

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-MAY-11, AT 5:00 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Angela Buick, At Large
 Kaein Shimuzu, At Large
 Kevin Krastel, At Large

 Absent: Jason Santeford, AIBC

 Staff: L. Rowett, Manager, Current Planning Section
 K. Mayes, Planner, Current Planning Section
 B. Binnersley, 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.

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, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-APR-27 be adopted. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001291 – 13/17/21 Haliburton Street

Introduced by Kristine Mayes, Planner, Current Planning Section.

Presentations:

1. Matthew Hansen, presented the neighbourhood context, site characteristics, site plans, elevations, building materials, architectural features, and requested variance. Highlights included:

- Will be located near the Foot Passenger Ferry to Vancouver
- Inspiration drawn from the South End Neighbourhood Plan

- The proposed development was presented to the South End Neighbourhood Association
 - Parking is proposed to be underground with excess parking spaces above the requirements of the Parking Bylaw
 - Each unit is to have their own patio or balcony
 - Two common amenity roof deck amenity spaces are provided as well as ground floor common amenity spaces
 - A 'Paramount' sign is proposed for the entrance to aid in wayfinding
 - Crime Prevention Through Environmental Design (CPTED) is considered throughout the design
2. Alyssa Semczyszyn, spoke in regards to the landscaping including proposed plantings, architectural features, cross sections, and materials. Highlights included:
- Consideration given to the grade of the site
 - Three different fencing types
 - Amenity and green space available on the roof top decks
 - Two roof decks are provided, one above the fourth level, and another above the fifth level
3. Scott Jensen, spoke in regards to the civil engineer plans and spoke in regards to the site servicing. Highlights included:
- Consistency between the site frontage and rest of the road
 - Maximizing the amount of green space
 - Attention given to limiting runoff

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

Confirmation that the floor plans include a three-bedroom penthouse unit, and that all units will have access to the common amenity spaces.

Panel discussions took place regarding:

- Consideration of neighbouring properties with regards to variance support
- Creating a visual aspect to the amenity space
- Providing pedestrian connection to Haliburton Street
- Potential additional space for accessory commercial use, within allowable zoning requirements
- Appreciation for the color palette
- Potential to add solar aspects
- Appreciation for the proposed form and character of the building
- Use of stucco
- Establishing a solid base to the building with a different colour for the ground floor level
- Using materials to provide screening that compliment the materials used for the main building
- Whether the front signage would be lit
- Screening for parking garage ventilation
- Bicycle rack locations

- Accessibility of the main entrance from the street
- Elevator access from the parking level
- Outdoor amenity space located at the back of the building, and ways to enlarge
- How the design ties in with heritage buildings in the City
- Appreciation for the large patio spaces
- Proposal to gift a car to the car share program

It was moved and seconded that Development Permit Application DP001291 be accepted as presented, with support for the variances. The following recommendations were provided:

- Screen the rooftop equipment with materials that compliment the exterior design of the building;
- Consider adding bike racks to the primary building entrance on Haliburton Street;
- Consider ways to expand the public amenity space at the back of the building; and,
- Explore the possibility of accessory uses within the building in keeping with the zoning which allows for work and commercial spaces.

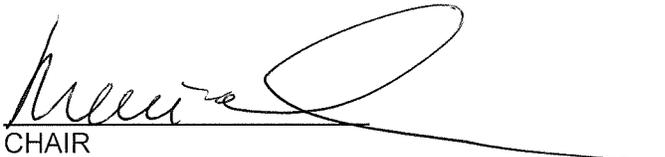
The motion carried unanimously.

5. OTHER BUSINESS:

It was moved and seconded that Angela Buick provide Chair coverage for the upcoming meetings of May 25th, 2023, and June 8, 2023. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 5:52 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY