

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT ADVISORY COMMITTEE HELD ON THURSDAY, 2003-JAN-23, AT 5:00 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.

PRESENT: Brian Anderson, Chair
Eileen Hooyberg
Sharon Kofoed

Blake McGuffie
Ralph Meyerhoff

ABSENT: Chris Erb
Dan Rosichuk

Russell Pedersen

STAFF: Gary Noble, Development Approval Planner, Development Services Department
Arturo S. Ramirez, Recording Secretary

1. **CALL TO ORDER**

The meeting was called to order at 5:00 p.m.

2. **ADOPTION OF MINUTES**

MOVED by Blake McGuffie, SECONDED by Ralph Meyerhoff, that the minutes of the meeting held on 2002-NOV-28 be adopted.

CARRIED

3. **NEW AND PENDING APPLICATIONS**

- a. **DP000198:** Application from Garry Tomporowski Architect Ltd., on behalf of Gateway Realty Investments Ltd. And Sunstar Ventures Ltd., for a development permit for a multi family project (Dufferin Court, Phase 2). The property is legally described as Lot B, Section 15, Range 8, Mountain District, Plan 37392, except that part in Strata Plan VIS3178 (Phase 1). The property has a civic address of 1631 Dufferin Crescent.

Gary Noble addressed the Committee. He stated the design is conceptual and the applicant would like to solicit comments and recommendations from the members to assist in finalizing the design. The applicant will return to the table when the design is finalized.

Garry Tomporowski, applicant, addressed the Committee and described the project. He noted the constraints placed on the design by the topography. The intent is to create a building that blends well with what is existing on site, and similar materials will be used. Through landscape and physical designs, the use of the back of the building will be encouraged, allowing access to a common

amenity space which will be used by residents of both phases of the project. Chimneys and possibly shutters will be introduced to give the project more character and make it more upscale. A survey will be done which will identify all the existing trees and it will be used to ensure the project is within the height requirement of the bylaw.

The Committee provided the following comments:

- Plant ivy to screen the retaining wall.
- Plant more greenery.
- Introduce more color to the building materials.
- Provide more building articulation.
- Consider a high-rise development.

MOVED by Blake McGuffie, SECONDED by Ralph Meyerhoff, that the concept design of DP000198 be approved in principle and attention be paid to the following:

- Landscape planting
- Landscaping for the entire site
- Color scheme – more color
- Use of height to break up the massing. The Committee would be supportive of a height variance to accomplish this.

CARRIED

- b. **DP000197:** Application from David Poiron Architect, on behalf of Nadine Holdings Ltd., for a development permit for a commercial project (licensed liquor store, Quarterway). The property is legally described as Lot 2, Suburban Lot 7, Section 1, Nanaimo District, Plan 6025, except part in Plan 31163. The property has a civic address of 1431 Bowen Road.

Gary Noble addressed the Committee and noted the proposed project does not overpower the main building, the Quarterway Pub. The applicant has had discussions with the adjacent property owner for a reciprocal easement with no success. Re-establishment of the riparian area will be explored.

David Poiron, applicant, addressed the Committee and described the project. The proposed building is quite simple and the existing entrances to the site will be kept. There are 57 parking spaces. The loading area behind the building is screened from the street by the two buildings. A trellis is proposed on the south side of the building to reduce the mass of the building.

Brad Forth, representing the applicant, addressed the Committee and explained the landscape scheme which uses hardy trees. The landscape treatment is simple but effective for this project.

The Committee expressed the following comments/concerns:

- How are the trees protected?
- Will the trees be more of a traffic hindrance?
- Will there be barricades to separate the two properties?
- Any thought to adding a residential unit above the building?

MOVED by Ralph Meyerhoff, SECONDED by Blake McGuffie, that DP000197 be approved, as presented, with consideration to adding a second floor for residential purposes.

CARRIED

4. NEW BUSINESS

a. 2003 MEETING SCHEDULE

The Committee's 2003 Meeting Schedule was adopted.

b. HEDGE BYLAW

Gary Noble advised the Committee that a report will be going to Council concerning this issue.

5. OLD BUSINESS

6. ADJOURNMENT

MOVED by Ralph Meyerhoff, SECONDED by Eileen Hooyberg, that the meeting adjourn at 6:16 p.m.

CARRIED

APPROVED:

Chair

Date

/asr