

MINUTES
OPEN DESIGN ADVISORY MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-MAY-09, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Tyler Brown, Councillor
 Steve Johnston
 Kevin Krastel
 Marie Leduc

 Absent: Martin Hagarty
 Charles Kierulf
 Kate Stefiuk

 Staff: Dave Stewart, Planner, Current Planning
 Laurie Nielsen, Recording Secretary

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

The Open Design Advisory Panel Meeting was called to order at 5:04 p.m.

2. ADOPTION OF AGENDA:

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

4. ADOPTION OF MINUTES:

It was moved and seconded that Minutes of the Regular meeting of the Design Advisory Panel, held in the Boardroom, Nanaimo, BC, on Thursday, 2019-APR-25 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

5. PRESENTATIONS:

(a) Development Permit Application No. DP1132 - 4474 Wellington Road

Dave Stewart, Planner, Current Planning Section introduced the project, a 3-storey mixed use building which consists of eight condo units (Three, two-bedroom units and five, one-bedroom units). Office spaces are proposed for the first two storeys; with residential units on the third floor. Mr. Stewart also spoke regarding the proposed parking variance.

Daryoush Firouzli, Architect of Daryoush Firouzli Architecture Inc., presented the project and spoke regarding zoning, site context, building design features, floor plans, the proposed exterior materials; and, provided a brief comparison to the original application (2002). A minor building height variance is proposed. Also in attendance: Mr. Wayne Peck, property owner.

- There are 8 condominium units comprised as three 2-bedroom and five 1-bedroom units.
- The exterior materials are Hardi Plank and metal cladding.
- 5m setbacks to accommodate services.
- Underground parking encompasses the majority of the site, and all parking requirements have been met.
- Rooftop equipment will be screened by upper rooflines.
- Bollards within the sidewalk area and medium height down-lighting in the parking area are being considered; an engineer will be consulted.

Corinne Matheson, Landscape Designer of Mystic Woods Landscape Design presented the landscape design.

- An existing cedar hedge has been removed – a new spruce hedge will be installed and will screen the highway.
- Plantings explained. A few species of native species/drought tolerant, low maintenance with a mix of evergreen/deciduous plants to provide seasonal interest.
- Two patios proposed due to grading - upper and lower.
- The garbage enclosure is proposed to be screened and have a corrugated metal roof.

Matt Rosenthal, ASct of Cascara Engineering, explained the site works including: site access (6.7m wide drive aisle), water service, storm/sanitary and storm water treatment plans.

Panel discussion took place regarding the following items:

- The proposed drive aisle, and parking area design;
- The need to identify pedestrian walking areas by adding a textural or colour change to the surface material.
- The proposed exterior materials, and ways to emphasize the front entrance.
- Ground level commercial rental unit exterior access.
- The requirement of screening rooftop equipment.
- The possibility of moving the loading bay one stall down to clear the main entrance area.
- Possible ways to assist in breaking the long linear visual of the rear of the building, along the back wall (ie. relocation or hiding doorways on the rear wall).


It was moved and seconded that Development Permit Application No. DP1132 – 4474 Wellington Road be accepted as presented with support for the proposed building height variance. The following recommendations were provided.

- Consider a pedestrian connection with textural change from the drive aisle;
- Consider lighting along the sidewalk and within the parking area;
- Consider ways to blend the utility doors to the exterior colour palette; and, provide additional landscape screening in front of the exposed parking area wall (rear elevation);
- Consider ways to enhance the front entrance way;
- Consider relocating the loading bay away from the front entrance way; and,
- If rooftop mechanical units are to be used, they are to be screened.

The motion carried unanimously.

7. ADJOURNMENT:

It was moved and seconded at 5:50 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER