

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-NOV-26, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair, At Large
 Councillor Brown (joined electronically)
 Tony James, AIBC, (joined electronically)
 Steve Johnston, At Large (joined electronically at 5:13 p.m.)
 Charles Kierulf, AIBC (joined electronically, vacated the meeting at 5:50 p.m.)
 Marie Leduc, At Large (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)

 Absent: Kevin Krastel, At Large

 Staff: L. Stevenson, Planner, 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. INTRODUCTION OF LATE ITEMS:

(a) Agenda Item 4 - Adoption of Minutes - Add Minutes from the Design Advisory Panel Meeting of 2020-NOV-12.

3. ADOPTION OF AGENDA:

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

4. 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-OCT-22 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-NOV-12 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

5. PRESENTATIONS:

1. Development Permit Application No. DP1206 – 1534 Extension Road

Introduced by Lainy Stevenson, Planner, Current Planning Section.

Presentations:

1. Chris Cathers, Principal of Kuwulton Developments Ltd., accompanied by Ryan Eathorne, Jeff Boehm and Sean Davis, presented the project. Mr. Cathers spoke regarding site and neighbourhood context, site layout, and recent rezoning, Chase River history, and provided an overview of the architectural plans and floor plans.

- The inspiration for this project is derived from Chase River's (Finnish/Scandinavian farming settlement) history
- The proposed strata units are suited as family starter homes
- This is an 11-unit multi-family strata development that consists of two duplexes, one triplex and one fourplex, in a mix of two and three bedroom units
- Exterior materials consist of vertical vinyl and cedar siding, Hardie board, and combed fascia board
- Refuse containers will be stored in the garage of each unit and private refuse collection service will be used

S. Johnston joined the meeting electronically at 5:13 p.m.

2. Kate Stefiuk, Landscape Architect of Kate Stefiuk Studio presented the landscape plan and spoke regarding the overall concept, planting plan, proposed planting material and trees, and hardscape features.

- There is a vegetated swale located along Extension Road
- A children's play area is proposed near the north end of the swale, and will include a natural play space consisting of rocks, logs and a small bridge
- Informal play areas are integrated through the site
- A fenced community garden space with garden shed is proposed north of the swale area
- The main entryway will include a bench, visitor bike parking, and a pedestrian connection to the community garden
- An arbour, along with fencing and trees are used to identify the main pedestrian entryway from Extension Road
- Bollard lighting will illuminate the pathway
- Fruit trees and food plants are integrated into the plantings in the lower portion of the property
- Black chain link fencing with robust planting in front is proposed along the E&N rail side
- Looking at ways to eliminate the need for the proposed retaining wall height variance.

3. Ryan Eathorne, Civil Engineer of Cascara Engineering Ltd., provided an overview of the storm water management plan.

Panel discussions took place regarding:

- The garbage enclosure locations and proposed garbage pick up service
- Site lighting
- A concern was raised about firetruck turning capabilities within the development
- The possibility of rotating Building 1 to increase green space in the rear corner of the site
- The roof design and possible rainwater collection
- The possible addition of windows to blank walls of end units for natural light in staircases
 - The proposed exterior materials not being conveyed accurately on the renderings
 - The blank wall facing Extension Road on Building 4
 - Adding windows where spatial separation is not a limiting factor
- The vehicle tracking motion within visitor parking stalls

It was moved and seconded that Development Permit Application No. DP1206 be accepted as presented with the following recommendations:

- Look for ways to add windows on blank walls along the stairs on end units; and,
- Consider ways to enhance the blank wall on Building 4.

The motion carried unanimously.

L. Stevenson vacated the boardroom at 5:50 p.m.

C. Kierulf vacated the meeting at 5:50 p.m.

2. Development Permit Application No. DP1207 – 5594 Linley Valley Drive

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Glenn Hill, Architect of dHK Architects, as accompanied by Norman and Annemarie Blattgerste, presented the project and spoke regarding site and neighbourhood context, site grades, the proposed site plan, architectural plans and features, project data and floor plans.
 - A natural outdoor amenity space is proposed for the open space to the rear (north) of the buildings
 - Each building will include four residential units
 - Building height variance range between 1m and 1.6m, which is based on site grading
 - Building massing is similar to existing single family residences within the neighbourhood

- The buildings are split vertically to fit the grades of the site and laterally to create more individuality for the units
 - Exterior materials include Hardie shingle, panel and plank, cementitious wood-look siding.
 - Two colour variations are proposed for each building, and will provide individuality for each unit.
 - All units include decks and patios that overlook the rear yard area
 - Single car garages are provided for main floor units
 - Parking for upper unit residents is provided adjacent to the buildings while visitor parking is located on the south side of the private road
 - A laneway is created between Buildings C & D to allow a firetruck access and turnaround space within the development
 - Looking at increasing the curb edge to the fence on the south property edge along the drive aisle to accommodate accessible parking stalls
 - The rear yard setback variance is proposed to accommodate the upper level master bedroom overhang of Building D
 - Consideration is being given to extending the pedestrian connection along Building D, to the pedestrian trail as Staff has suggested
 - Access from the public roadway is maintained just outside the south property line to the public trail access on the southeast corner
2. Cara MacDonald, Landscape Architect of MacDonald Grey Consultants presented the landscape plan and spoke regarding the overall landscape plan, hardscape features (ie proposed hard surfaces and fencing), the planting plan, and provided an overview of the plant palette.
- The majority of the planting plan is mostly native species, borrowing from the landscape beyond the property's north edge
 - Coniferous, and smaller cultivars are proposed along the edges of buildings with ornamental plantings in the front of the units
 - Black metal picket fencing exists along areas of the northwest and northeast property corners on top of a stacked rock wall, this will be extended over the rock wall for safety
 - A 4' black chain link fence is proposed for the south property edge
 - Off-street parking is offered at the south side of the project
 - A stamped concrete surface area is located across the drive aisle from Buildings B and C to further accommodate the allocated firetruck turnaround space
 - A small amenity space may be added to the east end of the property as Staff has suggested
3. Jordan Klippenstein, Engineer Technologist of Cascara Consulting Engineers Limited provided an overview of the proposed stormwater management plan.

Panel discussions took place regarding:

- The proposed refuse bin location and collection service
- A suggestion was made to create an outdoor seating area for visiting
- The possible addition of more trees within the property's east side
- Possible access issues to the public trail from outside the development

It was moved and seconded that Development Permit Application No. DP1206 be accepted as presented with support for the proposed variances:

- Consider adding trees to the east side property line, where possible; and,
- Consider creating an outdoor amenity space with benches along the east side property line.

The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 6:23 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY