

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2022-OCT-27, AT 5:03 P.M.

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

 Absent: Councillor Brown
 Kaie Shimuzu, At Large

 Staff: Sadie Robinson, Planner, Current Planning Section
 Kristine Mayes, Planner, Current Planning Section
 Laurie Nielsen, Recording Secretary

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 be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the regular Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2022-SEP-22 be adopted, as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001283 – 2379 Browns Lane

Introduced by Kristine Mayes, Planner, Current Planning Section.

Presentations:

1. Alan Lowe, Architect of Alan Lowe Architect Inc., introduced project team members in attendance: Brad Forth, Landscape Architect of 4 Site Landscape Architecture, Brayden Hughes, Civil Engineer of Newcastle Engineering Ltd., and property owner Angus Sutherland.

2. Davoud Moradpour, Architect of Alan Lowe Architect Inc., presented the project and spoke regarding site and neighbourhood context, front and rear yard setback variances, architectural details, and provided an overview to the proposed landscape plan.
 - Front and rear yard setback variances are requested to provide separation between the buildings, landscaping in the front yard, and a common amenity space in the rear yard
 - Exterior materials consist of Hardie shake and board and batten siding with added dormer roof detailing, and balconies with glass railings
 - The north and south sides of each building will include a bay window feature
 - Planter boxes will be located under select third floor windows
 - Each unit includes a two car tandem garage
 - Chain link fencing is proposed along the gravel walkway to the rear of the buildings
 - The landscape plan includes deciduous trees on the west side of property with coniferous trees along the drive aisle
 - Walkways between the buildings provide pedestrian connections between the west and east sides of the property
 - No landscaping is located between the buildings due to lack of sunlight

3. Brad Forth, Landscape Architect of 4 Site Landscape Architecture provided landscape plan highlights and spoke regarding deciduous trees and rain gardens along the west side, hardscape features and security considerations.
 - Three bands of permeable pavers will break up the paved surfacing of the drive aisle
 - Rear yard fencing will be constructed of black vinyl chain link with wooden posts
 - Common amenity areas are proposed on the property's south and west sides
 - Backyards will each have patios with privacy screens and access to a narrow open lawn area
 - The backyards will allow surveillance along Browns Lane

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

- Kevin Krastel asked about the future access noted on the site plan to the adjacent property to the west, and whether it is a City requirement. Kristine Mayes, Planner, stated a reciprocal access agreement was secured during the rezoning to reduce access from Browns Lane.

- Marie Leduc, Chair asked for clarification regarding the use of Browns Lane. Kristine Mayes, Planner, stated Browns Lane is considered an active transportation route for use by pedestrians and cyclists only.

- Angela Buick asked about addressing as the other multi-family development adjacent to the site are also considered Browns Lane. Kristine Mayes, Planner explained the access configuration of the site.

Panel discussions took place regarding:

- The proposed colour scheme
- On site parking
- Building 1 and how it relates to Browns Lane
- Defining unit entrances
- The possible addition of guardrails or landscape features along the drive aisle due to the site topography
- Functionality of the rear yard areas
- The proposed surface treatment of the drive aisle
- The possibility of adding drought resistant landscape material to the pedestrian connections between the buildings
- The possible addition of a community garden space
- Giving consideration to allowing live/work space(s) with strata approval
- The possible addition of lighting along the back laneway for security
- The possibility of adding individual pedestrian connections to the units from rear of the units along Browns Lane
- The possible relocation of the proposed bike racks for security purposes
- Utilizing the lane to integrate the property for an improved connection
- The possibility of working with the City to improve the access to the property from the boulevard along Labieux Road
- A suggestion was made to find ways to strengthen the front entrance
- The possibility of including an indoor communal amenity space on the ground level of the development

It was moved and seconded that Development Permit Application DP001263 be accepted as presented with support for the variances. The following recommendations were provided:

- Look at ways to enhance the north face of Building 1 through materials and landscaping to improve the view along Labieux Road, and make the entry into the property more inviting;
- Consider ways to individualize the front facades of the units;
- Consider enhancing the entry gates from Browns Lane with some landscaping or trellises; and
- Consider a low level lighting plan along Browns Lane

The motion carried unanimously.

(b) Development Permit Application No. DP001285 – 200 Hansen Road

Introduced by Sadie Robinson, Planner, Current Planning.

Presentations:

1. Joyce Reid-Troost, Architect of Joyce Reid Troost Architect Inc., introduced project team members in attendance: Carole Rossell, Landscape Architect of Small & Rossell Landscape Architects Inc., and Scott Stevenson, Civil Engineer of J. E. Anderson & Associates. It was noted that Joyce-Reid Troost Architecture is not associated to Phase 1 of the development.
2. Joyce Reid-Troost presented the project and spoke regarding site and neighbourhood context, site and building accesses, and architectural features.
 - The main entranceway is located mid-site off the north side parking area, with pedestrian access provided from Bowen Road
 - The main entrances for each building are centralized to the main loading area off the parking lot
 - Trellises and secondary stairs along the south side of the buildings provide semi-private resident connections from the sidewalk at the ground level
 - Many form and character elements from Phase 1 of the development have been incorporated into Phase 2 to create a cohesive look (ie. roof forms)
3. Carole Rossell, Landscape Architect of Small & Rossell Landscape Architects Inc., spoke regarding site access, landscape materials, amenity spaces and the challenges faced regarding pedestrian connectivity.
 - The plaza space includes trees, plant stands and park benches.
 - A large communal amenity space is proposed for the northeast corner of the site which includes seating areas, and a ball court
 - A six foot solid wood fence is proposed along the north edge of property
 - The plant palette is similar to Phase 1 and includes native and drought tolerant species, ornamentals and flowering shrubs
 - Cascading plant material will be used to soften retaining walls
 - Expansive lawn areas are located along the south and west edges of the buildings
 - Three surplus parking stalls may be converted to soft landscape areas per the Staff comment received
 - A lighting plan is yet to be determined, however, wall-packs and dark sky fixtures will be incorporated to illuminate sidewalks and amenity spaces

Panel discussions took place regarding:

- Building massing and considerations to strengthen and enhance the building entrances
- The relationships between Building 1 of Phase 1 and Building 1 of Phase 2, and possible enhancements to the plaza area

- Finding ways to alleviate the expanse of the parking area with landscaping and/or alternating surface materials (ie. by adding permeable pavers)
- The possibility of adding landscaping elements (ie. raingarden) to the stormwater management area near the main entry
- Bike parking and the possible inclusion of electric bike charging stations
- The proposed detention ponds and safety considerations
- Solar energy considerations
- The possibility of incorporating an outdoor rooftop amenity space
- The possibility of allocating a community garden area for residents
- The overall site layout and location of the large communal amenity area which is proposed to be shared among residents of Phases 1 and 2
- Exterior materials coordinating with those of the Phase 1 buildings
- The long wall expanses and the use of vinyl siding
- The possibility of adding trees to either side of the steps from the main road
- The possibility of adding more conifers to the landscape plan
- The need to provide refuse enclosure details
- The lack of pedestrian links from the refuse enclosure to the buildings and to Hansen Road
- Concerns were raised regarding:
 - Whether the overall site design should be reconsidered
 - the location of the ball court pertaining to how sound may affect the adjacent residential property
 - finding ways to increase tree canopy coverage and greenspace in relation to the City's new Official Community Plan (City Plan)
 - increasing the biodiversity of the storm water detention area

Scott Stevenson, Civil Engineer of J. E. Anderson & Associates spoke regarding site constraints pertaining to the proposed site layout referencing two City-owned utility mains along the north property right-of-way and the Hansen Road cul-de-sac loop needs to be maintained for emergency vehicle access.

It was moved and seconded that Development Permit Application DP001285 be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Consider ways to enhance the architectural form of the building to emphasize building entries;
- Consider increasing the tree canopy coverage throughout the site;
- Consider adding more landscaping features to the stormwater collection area to make it a more usable space;
- Consider adding landscape features such as islands and permeable paving to break up the surface of the parking lot. The Panel would support a parking variance in favour of accommodating more green space;
- Consider green features such as a community garden, solar panels, and green roofs;

- Look at ways to enhance the main entrance from the main road to give it more prominence and to improve its accessibility;
- Consider including more conifers on the site;
- Add pedestrian links to the refuse enclosure and to Hansen Road;
- Reconfigure the amenity space so the ball court is not adjacent to the neighbouring residential properties;
- Provide enclosure details for the refuse collection area; and
- Provide a site lighting plan.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:32 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY