

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2021-OCT-14, AT 5:00 P.M.

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

                  Staff:       C. Horn, Planner, Current Planning Section  
                              L. Rowett, Manager, 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)    Introduction of New Panel Members: Jill Yuzwa and Angela Buick

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. DP001241 – 6330 McRobb Avenue

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1.     Daryoush Firouzli, Architect of Daryoush Firouzli Architecture Inc., presented the project and spoke regarding site and neighbourhood context, building siting, architectural design, exterior materials, parking, site access and the landscape plan.

- This is Phase 2 of a 2-phase development.
- A corridor is being retained for views to the ocean

- A large outdoor area is being created on the south side of the property
  - There are 45 underground parking spaces and at-grade surface parking
  - Bike storage is located in the underground parking area
  - Exterior materials consist of Hardie Panel with natural wood grain finishes
  - Reduced lot coverage is achieved with additional building height
  - Main level units will have private outdoor spaces
  - An existing Arbutus tree will be retained
2. Scott Stevenson, Civil Engineer of J.E. Anderson and Associates provided a brief overview of the proposed storm water management plan.
- Site civil works will be extended from the Phase 1 building.

Panel discussions took place regarding:

- The visual heaviness of the sixth storey facade
- The roofline and ways to de-emphasize its linearity whereby increasing the articulation to better relate to the Phase 1 building
- Possible strengthening of the main entrance and enhancements to the drop-off area
- The possible addition of trees, open green spaces and more landscaping
- The proposed building height variance
- Pedestrian connection between the Phase 1 and 2 buildings and the street
- The possible creation of a rooftop amenity greenspace area
- Material use, patterning and the addition of warmth to the colour scheme
- The possible addition of a children's natural play area
- Main level unit connections to the street
- The possible reduction in surface parking spaces to create more landscaped areas.

It was moved and seconded that Development Permit Application No. DP001241 be accepted as presented with support for the proposed building height variance and with the following recommendations for the applicant to consider:

1. an alternate roof design to break up and reduce the visual weight of the 5<sup>th</sup> and 6<sup>th</sup> floor roof forms;
2. a design feature to emphasize the main entrance in the overall design;
3. the re-design of the drop-off area to form a more plaza-like space;
4. increasing the landscape/greenspace areas between the two buildings;
5. an alternate design for the centre portion of the south elevation to differentiate it from the east and west portions;
6. providing a pedestrian linkage between the buildings and landscaped areas;
7. revising the colour scheme using more subdued/organic colour palette similar to the neighbourhood context;
8. providing additional green space as a rooftop amenity; and
9. a street-front access/connection to the street for the at-grade units.

It was moved and seconded to amend the recommendations by removing Point 5.  
The motion carried unanimously.

It was moved and seconded that Point 7 of the recommendations be amended to read, “a revised distribution of form and colour scheme with consideration of the Phase 1 building and neighbourhood context.” The motion carried unanimously.

The vote was taken on the main motion, as amended, as follows:

It was moved and seconded that Development Permit Application No. DP001241 be accepted as presented with support for the proposed building height variance and with the following recommendations for the applicant to consider:

1. an alternate roof design to break up and reduce the visual weight of the 5<sup>th</sup> and 6<sup>th</sup> floor roof forms;
2. a design feature to emphasize the main entrance in the overall design;
3. the re-design of the drop-off area to form a more plaza-like space;
4. increasing the landscape/greenspace areas between the two buildings;
5. providing a pedestrian linkage between the buildings and landscaped areas;
6. a revised distribution of form and colour scheme with consideration of the Phase 1 building and neighbourhood context
7. providing additional green space as a rooftop amenity; and
8. a street-front access/connection to the street for the at-grade units.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:32 p.m. that the meeting terminate. The motion carried unanimously.

  
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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY