

City Staff Report

Original signed by: Deputy City Manager Bolton

Report Date: February 8, 2021
Meeting Date: February 16, 2021

To: City Manager
From: Director of Development Services
Subject: Zoning amendment for vacant lands on Hoy Street

Purpose

Consideration of an application to amend the zoning of vacant Lots 24-36, Block 9, District Lot 386, Cariboo District, Plan 772 to allow multi-unit residential development. A corresponding OCP amendment to HDR (High Density Residential) is also required.

Summary

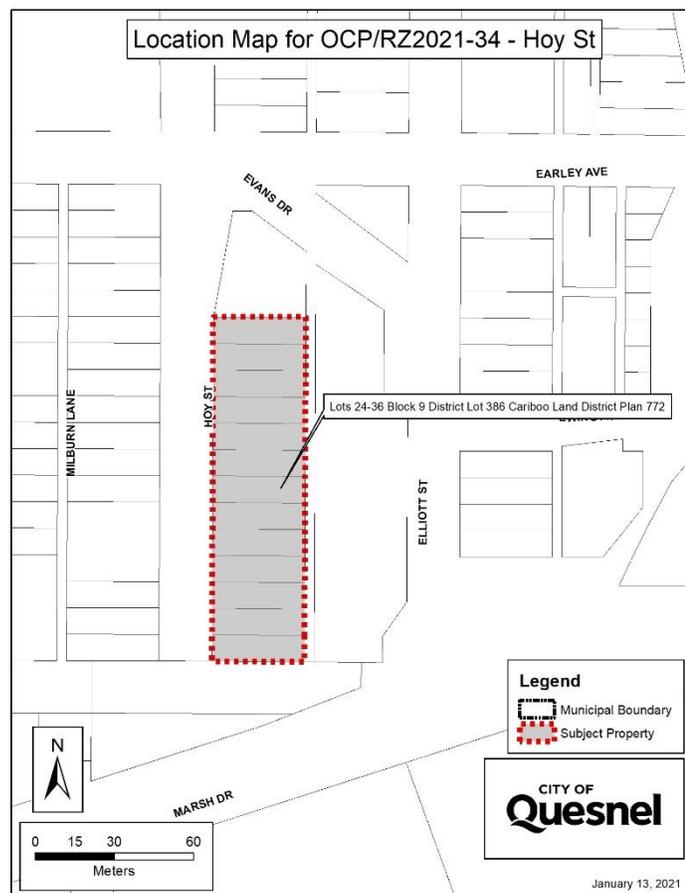
- The proponent has applied for grant funding for the development of multi-unit housing through the Federal Rapid Housing Initiative (RAH).
- The proposal is anticipated to be for 10 units of housing with a focus on units to serve Nazko members. The buildings proposed are two fourplex and a single duplex.
- The applicant is also proposing to renovate the existing River Rock Pub building to office space which meets the current zoning of that parcel.
- Amendments to convert the subject site to RM-3 zoning is recommended by staff to encourage future multi-unit housing expansion.

Recommendation

THAT Council provides 1st reading to Official Community Plan Amendment Bylaw 1903 and Zoning Amendment Bylaw No. 1904;

AND THAT Council has considered whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing and directs staff to consult with: Cariboo Regional District, School District 28, Lhtako Dene Nation, Lhoosk'uz Dene Nation, ?Esdilagh First Nation, Southern Dakelh Nation Alliance, Northern Health and West Quesnel Business Association.

AND THAT Council sets the Public Hearing date for April 7, 2021 at 5:30 p.m. at City Hall Council Chambers with the Notice of Public Hearing to contain details of in-person and/or electronic attendance





for the public pending direction from any legislative and/or Public Health Order(s) regarding the COVID-19 pandemic

Statutory Requirements

Local Government Act – Part 14 – Planning and Land Use Management

Consultation during development of official community plan

475 (1) During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

(2) For the purposes of subsection (1), the local government must:

(a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and

(b) specifically consider whether consultation is required with the following:

(i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;

(ii) the board of any regional district that is adjacent to the area covered by the plan;

(iii) the council of any municipality that is adjacent to the area covered by the plan;

(iv) first nations;

(v) boards of education, greater boards and improvement district boards;

(vi) the Provincial and federal governments and their agencies.

(3) Consultation under this section is in addition to the public hearing required under section 477 (3) (c)

Council Policy

Official Community Plan Bylaw No. 1879, 2019

Zoning Bylaw No. 1880, 2019

Development Applications Procedures Bylaw 1531, 2002

Strategic Objective

N/A

Financial Implications

N/A

Background

On January 19th Council was provided a report outlining the intention of the Nazko Indian Band to make application to amend the zoning of lands on Hoy Street to allow for the Nazko First Nation River Rock Development.

The proposal includes two fourplex units and a single duplex for a total of 10 units on the subject site. The overall development includes converting the current River Rock Pub located on and abutting property into office space, dining and a kitchen facility which will include serving the residents of the abutting residential complex. The site design layout allows additional residential development in the future. An Official Community Plan and Zoning Amendment to allow high density multi-unit residential uses on the subject parcel is recommended for this development.

The proposal will allow the Nazko First Nation to establish a safe and secure housing option for elders and youth in need of housing in town. The Nazko First Nation proposes to manage the kitchen/dining facility and the rental units. Buildings and land will be owned and operated by the Nazko First Nation. Support letters from Nazko First Nation and the Northern Health were provided and reviewed in the January report to council. See attached Nazko First Nation River Rock Development Rationale.

Zoning and Uses



- The proposed building meets the RM-3 zone in terms of use, lot coverage, density, parking, height and building setbacks.
- A change in design or a variance will be required at Development Permit stage to allow for the parking lot to be located closer than 3 m from a street Right of Way.
- Lots 24-36 are to be consolidated to meet minimum lot frontage, density and setback requirements.

OCP

- The proposal to change the OCP designation of the subject property from SDR (Low Density Residential) to HDR (High Density Residential) was based on a number of factors:
 - Proposed multi-unit residential use and the density planned.
 - Opportunity for a second phase multi-unit residential development on Lots 24-29 (north end of property).
 - Close proximity to the West Quesnel Commercial area.
 - The development will enhance surrounding uses, especially the River Rock building.
 - The development will support and be supported by nearby institutional uses operated out of the River Rock building. This will include kitchen facilities as well as a dining area.
- A Multi-unit Development Permit will be required as part of this project to review form, character, and general site design.

Site 1 Characteristics

Location	Vacant parcels east of 290 Hoy St (13 lots inclusive)
Site Area	4622.41 sq m (approx. 1.17 acres)
Current Use	Residential
Zoning	RS-2 (Single and Duplex Residential)
Official Community Plan Land Use Designation	SDR Low Density Single Detached Residential
Development Permit Area	Multiple Unit
Servicing	City water and sewer.

Surrounding Land Uses

North	Mix of Institutional and Residential uses
East	Commercial
South	Commercial
West	Single Unit Residential

PROCESS

POSSIBLE PROCESS OUTLINE		
Authorization to draft bylaws and consider process.	Jan 19	Initial consideration
Referrals to internal and external agencies	Feb 12	Application referred to internal and external agencies for consideration.
OCP/Zoning Amendment	Feb 16	Application and Bylaws to Council – 1 st reading; establish consultation requirements and set public hearing.



Consultation activities	Feb 17-Mar 17	Correspondence to identified groups requesting early input and advising of PH date.
Report to Council	March 23	Consultation Complete and report to Council – 2 nd reading
Public Hearing	April 7	Public Hearing Third Reading - subject to conditions. Development Permit/Variations Consideration.
DP and Bylaw final approval	April 20	Development Permit consideration to approve form and character and Final Reading of bylaw.
Lot consolidation		Can be started any time but must be complete prior to building occupation.

Attachments

Site Plan

Elevation Plan

Nazko First Nation River Rock Development Rationale

OCP Amendment Bylaw No. 1903

Zoning Amendment Bylaw No. 1904

Concurrence

N/A