

City Staff Report

Report Date: January 09, 2024
Meeting Date: January 16, 2024

To: City Manager
From: Director of Development Services
Subject: Official Community Plan (OCP) and Zoning Amendment for 668 Doherty Drive

Purpose

The purpose of this report is for Council first and second reading of the Official Community Plan and Zoning Amendment Bylaw No.1957 and 1958 to permit a 17-unit apartment at 668 Doherty Drive.

Summary

- This development application is to convert a commercial building into a 17-unit residential apartment.
- The project requires an OCP/Zoning amendment, and the form and character changes shall be reviewed under a Development Permit.
- Staff are recommending a spot zone as the proposed apartment does not meet any multi-unit zoning regulations.

Recommendation

THAT Council provides first reading of the proposed Official Community Plan Amendment Bylaw No.1957 and Zoning Amendment Bylaw No.1958 to allow the use of residential apartment in a commercial area on LOT F DISTRICT LOT 704 CARIBOO DISTRICT PLAN 5008.

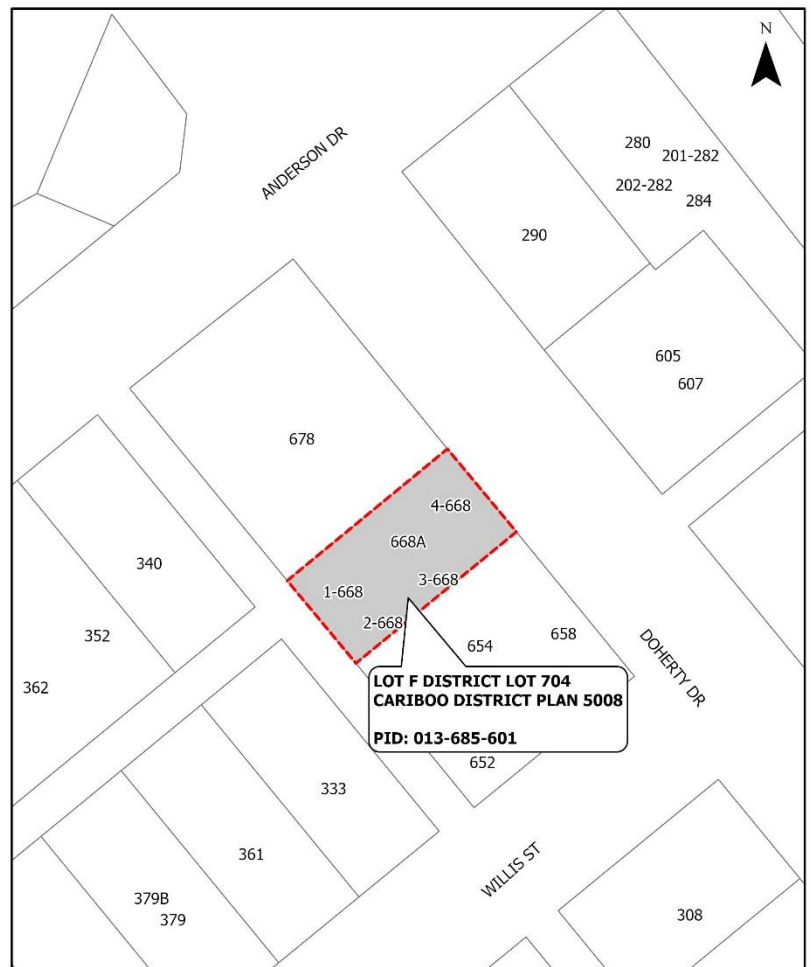
AND THAT Council has considered consultation as per section 475 of the Local Government Bylaw and that staff does not recommend additional consultation as the City received no correspondents against the previous application.

Statutory Requirements

- Community Charter
- Local Government Act – Part 14 – Planning and Land Use Management

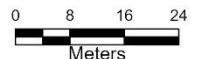
Section 475 - During the development of an official community plan, or the repeal or amendment of an official community plan,

OCPRZ2023-43/DP2023-63- 668 DOHERTY CITY OF Quesnel



Legend

- Parcels
- ▭ Subject Property



November 1, 2023
Development Services Department



the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected.

(2) For the purposes of subsection (1), the local government must

(a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and

(b) specifically consider whether consultation is required with the following:

(i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;

(ii) the board of any regional district that is adjacent to the area covered by the plan;

(iii) the council of any municipality that is adjacent to the area covered by the plan;

(iv) first nations;

(v) boards of education, greater boards and improvement district boards;

(vi) the Provincial and federal governments and their agencies.

(3) Consultation under this section is in addition to the public hearing required under section 477 (3)(c).

Council Policy

- Official Community Plan Bylaw No. 1879, 2019
- Zoning Bylaw No. 1880, 2019
- Development Application Procedures Bylaw No. 1531, 2002

Strategic Objective

N/A

Background

Previous OCP/Zoning Amendment Application (2021)

The applicants proposed to convert a commercial building into a 15-unit apartment dwelling by adding a 3 storey within the building envelope in 2021. The proposed development required an OCP and Zoning amendment to allow for residential use only in a commercial area. A Development Permit was required for a change in form and character and to reduce parking from 18 to 3 stalls.

Consultation and a public hearing were completed, and Council provided third reading on May 3, 2022, subject to the applicants submitting a complete development permit application before final reading. No progress was made, and the amendment bylaws lapsed on May 3, 2023.

New OCP/Zoning Amendment Application (2023)

The property owners have submitted a second application to convert their two-storey commercial building into an apartment. The proposed apartment will include 17 new units constructed by the addition of a third storey within the building envelope. Note the Building Inspectors prior review determined the building has sufficient height to allow for addition of an additional storey inside the building's existing envelope. The units will range between 313 ft² - 536 ft² in floor area. A floor plan is attached. The proponents have confirmed on December 18, 2023, the apartment will have 17 dwelling units now that the mechanical and electrical room are designed. This development will require an OCP and Zoning amendment to allow for residential use only in a commercial area – currently commercial activity is required on the ground floor.

October 24th, 2023, council had asked that more bike/scooter parking was incorporated into the plans. The architect has increased bike parking from 5 stalls to 16 stalls, which will be located on the first floor.

Title Charges

A covenant (D377B) was placed on 668 Doherty Dr. on February 2, 2000 - The building will only be used for commercial purposes, and additional parking is supplemented at 469 Anderson Drive. This covenant was removed from title in November of 2023.



Parking

The applicant is proposing the addition of three accessible parking spaces and 16 bike parking stalls are proposed on the first floor. All stalls will be accessed from the rear lane. A variance will be required as the property cannot accommodate the required number of parking stalls. During the Development Permit stage, the proponent will request to vary 17 stalls. The site plan shows 2 parking stalls along the street. These will not be included in the overall parking count as per section 5.3.1 Zoning Bylaw.

Zoning – spot zone

Proposed Uses

- A spot zone is recommended as the proposal does not meet the lot coverage, FAR, density, lot frontage or setbacks of any existing multi-family residential zones.
- C-2 does allow apartment dwellings as the principal use as long as the dwelling units are located above the ground floor of a commercial activity and have a separate ground level entrance.

Proposed Density

The maximum density defined that would be defined in the spot zone is 17 units.

There are three options to completing a zoning amendment:

- 1) provide a clause in the C-2 zone that allows for the apartment use such as:

The use of apartment is permitted as a principle use on LOT F DISTRICT LOT 704 CARIBOO DISTRICT PLAN 5008 with a maximum unit number of 18 units.

- 2) Allow apartment use in the C-2 zone.
- 3) Create a new zone (ie C-2R) that would allow a mix of commercial and residential uses.

Staff recommend proceeding with the first option and providing consideration of options 2 and 3 during the next master Official Community Plan and Zoning Bylaw update.

OCP

Council's vision for the West Village does encourage market, non-market and multi-generational housing options targeting youth, seniors, singles, couples, and families.

- The development is creating smaller units to provide affordable housing for single individuals and seniors. All ground floor units are designed to be accessible. See Rational Letter.

However, staff recommend making the following changes to the General Residential Policy (Section 5.1.2) and General Commercial Policy (5.2.2) of the Official Community Plan to provide clear authorization for residential use in Commercial Area designations:

- 1) Section 5.1 General Residential Policy

Current Policy:

3. Direct residential development to areas designated for residential uses on the Land Use Map (Schedule B).

Proposed Policy:

.3 Direct residential development to areas designated for residential uses on the Land Use Map (Schedule B) or consider multi-unit residential developments within commercial areas on a site by-site basis through a zoning amendment application.

- 2) Section 5.2 General Commercial Policy

Current Policy:

.2 Encourage mixed-use development with ground floor commercial uses and residential units above in the Downtown and West Quesnel.



Proposed Policy:

.2 Encourage mixed-use development with ground floor commercial uses and residential units above or multi-unit residential developments within commercial areas on a site-by-site basis through a zoning amendment application in the Downtown and West Quesnel.

Surrounding Land Uses

North	Commercial
East	Commercial and Multi-Unit Residential
South	Mix of Commercial and Single-Family Residential
West	Single-Family Residential

PROCESS OUTLINE		
Application submission	Sept.13/23	Application received
Referrals	Sept.19/23	Referrals sent to internal and external agencies
Introduction to Council	Oct.24/23	Request direction from Council to draft bylaws once unit numbers are confirmed.
Final application submission	Dec.18/23	Confirmation of unit numbers.
Report to Council – Bylaw consideration	Jan.16/24	Application and Bylaw to Council –first reading
2 nd reading of the bylaw	Jan.30/24	Application and Bylaw to Council – second reading
Public Hearing	Feb.20/24	Public Hearing
3 rd reading of bylaw	Mar.5/24	3 rd Reading and DP review
MOTI Approval	Mar. 6/24	MoTI to sign bylaw
Bylaw Adoption – final reading	Mar.19/24	Bylaw Adopted

Referrals

Building Department: 1.Snow storage missing. 2. The 5' heigh fence at the front impedes secondary exit window from unit 105. 3. The gates on the 5' heigh fence must swing outward and this will impede onto the City's sidewalk. 4. I will need a parking lot lighting plan; this must include type of lights to confirm compliance with energy efficiencies.	West Quesnel BA: No comment as of date.
Fire Department: Access and water supply are adequate, a hydrant is approximately 30m away	Telus: TELUS has no concerns with proposed amendments.



Capital Works: No comment as of date.	Fortis BC: No comment as of date.
Public Works: No comment as of date.	Rogers: No concerns with proposed amendments.
Bylaw: Lack of parking is a concern; this would force people to park on the streets creating extra hazards and congestion at a main intersection into this neighbourhood.	BC Hydro: No comment as of date.

Attachments

- Elevation Plan
- Site Plan
- Floor Plan
- Rational Letter

Concurrence

- Building Department

Options

1. Draft amendment bylaws.
2. Request further information.
3. Deny application.