

DEVELOPMENT SERVICES INFORMATION PAGE

- OCP/Rezoning
- Subdivision
- Development Permit
- Development Variance Permit

Date: January 29, 2025
 Folio #: 4700002189.000
 File No.: **DP2025-81**

APPLICANT /OWNER QUESNEL TILLICUM SOCIETY		
PURPOSE OF APPLICATION <p>To review the form & character and floodplain aspects of a proposed new 5-storey, 35-unit apartment. The apartment's main floor is proposed to be above the flood construction level. In addition to the 35 residential units, an administrative office on the main floor and a communal lounge, kitchen and dining area is proposed on the 5th floor.</p> <p>Past iterations of the apartment were reviewed under DP2023-65. A new Development Permit review was required due to the increase of number of units, building footprint change, and exterior elevation changes. The property's zoning was amended in 2023 under OCP RZ2020-33 to a comprehensive development zone to allow for this particular use. A lot consolidation of all parcels is also proposed.</p> <p>Significant on-site paving and landscaping is proposed, in addition to off-site improvements including curb, sidewalk and storm sewer infrastructure. The existing catering (383 N Fraser Dr) and daycare (375 N Fraser Dr) buildings are to remain operational. Vehicular access will be from North Fraser Dr and the rear laneway.</p>		
CIVIC ADDRESS 319, 375, 383 North Fraser Drive		
LEGAL DESCRIPTION LOTS 4; 6-15 BLOCK 14 DISTRICT LOT 386 CARIBOO DISTRICT PLAN 772		
014-183-498	014-183-501	014-183-510
014-183-536	014-101-751	014-101-602
014-101-611	007-751-516	007-751-532
007-751-541	007-751-575	
ZONING: CD-1 (Quesnel Tillicum Society Comprehensive Development Zone)		
OCP DESIGNATION: WV (West Village and North Fraser Drive)		
TYPE OF DEVELOPMENT PERMIT X DP AREA: Commercial, Floodplain		