

**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**

Development Permit Application No. DP000971 – 571 ALBERT STREET

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 under-the-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 further review at the upcoming DAP meeting to be held 2016-JAN-28.

*Moved: 1st – D. Appell; 2nd – A. Ionescu
F. Brooks - abstained
CARRIED*

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

Development Permit Application No. DP000975 – 416/434 WAKESIAH AVENUE

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: 1st – F. Brooks; 2nd – D. Appell
CARRIED

3. ADJOURNMENT

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


Next Scheduled Meeting – 2015-JAN-28



STAFF LIAISON

2016-FEB-04

Date



CHAIR

2016-FEB-04

Date

CORPORATE OFFICER

Date