

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-MAR-23 AT 5:00 P.M.

PRESENT: Members: K. Krastel, Acting Chair
 D. Appell (arrived 5:45pm)
 F. Brooks
 A. Ionescu
 G. Minhas

 Absent: R. de Beeld, Chair
 Councillor J. Hong
 W. Melville
 C. Kierulf

 Staff: D. Lindsay, Director of Community Development
 G. Noble, Planner
 T. Rogers, Planner

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The 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 as presented. The motion carried unanimously.

3. ADOPTION OF MINUTES:

[Note: Minutes from the Design Advisory Panel Meetings held 2016-DEC-08 and 2017-JAN-26 will be added to the next regularly scheduled meeting agenda.]

4. PRESENTATIONS:

(a) Development Permit Application No. DP1038 - 1900 Boxwood Road

- T. Rogers, Planner, introduced the project.
- Project team members in attendance: Darren Moss, Tectonica Management; Victoria Drakeford, Landscape Architect; David Poiron and Tai Adler, from Poiron Checkwich Architects Inc.

- David Poiron presented the building design:
 - 2-storey office/laboratory for Lewkowich geotechnical engineering--capacity onsite for future growth if necessary.
 - Building design to create new image for company.
 - Building designed to reference geological processes involved in the client's work.
 - Site access was already in place via original Green Rock development.
 - Client desired street presence and enough room to the rear for manoeuvring; therefore, building is pushed closer to the street
 - Some retaining may be required to rear of property.
 - Second storey offset from the first which creates some separation from south property line and allows space for a second storey deck.
 - Glazing predominant on first floor of the front elevation to indicate the front entrance of the building.
- Victoria Drakeford presented the landscape plan:
 - Existing bioswale along front of property-plant palette and design based on this existing feature
 - Concrete cores (one of the by-products of testing) are integrated into the landscape plan like pavers near entrance to building.
 - Plants provide a level of screening to the glazing on the first floor.
 - Property has a great deal of rock. Pines planted where possible.
- Comments/Questions
 - entrance needs to be enhanced. Second floor deck--can it be enhanced with landscaping and furniture? Metal may not match the theme. Pedestrian sidewalk from street to building--textural change?
 - another tree could be added at front of building behind. Also, provide some continuity from outside to the inside through the glazing.
 - roof top equipment will be on the top floor--for screening it should have an architectural expression.

It was moved and seconded that Development Permit Application No. DP1038 - 1900 Boxwood Road be accepted as presented with the following recommendations:

- Consider design elements to enhance the entranceway;
- Consider adding landscape features to the second storey deck; and,
- Consider screening of roof top features considering the architectural expression of the main building.

The motion carried unanimously.

(b) Development Permit Application No. DP1040 - 238 Franklyn Street

Discussion:

- G. Noble, Planner, introduced the project, Development Permit Application No. DP1040 - 238 Franklyn Street.
- Project Team members in attendance: Bill Derby, Cracey Holdings; Brian Kapuscinski, Architect, KPL; Victoria Drakeford, Landscape Architect.

- Brian Kapuscinski presented the project:
 - 5-storey, 46 unit apartment, commercial on the ground floor-primary entrance on Franklyn
 - Townhouse units front Wallace and Robson. Storefronts all along Franklyn. Under the building parking accessed from Robson.
 - Stepped massing of building, views from upper floors--designed to enhance all possible views and natural light into units.
 - Significant slope to property.
 - All mechanical equipment is inside of the building: no rooftop mechanical.
 - Building will not block views down Franklyn Street.
 - Signage strategy for retail and for entrances.
 - Building is concrete for first 3 storeys and wood frame for the top 2 storeys.
- Victoria Drakeford presented the landscaping:
 - Franklyn/Robson corner offers greatest opportunity for landscaping. Corner enhanced with possible public art feature and circular bench.
 - Trees planted with tree grates.
 - Townhouses on Robson have small outdoor area separated with hedging and metal fencing.
 - Franklyn Street edge planting areas on either side of the sidewalk.
 - Landscaping used to mark the entrance of the building.
 - Power lines on the Wallace Street necessitate smaller trees. Planting palette to draw elements from the neighbouring MNP Place.
 - Top storey includes two outdoor areas planted with grasses.
- Comments:
 - no amenity space provided as building program. Any opportunity to enlarge micro units decks--no.
 - townhouses on Wallace Street may need vestibule/screen to buffer between public/private. Possibility for more than one elevator? Add railing to fourth floor roof/decks. Height variance is supportable. Consider a trash shoot so that people don't have to carry their garbage down to the garbage enclosure.
 - corner with coffee shop needs enhancement to allow definition of outdoor area. Franklyn Street side could have windows opening to the street. Consider street trees that are less columnar.
 - consider further screening on decks to provide more privacy. Does not agree with comment about less columnar street trees. Roof decks could be communal.
 - internal area of coffee shop could be expanded by moving wall out closer to Franklyn.

It was moved and seconded that Development Permit Application No. DP1040 - 238 Franklyn Street be accepted as presented with support for the proposed height variance and the following recommendations:

- Consider providing screening at entrances of townhouses on Wallace to address the transition between the public/private realm,
- Consider adding a railing detail to the unused roof/deck areas particularly on the fourth floor,
- Enhance the outdoor patio area of the proposed coffee shop at the corner of Franklyn/Wallace Street,
- Consider a different street tree choice; and,
- Consider adding soil vaults for street trees.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:00 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER