

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-OCT-24 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. Brinkman, Planner, Current Planning Section
G. Stevenson, Planner, Current Planning Section (arrived 5:50 p.m.)
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, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2019-OCT-10 at 5:00 p.m., be adopted as circulated. The motion carried unanimously.

4. OTHER BUSINESS:

Councillor Tyler Brown announced that an amendment to the Terms of Reference is proposed for the Design Advisory Panel to include both the appointed Council member and an alternate Council member in order to ensure Council representation is available at future meetings.

5. PRESENTATIONS:

(a) Development Permit Application No. DP1162 – 1200 Dufferin Crescent

Lisa Brinkman, Planner, Current Planning Section, introduced the project, an expansion to the Nanaimo Regional General Hospital which includes a new Intensive Care Unit (ICU). Ms. Brinkman introduced the project team, and spoke regarding zoning and provided an overview to the two-storey addition. The new 12-bed ICU is located on Level 2.

Presentations:

1. Debra Smilski, Project Manager, Vancouver Island Health Authority, requested introductions from individual Panel members, who complied. Ms. Smilski introduced Mr. David Kury, Architect of Stantec Architecture Ltd., who then presented the project.

Mr. Kury, Architect of Stantec Architecture Ltd., spoke regarding site context, the proposed building siting within existing hospital floor plates, architectural design features, floor plans and proposed materials.

- The primary focus of the expansion is to develop a state of the art Intensive Care Unit.
- Exterior materials include fibre cement board, brick, corrugated metal and colourful Trespa cladding panels.
- Trespa panel is used to identify the main entrance of the facility.
- The rooftop mechanical will service all three floors.

2. Pieter van Remoortere, Landscape Architect of Lanarc Consultants presented the landscape plan and spoke regarding four distinct landscape areas within the site, the relocation of an existing privacy fence, planting and hardscape materials.

- Interior courtyards are designed to provide calming green space for the ICU, to be both visually and physically accessible for both patients and staff.
 - Two interior courtyards are accessible from Level 1.
 - The Light Well is for Staff access only – Level G.
- A long linear planter and bench will be located in the light well area.
- Artwork is proposed for the smaller courtyard which will provide a visual for the adjacent hospital corridor.

Panel discussions took place regarding:

- Finishing materials used within the interior courtyards and their affect on planting material.
- The complexity of the NRGH campus and wayfinding to the new building from the parking areas; and, internally to the ICU department.
- Staff Parking and the parking area proposed for the corner of Boundary Avenue and Emergency Road (backing onto Nelson Street).
- The affect the hospital expansions have on parking along Dufferin Crescent.

It was moved and seconded that Development Permit Application DP1162 – 1200 Dufferin Crescent be accepted as presented. The motion carried unanimously.

(b) Development Permit Application No. DP1155 – 6117 Uplands Drive

Lisa Brinkman, Planner, Current Planning Section, introduced the project, a five-storey, 108 unit multi-family residential apartment building. Ms. Brinkman spoke regarding zoning, and the proposed building height variance.

Presentations:

1. David Fawley, Corporate Operating Officer of Denciti Development Corp., introduced the project team, and spoke regarding the rental housing market in Nanaimo, the building's proposed form and character, and parking. Mr. Fawley introduced Mr. Steve Watt, Architect of Integra Architecture Inc., who then presented the project.

Steve Watt, Architect (Principal) of Integra Architecture Inc., spoke regarding site and neighbourhood context, site access, building form and siting, architectural features, unit configuration (1 and 2 bedroom units), exterior materials, parking and secure bike storage.

- There is a 4.5m grading change between Uplands Drive and Sentinel Drive.
- Exterior materials consist of Hardie panel, fibre cement boards, and aluminum paneling.

2. Christopher Windjack, Landscape Architect of LADR Landscape Architects Inc., presented the landscape plan and spoke regarding planting material, the proposed amenity spaces, existing and proposed trees, and storm water treatment strategies (rain gardens, planted bioswales, rock infiltration pits).

- Amenity spaces include a dog washing station, resident amenity space, expanded patio.
- Planting materials consist of native and adaptive species, drought tolerant/easy maintenance.
- Two existing elder trees and two pine trees will be removed, and several new trees will be planted. Forty-eight new trees are proposed.

Panel discussions took place regarding:

- The street connection of the main level units to Uplands Drive.
- Creating the sense of a front yard along Uplands Drive.
- Materials used for rooftop equipment screening.
- The possibility of enlarging the main entrance; and, enhancing the entrance from the parking area.
- The materials used on the upper roof soffit of the front entrance.
- Site lighting methods.
- Proposed building height in relation to neighbouring buildings.
- The possible creation of a children's play space.

- The amount of surface space proposed for parking compared to the minimal space allotted for family amenity space.
- The possibility of incorporating a public path into the site.

It was moved and seconded that Development Permit Application DP1155 – 6117 Uplands Drive be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider ways to enhance the street presence along Uplands Drive (ie. create a sense of a front yard for the base units);
- Consider screening rooftop units with materials derived from the building's material palette;
- Consider incorporating evergreen trees into the landscape planting plan;
- Consider incorporating more trees along the west landscape edge between the two driveways;
- Look at reconfiguring the main entrance and amenity space;
- Look at ways to enhance the entrance from the parking side of the building;
- Consider using the same texture and colour within the upper roof soffit of the front entry;
- Consider the addition of a childrens' play space within the public amenity area;
- Look at the form and character of the accessory building (bike storage);
- Consider reducing the parking area to create more green space; and,
- Consider working with the owners of the neighbouring property to establish a public pathway.

The motion carried unanimously.

(c) Development Permit Application No. DP1158 – 2126 Meredith Road

Gepke Stevenson, Planner, Current Planning Section, introduced the project, a four-storey, 21-unit multi-family residential apartment building. Ms. Stevenson spoke regarding Schedule D – Amenity Requirements and advised the Panel that a revised landscape plan has been received.

Presentations:

1. Daryoush Firouzli, Architect of D-Architecture., presented the project, a three storey building with under-the-building parking, and spoke regarding site and neighbourhood context, building siting, retention of existing landscaping; site features, the demolition of an existing dwelling, architectural features, floor plans, and the proposed variances.
2. Ryan Eathorne, Civil Technologist of Cascara Consulting Engineers Limited, presented the storm water management plan and spoke regarding pre and post development flows and retention measures.
3. Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect, presented the landscape plan and spoke regarding planting materials, the proposed bioswale, the tree planting plan, amenity space and features, and hydro kiosk screening.
 - The majority of landscaping is planned for the Meredith Road side.

- Amenity space includes a natural play area and paved sitting area with benches.
- The proposed fence will be below 1m in height.

Panel discussions took place regarding:

- The possibility of providing landscaping on the Tulsa Road side of the property.
- The assortment of exterior materials and colour proposed for the building.
- Ways to better incorporate the front stair tower into the main building design.
- Front entrance way weather protection measures.
- The location of the bike rack and accessibility.
- The possibility of securing the bike storage area.

It was moved and seconded that Development Permit Application DP1158 - 2126 Meredith Road be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Carry the planting from Meredith Road around to Tulsa Road into the boulevard;
- Consider ways to improve the windows in the stair tower;
- Continue the wall material to the roof;
- Look at ways to improve weather protection at the front entry way;
- Consider security and weather protection for the bike storage area; and,
- Consider adding a hardscape surface to the landing area of the north side stairs.

The motion carried unanimously

5, ADJOURNMENT:

It was moved and seconded at 8:15 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER