

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARDROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2019-NOV-14 AT 5:00 P.M.

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PRESENT:   Members:   Gur Minhas, Chair  
Tyler Brown, Councillor  
Charles Kierulf  
Kevin Krastel  
Marie Leduc  
Kate Stefiuk

Absent:       Martin Hagarty  
Steve Johnston

Staff:        L. Rowett, Manager, 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 5:04 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-SEP-26 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

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-24 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    OTHER BUSINESS:

Lainya Rowett, Manager, Current Planning Section, announced the upcoming term completion for AIBC member, Mr. Martin Hagarty.

5. PRESENTATION:

(a) Development Permit Application No. DP1160 – 145 Stewart Avenue

Lisa Brinkman, Planner, Current Planning Section, introduced the project, a 15 unit multi-family building with under-the-building parking. Ms. Brinkman spoke regarding zoning, floor area ratio, building height, and the proposed parking (small car spaces) and minimum landscape treatment level variances.

Presentations:

1. Daryoush Firouzli, Architect of D-Architecture Inc., introduced Pat Harrison, Landscape Architect of JPH Consultants and presented the project. Mr. Firouzli spoke regarding site & neighbourhood context, zoning, building siting, existing walnut tree (south side), and proposed parking and landscape treatment level variances.
  - A full fence around the parking area will reduce light pollution for neighbouring properties.
  - Electrical and garbage enclosure room are located within the parking area.
  - Exterior materials include HardiePanel, corrugated metal, and wood.
  - Proposed variances: small car parking spaces from 56% to 40%; and, 1m landscape buffer along rear property line.
2. Pat Harrison, Landscape Architect of JPH Consultants Ltd., presented the landscape plan and spoke regarding taking neighbours into consideration, the proposed retaining wall and fencing, planting material, and retention and/or replacement of existing trees.
  - Currently awaiting consultation with the City arbourist regarding the maple tree on the Stewart Avenue ROW and walnut tree on property's south side.

Panel discussions took place regarding:

- The potential to vary the roofline overhangs along the north and south elevations to provide cover for the balconies.
- Views from balconies at the back of the building.
- Lattice material screening the under-the-building parking area.
- Methods used for parking area lighting, and taking the neighbours into consideration.
- The parking area and its exposure to the street.
- Exterior finishes used for the garbage enclosure and electrical room.
- Tree retention and/or removal – walnut tree, and maple tree (east side).
- Landscaping, fence and retaining wall along the south property line.
- The visual strength of the proposed fence.
- The location and space allotted for bike storage.
- Visibility of rooftop equipment.
- Pedestrian scale and walkability, and the possibility of incorporating a gathering space (bench) to the front entrance.

- Improvements for the front façade to balance the appearance and create a better street presence.
- Ways to improve the entrance to the parking area and subsequent grounding the building to the street level.
- Shortening the fence to stop at the garbage enclosure (south side of parking area) to retain the flow between neighbouring properties.


It was moved and seconded that Development Permit Application No. DP1160 - 145 Stewart Avenue be accepted as presented with support for the proposed variance and provided the following recommendations:

- Look at extending the rooflines over the balconies on the north and south sides;
- Consider adding a garage door with opaque glazing, set back near the garbage enclosure door;
- Consider stopping the fence at the garbage enclosure door on the south side;
- Look at removing the walnut tree and replacing it with a columnar deciduous tree or another similar type of tree;
- Identify the left and right band to stand-alone and bring them down to ground the building to the street level;
- Look at lighting methods to ensure the lighting plan within the parking area is sympathetic to the neighbours;
- If rooftop equipment is used, consider screening it with materials similar to the building;
- Consider implementing a more robust fence with no lattice, that better relates to the character of the building;
- Consider a buffer of landscaping on the south side of the building;
- Consider ways to enhance the entire ground floor and pedestrian experience of the building such that the underground parking garage is not the focus;
- Consider integrating an outdoor gathering space for residents such as a bench or two near the building entrance; and
- Add a similar tree from the north edge to the west side and add an arbour to improve the view from the decks on the upper storeys.

The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 6:35 p.m. that the meeting terminate. The motion carried unanimously.

  
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CHAIR

CERTIFIED CORRECT:

  
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CORPORATE OFFICER