

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-OCT-10, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Steve Johnston
 Charles Kierulf
 Kevin Krastel
 Marie Leduc
 Kate Stefiuk

 Absent: Tyler Brown, Councillor
 Martin Hagarty

 Staff: J. Holm, Director, Development Approvals
 L. Rowett, Manager, Current Planning Section
 C. Horn, Planner, Current Planning Section
 L. Brinkman, 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 5:02 p.m.

Lainya Rowett, Manager, Current Planning Section introduced Lisa Brinkman, Planner, who recently joined the department.

2. ADOPTION OF AGENDA:

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

3. PRESENTATIONS:

(a) Development Permit Application No. DP1156 - 618/666 Fitzwilliam Street

Caleb Horn, Planner, Current Planning Section, introduced the project, a two-storey building to replace Nanaimo's current Fire Station #1. Mr. Horn spoke regarding zoning, and the proposed building height and parking variances.

Presentations:

1. Linus Murphy, Architect of S2 Architecture, introduced the project team in attendance (Fire Chief, Karen Fry, Deputy Chief, Greg Norman, Scott Lewis, Civil Consultant and Project Manager, Mike Strain) and presented the project. Mr. Murphy overviewed the multi-purpose function of the facility and spoke regarding: construction materials, response times from

current location, zoning & OCP requirements, site and neighbourhood context, site challenges, building siting, architectural design and features, energy efficiency considerations, floor plans, security considerations, exterior materials and colour choices. A brief overview of the landscape plan was also provided.

- Snuneymuxw First Nation has been consulted to create a “Welcome Pole” to be installed in a public plaza on the corner of Milton and Fitzwilliam Street.
- The main entry is directly off Fitzwilliam (eyes on the street).
- Parking includes two EV charging stations and indoor/outdoor bike parking.
- The landscape plan is being developed with CPTED principles in mind. Paul De Greef, Landscape Architect is working with the City regarding the type of trees that will be included in the landscape plan.

2. Scott Lewis, Civil Consultant of Aplin Martin Consultants Ltd., presented the civil site servicing plans and spoke regarding storm water management.

Panel discussions took place regarding:

- The possibility of incorporating a rooftop or other outdoor amenity space.
- The screening methods proposed for garbage/recycling, emergency generator enclosures and rooftop equipment.
- Staffing numbers and proposed facility parking.
- The pedestrian scale of the building and the possibility of bringing some landscaping out to the sidewalk to emulate the idea of a front yard.

It was moved and seconded that Development Permit Application No. DP1156 – 618/666 Fitzwilliam Street be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Look at using exterior materials from the building to screen rooftop equipment and any genset equipment on the ground;
- Explore the plantings along the south edge of the building; and, consider including indigenous species within the plaza area; and,
- Consider ways to increase parking for the facility.

The motion carried unanimously.

(b) Development Permit Application No. DP1144 - 3150 Mexicana Road

Caleb Horn, Planner, Current Planning Section, introduced the project for four residential units (2 duplex buildings), and spoke regarding zoning, design guidelines, and building/lot coverage. There are no variances proposed for this project.

Presentations:

1. Robyn White, White Lion Developments, presented the project, a multi-family residential project (4 residential units/2 duplex buildings). Mr. White spoke regarding affordable housing needs for young families in Nanaimo, and building siting.
 - There is a desire to have the buildings read as single family residence forms.
 - The proposed building siting is to provide play areas for children.
 - The individual units are approximately 1,400 sq. ft. with three bedrooms up and living areas down.

Panel discussions took place regarding:

- The need to create a stronger street presence (ie. improved building siting).
- The need to improve the form and character on all elevations, and building siting.
- The need to articulate some of the longer walls.
- The main entry sequence and the lack of a landing.
- The need to provide a complete, well detailed landscape plan.
- The disconnect between the landscape plan and the site plan.

It was moved and seconded that Development Permit Application No. DP1144 – 3150 Mexicana Road return to the Panel with a complete package. The complete package is to include the following:

- A complete landscape plan, and have the landscape professional present for the presentation;
- A better building siting arrangement to improve street presence for buildings that front Mexicana with entrances that face the street;
- An improved form and character that is more articulated; and incorporates Staff comments.

The motion carried unanimously.

(c) Development Permit Application No. DP1142 – Haliburton Street / Milton Street

Caleb Horn, Planner, Current Planning Section, introduced the revised project as previously presented to the Panel on 2019-JUL-25. Mr. Horn spoke regarding zoning and explained that the number of units was revised to 74 units (from 76).

Presentations:

1. Matt Hansen, Architect of Matthew Hansen Architect, presented the project and spoke regarding site and neighbourhood context, revised architectural features, and landscape plan improvements.
 - Improved entry details include a two-storey vaulted foyer.
 - The applicant is hoping to use reclaimed timber from the site.
 - The east property line is set back to allow for retaining.
 - 4 & 5th floor units are set back from both streets - access to rooftop gardens.

2. Cameron Murray, Landscape Architect of Topographics Landscape Architecture, presented the revised landscape plan and section, and spoke regarding the following features:
- The creation of a garden walk with street trees and gardens will assist in further distinguishing the front entrances.
 - The addition of a sculpture of a soccer ball (kids' climbing mechanism) is added to the corner of Milton Street.
 - The introduction of green walls (2 trellises) within the central corridor garden courtyard.
 - The southeast corner retaining wall will include a 2' high planter wall, with trailing vines and trellises.
 - The roof garden will include sitting walls with meadow gardens which takes the shape of an earth blanket.
 - Storm water will be caught from the roof and allowed to travel through a formalized rain garden along the street.

Panel discussions took place regarding:

- The requirement for landscape sections prior to Council review.
- The addition of the soccer ball sculpture and commemorative plaque.
- Accessibility to the north building.
- Appreciation was conveyed for the much improved presentation.

It was moved and seconded that Development Permit Application No. DP1142 - Haliburton / Milton Street be accepted as presented with support for the proposed building height variance. The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 7:11 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER