

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM,
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-NOV-22 AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Dan Appell
 Frank Basciano
 Martin Hagarty (vacated 6:00 p.m.)
 Charles Kierulf (vacated 6:00 p.m.)
 Kevin Krastel
 Will Melville

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

 Other Councillor E. Hemmens (vacated 6:16 p.m.)

1. CALL THE OPEN 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. DP1118 – 6010 Hammond Bay Road

Madeleine Koch, Planner, Current Planning, introduced the development of a four-storey, 53-unit, multi-family residential building. No variances have been requested.

Brent Murdoch, Architect, Murdoch + Company Architecture, presented the project with input from property owner, Jon Dietrich. The project is a large building consisting of market condominiums.

- The parking is located underground with some exterior stalls.
- Sightlines allow for the completion of Clayburn Place and infrastructure growth on Hammond Bay Road.
- The building has been designed to step down to reduce massing and mitigate a “big block” appearance.
- Terraced landscaping will soften property edges to create a better street image.

- Attempting to create a positive community feeling with a garden entrance, benches, semi public/private courtyard space.
- Notched out corners of the roof will hold rooftop gardens and a gathering, social place for residents.
- The building design uses layered, natural patterns and darker, saturated colours to create a feeling of looking through a forest.
- An urban style courtyard has opportunity to capture stormwater, along with trayed, green roof.
- There will not be any rooftop equipment.
- Less noticeable soffit lighting under decks will be used; strategic mounted lights added to pathways.
- Bike racks are located near the main entrance and storage units are located in the underground parking area.

Panel discussions took place regarding the following items:

- Privacy and CPTED (Crime Prevention through Environmental Design) issues were addressed re: the significant main entrance, walkway elevations, hedges, and patio door entrances.
- It was suggested the grading between the parkade edge and adjacent properties be softened with landscaping.
- The possibility that small setbacks right next to low density residential properties may cause residents to feel disconnected from the neighbourhood.
- The grade of the northwest corner of Clayburn Place, and the possibility that pedestrians may feel as if they are facing a dead end in this area.
- A pedestrian walkway through the site (may be used by cyclists as well) would be an advantage for the neighbourhood.
- The exposed concrete around the Clayburn Place entry wall.
- Concerns were raised over the building's impact on, and the relationship with the surrounding community.

It was moved and seconded that Development Permit Application No. DP1118 be accepted as presented. The following recommendations were provided:

- Consider providing screening should rooftop units be included in the design.
- Consider providing gates for the units fronting Hammond Bay Road.
- Consider adding some sort of framework or element to rooftop patios for future use.
- Look at ways to enhance the west edge walkway in order to be more inviting and user friendly for the general public.
- Consider ways to improve the transition from the southwest side of the building (from Hammond Bay Road to Clayburn Place) and follow the natural lay of the land.
- Look at ways to screen the concrete face on the parkade side with either landscaping or stone façade.
- If any additional room can be gained on the east side it should be accommodated for.

The motion carried unanimously.

(b) Development Permit Application No. DP1124 – 6550 Island Highway North

Madeleine Koch, Planner, Current Planning, introduced the project which proposes an upgrade to the façade of an existing restaurant. Proposed improvements are: a covered entry addition, improved accessibility features and a pedestrian walkway connection to Hammond Bay Road.

Charles Kierulf and Martin Hagarty, architect representative members of the Design Advisory Panel, advised that the proposal was not certified by an architect, therefore, in compliance with their professional organization's standards, they were unable to comment on this project.

Martin Hagarty and Charles Kierulf vacated the Board Room at 6:00 p.m.

Richard Finnegan, Director, Finn & Associates Design Limited, presented the project:

- The proposed upgrades are intended to modernize the appearance and increase the visibility of the building.
- The proposed entrance changes will reduce overcrowding in the lobby and provide a wheelchair access ramp.
- A raised walkway is proposed to connect the restaurant to the intersection.
- Planters will be replaced with year round landscaping (grasses and trees).

Panel discussions took place regarding the following items:

- Improving pedestrian access will require approval from the Ministry of Transportation.
- It was suggested that simple grasses and cherry trees may be effective in this space – a landscape architect should be consulted.
- The importance of pedestrian circulation regarding nearby residential growth and connecting with the pedestrian infrastructure currently planned for properties surrounding the intersection.
- The existing gable style on the residential side of the building does not harmonize with the modern look of the proposed inverted roof at the front.
- The façade on the front only does not wrap around the side of the building.

Councillor Hemmens vacated the Board Room at 6:16 p.m.

It was moved and seconded that Development Permit Application No. DP1124 be accepted as presented. The following recommendations were provided:

- Secure the services of a qualified professional(s) to review the site design, pedestrian circulation, and landscape plans.
- Consider enhancing the pedestrian experience from the intersection to the front entrance.
- Engage the Ministry of Transportation to gain accessible pedestrian access, if feasible, from the intersection.
- Look at enhancing the parapets with either texture or articulation, and continue the facades to add depth around the edges of the façade corners.

- Look at revisiting the side gable to echo the front entrance styling of the rest of the building.

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 6:29 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER