



AGENDA DESIGN ADVISORY PANEL MEETING

March 8, 2018, 5:00 PM

Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:

2. ADOPTION OF AGENDA:

3. ADOPTION OF MINUTES:

a. Meeting Minutes of February 22, 2018

2 - 4

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday February 22, 2018.

4. PRESENTATIONS:

a. Development Permit Application No. DP1048 - 305 Prideaux Street

5 - 15

A development permit application, DP1048, was received from Ellins Architect Inc., on behalf of Gurdwara Sahib Miri Piri Darbar Sikh Temple Inc., for the development of a small 612'sq third floor living space to an existing Sikh temple. The subject property is described as Parcel B (DD 2929ON) of Lots 15 and 16, Block 25, Section 1, Nanaimo District, Plan 584.

5. ADJOURNMENT:

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-FEB-22, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Councillor Hong
 Frank Basciano
 Martin Hagarty
 Charles Kierulf
 Kevin Krastel
 Will Melville

Absent: Dan Appell

Staff: Gary Noble, RPP, Development Approval Planner
 Laurie Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:00 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

Note: Minutes from the Design Advisory Panel Meeting held 2018-FEB-08 will be added to the next regular scheduled meeting agenda for adoption.

4. PRESENTATIONS:

a. *Development Permit Application No. DP1087 - 1875/1885 Boxwood Road*

Gary Noble, Development Approval Planner, introduced the industrial project, and spoke regarding the Parkway buffer, screening, parking, front yard setback and warehouse/storage use.

Raymond De Beeld, Architect of Raymond DeBeeld Architect, presented the project; a group of rental warehouse units would be located on the west side of the Boxwood Road roundabout. Mr. De Beeld spoke regarding parking concerns, a front yard setback and site context as follows:.

- One variance - 7.5m setback from Boxwood Road
- Site Context Plan presented - relatively flat site on cul-de-sac (west side of roundabout), view to Mount Benson.

- Site severed in half by easements for utilities and services.
- The buildings are proposed to be wood framed.
- Two tone colour scheme - sample board presented - low maintenance materials.
- The corner balconies are added to provide animation and weather protection below.
- The existing landscape includes the stormwater bioswale along Boxwood Road.
- An existing Garry Oak tree is preserved and highlighted within the development.
- Corner artwork elements are backlit at night – example provided.
- Curb stops are used in parking and loading areas.
- The sidewalk is minimized to ensure larger landscape areas in front of the buildings.
- A black vinyl coated chain-link fence is used to provide security for the property.

Victoria Drakeford, Landscape Architect, of Victoria Drakeford Landscape Architect, presented the Landscape Plan:

- The landscaping is emphasized at the front of the site to create a park-like setting.
- Highlighted Garry Oak tree - viewed from offsite (roundabout).
- Two layers of planting consist of low native plants - salal, grasses (for animation) daylilies - some camas in the spring.
- Lots of low patchy planting within the trees.
- A Garry Oak tree motif is to be incorporated into cement stamping and lighting.
- Trees with tall narrow canopies are planted up against the buildings.
- Trees along the south (back) side of the building - still under consideration.

Mark Warbrick, Engineer of Newcastle Engineering presented the Civil Servicing Plan and spoke regarding site slope, trenching, catch basins, bioswales and rain gardens.

Panel Discussion took place regarding:

- Freestanding signage and onsite location.
- Unit identification methods (individual canopy signage).
- Use of timber posts and how they relate to the rest of the development – bollard placement along sidewalks.
- Storefront glazing.
- Fenced greenbelt to the rear of the property.
- Removal of 90 degree corner from visitor parking area as they can potentially damage tires.
- Possible incorporation of the building foundation for retaining on southwest corner.
- Garry Oak tree protection and retention.
- Bollard placement along front parking area to protect tree and landscaping.

- Use of parapet for screening of rooftop HVAC units (re view lines from Dufferin Crescent).
- Bike lanes and the anticipation of sidewalks for both sides of Boxwood.
- Drive aisle slope.

It was moved and seconded that Development Permit Application No. DP1087 be accepted as presented with support for the requested variance. The following recommendations were provided.

- Consider a break in the building elevation and possibly use the parapets to screen HVAC units;
- Ensure the protective fencing currently in place around the Garry Oak tree is maintained;
- Consider providing vehicle back-out assistance in front parking area;
- Consider using the building foundation for retaining in the southwest corner; and,
- Look at tree protection from large vehicle tracking, for the trees in the new landscaping area, especially near the front parking area.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:01 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP1048 – 305 PRIDEAUX STREET

Applicant/Architect/Landscape Design: ELLINS ARCHITECT INC (Jerry Ellins)

Owner: GURDWARA SAHIB MIRI PIRI DARBAR SIKH TEMPLE

Subject Property:

Zoning	DT8 – Old City Mixed Use
Location	The subject property is one block south of the Fitzwilliam/Prideaux Street intersection, adjacent the RCMP Operations Building.
Total Area	679m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Downtown Urban Node; Map 3 – Development Permit Area No. 8 – Old City Neighbourhood; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines

PROPOSED DEVELOPMENT

The proposed development is a 58m² addition to the existing two-storey, 578m² Sikh temple in order to add a third storey caretaker's suite and to update the building façade.

Site Context

The subject property is located next to the RCMP Operations Building and is accessed by a lane. The Downtown bus exchange is located directly across from the subject property.

Site Design

There are no significant changes proposed to the site design; however, the existing ramp and stairs accessing the front door will be renovated. No additional parking is required.

Building Design

In addition to adding a third storey residential component to the existing building, the form and character of the façade is going to be modernized and updated to include building elements reminiscent of traditional Sikh Temples. The following elements characterize the front façade:

- Traditional Sikh column caps on either side of the building that frame the front façade;
- A central building bay proud of the front facade, defined by a raised parapet and contrasting colour to reduce the building massing;
- Windows defined with a faux decorative arch, reminiscent of traditional Sikh temple design;
- Cornice work in a contrasting colour;
- Decorative posts to define front entrance stairs and property; and,

- Black protective entry gates and railings to match the black windows and flashing.

The new portion of the building will be clad with smooth hardie panel with reveals and the rest of the building repainted.

Landscape Design

The existing planting areas will remain but will be completely replanted. Pavers will be installed in front of the building to increase the area available as gathering space.

PROPOSED VARIANCES

Minimum Front Yard Setback

The required front yard setback for the second and third storeys is 4m. The proposed setback is 3.14m, a proposed variance of 0.86m.

Minimum Side Yard Setback

The required side yard setback is 3m. The proposed side yard setback 1.96m, a proposed variance of 1.04m.

The proposed variances will legalize the existing building siting and the proposed addition at the same setback. Staff supports the proposed variances.

Miri Piri Darbar Gurdwara
at 305 Prideaux Street, Nanaimo, BC

April 2017

Project Overview:

The project is a small addition to an existing Sikh Temple. The development complies with the 10% maximum square footage allowed for an addition before requiring the sprinklers. The property is zoned DT8 Old City Mixed Use and is in the Development Permit Area DPA8 Old City Neighbourhood.

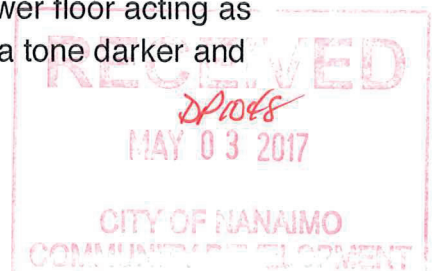
Project Siting and Organization:

The subject property is 60'-0" wide along Prideaux Street and 122'-0" deep and lies adjacent the Nanaimo RCMP building with which it shares a common access from Prideaux. The existing building is 2 floors, the lower 1st floor is the dining hall and sits about 2 feet below grade and the 2nd floor houses the main assembly hall. The Posts and covered porch of the existing temple are 3m from the front property line. This is an existing encroachment of 1m. The existing building also currently encroaches on the south side yard by .6m.

The proposed addition will add a small third floor apartment for the priest accessed from a new stairway off the existing front porch. The total square footage of the existing building is 6217.46 and the additon is 612 square feet, the allowable 10%. The new front face lines up with the existing column / porch line and is 3m from the property line. The setback for 2nd and 3rd floors is 4m so we will be applying for a variance. The existing accessible ramp will be renovated and upgraded as part of the project as well as all new landscaping will be installed.

Building Design:

As well as creating a new residential component for the building, the addition will update the form and character of the façade to a more fitting image for a Sikh Temple. The street face is elegant with a slightly asymmetrical proportioning, balanced with a traditional sikh symbolic cap on either side. The centre portion articulates forward to help break up the massing. New posts are added to define the property boundaries and the main entry to the Temple. These have been place on the far side of the property line in the boulevard space in order to create a slightly larger milling space for people coming out of the building. (Refer also to landscaping) The façade and new sides are will be finished in smooth face hardie panel reveal and the entire building will be repainted in a new colour scheme. The main body is a rich warm golden beige with the lower floor acting as a base in a deeper khaki beige tone. The cornicework is again a tone darker and



the entire façade is enhanced by the use of black for all windows, flashings and railings.

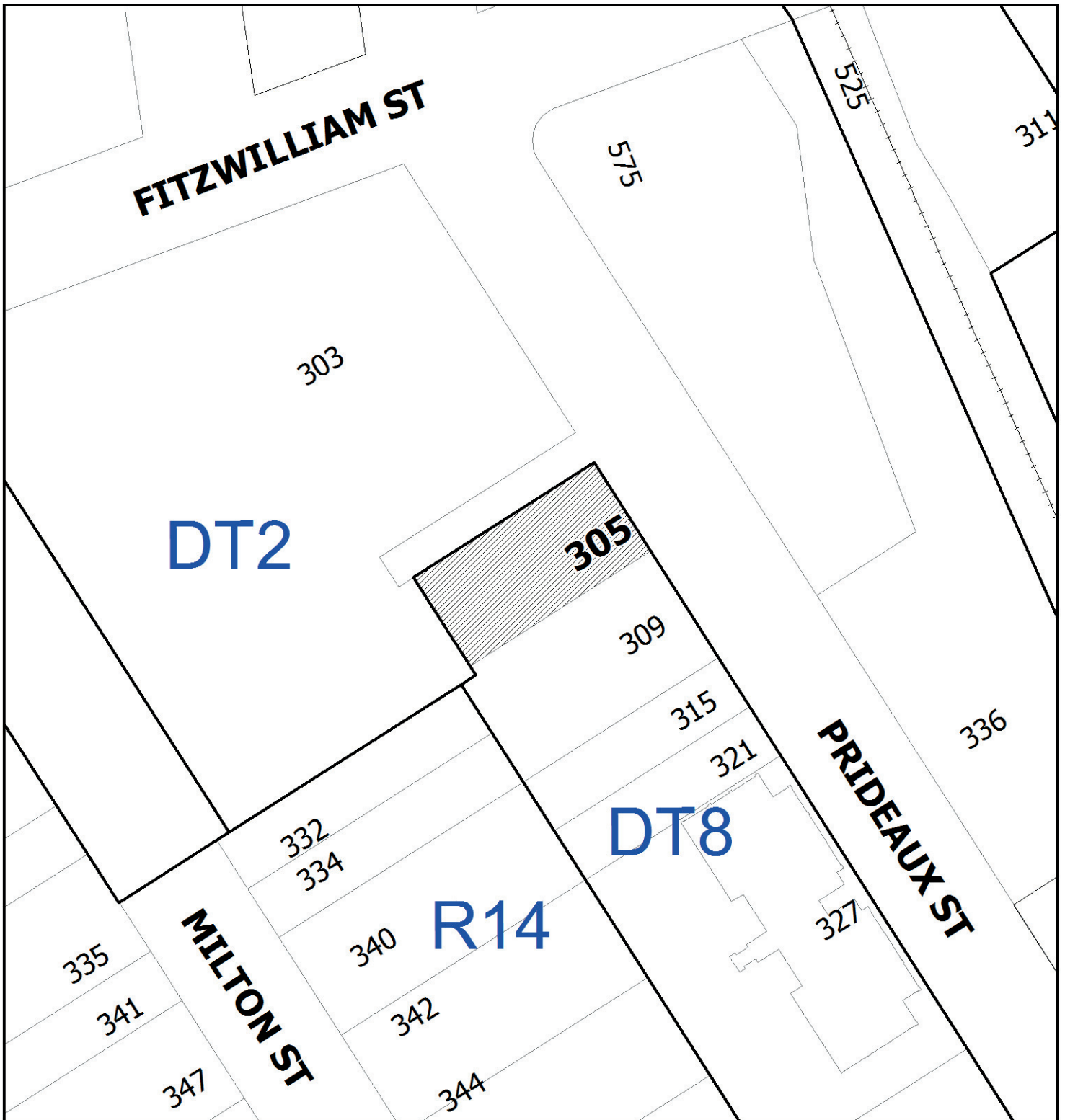
Landscaping:

Hard landscaping will be provided in the form of interlocking pavers all along the front of the building and across the boulevard out to the City sidewalk. This will improve the look of the streetscape and create an inviting plaza feel. The area will also provide “milling space” when people come out of the Temple after events. There are two existing planted areas in front of the building. These will remain, largely as is but will be replanted entirely. Toward the RCMP building there is an existing flag pole surrounded by a railing. This area will be fenced to the side and rear and landscaped in a combination of planting and hard surface. The centre planter will feature a Japanese Maple surrounded with the native groundcover, Kinnickinnick. Either side of the building feature Star Magnolia and with the RCMP side also having a traditional old neighbourhood Lilac. Smaller shrubs including Mexican Orange, Oregon Grape and Catmint fill out the planting on both sides, and 2 Skimmia are placed in the shady area under the new stair way.

Variances:

We are requesting two relaxations; one for front yard setback and one for property line encroachment. The zoning bylaw calls for 4m to the face of the 2nd or 3rd floor and we have 3m. The proposed addition is in line with the existing columns and covered porch which currently encroach. The other relaxation is for the property defining decorative posts to be allowed to sit on the boulevard side of the property line. The existing main entry stairs currently terminate close to the property edge and with the new handrail extensions added the circulation space would be hampered if the posts were situated closer to the stairs.

SCHEDULE A



DEVELOPMENT PERMIT NO. DP001048



LOCATION PLAN

Civic: 305 Prideaux Street
Parcel B (DD 29290N) of Lots 15 and 16,
Block 25, Section 1, Nanaimo District, Plan 584



**Subject
Property**



PERMITTED ADDITION 10% = 621.74 SQ. FT.
TOTAL PERMITTED AREA = 6839.2 SQ. FT.
PROPOSED ADDITION UPPER FLOOR = 621 SQ. FT. COMPLIES



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[illegible]

MIRI PIRI DARBAR GURDWARA
305 PRIDEAUX STREET



haig road
oriola island, b.c. V0R 1X1
business: (250) 247-8585
/modem: (250) 247-8513

ellins architect inc.
architecture • planning • interior design

DRAWING:

KEY PLAN

SITE PLAN

COLOURED FRONT
ELEVATION

DRAWN BY:

DATE:

SCALE:

PROJECT NO.

DRAWING NO.

A1



NOTES:

1. ALL PLANTS AND PLANTING TO BE BCSLA / BCNTA LANDSCAPE STANDARDS, LATEST ED.
2. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. REPLACE ANY EXCAVATED SOIL WITH NEW SOIL TO A DEPTH OF 18" (LOCAL TOPSOIL.)
4. BONE MEAL SHOULD BE ADDED AND MIXED INTO LOOSE SOIL IN PLANTING PIT.
5. CHEMICAL FERTILIZERS SHOULD NOT BE USED.
6. WHEN PLANTING DISTURB ROOTS AS LITTLE AS POSSIBLE. BACK FILL WITH SOIL & WATER.
7. ALL PLANTING BEDS TO BE COVERED WITH CEDAR BARK MULCH
8. LANDSCAPE IRRIGATION PLAN TO BE PROVIDED AT TIME OF PERMIT



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MIRI PIRI DARBAR GURDWARA
305 PRIDEAUX STREET



DRAWING:

ADDITION FLOOR PLANS

DRAWN BY:

DATE: _____

SCALE-

SCALE:

A2

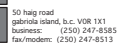


EXISTING GROSS FLOOR AREA 6217.46 SF
PERMITTED 10% ADDITION 621.78 SF

[illegible]

MIRI PIRI DARBAR GURDWARA
305 PRIDEAUX STREET

NANAIMO, B.C.



ellins architect inc.
architecture • planning • interior design

DRAWING:

NEW &
EXISTING ELEVATION

DRAWN BY:

DATE: _____

SCALE:

PROJECT NO.

DRAWING NO.

A3

RECEIVED
DP1048
2018-FEB-23

Aerial Photo



DEVELOPMENT PERMIT NO. DP001048

