



**CITY OF NANAIMO**  
**MINUTES OF THE MEETING OF THE DESIGN ADVISORY PANEL**  
**HELD ON 2016-FEB-25 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:** K. Krastel, Chair  
D. Appell  
G. Minhas  
W. Melville  
Councillor Hong  
F. Brooks  
R. de Beeld  
A. Ionescu

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

**1. CALL TO ORDER**

The regular scheduled meeting was called to order at approximately 5:00 p.m.

**2. PANEL REVIEW**

***Development Permit Application No. DP000965 – 107 Royal Oak Drive***

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A presentation was originally made to the Design Advisory Panel 2016-JAN-28. The applicant is returning with a second presentation to provide further details requested by the Panel. Project team members in attendance: Civil Engineer, Jim Buchanan; Keltie Chamberlain, Landscape Designer; Alfred Korpershoek, Building Designer and Rick Easthom, Applicant/Property Owner.

- Mr. Korpershoek provided an overview of the revised plans outlining the site plan, driveway and unit locations, grade concerns – overall site and within the units. Images were provided re the site context (views to the northeast), new and existing contours
- Sections, taken from plans and civil drawings. Site contours were presented.

**Site Plan (J. Buchanan)**

- Detention pond location change
- Driveway grades explained and discussed - 10% average (max at 20%) / approx 4m rise - Unit 7 and 3m rise to Unit 6
- Guard added to end of retaining wall

**Landscape Plan (K. Chamberlain)**

- Presentation of the revised landscape plan highlighting specific details – proposed surfaces (added pavers), retaining walls, pedestrian connectivity (stair location and materials), planting materials, and proposed tree replacements. Landscaping layers explained
- New Road Section presented
- Tiered, boulder retaining walls with robust plantings, micro drip irrigation to enhance erosion control will be used for erosion control between the buildings.

**Discussion:**

- Panel concerns discussed re site grades per driveways (vehicle travel, fire access and erosion control).
- Perimeter wall height
- Comment – a large amount of asphalt on the large site.

Motion – To accept DP000965 as presented and provide the following recommendations:

- Consider improving the driveway to Unit 7;
- Consider adding a stair to provide pedestrian access to Harwell Road;
- Look at ways to improve vehicular movement from Unit 1 (backing out);
- Look at ways to reduce driveway slopes for Units 6 and 7;
- Revisit the siting of the buildings onsite; and,
- Consider ways to improve the railing at the end of the road – perhaps removal and provide a curb.

The Panel further agrees it will support the following variances: Side yard setback, Building Height (garages), and Perimeter Wall Height in order to find a suitable solution to building siting.

Moved: 1<sup>st</sup> D.Appell; 2<sup>nd</sup> J. Hong  
CARRIED

**Development Permit Application No. DP000971 – 571 Albert Street**

A presentation was originally made to the Design Advisory Panel 2016-JAN-14. The applicant is returning to DAP as requested re landscaping. Mr. Ian Niamath Architecture (Mr. Ian Niamath) led the presentation, assisted by Mr. Frank Basciano, Landscape Architect.

- The panel originally approved the form and character, siting of the building in principle. The applicant is returning with revised landscape plans – large format plan presented.
- The proposed development includes two buildings – 1-storey (506.3m<sup>2</sup>) and 2-storey (801m<sup>2</sup>)
- Powerpoint presentation detailing revised plans: secure in-building garbage facility; creation of an amenity space; added formal double gate at property line and closure of original front entrance; added roof detail above the garage doors to emphasize entry detail; pickup/drop off area; minor changes to elevations.
- The applicant is looking for support re the amenity space being a better use of outside space – parking has been reduced to 3 spaces (proposed variance).

**Landscape Plan (F. Basciano)**

- Amenity space – built into the existing slope, creating a perimeter buffer between subject property and the neighbouring properties – small trees used for screening.
- Perimeter fencing to be integrated into the existing fencing where appropriate
- Planting material for individual areas of the property explained
- Neck of the driveway was reduced to the street, creating a slight lay-by..

**Discussion:**

- Parking and vehicle movement concerns discussed. Street parking is currently allowable.
- Removal of heritage tree
- Disabled persons access
- Amenity Space lighting and stairs

Motion –To accept DP000971 as presented with support for the parking variance request, due to the inclusion of the amenity space, and the secure under-the-building parking garage.

Moved: 1<sup>st</sup> – A. Ionescu; 2<sup>nd</sup> – W. Melville  
F. Brooks (Abstained)  
CARRIED



**Development Permit Application No. DP000984 – 2300 Bowen Road**

Gary Noble provided a quick overview, explaining the uniqueness of the project. Ms. Heather Craig, Nanaimo Community Gardens Society presented the project, accompanied by Ms. Pat Wells, representing Nanaimo Community Gardens Society and Ms. Michelle Bates of Pheasant Hill Homes.

- Packages / photos (existing site and buildings), presentation made available to Panel members.

**Site plan/layout (M. Bates)**

- Future site features to include: Fruit trees; interspersed picnic tables; raised beds; greenhouse to run past open shelter to tool shed; 9 beds of drought tolerant plants; spiral garden (slightly raised bed) in the centre
- Perimeter of the site – cedar hedge – would like to transition total hedge to something fruit bearing – work to be completed in phases
- Lean-to (post & beam with wrought iron accents and wrought iron gate) to be constructed to support a peach tree / Grape trellis to be added – wooden arbour
- Bike rack easily added
- Pedestrian access explained – way-finding signage suggested
- Existing building (large shed) to be used as a clubhouse, mural to replace existing shrub

**Greenhouse (P. Wells)**

- Lighting - ambient fluorescent lighting; Motion sensor lighting is proposed for the greenhouse and circular garden area.
- Materials - galvanized steel structure - concrete foundation - Photo of greenhouse to be used - solar soft twin wall poly-carbonate. Locking doors at both ends .
- Other materials onsite - wood - same beds as what was used at Milner / lined with salvaged wrap (lumber stores).
- Chipped mulch to be used on the driveway.
- Washroom facilities located at Beban's Pitch and Put

**Discussion:**

- Rainwater collection
- Community Gardens provision of education and communal gardening

Motion – To accept DP984 as presented.

Moved: 1<sup>st</sup> – W. Melville; 2<sup>nd</sup> – J. Hong  
F. Brooks (abstained)  
CARRIED

General Development Area Permit Guidelines - distributed to members

**3. ADJOURNMENT**

The meeting adjourned at approximately 7:15 p.m.

Next Scheduled Meeting – 2015-MAR-10

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STAFF LIAISON

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CHAIR

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CORPORATE OFFICER

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Date

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Date

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Date