

**MINUTES**  
OPEN DESIGN ADVISORY PANEL MEETING  
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2018-MAY-24 AT 5:00 P.M.

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PRESENT:   Members:   Dan Appell  
                              Frank Basciano  
                              Martin Hagarty  
                              Kevin Krastel  
                              Will Melville

                  Staff:       Dave Stewart, RPP, Planner  
                              Caleb Horn, Planning Assistant (Recording Secretary)

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:05 p.m.

2.    ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, be adopted. The motion carried unanimously.

3.    ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday 2018-MAY-10 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1032 - 119 Haliburton

Dave Stewart, Planner, introduced the project. The Development Permit is a renewal of a previously issued Development Permit that has lapsed. The project is under new ownership and some alterations have been made. The proposal is for a 5-storey multi-family residential building with variances requested for maximum building height, minimum front yard setback for underground parking, and minimum rear yard landscape level.

A question was posed regarding current zoning in the area.

Dave Stewart, Planner, responded that the property is zoned Medium Density Residential (R8) and that properties along both sides of Haliburton Street are also zoned R8. Properties to the east are zoned Single Dwelling Residential (R1) and there are also some nearby Local Service Centre (CC1) zones on the opposite side of Haliburton Street.

Chad Mooney, Architect, spoke regarding the following:

- site context;
- private rooftop garden being available to residents;
- separate entrances for ground floor units;
- landscaping to distinguish private patio areas;
- 36 units proposed for the building and a Floor Area Ratio of 1.8; and,
- a 0.9m height variance is requested.

Cameron Murray, Landscape Architect, spoke regarding the following:

- the landscape plan addressing the grade change on the property;
- an outdoor amenity area at rear of property framed by the retaining walls; and,
- a rooftop garden with guardrail will provide social/amenity spaces.

Scott Jensen, Civil Engineer, spoke regarding the following:

- stormwater is to be managed and held in raised planters and green roof areas; and,
- runoff will be directed into underground storage tank below driveway then through a flow control device before entering the City's stormwater system.

Panel discussion ensued regarding soil, the parkade including the driveway, parking, access, and garbage pickup and screening.

It was moved and seconded that Development Permit DP1032 be accepted as presented with support for the proposed building height, underground parking setback, and landscape level variances. The following recommendations were provided:

- Look at methods to mitigate vehicle noise from ramp to underground parking.
- Consider adding one to two electric vehicle charging stalls.
- Look at methods to screen garbage enclosure.
- Look at methods to emphasize entrance walkway.
- Look at methods to better screen east-facing concrete wall.

The motion carried unanimously.

(b) Development Permit Application No. DP1100 - 65 Pryde Avenue

Dave Stewart, Planner, introduced the project. The Development Permit is for a 48-unit, 4-storey rental apartment building with both surface and under ground parking. Variances are requested for maximum building height, minimum front yard setback, and minimum parking spaces.

A question was posed regarding how the applicant will achieve additional density. Dave Stewart, Planner, responded that the applicant is proposing to meet Schedule D Tier 1 density requirements in order to increase the Floor Area Ratio from 1.00 to 1.25. This will be reviewed further by staff.

Daryoush Firouzli, Architect, spoke regarding the following:

- the site is located in the Residential Corridor (COR1) zone and is adjacent to a gas station and City pump station to the south. Uses to the south not anticipated to change any time soon. There is a mix of uses in the area, with a new project on the other side of Pryde Avenue;
- the building design is curving to face the intersection to the south;
- uniquely shaped balconies will be highlighted by bright red colour;
- for CMHC requirements, 5% of units must meet accessibility standards, but 10% are required to tier up as per the City of Nanaimo's Schedule D;
- front yard setback variances are requested along both Bowen and Pryde, as well as a 0.6m height variance;
- the parking provided is short by 29 spaces under the existing parking bylaw, but would exceed the proposed parking bylaw by 10 spaces;
- landscaping will retain the significant English Oak tree on the property; and,
- there will be indoor and outdoor amenity areas.

Keith Davies, Civil Engineer, spoke regarding the following:

- offsite upgrades will include sidewalk along Pryde;
- 150mm water service will be provided;
- no issues anticipated connecting with existing sanitary sewer;
- stormwater sewer existing off Pryde and Bowen;
- bioswale included in design, as well as, underground rock reservoir to retain stormwater during peak flow events;
- absorbent landscaping to retain first 31mm of rainfall; and,
- runoff from the roof will be directed into bioswale.

Panel discussion ensued regarding parking and the building façade and entrance.

It was moved and seconded that Development Permit DP1100 be accepted as presented with support for the proposed building height and parking variances. The following recommendations were provided:

- Consider removing parking stall #13 to reduce parking area size and increase amenity space.
- Consider electric vehicle charging stalls.
- Consider improvements for vehicles turning around at the 'dead-end' driving aisles.
- Look at methods to visually enhance the entranceway facing Bowen Road.
- Look at improved wayfinding for pedestrian access from Pryde Avenue.
- Look at rooftop screening to match building materials.
- Consider more robust fencing along street frontages.
- Consider a shorter fence along the north side of the property.

The motion carried unanimously.

(c) Development Permit Application No. DP1101 - 3589 Shenton Road

Dave Stewart, Planner, introduced the project. The Development Permit is for a 48.5m addition and recladding of an existing commercial building.

A question was posed regarding what triggered the Development Permit. Dave Stewart, Planner, responded that when the combined value of construction for all additions and exterior alterations over a five year period meets or exceeds \$150,000, a Development Permit is triggered.

Kyle Riley, Building Designer, spoke regarding the following:

- the addition will create new usable space and a garage;
- the cladding will incorporate a wood look;
- there will be a break in the thick parapet band;
- the addition will abut the lot line on the eastern side;
- the building edge adjacent to drive aisle will extend siding; and,
- parking at the front of the building will be removed.

Panel discussion ensued regarding consideration of an irrigation system, the site of the project and the exterior building design.

It was moved and seconded that Development Permit DP1101 be accepted as presented. The following recommendations were provided:

- Consider a continuous height to the parapet over the front right corner of the building.
- Look at methods to improve weather protection over main entry.
- Eliminate window trims.
- Eliminate wood siding at the rear portions of the building.

The motion carried unanimously.

(d) Development Permit Application No. DP1102 - 1228 Manzanita Place

Dave Stewart, Planner introduced the project. The Development Permit is for four dwelling units in detached buildings. The site is separated into two by Manzanita Place. Variances are requested to increase the maximum allowable building heights and reduce the minimum front yard setback.

Gary Carniato spoke regarding the following:

- the site is part of a new subdivision area in Rockwood Heights;
- the four buildings are designed similarly, but there are different variances due to site's slope;
- houses A & B will have storm runoff drain to the front and into a percolation chamber;
- the front porches will project into front setback area;
- house A has an angled garage door;
- undisturbed mossy rock to be retained near Houses A & B;
- house B requires a slight front yard variance; and,
- house C is the only unit that will be uphill rather than downhill from the road;

- house C requires a front yard variance for garage door;
- house D to feature a cantilevered deck;
- landscaped knob of rock and cluster of trees near House D to be retained;
- house D will have stormwater runoff directed into percolation chamber then into swale below House C1
- permeable surfaces will be used for walkways;
- weatherproof siding, hardy panels facing south on all buildings; and,
- stone elements are incorporated into the design of each house.

Panel discussion ensued regarding height variances, stormwater design and overall building design and features.

It was moved and seconded that Development Permit DP1102 be accepted as presented with support for the proposed building height and front yard setback variances. The following recommendations were provided:

- Add articulation to the west elevation of Building D.
- Look at improved finishing to the exposed concrete foundations for all buildings.

The motion carried.

Opposed: Frank Basciano

5. ADJOURNMENT:

It was moved and seconded at 7:45 p.m. that the meeting terminate. The motion carried unanimously.

  
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CHAIR

CERTIFIED CORRECT:

  
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CORPORATE OFFICER