

**DEVELOPMENT SERVICES INFORMATION PACKAGE**

- OCP/Rezoning
- Subdivision
- Development Permit
- Development Variance Permit

Date: January 22, 2021  
 File No.: RZ2020-33

<p><b>APPLICANT</b>          Formline Architecture</p>
<p><b>OWNER</b>          Quesnel Tillicum Society</p>
<p><b>PURPOSE OF APPLICATION -</b>          To rezone the property to a comprehensive development zone that would allow for a combination of the following uses:</p> <ul style="list-style-type: none"> <li>• Apartment (34 units)</li> <li>• Day care</li> <li>• Catering/food service</li> <li>• Assembly</li> <li>• Civic use</li> </ul> <p>Currently, the property is being used for all the above uses except for apartment. The existing buildings that will be included in this zoning amendment are:</p> <ul style="list-style-type: none"> <li>• Quesnel Tillicum Society/Friendship Centre building – 319 N Fraser Dr.</li> <li>• Day care building – 375 N Fraser Dr.</li> <li>• Catering service building – 383 N Fraser Dr.</li> </ul> <p>The proposed development of the lot focuses around a new 5-storey, 34 unit apartment. The apartment would consist of affordable housing units rather than market value and would include a number of amenities which are described in the attached justification letter and plans. All residential units will be located above the first floor due to the proximity to the Fraser River and flood risk. A portion of parking will be covered by the building itself.</p> <p>A comprehensive development zone will be drafted to accommodate the number of uses on a single property. The existing uses would be related to the apartment and each other in terms of function.</p> <p>The property currently consists of 11 separate lots which will be consolidated prior to building occupancy. Separate Development and Building Permits will be required prior to construction.</p>
<p><b>CIVIC ADDRESS</b>          319, 375, 383 North Fraser Drive, Quesnel</p> <p>Note that the address of the proposed apartment has not yet been assigned.</p>
<p><b>LEGAL DESCRIPTION</b>          LOTS 4; 6-15 BLOCK 14 DISTRICT LOT 386 CARIBOO DISTRICT PLAN 772</p>

014-183-498	014-183-501	014-183-510
014-183-536	014-101-751	014-101-602
014-101-611	007-751-516	007-751-532
007-751-541	007-751-575	

**CURRENT:**

**ZONING**

**OCP DESIGNATION**

C-2A (N Fraser Dr. Local Commercial)/  
P-1 (Civic Assembly and Institutional)

WV (West Village and N Fraser Dr.)

**TYPE OF DEVELOPMENT PERMIT**

West Quesnel Commercial DP Area – DP will be applied for shortly for review of form, character, and overall site design