

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:

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