

DATE OF MEETING | March 18, 2019 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1117 – 77 CHAPEL STREET** |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a 24-storey mixed-use development that includes 110 residential units and 2,395m² of commercial space, located at 77 Skinner Street.

Recommendation

That Council issue Development Permit DP1117 at 77 Chapel Street with the following variances:

- reduce the minimum front yard setback from 1.5m to 1.0m.

BACKGROUND

A development permit application, DP1117, was received from de Hoog & Kierulf Architects on behalf of 6577 Nanaimo Holdings Ltd., in order to permit a 24-storey mixed-use development.

The subject property was recently rezoned in order to permit a site-specific amendment to the Chapel Front (DT5) zone to increase the allowable Floor Area Ratio from 2.3 to 4.25 and the maximum building height from 19.8m to 78.5m to allow a highrise mixed-use development. The rezoning application was adopted by Council on 2018-NOV-19.

The property previously consisted of two separate lots (65 and 77 Chapel Street), but was consolidated into a single lot as a condition of rezoning. The property at 65 Chapel Street was previously used as a surface parking lot, and 77 Chapel was a parkade.

Subject Property:

<i>Zoning</i>	DT5- Chapel Front
<i>Location</i>	The subject property located at the corner of Chapel and Skinner Streets.
<i>Total Area</i>	4,354m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Downtown Urban Node; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	Downtown Urban Design Plan and Guidelines General Development Permit Area Design Guidelines

The subject property is located within the Chapel Front North study area within the Downtown Urban Design Plan and Guidelines. The lot is identified as an infill property within the guidelines with increased density and underground parking encouraged.

The subject property is a through-lot fronting both Skinner and Chapel Streets with views of Mount Benson, Maffeo Sutton Park, Downtown, and the Nanaimo Harbour. The site slopes upward 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 condominium and highrise 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 mixed-use building currently under construction (91 Chapel Street) and Studio NA located immediately to the south.

DISCUSSION

Proposed Development

The proposed development is a 24-storey mixed-use development on a one- to five-storey podium including:

- ground floor commercial units and second floor office space (2,160m² total) on Chapel Street;
- 110 residential condo units including;
 - Seven, two-bedroom townhouse units; and
 - Five ground-oriented live/work units.

The townhouse and live-work units will front on Skinner Street. The remainder of the residential units will be located within the 24-storey tower structure, which will be constructed over a podium within the central portion of the site.

The parking space configuration consists of 137 residential spaces, and 30 commercial spaces within three levels of underground parking. The “Off-Street Parking Regulation Bylaw 2018 No. 7266” requires 97 residential spaces and no commercial parking. The 30 commercial spaces will be included on the top level and will be accessible to the general public. Bicycle spaces are also provided (110 long-term and 19 short-term spaces).

Site Design

The site design recognizes Chapel Street as the primary commercial street frontage with Skinner Street as primarily residential. Four separate commercial units will front on Chapel Street. The ground floor commercial units will provide street animation on Chapel Street and the proposed building siting will accommodate small patios. The live/work units with townhouses above will provide a residential street presence on Skinner Street, consistent with neighbouring developments at 91 Chapel and Studio NA to the south.

The proposed building utilizes the grade change from Chapel Street to Skinner Street in order to provide access to underground parking from both roads on separate levels. Access to the 30 commercial parking spaces on the top floor of the parkade will be from Chapel Street. The residential parking will be accessed from the lower floor of the parkade off Skinner Street.

A public plaza is proposed at the north end of the site and will include public art, a decorative rain garden, and seating. A walkway through the public plaza provides a pedestrian connection between Skinner Street and Chapel Street. The plaza design is intended to provide a functional outdoor amenity space and gateway feature at this entrance to the downtown core.

Full works and services will be required through the building permit, including 2m-wide sidewalks, street trees, street lights, and on-street parking where possible. The proposed building setbacks maximize space for pedestrian activities and street trees along Chapel Street.

Building Design

The proposed tower is to be constructed upon a stepped four-storey podium along Skinner Street and a one- to three-storey podium along Chapel Street. The tower structure is located at approximately the centre of the lot and is designed in a curved oval form. The exterior of the tower includes a mixture of glass and balconies with a modern design, which is consistent with other downtown Nanaimo highrises. The pedestrian entrance to the residential tower will be from Chapel Street and is defined by an overhead canopy.

Along Chapel Street, the podium transitions in height from three storeys to the adjacent six-storey building, 91 Chapel Street, and to a single storey on the northern portion of the site. The Skinner Street elevation includes five, two-storey live/work units at the south end, with an additional two storeys of townhouse residential units set back behind the live/work units. A second floor rooftop terrace separates the upper townhouse units from the live-work units below. The remainder of the Skinner Street façade includes a raised terrace with prominent glazing.

The building is considered a highrise as defined within the Downtown Urban Design Plan and Guidelines; therefore, the guidelines for tall buildings apply. The guidelines for tall buildings require a 30.5m separation between highrise buildings. The subject area is approximately 66m from the highrise at 1 Chapel Street (Seacrest) and 100m from 38 Front Street (Pacifica). The guidelines also note the tall point towers should have a number of residential floors at the base that are arranged along the public realm to create a reasonable density, with as many entries at street level as possible. The proposed building has six prominent entries on the Chapel Street frontage, including the four commercial units, the residential entrance lobby, and the entrance lobby to the second storey offices above the commercial units. The live/work townhouse units on Skinner Street provide five separate entries on the Skinner Street elevation.

Proposed Variance

The required front yard setback is 1.5m. The proposed setback on Skinner Street is 1.0m; a proposed variance of 0.5m.

Dedication was taken along Skinner Street as part of the rezoning application to allow space to accommodate a wider sidewalk. Site grading requires terraced retaining walls; therefore, the

reduced setback does not result in a loss of potential pedestrian space. Staff support the proposed variance.

See Attachments for more information.

SUMMARY POINTS

- Development Permit Application No. DP1117 is for a 24-storey mixed-use development that includes 110 residential units and 2,395m² of commercial space.
- The subject property was recently rezoned in order to permit a high-rise development.
- The proposed mixed-use high-rise development meets the intent of the Downtown Urban Design Plan and Guidelines and General Development Permit Area Design Guidelines.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Parking Plans
ATTACHMENT E: Landscape Plan and Details
ATTACHMENT F: Building Elevations
ATTACHMENT G: Building Rendering
ATTACHMENT H: Aerial Photo

Submitted by:

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