

MINUTES

DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE, BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-JUL-25, AT 5:00 P.M.

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

Absent: Charles Kierulf

Staff: J. Holm, Director, Development Approvals
L. Rowett, Manager, Current Planning Section
C. Horn, Planner, Current Planning Section
L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The 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. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel, held in the Boardroom, Service and Resource Centre, Nanaimo, BC, on Thursday, 2019-JUL-11 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1142 - Haliburton Street/Milton Street

Caleb Horn, Planner, Current Planning Section, introduced the project a 76 unit multi-family development (two buildings), and spoke regarding zoning and the proposed variances.

Presentations:

1. Matthew Hansen, Architect of Matthew T. Hansen Architecture, spoke regarding the architectural plans, site and neighbourhood context, zoning, and provided a brief overview of the proposed landscape plan.
 - Street level units will have private patios.
 - A public art feature is proposed for the Haliburton/Milton Street corner.
 - All required parking is located within the underground parkade; with bike storage and electric vehicle charging stations included.
 - Exterior materials on face of building include architectural concrete and brick.
2. Cameron Murray, Landscape Architect of Topographics Landscape Architecture, presented the landscape plan and spoke regarding maintaining and replacement of trees, street level unit entrances, wheelchair accessibility, garden courtyard between the two buildings, the proposed art/water feature, and the rooftop garden.
3. Scott Jensen, EIT of Herold Engineering, presented the civil site servicing plan for the project and spoke regarding the new water service and storm water management plan.

Panel discussion took place regarding:

- A concern was raised regarding the two walls in the courtyard area between the two buildings.
- The quality of the architectural plans provided versus those presented.
- Building height/verticality and how the building volume may impact this unique single residential dwelling neighbourhood.
- How to deal with the tree adjacent to the parkade ramp, during excavation.

It was moved and seconded that Development Permit Application DP1142 be accepted as presented in principle only and recommended that the applicant return to a future meeting after giving consideration to the following:

- Improve the articulation on the elevations facing the courtyard
- Screening for the rooftop units
- Ways to reduce the massing of the front facades
- Emphasize the 3rd-storey mass facing both streets, and soften the 4th and 5th storeys
- Improve the overall representation, and provide context on renderings, elevations, sections, etc.

The motion carried unanimously.

The Design Advisory Panel meeting recessed at 6:30 p.m.

The Design Advisory Panel meeting reconvened at 6:45 p.m.

(b) Development Permit Application No. DP1147 - 1005 Farquhar Street

1. Caleb Horn, Planner, Current Planning Section, introduced the project, a taxi dispatch office with garage, and spoke regarding building size, zoning and neighbourhood context.
2. Matthew Hansen, Architect of Matthew T. Hansen Architecture, spoke regarding site context, zoning, owner requirements, architectural plans and details, form and character, and exterior materials.
3. Cameron Murray, Landscape Architect of Topographics Landscape Architecture, presented the landscape plan and spoke regarding the retention of existing trees along Irwin Street, permeable paving in the courtyard, ten-car parking area, and provided an overview of the planting materials and grade changes and water retention areas.
4. Scott Jensen, EIT of Herold Engineering, presented the civil site servicing plan for the project.

Panel discussions took place regarding:

- The parking plan and vehicle movement on the lot
- Possible improvements to the west (Irwin Street) elevation wall
- Possible improvements to the Farquhar Street entrance
- The possible addition of window to the stairwell and provide more light

It was moved and seconded that Development Permit Application DP1147 be accepted as presented and provided the following recommendations:

- Consider articulating the north and the west elevations
- Look at ways to enhance/improve the entry-way
- Reconsider the use of the Honey Locust trees.

The motion carried unanimously.

M. Hagarty vacated the Boardroom at 7:16 p.m.

(c) Development Permit Application No. DP1143 - 2560 Bowen Road

1. Caleb Horn, Planner, Current Planning Section, introduced the project an auto dealership with repair shop, and spoke regarding zoning and the proposed variances.

M. Hagarty returned to the Boardroom at 7:22 p.m.

2. Will Melville, Principal, of Delinea Design Consultants, introduced the project team – Cherine Melville, Bob Turner, Kyle Yakimovitch and Scott Lewis, and spoke regarding site and neighbourhood context, area roadworks, pedestrian connections, site organization, building siting, architectural plans, and building form and character.

- Building materials include tilt up concrete, timber slats and metal canopies with an emphasis on the showroom
 - Comment re: height variance – 2-storey volume achieves the intent of the zoning
 - A rotation of the building was required to create a more efficient use of the area in front of service bays, and the need to steer clear of an abandoned water main
3. Kyle Yakimovitch, Landscape Architect of LADR Landscape Architects Inc., presented the landscape plan and spoke regarding hardscape, wayfinding and planting materials.
4. Scott Lewis, P.Eng. Senior Project Manager of Aplin Martin Consultants Ltd., presented the civil site servicing plan for the project and spoke regarding the role an abandoned water main played regarding the siting of the building, and storm water management.

Panel discussions took place regarding:

- The species, size, and variety of proposed trees
- Colour blocking on the north elevation
- Rooftop equipment screening

It was moved and seconded that Development Permit Application DP1143 be accepted as presented with support for the proposed variances and provided the following recommendation:

- Look for opportunities to use different species of trees around the site.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:56 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER