

City Staff Report

Report Date: July 15, 2021
Meeting Date: July 20, 2021

To: City Manager
From: Director of Development Services
Subject: OCP and Zoning Amendment for 668 Doherty Drive and 333 Will Street

Purpose

To review an amendment to the Zoning bylaw and Official Community Plan (OCP) to allow for the conversion of a two-level commercial complex to a three-level apartment at 668 Doherty Drive, with associated parking and amenity space at 333 Willis Street.

Summary

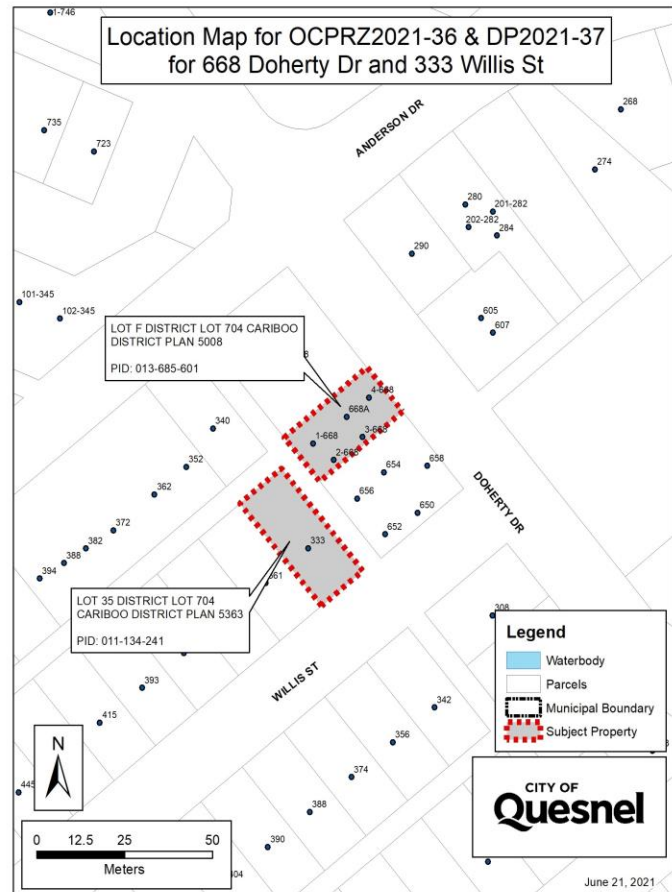
- The properties at 668 Doherty Drive and 333 Willis Street require an OCP and Zoning amendment to allow the conversion of a two-level commercial complex to a three level apartment with 15 units that range between 29.5 m² and 69.2 m² in floor area.
- The apartment will be located at 668 Doherty, while the parking and an amenity building is proposed to be at 333 Willis St, across the back lane.

Recommendation

THAT Council directs staff to proceed with the application to amend the zoning of 668 Doherty Drive for the conversion of a commercial building into a 15 unit apartment utilizing 333 Willis for the associated parking;

AND THAT Council directs staff to draft amending bylaws subject to obtaining:

- 1) Confirmation on the use of amenity space;
- 2) Plans for façade changes that will be required for the conversion,
- 3) Linking the lots so they become one legal title or utilization of a covenant to not allow sale of one property without the other,
- 4) Updated parking plan to be submitted with the development permit, and
- 5) Storm water management plans.





Statutory Requirements

- Local Government Act
- Community Charter

Council Policy

- Official Community Plan Bylaw No. 1879, 2019
- Zoning Bylaw No. 1880, 2019

Strategic Objective

- Identify housing opportunities: work with developers, the non-profit sector and funding agencies (BC Housing).

Background

Building History

668 Doherty Dr.

- In 1998, the original building was demolished and a new commercial/residential building was constructed the same year.
- In 1999, a change in occupancy occurred and the main floor was altered.
- In 2000, a covenant was placed on the building for the property to be used for commercial purposes only. Parking requirements were not met and were supplemented on Parcel A (PE9434) of Block 3, DL 704, Cariboo District, Plan 5248, also owned by the applicant.
- The covenant must be removed prior to the change in building use.
- Façade changes to the exterior will be reviewed under the development permit.



333 Willis St

- The single-detached building was constructed in 1959, and is currently used as a rental.

Proposed Development

668 Doherty Dr.

- 15 new units will be constructed among 3 separate levels. The units will range between 29.5 m² and 69.2 m² in floor area. See attached Floor Plans.
- Three parking spaces, including one accessible space, will be located directly behind the apartment. See attached Site Plan.

333 Willis St

- The applicant is proposing to convert the single-detached dwelling into an amenity space for residents only – stating that the space would be used for daycare or a clubhouse as well as utilizing basement for storage. A change of occupancy permit will be required to review the building changes.
- As most of the lot will be paved, the landscaping is minimal, plans include 7 ornamental trees and fountain grass shrubs planted throughout the lot. See attached Site Plan.



- An accessory building on the property is to be removed and will require a demolition permit.

Parking Plan

- 333 Willis is to be paved along the front, east side, back of the lot to incorporate 12 parking spaces. See attached Site Plan.
- Staff have concerns with residence backing out into the alley as this is a highly utilized route with limited visibility.
- Residents will be crossing this alley to access the communal space and parking area, which increases pedestrian traffic.
- 3 spaces, including an accessible stall is proposed on 668 Doherty.
- As per section 5.7.4 (d) all traffic manoeuvring into and out of parking spaces must be on site. Based on current plan this will need to be varied.
- The increased paved area will result in water run-off and increased temperatures within the area. A plan to retain storm water on site will be requested.
- A minimum of one electric charging station and five bicycle parking spaces is required.
- Final parking plans will be considered under the development permit review.

Zoning

- No current multi-unit residential zone would allow for the proposed development. A table reviewing the proposal based on existing multi-unit residential zones is provided below.
- A new zone is recommended to allow a high density of 59 units per acre or provide a floor area ratio (FAR) density calculation.
- FAR density provides density in the form of building space used for residential per area of the subject land instead of specifying density in terms of number of units.
- It is recommended a zone be created – similar to the C-3R zone - that could be utilized for considering the conversion of other units in the West Village commercial area. This zone allows residential development with a FAR of 5.

	668 Doherty Dr	333 Willis St	Lots together	RM-3	RM-4
Lot coverage (%)	77.2 for building only, near 100 w/ parking	52 including parking	75 including parking areas	70 including paving	70 including paving
FAR	1.87	0.19	0.97	1.5	n/a
Density	126 units per acre	n/a	59 units per acre	48 units per acre	48 units per acre
Lot frontage	15.2 m	15.2 m	n/a	30 m	30 m
Min. lot size m ²	481.83	556.69	1038.52	n/a	n/a
Setbacks (m)					
Front	0	6.49	n/a	7.5	5
Rear	5.7	~17	n/a	3	3
Interior	0	2.4	n/a	3	3
Exterior	0	3.66	n/a	3	3

Development Permit

- 333 Willis St and 668 Doherty Dr. will require a development permit to review the change in the building's form and character as well as site design.

Site Characteristics

Location	668 Doherty Drive
Site Area	481.83 m ² (approx. 0.12 ac)
Current Use	Commercial
Zoning	C-2 (West Quesnel Business District Commercial)
Official Community Plan Land Use Designation	WV
Development Permit Area	West Quesnel
Servicing	City water and sewer.



Location	333 Will Street
Site Area	556.69 m ² (approx. 0.14 ac)
Current Use	Residential
Zoning	RS-1 (Single and Duplex Residential)
Official Community Plan Land Use Designation	SDR
Development Permit Area	N/A
Servicing	City water and sewer.

Surrounding Land Uses

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

PROPOSED PROCESS OUTLINE - subject to change		
Authorization to draft bylaws and consider process.	July 20	Initial consideration
<i>OCP/Zoning Amendment</i>	<i>Aug 3</i>	<i>Application and Bylaws to Council – 1st reading; establish consultation requirements and set public hearing.</i>
<i>Consultation activities</i>	<i>Aug 5 - 15</i>	<i>TBD – decide specifics at Feb 2 meeting.</i>
<i>Report to Council</i>	<i>Aug 24</i>	<i>Consultation Complete and report to Council – 2nd reading</i>
<i>Public Hearing</i>	<i>Sept 3</i>	<i>Public Hearing</i> <i>Third Reading - subject to conditions. Development Permit/Variances Consideration.</i>
<i>DP and Bylaw final approval</i>	<i>Sept 24</i>	<i>Development Permit consideration to approve form and character and Final Reading of bylaw.</i>
<i>Lot consolidation – Covenant</i>		<i>Can be started any time but must be complete prior to building occupation.</i>

Referrals

<p>Building Department:</p> <ul style="list-style-type: none"> A rock pit is to be designed for the Willis Street property to retain run off from the paved parking spaces. I suggest there should be a walk created down the alley for the residence of the new Doherty 	<p>Capital and Public Works:</p> <p>The parking being accessed off the lane is a bit of a safety issue as that lane is a blind “T” and hard to see vehicles in any direction.</p>
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<p>units, they should not be walking down the lane it is unsafe.</p> <ul style="list-style-type: none"> • Also there should be a cross walk for the tenants across the Alley. • A lighting plan will be required at permit stage for exterior lighting of both properties. • There should be a dedicated path from the exit stairs of 668 Doherty at the rear between 2 and 3 parking stalls for egress. • The water line and possibly the sewer laterals will need to be increased. 	<p>A snow clearing plan will need to be submitted.</p>
<p>Fortis BC: No objection as work is unaffected</p>	<p>Shaw: No comment as of date.</p>
<p>Telus: No concerns with the development. If approved; developer should contact TELUS Developer Relationship Management (DRM) team with the details of the development.</p>	<p>Fire Department: The Quesnel Fire Dept. has no issues with the development as there is hydrant protection near by and adequate access.</p>
<p>BC Hydro: No objection as work is unaffected.</p>	<p>School District No. 28: No comment as of date.</p>
<p>Utilities Superintendent: No comment as of date.</p>	<p>West Quesnel Business Association: No comment as of date.</p>

Attachments

- Justification Letter
- Site plan
- Floor Plans

Concurrence

N/A

Options

1. Direct staff to prepare amending bylaws.
2. Request further information.
3. Deny application.