

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-SEP-10, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, Chair, AIBC
 Councillor Brown (joined electronically)
 Tony James, AIBC (joined electronically)
 Steve Johnston, At Large (joined electronically at 5:40 p.m.)
 Kevin Krastel, At Large (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)

 Absent: Marie Leduc, At Large
 Gur Minhas, At Large

 Staff: L. Brinkman, Planner, Current Planning Section
 L. Nowak, Planner, Current Planning Section
 K. Berke, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 p.m.

2. ADOPTION OF AGENDA:

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

3. PRESENTATIONS:

(a) Development Permit Application No. DP1198 – 361 Albert Street

Introduced by Lisa Brinkman, Planner, Current Planning Section. The proposed four-storey residential building is comprised of 23 residential units with underground parking. A building height variance is proposed.

Presentations:

1. Douglas Johnson, Architect of Douglas Johnson Architects presented the project and spoke regarding site context, zoning, building siting, site grade changes, architectural features and floor plans.
 - Retaining walls are to be located on the south and east property lines as grades are significant from north to south
 - A ramp from Albert Street provides access to underground parking
 - The refuse receptacle enclosure and bike parking will be located within the parkade

- The landscaped courtyard area is located above the underground parkade
 - The exterior materials include Hardie panel and siding, an aluminum canopy, vinyl windows, and glass balcony fronts
 - The flat roof slopes from west to east and has a significant overhang on Albert Street side
 - The main entrance is accented by an architecture feature that supports a glass canopy
 - Privacy screens run vertically alongside all balconies
2. Denitsa Dimitrova, Landscape Architect of PMG Landscape Architects provided an overview of the landscape plan. Ms. Dimitrova spoke regarding the proposed street trees and boulevard, landscape buffer, planting palette and proposed trees, amenity spaces, and site lighting.
- A landscape buffer for the live/work unit will include shrubs, grasses, perennial plants and trees
 - The outdoor amenity space will include benches, picnic tables and a play area
 - Cedar trees will be planted along the north property line
 - Bollard lights will be installed for site lighting

S. Johnston joined the meeting electronically at 5:40 p.m.

Panel discussions took place regarding:

- The roof overview from surrounding properties
- The possible enhancement of the side elevations
- The possible scaling back of parking stalls to allow for a stepped retaining wall
- The front planting palette possibly extending into the boulevard
- The requested building height variance and possible scaling down of top floor ceiling height
- The possible exclusion of the proposed children's play area due to unit composition
- Green roof consideration and the possible need for structural improvements.

It was moved and seconded that Development Permit Application No. DP1198 be accepted as presented. The following recommendations were provided:

- Consider the incorporation of Staff comments, particularly with respect to the side elevations;
- Consider the roof material and colour selection to respect the significant overlook by neighbouring properties; and
- Consider reducing the parkade length and number of parking stalls to allow for a stepped retaining wall at the rear of the property.

The Panel provided support for the proposed building height variance. The motion carried unanimously.

(b) Development Permit Application No. DP1199 – 140 Tenth Street

Introduced by Lainy Nowak, Planner, Current Planning Section. The proposed project is a mini-storage/warehouse facility with a separate office building. A landscape buffer width variance is proposed along the west property line. Ms. Nowak also introduced Norman Blattgerste, Project Manager of Mount Benson Enterprises who was accompanied by Annemarie Blattgerste.

Presentations:

1. Derek Matthews, Project Technologist of Herold Engineering presented the project and spoke regarding site context, site layout, building materials, aquatic setback and storm water management, planting plan and tree management.
 - A greenspace is incorporated along Tenth Street.
 - Storm water will be routed through to the aquatic setback.
 - The warehouse units have some street presence.
 - Exterior materials include steel frame with metal cladding (storage building) and the office building and warehouse units are wood framed with Hardie cladding.

L. Brinkman vacated the boardroom at 6:05 p.m.

2. Pat Harrison, Landscape Architect of JPH Landscape Architect provided an overview for the proposed landscape plan, and spoke regarding existing site conditions, existing trees, pruning of several cedar trees, the aquatic setback used for storm water management, and the planting plan.
 - The south property line has been allocated for storm water management.
 - There is a railway corridor at the back of the site (west side).

L. Brinkman returned to the boardroom at 6:07 p.m.

3. Drew Biederwieden, Civil Engineer of Newcastle Engineering Ltd., provided an overview of the storm water management plan.

Panel discussions took place regarding:

- The aquatic setback and how it was established
- The slope within the site, and its affect on building siting and parking
- Unique exterior identities versus unification for the different building uses
- The necessity of the ½ circular driveway located by the warehouse by the north side of the warehouse building
- The refuse receptacle enclosure design and its fit with the buildings
- The future importance of the Tenth Street corridor and landscape treatments as Nanaimo grows south (ie. boulevards, streetscape etc.)
- The possible reduction of lawn area and the addition of planting materials

It was moved and seconded that Development Permit Application No. DP1199 be accepted as presented with support for the proposed landscape buffer variance. The following recommendations were provided:

- Give further consideration to the Staff comments provided, particularly regarding the amenity space, pedestrian wayfinding, articulation, refuse receptacle, and paving areas; and,
- Look at ways to reduce the lawn area by adding additional planting materials.

The motion carried.

Opposed: Councillor Brown

4. OTHER BUSINESS:

Councillor Brown led a Panel discussion regarding the Official Community Plan (OCP) review.

- A suggestion was made to increase the number of Design Advisory Panel members and encourage further diversity on the Panel.

5. ADJOURNMENT:

It was moved and seconded at 6:52 p.m. that the meeting adjourn. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY