

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-NOV-08 AT 4:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Frank Basciano
 Martin Hagarty
 Charles Kierulf (entered the meeting at 6:00 p.m.)
 Kevin Krastel
 Will Melville

Absent: Dan Appell

Staff: Lainya Rowett, Manager, Current Planning
 Lauren Wright, Planner
 Madeleine Koch, Planner
 Laurie Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 4:00 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 Design Advisory Panel Meeting held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018-OCT-11 at 4:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1115 - 615/699 Harewood Road

Madeleine Koch, Planner, Current Planning, introduced the eight unit townhouse development.

Michele Hayden, Architect, De Hoog and Kierulf Architects presented the project and spoke regarding site context (photos), zoning, and the need for a boundary adjustment.

- The units have been stepped back to better address the street.
- Buildings are nestled into the slope to work with the architecture.
- There is green space (and bicycle storage) for social interaction.

- All entries differ from one another.
- Secondary entrances are located at the rear of the site.
- Material finishes: cladding, contrasting Hardie board and light grey stucco. Cedar cladding at the front doors - wood trim and banding.
- Variances requested: Building height and Parking (shared drive aisle) to reduce hard surface area.

Cara MacDonald, Landscape Architect of MacDonald Gray Consultants, presented the Landscape Plan:

- A mix of native and non native planting material is proposed.
- There will be an onsite rain garden (landscaped with native planting material) to deal with storm water runoff.
- Trees and shrubs buffer the parking areas.
- A cedar hedge will be used to screen the site from the road.
- Amenity space with picnic tables.
- Tree retention wasn't an option due to the tight site; however, one tree on the north edge of the site may be retained.
- The garbage enclosure is concrete block with an open top.

Keith Davies, Civil Engineer, Cascara Consulting Engineering Limited, presented the Site Servicing for the site and spoke regarding the need to widen the laneway and storm water management.

Panel discussions took place regarding the following Items:

- The rezoning process to R6 / R5.
- The proposed screening from the intersection.
- The building forms and rooflines – and how the units address Wakesiah Avenue.
- Top floor ceiling height and the possibility of introducing more glass (taller windows with transoms) to reduce the massing.
- Methods used for site lighting.
- Possible ways to address Colliery Dam Park into the development (ie. add split rail fencing, and natural planting in keeping with a park-like setting); and, possibly finding a way to improve the pedestrian connection to the Colliery Dam railway.
- The possibility of opening up the parking areas to avoid sharp corners.
- It was suggested the applicant reconsider the use of Heavenly Bamboo due to its toxicity to wildlife.

It was moved and seconded that Development Permit No. DP1115 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Look at ways to break the massing of Buildings A and B by adding windows to the upper portion of the walls facing the park area.
- Suggest that the tree protection area be maintained.
- Consider ways to bring Colliery Dam Park details into the overall design of the development.
- Consider opening up parking areas to avoid sharp corners.
- Reconsider the use of Heavenly Bamboo in the planting material.
- Consider a way to improve the pedestrian connection to the Colliery Dam railway.

The motion carried unanimously.

(b) Development Permit Application No. DP11117 - 77 Chapel Street

Peter de Hoog, Architect, de Hoog and Kierulf Architects, presented the project and spoke regarding building architecture, site context, parking, the complexities of the site (slope), surrounding streetscape and proposed height variance.

- The site is triangular with a 1m road dedication. There is a 5-6m grade change within the site.
- Access to parking comes in from Skinner Street level and the Chapel Street level services the commercial components.
- A large terrace (resident amenity space – pool and club area) is located above the parking garage.
- Architectural Features: glass canopies, the lobby is pushed back to create a stronger main entrance, stone and glass used for the athletic club.
- Material palette: porcelain panels, palette of soft rays, warmer wood tones and cooler glass.
- There are vertical elements of stone and glass.
- The glass will be tinted but not mirrored due to regulation. Reflectivity is the issue.

Scott Murdoch, Landscape Architect, Murdoch De Greef Inc., presented the Landscape Plan and spoke regarding site topography, storm water management (rain gardens), green roof, and the overall planting plan.

- 1m walls with cascading rain garden effect along Skinner Street.
- Arbours/trellises will be used to define space.
- Fine gravel in the plaza space (will create a hard surface with weathering)
- Green roof areas will include low growing planting medium.
- The use of incorporated raingardens were explained regarding their operation and outflow.
- Planting plan: trees mostly non-native, a mix of native landscaping within the raingardens.
- Planting material is adapted to wet winters/dry summers.

Panel discussions took place regarding the following items:

- The architectural design and it's reconciling to the complexities of the site and streetscape.
- The frontage/facades of the Chapel Street commercial rental units.
- The architectural design and how it reflects Nanaimo or west coast living – Is there a way to add public to reference local history or associate the project to Nanaimo?
- The parking area ventilation methods.
- The traffic management plan (109 residential units).
- It was mentioned that it would be nice to have a clear sense of the colour of the building – colour of the glass, etc.
- The possibility of enlarging the public space for broader use by residents and the neighbourhood.
- The incorporation of rain gardens and storm water management.

It was moved and seconded that Development Permit No. DP1117 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Confirm glazing colour with Staff; and,
- Consider ways to increase the area of the proposed public space at the north end of the property.

The motion carried unanimously.

Charles Kierulf entered the Boardroom at 6:00 p.m.

(c) Development Permit Application No. DP1119 - 4800 Uplands Drive/6035 Linley Valley Drive

Lauren Wright, Planner, Current Planning Section, introduced the project, an apartment building complex comprised of three four-storey buildings consisting of 251 rental units.

Troy Harper, Architect, Harper Architecture and Design Inc., presented the project and spoke regarding site context, site and building layout, and the overall parking plan.

- Both underground and surface parking is available.
- Exterior materials include Hardie panel, stone, cultured stone. A variety of colours will be used. Cultured stone will be used mostly on lower level entries.
- There is a variation of shed roofs – some of the bedrooms will be staggered allowing balconies to be staggered.
- A mechanical room will be located in the parkade level. There will be no rooftop mechanical.

Cara MacDonald, Landscape Architect of MacDonald Gray Consultants, presented the Landscape Plan and spoke regarding the overall building plan, onsite pedestrian circulation, the natural play area, ground level unit access and proposed yard space where reasonable.

- Existing vegetation will be retained in established natural areas.
- Storm water management overviewed (not yet finalized).
- Proposing soil depth over the parkade for planting installation.
- The plant palette is a mix of native and non-native species.
- There are proposed plantings to cascade over the retaining wall.
- Concrete split rail fence feature around the rain garden – guard between entrance and Uplands Drive.

Drew Beiderwieden, Physical Engineer of Newcastle Engineering Ltd., explained the proposed storm water management plan.

Panel discussions took place regarding the following items:

- The proposed oversized retaining. It was suggested that a conceptual streetscape would be helpful to clearly illustrate the impact the retaining wall would have on the existing streetscape along this section of Uplands Drive. Concerns were also raised over maintenance of the wall.

- Review the design of the retaining wall along Uplands Drive to better address the steep slope guidelines.
- The proposed linear design of both buildings and ways to break the massing both externally and internally (long hallways).
- Consideration could be given to better fit the building to the site's topography. Currently, over-simplification of building form.
- Consider adding articulation to improve the buildings' overall aesthetic.
- The entrance way detail should be improved and highlighted.
- A concern was raised over the quality and integrity of the building elevations provided.
- It was suggested that the landscape plan clearly indicate how storm water relates to the landscaping.
- The possibility of adding a community garden to the landscape concept.
- The outdoor amenity space and its suggested uses.

It was moved and seconded that Development Permit Application No. DP1119 be denied as presented.

The motion carried unanimously.

The applicant was asked to return to the Design Panel at a later date.

(d) Development Permit Application No. DP1122 - 4745 Ledgerwood Road

Lauren Wright, Planner, Current Planning, introduced the project and spoke regarding the R8 – Medium Density Residential zoning, and explained the project which is comprised of 120 residential units. There are 2 buildings (4-storey and 5-storey forms). A Community Club Room is proposed for Building 2. A retaining wall height variance has been requested. The property is a steep slope site, and a portion of the development lies within the Nanaimo Parkway.

Joyce Troost, Architect of Joyce Reid Troost Architect, presented the project and spoke regarding site context, architectural features, building layout and the proposed retaining wall height variance.

- A major design consideration is to accommodate the site slope, and maximize the views of Mount Benson.
- This multi-family development introduces 120 residential units and generates its own community.
- The main concept behind the project is the use of the access lane and site organization. Site access was explained.
- Parking – 1 car/unit based on an existing covenant.
- The access point for Building 2 is along the access lane.
- The 2nd level of units is sitting below Ledgerwood Road.
- The parkade is sandwiched between the two buildings wrapping over and around it.
- The retaining wall is holding up the lane and the parkade; the proposed height variance is due to the natural grade.
- Using bold architectural walls to create a pattern or replication of the interior – creating natural light from multiple walls and angles, providing shadow lines.

Landscape Plan:

- Site amenities include, club room and office, community garden, and a natural play space for families.
- The natural area is proposed to be refurbished.
- A large area is being created for water retention.

Panel discussions took place regarding the following Items:

- How well the project responds to the slope.
- A concern was raised over the main entry location of Building 1 and its proximity and accessibility to parking.
- The proposed retaining wall design.
- A concern was raised over the down-land view from the site.


It was moved and seconded that Development Permit No. DP1122 be accepted as presented with support for the variances. The following recommendations were provided:

- Consider keeping the lane as one way to assist in creating privacy for the patios and a pedestrian feel for the site.
- Look at screening the property below, possibly by retaining the fir trees.
- Consider reducing the articulation of the upper roofline.
- Consider more spacious parking areas.
- Consider ways to improve wayfinding to the main entrances to both buildings.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 8:10 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER