

DATE OF MEETING April 6, 2020

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SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1167 –  
400 NEWCASTLE AVENUE

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application to permit the replacement of an existing boatshed at the Nanaimo Yacht Club at 400 Newcastle Avenue.

### **Recommendation**

That Council issue Development Permit No. DP1167 at 400 Newcastle Avenue with the following variance:

- to reduce the minimum required side yard setback from 6m to 0m on the south property line for the proposed boatshed building.

## **BACKGROUND**

A development permit application, DP1167, was received from Robert Hoffstrom to allow the replacement of an existing boatshed (Boatshed "A") at the Nanaimo Yacht Club at 400 Newcastle Avenue.

### **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 area of upland property and water-lease area)
<i>Official Community Plan</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

The subject property includes one upland property and two water lease areas that are collectively addressed as 400 Newcastle Avenue. 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 boatsheds 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 service and office uses, and marina facilities.

## **DISCUSSION**

### **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 its serviceable 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 with 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 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.

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 exterior cladding will be vinyl, with colours that complement the existing boatsheds in the yacht club marina. The building design also reflects similar forms in the Newcastle Channel.

The proposed development complies with the Development Permit guidelines.

## Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2020-JAN-23, accepted DP001167 as presented with support for the proposed side yard setback variance. The following recommendation was provided:

- Consider lighting that is sensitive to the neighbourhood

The applicant has confirmed the level of exterior lighting for the proposed shed will be the same, or similar, to the level of exterior lighting on the existing boatshed, which was discussed at the DAP meeting and deemed acceptable.

## Proposed Variance

### *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. The variance is not anticipated to negatively impact adjacent properties as the proposed building location is within the same footprint as the existing building.

Staff support the proposed variance.

### **SUMMARY POINTS**

- Development Permit No. DP1167 proposes a variance to reduce the minimum side yard setback from 6m to 0m to allow the replacement of an existing boatshed building.
- The requested variance is not anticipated to negatively impact adjacent properties.
- Staff support the proposed variance.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Proposed Rendering  
ATTACHMENT D: Building Elevations and Perspectives  
ATTACHMENT E: Aerial Photo

### **Submitted by:**

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### **Concurrence by:**

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Director, Development Approvals

Dale Lindsay  
General Manager, Development Services