

# CITY OF NANAIMO MINUTES OF THE MEETING OF THE DESIGN ADVISORY PANEL HELD ON 2016-JAN-14 AT 5:00 P.M. IN ROOM 105 OF THE CITY'S SERVICE & RESOURCE CENTRE 411 DUNSMUIR STREET, NANAIMO, BC

MEMBERS:

K. Krastel, Chair

Councillor Hong

D. Appell

A. Ionescu

F. Brooks

G. Minhas

R. de Beeld

W. Melville

STAFF:

G. Noble, Development Approval Planner

### 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. DP000974 - 4750 RUTHERFORD ROAD

Jessica Gibson, Development Manager of Shape Properties and Scott Lewis of Newcastle Engineering presented the façade upgrade.

- Two new tenants will add life to the west side of the mall
- Façade aesthetic is in the spirit of the recent façade upgrades
- Worked with MCM Architects to keep changes consistent with mall design master plan

#### Discussion:

- New entry way to mall has been completed to north of the building in question
- Façade upgrade reflects corporate images of the two new tenants
- Mall focus is more contemporary in design creating a more walkable environment
- Healthy existing trees in front of the building are irrigated
- Bike parking is available
- Façade needs more definition
- Mall landscape is deficient and improvements could add to the plaza upgrades to the north of the subject property.
- Applicant noted landscape is important and would review
- Disabled parking, pedestrian crosswalks and letdowns are to be improved.

Motion – To accept DP974 as presented and provide the following recommendations:

- Consider adding a crosswalk from CRU2 across the 2-way drive aisle to the parking area;
- Consider a change in the form and character of the facade to break away from the Best Buy branding (previous building tenant);
- Consider adding more storefront glazing to CRU1; and,
- Consider landscape improvements in order to suggest a pedestrian streetscape.

Moved: 1<sup>st</sup> D.Appell; 2<sup>nd</sup> F.Brooks CARRIED



# <u>Development Permit Application No. DP000971 - 571 ALBERT STREET</u>

Ian Niamath provided a Power Point presentation.

- Impact of road dedication discussed
- Large existing large tree will suit scale of the site
- Site grading issues maximum retaining wall heights 1.2m
- Rain gardens to deal with roof water
- Discussion pertaining to private space for units
- Building character mirrors, to a degree, the existing building and not trying to look like a heritage building

#### Discussion:

- Concerns about site grading and retaining wall heights along the west and south property lines
- Need topographic information
- Alternative access from rear lane?
- Small units are ok but need for outdoor space in this urban setting
- 1 parking space could be added as an amenity space
- Outdoor paved areas to be used as a courtyard upgrade finishes
- CPTED issues with open access to underground parking
- Wayfinding issues with side door accesses to units

Motion – To accept DP971 as presented with support for the requested variances and provide the following recommendations:

- Reconsider the siting of the garbage enclosure and provide a detail of the garbage enclosure;
- Consider an outdoor amenity area on the northeast side of the subject property (the Panel would support a parking reduction);
- Consider a parking variance for 1 space (parking space #4) in order to secure the underthe-building parking area;
- Define the main entrance wayfinding to the main and second floor units; and,
- Consider window and exterior details which are consistent with the Old City Neighbourhood Design Guidelines.

Please also provide a landscape plan in larger scale and detail for futher review at the upcoming DAP meeting to be held 2016-JAN-28.

Moved: 1<sup>st</sup> – D. Appell; 2<sup>nd</sup> – A. Ionescu F. Brooks - abstained CARRIED

G. Minhas left the meeting at approximately 6:07 p.m.



# <u>Development Permit Application No. DP000975 - 416/434 WAKESIAH AVENUE</u>

Ian Niamath provided a Power Point presentation.

- Neighbourhood built form
- Immediate site context
- Building uses: Commercial / Student Housing
- Site Access: One way from Wakesiah Avenue and 2-way from upgrade lane
- Building Form: Massing and scale
- Keltie Chamberlain presented the landscape plan: hard and soft landscape, plant palette and onsite rain water management.
- The panel complimented both consultants on a well designed project.

Motion - to accept DP975 as presented with support for the requested parking variance, and provide the following recommendations:

- Ensure the public sidewalk treatment be the same as 466 Wakesiah Avenue; and,
- Consider retaining the existing Horse Chestnut Tree (located near the lane).

Moved: 1<sup>st</sup> – F. Brooks; 2<sup>nd</sup> – D. Appell CARRIED

## 3. ADJOURNMENT

The meeting adjourned at approximately 7:30 p.m.

Next Scheduled Meeting - 2015-JAN-28

	2016-FEB-04
STAFF LIAISON	Date
ART THE	2016-FEB-04
CHAIR	Date
CORPORATE OFFICER	Date