

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-DEC-09, AT 5:00 P.M.

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

 Staff: L. Stevenson, Planner, Current Planning Section
 L. Brinkman, 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 5:05 p.m.

Councillor Brown reported a lost connection to the meeting at 5:07 p.m. and advised he would attempt to rejoin the meeting.

2. INTRODUCTION OF LATE ITEMS

Chair Marie Leduc, Panel member Kevin Krastel and Lainya Rowett, Manager, Current Planning Section conveyed their thanks to outgoing Panel member Charles Kierulf for his four+ years of service to the City of Nanaimo as a member and Chair of the Design Advisory Panel.

Charles Kierulf spoke regarding his involvement on the Panel and conveyed his appreciation to members and Staff, and left the boardroom at 5:09 p.m.

Councillor Brown rejoined the meeting at 5:09 p.m.

Lainya Rowett, Manager, Current Planning Section welcomed Jason Santeford, Architect/representative of the Architectural Institute of British Columbia as the newest member of the Panel.

Jill Yuzwa, reported a loss of audio at 5:11 p.m. and advised she would attempt to rejoin the meeting.

3. ADOPTION OF AGENDA:

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

4. PRESENTATIONS:

(a) Development Permit Application No. DP001247 – 6040 Hammond Bay Road

Lisa Brinkman, Planner, Current Planning Section introduced the project.

Marie Leduc, Chair opened the floor for questions to Staff.
No questions were presented.

Presentations:

1. Rasila Herman, Designer of Family Tree Developments introduced Derek Gillette, property owner, who spoke regarding the proposed development offering affordable homes for residents in Nanaimo.

Rasila Herman, Designer of Family Tree Developments presented the project and spoke regarding site and neighbourhood context, building types and siting, pedestrian connectivity, tree management plan, landscape plan, and building features.

- The site is bordered by Hammond Bay Road (south) and Clayburn Place (north)
- Attempting to save 3 cherry and 1 willow tree on-site, and 2 large fir trees on the adjacent lot (east side) are proposed to remain
- Buildings A, B, C, D have front and rear access and individual patio spaces which are created with raised concrete planters
- Buildings E, F and G each have private decks facing Hammond Bay Road with post and beam wood features and a planter
- Visitor, accessible, and bike parking is located adjacent to Buildings C and D
- Refuse and recycling enclosures are located on the south side of Building C
- Garage doors and top panels over front entrances share colours and steel cut address numbers identify individual units
- A 6' wooden fence and planted trees will buffer both side yards

Greg Thomas, Landscape Designer joined the meeting via cellphone at 5:32 p.m.

2. Greg Thomas, Landscape Designer along with Rasila Herman provided an overview of the landscape plan and spoke regarding the proposed planting material, the inclusion of deciduous trees, wood and concrete planters and fencing, and the proposed amenity spaces.

- Each unit of Buildings A, B, C and D will have a deciduous tree planted at ground level with potential to grow to approximately 12-15' in height
- Two amenity spaces are provided near the parking areas
- Deciduous trees will be planted along both side yards

Panel discussions took place regarding:

- The possible use of Hardie board on the buildings fronting Hammond Bay Road
 - Pedestrian access/links from Hammond Bay Road to the buildings fronting Hammond Bay Road
 - The use of exterior materials to individualize each unit
 - The possible relocation or enhanced screening of the refuse/recycling enclosure
 - The possibility of enhancing the central pedestrian path to make it more of a meeting place
 - Possible additional landscaping adjacent to the buildings along the main drive aisle
 - The fire truck turning radius
 - The possible strengthening of the proposed exterior colours
 - It was suggested that trees be planted at ground level along Hammond Bay Road to create a planted buffer
 - The use of evergreen trees and proposed retention of existing trees
 - The need for a more formal landscape plan and the inclusion of evergreen trees and native species
 - Appreciation was conveyed for the form, character and scale of the project
 - Possibility of increasing landscaping on the north side
 - The two outdoor amenity areas and possible consideration of adding a play area, pergola, shared amenity space
3. Scott Jensen, Engineer In Training of Herold Engineering Ltd., provided a brief overview the proposed storm water management plan.

It was moved and seconded that Development Permit Application DP001247 be accepted as presented for form and character and siting; however, the applicant is requested to return with a more detailed landscape plan that meets the concerns and questions recorded within the minutes. The following recommendations were provided:

- Consider ways to individualize each unit with colour and materials; and
- Consider adding additional sidewalk accesses on Hammond Bay Road to the entrances of the individual units.

The motion carried unanimously.

Lisa Brinkman, Planner, Current Planning Section left the boardroom at 6:15 p.m.

(b) Development Permit Application No. DP001248 – 6985 Island Highway North

Lainy Stevenson, Planner, Current Planning Section introduced the project.

Marie Leduc, Chair opened the floor for questions to Staff.

A brief conversation ensued among Panel members, Staff and the project team regarding the adjacent property on the northwest side, owned by the Ministry of Transportation and Infrastructure, to be used for future infrastructure upgrades.

Presentations:

1. Daryoush Firouzli, Architect of Daryoush Firouzli Architecture Inc., introduced Mike Fujii, Development Manager of District Developments Corp., who provided a brief overview of the development, proposed features and its association to Phase 1.

Daryoush Firouzli, Architect of Daryoush Firouzli Architecture Inc., presented the project and spoke regarding site and neighbourhood context, parking, site access and connections to Phase 1, architectural features, floor plans, exterior materials, and provided a brief overview of the landscape features.

- Underground parking will be located under both buildings
- Outdoor amenity spaces are included at ground level
- A buffer between the site and the highway will be maintained
- Rooftop mechanical equipment will be screened
- Exterior lighting will be located in the surface parking area
- Two variances are requested:
 - A setback variance at the entrance area adjacent to the Island Highway; and
 - A building height variance to accommodate a smaller building footprint and park/amenity spaces

2. Stephen Vincent, Landscape Architect of Durante Kreuk Ltd., presented the landscape plan and spoke regarding the connection between Phases 1 and 2.

- Parking areas and sidewalks will include permeable pavers
- Stamped coloured asphalt will be used to demarcate the connections between the buildings and the parking spaces
- The ground level amenity area will include trees, a covered area and seating area
- Patio borders will be planted with hedging (4.5-5') to mitigate light spillover and wood privacy screens will be used where patios are closer together
- A rain garden will be located on the west side of the property near the mid portion of Building A
- The plant palette is with Phase 1 and will include a strong green edge of conifers
- Pollinator plantings are proposed
- Natural grassy areas are included at the northeast/southwest corners
- Bollard lights will be included along walkways
- Bike racks, benches, privacy screen fencing (approx. 6' height) will be included at various locations

3. Scott Lewis, Civil Engineer of Aplin & Martin., provided an overview of the proposed civil site servicing, including site grading and storm water management plan.

Lainya Rowett, Manager, Current Planning Section left the boardroom at 6:45 p.m.

Panel discussions took place regarding:

- The possible continuation of the meadow area now located in Phase 1 into Phase 2
- The possible inclusion of coastal Douglas fir and shore pine in the landscape plan
- The possibility of creating a leasable space along the drive aisle for resident use (ie. daycare, yoga/art studio, meeting place)
- The possible inclusion of a rooftop deck for resident amenity space
- The possibility of connecting the site to the E&N Trail
- The northernmost portion of the site as a gateway to the City and the proposed location of the garbage enclosure
- The possibility of removing internal parking spaces to provide increased amenity space between Phases 1 and 2
- The appropriateness of height and density in this location
- The multi-purpose amenity room
- The use of Serbian spruce

It was moved and seconded that Development Permit Application No. DP001248 be accepted as presented with support for the proposed building height and yard setback variances. The following recommendations were provided:

- Consider adding a rooftop deck;
- Consider amending the parking area and adding an amenity space to the central courtyard;
- Consider ways to revise the landscape concept and the form and character of the northwest building to highlight the property's location at the entrance of the City; and
- Consider another location for the garbage enclosure.

The motion carried unanimously.

Councillor Brown left the meeting at 7:41 p.m.

5. OTHER BUSINESS:

Marie Leduc was nominated to the position of Chair of the Design Advisory Panel.

It was moved and seconded that Marie Leduc be elected as Chair of the Design Advisory Panel. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 7:45 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY