



**ADDENDUM  
DESIGN ADVISORY PANEL MEETING**

September 24, 2020, 5:00 PM  
Board Room, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Pages

**3. ADOPTION OF MINUTES:**

***b. Minutes***

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2020-SEP-10.

***1. Add - Minutes of 2020-SEP-10***

***2 - 5***

**4. PRESENTATIONS:**

**a. Development Permit Application No. DP1187 - 550 Brechin Road**

***1. Add: Staff Comment***

***6 - 7***

Staff Comment for DP1187 - 550 Brechin Road

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2020-SEP-10, AT 5:00 P.M.

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PRESENT:   Members:   Charles Kierulf, Chair, AIBC  
                              Councillor Brown (joined electronically)  
                              Tony James, AIBC (joined electronically)  
                              Steve Johnston, At Large (joined electronically at 5:40 p.m.)  
                              Kevin Krastel, At Large (joined electronically)  
                              Kate Stefiuk, BCLSA (joined electronically)

                  Absent:   Marie Leduc, At Large  
                              Gur Minhas, At Large

                  Staff:     L. Brinkman, Planner, Current Planning Section  
                              L. Nowak, Planner, Current Planning Section  
                              K. Berke, Recording Secretary

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 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. DP1198 – 361 Albert Street

Introduced by Lisa Brinkman, Planner, Current Planning Section. The proposed four-storey residential building is comprised of 23 residential units with underground parking. A building height variance is proposed.

Presentations:

1.    Douglas Johnson, Architect of Douglas Johnson Architects presented the project and spoke regarding site context, zoning, building siting, site grade changes, architectural features and floor plans.
  - Retaining walls are to be located on the south and east property lines as grades are significant from north to south
  - A ramp from Albert Street provides access to underground parking
  - The refuse receptacle enclosure and bike parking will be located within the parkade

- The landscaped courtyard area is located above the underground parkade
  - The exterior materials include Hardie panel and siding, an aluminum canopy, vinyl windows, and glass balcony fronts
  - The flat roof slopes from west to east and has a significant overhang on Albert Street side
  - The main entrance is accented by an architecture feature that supports a glass canopy
  - Privacy screens run vertically alongside all balconies
2. Denitsa Dimitrova, Landscape Architect of PMG Landscape Architects provided an overview of the landscape plan. Ms. Dimitrova spoke regarding the proposed street trees and boulevard, landscape buffer, planting palette and proposed trees, amenity spaces, and site lighting.
- A landscape buffer for the live/work unit will include shrubs, grasses, perennial plants and trees
  - The outdoor amenity space will include benches, picnic tables and a play area
  - Cedar trees will be planted along the north property line
  - Bollard lights will be installed for site lighting

S. Johnston joined the meeting electronically at 5:40 p.m.

Panel discussions took place regarding:

- The roof overview from surrounding properties
- The possible enhancement of the side elevations
- The possible scaling back of parking stalls to allow for a stepped retaining wall
- The front planting palette possibly extending into the boulevard
- The requested building height variance and possible scaling down of top floor ceiling height
- The possible exclusion of the proposed children's play area due to unit composition
- Green roof consideration and the possible need for structural improvements.

It was moved and seconded that Development Permit Application No. DP1198 be accepted as presented. The following recommendations were provided:

- Consider the incorporation of Staff comments, particularly with respect to the side elevations;
- Consider the roof material and colour selection to respect the significant overlook by neighbouring properties; and
- Consider reducing the parkade length and number of parking stalls to allow for a stepped retaining wall at the rear of the property.

The Panel provided support for the proposed building height variance. The motion carried unanimously.

(b) Development Permit Application No. DP1199 – 140 Tenth Street

Introduced by Lainy Nowak, Planner, Current Planning Section. The proposed project is a mini-storage/warehouse facility with a separate office building. A landscape buffer width variance is proposed along the west property line. Ms. Nowak also introduced Norman Blattgerste, Project Manager of Mount Benson Enterprises who was accompanied by Annemarie Blattgerste.

Presentations:

1. Derek Matthews, Project Technologist of Herold Engineering presented the project and spoke regarding site context, site layout, building materials, aquatic setback and storm water management, planting plan and tree management.

- A greenspace is incorporated along Tenth Street.
- Storm water will be routed through to the aquatic setback.
- The warehouse units have some street presence.
- Exterior materials include steel frame with metal cladding (storage building) and the office building and warehouse units are wood framed with Hardie cladding.

L. Brinkman vacated the boardroom at 6:05 p.m.

2. Pat Harrison, Landscape Architect of JPH Landscape Architect provided an overview for the proposed landscape plan, and spoke regarding existing site conditions, existing trees, pruning of several cedar trees, the aquatic setback used for storm water management, and the planting plan.

- The south property line has been allocated for storm water management.
- There is a railway corridor at the back of the site (west side).

L. Brinkman returned to the boardroom at 6:07 p.m.

3. Drew Biederwieden, Civil Engineer of Newcastle Engineering Ltd., provided an overview of the storm water management plan.

Panel discussions took place regarding:

- The aquatic setback and how it was established
- The slope within the site, and its affect on building siting and parking
- Unique exterior identities versus unification for the different building uses
- The necessity of the ½ circular driveway located by the warehouse by the north side of the warehouse building
- The refuse receptacle enclosure design and its fit with the buildings
- The future importance of the Tenth Street corridor and landscape treatments as Nanaimo grows south (ie. boulevards, streetscape etc.)
- The possible reduction of lawn area and the addition of planting materials

It was moved and seconded that Development Permit Application No. DP1199 be accepted as presented with support for the proposed landscape buffer variance. The following recommendations were provided:

- Give further consideration to the Staff comments provided, particularly regarding the amenity space, pedestrian wayfinding, articulation, refuse receptacle, and paving areas; and,
- Look at ways to reduce the lawn area by adding additional planting materials.

The motion carried.

Opposed: *Councillor Brown*

4. OTHER BUSINESS:

Councillor Brown led a Panel discussion regarding the Official Community Plan (OCP) review.

- A suggestion was made to increase the number of Design Advisory Panel members and encourage further diversity on the Panel.

5. ADJOURNMENT:

It was moved and seconded at 6:52 p.m. that the meeting adjourn. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY

## STAFF DESIGN COMMENT (Revised Submission)

### DEVELOPMENT PERMIT APPLICATION NO. DP001187 – 550 BRECHIN ROAD

**Applicant:** WESTURBAN DEVELOPMENTS LTD.

**Architect:** THUJA ARCHITECTURE & DESIGN

**Landscape Architect:** LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS

**Owner:** 1228590 BC LTD.

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located on the north side of Brechin Road, adjacent to Beach Drive and the BC Ferries Departure Bay Terminal.
<i>Total Area</i>	0.52ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 5 – Steep Slope Development; and Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; Newcastle + Brechin Neighbourhood Plan Urban Design Framework and Guidelines; and Steep Slope Development Permit Area Guidelines

The subject property is a forested and steeply-sloped lot in the Newcastle + Brechin Neighbourhood, immediately uphill from the BC Ferries Departure Bay Terminal. The lot is bound by the exit lanes from the ferry terminal to the east, Brechin Road which is under the jurisdiction of the provincial Ministry of Transportation and Infrastructure (MOTI) to the south, and Beach Drive to the west. An existing section of the Nanaimo Waterfront Walkway crosses through the BC Ferries property adjacent to the subject property.

### BACKGROUND

The application was previously considered by the Design Advisory Panel (DAP) on June 25, 2020. DAP recommended the application return to a future meeting with revised plans to address form and character in relation to the Newcastle + Brechin Neighbourhood Plan, in addition to the following recommendations:

- Consider ways to provide increased amenity space on-site;
- 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 applicant has submitted revised plans for the Panel's consideration. Key design revisions are outlined in the attached response letter and are summarized below:

- Addition of an outdoor amenity space on the roof of the parking level ramp;
- Adjustments to the size of the columns;
- Inclusion of 74% native species in the planting plan;
- Reduction to the slope of the roof;
- Incorporation of a lighter siding colour;

- Realignment of the elevators to allow a view corridor through the lobby; and
- Reduction of retaining wall heights.

## **PROPOSED DEVELOPMENT**

The applicant is proposing to construct a 4-storey multi-family rental residential building with 87 dwelling units and under-the-building parking. The proposed building will have a gross floor area of 6,864m<sup>2</sup>, excluding the two levels of parking. The proposed unit mix is as follows:

- 3 studio units approximately 37m<sup>2</sup> in area
- 44 one-bedroom units approximately 57m<sup>2</sup> in area; and
- 40 two-bedroom units between approximately 71m<sup>2</sup> and 79m<sup>2</sup> in area.

The proposed Floor Area Ratio (FAR) is 1.32, which is below the maximum permitted FAR of 1.40 in the R8 zone where 60% of the parking is provided underground.

### Site Design

The siting of the proposed building has not changed since the previous iteration, but other minor site design changes have been incorporated. Larger private ground-level patios are proposed facing Beach Drive, and the slope in the rear of the property will be graded to require less extensive retaining walls. The ground floor will be sunken slightly below street level, requiring a ramp and staircase from Beach Drive to the front entrance. The vehicle entrance is proposed from Beach Drive, in the northwest corner of the site. A common outdoor patio space is proposed on the rear side of the building, facing Departure Bay, and a second outdoor amenity space is proposed on the east side of the building above the parking level ramp.

### Building Design

The building design has changed from the previous iteration with the incorporate of lighter shades of materials and more prominent window boxes. A lower slope to the roof will provide a less imposing roofline in the neighbourhood. A mix of light and dark fibre cement siding will present a west coast wood tone. The exposed wall of the ramp between parking levels, facing southeast, will feature a perforated corten steel screen.

### Landscape Design

Revisions to the landscape plan include a more robust landscape buffer along the north property line, with the inclusion of dogwood trees. The new outdoor amenity area will include a lawn with berm, a vine maple tree, and raised planters. The remainder of the site's proposed landscaping is largely the same as the previous iteration.

## **PROPOSED VARIANCES**

The previously indicated building height and retaining wall height variances have been eliminated, and the applicant is not requesting any variances at this time.