

MINUTES
DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-JAN-26 AT 5:00 P.M.

PRESENT: Members: R. de Beeld, Chair
 Councillor J. Hong
 D. Appell
 F. Brooks
 A. Ionescu
 W. Melville
 G. Minhas

Absent: K. Krastel

Staff: B. Zurek, Subdivision Planner
 G. Noble, Staff Liaison, Planner
 T. Rogers, Planner

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:10 p.m.

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

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

4. PRESENTATIONS:

(a) Development Permit Application No. DP1027 - 5705 Vanderneuk Road

Discussion:

- B. Zurek, Subdivision Planner, introduced the project:
- Project Team members in attendance: Dylan Lions, Alair Homes; Lee Frederick, representing owner; Greg Merchant, Project Manager, Wedler Engineering; Victoria Drakeford, Landscape Architect; Austin Werner, Designer. Unable to attend - Joyce Troost, Architect.

Comments from Panel:

- Panel discussion – unable to make any recommendations on form and character without having the architect/designer present to answer questions.

It was moved and seconded that the Design Advisory Panel meet at 5pm, 2017-FEB-02 to discuss the Landscape Plan for Development Permit Application No. DP1027 – 5707 Vanderneuk Road. The motion carried unanimously.

V. Drakeford, Landscape Architect, presented the landscape plan:

- Rock landscape makes it challenging to replant; however, replanting where possible and most trees along south boundary to remain.
- Landscape plan not yet developed along houses A/B at the top.
- Wrought iron safety fence to be included to protect from drops, including vehicle guardrails along driveway.

Comments regarding landscape plan:

- Want to see more detail for upper portion of the site. Bollard lighting along driveway should be added.
- Visibility issues with driveway. Would like to see two cross sections of the whole site from north to south to understand what you see up the site. Would like to see guardrail indicated on site plan.
- No private gating of the top units will be permitted.
- CPTED issues with space between townhouse buildings.
- Would like to see floor plan on landscape plan for next presentation.

Other comments:

- More information was requested regarding perimeter wall height and height variances. Request made for updated plans.
- It was recommended that Development Permit Application No. DP1027 - 5705 Vanderneuk Road be brought forward to a future meeting after careful consideration is given to the following details, and appropriate plan revisions are provided as required:
 - Fencing detail, vehicle safety;
 - Fencing detail, pedestrian safety;
 - Assessment of emergency vehicle traction on asphalt surface sloped at 14%;
 - Plan with additional landscaping details around Buildings A and B;
 - Modeling of two-way vehicle traffic movements at the top corner of the access road;
 - Schematic topographic sections (two) through the site from Vanderneuk Road to Linley Valley Drive;
 - Servicing details on site plan (garbage, recycling, compost);
 - Variance details: building height, perimeter wall height, retaining wall height (if required);
 - Up-to-date building footprints on site plan;
 - Rendering/modelling of Building E at the west property line to demonstrate the impact of the development on the adjacent property owner(s);
 - Plan with additional details of the development proposal at the western property boundary in proximity of Building E, including landscaping, and storm drainage infrastructure; and,
 - Topographic model of the site from Vanderneuk Road and Linley Valley Drive.

(b) Development Permit Application No. DP1028 - 6025 Linley Valley Drive

Discussion:

- G. Noble, Planner, introduced the project.
- Project Team members in attendance: Christian Mailman, Seymour Developments; Tom Abele, Architect; and Steve Patricia, Landscape Architect.
- Development will set context for this new road.
- Ground floor units with a townhouse character create street presence.
- Fifth storey (requiring height variance) to help achieve density they require, corners lowered to make building seem less imposing.
- Nineteen parking spaces provided beneath the building.
- 5m wide treed landscape buffer on south property line and smaller, ornamental flowering trees along front add to the existing treed boulevard.
- Amenity area for tenants including community garden, open turf area, dog run area, seating area.
- Storm water tied into wetland and area to be re-naturalized.

Comments:

- Discussed accessibility of units--none are prebuilt, but can be converted.
- Potential to treat corner units differently to enhance streetscape and reduce repetition of units
- Plant large shade trees parallel to the building to enhance views of units overlooking parking lot. May be supportive of removing a few parking spaces and replace with trees.
- Entranceways should be enhanced--under scale for a five storey building.
- Add electric parking spaces.
- Building not designed to be unique to Nanaimo.
- Green features should be considered: pavers or pervious concrete, green roof, rainwater collection.
- Community room should be considered as there are many small units.
- One elevator not enough.
- Some openings at ends of parkade could bring more light to the parking area.

It was moved and seconded that Development Permit Application No. DP1028 – 6025 Linley Valley Drive be accepted as presented with the following recommendations are provided:

- Consider enhancing and increasing the scale of the main entry and parking lot entry to better relate to the five-storey building form;
- Consider planting additional trees (in soil vaults) in the parking lot to create shading and improve views for units facing the parking area;
- Consider sustainability features such as electric car plug-ins and the installation of pervious pavement, etc.; Consider the inclusion of additional quality design features to enhance the relationship between the ground floor units and the street; and,
- Consider using a native plant palette (deer resistant material) and provide more evergreen shrubs and broad-leaf evergreens in the landscape plan.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:32 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER