

**MINUTES**  
**OPEN DESIGN ADVISORY PANEL MEETING**  
**SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC**  
**MONDAY, 2017-DEC-14 AT 4:00 P.M.**

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PRESENT:   Members:   Gur Minhas  
                              Daniel Appell  
                              Alexandru Ionescu  
                              Charles Kierulf  
                              Kevin Krastel  
                              Will Melville

Absent:       Councillor Jerry Hong

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

1.    CALL THE OPEN DESIGN ADVISORY COMMITTEE MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 4:00 p.m.

2.    ADOPTION OF AGENDA:

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

3.    ADOPTION OF MINUTES:

The minutes of the Meeting held 2017-NOV-23, at 4:00 p.m. will be distributed at a later date for adoption.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1084 - 6304 Metral Drive

Tamera Rogers introduced the project, a small amenity space addition to the existing Trillium at Woodgrove Manor.

Tony James, Architect of KPL James Architecture presented the project and spoke regarding the location of the amenity space, its access and the need to have more amenity space available to residents.

- The amenity space will have a vaulted ceiling and include many window and skylights for natural light and views.
- Access to the space is provided through the main lobby area.
- Exterior finishes will match the existing building.

- A secure garden surrounding the building will include small scale activity spaces which include seating areas with umbrellas and pergolas for shading, and swing seats.
- Also included are walking loops, a non-climbable fence (that restricts views from outside complex); and, raised beds are planned to reflect home gardening activities for residents, along with movable work tables.

Discussion Items:

- Future plans for the existing property.
- Privacy concerns for tenants.
- Planting edges to separate public and semi-private spaces.
- HVAC servicing from main building.

It was moved and seconded that Development Permit Application No. DP1084 be accepted as presented. The motion carried unanimously.

Ms. Rogers exited the meeting at approximately 4:20 p.m.

(b.) Development Permit Application No. DP1075 - 3598 Norwell Drive

Gary Noble, Development Approval Planner introduced the project, a 10-unit row house development and spoke regarding the property's Corridor zoning in relation to its location near Country Club Mall.

Mr. Nathan Middleton, Architect of Middleton Architect presented the project and spoke regarding rezoning of the subject property from R1 to R7-Townhouse and the developer's marketing and design strategies as well as the proposed lot depth variance.

- The properties are 10 fee simple lots.
- Buildings A, D, and E are 2-storeys; and, Buildings B and C are 3-storeys
- Buildings A, B and C are flat roofed structures, while the end units D and E have gabled ends to add articulation to the roof line.
- Unit decks all include weather protection. There is space between the units to allow sunlight penetration to the decks.
- Exterior materials include Hardie panel, fibre cement panels - acrylic plastic
- The landscape plan includes:
  - Bioswales, rain gardens and privacy screens;
  - Bassalt rocks (grey and black) provide an historical reference to mining; and,
  - Proposed Trees: Maple, dogwoods with larger trees along Norwell Drive.

Discussion Items:

- The development's impact on neighbouring properties.
- The project fitting into the definition of rowhouse as opposed to duplex.
- Garages located in the rear of Units C, D and E and possible vehicle movement issues.
- Roofing style and materials used.

It was moved and seconded that Development Permit Application No. DP1075 be accepted as presented with support for the proposed yard variance. The motion carried unanimously.

4:57 Will Melville and Charles Kierulf step out due to conflict.

(c.) Development Permit Application No. DP1082 - 6543 Portsmouth Road

Gary Noble, Development Approval Planner introduced the project and spoke regarding the neighbourhood context, and connectivity to the street.

Glenn Hill, Architect of deHoog & Kierulf Architecture presented the project, a three-storey medical office building, and spoke regarding rental/lease interest shown by the medical community, site context, and a large need demand for parking.

- A strong entrance way has been incorporated at the main level of the building
- The Architect has worked off Delinea Design's original design and thesis.
- Parking will be located to the rear of the building.
- The proposed plaza spaces are pedestrian friendly.
- Bike parking will be available outside, near the front entrance.
- Roof elements provide separation between floors.
- The canopy system is similar to that of existing Building A.

Victoria Drakeford presented the Landscape Plan

- A traffic calming zone will be continued along the side of the building.
- Bollards, screening, fencing design will continue through second phase and mirror Phase I.
- The landscape plan is a continuation from the existing building on the property.
- There is a potential for raingardens.
- Landscaping will be used to direct traffic and not allow vehicles to drive over bioswales etc.
- Parking wheel stops installed to protect the planted trees.

Discussion Items:

- The separate identity of both Buildings A and B - they are not alike.
- Cover for bike parking – a suggestion was made to extend the canopy at the front entrance to allow weather protection for bike parking.
- Site access for patients and HandiDart services.
- Overall landscape concept.
- The idea of possibly shared parking with the Church in close proximity.
- Proposed building height variance.
- Signage location (under canopies of the first floor, or window decaling).
- Directional/wayfinding signage for the property.
- Possible weather protection for sidewalks adjacent the building.
- Vehicle movement and traffic calming methods and proposed materials (pedestrian like concrete).
- Parking wheel stops for the protection of trees planted.

It was moved and seconded that Development Permit Application No. DP1082 be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Look at the ways to strengthen the entrance on the east elevation;
- Consider providing weather protection for bike parking;
- Look at ways to provide wayfinding system onsite; and,

- Provide screening for rooftop equipment with materials that are reflective of the rest of building.

The motion carried unanimously.

(d.) Development Permit Application No. DP1083 - 6975 Island Highway North

Gary Noble, Development Approval Planner introduced the project, a 150 unit multi-family development (Phase I) and spoke regarding the site's location with both edges abutting Provincial highways (no City roads adjacent to the site); the site's only access point as approved by MOTI; and, the informal path system located along the adjacent property.

Bill Reid, Architect of Musson Cattell Mackey Partnership presented the project and spoke regarding building siting and orientation, project phasing, product mix, and introduced project team members in attendance.

- Phase I consists of three apartment buildings, referenced as rental units, which will bring a good mix of housing product to the Woodgrove area.
- The site can be considered a gateway to Nanaimo.
- There is one access point to the site (north side).
- An interior street will be the main through-fare of the development, whereby creating a central area.
- There is sufficient room onsite for future Phase II.
- An amenity space will be located on the ground floor of the central building and will accommodate all tenants residing within the development.
- Indoor bike storage room within each building.
- Balconies are recessed for weather protection.
- Building elevations are simple. Corners are developed with a framed expression.
- The main entrance has two-storey treatment (covered space).
- The colour scheme for the north and south buildings: cooler whites and greys; and the mid building will be tan and grey – colour board presented.

Peter Kreuk, Landscape Architect of Durante Kruek Ltd. presented the Landscape Plan

- Entry sequence - tried to create entry definition.
- A series of auto courts sits between the buildings. The auto courts are defined by pavers on each side.
- Ground floor units have outdoor patio spaces - direct access to sidewalks for easy in/out access.
- A fair amount of planting and storm water management is planned.
- The park space in Phase I will become the focus of Phase II.
- Coniferous plantings will be increased.
- A strong landscaped buffer is evident between the site and abutting strip mall property.
- The garbage enclosure will have trellis over top for overlook purposes.

Scott Lewis, Civil Engineer, Aplin Martin Engineering provided an overview on site servicing.

- Currently working with the City and MOTI to resolve access issues (left in / right-in – right out) and traffic flow/volumes.

- A berm has been created and will contain sanitary sewer. The City does not allow lift stations on City property.
- A path will be provided on top of the berm to move pedestrians along building.
- High point of site is near middle; separating system; utilizing-increasing soil depth
- Storm water detention- control structure
- Bioswale created to flow north.

Discussion Items:

- Berm along property line.
- Variations in roof line.
- Future Phase II development, anticipated building forms (possible townhouses), and type (rental/owned).
- Shared resident amenity space in Building B.
- Access to rooftop mechanical.
- Setback variance (Island Highway) and the possibility of changing the proposed building siting.
- Parking configuration and variance.
- Pedestrian connection concerns.
- Building 1 grade elevation.

It was moved and seconded that Development Permit Application No. DP1083 be accepted as presented with support for the proposed parking variance; however; the Panel does not support the proposed front yard variance. The following recommendations were provided:

- Look at ways to improve the building rooflines;
- Consider ways to ensure loading areas (for tenant moving) are incorporated into the plan;
- Consider ways to improve the pedestrian link from the auto courts (parking areas) to the buildings;
- Look at park programming; and,
- Look at a variation between the buildings by use of materials and finishes.

The motion carried unanimously.

The meeting recessed at 6:25 p.m.

The meeting reconvened at 7:00 p.m.

(e.) Development Permit Application No. DP1085 - 2020 Estevan Road

Gary Noble, Development Approval Planner introduced the project, a mixed use institution/multi-family development consisting of a five-storey 74 unit rental apartments (38 affordable units) and a church space located on the main level, which will replace the existing form of Brechin United Church. Mr. Noble also spoke regarding the site location, project type and the impending neighbourhood referral, and noted MOTI has signed off on the Land Use bylaw regarding the proposed project.

Maranatha Coulas, Architect of VIA Architecture introduced the team members in the gallery, which included Mike Redmond of Colliers International and Rev. Sally Boulas of Brechin United Church, and provided an overview of the project's history, site context, building siting and floor plans.

- The building is located on the prominent corner of Estevan/Brechin Road (north end of site). The Church is at west end of building with residential units on the east side. – east/west orientation.
- There is a highway reservation area along the western portion of the site.
- The main level residential units along Brechin Road have street access.
- The site is accessed from Estevan Road and parking is located under-the-building with surface parking, pick/up and drop off areas on the south side.
- Building massing is stepped on the east and west ends responding to the slope of the property.
- The church sanctuary and residential portion of the building are integrated, with elevators in the shared main floor lobby.
- Exterior finishes: fibreglass reinforced concrete panel organized to create patterns; perforated screens along the sides of the church (material board presented) and a variety of concrete panels for the residential building.

Daryl Tyacke, Landscape Architect of ETA Landscape Architecture presented the Landscape Plan

- A childrens' play area is available which has direct access from the parking area.
- The streetscape along Brechin Road consists of a series of raingardens along the property line. Planting material is native, largely evergreen - interesting all year round.
- East end of building - retaining large conifers. Screening to childrens' play area.
- Streetscape along Estevan Road - City street trees and oak carry around along Brechin - medium sized plantings are proposed.
- Hedging material and plantings will be used to screen vehicle headlights.
- A pedestrian sidewalk connects the building to a street-side bus stop on Estevan Road.

Discussion Items:

- Building articulation and orientation and the possible rotation of the building.
- The expression of the wall on the north side (church feature wall) appears to be the weakest feature. It was suggested the church feature wall be made more of a focal point for the rest of the composition.
- Childrens' play area and accessibility to parking area, possible monitoring issues.
- Seating capacity of church sanctuary.
- Congregation members planning to become residents.
- Configuration of under-the-building parking, and disabled parking spaces.
- Dialogue with neighbouring properties (Zouglas, Midas) re height variance.
- Historical value of existing church and sentimental value for Nanaimo residents.
- Building size.
- Parking garage - stairs open directly to the driveway. Suggestion to make the door on the side or place bollard to ensure pedestrian safety.
- Church identification (place of worship), and ways to accentuate form of sanctuary.
- Affordable housing / passive house standard.
- Debate about church and space - focal point of community.
- Articulation of church / residence.

- Use and reuse of existing church materials.
- Roofline at lower level is very delicate and upper parapet of residential feels like heavy lid on top.
- Church vision – traditional vs. contemporary services.

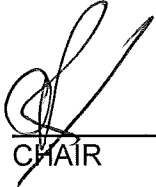
It was moved and seconded that Development Permit Application No. DP1085 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider ways to strengthen the identity of the church sanctuary; and,
- Consider ways to improve the security of the children's play area.

The motion carried unanimously.

7. ADJOURNMENT:

It was moved and seconded at 8:27 p.m. that the meeting terminate. The motion carried unanimously.

  
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CHAIR

CERTIFIED CORRECT:

  
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CORPORATE OFFICER