

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

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Brown
 Angela Buick, At Large (joined electronically)
 Tony James, AIBC (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)
 Jill Yuzwa, At Large (joined electronically)

 Absent: Charles Kierulf, AIBC
 Kevin Krastel, At Large

 Staff: L. Stevenson, Planner, Current Planning Section
 L. Rowett, Manager, Current Planning Section
 L. Nielsen, Recording Secretary
 E. Eldridge, Community Development Clerk

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:10 p.m.

2. 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-OCT-14 be adopted as circulated. The motion carried.

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-SEP-09 be adopted as circulated. The motion carried.

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-AUG-12 be adopted as circulated. The motion carried.

3. ADOPTION OF AGENDA:

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

Quorum was lost due to the following conflicts reported by Angela Buick and Jill Yuzwa for the scheduled presentation of DP001238 – 2545 Doctors Road.

- Angela Buick declared a conflict due to residence proximity to the subject property; and
- Jill Yuzwa declared a conflict due to not receiving the addendum package in advance of the meeting.

4. PRESENTATIONS:

Due to loss of quorum, Item 4 (a) could not be considered

(a) Development Permit Application No. DP001238 – 2545 Doctors Road

Lainy Stevenson, Planner, Current Planning Section advised Russell McMann, Principal of Russell McMann Builders Group Inc., that due to loss of quorum his team will be invited to return to a future Design Advisory Panel meeting with their revised landscape concept plan.

(b) Development Permit Application No. DP001242 – 540 Kennedy Street

Introduced by Lainy Stevenson, Planner, Current Planning Section.

Presentations:

1. Joyce Reid Troost, Architect, of Joyce Reid Troost Architecture Inc., presented the project and spoke regarding site and neighbourhood context, building siting, architectural features, floor plans, parking, and provided an overview of the proposed variances. Douglas Riddell, Owner of Sun Porch Homes was also in attendance.
 - Live/work units are located to the front of the property with the duplex sited at the rear
 - Trellises highlight the entrance to the site
 - Parking is located under the rear units, with access from the lane
 - The garbage enclosure is sited at the rear
2. Brad Forth, Landscape Architect of 4 Site Landscape Architecture presented the landscape plan and spoke regarding proposed landscape features, surface treatments, pedestrian wayfinding measures, proposed planting materials and hardscape features.
 - Varied paving treatments are used to define the courtyard and semi-private spaces
 - Wooden arbour gates are proposed for the main pedestrian entrance from the street and the central courtyard area
3. Douglas Riddell, Owner of Sun Porch Homes added that the project could have gone taller, however the preference is to stay with the Kennedy Street context while providing a unique live/work development.

Panel discussions took place regarding:

- The laneway in the rear and its ability to service the proposed project
- The locations of private outdoor amenity spaces
- Fence detail and adherence to the Old City Guidelines
- Bike storage and lockable storage area for residents
- The possible addition of a seating area in the common courtyard area
- The scale of the existing neighbouring buildings
- Possible re-location of the garbage enclosure area
- Unit accessibility and requirements for accessible parking

It was moved and seconded that Development Permit Application No. DP001242 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider revisiting the fence detailing to adhere to the Old City Guidelines; and
- Consider including a central bench/seating area.

The motion carried unanimously.

(c) Development Permit Application No. DP001243 – 522 Kennedy Street

Introduced by Lainy Stevenson, Planner, Current Planning Section.

1. Douglas Riddell, Owner of Sun Porch Homes provided a brief introduction to the project.
2. Joyce Reid Troost, Architect of Joyce Reid Troost Architecture presented the project and spoke regarding site and neighbourhood context, building siting, building height, amenity space, exterior materials, site access and provided a brief overview of the proposed variances.
 - Access to the property is from the lane
 - The building is taller than the neighbouring building in the rear and is in scale with the properties in the front
 - A rooftop deck and individual balconies are provided
 - Exterior materials are used to break the massing via patterning, textures, and trim
 - Refuse/recycling containers will be located in each of the garages
 - Wooden trellises provide softening and directional cues
3. Brad Forth, Landscape Architect of 4 Site Landscape Architecture provided an overview of the landscape plan and spoke regarding proposed plantings, surface treatments, and fencing.

Douglas Riddell added they are seeking DAP's input regarding building siting as the preference would be to site the building further back on the property in order to allow parking up front.

Lainy Stevenson, through to the Chair, added that a parking variance is necessary to reduce the minimum required number of parking stalls and stall sizes.

Panel discussions took place regarding:

- The proposed building siting and preference for larger rear outdoor space
- The overall exterior aesthetic and possible need to simplify the appearance
- Symmetry of the duplex units and how to differentiate one from the other
- The possibility of excluding the proposed partition on the rooftop deck
- The possibility of revising the roof design

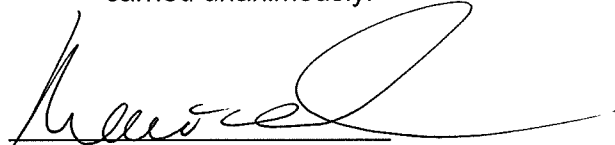
It was moved and seconded that Development Permit Application No. DP001243 be accepted as presented with support for the proposed building height and lot coverage variances. The following recommendations were provided:

- Consider ways to simplify and adjust the form and character through material choices and building form that meets the design guidelines and surrounding neighbourhood context.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:35 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY