

City Staff Report

Original signed by: City Manager Johnson

Report Date: July 12, 2022

Meeting Date: July 26, 2022

To: City Manager

From: Director of Development Services

Subject: Development Permit review five new apartment dwellings

Purpose

This Development Permit application is to review the overall site design of five proposed 4-plex dwellings on Lot A on Westland Rd. The applicant is requesting four variances.

Summary

- The applicant is proposing to build five 4-unit rental apartment dwellings on Westland Rd.
- The site access will be located off Westland Rd, which will be located more than 11.80m from the intersection.
- Each apartment will have 2 ground floor units and 2 covered walk-up units.
- The applicant is request 4 variances; to remove the requirement to have two vehicle charging stations; to permit 5 principal buildings; and to reduce the front and exterior setbacks.

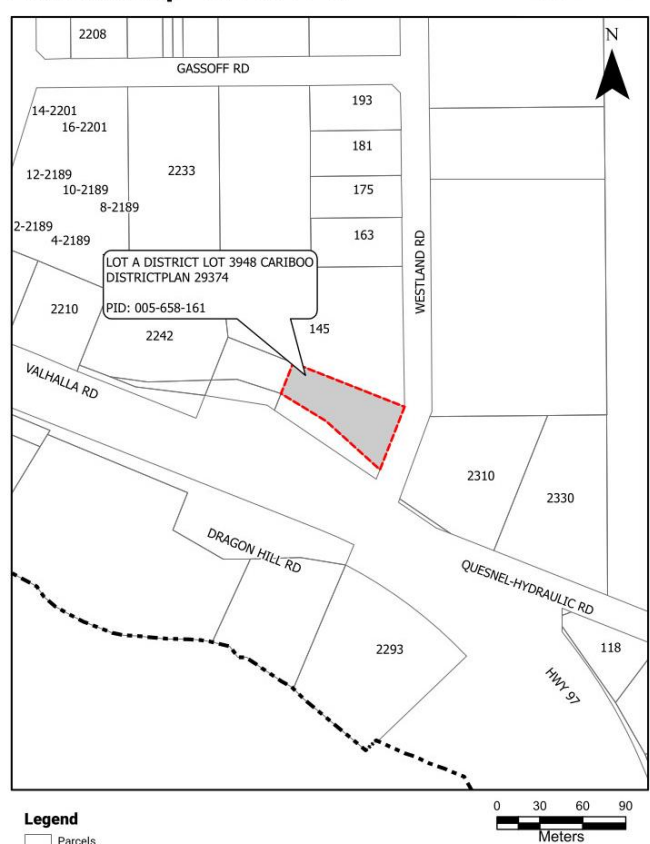
Recommendation

THAT Council approves DP2022-47 for the development of a 20 unit residential development subject to:

- 1) Providing Landscape bonding in the amount of 125% of the estimated cost;
- 2) Amending the parking plan to widen the accessible stall to the required width; and
- 3) Varying the following sections of Zoning Bylaw No. 1880, 2019 on LOT A DISTRICT LOT 3948 CARIBOO DISTRICT PLAN 29374 EXCEPT PLAN EPP110178 (420 Webster Ave):

1. Council approves varying section 5.9.1 (a) to remove the requirement to install 2 AC level 2 charging stations;
2. Council approves varying section 20.3.1 to permit five (5) principal buildings to be located on the subject property;
3. Council approves varying section 20.3.7 (a) to reduce the front setback to 3m;
4. Council approves varying section 20.3.7 (c) to reduce the exterior setback to 1.5m; and

Location Map - DP2022-47



July 6, 2022
Development Services Department



5. Council approves varying section 5.6.2 to reduce the number of required parking spaces to 21.

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

Background

Proposal

The applicant is proposing to build five two-level apartment dwellings. Each apartment will have 4 units, and all dwellings will be for rent. Each unit will have 2 bedrooms and will be between 675sq ft. to 780sq ft. The main floor units will have ground floor access, and the second level units are covered walk-ups.

The access will be off Westland rd., which will be setback more than 11.8m (38ft) from the intersection to ensure proper egress. The applicant is request 4 variances.

Site Characteristics

Location	Lot A Westland Rd
Site Area	0.68 acres
Current Use	Vacant/undeveloped
Zoning	C-1 (Local Commercial)
Official Community Plan Land Use Designation	SG (Southern Gateway Commercial)

Surrounding Land Uses

North	Single detached and agriculture
East	Commercial and agriculture
South	Highway 97 and vacant land
West	Multi-unit residential and commercial

Zoning Bylaw Analysis

- The subject property is zoned C-1 which allows for apartment use.
- The applicant is requesting 4 variances:
 - to vary section 5.9.1 (a) of Zoning Bylaw to remove the requirement to install 2 AV level 2 charging stations. For each unit, the applicant has proposed to install dedicated outlets for the purposes of EV charging and can be used for charging block heaters;
 - to vary section 20.3.1 to permit five (5) principal buildings, whereas the bylaw only permit 1 principal building;
 - to vary section 20.3.7 (a) to reduce the front setback from 4m to 3m, and
 - to vary section 20.3.7 (c) to reduce the exterior setback from 3m to 1.5m.

See justification letter for applicants reasoning.

- All other zoning requirements such as height, density and gross floor area ratio, interior and rear setbacks, landscaping and parking were met.



Parking

- The applicant is proposing 24 parking stalls include 5 small car spaces, and 1 accessible space, meeting the requirements listed under section 5 of the Zoning Bylaw based on the C-1 commercial zone. Based on the multi-family use the parking required is 24 stalls. Due to a couple of site design issues noted by staff there may be a need to remove a couple of parking stalls. To accommodate this staff is requesting Council vary the requirement to 21 stalls.
- The parking area is setback more than 1m from the interior and rear lot lines and 3.5 meters from the street.
- Each unit is proposed to have dedicated outlets for the purposes of EV charging which can also be used for block heaters. However staff note the practicality of this is questionable due to the alignment of the parking stalls and units.
- 6 bike parking stalls will be located between buildings.

Landscaping

- The applicant is proposing a 2m x 3m landscaping buffer along the northern property line as it abuts a residential zone. Additional vegetation and grass will be placed around each apartment
- Post and rail fencing is to surround the entire development.
- Trees along the northern property line will be retained within the buffer area mentioned above.
- All vegetation will be chosen to withstand the Cariboo's climate. See project renderings and landscape proposal.

OCP Analysis – Commercial Development Permit Guidelines

- A variation of James Hardie siding will be used for the exterior finishes, with white doors and trim. Buildings will have a varying colour scheme. This will help avoid a “box-like” appearance, listed under the DP guidelines. See project renderings.
- Apartments were broken up into 5 buildings to appear more like single-family homes, and allows more windows to be installed. Design sites with multiple buildings such that there is a sense of architectural unity or cohesiveness as stated in the OCP. See justification letter
- Garage containers will be screened with James Hardie siding as well.

Written Submissions from the Public

- Development Notice signage was installed on the property on July 8, 2022 as per the Development Application Procedures Bylaw.
- Six (6) notices were sent to owners and tenants on July 7, 2022 as per the Development Application Procedures Bylaw.
- No written or oral submissions were received as of date.

Referrals

Building Department:	Ministry of Transportation and Infrastructure:
<ol style="list-style-type: none">1. The accessible stalls do not meet the B651-18 guidelines they are too narrow they should be 4600mm or 15 feet.2. It might be hard for the garbage truck to get into that angle.3. The existing laterals both water and sewer will not be big enough for the development.4. Snow storage and melt must be kept on their property.	No objection to the proposed development. The applicant must provide on-site parking for all vehicles and that the Ministry setback from a public road is a minimum 4.5 metres.



Public Works: 1. All snow removal and storage of snow in their parking lot will be theirs to maintain and manage. 2. Entrance should be as far north as possible.	Telus: No concerns regarding this development.
Fire Department: No concerns, good access and a hydrant is right on the south corner of the lot, as well as one just under 100m from the northeast corner of the lot.	BC Hydro: No comment
Capital Works: Water line service will likely need to be upgraded. Developer to have engineer propose size of line.	Fortis BC: No comment
Cariboo Regional District A sewer service will be available. Currently reviewing to determine if upgrades are required.	Shaw Cable: No comment

Concurrence

N/A

Attachments

1. Elevation Plans
2. Site plan
3. Floor Plans
4. Landscaping Proposal
5. Project Rendering – east
6. Project Rendering - south
7. Justification Statement

Options

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