

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT NO. DP001197 – 11 (50) PORT DRIVE

**Applicant:** HEROLD ENGINEERING

**Owner:** NANAIMO PORT AUTHORITY

**Architect:** BJK ARCHITECTURE INC.

**Subject Property and Site Context:**

|                               |   |
|-------------------------------|---|
| Zoning                        | Harbour Waterfront (W2)   |
| Location                      | The proposed development is on the Nanaimo Port Authority Assembly Wharf property located just south of Downtown.   |
| Total Area                    | 15.7 ha   |
| Official Community Plan (OCP) | Map 1 – Future Land Use Plan – Urban Node<br>Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development |
| Relevant Design Guidelines    | General Development Permit Area Design Guidelines   |

The proposed development is within the Nanaimo Port Authority (NPA) Assembly Wharf property. The NPA property is under Federal jurisdiction which requires development to be consistent with the Ports Letters Patent and the Canada Marine Act. The Assembly Wharf contains light industry (Vehicle Processing Centre), active marine uses, deep sea berths, warehousing, a heliport terminal, a cruise ship terminal and the NPA offices.

To the north is the City owned 1 Port Drive property which is slated for redevelopment into a mixed use neighbourhood. Southern Railway operates a railyard and transload facility to the west. Snuneymuxw First Nation owns a parcel of vacant land at the south of Port Drive. Nanaimo Harbour is located east of the subject property.

### PROPOSED DEVELOPMENT

The proposed development is a two storey warehouse and office building, 1,922m<sup>2</sup> in size, for the Western Canada Marine Response Corporation (WCMRC). The development includes the creation of a new lease parcel for WCMRC, an access road, parking spaces, and landscaping immediately surrounding the proposed building. The building contains offices, lobby and meeting room facilities in the front portion, and a warehouse at the rear of the building.

#### Site Design

The proposed building is sited such that an attractive building façade and pedestrian entrance face Port Drive. A driveway provides access from Port Drive to the parking area. A fence and landscaping are used to separate parking into two areas, secure parking and general building parking. A new access road is proposed and will provide access to the warehouse and four loading bays.

Staff Comment:

- Add a pedestrian connection from Port Drive to the building's main entrance.
- Provide long-term and short-term bicycle facilities for the office use.

### Building Design

The proposed two-storey building is rectangular in shape with the office portion on the west side facing Port Drive, and the warehouse portion towards the rear (on the east side).

The west elevation, facing Port Drive, contains generous glazing and a canopy over the primary pedestrian entrance. The exterior façade materials for the office portion include fiber cement board panels, wood panels, and cedar accents.

The north elevation contains a service entrance and three loading bays which provide access to the warehouse. The east elevation (building rear) contains a loading bay and wash station. The south elevation contains two service doors and windows for light into the warehouse. The exterior façade material for the warehouse portion is primarily insulated metal panels with canopies over the service doors.

#### Staff Comment:

- Consider adding windows on the east elevation, above the covered area.
- Consider adding material and/or a colour variation to the north and south elevation of the warehouse portion of the building.
- Consider extending corporate identity on the east elevation to celebrate the use of the building from water views.
- Section 2.2.12 of the OCP encourages energy efficient building design and green features in commercial buildings. Consider ways to support energy efficiency and sustainable design principles within the building design.

### Landscape Design

The site plan illustrates a landscaped area along the building frontage to create an attractive street presence at Port Drive. Grass and trees are proposed between the building and new access road. A concrete sidewalk is provided for pedestrian access around the office portion of the building. An outdoor concrete patio, with several tables and chairs, is provided outside of the lunch room on the north side of the building. A fence and landscape buffer is provided between the general parking area and secure parking area.

#### Staff Comment:

- Confirm the following information:
  - Show the pedestrian connections to the waterfront walkway, and other uses within the NPA lease area where needed.
  - Incorporate a landscape buffer between Port Drive and the parking area, and add landscaped islands in the parking area to provide shade.
  - Identify where the garbage and recycling receptacles will be located.
  - Provide landscape screening for the transformer.
  - Provide more information regarding site lighting, plant species, and surface materials.

### **PROPOSED VARIANCES**

There are no proposed variances.