



AGENDA

COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING

June 19, 2018, 5:00 PM - 7:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING OF THE COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE TO ORDER:

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. ADOPTION OF MINUTES:

a. Minutes

2 - 4

Minutes of the Open Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2018-MAY-15, at 5:00 p.m.

5. PRESENTATIONS:

6. REPORTS:

a. Rezoning Application No. RA389 - 65 and 77 Chapel Street

5 - 21

Purpose: To present the Community Planning and Development Committee with a rezoning application for site specific amendments to the Chapel Front (DT5) zone to increase the allowable Floor Area Ratio and maximum building height to allow a 24-storey high-rise building at 65 and 77 Chapel Street.

Recommendation: That the Committee receive the report and provide a recommendation.

7. OTHER BUSINESS:

8. QUESTION PERIOD:

9. ADJOURNMENT:

MINUTES
OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
TUESDAY, 2018-MAY-15, AT 5:00 P.M.

PRESENT: Members: Councillor D. M. Brennan, Chair
 Mercedes Beaudoin-Lobb
 Colin Brown
 Anthony Griffin
 Richard Steele

 Absent: Daniel Appell
 Tyler Brown
 Richard Finnegan
 Patricia Reynes

 Staff: David Stewart, Planner (vacated 6:00 p.m.)
 Karin Kronstal, Social Planner (vacated 5:39 p.m.)
 Brian Zurek, Planner
 P. Humphreys, Recording Secretary

1. CALL THE COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING TO ORDER:

The Open Community Planning and Development Committee Meeting was called to order at 5:08 p.m.

2. INTRODUCTION OF LATE ITEMS

- (a) Remove report titled "Draft Hospital Area Plan" and replace with report titled "Hospital Area Plan."
- (b) Remove reference to hyperlink to view Attachment A: Hospital Area Plan.

3. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

4. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2018-MAR-20 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

5. PRESENTATIONS:

(a) Affordable Housing Strategy Update

Karin Kronstal, Social Planner, provided a presentation regarding progress of the Affordable Housing Strategy. The update showed that a lack of rental housing available and high real estate prices in Nanaimo are making it difficult for many residents to find affordable housing. Key policy areas identified for consideration in the next stage of the process included increasing the rental housing supply; promoting infill and intensification in single-family neighbourhoods; diversifying multi-unit housing; supporting low income and special needs housing; strengthening government and community partnerships, and housing program education.

Suggestions made in discussion after the presentation were to educate neighbourhoods about supportive housing projects to ensure all parties understand the proposed project fully; ask interest groups to come to public hearings to support their projects, and review the impact of Air B&B-type short-term rentals.

Karin Kronstal, Social Planner, vacated the Board Room at 5:39 p.m.

6. REPORTS:

(a) Rezoning Application No. RA390 – 215 Sabiston Street

David Stewart, Planner, introduced the application to rezone 215 Sabiston Street from Single Dwelling Residential (R1) to Townhouse Residential (R6) to allow a 5-unit multiple family townhouse development. He noted that a non-conforming 5-unit townhouse was located previously on this property before it was destroyed by fire and the property owner, Gurdial Singh Parmar, now wants to rebuild in compliance with zoning to replace it.

The applicant, Jerry Ellins of Ellins Architect Inc, spoke regarding the proposed development, noting that it will provide needed rental units, the Official Community Plan supports multi-family and infill development in this area, and a community contribution will be made towards a park.

It was moved and seconded that the Community Planning and Development Committee recommend that Council approve Rezoning Application No. RA390 – 215 Sabiston Street. The motion carried unanimously.

(b) Hospital Area Plan

Three representatives of the Hospital Area Neighbourhood Association (HANA) joined the committee table: Jim Goldsack, Grant Shaw, and Janet Jones.

Brian Zurek, Planner, provided a presentation on the Hospital Area Plan final document. The plan describes land use policies and urban design directions for residential and commercial development, roads, pedestrian walkways and open spaces. A parking management strategy is currently being developed as a separate document.

David Stewart, Planner, vacated the Board Room at 6:00 p.m.

Discussion followed regarding a proposed wellness walk, future hospital expansion, healthy green spaces, transit improvements and speed controls on busy streets. Jim Goldsack advised that feedback about the area plan received by HANA from Hospital Area residents has been very favourable.

It was moved and seconded that the Community Planning and Development Committee recommend that Council endorse the Hospital Area Plan. The motion carried unanimously.

7. QUESTION PERIOD:

No one in attendance wished to ask questions.

8. ADJOURNMENT:

It was moved and seconded at 6:19 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

DATE OF MEETING June 19, 2018

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT REZONING APPLICATION NO. RA389 – 65 AND 77 CHAPEL STREET

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with a rezoning application for site specific amendments to the Chapel Front (DT5) zone to increase the allowable Floor Area Ratio and maximum building height to allow a 24-storey high-rise building at 65 and 77 Chapel Street.

Recommendation

That the Committee receive the report and provide a recommendation.

BACKGROUND

A rezoning application (RA389) for 65 and 77 Chapel Street was received from Peter de Hoog (de Hoog & Kierulf Architects) on behalf of 6577 Nanaimo Holdings Ltd (Joseph and Jason Wertman). The applicant is requesting site specific amendments to the Chapel Front (DT5) zone to increase the maximum allowable Floor Area Ratio (FAR) and the maximum building height to allow a 24 storey high-rise building.

Subject Property & Site Context

<i>Location</i>	The subject properties are located at the corner of Chapel and Skinner Streets.
<i>Total Lot Area</i>	4,364m ² (65 Chapel Street – 1,359m ² ; 77 Chapel Street - 3,005m ²)
<i>Current Zone</i>	DT5 – Chapel Front
<i>Proposed Zone</i>	DT5 – Chapel Front with site specific provisions for FAR and building height
<i>Official Community Plan Designation</i>	Downtown Centre Urban Node
<i>Nanaimo Downtown Plan</i>	Character Area – Chapel Front Land Use Designation – Residential Office Retail

The subject properties are through-lots fronting both Skinner and Chapel Streets with views of Mount Benson, Maffeo Sutton Park, Downtown and the Nanaimo Harbour. The sites slope up from south to north by approximately 5m and the grade change between Chapel and Skinner Street is also approximately 5m.

The surrounding neighbourhood context includes:

- A restaurant, mid-rise condo and high-rise apartment building to the north;

- The Law Courts to the east;
- A restaurant and Benson Street connecting down to the services on Cliff Street to the west; and,
- A proposed mixed-use building (91 Chapel Street) and Studio NA located immediately to the south.

The property at 65 Chapel Street is currently used as a surface parking lot and 77 Chapel Street is a parkade. The applicant proposes to consolidate the properties into one lot. As they are located in the heart of downtown, the properties are in walking distance of a variety of commercial and professional services, night life activities, cultural facilities, recreational opportunities, as well as transit and seaplanes.

DISCUSSION

The applicant proposes site specific amendments to the DT5 zone to increase the maximum FAR from 2.3 to 4.25 and to increase the maximum building height from 19.8m to 78.5m to allow a 24-storey mixed-use development on a one to five storey podium including:

- 109 residential units (condo);
- ground floor commercial units and second floor office space on Chapel Street;
- a two-storey athletic club;
- five townhouse units on Skinner Street; and,
- 167 underground parking spaces (109 required) accessed from Chapel and Skinner Streets.

A public space is proposed at the north end of the site and will include public art and seating. The ground floor commercial units will provide street animation on Chapel Street and the proposed building siting will accommodate small patios. The five townhouse units proposed on Skinner Street will continue the residential street wall created by Studio NA and by the future midrise building at 91 Chapel Street.

Road dedication (approximately 1m) is required along the Skinner Street frontage as part of the rezoning application. Full works and services will be required through a future building permit, including sidewalks to complete the sidewalk network around the site, street trees, street lights, and on-street parking where possible.

A shadow study has been provided in support of the application to show that the proposed building height will not negatively impact adjacent properties. A more detailed design review will be completed through a future development permit application.

See the Attachments for more information.

Official Community Plan

The subject properties are located within the Downtown Centre Urban Node of the Official Community Plan (OCP). The Downtown Centre Urban Node is envisioned as the civic heart of Nanaimo and as a welcoming place for citizens to live, work and visit. High-rise building forms, including residential densities greater than 150 units per hectare, are supported. The proposed residential density equates to 250 units per hectare. For reference, Pacifica equates to 445 units

per hectare. A mix of commercial and professional uses is also anticipated and public gathering places should be provided where possible.

Staff considers the high-rise, mixed-use development to comply with the intent of the OCP to contribute to the mix of uses and residential density needed to support a vibrant Downtown.

Nanaimo Downtown Plan

The subject properties are located in the Chapel Front character area of the Nanaimo Downtown Plan, which anticipates a mix of residential, office and retail land uses. This area is in the High Rise Zone, an area where high-density, high-rise forms are encouraged to increase the residential population in Downtown. Significant public view corridors identified in the plan should be maintained.

The proposed development meets the intent of the Chapel Front character area and provides a high-rise form that will not impact identified view corridors. The development also provides a mix of residential, office and retail uses that will animate the street level, provide additional services for residents and visitors, and add to the residential density needed to support the local economy.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. The applicant proposes a community amenity contribution valued at \$182,400. It will be comprised of a monetary contribution of \$144,400 to be divided equally between improvements to Maffeo Sutton Park (\$72,200) and the Housing Legacy Reserve Fund (\$72,000). Public art with a minimum value of \$38,000 will also be provided as an onsite public amenity. Staff is supportive of the community contribution proposal.

Transportation Master Plan

The proposed development is located within the Downtown Mobility Hub, which has the highest proportion of sustainable transportation trips in the City. The Transportation Master Plan supports medium and high-rise development forms in mobility hubs to establish the higher densities needed to support alternative modes of transportation. A mix of uses, sidewalks, and pedestrian-oriented design is also recommended to create vibrant and safe streetscapes that encourage walking and cycling.

The development proposal meets the intent of the Transportation Master Plan by adding a mix of uses, high residential density, and a pedestrian-oriented streetscape with continuous sidewalk that will encourage sustainable modes of transportation in the City.

Staff Comment

The rezoning application proposes a mixed-use, high-rise development that will add residential density to a highly pedestrian-oriented location near services, amenities, recreational opportunities and transit. The proposed development meets the intent of the policies in the Official Community Plan and Nanaimo Downtown Plan and will add vibrancy to downtown.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan and Parking Plans
ATTACHMENT C: Project Data
ATTACHMENT D: Conceptual Elevations
ATTACHMENT E: Conceptual Renderings
ATTACHMENT F: Conceptual Landscape Plan
ATTACHMENT G: Shadow Study
ATTACHMENT H: Aerial Photo

Submitted by:

T. Rogers
Planner, Current Planning & Subdivision

Concurrence by:

L. Rowett
Manager, Current Planning & Subdivision

ATTACHMENT A
LOCATION PLAN



REZONING APPLICATION NO. RA000389

LOCATION PLAN

Civic : 65 and 67 Chapel Street

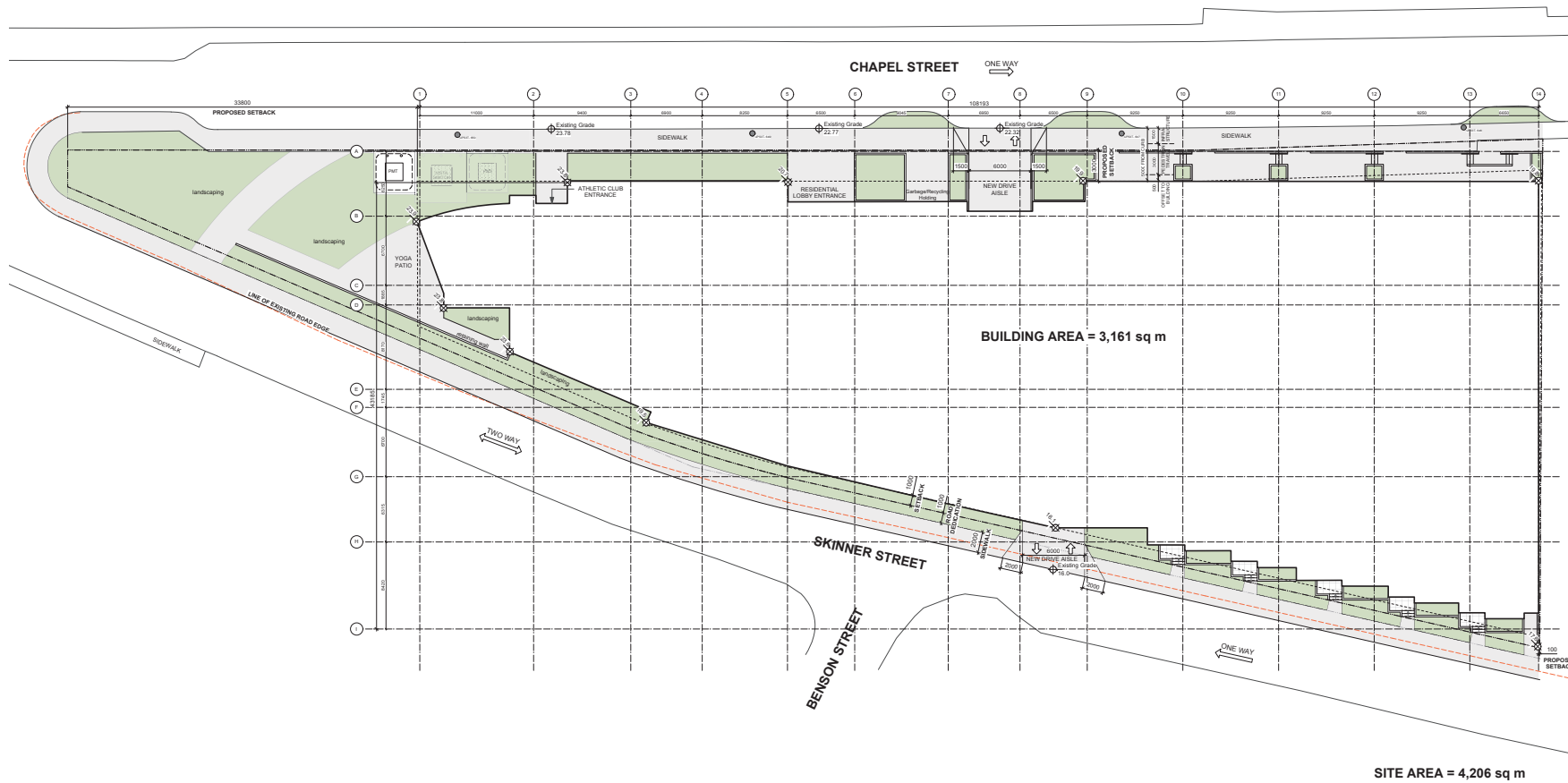


 Subject Property

GRADE CALCULATION

$$19.8 + 19.9 + 20.7 + 23.8 + 23.9 + 23.8 + 23.6 + 19.5 + 16.1 + 17.6 = 209$$

209 / 10 = 20.9m GEODETIC



	18-05-30	Issued for Reasoning Revisions	
	18-03-28	Issued for Reasoning Revisions	
	18-01-19	Issued for Reasoning Application	
Rev	Date	Description	
add date	18-05-30	drawing file	1727 A200 Plans
drawn by	lgl	checked by	pdh
scale	1:200	project number	1727

NOTE: All dimensions are shown in millimeters U.N.C.

MARCILO
77 Chapel Street
Nanaimo BC
Site Plan

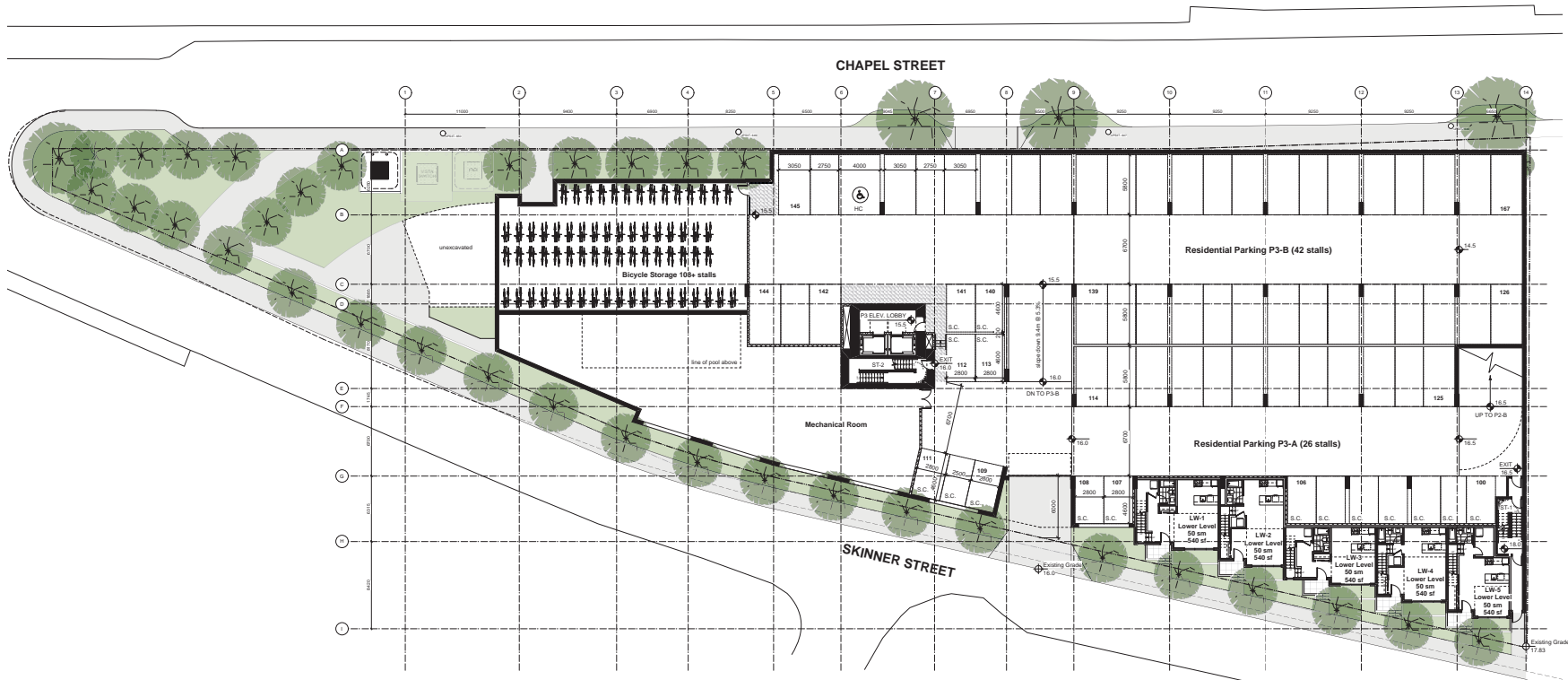
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drawn by	lgl	checked by		pdh
scale	1:200	project number		1727

NOTE: All dimensions are shown in millimeters.

MARCIELO

77 Chapel Street
Nanaimo BC

P3 Parking Plan

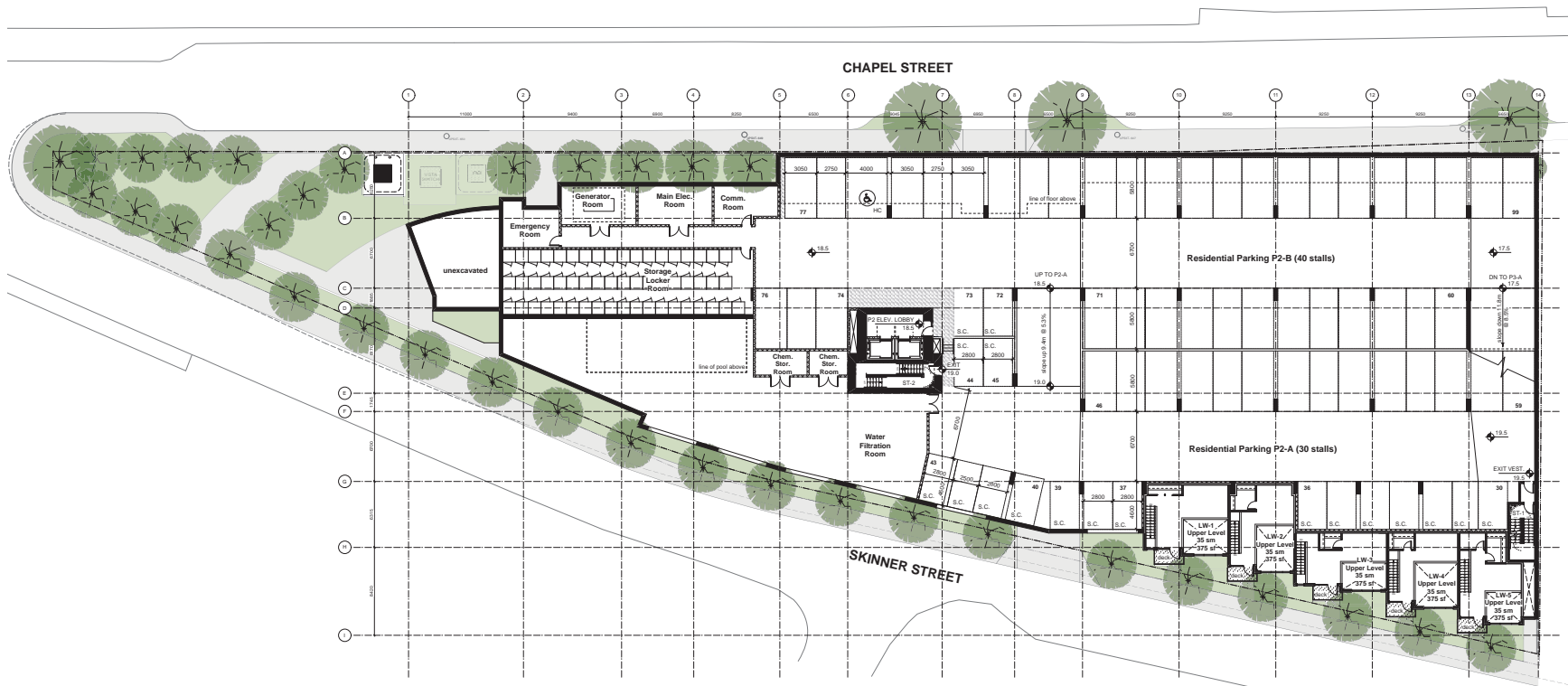
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	18-01-19	Issued for Reasoning Application		
Rev	Date	Description		
plot date	18-06-30	drawing file	1727	A200 Plans
drawn by	lgl	checked by		pdh
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MARCIELO

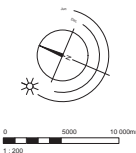
77 Chapel Street
Nanaimo BC
P2 Parking Plan

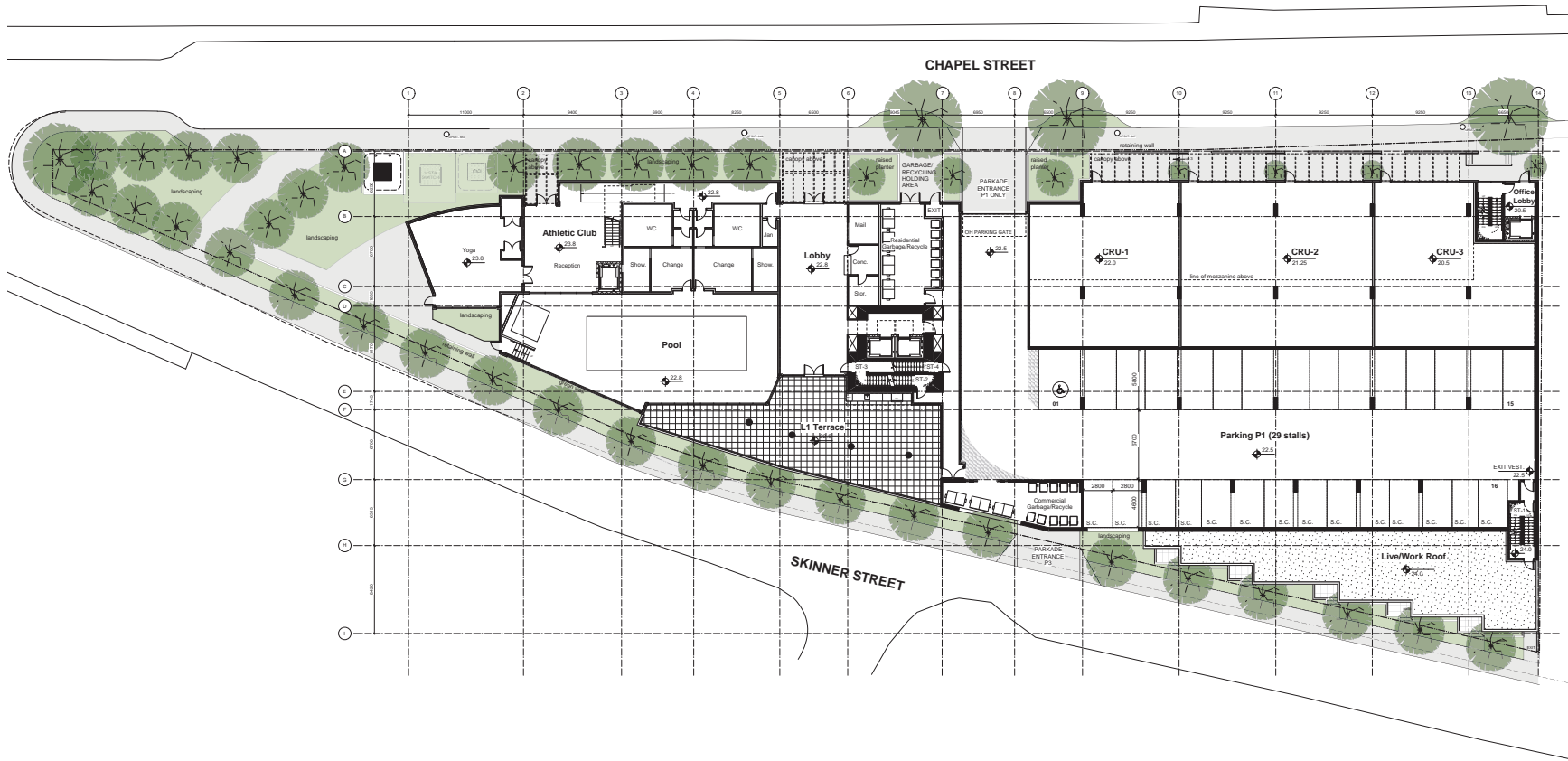
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scale	1:200	project number		1727

NOTE: All dimensions are shown in millimeters.

MARCILO
77 Chapel Street
Nanaimo BC
L1/P1 Parking Plan

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Current Contents & Submissions

dHkA A203

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ATTACHMENT C
PROJECT DATA



PROJECT DESCRIPTION

CIVIC ADDRESS:
65 & 77 CHAPEL STREET, NANAIMO, BC.

LEGAL DESCRIPTION:
LOTS 1,2,3,4 AND 5, PLAN V167801 AND LOT A
PLAN 4927 ALL OF BLOCK 54, SECTION 1,
NANAIMO DISTRICT

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
24 STOREY RESIDENTIAL/MIXED USE BUILDING
WITH 2 LEVELS OF PARKING

USES:
PRIMARILY COMMERCIAL/RETAIL MAIN FLOOR,
RESIDENTIAL ABOVE

EXISTING ZONE: DT-5

PROPOSED ZONE: SITE SPECIFIC

SITE AREA: 4206 m² (45, 273 s.f.)

FLOOR AREA:

Level P3	240 m ² (2 583 sf)
RESIDENTIAL:	363 m ² (3 907 sf)
Service/Circulation:	
Level P2	170 m ² (1 830 sf)
RESIDENTIAL:	488 m ² (5 253 sf)
Service/Circulation:	
Level 1	1 202 m ² (12 939 sf)
COMMERCIAL-RETAIL:	312 m ² (3 358 sf)
Service/Circulation:	
Level 2	784 m ² (8 430 sf)
COMMERCIAL-RETAIL:	440 m ² (4 736 sf)
Service/Circulation:	214 m ² (2 304 sf)
Level 3	785 m ² (8 450 sf)
RESIDENTIAL:	517 m ² (5 565 sf)
COMMERCIAL-OFFICE:	222 m ² (2 390 sf)
Service/Circulation:	
Level 4	600 m ² (6 459 sf)
RESIDENTIAL:	
Level 5-10	578 m ² (6 222 sf) X 6 = 3 468 sm
RESIDENTIAL:	
Level 11-21	566 m ² (6 093 sf) X 11 = 6 226 sm
RESIDENTIAL:	
Level 22-24	519 m ² (5 587 sf) X 3 = 1 557 sm
RESIDENTIAL:	
Roof	
MECHANICAL SERVICES:	301 m ² (3 240 sf)
TOTAL PROPOSED:	17 889 m ² (192 557 sf, excl. parking, lobby, pool)

FLOOR SPACE RATIO: 4.25 : 1 FSR

GRADE OF BUILDING: 20.9 m (GEODETTIC)
See Site Plan for Grade Calculation

HEIGHT OF BUILDING: 78.5m

NUMBER OF STOREYS: 24 STOREYS

RESIDENTIAL PARKING: 138 stalls

COMMERCIAL PARKING: 29 stalls

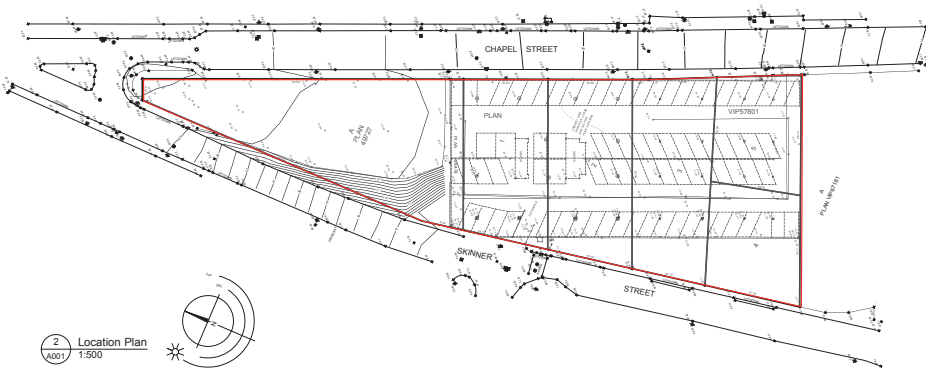
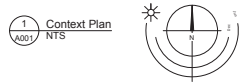
BICYCLE PARKING: 109 Class 1 + 6-space rack

SETBACKS:

FRONT (Chapel St.):	3.0 m
REAR (Skinner St.):	1.0 m
SIDE (South):	0.1 m
SIDE (North):	33.8 m

SUITE COMPOSITION:

1 Bed / 1 Bath Guest Suite:	2
1 Bed / 1 Bath Live-Work:	5
2 Bed / 2 Bath Townhouse:	7
1 Bed / 1 Bath:	15
2 Bed / 2 Bath:	30
2 Bed + Den / 2 Bath:	44
3 Bed / 3.5 Bath:	6
TOTAL:	109 SUITES



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Rev	Date	Description	
plnt date	18-05-30	drawing file	1727 A001 Project Data
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MARCILO
77 Chapel Street
Nanaimo BC
Project Data

A001
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ATTACHMENT D CONCEPTUAL ELEVATIONS

1 of 3

Materials Schedule

- 1 PREFINISHED METAL FASCIA
- 2 PREFINISHED METAL FLASHING
- 3 PREFINISHED HORIZONTAL METAL SCREEN
- 4 PREFINISHED VERTICAL CORRUGATED METAL CLADDING
- 5 NATURAL LEDGESTONE VENEER
- 6 LARGE FORMAT PORCELAIN TILE
- 7 COMPOSITE METAL PANEL
- 8 CLEAR ANODIZED ALUMINUM WINDOW
- 9 CLEAR ANODIZED CURTAINWALL SYSTEM
- 10 INSULATED SPANDREL PANEL
- 11 TEMPERED CLEAR GLASS GUARD WITH CLEAR ANODIZED ALUMINUM FRAME
- 12 TEMPERED TRANSLUCENT GLASS GUARD WITH CLEAR ANODIZED ALUMINUM FRAME
- 13 TEMPERED TRANSLUCENT GLASS PRIVACY SCREEN WITH CLEAR ANODIZED ALUMINUM FRAME
- 14 PAINTED METAL FENCE
- 15 SIGNAGE BAND
- 16 BUILDING SIGNAGE
- 17 PRE-FINISHED ALUMINUM STOREFRONT WINDOW
- 18 PAINTED METAL AND TRANSLUCENT GLASS CANOPY
- 19 PREFINISHED TRANSLUCENT GLASS & PAINTED METAL O/H SECURITY GATE
- 20 PAINTED CONCRETE - light gray
- 21 SEALED CONCRETE - clear
- 22 TRANSLUCENT GLASS SCREEN ON METAL FRAME
- 23 METAL LANDSCAPE SCREEN ON METAL FRAME
- 24 PRE-CAST CONCRETE CAP
- 25 LONGBOARD METAL SOFFIT
- 26 CONCRETE BLOCK FIREWALL

	18-05-30	Issued for Reasoning Revisions	
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	18-01-19	Issued for Reasoning Application	
Rev	Date	Description	
print date	18-05-30	drawing file	1727 A400 Elevations
drawn by	lgl	checked by	pdh
scale	1:200	project number	1727

NOTES: All dimensions are shown in millimeters UNLESS OTHERWISE SPECIFIED.

MARCILO

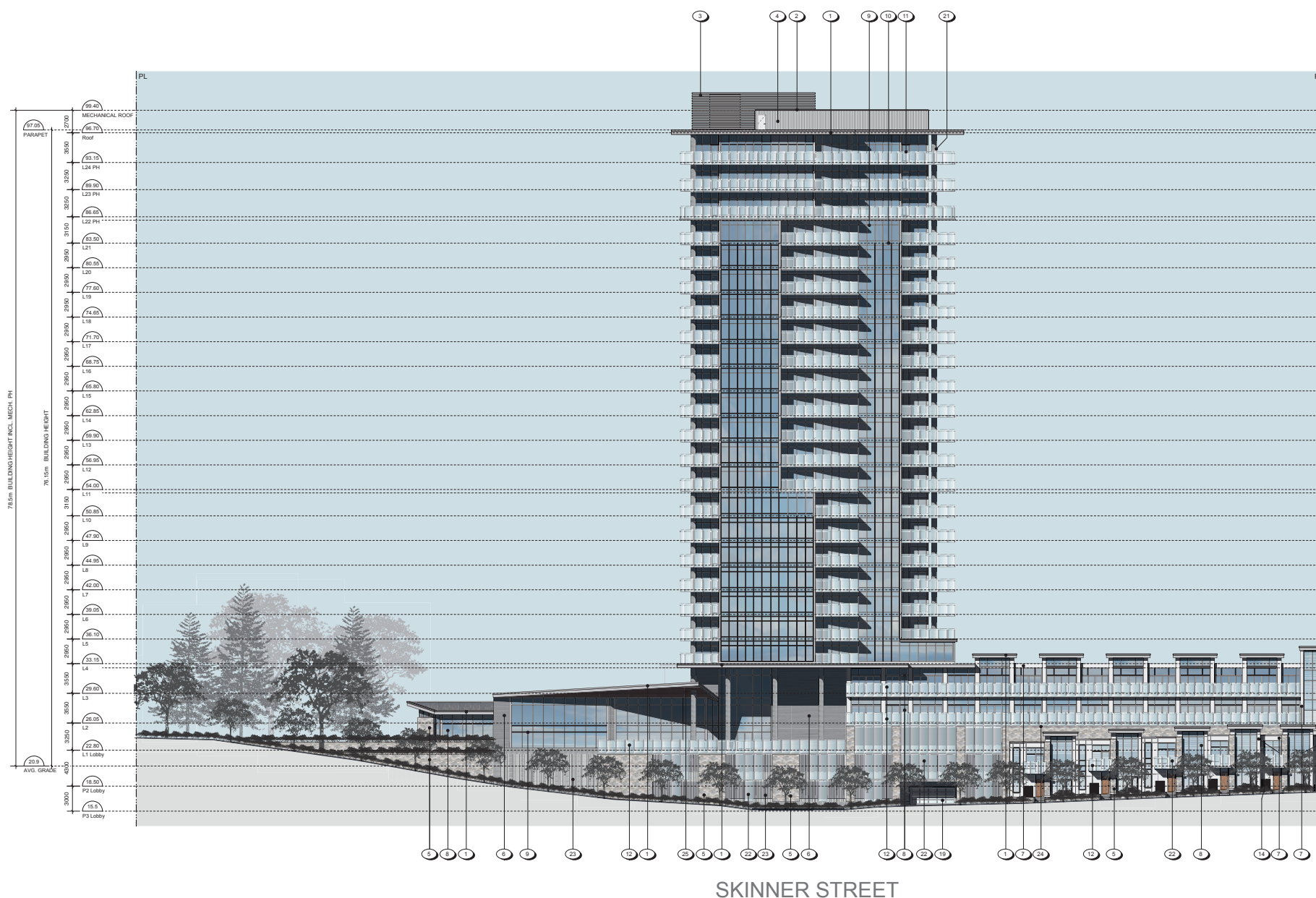
77 Chapel Street
Nanaimo BC
East Elevation

A301

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Nanaimo
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CHAPEL STREET



Materials Schedule


- 1 PREFINISHED METAL FASCIA
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- 5 NATURAL LEDGESTONE VENEER
- 6 LARGE FORMAT PORCELAIN TILE
- 7 COMPOSITE METAL PANEL
- 8 CLEAR ANODIZED ALUMINUM WINDOW
- 9 CLEAR ANODIZED CURTAINWALL SYSTEM
- 10 INSULATED SPANDREL PANEL
- 11 TEMPLERD CLEAR GLASS GLUARD WITH CLEAR ANODIZED ALUMINUM FRAME
- 12 TEMPLERD TRANSLUCENT GLASS GLUARD WITH CLEAR ANODIZED ALUMINUM FRAME
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- 21 SEALED CONCRETE - clear
- 22 TRANSLUCENT GLASS SCREEN ON METAL FRAME
- 23 METAL LANDSCAPE SCREEN ON METAL FRAME
- 24 PRE-CAST CONCRETE CAP
- 25 LONGBOARD METAL, SERRILL
- 26 CONCRETE BLOCK, FINISHED

Rev	Date	Description
-	18-05-30	Issued for Rezoning Revisions
-	18-03-28	Issued for Rezoning Revisions
-	18-01-19	Issued for Rezoning Application

plot date	18-06-01	drawing file	1727 A400 Elevations
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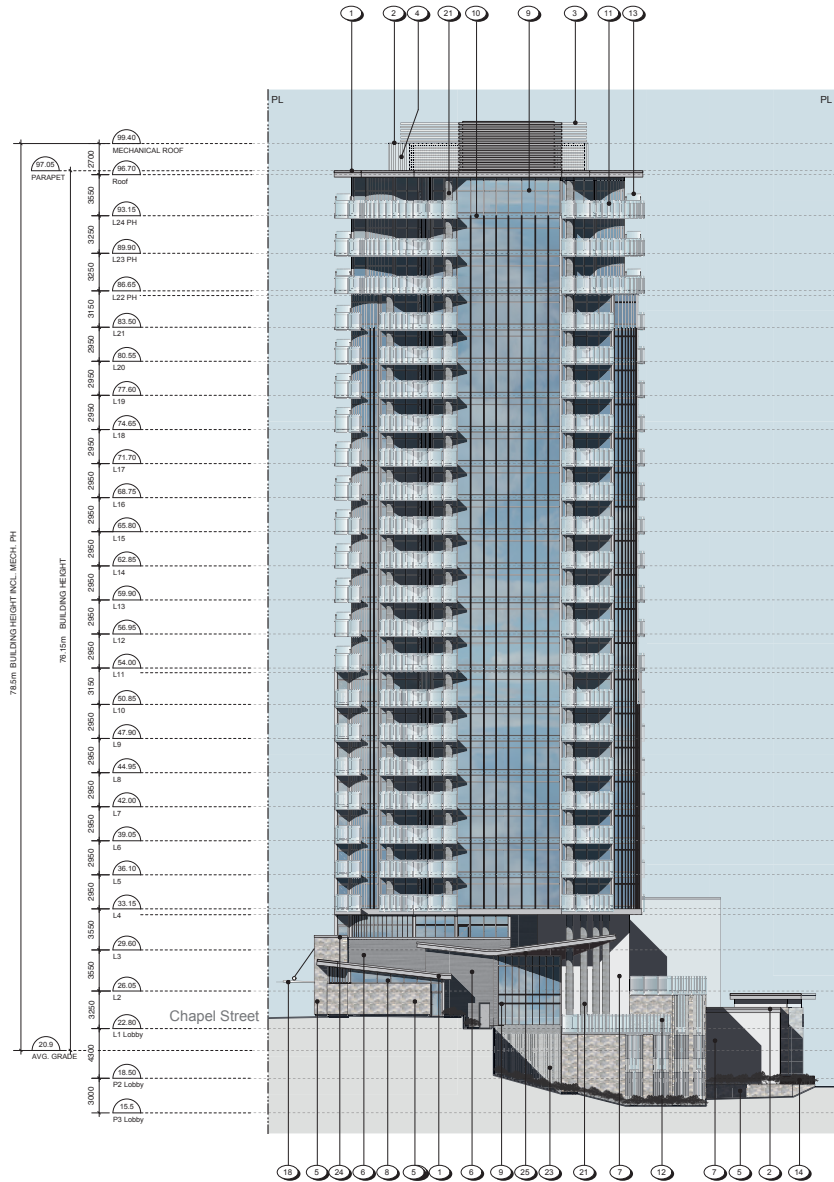
NOTE: All elevations are shown in millimeters (11 M.O.)

MARCILO
77 Chapel Street
Nanaimo BC
West Elevation

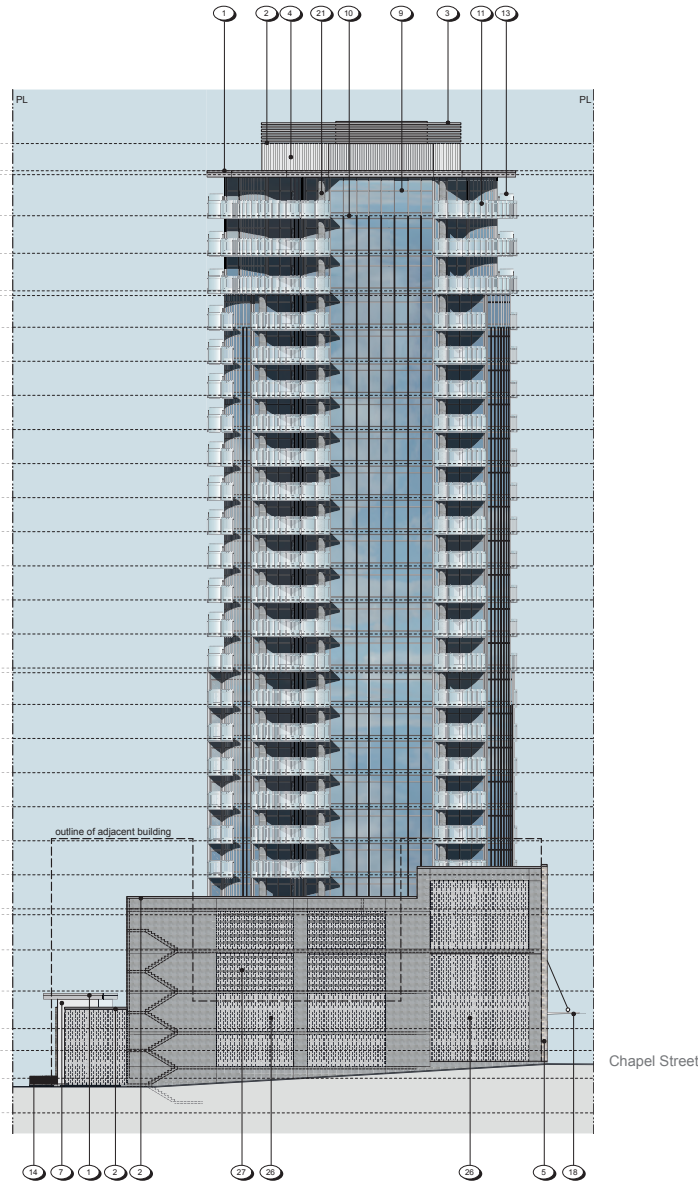

A303

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NORTH ELEVATION



SOUTH ELEVATION

Materials Schedule

- 1 PREFINISHED METAL FASZIA
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- 10 INSULATED SPANDREL PANEL
- 11 TEMPERED CLEAR GLASS GUARD WITH CLEAR ANODIZED ALUMINUM FRAME
- 12 TEMPERED TRANSLUCENT GLASS GUARD WITH CLEAR ANODIZED ALUMINUM FRAME
- 13 TEMPERED TRANSLUCENT GLASS PRIVACY SCREEN WITH CLEAR ANODIZED ALUMINUM FRAME
- 14 PAINTED METAL FENCE
- 15 SIGNAGE BAND
- 16 BUILDING SIGNAGE
- 17 PRE-FINISHED ALUMINUM STOREFRONT WINDOW
- 18 PAINTED METAL AND TRANSLUCENT GLASS CANOPY
- 19 PREFINISHED TRANSLUCENT GLASS & PAINTED METAL GIN SECURITY GATE
- 20 PAINTED CONCRETE - light gray
- 21 SEALED CONCRETE - clear
- 22 TRANSLUCENT GLASS SCREEN ON METAL FRAME
- 23 METAL LANDSCAPE SCREEN ON METAL FRAME
- 24 PRE-CAST CONCRETE CAP
- 25 LONGBOARD METAL SOFFIT
- 26 CONCRETE BLOCK FIREWALL
- 27 DECORATIVE CONCRETE BLOCK FIREWALL

-	18-05-30	Issued for Reasoning Revisions	
-	18-03-28	Issued for Reasoning Revisions	
-	18-01-19	Issued for Reasoning Application	
Rev	Date	Description	
print date	18-05-30	drawing file	1727 A400 Elevations
drawn by	lgl	checked by	psh
scale	1:200	project number	1727

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ATTACHMENT E CONCEPTUAL RENDERING



VIEW LOOKING EAST OVER NANAIMO HARBOUR

18-05-20	Issued for Planning Review
18-05-20	1727 A502 Supplemental
18-05-20	1727

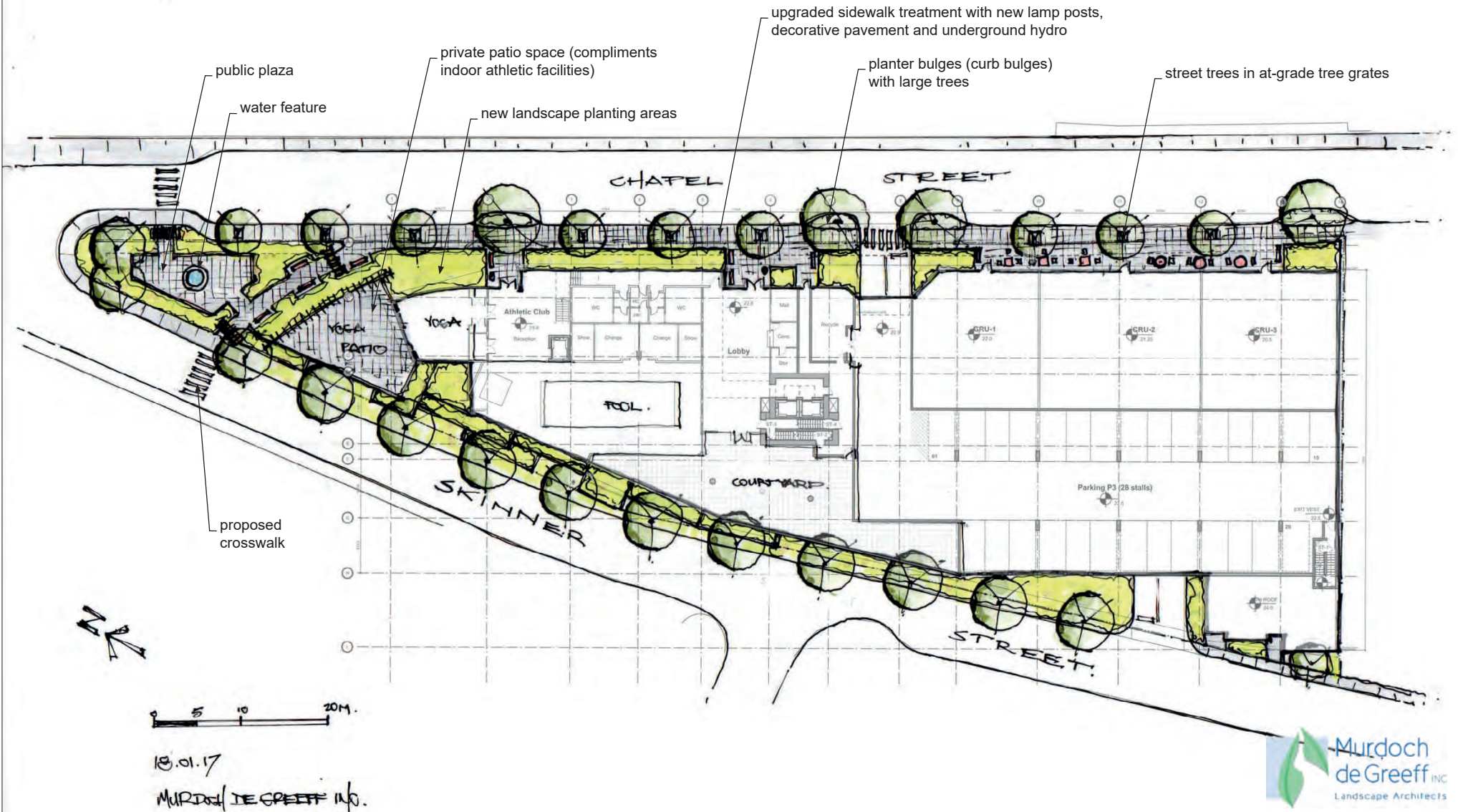
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Colour Rendering

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de Hong & Kinnell architects
Victoria
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Nanaimo
102-5190 Dublin Way V8T 2K8
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ATTACHMENT F CONCEPTUAL LANDSCAPE PLAN

77 CHAPEL STREET

Proposed Street-Level Landscape Amenities



ATTACHMENT G SHADOW STUDY



EQUINOX 9:00 a.m.



EQUINOX 12:00 p.m.



EQUINOX 3:00 p.m.

Date	Description
10-05-30	Issued for Reasoning Revisions
10-09-28	Issued for Reasoning Revisions
10-01-19	Issued for Reasoning Application

Date	Description
10-05-30	Issued for 1727 A500 Supplemental
10-01-19	Issued for 1727 A500 Supplemental
10-01-19	Issued for 1727 A500 Supplemental

NOTE: All dimensions are shown in centimeters (C.M.).

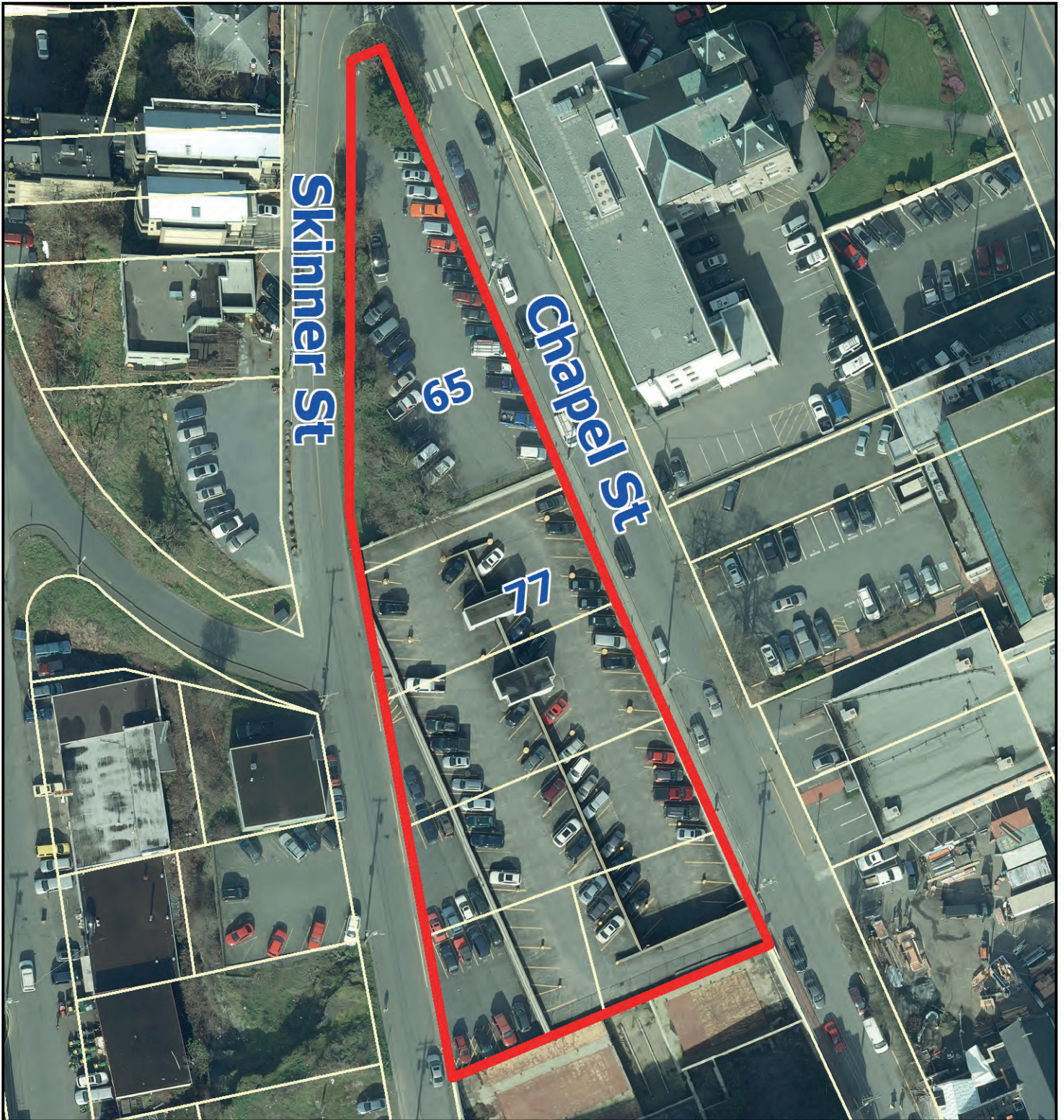
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Shadow Study

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ATTACHMENT H
AERIAL PHOTO



REZONING APPLICATION NO. RA000389

