MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
MONDAY, 2020-JUN-25, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, Chair
Councillor Tyler Brown (joined electronically)
Tony James (joined electronically)
Steve Johnston (joined electronically)
Kevin Krastel (joined electronically)
Kate Stefiuk (joined electronically)

Absent: Marie Leduc
Gur Minhas

Staff: L. Rowett, Manager, Current Planning Section
C. Horn, Planner, Current Planning Section
L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:05 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 Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-JUN-11 at 5:05 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1187 – 550 Brechin Road

Introduced by Caleb Horn, Planner, Current Planning Section. Mr. Horn spoke regarding the proposed development, a four-storey, 87 unit rental building and summarized the proposed building height and retaining wall variances.

Presentations:

1. Sarah Alexander, Director of Developments of Westurban Developments Ltd., accompanied by Tanis Schulte, Architect of Thuja Architecture and Design presented the project. The presentation addressed zoning, design guidelines, site context, slope, building siting, architectural features, and materials.
   - Proposed variances include building height and retaining wall.

2. Laurelin Svisdahl, Landscape Architect of Lazzarin Svisdahl Landscape Architects, presented the Landscape Plan and spoke regarding site topography, and native plant palette.
   - The site will be entirely irrigated.

Panel discussions took place regarding:

- The significance of the site – gateway to Nanaimo, and water view from the Brechin Hill
- Building massing
- The proposed building's fit to the existing single family neighbourhood and Newcastle + Brechin Neighbourhood Plan
- The possible expansion to amenity space proposed
- Benefit to have wood columns look structural – need strengthening
- Site access and building density regarding drop off points and parking
- Retaining wall system and finishes
- The possible connection to the existing waterfront walkway
- The plant palette and possible inclusion of local indigenous species

It was moved and seconded that Development Permit Application No. DP1187 – 550 Brechin Road return to the Panel with revised plans which address the form and character in relation to the Newcastle + Brechin Neighbourhood Plan, and the following recommendations:

- Consider ways to provide increased amenity space onsite;
- Consider ways to strengthen the columns on the braces of the building; and,
- Consider the use of local indigenous species within the landscape concept plan.

The motion carried unanimously.

(b) Development Permit Application No. DP1190 – 1300 Junction Avenue

Introduced by Caleb Horn, Planner, Current Planning Section. Mr. Horn spoke regarding the proposed project, consisting of three four-storey multi-family residential building for a total of 213 rental units, design guidelines. There are no proposed variances for this project.

Presentations:

1. Sarah Alexander, Director of Developments of Westurban Developments Ltd., accompanied by Tanis Schulte, Architect of Thuja Architecture and Design presented the project. The presentation addressed site and neighbourhood context, zoning, building siting, architectural details, exterior materials, and pedestrian connectivity.
    - The proposed development includes improvements to the Eleventh Street frontage and the restoration and protection of Wexford Creek through the site.

2. Laurelin Svisdahl, Landscape Architect of Lazzarin Svisdahl Landscape Architects, presented the Landscape Plan and spoke regarding the proposed landscape plan and planting palette, planting islands in the parking lot, and created site amenities.

Panel discussions took place regarding:

- The possibility of increasing open green space areas and decreasing hard surface areas
- Pedestrian connectivity measures (ie movement from parking areas to building entrances)
- Definition of building entrances

It was moved and seconded that Development Permit Application No. DP1190 – 1300 Junction Avenue be accepted as presented. The following recommendations were provided:

- Look at ways to create more definition for building entrances and consider facing the courtyard;
- Consider parking variance to increase the amount of landscaping;
- Consider removing parking stalls in front of entrance ways; and,
- Consider the addition of trees into the parking area islands.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:55 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT: