



## Council Update Report

For the Meeting of May 14, 2020

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**To:** Council **Date:** May 8, 2020

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

**Subject:** **Update Report Development Permit with Variances Application No. 00106 for 1700 Blanshard Street**

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### RECOMMENDATION

That Council consider the following revised motion:

“That Council authorize the issuance of Development Permit with Variance Application No.000106 for 1700 Blanshard Street, in accordance with:

1. Plans date stamped April 24, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the building setback above 10m from 12.35 to 4.8 metres, measured at the highest building elevation on Blanshard Street
  - ii. **increase the balcony encroachment into the setback from 0.6 to 2.0 metres on Blanshard Street above the twentieth storey**
  - iii. reduce the building setback above 10m from 2.26 to 0.5 metres, measured at the highest building elevation on Fisgard Street
  - iv. **reduce the setback above 10m from 12.35 to 6.20 metres, above the fifteenth storey on Herald Street**
  - v. **increase the balcony encroachment into the setback from 0.6m to 2.8 metres on Herald Street above the twentieth storey**
  - vi. reduce the number of on-site short-term bicycle stalls from thirty-one to sixteen.
3. Registration of a Statutory Right-of-Way on Blanshard Street to secure passage over the fronting sidewalk.
4. Registration of an Encroachment agreement for building canopies.
5. The Development Permit lapsing two years from the date of this resolution.”

## EXECUTIVE SUMMARY

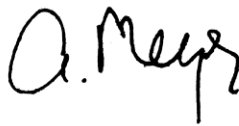
The purpose of this report is to present Council with updated information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1700 Blanshard Street. The proposal is to construct a twenty-three storey, mixed-use building containing approximately 245 residential units above ground-floor commercial units. The variances are related to reducing the building massing setback plane, increasing the balcony encroachments into the setbacks and reducing the on-site short-term bicycle parking requirements. An updated motion has been prepared in the recommendation, with the updated portions bolded, to reflect the review of this application following the preparation of the required legal agreements.

The building design has not changed from the application presented at Committee of the Whole on January 23<sup>rd</sup>, 2020; however additional variances were identified concurrent with the preparation of the required legal agreements. The additional variances include increasing the encroachment into the setback for the balconies on the upper three storeys on Blanshard and Herald Streets and an additional setback variance is required on Herald Street for the portion of the building above the fifteenth storey. The additional Herald Street variance was the result of initially calculating the variance from the wrong segment of the property line.

Respectfully submitted,



Miko Betanzo, Senior Planner – Urban Design  
Sustainable Planning and Community  
Development Department



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: May 13, 2020

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Committee of the Whole Report dated January 23, 2020
- Attachment D: Plans date stamped April 24, 2020