

MINUTES
DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-NOV-23 AT 5:00 P.M.

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

Absent: Councillor Jerry Hong

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

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The 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 Meeting of the Design Advisory Panel Meeting held in the Boardroom, Nanaimo, BC, on Thursday, 2017-SEP-14 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Meeting of the Design Advisory Panel Meeting held in the Boardroom, Nanaimo, BC, on Thursday, 2017-NOV-09 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1074 - 380 Cottle Place

Gary Noble, Development Approval Planner, introduced the application for a steep slope multi-family development and spoke regarding Steep Slope and General Design Guidelines, height variances and the challenges regarding the perimeter wall height.

The technical aspects of the grading plan and site disturbance and the storm water management/landscape plan was introduced and Mark Warbrick, Newcastle Engineering, project consultant working on the issues.

Peter Hardcastle, Architect of Hillel Architecture Inc., introduced the design team and presented the project, and spoke regarding the incorporation of site contours into the site design, and the manmade water feature that is used for storm water management.

- The site is a 1.69ha site with the fragile ecosystems and exposed ridgelines.
- There are 7.5m rear yard setbacks, and the 1.5m side yards have been increased to 4.5m.
- The ridgeline has been identified.
- 27 units are permitted, 24 are proposed, 16 of which are clustered in duplexes and triplexes.
- The building height variances are based on a unit-by-unit basis to closely follow topography. Duplex and triplex units naturally ascend and descend with topography.
- Townhouse (TH) 9 is at the toe of the steep slope and adds stability, and existing home retains the view.
- Townhouse Unit 14 is sited on an existing cut to provide reinforcement to the slope above.
- The neighbourhood does meet fire response requirements therefore the buildings are sprinklered - fire separation and calculations are being reviewed.
- The units look through the canopy of the mature trees yet allow for views of ocean and do not intrude on the existing units below.
- Finishes are contemporary nature and in natural colour schemes and composition.
- Townhomes have repeating exterior colours and finishes.
- Duplex and triplex forms are alternating in colour and the grouping is to maximize space around the buildings.
- The patios are coordinated with the toe of the slope as outdoor rooms and angled in shape to respond to the contours.
- The elevation of the living spaces match the existing cut which results in a level walk out unit, and also removes the existing cut.

Kara MacDonald, Landscape Architect of Macdonald Gray Consultants presented the Landscape Plan:

- Working to preserve the site's natural environmental features.
- Native species will be extensively replanted in fill areas
- Disturbed areas are shown as replanted, and exposures are considered in plant choice.
- Tree removal will take place under the management of an arborist.
- Size was considered for tree selection, and some ornamental species of trees selected.
- Rain water is integrated between landscape and engineering controlling storm water runoff.
- Storm water will be treated in bioswales and rain gardens and discharged into Nottingham Park.

Panel discussions took place regarding the following:

- Retention of existing landscape stock and plantings
- Tree management plan - tree selection and sizes.
- Building height variances re: site topography and grading.
- Possibility of allowing terraced homes.
- Tree removal
- Flat roof design and possibility of incorporating green roof.
- The incorporation of detached garages on steep slopes.
- Non-use of rooftop mechanical equipment.
- Line of view from existing buildings over townhouse units.
- Pedestrian connectivity and wayfinding for Townhouse Units 1 and 2.

It was moved and seconded that development permit application DP1074 be accepted as presented with support for the proposed variance. Support for the proposed building height variance is provided based on the applicant's rationale and the method used to illustrate it. The following recommendation was provided:

- Consider ways to ensure a pedestrian link is evident between the Townhouse Units 1 and 2; and, to the rest of the development.

The motion carried unanimously.

(b) Development Permit Application No. DP1073 - 20 Barsby Avenue

Gary Noble, Development Approval Planner, introduced the project and spoke regarding the challenges of the 30m watercourse setback, and described an existing cut in the northeast portion of the property where the proposed parking structure is located. Also noted was the lack of emphasis on the front entrance.

- The variance for the parkade is the 1.8m setback from Barsby Avenue.

Raymond De Beeld, Architect of Raymond De Beeld Architect presented the project and spoke regarding the building height variance (5m), proximity to the Millstone River and environmental conditions (riparian setback), and the proposed parking variance.

- Reference made to the original Development Permit regarding concepts of circulation, footprint, and landscaping.
- There is an opportunity for Barsby Avenue to act as a lane and to use it as a pedestrian pathway and create an urban design feature.
- The garbage enclosure is tucked within the underground parking entrance.
- The site grade will accommodate the parkade entrance.
- The street edge is treated with unit access and a townhouse feel.
- The existing trees in the riparian area will be kept.
- To offset the height of the building a top, middle, and bottom architectural expression was created to have a podium which creates a difference in the grade.
- The building mass is broken up vertically and horizontally.
- The front has stone elements, all Hardie plank / panel, and may include board and batten or metal.
- The retaining walls are landscaped and plantings cover them in places to make them green.

- Visitor parking is located at the entrance to the parkade, and there are loading spaces off the entry and sidewalk.

Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan and introduced its three elements:

- An existing path is located in the riparian area. There are invasives in the riparian area to be removed. It requires removal of invasives and a management plan is in place.
- The edges of the units will have a mix of plants in the southern exposure to create spaces that allow viewing and semi private spaces. There are planters and street trees.
- Concrete planters will be smooth finished with architectural details; small reveals.
- The rear patio is hard edged and not related to the land. It relates to the building and the podium that it is located on. There was a need for an open grassy space and it is on slab and considered a roof garden.

Keith Davies, Civil Engineer of Cascara Developments presented the storm water management program and spoke regarding the retention and runoff from the site.

- The lane is typically a 20m wide roadway, but the street width cannot be obtained.
- The original Development Permit called it a laneway, and it would be best as a pedestrian laneway and less of a vehicular road.

Panel discussions took place regarding the following:

- The potential for Barsby Avenue becoming more urban in relation to proximity to the street, private/public spaces, and the use and location of trees.
- Green roof of amenity space over the parkade.
- Ways to provide individual identity for each unit.
- Finishes and textures of concrete planters and gates.
- Building signage.
- Exterior colour proposed of rear façade and suggested reduction of massing.
- Ceiling height – 9' proposed / 8' previously
- Height of neighbouring buildings.
- It was suggested the location should have taller buildings.
- Proposed soil depth for green roof.
- Entrance Location:
 - The main access on the dead end road is possibly better suited as a pedestrian access.
 - The entrance could be located towards the end of the building closer to Prideaux Street.

It was moved and seconded that Development Permit Application DP1073 be accepted as presented with support for proposed variances. The following recommendations were provided:

- The applicant should work with Staff to develop Barsby Avenue as a pedestrian friendly environment with reduced road width with flush sidewalks, curbs, and street trees.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:09 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER