

MINUTES

OPEN DESIGN ADVISORY PANEL MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-AUG-10 AT 5:00 P.M.

Present: MEMBERS Charles Kierulf, Acting Chair
Daniel Appell
Fred Brooks
Alexandru Ionescu
Kevin Krastel
Will Melville

Absent: Councillor Jerry Hong
Gur Minhas

STAFF Keltie Chamberlain, Planning Assistant
Laurie Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:02 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 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-JUL-27 at 5:00 p.m., be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1059 - 10 Buttertubs Drive

Keltie Chamberlain, Planning Assistant, introduced Phase I of the proposed senior's housing development (affordable rental apartments). The overall project will be constructed in two phases: Phase I will provide 80 residential units with amenity and support spaces; and in the future Phase II will consist of 76 residential rental units. Ms. Chamberlain also summarized the requested variances regarding building height, front and flanking side yard setbacks, and parking.

Jackson Low, Principal of Low Hammond Rowe Architects Inc., provided a brief overview of the proposed development and introduced the project team members in attendance.

Selena Kwok, Architect of Low Hammond Rowe Architects Inc, presented the architectural design portion of the project and spoke regarding site context, building siting, and materials. Both buildings (Phase I and II) will be of the same form and character. Phase II will be developed as soon as funding is available.

Jessica Gemella, Landscape Architect of Gemella Design Inc., presented the landscape plan and storm water management plan. Ms. Gemella noted that fruit trees, berries, grapevines and vegetable garden space will be incorporated into the landscape plan for residents' use.

Panel discussions took place regarding the following:

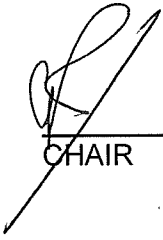
- The presentation of Phase I; and, for context Phase II (to be reviewed at a future Design Advisory Panel meeting);
- Flanking side yard variance request – Phase II;
- Potential impact the development could have on the bank and the residents on the top of bank;
- Connection of the two buildings (Phase I and II), firewall between the buildings, and removal of the stairway;
- Parking rationale and screening of parking area;
- Adjacent Nanaimo Affordable Housing Society patio homes have excess parking which will provide additional spaces;
- Over-height building and possible impact on neighbouring properties;
- Institutional look of the building and ways to possibly soften the aesthetic;
- Large scale and massing in relation to Buttertubs Marsh;
- Rooftop and top of lower level canopy: equipment screening; and, ways to create a better aesthetic for overlook purposes for residents and neighbours;
- Roof parapet line and ways to break the long line with colour and/or materials;
- Pedestrian/public realm illustration missing from Phase II plans; and,
- South elevation plantings and proposed tree sizes.

It was moved and seconded that Phase I of Development Permit Application No. DP1059 be accepted as presented with support for the requested variances, less the proposed flanking side yard setback variance for Phase II. The following recommendations were provided:

- Consider ways to provide screening for rooftop equipment;
- Consider providing roof colour, material and/or patterning to the roof and top of the main level canopy for overlook purposes; and,
- Look at ways to soften the south elevation of the Phase I building.

5. ADJOURNMENT:

It was moved and seconded at 6:13 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER