

Request for Decision



To: Regular Meeting

From: **Development, Engineering and Planning**

Date: January 14, 2019

Subject: Development Permit Application No. DP1901 Proposed Dentist Clinic at 1899 68th Avenue

Recommendation: **THAT Council approve Development Permit application No. DP1901 for a 2043 square foot (189.8 square meter) dentist clinic to be located at 1899 68th Avenue, legally described as Lot 2, District Lot 54, SDYD, Plan KAP38528, generally in accordance with the site layout and development drawings contained in Appendix I.**

Background

The applicant is proposing to construct a 2,043 square foot (189.8 square meter) dentist clinic on a recently purchased vacant lot at 1899 68th Avenue.

Some features of this proposal are as follows:

Ownership:

Owner: 1189000 BC Ltd
Box 184
Westbridge, BC
V0H 2B0

Agent:

Form and Character (Architectural Elements):

1. The owner advises that the dentist clinic will follow a rancher scheme (See drawings and renderings in Appendix I attached) that fits in well with the surrounding mix of residential and neighbourhood commercial feel of the area.
2. The somewhat rustic yet modern façade provides a hint of Grand Fork's past in a way that enhances the visual character of the commercial area.
3. The single storey structure fits in well with the neighbouring transition housing and residential homes in the area.

Access, Parking and Site Layout:

1. Patient and general access to the site is proposed from 68th Avenue while staff access is proposed from the laneway to the North of the property off 19th Street.

This will create safe and convenient access to and from the site while limiting traffic congestion.

2. Offstreet loading will be provided on the north side of the building adjacent to the staff parking area.
3. The proponent plans on providing landscaping along the boulevard of 68th Avenue and 19th Street of this corner lot development.
4. Staff parking will be located at the north side of the property adjacent to the building while patient parking will be located on the east side of the property adjacent to the existing residential use.
5. The parking regulations require that a 189.9 Square meter dentist clinic provide 10 parking spaces on site. The submitted site plans shows 9 patient parking spots and 4 staff parking spots for a total of 13 parking spaces which exceeds the overall requirement of 10 spaces. (see Table 1).

Table 1 Parking Requirements for Proposed Dentist Clinic				
	Land Use	Floor Area (estimate)	Parking Requirement as per Zoning Bylaw	Parking Stalls Required
Dentist Clinic (proposed)	Dental Clinic	189.8 sq. m.	one space per every 20 square metres of floor area	10
Total provided with site development:				13 including 4 for staff parking

Zoning and Policy Context

The site is 0.379 acres (1,533 sq. m.) in size. It is designated MU - Mixed Use Commercial/Residential in the Official Community Plan (OCP) and is zoned NC - Neighbourhood Commercial.

Professional Services, which includes doctors and dentists, is a permitted use in the NC zone.

The proposal conforms to the other regulations of the NC zone with respect to lot area coverage, building height and setbacks.

This site is designated as a General Commercial Development Permit Area (DPA) in the OCP. As part of the commercial core of the City, it is subject to the DPA guidelines respecting site design, building form and character identified in the OCP.

The DPA guidelines are intended to ensure that developments in the commercial core area compliment the Historic Downtown area, have a high standard of visual character and help establish strong community identity.

Table 2 contains the list of DPA Guidelines applicable to this proposal and how the project responds to these guidelines.

Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development	
Development Permit Area Guideline	Project Response
1. Buildings should be designed in a way that enhances the visual character of the commercial area.	This building has some identifying architectural elements such as a parapet roof line, Hardie Plank cladding and post and beam site entry intended to provide a “cottage” feel.
2. The shape, scale and siting of buildings should be consistent with adjacent development.	The proposed building fits in with adjacent developments. The adjacent developments include: North: Apartment building(s) with hip roofs and stucco facades. South: Residential and Neighbourhood commercial on the east and west sides of 19 th Street respectively. East: Residential single-family homes with a mix of building styles. West: Existing newer (10 +/- years) multi-family residential and the transition house multi-family residential development which is currently under construction.
3. The shape, siting, rooflines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.	The proposed building has a flat roof with architectural parapet accent walls. The landscaping along the fronting streets (19 th Street and 68 th Street) are proposed to be grass.
4. Monolithic structures and long expanses of straight walls should be avoided.	The footprint of the building is small (189.8 sq. m.) compared to the existing commercial buildings and multi-family buildings in the vicinity. The parapet runs along 19 th Street and 68 th Avenue. The owner advises that sufficient screening will be put in place should items such as

Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development	
Development Permit Area Guideline	Project Response
	mechanical systems be placed on the roof. There are windows on all sides of the building and the building has Hardie Plank cladding on all 4 sides.
5. Large buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs and irregular faces.	See above.
6. Buildings should be designed in a way that relates positively to pedestrians at the street level.	There are sidewalks on both 19 th Street and 68 th Avenue. There are shoulders along the roadway on both 19 th Street and 68 th Avenue fronting this development. Future installation of marked cross walks in all directions at the above intersection along with revision of the landscape plan to better accommodate pedestrian traffic may increase pedestrian safety and access to this development.
7. Parking areas with more than 20 stalls should be broken into smaller groups, divided by landscaping.	This development requires 10 parking spaces and is being broken up into staff and patron parking areas.
8. Off-street parking and loading should be encouraged where possible and designed to promote safe and efficient vehicle entrances and exits, and on-site circulation.	Off-Street loading will be accommodated on the north side of the building. Off-street parking will be accommodated to the north and east of the building. Patient vehicle entrance is from 68 th Avenue while staff vehicle entrance is from 19 th Street. Due to the relatively low site coverage vehicle circulation on the site will be adequate.
9. Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for features such as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle racks on the site. Pedestrian and bicycle networks on the site should link with networks off the site.	See 6 above.

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<p>10. Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials or a combination of materials in the following areas:</p> <ul style="list-style-type: none"> – around outdoor storage areas, waste containers, heating and cooling equipment, and other service areas; and – between the rear of commercial areas and any residential area. 	<p>There is an existing fence along the east side of the property which abuts a single-family residential area.</p> <p>Patient parking along the east side of the building will provide a buffer between the new building and the existing residence.</p>
<p>11. The site should be provided with landscaping:</p> <ul style="list-style-type: none"> – between parking areas and roadways; and – between buildings and parking areas. 	<p>The landscape plan provides for grassed areas on the frontages of 19th Street and 68th Avenue. The site plans show that these areas are 4.6m from the property line.</p>
<p>12. Where setbacks are required between the building and the property line, the site should be provided with landscaping:</p> <ul style="list-style-type: none"> – along the property edge next to roadways; and – along the sides of buildings. 	<p>See above.</p>
<p>13. Land uses or establishments should be designed to ensure that they do not produce a strong glaring light or reflection of that light beyond their lot lines. Shielded or controlled intensity lights are required.</p>	<p>The plan submitted does not indicate illuminated letters for signage nor does it indicate outside lighting.</p>
<p>14. Signage should complement the building design and finish.</p>	<p>This proposal includes dentist signage on the parapet walls.</p>

Staff will work with the developer to revise the landscape plan to ensure that it better reflects the requirements of the guidelines and incorporate the same into the final development permit.

Comments from Referral Agencies

The project has been reviewed by affected referral agencies. There are no objections to the Development Permit. A full list of comments provided will be forwarded to Council as an addendum.

Servicing and Utilities

City services and utilities are available. The proposal has been reviewed by Public Works staff, and servicing plans and details will be finalized in conjunction with the building permit application.

Benefits or Impacts

General

To provide better care for his Grand Forks patients currently being treated in his Midway clinic, the proponent has closed his Nelson clinic, purchased this property in Grand Forks and is moving forward with this proposed construction of a new dentist clinic building. Staff members who currently live in Grand Forks and commute to Midway will no longer have to make that commute. In addition to the economic growth generated by the jobs and taxes this business venture provides, additional dental services will be provided locally.

Strategic Impact



Community Engagement

- Smaller communities have faced challenges encouraging medical/dental professionals to locate within their borders. Having additional dental resources in-town is an encouraging sign of growth and development within the community.



Community Livability

- Residents will be provided with dental services closer to home thereby reducing the need to travel and the associated negative effects on the environment.



Economic Growth

- This project contributes to the economic health of the city by:
 - Allowing residents to access dental services in the city rather than commuting out of town may encourage residents stay and shop local.
 - Potentially bringing in patients and the travelling public from surrounding areas.



Fiscal Responsibility

- With the increased density in the vicinity of this development the project will result in more efficient use of existing infrastructure, increased tax base and additional jobs in the community.

Policy/Legislation

Local Government Act; Official Community Plan; Zoning Bylaw

Attachments

Appendix I:

- Page 1 - 3: Development Permit Application
- Page 4 - 5: State of Title certificate
- Page 6: Context Plan
- Page 7: Aerial Photo
- Page 8: Context Plan
- Page 9-10: Site Plan & Landscape Plans with Parking Details
- Page 11-14: Typical Details

Appendix II:

- Page 1 to 6: Site Profile

Appendix III:

- Draft Development Permit

Recommendation

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Options

1. RESOLVED THAT Council accepts the report.
2. RESOLVED THAT Council does not accept the report.
3. RESOLVED THAT Council refers the matter back to staff for further information.