

The background of the slide is a photograph of a waterfront scene. In the foreground, there is a wooden pier with metal railings extending into the water. In the middle ground, another pier is visible. In the background, a large white boat is docked at a pier. The sky is blue with some light clouds.

Harry Jerome Neighbourhood Lands Public Hearing

Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, Nos. 8634 & 8635

June 18, 2018
Planning Department

Background

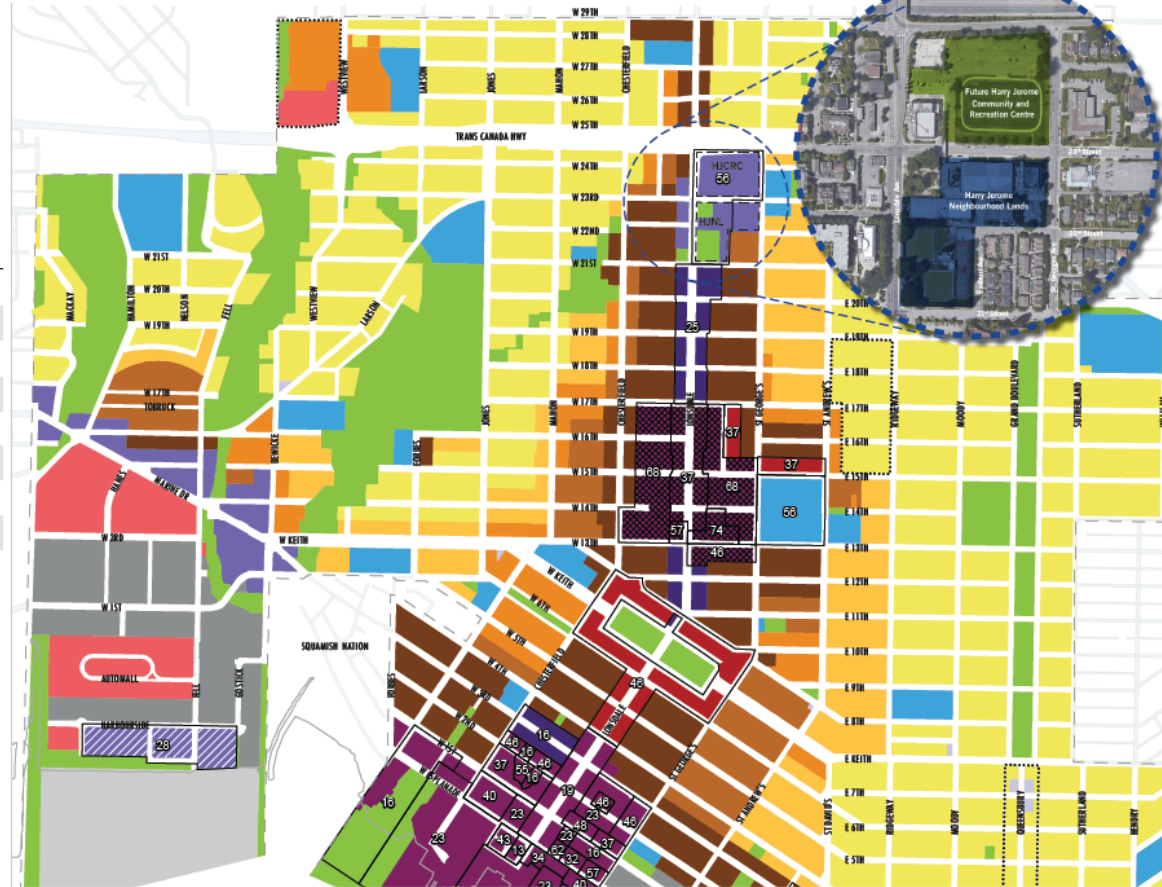
The City has received an application to rezone the City-owned lands south of East 23rd Street referred to as the **Harry Jerome Neighbourhood Lands (HJNL)**

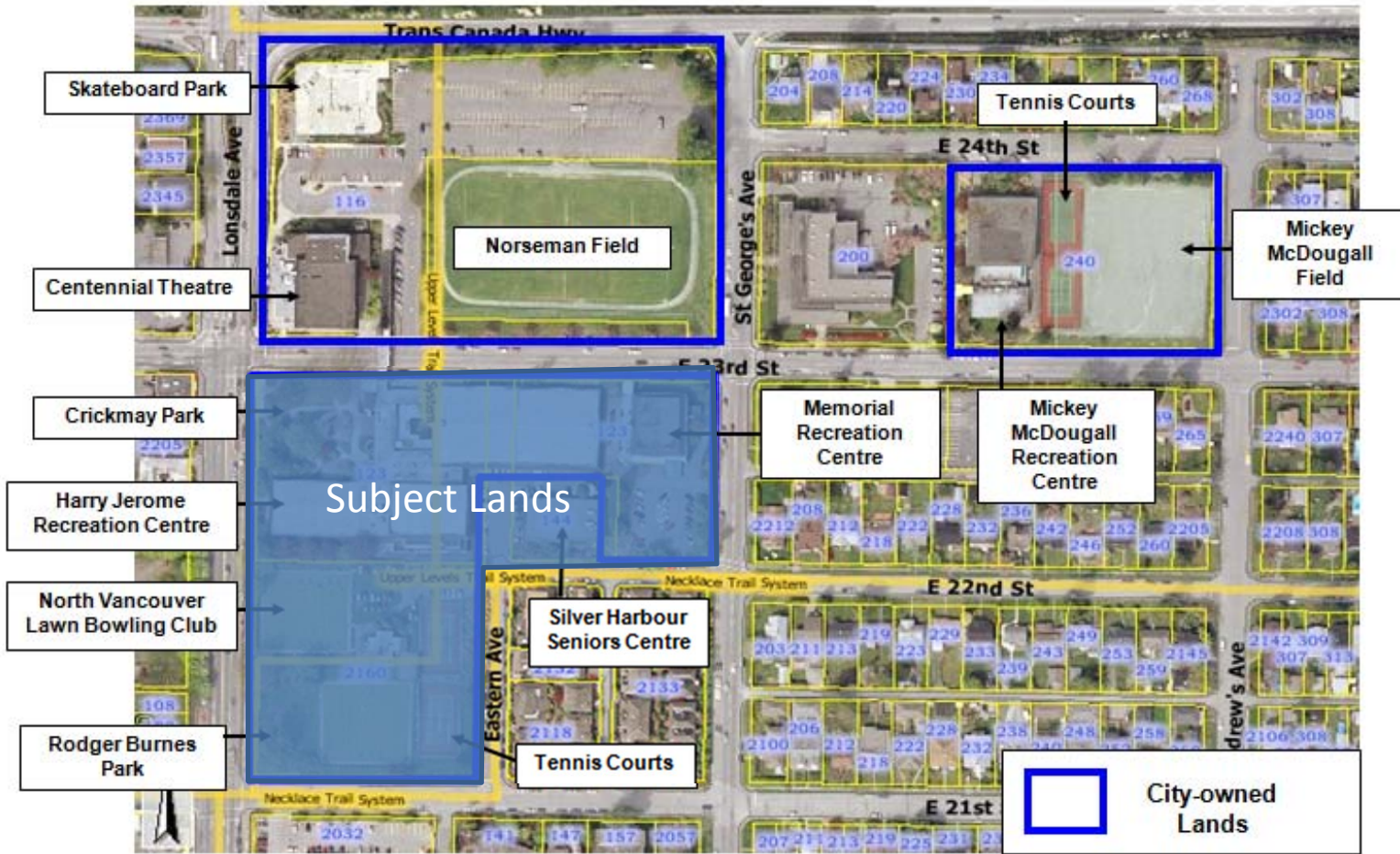
Further to previous Council direction, redevelopment of these lands is intended to provide funding for a new **Harry Jerome Community Recreation Centre (HJCRC)**

This Public Hearing is to consider input on the HJNL project. Separate consultation is underway for the HJCRC project.

Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

	OCP Density (FSR)	Maximum Bonus (FSR)
Residential Level 1 (Low Density)	0.5	
Residential Level 2 (Low Density)	0.5	
Residential Level 3 (Low Density)	0.75	
Residential Level 4A (Medium Density)	1.0	
Residential Level 4B (Medium Density)	1.25	
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront (Mixed Use)	2.05	up to 0.15
Parks, Recreation & Open Space		
School & Institutional		
Commercial		
Mixed Employment		
Industrial		
Maximum Building Heights in Metres		
Special Study Area		
City Boundary		

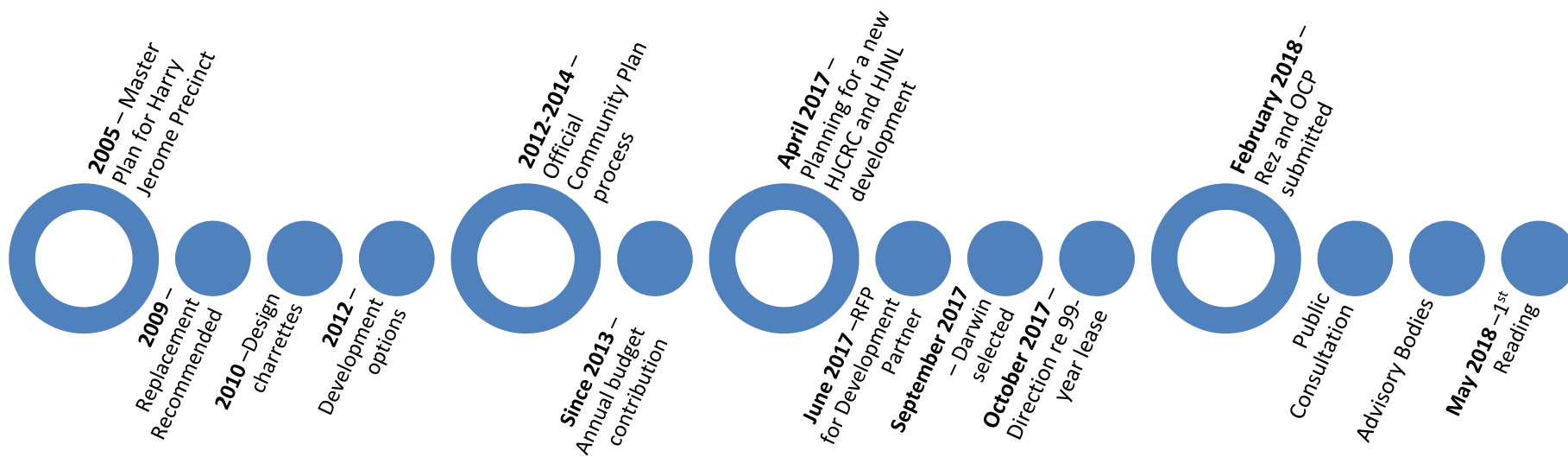






Site Context Plan

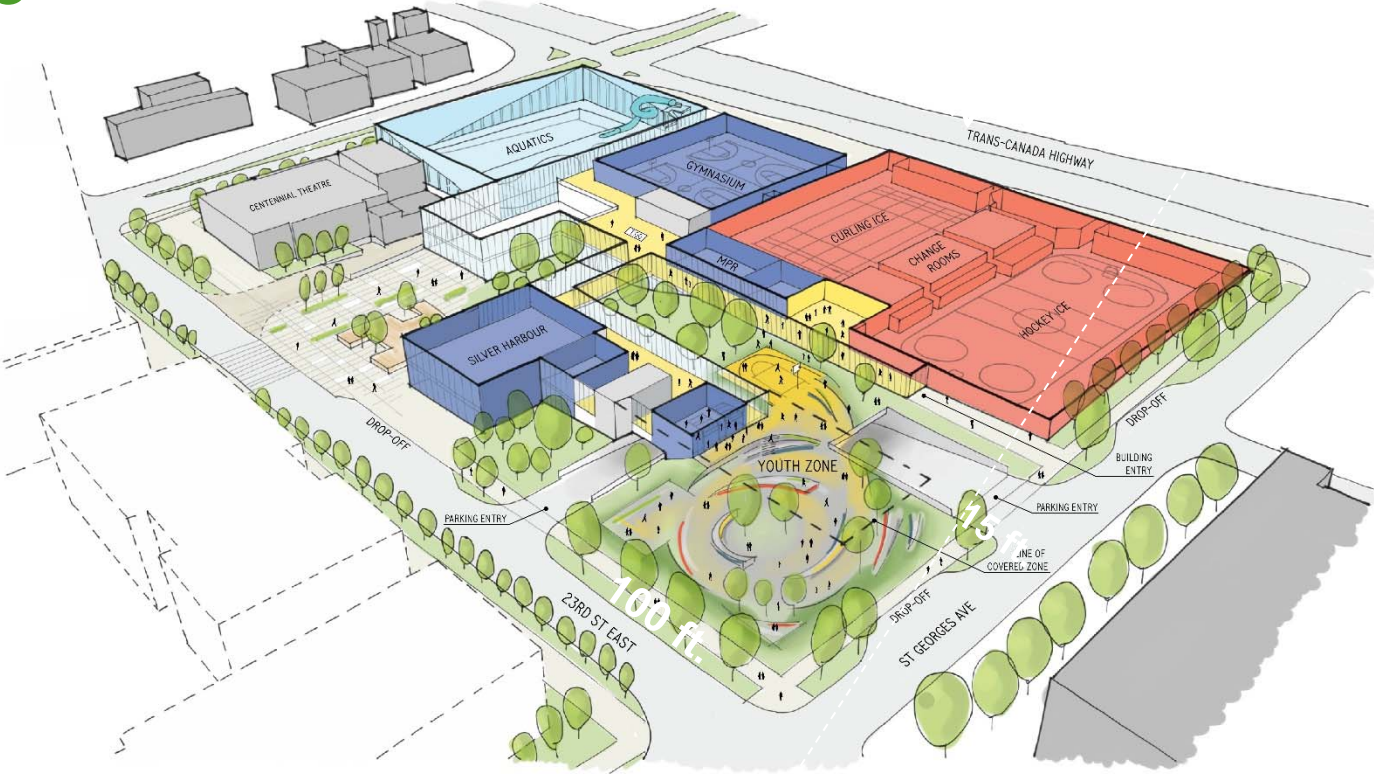
Project Timeline



Project Objectives

- Optimize value from the disposition and development of the HJNL
- HJNL revenue will help pay for HJCRC project
- Consideration of community amenities, including park and open space and housing mix.
- Deliver a high quality mixed-use development
- Development of < 2.5 FSR while providing improved park space, strong urban design & livable residential units

Harry Jerome Community Recreation Centre



Purpose of Bylaws

There are three Bylaws before Council for consideration and which are the subject of this Public Hearing:

1. OCP Amendment Bylaw, No. 8633 (Darwin)

Establish a new Development Permit Area, increase the maximum height for a portion of the Harry Jerome Neighbourhood Lands and expands the area designated “Mixed Use Level 2”.

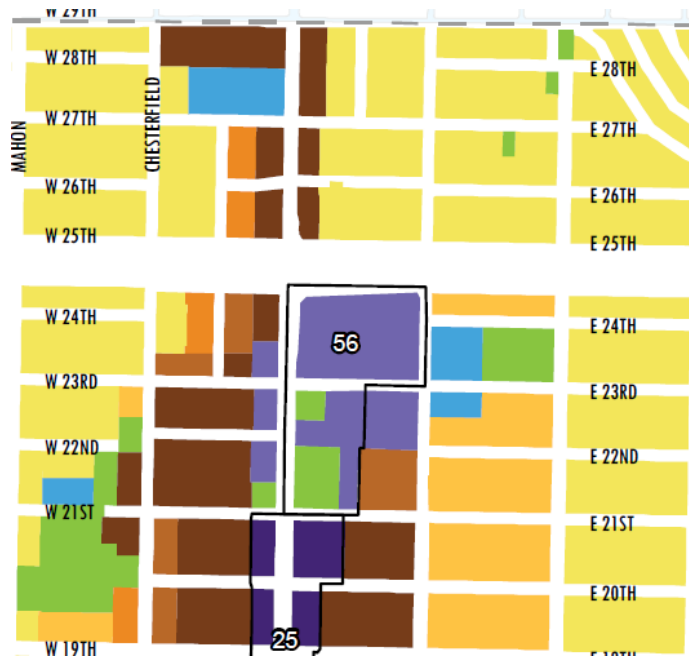
2. Zoning Amendment Bylaw, No. 8635 (Darwin)

Rezone the Harry Jerome Neighbourhood Lands to a Comprehensive Development 703 (CD-703) Zone, to allow for a mixed use development with a range of housing types and a maximum density of 2.5 times the lot area (FSR), and to incorporate Development Permit Guidelines into the Zoning Bylaw.

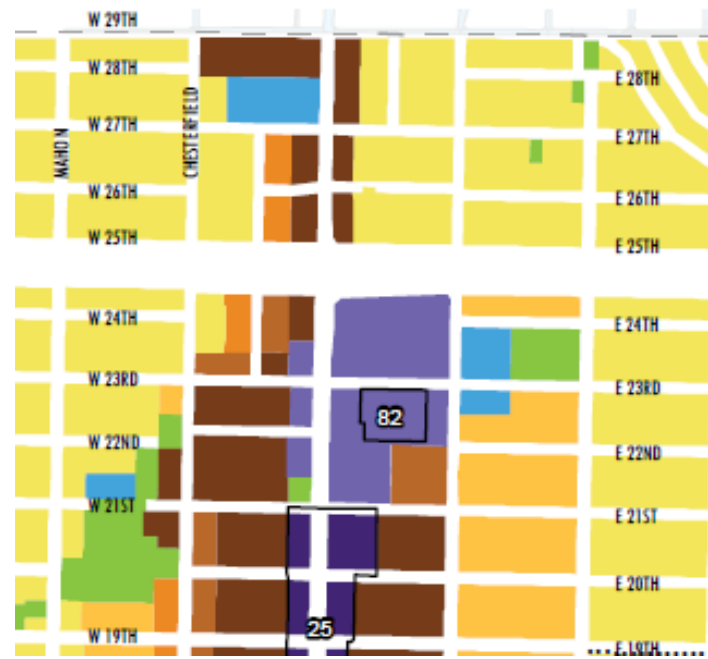
3. Zoning Amendment Bylaw, No. 8634 (City Initiated)

Amend the CD-165 Zone (Harry Jerome Community Recreation Centre Site) to establish transferrable density on the land and reduce the required number of loading spaces.

OCP Amendment





EXISTING

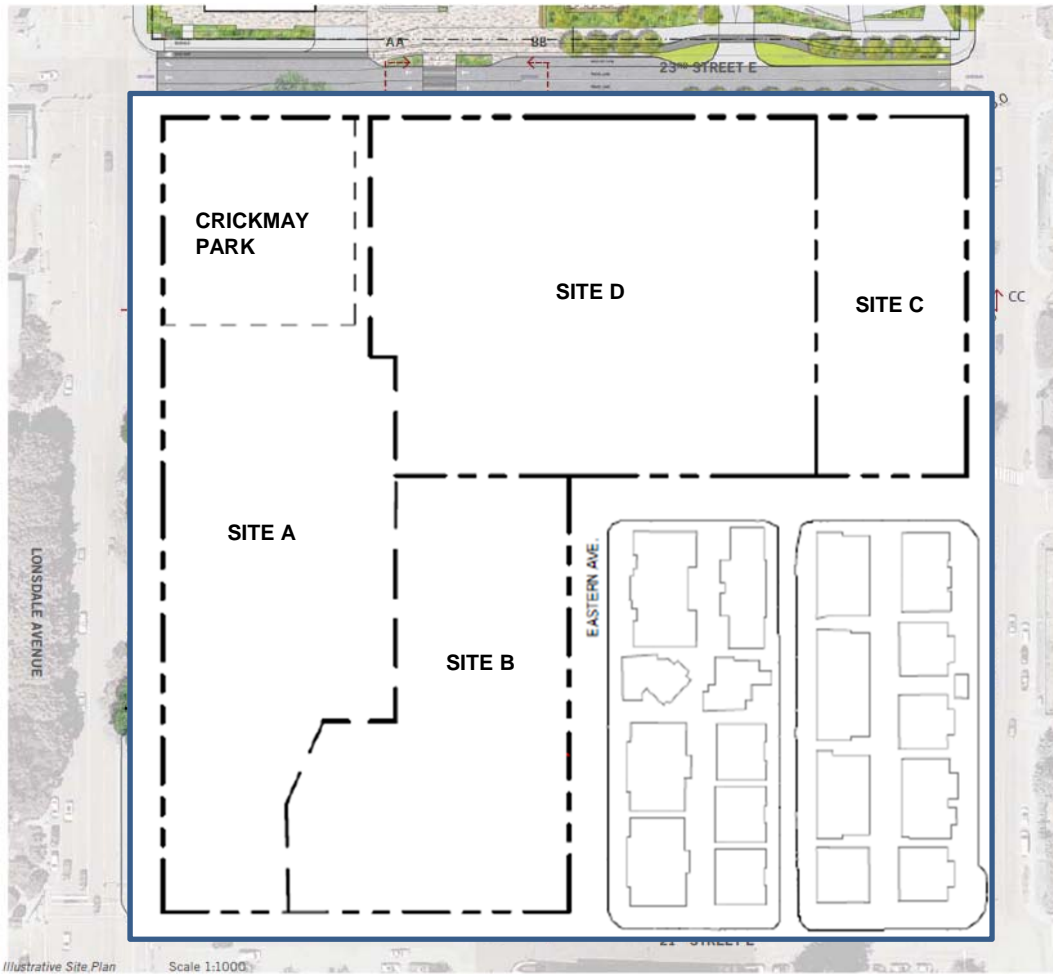


PROPOSED



Site Plan

- T1/T2 = Market Condominium
- M1 = Non-Profit Housing + Childcare
- M2 = Rental Housing
- M3 = Seniors Rental Housing
- M4 = Retail, Medical/Dental Office
-  = Expanded City Park
-  = Integrated Green Necklace



Zoning Bylaw

- Establishes Uses (by Site)
- Site A held for Park Use
- Maximum two towers at 81.5m (only on Site D)
- Required Commercial Components (Sites B and D)

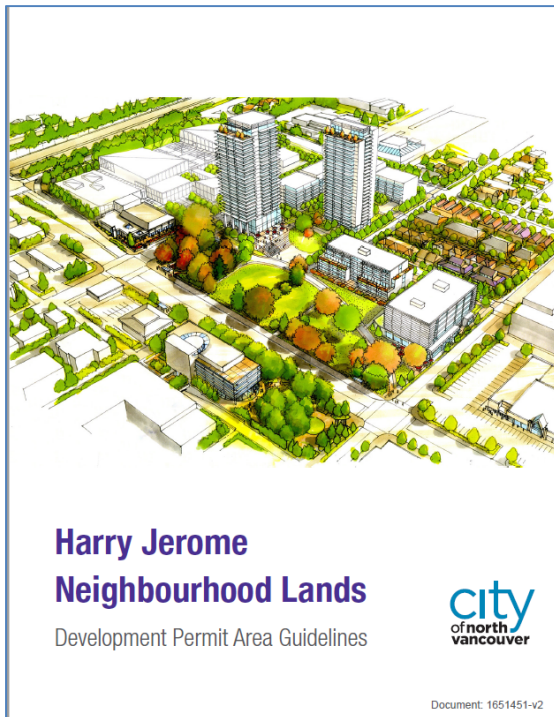
Development Summary

Site Area	314,915 sq. ft.
Park Area	0.95 ha
Density (FSR)	2.5 FSR
Gross Floor Area	786,615 sq. ft.
Residential Units	802
Other Uses	99,419 sq. ft. (commercial)
Max. Height	81.5 m / 266 ft. (28 storeys)
Vehicle Parking	985 stalls (includes 59 visitor stalls)

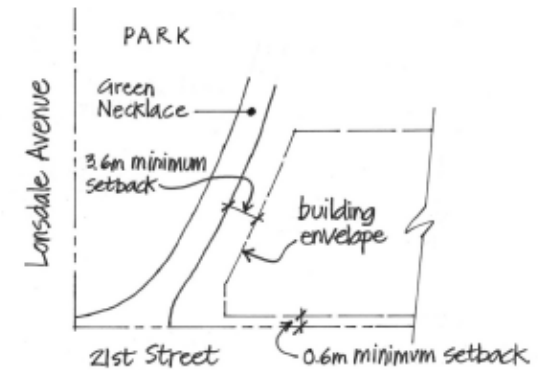
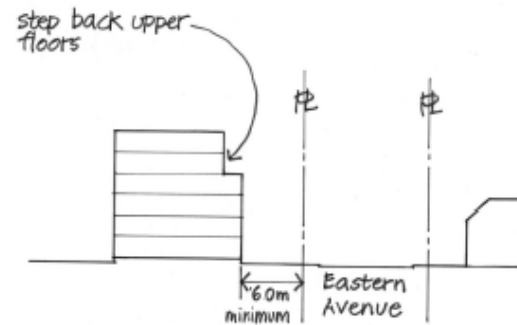
Proposed Land Use and Housing Mix

	Area sq.ft.	Units	% of Housing
Market Housing	424,104	486	60%
Market Rental Housing	101,460	124	16%
Seniors' Assisted Living Housing	82,044	99	12%
Affordable Rental Units	32,738	13	2%
Non-Profit Housing	50,000	80	10%
Retail	22,730	N/A	N/A
Office	73,539	N/A	N/A

Design Guidelines

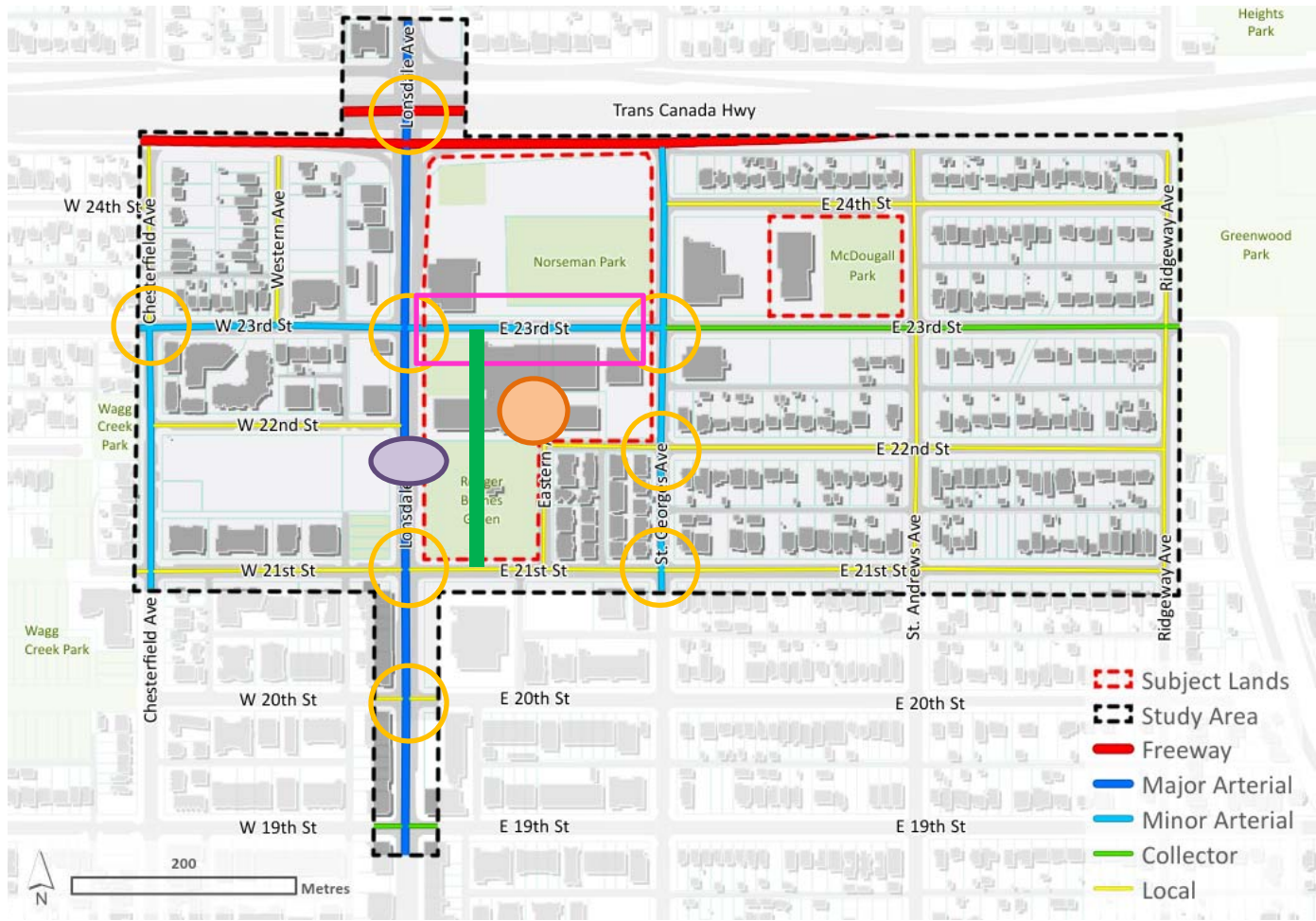


Form & Character Guidelines Conservation Guidelines








Community Amenities

- Approx. \$210 million revenue
 - Majority to be applied towards HJCRC
- 0.95-ha Park including upgraded Crickmay Park
- Green Necklace
- Non-Profit Housing (~80 non-market housing units)
- Child Care
- Mid-market rental units
- Silver Harbour temporary location



Transportation

-  Intersection Improvements
-  East 23rd St Redesign
-  Transit Corridor Pre-planning
-  Active Transportation Integration
-  Transportation Demand Management

Review Process

Staff Review

Community Input and Feedback

- Public Open House (December 2017)
- Town Hall Meeting (April 2018)
- Information sessions and group meetings (Dec. 2017 – Jan. 2018)
- Public Survey (December 2017)

Advisory Body Review

- Advisory Design Panel
- Advisory Planning Commission
- Integrated Transportation Committee
- Advisory Committee on Disability Issues

Statutory Review

- School District
- Ministry of Transportation and Infrastructure

Phasing



PHASE 1 – 2019 to 2021 (approx.)



PHASE 2 – 2021 to 2024 (approx.)



PHASE 3 – 2023 to 2026 (approx.)



Thank you.