

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2022-SEP-08, AT 5:00 P.M.

PRESENT: Members: Marie Leduc, At Large, (Chair)
 Angela Buick, At Large
 Tony James, AIBC
 Kevin Krastel, At Large
 Kate Stefiuk, BCSLA (joined the meeting electronically at 6:35 p.m.)

 Absent: Jason Santeford, AIBC
 Kaein Shimuzu, At Large
 Councillor Brown

 Staff: L. Rowett, Manager, Current Planning Section
 K. Mayes, Planner, 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.
Marie Leduc added members of the public were in attendance in person.

2. ADOPTION OF AGENDA:

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

- Kate Stefiuk declared a conflict as she is employed with Kinship Design Art Ecology, and removed herself from participation in the review of the following application, and was placed into the Zoom waiting room at 5:05pm.

3. PRESENTATIONS:

(a) Development Permit Application No. DP001267 – 254 Adderly Road

Kristine Mayes, Current Planning Section introduced the project.

Presentations:

1. Glenn Hill, Architect of dhKarchitects introduced the project team in attendance, presented the project and spoke regarding site and neighbourhood context, lot coverage, character and tree protection zones, site access, parking, proposed building configurations including height considerations, and architectural details:

- The proposed development consists of a cluster of 13 buildings (71 residential units), and is less than 40% lot coverage
 - Balconies are located on the upper level of the units
 - Sloped roofs are incorporated to reflect the stepped nature of the site
 - Exterior materials include wood look metal siding and fibre cement panels for durability, in a natural colour palette
 - There are 2 parking stalls proposed for every unit with plantings separating unit driveways and overall parking consists of 174 spaces
 - Unit garages will be equipped with electric vehicle charging receptacles
 - Montclair Drive provides access to the property
 - The height of each building was reviewed and the building heights were lowered in consideration of single family dwellings behind the site
 - The development is behind a tree buffer along the Nanaimo Parkway
 - Extensive tree replanting will be done post-construction
 - Private refuse pickup service is anticipated
2. Chris Midgely, Landscape Architect of Kinship Design Art Ecology presented the landscape plan and spoke regarding existing site conditions (invasive species), proposed site amenity spaces, the creation of natural raingardens and bioswales, and proposed pedestrian trails and amenity spaces:
- Key features include: overlook decks, walking trails, gathering spaces, private spaces for people to play, and dog walking areas
 - A pedestrian walking trail is proposed between existing trees
 - Raingardens and bioswales are incorporated into landscape plan
 - A forest amphitheatre is sited between Buildings 13 and 14
 - Pedestrian wayfinding signage will be located at key locations where trails meet roadways
 - The landscape plan is respectful of the Nanaimo Parkway guidelines with a Character and Tree Protection Zone between the parcel boundary and the new development (a total 35m wide protection zone)
 - The native species proposed are reflective of Douglas-fir/salal/arbutus/shore pine eco-systems; and, ornamental species will be used where native species will not thrive
 - The planting plan is comprised of approximately 10,000 understory plants, 1,600 wetland plants, and over 450 trees are proposed
 - Retaining walls will be reflective of rocky outcroppings currently existing within the site
 - Permeable paving will be used within specific parking areas
3. Drew Beiderweiden, Civil Consultant, Newcastle Engineering provided an overview of the proposed site civil servicing plan and spoke regarding site grades and the development of two internal roads, the stormwater management plan and working within tree protection zones.

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

- Panel members discussed if the current zoning for the property would allow bed and breakfast units on the property. Staff stated that short-term vacation rentals are permitted in the R10 zone.
- Panel members discussed whether variances are required for the application. Staff responded by saying the applicant made changes to remove originally proposed variances.
- Glenn Hill, Architect of dHKarchitects added that the proposed unit density and unit type was revised thereby eliminating the need for any variances.

Panel discussions took place regarding:

- The addition of more parking spaces to accommodate student housing, bed and breakfast, or vacation home use
- Vehicle parking space constraints, configurations, use, surface material and noise mitigation considerations between units
- Possibly re-designating the current garbage enclosure space as an indoor community flex space
- Upper deck space, glazing, and acoustic considerations
- Repetition, and possible softening of rooflines to provide some variation
- The possible incorporation of solar panels on the roofs
- Safety measures for the pedestrian walkway along the steep slope
- Possibly connecting to the development trail to the existing Westwood Park trail
- Building siting in relation to site topography
- Improving pedestrian links through the site and to trails
- Landscape treatment considerations for stone outcroppings
- Lighting considerations
- The uniformity of the buildings and ways to individualize units
- Amenity space for children
- Ways to mitigate the length of the lower drive aisle
- Bike parking with reference to City requirements and rider convenience
- Siting layout of Buildings 4 and 6 to increase the space between units
- Central Mortgage and Housing Corporation requirements regarding acoustics

It was moved and seconded that Development Permit Application DP001267 be accepted as presented. The following recommendations were provided:

- Consider ways to soften or change the angle of the rooflines;
- Consider eliminating the refuse enclosure;
- Consider providing an indoor amenity space;
- Consider more variation in the palette of the exterior finishes;
- Consider ways to incorporate solar panels;
- Consider links to the park and public trail;
- Consider adding cascading plants on the rocky outcrops;

- Consider ways to vary the lower drive aisle with surface treatments or by adding curves;
- Consider ways to improve the proximity of Buildings 4 and 6; and,
- Consider ways to further individualize the units by way of colour and materials.

The motion carried unanimously.

Kate Stefiuk rejoined the meeting electronically at 6:35 p.m.

(b) Development Permit Application No. DP001277 – 1588 Boundary Crescent

Kristine Mayes, Planner, Current Planning Section introduced the project.

Presentations:

1. Donna Hais, principal of R. W. (Bob) Wall Ltd., described key elements of the Hospital campus, provided an overview to the project and spoke regarding current site conditions and neighbourhood context, the need and intended mixed use of the building, parking facilities for vehicles and bikes, landscape features and future development of the overall property:
 - There are currently four two-storey buildings on the property. This is Phase 1 of a two phase development, and consists of the demolition of an existing building and construction of one four-storey mixed use building which is comprised of 12 one-bedroom residential units and a two-storey (200 seat) restaurant
 - The restaurant will have both outdoor ground level and indoor seating; and, residential units are intended to house medical staff (locums, nursing staff and residents) working at the hospital
 - Indoor and outdoor bike storage is provided
 - The project team is in discussion with City engineering staff regarding the Boundary/Dufferin intersection design
 - Landscape features include internal gardens, greenspaces with seating areas along sidewalks, and retaining wall seating along outside perimeter walls
2. Igor Nardin, Architect, O.C.A. Architecture, presented the architectural portion of the project and spoke regarding site and neighbourhood context, subdivision and future development of the property, building siting, site access, current and future parking plans, dedication of land for wider sidewalks, and building features:
 - The site, currently known as Hospital Commons is being subdivided to two lots (Lots A and B) with Lot A as the focus of Phase 1 which includes demolition of an existing building and the development of a mixed use building
 - The building is being sited as close to the corner of the property as possible to provide landscaping, an accessibility ramp, and seating areas, in effort to animate the street corner
 - Access to the restaurant is provided from the southwest corner, and the residential lobby and ground floor access will be from the east

- A lower kitchen area, staff change rooms, resident storage and bike storage is located in the ground level
 - The third floor includes an outdoor amenity deck space
 - Each residential unit is one-bedroom with kitchen, bathroom and balcony
 - Exterior materials include masonry-look material (low maintenance), Hardie panel, and wood-look metal siding
 - Covered areas may be added to the upper floor balconies
 - Parking will initially be accommodated at the Colville building parkade, just east of the property; and Lot C will accommodate two levels of parking (surface and ground level) with the completion of a future hotel
 - The two existing access points from Dufferin and Boundary Crescents will be maintained
 - Access to underground parking (Lot C) will be provided via Lot B from Dufferin Crescent.
3. Victoria Drakerford of Victoria Drakeford Landscape Architect presented the landscape plan and spoke regarding site layout, hard and softscape features, landscape buffers, proposed plantings and proposed furnishings:
- Urban features are used to animate the street and tie the neighbouring Colville and Millstone buildings together through the site
 - The intent is to incorporate a variety of gardens into the site and within City boulevards, if permitted
 - Planting material will include resilient, drought resistant plants with some flowering plants incorporated
 - One pine tree will be planted on the northwest corner of the building as there is no room for large trees
4. Drew Beiderweiden, Civil Engineer, of Newcastle Engineering provided an overview of the proposed site civil servicing plan and spoke regarding road frontages and street design including bike lane and sidewalk, and the stormwater management plan.

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

No questions were asked.

Panel discussions took place regarding:

- Possibly adding weather protection for the top floor decks
- Parking accommodation and access
- The possibility of including public art onsite
- Existing services located at the Dufferin/Boundary intersection
- Screening of rooftop equipment to complement building finishes
- The possibility of adding a green roof area / rooftop garden
- Methods used to soften the north side retaining wall
- The possibility of further animating the corner kitchen window
- The possibility of including bike lockers and a tire repair station

- The possibility of adding a slight material variation to the concrete retaining wall

It was moved and seconded that Development Permit Application DP001277 be accepted as presented. The following recommendations were provided:

- Consider covering the upper balconies; and
- Consider screening the rooftop services with complementary materials.

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 7:50 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY