

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-DEC-13 AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Daniel Appell
 Frank Basciano
 Martin Hagarty
 Charles Kierulf
 Kevin Krastel
 Will Melville

 Staff: Lainya Rowett, Manager, Current Planning
 Madeleine Koch, Planner
 Lauren Wright, Planner
 Laurie Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:00 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018-NOV-08 at 4:00 p.m. be adopted as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018-NOV-22 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1123 - 4979 Wills Road

Lauren Wright, Planner, introduced the project and spoke regarding: development permit application history since 2008, zoning, the proposed height and yard variances, changes to the overall building design, and the existing covenant on the property.

Silvia Bonet, Architect/Principle of Finlayson Bonet Architecture Ltd., introduced the project team and gave a brief overview of the project.

Kyle Schick, Project Manager of Finlayson Bonet Architecture Ltd., presented the project and spoke regarding land use designation (138 units/ha), building design, environmentally sensitive areas, steep slope, site context, and the proposed parking variance.

- This multi-family residential project will be used as congregate care facility.
- Independent dwelling units will be available for purchase.
- The parking variance was explained.
- Shed roofs are used to break up the massing at top.
- A centre spine curtain wall is used to accentuate the building entrance.
- Building materials: natural K2 stone - walnut phenolic finish - fibre cement board, dark bronze guardrails/window frames - wood pattern soffit.
- Silvia Bonet added that they had originally intended to keep the rock outcrop, however, it will now be completely blasted.

Brad Forth, Landscape Architect, 4-Site Landscape Architecture and Site Planning presented the landscape plan and spoke regarding natural features (rock outcroppings), Steep Slope Guidelines, the history of previous schemes and the tree protection plan.

- A water feature is located at the centre of the circle.
- Blasted rock from the site will be used for that and the front entrance feature.
- There are two major landscape features - using the surface rock creating raingardens/wet ponds to handle storm water management for the site.
- A walking loop trail is created for residents.
- A large amenity space is proposed for the valley level.

Scott Jensen, Engineer in Training, Herold Engineering, presented the storm water management plan and its tie to the landscape plan. Mr. Jensen also spoke regarding the shared vehicle access from Phase I.

Panel discussions took place regarding the following items:

- The intended directional flow of storm water, existing conditions, where it goes and how it is processed/stored.
- The shed roof design (re height) and how they come together in the middle of the building.
- The proposed increased height of the building and how it may affect the view from across Long Lake.
- The need to give further consideration to the Steep Slope Guidelines.
- The possible retention of some of the rock outcropping along Wills Road.
- The need to strengthen the front entrance way.
- The possible incorporation of more natural landscaping along the path edge.

It was moved and seconded that Development Permit Application No. DP1123 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Look at strengthening the horizontal rooflines and detailing at the roof edges of the building to create more definition;
- Look at ways to enhance the main entrance way;
- Incorporate a lighting plan with your submission;
- Work with Staff to ensure an effective Tree Management Plan is in place;
- Revisit the proposed tree selection and provide an inventory list for each zone;
- Look at integrating the natural with the built edges of the path;
- Consider more natural plantings within the lakeside amenity area along the pathway edge to better transition to the lake;
- Revisit the City's Steep Slope Guidelines; and,
- Reconsider the use of Heavenly Bamboo due to its toxicity to wildlife.
- It is strongly recommended that a visual presentation be available to support the rationale for the height variance when this application goes to Council.

The motion carried unanimously.

It was moved and seconded that the meeting continue past 7:00 p.m. The motion carried unanimously.

The Design Advisory Panel recessed at 7:00 p.m.

The Design Advisory Panel reconvened at 7:05 p.m.

(b) Development Permit Application No. DP1106 - 1900 Griffiths Road, Lot 4

Madeleine Koch, Planner, introduced the project for two light industrial buildings and spoke regarding site context, zoning, the soon to be complete subdivision, and species at risk. A Covenant will be registered to protect endangered species. There are no variances.

Will Melville, Designer, Delinea Design Consultants presented the project and spoke regarding: site context, site layout, pedestrian connectivity, landscaping details, building floor plans and the streetscape. There will be no on-street parking.

Victoria Drakeford, Landscape Architect presented the landscape plan and spoke regarding proposed plantings.

- The bioswales currently installed along Boxwood (Phase I) are not continued in this new section of Boxwood. Storm water is taken down the street to a city owned protection area.

Panel discussions took place regarding the following items:

- Street access.
- Weather protection along the front of the building – approx. 3'
- The rooftop equipment and screening of same.
- The proposed location of a garbage enclosure.
- The parking ratios for Buildings A and B.

- The possibility of incorporating a pedestrian access to the Buzz coffee shop (neighbouring property).

It was moved and seconded that Development Permit Application No. DP1106 be accepted as presented.

No recommendations were provided.

The motion carried unanimously.

(c) Development Permit Application No. DP1125 - 1955 Boxwood Road

Lauren Wright, Planner, introduced the project which consists of a light industrial building and includes a warehouse/showroom and second level caretaker's suite. There are no proposed variances.

Will Melville, Designer, Delinea Design Consultants presented the project and spoke regarding site context, the Character Protection Zone at the rear of the property, site access and building features:

- This is a long tall rectangular building abutting a zero lot line.
- There is a small node of parking, security gate, secure compound for storage and deliveries in the rear; and, a small amenity space in the front yard.
- The vegetated Character Protection Zone runs along the rear lot line.
- The warehouse is located in the back of the building with the showroom up front. There is a caretaker suite above.

Victoria Drakeford, Landscape Architect presented the landscape plan and spoke regarding granite being stored onsite:

- The client is looking for a bold landscape treatment and would like to showcase some of their raw materials outside the building. Granite will be used outside for display purposes.
- Plantings within the Character Protection Zone will retain storm water.

Scott Jensen, Engineer in Training, Herold Engineering presented the site's civil engineering plan.

- The site is accessed from an existing letdown at the front.
- The current water and sanitary service should be adequate for the site.
- There is no actual storm sewer connection for the lot. The existing bioswale connects towards Parkway.

Panel discussions took place regarding the following items:

- The use of fibre cement panels with curve reveals.
- The laminate effect and colour presentation.
- The possibility of incorporating a green roof to the deck amenity space for the caretaker's suite.
- A suggestion was made to use overhead doors with translucent panels to allow diffused light to the manufacturing section of the building.
- The sharp corner on the northeast landscaped area and ways to improve it.
- The possibility of widening the now 3:1 ditch to be considered a swale.


It was moved and seconded that Development Permit No. DP1125 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider including radius edges in the parking lot.
- Consider relocating the gate to behind the landscaping.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 8:13 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER