

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2022-JAN-13, AT 5:00 P.M.

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
 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 5:03 p.m.

2. ADOPTION OF AGENDA:

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

3. INTRODUCTION OF LATE ITEMS:

Add minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2021-NOV-25.

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-NOV-25 be adopted as amended. The motion carried unanimously.

5. PRESENTATIONS:

(a) Development Permit Application No. DP001252 – 515 and 635 Terminal Avenue

 Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Matt Hansen, Architect of Matthew T Hansen Architect, presented the project and spoke regarding site and neighbourhood context, community plan objectives, future site access, the parking area, floor plans, architectural features, and the proposed building height variance.
 - An existing shared laneway will run north/south on the site
 - The underground parking area makes up 61% of required onsite parking
 - Each unit will have its own private balcony and patio
 - The building form is stepped back twice from Terminal Avenue to reduce massing
 - A centralized clock will be located above the main entrance as a focal point to the architectural design which emulates that of a train station.
 - Exterior materials include brick cladding, Hardie panel, in an earth-tone palette
 - It is hoped that consideration would be given to the proposed height variance in relation to the percentage of underground parking
 - A positive response to the project was received from the Newcastle Neighbourhood Association in December 2021
2. Alyssa Semczyszyn, Landscape Architect of Prospect and Refuge presented the landscape plan and spoke regarding the street level experience, and proposed plantings.
 - Pedestrian paths are provided along both sides of the building
 - Two amenity areas are located in the rear yard
 - Corrugated metal fencing is proposed for the front and a 6 foot solid board privacy fence is proposed for the sides and rear yard
 - The plant palette consists of low maintenance species that provide seasonal interest
 - Large trees are proposed for the rear yard
3. Scott Jensen, Engineering Technician of Herold Engineering Limited provided a brief overview of the site servicing plan.

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

Panel discussions took place regarding:

- The balance of exterior materials and use of brick on the corners of the building and at the entries
- The addition of pedestrian wayfinding measures through the site; and, to the E & N Trail which is located adjacent to the rear of the site
- Adding more diversity to the tree palette, with the addition of evergreens in the rear
- The possible addition of a green rooftop amenity space

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- Whether a building height variance would be supported if necessary to accommodate guardrails for a rooftop deck
- An alternative to the proposed corrugated metal fencing for the front yard
- Support was provided for amenity space that may facilitate pets
- The use of the arch design elements
- Appreciation was conveyed for the train 'Station' appearance, building massing, clear entry and the proposed clock
- The possible addition of a community garden
- Impermeable parking and location of the parkade

Caleb Horn, Planner, Current Planning Section responded to the Panel regarding questions pertaining to: measurement considerations for building height variances in relation to guardrails on rooftop decks; and, provided the definition of a green roof.

It was moved and seconded that Development Permit Application DP001252 be accepted as presented with support for the building height variance. The following recommendations were provided:

- Consider adding pedestrian links to the amenity spaces at the rear of the property;
- Give consideration to adding a rooftop deck/green roof, or if not possible consider adding features to the amenity spaces;
- Consider adding evergreen trees to the tree planting palette; and
- Consider an alternate to the proposed corrugated metal fencing on the Terminal Avenue side of the building.

The motion carried unanimously.

It was further noted that if a rooftop deck is considered by the applicant, as recommended by the Panel, a building height variance would be supported.

(b) Development Permit Application No. DP001254 – 1641 Bowen Road

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

Presentations:

1. Chris Chung, Architect of CMTC Architect Inc., presented the project and spoke regarding site and neighbourhood context, architectural design and features, the proposed building height variance and site limitations due to existing trees.
 - Increasing the densification on a site that was originally zoned for a single residential property
 - A five-storey building with main level parkade/live work units, and residential units and a rooftop amenity space above
 - The upper deck amenity space includes furnished seating area with arbours, and a community garden
 - The form and character is designed to fit with neighbouring properties through the use of similar exterior materials

- A height variance is requested for either end of the building to facilitate elevator shafts which provide access to the rooftop deck
 - There is an open outdoor corridor on the east side
 - Bold exterior material colours are proposed for impact
 - Open parkade – allows visual connections
 - Considering buffering the exterior parkade wall
2. Eason Li, Landscape Designer of Homing Landscape Architecture presented the landscape plan and spoke regarding site context, the proposed planting plan and tree palette, and amenity areas.
- A landscape buffer will be created along the west edge (gas station side) with evergreen and deciduous trees and native plants
 - Existing trees will be retained and native species will be added on the east side
 - The south side (rear) will include native plantings with a 6' fence
 - The rooftop deck includes furnishings in seating areas, arbours and garden boxes
 - Outdoor lighting will be used at ground level and on the rooftop deck

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

Panel discussions took place regarding:

- The proposed rooftop deck amenity
- The possibility of adding weather protection for the upper decks on the two flanking sides of the building (adjacent to the gas station)
- Visitor / resident parking program
- Access to rear parking area and vehicle parking/movement within
- The possibility of providing additional trees to the Bowen Road side
- The possibility of adding a green screen to the retaining wall
- The possible addition of another floor to the building
- Accessibility to the rooftop deck
- The possibility of relocating the bike racks from the front entrance
- The inclusion of three-bedroom units in the building design
- The proposed fencing
- Support was conveyed for the proposed building height variance

It was moved and seconded that Development Permit Application No. DP001254 be accepted as presented with support for the building height variance. The following recommendations were provided

- Consider ways to add more trees to the site especially along Bowen Road and on the east elevation; and
- Consider increasing the height of the top storey windows on the front façade.

The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 7:03 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY