



**CITY OF NANAIMO**  
**MINUTES OF THE MEETING OF THE DESIGN ADVISORY PANEL**  
**HELD ON 2016-AUG-25<sup>TH</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  
L. Nielsen, Admin Support (Minutes)

**1. CALL TO ORDER**

The meeting commenced at approximately 5:00 pm.

**2. PANEL REVIEW**

***Development Permit Application No. DP001008 – 1015 Park Avenue***

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Gary Noble provided an introduction to the project, highlighting the public amenity potential the property holds through potential park dedication. Mr. Jerry Ellins (Ms. Bodil Ellins) presented the project. Ms. Victoria Drakeford, Landscape Architect presented the landscape plan.

- The entire neighbourhood is large scale properties with single houses. No views/privacy will be interrupted by the development.
- Residential area to be developed primarily on the corner of the subject property; much of the land will remain intact (green) – site manipulation to be relatively slight.
- New homes are sited to step up the property (terraced, following the slope). Shed roofs face the same way up the hill.
- There are four three-storey unit types (and reverse layouts) – 14 units in total
- All units have parking space for 1 large car in the garage and 1 on the apron.
- Exterior Materials include two types of cladding systems, and three different colour schemes. Hardie panel, vinyl, cedar shake and metal siding are used.
- Ms. Bodil Ellins summarized the requested height and perimeter wall height variances.

Ms. Victoria Drakeford joined the meeting at approx 5:40 pm.

***Landscape Plan (Ms. Victoria Drakeford)***

- Steep slope site – cluster development / lovely greenspace being left untouched
- It is hoped the existing rock face will remain somewhat intact past blasting. (ie: Rockwood / Ocean Pearl). Conifers will be planted in and around the rock. Native plants will be replanted to rejuvenate what is removed.
- Simple, low maintenance landscape – family friendly.
- Site Lighting - lighted bollards (possibly numbered) at end of each driveway,
- Clusters of trees provided at either end of units.
- Surface Treatments. Main Road – asphalt; Driveways – concrete; Patios - textured concrete.



*Discussion: (Comments / Concerns)*

- Garbage pickup will be provided by a private contractor.
- Duplexes have been considered for this site, however the developer prefers to stay with the single detached family home model. Marketing toward young families at a reasonable cost.
- It was suggested that a tunnel (North/South) effect may be created with the building heights and 10' allowance between the buildings.
- A rendering/streetscape from the entrance would be helpful to allow a good understanding of the proposed street view (re angles and building heights).
- Strata to maintain the space between the buildings; units are not being fenced off.
- Two units facing Park Avenue (sideways), same as two units at the top of the driveway. It was suggested it may be beneficial to add windows to help break the long façade along Park; and provide eyes on the street.
- Concern raised over steep road grades and vehicles turning into driveways.
- Adequate off-street visitor parking is provided.

D. Appell exited the meeting at 5:57pm.

*Recommendations:*

- Motion to accept DP1004 as presented, providing support for the requested variances, and made the following recommendation:
  - Consider ways to articulate the wall faces of Units 1 and 12 along Park Avenue.

MOTION CARRIED  
Unanimous

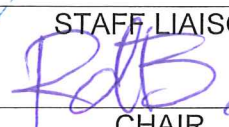
3. **ADOPTION OF MINUTES**


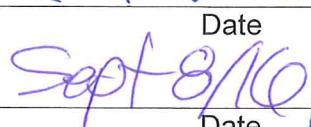
Meeting Minutes of July 14, 2016 - Approved

4. **ADJOURNMENT**

The meeting adjourned at approximately 6:08 pm.

Next Scheduled Meeting – 2016-SEP-08

  
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STAFF LIAISON  
  
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CHAIR

  
\_\_\_\_\_  
Date  
  
\_\_\_\_\_  
Date

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
Date