

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2021-JAN-28, AT 5:00 P.M.

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PRESENT: Members: Charles Kierulf, Chair  
Councillor Brown (joined electronically)  
Tony James, AIBC (joined electronically)  
Steve Johnston (joined electronically)  
Kevin Krastel (joined electronically)  
Marie Leduc (joined electronically)  
Kate Stefiuk, BCSLA (joined electronically)

Absent: Gur Minhas

Staff: L. Rowett, Manager, 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 5:05 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 Special Meeting of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2020-JAN-14 at 5:05 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1210 – 6030 Linley Valley Drive

Introduced by Caleb, Planner, Current Planning Section.

Presentations:

1. David Echaiz-McGrath, Architect of WA Architects Ltd., presented the project and spoke regarding how the statutory rights-of-way at various locations onsite affect the project, and provided an overview of the site's

existing features and proposed architectural design elements. Adrian Wong, Architect of WA Architects Ltd., was also in attendance.

- This development will complement Nanaimo's residential rental market and provide for a demographic range and income. The unit mix encompasses studio to 3 bedrooms
- Due to existing infrastructure, statutory rights-of-way dictate the locations of the two site accesses
- The natural contours of the site include a 10' grade change, which dictates building entrance locations and allow the proposed underground parking
- The grading has allowed for passively venting the parkade of Building B
- The parking space requirement was increased from 174 spaces to 188 and ample bike parking is proposed
- Permeable pavers may be used to surface the rear parking area per Schedule D – Density Bonusing
- There is some room to increase green space however the riparian setback may be a constraint
- Accessible pedestrian building entrances are located to the rear of each building

2. Jim Partlow, Landscape Architect of Lombard North Group Inc., presented the landscape plan and spoke regarding the site's existing condition and proposed amenities.

- The streetscape is completely finished with entry curb cuts for entries, and trees that are nearly established
- Major spaces include a tot lot play area at the mid point of Building A with seating among existing trees
- There is a heavily planted linear park area located between Buildings A and B, and an upper level amenity area between Buildings B and C
- A 3m pedestrian walkway connects Linley Valley Drive to the park
- A raised garden plot area with southern exposure is located east of Building C which is furnished with picnic tables and a garden shed

3. Scott Stevenson, P. Eng of J.E. Anderson and Associates provided an overview of the planned Storm Water Management plan.

Panel discussions took place regarding the following:

- Pedestrian wayfinding/connectivity around the buildings (from front to rear) and to the amenity areas
- Unit/Building accessibility and loading zones for residents requiring assistance, and consideration for accessible ramps to entries
- The location and access to accessible/adaptable units
- The addition of animation to the street
- Possible increased planting along the buffer near the parking area

- Possible decreased parking surface area resulted in increased green space
- The possible addition of plants to rear building entrances
- The community garden regarding density bonusing, and the need for improve accessibility to the garden, and provide fencing
- The treatment of the area around the creek and the proposed bridge
- The addition of material or accent colour to better identify the building entrances
- The use of material and colour consistency within the exterior design of both buildings

It was moved and seconded that Development Permit Application No. DP1210 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Reduce access surface parking and consider increased landscape treatments at the creek edge buffer and adjacent to the rear building entries;
- Consider paving material treatment to define pedestrian access and wayfinding through the parking area to connect the buildings and amenities;
- Consider making improvements to accessibility, generally, to all buildings; and
- Consider expanding the use of accent colours in the building designs.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:25 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY