



ADDENDUM
DESIGN ADVISORY PANEL MEETING

January 25, 2018, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

4. ADOPTION OF MINUTES:

a. Meeting Minutes of January 11, 2018

1. *Add - Meeting Minutes of January 11, 2018*

2 - 3

5. PRESENTATIONS:

a. Development Permit Application No. DP1086 - 1100 Maughan Road

1. *Add - Revised Plan Package*

4 - 11

MINUTES

OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-JAN-11 AT 5:00 P.M.

PRESENT: Members: Gur Minhas (Chair)
 Daniel Appell
 Charles Kierulf
 Kevin Krastel

 Absent: Councillor Jerry Hong

 Staff: Gary Noble, Development Approval Planner
 Keltie Chamberlain, Planning Assistant (Recording Secretary)

1. CALL THE OPEN DESIGN ADVISORY COMMITTEE 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:

It was moved and seconded that the Minutes of the Open Meeting of the Design Advisory Panel held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2017-DEC-14 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1079 - 5605 Cougar Place

Gary Noble, Development Approval Planner, introduced the project, a Steep Slope development which includes three single family residential strata units. Mr. Noble also spoke regarding the proposed height variance.

Will Melville, Designer, Delinea Design Consultants, presented the project and spoke regarding the site re: challenging conditions, limited vegetation and heavy site manipulation.

- The subject property slopes upwards from Cougar Ridge and has a steep armoured embankment on the south side.
- The units are positioned to take advantage of the views to the northwest.
- The units have flat to low sloped roofs.
- Large units (1500ft² lower, 1000ft² on main) are comparable to existing neighbourhood residences.
- All three units are of similar contemporary design.

- The top of the garage is intended as a terrace area.
- Finish materials include Hardie plank, with some natural timbers.
- Natural grading will be restored to allow backyards on the south side.
- The proposed variance is necessary due to site manipulation.

Victoria Drakeford, Landscape Architect, introduced the landscape plan and spoke regarding landscaped property edges, post and rail fencing, and entrance arbours.

- There is an orchard on the northeast edge, and rough grass and wildflowers on the east edge.
- Trellises and Wisteria provide screening for residents.
- Grasses and perennials will be planted in the front yards.
- Native plants surround the lawn areas.
- Tree species are mainly deciduous with some small conifers.
- The fencing detail relates to the architectural design of the buildings.

DAP discussion items

- Site grading and drive grades.
- Building form and character.
- Neighbouring property retaining wall and easement.
- Retaining of grade differences between buildings (5' drop) - foundation wall.
- The 2:12 or 1.5:12 roof slope.
- Patio locations and lack of visual connection.
- Ways to create visual connection to the backyard.
- Additional parking (two in the garage and one on the apron).
- Future plans for the existing property.

It was moved and seconded that Development Permit Application No. DP1079 be accepted as presented with support for the variances. The following recommendation was provided:

- Consider incorporating additional windows on the south face of the kitchen wall to provide overlook and transparency to the exterior patio.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:20 p.m. that the meeting terminate. The motion carried unanimously.

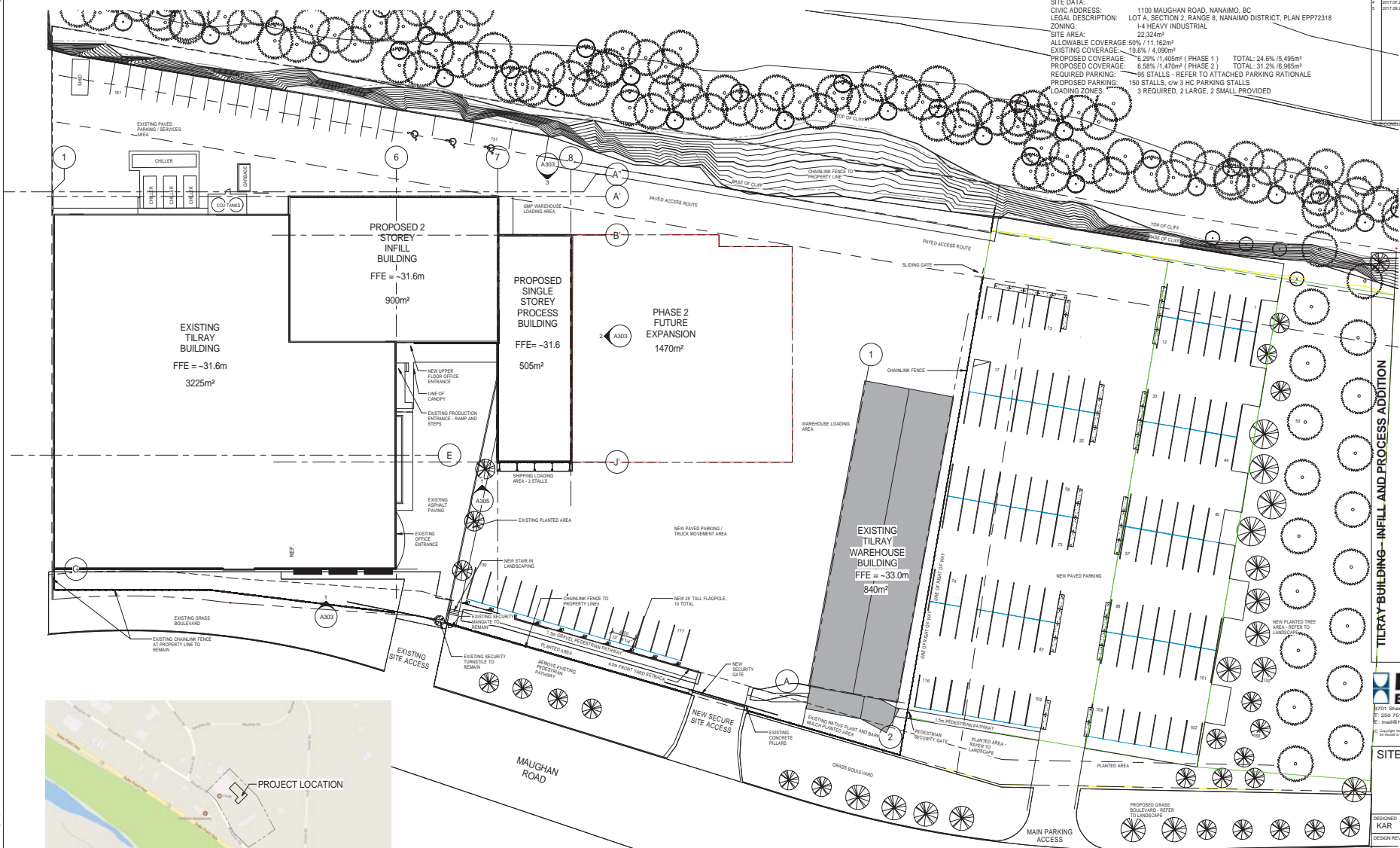
CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

SITE DATA:
CIVIC ADDRESS: 1100 MAUGHAN ROAD, NANAIMO, BC
LEGAL DESCRIPTION: LOT A, SECTION 2, RANGE 8, NANAIMO DISTRICT, PLAN EPP72318
ZONING: 1-4 HEAVY INDUSTRIAL
SITE AREA: 22,324m²
ALLOWABLE COVERAGE: 50% / 11,162m²
EXISTING COVERAGE: 19.8% / 4,409m²
PROPOSED COVERAGE: 6.29% / 1,405m² (PHASE 1) TOTAL: 24.6% / 5,495m²
PROPOSED COVERAGE: 6.58% / 1,470m² (PHASE 2) TOTAL: 31.2% / 6,965m²
REQUIRED PARKING: 150 STALLS - REFER TO ATTACHED PARKING RATIONALE
PROPOSED PARKING: 150 STALLS, c/w 3 HC PARKING STALLS
LOADING ZONES: 3 REQUIRED, 2 LARGE, 2 SMALL PROVIDED

ISSUES		
NO.	DATE	ISSUE FOR
1	2017-06-19	CLIENT REVIEW
2	2017-06-29	CONSULTANT COORDINATION
3	2017-07-27	BUILDING REVIEW
4	2017-09-25	CONSULTANT COORDINATION



TILRAY BUILDING - INFILL AND PROCESS ADDITION

HEROLD ENGINEERING
3701 Shannon Rd. Nanaimo, BC V9T 2H1
T: 250 751 8558 F: 250 751 8559
E: herold@heroldengineering.com

SITE PLAN - PHASE 1
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Carter Planning & Development

DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT NO: 3399-006	CLIENT DRAWING NO:
SCALE 1 : 300	PERMIT NO:
REL. DRAWING NO: A101	REVISION 5

1100 MAUGHAN ROAD, NANAIMO, BC
LAFFITE VENTURES LTD
E. CORRELL LTD COORDINATION

3/24/2018 10:11:11 AM



1 3D View 1



2 3D View 2



3 3D View 3

NOTE:
NO SECURITY FENCING CURRENTLY SHOWN
IN 3D VIEW. EXISTING 8' TALL S&B-JENSE
TOPPED FENCE WILL BE IN FRONT OF ALL
BUILDINGS AT PROPERTY IN LINE TO COMPLY
WITH HEALTH CANADA SECURITY
REQUIREMENTS

EXISTING VIEWS OF SITE FROM GOOGLE STREET VIEW



ISSUES		
NO.	DATE	ISSUED FOR
1	2017.06.19	CLIENT REVIEW
SUB CONSULTANT		

TILRAY BUILDING - INFILL AND PROCESS ADDITION

1100 MAUGHAN ROAD, NANAIMO, BC

LAFFITE VENTURES LTD

P. 1 - CLIENT REVIEW

HEROLD ENGINEERING
3701 Sherraton Rd. Nanaimo, BC V9T 2H1
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E: info@heroldengineering.com

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3D PERSPECTIVES - PHASE 1

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DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT NO. 3399-006	CLIENT DRAWING NO.
SCALE	PERMIT NO.

REL. DRAWING NO. A301	OF 2	REVISION 2
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DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

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1 3D View 1 Phase 2



2 3D View 2 Phase 2



3 3D View 3 Phase 2

ISSUES		
NO.	DATE	ISSUED FOR

SUB CONSULTANT

TILRAY BUILDING - INFILL AND PROCESS ADDITION

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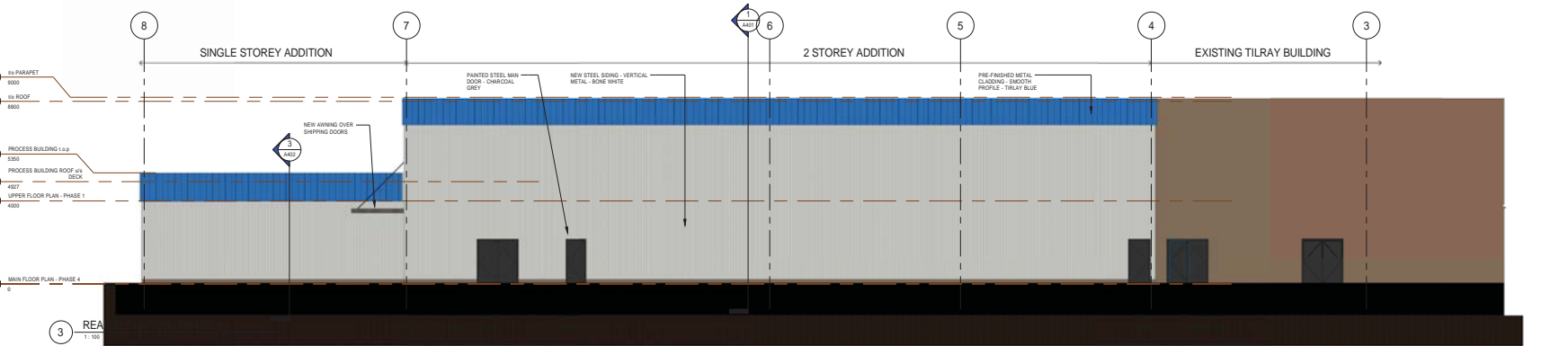
3D PERSPECTIVES -
 PHASE 2

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DESIGN REVIEW	
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DRAFTING REVIEW	
PROJECT No. 3399-006	CLIENT DRAWING No.
SCALE	PERMIT No.

REL. DRAWING No.
A302
 OF
 REVISION

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TITILRAY BUILDING - INFILL AND PROCESS ADDITION

11100 MAUGHAN ROAD, NANAIMO, BC

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BUILDING ELEVATIONS - PHASE

1 RECEIVED
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DESIGNED KAR		SEAL
DESIGN REVIEW		
DRAFTED KAR		
DRAFTING REVIEW		
PROJECT No. 3399-006		CLIENT DRAWING No.
SCALE 1 : 100		PERMIT No.
HEL DRAWING No. A303		REVISION

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DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT No. 3399-006	CLIENT DRAWING No.
SCALE As indicated	PERMIT No.
HEL DRAWING No. A304	
	REVISION



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2018-JAN-24
Current Discussion & Submissions

DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT No. 3399-006	CLIENT DRAWING No.
SCALE 1 : 1	PERMIT No.
SHEET DRAWING No.	
<div style="display: flex; justify-content: space-between; align-items: center;"> A306 OF </div>	
	REVISION

TILRAY BUILDING - INFILL AND PROCESS ADDITION

