MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-AUG-24, AT 5:00 P.M.

Present:	MEMBERS::	Gur Minhas, Chair Daniel Appell Fred Brooks Charles Kierulf Kevin Krastel
	Absent:	Councillor Jerry Hong Alexandru Ionescu Will Melville
	STAFF:	Gary Noble, Development Approval Planner Laurie Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:04 p.m.

Mr. Fred Brooks confirmed this meeting to be his last as a panel member.

3. ADOPTION OF AGENDA:

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

4. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Open Design Advisory Panel Meeting held in the Boardroom of the Service and Resource Centre, at 411 Dunsmuir Street , Nanaimo, BC, on Thursday, 2017-AUG-10 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

5. PRESENTATIONS:

(a) Development Permit Application No. DP1051 - 548 Steeves Road

Gary Noble, Development Approval Planner introduced the project and spoke regarding the following issues: predominance of garage doors; and, the proposed play area siting and how it does not conform to CPTED requirements. A building height variance is proposed, and no views are impacted.

Jerry Ellins, Architect of Jerry Ellins Architecture presented the architectural portion of the project, a 24-unit townhouse development, consisting of 4 tri-plex units and 3 four-plex units.

Cameron Murray, Landscape Architect of Topographics Landscape Architecture presented the landscape plan.

Panel discussions took place regarding the following:

- Vehicle circulation
- Site connectivity - pedestrian/public walkway - dedicated right-of-way
- Possible repositioning of play area and pedestrian link to play area
- Unit entrances versus garage locations and ways to highlight unit entrances
- Possible ways to improve garage door aesthetics
- Landscape Plan: Fencing detail, pathway and site lighting
- Columnar and small scale trees versus larger scale trees
- Site lighting – bollards

It was moved and seconded that Development Permit Application No. DP1051 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider ways to enhance individual unit entrance ways.
- Consider providing additional site lighting, which will in turn create an improved ambience to the streetscape.
- Find a way to ensure the pedestrian pathway design has priority over site design for vehicle circulation.
- Give further consideration to the proposed plantings (trees versus shrubs) along the edge of the pedestrian pathway.
- Look at the proposed tree palette for scale and variety.
- Consider alternatives to enhance the aesthetic of the garage door(s).
- If the play area is relocated, look at ways to rework the internal site circulation to the new location.

6. ADJOURNMENT:

It was moved and seconded at 5:59 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER