

**MINUTES**  
**OPEN DESIGN ADVISORY PANEL MEETING**  
**SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC**  
**THURSDAY, 2019-FEB-14, AT 5:00 P.M.**

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**PRESENT:**   **Members:**   Gur Minhas, Chair  
                                  Daniel Appell  
                                  Kevin Krastel  
                                  Charles Kierulf  
                                  Will Melville

**Absent:**       Frank Basciano  
                                  Martin Hagarty

**Staff:**         Lainya Rowett, Manager, Current Planning  
                                  Dave Stewart, Planner, Current Planning  
                                  Laurie Nielsen, Recording Secretary

1.    CALL THE OPEN DESIGN ADVISOR PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 4:57 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-DEC-13 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

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, 2019-JAN-10 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1127 - 337 Robson Street

Dave Stewart, Planner, Current Planning Section, introduced the project, a five-storey, multi-family residential building with 31 studio rental units. Mr. Stewart spoke regarding: modular construction form being the first of its kind in Nanaimo, site context, zoning, Schedule D amenity requirements, and the possible need for an encroachment agreement. Staff supports the proposed height variance. Historically, a development permit application of similar design was approved by Council in December of 2010.

Ivica Marinic, Architect of Omicron Architecture Engineering Construction Ltd., presented the project, accompanied by Mehdi Kamali, Construction Technologist of Meridian Group of Companies. Mr. Marinic spoke regarding site context; building design (modular building technology, construction methods, and product quality), floor plans, and, provided an overview regarding various landscape features. Mr. Marinic noted the following points:

- Pedestrian and vehicle access is from Robson Street.
- The building is a modular design which allows increased construction speed, as well as quality and consistency of build. Steel construction. Affordable for the market. Limited maintenance.
- Hallways, stairwells, elevators - each module/two units across the hallways.
- Pipes and wiring run down the internal hallways.
- The fifth level has a complete setback on the southwest side that allows a patio for use by all building residents.
- The green roof includes solar panels and landscaping.
- Exterior building materials include: metal panels of different finishes and profiles.
- The only wood element is a trellis that will require some maintenance.
- An art piece is proposed for the south facade.
- Bicycle storage is proposed for the parking garage.

Panel discussions took place regarding:

- The possibility of leveling out the parking area.
- The possibility of re-orienting perhaps reversing the building plan/layout in order to step the building back from the street.
- The possible relocation (lowering) of the public art piece to ensure a more human scale.
- Directional traffic from Franklyn Street and possibly relocating the building entrance to the south side of the front façade.
- Appreciation was conveyed for providing wheelchair accessibility.
- The angular design of the entrance way roofline out of place for the rest of the building.
- It was also suggested the applicant have a representative at the Council meeting in order to provide any clarification regarding this project.
- It was recommended that communication with BC Hydro happen sooner than later to determine the location of the hydro service box.

It was moved and seconded that Development Permit Application No. DP1127 – 337 Robson Street be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Look at flattening out the entrance roof to better match the character of the rest of the building.
- If the public art remains on the south side of the building, consider lowering it to a more human scale.

The motion carried unanimously.


5. OTHER BUSINESS

(a) Member Term Completions

Lainya Rowett, Manager, Current Planning provided a brief overview of the process currently underway advertising for panel members, and invited the at-large members to submit their applications to Legislative Services for Council consideration.

6. ADJOURNMENT:

It was moved and seconded at 5:55 p.m. that the meeting terminate. The motion carried unanimously.

  
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CHAIR

CERTIFIED CORRECT:

  
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CORPORATE OFFICER