

# City Staff Report

Report Date: November 8, 2021  
Meeting Date: November 23, 2021

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

## Purpose

Provide first 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

- Provide first reading of the proposed OCP and Zoning Amendment Bylaws.
- On July 20, 2021 Council directed staff to proceed with the application to amend the zoning of 668 Doherty Drive for the conversion of a commercial building, subject to obtaining additional information.
- The Site Plan has been revised to not include the Willis property to subsidize parking requirements
- A variance to reduce parking requirements will be requested with the Development Permit

## Recommendation

THAT Council provides first reading of the proposed Official Community Plan Amendment Bylaw No.1912 and Zoning Amendment Bylaw No.1913 to allow the use of residential apartment in a commercial area on LOT F DISTRICT LOT 704 CARIBOO DISTRICT PLAN 5008.

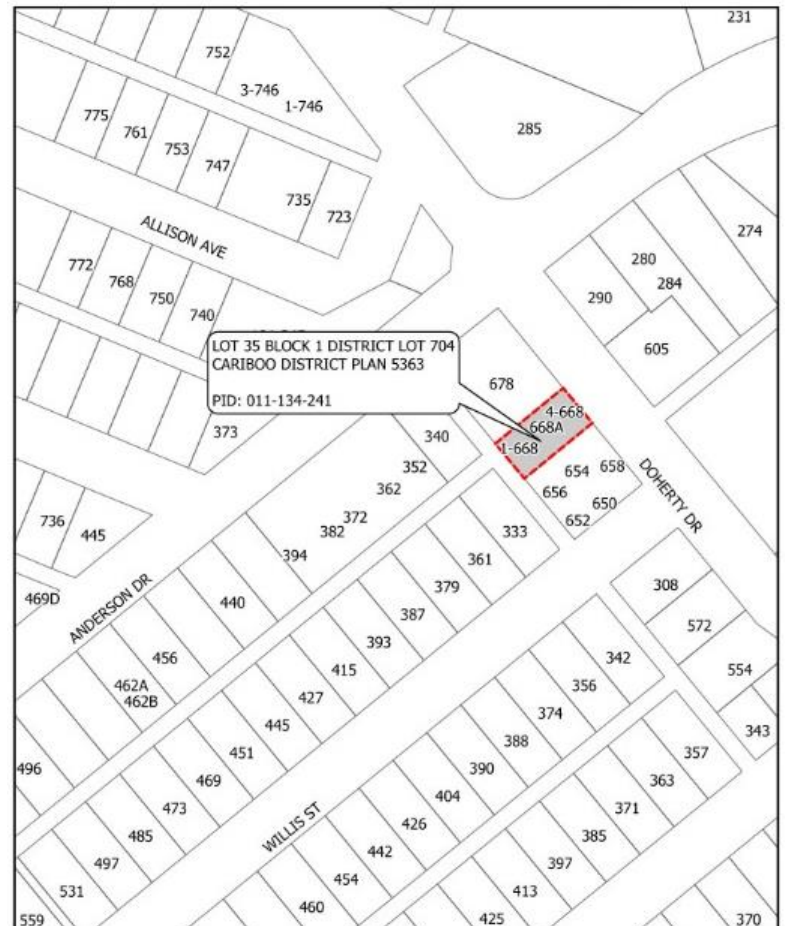
AND THAT Council has considered consultation as per section 475 of the Local Government Bylaw directs staff as follows to send correspondences to the West Quesnel Business Association and the L'htako Dene First Nation

## Statutory Requirements

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

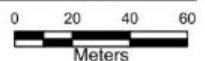
**Section 475** - During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it

## Location Map - OCPRZ2021-36



### Legend

- Subject Property
- Waterbody
- Parcels





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).

- Community Charter

### 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 29.5 m<sup>2</sup> and 69.2 m<sup>2</sup> in floor area. See attached Floor 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, 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 Plan.
- The applicant is proposing low-income housing that will support 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 – C-2R (West Village Residential)**

*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 is 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 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	Sept. 28	Application and Bylaws to Council – 1 <sup>st</sup> reading; establish consultation requirements and set public hearing.
Report to Council	Nov. 23	Application and Bylaws to Council – 1 <sup>st</sup> reading; establish consultation requirements and set public hearing.  Consultation Complete and report to Council – 2 <sup>nd</sup> reading
Consultation Activities	TBD	Decide specifics at Nov. 23 meeting.
Public Hearing	Dec. 21	Public Hearing



Report to Council	Dec. 21	Third Reading - subject to conditions. Development Permit/Variations Consideration.
DP and Bylaw final approval	TBD	Development Permit consideration to approve form and character and Final Reading of bylaw.

The OCP and Zoning amendment was first introduced to Council on July 20, 2021 and Council directed 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, subject to the following:

- 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.

The OCP and Zoning amendment application is to proceed to first reading. A parking and façade plan have been obtained and the remaining requirements are no longer applicable. The Site Plan has been revised to only include the 668 Doherty Drive property and the 333 Willis property will no longer be included in the OCP/Zoning amendment and remain as its current use.

### **Attachments**

Justification Letter

Elevation and Site Plan

Draft OCP Amendment Bylaw No. 1912

Draft Zoning Amendment Bylaw No. 1913

Covenant D377B

### **Concurrence**

N/A

### **Options**

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