

# City Staff Report

**Report Date:**      **October 16, 2023**

**Meeting Date:** October 24, 2023

**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 to obtain Council's authorization to draft new bylaws to amend the official community plan and zoning bylaw to permit an 18-unit apartment at 668 Doherty Drive.

## Summary

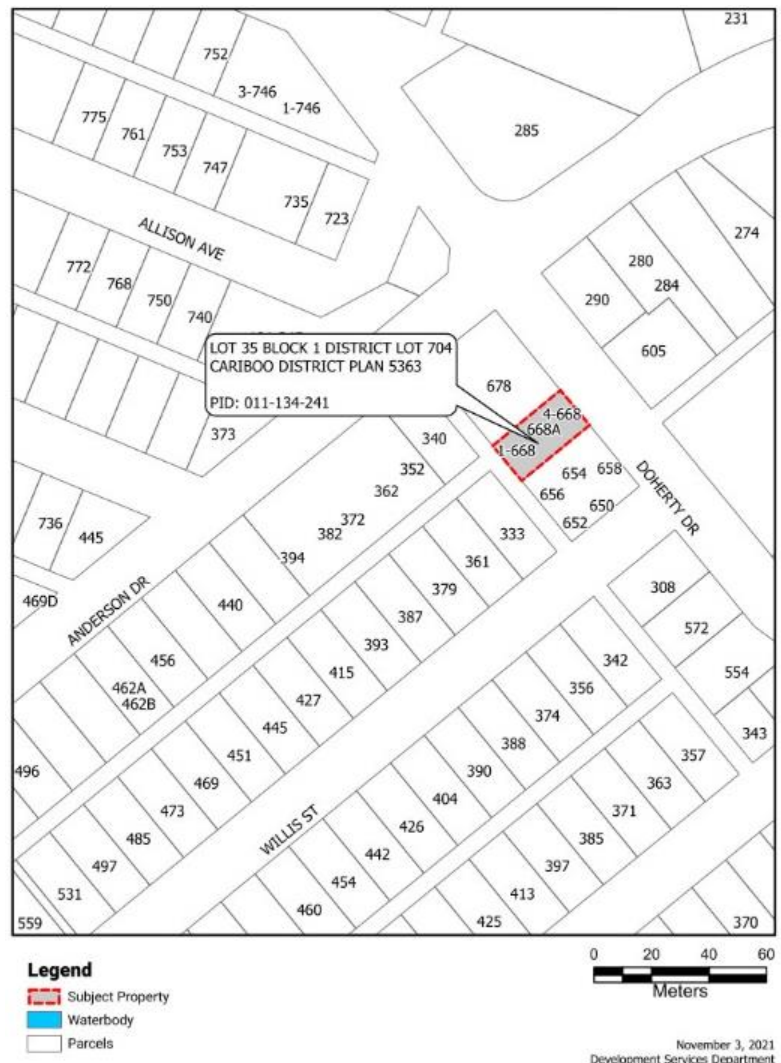
- A previous Official Community Plan/Zoning amendment application for this property was received in 2021 for the conversion of a commercial building into a 15-unit apartment, the bylaws expired in May of this year due a lack of submitting a development permit.
- This development application is to convert the building into an 18-unit residential apartment.
- The proponent must confirm number of units once the mechanical and electrical more is added to the floor plan. This may decrease proposed number of units on the ground floor.
- The project requires an OCP/Zoning amendment, and the form and character changes shall be reviewed under a Development Permit.

## Recommendation

THAT Council directs staff to draft bylaws to amend the Official Community Plan and Zoning Bylaw to all for the conversion of the commercial building at 668 Doherty Drive into an apartment up to 18-units for Council's consideration.

## Statutory Requirements

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





## **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 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 17-18 new units constructed among 3 separate levels. 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 ft<sup>2</sup> - 536 ft<sup>2</sup> in floor area. A preliminary floor plan is attached. The proponents will confirm unit numbers once the size of the mechanical and electrical room is determined. 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.

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/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 Dhillon).
- The covenant will be removed from the property title.

### **Parking**

Three parking spaces, all accessible spaces and five covered bike storage spaces, 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 18 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 17-18 units. Unit numbers to be confirmed.

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 singles 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

<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
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### **Attachments**

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

### **Concurrence**

N/A

### **Options**

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