



**CITY OF NANAIMO**  
**MINUTES OF THE MEETING OF THE DESIGN ADVISORY PANEL**  
**HELD ON 2016-APR-28 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\* (6:32 departure)  
F. Brooks\* (first presentation)  
K. Krastel  
A. Ionescu

**STAFF:** G. Noble, Development Approval Planner  
L. Nielsen, Recording Secretary

**1. CALL TO ORDER**

5:00 pm start

**2. PANEL REVIEW**

**Development Permit Application No. DP000998 – 3690 Country Club Drive**

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*Quorum not present – comments ONLY provided for this item*

Gary Noble introduced the project – Mr. Foad Raffi, Rafi Architects Inc, presented the project accompanied by Mr. Fred Brooks, Landscape Architect. Mr. Doug Bromage of Insight Investments (3690 Country Club GP Ltd) was also in attendance.

- Centrally located, pedestrian friendly location, many amenities within walking distance
- Site is flat with a slight slope
- Multi-family, 36 unit, two buildings (rental) project - separate front doors for each unit
- Surface parking in the back – parking relaxation requested
- Exterior materials: hardi-plank; Colours: bright doors (blue, green, red, yellow), black trim

**Landscape Plan – Fred Brooks**

- Fully treed site (second growth area) - existing candidate trees will be identified and included in planting scheme, subject to approvals
- Lighting – high pole LED light (parking), and along new access lane; small timber bollard type fixtures – lighting plan provided
- Private patios with personal entry gate – metal/timber gate, small picket fencing
- Concrete block garbage receptacle – heavy metal gate, no roof
- Concrete retaining wall located at the south end of the property

**Discussion:**

- Street edge definition
- Pedestrian connectivity – ROW / lane concerns
- Pathway material – City discussing 10' width asphalt lane, applicant would like to keep it as natural as possible – to be constructed by the developer
- Parking variance / availability of on-street parking

Members in attendance supported DP999 as presented.

*Mr. Brooks returns to the Panel*

**Development Permit Application No. DP000999 – 2180 Highland Boulevard**

Gary Noble introduced the project and gave a brief overview of the originally planned (2-storey – commercial lower level, offices upper) project. David O'Sheehan, Architect of Abbarch Architecture Inc. presented the project, accompanied by Caelen Griffiths of PMG Landscape Architects

- Most features previously discussed remain intact. All original issues have been dealt with. Landscape plans may or may not need to change due to the scale of the building. No variances required.
- City Engineering staff has worked on a number of issues originally discussed.
- Pad and location are the same as originally stated – sloped site – managed to maintain a pedestrian link (walkways) across the front of the CRUs to the shopping centre.
- EV plug ins
- Raingarden addressing water consumption, right kind of plumbing fixtures within the bldg
- Excess parking
- Typical CRU – 7,200'sq – no variances required
- Potential restaurant / patio proposed
- Bike storage – CarShare facility onsite
- Exterior garbage - split block with roof and screened access to complement the building
- Exterior finishes – metal panel, cultured stone, composite wood siding, curtain walling and glazing for a contemporary feel – similar to Save-On Foods on the same site.

**Landscape Plan – Calen Griffiths (original presentation DP918)**

- Screening materials – evergreen and deciduous shrubs – flowering evergreens and narrow columnar tree to screen and break view from highway, hedging
- Mix of native species, drought resistant plantings to be used – something that will not require irrigation
- Container plantings along walkway
- Proposed retaining wall both ends of the site toward Highland Blvd.
- Grading works well for pedestrian access – traffic circulation issues

**Discussion:**

- Patio location
- Individual CRU (commercial rental unit) identity
- Signage and lighting
- Site/landscape plan (parking, greenspace and irrigation concern) re this corner of the mall site

Motion – To accept DP000999 as presented with the following recommendations:

- *Consider glazing on the west wall to create a visual link between the inside and outside of the patio area*
- *Consider relocating the patio to the parking lot in front of the building.*
- *Consider ways to suggest individual tenant expressions on the front façade*
- *Consider including a larger canopy on the south side – solar weather protection (including the corner)*
- *Consider more intensive landscaping particularly on the south side*
- *Based on CPTED concerns, please ensure there is an escape path from either side of the building*
- *Seriously consider installing an irrigation system*

(F. Brooks, abstains)  
Motion CARRIED

**Development Permit Application No. DP000996 – 1234 Kiwanis Crescent**

Gary Noble introduced the development – an addition to an existing building within the Kiwanis group of building on Kiwanis Crescent – Mr. Daryoush Firouzli presented the project. Powerpoint presentation

- Photos presented to overview the project, subject building and surrounding buildings – and identified where the new addition is to be located
- Two storey addition – dining area (no food service is provided) and covered deck on the top floor – with lounge below
- The exterior materials will be matched to the existing

**Discussion**

- Replication of elements from main building – gables / cornice question – continuous soffit – corner soffits quite pronounced

Motion - To accept DP996 as presented.

*Motion Carried*

*Councillor Hong departs at 6:32*

**Development Permit Application No. DP000993 – 745, 755 Albert Street / 507, 511, 515 Milton Street**

*Quorum not present – comments ONLY provided for this item*

Gary Noble introduced the project giving a quick overview to architectural forms within the immediate area. Mr. Ian Niamath the project, accompanied by Mr. Frank Basciano, Landscape Architect. Powerpoint presentation.

- Possible parking variance required for CRUs
- Development extends over 5 existing lots, and is broken up into two levels to incorporate the site's slope
- Each ground level unit will have a entrance from the street with yard (garden /w 1 tree), gate, and address identifier (small brick column)
- Corner commercial unit (Albert/Milton) enhanced to encourage outdoor use
- Interior bridge reaches through balcony/walkway to an amenity space – links both side of the building
- Exterior materials – hardie-plank type siding and stucco
- Most units accessed by internal courtyard

**Landscape Plan – Frank Basciano**

- Site strongly dictates what can be done within the site
- Retaining walls will be slightly askew to the street
- Trellis and cables – planting to go up two storeys – will also screen amenity space

**Discussion**

- Form and character (Finishes / Rooflines / Blank walls)
- Unit and balcony privacy
- Weather protection
- Patio detail



Members in attendance supported DP993 as presented and provided the following comments:

- *Provide more privacy for the balconies*
- *Create some variation within the long stretch of seven units*
- *Soften the internal condition within the driveway/courtyard area*
- *Address the privacy and security of the condition between the amenity areas and the adjoining units on either side*
- *Address the blank walls of the façade (Albert Street).*

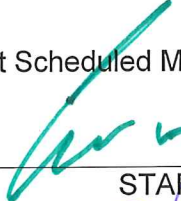



3. **PANEL COMMENTS:**

- Chair suggests original minutes be provided for project presentations returning to DAP.
- Panel member, A.Ionescu, suggests agenda package (.pdf) be displayed overhead when electronic presentation is not available

4. **ADJOURNMENT**

The meeting adjourned at approximately 7:45 p.m.

Next Scheduled Meeting – 2016-MAY-12

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