

# City Staff Report

**Report Date:** August 26, 2019  
**Meeting Date:** September 3, 2019

**Application No.:** DP2019-24

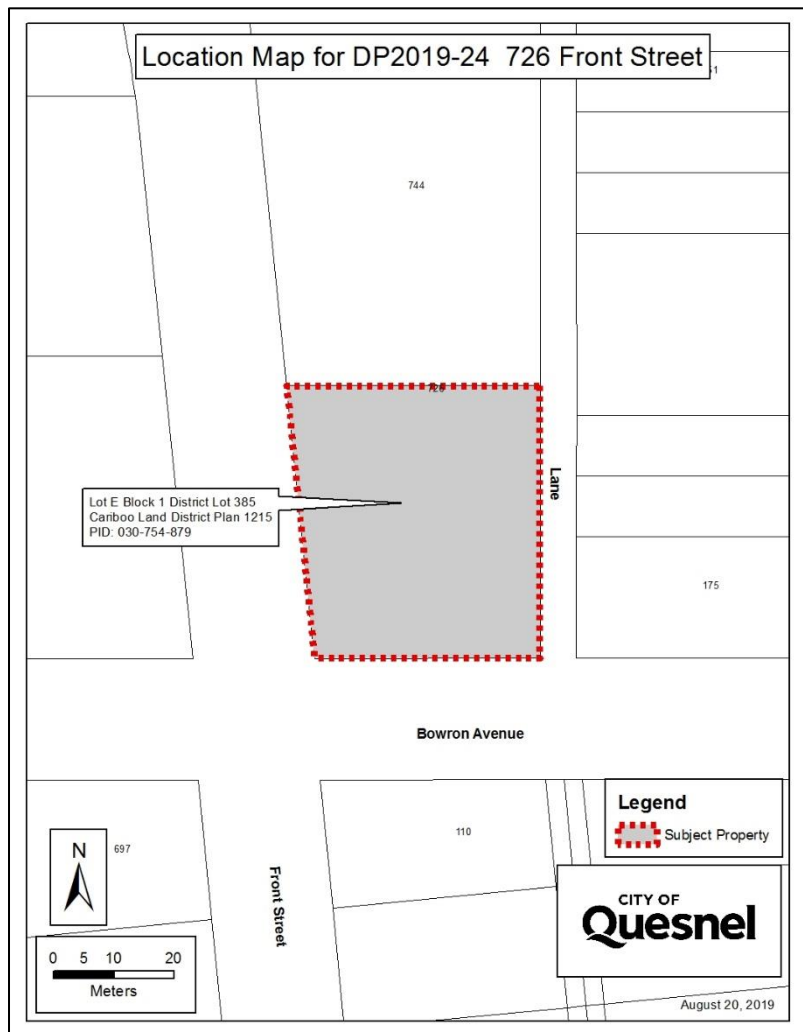
**To:** City Manager  
**From:** Director of Development Services  
**Subject:** Development Permit for 4-storey commercial/residential mixed use building at 726 Front Street

## Purpose

To review the form and character and required parking variance for the proposed multi-use development in the Highway Frontage Development Permit area.

## Summary

- This Development Permit (DP) is to review the proposal to construct a 4 storey, 560.6 m<sup>2</sup> (6034.6 ft<sup>2</sup>) mixed used building.
- The 1<sup>st</sup> floor of the building will be solely commercial, while the 3 floors above are to be residential (27 units).
- The proposed development requires a variance for parking requirements.
- Staff is recommending approving the Development Permit and variance with conditions.





## Recommendation

**THAT** Council APPROVE DP2019-24 for the construction of a 560.6 m<sup>2</sup> new multi-use development on Lot E Block 1 District Lot 385 Cariboo Land District Plan 1215 as proposed on the attached;

**SUBJECT TO** the following:

- 1) Providing final servicing plans as well as a grading and drainage plan for approval;
- 2) Enter into a servicing agreement with the City prior to Building Permit approval;
- 3) Entering into a Housing Agreement including a provision for a Good Neighbour Agreement;
- 4) Obtaining a landscape bond in the amount of \$106,250.00; AND
- 5) Paving of the required off-street parking areas.

**AND THAT** Council approves the following variance:

- 1) The minimum number of required parking stalls be reduced to 12 stalls.

## Statutory Requirements

Local Government Act Section 488 – Development Permits

## Council Policy

Zoning Bylaw	Official Community Plan
Sign Bylaw	Development Application Procedures Bylaw

## Strategic Objective

N/A

## Financial Implications

N/A

## Background

### Proposal

- The applicant is proposing to construct a 4-storey, 560.6 m<sup>2</sup> mixed use apartment building at 726 Front Street.
- Commercial uses consisting of a food market and office space is to occupy the 1<sup>st</sup> floor, while 27 units of low-income dwellings are to occupy the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors – see attached Floor Plans.
- The property is presently zoned C-3 (Central Business District Commercial) which permits apartment use for non-ground floors and commercial uses on the ground floor.
- The proponent will be applying for the Multi-Family Housing Incentive Program at building permit phase and will enter into a Housing Agreement. The Housing Agreement will have a provision requiring the establishment of a Good Neighbour Agreement should the City request one.
- A Development Permit is required to assess the proposed development with respect to building form and character, parking, landscaping, and overall site design.

### Site Characteristics

<b>Location</b>	726 Front St (Kew House and old Vaughan House)
<b>Site Area</b>	1795 m <sup>2</sup> (approx.1.8 ha)
<b>Current Use</b>	Kew House and vacant land
<b>Zoning</b>	C-3 (Central Business District Commercial)
<b>Official Community Plan Land Use Designation</b>	Highway Service Commercial (HSC)
<b>Servicing</b>	Developer will need to pay to disconnect old services and connect to new City water and sanitary.



### Surrounding Land Uses

<b>North</b>	Multiple Family Residential (Milestone Manor)
<b>East</b>	Laneway, vacant land/single detached dwelling
<b>South</b>	Multiple Family Residential (Fircrest)
<b>West</b>	Front Street, Weldwood Park

### OCP and Zoning Bylaws Analysis

- The property is zoned C-3 (Central Business District Commercial) which allows for the mixed use of commercial and residential as proposed, with commercial use on the 1<sup>st</sup> floor.
- The mixed-use development complies with all zoning regulations except for:
  - Minimum off-street parking space requirements.
- The C-3 zone does not have any setback requirements for the subject property.
- Apartment use is permitted in the C-3 zone if it is located above the ground floor and are accessed by a ground entrance that is separate from other permitted uses (commercial).

### Parking and Loading

- To calculate the number of parking stalls required for the development, general commercial and apartment use parking parameters were implemented.
- The proposed development does not meet the required 49 parking stalls for the proposed commercial and residential uses as described in Table 5.1 of Zoning Bylaw No. 1662. A variance has been requested to lessen the required amount to 12 stalls.
- An additional three large-car stalls are to be utilized for snow storage during winter and snow events. Therefore, during the summer, the building will have a total of 15 stalls available.
- The proposed number of accessible parking stalls meets the requirements.
- The parking plan meets the off-street parking standards with respect to stall dimensions for large car and the disabled parking spaces. As well, the aisle widths between stall lines meet the distance requirement to ensure safe maneuvering into and out of the stalls.
- The attached Site Plan will be changed to amend the visibility issues regarding parking stalls 11 and 15, as well as the garbage/recycling location.
- See letter of rationale from developer for parking variance which is attached.

### Paving

- The paving of the development site will occur in one phase.
- Grading and drainage plan will need to be amended for approval from Capital Works. Final plans will be reviewed and approved through the building permit process and servicing agreement.

### Signage

- The applicant has provided signage location but has not provided specifics in terms of size and appearance.
- A sign permit will be required.

### Landscaping and Screening

- See attached landscape plan.
- The species proposed are appropriate for Quesnel's climate.



- Garbage and recycling bins are to be relocated to where stalls 14 and 15 are located on the attached site plan. This will allow for more room for service trucks to pick up the bins in the laneway and the bins will be partially screened by a 2 m high wooden fence to the north.
- The applicant has provided cost estimates of all landscaping and curbing and require a landscape bond of \$106,250.00.

#### Development Permit Area Guidelines

- The proposed development meets most guidelines of the Highway Frontage area.
- The varying exterior building materials, building heights, entrance overhangs and windows help to break up the building and create the impression of less bulk which is a highly encouraged building guideline.
- Slight façade reliefs helps avoid long expanses of straight walls.
- Three sections of roof will be slightly sloped and a completely flat roofline will be avoided as recommended in the guidelines.
- The parking lot is located at the rear of the development as recommended.
- Overall, Staff is satisfied with the building designs as currently proposed.

#### Written Submissions from the Public

- Variance notices were mailed August 22, 2019 to residents, occupants and owners within 30 meters of the subject property. A total of 64 individuals were notified.
- No submissions have been received as of the writing of this report.

#### Referrals

<b>Bylaw:</b>	<b>Fire Department:</b>  The fire department has no issues with this development as long as there is sufficient room to allow for fire department vehicle access around building. There are fire hydrants located in close proximity for water supply.
<b>BC Hydro:</b>  BC Hydro has no objection to the proposed development permit as our works are not affected.	<b>Ministry of Transportation and Infrastructure:</b>  No response as of report date.
<b>Shaw Cable:</b>  No issues.	<b>Telus:</b>  No issues.
<b>FortisBC:</b>  No response as of report date.	<b>Downtown Quesnel Business Association:</b>  No response as of report date.
<b>Lhtako Dene Nation:</b>  Thank you for the information regarding the commercial and residential building proposed for 726 Front Street by the Dakelh and Quesnel Community Housing Society Inc. <b>The Lhtako Dene Nation requires that the site be fully assessed by a</b>	<b>Public Works:</b>  Issues identified: <ul style="list-style-type: none"><li>• Garbage collection as it is a tight alley already so access and egress may be an issue</li></ul>



<p><b>qualified archaeologist prior to any ground disturbing activity taking place, and that the recommendations of the archaeologist be fully implemented.</b></p> <p>The proposed development is in an area known to be the location of many ancestral burials, dating back to the smallpox and measles epidemics that decimated the Dakelh population of Quesnel in the mid-1860s. The presence and subsequent disturbance of ancestral remains in this area is well documented and it is crucial that any remains or other cultural values present on this site are identified and managed for according to proper cultural protocols.</p>	<ul style="list-style-type: none"><li>• Sightlines coming from Bowron and accessing Front St/Hwy 97 as it has limited visibility at that intersection already – <i>confirmed 6 m obstruction free sightline as per Zoning Bylaw requirement.</i></li></ul>
<p><b>Capital Works:</b></p> <p>From initial review what I see stand out on drawing C002 (servicing plan) is:</p> <ol style="list-style-type: none"><li>1. Sanitary proposed is mislabelled as storm. Grading % is not detailed/identified to the proposed manhole.</li><li>2. There is more than 1 water and sewer services existing to disconnect. (This includes the existing building on the property that will be at some point demolished)</li><li>3. Hot tap the proposed 150mm water service instead of installing a tee. This could potentially result in savings and eliminate the need for a 200mm mainline valve.</li><li>4. Ensure water service is east enough to not conflict with Hydrant during installation and future hydrant maintenance.</li><li>5. The existing north phase of the 3 phase overhead BC Hydro lines on Bowron Ave is approximately 1.1 meters south of the east/west property line. For future building maintenance notwithstanding and inclusive during construction is this within BC Hydro limits of approach? <i>Confirmed from BC Hydro that construction or maintenance of building will not be affected by limit of approach – August 23, 2019.</i></li></ol> <p>Drawing C001 (Grading Plan):</p> <ol style="list-style-type: none"><li>1. Snow will likely affect functionality of the northeastern most catch basin at the proposed close to property line. Move it to the west, in the center of that parking stall or to an approved alternative.</li><li>2. Further discussion required on overland route proposed to lane and to better remedy water flows to avoid flooding neighbouring properties.</li></ol>	
<p><b>Building Department:</b></p> <ol style="list-style-type: none"><li>1. Can the applicant confirm the overhang hydro wire across property will be buried?</li><li>2. Confirm the 150mm line at the rear tie in to the north of the property is actually sanitary and not storm.</li><li>3. A 1500mmX1500mm landing is required at the top of the ramp at the gate from the Rotunda.</li></ol>	



4. All drainage is to be dealt with on the property or overland to an appropriate street or catch basin and not directed to neighboring properties.
5. Confirm parking lot lighting as well as building entrance lighting.
6. Heavy timber used on the front and rear of the building must comply with BCBC 3.1.4.7
7. The North elevation must comply with BCBC 3.2.3.8 for combustibility.

### **Attachments**

Site Plan  
Floor Plans  
Elevation Plans  
Landscape Plan  
Variance Letter of Rationale

### **Options**

1. Approve as recommended.
2. Amend recommendation and approve.
3. Deny application.