

DATE OF MEETING March 20, 2018

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND
SUBDIVISION

SUBJECT REZONING APPLICATION NO. RA387 – 311 SELBY STREET

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone the subject property at 311 Selby Street from Community Service Three (CS3) Zone to Fitzwilliam (DT2) Zone to allow an office use in the existing building and to facilitate future redevelopment of the property.

Recommendation

That the Committee receive the report and provide a recommendation.

BACKGROUND

A rezoning application (RA387) for 311 Selby Street was received from Donna Hais on behalf of the property owner, Lindsay Widsten. The applicant proposes to rezone the subject property from Community Service Three (CS3) Zone to Fitzwilliam (DT2) Zone to allow an office use in the existing building and to facilitate future redevelopment of the property.

The subject property was originally part of the E&N railway right-of-way and the existing building was historically used as a utility building for telecommunications. There is no longer a need for this use on the subject property.

Subject Property & Site Context

<i>Location</i>	The subject property is located at the southwest corner of Fitzwilliam Street and Selby Street.
<i>Total Lot Area</i>	1,231m ²
<i>Current Zone</i>	CS3 – Community Service Three
<i>Proposed Zone</i>	DT2 - Fitzwilliam
<i>Official Community Plan Designation</i>	Downtown Urban Node

The subject property is adjacent to the E&N railway, at the corner of Selby Street and Fitzwilliam Street in the Old City Quarter. The area is characterized by a mix of commercial, service and residential uses in buildings that vary from new construction to heritage designated.

This property is part of the Fitzwilliam Street Heritage Gateway, which extends east along Fitzwilliam Street from the E&N railway and south to the old railway station on Selby Street. The location of the subject property marks an important historical entry point to Nanaimo.

DISCUSSION

The applicant is proposing to rezone the subject property in order to allow an office use in the existing building. The existing CS3 Zone is intended for transportation terminals, depots, corridors and other required infrastructure, and does not allow any of the commercial, residential and service uses anticipated in the Downtown Urban Node. If approved, the rezoning would allow the use of this building for office space until the property redevelops at a later date. The façade of the building would be updated with exterior paints and finishes to reflect the new office use.

No road dedication is required. Full works and services will be required for the property frontage through future redevelopment of the subject property.

As the subject property is adjacent the E&N railway, the access on Fitzwilliam Street is required to be closed as a condition of rezoning due to its proximity to the railway crossing. The Selby Street property access will be maintained.

Official Community Plan

The subject property is located within the Downtown Centre Urban Node designation (Section 2.1) of the Official Community Plan (OCP). The Downtown Centre Urban Node designation encourages uses that promote the downtown as the heart of the city. These uses include retail, personal service, professional and government offices, cultural facilities, and community services. The anticipated residential density range is 150 or more units per hectare (uph) in high rise building forms. Medium density residential between 50 to 150 uph is also supported.

The existing CS3 Zone reflects the historic use of the property, which only permits transportation-related uses that are no longer suitable for this location. The proposed rezoning would allow an interim office use in the existing building and animate a prominent corner property that serves as a gateway to Downtown. It would also facilitate the future redevelopment of the property under the DT2 Zone, which permits uses that are more compatible with the objectives of the Downtown Centre Urban Node designation.

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. As the applicant does not yet have a redevelopment proposal for the subject property, they are proposing to secure the community contribution, through a covenant, as follows:

- \$1,000/dwelling unit; and,
- \$34/m² of commercial gross floor area.

The total contribution amount will be based on their actual development proposal to be paid prior to the issuance of a building permit. The applicant proposes to direct the community contribution towards the Housing Legacy Reserve Fund. Staff supports this proposal.

Staff Comment

The rezoning application would allow a proposed office use, which would revitalize an unoccupied building on a prominent corner at a gateway to Downtown. The proposed zoning would also facilitate future redevelopment of the property. The proposed rezoning meets the intent of the policies in the Official Community Plan and the office use will complement the existing uses in the neighbourhood.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Building Elevations
ATTACHMENT D: Aerial Photo

Submitted by:

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Concurrence by:

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