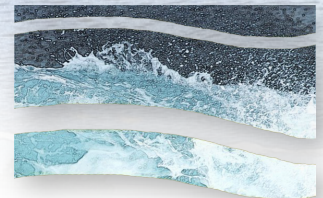




## Design Guidelines



An Exceptional Float Home Community in Nanaimo's Harbour





# Harbour Homes

## *A Message from The Developer*

This unique community, the first of its kind in Nanaimo, has been thoroughly thought out by the City of Nanaimo, The Nanaimo Port Authority, Anderson Greenplan Ltd., Herold Engineering, and Harbour Homes Marina Inc. This most desirable location requires the highest of development standards. It will set a precedent in new standards for waterfront development by entrenching energy efficiency, environmental and habitat protection as the core of the development.

The functional and stylish West Coast Modern designs will be highly visible in the community, and make this the premier development of its kind in British Columbia



**HARBOUR HOMES MARINA INC.**

1338 IVY LANE, NANAIMO, B.C. V9T 5T2

250-729-5729 [harbourhomesmarina@shaw.ca](mailto:harbourhomesmarina@shaw.ca)

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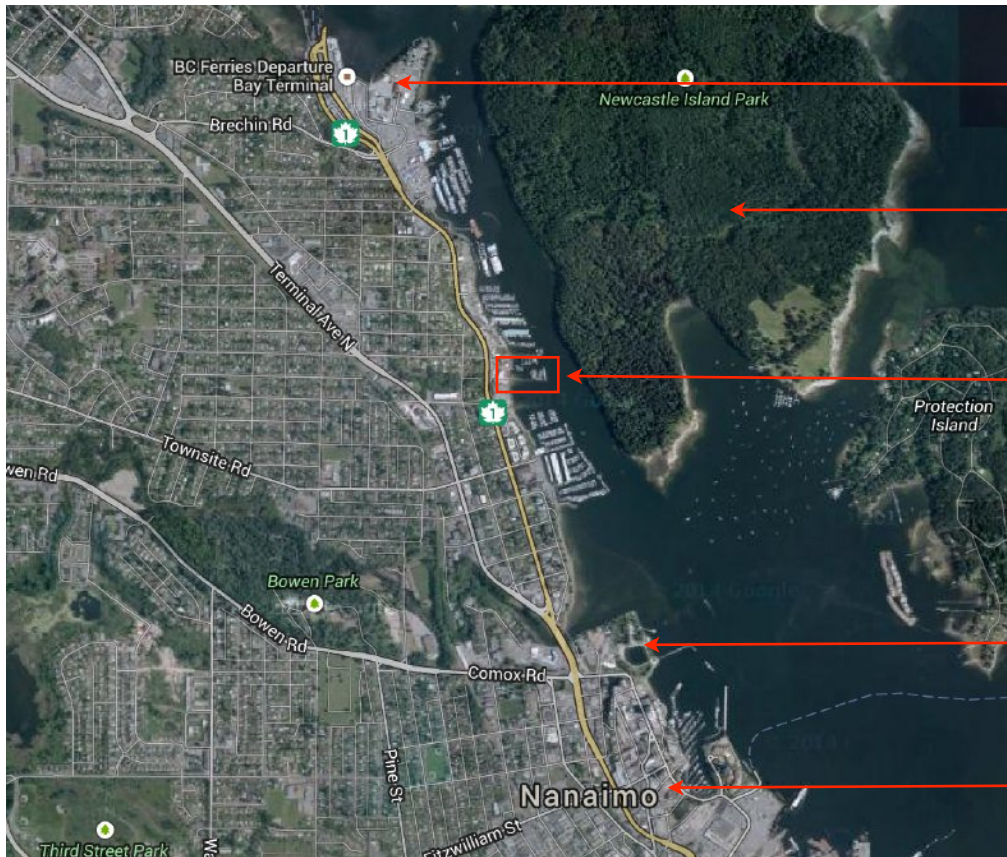
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## Harbour Homes Neighbourhood Location



BC Ferries Departure Bay  
ferry service to Horseshoe  
Bay  
Newcastle Island  
Provincial park

**Harbour Homes**  
1100 Stewart Ave.

Swy-A-Lana Lagoon  
Community Park

Downtown Nanaimo BC  
Canada

The Harbour Homes development is located along a protected stretch of waterfront in Nanaimo, British Columbia, Canada. The former Nanaimo Shipyards location is a calm water location naturally sheltered by Newcastle and Protection Islands.

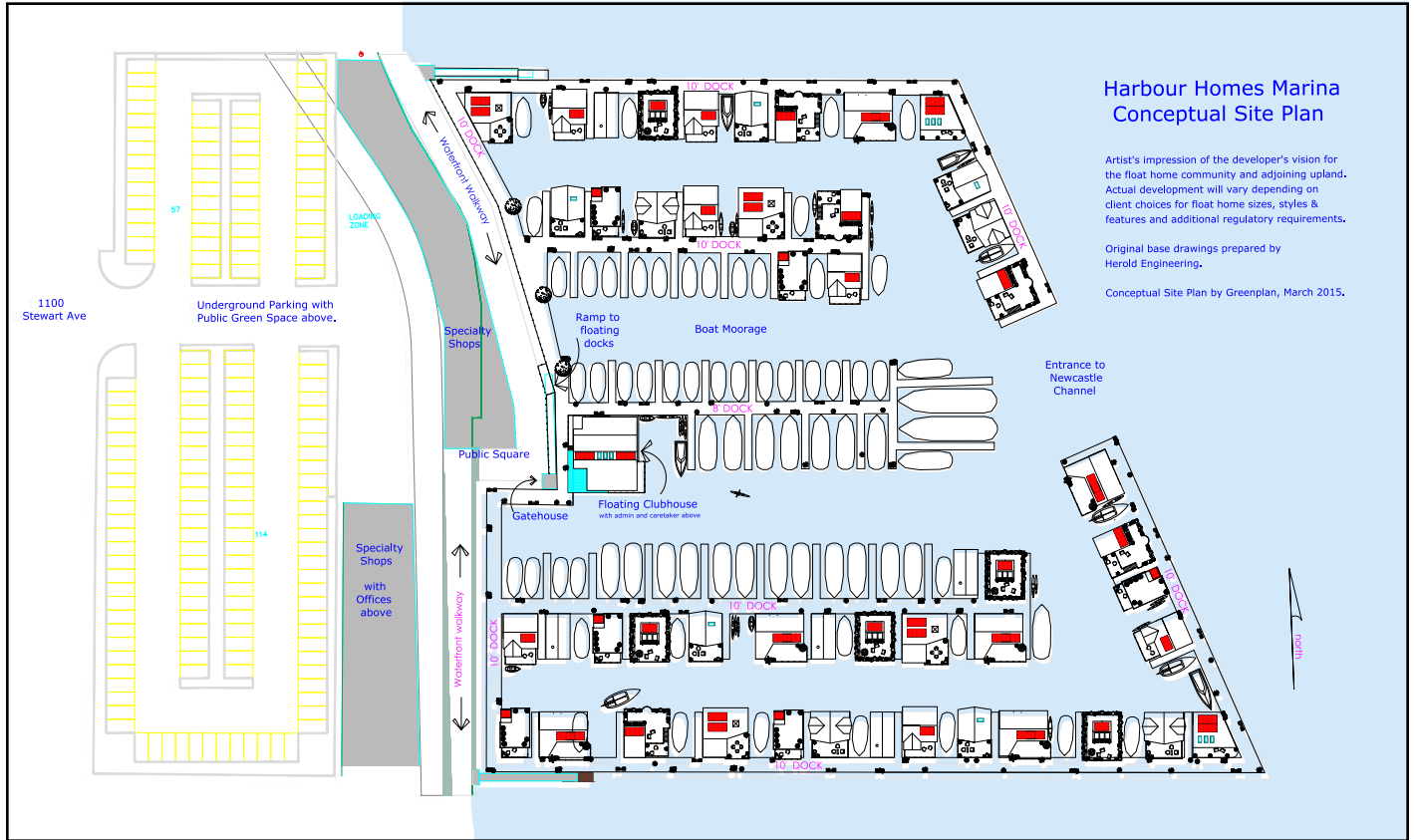


**Looking South**





## Project Overview



Aerial Photo





## Project Overview Cont'd.

Harbour Homes Marina, when fully occupied, could have 45 to 60 families which represents a neighbourhood unto itself. This neighbourhood, unique by its floating residences and amazing natural marine setting, will connect out into the greater Newcastle Channel and Brechin Hill/ Newcastle neighbourhoods through their common use of the community's popular Waterfront Walkway.

HHM endorses many of the principles noted in the Newcastle + Brechin Neighbourhood Plan

- engage in the environmental, social and economic restoration of the former Nanaimo Shipyards site, with objectives to enhance greater sustainability in the neighbourhood and surrounding community.
- promote the use of renewable energy systems, energy and water conservation features, ample natural lighting & ventilation and vegetative plantings and screening for all float homes
- develop a strong sense of personal neighbourhood and supporting community through shared facilities and public amenities.
- create an upland meeting place where rich community expression in arts, music, dance, education and entertainment can thrive amidst mixed uses of offices, personal services, retail, recreational and tourist facilities all the while providing employment opportunities for local residents.
- encourage the use of passive public green space along edges of public corridors and identify this site as a junction of alternate modes of travel with walkers, joggers, cyclists, scooters, kayaks and public transportation all showcasing their collective reduction in greenhouse gas emissions.
- facilitate the removal of old industrial buildings to facilitate the walkway extension, new vegetation and the placement of community viewpoints overlooking the natural harbour, islands and marina.
- limit float homes heights and encourages the creative use of rooflines, fenestration and mixed building materials to minimize float home massing or loss of human scale.
- encourage the restoration and enhancement of the terrestrial, marine foreshore and aquatic ecosystems for enjoyment of the float home community and walkway users.
- expand upon the community's housing choices by offering floating homes close to the City Center and serving the marine lifestyle niche of boat owners and sea lovers.





## Design Guideline Objectives

- To establish a process to ensure all float homes designed for Harbour Homes Marina
- Will meet appropriate standards for comfort, safety, personal use and privacy for their owners and that the designs reflect architectural creativity, strong building character and an aesthetic appeal favouring West Coast Modern Architecture.
- To encourage all float homes to be sustainably designed, optimizing on building envelope heat retention, passive solar, renewable energy systems, water reuse and conservation strategies and the use of natural and local building materials.
- To ensure all designs take advantage of the natural views, sunlight and the incorporation of greenspaces, deck planters and roof gardens for integrating neighbourhood vegetation

## Design Review

### Design Review Process

Moving into your own custom built float home is new to most people and the ownership of Harbour Homes Marina has anticipated the challenge by putting together a team of professionals dedicated to assisting future float home owners. This team includes specialists with insights into marine engineering and float home design. This team when engaged in your project will take responsibility for all approvals to these guidelines and local authorities as it works with you through the creation of a custom float home design. Should you choose to utilize your own resources to create a design for a float home, the following process shall be implemented.

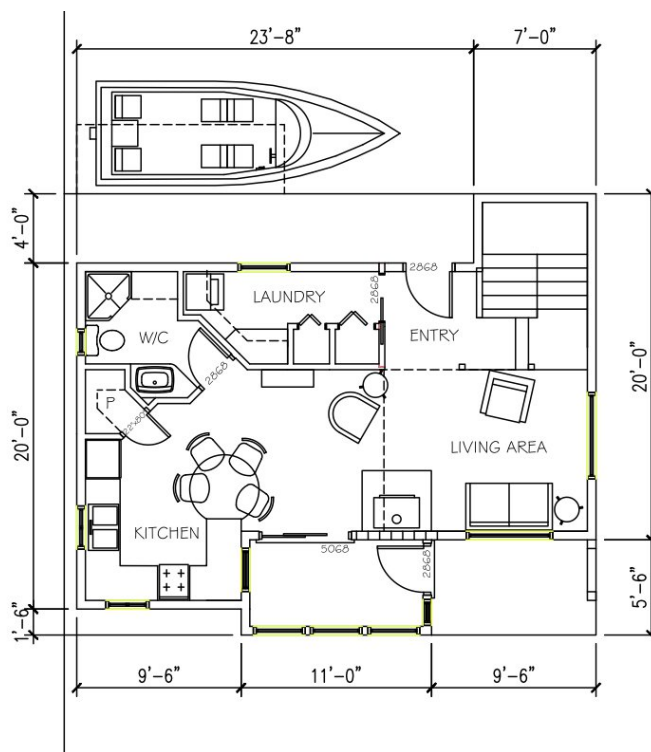
1. Review copy of Harbour Homes Marina Guidelines in detail
2. Meet with Developer and confirm float home size and an agreement for a moorage space in the Marina
3. Prepare preliminary concepts of the planned float home, (floor plans, sections and elevations)
4. Forward to Design Consultant and Marine Engineers for feedback on preliminary design concept
5. Homeowner to revise design as necessary and arrange for Marine Engineering to be completed
6. Prepare the final working drawings for the float home, (floor plans, sections, elevations, specifications, , energy systems, building materials, and colour scheme)
7. Submit to Design Consultant for review and approval prior to being forwarded for construction start-up.





## Design Review Process

The Design Consultant's role is to review all homes against the intent of the Harbour Home Design Guidelines to ensure consistent attention to the general principles requested. The Consultant will also be ensuring neighbourhood cohesion and appropriate building designs between neighbouring float homes, (privacy, views, building style, diversity of materials and colours, etc.). The Design Consultant is committed to ensuring the long term architectural value of the community is set at a high standard and that creative architectural approaches will be encouraged.



## Construction

The property, which is the former home of the Nanaimo Shipyards, has the shipyards 1,000 tonne marine way on the site which will allow the construction of all the Harbour Homes float homes. The state of the art concrete docks for the Marina and Community will be manufactured directly on site. All homes in the floating subdivision will be built to regulated B.C. Float Home Standards, and built on site constructed positive flotation concrete bases. This will allow a controlled excellence in both design and construction standards. If requested by the client float homes can be built to a Leadership in Energy and Environmental Design platinum standard (LEEDS).



## Home Style and Footprint

Achieving a neighbourhood with diversity, and individual residences with distinctiveness and character, and at the same time recognizing there are challenges to designing float homes, has led Harbour Homes Marina to decide on an architectural style, which can be best addressed by the West Coast Modern style.

Mid-Century Modern to Modern West Coast architecture is characterized by using local materials, clean, simple lines, and concentration on the efficient use of space, distinguished by giving the impression of allowing the outside space to come into the house. The advancement of modern materials now take this one step further by allowing for rooftop decks, and green roof spaces, and much greater energy efficiency.

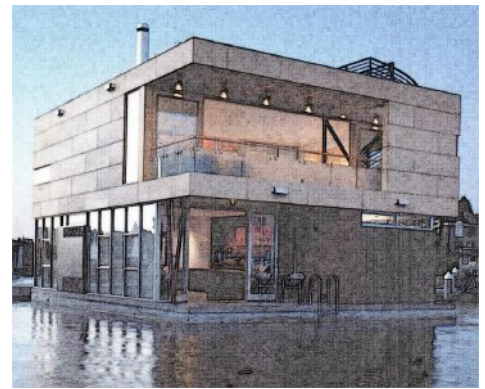
It also allows a great deal of design freedom as the form includes pitched, gabled as well as flat roofs, a variety of exterior finish choices, and the use of ample glazing.

## **Building Mass**

By its very nature, the most efficient footprint for a float home mooring is a smaller one. Although there is the opportunity for larger footprints in the Harbour Homes Marina, the balance of float home footprints will be 6m x 9m (20' x 30').

The challenge arises if the building is taken to 2 or 3 stories at the full footprint, the scale becomes monolithic, and loses its human relationship or “Human Scale”.

The recognized method of mitigating this challenge is through articulation. This means stepping the building facade in or out to break the monotony of the monolithic face. To compliment this the choice of materials and color can be used to accent, and highlight articulated faces.



**Monolithic**



**Articulation  
enhanced by  
Materials and  
colors**







Another way to deal with the monolithic face is to incorporate upper storey living spaces wholly or partially within the roof structure to de-emphasize the height and overall building scale, and to divide the massing of the roof. If consideration is also given to rooftop deck spaces, and balconies, the division and proportion of these elements can serve to attain strong architectural character.

## Fenestration and Building Envelope

The introduction of the Energy Efficiency Act in B.C. means all new residential construction must meet criteria for Solar Heat Gain and U-Value for all windows and doors. Other requirements for the building envelope addressing the loss of energy due to heat transfer and air leakage through materials, components and assemblies, including their interfaces, have been instituted. B.C. has also developed the British Columbia Float Home Standards.

Controlled, on-sight construction, coupled with engagement of the Design Review professionals at all stages of the project, will ensure that all float homes will not only meet, but exceed all requirements.

## Roof Styles and Materials

In order to encourage diversity and creativity all roof styles and materials will be considered. For instance since low pitch roofs sometimes preclude the use of certain materials such as metal roofing, it is imperative that the roofing material is specified to function on the roof it covers.

However it is important to balance height variety, visual weights, and articulation as noted previously in this document.

Multi layered fascias and stepped roof heights are encouraged, as well as the balanced mass of the roof in elevation. Proportionally the the roof in elevation should never outweigh the mass of the walls.

Metal chimneys and vents are required to be enclosed within a structure that when finished matches or compliments existing siding.

**Encouraging  
Diversity not  
Repetition**





## Colours and Exterior Treatments

Exterior materials and color schemes must be submitted to the Design Consultant along with the plans.

Thoughtful balance of materials and colors can greatly add character to the home, however added consideration should be given to the treatment of these components and their fasteners, when placed in the marine environment.

Siding that includes natural pre-stained cedar, metal, hardi-plank, exterior cement board, or acrylic stucco, are all acceptable when appropriately installed.



Singular large flat faces with one siding material treatment are unacceptable, unless it can be shown that it is an extremely important design element.

It is especially important that the design should incorporate a prominent primary entrance place on the dock side to provide a clear sense of arrival.

Fascia and trim should be appropriately proportionate to building masses, and designed to accentuate lines, by considering size, material choice and color.

The use of glass, and skylights, particularly when incorporated to capture passive solar potential is also recommended wherever possible.

Whenever possible, all gutters and downspouts should be integrated and internalized into the building form. This may be achieved by recessing the gutters into the roofline and downspouts into the walls to avoid a projecting form. If this configuration is not feasible, gutters and downspouts should be painted to match the color of the adjacent surface, unless being featured as a unique architectural treatment.







## Decks

Decks have the capability of blurring the line between indoor and outdoor spaces, and can be a great contributor to a healthy lifestyle. The ability to utilize a rooftop surface as a rooftop garden deck, not only allows for expanded living area, but can also provide areas where plants thrive offering food, color, aroma, and living greenery within the neighbourhood. Decks can also be a good companion to articulated mass.

In consideration for others sensitive views can be appropriately screened using opaque glass, lattice, and attention should also be giving to vegetation as screening, and today even the trend towards green walls and roofs.

## Screening

Any exterior area that contains garbage storage, recycling, mechanical, electrical or other service equipment must be appropriately screened.





## Summary

The full build out of Harbour Homes Marina's float home neighbourhood could be between 45 and 60 float homes depending on chosen sizes. A floating 2 story clubhouse will provide a gathering place for people to meet for recreation, entertainment, and socializing. Administration and caretaker facilities are planned for the upper floor. Underground parking and additional storage will be provided for the float home owners on the upland portion of the property. Access to the Nanaimo Waterfront Walkway for walking and cycling is a bonus and will promote connections with the long-standing Newcastle and Brechin communities. Parkland above the parking garage will offer greenspace but will be complemented by planters and vegetation on the docks, float homes decks, sunspaces and roof gardens. These Guidelines are provided to ensure we meet some common standards for each float home but we wholeheartedly endorse creative expression in the vision for the Harbour Homes Marina float home community.

