MINUTES
SPECIAL DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
TUESDAY, 2020-DEC-15, AT 5:00 P.M.

PRESENT: Members: Kevin Krastel, Chair, At Large
Councillor Brown (joined electronically)
Tony James, AIBC, (joined electronically, vacated the meeting at 6:05 p.m.)
Steve Johnston, At Large (joined electronically)
Charles Kierulf, AIBC (joined electronically)
Marie Leduc, At Large (joined electronically)
Gur Minhas, At Large (joined electronically at 6:21 p.m.)
Kate Stefiuk, BCSLA (joined electronically)

Staff: L. Rowett, Manager, Current Planning Section
C. Horn, Planner, Current Planning Section
L. Stevenson, 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 5:02 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, as amended, 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-NOV-26 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

C. Kierulf declared a conflict of interest due to business affiliations with the presentation team for DP1165 – 3789/3801 Shenton Road and vacated the meeting at 5:03 p.m.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1165 – 3789/3801 Shenton Road

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Donna Hais, Project Manager of R.W. (Bob) Wall Ltd., provided an overview of the project and introduced the project team: Glenn Hill, Architect of dHkarchitects, Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect and Drew Biederweiden, Civil Engineer of Newcastle Engineering.

2. Glenn Hill, Architect of dHKarchitects presented the project and spoke regarding site and neighbourhood context, nearby amenities, site layout, a recent rezoning, the addition of park space, project data, the architectural plans and features, and the proposed building height and parking variances.

    - This development consist of two buildings: one five-storey mixed use building, with four residential levels and one three-storey office building
    - An underground parkade located below the mixed use building will be shared between both buildings; and secure oversized parking spaces will be provided for residents of Building 2
    - Road improvements and sidewalks are proposed along Shenton Road
    - The five-storey building includes an undulating roof canopy and contrasting three-storey box elements that reduce building massing
    - Solar shades are proposed for the office building
    - Exterior materials are responsive to the natural environment in a quiet consistent palette. Wood look and grey Hardie siding with stone work is proposed
    - Long canopies across the front of both buildings welcome clients and residents while providing weather protection
    - A green hanging wall system on the east side of the residential building will create a buffer from the office building

3. Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan and spoke regarding the overall landscape concept, planting plan, proposed planting material and trees, and hardscape features.

    - The office building is framed by deciduous trees
    - Strip lighting is provided along the wall to create a linear, horizontal feel
    - Many invasive plants are to be cleared out from within the riparian area and revegetated which will screen the parkade wall
    - A series of green roofs will be visible from several storeys above

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

Panel discussions took place regarding:

- Views from Diver Lake
- Storage space for bikes, kayaks etc., within the parkade area
- Outdoor amenity space for residents and commercial staff and patrons
- Park development just west of the site
- The possibility of adding ways to access the lake from the development
- Ways to screen or break up concrete wall massing on the lake side
- The dense planting plan within the riparian area

T. James vacated the meeting at 6:05 p.m., due to loss of internet connection.

It was moved and seconded that Development Permit Application No. DP1165 be accepted as presented with support for the proposed variances.

The motion carried.

C. Kierulf returned to the meeting electronically at 6:09 p.m.

S. Johnston declared a conflict of interest due to business affiliations with the project team for 497 Menzies Ridge Drive and vacated the meeting at 6:11 p.m.

K. Stefiuk declared a conflict of interest due to involvement with the presentation for 497 Menzies Ridge Drive at 6:12 p.m.

The Meeting recessed at 6:13 p.m. due to lack of quorum.

G. Minhas joined the meeting electronically at 6:21 p.m.

The meeting reconvened at 6:22 p.m.

(b) Development Permit Application No. DP1208 – 497 Menzies Ridge Drive

Introduced by Lainy Stevenson, Planner, Current Planning Section.

Presentations:

1. Raymond de Beeld, Architect of Raymond de Beeld Architect Inc, introduced the project team, Karim Kadri, Architect, of Raymond de Beeld Architect Inc., Kate Stefiuk, Landscape Architect of Kate Stefiuk Studio, Ryan Eathorn, Engineer of Cascara Consulting Ltd. Also in attendance were owners Ron Neal and Steve Johnston of Menzies Ridge Estates.

2. Karim Kadri, Architect, of Raymond de Beeld Architect Inc., presented the project, and spoke regarding site and neighbourhood context, the proposed site plan, site grades, architectural plans and features, and addressed Staff Comments.

    - Each unit will include front entrance canopies for weather protection, balconies and private backyards
    - Each unit is approximately 1,200 sq. ft. with two bedrooms

- Garages are 11' x 21' and will include wall mount bike storage racks
- Exterior materials include fibre cement panel and wood textured longboard in colours to fit the existing neighbourhood
- A pedestrian walkway is provided to navigate through the site with access to the centrally located children's'play area
- Parking is located off the statutory right-of-way, and one accessible parking stall will be shared by all units
- The refuse enclosure is located near the visitor parking area

3. Kate Stefiuk, Landscape Architect of Kate Stefiuk Studio presented the landscape plan and spoke regarding the planting plan, proposed hard surfaces and fencing, and provided an overview of the plant palette.

- The pedestrian walkway includes concrete unit pavers, bollard lighting, and benches
- A naturalized children's play area includes grass, play mounds and nest boxes to attract birds
- Plants are chosen to express the local environment and consist of indigenous species that reference riparian forest and marshland to support biodiversity onsite
- Layered planting includes low ground cover, shrubs, perennials and deciduous trees
- Backyards will include low front yard fencing with gates
- Green walls are proposed for end units with views from neighbouring properties
- Visitor bike parking is located near the refuse enclosure

4. Ryan Eathorne, Engineer of Cascara Consulting Engineers Limited provided an overview of the proposed storm water management plan.

Panel discussions took place regarding:

- An existing covenant on the property which requires a 2m walkway for access through the site; and, a private access lane which allows neighbours on the south side access to the back of their properties
- Ways to connect the covenant sidewalk and interior drive aisles at points near Buildings D and E
- Weather protection for access to unit rear yards
- The possibility of adding landscaping between the drive aisle and the sidewalk
- The possibility of adding glazing to end unit walls to provide additional light and break the massing
- The possible redesign of internal facing units to face Menzies Ridge Drive
- Individualizing front entry ways
- The drive aisle and traffic calming considerations
- A concern was raised about the combination of the statutory right-of-way and drive aisle becoming a race-track which may be mitigated by way of a slightly narrower sidewalk and added landscaping.

It was moved and seconded that Development Permit Application No. DP1208 be accepted as presented with support for the proposed variance:

- Add character as well as weather protection over the units facing Menzies Ridge Drive
- Look at adding articulation to some of the side units
- Provide pedestrian links from the covenant sidewalk to the corners of Buildings D and E

The motion carried.

S. Johnston returned to the meeting electronically at 7:12 p.m.
K. Stefiuk returned to the meeting electronically at 7:12 p.m.

5. ADJOURNMENT:

It was moved and seconded at 7:13 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY