

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-JAN-14, AT 5:00 P.M.

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

Absent: Gur Minhas

Staff: J. Holm, Director, Development Approvals
 L. Brinkman, 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 Special Meeting of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2020-DEC-15 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1209 – 702 Nicol Street

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Mike Ryan, Architect of S2 Architecture presented the project and spoke regarding historical use of the property, environmental assessment and reclamation, current zoning, site and neighbourhood context, building

siting, amenity spaces and provided an overview of the floor plans and architectural features. Chad Zyla, Architect of S2 Architecture was also in attendance.

- The intended use of this building is personal care facility
 - The building is sited close to Nicol Street to allow rear amenity space
 - Vehicle access to the site is from Robins Street
 - A large canopy provides weather protection for the main front entrance
 - A building height variance is needed due to modular building methods
 - A screened refuse/recycling enclosure is located to the rear of the building near the lane and main floor kitchen
 - A large amount of secure bike parking is provided for residents and visitors
2. Michael Holm, Landscape Architect of WSP Landscape Architecture presented the landscape plan and spoke regarding existing site conditions, amenity spaces, street connections, and the overall planting and hardscape plan.
- Native species will be used as much as possible
 - The site is organized in three zones which include the Nicol Street frontage, private rear family amenity space and communal amenity space and small communal garden space
 - The amenity spaces are fenced in
 - Shrubs and groundcovers will be used in front yard area
 - Large trees will be included to screen the rear amenity spaces and to provide privacy for neighbours and building residents

Panel discussions took place regarding:

- The Nicol Street corridor regarding road maintenance and ensuring the building and surrounding area stays in good order
- The possibility of widening the sidewalk along Nicol Street
- The possible inclusion of amenity or seating areas along Nicol Street
- The possible reconsideration of tree selection to replace the proposed alder tree and ensure the selection is suited to the local climate, perhaps through consultation with the City's urban forester
- The community engagement process with community feedback integrated into the project design
- Façade connections between stacked modules and weatherproofing
- Ways to improve the front façade (Nicol Street side) to create a more residential character
- Detailing for the windows on the front façade
- The proposed exterior materials and ways to further reduce the building massing
- The sidewalk location on the rear elevations
- Implementing storage space for garden tools for the community garden area

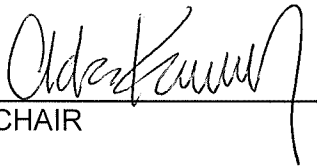
It was moved and seconded that Development Permit Application No. DP1209 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Review all tree selections to ensure suitability for local climate
- Give further consideration to Staff Comments

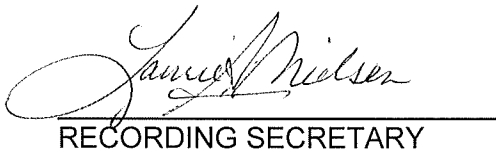
The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:00 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY