

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-FEB-28, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Daniel Appell
 Kevin Krastel
 Charles Kierulf
 Martin Hagarty

 Absent: Frank Basciano
 Will Melville

 Staff: Dale Lindsay, Director, Community Development
 Lainya Rowett, Manager, Current Planning
 Madeleine Koch, Planner, Current Planning
 Dave Stewart, Planner, Current Planning
 Laurie Nielsen, Recording Secretary

1. CALL THE OPEN DESIGN ADVISOR PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:01 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 Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, February 28, 2019 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1129 - 4750 Rutherford Road, Unit 143

Madeleine Koch, Planner, Current Planning Section introduced the project, an exterior renovation to Unit 143 at Nanaimo North Town Centre.

Bill Reid, Architect of MCM Cattell Mackey Partnership presented the project and spoke regarding site context and the proposed improvements to the exterior and the public/pedestrian (sidewalk treatment) realm.

Scott Lewis, Civil Engineer of Aplin Martin Consultants Ltd., overviewed the site works and services.

Panel discussions took place regarding:

- The rationale regarding painting the exterior brick white.
- The possible proposed signage program.
- Rooftop equipment screening.
- The pedestrian flow in plaza area and proposed parking.
- The possibility of incorporating a disabled parking stall to the plan.
- The possibility of adding 1 or 2 more street trees to the entrance area.

It was moved and seconded that Development Permit Application No. DP1129 – 4750 Rutherford Road (Unit 143) be accepted as presented. The following recommendations were provided.

- Look at screening the rooftop unit;
- Consider the addition of an accessible parking space; and,
- Consider adding one or two more trees to the pedestrian plaza area.

The motion carried unanimously.

(b) Development Permit Application No. DP1126 – 560 Third Street

Madeleine Koch, Planner, Current Planning Section introduced the project, a mixed use development which includes 181 residential units. A height variance is proposed for Building B.

Devon Skinner, Architect, of Wensley Architecture Ltd., presented the project, with Mr. Jason Wertman of Wertman Development Corporation in attendance. Mr. Skinner spoke regarding site context, pedestrian connectivity, architectural features, building massing, exterior materials and the proposed streetscape.

Cara MacDonald, Landscape Architect of MacDonald Gray presented the landscape plan and spoke regarding: the pedestrian access (disabled access) from Third Street: including mining elements in the landscape design for historical reference; the installation of bollard lights outside each unit; and, the addition of artwork to the central plaza area.

Panel discussions took place regarding:

- The parking area retaining walls/guard rails and possible ways to vary them;
- The retaining wall height and locations along the lane/parking area;
- The pedestrian connection from the courtyard to the walkway, and ramp accessibility;
- Possible ways to strengthen the Third Street/Howard Avenue corner.
- The possible provision of underground parking for Building A only;
- The project team was commended for how well the project fit to site grades.

It was moved and seconded that Development Permit Application No. DP1126 – 560 Third Street be accepted as presented with support for the proposed building height variance. The following recommendations were provided.

- If there are guard rails along the retaining walls, look at ways to vary them;
- Look at retaining wall height and locations along the lane and reduce parking; and, consider offsetting the lane to preclude a long straight edge.
- Consider shortening the pedestrian ramp for easier access; and,
- Look at ways to strengthen the corner on Third and Howard Avenue.

The motion carried unanimously.

Dale Lindsay left the meeting at 6:01 p.m.

Lainya Rowett and Madeleine Koch left the meeting at 6:15 p.m.

(c) Development Permit Application No. DP1128 – 576/580 Rosehill Street

Dave Stewart, Planner, Current Planning Section introduced the project, a four-storey (13 unit) multiple-family residential building.

Raymond de Beeld, Architect, of Raymond de Beeld Architect presented the project and spoke regarding site/neighbourhood context, building design features – floor plans, under-the-building parking and proposed security measures.

Johnathan Bahnke, Landscape and Urban Designer, accompanied by Jana Zelenski, Landscape Architect, of Lanarc Consultants presented the landscape plan, and their goal to create a strong street edge/welcoming interface along Rosehill. Mr. Behnke also spoke regarding the mix of plant material and trees proposed for the site.

- A fountain will be created to pay tribute to the salmon run of the Millstone River.
- A visitor bike rack will be located next to the entrance; and, bike storage for residents is available.
- A green roof is proposed to include native perennial accent plants. Planter boxes will be located on the roof.
- Storm retention tanks are proposed to be located under the patios, hidden behind retaining walls.

Richard Finnegan of Finn and Associates Design, presented 3D models of the project to display information regarding site context, retaining walls, the laneway and under-the-building parking.

Panel discussions took place regarding:

- The possibility of eliminating some of the front yard retaining walls;
- The design and exterior materials used on the bump outs;
- The sloped roofs of the penthouse unit and windows not responding to the slope; and,
- Rooftop equipment screening and how it will be handled.

It was moved and seconded that Development Permit Application No. DP1128 – 576 and 580 Rosehill Street be accepted as presented with support for the proposed variances. The following recommendations were provided.

- Consider ways to improve the composition of the penthouse (ie. window placement).
- If rooftop equipment is proposed, consider ways to screen it.
- Carry the same materials from top to bottom on the side elevation bump outs.
- Look at reducing the number of materials and colours on the building.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:17 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER