

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE,
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-FEB-13, AT 5:00 P.M.

Present: Kevin Krastel, Chair
Tyler Brown, Councillor
Tony James
Steve Johnston
Charles Kierulf
Marie Leduc
Kate Stefiuk

Absent: Gur Minhas

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 5:00 p.m.

2. APPROVAL OF THE AGENDA:

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

3. ADOPTION OF THE MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-JAN-23 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS

(a) Development Permit Application No. DP1169 – 1125 Seafield Crescent

Lisa Brinkman, Planner, Current Planning Section, introduced the project, a two-phased seniors housing development within the hospital area. Ms. Brinkman also spoke regarding the proposed building height, parking and minimum landscape treatment level variances.

Daryoush Firouzli, Architect of Daryoush Firouzli Architect Inc., introduced the project team and presented the project. Mr. Firouzli spoke regarding the Hospital Area Plan, Zoning, site context, building height and parking variances, and provided an overview of the two-phased development.

- Each building has 62 independent living units, of which 8 are 2-bedroom, the remaining are 1-bedroom units
- 20% of the units are accessible units per CMHC grant requirements
- BC Housing has committed to funding for Phase 1 of the project
- Underground parking is proposed for Building B (Phase 2)
- Currently 20 of 55 residents own a car
- Property consolidation is now complete
- 10% of the parking will be EV charging stations with more roughed in for the future

Cara MacDonald, Landscape Architect of MacDonald Gray, presented the landscape plan and spoke regarding plantings, the proposed amenity/rain garden space, site amenity features such as the walking loop, decorative paving, benches, bike rack, lighting, and privacy screening for lower level units.

Scott Jensen, Civil Engineer of Herold Engineering presented the Site Servicing and Stormwater Management for the site.

Panel discussions took place regarding:

- A possible further parking space reduction and increased green space
- The extent of pavement proposed between the two buildings
- The pedestrian connection to the neighbouring city park
- Project timing – Phase 2 dependent on funding
- Building entrance improvements
- Pedestrian circulation and increasing path/sidewalk widths for mobility needs
- The proposed chain-link fence gate and identifying it as a park entrance
- Giving consideration to flipping the building and creating a courtyard area with parking – pickup/drop off zone between the two new buildings
- Ways to improve connectivity between the two buildings
- The building height variance and the Hospital Area Plan

It was moved and seconded that Development Permit Application No. DP1169 be accepted as presented with support for the proposed building height and minimum landscape treatment level variances. The following recommendations were provided:

- It is suggested the project team work with Staff to address Staff comments;
- Consider alternate ways to reduce parking further and create more landscaped areas;
- Look at ways to enhance the entrance ways;
- Look at improving pedestrian circulation/connectivity and the width of the sidewalks;
- Consider enhancing the proposed gate details; and,
- Consider reversing Building B to face Building A such that the building entrances to both buildings face one another.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:18 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER