

MINUTES
DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE, BOARDROOM,
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-SEP-12 AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair (vacated 6:20 pm)
 Steve Johnston
 Charles Kierulf
 Kevin Krastel, Co-Chair
 Marie Leduc
 Kate Stefiuk

 Absent: Tyler Brown, Councillor
 Martin Hagarty

 Staff: L. Rowett, Manager, Current Planning Section
 G. Stevenson, Planner, Current Planning Section
 M. Wilkins, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:02 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-AUG-22 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1146 - 3201 Lauren Mary Place

Gepke Stevenson, Planner, Current Planning Section introduced the project, a 13-unit multi-family townhouse development arranged in three buildings.

Presentations:

1. Gus Da Roza, Architect, G3 Architecture Inc., presented the project and spoke regarding the proposed variances; architectural plans and features; and steep slope issues.

- Access to the property is through Mariposa Drive.
 - The northwest corner of property is to be preserved and left undeveloped, and will provide a storm water retention pond.
 - Large driveways and garages accommodate parking for each unit;
 - Each unit faces Lauren Mary Place and is stepped up approximately two feet to assist with parking;
 - Colour schemes and/or textures/materials will be used to provide individual identities for each building.
2. Fred Brooks, Landscape Architect, Fred Brooks Landscape Architect, provided handouts and presented the landscape plan. Mr. Brooks overviewed proposed trees fronting each unit; the retention pond in the northwest corner of the site; refuse areas; and rear yard patio dividers.
- It was suggested a private asphalt roadway, set back from Lauren Mary Place could provide social context / interaction.
3. Nathan Trobridge, Engineer, Newcastle Engineering Ltd., spoke regarding the storm water management plan and retention pond.

Panel discussion took place regarding:

- The storm water retention pond and why it is not being developed as suggested by City Staff;
- Concerns were raised over the driveway and Staff comment to minimize sidewalks.
- The design and size of the bay window in the master bedroom.
- Suggested ways to better integrate the landscaping with the building to mitigate the aesthetics of exposed foundation walls.
- Possible design solutions/detailing (proportional) improvements where rooflines interact with entrance canopies and posts.
- Possible ways to emphasize the individuality and verticality of the recessed entry bays for each unit.
- The possibility of wrapping the porch of Unit 4 to soften the corner.
- Possible improvements to the space between Blocks 2 and 3. Possible shifting of Block 2 closer to Mariposa Drive.
- A concern was raised over the current lack of safe play spaces for kids.
- The need for landscape plan revisions illustrating amenity spaces, etc.

It was moved and seconded that Development Permit Application DP1146 – 3201 Lauren Mary Place be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Develop a revised Landscape Plan to meet DAP and City Staff concerns. The revised plan should also illustrate an outdoor amenity space.
- Consider ways to increase the window height and ceiling volume to the windows in the top floor pop-outs;
- Look at ways to individualize each Building Block and the individual units within the Blocks;
- Look at possibly relocating the garbage enclosure between Blocks 2 and 3, or delete it. If relocated, find a location close to Unit 13.
- Consider shifting Blocks 2 and 3 towards Mariposa Drive

- Consider wrapping the porch of Unit 4 to soften the corner; and,
- Give further consideration to the design and strengthening of the entry canopy column.

The motion carried unanimously.

Gur Minhas vacated the boardroom at 6:20 p.m.
Kevin Krastel assumed the Chair at 6:20 p.m.

(b) Development Permit Application No. DP1153 - 521 Hecate Street

Gepke Stevenson, Planner, Current Planning Section introduced the project, a 10-unit multi-family apartment building,

Presentations:

1. Jerry Ellins, Architect, Ellins Architect Inc., presented the project and spoke regarding parking, unit access, front entrance canopies, and the proposed building setback and parking variances.
 - Bodil Ellins, Designer, Ellins Architect Inc., presented plan revisions and spoke regarding the revised site plan and added bollards and site lighting.
2. Victoria Drakeford, Landscape Architect, Victoria Drakeford Landscape Architect, presented the landscape plan and spoke regarding planting materials and trees, and the retention of one and the removal of another of the existing walnut trees.
3. Nathan Trobridge, Engineer, Newcastle Engineering Ltd., described the storm water management plan.
4. Gur Minhas, Satgur Developments Inc., provided a brief overview of the character of the neighbourhood.

Panel discussion took place regarding:

- The vehicle turning radius planned within the underground parking area, and the number of parking stalls;
- The use of the walnut tree in forming the landscape plan.
- Ways to improve the main entrance and pedestrian wayfinding measures.
- The columns in the parking area and ways to protect them.


It was moved and seconded that Development Permit Application DP1153 - 521 Hecate Street be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Ensure the columns within the parking area are concrete at a minimum height of 3'; and,
- Consider ways to enhance the wayfinding and detailing of the main entry, ramp and canopy.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:04 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


CORPORATE OFFICER