

## 3.2 LAND USE DESIGNATIONS

### 3.2.1 Village Mixed Use

This designation recognizes the opportunity to provide the community of Nanoose Bay with a neighbourhood-scaled commercial centre within a pedestrian-oriented village on the waterfront. In addition to commercial/retail and residential uses, publically-accessible open space is intended to support a more vibrant Village, which may include such uses as a bakery and cafe, neighbourhood pub, liquor store, restaurant, neighbourhood grocer, marina offices, shop, washrooms, showers, laundry facilities, meeting room, kayak rentals, charters, and other marina-related uses as well as a community center, real estate sales and a fitness centre. While the commercial and residential mix of uses is intended to support the primary function of a village for local residents, opportunities for ancillary tourist accommodation may also be considered.

#### Description

Village Mixed Use shall be designed to frame views to the Ballenas and Winchelsea Islands and the Georgia Strait creating animated edges to enhance the social and economic function of the waterfront village.

The Village Mixed Use designation accounts for approximately 1.44 hectares or 11%<sup>10</sup> of the Neighbourhood Plan area and will provide for a maximum of 50 of the total of 360 new residential units within the neighbourhood.

#### Rationale

The Village Mixed Use lands will establish a local commercial and civic heart for the Schooner Cove Neighbourhood Plan area and adjoining communities. Accessed via the Community Parkway, arrival to the Village will accommodate a variety of transportation choices. The mixed use designation provides an opportunity to develop a sustainable and vibrant village core with primarily ground-oriented commercial uses including restaurants, shops, and services, with the opportunity for residential uses above. Village Mixed Use features include:

#### *The Village Waterfront*

With its own access from Dolphin Drive, the Waterfront at Schooner Cove accommodates program for marina-related activities as well as restaurant/pub facilities for the local community.

#### *The Waterfront Pavilion*

Arrival to the Waterfront at Schooner Cove Village is framed by the Marina Services Building and the northern facade of the North Market Hall with views to the Waterfront Pavilion, which accommodates the restaurant and pub.

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<sup>10</sup> Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of rezoning and subdivision.

### *The Marina Services Building*

The Marina Services Building provides a transition between the marina and water-access and the Waterfront Green and accommodates all marina-related programming as well as a multi-purpose room.

### *The Upper Village*

With small-scale buildings framing a Village street and plaza space, the Upper Village focuses the vast majority of local commercial retail uses along a water-view corridor leading to the Village Waterfront.

#### *Entrance Pavilion, Fitness Centre & Discovery Centre*

The Entrance Pavilion at the intersection of Dolphin Drive and Outrigger Road serves as a landmark at the south entrance to the Upper Village at Schooner Cove, framing the Upper Village and views north to the Strait.

#### *The North & South Market Halls*

The Market Halls accommodate the heart of the commercial Village and are intended to include the neighbourhood grocer, bakery and cafe, and produce market.

#### *West Fronting Shops*

The West Fronting Shops accommodate additional neighbourhood-serving commercial uses which may include a bookstore and beer and wine store.

#### *The Village Mixed Use - Residential*

Village Mixed Use residential units offer a unique condominium format – designed with smaller units located above ground-level commercial spaces. In addition, the Village Mixed-Use Residential designation accommodates waterfront units that frame the north-eastern portion of the Village area as a means to provide a transition to the neighbouring Schooner House.

Mixing residential, neighbourhood-serving commercial and public amenities provides increased opportunities for more compact housing forms, neighbourhood-scale commercial uses as well as the public access waterfront, plazas and gathering spaces. Careful consideration of physical design and the Village program guides future land use for the Village Mixed Use area.

## **Policies**

- a. The Village Mixed Use area in Schooner Cove will accommodate a diversity of land uses in support of a vibrant Village Centre program, including: Multi-Dwelling residential; retail and office space; ancillary tourist accommodation; civic and infrastructure; and, public access pathways, plazas and open space.

- b. Village Mixed Use development at Schooner Cove will demonstrate consistency with the vision outlined in Section 2 - Neighbourhood Vision of the Schooner Cove Neighbourhood Plan.
- c. Lands designated Village Mixed Use shall be subject to Schooner Cove Village DPA guidelines;
- d. A maximum of 50 Village Mixed Use - Residential units within the Schooner Cove Neighbourhood Plan area shall be permitted.
- e. A maximum of five storeys total building height may be permitted, in accordance with DPA guidelines. Where underground parking is incorporated a maximum of two additional storeys may be considered for exposed basements/parkades.
- f. Village design and building heights shall consider fire risk and address emergency preparedness planning.
- g. Provide a carefully detailed commercial program with a maximum total area of 2325m<sup>2</sup>.
- h. A portion of condominium units within the Village Mixed-Use designation may be operated for tourist commercial/short-term accommodation purposes.
- i. A shared-use parking study shall be undertaken by the landowner to determine Village parking requirements, in support of a development permit application.
- j. Preserve and enhance the existing waterfront open spaces adjacent to the marina dock and ensure its integration into the larger circulation and open space network of the public realm.
- k. Development of a waterfront and breakwater boardwalk will be integrated into the local publically-accessible open space network to promote local connection to the water.
- l. Community amenities at Schooner Cove shall be secured as a condition of rezoning. Amenities may include publically accessible plazas, trails and boardwalks and may include public art and interpretive signage.

### 3.2.2 Marina

This designation acknowledges the Marina as an integral part of the Schooner Cove Village experience and its amenity to the surrounding community and animation of the waterfront. The redevelopment of the Village area – including enhancement of the Commercial Marina program – will revitalize the larger public waterfront edge and create a vibrant marine experience for boaters and non-boaters alike.

#### Description

The Marina designation, illustrated on **Schedule A1 – Land Use Plan**, supports commercial marina uses for conducting the business of a marina, including the provision of moorage, a marine fuel supply station, sanitary pump out, jib crane hoist, boat rental service and touring, and operation of other ancillary marine services and facilities. With the redevelopment of Schooner Cove, the following marina amenities are envisioned: jib crane; fuel pump; sanitary pump station;

marina office; multi-purpose room; marine supply store; washroom and shower facilities; laundry; kayak launch; security gates; power and potable water at berths; short term unloading stalls; and, dedicated parking.

The Marina designation accounts for approximately 6.44 hectares or 49%<sup>11</sup> of the Neighbourhood Plan area and includes the marina breakwater.

Final designs for the Schooner Cove Village, including water access and shoreline redevelopment, shall be subject to approval by the appropriate Federal and Provincial agencies.

## Rationale

As a marine-focused Neighbourhood Centre, this designation reinforces the existing Marina as an essential feature within the Neighbourhood Plan. Daily activity associated with the Marina will contribute to the long-term vitality of the Village and surrounding community.

### *Neighbourhood-oriented Use*

Within the context of the mixed-use village program for Schooner Cove, Marina uses will provide for many neighbourhood-oriented services, including the provision of specific amenities for local residents, as well as groups like the Schooner Cove Yacht Club and Nanoose Power and Sail Squadron. Examples include a multi-purpose room to host community meetings, and the potential for boat valet/concierge service for local residents.

### *Access for Trailable Watercraft*

As a means to maximize the efficient use of space within the Village, the launch and retrieval of boats will be serviced through the use of a jib crane hoist or other more space-efficient alternative. This form of watercraft access is less consumptive of space and allows for greater open space and commercial program within the Village while providing additional opportunities for shoreline enhancement of the marine habitat.

### *Marina Parking*

In consideration of the mixed-use village program and the need to accommodate parking for all future uses at Schooner Cove, parking for the marina will be provided in accordance with the recommendations of the shared-use parking study within the Traffic and Parking Review (refer to *Appendix I: Technical Reports - Traffic and Parking Review*).

To summarize, the Neighbourhood Plan accommodates marina user parking with approximately 86 dedicated parking spaces: 22 located on the Village site; and the remaining 64 located at the 'tennis court' site. Boat trailer parking will also be accommodated at the tennis court site

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and this number may be reduced if warranted by actual usage data (provided with a professional parking study). To the extent required, boat trailer parking will be accommodated either within the commons development; or using an offsite solution.

For further information, refer to Section 4.2 “Parking.”

#### **Policies**

- a. Access to the water shall be provided for marina lessees and local residents to launch and retrieve watercraft (i.e., for kayaks and canoes via the dock; and larger craft via a jib crane).
- b. Appropriate marina and related services, including fuel dock, marine repair, storage, boat rental, small water craft rental and launching, and other marina-related services, where feasible shall be supported.
- c. Emergency access to the marina and jib crane in case of a local marine emergency shall be provided.
- d. With the development of the Village Mixed Use Designation or expansion of the Marina, a shared-use parking study shall be completed to determine Marina parking requirements.
- e. Measures for the enhancement and protection of sensitive aquatic communities at the time of redevelopment shall be undertaken.
- f. Waterfront access for residents and visitors to enhance the waterfront village experience shall be provided.
- g. Development of a waterfront and breakwater boardwalk with integration into the local publically-accessible open space network to promote local connection to the water shall be provided.

#### **3.2.3 Multi-Dwelling Residential**

This designation increases the supply of smaller housing options to support opportunities for downsizing, ageing-in-place and greater affordability, while supporting the functionality and feasibility of village commercial uses.

##### **Description**

The Multi-Dwelling Residential designation allows for the development of Multi-Dwelling housing types, ranging from ground-oriented to low-rise apartment condominiums. Multi-Dwelling Residential building masses shall be designed to frame publically-accessible open space and community gathering areas throughout the Plan area. Residential parking shall be provided for primarily underground, with limited surface stalls for short term, visitor and accessible parking.

The Multi-Dwelling Residential designation accounts for approximately 3.42 hectares or 26%<sup>12</sup> of the Plan area.

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<sup>12</sup> Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of rezoning and subdivision.

Setbacks, massing, views, and form and character of buildings shall be further detailed through development approvals at the time of Zoning and Development Permit.

Final designs for the Schooner Cove Village shoreline redevelopment shall be subject to approval by the BC Ministry of Environment and the Department of Fisheries and Oceans.

### **Rationale**

The Multi-Dwelling Residential designation supports the Regional Growth Strategy goals and objectives for a complete community, including: increased housing choice; more efficient infrastructure servicing; retention of natural areas; greater viability for public transit; and less driving for daily needs. Further, a diversity of housing adjacent to the mixed-use village is required to support a thriving neighbourhood commercial centre with local-serving shops and personal services. Well connected by walking and cycling paths to permit easy access to neighbourhood amenities and services, the Multi-Dwelling Residential designation fosters a liveable, pedestrian-scale neighbourhood.

The introduction of smaller unit types responds to community housing needs for an aging population, a diversity of lifestyles, and a broader range of affordability. It is anticipated that Schooner Cove would be comprised of condominiums in low-rise building forms.

Multi-Dwelling Residential uses accommodate the required resident population to support the Village commercial program. Further, by clustering a significant number of units within a minimal footprint, the Multi-Dwelling Residential designation further minimizes the overall footprint of the residential development that will be required to meet growth demands regionally.

#### *The Waterfront - Residential*

A more exclusive residential edge to the Neighbourhood Plan area, The Waterfront lies on the east side of Schooner House and accommodates two waterfront condo buildings, separated from the mixed-use Village, but connected via the waterfront boardwalk and a forest path.

#### *The Commons - Residential*

The Commons residential units are organized around a central greenway and provide opportunities for more stand-alone residential and amenity programming with convenient connections to the Village.

### **Policies**

- a. Approximately 310 residential dwelling units shall be permitted in the Multi-Dwelling Residential Land Use Designation to a maximum of 360 for the Neighbourhood Plan Area.
- b. Multi-Dwelling development at Schooner Cove will demonstrate consistency with the Vision outlined in Section 2 - Neighbourhood Vision of the Schooner Cove Neighbourhood Plan.
- c. The Multi-Dwelling Residential designation allows for the development of Multi-Dwelling housing types, ranging from ground-oriented to low-rise apartment condominiums.

- d. A maximum of five storeys total building height may be permitted, in accordance with DPA guidelines. Where underground parking is incorporated a maximum of two additional storeys may be considered for exposed basements/parkades.
- e. Residential parking shall be primarily underground.
- f. Accommodation of marina user parking with approximately 86 dedicated parking spaces: 22 located on the Village site; and the remaining 64 located at the 'tennis court' site shall be provided. Upon redevelopment of the tennis court site (as shown on **Schedule A2 – Public Access & Open Space Plan**), these latter spaces would be accommodated underground within the Commons development.
- g. Provision of a variety of unit sizes to provide for a diverse population in support of ageing-in-place and greater affordability shall be encouraged.
- h. A portion of condominium units within the Multi-Dwelling Residential designation may be operated for tourist commercial/short-term accommodation purposes.
- i. Development of a waterfront and breakwater boardwalk will be integrated into the local publically-accessible open space network to promote local connection to the water.
- j. Community amenities at Schooner Cove shall be secured as a condition of rezoning. Amenities may include publically accessible plazas, trails and boardwalks and may include public art and interpretive signage.
- k. The provision of universally accessible pathways along major streets shall be supported.
- l. No development of The Tennis Court as shown on **Schedule AX** – shall occur until such time that the shared parking study is completed and alternative parking for The Marina has been identified and secured.

#### 3.2.4 Public Access and Open Space

Public Access and Open Space (Refer to **Schedule A2 – Public Access & Open Space Plan**) is established through site-planning and design with particular attention to existing landform and landscape character, desired Village program, and opportunities for environmental conservation and enhancement.

Open spaces within the Plan area shall include managed public access to neighbourhood focal points, plazas and small gathering areas throughout the Plan area, as well as opportunities for shoreline rehabilitation and enhancement, retention of significant landscape character, particularly with respect to the second growth Douglas fir/arbutus that defines the forested ridge.

Open spaces will be linked by dedicated pedestrian pathways, which in turn connect Schooner Cove to the greater local and regional system of public parks and trails. **Schedule A2 – Public Access and Open Space Plan** details the general location and intended neighbourhood connectivity provided by the landowner as a community amenity.

## Description

Public Access and Open Space areas within the Plan area shall allow for a range of passive activities while supporting non-vehicular neighbourhood circulation.

Privately owned/managed (strata) open space areas accessible to the public comprise approximately 8% or 1.03 hectares<sup>13</sup> of the neighbourhood plan area. Within this area, the Plan identifies more than 2 kilometres of publicly accessible sidewalks and pathways.

## Rationale

At Schooner Cove, open space planning and design focuses on an inviting and pedestrian-oriented public realm in support of the marine-focused Village experience – defined by a public waterfront and boardwalk with views to the marina and Strait of Georgia – as well as retention and enhancement of landscape character and marine enhancement opportunities, (refer to **Figure 5 Pedestrian Circulation Concept**).

### *A Public Waterfront Boardwalk*

A key feature of the Schooner Cove Village, the public waterfront boardwalk links the marina and waterfront village to the larger network of public access open space and inland pathways.

### *Waterfront Commons*

Designed to enhance the existing community green at Schooner Cove, the “Waterfront Green” is the central social gathering space for the Schooner Cove Village, framed by the waterfront programs of the Marine Services Building and restaurant/pub building.

### *Breakwater Pier and Pavilion*

Allows for a walk over the water with views back to Schooner Cove Village through the improvement of the breakwater to accommodate a public access pathway and simple pavilion structure, with the opportunity for smaller seating areas along the length of the breakwater.

### *Dolphin Drive Greenway*

A landscaped transition area along the southern edge of the Schooner Cove Neighbourhood Plan area, the Dolphin Drive greenway improves pedestrian access to the Village, creates greater physical separation between existing residential areas and the Plan area and establishes a more informal landscape edge to which the building program of the Village and neighbourhood must respond.

### *Neighbourhood Focal Points*

Each residential district within the Plan area – including the mixed-use Village, the Commons and the Waterfront and Ridge – are organized

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around feature open space to serve as gathering areas and recreational program for residents.

#### *Ridgetop Forest Reserve*

Retention of the forested ridge within the Plan area will further contribute to the public access open space network. Pathways through the forest will provide connections between the Landing, the Commons and the Waterfront residential areas. The forested ridgetop also helps create significant landscape edges and transitions between residential areas while assisting to visually screen development within the Plan area from existing neighbourhoods. The realignment of Outrigger Road provides a more direct connection to Dolphin Drive and maintains a emergency vehicle/pedestrian pathway Connection through the Ridgetop Forest Reserve.

#### **Policies**

- a. An interconnected system of public access and open space for community gathering and pedestrian movement shall be provided.
- b. Pedestrian linkages between open spaces, buildings, adjacent residential areas, and the larger park and trail system linking adjacent land shall be provided.
- c. Development of a waterfront and breakwater boardwalk will be integrated into the local publically-accessible open space network to promote local connection to the water.
- d. Where feasible, design public access for universal access, located close to the water's edge, according to the recommendations of qualified professionals and approvals of relevant Federal and Provincial agencies.
- e. The Plan supports structural shoreline modifications and/or setback relaxation in support of public access open space, pathway design (with particular consideration for the waterfront boardwalk and breakwater pavilion) including seating areas and other program elements ancillary to the village commercial operations.
- f. Destination points within the Public-access Open Space and Pathway Network as areas for sitting, picnicking and informal viewpoints shall be provided.
- g. The landowner will work with the RDN to create interpretive signage which celebrates the natural and cultural heritage of the Schooner Cove waterfront and lands as shown on **Schedule A2 – Public Access & Open Space Plan**.
- h. Public access shall be secured as a condition of zoning.
- i. Area(s) for one or more Community Gardens shall be provided in the Strata Open Space as shown on **Schedule A2 – Public Access & Open Space Plan**.