

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
MONDAY, 2020-JUL-09, AT 5:00 P.M.

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PRESENT:   Members:   Charles Kierulf, Chair, AIBC  
                              Councillor Tyler Brown (joined electronically)  
                              Tony James, AIBC (joined electronically)  
                              Kevin Krastel, At Large (joined electronically)  
                              Marie Leduc, At Large (joined electronically)  
                              Kate Stefiuk, BCLSA (joined electronically)

                  Absent:   Steve Johnston, At Large  
                              Gur Minhas, At Large

                  Staff:     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.    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 Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-JUN-25 at 5:05 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1192 – 4851 Cedar Ridge Place

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1.    Raymond de Beeld, Architect, of Raymond de Beeld Architects Inc., along with Karim Kadri, Intern Architect of Raymond de Beeld Architect Inc., presented the project accompanied by Chris Lundy, of Cedar Ridge

Holdings Ltd. The presentation addressed neighbourhood and site context, site topography, building siting, architectural features, and materials.

- Proposed variances include building height, rear yard and side yard setbacks.
- The underground parkade is located under the residential building. Surface parking will be mostly used for the Commercial Rental Unit building.
- Exterior materials include white/grey fibre cement panels and concrete for the parkade – accent colour (cedar wood).
- The steep slope site consists mainly of rock
- Proposed amenities include bike and kayak storage as well a dog run area.
- A public walking trail connects to the lake and other adjacent properties.

2. Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect, presented the Landscape Plan and spoke regarding site topography, proposed plant palette, and possible conifer tree replacement.
  - Climbing and cascading plants will be used in the planters around the building to soften the concrete walls of the underground parking area.
  - Storm water management is proposed to be incorporated into the landscape.
  - Working toward keeping treed areas in a natural state and maintaining a forest feel to the site.
3. Scott Jensen, EIT of Herold Engineering Ltd., spoke regarding the civil site servicing plan for the project

Panel discussions took place regarding:

- Main building front entranceway and landscaping
- Commercial building design considerations and street presence
- Views from the Grand Hotel and Songbird apartment building

It was moved and seconded that Development Permit Application No. DP1192 – 4851 Cedar Ridge Place be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider ways to de-emphasize the centre section between the two buildings, to reduce overall massing and create the appearance of two buildings;
- Consider an improved design for the commercial rental unit (CRU) building, such that it is either a contrasting design to the residential building, or that architectural cues are taken from the residential building; and,
- Consider enhancing the main entrance walkway design to improve the overall experience (i.e. paving, landscaping, and building entrance design).

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:05 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER