

# City Staff Report

Report Date: March 2, 2022  
Meeting Date: March 15, 2022

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

## Purpose

Provide second reading to an amendment of the Official Community Plan (OCP) and Zoning Bylaw to allow the conversion of a two-level commercial complex to a three-level apartment at 668 Doherty Drive.

## Summary

- On November 23, 2021 Council considered the development proposal and expressed concern regarding the size of units, lack of storage within the units, and lack of bike storage.
- The proponent reviewed the plans, made some adjustments and refined their justification letter for this development and the need for smaller units.
- Staff are recommending: 1) Require proponent to hold a public information session on their proposed development prior to the Public Hearing; and 2) providing second reading of the proposed OCP and Zoning Amendment Bylaws, and sets the public hearing date for May 3, 2022.

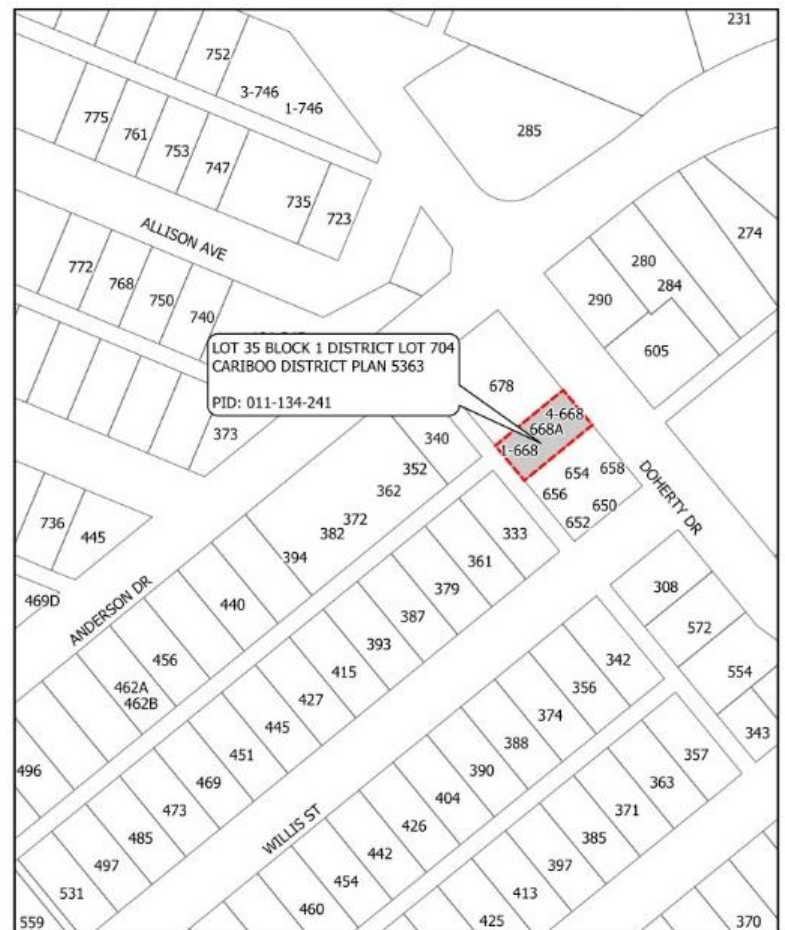
## Recommendation

THAT Council provides second reading of the proposed Official Community Plan Amendment Bylaw No.1912 and Zoning Amendment Bylaw No.1913;

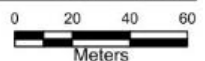
AND THAT Council sets the public hearing date for May 3, 2022 in Council Chambers at 6:00pm to allow the use of residential apartment in a commercial area on LOT F DISTRICT LOT 704 CARIBOO DISTRICT PLAN 5008;

AND THAT COUNCIL reconsiders consultation requirements set at the November 23, 2021 Council meeting and further require that the proponent hold a public information session prior to the public hearing that must be advertised to all businesses and residents within 100m of the subject property.

## Location Map - OCP RZ2021-36



**Legend**  
■ Subject Property  
■ Waterbody  
□ Parcels



November 3, 2021  
Development Services Department



## 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, 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
  - 5.2.2 (8) Promote “Complete Community” practices in all commercial areas to improve the attractiveness of the area, pedestrian and cyclist safety, transit connections, and public realm amenities.
  - 5.2.4 (6) Encourage a mix of commercial, residential, institutional, and recreational uses in the area.
  - 5.2.4 (7) Explore opportunities to enhance West Village a welcoming and vibrant place with mixed-use developments, live-work units, small businesses, artist studios, galleries, restaurants, cafes, bistros, or other complementary uses.
- Zoning Bylaw No. 1880, 2019

## Strategic Objective

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

## Background

### 668 Doherty Dr.

- The apartment conversion will include 15 new units constructed among 3 separate levels. The units will range between 305 ft<sup>2</sup> and 756 ft<sup>2</sup> in floor area. See attached Site Plans.
- This development will require an OCP and Zoning amendment to allow for residential use only in a commercial area.
- Three parking spaces, including one accessible space and covered bike storage, will be located directly behind the apartment. A variance will be required as the property cannot accommodate the required number of parking stalls (this will be considered at Development Permit Review). See attached Site Plans.



- The applicant is proposing market housing that will support low-income seniors and individuals living on income assistance as they believe these demographics are in need of housing.
- 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.
  - The Transferee (the City of Quesnel) agrees that if and when the requirement for parking is no longer required off-site due to the change in the use of the building on 668 Doherty or change in City regulations, that the transferee will provide a release for this covenant upon the request of the Transferors (Tarsem Dhillion).

Proposed Zone – 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 zones.
- The spot zone will allow an apartment dwelling use at this location in the existing commercial building.

*Proposed Density*

- The maximum density defined in the spot zone is 15 units.

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 low-income/affordable housing for singles and seniors. See attached Justification Letter.

Surrounding Land Uses

<b>North</b>	Commercial
<b>East</b>	Commercial and Multi-Unit Residential
<b>South</b>	Mix of Commercial and Single-Family Residential
<b>West</b>	Single-Family Residential

<b>PROPOSED PROCESS OUTLINE - subject to change</b>		
Authorization to draft bylaws and consider process.	July 20	Initial consideration
OCP/Zoning Amendment consideration	Sept. 28	Application and Bylaws to Council – 1 <sup>st</sup> reading; establish consultation requirements
Report to Council	Nov. 23	1 <sup>st</sup> reading; establish consultation requirements
Report to Council	Mar. 15	2 <sup>nd</sup> reading. Set Public Hearing date
Consultation Activities	Apr. 1	Send correspondences to the West Quesnel Business Association and L’htako Dene First Nation
Public Hearing	Apr. 26	Public Hearing
Report to Council	TBD	3rd Reading - subject to obtaining a building permit that is ready to be issued and applications for Development Permit/Variations Consideration.



Bylaw final approval	TBD	Final Reading of bylaw.
Development Permit	TBD	Development Permit consideration to approve form and character and provide any variance consideration

On November 23, 2021, Council expressed concern regarding the size of units, lack of storage within the units, and lack of bike storage. The plans have been revised to include the following:

- The dwelling unit sizes are 305 to 756 square feet. Although the units are small, it meets the spatial requirements listed in the BC Building Code;
- Each unit has a minimum of one closet for storage; and
- Covered bike storage is located at the back of the building.

### **Attachments**

Justification Letter

Site Plans

### **Concurrence**

N/A

### **Options**

1. Provide second reading and set the public hearing.
2. Request further information.
3. Deny application.