



**CITY OF NANAIMO**  
**MINUTES OF THE MEETING OF THE DESIGN ADVISORY PANEL**  
**HELD ON 2016-SEP-22<sup>nd</sup> AT 5:00 P.M. IN ROOM 105 OF THE CITY'S SERVICE & RESOURCE**  
**CENTRE 411 DUNSMUIR STREET, NANAIMO, BC**

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**MEMBERS:** R. deBeeld, Chair  
D. Appell  
G. Minhas  
W. Melville  
Councillor Hong  
F. Brooks  
K. Krastel  
A. Ionescu

**STAFF:** G. Noble, Development Approval Planner  
T. Rogers, Planning Assistant (Minutes)

**1. CALL TO ORDER**

The meeting commenced at approximately 5:10 pm.

**2. PANEL REVIEW**

**Development Permit Application No. DP00979 – 601/609 Bruce Avenue**

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Gary Noble introduced the project. Mr. Eric Ching, Architect presented the project, with Ms. Sophia Martinez (M2 Landscape Architecture) presented on behalf of Meredith Mitchell, Landscape Architect. Also in attendance was Todd Wilson, Civil Consultant.

**Building Siting & Design:**

- *Intro: Building siting and design has accommodated English Oak specimen tree. RA covenant includes a site plan with building locations, therefore the building siting is not up for discussion.*
- Buildings are sited close to street to create an active street frontage, parking at the rear.
- Explained how slopes of adjacent streets (approx 3.5% north to south) influenced how buildings were designed
- Breezeway between buildings facilitates access between street and parking lot. CPTED issue to be addressed with adequate lighting and plantings
- Facades are broken into bays to make smaller scale store frontages to meet objectives of Harewood Neighbourhood Plan.
- The rhythm of pilasters line up with demising walls.
- Higher element at the corner of Bruce/Fifth anchors the corner.

**Landscape Plan (Sophia Martinez):**

- **Shepherd Ave:**
  - Berming, wood fencing, plantings to screen drive thru from residential across street
- **Fifth Street:**
  - Siting and buildings designed to protect and celebrate specimen Oak tree
  - Permeable areas and groundcovers around tree to prevent compaction of soil around tree
  - Public plazas: plaza south of Building C and plaza by Oak tree could be shared space for restaurant patios and public areas to create a vibrant space.
- Strong landscape buffer on south property line to screen from existing residential
- Landscape plan designed to maximize connectivity throughout site for public.

**Site Servicing (Todd Wilson):**

- Discussion about servicing--site well serviced.

**Discussion:**

- No tenants committed to any of the spaces.
- Mixed use discussed, but owner feels no market.
- Comment about adding pedestrian sidewalk at driveway in front of Building D off of Bruce Ave to deal with safety issue.
- Parking may need more of a landscape buffer from Shepherd Ave.
- Access to drive-thru may create a conflict with vehicles entering/exiting site
- More deciduous trees needed and more in parking lot.
- More screening of Building D needed.
- More articulation needed on Building A at Shepherd St corner.
- Corner plaza needs more work, too stark.

**Recommendations:**

Motion to accept DP979 as presented, providing support for the proposed variances, and made the following recommendations:

- *Consider integrating the Harewood Neighbourhood theme into elements of the building design and landscape plan.*
- *Consider improving the articulation of the south and east façade of Building D.*
- *Consider adding a pedestrian access along the drive aisle adjacent to Building D.*
- *Consider redesigning the vehicle movement through the drive thru.*
- *Consider adding to the tree density along the perimeter of the site and within the parking lot.*
- *Consider increasing the screening along the landscape buffer on Shepherd Avenue.*
- *Consider adding daylighting features to the breezeway to make it brighter and more welcoming.*

MOTION CARRIED  
Unanimous

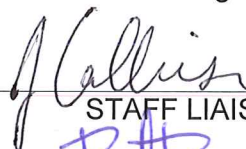

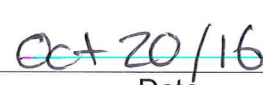
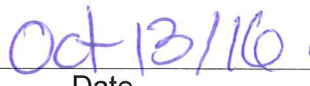
3. **ADOPTION OF MINUTES**

Meeting Minutes of September 8, 2016 – Approved

4. **ADJOURNMENT**

The meeting adjourned at approximately 6:50 pm.

Next Scheduled Meeting – 2016-OCT-13

<div style="text-align: center;"> _____ STAFF LIAISON</div> <div style="text-align: center;"> _____ CHAIR</div> <div style="text-align: center;">_____ CORPORATE OFFICER</div>	<div style="text-align: center;"> _____ Date</div> <div style="text-align: center;"> _____ Date</div> <div style="text-align: center;">_____ Date</div>
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