

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2020-SEP-24, AT 5:00 P.M.

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PRESENT:   Members:   Gur Minhas, Chair, At Large  
                          Councillor Tyler Brown (joined electronically)  
                          Tony James, AIBC (joined electronically)  
                          Steve Johnston, At Large (joined electronically)  
                          Kevin Krastel, At Large (joined electronically)  
                          Marie Leduc, At Large (joined electronically)  
                          Kate Stefiuk, BCSLA (joined electronically)

                  Absent:   Charles Kierulf, AIBC

                  Staff:     C. Horn, 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-AUG-13 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 Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-SEP-10 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1187 – 550 Brechin Road

Introduced by Caleb Horn, Planner, Current Planning Section.

- The proposed project was originally presented to the panel at its meeting held 2020-JUN-25. Building height and retaining wall variances are no longer required due to the changes made and presented to Staff.

Presentations:

1. Sarah Alexander, Director of Development of Westurban Developments Ltd., presented the project, accompanied by Terry Hoff, Chief Operating Officer of Westurban Developments, Tanis Schulte, Architect of Thuja Architecture and Design and Laurelin Svisdahl, Landscape Architect of Lazzarin Svisdahl Landscape Architects.

Ms. Alexander provided an overview of the revised proposal and how the changes are a result of: panel member comments made at the meeting held 2020-JUN-25, and consultation with Staff, with focus on aligning with the Newcastle + Brechin Neighbourhood Plan and the general development and steep slope guidelines.

2. Tanis Schulte, Architect of Thuja Architecture presented the changes to the architectural plans which include:

- The addition of a new amenity space on the parkade roof which overlooks the waterfront. It is weather protected, with a green space added. Access is from inside the building
- Increased the depth and diameter of the columns to better relate to the scale of the building
- Reduced the retaining wall height and it will be fully screened
- Reduced the slope of the roof (butterfly roof with low slope) to bring the building height down
- Lightened the siding colour and added more and larger window boxes in natural wood colour to break up the verticality of the project.
- Enlarged the patio spaces along Beach Drive and increased the grade along that section of the building to continue the residential rhythm along Beach Drive
- Site grading is changed and the roof slope is reduced to eliminate the need for a building height variance
- The street view will read as 3-storey at the Beach Drive/Brechin Road intersection.
- Elevators have been moved and windows added to create a through corridor at the corner of the building

3. Laurelin Svisdahl, Landscape Architect of Lazzarin Svisdahl Landscape Architects presented the revised landscape plan and spoke regarding changes which now include an increase to native species trees and plantings.

- Increased native species plantings to 82% from 74%
- On a section of flat roof on the southeast side, a small amenity space has been added for residents' use only. It includes an area of lawn, walking loop, and benches, and is accessible from inside the building

- Along the north property line, trees have been added and the parkade has been pulled in to allow a wider landscape buffer which now exceeds the minimum requirement
- The retaining wall is densely planted with native trees and shrubs for significant screening
- The design is generally the same as the original version

Panel discussions took place regarding:

- The rooftop over the amenity space and possible encroachment into a right-of-way
- Vehicle access to the site
- The dominance of the 4-storey façade along Beach Drive and how it may affect the adjacent property
- The improved scale of building
- The building's context in relationship to the existing neighbourhood
- The effort made to better fit the development to the Design Guidelines
- Comment from Staff: Based on the current design, the development can be delegated for Staff approval

It was moved and seconded that Development Permit Application No. DP1187 be accepted as presented. The motion carried.  
*Opposed: Marie Leduc, Kate Stefiuk*

(b) Development Permit Application No. DP1200 – 155 Fry Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Daryoush Firouzli, Architect of Daryoush Firouzli Architect Inc., presented the project and spoke regarding the site plan, zoning, site and neighbourhood context, the proposed parking plan and public art.
  - Exterior materials consist of corrugated metal and Hardie panel siding
  - The current architectural features are in line with those of the existing building of Phase 1
  - The building is accessed via a shared driveway with Phase 1
  - A 4.8m building height variance is proposed due to under-the-building parking (45 parking stalls)
2. Pat Harrison, Landscape Architect of JPH Landscape Architects Inc., provided an overview of the proposed landscape plan and spoke regarding the existing site conditions, proposed community amenity space, existing and proposed trees.
  - The gateway area in the southwest corner of the site will include public art, and a small communal amenity space is proposed for the area adjacent to it.

- A six foot fence will be stepped down from the retaining wall in the same area
  - A silveria tree (9-12 cm) is being considered as a main feature tree
3. Nathan Trobridge, Civil Engineer of Newcastle Engineering presented the storm water management plan.

Panel discussions took place regarding:

- The tree management plan and existing trees
- The proposed parking plan
- Refuse enclosure screening
- The proposed site lighting plan
- Stairs aligning to commercial rental units
- A conversation ensued pertaining to the proposed variances
- Councillor Brown added a process will be underway soon regarding public art which will hopefully improve the mechanism and processes

It was moved and seconded that Development Permit Application No. DP1200 be accepted as presented. The following recommendations were provided:

- Provide garbage enclosure details to Staff;
- Provide site lighting details to Staff; and
- Material choices and textures should be reviewed against Staff comments.


The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:50 p.m. that the meeting terminate. The motion carried unanimously.

  
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CHAIR

CERTIFIED CORRECT:

  
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RECORDING SECRETARY