



CITY OF NANAIMO
MINUTES OF THE MEETING OF THE DESIGN ADVISORY PANEL
HELD ON 2016-JAN-28 AT 5:00 P.M. IN ROOM 105 OF THE CITY'S SERVICE & RESOURCE
CENTRE 411 DUNSMUIR STREET, NANAIMO, BC

MEMBERS: K. Krastel, Chair
D. Appell
G. Minhas
W. Melville
Councillor Hong
F. Brooks
R. de Beeld

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 Place

Gary Noble introduced the project. Ms. Keltie Chamberlain, Landscape Designer presented on behalf of developer, Mr. Rick Easthom. Mr. Jim Buchanan of JE Anderson & Associates presented the site plan and context.

- Site plan explained
- The project consists of seven single family dwelling units being added to an existing development
- Parking – 3 parking spaces per unit: garage, driveway and side of driveway
- Three different roof lines consider for building form – reversing 18 other houses in earlier phase
- Vinyl siding, fir front doors and four colour choices – 35 year warranty roof – match siding

Site Plan (J. Buchanan)

- Building footprints sited 45m from road to allow firetruck access
- Storm drainage – geotech advised can't infiltrate anything above the buildings / major infiltration detention facility – overflow drainage to park – liner will be used to prevent drainage on slope
- Grading explained -15% slope from Royal Oak Place – driveway grades maximum 20%
- Rock retaining wall to be reviewed by a geotech – most areas less than 1.5m – one spot 2m.
- Chair noted that no sections were provided for review

Landscape Plan (K. Chamberlain)

- Tree Management Plan in place for this site from a subdivision plan – a lot of the trees seen around the buffer will be replacement trees - Trees that can be retained safely will be kept onsite – would like to keep the buffer – firs, understory
- Driveway edge is the previous version – natural boulder retaining walls onsite
- 1.8m fence is to be installed where currently missing
- Openness to the rear yards of the units – allow children to run through and ease of maintenance / smaller scale trees for the small unit rear yard screening for the back porch – rock wall with licorice and wood fern, sword ferns
- Native plant material to be used – hedge material – green wall at the back

- Front yards – Houses to appear as if they've been placed in a park-like setting – trees and full plantings
- Between units – nice sloped planted areas – nice trees – full plantings – low maintenance evergreens and shrubs
- Open spaces to be seeded with Eco lawn – drought tolerant, low mow (no fertilizers necessary – oak meadow in the centre of site to be retained.
- Pedestrian access and walkway (up stairs and crossing the road) – stamped pavement application – connection to top edge of Arbot Road – Close proximity to services
- Site lighting explained – lighting to be placed on pedestrian stairs. Will need more lighting for safe pedestrian passage – existing street lighting in front of houses.
- Garbage pickup to be done at Royal Oak Road – private service

Discussion:

- The Panel raised repeated concerns re proposed steep slope site grading; natural grades and lack of information supplied
 - Need for architectural site plan to show spot elevations – final grade elevations
 - Elevations for the units themselves – re large amount of material being removed to create units' lower levels – side elevations to show existing grades
- Safety concern for vehicle travel in icy conditions – driveway grades
- Suggestion made for possible connection between the development and the park
- Spatial concern – re vinyl sided walls – suggestion to consider hardi-plank on the sides of the buildings re fire response times with units 10' apart
- 20' wide roadway includes change in texture for sidewalk
- Site requires a variance, approximately 1.8m
- Requests made for streetscape, and site sections.
 - Applicant asked to work with City staff re rear and side yard setbacks
 - Streetscape of buildings to show the slope and how it works with the buildings – want architectural not schematic and should cut through the site in at least two spots.
 - 3D renderings would be helpful
 - Enlargement of the core area of the site – larger scale – show topography, hard surface finishes, lighting, and stair patterns, to provide more clarity
 - Site sections to show a dash line at the natural grade and a solid line at the finished grade to get the context as to how the grade is changing, how it is being cut.
 - G. Noble closed with a request for more technical information.

Motion – To accept the presentation in principle only and recommended that the applicant return to a future meeting with detailed site context plans including architectural site sections through the site, complete with existing and finished grades provided at a readable scale.

In order to schedule a future meeting with the Design Advisory Panel, Staff requires a meeting with applicant's consultants to review the new architectural site sections.

Moved: 1st D.Appell; 2nd F.Brooks
R. deBeeld (abstained)
CARRIED

Development Permit Application No. DP000977 – 1847 Dufferin Street

Gary Noble introduced the project. Mr. Daryoush Firouzli, Architect along with Ms. Victoria Drakeford, Landscape Architect and Mr. Jeff Windley, Windley Contracting presented the project (Powerpoint presentation). A revised plan package was distributed to Panel members as some changes/updates were made just prior to the meeting.

- The proposed development includes two buildings – 1-storey (506.3m²) and 2-storey (801m²)
- Commercial next to industrial (Green Rock Industrial) – Boxwood industrial is developing fast – edge of COR 3 area – McDonalds / VI Fitness – neighbouring properties
- Site Context / contours explained
- Area photos shown: finished bioswale, 4m high retaining wall at rear of VI Fitness site
- Materials: large glazed storefronts, hardi-panel accented with corrugated metal

Landscape Plan (V. Drakeford)

- Able to increase width of buffer and add hedge material and vines
- Pedestrian link (photo presented of bioswale across the street at liquor store).
- Plants: grasses etc., repeating existing bioswale plantings
- South and west property edges terraced – 7 to 8' high – conifers both levels
- Sidewalk behind the building – 1.2m
- Parking area: Catch basin top left corner for stone – 3% gradual slope – away from lot - going to catch basin to bioswale - Roof and rainwater to bioswale.
- Garbage – proximity to VIF/McDonalds edge – garbage enclosure shown on new site – Panel suggested possibility of sharing the garbage enclosure with three existing commercial uses.

Discussion:

- Panel would support a parking reduction to allow more landscape beds
- Suggestion for better pedestrian connectivity between properties – possible bridge over the existing bioswale to create a shortcut to the site from Dufferin Crescent.
- Suggestion for street trees on McDonalds side of hard surface area
- Vertical bike rack suggested as a space saver
- Signage is a separate application based on future tenants
 - Corner timber structure (angled feature wall) on building closest to Dufferin Cres. – space for possibly something artistic.
- Lighting – soffit lighting (roadside); parking area -something similar to neighbouring properties
- Possible integration of garbage enclosure with neighbouring properties

Motion –To accept DP000977 as presented, with support for the requested variances, and provide the following recommendations:

- *The Panel would support a parking reduction to allow for more landscape beds;*
- *Consider adding a small bridge over the bioswale to provide pedestrian access to the site on the northwest corner; and,*
- *Consider a better location for the bike rack(s).*

Moved: 1st – W. Melville; 2nd – D. Appell
CARRIED

Development Permit Application No. DP000978 – 850 Brookfield Drive

Gary Noble introduced the project. Mr. Daryoush Firouzli, Architect along with Ms. Victoria Drakeford, Landscape Architect, Mr. Jeff Windley, Windley Contracting and Mr. Rod Smith, Newcastle Engineering presented the project (Powerpoint presentation).

- Site context - grading / most areas are flat – North and east drop by 1.5 – 2m from centre of land.
- Photos presented of residential context
- R6 zone on north side of property / Townhouses
- Market analysis – detached homes preferred – 3 unit size types: Unit C – Ranchers with bonus rooms in front; Unit B – include wrap around porches on corner units
- Renderings feature alternating colour schemes, reversed in different homes – all vinyl sided – patios on south and west sides; decks on north and east sides – working with slopes

Civil (R. Smith)

- All asphalt surfaces and roof leaders flow into a central island rain garden

Landscape Plan (V. Drakeford) – photos of area to the north

- Trail comes in from the north (gravel, mossed over)
- Soft natural backdrop – native grasses etc., benches, shade trees – planting at front entrance
- Site lighting – lower level lights, 8-10' standard
- Garbage pickup (strata) – private contractor
- Tree Management Plan – Site has been changed considerably over the years – many of the large, mature trees will be retained along the perimeter of the subject property.
- Gary N through to the Chair
 - Balance between replanting and old growth
 - Concern raised re existing, mature poplar tree in the entrance drive aisle. Could the driveway location be moved to save the tree?

Motion - To accept DP000978 as presented and provided the following recommendations:

- *The applicant is requested to review the Tree Management Plan and look at ways to preserve as many trees as possible including the deciduous tree at the front of the property; and,*
- *Consider continuing the sidewalk to Brookfield Drive.*

Moved: 1st – W. Melville; 2nd – D. Appell
F. Brooks (abstained)
CARRIED

3. ADJOURNMENT

The meeting adjourned at approximately 7:12 p.m.

Next Scheduled Meeting – 2015-FEB-11

STAFF LIAISON


CHAIR


CORPORATE OFFICER

Date
Feb 25/16

Date
March 2/2016

Date