

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-FEB-11, AT 5:00 P.M.

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

Absent: Gur Minhas

Staff: L. Rowett, Manager, Current Planning Section
 L. Brinkman, Planner, 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 5:06 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 Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2021-JAN-28 at 5:05 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1213 – 250 Timbercrest Way

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Joyce Troost, Architect of Joyce Reid Troost Architecture accompanied by Scott Mack, Principal of Townsite Planning Inc., presented the project. Ms. Troost spoke regarding site history, site and neighbourhood context,

site topography, and provided an overview of the proposed architectural plans.

- There are 21 residential units proposed (nine duplex buildings and three single family homes)
- The duplex models differ from one another; one is wide and shallow, and the other is long and narrow
- Single family homes are located at each end of the site
- Buildings are sited to fit the site's topography and natural features and to allow for optimal sun exposure
- The lowest point of the property is at the corner of Timbercrest Way and Crestline Terrace
- Exterior materials consist of natural materials in muted colours such as stone and wood

2. Scott Murdoch, Landscape Architect of Murdoch de Greef Landscape Planning and Design presented the landscape plan and spoke regarding the proposed tree retention plan, site grade challenges and the proposed plant palette.

- The tree management plan proposes 31 tree removals and the planting of 132 trees
- The site's grades are inconsistent throughout the site and attempts are made to minimize disturbance to the land and the amount of retaining walls required
- Ornamental planting treatments are used on street frontages and side yards
- Common areas are planted with native and adaptive plant material and small lawn areas are proposed where the slope allows
- Concrete will be used for walkways and driveways
- A rock cut wall will run through the mid portion of the site (naturalized zone)
- A mix of native and non-native tree species will be used including Douglas fir, arbutus, native pines, maple and ash
- Shade gardens will be incorporated and will include native ferns

Panel discussions took place regarding the following:

- The intended stratification of the development
- The driveway design and location for the duplex units
- The east elevation façades and considerations to break building massing
- The possibility of integrating an amenity space on the east side of the property
- The proximity of Buildings 5 and 8 pertaining to the proposed glazing and fire protection
- Siting the single family homes at either end of the development
- The possibility of fitting visitor parking on the site
- The proposed building height variance

It was moved and seconded that Development Permit Application No. DP1213 be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Consider introducing variation on the east facing high wall elevations; and,
- Consider introducing an amenity space or pathway in keeping with the natural landscape character.

The motion carried unanimously.

(b) Development Permit Application No. DP1214 – 400 Fitzwilliam Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Pablo Yuste, Architect and Principal of Omicron Architecture Engineering Construction Ltd., accompanied by Jordan Royer, Project Manager of Omicron Architecture Engineering Construction Ltd., presented the project. Mr. Yuste spoke regarding site and neighbourhood context, site grades, building siting and volumes, and provided an architectural overview of the project.
 - This mixed use development consists of two buildings for a residential rental mix of 197 units and one commercial retail unit
 - The existing Telus operations centre is to remain onsite
 - The proposed unit mix targets a wide variety of household types, with adaptable and accessible units included
 - The site is programmed with a number of elements which include a communal roof deck atop Building B (including an indoor kitchen area), children's play space, a dog walk area, garden beds, outdoor communal amenity furnishings (ie seating, dining table)
 - Wallace Terrace, a new public space is being created just off the street level commercial retail unit located on the corner of Wallace and Wentworth Street
 - A prominent sculptural stair is proposed from the lower level of Wallace Street and to the semi-private resident courtyard between Buildings A and B
 - The resident courtyard is located over the underground parkade
 - Street frontage improvements will include a bike lane along Wallace, Wentworth and Richards streets
 - Parking area access will be from Richards Street
 - Exterior materials are chosen to limit massing and include aluminum composite panel, wood look shiplap siding, corrugated and perforated metal cladding in contrasting colours
 - All patios and balconies will include glazing
2. Ken Larsson, Landscape Architect of Connect Landscape Architecture presented an overview of the proposed landscape concept plan.

- The Wentworth/Wallace Street corner public plaza will include several amenities to become an activity generator which includes the corner bulge, bike path, commercial retail unit and slightly elevated seating terrace, a people place
- Materials, textures and colours are chosen to be durable and to play off the coastal feel

Panel discussions took place regarding the following:

- The possibility of providing additional street level commercial space
- The lower units and resident access from the street level
- Pedestrian access to and through the site
- Historical pedestrian movement within the Old City area, its uniqueness and the possibility of creating something similar through the site
- The importance of the transition with the existing neighbourhood along the Wallace Street/Fitzwilliam Street corner
- The possibility of adding transparency to the commercial unit for enhanced lighting on the plaza
- Landscape materials and plantings to reflect the local zone
- The use of artificial turf within the dog walk area and rubber matting within the children's play area
- The good use of the site's natural topography to step back and screen the underbuilding parking with dwelling units
- The street facing units on all elevations providing surveillance and reducing any need for fencing or gating
- The possible reinforcement of the character of the older areas, with less of a setback and a little more streetscape

It was moved and seconded that Development Permit Application No. DP1214 be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Consider enhancing the southeast corner stair and its relationship to the street; and,
- Give further consideration to enhancing the integration between the building frontage and the Wallace Street streetscape.

The motion carried unanimously.

5. OTHER BUSINESS:

Lainya Rowett, Manager, Current Planning Section advised the panel that one panel member has resigned and the position will be advertised.


6. ADJOURNMENT:

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



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY