

# City Staff Report

Original signed by: City Manager Johnson

**Report Date:** November 3, 2023  
**Meeting Date:** November 21, 2023

**Application No.:** DP2023-62

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

## Purpose

The applicant has applied for a Commercial Development Permit to facilitate the construction of a Wendy's drive-through restaurant. Council will review the overall site design for the proposed restaurant located on the corner of Newman Rd and Balsam Ave East, in south Quesnel. No variances were requested by the applicant.

## Summary

- The applicant is proposing a new drive-through restaurant with a building footprint of 197.3 m<sup>2</sup>.
- The restaurant will be accessible from Newman Rd and Balsam Ave, with a right-in/right-out only off Balsam and full entrance and right out only exit on Newman.
- The façade, colour pallet and signs follow the Wendy's design requirements.

## Recommendation

**THAT** Council APPROVE DP2023-62 for the construction of a drive-through restaurant on Lot 3 District Lot 3946 Cariboo District Plan PGP45655 as the plans provided;

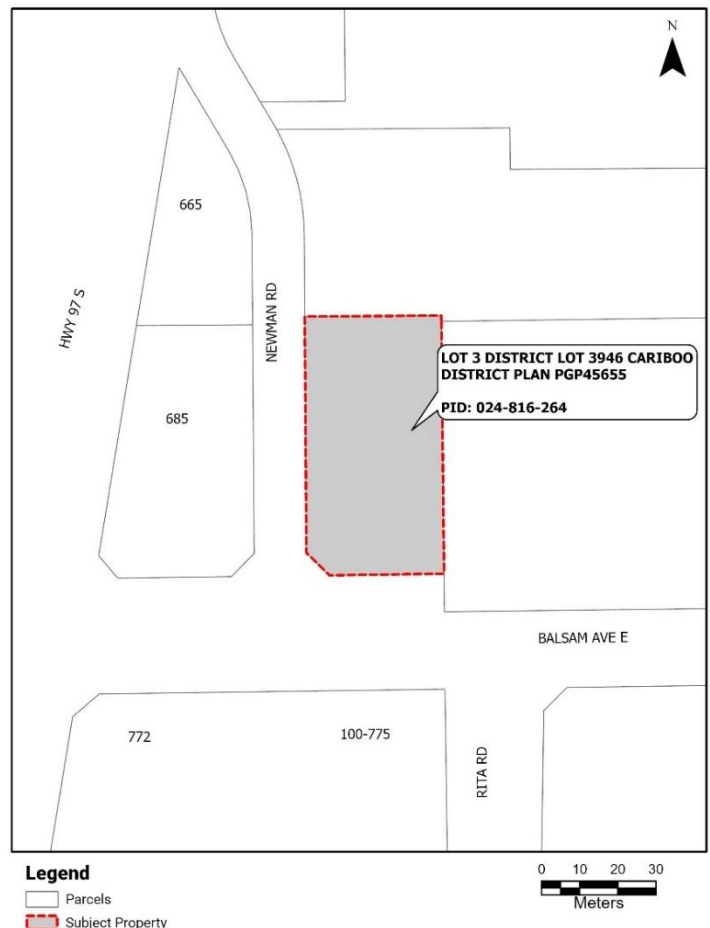
**SUBJECT TO** the following being approved prior to building permit issuance:

1. 125% of the estimated landscape cost is secured as bonding;
2. Servicing agreement finalizing off-site infrastructure design by the Director of Capital Works & Infrastructure; and
3. The title charges restricting the property design are consented to by benefiting parties.

## Statutory Requirements

- Local Government Act
  - Section 488 – Development Permits
  - Section 490 – Development Permits General Authority

## DP2023-62 - LOT 3 BALSAM AVE E



November 1, 2023  
Development Services Department



## Council Policy

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

## Background

### Proposal

The proponent is proposing a drive-through Wendy's restaurant on the corner of Newman Rd and Balsam Ave E, across from the Tim Horton's. The restaurant is a single-storey building with a footprint of 197.3 m<sup>2</sup> (2,123.71 ft<sup>2</sup>). The building façade and colour pallet follow Wendy's design requirements, as shown on the elevation plans. Signage is proposed along the east, south and west sides of the building.

The development will have an entrance and exit on each roadway. The sidewalk along Newman Rd will be extended along the front of the property, allowing pedestrians to connect onto Rita Rd. No variances were requested for this development.

Commercial development in this area creates a strong "first impression" to motorists arriving from the south. It is important to ensure that the area is developed in a way that creates a positive first impression, does not have a negative impact on adjacent uses, and provides safe and convenient access (OCP section 7.2.3).

### Site Characteristics

<b>Location</b>	Lot 3 Balsam Ave
<b>Site Area</b>	2417.68m <sup>2</sup> or 0.6 acres
<b>Current Use</b>	Vacant
<b>Zoning</b>	C-4 (Highway Commercial)
<b>Official Community Plan Land Use Designation</b>	SG (South Gateway Commercial)
<b>Servicing</b>	Community water and Red Bluff sewer

### Surrounding Land Uses

<b>North</b>	Vacant and highway commercial
<b>East</b>	Vacant and agriculture
<b>South</b>	Vacant and highway commercial
<b>West</b>	Highway commercial and HWY 97 S

### Zoning Bylaw Analysis

The subject is zoned C-4 (highway commercial) and is intended to provide large format retail and a mix of vehicular oriented highway commercial uses, not provided for in the Downtown and West Quesnel Commercial areas. The proposed restaurant meets the C-4 regulations, such as principal building setbacks, density, lot coverage, gross floor area, and height requirements. No outdoor storage is proposed, and no variances are requested.

### **Parking**

The parking plan shows 23 onsite parking stalls, including; 3 small car stalls, 2 accessible stalls, and a bike rack and loading area is designated at the rear of the building. All minimum parking standards and layout dimensions are met, see the attached site plan. 4 parking stalls at the rear of the property will be used for snow storage, staff feel that this will be acceptable and will not impact patrons.

### **Access and Circulation**

A traffic impact study was requested and obtained from the proponent. The report determined that the Balsam Avenue access is proposed to be right-in, right-out only due to sightline constraints.



The access on Newman Rd allows left and right in but restricts exits to right out only. Directional signage shall be at each access point, and one-way traffic is directed around the building. All traffic circulation areas and parking stalls will be hard surfaced with pavement.

A servicing agreement will be established to finalize design of off-site works required such as the sidewalks.

#### **Landscaping and screening**

Minimum landscaping requirements were met. All areas of the lot not covered by approved buildings, display areas, storage areas, off-street parking and loading and maneuvering aisles are landscaped with grass or stones. The waste bins are located along the rear lot line and screened with 2m high concrete walls.

### OCP Bylaw Analysis – Commercial Development Permit Area Guidelines

#### **Public Realm and Relation to the Street**

- The sidewalk layout has not been finalized. Staff must consider future intersection improvements or roadway re-alignment as surrounding properties develop.
- The intent is the sidewalk will extend along Balsam provides pedestrian connectivity between neighbouring commercial lots and connect with the existing sidewalk on Rita rd.
- The lighting in the parking lot and on the building will provide safety to pedestrians in the evening and the layout and landscaping eliminates places of concealment and reduces opportunities for crime.

#### **Building**

- The proposed building has a “box-like” appearance and does not meet the OCP guidelines.
- This is a common design for Wendy’s buildings, and a variety of exterior finishes and colours are used to create contrast to reduce the apparent bulk of the building.

#### **Access, circulation, and parking**

- To provide safe and efficient vehicle entrances/exits and site circulation, the applicant is proposing directional signage at both accesses, and one-way traffic will circulate the building.
- Bicycle racks are near the building entrance, in a highly visible location.
- Most of the parking stalls are located along the rear and east sides of the lot, which is encouraged.

#### **Landscaping and Screening**

- As mentioned above, the landscaping meets the minimum requirements of the Zoning Bylaw. The edge of the property next to the roadways is landscaped with grass. No landscaping is proposed between the building and parking area or alongside access roads due to lot size constraints.
- The waste bins are screened with 2m concrete walls, and the freestanding sign base is surrounded by mulch and shrubs.

#### Sign Bylaw Analysis

A freestanding sign is proposed next to the access on Newman St, meeting the minimum setbacks, maximum height, and area size.

Wall signs are proposed on the east, south and west sides of the building. No more than 2 signs are shown on each building frontage and do not exceed the maximum allowable area. A building permit is not



required to install the proposed signage, and a sign permit is not required as it can be reviewed and approved with the Development Permit application.

#### Title Charges

The subject property was originally part of a larger shopping centre development, this was prior to the expansion of the City boundary. As such, there are several restrictive covenants, Statutory Right-of-Ways, and easements listed on title to ensure the property was developed accordingly. The proposed use would have met the zoning requirements at that time. The proponent provided a charge summary of the charges on title stating that the charges may remain on title without conflict but that consent of Canadian Tire must be obtained due to the changed access/regress route proposed. Confirmation of consent must be obtained by the City.

#### Notification and public submissions

- A development notice sign was installed on November 10, 2023.
- The development package is available for review on the City of Quesnel's website.
- No submissions were received as of the writing of this report.

#### Referrals

<b>Public Works:</b> All snow storage must remain on site and must maintain drainage ditches and culverts with positive flow at Balsam.	<b>Rogers:</b> Developer is to contact Rogers to connect to existing infrastructure.
<b>Capital Works:</b> All concerns regarding the access and egress were addressed in the plan revision.	<b>Telus:</b> No comment as of date.
<b>Fire Department:</b> No concerns, good access, and a hydrant on the west edge of the lot ~70m to the southeast.	<b>BC Hydro:</b> No comment as of date.
<b>Building Department:</b> Buildings initial concerns: internal sidewalk size, outside lighting, snow storage, security panel on ladder, and that the oil interceptor was not shown on the plan.  All concerns were addressed in updated plans.	<b>Fortis BC:</b> No comment as of date.
<b>Ministry of Transportation and Infrastructure:</b> Applicant is to address the covenants on title.	<b>South Quesnel Business Association:</b> Members are concerned the proposed restaurant will add to the current traffic issues in this area. A traffic impact study has since been received and justified the design.
<b>Airport and Transit Supervisor:</b> The current bus location in front of Tim Horton's was reviewed, and no immediate issues are shown. The bus stop will continue to be reviewed once the project is completed, and if	



necessary, the stop may be moved if traffic congestion increases.	
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Staff is in support of the proposed Wendy's restaurant as the site design complies with the Zoning Bylaw regulations and generally conforms with the OCP's guidelines, as described above.

**Attachments**

- Development Package
- Freestanding Sign Placement and Design
- Grading Plan
- Letter of Intent

**Options**

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