

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-NOV-12, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, AIBC, Chair
Councillor 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: Gur Minhas, At Large

Staff: C. Horn, 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 5:04 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. DP1137 – 2103 Bowen Road

Caleb Horn, Planner, Current Planning Section, introduced the project, a four-storey, multi-family residential building which will provide thirty-nine affordable housing rental units.

Presentations:

1. Curtis Hale, Design Manager of EllisDon Corporation, provided an overview of the project and introduced Carl-Jan Rupp, Architect of HCMA Architecture + Design. Mr. Hale spoke regarding siting, the unit mix of affordable housing units, BC Housing funding and neighbourhood amenities.
2. Carl-Jan Rupp, Architect of HCMA Architecture + Design, presented the project and spoke regarding site context, site grades, proposed building siting, exterior materials, and provided an overview regarding the architectural design and features of the proposed building.

- This project is owned and operated by BC Housing, and is considered 100% affordable rental housing
 - The site is sloped over 4m northwest to southwest
 - The building is built into the slope and is four-storeys on the north portion and three-storeys along Meredith Road
 - The ground floor is slightly recessed to “lighten the building up”
 - A parking area is located off the laneway from Meredith Road
 - Cost efficient exterior materials include fibre cement planks, boards and siding and wood for fencing and canopies
 - Colour and vertical elements are used to break the building massing
 - Vertical panelling of varying earth-tone colours will create a waterfall affect (public art element) on the exterior of the staircase tower located on the south elevation
 - Outdoor amenity spaces are located on the lower levels of both the Bowen and Meredith Road sides of the building
3. Michael Vorhies, Landscape Architect of Urban Systems presented the landscape plan and spoke regarding the proposed planting plan, plant palette and tree species, and the proposed outdoor amenity spaces.
- Creating an interaction between the various property frontages and private patios – good visual connection with the streetscape
 - Bike racks are located at the front entrance off Bowen Road
 - The private patios are surfaced with concrete pavers
 - A variety of deciduous, evergreen and coniferous trees are proposed
 - Outdoor amenity spaces will include planters for community gardening, picnic tables, natural play elements

Panel discussions took place regarding:

- Storm water management plans for the site
- Possible improvements to the landscape plan (ie addition of garden shed, more garden boxes to compliment the community garden concept, overflow the landscape plan into the boulevard, and improvements)
- Suggested changes to landscaping on the southwest side around the refuse collection area to improve the views from the Meredith Road side
- BC Housing project model restrictions
- Possible improvements to the character of the west elevation
- The possibility of moving the kitchen sinks to the exterior walls of the units on the west side of the building
- How the building relates to the corner of the Bowen and Meredith Road intersection
- Possible parking issues for residents
- BC Housing subsidized (affordable) rental housing explanation
- A concern was raised regarding calculation items for increased density (Schedule D, Bonus Density) - electric vehicle charging stations, and 30% green roof area – not seen within the plans

- The curved fence on the southeast corner of the property versus the rectilinear building
- The proposed parking variance

It was moved and seconded that Development Permit Application No. DP1137 be accepted as presented. The following recommendations were provided:

- Consider ways to add character to the northwest elevation;
- Consider ways to strengthen the relationship between the project and the intersection/corner of Meredith/Bowen Road; and
- Consider further design and landscape improvements to the southwest elevation parking area, and refuse enclosure.

The motion carried unanimously.

4. OTHER BUSINESS:

(a) Design Advisory Panel Key Date Calendar 2021 Review

The Design Advisory Panel Key Date Calendar for 2021 was accepted by the Panel.

5. ADJOURNMENT:

It was moved and seconded at 6:09 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY