

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
MONDAY, 2017-SEP-28, AT 5:00 P.M.

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

 Absent: Councillor Jerry Hong
 Daniel Appell

 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 5:02 p.m.

2. ADOPTION OF AGENDA:

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

3. PRESENTATIONS:

(a) Development Permit Application No. DP1059 – 10 Buttertubs Drive (Phase II)

Gary Noble, Development Approval Planner, introduced the project team members and reminded the panel that Phase I had been presented at the meeting of 2017-AUG-10. Mr. Noble conveyed concern that the building form reads more institutional than residential.

Selena Kwok, Architect of Low Hammond Rowe Architects Inc., presented the architectural portion of the project, beginning with an overview of the entire project, an affordable seniors' residential (rental) housing development, consisting of six-storeys (156 units). Funding is now in place; therefore, phasing the development is not necessary. The following topics were discussed:

- The existing onsite amenity space/activity centre will be absorbed into the first floor of the development.
- The under-the-building parking area will have 47 parking spaces with two disabled spaces being sited in close proximity to the main entry.
- The building is pushed back to the flat part of the site thereby reducing building footprint for less impact to the site.
- Various methods used to deal with the steep slope on the south side: second floor (parkade below), common area deck, retaining wall planters stepping up the site. Main floor cuts into the slope.
- 1.5m yard setback for first floor near the parkade –steps back further as building gets taller.

Jackson Low, Architect of Low Hammond Rowe, explained the challenges of building within the funding provided by BC Housing, and Energy, the BC Building Code requirements, and the box form choice.

Jessica Gemella, Landscape Architect of Gemella Design Inc., presented the landscape plan and highlighted the following:

- Edible food growing areas are being provided onsite for residents.
- Open spaces - patios (3): 1 north wing 2nd floor - 2 at ground level on the southeast end.
- North patio area - terracing inside patio fronting the slope.
- Exit stairs from second floor to ground level - faced with stone.
- Existing street trees along Buttertubs Drive – Mountain Ash.
- Wood lattice mounted to edge of concrete pillars of the at-grade parkade - stained natural (4" slats).
- Boston ivy will be used for screening.
- A few layers of evergreen shrubs to provide fall colour.
- The site drains from northwest to southeast.

Panel discussions took place regarding the following:

- Building Height;
- Pedestrian experience along public walkway;
- Tree spacing along Buttertubs Drive – 6m or 10m on centre;
- Height of shrubs at maturity;
- Building reads more institutional than residential, missing warmth;
- Lighting consideration for parkade that would highlight architectural features rather than vehicles;
- Phase I comments regarding the rooftop treatment – not yet reflected in the drawings;
- Missed comment (2017-AUG-10 minutes):
"Consider wood bays along west and south elevations popping into the guardrail height. Something to break the continuous glass line at the 6th floor level"; and,
- The wandering sidewalk.

Note: The Panel requested clarification on tree spacing along the parkade frontage. It was requested that Staff confirm that tree spacing is 6m on centre.

It was moved and seconded that Development Permit Application No. DP1059 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider ways to add some depth to the lattice screening provided along the parking area;
- Look at ways to break the continuous glass railing line of the sixth storey deck; and,
- Consider raising the wood bays on the elevations to break the line of the sixth floor deck.

The motion carried unanimously.

(b.) Development Permit Application No. DP1062 – 20 Prideaux Street

Gary Noble, Development Approval Planner introduced the project, a four-storey, 57 unit congregate care facility. Mr. Noble also provided a brief history of the site. No parking is provided in front of the building along Mill Street or along the large retaining wall located along the east side of the site.

Daryoush Firouzli, Architect of D-Architecture, presented the project for Mount Benson Senior Citizens Housing Society. Funding is provided by BC Housing (BCH). Mr. Firouzli spoke regarding: site context and architectural design features, and highlighted the following:

- The initial building design has been altered by 4 units to omit need for a variance request.
- A standard wood frame is being used.
- New codes coming - BCH pushing to meet the standards - also pushing the step code (passive housing) – must meet the budget.
- The silhouette and roof (to create shade) are very important features.
- A view of the roof will be seen from above.
- Exterior materials - Hardie panel and plank, dark aluminum railing with glass insert, wood (dark stain), and stone work on the front facade
- Facade - admin/office to stand out from the rest of the building for wayfinding purposes.

Pat Harrison, Landscape Architect of JPH Landscape Architecture Inc. presented the landscape plan and spoke regarding the following:

- Concrete wall abutting the east subject property is 12' high, stepping up to 22' – it is very old and covered with form ties.
- The site is in a low area – sandstone block run is a nice feature on the south edge of the property.
- Triangular useable space at the back of the building to be used as an amenity space.
- A steel picket fence on the sides and back of the property. The fence is on the right-of-way grade and will be continued to just short of the Barsby/Mill Street juncture with no fencing along Mill Street.
- 4 x 8 planters with plank seating will be provided for residents' use.
- The Prideaux Street edge will have a steel picket fence – Crime Prevention through Environmental Design principles - and finish off a sense of enclosure
- Private communal area - shelter building included (pergola).
- Roses on bank (shrub) - trees - full canopy street trees.
- Smaller plant material - paper bark maple.
- Dumpster enclosure will include landscaped screening.
- Virginia creeper for fall colour / stainless steel growing grid (clematis).
- Hedge separating sidewalk – Ewe (3' wide by 4' tall at maturity).

Drew Beiderwieden, Engineer, of Newcastle Engineering Ltd., provided a brief explanation about site servicing. He spoke regarding the following:

- The subject property location is adjacent to tidewater, and storm water discharges to the tidal zone.
- Inground oil/water separator to be determined through detailed design.

Panel discussions took place regarding the following:

- Concrete wall (3m) abutting subject property and view from units;
- Appearance of main building entrance adjacent to the garage entrance;
- Use of materials and colour;
- Landscaping features for main floor units discussed;
- Screening for lower level units on front side of building and amenity space;
- Screening of the hydro box - some concerns with Hydro and being able to landscape around the box, currently left alone;

- Parking along Mill Street (front of building) and possible drop off area;
- Use of timber elements causing a disconnect, suggestion for something more consistent with the rest of the building;
- Massing of building at belly band;
- Ground floor patios and screening along Mill Street;
- Massing above front main entrance; and,
- Expansion of the amenity space shelter.

It was moved and seconded that Development Permit Application No. DP1062 be accepted as presented with support for the proposed height variance. The following recommendations were provided:

- Consider ways to anchor the floating section of the building at the entrance area (materials/colour);
- Consider ways to break the massing of the building at the belly band;
- Consider ways to make the ground floor units more distinct and read more “residential” (fence detail or continuation of sidewalk);
- Consider providing separate walkways for ground level units along Mill Street;
- Consider ways to enhance the lower level units (ie. patio space / porches);
- Consider expanding the shelter for the outside amenity space; and,
- Look at ways to create some variation, and better identify the main entrance way.

The motion carried unanimously.

(c) Development Permit Application No. DP1070 – 591 Bradley Street

Gary Noble, Development Approval Planner introduced the project, a five-storey, 67 unit rental apartment with a two level under-the-building parkade. Mr. Noble added the architect has done some interesting things with his design.

- The site is very challenging – Staff is intrigued with Mr. DeBeeld’s design solution.
- Bradley Street is a very narrow street. Creating a street wall that is not overpowering can be difficult.
- 30m setback (from Millstone River) discussed

Raymond DeBeeld, Architect of Raymond DeBeeld Architecture presented the project accompanied by Pooja Vaidya, Architect. Mr. DeBeeld spoke regarding site context, steep slope, building siting, proximity to Bowen Park and pathways; and provided an overview to the architectural design which included:

- Methods used to break the massing of the building – defining bottom floor from top three floors;
- Reviewed building function and design strategy;
- Large retaining wall up front;
- Beautiful site with river and forest within close proximity;
- Grades and environmental concerns; and,
- Consideration for narrow road.

Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan, and highlighted the following:

- Phenomenal site - idea to bring any flavour of the slope to Bradley Street.
- The theme is woodland, placed in a restricted space with restrictive soil depth. The idea of a copse (small woodland) has been incorporated with canopy and shrub layer, a woodland of small trees - interesting texture and structure of plants.

- The Bradley Street entrance to Bowen Park is on the northwest corner of the site.
- Trellises, gates and arbours in the front yard are used to create small amenity spaces, providing a more residential feel.
- The south side will be restored with native plants past construction.

Drew Beiderwieden, Engineer, of Newcastle Engineering Ltd., reviewed site servicing. Mr. Beiderwieden noted challenges with the site due to slope and setback. There is no opportunity for any sort of large scale retention or rain garden on the slope. It is necessary to utilize some of the small landscaping areas to catch drainage before discharging to the Millstone River.

Panel discussions took place regarding the following:

- Streamside Protection Enhancement Area regulations (Millstone River);
- Public parking between existing apartment and park trail along Millstone Avenue;
- Recognition of top of trail to Bowen Park;
- Fire department access to the downslope side of the building;
- Bridging between the two buildings;
- Patio screening materials for the units on either side of the entry;
- Driveway off Bradley Street as it is quite close to the intersection – signage;
- Possibility of incorporating a roof amenity space;
- Common space / parkade location in relation to the driveway and setback; and,
- East elevation comments – least visible part of the building.

It was moved and seconded that Development Permit Application No. DP1070 be accepted as presented with support for the proposed variances. The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at approximately 7:20 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER