

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-OCT-11 AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Dan Appell
 Frank Basciano
 Martin Hagarty (arrived 5:03 p.m.)
 Charles Kierulf
 Kevin Krastel

 Absent: Will Melville
 Councillor Jerry Hong

 Staff: Lainya Rowett, Manager, Current Planning
 Madeleine Koch, Planner
 Lauren Wright, Planner
 Peggi Humphreys, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:00 p.m.

2. ADOPTION OF AGENDA:

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

3. PRESENTATIONS:

(a) Development Permit Application No. DP1113 - 6361 Hammond Bay Road

Madeleine Koch, Planner, Current Planning introduced the project proposing to re-develop a portion of the subject property with three commercial buildings, which includes two restaurants and two commercial rental units (1 building). The applicant has requested a height variance to accommodate signage for the proposed fast food restaurant.

Rick Jones, Architect, Urban Design Group Architects Ltd., presented the project and spoke regarding: site context, environmental cleanup past gas station located onsite, building design, pedestrian/vehicle access, and parking.

- The fast food restaurant logo requires the height variance.
- Improvements proposed include a plaza area at the corner of Hammond Bay Road and the Island Highway.

Charles Kierulf entered the Board Room at 5:03 p.m.

- The parking included is adequate for restaurant requirements and exceeds the amount required by the new parking bylaw.
- Large rooftop mechanical units are screened.
- The building design is intended to blend cleanly with both the existing development and future.
- The current sign for the shopping centre is linked to businesses so will remain for now (may be removed in the future).

Meredith Mitchell, Landscape Architect, M2 Landscape Architecture, spoke regarding the landscape plan:

- A mix of native and non-native plants will be used throughout the site.
- Planted berms will be created along the Island Highway.
- A total of 38 trees are proposed (a mix of evergreen and deciduous varieties)
- A wall trellis with climbing ivy will be installed along Hammond Bay Road.
- Garbage enclosures will be screened.

Panel discussions took place regarding the following items:

- Possible improvements to the vehicle access from Hammond Bay Road.
- The screening of rooftop mechanical units.
- The street presence of the commercial rental unit and possible re-design.
- The site lighting plan of the plaza and two patio areas and entrances;
- The need for a storm water management plan - rain gardens and swales are encouraged.
- The incorporation of permeable material in the parking area.
- The corner building appearance and possible addition of glazing.
- The configuration of the parking areas to enable easier vehicle movement and urbanize the centre.
- The possible addition of acoustic dampening around the restaurant patio.
- The use of crushed fines instead of road base for the pedestrian path.
- Paving and straightening the pedestrian access from Hammond Bay Road would enable it to function as a shortcut to avoid the busy corner.

It was moved and seconded that Development Application No. DP1113 be accepted as presented with support for the variances. The following recommendations were provided:

- Consider incorporating rooftop mechanical screening to Building D (Wendy's);
- Consider ways to enhance the street presence of Building C (i.e. the addition of a trellis);
- Consider expanding on pedestrian connectivity within the site;
- Consider using crushed fines on the gravel pedestrian pathway along the Island Highway extending to the beginning of the proposed city sidewalk;
- Consider additional glazing and/or expanded glass for Building H;
- Reconsider the walkway connection between the plaza and the site; and,
- Consider incorporating permeable surfaces within the parking area.
- The panel also suggested a storm water management plan be developed.

The motion carried unanimously.

(b) Development Permit Application No. DP1114 - 4800 Cedar Ridge Place

Lauren Wright, Planner, Current Planning, introduced the 172-unit multiple-family rental development that includes three residential buildings and an amenity building. A significant height variance has been requested.

Mike Kristiansen, Project Manager, Highstreet Ventures, initiated a presentation describing the company background of Highstreet Ventures and details of the project. Mr. Kristiansen spoke regarding the rental units' target market strategy.

- The rental units are comprised as 1 and 2 bedroom and micro units.
- 40% of energy requirements will be provided by solar panels (will power all common areas with excess shared with suites).
- Bike storage units and electric car stations are included.
- Onsite managers will be available during business hours (will not live on site).

Bill Fisher, Architect, W.D. Fisher Architect, continued the presentation regarding the project design, and spoke regarding: site context and issues with grading, landscaping, and parking:

- The site is a treed, rocky, hillside landscape overlooking Long Lake.
- Buildings are planned to fit into the natural landscape with minimal disturbance to trees and greenspaces.
- The site's challenging grades limit allowable building heights and necessitate a height variance request.
- Parking spaces are wider than bylaw requirements for vehicle safety.
- 60% of parking is located underground and parking spaces are wider than bylaw requirements for vehicle safety.
- Secure bikes storage is available in the amenity building and adjacent to the parking stalls underground.
- Solar panels are well hidden – only seen by upper suite residents.

Jacqueline Lowe, Landscape Architect, presented the landscaping plan and spoke regarding: site grades, stormwater management, road access to Salal Drive, and proposed community gathering spaces:

- Road access to Salal Drive is limited to only emergency vehicles.
- Terracing is widely used to preserve views and open spaces.
- Roads within the site are curved to soften steepness.
- Stormwater management includes water collection into a concealed underground tank and release into a rain garden.
- The top knoll area is environmentally sensitive and must remain untouched (no formal trails permitted).

Panel discussions took place regarding the following items:

- The proposed parking areas, appearance, configuration and lake views.
- The use of white trim detailing detracting from the buildings' aesthetics.
- Possible ways to enhance the facades to better suit the premier hilltop site.
- Possible ways to assist the buildings to look more a part of the landscape instead of appearing to that of sitting on top of a platform.
- The possible use of larger, higher end windows to better suit the site.
- The possibility of adding points of interest (seating) for the enjoyment of tenants to appreciate the surrounding views and nature.

- The need for identifying (unique) features for each building.

It was moved and seconded that Development Permit Application No. DP1114 be accepted as presented with support for a height variance of approximately 6.2m because of the significant site grade challenges and the applicant's efforts to retain existing natural features on the site and minimal impact on neighbouring properties. The following recommendations were provided:

- Consider ways to identify each building individually;
- Consider alternate ways to break the vertical massing on the ends of the buildings (ie. remove belly bands and add windows to the end walls);
- Reconsider the scale, proportion and trim colour of the proposed windows to toning down the white detail and trim on the windows to soften the overall appearance and become more responsive to the views;
- Consider the placement of bollards at the Salal Drive access to limit vehicle movement;
- Give consideration to adding points of interest within the site;
- Consider ways to reduce the massing of the underground parking area.
- Consider ways to ensure a wayfinding strategy for the site; and,
- Look at ways to reduce the exposure of the underground parking structures.

The motion carried unanimously.

4. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018-SEP-13 at 5:13 p.m. be adopted as circulated. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 8:08 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER