

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-OCT-22, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, AIBC, Chair
 Councillor Brown
 Tony James, AIBC, (joined electronically)
 Steve Johnston, At Large (joined electronically)
 Kevin Krastel, At Large (joined electronically)
 Marie Leduc, At Large (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)

 Absent: Gur Minhas, At Large

 Staff: L. Rowett, Manager, Current Planning Section
 L. Nowak, 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 5:03 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, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2020-SEP-24 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel, held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2020-OCT-08 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

1. Development Permit Application No. DP1203 – 4951 Jordan Avenue

Introduced by Lainy Nowak, Planner, Current Planning Section.

Ms. Nowak introduced project team members Will Melville, Designer of Delinea Design Consultants, Brian Kapuscinski, Architect of BJK Architecture Inc., Scott Jensen, Civil Engineer of Herold Engineering, Brad Forth, Landscape Architect of 4 Site Landscape Architecture, Jason Schmidt, General Manager of Momentum Design Build and Sarah Plamondon, Pre-construction Manager of Momentum Design Build.

Presentations:

1. Will Melville, Designer of Delinea Design Consultants, presented the project and spoke regarding site and neighbourhood context, site challenges, the proposed site plan, building siting, and provided an overview of the proposed project, and architectural plans.
 - Site challenges include its proximity to the intersection of Mostar Road and Jordan Avenue, and the triangular shape of the property to site a rectangular building
 - There may be need for additional retaining along the south property line
 - The surface parking area is sufficient for the light industrial use
 - Electric vehicle charging stations will be provided along with bike racks
 - The site is lit with pole lighting and wall packs will be located on the buildings
 - Exterior finishes among the three buildings is consistent
2. Brad Forth, Landscape Architect of 4-Site Landscape Architecture presented the landscape plan. Mr. Forth spoke regarding the proposed tree inventory, plant palette, the use and location of raingardens, and provided an overview of several proposed hardscape elements.
 - Street trees will be added along Jordan Avenue
 - Trees will be kept small, and positioned to not interfere with vehicle movements onsite
 - A waterfall, spilling into a pond, will provide a focal point on the northwest side of Building 1
 - K2 stone products will be used throughout the site ie. large boulders, bench seating, and items used within the raingarden etc.
 - A black chain link fence will be located along the south property line
3. Scott Jensen, Civil Engineer of Herold Engineering provided an overview of the proposed storm water management plan.

Panel discussions took place regarding:

- The lack of detail illustrating the use of K2 stone products onsite
- The possibility of adding a textured surface as a marker on the bike path to identify K2's building
- The height reduction of the Allen Block retaining wall, fronting the road
- The possible addition of glazing to the east elevation of Building 1

- The K2 display feature wall, and the necessity to minimize use for product display
- The inclusion of cascading plants to the retaining wall along Mostar Road
- Benches within the amenity areas (K2 stone and timber)
- The location of the refuse enclosure with limited visibility or need for screening
- The possible creation of a pedestrian link between Buildings 1 and 2

It was moved and seconded that Development Permit Application No. DP1203 be accepted as presented with support for the proposed variance. The motion carried unanimously.

2. Development Permit Application No. DP1205 – 478 Machleary Street

Introduced by Lainy Nowak, Planner, Current Planning Section. Ms. Nowak spoke regarding site location, zoning, the Old City Neighbourhood Plan the Old City Multi-Family Residential Guidelines and proposed variances.

Presentations:

1. Douglas Riddell, Building Contractor and Owner of Sun Porch Homes Ltd., provided a business overview and presented the project. Mr. Riddell spoke regarding site and neighbourhood context, existing site conditions building siting, the proposed Craftsman inspired design and the landscape plan.
 - Exterior materials consist of Hardie board and panel siding, Sequoia vinyl shingle siding, cedar shingles and wood trim
 - Dentil moldings, belly bands, out-lookers, columns and skirt boards are used as accents
 - Entrances are staggered to create unique unit entrances and to reinforce the appearance of single residences
 - Mr. Riddell responded to points from within the Staff Design Comment. Items discussed were:
 - Densification within the Old City Design Guidelines
 - Use of vinyl siding
 - The suggested relocation for the pedestrian pathway
 - Staggering of unit entrances
 - Ornamental heritage features within gable peaks
 - Enclosing of porch on Unit A with low permeable railing
 - The removal of ornamental block around the building
 - The addition of trees
 - The need for additional detailing to the fence along the front lot line
 - Minimal landscaping is proposed as there are no common spaces in this project
 - Each unit has its own private fenced area and residents would be responsible for developing and maintaining their individual landscape areas

Panel discussions took place regarding:

- The possibility of cantilevering the 2nd floor master bedroom of Unit A, to create a gable feel on the front of the building
- The possibility of increasing the depth of the garage to accommodate a vehicle or workbench; and reconsideration of the v-roof design
- Sewer connection and onsite storm water management plan
- The use of vinyl siding if the proposed is of good quality
- Possible improvements to the proposed landscape plan by way of increased trees and features
- The possible addition of a hand-railing to the entrance of Unit B to balance the duplex aesthetic
- The Old City Multiple Family Residential Design Guidelines and the fit of this project in the neighbourhood

It was moved and seconded that Development Permit Application No. DP1205 be accepted as presented with support for the proposed building height variance. The following recommendation was provided:

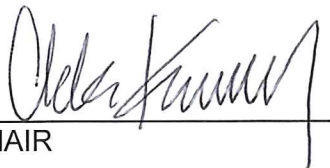
- Consider the addition of more trees and landscape features to the property.

The motion carried.

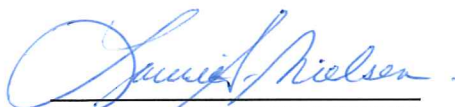
Opposed: Kevin Krastel

5. ADJOURNMENT:

It was moved and seconded at 7:06 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY