

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
ELECTRONIC MEETING  
THURSDAY, 2022-JAN-27, AT 5:00 P.M.

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

Absent:       Jill Yuzwa, At Large

Staff:         C. Horn, Planner, Current Planning Section in person  
                  L. Rowett, Manager, Current Planning Section in person  
                  L. Nielsen, Recording Secretary in person

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:01 p.m.

2.    INTRODUCTION OF LATE ITEMS:

Marie Leduc, Chair requested a discussion with Panel members regarding future meeting dates which will take place past the conclusion of tonight's presentations.

3.    ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted with the addition of the above noted late item. The motion carried unanimously.

4.    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-DEC-09 be adopted with suggested amendment. The motion carried unanimously.

5.    PRESENTATIONS:

(a)   Development Permit Application No. DP001250 – 4585 Hammond Bay Road

Caleb Horn, Planner, Current Planning Section, introduced the project.

Presentations:

1. Patrick Ryan, Civil Engineer of Herold Engineering Limited, introduced Kenneth Brault, Designer of Straight Street Design Ltd. Mr. Brault presented the project and spoke regarding site and neighbourhood context, access from Hammond Bay Road, pedestrian connections, building design features and floor plans, exterior materials and the proposed rear amenity space.
  - An access drive aisle will come from Hammond Bay Road between Buildings B and C
  - Buildings will be terraced up into the slope of the property
  - The buildings are offset from each other moving up the hill
  - Each unit will have a street facing balcony and rear patio
  - Exterior materials include Hardie plank panels, aluminum trim, shakes, and stone at the entrances
  - The roof is a 4:12 pitch to meet the height restrictions due to slope
  - Individual paths from each unit lead to the rear central amenity space
2. Clark Kavalinos, Landscape Architect of C. Kavalinos & Associates Inc., presented the landscape plan, and spoke regarding the methods used to mitigate the elevation change along Hammond Bay Road.
  - Landscaping and trees soften and provide definition for the driveways of each unit
  - Each unit has an individual patio with perimeter landscaping
  - A row of trees is used to separate the patios from the common amenity space
  - The hard surface social gathering area will include a trellis and barbeque area
  - A 2m native plant buffer along the east and west sides is proposed with a 6' solid cedar fence where necessary
  - A granular path provides access to the site from the south
  - Hardscape features include a split rail fence at the rear of the property and natural rock for terracing

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

Panel discussions took place regarding:

- Roof styles and ways to provide differentiation among units
- The rear of the property and ways to enhance it (i.e. added trees, community garden area, and lighting in the amenity area)
- The possibility of adding a roof deck
- The possibility of adding more stone at the front lower tier of the building to ground it and tie into the landscape plan
- The pedestrian connection between Hammond Bay Road and the rear of the site

- The possible addition of stairs on the west side to Hammond Bay Road for pedestrian flow
- The addition of plantings to soften the proposed rock retaining walls
- Possibly increase the size of the roof overhang for balconies on the second floor
- The possibility of providing more density on the site
- Suggested methods to provide individuality for each unit
- Limited parking availability
- The tree palette and possibly increasing the numbers planted and not using the native dogwood or cedar
- The possible relocation of primary living space from the second floor to the top floor due to access to the rear patio area and light
- The possible addition of windows on the sides on the second floors for stand alone units
- Retaining wall use along the sides of the development
- Site accessibility

Patrick Ryan, Civil Engineer of Herold Engineering Limited, provided a brief overview of available site and street parking.

It was moved and seconded that Development Permit Application DP001250 be accepted as presented. The following recommendations were provided:

- Consider looking at methods to individualize the units through roof design, colour, or materials
- Consider adding more trees to the landscape plan, where appropriate
- Consider using plants to soften and reduce the height of the retaining walls on Hammond Bay Road
- Consider adding a staircase from the northwest corner of the site to Hammond Bay Road to increase pedestrian access
- Consider providing lighting for the rear amenity space

The motion carried unanimously.

(b) Development Permit Application No. DP001253 – 2103 Bowen Road

Caleb Horn, Planner, Current Planning Section, introduced the project.

Presentations:

1. Joyce Reid Troost, Architect, of Joyce Reid Troost Architect, presented the project and spoke regarding site and neighbourhood context, floor plans, building siting, architectural features, proposed exterior materials and colours, and access to the building and parking areas.
  - Surface parking and a loading dock are located from the back lane from Meredith Road
  - The majority of the parkade is in-ground
  - The ground floor is set into the slope

- A rooftop amenity space is proposed on the south end of the building
  - The main entrance to the building is from the Bowen/Meredith Road intersection
  - Siding and colours on the Bowen Road side are used to break up/emphasize different parts of the front elevation; whereas, materials on the back side are of like colour but not matching
  - The corner elevator/stair tower is a identifying landmark, and the ramp is integrated into the landscape
  - The rooftop deck is proposed as an amenity space for residents
2. Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect, presented the landscape plan and spoke regarding existing site conditions and trees, planting areas, proposed plant/tree palette, sight lighting, the proposed storm water management feature and the rooftop deck.
- Trees will be planted to replace the landmark fir on the corner
  - Dense plantings along Bowen Road consist of smaller trees, shrubs, ground covers, a metal fence with lockable gates to give a balance of privacy and transparency and a relief from traffic
  - Large boulders create a creek like bioswale as part of the storm water management system on the southwest side
  - Planter boxes will be installed on the rooftop deck
  - Lighting will be included along Bowen Road and bollards will be used in the parking surface parking area
  - Interpretive signage will be installed to explain the biodiversity of the site

Panel discussions took place regarding:

- Appreciation was conveyed regarding the building's street presence, methods used to break the overall building massing, building siting, parking access location and the density of plantings
- The possibility of increasing the roof deck size and adding green roof features
- Suggestions were provided regarding the tree palette
- The possibility of adding summer blooming trees to the landscape plan
- The front entry railings
- The location of the PMT hydro box and whether anything can be done about it
- A possible exterior wall treatment addition on the southeast corner, past the main entry

It was moved and seconded that Development Permit Application No. DP001253 be accepted as presented with support for the proposed variances as requested. The following recommendation was provided:

- Consider expanding the rooftop deck with the addition of green roof components.

The motion carried unanimously.

6. OTHER BUSINESS:

A conversation ensued regarding the scheduled February 10<sup>th</sup> and 24<sup>th</sup>, 2022 meetings. It was agreed by all in attendance that the February 10<sup>th</sup> meeting will commence at 4:00 p.m. to accommodate three presentations; and, due to a Public Hearing scheduled for February 24<sup>th</sup>, alternate meeting date options will be forwarded by Staff to poll Panel members for an appropriate date.

Councillor Brown requested that Outlook meeting invitations be re-implemented to ensure clear meeting date reminders for Panel members.

7. ADJOURNMENT:

It was moved and seconded at 6:47 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY