

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT NO. DP001167 – 400 NEWCASTLE AVENUE

***Applicant/Owner:*** NANAIMO YACHT CLUB / (CITY OF NANAIMO)

***Designer:*** ISLAND CAD GRAPHICS CONSULTING LTD.

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### SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	Newcastle Waterfront (W3)
<i>Location</i>	The subject property is located on the western side of the Newcastle Channel, adjacent the Nanaimo Yacht Club northern parking lot, in the Newcastle Neighbourhood.
<i>Total Area</i>	3.88ha, combined total for land lot and water-lease area
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Waterfront Map 3 – Development Permit Area No. 6 – Stewart Avenue Corridor, Development Permit Area No. 9 Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Neighbourhood Plan</i>	Newcastle + Brechin Neighbourhood Plan
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Newcastle Neighbourhood Plan Urban Design Framework and Guidelines

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The subject site currently contains the Nanaimo Yacht Club clubhouse and parking areas, along with marina facilities, including a number of moorage docks and covered boat sheds located within the Newcastle Channel. The immediate neighbourhood contains a mix of single family dwellings and three- to four-storey multi-family buildings. The property is crossed by the harbourfront walkway. The commercial uses in the neighbourhood include a salon and spa, office uses, and marina facilities.

### PROPOSED DEVELOPMENT

#### Site Design

The applicant proposes to replace one of the existing boatshed buildings (boatshed “A”) offshore from the Nanaimo Yacht Club. The existing boatshed is 50 years old and nearing end of life. The proposed replacement boatshed would be located within the same 294.3m<sup>2</sup> footprint as the existing building, running parallel to the shoreline. The boatsheds are accessed via floating docks from the Nanaimo Yacht Club clubhouse on the upland portion of the property.

#### Building Design

Boatshed “A” is the first row of boatsheds adjacent to the north parking lot. Currently, the boatshed consists of 22 covered slips for boat storage. It has individual gabled roofs for each slip and an open, uncovered dock on the land side of the boatshed.

A modern boatshed design is proposed with a metal low slope (2:12 pitch) roof and skylights over the 22 boat storage bays, allowing natural light to permeate. The roof will extend to cover the dock

for weather protection. The applicant's rationale for the proposed low slope roof is that it is structurally superior, and provides for safer and easier maintenance.

The exterior cladding will be vinyl, with colours that complement the existing boat sheds in the yacht club marina.

The proposed shed height is 3.9m which is within the permitted building height of 9m, and is comparable to the existing boatshed height of 3.6m.

**Staff Comments:**

- The Newcastle + Brechin Neighbourhood Plan Guidelines encourage developments to consider views and topography while maintaining view corridors of Newcastle Island, Newcastle Channel and marinas. Proposed Boatshed "A" falls within the "Townsite road end view corridor". Boatshed "A" will remain lower than existing Boatsheds "B" and "C" so as to preserve views of Newcastle Channel.
- The Newcastle + Brechin Neighbourhood Plan guidelines encourage the integration of sustainable practices wherever possible. The proposed development includes environmental considerations and will include an Envirowrap solution for dock flotation, LED lighting, using the existing steel piles (to avoid pile driving), avoiding chemical wood preservatives and following Nanaimo Port Authority best management practices for demolition of the existing boatshed.
- The Guidelines also emphasize that building form, proportion, and fascia treatment should be consistent with and complement adjacent waterfront and marina uses. The proposed boat sheds reflect similar forms in the Newcastle Channel.

## **PROPOSED VARIANCES**

### *Side Yard Setback*

The Newcastle Waterfront 3 (W3) zone requires a minimum side yard setback of 3m on one side and 6m on the other. As the boatshed crosses property lines, a reduction to the side yard setback is required to replace the structure. The proposed setbacks are approximately 5m on the north side yard and 0m on the south side; a proposed variance of 6m is required on the south side.