



CITY OF NANAIMO
MINUTES OF THE MEETING OF THE DESIGN ADVISORY PANEL
HELD ON 2016-SEP-8TH AT 5:00 P.M. IN ROOM 105 OF THE CITY'S SERVICE & RESOURCE
CENTRE 411 DUNSMUIR STREET, NANAIMO, BC

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

STAFF: G. Noble, Development Approval Planner
L. Nielsen, Admin Support (Minutes)

1. CALL TO ORDER

The meeting commenced at approximately 5:00 pm.

2. PANEL REVIEW

Development Permit Application No. DP001013 – 4931 (& 4921) Wellington Road

Gary Noble introduced the project. Corporate branding is driving the project's finished image.. Mr. Daryoush Firouzli presented the project, with Ms. Victoria Drakeford, Landscape Architect presenting the landscape plan. Also in attendance – Sjon Wynia, Harbourview Volkswagen; Scott Lewis, Newcastle Engineering; and, Jeff Windley, Windley Contracting.

- Explanation given re auto dealerships facing challenges with frontage and landscape buffers. Comparisons were made to other auto dealerships within the vicinity
- Site context explained
- Floor plan overview: main floor - showroom, office, parts dept, service garage (fast servicing lane proposed); second floor: mezzanine for storage and management offices, staff room; roof plan -small roof deck area (limited to 60 people). Rooftop mechanical will be screened.
- Underground parking area added for product inventory storage purposes
- Exterior materials: White ACM panel (illuminated inner channel), Metal panel (light grey/large profile) and siding (light grey/narrow profile), anodized aluminum grating, storefront glazing with aluminum framing.
- Lot lighting will be updated to LED
- Recycling centre onsite – private garbage pickup

Stormwater Management Plan (Scott Lewis)

- New building footprint a little smaller; overall runoff will not be increased.
- Oil/water separators to be added to site.
- Will work with the City to reroute the private system, and create a right-of-way for relocated pipe.
- No opportunity for bioswales as grades do not work.
- Storage to be underground



Landscape Plan (Ms. Victoria Drakeford)

- Updated plan presented to panel members
- Landscape plan not to interrupt the business of displaying and selling cars.
- Trees will be clumped together in various locations rather than aligned in a row.
- Plantings to compliment overall clean crisp building appearance
 - Grasses and perennials for a tapestry of texture and colour – working to forming a low edge – under the bumper. Forms a nice edge and gives a little softness.
- Focal point – Wellington Road edge
- Will use large rocks and stream pebbles. More trees have been added in updated plan.
- Evergreens against the E&N Trail – adds a little weight
- Plant pots possibly planned for the customer service plaza area

Discussion:

- Parts drop off area has weather protection – suggestion made to add something to each customer access points (ie. glass overhangs) for overall consistency
- Weakness of north side façade, facing Mostar Road
- Rooftop mechanical to be screened behind the deck/seating area

Recommendations:

Motion to accept DP1013 as presented, providing support for the proposed variances, and made the following recommendations:

- *Consider continuing exterior elements from the east elevation (Wellington Rd) to enhance the north elevation (Mostar Rd) in order to better relate to the street corner.*
- *Consider ways to improve the appearance of the building's north façade*
- *Consider adding weather protection canopies to all pedestrian entranceways*
- *Consider ways to enhance the customer plaza/seating area.*

MOTION CARRIED
Unanimous

Development Permit Application No. DP001015 – 1800 Summerhill Place

Gary Noble introduced the project. Main concern is how the development fronts the street and possible CPTED issues. Mr. Will Melville presented the project, with Ms. Victoria Drakeford, Landscape Architect presenting the landscape plan. Also in attendance – Breanne Bourcier, Delinea Design.

- The project consists of 12 townhomes with 10 units street-side and 2 units facing the park, abutting the back of the property
- There is no opportunity for vehicle access from Dufferin Crescent
- Plateau created at the centre of the site (centre court), allowing vehicle turnaround and pedestrian access – all but 4 units are accessed by the centre court
- Challenging grade - large quantity of material being removed from the site
- Three-storey design is in response to the slope of the land
- 4 separate tall, narrow, buildings – emphasize height (urban, contemporary)
- Units are 2 bedrooms with den or 4 bedroom – all comparable in size
- Primary living space is on the second floor
- Each unit has a single car garage and car apron for 1 car (2 cars/unit).
- Finishes – combinations of hardie panel (charcoal grey) and corrugated metal. Each block of units are of fairly vibrant colours – timbers added for softening
- Site lighting to include wall packs along the buildings and perhaps LED lighting on the centre court arbour
- Garbage pick up will be private
- There is no designated visitor parking onsite

Landscape Plan (Ms. Victoria Drakeford)

- Incorporating native plant species paying attention to biodiversity
- Clumps of conifers – columnar shape goes with the architecture
- Garden boxes scattered within the site and in social amenity space

Discussion:

- Concern raised over vehicle access into and exiting garages within the site
- CPTED issues for Units 4,5,6
- Addition of windows to Units 3 and 4

Recommendations:

Motion to accept DP1015 as presented, providing support for the proposed variances, and made the following comments:

- Consider adding windows to the side elevations of Units 3 and 4
- Give consideration to adding width to arbours for main floor unit patio areas to provide privacy from possible views from second storey decks of the abutting units.

MOTION CARRIED
Unanimous

Suggestion from Panel – to have representative from police make a presentation to the Panel regarding CPTED concerns related to new developments.

The panel unanimously agreed they would like to see improvement to the boardroom in order that applicant may be provided with a more efficient way to display their presentations


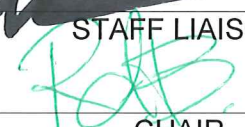


3. ADOPTION OF MINUTES

Meeting Minutes of August 25, 2016 – Approved

4. ADJOURNMENT

The meeting adjourned at approximately 7:15 pm.

Next Scheduled Meeting – 2016-SEP-22

 _____ STAFF LIAISON  _____ CHAIR _____ CORPORATE OFFICER	 _____ Date  _____ Date _____ Date
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