

City Staff Report

Original signed by: City Manager Johnson

Report Date: July 11, 2022

Meeting Date: July 26, 2022

To: City Manager

From: Director of Development Services

Subject: Development Permit review a new threeplex rental

Purpose

This Development Permit application is to review the overall site design of a proposed threeplex rental at site currently addressed as 699 Reid Street.

Summary

- ICON Homes is proposing to construct a high-end three-storey threeplex rental.
- Each unit will be approximately 1000 sq. ft. with two bedrooms.
- Existing trees and shrubs will be retained and rest of the lot will be xeriscape.
- This development is within a Multi-Unit Development Permit Area.
- The applicant is not requesting any variances.

Recommendation

THAT Council APPROVE DP2022-46 for the construction of a three storey three-plex rental on LOT 11 BLOCK 18 TOWN OF QUESNEL PLAN 17000, EXCEPT PLAN 17507;

SUBJECT to submitting landscape bonding in the amount of 125% of the estimated cost.

Statutory Requirements

Local Government Act Section 490

Section 488 – Development Permits

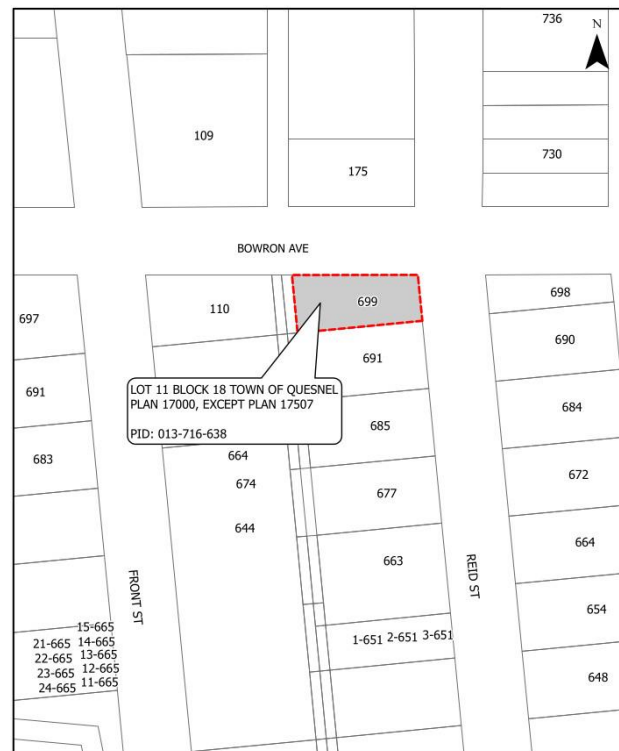
Section 490 – Development Permits General Authority

Council Policy

- Official Community Plan No. 1879, 2019
- Zoning Bylaw No. 1880, 2019
- Development Application Procedures Bylaw 1531, 2002

Location Map - DP2022-46

CITY OF
Quesnel



Legend
 [] Parcels
 [] Municipal Boundary
 [] Subject Property

0 10 20 30
Meters

July 6, 2022
Development Services Department



Background

Proposal

ICON Homes is proposing to construct a high-end, stacked threeplex on the vacant lot currently identified as 699 Reid St. Each unit will have two bedrooms with an approximate gross floor area of 1000 sq. ft. Four parking stalls will be located along the rear property line and three vehicle-charging stations will be available to the tenants. The development services technician will assign new addresses for this building.

Site Characteristics

Location	699 Reid ST
Site Area	0.14 acres
Current Use	Vacant/undeveloped
Zoning	RM-3 (Multi-Unit Residential)
Official Community Plan Land Use Designation	MR (Medium Density Residential)

Surrounding Land Uses

North	Single detached and multi-unit residential
East	Single detached residential
South	Single detached and multi-unit residential
West	Multi-unit residential and commercial

Zoning Bylaw Analysis

- The property is zoned RM-3 which allows for threeplex use.
- The proposed dwellings meet all the zoning regulation outlined in the RM-3 Zone including setbacks from all property lines, density, lot coverage, building height, and minimum dwelling width.

Parking

- The applicant has amended their parking plans to address the Building Inspector's concerns noted below. They are now proposing four parking stalls along the rear lot, exceeding the requirements by one stall. The parking area will have a 15ft aisle beside the parking stalls to ensure tenants can maneuver their vehicles on site and no vehicles will be backing out into the laneway.
- All stalls dimensions and setbacks meet the bylaw.
- Parking area is setback 6.19m from the street – only 3m is required.
- One EV charging station is required, the applicant is proposing to install three.
- The parking area will be surfaced with concrete.

Landscaping

- The applicant will xeriscape the lot to reduce the need for irrigation.
- Two fir trees were removed to facilitate building on the lot but the remaining trees and shrubs will be retained, with surrounding mulch.
- Gravel will be used to cover the remaining lot and oversized rocks will be added features.
- Landscaping is estimated at \$10,000.00. Bonding in the amount of 125% of the costs is required.

OCP Analysis – Multi-Unit Development Permit Guidelines

- Any new construction with Multi-Unit Development Permit must be reviewed for form and character to ensure it enhances the livability of the neighbourhood, while maintaining attractiveness and compatibility with adjacent, less dense neighbouring properties.



- The façade will darker coloured premium vinyl with wood or faux wood accents around doors and windows and decorative “shakes” in the gable ends.

Written Submissions from the Public

- Development Notice signage was installed on the property on July 14, 2022 as per the Development Application Procedures Bylaw.
- No written or oral submissions were received as of date.

Referrals

Building Department: 1. There is no area designated for snow storage. 2. Backing out into that lane is dangerous as the corner of the apartment has a blind spot, it would be nice to see a pull out to Bowron Street. 3. I will need a parking lot lighting plan. 4. Will need to submit drywell plans with the building permit.	Public Works: The only concern is the 4 parking spots which access the lane off Bowron, will need to maintain their own snow and understand that laneways are not a snow removal priority and that snow is plowed both ways in the lane and will not all be pushed to the west (away from their parking stalls).
Fire Department: No Concerns	Ministry of Transportation and Infrastructure: No objection to the proposed development
Capital Works: Review of sewer system required to determine if upsizing required, water service needs to be added.	Telus: No concerns with this development
BC Hydro: No comment	Fortis BC: No comment
Planning New addresses required to be assigned.	Shaw Cable: No comment

Concurrence

N/A

Attachments

1. Building Plans
2. Landscape Plan
3. Site plan
4. Justification Statement

Options

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