

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
SERVICE AND RESOURCE CENTRE, BOARDROOM,  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2019-AUG-22, AT 5:00 P.M.

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PRESENT:   Members:   Kevin Krastel, Chair  
                              Martin Hagarty  
                              Marie Leduc  
                              Kate Stefiuk

                 Absent:   Steve Johnston  
                              Charles Kierulf  
                              Gur Minhas

                 Staff:     J. Holm, Director, Development Approvals  
                              G. Stevenson, 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-25 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1149 - 415 Prideaux Street

Gepke Stevenson, Planner, Current Planning Section, introduced the project, a six unit multi-family development and spoke regarding zoning, neighbourhood context, incorporated roof styles and the proposed building height variance, and provided a brief overview of the entire project.

Presentations:

1.    Ian Niamath, Architect of Ian Niamath Architect presented the project, and spoke regarding: architectural plans, the intent of project, site and

neighbourhood context, Old City Mixed Use (DT8) zoning, the retention of an existing large oak tree, and the proposed building height variance.

- Individual units have their own private entrances and amenity spaces.
- Large panels with numbers provide wayfinding to the units.
- With the existing slope taken into consideration, the building is comprised of two 2-storey units in the front; and, two three-storey units in the back, with two 1-level studio units in the mid-section.
- Rooftop amenity spaces provide privacy and rooftop gardening space.
- Bike and additional storage space is provided in the basement area.
- Parking includes one accessible space.
- Exterior materials include horizontal wood and vertical board-and-batten siding, wood shingles and trellises, and brick.

Mr. Niamath also provided an interpretation of the proposed building height variance, the proposed roof slopes, roof peak, and zoning. Sightlines are taken into account.

2. Fred Brooks, Landscape Architect of Fred Brooks Landscape Architect, presented the landscape plan and spoke regarding proposed planting materials and trees (screening), hardscape features, rooftop amenity and outdoor spaces, fencing and lighting.

Panel discussion took place regarding:

- The side entrances for units located at the back of the building (site grade challenges).
- The window to wall proportion of the front elevation.
- Construction material and screening methods for the proposed garbage enclosure.
- The proposed building height variance and presenting it to Council.
- The proposed landscape plan including the retention of an existing large oak tree; and the removal of periwinkle and trembling aspen trees from the landscape plan.

It was moved and seconded that Development Permit Application DP DP1149 - 415 Prideaux Street be accepted as presented, with the following recommendations:

- Consider altering the lane elevation to reflect a more front elevation form and character;
- Look at the overall balance of windows and walls on the front elevation;
- Create a Milton to Prideaux Street site section to support the height variance rationale with respect to the views from Milton Street;
- Consider an alternative species of tree planting along the north property line;
- Look to add vines to the refuse enclosure; and
- Find an alternative to the proposed periwinkle groundcover (invasive species).

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:26 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER