

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-JAN-10 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
 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. PRESENTATIONS:

- (a) Development Permit Application No. DP1119 - 4800 Uplands Drive/6035 Linley Valley Drive
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Lainya Rowett, Manager, Current Planning, introduced the project, a multi-family residential development which consists of three buildings (251 residential units). This project was originally reviewed by the Panel at the meeting held 2018-NOV-09.

Nigel Gray, Principle/Planner of MacDonald Gray introduced project team members in attendance: Paul Dick, Permit Manager of Northview REIT; Troy Harper, Architect of Troy Harper Architecture and Design, Cara MacDonald, Landscape Architect of MacDonald Gray, Mark Warbrick, Civil Engineer of Newcastle Engineering.

Mr. Gray presented the project and spoke regarding: site context; landscaping/retaining wall design and details; the design constraints of the multi-use trail; and, summarized the design changes incorporated into the form and character of the proposed buildings.

Panel discussions took place regarding the following items:

- The retaining wall design/landscaping details along Uplands Drive, and the need to vary and relax the monolithic design and reduce the massing where possible.
- Ways to strengthen and give a better foundation to the floating decks of Building 2.
- The pedestrian connections at the north end of the property to the shared access road; and pedestrian crossing considerations for Uplands Drive.
- The relationship between the buildings and Uplands Drive.
- Building massing considerations and rhythm of design.
- The proposed rhythm of multiple rooflines and ways to possibly improve how they read architecturally.
- The consistency of the entrance way finishing detail for wayfinding purposes.


It was moved and seconded that Development Permit Application No. DP1119 be accepted as presented with support for the proposed height variances. The following recommendations were provided:

- Ground the Level 1 decks on Building 2.
- Ensure the entries are consistent for wayfinding.
- Review rooflines to ensure consistent rhythm.
- Enhance the walkway connections to the sidewalk in the shared access road at the north end of Building 1.
- Look at ways to vary the linear nature of the retaining wall along Uplands Drive.
- Review the retaining wall railing to incorporate variations or alternatives to fencing where possible

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 6:20 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER