

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-AUG-12, AT 5:00 P.M.

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

Absent: Councillor Brown

Staff: 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 5b Development Permit Application DP1237-2345 Kenworth Road
 – Add building rendering

3. ADOPTION OF AGENDA:

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

4. PRESENTATIONS:

- (a) Development Permit Application No. DP001235 – 3401 Barrington Road

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Gus daRoza, Architect of G3 Architecture Inc., presented the project and spoke regarding, site access, the property's steep slope characteristics, building siting and configurations, floor plan features and parking.
 - Parking is available on all unit driveways
 - 71 parking stalls are provided with 4 visitor and one accessible stall
 - A retaining wall, designed by a geotechnical engineer, is proposed to be constructed below the downhill units

- Downhill units have private rear patios with access to the backyard area
 - Uphill units will have decks on the front side to address the street
 - Exterior finishes include high quality, low maintenance materials (ie. natural wood, timbers, roof brackets, and lighting)
 - Materials and colours will be alternated to allow individual identities for each unit
2. Fred Brooks, Landscape Architect of Fred Brooks Landscape Architect presented the landscape plan and spoke regarding site conditions, green spaces, retaining walls, and provided some information regarding the plant palette.
- Deciduous shade trees with maximum canopies will be used to mitigate the scale of the buildings
 - Plant material will be used to soften the retaining walls

Panel discussions took place regarding:

- Improving the articulation of the end walls for each building
- The addition of colour to provide individual identities for each unit
- Adding walkways to the unit entrances that are separate from the driveways
- Adding materials to break the dominant appearance of the drive aisle
- The decorative roof brackets on the front elevations
- Retaining wall construction, materials and treatments, and recommended use of continuous cascading plantings to soften its appearance
- The treatment used for the safety barrier at the end of Fireweed Way
- The addition of large scale shade trees to the landscape plan
- Appreciation was conveyed regarding the landscape plan and the balance of personal/private spaces, natural plantings and children's play area
- The finishing of fencing and structures in the play space
- Comments were provided regarding how site sections are beneficial to assess retaining walls; how seeing an overall landscape plan would be easier to understand; and, labelling on the landscape plan.

It was moved and seconded that Development Permit Application No. DP001235 be accepted as presented with support for the variances. The following recommendations were provided:

- Consider using consistent material and colour strategies for the side elevations;
- Consider adding variety to the driveway surface materials;
- Consider natural colours for the structures within the amenity space;
- Look at adding more trees throughout the site; and
- Ensure cascading plantings run the full length of the retaining walls.

The motion carried unanimously.

(b) Development Permit Application No. DP001237 – 2345 Kenworth Road

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Daryoush Firouzli, Architect of Daryoush Firouzli Architect Inc., presented the project and spoke regarding site and neighbourhood context, building siting, architectural features, proposed exterior materials, explained the proposed variances and responded to staff comments. Mr. Firouzli also provided an overview for the proposed landscape plan
 - Exterior materials consist of Hardie panel and shingles
 - Proposed variances include front yard setback and building height
 - The proposed outdoor amenity space includes a childrens play area, and outdoor furnishings for residents
 - Both metal and board fencing with plantings are proposed around the property
2. Scott Lewis, Senior Project Manager of Aplin & Martin Consultants Ltd., Nanaimo, presented the proposed site civil works and stormwater management plan.

Panel discussions took place regarding:

- The front entranceway in relation to the building and the parking lot (conflict with parking spaces immediately in front of the entrance)
- A belly band alternative to the proposed roof overhang
- The possible addition of weather protection to the door leading to the outdoor amenity space
- Possible improvements to the proposed outdoor amenity space (ie. adding a covered area for residents, a shaded area) and additional plantings
- The building and its relationship to the surrounding commercial uses

It was moved and seconded that Development Permit Application No. DP001237 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider adding a shade area to the amenity space near the parking and play areas;
- Consider adding weather protection over the door that accesses the amenity space from the main building;
- Consider removing some of the parking spaces near the building entrance;
- Look at adding a design element to separate the main floor materials from the upper floor materials; and
- Look at screening the garbage enclosure with landscape materials.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:05 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY