

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-MAY-13, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, AIBC, Chair (joined electronically)
 Councillor Brown (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

Staff: L. Rowett, Manager, Current Planning Section
 L. Brinkman, 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 5:03 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 Regular Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday 2021-APR-22 at 5:01 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001223 - 340 Campbell Street

Introduced by Lisa Brinkman, Planner, Current Planning Section

Presentations:

1. Donald Yen, Architect of Urban Solutions Architecture Ltd., presented the project accompanied by Keith Ross, Landscape Architect of Urban Solutions Architecture Ltd. Mr. Yen spoke regarding the site context and

location, and provided an overview of the proposed development and design features.

- 163 market rental units are designed to encourage living and working in the downtown core
- The building style is reminiscent of vibrant urban centres around the world, with inspiration from Nanaimo's history
- The north laneway allows for vehicle access into the parkade
- Waste management bins are concealed on the north side of the site
- Level building entry along Campbell Street
- Outdoor amenity space for urban agriculture, seating areas, amenity building for outdoor barbequing, and children's play area are provided
- The courtyard is designed as an open space for tenants
- Façade openings and street canopies are evident along the street
- Solid urban materials, open metal railings, and short balconies
- Brick is the primary façade material along the street, a ceramic fibre cement board is above the brick, accented by Juliet balconies, dark colored window frames, and wood elements in the canopies
- The building height variance is consistent with the Downtown Area Plan guidelines
- The proposed variances include siting of the accessory building at zero property line, and increasing the number of parking stalls from 101 to 138

2. Keith Ross, Landscape Architect of Urban Solutions Architecture Ltd., presented the landscape plan, and spoke regarding the proposed planting plan, trees, and amenity spaces.

- The landscaping along Campbell Street in the setback area includes deciduous trees, evergreens, and a mixture of shrubs
- The landscaping along Wallace Street includes metal planter boxes with flowering evergreen shrubs and vines
- The landscaping along the north drive lane includes a pedestrian walkway, planters, landscape screening along the property line, a raingarden planting strip and a row of deciduous trees, a four foot high fence, and entry lighting
- The feature courtyard provides the main focus for outdoor amenities including an open square lawn area surrounded by flowering trees, raised planters, planter walls and shrubs separating the ground floor patio areas
- The children's area contains a colourful play apparatus, soft rubberized ground surfacing and a shade tree
- To the northwest are picnic tables, a covered seating area, a raised vegetable garden area, tool storage area, water source and compost bins
- A 6 foot tall wrought iron fence is proposed along the laneway edge

Panel discussions took place regarding the following:

- A question was raised regarding the height variance

- Staff clarified that zoning is what dictates the allowable height and when a variance is requested Staff reference the guidelines in the neighbourhood plan
- Historical context and the building looking more commercial in appearance
- The addition of horizontal features and projected balconies rather than Juliet balconies
- A question about the Juliet balconies and whether the windows can be fully opened
- Whether the live/work units will be used as retail or business units as well as living spaces
- The accessibility of live/work units for those with mobility issues
- Providing alternate fencing to replace the proposed chain link along the north property line
- The incorporation of more plants and vegetation along the laneway and screening of the garbage collection area and the amenity building
- Adding natural elements into the play area for children, rocks, logs and more plants, and replace the rubber surfacing with wood fibre
- Adding more space for the street trees along Wallace Street
- A question was raised regarding the landscape maintenance pads
- Incorporating public art at the street corner of Wallace and Campbell Street

It was moved and seconded that Development Permit Application No. DP1223 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider increasing the number of live/work units for accessibility;
- To increase the planting along the laneway edge and other areas where possible;
- Consider softening the amenity building;
- Consider adding public art at the Wallace/Campbell corner;
- Consider changing fence detail on the north side of the property;
- Consider increasing the planting area for trees on Wallace Street; and
- Consider natural play elements in the children's play area.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:17 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY