



Council Member Motion
For the Committee of the Whole Meeting of May 7 2020

To: Committee of the Whole **Date:** May 7 2020
From: Mayor Helps
Subject: Development Permit with Variances Application No. 00106 for 1700
Blanshard Street

BACKGROUND

At a January 9th Council meeting, Council forwarded an application for a Development Permit with Variances at 1700 Blanshard Street to an opportunity for public comment. It is not a rezoning application and does not require a public hearing. Please see attached Committee of the Whole report and minutes.

The attached letter was sent to myself and Council from Townline requesting that we waive the opportunity for public comment for their rental building. They are seeking financing from CMHC to secure 237 of the 245 units as below market units and affordable as defined by CMHC. In his letter, Mr. Illich outlines the time sensitivity of this application going forward for Council's consideration. The CMHC financing is a key element of the below-market rentals and CMHC will not confirm financing until a building permit is issued. The CMHC program is a national program with competition for limited financing across the country.

The recommendation below reflects the same process and language as that which Council supported for the Temporary Use Permit at 630 Speed Street. There will be an opportunity for people to comment in written form and for Council to consider this input before making a final decision.

RECOMMENDATION

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Development Permit with Variances.
2. That Council, subject to the preparation and execution of legal agreements to the satisfaction of the City Staff, and subject to the required notification and advertising that Council authorize the issuance of Development Permit with Variance Application No.000106 for 1700 Blanshard Street, in accordance with:
 - a. Plans date stamped November 7, 2019.
 - b. 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. Reduce the building setback above 10m from 2.26 to 0.5 metres, measured at the highest building elevation on Figgard Street
 - iii. Reduce the number of on-site short term bicycle stalls from thirty-one to sixteen.
- c. Registration of a statutory right-of-way on Blanshard Street to secure passage over the fronting sidewalk.
- d. Registration of an encroachment agreement for building canopies.
- e. The development permit lapsing two years from the date of this resolution.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Z. Helps'.

Mayor Helps