

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-NOV-28 AT 5:00 P.M.

Present: Gur Minhas, Chair
Tyler Brown, Councillor
Martin Hagarty
Kevin Krastel
Marie Leduc
Kate Stefiuk

Absent: Charles Kierulf
Steve Johnston

Staff: J. Holm, Director, Development Approvals
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 5:05 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, Nanaimo, BC, on Thursday, 2019-NOV-14 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATION:

(a) Development Permit Application No. DP1161 - 4157 Verte Place

Lisa Brinkman, Planner, Current Planning Section, introduced the project, a 27-unit multi-family development. Ms. Brinkman spoke regarding zoning, the site and landscape plan.

Presentations:

1. Czar Villeneuve, Architectural Designer of ATA Architectural Design, presented the project and spoke regarding site context, site access,

grades, unit configuration, floor plans, parking and landscaping. Mr. Villeneuve also spoke regarding proposed building height, parking and retaining wall variances.

- Building 2 is set back to reduce building massing.
- Exterior stairs to interior hallways provide access the individual units.
- Private balconies are proposed for all units.
- Landscaping between stalls is proposed to soften the parking area.
- Exterior materials include: exposed timber post & beam and vinyl cladding.
- A 3.3m high retaining wall is proposed along the Jingle Pot Road property line.

2. Drew Beiderwieden, P. Eng., of Newcastle Engineering, spoke regarding the storm water management and the covenant area (wetland).
3. Blair Dueck, Owner, DGC Holdings Corp, responded to Crime Prevention through Environmental Design (CPTED) concerns related to the open air corridors and the parking area.

Panel discussions took place regarding:

- The existing residential condition on Verte Place and how the proposed development may affect it.
- The proposed vehicle access on Verte Place rather than Jingle Pot Road.
- Possible CPTED concerns related to open-air corridors and underground parking.
- The open-air hallways possibly creating a wind tunnel effect and issues regarding the Step Code.
- Zoning and the design of the building proposed. Lainya Rowett, Manager, Current Planning Section, spoke regarding R6 Low Density zoning and a report going to Council on 2019-DEC-02.
- Building siting in relation to street presence on Verte Place and Jingle Pot Road.
- The design, scale and character of the Verte Place façade and entrance area.
- Height of the stonework anchoring the timber posts.
- Need for some variation in exterior material colour.
- Building wall and roof massing on the north side.
- Creating more separation between the buildings.
- The landscape plan and need for the panel to review a revised version.
- Addition of an outdoor amenity space or small seating area.
- Addition of plant material to the retaining wall to soften the aesthetic.
- Vehicle turning radius in the parking area on south side.
- Street presence along Jingle Pot Road; and pedestrian access.
- Sidewalk on the Verte Place cul-de-sac and the need for an actual path from the sidewalk to the building entrance.

- The applicant should provide a plan that is sensitive to the neighbourhood, while maintaining a residential feel through the creation of a good streetscape.
- Jingle Pot Road needs to be better integrated with the existing conditions and the retaining walls. .
- Connect the development with the street, and make the street feel like it's a nice space to walk.
- Suggestion that the applicant come back with a revised landscape plan incorporating all suggested landscape revisions. If changes are made to building siting, the applicant should come back to present the new form and character.
- We would support the retaining wall variance if the landscaping would show how the landscaping is connected with the street and the new sidewalk, and how they work together. Cross sections are very helpful.
- The applicant needs to use materials that are sensitive to a residential feel, whether a picket or heavy metal fence.
- Consider landscape alternatives to avoid the guard rail.

It was moved and seconded that Development Permit Application No. DP1161 be accepted as presented with support for the proposed building height and parking variances. The applicant was asked to return to the panel with a revised landscape plan which is to include revised retaining wall details. The following recommendations were provided:

- Find ways to mitigate CPTED issues within the open-air corridors and underground parking areas. Consider enclosing the corridors and providing security (gates) for both parkades.
- Consider ways to improve the scale and character of the Verte Place façade and entrance area.
- Consider strengthening the stone columns on the north elevation by carrying the stone work further up the columns.
- Consider changing the lower unit entrances on the north elevation from interior to exterior accesses to individual units to break the wall massing.
- Look at ways to reduce wall and roof massing on the north elevation.
- Look at ways to improve the development's streetscape along Jingle Pot Road.
- Consider siting the buildings closer to Jingle Pot Road.
- Look at ways to better integrate the landscaping with the retaining walls and existing conditions along Verte Place and Jingle Pot Road.
- Improve the pedestrian entrance to the site from Jingle Pot Road.
- Consider the addition of outdoor amenity space(s).
- The landscape plan and site plan are to be refined to address Staff comments and wayfinding. If changes are made to building siting, the applicant should return to the Panel to re-present for a form and character review.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:39 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER