

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-MAY-25 AT 5:00 P.M.

PRESENT: Members: Daniel Appell
 Fred Brooks
 Alexandru Ionescu
 Kevin Krastel, Acting Chair
 Will Melville

 Absent: Councillor Jerry Hong
 Charles Kierulf
 Gur Minhas

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

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:05 p.m.

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 Open Design Advisory Panel meeting held in the Boardroom (Room 105) of the Service and Resource Centre, Nanaimo, BC, on Thursday, 2017-MAY-11 at 5:00 p.m.; and, the amended Open Design Advisory Panel minutes of Thursday 2017-APR-27 AT 5:00 pm be adopted as circulated.

Motion carried - Fred Brooks – opposed.

5. PRESENTATIONS:

(a) *Development Permit Application DP1049 - 525 Third Street*

- Gary Noble introduced the project and noted a different location should be used. The site context was explained. Neighbourhood Plan is not prescriptive but notes a reference to history of Harewood - mining and 5 acre lots
- Daryoush Firouzli, Architect led the presentation and was accompanied by Gunter Yost / Universal Estates BC Ltd., Pat Harrison, Landscape Architect / JPH Consulting, Patrick Ryan, Civil Engineer / Herold Engineering.

- Mr. Firouzli provided an overview of the project outlining the current activity within south Nanaimo. The site location is bordered by Third Street, Hillcrest Avenue, Watfield Avenue, and backs on to Sperling Road.
- Rezoning process currently underway (R4 to COR2).
- There is a 10m elevation change on the subject property
- This six-phase development is sensitive to the neighbourhood which consists of single dwelling residential on Watfield Ave and Hillcrest Ave; and, single dwelling residential and apartments along Third Street. Hillcrest will see changes (3 buildings and pedestrian breezeway).
- It was suggested that the construction of Phase1 (townhouses/Hillcrest Ave), Phase 2 (Mixed-use / Third St); and Phase 3 (Student Housing), half or all, could commence at the same time – estimated 5 to 7 year project.
- Commercial, multi-family and student housing will be rentals.
- Townhouses – 3-storey buildings with resident parking in the back and guest parking in the front onto the street
- Three Mixed-Use Buildings – underground / under-the-building parking and bike storage for 60 bikes. In front, the building drops 3m - upper floors
 - Upper floors include 22 residential rental units (each building)
 - The setbacks for the buildings respect the Neighbourhood Plan
 - Patio area is provided for commercial use, ie. Restaurant use
- Student Housing - divided into 3 sections by firewall - can be built separately.
- Commercial Signage - a separate application but intended to be hanging under canopy
- Under-the-building parking is provided for students
- Staff report mentioned patios on student housing, decided against it.
- The main floor is open space to the back of the property and amenity area
- CPTED guidelines used re: safety: open, lighting, large entrances
- Rear Property Line (South) – The main landscape feature gives distance between neighbours on Sperling Road - 7.5 m setback
- Grade difference at Sperling Road- met with owners of homes and viewed backyards – grades go from flat to steep slope with retaining walls.
- Watfield Avenue - met with neighbours who expressed wish to keep traditional housing. For the four-plexes, views from Watfield Avenue are at higher elevations. Watfield Avenue was the guideline for building elevations

Pat Harrison presented the landscape plan

- A through-lane is located behind the mixed-use building fronting Third Street. It is planned to span Hillcrest Avenue to Watfield Avenue
- Profile of street indicates a slope of 4% for the Lane. Third St has significant grades and the south boundary grades will not be changing.
- Path on back is gently sloped.
- Cedar hedging will be used to screen the south property edge

- Sense of place - Colliery Station - the breezeways are gateways to indicate the mining past. Douglas fir 10 x 10 with threaded rods and wall plates.
- Steel fences, privacy hedging, outdoor sitting spaces
- Room has been left on the south edge, chain link fence, Leyland cypress trees
- Grades are stepped throughout to keep it pedestrian friendly
- Outdoor sitting space for small groups or large, in sun, open plaza with cast-in-place concrete seat walls.
- Sculptural Concept - to be whimsical - some type of motive - 3, 6, and 9 feet, central lighting, water motion yet to be decided - but animation and LED lighting on controller for timing rhythm lighting
- Garbage enclosures - central location.
- Hardscape - pavers on slab in a variety of scales and colours, standards series, colour bands.
- LED rope lighting in the archway structures.
- Pedestrian connections around the site, between townhomes, south side, fitness circuits with fitness nodes with outdoor apparatus.

Patrick Ryan, Herold Engineering – site servicing

- 3 frontage roads: Hillcrest Avenue - Watfield Avenue – Third Street
- Third Street to be re-profiled - taking 1m (K value of 6 to 10) to improve site lines, and provide bike lane and on-street parking (3.5m dedication)
- Watfield and Third being lowered
- Internal lane will meet with existing grades, used for all traffic onsite
- Low points are Third and Hillcrest – storm water will be directed to low corner. Mostly conventional drainage into tanks.
- Lewkowich has determined that the ground conditions will not infiltrate, but it will be contained within a 24" pipe to Catstream. Filtered through an oil water separator. Flow rates are targeted.
- Exterior Finishes: K2 Stone for mixed-use buildings, cedar siding, Hardie panel and plank.
- Proposed Parking Variance - parking beneath the building, 38 parking spaces on the street. New parking bylaw reducing 10%. Mixed-use another 10%. 18 spaces 1:1 bike storage for all units., Third Street is a transit route
- Support for parking variances

Discussion items:

- Space between buildings
- Student housing setback is appreciated.
- Hillcrest Avenue frontage
- Entrance to mixed-use building
- Student building - the pillars are small with large massing above - could use better proportion - shearwalls will be included, a detail to change the perception of instability. In support of no balconies.
- Good site organization, grading, breezeways/streetscape, massing, elevations, orientation

- Proposed landscape is very formal – Activity space - loop with two apparatus for workouts.
- Trees: species selection and size, and management plan
- Parking: resident (under-the-building) and commercial (on street: front & laneway). Size of drop-off area on internal road and possible alternate use.
- Loading - commercial part of pedestrian area on back of mixed use building
- Context of Watfield Ave townhouse form and character out of context.
- Public Art: Mining theme possible – fountain could be incorporated.
- Pedestrian connectivity and movement through the site

Motion to accept development permit application DP1049 as presented with support for the proposed parking variance, and provide the following recommendations:

- *Highlight entries to residential units in the three mixed use buildings;*
- *Add strength to columns under student housing units;*
- *Form and character of units on Watfield Avenue to relate to site design context;*
- *Increase landscape area at drop off drive aisle or rearrange the drop off area (reduce the size of the drop off area);*
- *Add more to feature patio area to use as amenity space, possibly site furniture;*
- *Add more shade trees on site.*

The applicant was also requested to schedule a meeting with Staff to discuss DAP's recommendations with a marked-up site plan forwarded by e-mail by 2017-May-29.

Motion Carried

7. ADJOURNMENT:

It was moved and seconded at 6:52 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:


CORPORATE OFFICER