

City Staff Report

Original signed by: City Manager Johnson

Report Date: June 9, 2023
Meeting Date: June 20, 2023

Application No.: DP2023-55

To: City Manager
From: Director of Development Services
Subject: Form and character review for a new commercial development.

Purpose

To review the overall site design for a proposed dental clinic on Lot 2 Valhalla Rd.

Summary

- The applicant is proposing to construct a 2-storey dental clinic on Valhalla Rd.
- The development will have separate access and egress points with clear entry/exist signage.
- The building design will enhance the appearance of the area with a variety of sloping rooflines, façade relief and painted metal siding.
- An Encroachment Agreement with the City shall be completed to utilize the boulevard for additional parking and to display directional signage.

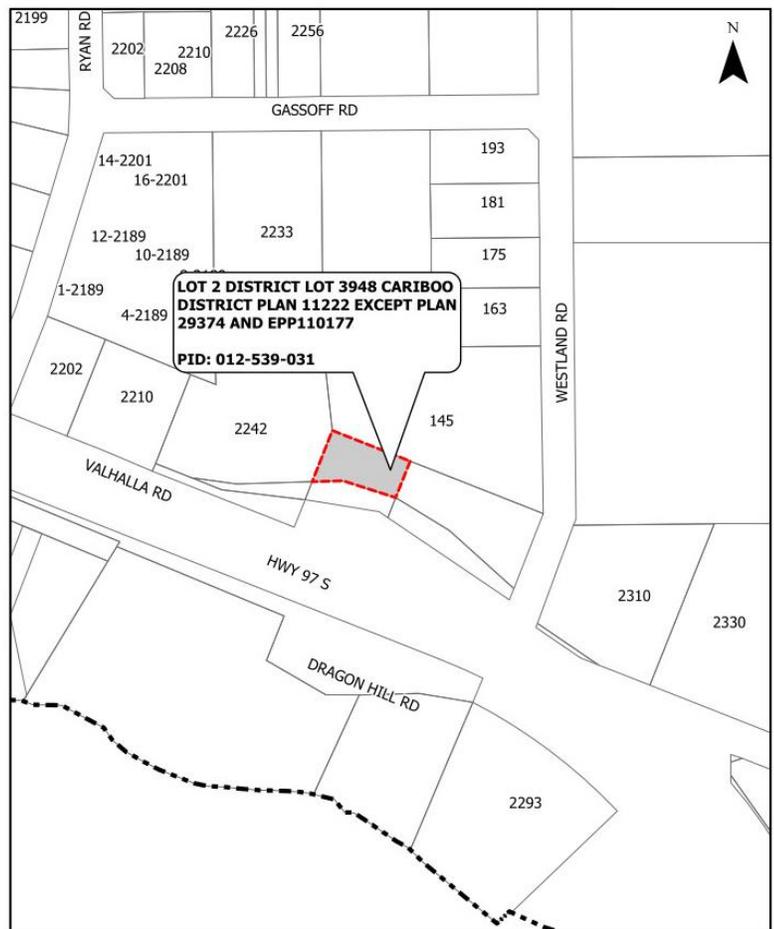
Recommendation

THAT Council APPROVE DP2023-55 for the construction of dental office on LOT 2 DISTRICT LOT 3948 CARIBOO DISTRICT PLAN 11222 EXCEPT PLAN 29374 AND EPP110177as proposed on the attached plans;

SUBJECT TO the following being approved prior to building permit issuance:

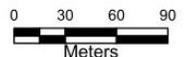
1. Final drainage and surfacing plans submitted acceptable to the Director of Capital Works;
2. Landscaping bonding in the amount of 125% of all hard and soft landscaping; and
3. An Encroachment Agreement to utilize the boulevard for additional parking and to display directional signage.

DP2023-55 - LOT 2 VALHALLA RD



Legend

- Waterbody
- Parcels
- Municipal Boundary
- Subject Property





Statutory Requirements

Local Government Act

Section 488 – Development Permits

Section 490 – Development Permits General Authority

Council Policy

Official Community Plan No. 1879, 2019

Zoning Bylaw No. 1880, 2019

Floodplain Bylaw No. 1922, 2022

Development Application Procedures Bylaw 1531, 2002

Background

Proposal

The applicant is proposing to construct a two-storey dental clinic on a vacant lot along Valhalla rd. The property is located within a Commercial Development Permit area which triggers a review for form and character. An Encroachment Agreement shall be completed with the City to utilize the boulevard for additional parking and directional signage.

Site Characteristics

Location	Valhalla Rd
Site Area	0.31 acres
Current Use	Vacant
Zoning	C-1 (Local Commercial)
Official Community Plan Land Use Designation	SG (Southern Gateway Commercial)
Servicing	Community water and Red Bluff sewer

Surrounding Land Uses

North	Residential
East	Vacant/commercial
South	HWY 97 S/Vacant
West	Residential

Zoning Bylaw Analysis

Use

- The property is zoned C-1 (local commercial) which permits health services, such as a dental clinic.
- The proposed development meets most the C-1 zoning requirements, such as servicing, density, GFA ratio, height, lot coverage and setbacks.

Parking

- The parking shown in the attached Site Plan is acceptable for the property's intended use.
- Based upon the building's gross floor area, 18 parking stalls are required and 26 are proposed. Two parking stalls are designated for small cars and the remaining are for large vehicles.
- 1 accessible stall and 1 bike stall are provided as per section 5.10.1, and 5.11.1.
- The accessible stall will be indicated by signage to be identified in snowy conditions.



- All other parking requirements under section 5.7.3 and 5.7.4 have been addressed in the drainage report, some details will need to be changed as per the Servicing Bylaw which will be addressed at the building permit stage.
- All parking and vehicle circulation areas will be hard surfaced.

Access and Circulation

- The proposed plans do not meet section 5.2.4 Despite 5.2.1 and 5.2.2, off-street parking must be located a minimum distance of 6.0 m (20 ft.) from the corner of intersecting roads.
 - Due to the location and size of the lot, this would not be possible to create efficient vehicle circulation with proper access and egress, see attached ortho map.
- One-way signage is proposed for both the entry and exit to/from the one-way aisle. The signage will have to be located on freestanding signs.
- All aisles meet their respective one-way or two-way width requirements.

Landscaping

- The proposed plan does not meet the landscape buffer requirements as per section 4.13.2 and are required to be varied through this development approval.
- See the attached Landscaping Plan. The plans show a 3 m wide lawn along the north lot line and a 1.5 m wide lawn along the west lot line with plants and garden beds at each corner of the property. The vegetation buffer does not meet the criteria below.
 - 4.13.3 - The landscape buffer shall consist of a vegetative buffer and a solid screen. The vegetative buffer shall include deciduous trees or conifers spaced a maximum of 10 m apart. Deciduous trees shall have a minimum caliper of 60 mm (2 in) with a minimum clear stem 1.5 m (5 ft) high. Conifers shall be a minimum of 2.5 m (8 ft) high. The vegetative buffer shall also include shrubs planted along the solid screen, and the shrubs shall be at least No. 2 pot shrubs which are to be placed at a maximum spacing of 1.0 m (3 ft) on centre.
- The plans show 2 m fence shall surround the interior and rear lot lines which meets the solid screening requirements. The fencing material is made of corrugated steel panels which will provide privacy and reduce noise for the two abutting residential properties.
- Staff recommend this variance due to the size of the site and that the solid screen will be provided.

OCP Bylaw Analysis – Commercial Development Permit Area Guidelines

Public Realm and Relation to the Street

- There are no sidewalks along Valhalla Road and most patrons of the proposed business will likely travel by vehicle or bike rather than walk.
- A lighting plan will be supplied at the building stage to ensure visibility and safety for pedestrians and drivers.

Building

- The building is a one storey with a partial second storey and has a variety of sloping rooflines. The building has various façade reliefs providing a less bulky appearance.
- The façade will consist of painted metal cladding with synthetic stone material along the front of the building.
- Metal siding exhibits quality workmanship, durability, longevity, and ease of maintenance as per section 7.2.8.12.
- Garbage and recycling are to be located at the rear of the lot and will be screened from the public view.

Landscaping and Screening



- All areas not covered by buildings or parking are landscaped with manicured lawn, various shrubs, and garden beds.
 - All plants and trees have a hardiness zone of 4b, meaning the landscaping will survive Quesnel's climate.
- Metal fencing will surround the lot and provide privacy to surrounding properties.

Notification and public submissions

- A development notice sign was installed on June 7, 2023.
- No submissions were received as of the writing of this report.

Referrals

Public Works: The updated site addressed the concerns regarding access and egress. All snow storage must be maintained on site or removed from the site.	Shaw Cable: Shaw requires a dedicated underground conduit that is installed in a common trench, along with the electrical utility at the time of construction, so the closest tie-in point can be determined.
Capital Works: Will require additional information on hard surfacing, water service size, and the drainage report will need to be revised to meet section 4 and 14 of the Servicing Bylaw.	Telus: No response as of date.
Fire Department: No concerns, proposed access looks good and there is the hydrant at the southernmost corner of the property, roughly 115m from the new building.	BC Hydro: No response as of date.
Building Department: No concerns with proposed development.	Fortis BC: No response as of date.
Ministry of Transportation and Infrastructure: Interests are unaffected.	

Attachments

- Site Plan
- Elevation Plan
- Landscape Plan
- Justification Letter

Options

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