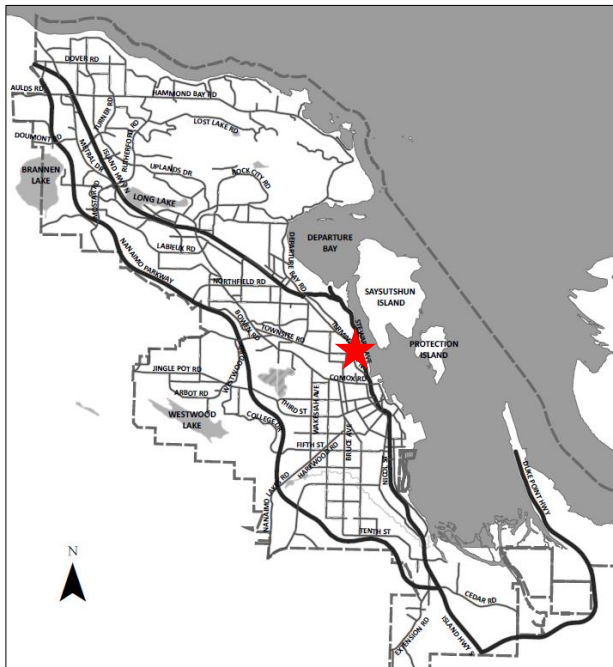


DATE OF MEETING June 19, 2023

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1302 – 400
NEWCASTLE AVENUE**



Proposal:

The replacement of an existing boatshed.

Zoning:

W3 – Newcastle Waterfront

City Plan Land Use Designation:

Waterfront

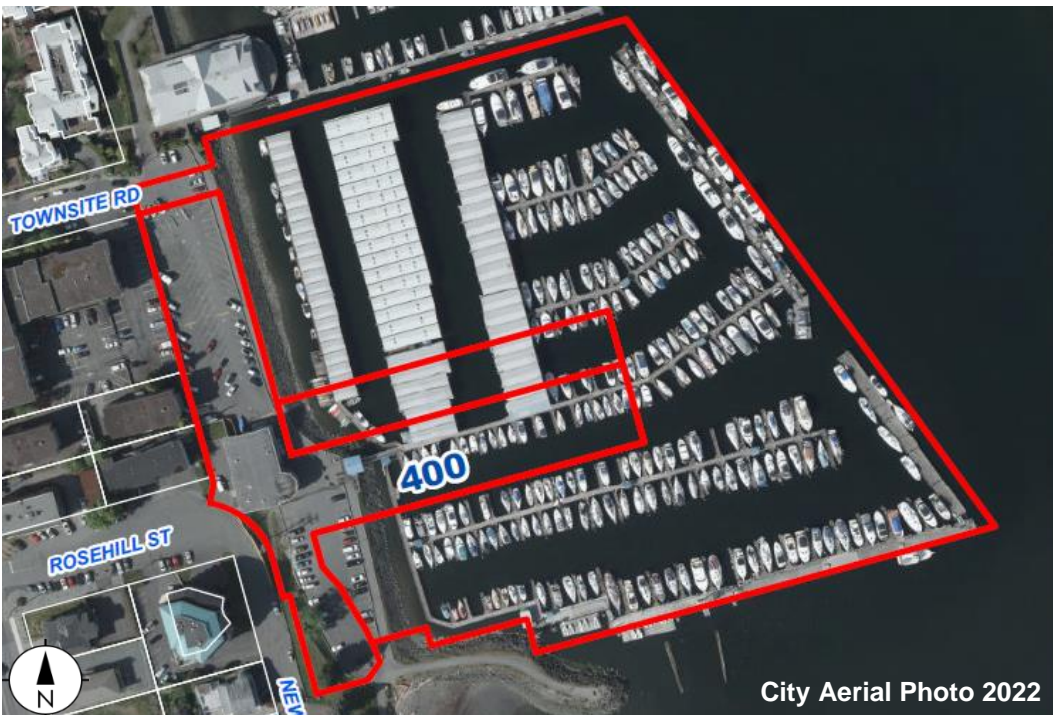
Development Permit Areas:

DPA8 – Form & Character

Lot Area:

3.88ha

DP



OVERVIEW

Purpose of Report

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

Recommendation

That Council issue Development Permit No. DP1302 for the replacement of an existing boatshed at 400 Newcastle Avenue with a variance as outlined in the "Proposed Variance" section of the Staff Report dated 2023-JUN-19.

BACKGROUND

A development permit application, DP1302, was received from the Nanaimo Yacht Club to allow the replacement of an existing boatshed (Boatshed "C") at the Nanaimo Yacht Club at 400 Newcastle Avenue. A previous development permit (DP1167) was approved in 2020 for the replacement of Boatshed 'A', which has been constructed.

Subject Property and Site Context

The subject property is comprised of a water lease area and an upland property, collectively addressed at 400 Newcastle Avenue. The upland portion of the site currently contains a club house designated to the Nanaimo Yacht Club as well as two large surface parking lots. The water lease area contains marina facilities that include moorage docks and three existing boatsheds located within the Newcastle Channel. Intersecting the site is the Queen Elizabeth II Promenade (Harbourfront Walkway).

The surrounding neighbourhood contains a combination of single family dwellings and multi-family developments. Surrounding commercial uses adjacent to the subject property include personal service use, offices, and additional moorage docks.

DISCUSSION

Proposed Development

Site Design

The applicant proposes to replace one of the existing boatshed buildings (Boatshed "C"), located offshore of the Nanaimo Yacht Club. The boatshed to be replaced is the third boatshed from the shoreline and is 54 years old. It received remedial repairs in 2012 to extend its service and has now reached the end of its serviceable life. The proposed replacement boatshed will result in the increase of the length of the boatshed by 3.9m and will run parallel to the shoreline. The proposed replacement boatshed will be approximately 1.0m taller than the existing boatshed, reaching a maximum height of 5.6m, which is within the maximum permitted height of 9.0m. The boatsheds are accessed by floating docks accessible from the Nanaimo Yacht Club clubhouse on the upland portion of the subject property.

Building Design

The proposed boatshed will have 20 covered moorage slips, each with gable roofs with a 4:12 pitch. An increase in the slip width and height is proposed to accommodate modern boat sizes, resulting in an increase in the total length and height of the boatshed. The roof of the boatshed will extend to cover a portion of the abutting floating dock to provide weather protection to patrons. The roof design will also include improvements to weather-proofing and snow load capacity over the existing design.

The Newcastle + Brechin Neighbourhood Plan design guidelines emphasize consistency with adjacent waterfront and marina uses. The exterior cladding of the proposed boatshed will be vinyl and fibreglass panels. The proposed materials and colour pallet are comparable to the other boatshed and complementary to the surrounding waterfront buildings.

The guidelines also encourage sustainable development practices. The proposed boatshed will include environmental considerations, including Envirowarp solution for dock flotation, LED lighting, and the use of yellow cedar for longevity and the elimination of chemical wood preservatives. The existing piles will be replaced as part of the proposed project. Nanaimo Port Authority best management practices for demolition of existing sheds and onsite assembly/fabrication will be used to ensure potential impact on aquatic habitats is minimized.

The proposed development complies with the applicable design guidelines.

Proposed Variance

Side Yard Setback

As the proposed boatshed crosses property lines, a reduction of the side yard setback is required to permit the replacement of the structure. The minimum side yard setback in the Newcastle Waterfront (W3) zone is 3.0m on one side and 6.0m on the other.

The applicant proposes to reduce the minimum required side yard setback from 3.0m to 0.0m on the north side lot line and to reduce the minimum required side yard setback from 6.0m to 0.0m on the south side lot line. This represents a variance of 3.0m and 6.0m, respectively.

The variances are needed to preserve the existing configuration of the boatsheds and maintain the same number of moorage slips. The proposed boatshed is not anticipated to negatively impact adjacent properties as the proposed building location is predominantly within the same footprint as the existing building.

Staff support the proposed setback variances. |

SUMMARY POINTS

- Development Permit No. 1302 proposes a variance to reduce the north side yard setback from 3.0m to 0.0m and to reduce the south side yard setback from 6.0m to 0.0m to allow the replacement of an existing boatshed.
- The requested variances is not anticipated to negatively impact neighbouring properties.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Renderings

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

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Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO