

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-MAY-27, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, AIBC, Chair (joined electronically)
 Tony James, AIBC (joined electronically)
 Kevin Krastel, At Large (joined electronically)
 Marie Leduc, At Large (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)

 Absent: Gur Minhas, At Large
 Councillor Brown

 Staff: L. Rowett, Manager, Current Planning Section
 L. Stevenson, 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. DP001225 – 111 Haliburton Street

Introduced by Lainy Stevenson, Planner, Current Planning Section

Presentations:

1. Joyce Reid Troost, Architect, of Joyce Reid Troost Architecture presented the project. Ms. Troost spoke regarding site and neighbourhood context, site constraints and provided an overview of the proposed architectural design and features. Kenneth Riddell and Douglas Riddell, Owners of Sun Porch Homes Ltd. were also in attendance.
 - The building is set back from the street with parking in the front
 - Entrances to the units are from the front and both sides of the building with access provided from the parking courtyard area
 - Wayfinding cues from the parking courtyard area include exterior building material changes to assist in identifying the entrances of each unit

- Exterior materials include a mix of textures and colours in vinyl, Hardie and board and batten siding which create a patchwork effect
 - Proposed variances include retaining wall height and a reduced rear yard setback
2. Brad Forth, Landscape Architect of 4 Site Landscape Architecture presented the landscape plan and spoke regarding
- The front yard includes a raised planter in a triangular island, a Japanese maple, and a large deciduous street tree near the street
 - The landscape plan is being kept modern and simple down the side yards with rows of small plantings in the back and front yards
 - The backyard landscaping will include hedging and astro turf in private amenity areas
 - Horizontal wood fencing is stepped with the site slope along north side
3. Panel discussions took place regarding the following:
- Concerns were raised regarding fitting so much on this small site, and the building set back from the street, with no allowance for street parking
 - The possibility of choosing a roof form from within the neighbourhood rather than introducing a new one
 - The possibility of using alternate plantings (ground covers) rather than using astro turf in the rear yard and adding more trees
 - Consideration for unique wayfinding methods for the lower units
 - The possibility of siting the building closer to the street, and elevating it to provide underground parking
 - The location of bike storage
 - The proposed rear yard setback variance and its possible affect on neighbouring properties
 - The possibility of wrapping the balcony storage units in the same siding as the face of the building they are touching to be more integrated into the elevation
 - Compliments were provided regarding the creative approach for the challenging site, the successful courtyard approach and the attempt to increase the density on this small lot

It was moved and seconded that Development Permit Application No. DP001225 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider substituting the proposed astro-turf in the private amenity areas with plant material;
- Consider additional trees along the east property line and between the parking stalls; and
- Consider additional wayfinding cues for the identification of unit entries.

The motion carried unanimously.

(b) Development Permit Application No. DP001226 – 421 Prideaux Street

Introduced by Lainy Stevenson, Planner, Current Planning Section

Presentations:

1. Joyce Reid Troost, Architect of Joyce Reid Troost Architecture presented the project. Ms. Troost spoke regarding site and neighbourhood context and provided an overview of the architectural plans and features. Kenneth Riddell and Douglas Riddell, Owners of Sun Porch Homes Ltd. were also in attendance.
 - A large front porch is proposed for the main entrance
 - Small balconies are located on the south elevation
 - Access to the garbage/recycling bins is provided at the rear of the building
 - Parking is located in the rear yard
 - A pedestrian walkway provides a connection between the front and back yards
2. Corrine Matheson, Landscape Designer of Mystic Woods Landscape Design presented the landscape plan and spoke regarding existing site conditions, retention of existing trees, the planting plan, and hardscape features.
 - Most replacement trees are columnar ornamental pear
 - Bike parking will be off the street within the landscaping at the front of the property
 - Stepping stones are proposed for access and/or maintenance
 - A picket fence will be installed along the front property line
3. Panel discussions took place regarding the following:
 - It was suggested the exterior siding material have a more wood-like finish
 - Ways to add interest to the larger gable ends
 - The possible addition of a significant tree in the front of the site and a wider canopied tree in the parking area for shade
 - The possibility of finding room to integrate an accessible unit into the building design
 - The use of a shed roof in front of the building
 - The possibility of programming the large lobby as a common amenity space (living room) for the building
 - Possible BC Building Code issues related to: the distance between 2 interior doors in the corridor; and the requirement to provide access to the front of the building
 - Compliments were provided regarding the architectural design and fit of the proposed building into the neighbourhood and the re-creation of this type of housing

- Clarification, as requested, was provided to Douglas Riddell regarding the use of siding with a wood-like finish

It was moved and seconded that Development Permit Application No. DP001226 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider alternate building materials with a more wood-like finish and appearance for the horizontal siding;
- Consider adding detail and visual elements to the larger gable ends; and
- Consider additional trees in the front and rear areas on the site, including a significant tree.

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 6:37 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY