

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-OCT-08, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, AIBC, Chair
 Steve Johnston, At Large (joined electronically at 5:50 p.m.)
 Kevin Krastel, At Large (joined electronically)
 Marie Leduc, At Large (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)

 Absent: Councillor Brown
 Tony James, AIBC
 Gur Minhas, At Large

 Staff: L. Brinkman, Planner, Current Planning Section
 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 5:03 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. DP1186 – 5320 Tanya Drive

 Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Brian Kapuscinski, Architect of BJK Architecture Inc., presented the project and spoke regarding site context, site plan, grading, site sections and architectural features.
 - The project is sited on two existing land benches and follows site contours in order to blend in with the ridge as much as possible
 - The development consists of thirty-five residential units with unit configurations of three- and four-storeys and thirteen different unit floor plans
 - All units will have ocean views
 - Three-storey units will be equipped with elevators

- Light-wells are located between the upper and lower level of units
 - Exterior materials include Hardie panel of varying colours and some veneer for unit bases
 - Score lines will be added to the blast rock wall to create a natural look.
2. Brad Forth, Landscape Architect of 4-Site Landscape Architecture presented the landscape plan and spoke regarding the intention to maintain the existing ridgeline, rocky outcropping and vegetation; and, the protection of existing trees. Landscape features include:
- An octagonal gazebo and play area are sited on a flat bench of land, which connects to walking trails
 - Native plantings and conifer trees are added to enhance the ridge line
 - The retention of existing trees and addition of new deciduous trees provide shade near the visitor parking area and the playground
 - Each townhouse unit entrance area is to include a small ornamental tree and shrub planting area
 - Larger deciduous trees are planned for the main junctures of the loop road
 - Split rail fencing will be added throughout the site
 - Landscape areas along the base of the retaining wall will be restored with drought tolerant native species to screen the wall

Panel discussions took place regarding:

- Future plans for property in the neighbourhood
- Finishing plans and possible green screening for the light-well areas
- Pedestrian connections within the site
- The possible incorporation of natural materials for the proposed play area
- The addition of large deciduous trees and restoration of landscape edges
- The split rail fence in relation to guard rail requirements of the BC Building Code
- Site lighting
- The possible addition of benches and small niche sitting areas to create more outdoor amenity space
- The possibility of universal access improvements around the site
- The upper units overlooking the lower unit roofs, and possible solutions
- The proposed building height variances

S. Johnston joined the meeting electronically at 5:50 p.m.

L. Brinkman vacated the boardroom at 5:56 p.m.

It was moved and seconded that Development Permit Application No. DP1186 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider the addition of benches or niche sitting areas within the landscape plan;
- Consider designing the gazebo to be more related to the architecture of the townhouse units;
- Look at adding a textural change to the hardscape of the drive aisle for the pedestrian walkways;
- Consider landscape treatments for the highly exposed south side rock wall face at the rear of the site;
- Consider the addition of glazing to the side units on the east and west elevations.

The motion carried unanimously.

(b) Development Permit Application No. DP1202 – 427, 449 and 455 Nicol Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. David Eichaz-McGrath, Architect of WA Architects Ltd., presented the project accompanied by Scott Lewis, Civil Engineer of Aplin Engineering Ltd., and Patrick Brandreth, Vice President of Island West Coast Development. Mr. Eichaz-McGrath spoke regarding site and neighbourhood context, lot consolidation, site plan and architectural features.
 - The building is comprised of large stackable units
 - Front, ground level units have separate entrances from the street
 - Waterside units on the 2nd, 3rd and 4th floors will have ocean views
 - Surface and under-the-building parking is located on the east side
 - Exterior materials include cementitious panel and vinyl/Hardie siding of varied colours, and glass guard rails
 - Each unit includes an outdoor patio or deck space
 - Lit, weather-protected stairwells are located on the north and south sides of the building
 - A children's play area is being considered for the outdoor amenity space, with access from the road and the stairs
 - A living wall is proposed for the south side of the building and significant trees will be located at both ends of the building
 - Double retaining walls are used on the north and south sides of the building to reduce the visual impact for neighbouring properties
 - The proposed four-storey (35 unit) rental building is for more affordable housing
2. Scott Lewis, Civil Engineer of Aplin Martin Consultants Ltd., presented the site civil servicing plans and spoke regarding grading, service connections and storm water management plans.

Panel discussions took place regarding:

- The possibility of reversing or flipping the main level layout of the building from north to south, as the amenity space is well suited to the south side of the building
- Access and security for under-the-building parking area
- Laundry areas in micro-units
- The retention of trees and pushing back the sidewalk to activate the street
- Space restrictions for play area equipment or the creation of a communal amenity space
- The possibility of moving visitor bike parking to the lane area
- Screening of the parkade from the lane, and ways to improve the experience generally
- Stair lighting and possibly installing motion sensors

It was moved and seconded that Development Permit Application No. DP1202 be accepted as presented with support for the parking variance. The following recommendations were provided:

- Consider flipping the orientation of the lobby and the open space of the main level from north to south.


The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 6:30 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY