

Original signed by: Kari Bolton, Deputy CAO

City Staff Report

Report Date: January 13, 2021

Meeting Date: January 19, 2021

To: City Manager

From: Director of Development Services

Subject: Zoning amendment for vacant lands behind River Rock Pub.

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 a multi-unit development behind the existing building. A corresponding OCP amendment to HDR (High Density Residential) is also required.

Summary

- The proponent is making application for grant funding for the development of multi-unit modular housing through the Federal Rapid Housing Initiative (RAH).
- The proposal is anticipated to be for 9 units of housing with a focus on units to serve Nazko members.
- 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 directs staff to proceed on drafting bylaws to convert this property to RM-3 zoning.

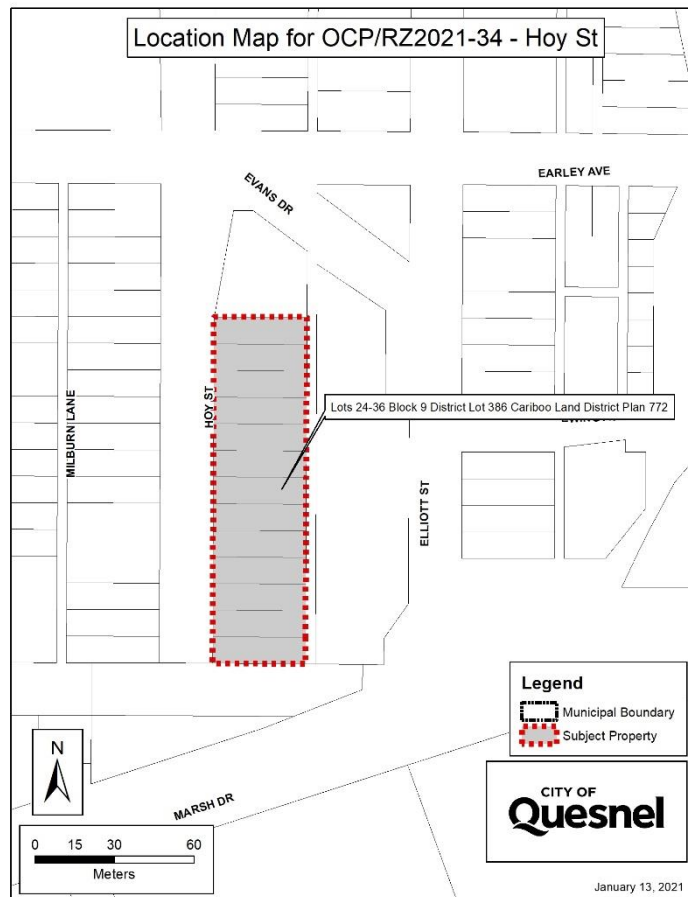
Statutory Requirements

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

Council Policy

Official Community Plan Bylaw No. 1879, 2019

4. Explore opportunities to make the City a more welcoming and inclusive place for First Nations





members of the community.

Zoning Bylaw No. 1880, 2019

Development Applications Procedures Bylaw 1531, 2002

Strategic Objective

N/A

Financial Implications

N/A

Background

The Nazko First Nation is in the process of making application to amend the zoning of the vacant parcels of land west of the River Rock Pub to build a multi-unit housing project. A letter of support was requested for the funding. Staff advised we could only provide a letter outlining existing policies that would support such a development (this was provided) but that Council support for the specific project would be subject to the processes required for the zoning amendment and development permit review.

The proposal includes building modular housing starting with 9 units. The current River Rock Pub will be converted to office space and dining and kitchen facility for tenants of the adjacent residential complex. The consultant has been advised to design the site layout to allow additional residential development in 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. See attached letters from Nazko First Nation and the Northern Health support letter.

Site 1 Characteristics

| | |
|---|--|
| Location | Vacant parcels west 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

Referrals to internal departments and external agencies will be sent out regarding this application to amend the Official Community Plan and Zoning Bylaw following Council's authorization to proceed with consideration of the proposed amendments.



The application will return to Council for first reading with recommendations for consultation February 2nd and setting of public hearing date. Grant approval is anticipated February 15th. Should the grant not be approved the process will not move forward to second reading and consideration of consultation.

| POSSIBLE PROCESS OUTLINE | | |
|---|---------------|--|
| Authorization to draft bylaws and consider process. | Jan 19 | Initial consideration |
| Referrals to internal and external agencies | Jan 20 | Application referred to internal and external agencies for consideration. |
| OCP/Zoning Amendment | Feb 2 | Application and Bylaws to Council – 1 st reading; establish consultation requirements and set public hearing. |
| Consultation activities | Feb 3– Feb 12 | TBD – decide specifics at Feb 2 meeting. |
| Report to Council | Feb 16 | Consultation Complete and report to Council – 2 nd reading |
| Public Hearing | March 2 | Public Hearing Third Reading - subject to conditions. Development Permit/Variations Consideration. |
| DP and Bylaw final approval | March 23 | 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

Nazko First Nation Request for Support

Northern Health Support Letter

Concurrence

N/A

Options

1. Proceed with approval to consider application.
2. Deny approval to consider application.