



## Council Report

For the Meeting of February 27, 2020

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**To:** Council **Date:** February 26, 2020

**From:** Karen Hoesle, Director, Sustainable Planning and Community Development

**Subject:** Update Council Report for Development Permit with Variances Application No. 00104 for 1309 & 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson Street

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### RECOMMENDATION

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00681, if it is approved, consider the following revised motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00104 for 1309 & 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson Street, in accordance with:

1. Plans date stamped January 24, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the height of the building on Parcel A from 40m to 42.76m for a rooftop structural wall projection;
  - ii. reduce the required number of residential parking spaces for the twelve-storey, mixed-use building on Parcel A from 87 to 70;
  - iii. reduce the required number of visitor parking spaces for the twelve-storey, mixed-use building on Parcel A from 11 to 6;
  - iv. reduce the required number of commercial parking spaces for the twelve-storey, mixed-use building on Parcel A from 21 to 0;
  - v. reduce the required number of residential parking spaces for the six-storey, multi-unit residential building on Parcel B from 102 to 59;
  - vi. reduce the required number of visitor parking spaces for the six-storey, multi-unit residential building on Parcel B from 10 to 0; and
  - vii. reduce the required number of commercial parking spaces for the existing Victoria Professional Building on Parcel C from 120 to 0.
3. The Development Permit lapsing two years from the date of this resolution."

### COMMENTS

#### Short-term Commercial Bicycle Parking

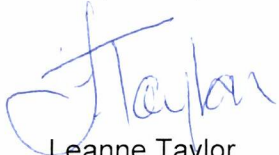
The applicant is providing the required number of short-term bicycle parking spaces for the commercial uses on Parcel A (11 bicycle parking spaces) and therefore, a variance is no longer

required. The recommendation provided for Council's consideration no longer includes this variance.

Parking for the Professional Office Building

For clarification purposes, the parking for the Professional Office Building on Parcel C would be provided in a new underground parkade on Parcel B given the inability to construct a parkade under the existing building and for this reason there is a large commercial parking variance associated with Parcel C as noted above. The commercial parking requirement for Parcel A and C, which contain the commercial uses, is a total of 141 parking spaces and the applicant is proposing to provide 107 parking spaces to be assigned to the office, retail, medical and daycare uses.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: February 26, 2020