

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.

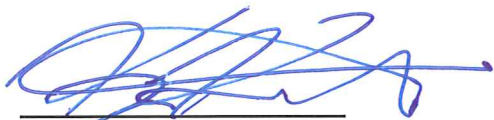
It was moved and seconded that Development Permit Application No. DP1087 be accepted as presented with support for the requested variance. The following recommendations were provided.

- 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

March 8/18

CERTIFIED CORRECT:



CORPORATE OFFICER