

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-NOV-09, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Councillor Jerry Hong
 Dan Appell
 Alexandru Ionescu
 Charles Kierulf
 Kevin Krastel

Absent: Will Melville

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

1. CALL THE OPEN 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. PRESENTATIONS:

(a) DAP Meeting Protocol - Sheila Gurrie

Sheila Gurrie, City Clerk provided a presentation regarding Committee Meeting Protocol and spoke regarding: Terms of Reference, Committee Accountability and the roles of each committee member, administrative resources, transparency, the role of legislative services, meeting quorum, delegation time limit, meeting structure, and motion language.

(b) Development Permit Application No. DP1078 - 3200 Island Highway North

Dave Stewart, Planner introduced the project, a single-storey pad building (restaurant with a drive-thru and patio area) and provided a brief overview of the existing site features.

Eric Ching, Architect with Urban Design Group (with Dylan Carmichael) presented the project, a Triple O's fast food restaurant and spoke regarding site context, building design, landscaping, and the layout of the proposed drive-thru.

- The proposed building is an addition to the existing Country Club Centre and will be located within the hard surface parking area along the southeast section of the property adjacent to the Dairy Queen building. The mall will

realize a reduction in parking of approximately 30 spaces to accommodate the building.

- In order to maximize exposure to mountain views, the building is sited to face the highway and restaurant seating is located at the front side of the building.
- The stacking drive-thru is sited at the back of the building and will accommodate approximately 5-6 cars at a time.
- A public amenity space with outdoor seating could be incorporate on the southwest side of the building if the tenant so desires.
- The building is prototypical to Triple O's corporate branding requirements.
- Exterior materials include: fibre cement cladding - EIFS stucco and stone veneer.
 - Double glazed Low-e glazing - light coloured roof material - led lighting mounted exterior fixtures. Colour board presented
- Bike parking is located in front of the building to support alternative access to the site.
- Russian laurel hedging will be used to screen the south edge of the drive-thru lane to minimize light transfer from drive thru lane to the highway.
- Approximately eleven new trees will be added to the existing landscape.
- A direct pedestrian connection to the existing mall will be provided.

Calen Griffiths, Landscape Architect of PMG Landscape Architects presented the landscape plan and spoke regarding the following:

- Existing landscape plant material will be matched and bolstered to create a unified street.
- The pedestrian spine is emphasized by the re-doing the parking lot planting island.
- Plant material (proposed):
 - Taxus yew, an evergreen hedging material grows to a 4' height and is easy to maintain (to screen garbage enclosure and drive thru lane).
 - Zables laurel, an evergreen hedge will be used around the amenity space (1m high) for immediate effect - vigorous – provides seasonal colour.

Panel discussions took place regarding the following:

- Roofline (parapet) signage and rooftop equipment screening;
- Garbage enclosure materials – concrete block base, split face front;
- Pedestrian crosswalk configuration;
- Textural change to surface of patio area;
- Drive-thru lane and vehicle circulation; and,
- Building siting.

It was moved and seconded that development permit application DP1078 be accepted as presented. The following recommendations were provided:

- Consider ways to tie the aesthetic of the garbage enclosure to the main building;
- Consider an alternate texture for the patio's hard surface;
- Consider adding a shade source to the patio area; and,
- Consider the use of rooftop screening if required.

The motion carried unanimously.

(c) Development Permit Application No. DP1077 - 1965 Boxwood Road

Gary Noble, Development Approval Planner introduced the project and commented that the location of the security fence may be a little out of context and is a challenge for Staff.

John Keay, Architect with Keay Architecture Ltd., presented the proposed two-phased development: a pre-engineered metal building to be used as a crane sales and service facility (Falcon Equipment), and spoke regarding building siting and program, and the functional requirements of the site and building.

- The crane servicing business requires 30' clearance within the building and will have eight bays incorporated.
- The building is sited close to north property line.
- An overview was provided regarding proposed parking and pedestrian traffic.
- Exterior materials consist of cement panel, Hardie (painted) to clearly define the front of the building and add some separation – corporate colours.
- Colours are used to reduce the building's mass.
- Truss work accents (crane like metal structure) will include lighting
- A sunscreen, by way of a covered lathe roof over the entrance over the office portion of the building.
- Covered parking for bikes and a water storage tank for rain water (for irrigation) will be located at the rear of property.
- Indoor bike parking is available.
- Storm water management, water storage, and bioswale is being discussed with the civil engineer.
- Windows are added to the overhead doors to promote the use of natural daylight within the building.
- Truck access across Boxwood – normally trucks are 30' long – they will have to come in and out during regular business hours. Drivers are well aware of the requirements to cross the centreline – engineer's point of view – Boxwood is narrower than a standard road – therefore there is limited parking on Boxwood. The likelihood of having to cross into another lane from time to time – there is no way around that. The driveway access is wider than standard to try and negate the problem – drawings from engineer shown.

Pat Harrison, Landscape Architect of JPH Consultants presented the landscape plan and spoke regarding the Parkway Tree Protection Zone, site conditions, and the existing urban forest inventory (assets).

- Bioswale (original subdivision) - notch in curb - intent is to restore to original design for streetscape;
- There is an existing forest remnant within the Parkway Character Protection Zone - some modification aimed to facilitate site drainage - a few small native trees – proposing forestry plugs be planted;
- Seasonal wetland (functional) lowest corner for the south area of the site; and,
- Landscaped area fronting the property will have a large carved bench and will provide an amenity space with a woodland theme (native trees and shrubs to provide seasonal colour), and a sense of entry for the site.
- Pedestrian access into the site has been added

Panel discussions took place regarding the following:

- Bioswale location and function – (referred to as seasonal wetland);
- Northwest corner of site and functionality;
- Parapet;
- Mechanical equipment location;
- Truss feature (lighting);
- North elevation treatments to reduce massing;
- Pedestrian wayfinding;
- Site lighting;
- Metal siding and finishing;
- Site preparation, grades and drainage; and,
- Building connection between Phases I and II.

It was moved and seconded that Development Permit Application DP1077 be accepted as presented with support for the relocation of the fence line. The following recommendations were provided:

- Consider a way to enhance the west elevation in Phase II; and,
- Consider providing a textural change to the driveway to add pedestrian connectivity.

The motion carried unanimously.

Charles Kierulf removed himself from the meeting at 6:25 pm due to conflict.

(d) Development Permit Application No. DP1081 - 6540 Metral Drive

Gary Noble, Development Approval Planner introduced the project, a two building mixed-use development which includes 89 residential units, and spoke regarding the underground parking areas, and the proposed building height and parking variances.

Glenn Hill, Architect with DeHoog Kierulf Architects presented the project and spoke regarding site/neighbourhood context, pedestrian/transit connectivity, proposed underground parking, corner plaza/amenity space, and provided an architectural overview of the two buildings.

- The internal street is shared with other commercial buildings.
- Pedestrian connectivity is provided by internal pathways, grade level patios, and easy access to transit.
- The majority of parking is located under the buildings.
- The storm water collection system is incorporated into landscape concept.
- There is a water feature located in the commercial plaza space.
- The internal street is shared with other commercial buildings in close proximity to the site.
- Garbage enclosures are fully enclosed and covered.
- A green roof is proposed for over the commercial building to help screen mechanical system.
- The below grade parking entrance is accessed from the internal street - The underground parking area of the main building continues past the building edge toward a neighbouring strip mall.
- There is a small rear yard setback variance proposed for the northeast corner of Building B.
- Architectural features overview - residential / commercial

- Exterior finishes:
 - Fibre cement panels in different colours;
 - Metal woodgrain finished product;
 - Wood elements for trim; and,
 - Guardrails - glass and pickets.

Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan and spoke regarding functionality and incorporation to the streetscape, addition of landscaping to the fifth floor, storm water function and privacy for ground level patios.

- Grades provide different grades/positions - cascading plants etc.
- Pedestrian wayfinding methods to be in tune with building architecture
- Subtle lighting for walls and steps for walkways.
- Planting will include native plants, perennials etc., to attract birds and wildlife.

Ryan Eathorne, Civil Technologist of Cascara Consulting Engineers Limited provided an overview of the civil works onsite:

- Bioswales located on the west side of Bldg A and the northeast side of Building B – to primarily pick up roof water leaders. The swale on Building B includes a cascading feature as well.
- All surfaces will be standard catch basins.
- Sub-surface soils not conducive to infiltration - looking at internal storage system.
- Simple Storm system - using basic storage and bioswales and oil/water separator.

Panel discussions took place regarding the following:

- Bike storage (parking area suggested);
- Commercial space identity;
- Underground parking mechanical (ventilation);
- Possibility of adding additional trees to southeast corner;
- Unit types and sizes;
- Location(s) of disabled/accessible parking spaces;
- Possibility of incorporating a green roof; and,
- Building entrance identification and security.

It was moved and seconded that Development Permit Application DP1081 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider providing bike storage where space can be allocated;
- Consider adding street trees, if appropriate, to the southeast corner boulevard, near the exhaust fan ducting (Building A); and,
- Consider ways to enhance the Metral Drive pedestrian entry way.

The motion carried unanimously.

4. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Open Meeting of the Design Advisory Panel Meeting held in the Boardroom of the SARC building, Nanaimo, BC, on Thursday, 2017-OCT-12 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Open Meeting of the Design Advisory Panel meeting held in the Boardroom of the SARC building, Nanaimo, BC, on Thursday, 2017-SEP-28 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:33 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER