

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-JUN-24, 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)

 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 5:00 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-JUN-10 be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001229 – 4771 Hammond Bay Road

Introduced by Lainy Stevenson, Planner, Current Planning Section.

Presentations:

1. Peter Hair, Director of HCS Ventures introduced Peter Steblin, property co-owner and project team members: Harvey Hatch, Architect of H.R. Hatch Architect Ltd., Alyssa Semczyszyn, Landscape Architect of Prospect & Refuge, and extended his appreciation to Lainy Stevenson, Planner, Current Planning Section for her assistance and support. Mr. Hair then provided a brief overview of the project (2 buildings with

5 residential units) and spoke regarding site and neighbourhood context, site access, and the challenges of the site's steep grades.

2. Harvey Hatch, Architect of H.R. Hatch Architect Ltd., presented the project and spoke regarding site challenges, building siting, building design and methods used to fit the buildings into the existing slope.
 - The lowering of Building 1 (one level lower than Building 2), allows level access to the garages, a street presence along Hammond Bay Road, and preservation of ocean views for neighbouring properties
 - The buildings are secure from all perimeters by means of passive surveillance through overlook provided from patios and balconies
 - Roof line slopes are accentuated to bring the buildings down to a pedestrian level
 - Exterior materials include Hardie board and shingles
 - An alternating colour scheme is used to identify individual units
 - Bike storage is provided inside the buildings
 - Garbage storage is located beside Building 1
3. Alyssa Semczyszyn, Landscape Architect of Prospect & Refuge Landscape presented the landscape plan and spoke regarding methods used to create a street presence, pedestrian connectivity, the planting plan, and the proposed hardscape materials.
 - Street presence is achieved through the use of front yard gates and stone walls
 - Each unit has a generous yard with plantings and small lawns
 - Proposed hardscape materials include permeable pavers (front walkways, patios and driveway), stamped concrete (walkway) and stone retaining walls (Allan Block)
 - A bioswale is located between the driveway and the east side of Building 1
4. Peter Hair, Director of HCS Ventures provided a brief overview of the proposed variances: retaining wall heights, and landscape buffer.

Panel discussions took place regarding:

- The use of Romanesque style windows versus the straight lines on the majority of the project
- Encouraged the use of native mixes and wildflowers that are indigenous to Nanaimo within the landscape plan
- The grade changes on-site and proposed retaining walls
- Building articulation and the use of materials
- Ways to mitigate the appearance of the 10' retaining walls (ie. addition of trailing plants)
- The city right-of-way area fronting the property and possible future use
- The possible addition of stairs to the right-of-way area and creation of an amenity space for residents
- The Staff Design Comments provided within the Agenda package

It was moved and seconded that Development Permit Application No. DP001229 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider adding trailing plants over the east and west retaining walls where possible; and
- Consider varying the east setback for Building 2 to provide an internal access stair to the right-of-way area and further develop the right-of-way area as a shared amenity space.

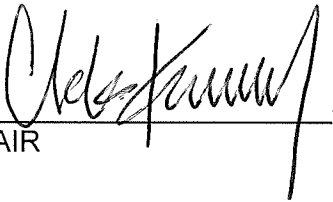
The motion carried unanimously.

5. OTHER BUSINESS:

A brief discussion took place among the Panel and Staff regarding the format of future Design Advisory Panel meetings, and the relaxation of COVID-19 restrictions.

6. ADJOURNMENT:

It was moved and seconded at 5:56 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY