

LETTER OF INTENT

March 13th, 2025

Tanya Turner
Director of Development Services - City of Quesnel
410 Kinchant St,
Quesnel, BC V2J 7J5

Re: 319 North Fraser Drive Development Permit

Dear Ms. Turner,

Quesnel Tillicum Society (QTS) is pleased to submit the attached Development Permit application for building a new affordable housing development located at 319 North Fraser Drive. This letter of intent notes the building design rationale in concern to landscaping, vehicle, and bicycle parking, along with building considerations for the flood plain.

PROPOSED DEVELOPMENT

Quesnel Tillicum Society (QTS) owns 11 lots on approximately 38,190 square feet surrounding the QTS's Friendship Centre located at 319 North Fraser Drive. The site is now zoned under the CD-1-Quesnel Tillicum Society Comprehensive Development Zone. The total lots (#4-15) will be consolidated into one lot registered on title as part of the new comprehensive development zone.

QTS proposes to build a 5-storey residential building on lots 8-11 which will contain 35 affordable rental units for individuals, seniors and families. Housing will be supplemented by a communal space for building tenants located on the 5th floor.

There are currently three existing buildings located on the site including uses for catering, childcare and QTS's Friendship Centre and Administration Office. These structures will remain on the larger site in addition to the proposed new building.

On the West side of lots 12-15 are currently two small buildings used as a shed and storage. Those buildings will be removed from the site to accommodate parking stalls along the Daycare and Catering buildings.

BUILDING CONSIDERATIONS

The building design adheres to the 30m floodplain setback with design of the ground floor level raised by 1.8m above grade due to the flood plain level. The grade elevation on the North Fraser Drive is 472.8m and the elevation of the main entrance is 474.60m. Access to the building is secured by the series of stairs and ramps for accessibility. Also, bleachers and planters are incorporated for landscaping purposes. Sloped terrain is supplemented by the planting beds with trees, shrubs, grass and retaining walls.

PARKING AND BIKE STORAGE

The parking and bike storage allocated to the project are required by the proposed Comprehensive Development Zone to support the multiple uses on site including the new affordable housing, Friendship Centre, childcare and catering. The main entrance to the building fronts North Fraser Drive with the rear entrance adjacent to the tuck under building parking and parking lot. The parking lot includes 18 parking stalls and there are 47 parking stalls on the entire property. 20% of all parking stalls are allocated for small cars.

Although the original calculation determined a requirement of 65 stalls, the CD-1 zoning specifies 49 stalls and the current proposal allocates 47 stalls. The proposed number of parking stalls represents the maximum number possible given site size and considers the needs of target tenants for affordable housing and the existing Friendship Centre. To further accommodate parking needs, QTS have plans to develop 340 Elliot Street for overflow parking during gatherings and events held at the Friendship Centre Building. 340 Elliot Street is located across from the existing Friendship Centre and the property is owned by QTS.

A variance is requested to allow for the reduction of required parking to 47 stalls, justified by the anticipated lower car ownership rates of affordable housing tenants, the proximity of public transit, and the availability of overflow parking at 340 Elliot Street.

Additionally, a variance is requested to allow maneuvering into and out of certain parking stalls directly onto city ROW (N Fraser Dr and the rear laneway). This applies specifically to stalls 10-18, 27-36, and 37-47. The design considers safety measures, including adequate sightlines and proper signage to mitigate potential conflicts. Given the site's constraints and the necessity of optimizing available parking, this layout provides the most efficient use of space while ensuring functional site circulation.

A bike room with 8 stalls for bikes and 2 stalls allocated for scooters is located on the ground floor. On the North, South and East sides, there are 5 areas that allow for 12 outdoor bike racks. In total, 55 outdoor bike racks are situated on the site.

LANDSCAPING

QTS proposes to build the proposed new building on lots 8-11 with allocated project funding for the building while lots 12-15 will support additional parking stalls for the site. Additionally outdoor bike racks will be added as part of the parking and bike parking requirements. A snow storage area is proposed for the north side of the site, with access from the back alley, to accommodate snow during the winter. At the south side, a planter and a bench provide connection from the building to the existing friendship centre.

In total, 7 trees with a trunk perimeter of 0.1 m to 0.65 m will be removed from the site to accommodate the proposed development (See attached designs for reference).

CLOSING

Based on the surrounding land uses, close amenities, and ideal location, QTS has identified this site for increased residential density and feel the development permit for the proposed development can help meet the housing needs of local residents and the goals of adding more affordable housing to the Quesnel area.

We look forward to the City's final review of the proposed Rezoning and Development Permit application. Should any further information or clarification be required, please feel free to contact the undersigned.

Sincerely,

Tony Goulet
Executive Director
Quesnel Tillicum Society
(250) 992-8347