

Development Variance Permit Information Package

File Number: 3090-20/20200013

Electoral Area: A

Date of Referral: April 14, 2020

Date of Application: April 1, 2020

Property Owner's Name(s): The Board of Education of School District No. 28 (Quesnel)

Applicant's Name: Scott Thomson

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 3140, Cariboo District, Plan 16584

Area of Application: 4.77 ha (11.8 ac)

Location: 950 Mountain Ash Road

Current Zoning: Institutional (P)

Refer to: Adjacent Landowners, Area "A" APC, MoE, MoTI, CRD Chief Building Official, Northern Health Authority, Fire Department, CRD Environmental Services

Variance Requested: The applicants have requested a variance to the Quesnel Fringe Area Zoning Bylaw 3504, 1999 section 5.10.2 (d).

That the maximum height of buildings be raised from 10.67 m (35 ft) to 16.04 m (52.62 ft)

Proposal/Reasons in support: To allow for a second story for the new Quesnel Junior School.

Existing Buildings: Existing school to be replaced.

Proposed Buildings: School building.

SECTION 2: Planning Report

Background:

The applicant has requested that the maximum height of a building be increased from 10.67 m (35 ft) to 16.04 m (52.62 ft) to allow the construction of a proposed two storey Quesnel Junior Secondary School. The requested variance is a relaxation in Section 5.10.2 (d) of the Quesnel Fringe Area Zoning Bylaw 3504, 1999. The proposal is shown in Appendix B.

The subject property is zoned Institutional (P) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and is designated Institutional in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844,

2014. The property has an existing middle school building which is planned to be replaced by the proposed new school building as shown in Appendix C.

Location and Surroundings:

The subject property is 4.77 ha (11.8 ac) in size and is located at the intersection of Mountain Ash Road and Maple Drive with Highway 97 S to the east of the property as shown in Appendix A. Currently, the property is mainly flat covered in grass turf with some asphalt parking area around the existing building. There are mostly single-family dwellings surrounding the subject property with a few commercial, light industrial and institutional lots to the north of the property.

Past Relevant Applications:

An almost similar Development Variance Permit application for increasing the maximum height of an ancillary building on a residential lot from 5.0 m (16.4 ft) to 6.0 m (19.69 ft) was approved in 2009 (File#4270-20-439). The property is situated to the north of the subject property within the same neighborhood at 2002 Maple Drive.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

5.10 Institutional (P) ZONE

5.10.2 ZONE PROVISIONS

(d) HEIGHT OF BUILDINGS (maximum) = 10.67 metres (35 feet)

Rationale for Recommendations:

The proposed height will provide reasonable structural space required for the distribution of a complex HVAC system while maintaining the ideal high ceiling learning spaces, and a high-quality building design. The proposed compact building footprint also allows adequate area for outdoor activities that are considered as an essential part of a school premises. Therefore, planning staff support the variance proposal.

An access permit will be required from the Ministry of Transportation and Infrastructure as any access other than a residential requires a permit.

Further, issuance of a Building Permit will be subject to compliance with Part 3 of the BC Building Code, which regulates the type of construction and fire protection measures depending on the building height, number of storeys and building area. This will ensure safety by providing access to above grade storey, roof access, access routes and design, and adequate supply of water for fire-fighting. In addition, a hydraulics analysis will be required by a registered professional, if further sewer services are added to the elevated floor to address the change in waste water loading.

Recommendation:

1. That the application for a Development Variance Permit pertaining to Lot 1, District Lot 3140, Cariboo District, Plan 16584 be approved, subject to the following condition:

- i) The applicant must apply for an Access Permit from the Ministry of Transportation and Infrastructure.

Further, that a Development Variance Permit be issued to vary the following:

- i) Section 5.10.2 (d) of the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 as follows:
 - a) That the maximum height of buildings be increased from 10.67 m (35 ft) to 16.04 m (52.62 ft) to allow for a second storey for the new Quesnel Junior School.

SECTION 3: Referral Comments

Chief Building Official: - May 8, 2020

The proposed building will be required to comply with Part 3 of the BC Building Code, which regulates the type of construction and fire protection measures depending on the building height, number of storeys and building area. The code regulates "Provisions of Fire Fighting" under sub-section 3.2.5 which includes "Access to above grade storeys"; "Roof access"; "Access routes and design"; and "Water supply for fire-fighting".

If the Board approves the height variance, the building permit process will confirm compliance with the code requirements for the height requested.

Health Authority: -

Ministry of Transportation and Infrastructure: - April 20, 2020

The Ministry of Transportation and Infrastructure has no objection **in principle** to the proposed development permit variance permit application and provides the following comments:

As a permit is required for access other than residential to any public side road under this Ministry's jurisdiction, the applicant should contact the Ministry to obtain an access permit.

Ministry of Environment: - April 16, 2020

No comments

Adjacent Property Owners:

Advisory Planning Commission: April 21, 2020

See attached

SECTION 4: Board Action

Date of Meeting:

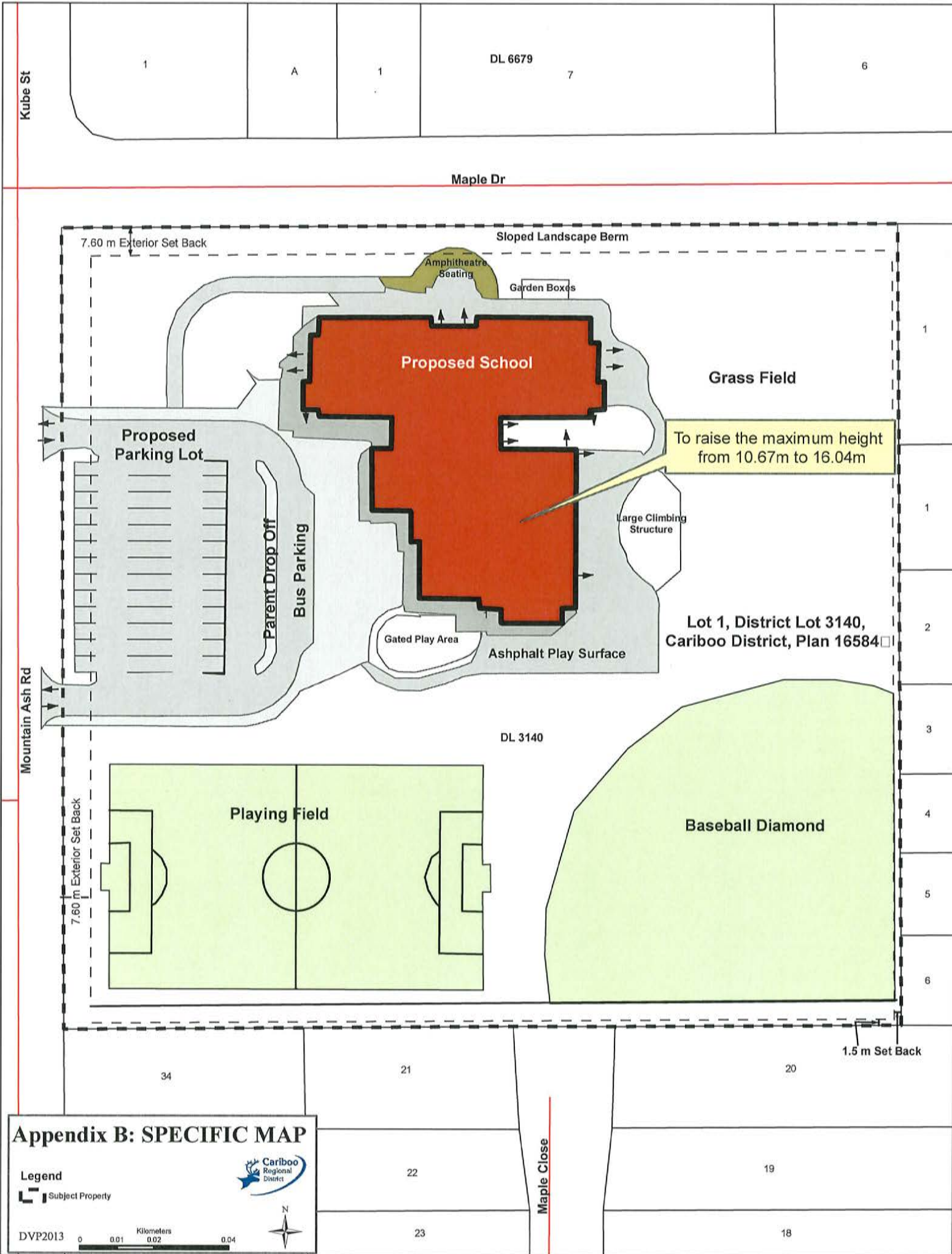
ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: Applicant's Supporting Documentation
Advisory Planning Commission Comments



Kube St

Maple Dr

Mountain Ash Rd

DL 6679

Sloped Landscape Berm

7.60 m Exterior Set Back

Amphitheatre Seating

Garden Boxes

Proposed School

Grass Field

Proposed Parking Lot

Parent Drop Off
Bus Parking

To raise the maximum height from 10.67m to 16.04m

Large Climbing Structure

Gated Play Area

Ashphalt Play Surface

Lot 1, District Lot 3140, Cariboo District, Plan 16584

DL 3140

Playing Field

Baseball Diamond

7.60 m Exterior Set Back

1.5 m Set Back

Appendix B: SPECIFIC MAP

Legend
Subject Property



DVP2013 0 0.01 0.02 0.04 Kilometers



Maple Close



Appendix C: GENERAL MAP ORTHO

Legend

 Subject Property



DVP2013

0 0.0225 Kilometers 0.045 0.09

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March 31, 2020

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• Ryan Huston Architect A.I.B.C.
• Alvin Bartel Architect A.I.B.C.
• Justin Dyck Architect A.I.B.C.

SUBJECT: Application for Height Variance for new Quesnel Junior School
Project: 950 Mountain Ash Road, Quesnel, BC

Land Use Information

1. Describe the existing use of the subject property and all buildings:
 - a. The property is currently used as a middle school by School District 28.
2. Describe the proposed use of the subject property and all buildings:
 - a. The new building will replace the existing middle school.
3. Describe the reasons in support for the application:
 - a. Modern schools of this size are typically built to 2 stories to maintain a compact and economical footprint on site. Floor to floor heights in a contemporary school are taller to include complex HVAC distribution and provide higher ceilings in learning spaces. The taller ceilings and 2 storey footprint exceed the allowable height for the property and as such as variance is requested.
4. Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):
 - a. The existing site is a turf field with no vegetation. The new development will be extensively landscaped with indigenous plants trees and shrubs around the building and turf playfields to support the educational needs.
5. Provide general geographical information (i.e. existing lakes, streams, physical features etc.):
 - a. The site is mainly flat and covered with grass turf currently used for play fields. There is some gravel and asphalt parking around the existing school and drainage swales along the adjacent roadways.

Should you have any questions or comments, please do not hesitate to contact our office directly at 604.793.9445.

Sincerely,

Justin Dyck
Architect AIBC



MAIN ENTRY VIEW FROM MOUNTAIN ASH ROAD

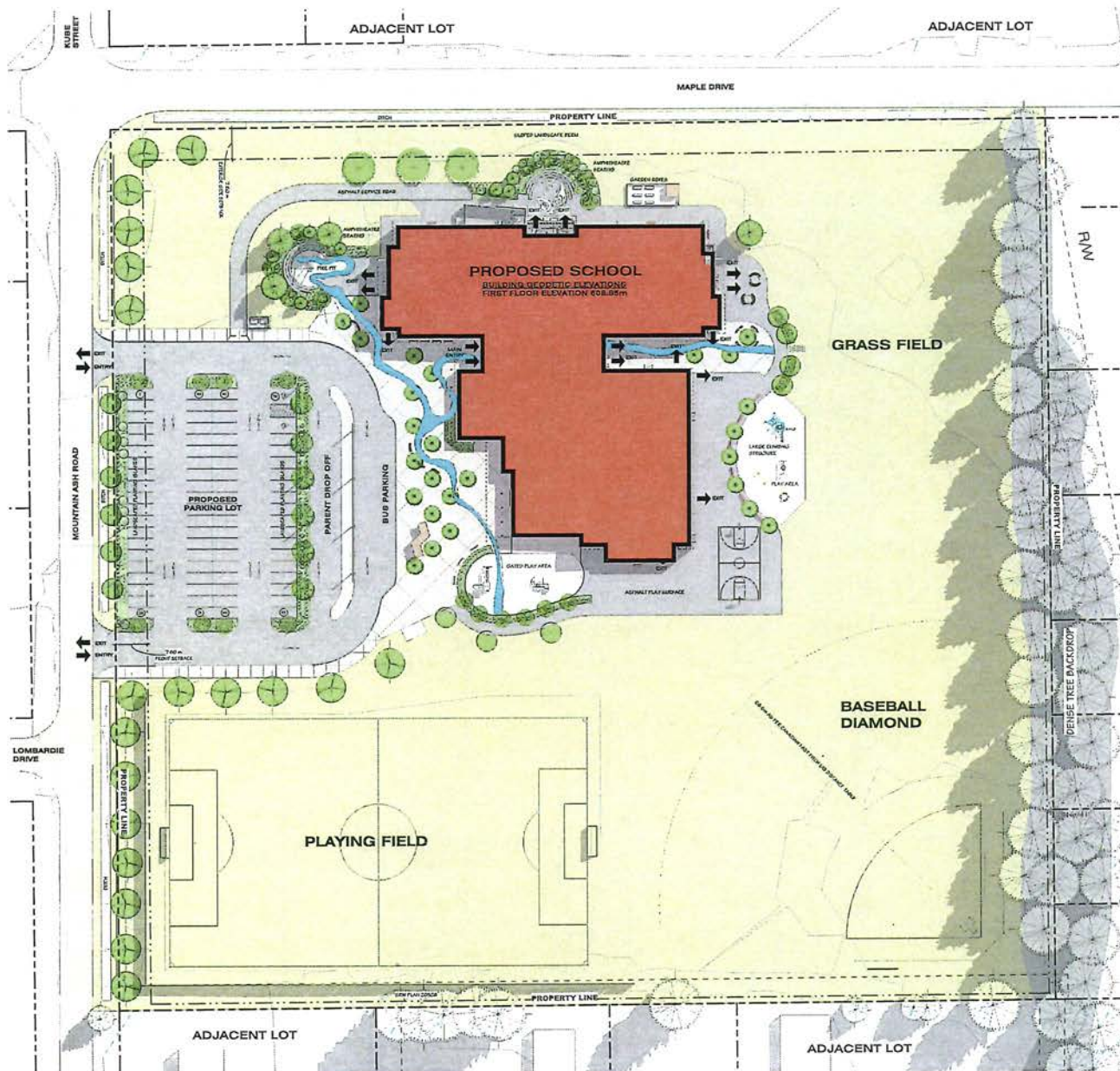
QUESNEL JUNIOR SCHOOL
 950 Mountain Ash Rd, Quesnel, BC

SCALE
 JOB NO. 10063

DP0.0

FEBRUARY 2020

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WEST OUTDOOR LEARNING AREA



NORTH OUTDOOR LEARNING AREA



VIEW FROM MAPLE DRIVE

SITE PLAN CONCEPT

QUESNEL MIDDLE SCHOOL
950 MOUNTAIN ASH ROAD, QUESNEL, BC

SCALE: 1:400
JOB NO. 19003

DP1.0

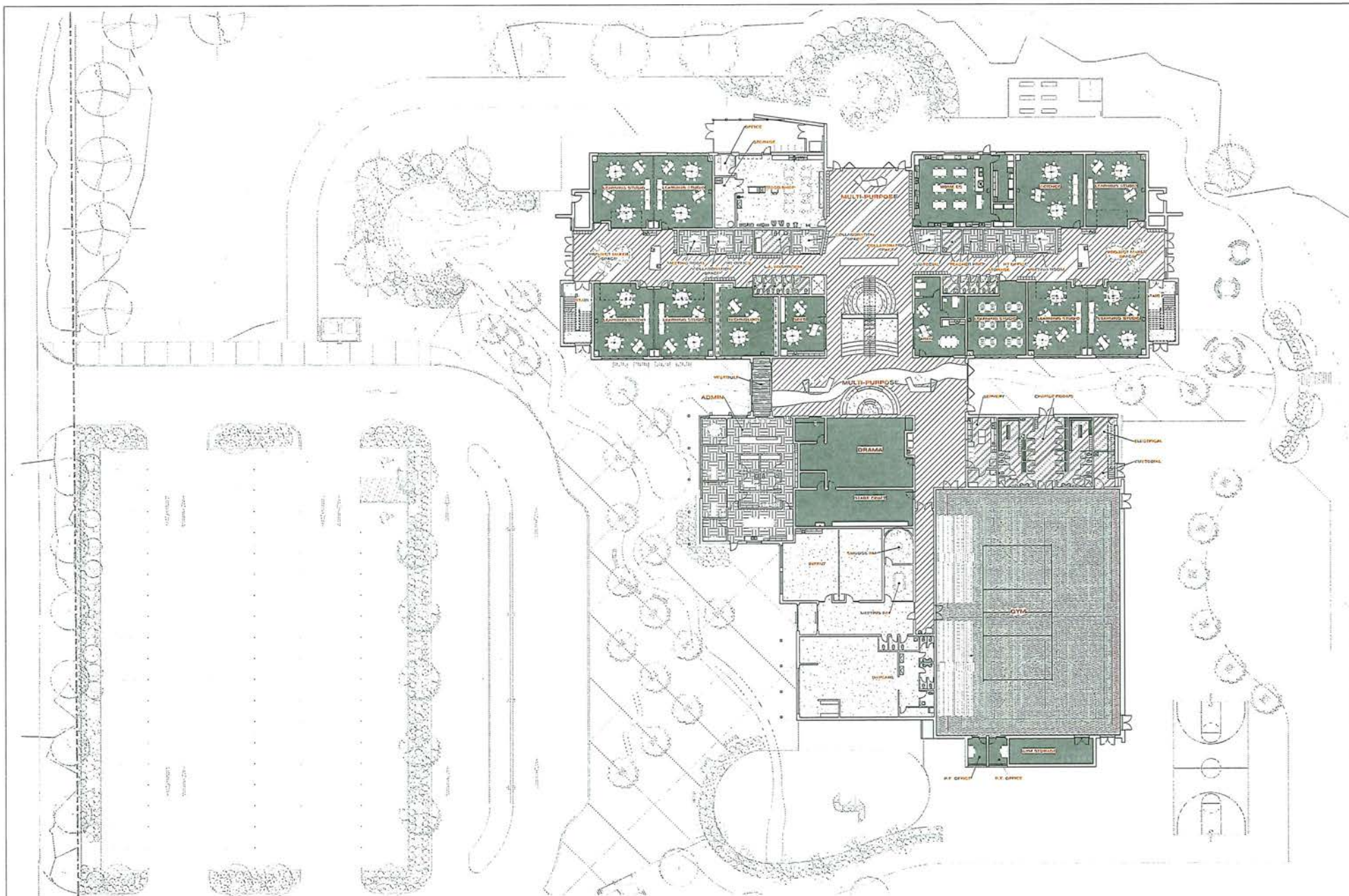
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OVERALL FIRST FLOOR PLAN

QUESNEL JUNIOR SCHOOL
950 Mountain Ash Rd, Quesnel, BC

SCALE 1:175
JOB NO. 19063

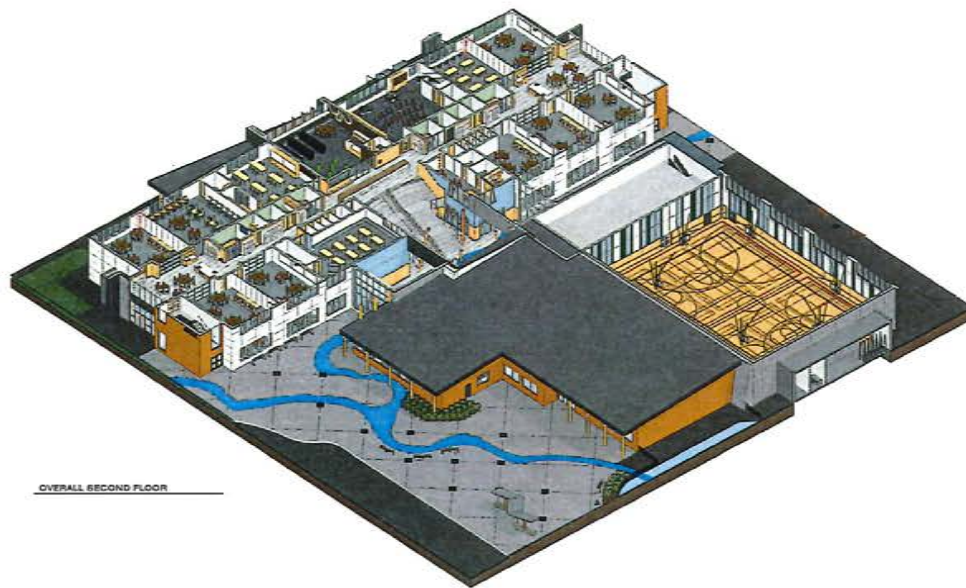
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FEBRUARY 2020

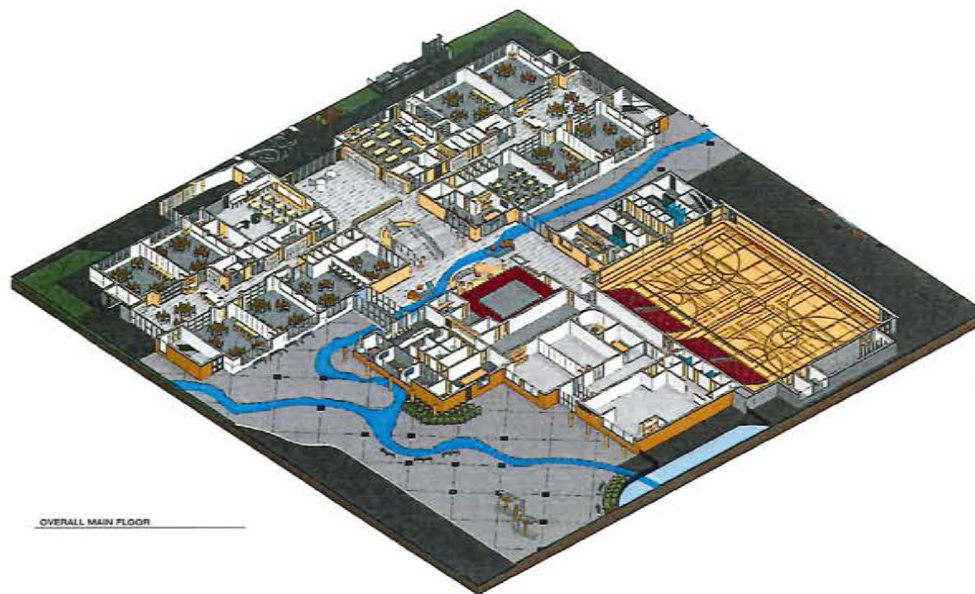
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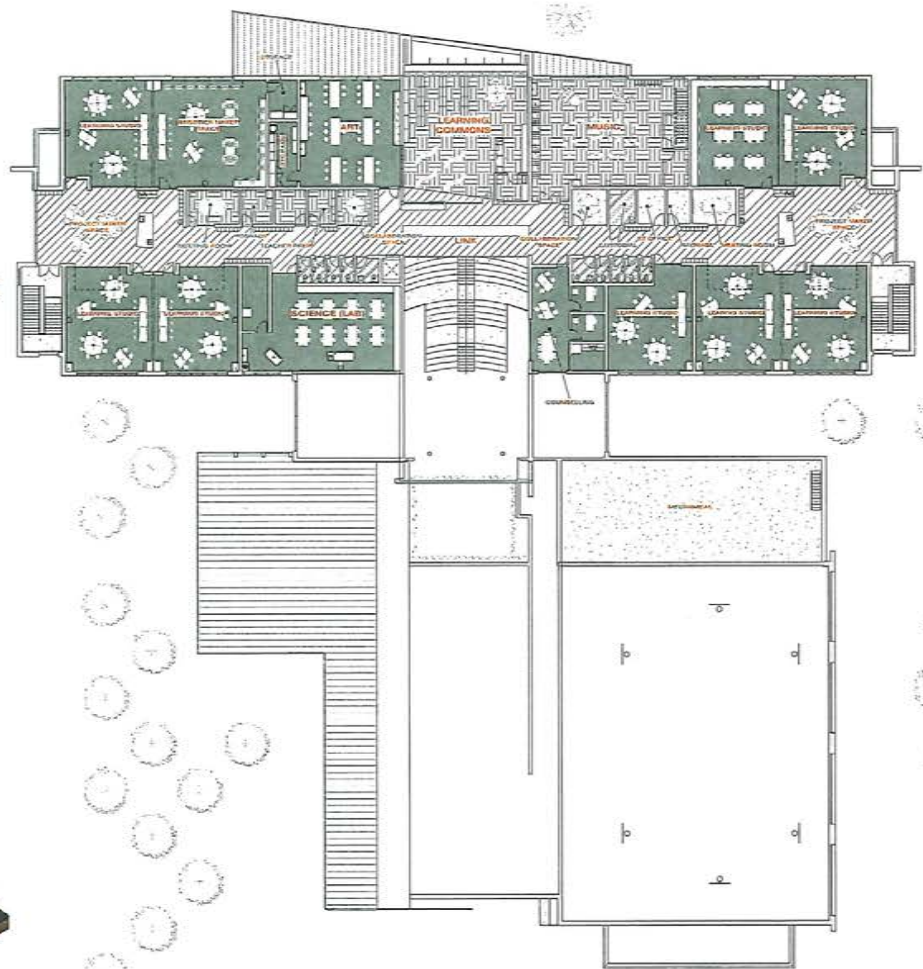
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OVERALL SECOND FLOOR



OVERALL MAIN FLOOR



OVERALL SECOND FLOOR CONCEPT PLAN
1:175
NORTH

OVERALL SECOND FLOOR PLAN

QUESNEL JUNIOR SCHOOL
550 Mountain Ash Rd, Quesnel, BC

SCALE 1:175
JOB NO. 18063

DP2.1

FEBRUARY 2020

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WEST ELEVATION CONCEPT
1:150



SOUTH ELEVATION CONCEPT
1:150



NORTH ELEVATION CONCEPT
1:150



EAST ELEVATION CONCEPT
1:150

CONCEPT ELEVATIONS

QUESNEL MIDDLE SCHOOL
850 MOUNTAIN ASH ROAD, QUESNEL, BC

SCALE 1:150
JOB NO. 19083

DP3.0

FEBRUARY 2020

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ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'A' advisory planning commission held on *April 21/2020*
 in the _____, located at _____, BC, commencing at _____

PRESENT:

Chair

teleconference @ 10 am.
Vinie Berlinguetti

Members

Mary Sales
~~Vinie Berlinguetti~~ Ted Armstrong, Dave Maffatt
Caroline Mitchell

Recording Secretary

Doug Service

Owners/Agent, or

☐ Contacted but declined to attend**ABSENT:****ALSO PRESENT:** Electoral Area Director

Staff support (if present)

*Mary Spontoni*Agenda Items**DVP APPLICATION – 3090-20/20200013 (LOT 1, DISTRICT LOT 3140, CARIBOO DISTRICT, PLAN 16584)**/ : "THAT the application to vary the maximum height of buildings
 for property located at 950 MOUNTAIN ASH ROAD be supported/rejected for the following reasons:

i)

ii)

Ted Armstrong / Caroline Mitchell
No Objections

For:

Against:

*CARRIED/DEFEATED*Termination

/

: That the meeting terminate.

CARRIED

Time:

Recording Secretary

Chair