

DATE OF MEETING | August 13, 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 Council with a rezoning application for site-specific amendments to the Chapel Front (DT5) zone to increase the allowable Floor Area Ratio and the maximum building height to allow a 24-storey high-rise, mixed-use building at 65 and 77 Chapel Street. |

Recommendation

1. That “Zoning Amendment Bylaw 2018 No. 4500.126” (To rezone 65 and 77 Chapel Street to allow a site-specific Floor Area Ratio of 4.25 and a site-specific maximum building height of 78.5m in the Chapel Front [DT5] zone) pass first reading;
2. That “Zoning Amendment Bylaw 2018 No. 4500.126” pass second reading; and
3. That Council direct Staff to secure the community contribution and road dedication prior to the adoption of the bylaw, should Council support the bylaw at third reading. |

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, mixed-use 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 (2,160m² total) on Chapel Street;
- a two-storey athletic club;
- five live/work townhouse units on Skinner Street; and
- 167 underground parking spaces (109 required) accessed from Chapel and Skinner Streets.

The conceptual Site Plan includes a public space at the north end of the site with public art and outdoor seating. The building design includes ground floor commercial units to provide street animation along Chapel Street and townhouse units along Skinner Street to 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, streetlights, 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 OCP policies to contribute to the mix of uses and residential density needed to support a vibrant downtown; and to achieve infill development in downtown near services, transit and parks.

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 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 (calculated based on \$1,000 per residential unit and \$34/m² of commercial gross floor area). 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 (\$72,200). Public art with a minimum value of \$38,000 will also be provided as an on-site public amenity. Staff are 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.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2018 No. 4500.126”, Staff recommend the following items be secured through covenant prior to final adoption of the bylaw:

1. *Community Contribution*

A \$144,400 monetary contribution to be divided equally between improvements to Maffeo Sutton Park (\$72,200) and the Housing Legacy Reserve Fund (\$72,200), and public art to be provided as an on-site amenity with a minimum value of \$38,000.

2. *Road Dedication (Skinner Street)*

Approximately 1m of road dedication is required along the Skinner Street frontage.

Community Planning and Development Committee

The Community Planning and Development Committee, at its meeting held on 2018-JUN-19, recommended that Council approve the rezoning application.

SUMMARY POINTS

- The application is 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, mixed-use building at 65 and 77 Chapel Street.
- The proposed development meets the policy objectives of the OCP and offers an infill development in downtown near services, transit, and parks.
- The applicant proposes a community contribution valued at \$182,400, including monetary contributions toward improvements to Maffeo Sutton Park (\$72,200) and the Housing Legacy Reserve Fund (\$72,200) and the provision of public art with a minimum value of \$38,000.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Renderings
ATTACHMENT D: Shadow Study
ATTACHMENT E: Aerial Photo
“Zoning Amendment Bylaw 2018 No. 4500.126”]

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Concurrence by:

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