATE: 01/01/2023	PROJECT REFERENCE: 12345
TOTAL FLOOR AREA (SQ. FT.): 10,000.00	FLOOR REFERENCE: 001
CONCRETE FLOOR AREA: 8,000.00	FLOOR REFERENCE: 12345
FLOOR SPACE RATIO (SQ. FT. PER SQ. FT.): 0.80	FLOOR REFERENCE: 001
NET COVERAGE (SQ. FT. PER SQ. FT.): 0.80	TOTAL NUMBER OF FLOORS: 10
GROSS FLOOR AREA (SQ. FT.): 10,000.00	FLOOR REFERENCE: 001
PERCENT OF FLOOR AREA: 0.80	CONCRETE COVERAGE (SQ. FT.): 8,000.00
NUMBER OF FLOORS: 10	CONCRETE FLOOR AREA (SQ. FT.): 8,000.00
FLOORING MATERIAL (SQ. FT.): 10,000.00	TOTAL FLOORING MATERIAL (SQ. FT.): 10,000.00



2 DP - SITE PLAN
DP1.8 SCALE: 1:100



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e-mail info@hwy.com web www.hwy.com

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1	2018-10-17	REQUEST FOR OF
0	2018-07-27	REQUEST FOR OF

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VICTORIA EVERGREEN TERRACE

2501 BLANSHARD STREET
VICTORIA, B.C.
V8Y 3W1

driver by YN, DR, TB state As indicated	reviewed DS approved DS
date 2018/11/03	project no 2018-10

SITE PLAN

DP1.0 5



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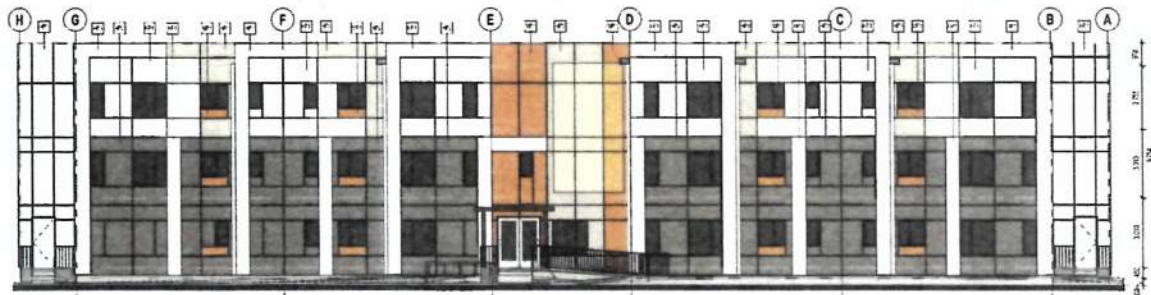
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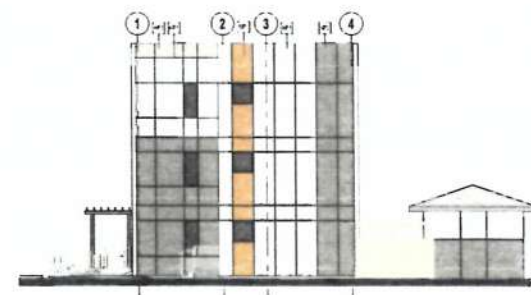
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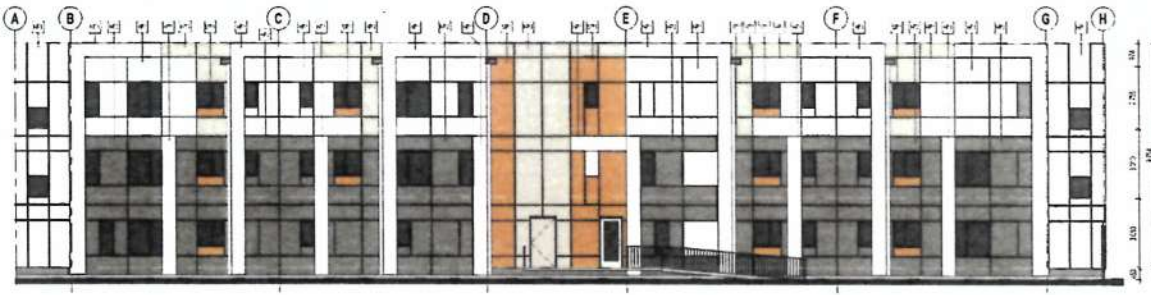
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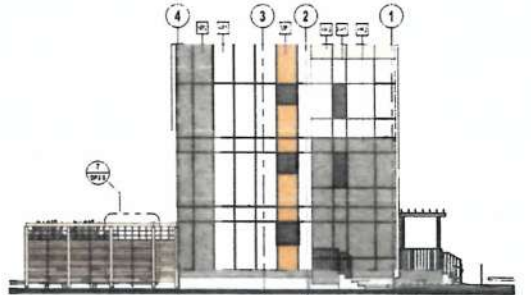
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DP-WEST ELEVATION
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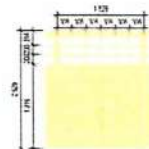


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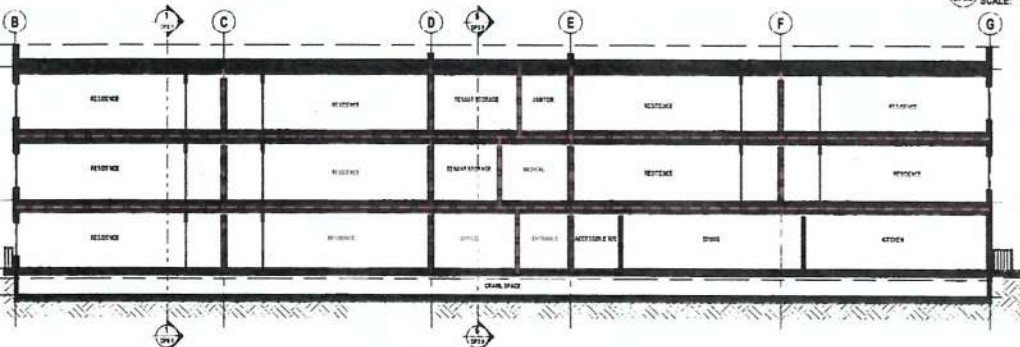


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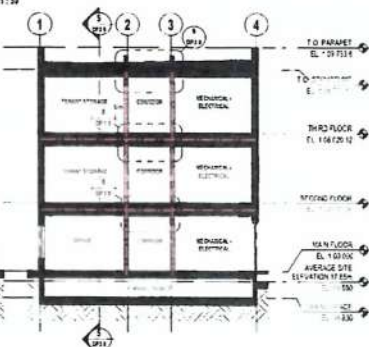
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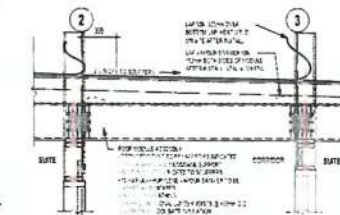
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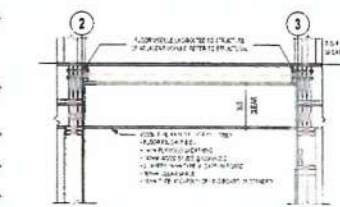
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SCALE: 1:100



BUILDING SECTION 2
SCALE: 1:100



CORRIDOR ROOF MODULE
SCALE: 1:20



CORRIDOR FLOOR MODULE
SCALE: 1:20



VICTORIA EVERGREEN TERRACE

2501 BLANSHARD STREET

VICTORIA, B.C.

VBX 3W3

Drawn by

As Indicated

2018/11/03

2018-10

Building Elevations + Sections

DP3.0

4

HILLSIDE AVENUE PERSPECTIVE



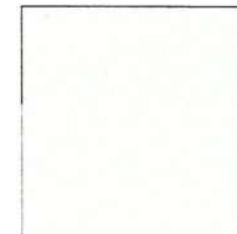
FRONT ENTRANCE PERSPECTIVE



HP1 CEMENT BOARD SIDING
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Colour: Arctic White



HP2 CEMENT BOARD SIDING
Manufacturer: JAMES HARDIE PANEL
Colour: Aged Pewter



HP3 CEMENT BOARD SIDING
Manufacturer: JAMES HARDIE PANEL
Colour: Pearl Gray



MP1 METAL PANEL
Manufacturer: VICWEST
Colour: DCX Metallic Copper



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Checked by: [Name]
Reviewed by: [Name]

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NO.	DATE	DESCRIPTION
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3	2016/11/03	REVISION FOR CP
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5	2016/11/03	REVISION FOR CP
6	2016/11/03	REVISION FOR CP

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Location: [Name]

Architect: [Name]

Client: [Name]

Address: [Name]

Phone: [Name]

Email: [Name]

Website: [Name]

Project: [Name]

Location: [Name]

Architect: [Name]

Client: [Name]

Address: [Name]

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Project: [Name]

Location: [Name]

Architect: [Name]

Client: [Name]

Address: [Name]

Phone: [Name]

Email: [Name]

Website: [Name]



VICTORIA EVERGREEN TERRACE

2501 BLANSHARD STREET

VICTORIA, B.C.

VEX 3WS

Drawn by: DR. TB

Scale: 1:1

Date: 2016/11/03

Reviewed by: DS

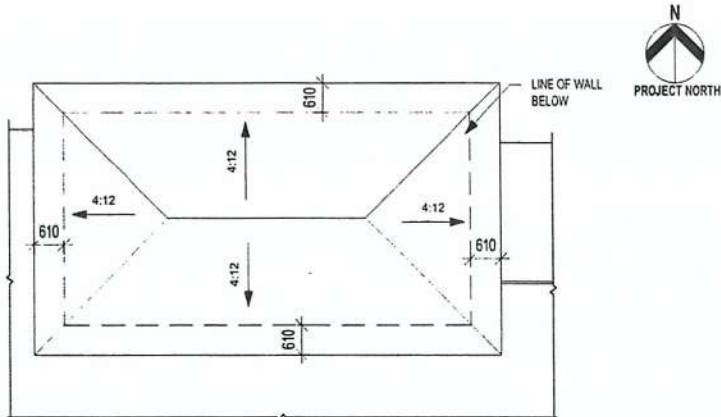
Approved by: DS

Project no: 2016-10

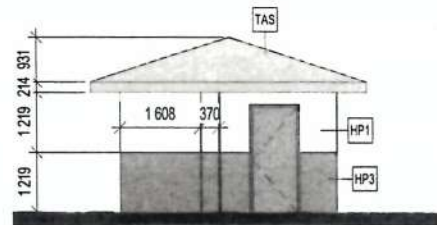
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Sheet no: DP4.0

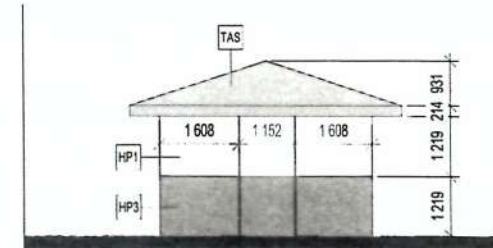
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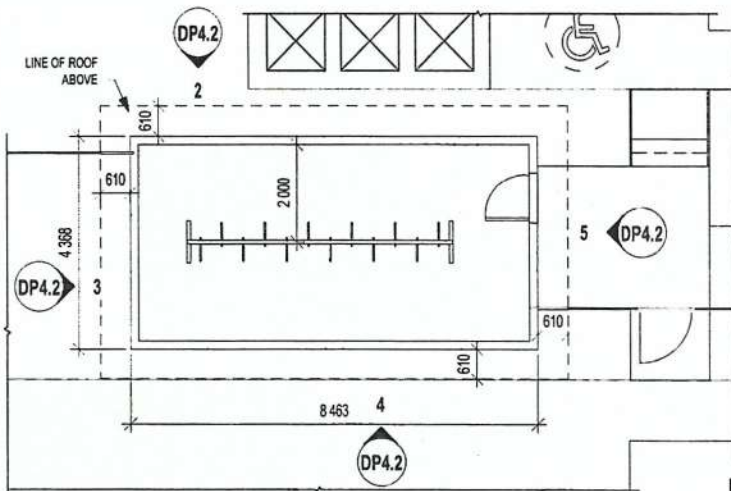
7 ROOF
DP4.2 SCALE: 1:100



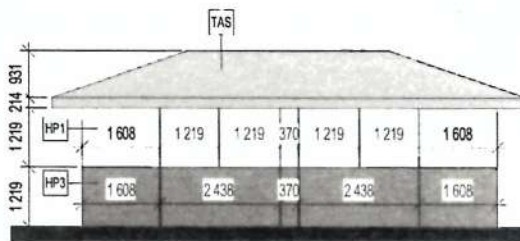
5 BICYCLE SHED EAST ELEVATION
DP4.2 SCALE: 1:100



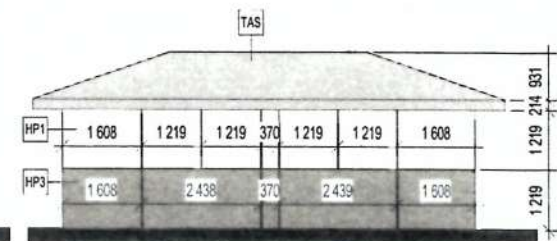
3 BICYCLE SHED WEST ELEVATION
DP4.2 SCALE: 1:100



6 FLOOR PLAN - BICYCLE SHED
DP4.2 SCALE: 1:100



4 BICYCLE SHED SOUTH ELEVATION
DP4.2 SCALE: 1:100



2 BICYCLE SHED NORTH ELEVATION
DP4.2 SCALE: 1:100

KEYNOTES	
TYPE MARK	DESCRIPTION
HP1	CEMENT BOARD PANEL CLADDING - ARCTIC WHITE
HP3	CEMENT BOARD PANEL CLADDING - PEARL GRAY
TAS	TEXTURED ASPHALT SHINGLE

VICTORIA EVERGREEN TERRACE

BICYCLE SHED

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scale:	approved:	
1:100	DS	
date:	project no:	drawing no:
2018/11/08	2018-10	DP4.2
		0



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