

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-APR-25 AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Councillor Tyler Brown
 Martin Hagarty
 Steve Johnston
 Charles Kierulf
 Kevin Krastel
 Marie Leduc
 Kate Stefiuk

 Staff: Lainya Rowett, Manager, Current Planning
 Madeleine Koch, Planner, Current Planning
 Dave Stewart, Planner, Current Planning
 Natasha Tiwana, Recording Secretary

1. CALL THE OPEN 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 Regular Meeting of the Design Advisory Panel held in the Boardroom, 411 Dunsmiur Street, Nanaimo, BC, on Thursday 2019-FEB-28 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1130 - 6340 McRobb Avenue

Dave Stewart, Planner, Current Planning Section, introduced the project, Phase 1 of a two-phase development; a six-storey multi-family residential building, comprised of 66 residential units and underground parking. Mr. Stewart spoke regarding an existing covenant on the property which will require an amendment.

Reza Salehi, Architect of Salehi Architect Inc., presented the project and spoke regarding: site context, architectural plans, parking plans and security, and exterior materials.

Caelan Griffiths, Landscape Architect of PMG Landscape Architects Ltd., presented the landscape plan and spoke regarding the following:

- Patios and lawns are raised to achieve soil volumes and storm water management.
- Private patio spaces are planned for each ground level unit.
- Ornamental grasses and perennials will be used specifically around patios and entrance for privacy.
- Plantings will be used to highlight and frame site features and provide wayfinding (ie. trees at front entrance).

Patrick Ryan, Civil Engineer of Herold Engineering Ltd., presented the proposed civil site servicing plan for the project.

Panel discussions took place regarding:

- The variety of design elements and need for of consistent rhythm of architectural elements/features.
- The possibility of softening the south property edge to blend more with north Nanaimo character.
- The need to include bike rack siting on the site plan.
- The urban condition and building proximity to the road; and, the need for more cohesiveness as a neighborhood.
- The possibility of using trees and open space to create a sense of community onsite.
- The importance of privacy screens for shared balconies.
- The proposed glazing and ensuring it does not impact Step Code requirements.

It was moved and seconded that Development Permit Application No. DP1130 be accepted as presented. The following recommendations were provided:

- Look at reducing the proposed number of design elements to provide a consistent architectural rhythm for the building;
- Consider ways to provide a better transition to the natural space adjacent to the south property line; and, increasing the number of evergreen trees throughout the site to reflect north Nanaimo's character; and,
- Look at ways to strengthen the main entrance.

The motion carried unanimously.

Dave Stewart vacated the meeting at 6:00pm.

(b) Development Permit Application No. DP1135 - 3200 Island Highway N

Madeleine Koch, Planner, Current Planning Section introduced the project which is comprised of four commercial lease spaces including a drive-thru restaurant. There are no proposed variances for this application.

Paul Chiu, Architect of Urban Design Group Associates presented the project and spoke regarding: the proposed site/building design, site context, parking, vehicle movement, pedestrian access and the landscape plan.

- Suggested north/south connection to the main mall building.

- Infill planting will screen headlights from the highway; and a landscape island is incorporated in the drive-thru area.
- Composite tiles are added to the building to add visual interest.
- Sight lighting will be accommodated through the use of wall packs and soffit lighting.
- The garbage enclosure is located along the highway side of the site.

Panel discussions took place regarding:

- Vehicle movement and interaction with pedestrian activity.
- Adding a pedestrian walkway in front of the building for easier access.
- Ways to add visual interest to the north elevation.
- Suggestion to preserve the ground cover at the base of the proposed vines for root protection purposes. Added plantings encouraged.
- The possible addition of trees along the pedestrian walkway.
- The loading zone and parking calculation requirements for future tenants.
- The preservation of sightlines within the planted island in the drive-thru area.
- Suggestion to use split-face concrete around the garbage enclosure.


It was moved and seconded that Development Permit Application No. DP1135 be accepted as presented. The following recommendations were provided:

- Look at ways to improve the pedestrian link/connection across the drive aisles and from east to west through the overall parking area;
- Preserve the ground covering and add vines on the north side; and, consider increased plantings;
- Incorporate split face block around the garbage enclosure; and,
- Screen any rooftop mechanical units that may be required for the project.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:51 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER